



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, MAY 24, 2016
6:30 PM

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

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

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

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. May 16, 2016 Planning & 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

None

NEW BUSINESS

WORK AGENDA

1. Comprehensive Plan Work Session

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES

MONDAY, MAY 16, 2016

6:30 PM

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, May 16, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Beth Kistner called the meeting to order at 6:32 P.M.

MEMBERS PRESENT: *Ms. Beth Kistner, Chair*
 Mr. Gene Rovak
 Mr. Charles Pullium
 Mr. Tim Carney
 Ms. Murial Hall
 Mr. Don Magruder

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Jason Jaggi, Director of Community Development
 Ms. Whitney Kelly, City Planner
 Ms. Jessica Stutte, Recording Secretary

2. ACCEPTANCE OF THE AGENDA

Mr. Magruder moved to accept the agenda, as submitted. Motion seconded and unanimously approved.

3. APPROVAL OF MINUTES

Mr. Carney moved approval of the minutes of May 2, 2016, as submitted. Mr. Magruder seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

Mr. Pullium nominated Mr. Rovak for Vice-Chair. Mr. Carney seconded the motion, which carried unanimously.

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7. WORK AGENDA

Ms. Kistner said she would like to set up a 2nd meeting to go over the Comprehensive Plan.

Mr. Carney asked if it would be a regular scheduled or separate meeting.

Ms. Kistner replied that they should see how much material they had to get through tonight before scheduling anything.

Mr. Jaggi said the purpose is to focus is on higher level concepts, plan structure and recommendations to get a sense of direction of the plan before getting into drafts and adoption policies.

Mr. Lumley reiterated going over concepts, not going over issues. Give the consultants direction and save the fine tuning for later.

Mr. Magruder wanted confirmation they would have a discussion and then they would review the draft plan.

Mr. Lumley & Mr. Jaggi both responded eventually the Commission would review the plan.

Mr. Jaggi said they still want to discuss the adoption of the plan and outline the approach later. Right now the focus should be on anything that might be missing.

Ms. Kistner suggested they take time as needed and if need be schedule another meeting.

Mr. Jaggi said a follow up is available if needed.

Mr. Breihan said there is a logical breakpoint if needed.

Mr. Jaggi said the materials have been shared with various groups and committees, and as a result there are comments received as follow up. It is important the Commission look at what they have so far and see if it meets with the Commissions expectations.

Ms. Kelly wanted to clarify some things had been changed already as a result of public comment.

Mr. Breihan said they would go through the draft recommendations. The recommendations are part of the development of the draft plan. This is a policy document not a regulatory document with a 15-20 year planning horizon.

The recommendations for the planning horizon are extended and the foundation of the plan is the vision statement. There are challenges and one challenge that remains is a lack of identity. They want to establish a sense of place and identity for Creve Coeur that is authentic building on the assets that currently exist.

Community input has created 7 Goals that have been updated to reflect current goals from the current Comprehensive Plan.

Attachment: PZ 5.16.16 minutes (1952 : May 16, 2016 P&Z Draft Meeting Minutes)

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Goal 1: Place Making and Community Identity focused on land use

The framework for the plan is an 18/7 community to live, shop, work, and play.

Mr. Breihan then showed strategies on how to achieve this. He said the idea is to take the things that make Creve Coeur great and improve on them. He talked about Re-defining the Plant Science district. Current zoning use has worked, but hasn't guided the identity to achieve the goals in the 2002 Comprehensive Plan

Ms. Kistner asked if it was commentary because she thinks the Comprehensive Plan has served the City well.

Mr. Breihan said it was commentary on his part but that the current zoning is not well equipped to take the city into the future. He introduced some of the districts with more distinctive zoning along Olive with new vision and identity.

He said there are 5 districts which include a new system to address the community, a Civic district for smaller institutional uses, two campus districts for both larger institutional and educational and four mixed use and commercial ranging in intensity.

Ms. Kistner if it is common terminology.

Mr. Breihan said it functions as a framework and the districts have been developed based on the character of the specific areas to Creve Coeur.

Mr. Jaggi said this sets up a framework specific to the character of Creve Coeur vs. the standardized A, B, C, D zoning currently in use.

Ms. Kistner said it made sense to her.

Mr. Jaggi said it is common to see district type places like this.

Mr. Breihan said they can be found other places, but these are specific to Creve Coeur.

Mr. Magruder asked if other municipalities in St. Louis are using a similar code.

Mr. Breihan said not that he was aware of with the exception of limited district overlay.

Mr. Jaggi said that we aren't using a code, we are building a framework. They can develop standards in terms of code to develop character.

Ms. Kistner said it makes sense.

Mr. Jaggi said they are trying to regulate a civic use in residential zoning code. He suggested they try to look at the compatibility and restructure to meet the needs not just in the civic district, but throughout the city.

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Mr. Breihan said the feedback received from participants has been receptive to a civic district for smaller institutional uses. Those participants requested that civic use to go back to residential zoning if the civic use leaves.

He said this system can serve as framework for future Zoning Code and they will end up codifying the vision of the Comprehensive Plan. It allows for a place based Zoning Code. It would be fully integrated and remove inconsistencies and conflicts between the Code and Comprehensive Plan.

Mr. Jaggi informed the Committee that H3 has been asked perform an audit of ordinances to realize the vision of the plan. It can be used as a tool when implementing the Comprehensive Plan.

Mr. Breihan then moved into Goal Two: Residential Preservation and Development

He said the residential neighborhoods are a key strength. They should be maintained to grow over time. He gave strategies to help with preservation and then went through the five types of neighborhoods and explained how they determined which zone they would fit in based on characteristics and qualities.

He went through the five types of neighborhood districts.

He pointed out the red boundary represents typical neighborhoods

Ms. Kistner asked if adopting this smart code would combine the B&C districts so there would no longer be a distinction.

Mr. Breihan said the zoning would be addressing how the buildings are situated and specify new lots have to meet standards within zoning regulations. There are a variety of approaches. He identified typical neighborhood conditions and existing conditions were used as a calibration, and looked at developing a more coherent and consistent neighborhood. He said this was done for each of the districts based on characteristics. Recommendations for residential place types were discussed.

Ms. Kistner said establishing a front build-to line adds to appeal with different depths. Whereas, enforcing a sameness is unappealing.

Mr. Breihan said you may want to allow that with larger lots, but smaller lots, you may want to lessen the variety. He gave recommendations based on place types.

Ms. Kistner some place types where consistent, a new inconsistent house should be consistent.

Mr. Breihan said one thing that can be done when writing a code, be prescriptive and have a build-to range or average based on the character of the block. He said this would allow for continued variety.

Mr. Carney asked how it would affect a remodel.

Mr. Breihan responded it would only be in effect for a remodel if increasing the floor area above 50%.

Mr. Jaggi said going to the next step to consider with implementation is what triggers those exceptions and to consider character to ensure it fits in.

Mr. Breihan asked if there were additional questions or comments.

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Mr. Magruder asked why 51% in regards to the floor area.

Mr. Breihan replied that the expansion size definition will have to be decided as they get further into the plan.

Ms. Kistner commented that the percent can be misleading.

Mr. Jaggi said this is a broad level character issue, it is not specific.

Mr. Magruder said tear-down and rebuild is in short supply so they get snapped up, and we need to be careful with the wording.

Mr. Rovak said it seems to be centered around lot development standards and he had some questions regarding storm water.

Mr. Breihan said there is a complete streets plan for vehicular and bicycle, but not all streets are equal for recommendations. He also said the Storm Water Committee is working on storm water ordinance.

He moved on to Goal 3: Economic Growth and Community Services

The goal is to capitalize on job growth and commercial development opportunities.

He gave specific strategies regarding growth and opportunities

Ms. Kistner asked him to explain the final strategy which said: “prioritize the construction of broadband fiber infrastructure.”

Mr. Breihan expressed the idea that improvements need to be made to network access along Olive and Plant Science District. They recommend the city facilitate that to ensure the infrastructure is complete and has a level of quality.

Ms. Kistner asked if the city would act as an advocate.

Mr. Breihan said yes, they would serve as an advocate and help bring it in.

Mr. Rovak said “prioritize” is maybe the wrong word.

Mr. Breihan agreed he had an excellent point.

Mr. Carney said Creve Coeur has a good fiber backbone and it should be encouraged.

Mr. Breihan talked about the different districts and how they can develop using a frontage strategy. He talked about how development should address the streets. He then went over the different districts and showed the variety of buildings within the districts. Showed how they can evolve over time to meet the character criteria the city wants to achieve. He then gave recommendations. He said over time things would begin to form a more consistent space.

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Mr. Carney commented the street grid in the office park doesn't really lend itself due to the curve. He asked if there was a way to do a different grid.

Mr. Breihan said it was a difficult proposition, as in many areas the lots are large.

Ms. Kistner asked him to make reference to the former downtown plan.

Mr. Breihan said they certainly could.

Mr. Magruder said it seemed there would be traffic problems.

Mr. Breihan said there are a variety of commercial street types which have expanded facilities.

Mr. Carney mentioned parking at City Place which seems to need more parking.

Mr. Breihan said the parking requirements need to be looked at. An opportunity for shared parking exists.

He said the West Olive Corridor has big box development and specialized retail. They want to improve walkability, but remain auto-centric. The city needs to strengthen how they address the street in a more coordinated way. He then gave recommendations how to achieve this.

Next he talked about East Olive/Lindbergh area. He gave examples of achievement goals and recommendations on how to achieve those goals.

Mr. Magruder asked how is it determined what gets built on bordering properties.

Ms. Kelly said they submit to County and Creve Coeur if within 2 jurisdictions.

Mr. Rovak asked if the City is only able to place conditions on the Creve Coeur side.

Mr. Jaggi said the applicant tries to satisfy both objectives.

Ms. Kistner asked about the practicality of current plan comparatively and asked about the difference.

Mr. Breihan said unless recommendations are enforced it's difficult. Moving forward, enacting a Zoning Code rewrite for the long term effect. Current zoning is very restrictive with all the conditions, so there is opportunity to relax restrictions, but ensure the modifications are beneficial.

Mr. Jaggi asked if the Commission had any input.

Ms. Kistner said she would like to see that little strip of Olive go commercial similar to Clayton Road in Ladue.

Mr. Magruder said he would also love to see it go commercial.

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Mr. Jaggi said it could be low intensity commercial use and doesn't affect parking demands though it looks odd.

Ms. Kistner said they need to address Green line Park. And then asked why there was difficulty leasing the 2nd floor.

Ms. Kelly said if there are 3 levels, there is no problem with leasing.

Mr. Rovak asked if there is more demand to have residencies over the commercial properties.

Mr. Breihan said there are a few things to consider and it typically isn't successful unless there is critical mass.

Ms. Rezny asked where the buffer is between the residential and the parking lot. She said a large building becomes a sound barrier.

Mr. Breihan said a buffer does need to exist, but the exact format hasn't been recommended.

Mr. Jaggi there does need to be a buffer, the question is *how* to buffer. Currently it is excessive. Commission needs to look at it going forward.

Mr. Rovak said Ms. Rezny made a good point that vegetation doesn't make a great sound barrier and a building does better. He said he would like to see it explored.

Mr. Carney asked how many lots to go back from Olive to achieve the space required.

Mr. Breihan this is a generic view. 260 feet isn't regulatory. Designed to work in the existing lot. Recommendation of the plan is it would need to work in the existing parcels.

Mr. Jaggi suggest Mr. Breihan show the Commission scenarios for the golf course.

Ms. Kistner said they should think about where they want to break.

Mr. Breihan said there are several golf course scenarios regarding the direction moving forward. They do have some commonalities. The current Comprehensive Plan calls for redevelopment of the northwestern corner of the course.

Mr. Breihan began to introduce the scenarios starting with:

1) Keep Course

Ms. Kistner asked what the council view regarding the course is at this time.

Mr. Jaggi said the Council plans to keep the course and promote it. He said looking far into the future what are the considerations.

Mr. Breihan continued going through the options.

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- 2) Redevelop as central city park- if developed as a park over time, add access streets for the community.
- 3) Relocate the Government Center and the Police Department, create a new central city park and improve and expand the Dielmann Complex and access streets.

He said the Golf Course is probably not the ideal place for the Police Department due to accessibility.

He said this is probably not ideal as the Government Center would do better facing the site.

- 4) Develop Central City Park and Dielmann Complex and maintain 30 acres as a park, residential level, and improve/expand Dielmann Complex.

Mr. Breihan asked for Commission guidance.

Ms. Kistner said given that Council hasn't expressed any interest in moving the Government Center would there be a downside on not including anything about the Golf Course in this Comprehensive Plan. She asked if they should include scenarios for every park or not at all.

Mr. Breihan said there is an advantage to have a plan if there is a change. If in 5-6 years should the Comprehensive Plan address what should or what should not be done....at least 1/2 the site should be retained per recommendation. In regards to other City parks, the question should be asked if there be recommendations of common criteria for standards for redevelopment of city parks. Including the scenarios would not have any immediate effect. It would it be beneficial to have guides for the golf course.

Ms. Kistner asked if the golf course were it changed to a City Park would the City still be under-served by park land on average.

Mr. Breihan confirmed it would be under served.

Mr. Rovak said they want a Comprehensive Plan with possibilities, but those considerations should be there, not hidden or never recommended. He said they need to not hide the considerations.

Ms. Kistner what basis would we call out the Golf Course over other parks.

Mr. Rovak said other parks are generic, used lightly. Their fate is not as concrete as the Golf Course. We should explore it even if a conclusion is not reached.

Mr. Magruder added they don't need to be specific about a particular plan, but be generic in that the land should remain a park.

Mr. Carney asked what the advantage would be to the City to sell the section shown in one of the options, to become residential.

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Mr. Breihan said in this scenario, it would be to capitalize on residential level with the park at its front door as mixed use development.

Mr. Carney said the residents who are currently there would lose their view if that were to happen and they would be upset.

Ms. Kistner said there needs to be a balance with creating, and conditions regarding eliminating park space. She said taking away the park view from residents who currently have it would not be ideal.

Mr. Pullium pointed out the golf course isn't a park because it isn't available to everyone. He said fifty-three acres is a significant City asset that should be preserved, it should not be sold off for private residential development. If a residential area is desired, the land immediately north is preferable instead of taking away from the land in the park. He said is in favor of moving the Government Center to the golf course. He asked if the current Comprehensive Plan envision this land as part of the downtown area.

Mr. Breihan said the current Comprehensive Plan suggests the northwest corner be re-developed as a pedestrian plaza or amphitheater, as a park amenity to the Golf Course.

Ms. Kistner said she has heard it is a tight course.

Mr. Jaggi said the current plan doesn't contemplate selling it off.

Mr. Pullium said the current Comprehensive Plan does envision something different, the former Commission did come up with a plan, as could we, and City Council had a different prerogative. If we think this is in the best interest of the City, we can't ignore it.

Ms. Kistner asked if Ms. Hall or attending residents had any comments.

Mr. Caldwell said he thought Example 3B should be explored as part of the Planning process. Many things could happen which would not affect the golf course.

Ms. Rezny asked if it was really necessary to add a perimeter street which would antagonize residents when interior access into the park.

Mr. Breihan said that was another option which would not require a perimeter street.

Ms. Rezny suggested they put underground parking in the center of buildings north of the park and make another green space.

Ms. Kistner suggested if golf course would not continue the Comprehensive Plan would call for it to continue for public benefit, but not specify WHAT that benefit would be.

Mr. Jaggi said the parameters are important, not master planning in case policies change.

Ms. Kistner suggested to stick to general broad statement.

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Mr. Rovak said it should say it remains for public accessibility.

Mr. Pullium said it is difficult to have this discussion without alternatives,

Mr. Rovak said it is important to use the term example within the recommendation it be retained for public use, rather than have recommendations for use.

Mr. Pullium was in favor of using the blue space to the north of the park.

Ms. Kistner asked if this was enough direction for tonight.

Mr. Breihan responded it was.

Mr. Jaggi said some scenarios were presented with private development and asked if there was need to further along the process or if it was enough.

Ms. Kistner said it takes serious consideration considering the cost of development of any park and mass development likely tied to opportunity

Mr. Carney said once it's gone, it's gone. He said it should be protected for public use.

Ms. Kelly asked if there should be a specific goal as to whether the city should consider preserving the city's parks.

Ms. Kistner agreed, with the exception of Fountain Park, and suggested when they get to the park land make sure they are comfortable ensuring the protection of the parks.

Mr. Jaggi said the made good direction on topics.

Mr. Breihan said they were at a good stopping point.

Ms. Kistner said they needed to discuss the next meeting.

Mr. Breihan said they had gone through a little more than 1/2 the content, but the rest of the content should have less complexity. However, they should anticipate 1-2 hours for appropriate discussion.

Ms. Kistner asked about the timeframe.

Ms. Kelly said it needs to happen before June 6.

Ms. Kistner said it is really critical it happen soon.

Mr. Jaggi suggested either later this week or next Tuesday.

Ms. Kistner asked if they could read through the slides in advance, and would they need a quorum.

Mr. Breihan said they could.

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Mr. Rovak asked if it was the 24th.

Mr. Magruder said he is out of town.

Ms. Hall said she is out of town as well.

Ms. Kelly asked if there was a different day that would work.

Ms. Kistner suggested Mr. Magruder and Ms. Hall send questions to Staff or herself.

Mr. Breihan said staff has the presentation already and recommended that.

Mr. Rovak asked Mr. Lumley if that was ok.

Mr. Lumley said to send them to Mr. Jaggi.

Mr. Klerman asked if the way of business has changed and should we consider that moving forward. He mentioned tear-down, re-builds and how it has increased his home selling value. He suggested they adopt MSD's rules regarding storm water.

Mr. Jaggi said the target is Tuesday the 24th of May for the next work session.

Ms. Kelly said we need to make sure the room is available.

Mr. Jaggi talked about the rest of the process regarding the Comprehensive Plan.

8. DEPARTMENT REPORTS

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:20 P.M.

Beth Kistner, Chairman

Jessica Stutte, Recording Secretary



city of CREVE COEUR

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MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: May 16, 2016

Subject: Comprehensive Plan Update—Draft Plan Recommendations

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

Attachments: Revised PowerPoint Presentation Dated 5-17-16
 Public Comments Received to Date

This work session is a continuation of the meeting with the City's Comprehensive Plan consultant, H3 Studio, held on May 16, 2016, to review the components of the Plan and the draft recommendations and strategies based on feedback received to date with the Planning and Zoning Commission. At the first meeting, the Commission reviewed the place type character districts and discussed the land use scenarios that had been developed by the consultant for the golf course in connection with the preparation of the Comprehensive Plan. At this meeting, the consultant will present the remaining components of the Plan which will include community amenities & facilities; parks, open space & environment; transportation, connectivity & mobility; and, community sustainability & resilience. The full presentation has been posted on the Comprehensive Plan webpage for review and has been adjusted to reflect the discussion held at the first work session relative to the golf course future land use scenarios.

Several comments about the plan that have been forwarded to Staff are included within the agenda packet for the Commission's review and discussion. These comments mostly involve the future land use scenarios relative to the golf course.

At the conclusion of this meeting, Staff would like to discuss the content and format of the final public workshop to be held on June 6th and the remaining review process with the Commission to receive feedback and direction. In addition, Staff and the consultant will be available to discuss any other questions about the plan as prepared to date.



CITY OF CREVE COEUR COMPREHENSIVE PLAN UPDATE

FOCUS GROUP FOLLOW-UP SESSION
Planning & Zoning Commission

AGENDA

- Introduction
- Draft Comprehensive Plan
- Discussion

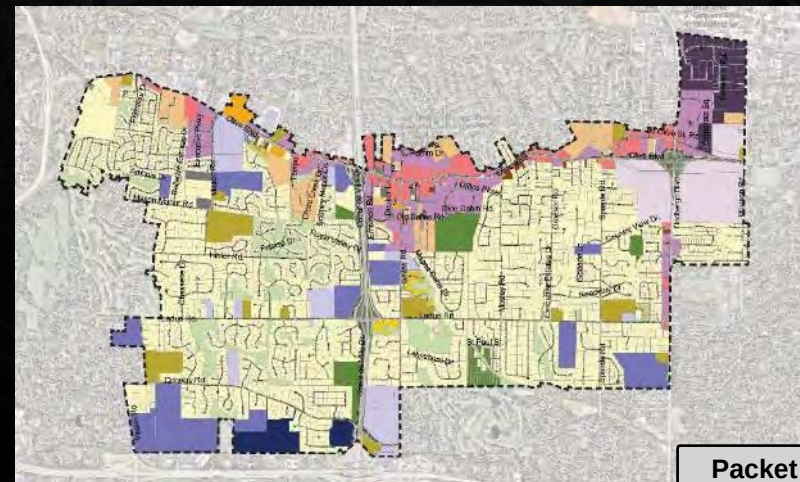
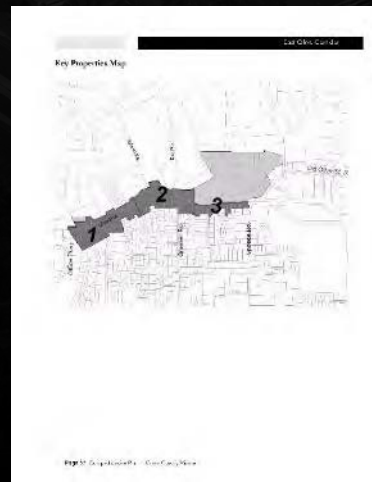


PROJECT OBJECTIVE: A COMPREHENSIVE PLAN

A comprehensive plan is an **official document**, adopted by a city as a **policy guide to decisions** about the physical, social, cultural, recreational, and economic development of the community **over a 15- to 20-year timeframe**

This includes land use, infrastructure, transportation, public facilities, physical development, capital improvement priorities, governance, and operations.

Typically, comprehensive plans are updated every 10 years



DRAFT VISION STATEMENT

Creve Coeur will continue to prosper, improve livability, and become environmentally responsive by preserving and capitalizing on new opportunities for the City's key commercial, residential, environmental, and civic assets.

Through comprehensive place-making, Creve Coeur will develop a unique and recognizable physical identity; create healthy and vibrant neighborhoods; and become a regional leading green and environmentally-friendly community.

DRAFT COMPREHENSIVE PLAN GOALS

- 1. Placemaking & Community Identity**
- 2. Residential Development & Preservation**
- 3. Economic Growth & Community Services**
- 4. Community Amenities & Facilities**
- 5. Parks, Open Space & Environment**
- 6. Transportation, Connectivity & Mobility**
- 7. Community Sustainability & Resilience**

An aerial photograph of a city, likely Columbus, Ohio, showing a mix of urban development, green spaces, and infrastructure. A semi-transparent blue overlay covers the lower portion of the image, serving as a background for the title text.

DRAFT COMPREHENSIVE PLAN *Placemaking & Community Identity* *[Land Use]*

GOAL 1:

Placemaking & Community Identity

Creve Coeur will establish a unique regional identity and develop a 18/7 community experience to become **a great place to live, shop, work, and play!**

GOAL 1:

Placemaking & Community Identity

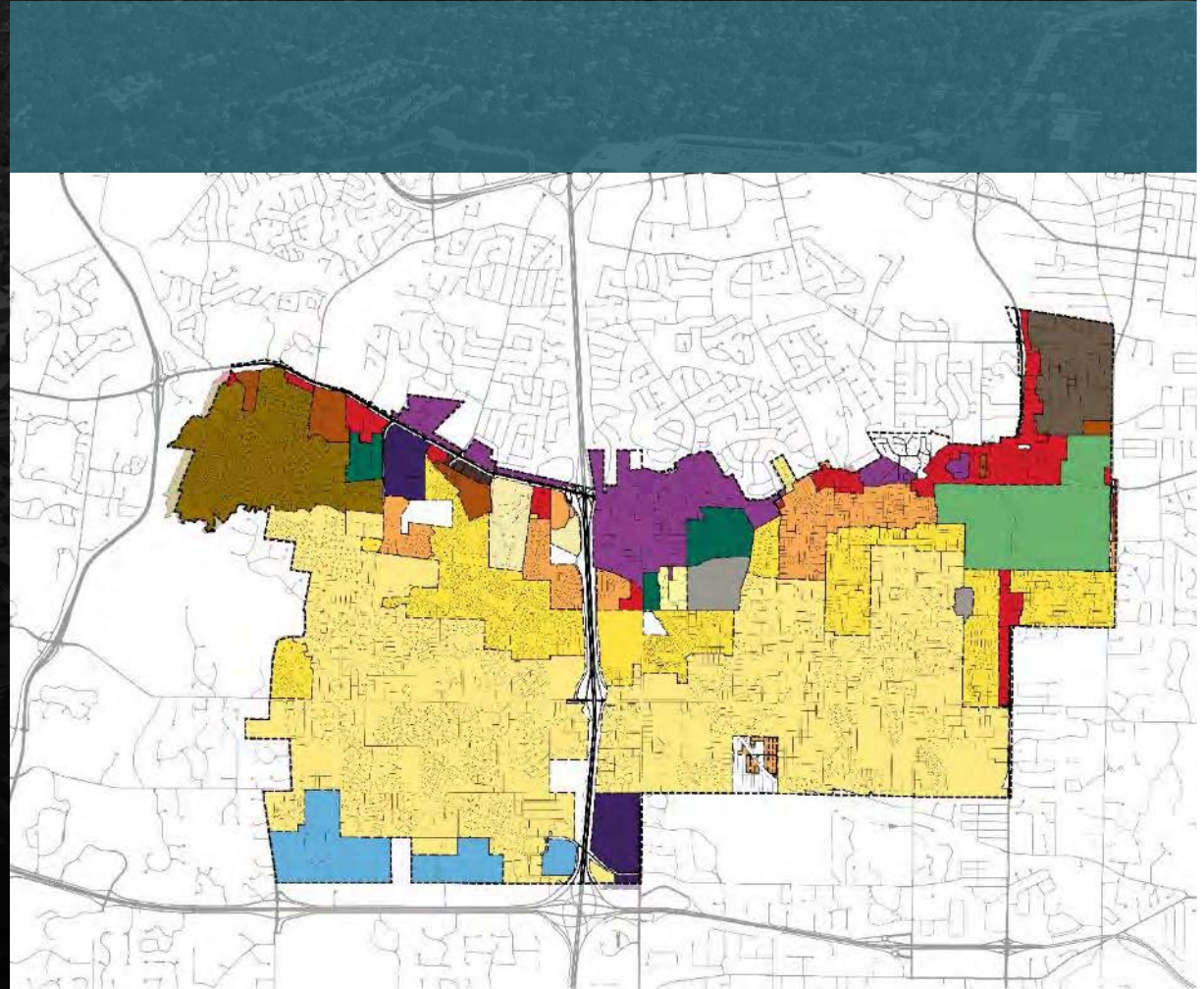
1. Create mixed-use, walkable districts.
2. Improve walkability and bikeability.
3. Improve city streetscapes and continue public realm enhancements.
4. Celebrate the community with identifiable gateways and public art.
5. Preserve high-quality existing neighborhoods and community assets.
6. Support high-quality, contemporary architecture and development.
7. Ensure cultural, arts, educational, and entertainment opportunities throughout the community.
8. Update the City's zoning code to facilitate and promote development that matches the community's vision for Creve Coeur.
9. Ensure that adjacent non-residential and residential development is compatible with each other.
10. Improve the quality of new development by establishing architectural design guidelines and lot development standards, including illustrations of desired development patterns.
11. Require landscape buffer zones between non-residential uses and residential districts.
12. Preserve Creve Coeur's historic properties.
13. Provide an increased number of community events and programs.
14. Develop a "central gathering place" that is the heart of the community.

EXISTING CONDITIONS

ZONING

1. "A" Single-Family Residential
2. "B" Single-Family Residential
3. "C" Single-Family Residential
4. "D" Single-Family Residential
5. "AR" Attached Single-Family Residential
6. "HE" Higher Education District
7. "PH" Planned Hospital District
8. "PO" Planned Office District
9. "RO" Research & Office District
10. "MX" Mixed-Use District
11. "PC" Planned Community District
12. "GC" General Commercial District
13. "CB" Core Business District
14. "LI" Light Industrial District

The current zoning & land use is convoluted and does not represent a vision for the City!



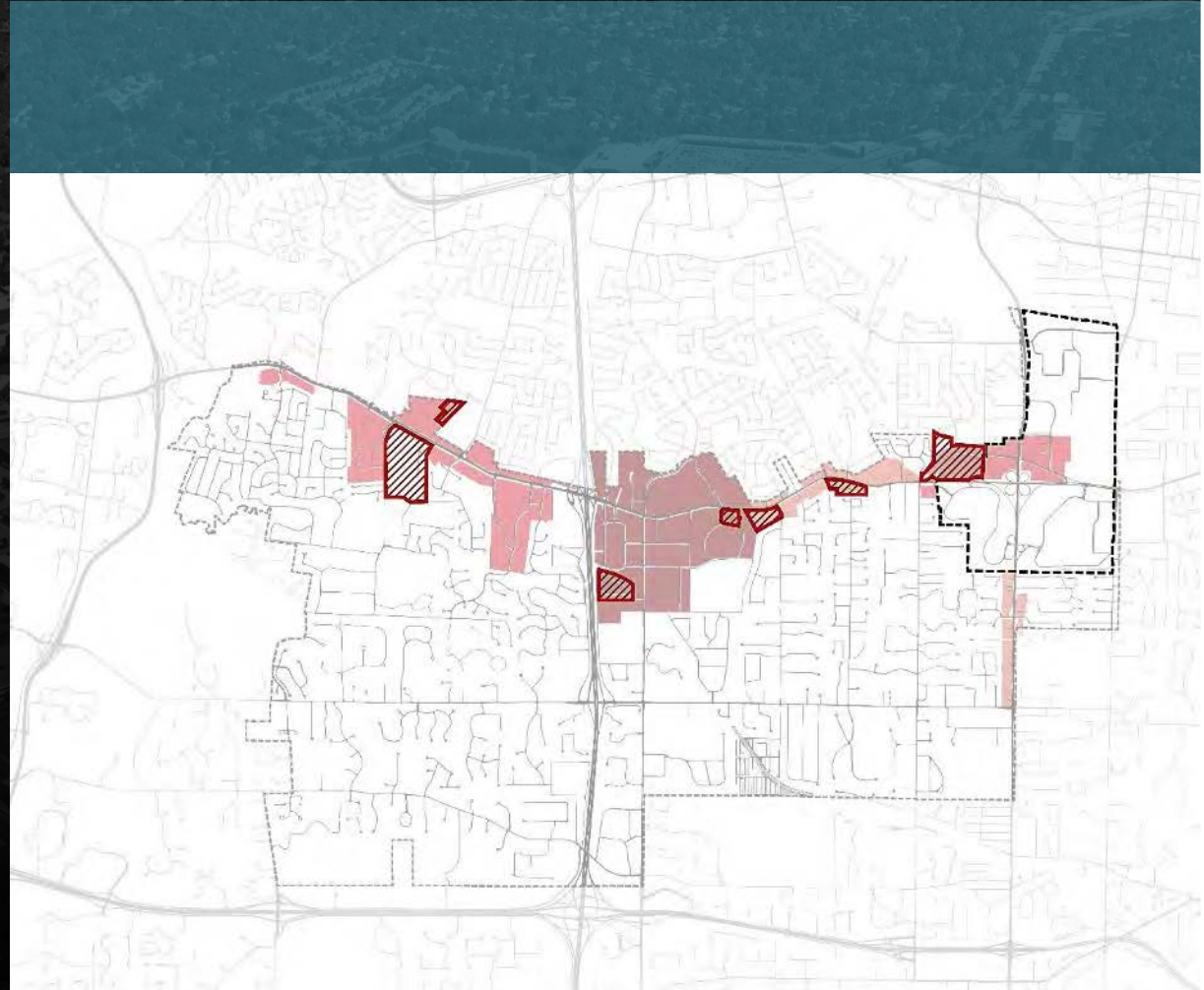
Under the current zoning code, density is permitted to increase ***up to 3 times greater*** in certain zoning districts.

EXISTING CONDITIONS

REDEVELOPMENT OPPORTUNITY SITES

- Plant Sciences District Planning Area
- Balmoral Place Redevelopment
- HBE Site Redevelopment
- Multi-Family Redevelopment
- Mixed-Use / Multi-Family Redevelopment
- Creve Coeur Pavilion Reinvestment
- East Olive @ Graeser
- BJC West Campus
- Plant Sciences District Redevelopment

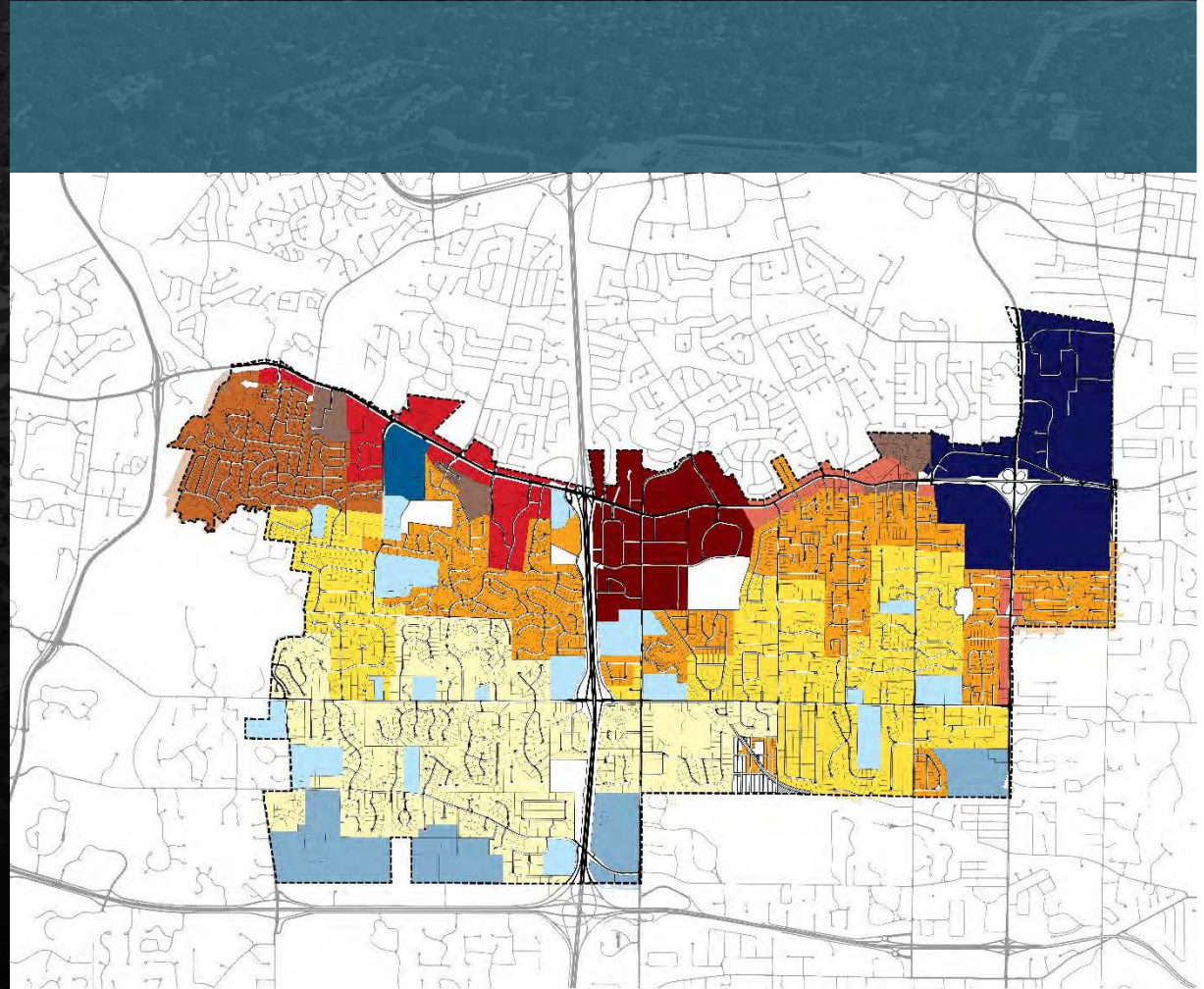
The current zoning & land use is convoluted and does not represent a vision for the City!



DRAFT PLAN

LAND USE & CHARACTER COMMUNITY PLACE TYPE DISTRICTS

- Provides **strategic recommendations** for future land use, development character, public space, open space, and landscape.
- Integrates land use and physical environment to establish an intended vision for each Place Type that addresses the communities **goals and desires**.

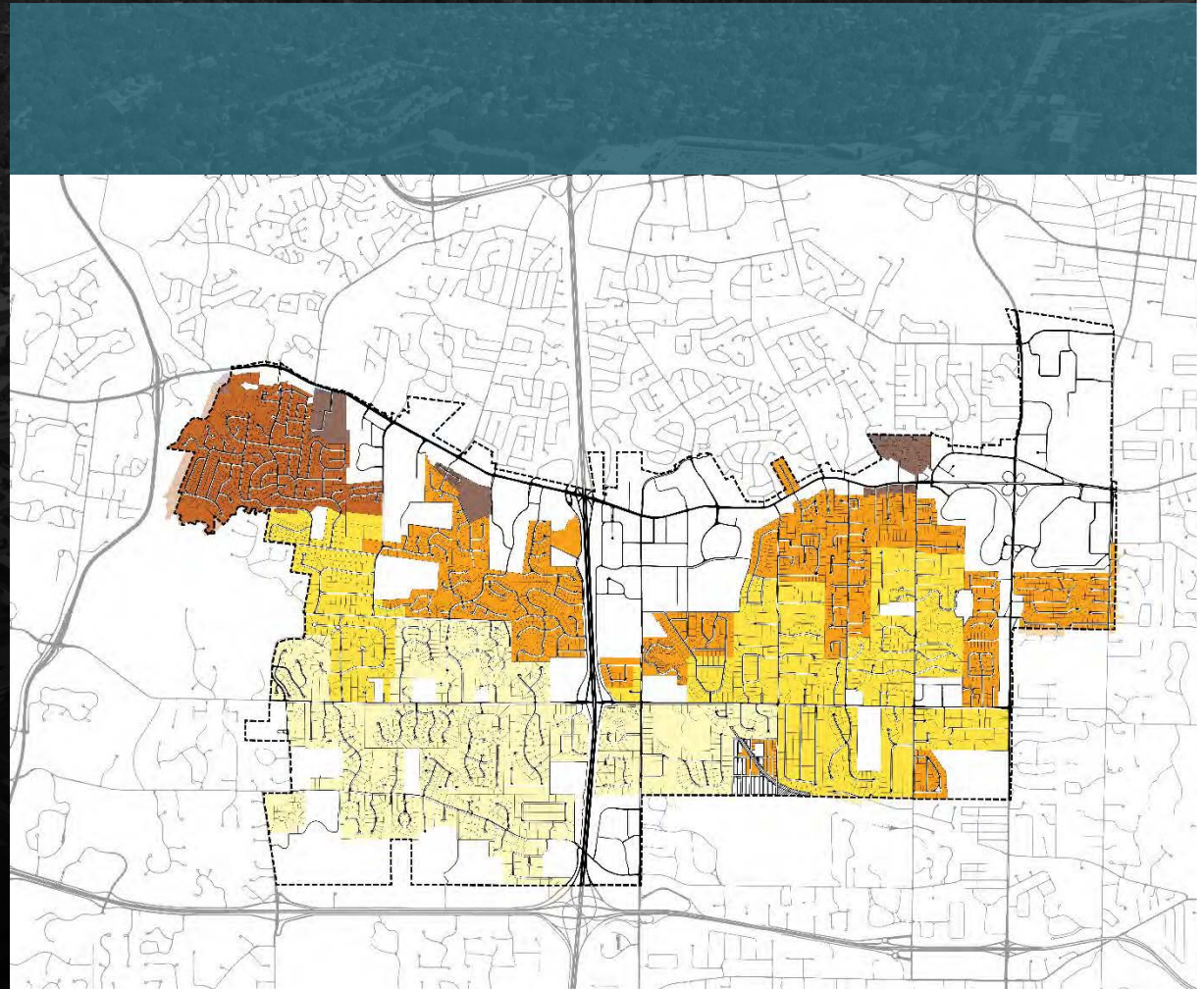


Objective: Utilize placemaking and community character to ensure that future land use and development achieves the vision of Creve Coeur's residents for the future of your community.

DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

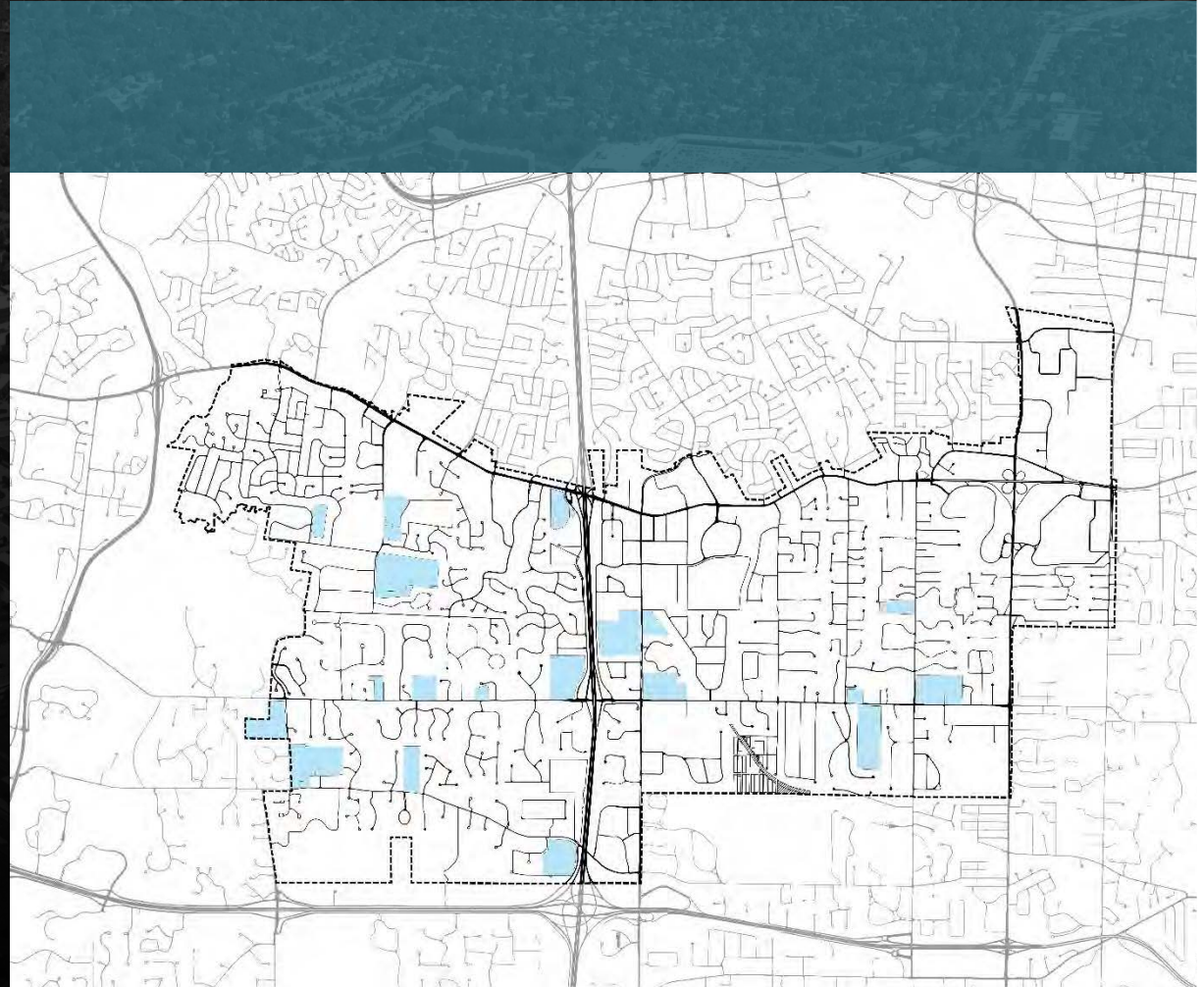
-  I – Countryside Estate (CE)
-  II – Estate Neighborhood 2 (ER-2)
-  III – Estate Neighborhood 1 (ER-1)
-  IV – Suburban Neighborhood 2 (SR-2)
-  V – Suburban Multi-Family Neighborhood 1 (SR-1)



DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

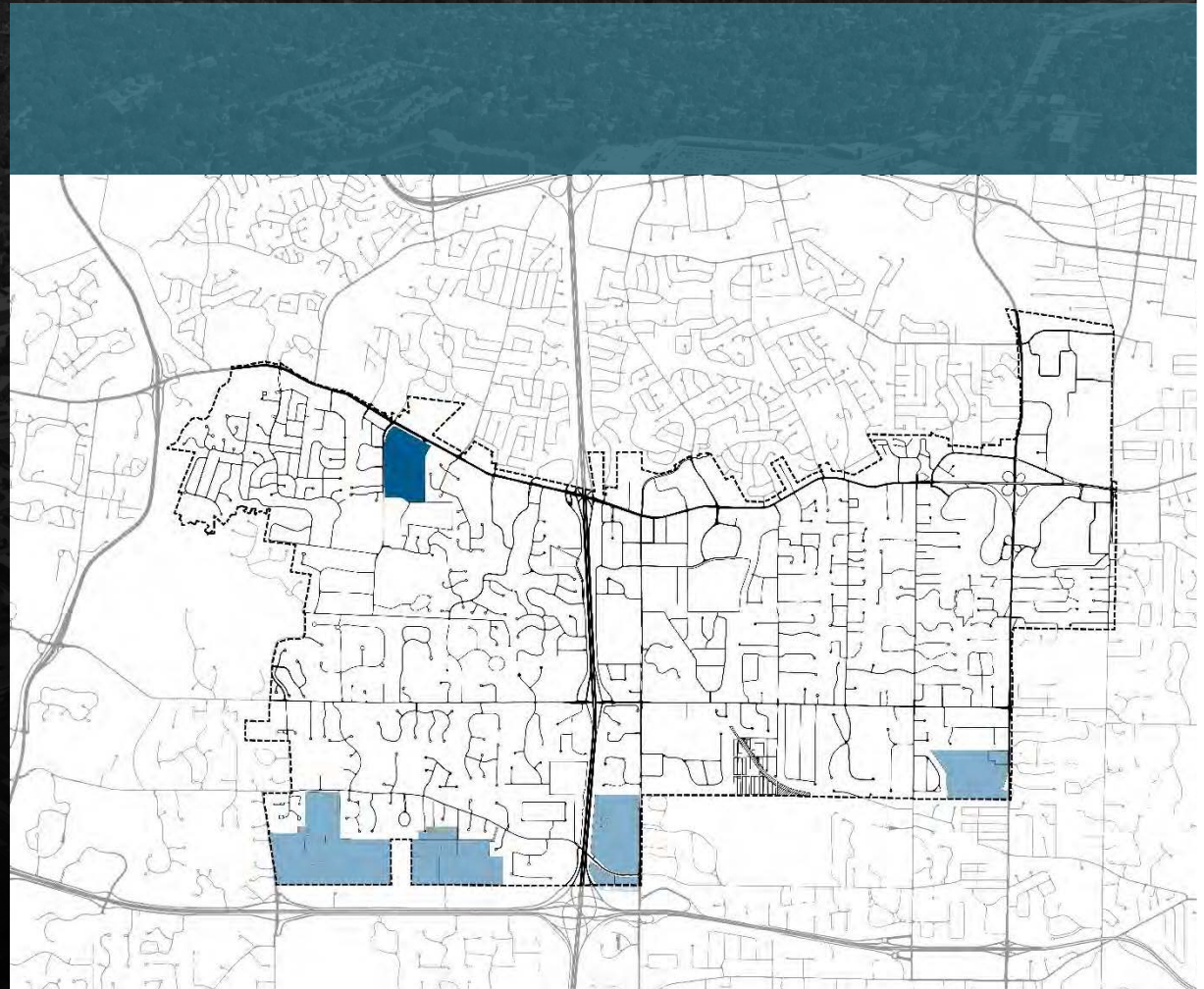
-  I – Countryside Estate (CE)
-  II – Estate Neighborhood 2 (ER-2)
-  III – Estate Neighborhood 1 (ER-1)
-  IV – Suburban Neighborhood 2 (SR-2)
-  V – Suburban Multi-Family Neighborhood 1 (SR-1)
-  VI – Civic (CV)



DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

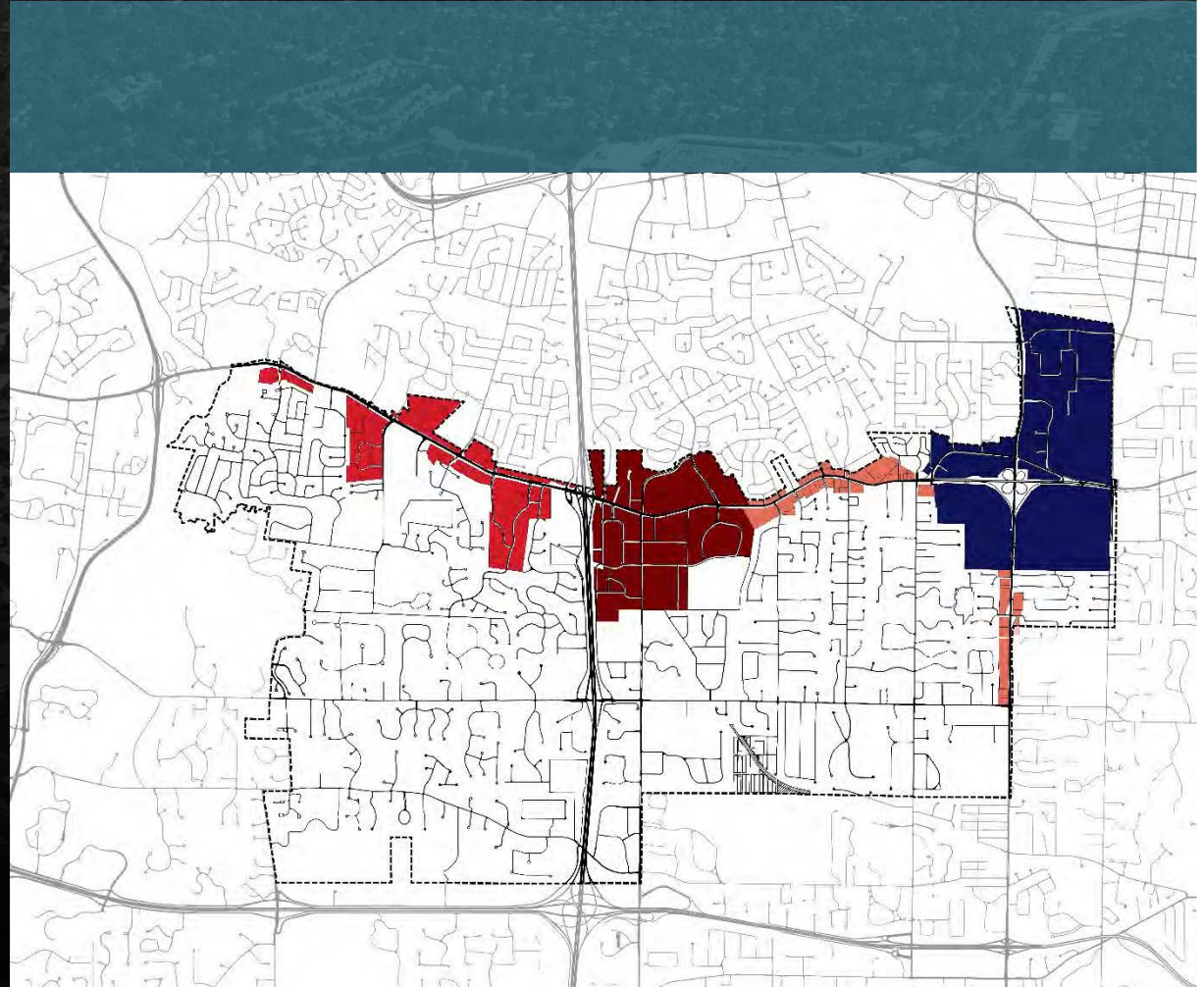
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-  VI – Civic (CV)
-  VII – Campus-Suburban (C-S)
-  VIII – Campus-Urban (C-U)



DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

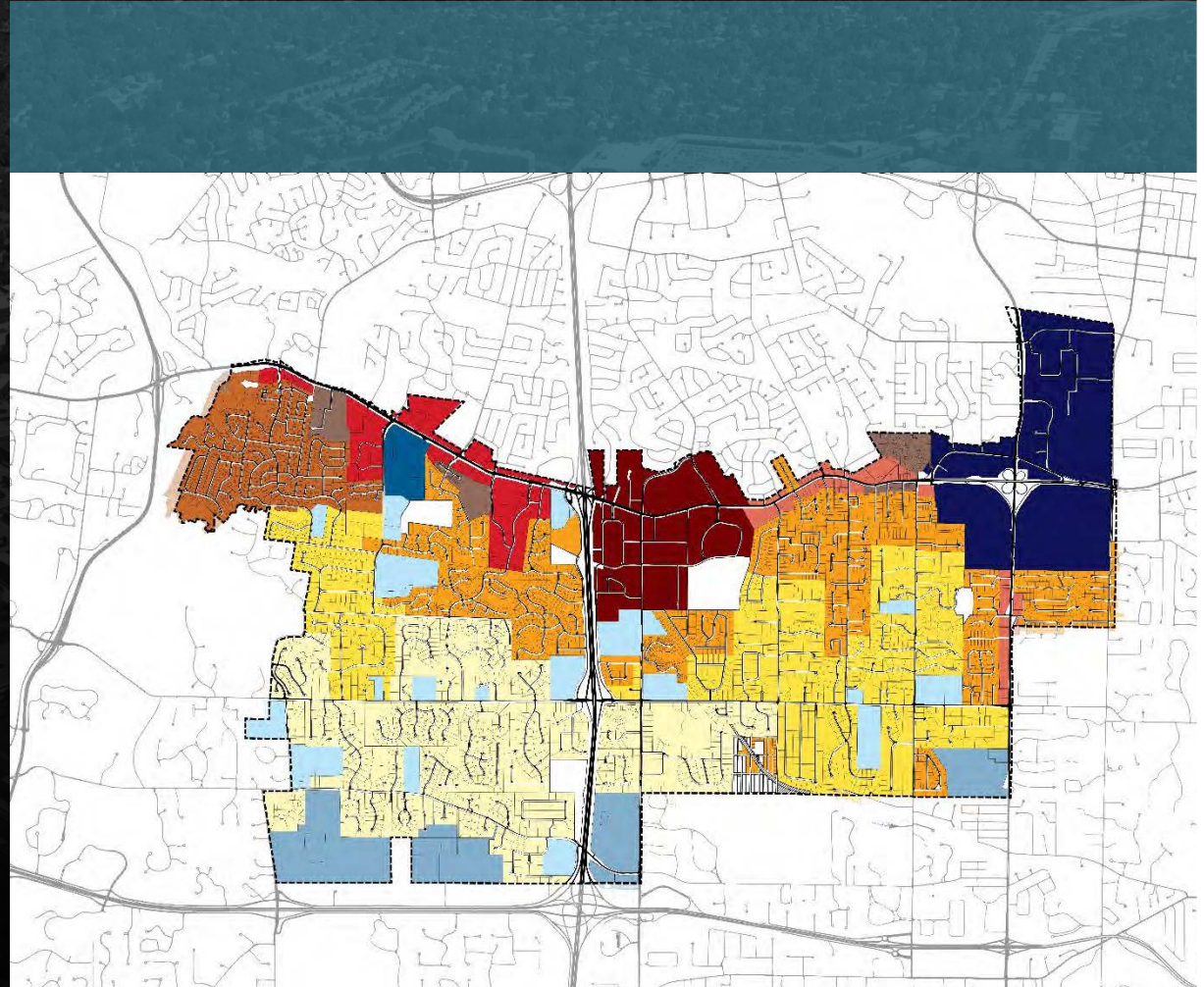
- I – Countryside Estate (CE)
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- V – Suburban Multi-Family Neighborhood 1 (SR-1)
- VI – Civic (CV)
- VII – Campus-Suburban (C-S)
- VIII – Campus-Urban (C-U)
- IX – Neighborhood Commercial District (NC)
- X – Mixed-Use District (MU)
- XI – Community Center District (CC)
- XII – Mixed-Use Innovation Campus (MUIC)



DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

- I – Countryside Estate (CE)
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- XII – Mixed-Use Innovation Campus (MUIC)



DRAFT PLAN

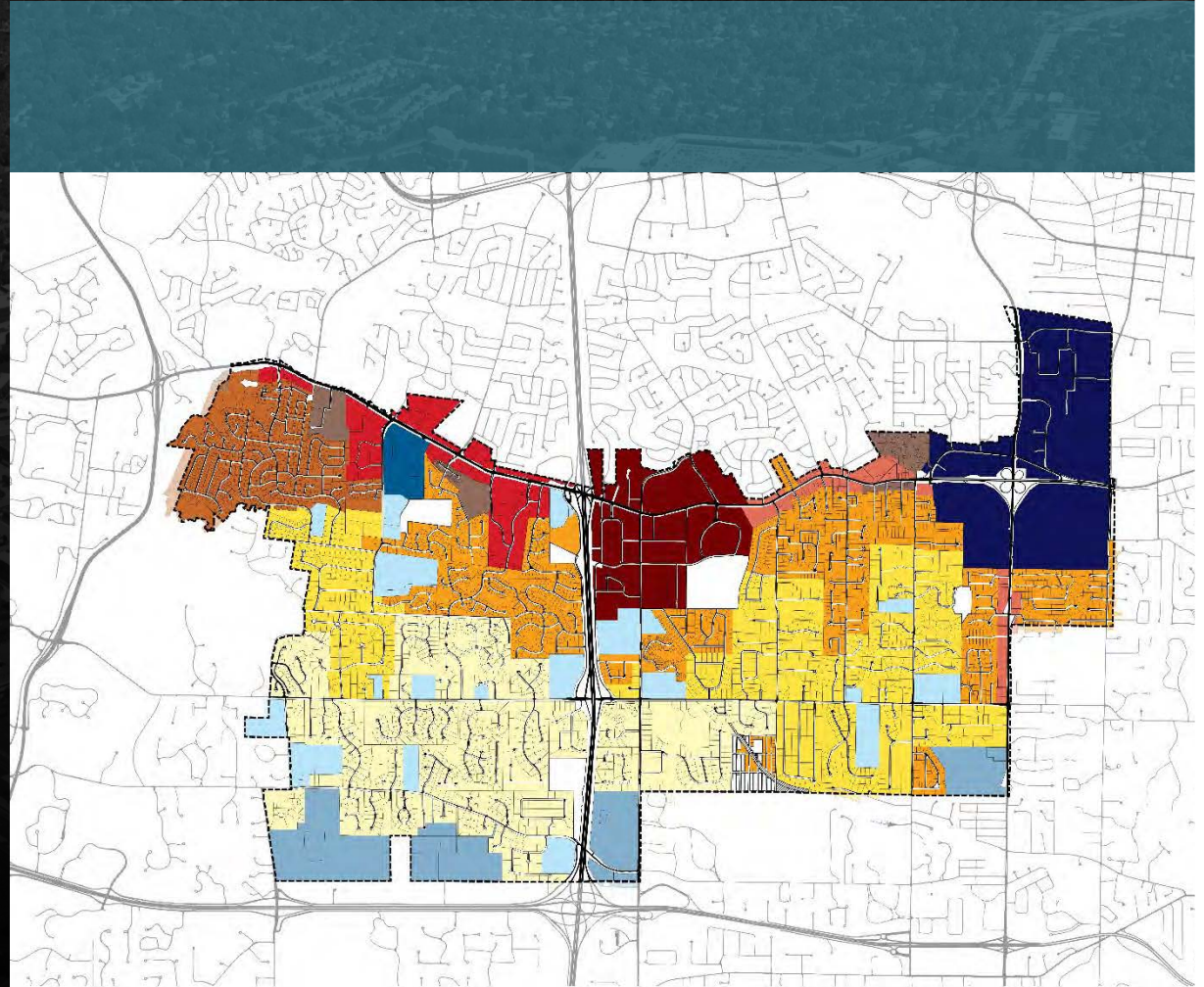
LAND USE & CHARACTER PLACE TYPE DISTRICTS

- Development fulfilling the Comprehensive Plan Vision can occur by right and incrementally...

Implementation of the Plan is not reliant on a few large scale development projects!

- A place-based zoning code that guides development and land use to support the goals and desires of the community
- A fully-integrated Comp Plan and zoning code, utilizing coterminous districts...

Removes inconsistencies and conflicts between the two documents.



Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

8.1.b

THE CITY OF CREVE COEUR, MO

An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential and commercial buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter.

DRAFT COMPREHENSIVE PLAN

Residential Development & Preservation

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

GOAL 2:

Residential Development & Preservation

Creve Coeur will preserve and evolve its **high-quality residential development** and extremely stable property values while providing a greater inter-connectivity of walkways, open space, and trails.

GOAL 2:

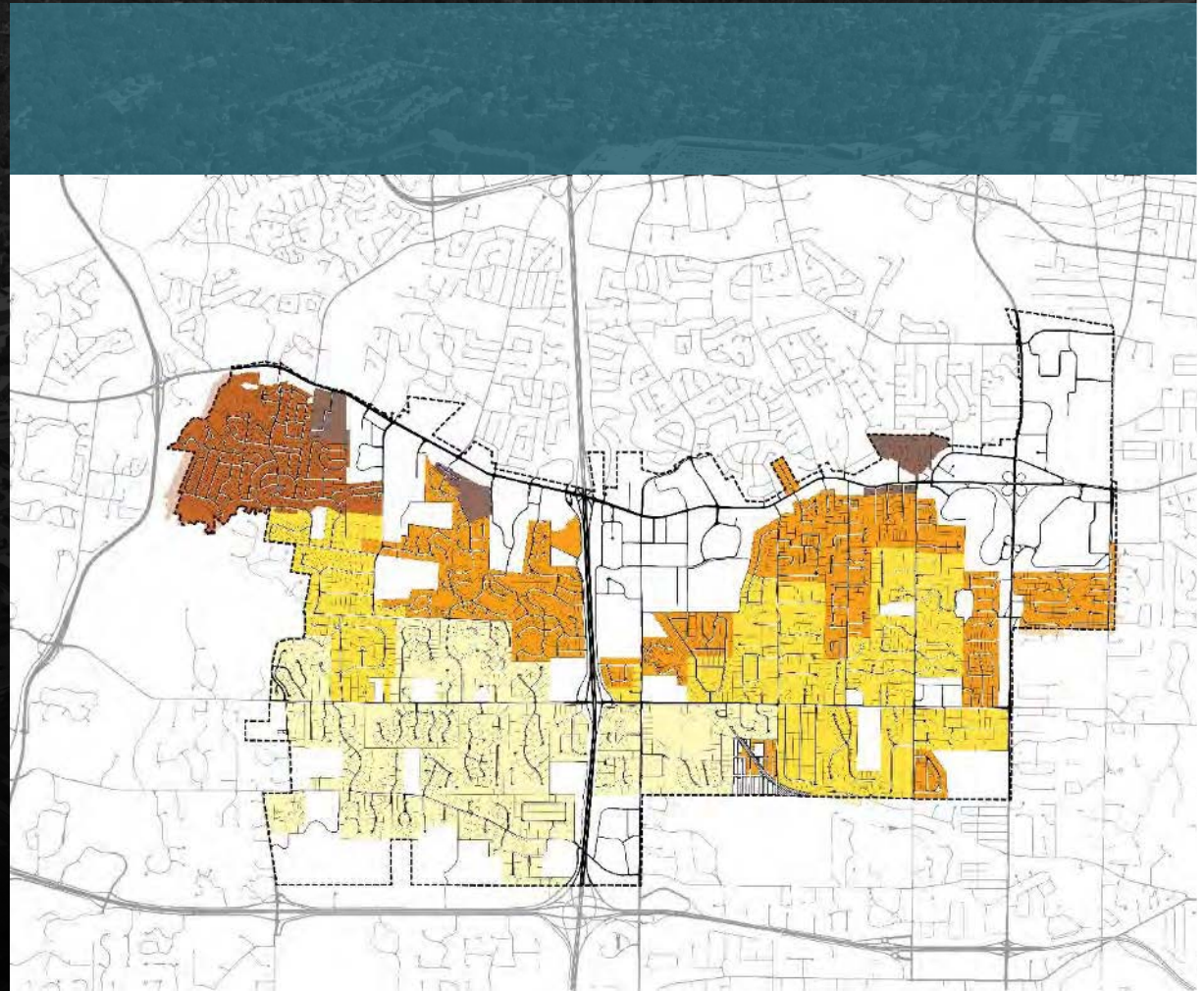
Residential Development & Preservation

1. Increase housing options to attract changing market demographics—including senior citizens aging-in-place and young professionals and families.
2. Guide the rebuilding of out-date housing stock in selected areas to improve housing diversity and maintain a competitive residential market.
3. Continue to diversify lot sizes and types.
4. Improve neighborhood walkability and connectivity.
5. Incentivize stormwater and green infrastructure best management practices (BMPs), including bioswales, pervious pavement, and native plantings, for new developments, teardowns and infill development, and significant additions to existing homes (51% or greater of the existing home).
6. Update Creve Coeur's building code to promote green building best practices.
7. Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance (currently, there is no limit for residential lots) for new developments, teardowns and infill development, and significant additions to existing homes.
8. Promote green infrastructure BMPs for homeowners, including rain gardens, native plantings, pervious pavement.
9. Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent.
10. Protect residential areas from negative encroachment of non-residential uses.

DRAFT PLAN

LAND USE & CHARACTER COMMUNITY PLACE TYPE DISTRICTS (RESIDENTIAL)

-  I – Countryside Estate (CE)
-  II – Estate Neighborhood 2 (ER-2)
-  III – Estate Neighborhood 1 (ER-1)
-  IV – Suburban Neighborhood 2 (SR-2)
-  V – Suburban Multi-Family Neighborhood 1 (SR-1)



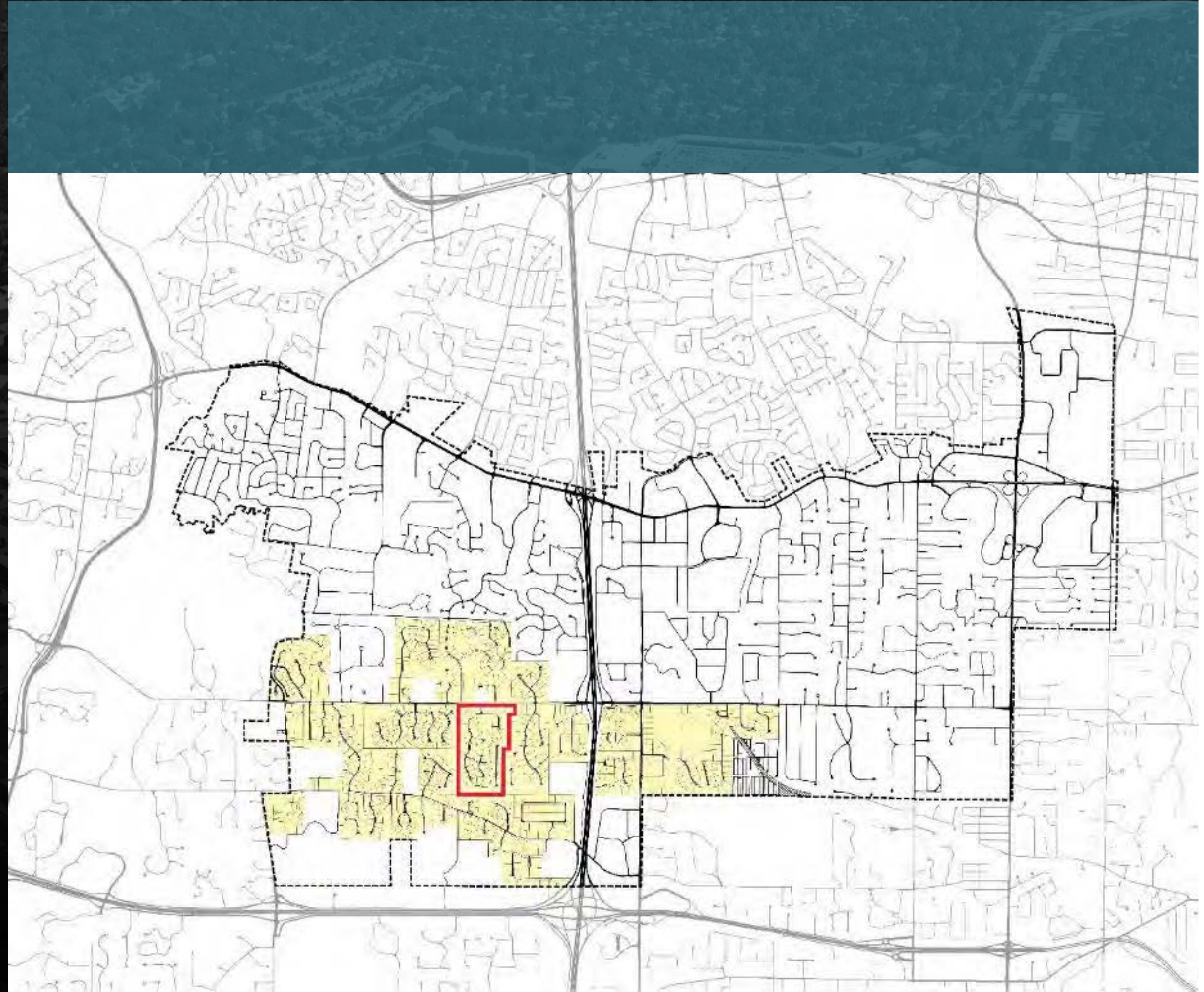
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type I – Countryside Estate (CE)

Countryside Estate describes large-lot (1 acre and larger), detached single-family residential neighborhoods with a cul-de-sac street systems—with or without pedestrian facilities—**built around large tracts of subdivision common ground for the use of homeowners.**

Includes portions of the current **“A” Single-Family Residential District.**



Type I – Countryside Estate (CE)
Existing Character Images



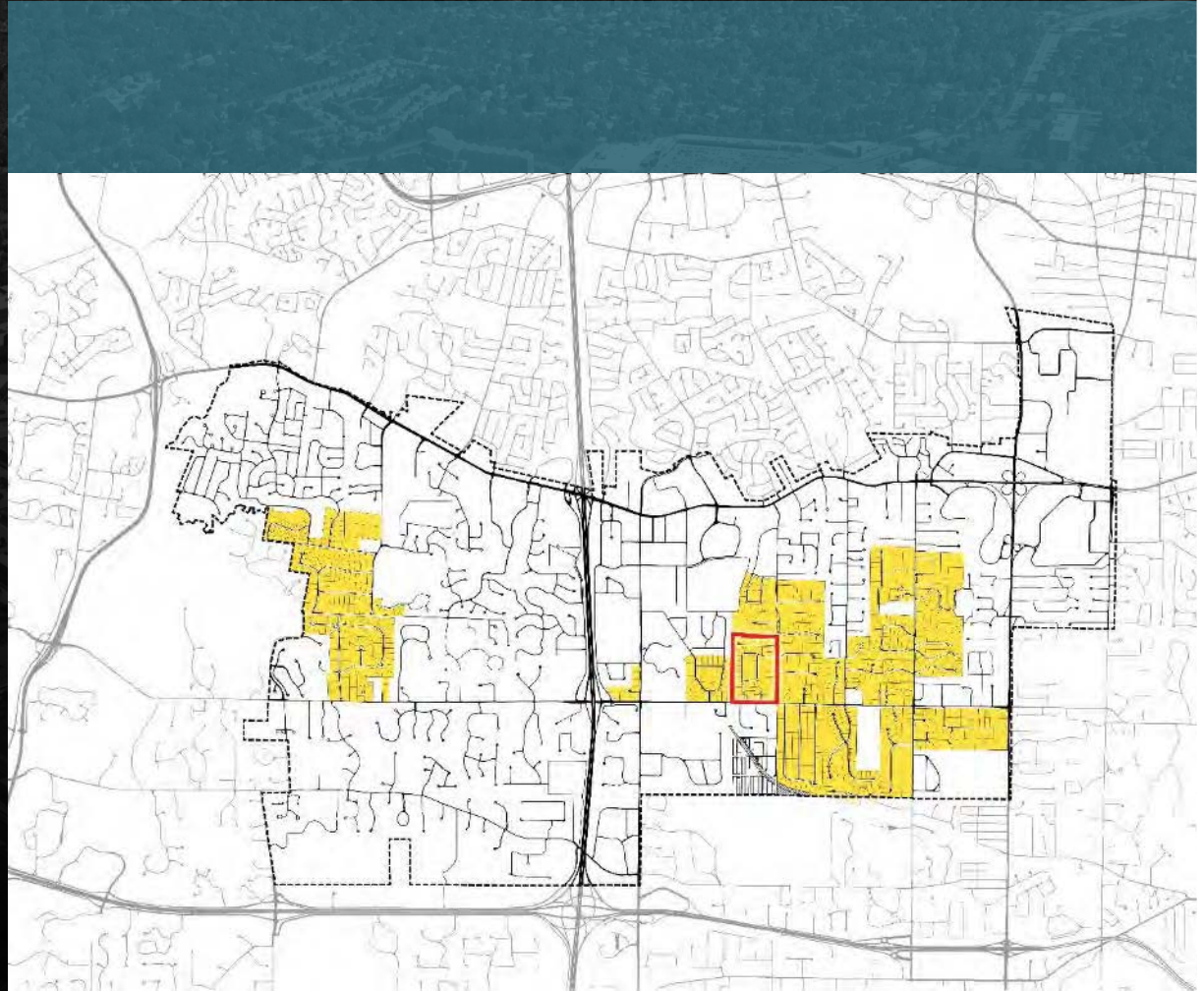
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type II – Estate Neighborhood 2 (ER-2)

Estate Neighborhood 2 describes large-lot (1 acre and larger), detached single-family residential neighborhoods with a cul-de-sac street systems—with or without pedestrian facilities—and without tracts of subdivision common ground.

Includes portions of the current “A” Single-Family Residential District.



Type II – Estate Neighborhood 2 (ER-2)
Existing Character Images



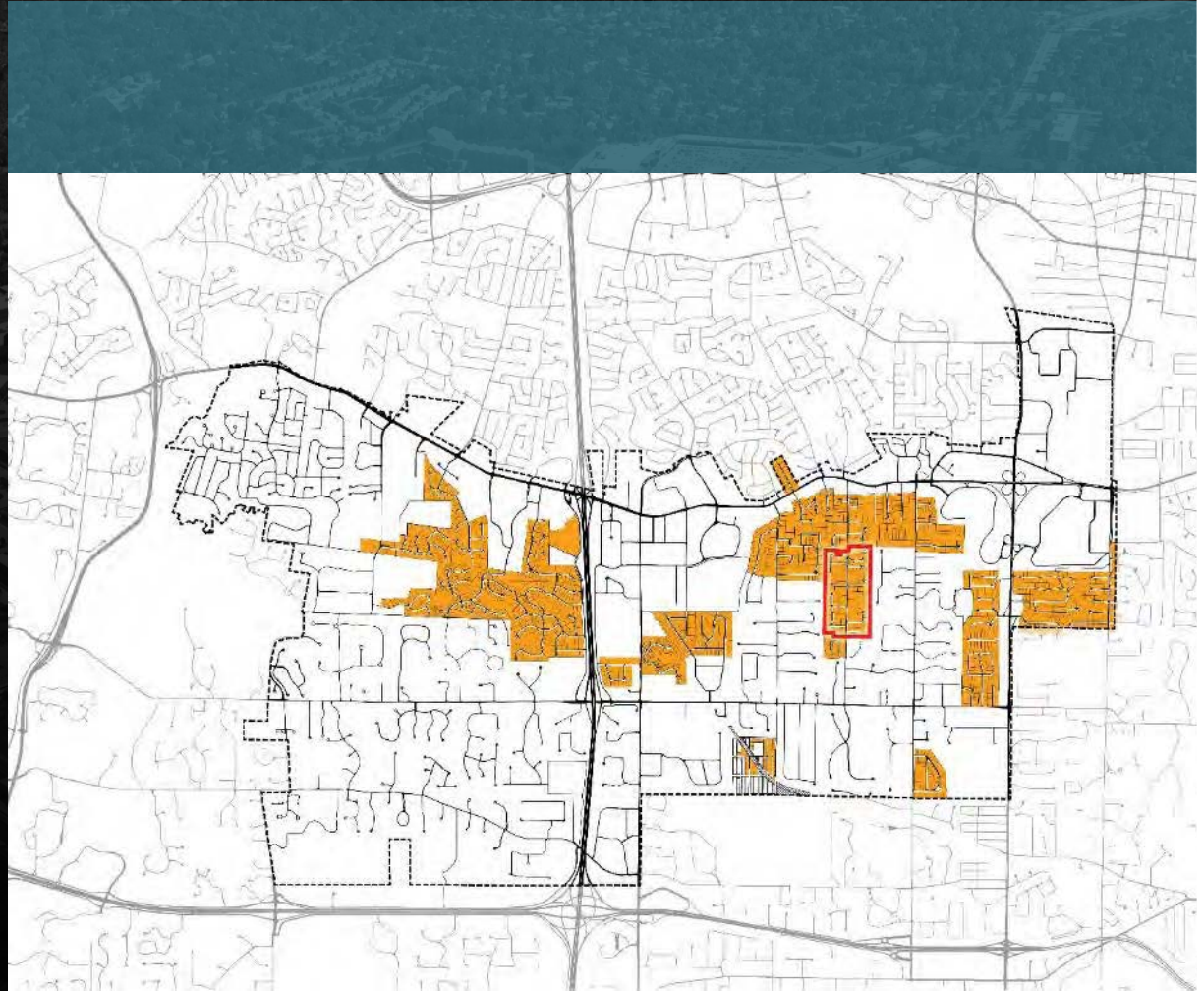
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type III – Estate Neighborhood 1 (ER-1)

Estate Neighborhood 1 describes medium-lot (10,000 sq. ft. to 1 acre), detached single-family residential neighborhoods with a cul-de-sac street systems, with or without pedestrian facilities.

Includes the current “B” & “C”
Single-Family Residential
District.



Type III – Estate Neighborhood 1 (ER-1)
Existing Character Images



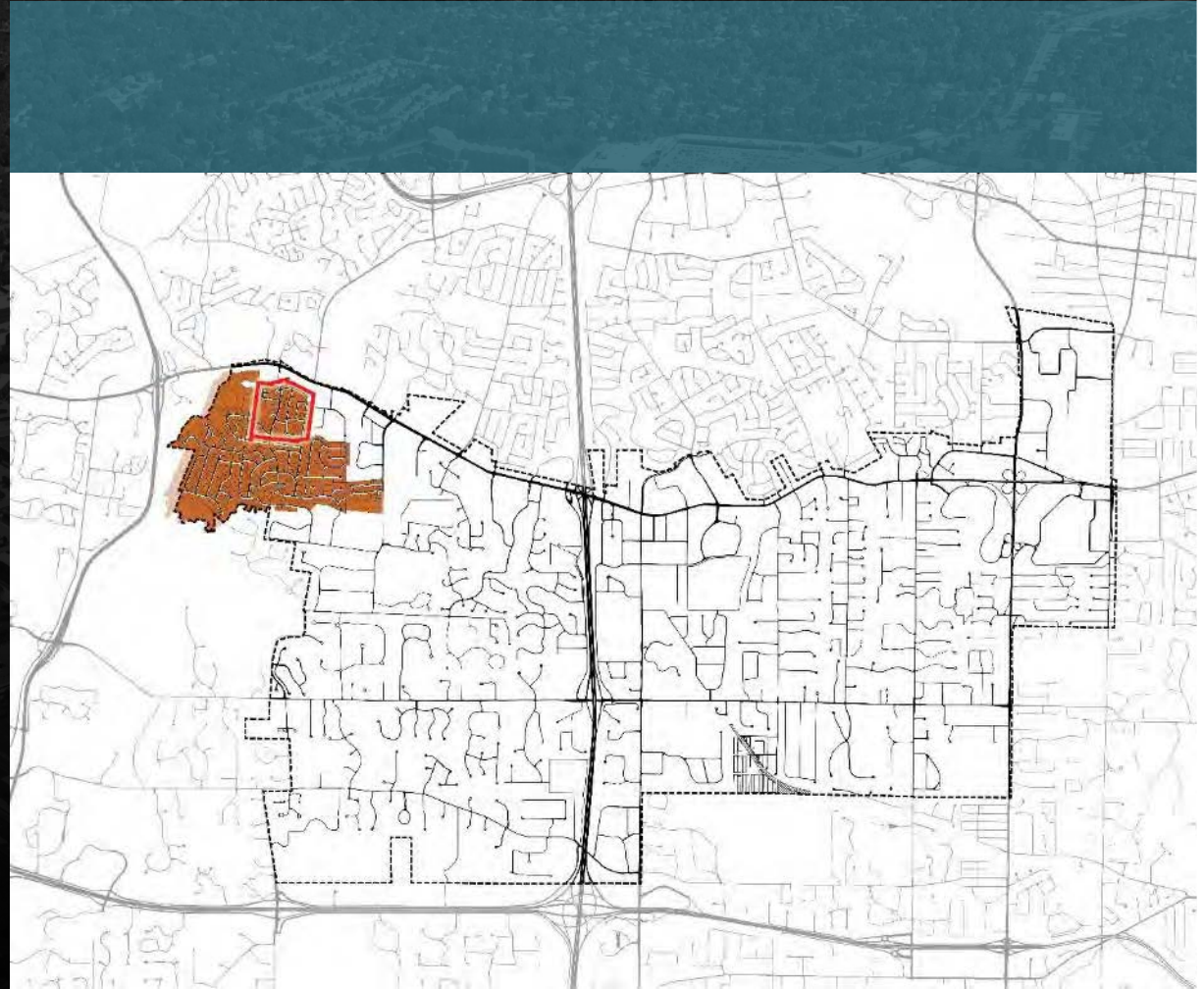
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type IV – Suburban Neighborhood 2 (SR-2)

Suburban Neighborhood 2 describes small-lot (less than 10,000 sq. ft.), detached single-family residential neighborhoods with an interconnected street grid and pedestrian facilities.

Coterminous with the current
“D” Single-Family Residential
District.



Type IV – Suburban Neighborhood 2 (SR-2)

Existing Character Images



DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type V – Suburban Multi-Family Neighborhood 1 (SR-1)

Suburban Neighborhood 1 describes multi-family, attached residential dwellings built around an interconnected, internal vehicular and pedestrian circulation system.

Coterminous with the current
“AR” Attached Single-Family
Residential District.



Type V – Suburban Multi-Family Neighborhood 1 (SR-1)
Existing Character Images

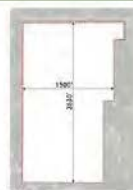


COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



Existing Neighborhood Plan



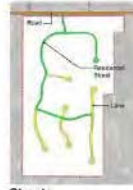
District
The district area is 86 acres.



Blocks
The blocks making 64% of the district.



Lots
Typical lot size is .8 to 1 acre with exceptions being larger lots of 2.2 acres and smaller lots of .5 acres.



Streets
The street area is 3% of the R.O.V. is 10%. Public sidewalks are on a segment of a street (both sides).



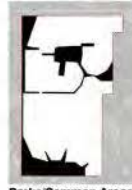
Buildings
Buildings make up 7% of the district.



Impervious Surfaces
Impervious surfaces account for 20% of the total district area.



Natural Features
The topography ranges in elevation from 500-650 feet. There are no bodies of water or waterways.



Parks/Common Areas
Common areas make up 10% of the district.



Tree Canopy
The tree canopy is 44 acres and covers 51% of the district.

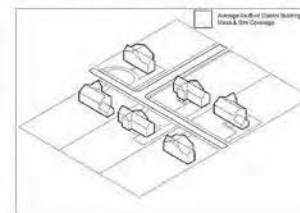
Existing Challenges

- **Streets:** lack of interconnection to adjacent subdivisions
- **Walkability:** lack of continuous sidewalks
- **Bikability:** one multi-use path on Ladue Road
- **Buildings:** additions and renovations to newer homes
- **Impervious Surface:** storm water retention within subdivision and common areas
- **Common Areas:** public accessibility
- **Landscaping:** inconsistent tree coverage on lots

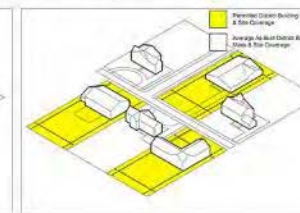
COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI

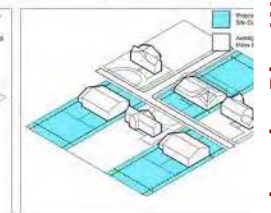
Existing As-Built Condition



Permitted Condition (Zoning)



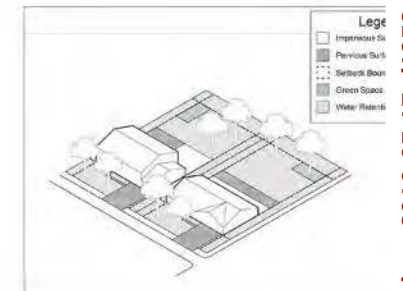
Proposed Character District



Proposed District Improvements



Proposed Lot Characteristics



Existing Zoning ("A" Residential)

Minimum Lot Area:	1 Acre (43,560 sq. ft.)
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Maximum Structure Height:	2-1/2 stories or 1 (whichever is less)
Minimum Dwelling Unit Floor Area:	1,600 square feet
Maximum Floor Area Ratio (FAR):	0.3 (Three-tenths)
Maximum Site Coverage:	25%
Minimum Front Yard Setback:	50 feet
Minimum Side Yard Setback:	15 feet or 15% lot (whichever is less)
Minimum Rear Yard Setback:	30 feet

* Permitted (permissible) surfaces do not count against maximum site coverage.

Key Map



Character Images



XI - Countryside Estate (CR)

ESTRADA PROJECT TEAM
PREPARED FOR THE CITY OF CREVE COEUR

XI - Countryside Estate (CR)

ESTRADA PROJECT TEAM
PREPARED FOR THE CITY OF CREVE COEUR

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



X - Estate Neighborhood (ER-2)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



X - Estate Neighborhood (ER-2)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



IX - Estate Neighborhood (ER-1)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



IX - Estate Neighborhood (ER-1)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



VIII - Suburban Neighborhood (SR-2)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



VIII - Suburban Neighborhood (SR-2)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



VII - Suburban Neighborhood (SR-1)

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



VII - Suburban Neighborhood (SR-1)

Recommendations for Residential Place Types

For new development, new subdivisions, teardowns & infills, and significant expansions (51% or greater of the existing building)

Lot Development Standards

- Establish a front build-to line in place of front setback line for all lots
- Provide a maximum for the amount of pervious pavement that does not count toward site coverage
- Eliminate floor area ratio (FAR) limitations and establish building height limits

Street & Connectivity Standards

- Provide street and public realm facility enhancements according to street type classifications (according to the Streets Plan section)
- Develop bicycle facilities, pedestrian, and multi-use pathways (according to the Bicycle and Pedestrian Connectivity Plan)

Stormwater & Runoff Mitigation

- Provide regulatory incentives for increased stormwater detention/recharge (green infrastructure) on private lots

Tree Coverage Standards

- Establish tree planting and coverage standards for private lots, common ground, and street trees.

Green Space Preservation

- Establish a minimum percentage of vegetated green space to be preserved on site.

An aerial photograph of a city, likely Columbus, Ohio, showing a mix of urban development, green spaces, and infrastructure. A semi-transparent blue rectangle is overlaid on the middle portion of the image, serving as a background for the title text.

DRAFT COMPREHENSIVE PLAN

Economic Growth & Community Services Plan

GOAL 3:

Economic Growth & Community Services

Creve Coeur will capitalize on new job growth and commercial development opportunities to **strengthen its position as a major regional business center and provide the necessary neighborhood services for the community.**

GOAL 3:**Economic Growth & Community Services**

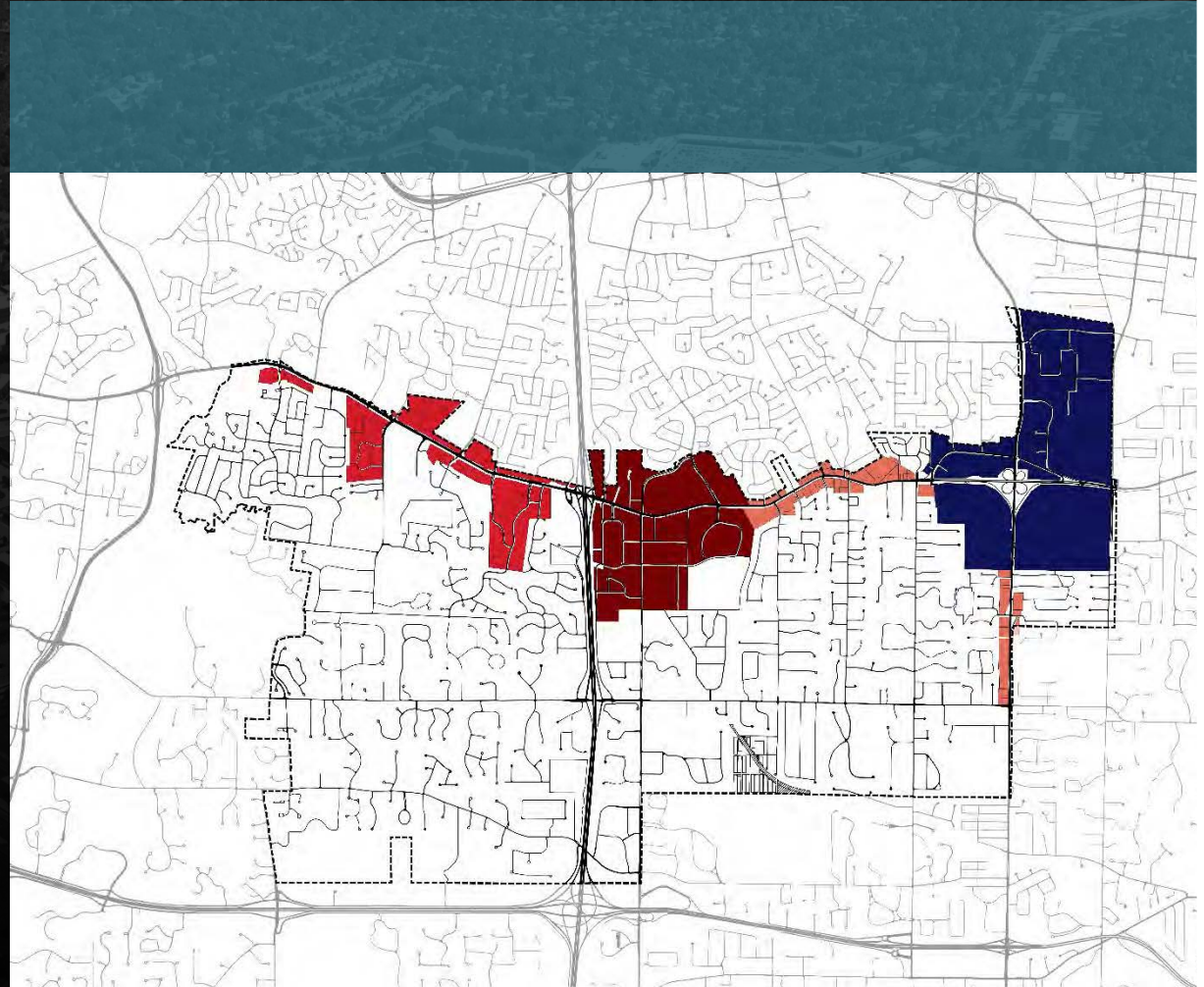
1. Ensure future economic growth is responsive to the changing economy, consumer preferences, demographics, and captures the “place-making dividend”.
2. Provide the community services, amenities, and experience necessary to leverage and capture these changing consumer preferences.
3. Transform the Olive Boulevard corridor with an integrated central Business District and supporting mixed-use districts
4. Improve regional transportation services to Olive Boulevard corridor
5. Build upon the future high-tech development of the region’s plant science and research district.
6. Embrace strategic public/private partnerships for redevelopment.
7. Guide regional retail and services (serving as a destination amenity for the St. Louis area) to the Community Center District area. Other business areas should focus on local retail and services designed to serve the Creve Coeur community and immediately-surrounding areas.
8. Actively work with the St. Louis Economic Development Partnership and St. Louis County on establishing the regional Plant Science Innovation District to preserve the long-term economic strength of Creve Coeur.
9. Foster development of a town center, which would include the design and construction of a public gathering place or places.
10. The City should become an active and integral participant with the St. Louis Regional Chamber.
11. Prioritize the construction of broadband fiber infrastructure and high-speed internet access.

DRAFT PLAN

REDEVELOPMENT OPPORTUNITIES

PROPOSED COMMERCIAL PLACE TYPES

-  IX – Neighborhood Commercial District (NC)
-  X – Mixed-Use District (MU)
-  XI – Community Center District (CC)
-  XII – Mixed-Use Innovation Campus (MUIC)

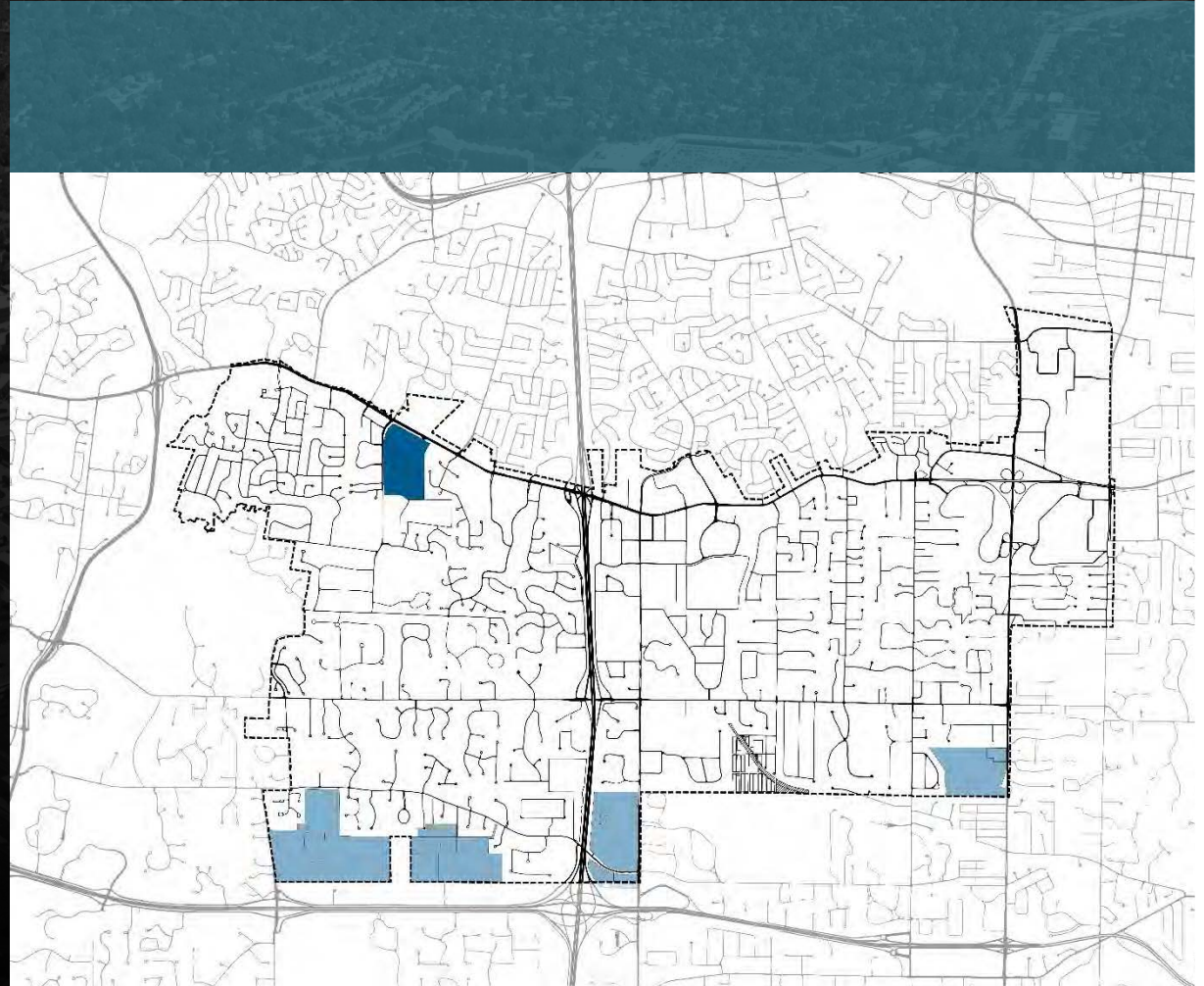


DRAFT PLAN

REDEVELOPMENT OPPORTUNITIES

PROPOSED CAMPUS PLACE TYPES

-  VII – Campus-Suburban (C-S)
-  VIII – Campus-Urban (C-U)

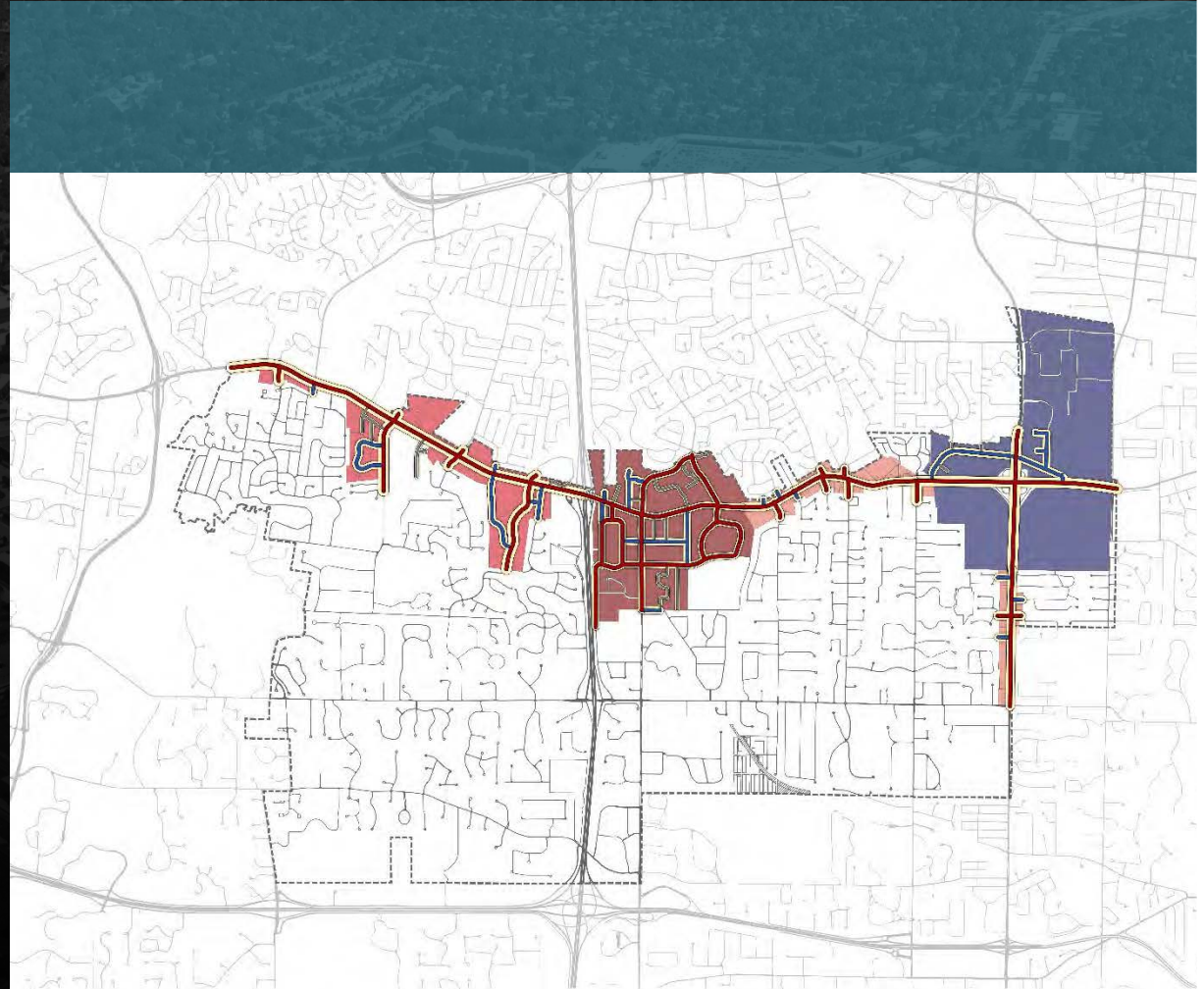


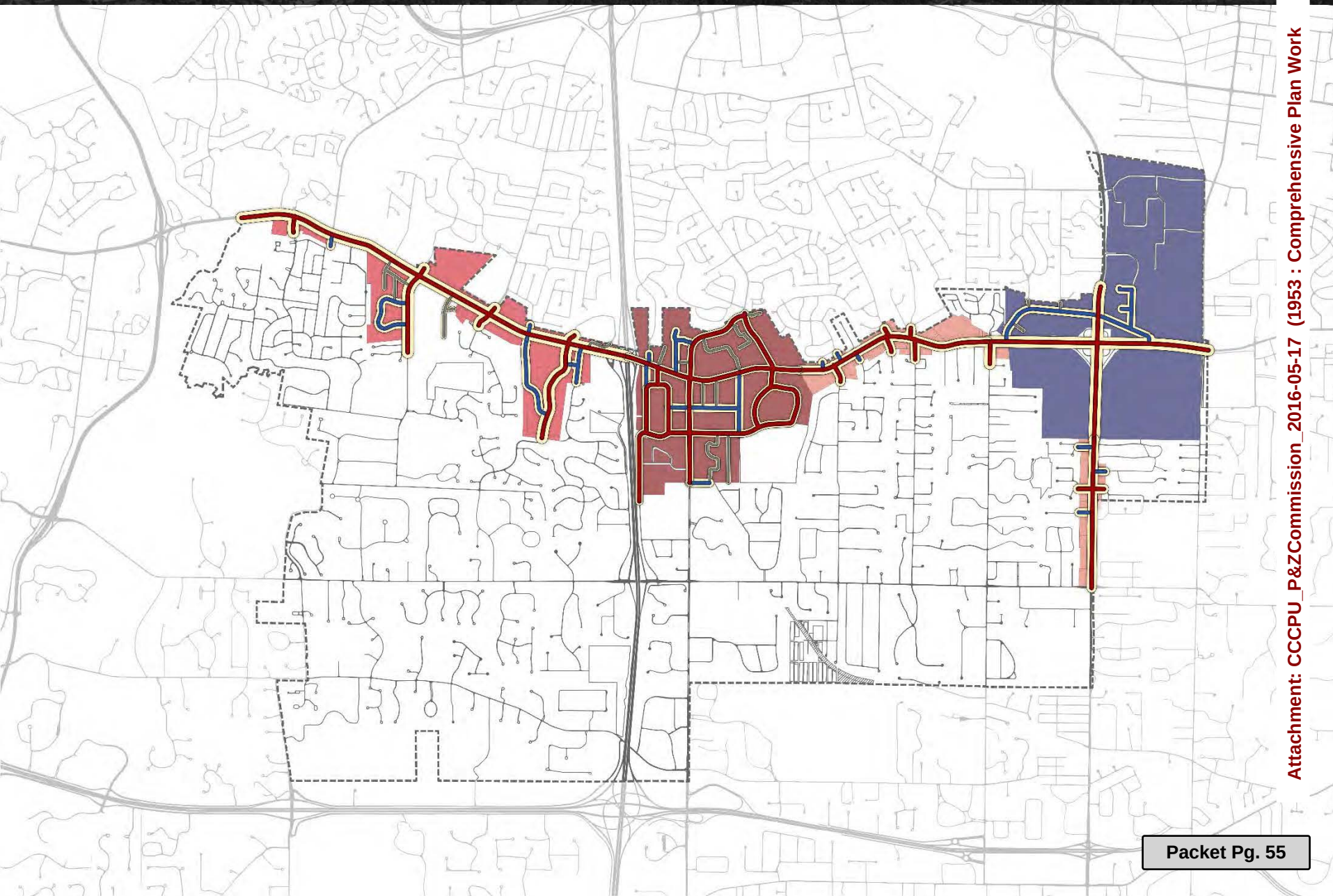
DRAFT PLAN

REDEVELOPMENT
OPPORTUNITIES

PROPOSED COMMERCIAL
PLACE TYPES

PROPOSED FRONTAGE
PLAN

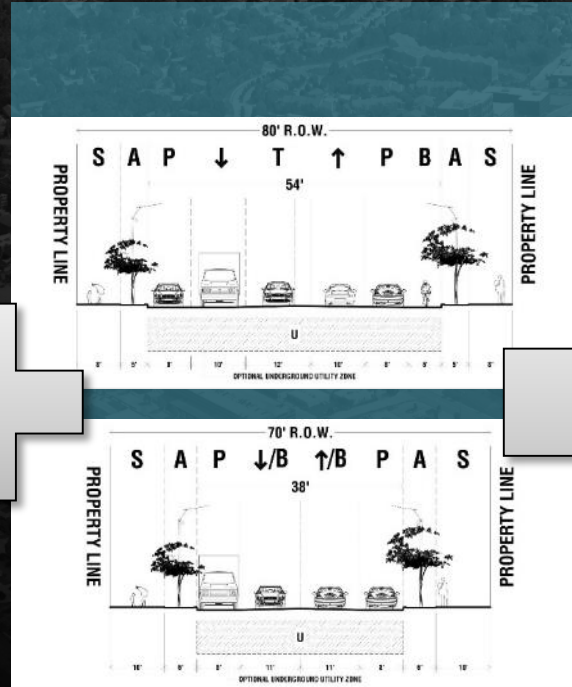




COMPONENTS OF THE FRONTAGE PLAN



**Commercial Place
Type District**



Street Type



Frontage Type

Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

8.1.b

Central Business District

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

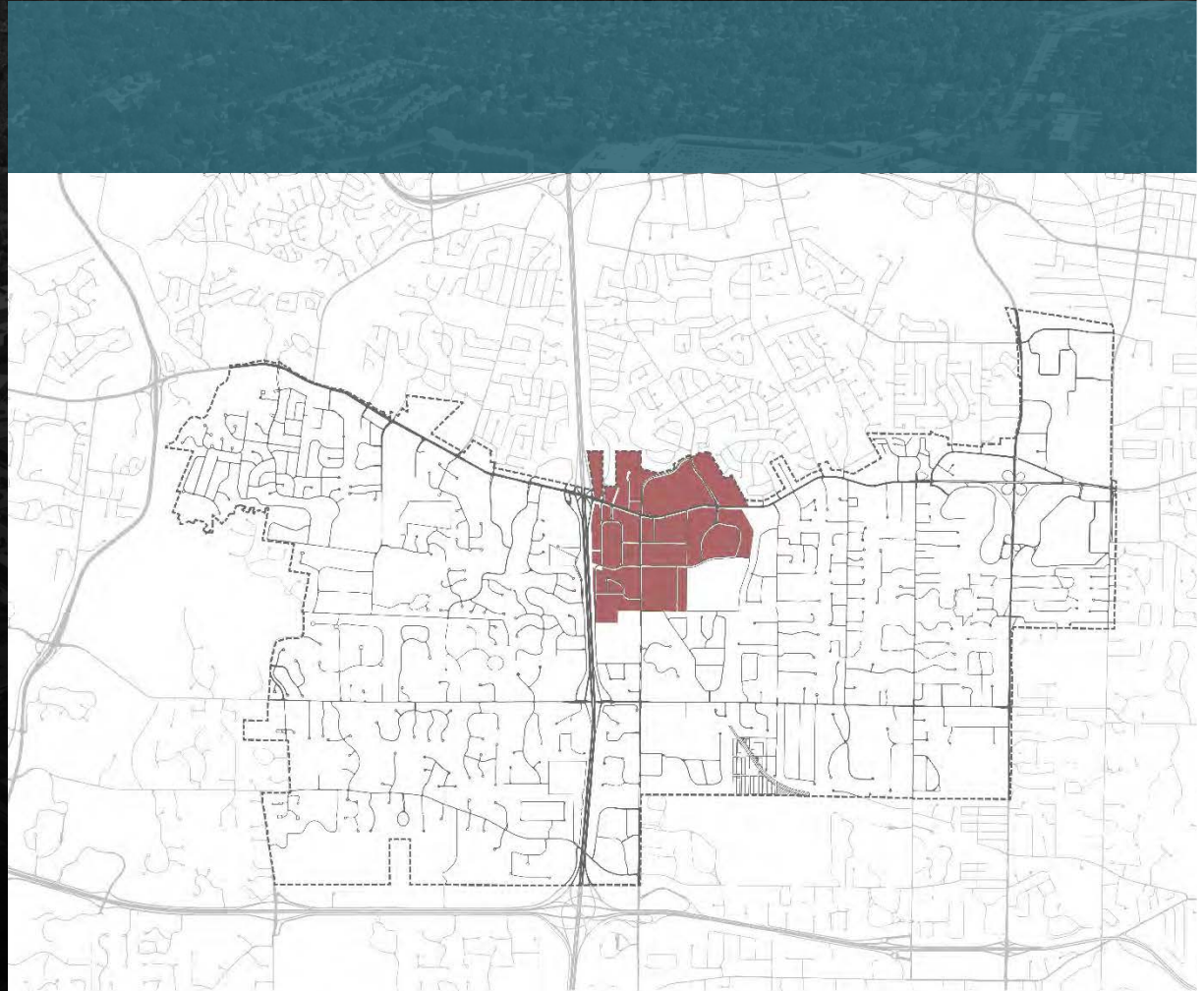
DRAFT PLAN

FRONTAGE PLAN

“Central Business District”

Type XI – Community Center District (CC)

The Community Center District is intended for the development of high-density, high-intensity, and mixed-use commercial, retail, office, and multi-family residential in a walkable, urban environment.



Type XI – Community Center District (CC)

Existing Character Images



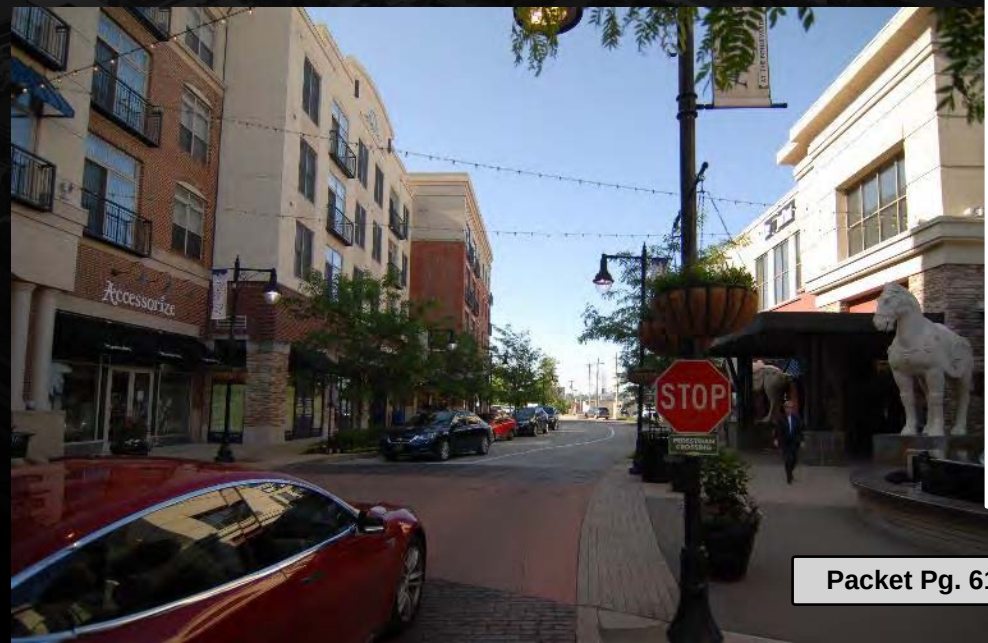
Type XI – Community Center District (CC)

Proposed Character Images... What we are trying to achieve!



Type XI – Community Center District (CC)

Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

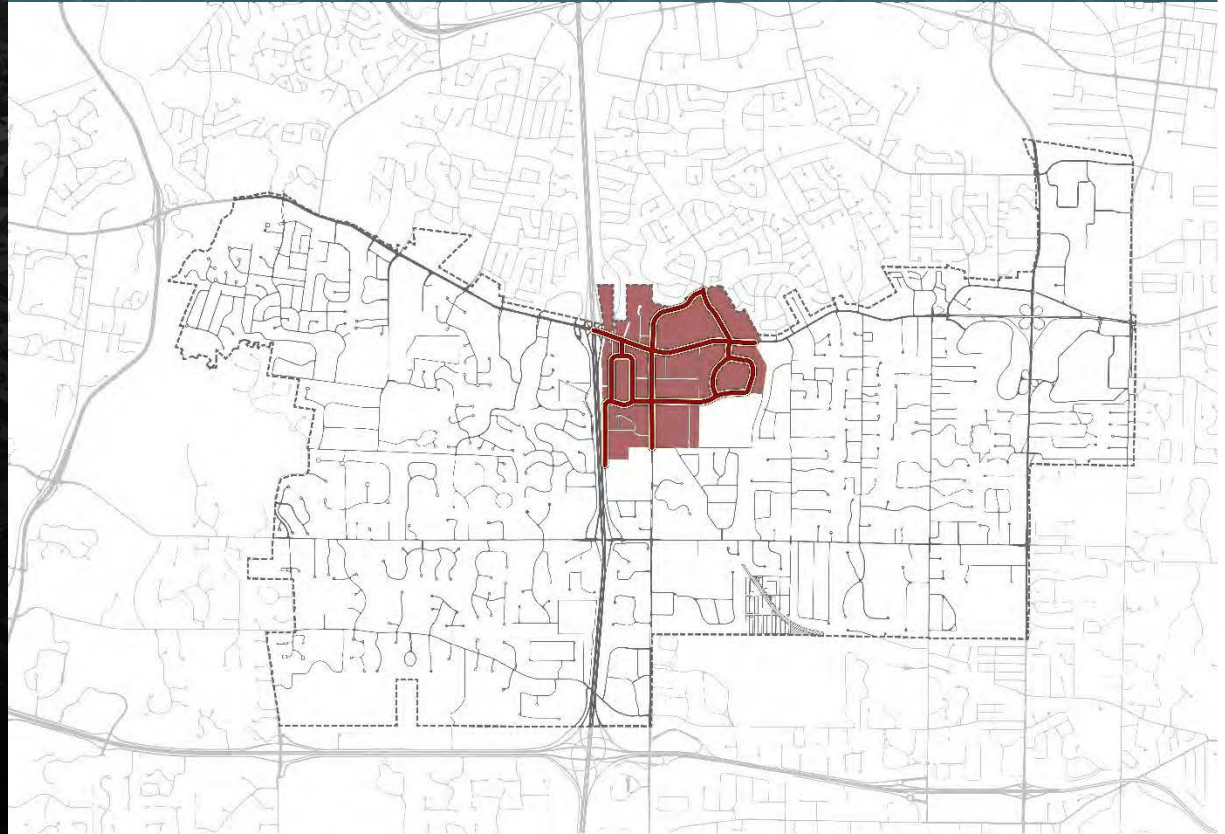
“Central Business District”

PRIMARY STREETS

- Active ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs
- Encourage site amenities (outdoor dining, plazas, fountains, bicycle parking, “parklets”, etc.)

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

FRONTAGE PLAN EXAMPLE – Existing Conditions



FRONTAGE PLAN EXAMPLE – Incremental Infill



FRONTAGE PLAN EXAMPLE – Redevelopment



West Olive Corridor

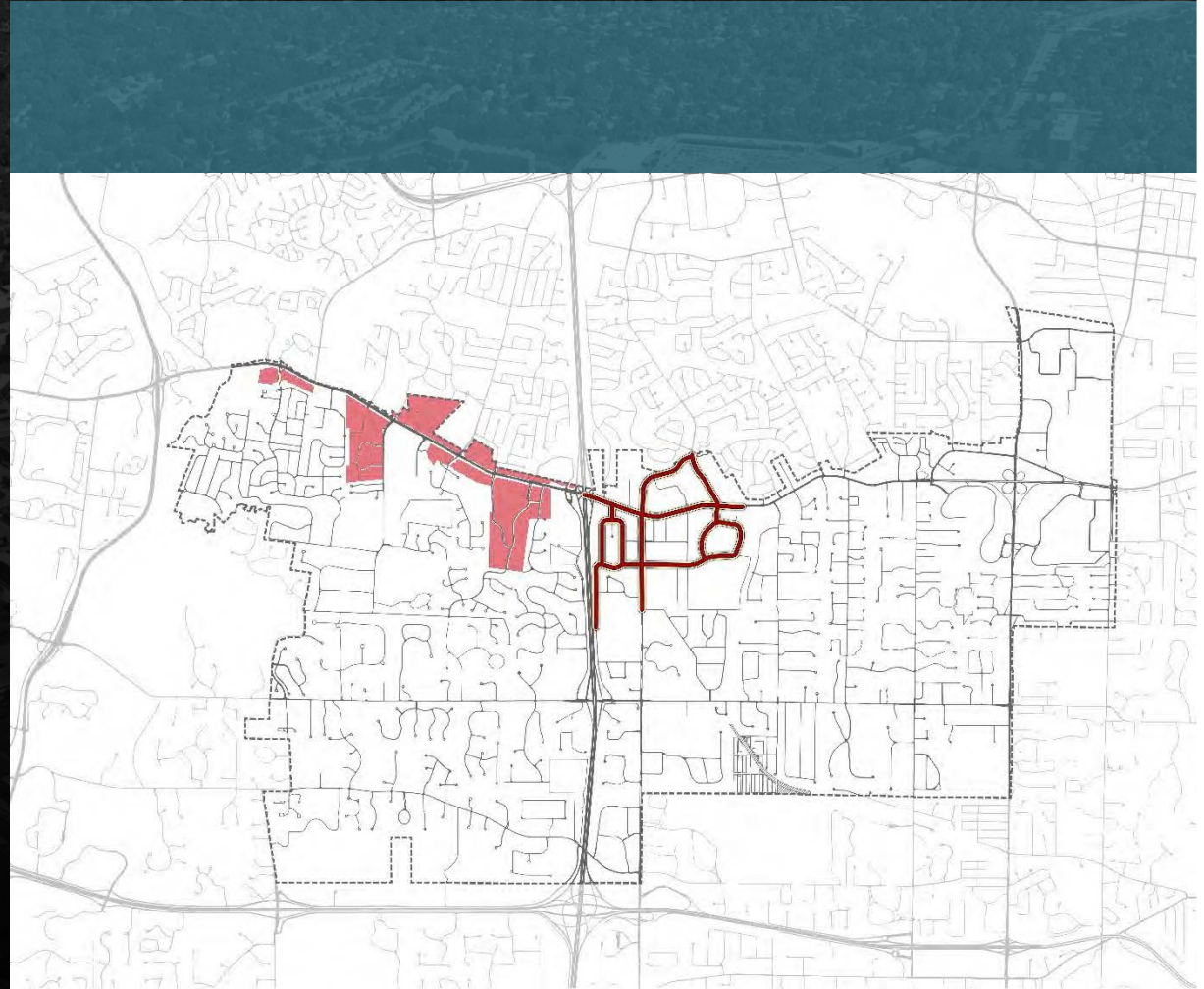
DRAFT PLAN

FRONTAGE PLAN

“West Olive Corridor”

Type X – Mixed-Use District (MU)

The Mixed-Use District is intended for the development of a variety of medium-density commercial, retail, office, and multi-family residential on large development sites in a walkable environment with street-facing storefronts and centralized parking.



Type X – Mixed-Use District (MU)
Existing Character Images



Type X – Mixed-Use District (MU)

Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

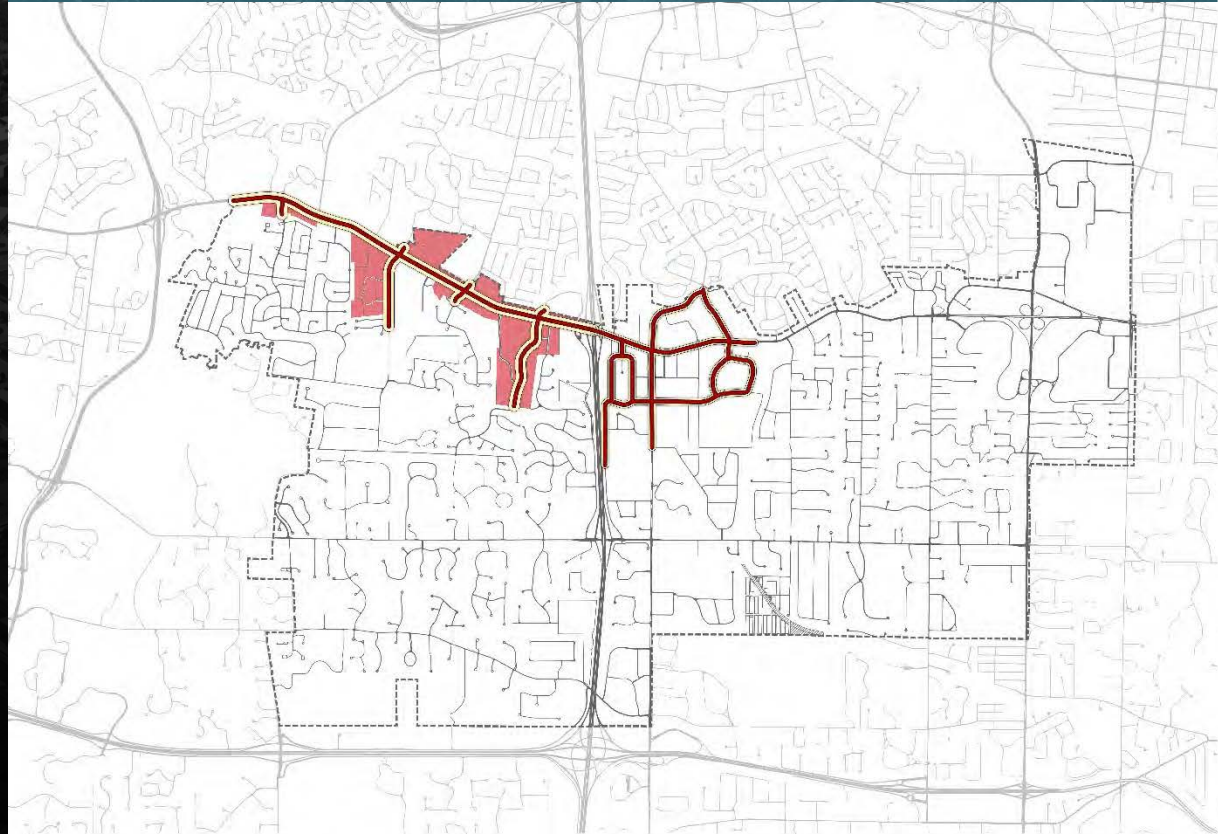
“West Olive Corridor”

PRIMARY STREETS

- Active and office ground floor uses
- Consistent build-to line
- Parking can be located in front of buildings, but parking behind buildings is encouraged.
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs with limited ground signs

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.



East Olive / Lindbergh Corridor

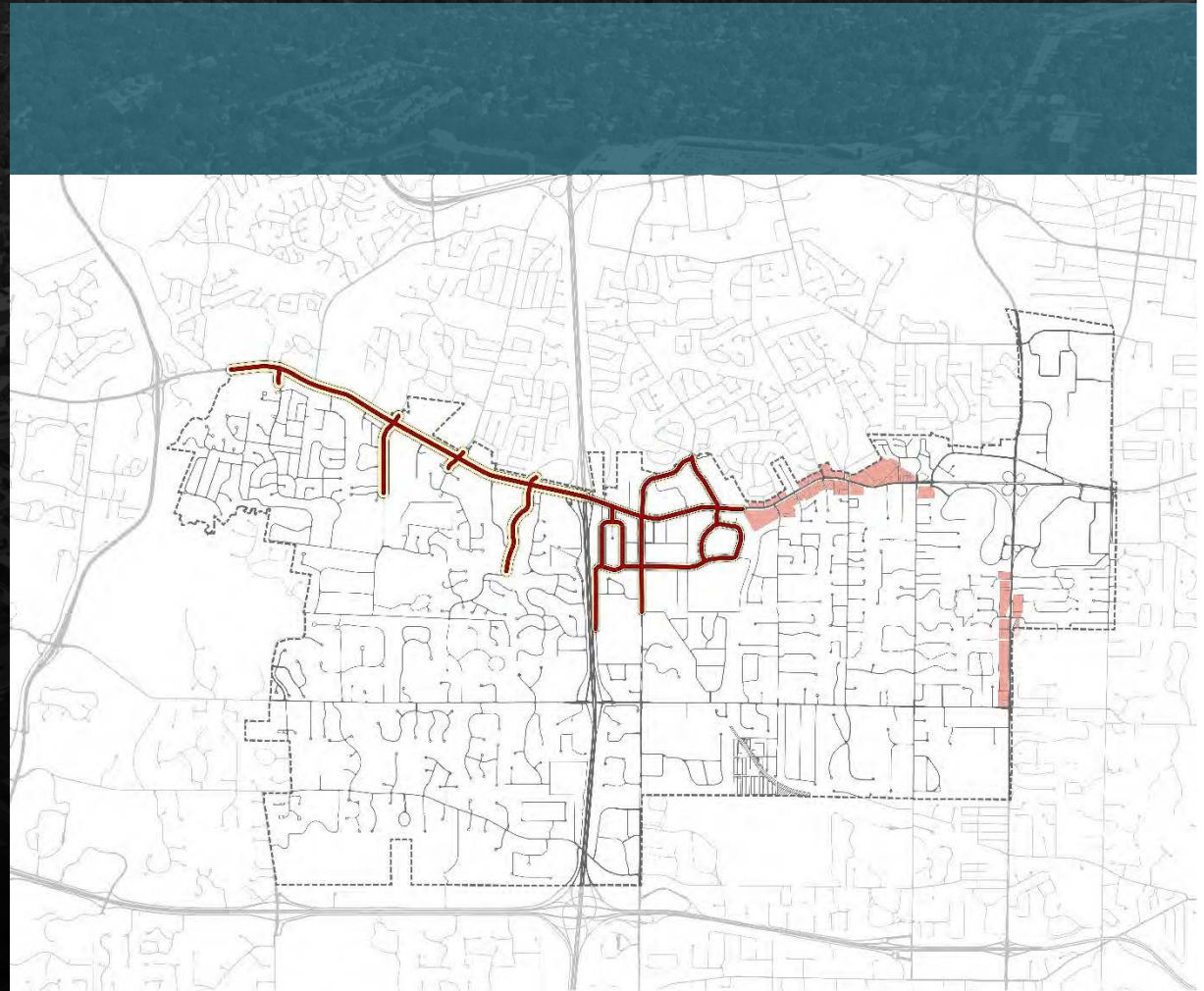
DRAFT PLAN

FRONTAGE PLAN

“East Olive / Lindbergh Corridor”

Type IX – Neighborhood Commercial District (NC)

The Neighborhood Commercial District is intended for the development of a variety of medium- to low-density commercial, retail, office, and neighborhood service business in a commercial corridor with shallow lot depths.



Type IX – Neighborhood Commercial District (NC)

Existing Character Images



Type IX – Neighborhood Commercial District (NC)
Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

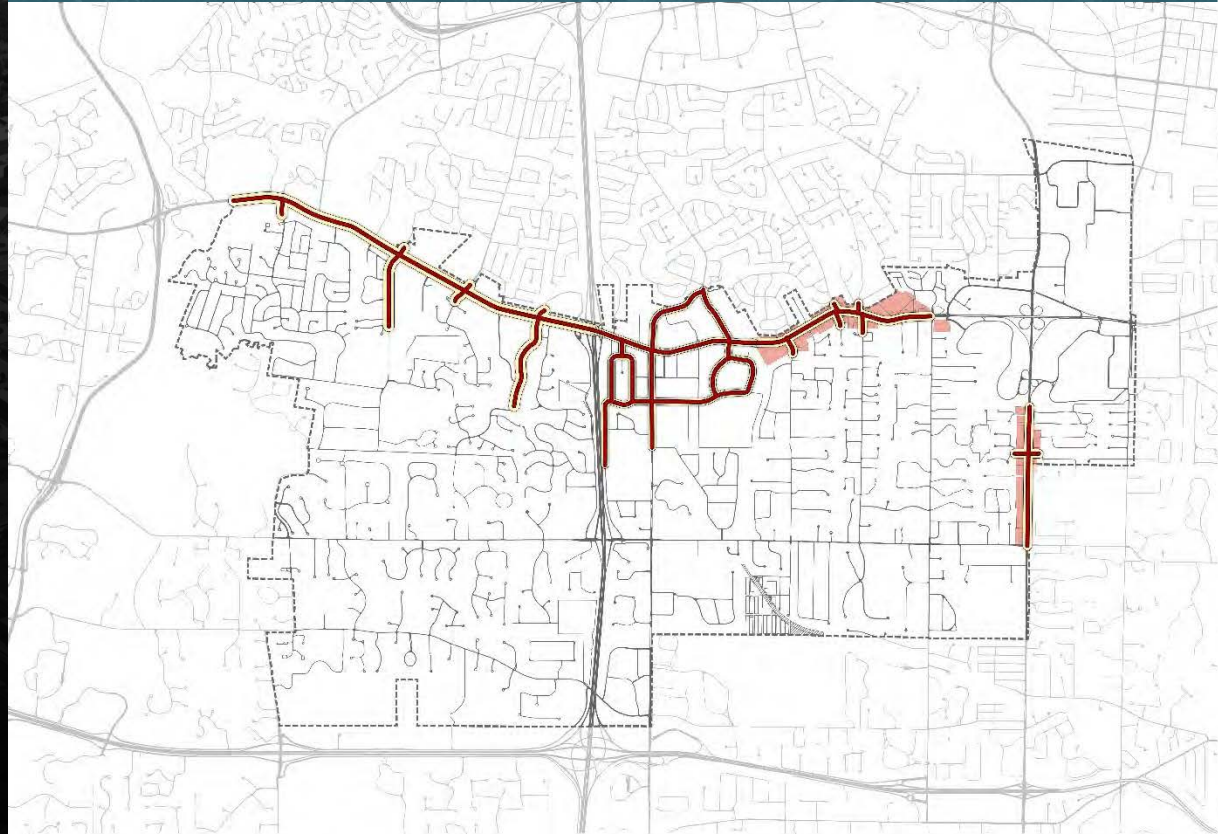
“East Olive / Lindbergh Corridor”

PRIMARY STREETS

- Active, office & residential ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs
- Encourage outdoor dining and retail site amenities

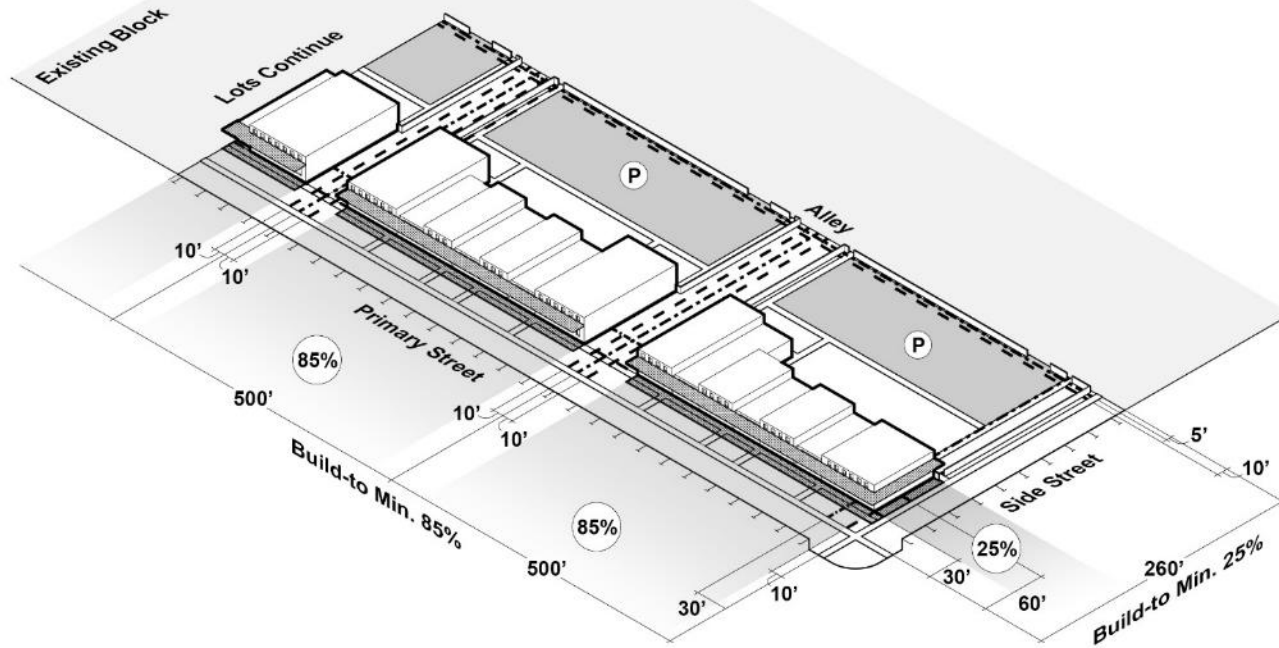
Frontage Plan Recommendations

For new development & redevelopment



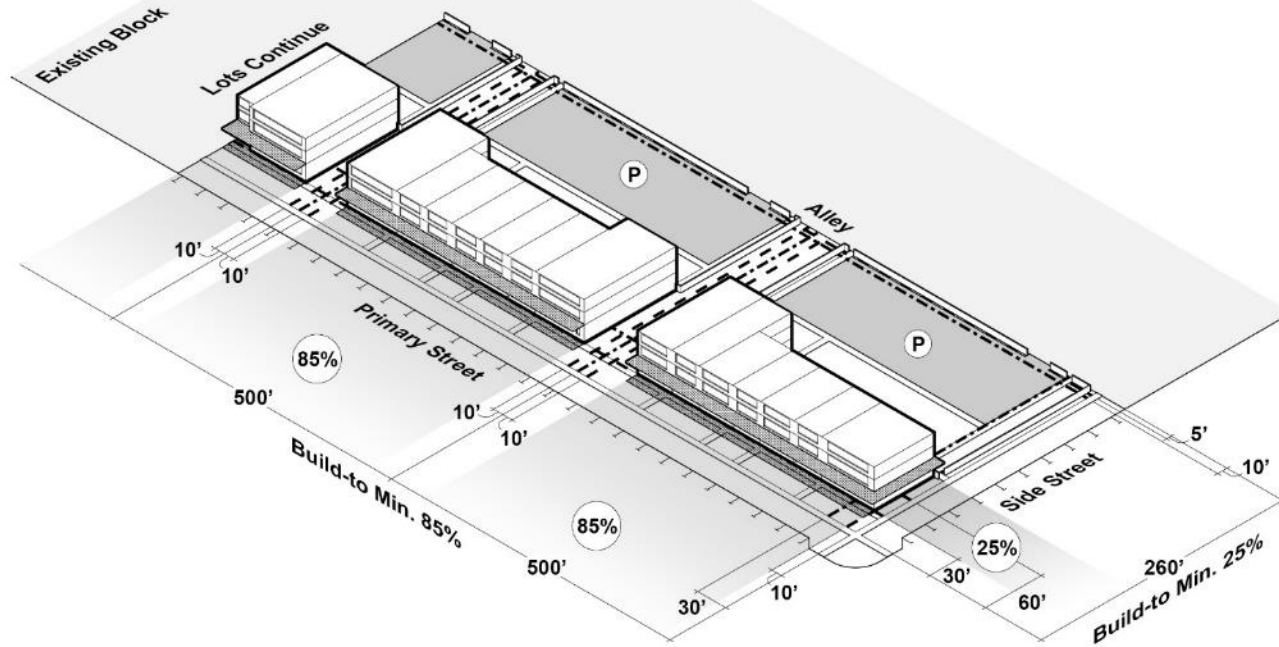
To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

EAST OLIVE DISTRICT EXAMPLES (Commercial-Retail Only)



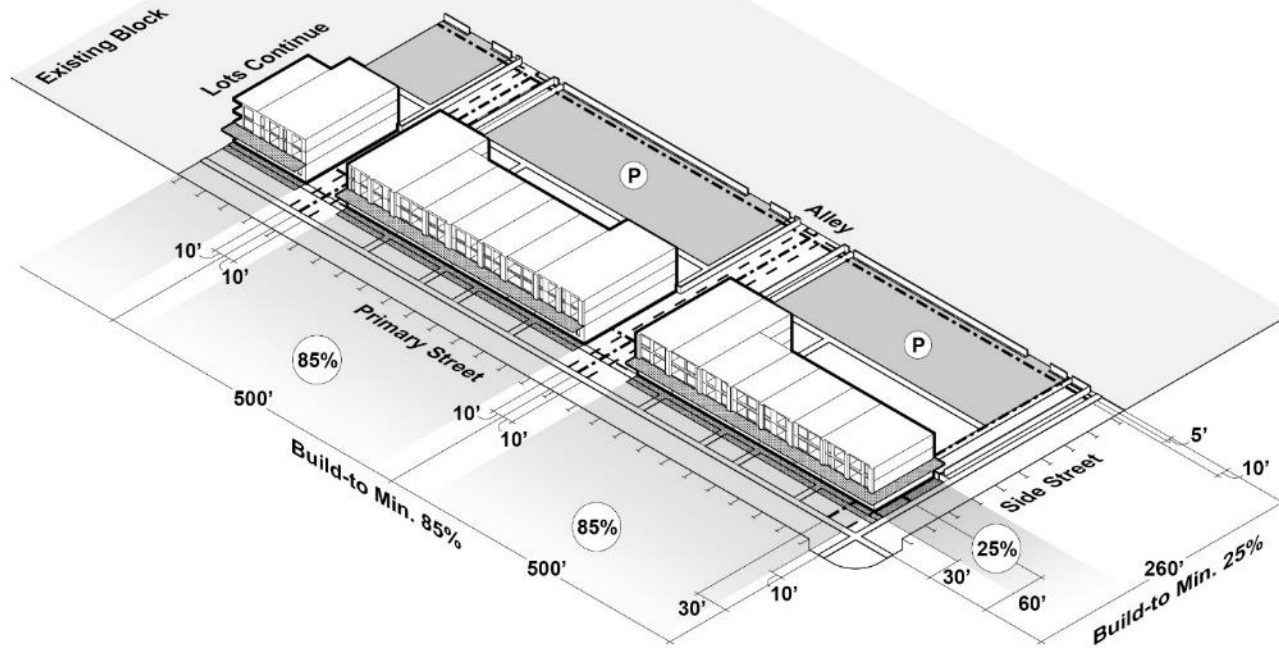
-----	Building Setback
- . - . - .	Parking Setback
.....	Building Max. Height
	Max. Encroachment
■	Parking

EAST OLIVE DISTRICT EXAMPLES *(Mixed-Use Office)*



-----	Building Setback
- - - - -	Parking Setback
.....	Building Max. Height
	Max. Encroachment
=====	Parking

EAST OLIVE DISTRICT EXAMPLES *(Mixed-Use Residential)*



---	Building Setback
...	Parking Setback
---	Building Max. Height
▨	Max. Encroachment
■	Parking



Plant Sciences Innovation District

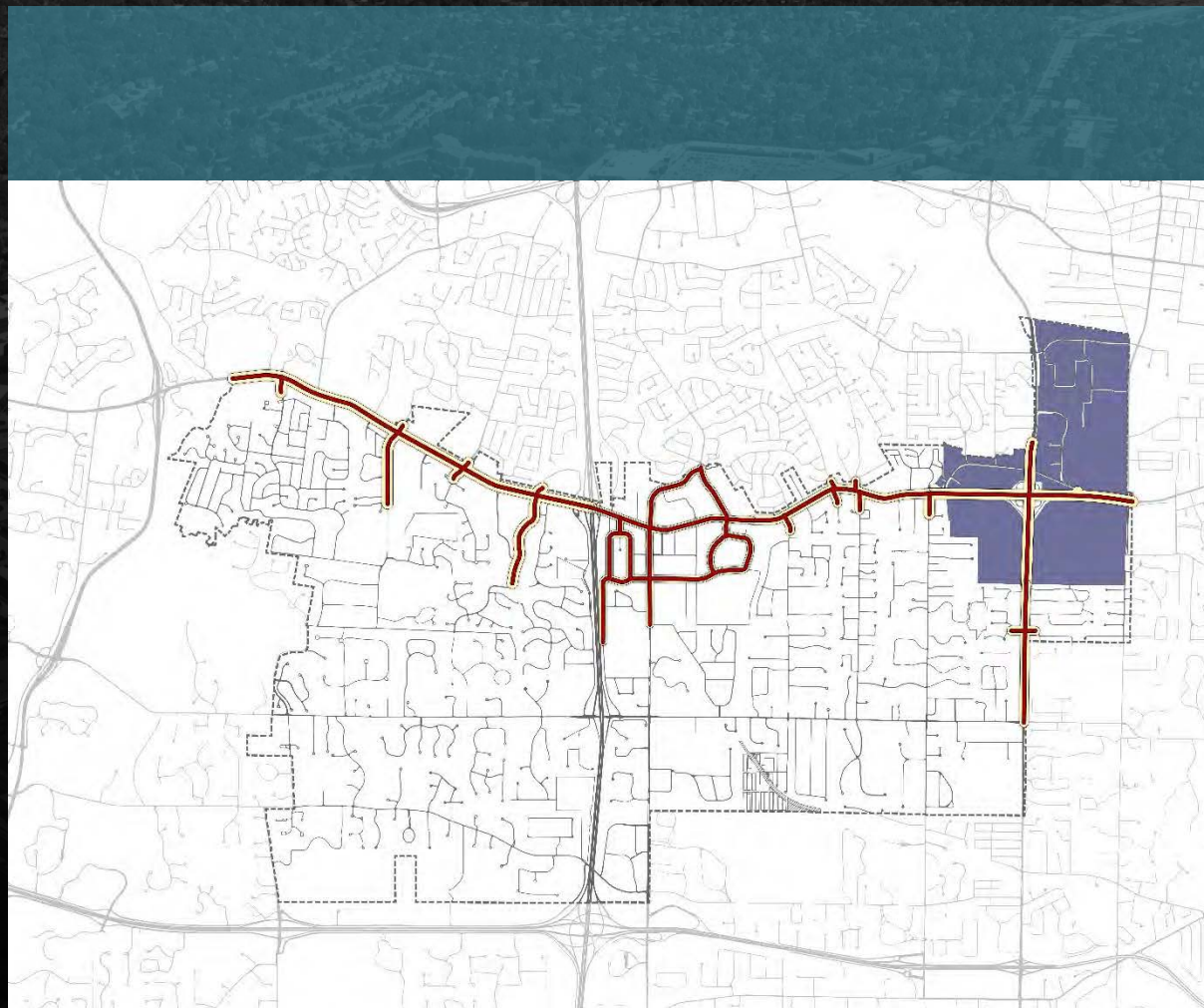
DRAFT PLAN

FRONTAGE PLAN

“Plant Sciences Innovation District”

Type XII – Mixed-Use Innovation Campus (MUIC)

The Mixed-Use Innovation Campus district is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development and other community amenities.



Type XII – Mixed-Use Innovation Campus

Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

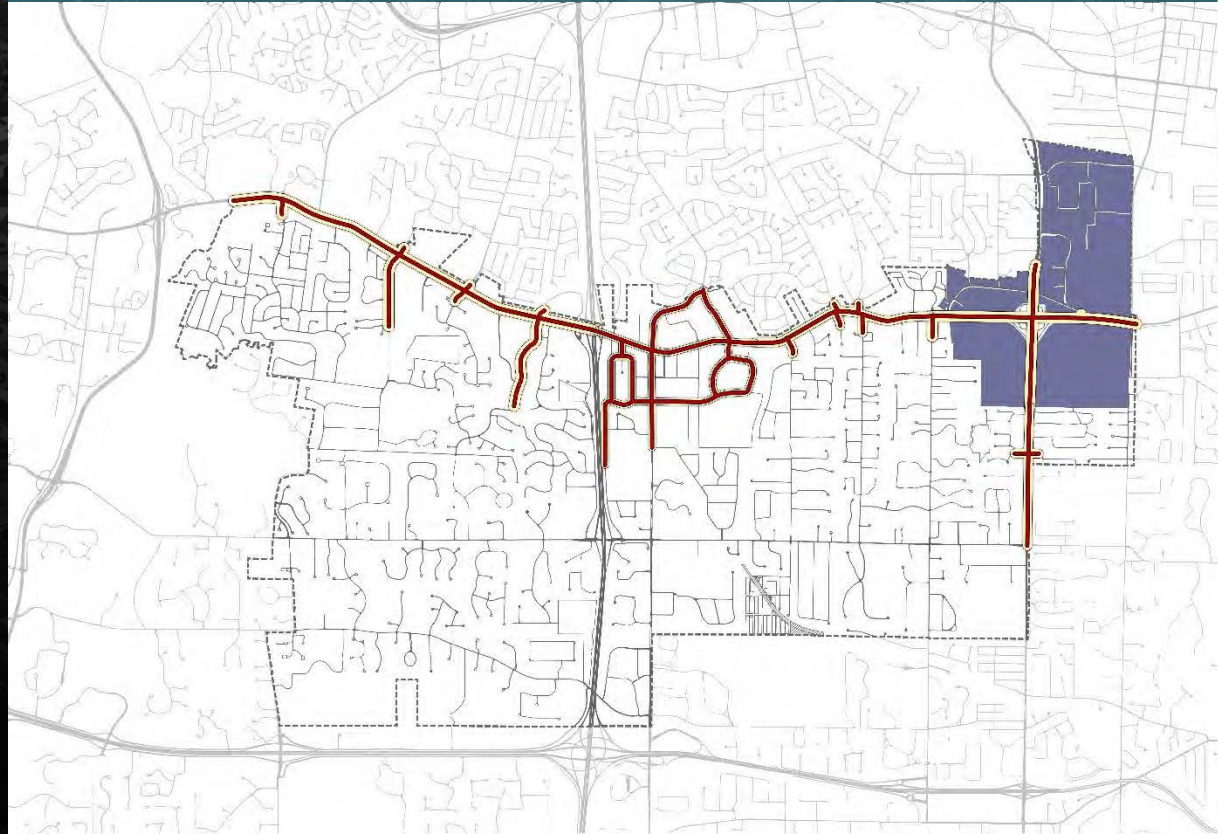
“Plant Sciences Innovation District”

PRIMARY STREETS

- Active, office & residential ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs
- Encourage outdoor dining and retail site amenities

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

DRAFT PLAN

FRONTAGE PLAN

All Areas

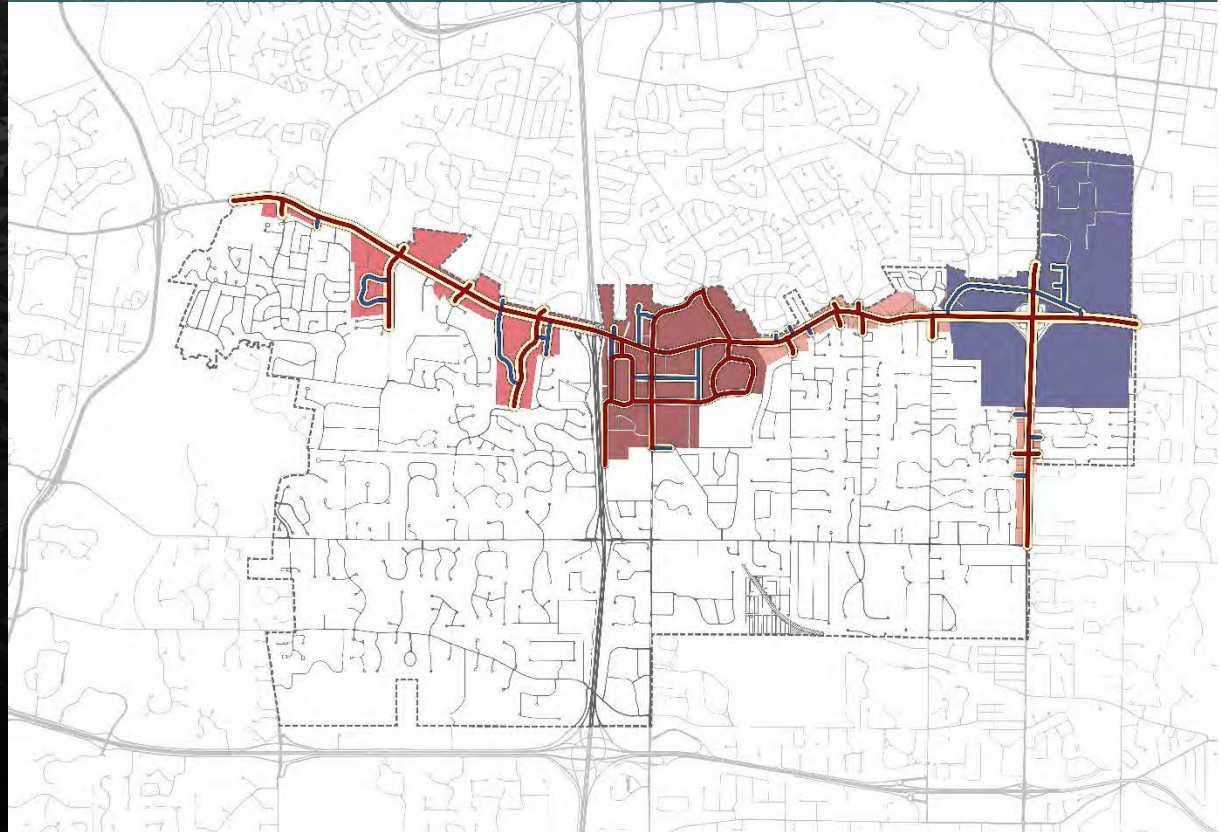
PRIMARY STREETS

SECONDARY STREETS

- Active, office & residential ground floor uses
- Consistent build-to line
- Side-lot and rear lot parking frontages and parking structures
- Building signs wayfinding ground signs
- Encourage outdoor dining and retail site amenities

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

DRAFT PLAN

FRONTAGE PLAN

All Areas

PRIMARY STREETS

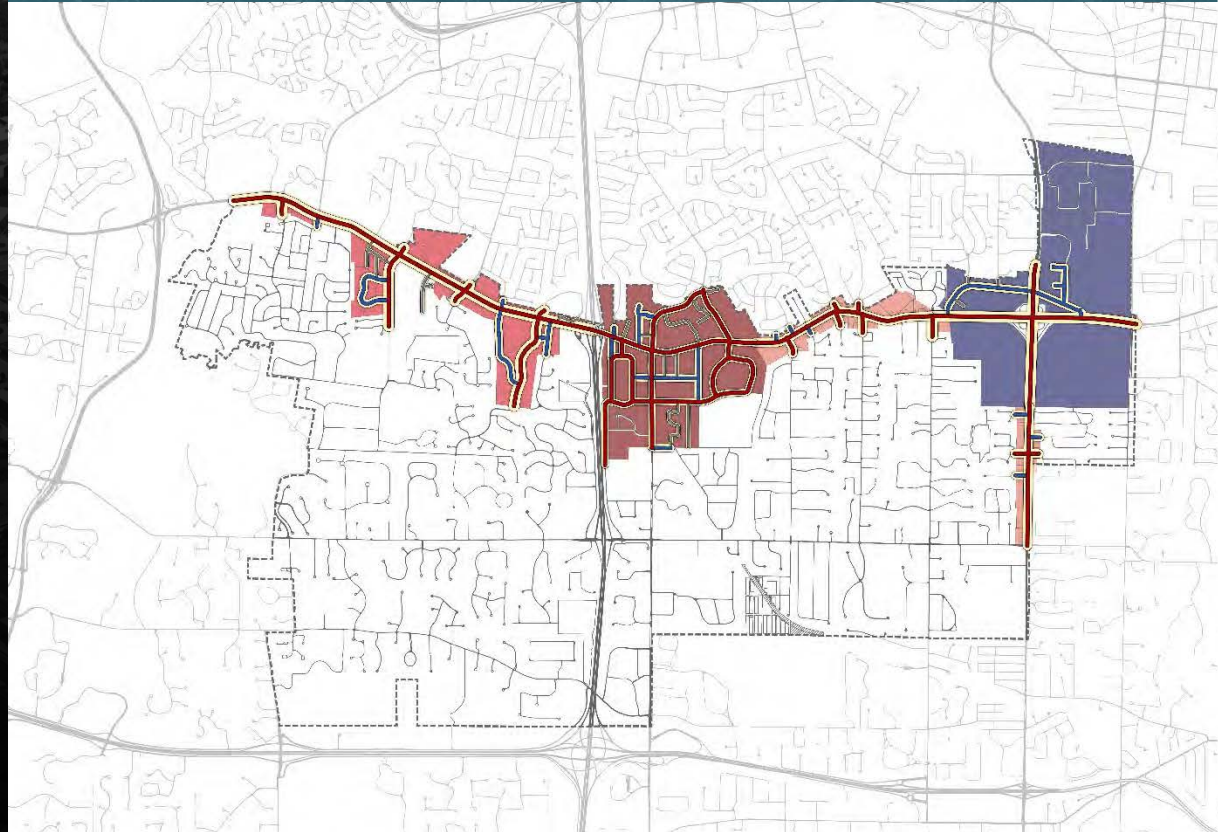
SECONDARY STREETS

SERVICE STREETS

- Limited setback requirement for service access
- No limitation on ground floor uses
- No limitation on parking

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

DRAFT PLAN

COMMUNITY CENTER DISTRICT – GOLF COURSE SCENARIOS

- The **current Comp Plan** calls for partial redevelopment of the NW corner of the golf course as a “public park with a plaza” to serve as “an anchor to the Central Business District”.
- Scenarios have been developed, **at the direction of P&Z Commission**, regarding the future of the golf course.
- The Commission needs to provide **direction on the scenarios...** what should be included and what should not.

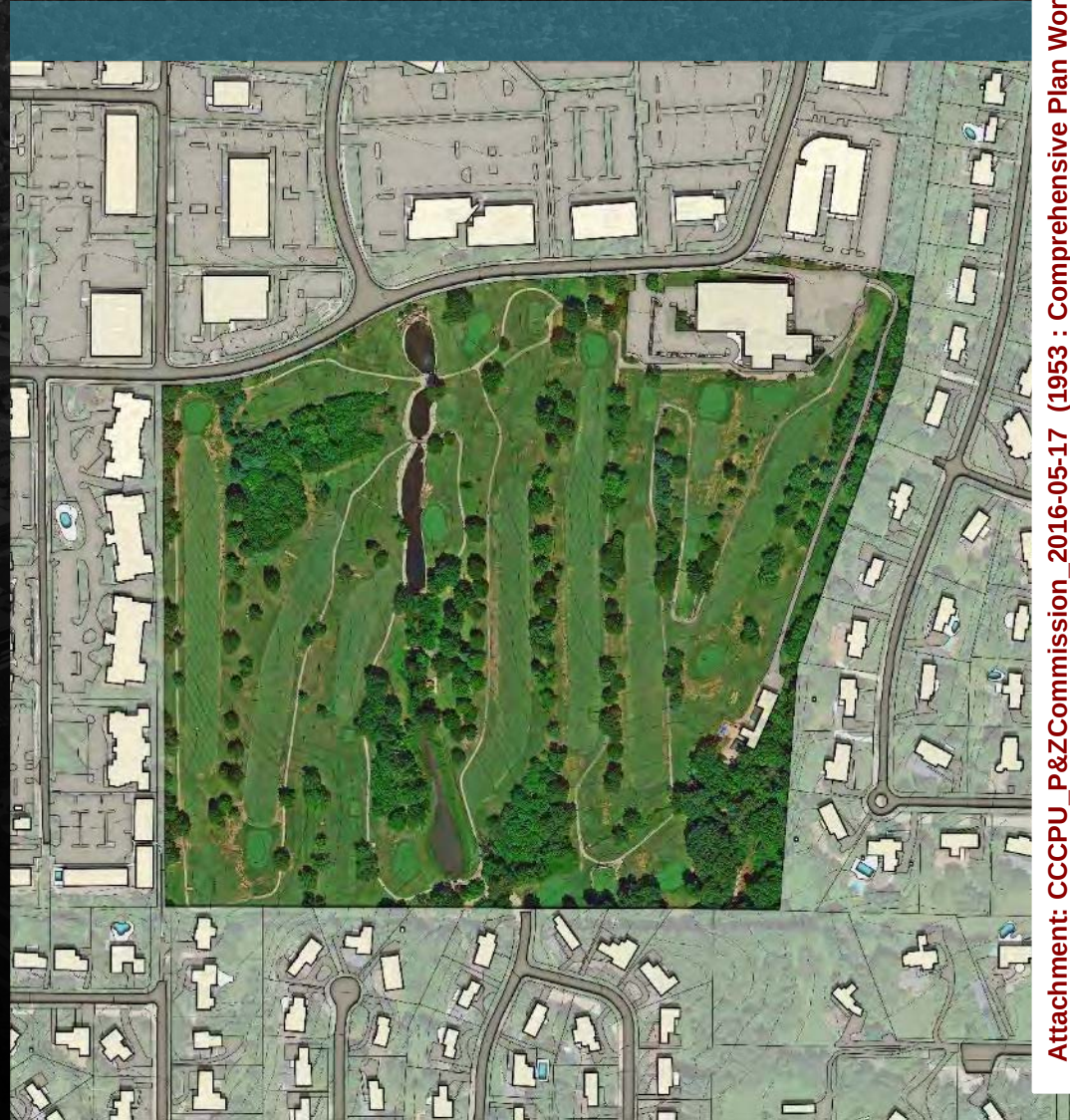


DRAFT PLAN

COMMUNITY CENTER DISTRICT – GOLF COURSE SCENARIOS

All scenarios have the following in common...

- They are **Comp Plan-level land use scenarios**, not site master plans
- They all maintain **at least half of the site** as a public park amenity
- They are all predicated upon **future attitudes and use of the golf course** (...if, and only if, the golf course is no longer a golf course...)



DRAFT PLAN

GOLF COURSE SCENARIOS

SCENARIO 1:

Keep the Municipal Golf Course

- Retain the existing golf course as is
- Undertake improvements to the facility over time to improve play and use



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GOLF COURSE SCENARIOS

SCENARIO 2:

Central City Park

- Redevelop the entire golf course property as a new central city park
- Improve and expand the Dielmann Complex over time



DRAFT PLAN

GOLF COURSE SCENARIOS

SCENARIO 2:

Central City Park

- Redevelop the entire golf course property as a new central city park
- Improve and expand the Dielmann Complex over time
- *OPTIONALLY: Add new perimeter streets on the south and west edges to improve visibility and access*



DRAFT PLAN

GOLF COURSE SCENARIOS

SCENARIO 3-A:

Central City Park & Government Center

- Redevelop the entire golf course property as a new central city park
- Construct a new Government Center and/or Police Station in the park along Olde Cabin Road
- Improve and expand the Dielmann Complex over time
- *OPTIONALLY: Add new perimeter streets on the south and west edges to improve visibility and access*



DRAFT PLAN

GOLF COURSE SCENARIOS

SCENARIO 3-A:

Central City Park & Government Center

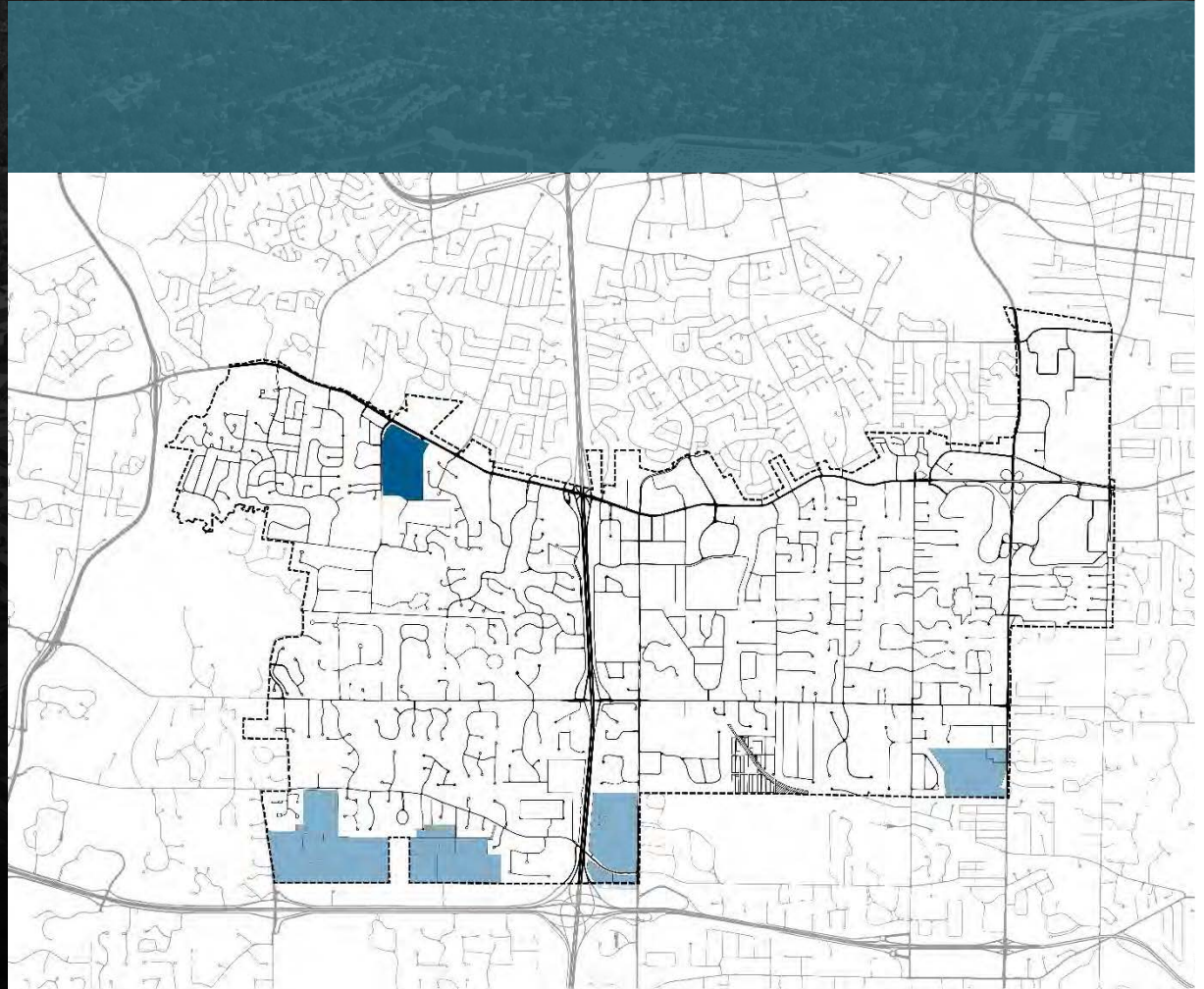
- Redevelop the entire golf course property as a new central city park
- Construct a new Government Center and/or Police Station facing the park along Olde Cabin Road
- Improve and expand the Dielmann Complex over time
- *OPTIONALLY: Add new perimeter streets on the south and west edges to improve visibility and access*



DRAFT PLAN

PROPOSED CAMPUS PLACE TYPES

-  VII – Campus-Suburban (C-S)
-  VIII – Campus-Urban (C-U)



PLACE TYPES

PROPOSED CAMPUS PLACE TYPES

Type VIII – Campus-Urban (C-U)

The Campus-Urban district is intended for the development of large office structures, institutional facilities, research buildings, educational, and healthcare facilities on major arterial roads with a high-intensity, walkable street frontage.

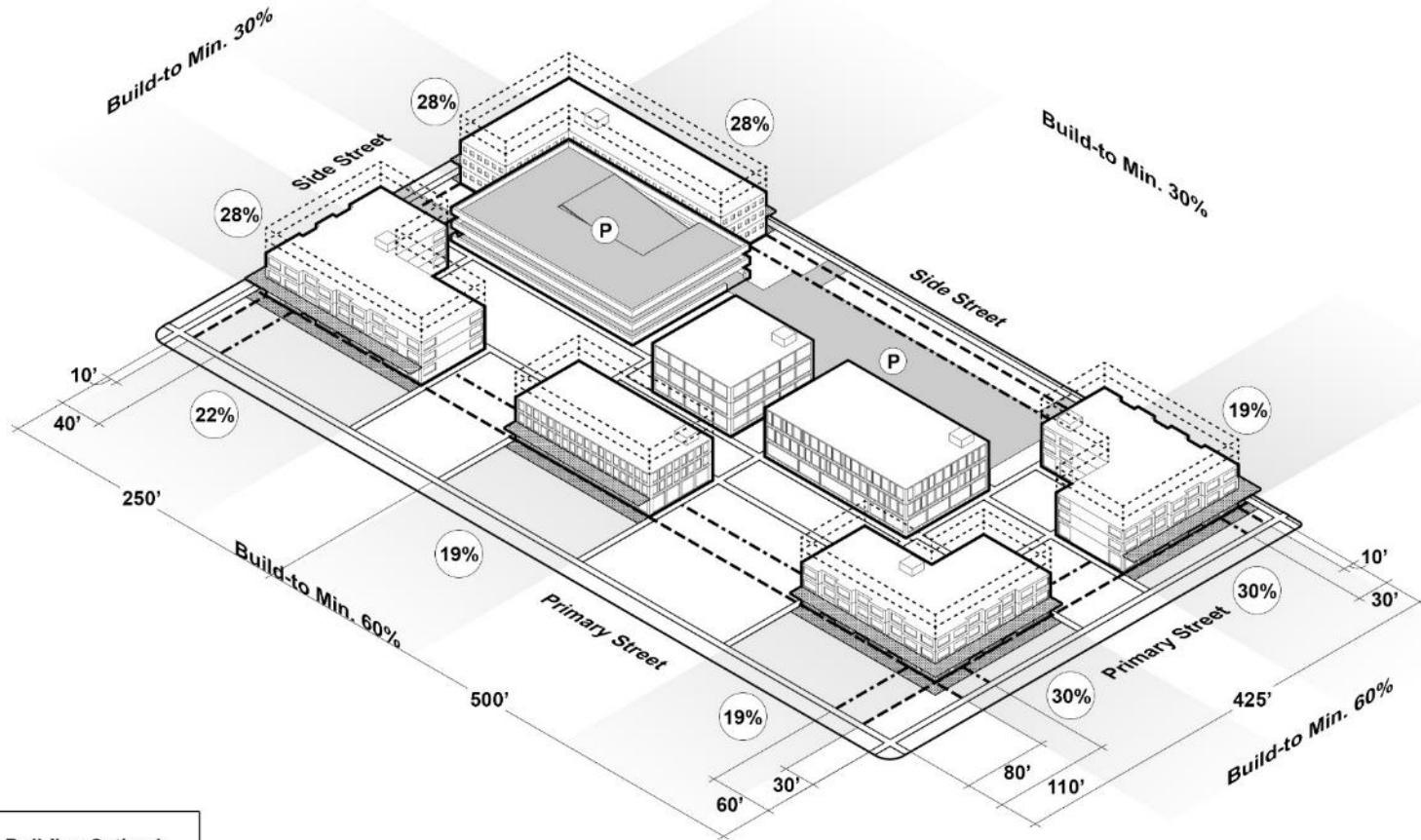
Minimum size: 5 Acres



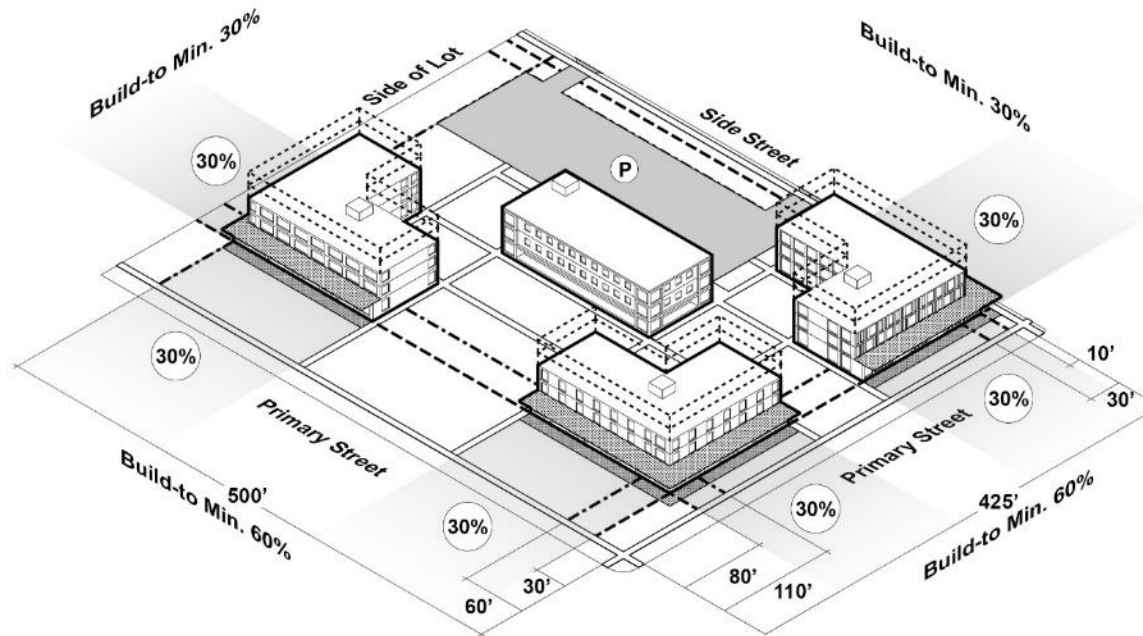
Type VIII – Campus-Urban (C-U)
Existing Character Images



CAMPUS – URBAN (Full-Block Configuration)



CAMPUS – URBAN (*Partial-Block Configuration*)



---	Building Setback
-.-.-	Parking Setback
.....	Building Max. Height
	Max. Encroachment
■	Parking

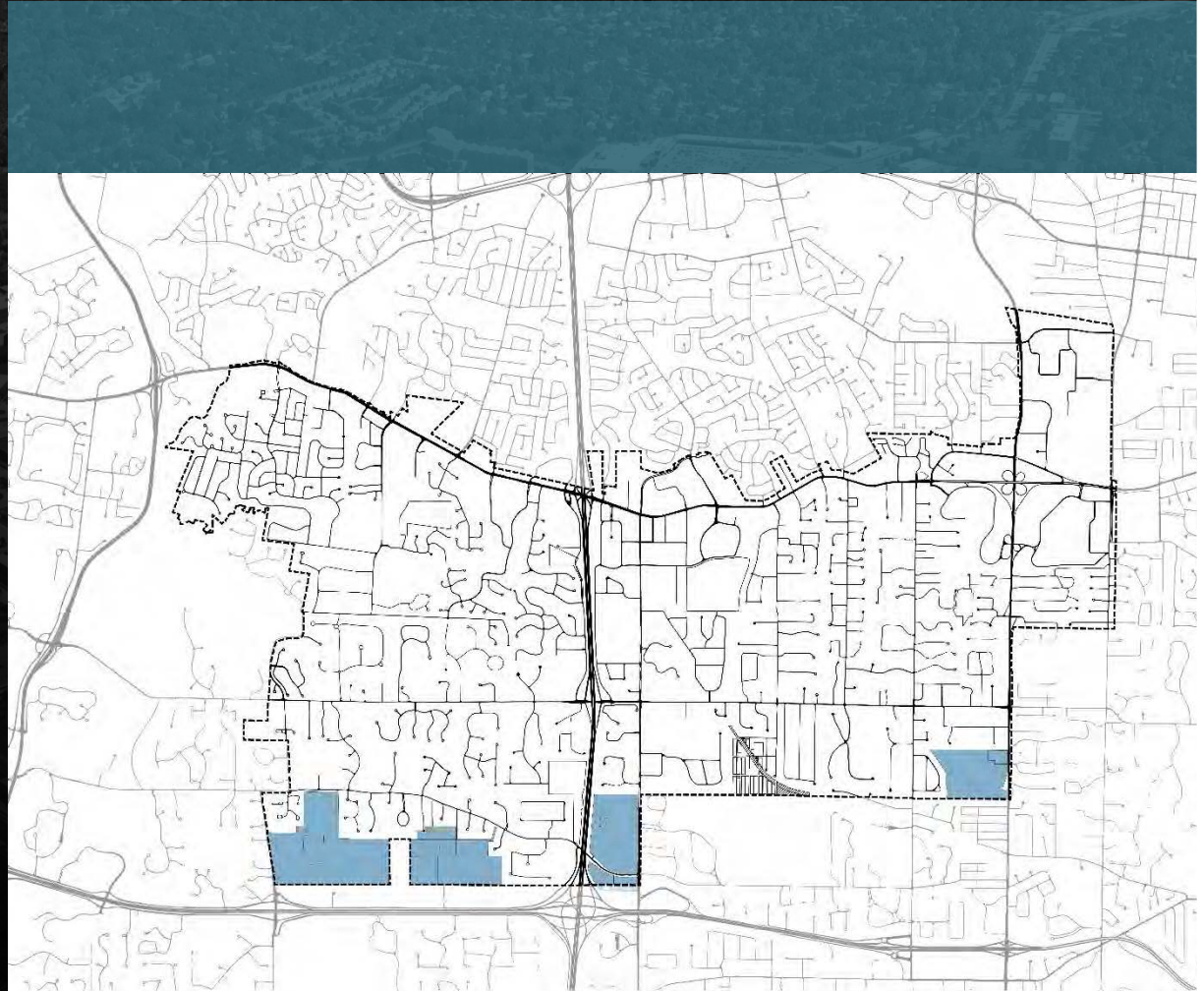
PLACE TYPES

PROPOSED CAMPUS PLACE TYPES

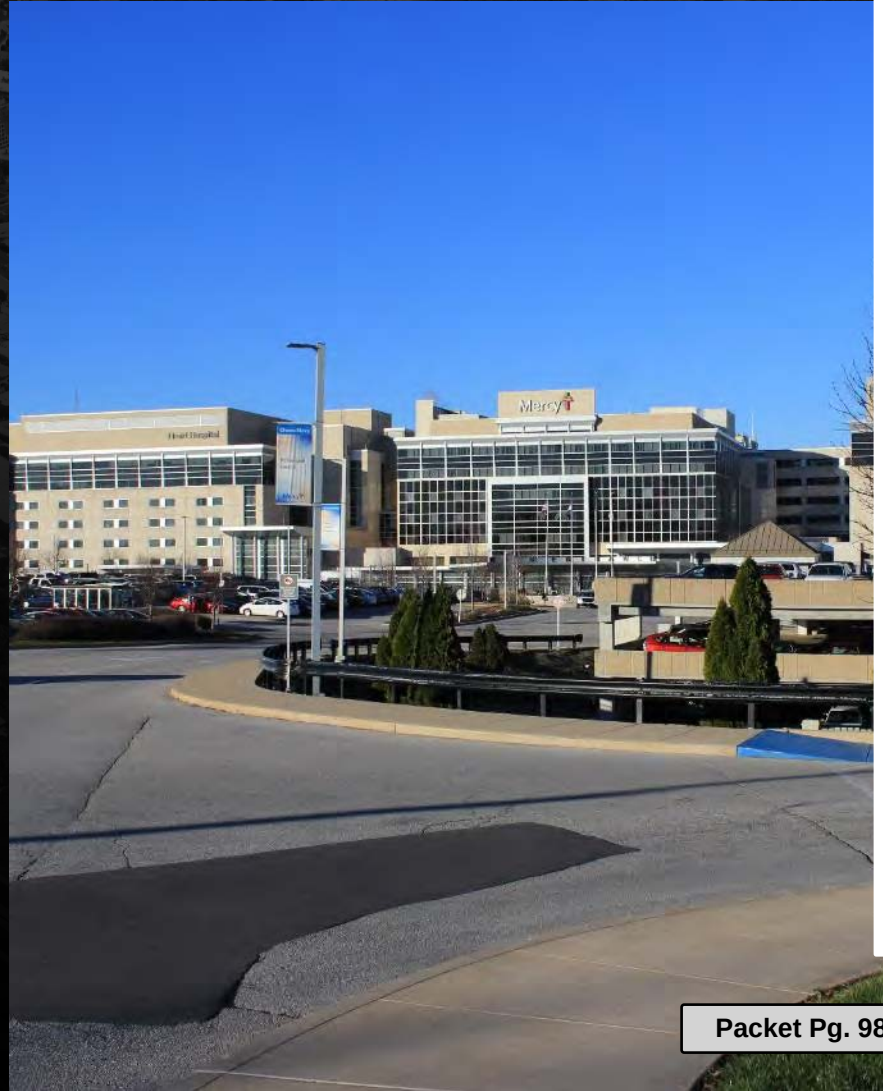
Type VII – Campus- Suburban (C-U)

The Campus-Urban district is intended for the development of large office structures, institutional facilities, research buildings, educational, and healthcare facilities in predominantly residential areas or on secondary roads with low-intensity, landscape frontages.

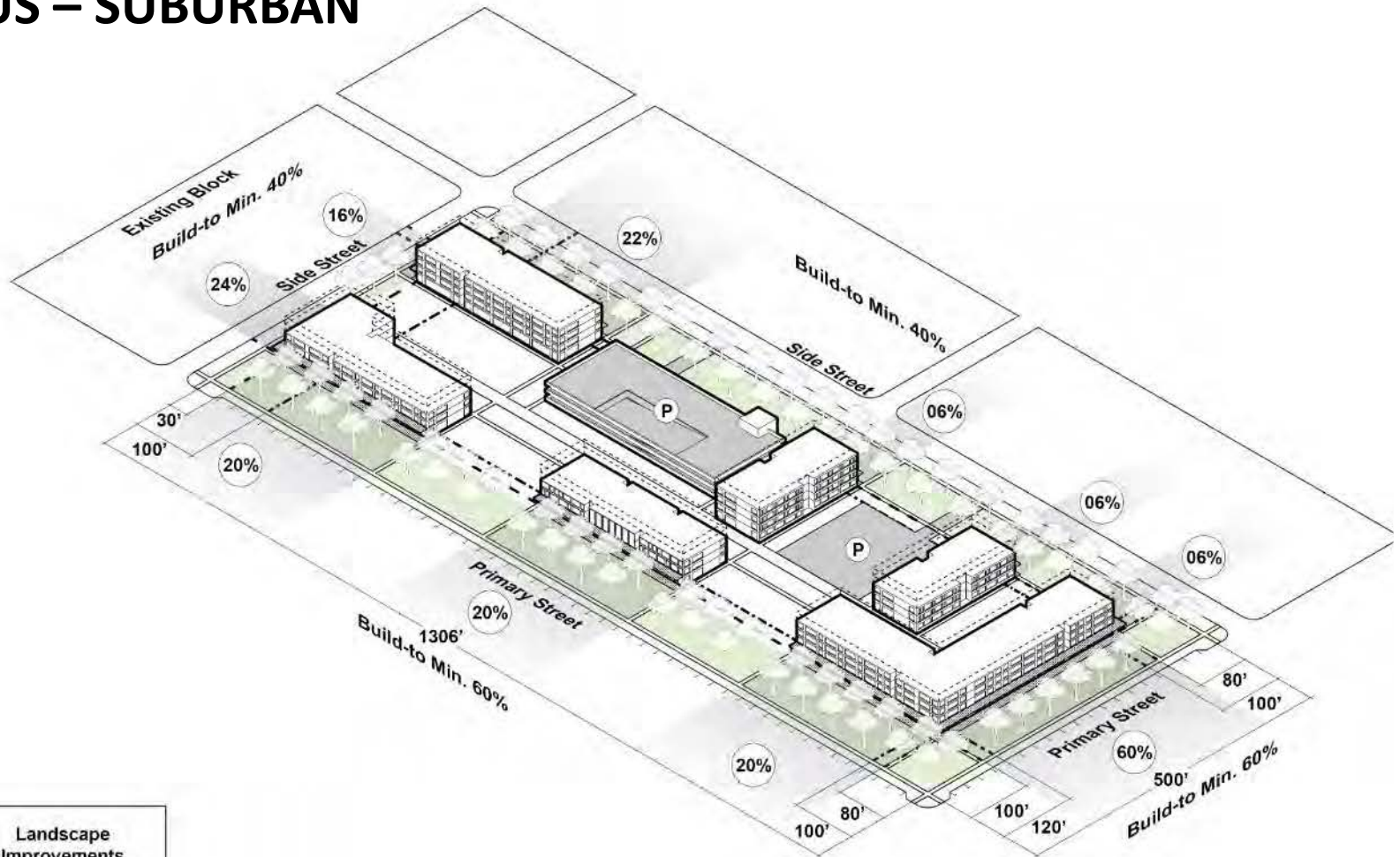
Minimum size: 10 Acres



Type VII – Campus-Suburban (C-S)
Existing Character Images



CAMPUS – SUBURBAN



Recommendations for Commercial Districts

For new development and redevelopment.

To the extent practicable, these recommendation should also apply to significant additions (51% or greater of the existing building) to further the vision of the district.

GENERAL RECOMMENDATIONS

- Update existing design guidelines for commercial buildings for each commercial/mixed-use Community Place Type match the desired district character.
- Establish a consistent landscape and public realm vision for Olive Boulevard across all Place Type districts.
- Establish tree planting and coverage standards for commercial/mixed-use lots and surface parking lots
- Establish a minimum percentage of vegetated green space to be preserved on site.
- Coordinate with Ayers Saint Grosse (ASG), the planner for the Plant Sciences Innovation District, on recommendations for the Mixed-Use Innovation Campus

Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

8.1.b

THE CITY OF CREVE COEUR, MO

DRAFT
COMPREHENSIVE PLAN
Community Amenities & Facilities

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

GOAL 4:

Community Amenities & Facilities

Creve Coeur will enhance existing public facilities and provide a variety of high-quality public amenities and community facilities **that meet the needs and desires of all Creve Coeur residents.**

GOAL 4:

Community Amenities & Facilities

1. Improve City facilities, including the police department headquarters, City Hall, and City fire stations.
2. Enhance existing and develop new recreational facilities at existing City parks and recreation areas.
3. Continue to improve the quality and responsiveness of City services.
4. Continue to actively develop and implement the Capital Improvement Program that addresses the needs and desires of the community.
5. Ensure that the Creve Coeur, West Overland, and Monarch Fire Protection Districts continue to provide quality services to residents of the City; maintain a water system that provides for acceptable fire flow rates, and ensure the continuation of a strong level of police services.
6. Expand partnership and cooperative agreements with the various government entities and public and private institutions within the region.
7. Reexamine the City's relationship with the County to determine the extent and quality of the provision of services shared by the City and County.
8. Conduct a detailed inventory of present and potential future power needs within the city, particularly along Olive Boulevard and as they relate to needs of the emerging high tech businesses.
9. Develop a mechanism to map all fiber optic infrastructure within the City; encourage deployment of fiber optics more evenly throughout the City; establish a procedure to measure the amount of fiber optics by mileage.
10. Establish a High-Tech Users Group to guide discussion and develop specific recommendations related to electrical and other infrastructure issues.
11. Maintain existing and develop new reciprocal agreements to share facilities with surrounding municipalities.

Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

8.1.b

An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential, commercial, and industrial areas. The image is overlaid with a semi-transparent blue filter. The text 'DRAFT COMPREHENSIVE PLAN' is superimposed on the lower half of the image.

DRAFT COMPREHENSIVE PLAN

Parks, Open Space & Environment Plan

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

GOAL 5:

Parks, Open Space & Environment

Creve Coeur will utilize its physical geography and diverse landscapes to become **a regionally-recognized premier green community** and to **increase the amount of accessible public parks and open space** for environmental preservation and recreation.

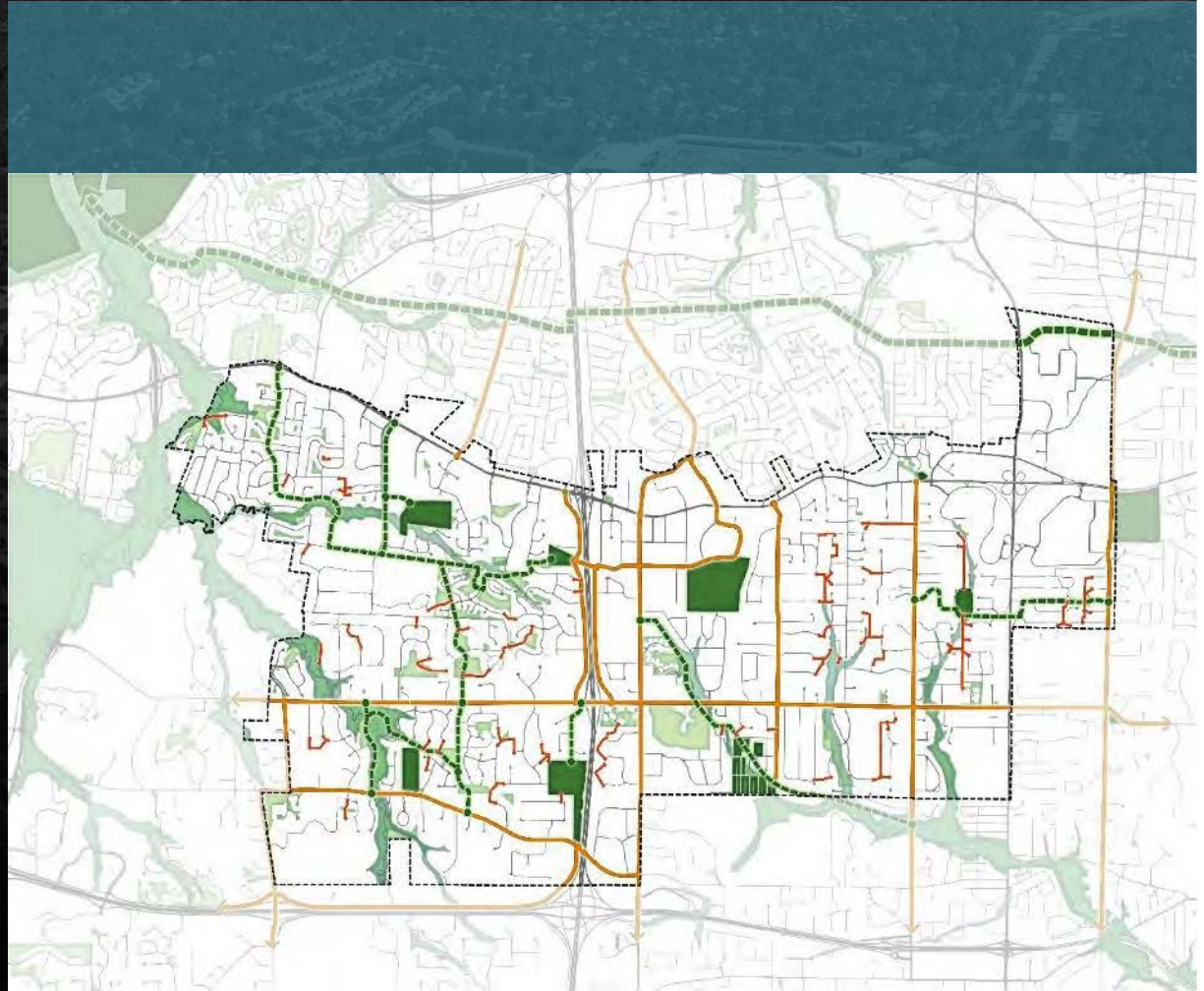
GOAL 5:

Parks, Open Space & Environment

1. Actively purchase and acquire open spaces, natural areas, creeks, and rights-of-way as needed to create a connected open space network and develop a trail system.
2. Actively pursue the integration of trails and bikeways in to the landscape and create a comprehensive community wide network of off-street and on-street connections for pedestrians between parks and open spaces, commercial centers, schools, and neighborhoods.
3. Develop an environmental overlay zone for the preservation of landscape and tree canopy.
4. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate.
5. Explore the development of a central urban park or plaza as the central gathering space of the community (perhaps as part of the Community Center district), community recreation center, youth center, library, or community center.
6. Identify and designate parcels for possible future purchase by the City and redevelopment as public park space.
7. Expand the use of cooperative agreements with local schools to provide access to recreational facilities, school playgrounds, and open space.
8. Enhance Creve Coeur's existing parks and open spaces to establish greater plant and wildlife diversity.
9. Mitigate flooding and waterway impacts from adjacent development and improve water quality.
10. Work with the Creve Coeur Racquet Club for expanded recreational opportunities for City residents through a public-private partnership or other mechanism.

DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

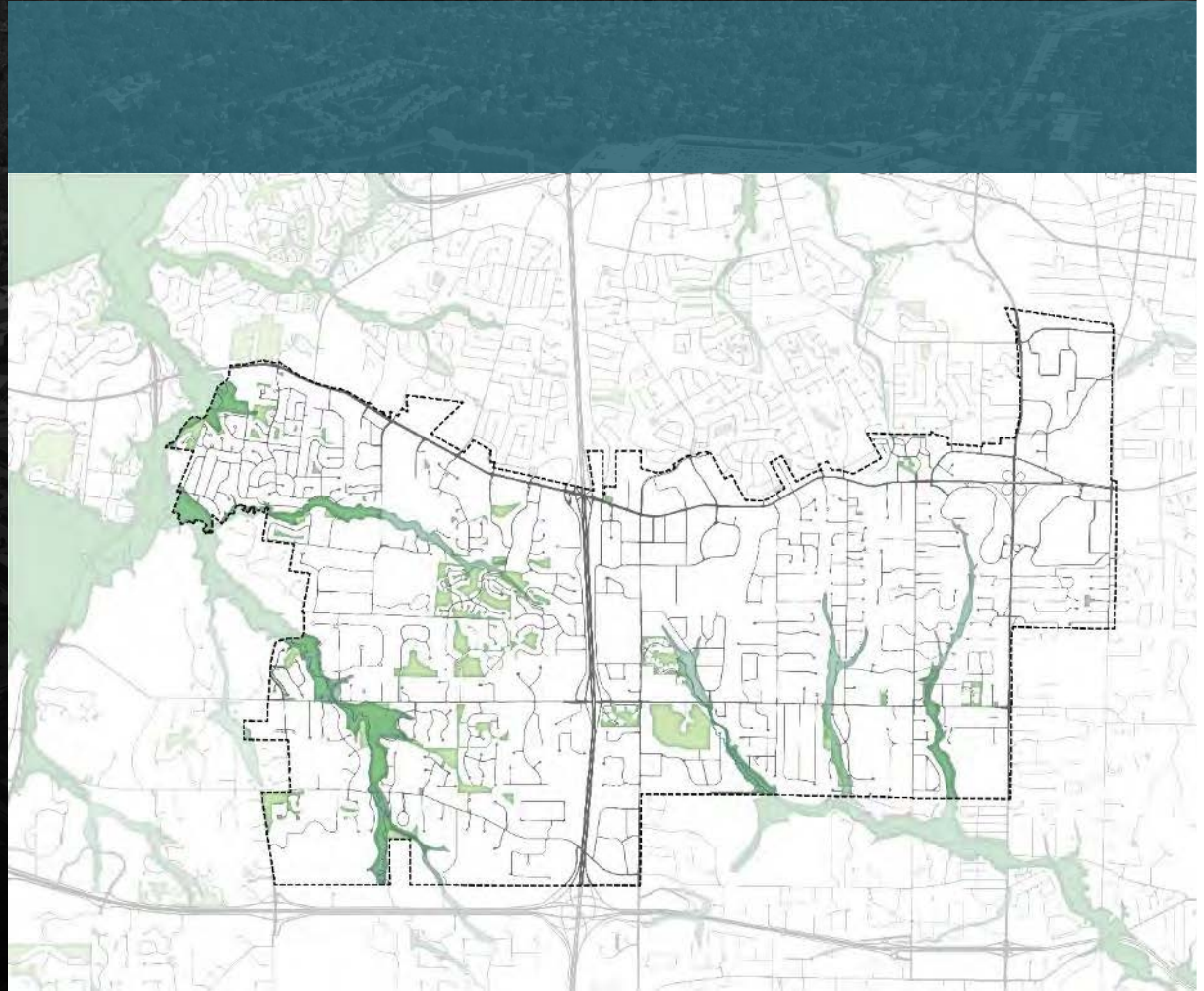


Objective: Utilize Creve Coeur's natural amenities to create an expanded, interconnected system of parks, open space, and passive and active recreation facilities.

DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

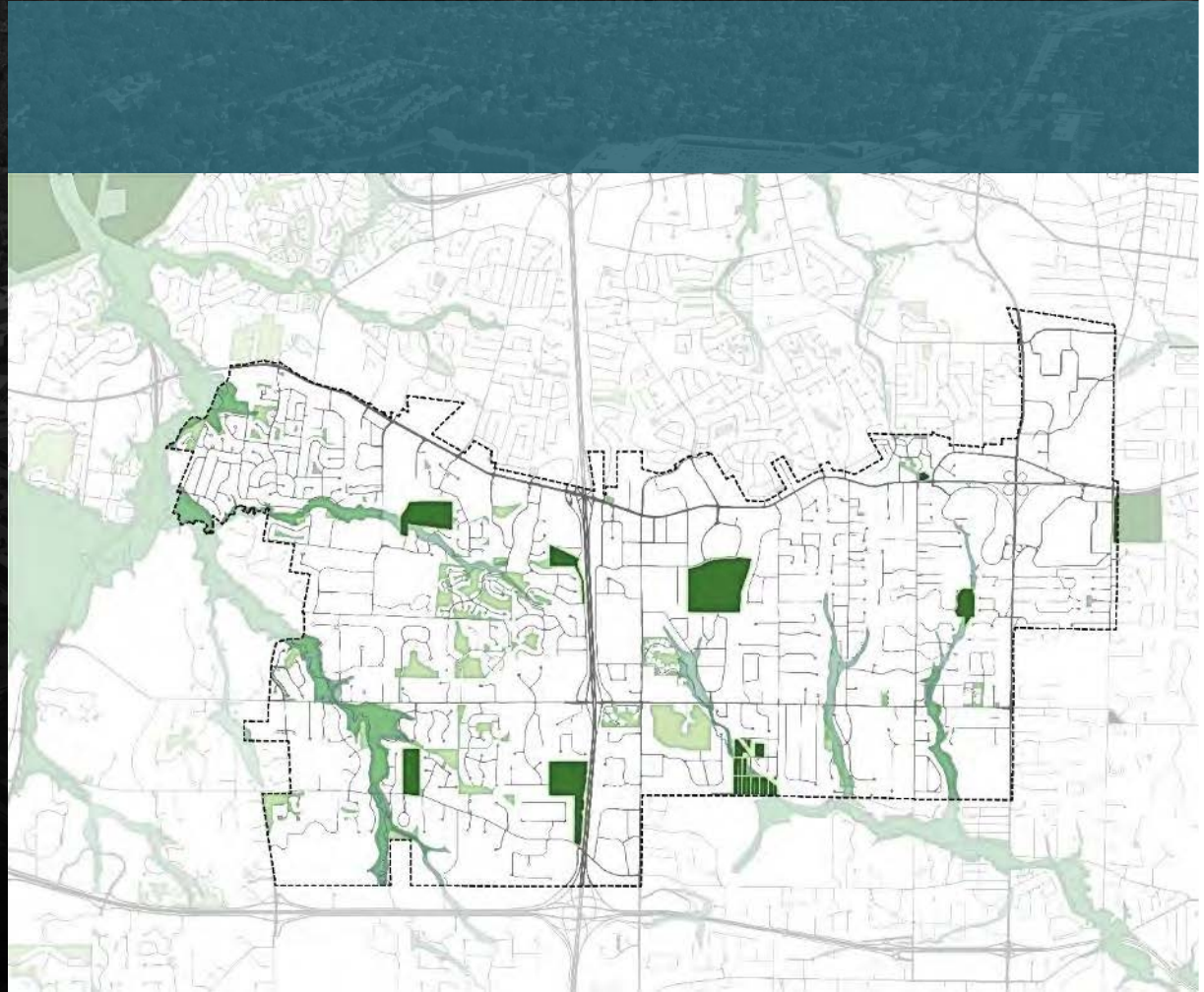
- Open Space & Green Corridors



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

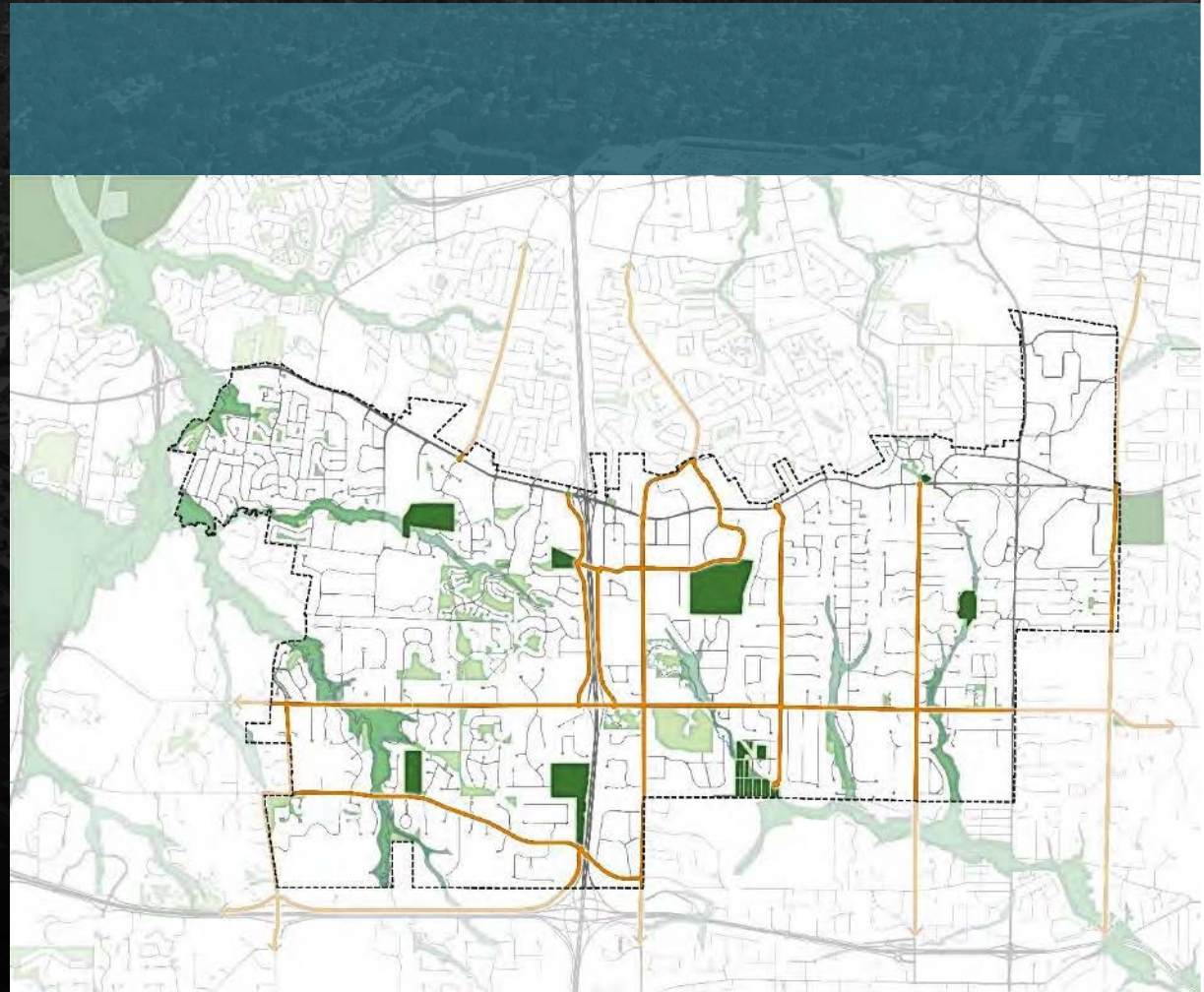
- Open Space & Green Corridors
- Primary Recreation Areas



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

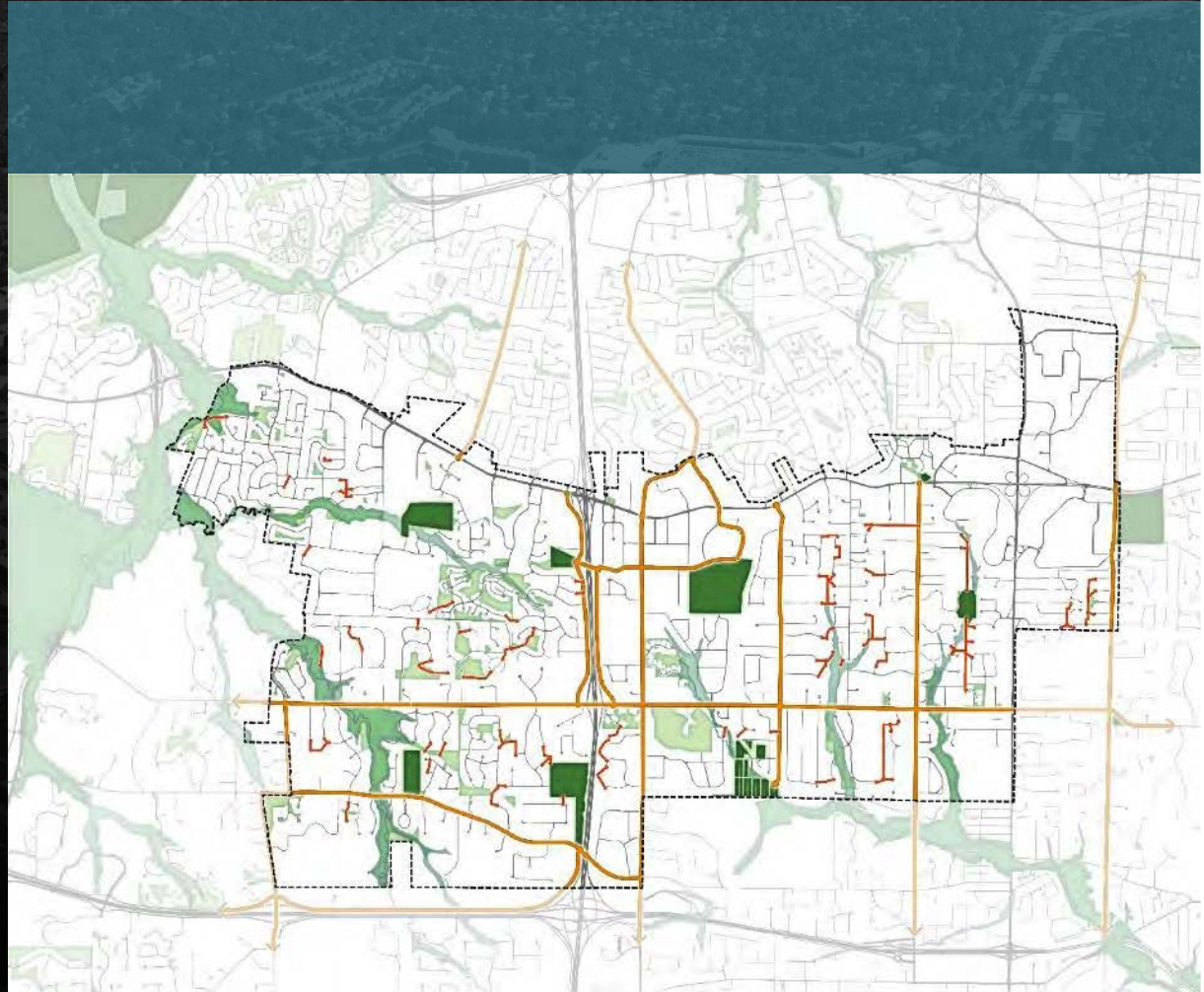
- Open Space & Green Corridors
- Primary Recreation Areas
- Multi-Use Pathways (Bicycle & Pedestrian)



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

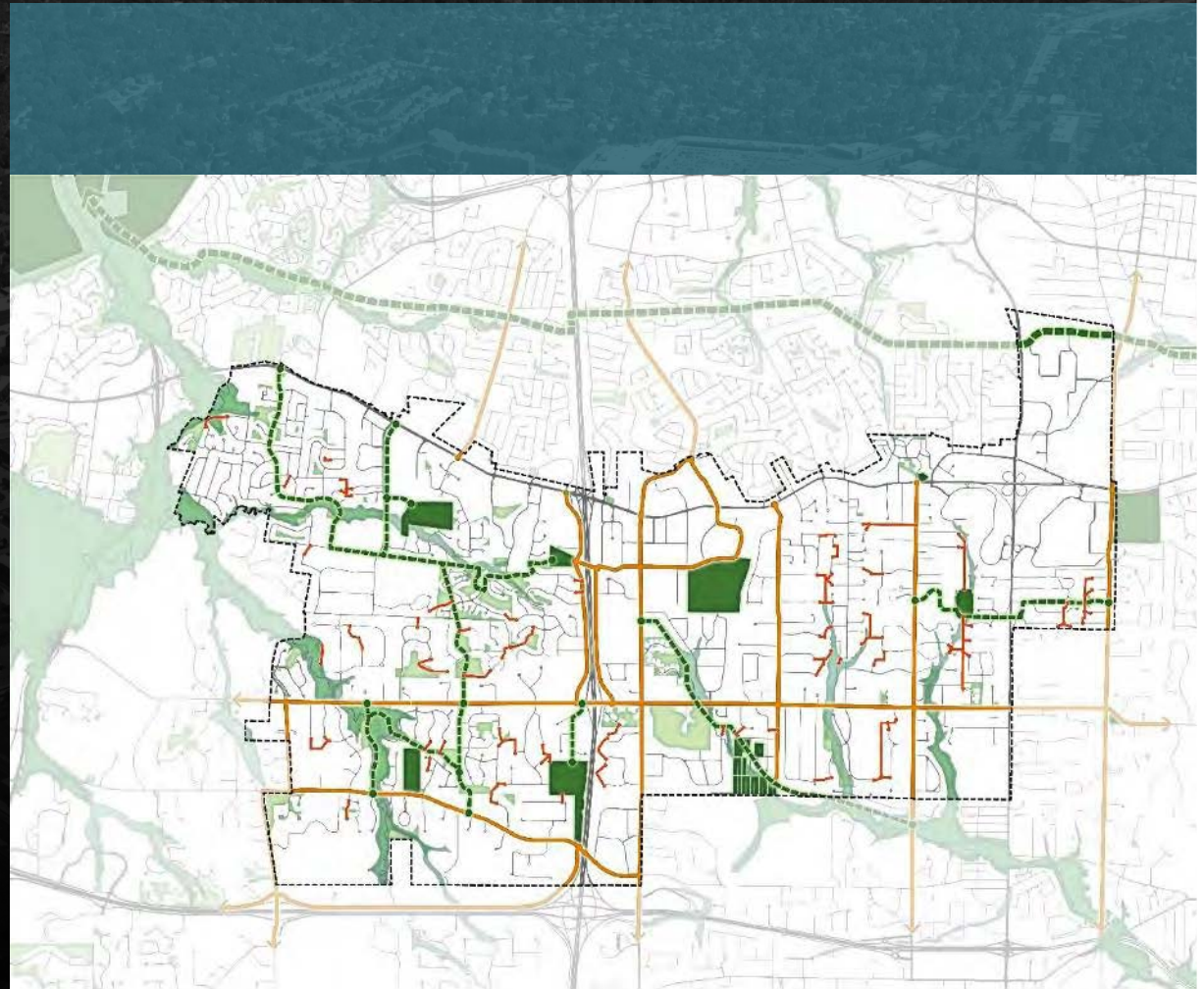
- Open Space & Green Corridors
- Primary Recreation Areas
- Multi-Use Pathways (Bicycle & Pedestrian)
- Pedestrian Walks (Between Neighborhoods)



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

- Open Space & Green Corridors
- Primary Recreation Areas
- Multi-Use Pathways (Bicycle & Pedestrian)
- Pedestrian Walks (Between Neighborhoods)
- Greenway Trails (Bicycle & Pedestrian)



Objective: Utilize Creve Coeur's natural amenities to create an expanded, interconnected system of parks, open space, and passive and active recreation facilities.

Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

8.1.b

THE CITY OF CREVE COEUR, MO

An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential, commercial, and industrial areas. The image is overlaid with a semi-transparent blue filter. The text 'DRAFT COMPREHENSIVE PLAN' is written in large, bold, black capital letters across the middle of the image. Below it, the text 'Transportation, Connectivity & Mobility' is written in a smaller, bold, white italicized font.

**DRAFT
COMPREHENSIVE PLAN**
Transportation, Connectivity & Mobility

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

GOAL 6:

Transportation, Connectivity & Mobility

Creve Coeur will utilize development and partnerships with other jurisdictions to better **manage automobile traffic, reduce traffic congestion and improve transit, walkability and bikeability.**

GOAL 6:

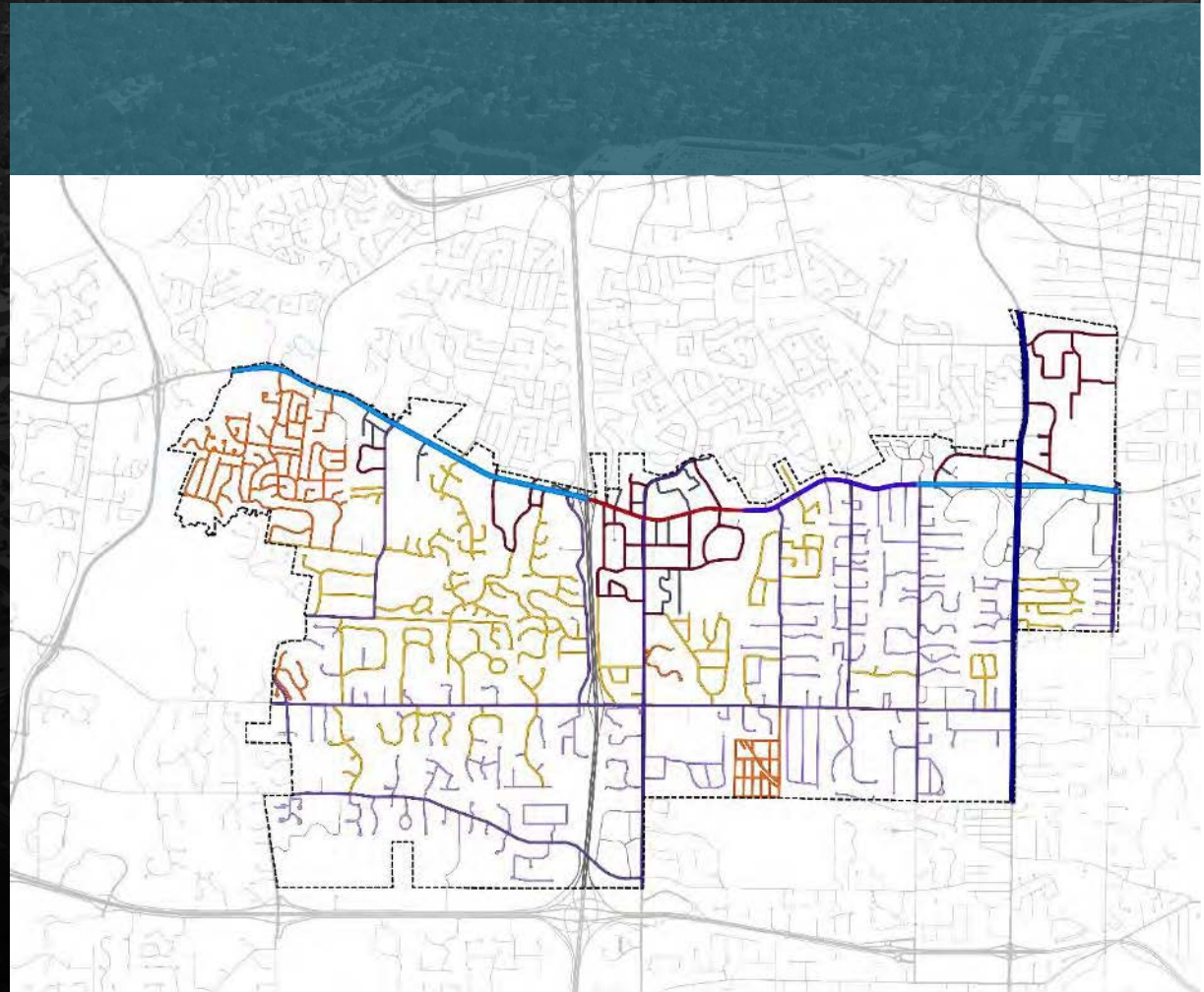
Transportation, Connectivity & Mobility

1. Develop a comprehensive network of pedestrian and bicycle infrastructure and facilities to become a premier walkable and bikeable community
2. Improve access to public transit opportunities to ensure an equity of mobility for all residents and visitors—regardless of age, income, or ability.
3. Use environmental design, operations, and management to help reduce vehicular congestion on Olive Boulevard.
4. Reduce traffic impact and cut-through traffic in residential areas.
5. Improve north-south vehicular flow in the western half of the City.
6. Promote vehicular cross-access between commercial parking lots.
7. Improve coordination with East-West Gateway Council of Governments (EWGCOG) to increase the City's role in regional transportation planning and transportation initiatives.
8. Develop modified engineering and design standards for streets that do not adversely affect pedestrian and bicycle performance.
9. Develop procedures for addressing requests for local traffic calming.
10. Increase local connectivity to the Great Rivers Greenway District's (GRG) regional "River Ring" greenway network and facilitate implementation of GRG projects in Creve Coeur.
11. Establish minimum level of service standards for residents and visitors and require new development and redevelopment in the Creve Coeur area to mitigate traffic impacts.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type (I & II)
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street
- Residential Street
- Lane

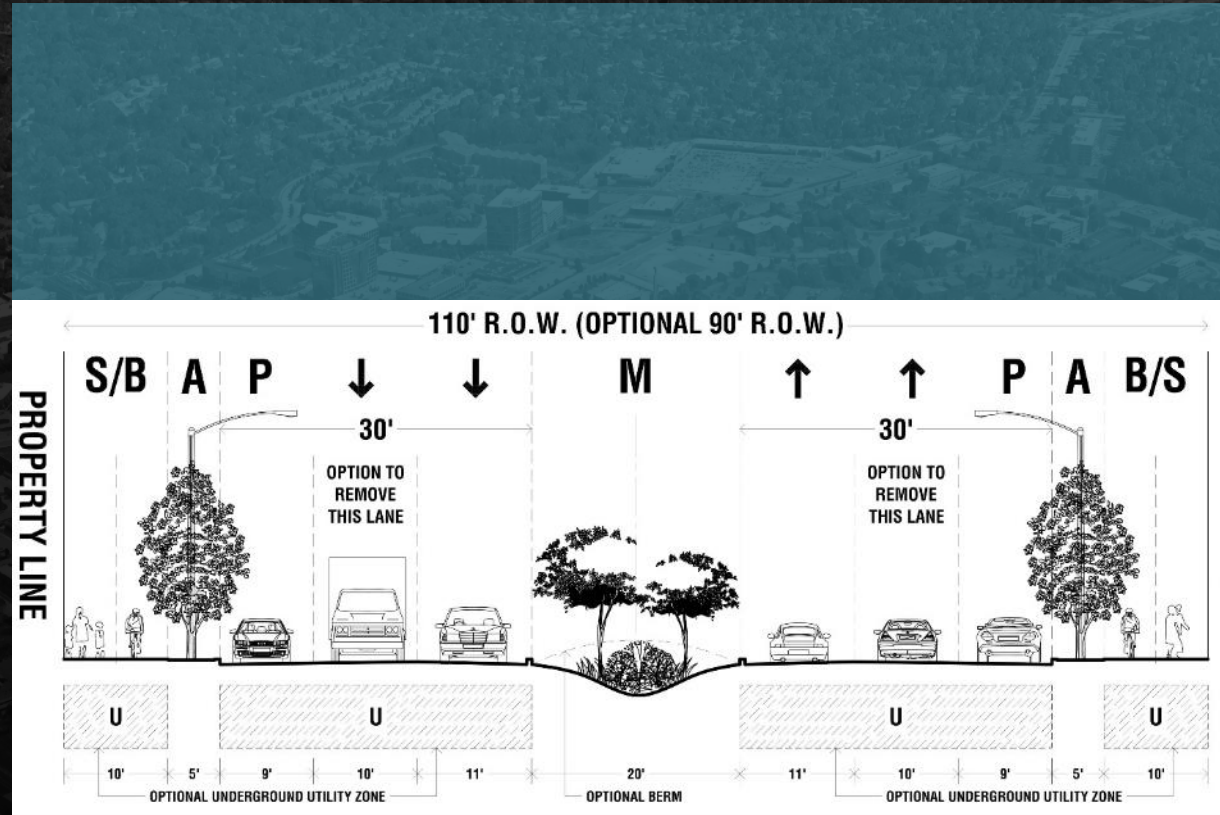


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type

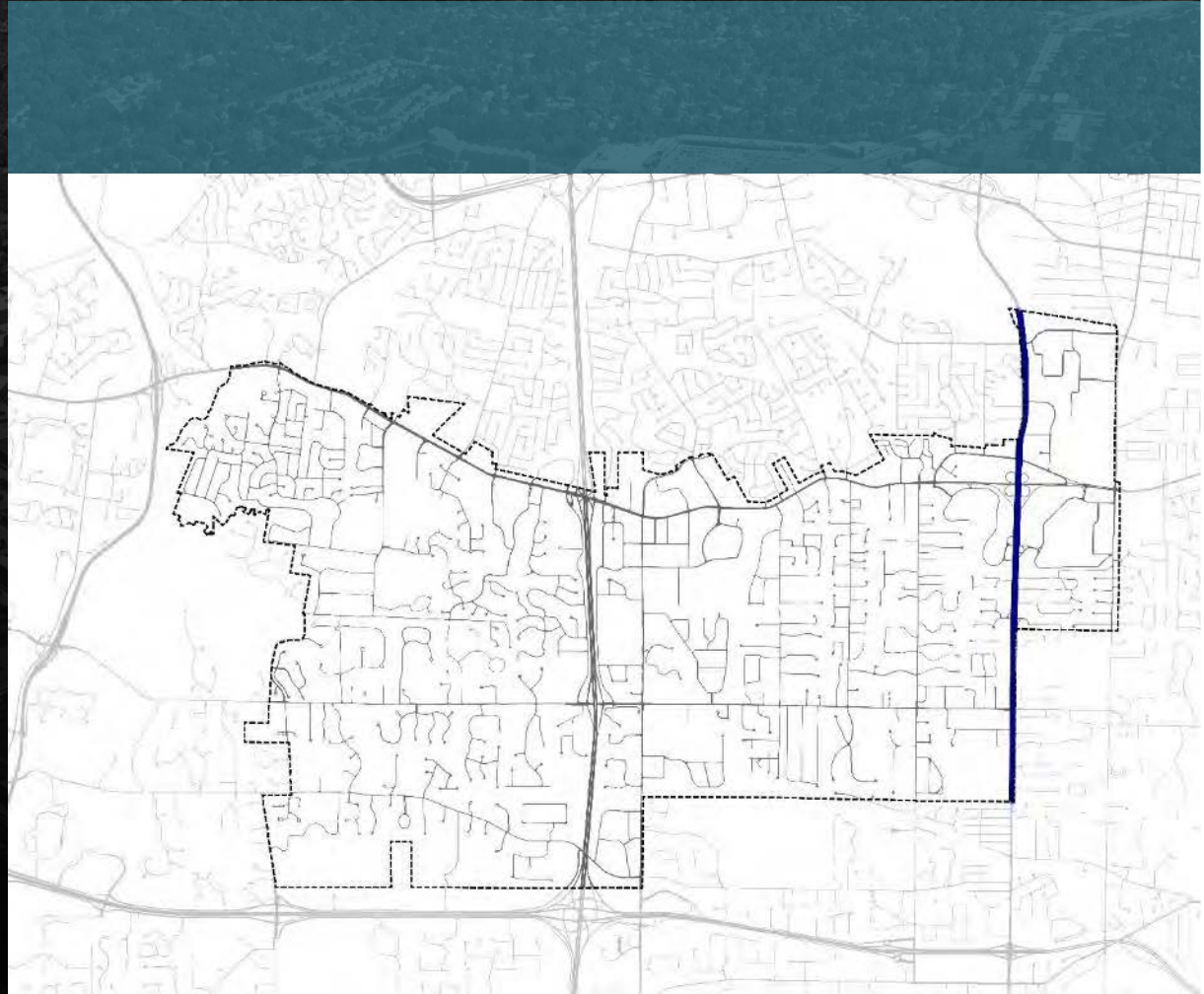


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DRAFT PLAN

STREETS PLAN

- Boulevard Type

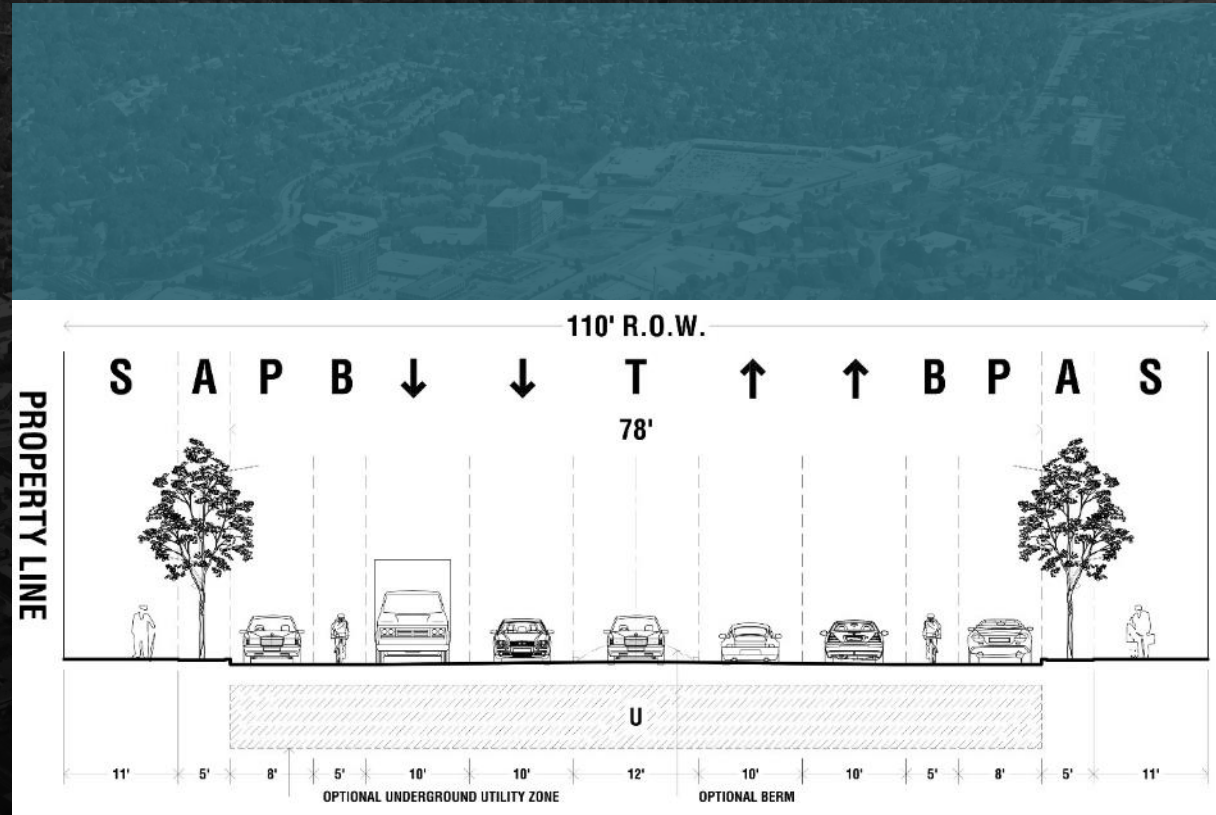


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type (I & II)

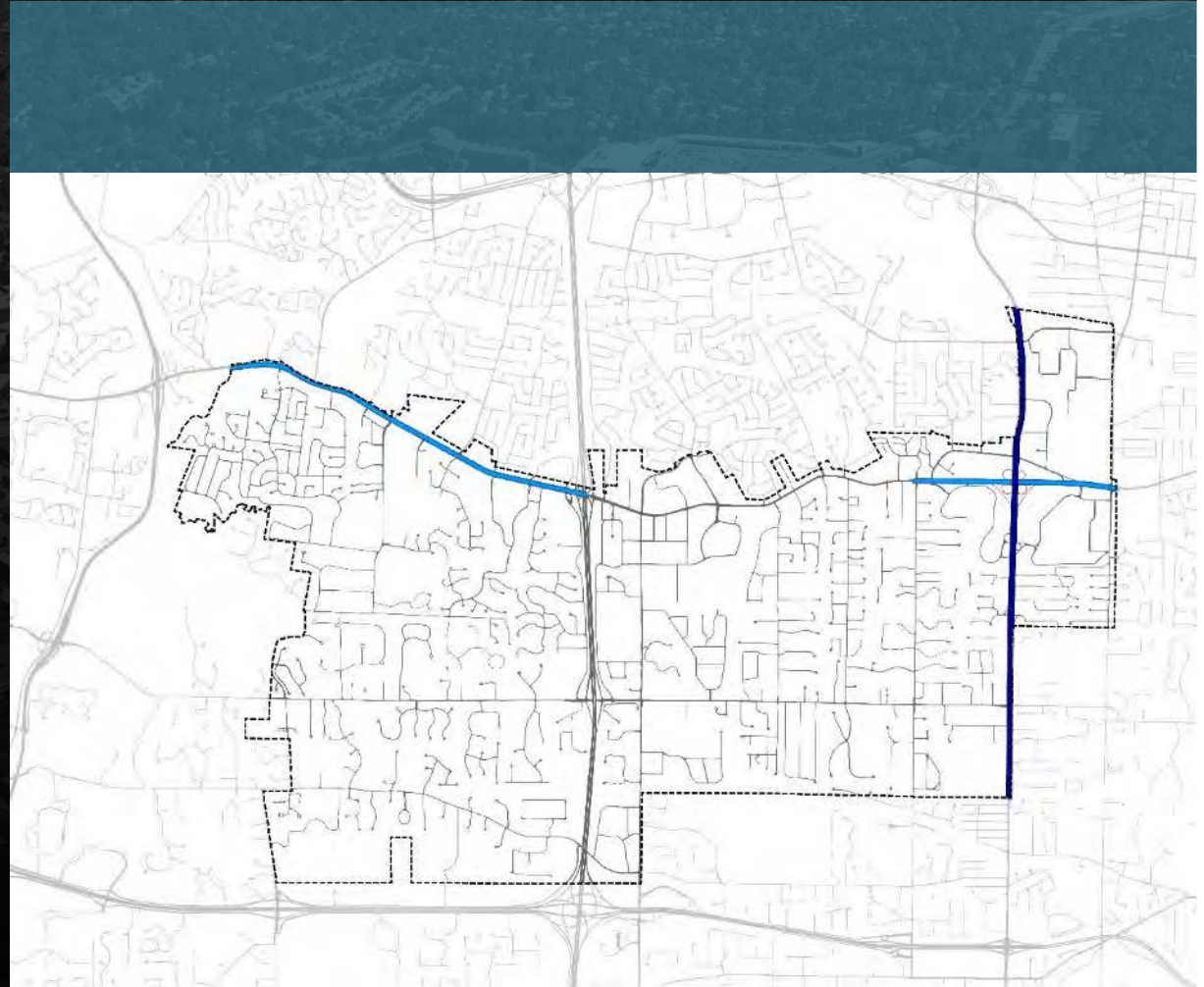


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type I

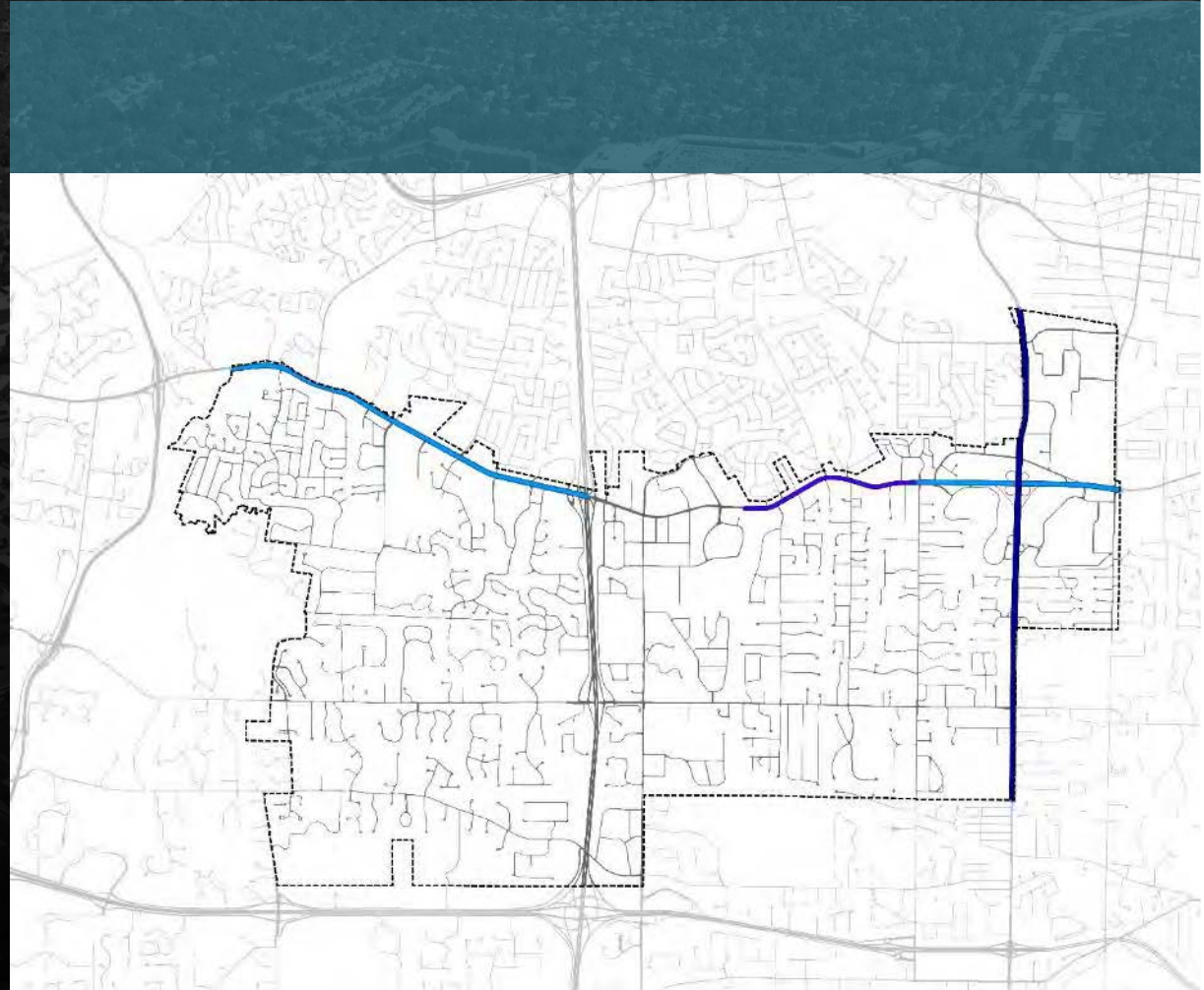


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type II

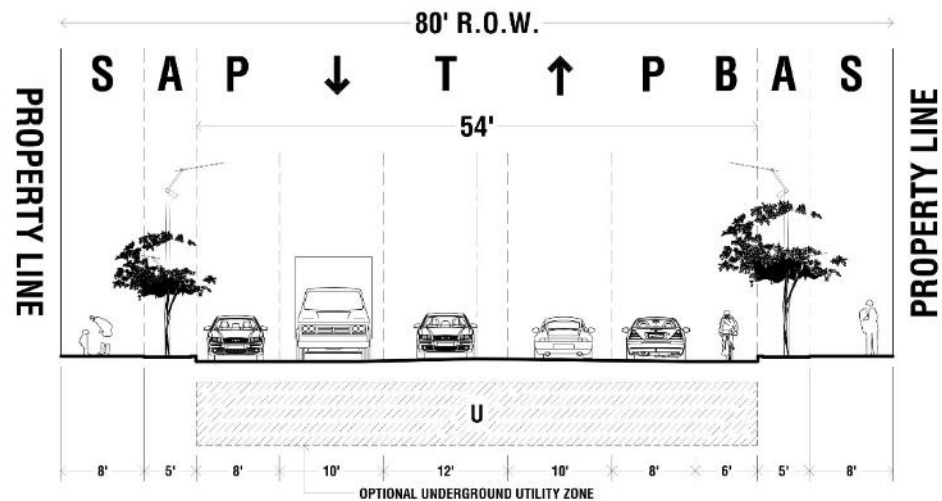


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type

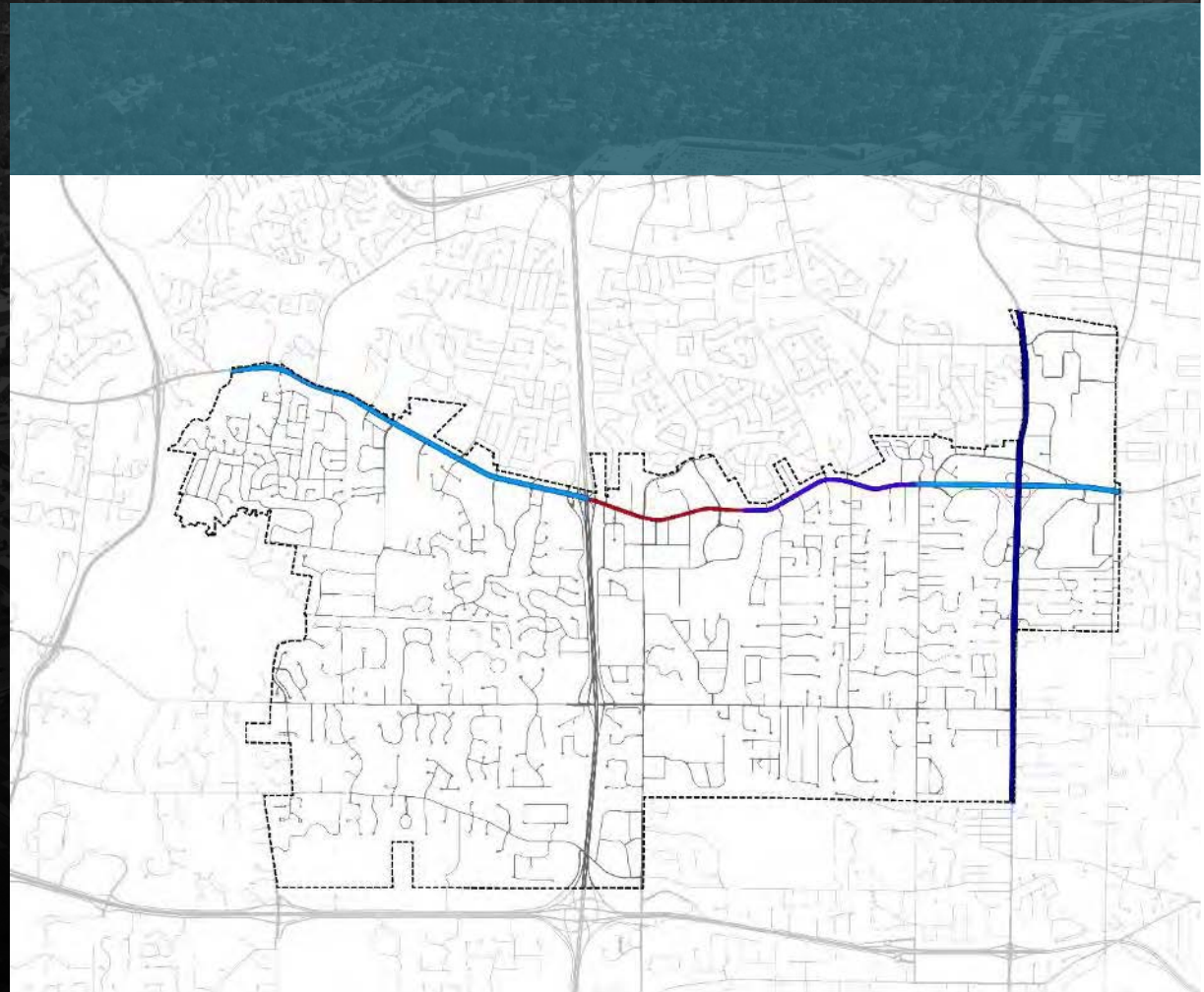


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type

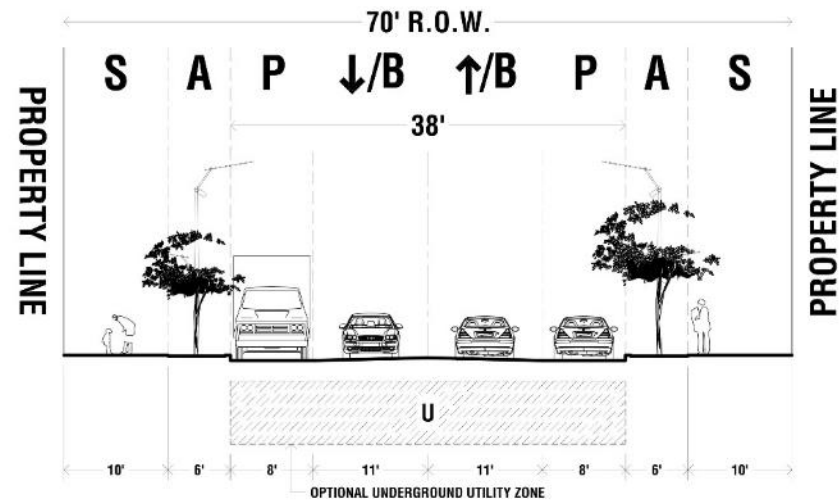


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type

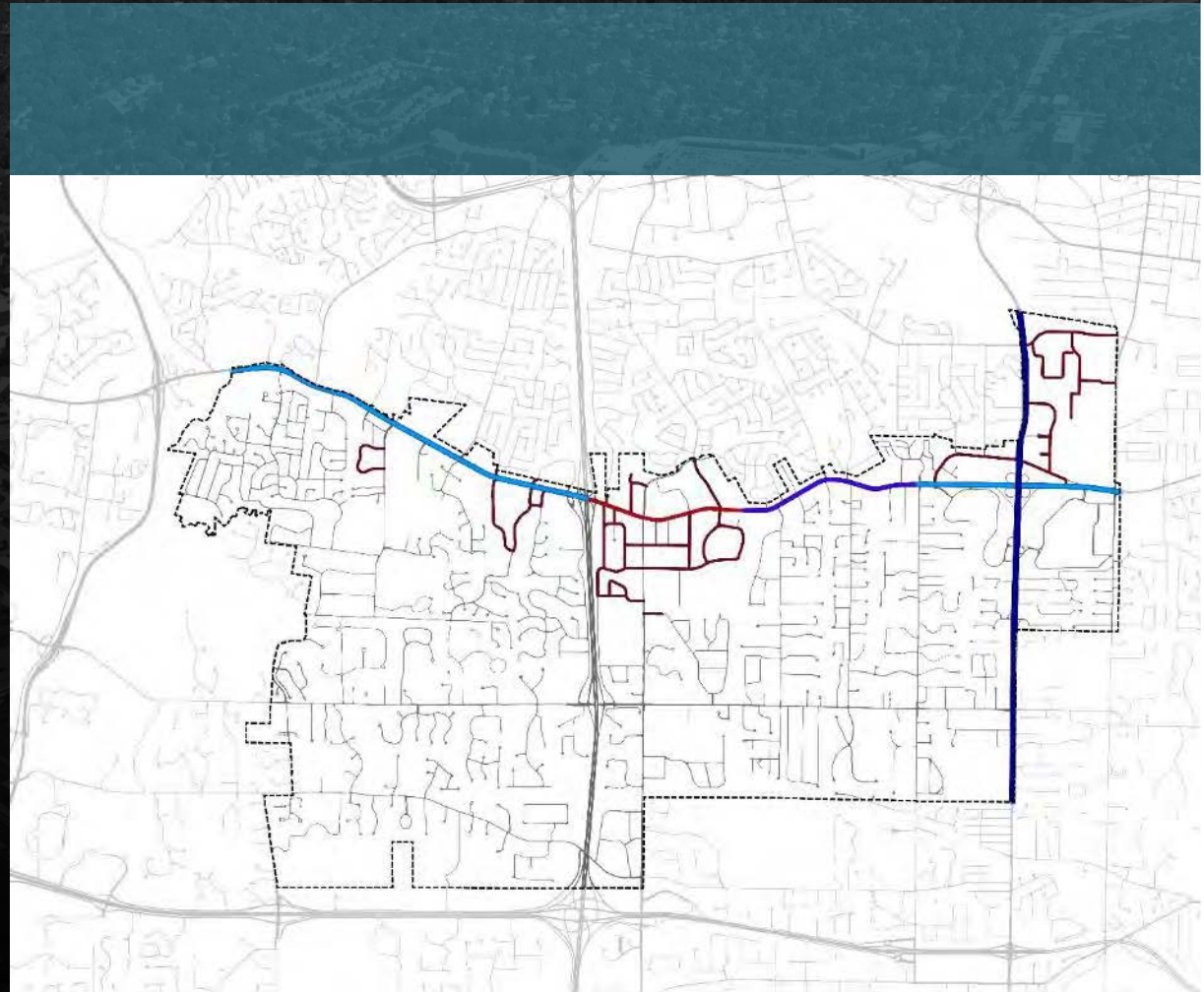


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type

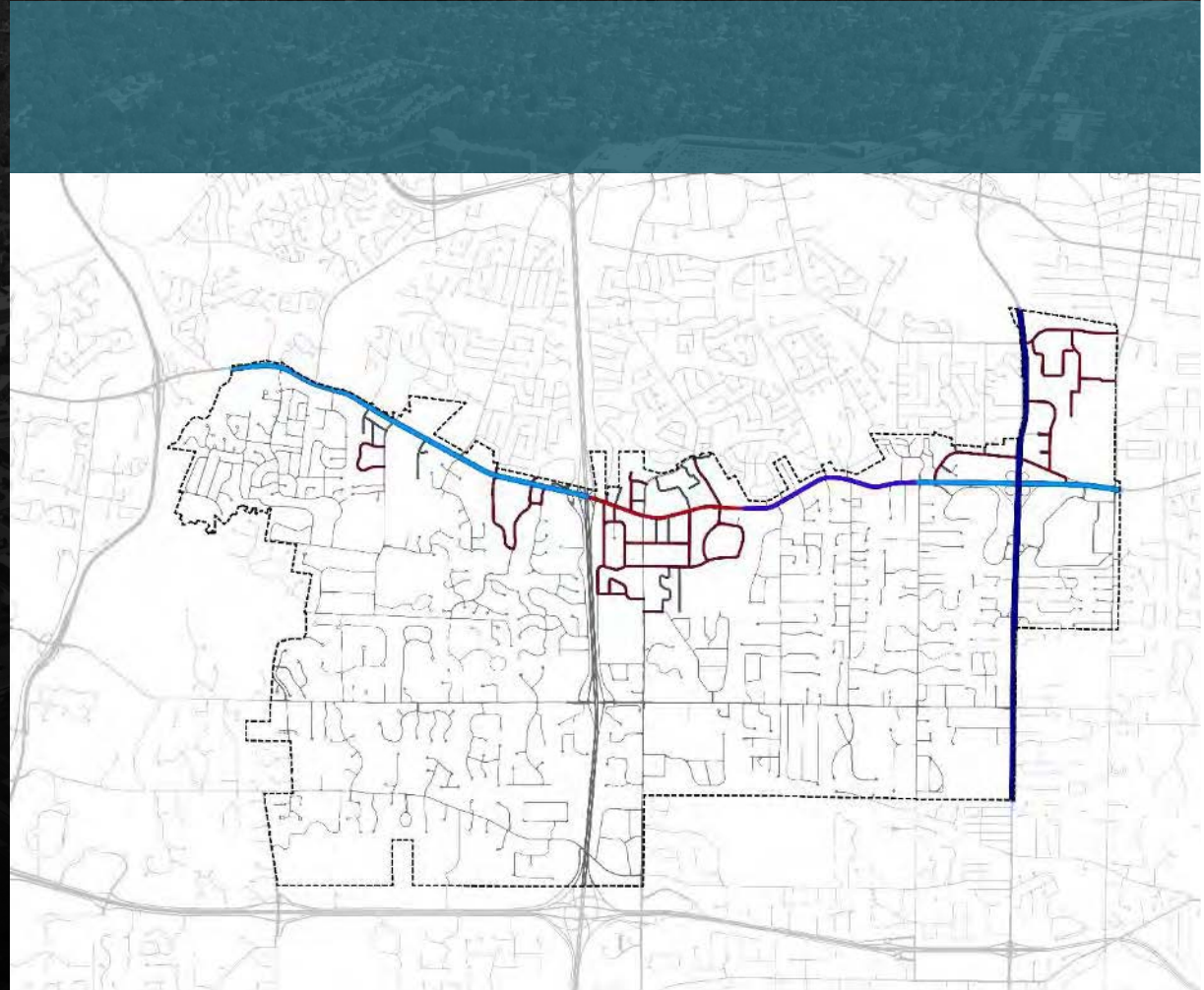


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type

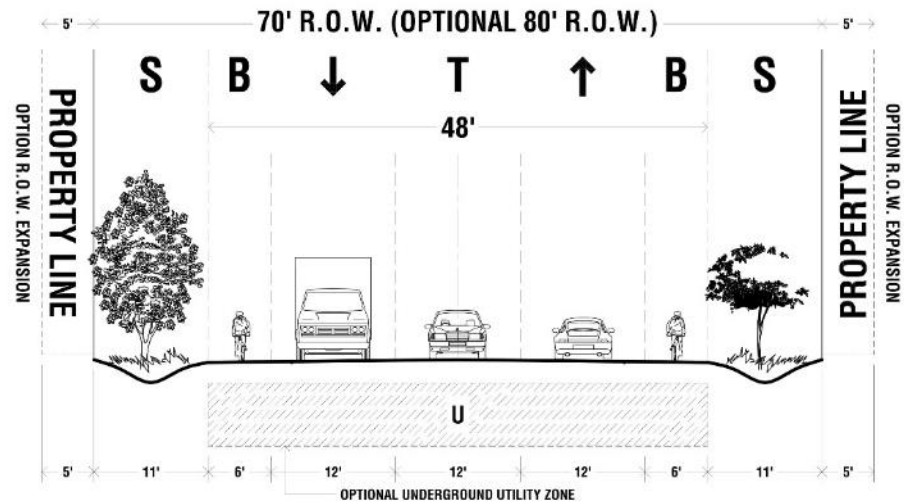


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type

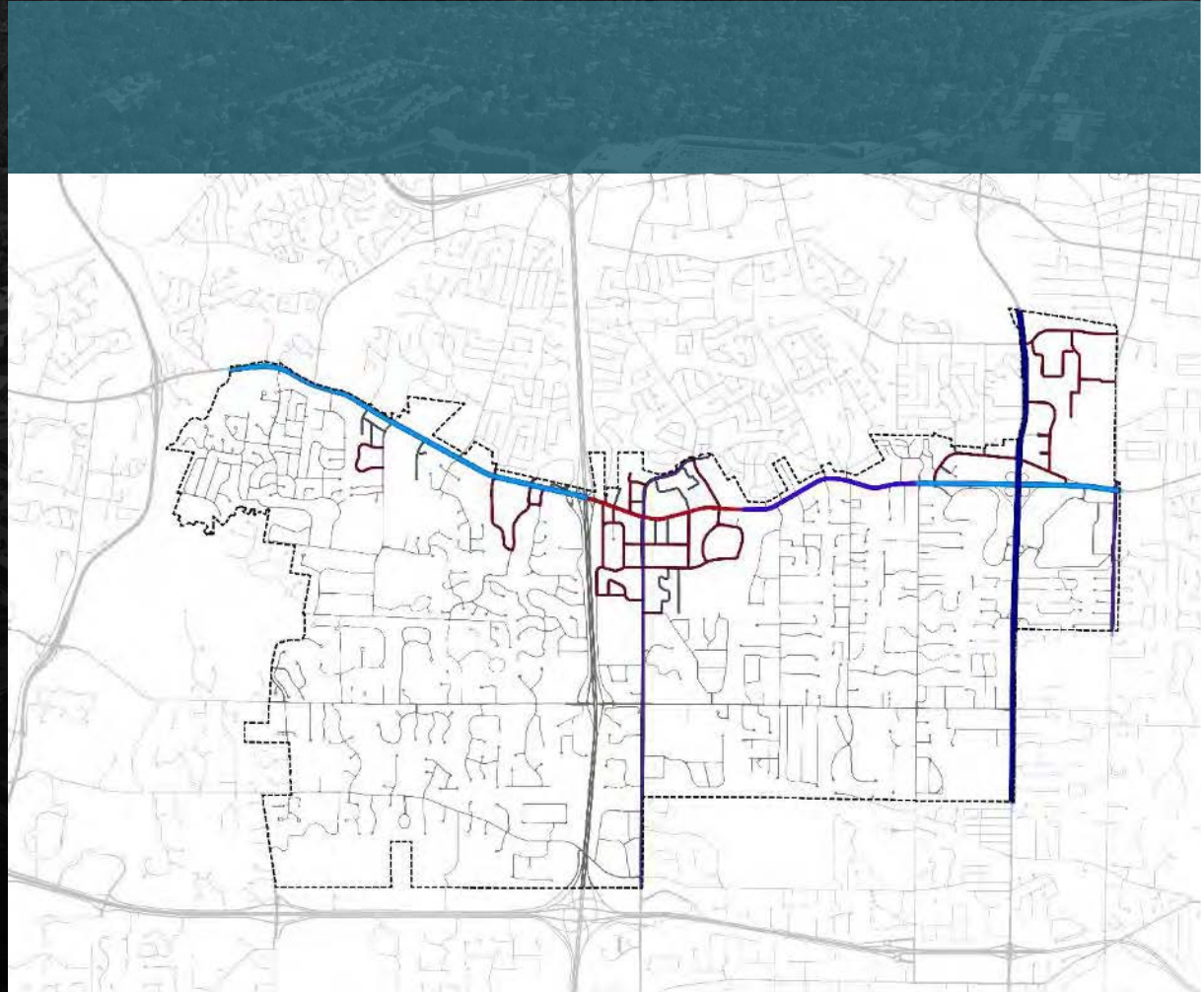


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type

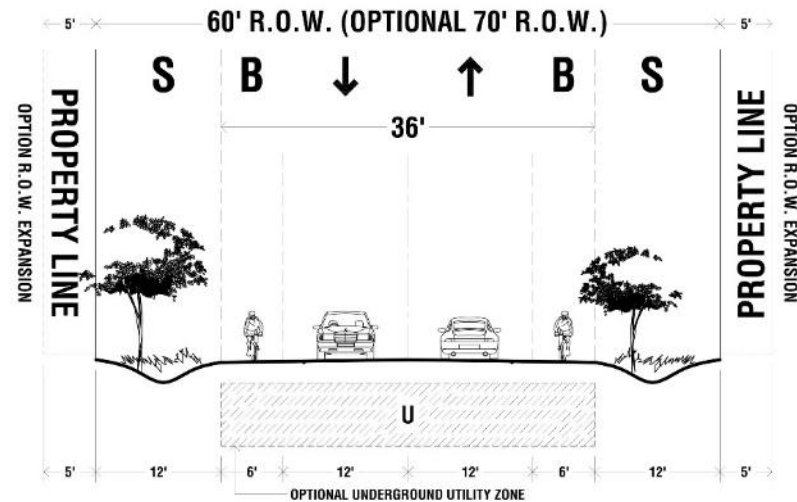


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DRAFT PLAN

STREETS PLAN

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- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type

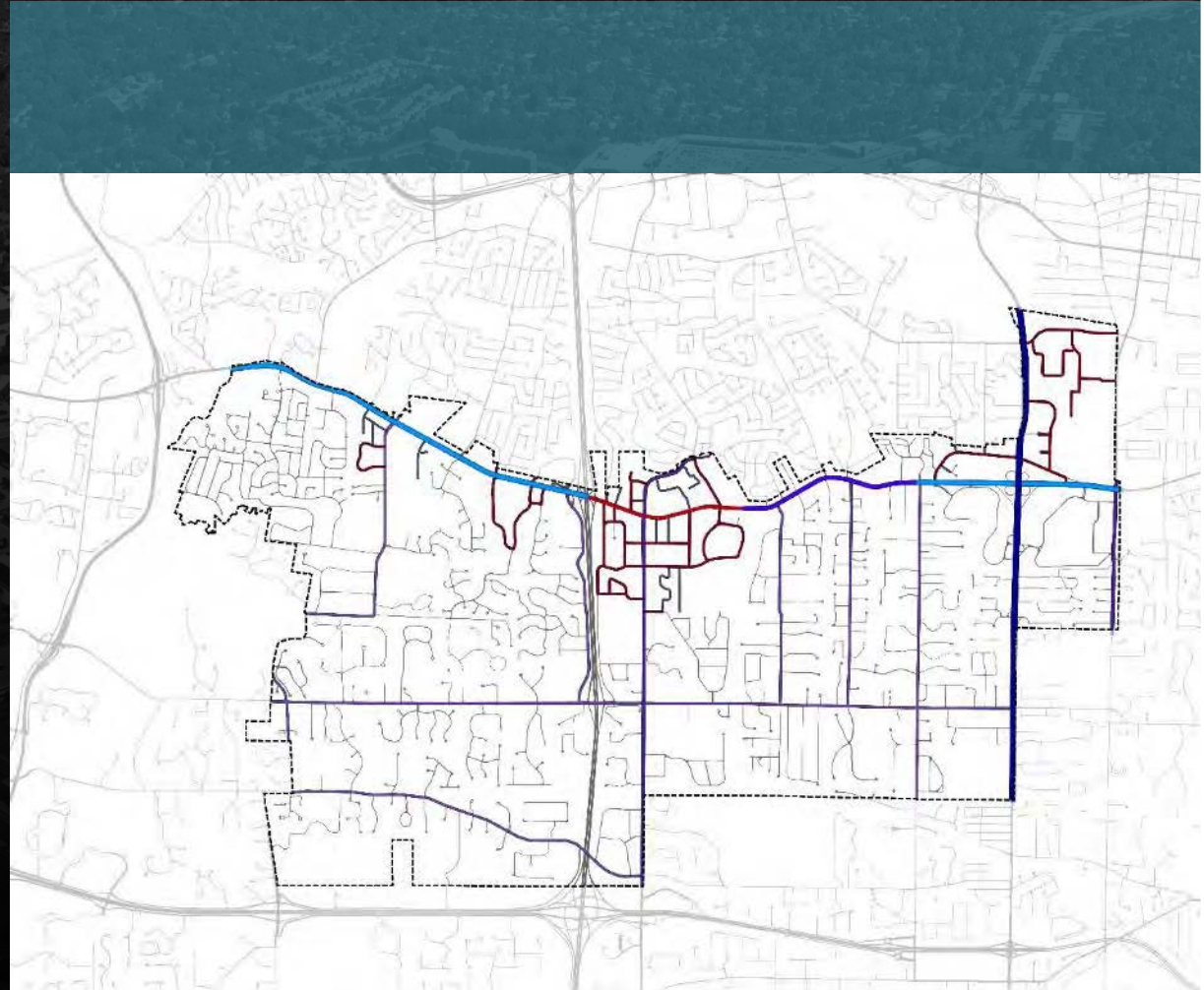


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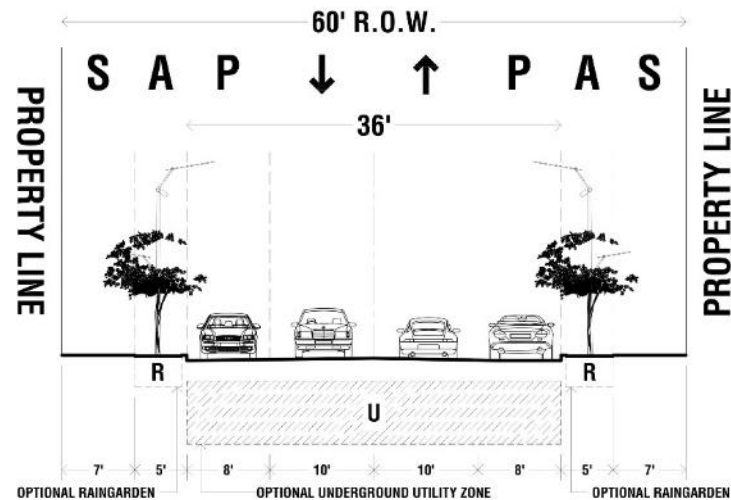


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street

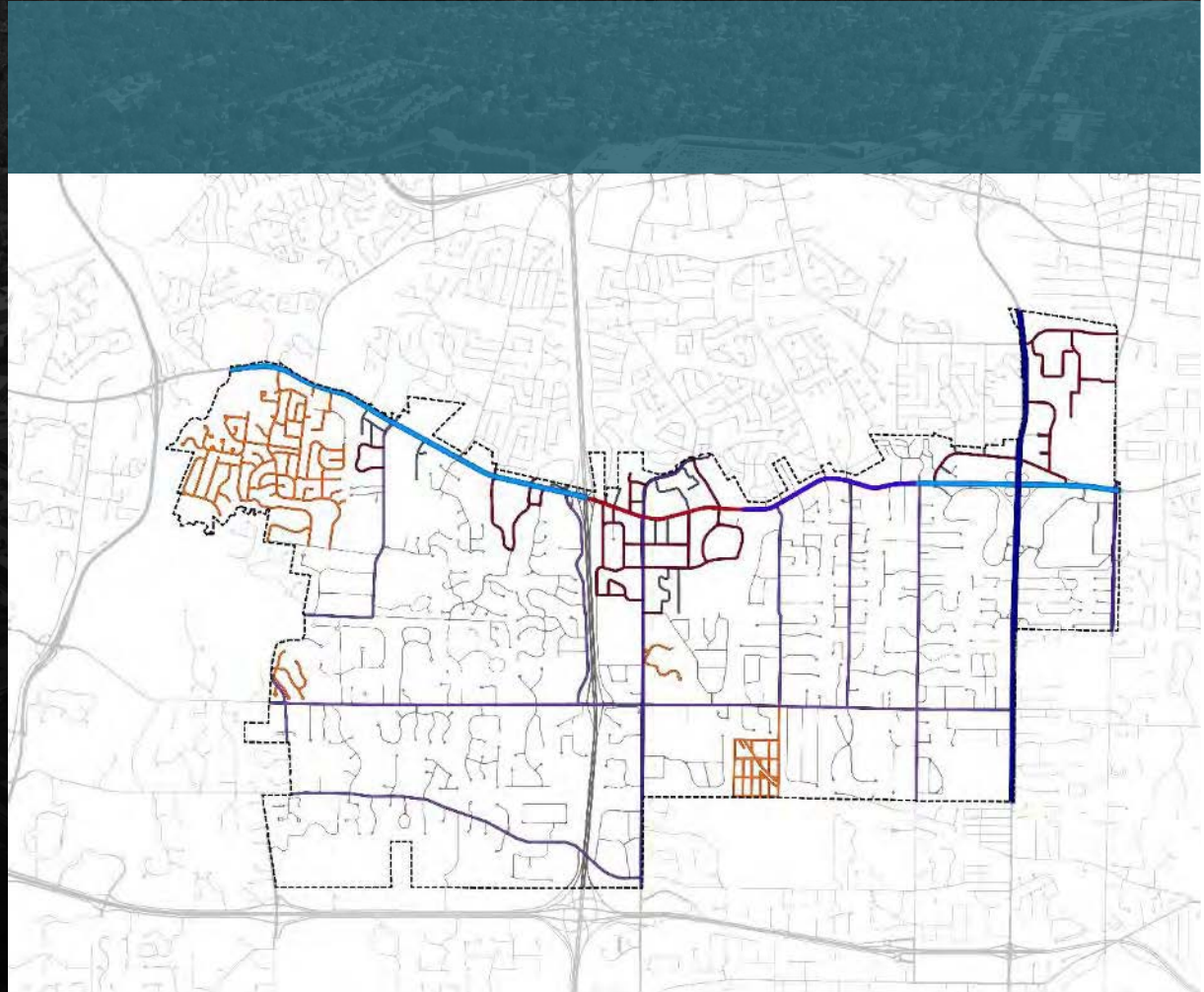


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DRAFT PLAN

STREETS PLAN

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- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street

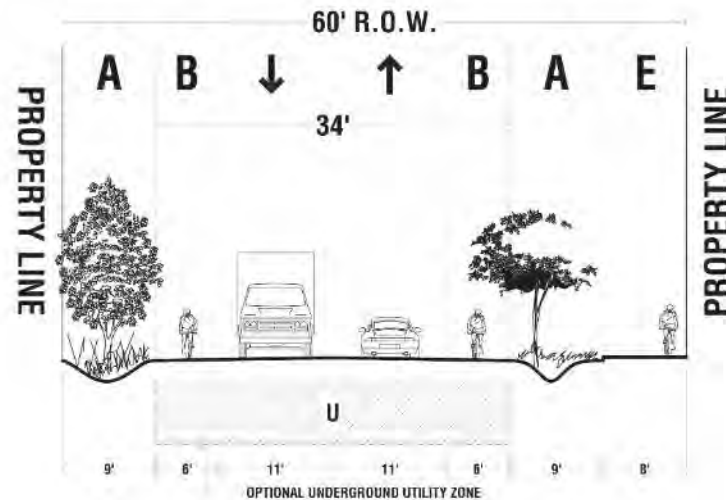


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DRAFT PLAN

STREETS PLAN

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- Avenue Type
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- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street
- Residential Street

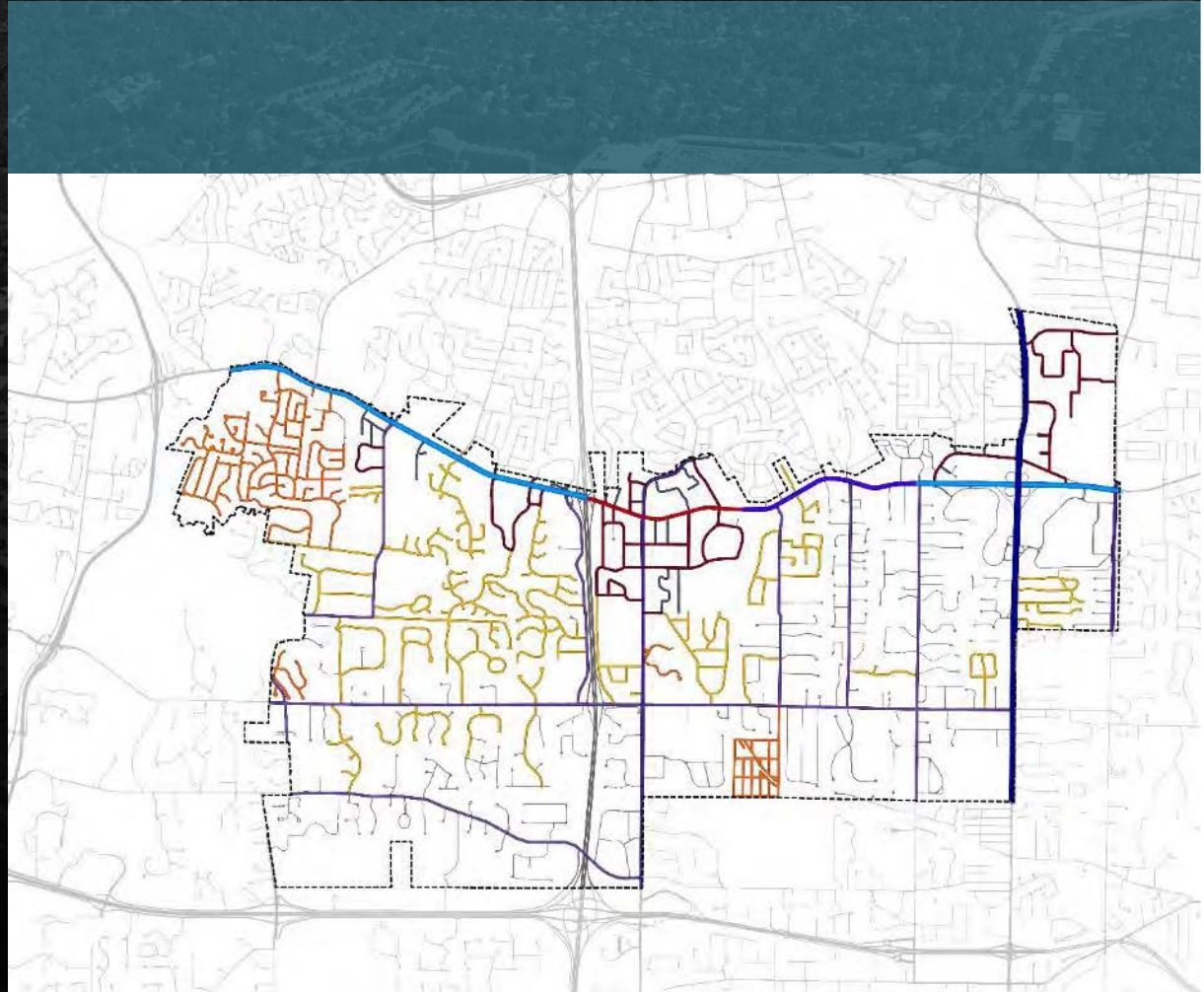


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DRAFT PLAN

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- Commercial Street III Type
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- Road II Type
- Neighborhood Street
- Residential Street

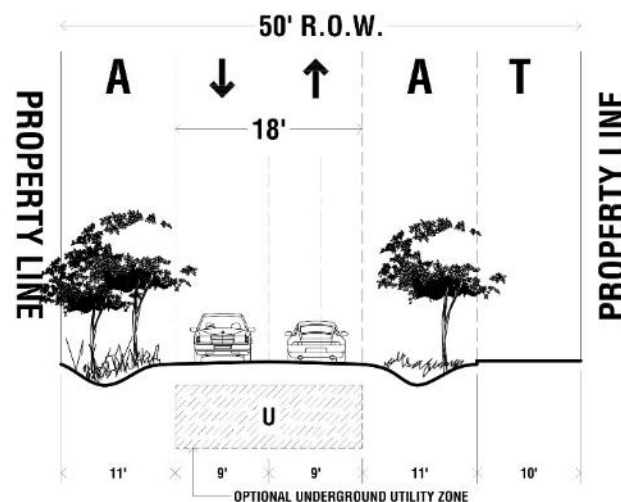


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
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- Road I Type
- Road II Type
- Neighborhood Street
- Residential Street
- Lane

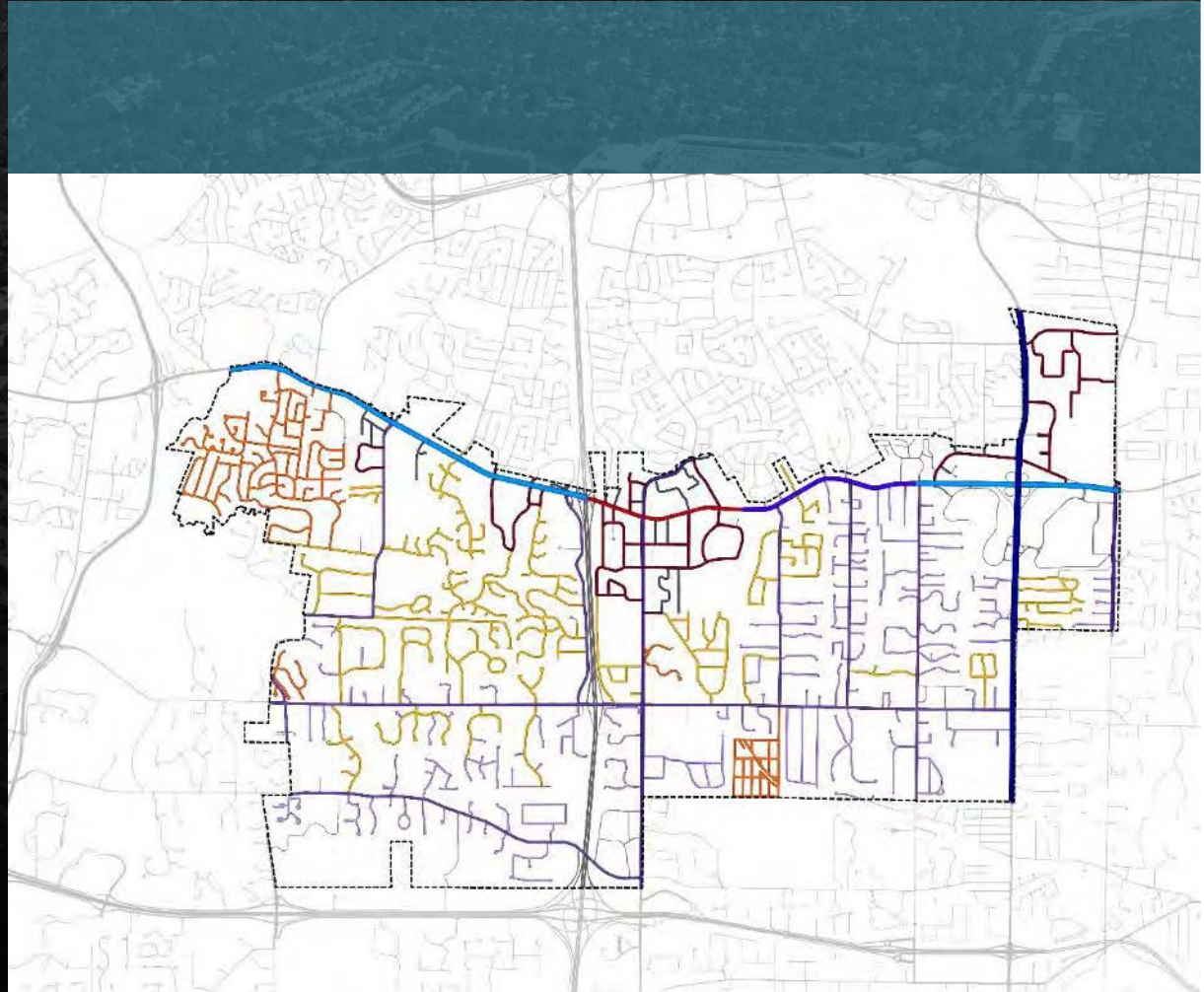


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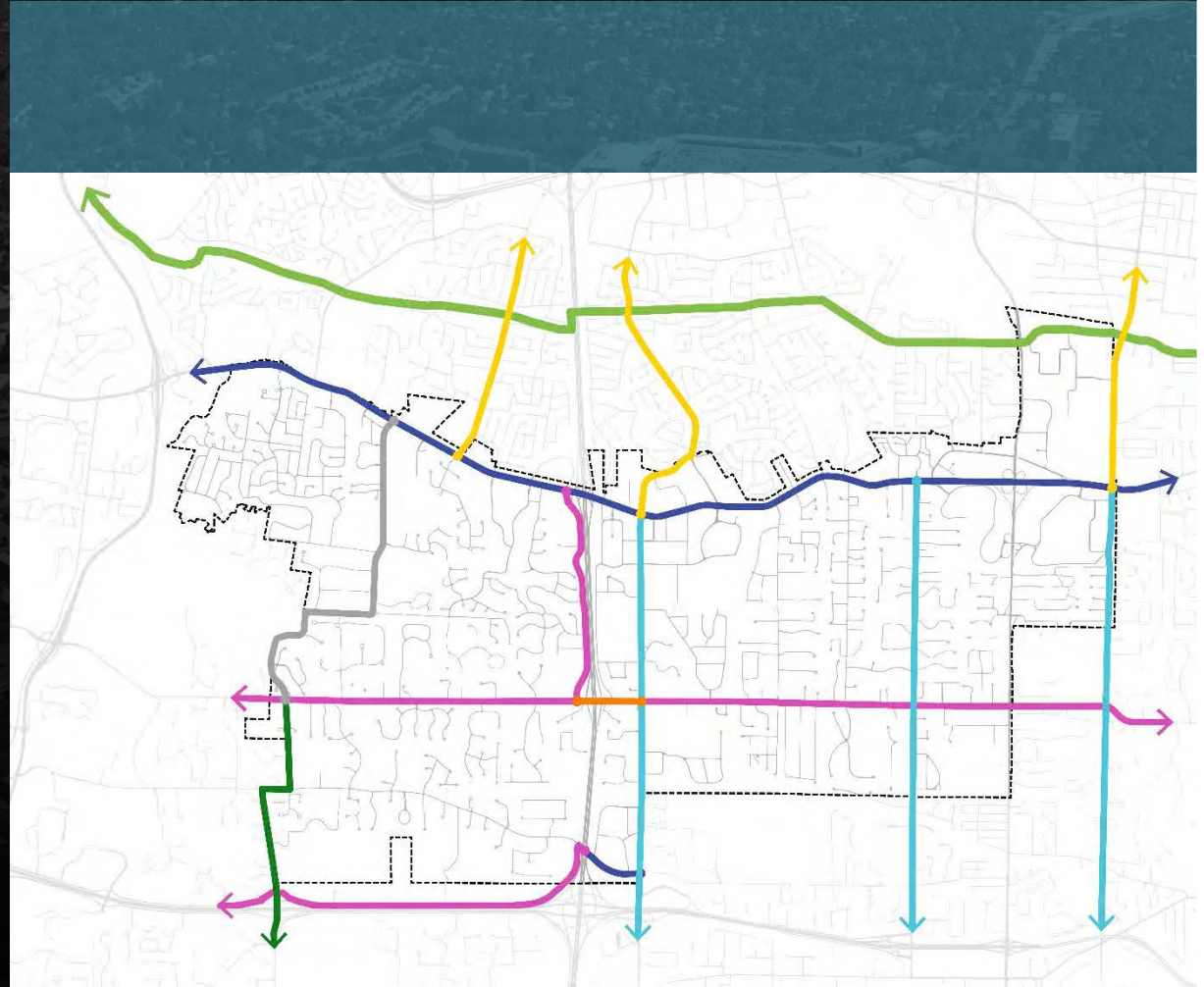
PLANNED REGIONAL BIKE ROUTES

(GRG Gateway Bike Plan)

-  Centennial Greenway
-  Bike Lane
-  Shared Lane Markings
-  Share the Road
-  Paved Shoulder
-  Wide Outside Lane
-  Needs Further Analysis

The are numerous planned regional access points and connections ...

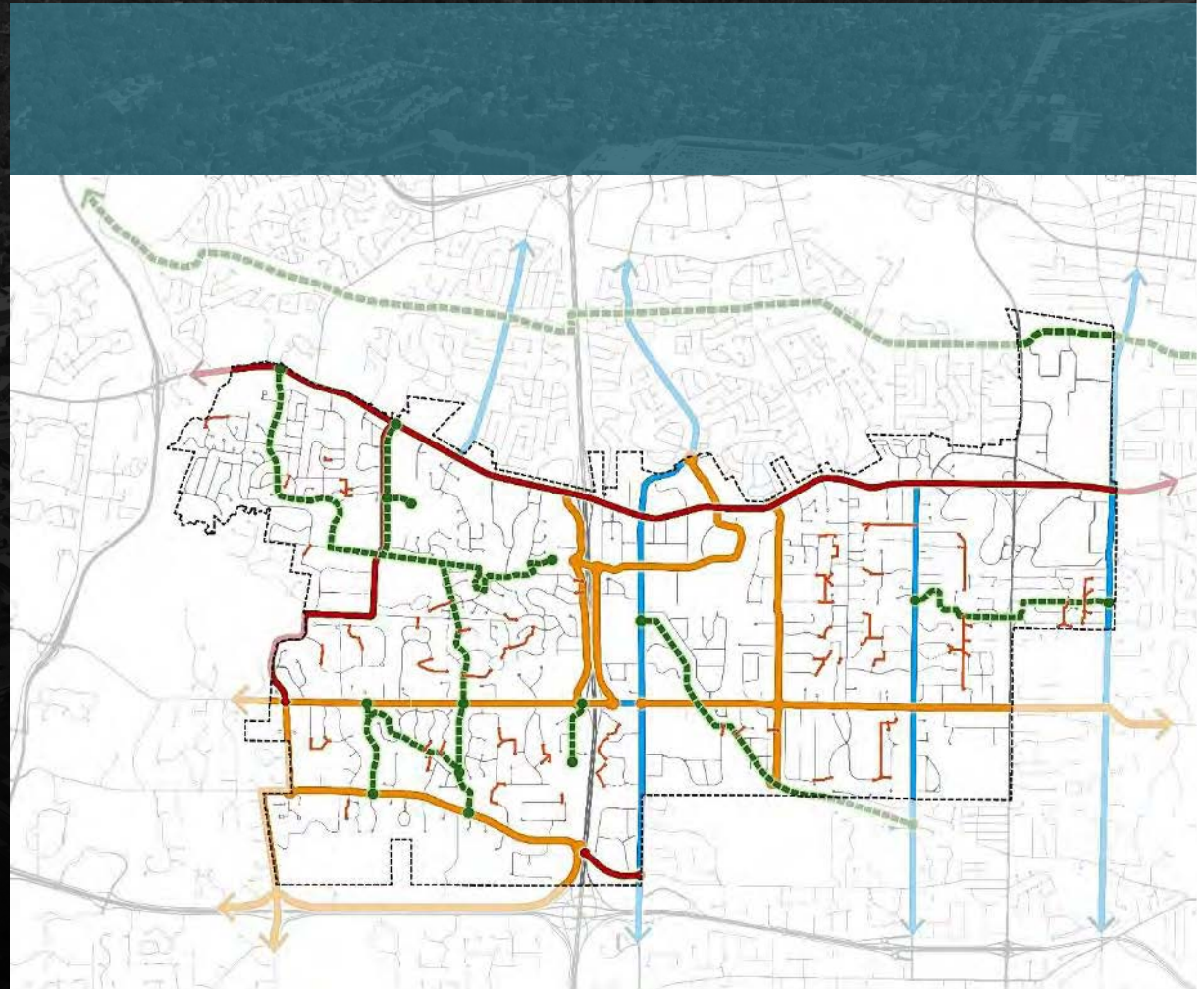
Creve Coeur is approx. $\frac{3}{4}$ of a mile from Centennial Greenway.



DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN



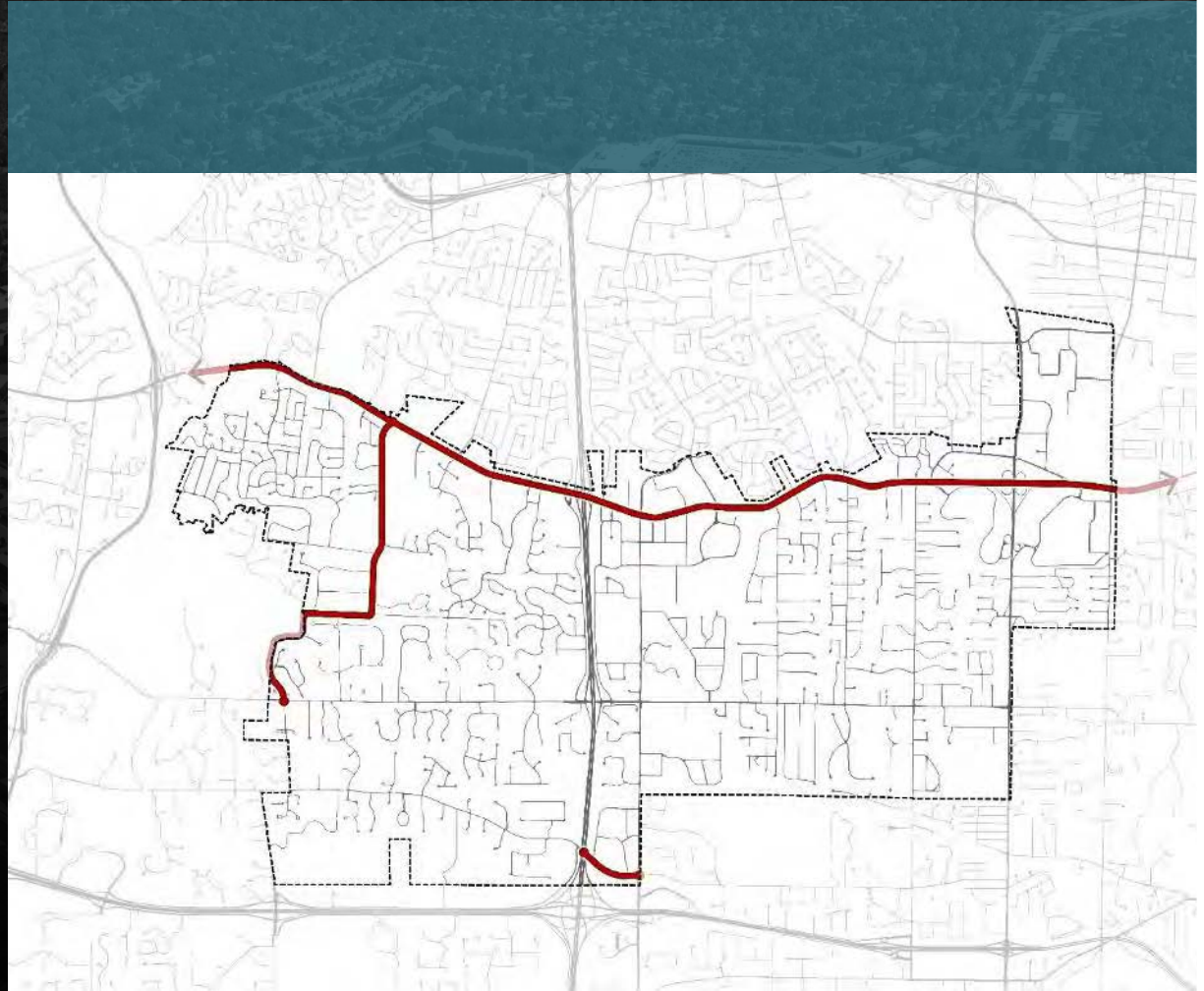
Objective: Provide a network of high-quality pedestrian and bicycle paths and trails that enable all residents to safely and comfortable move throughout Creve Coeur, regardless of age of ability.

DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes

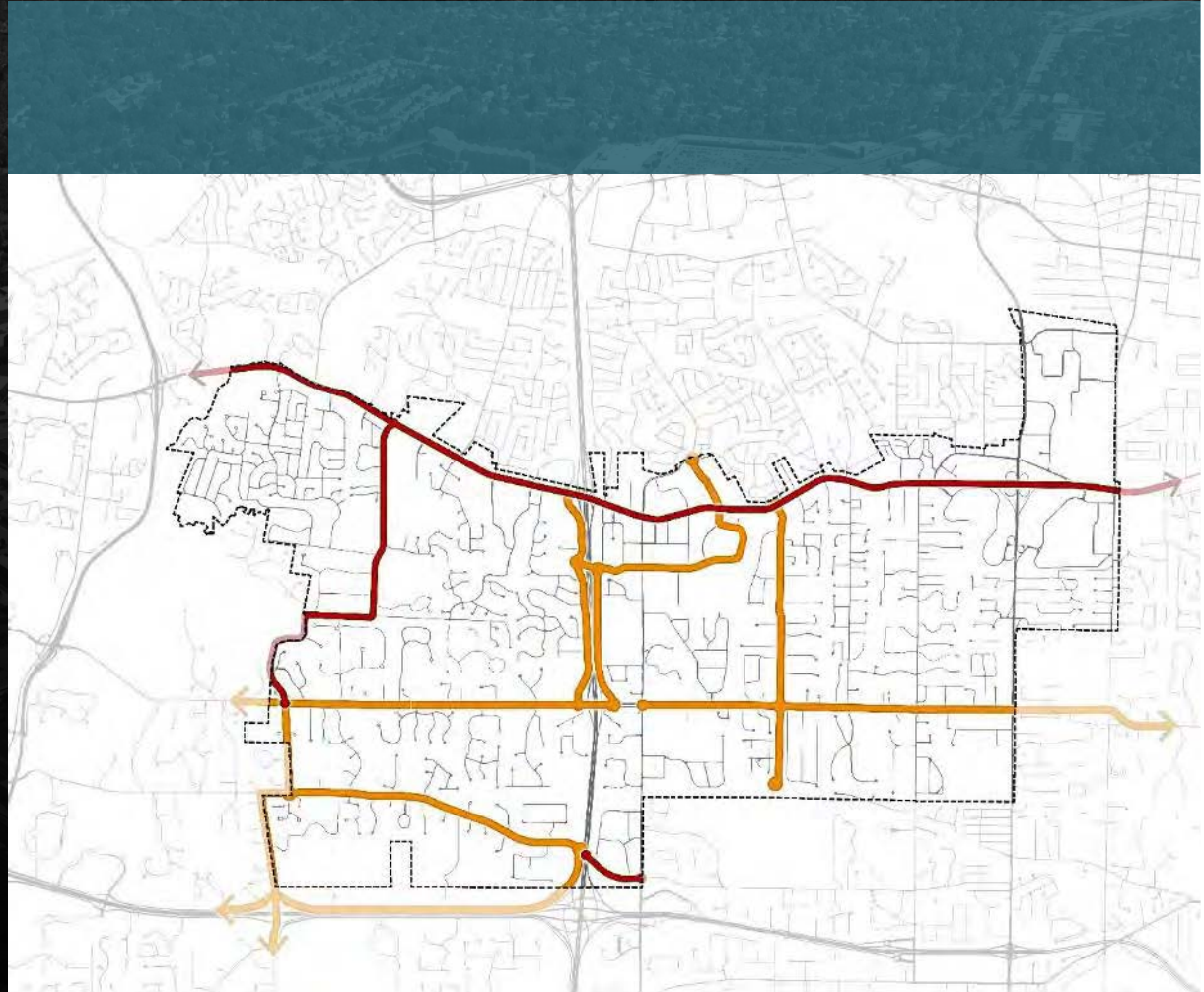


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)

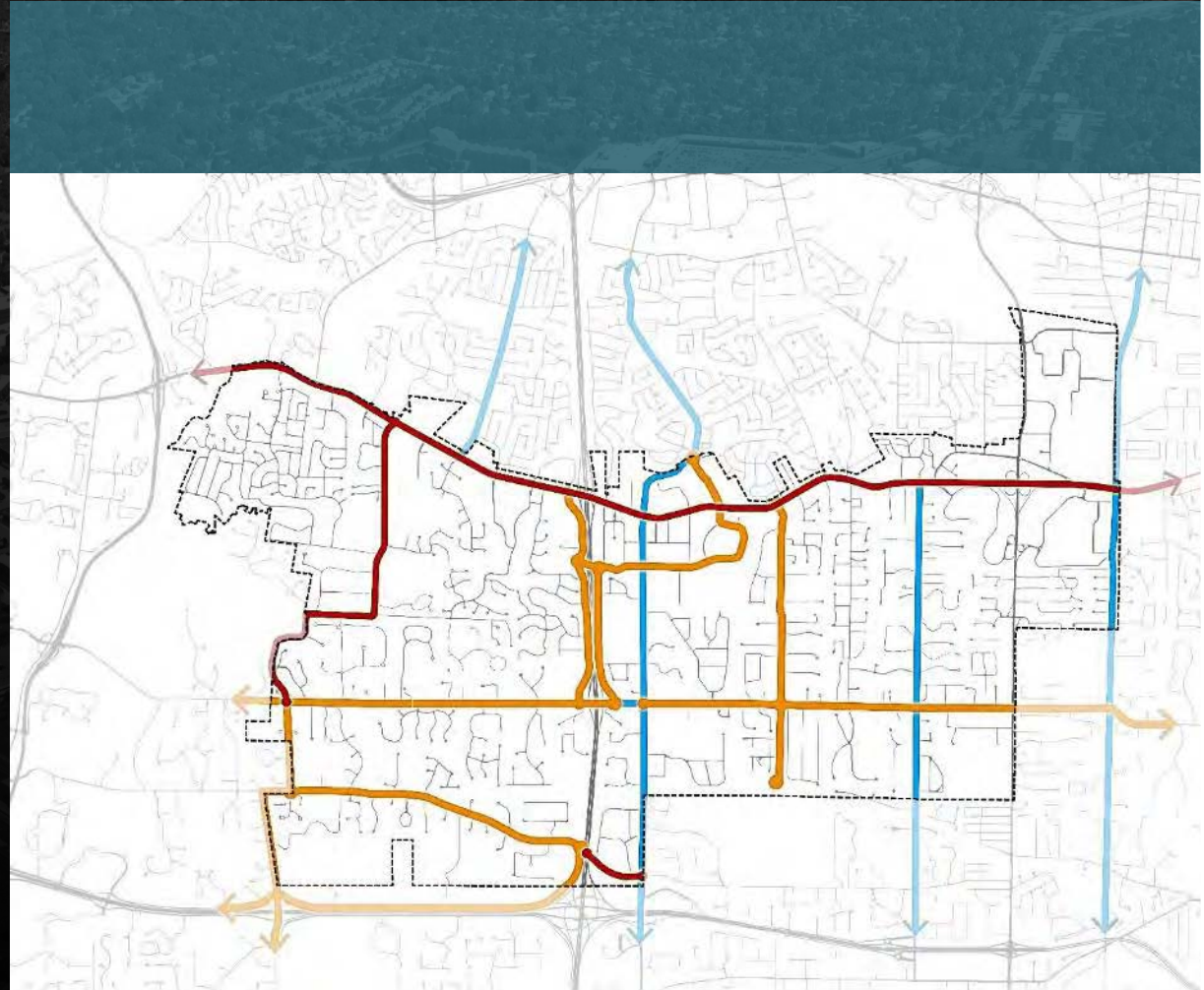


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)

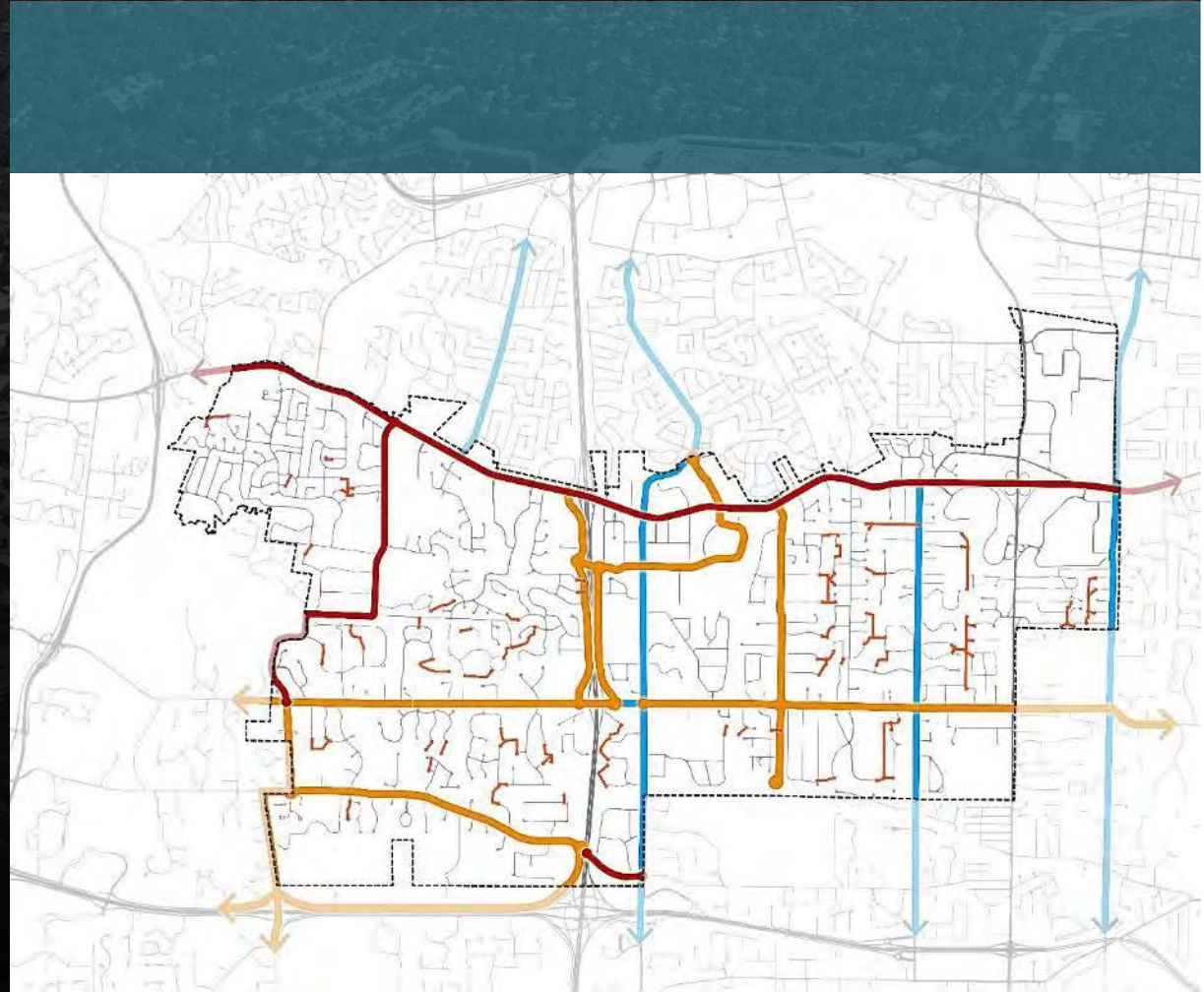


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)
- Walks (Pedestrian)

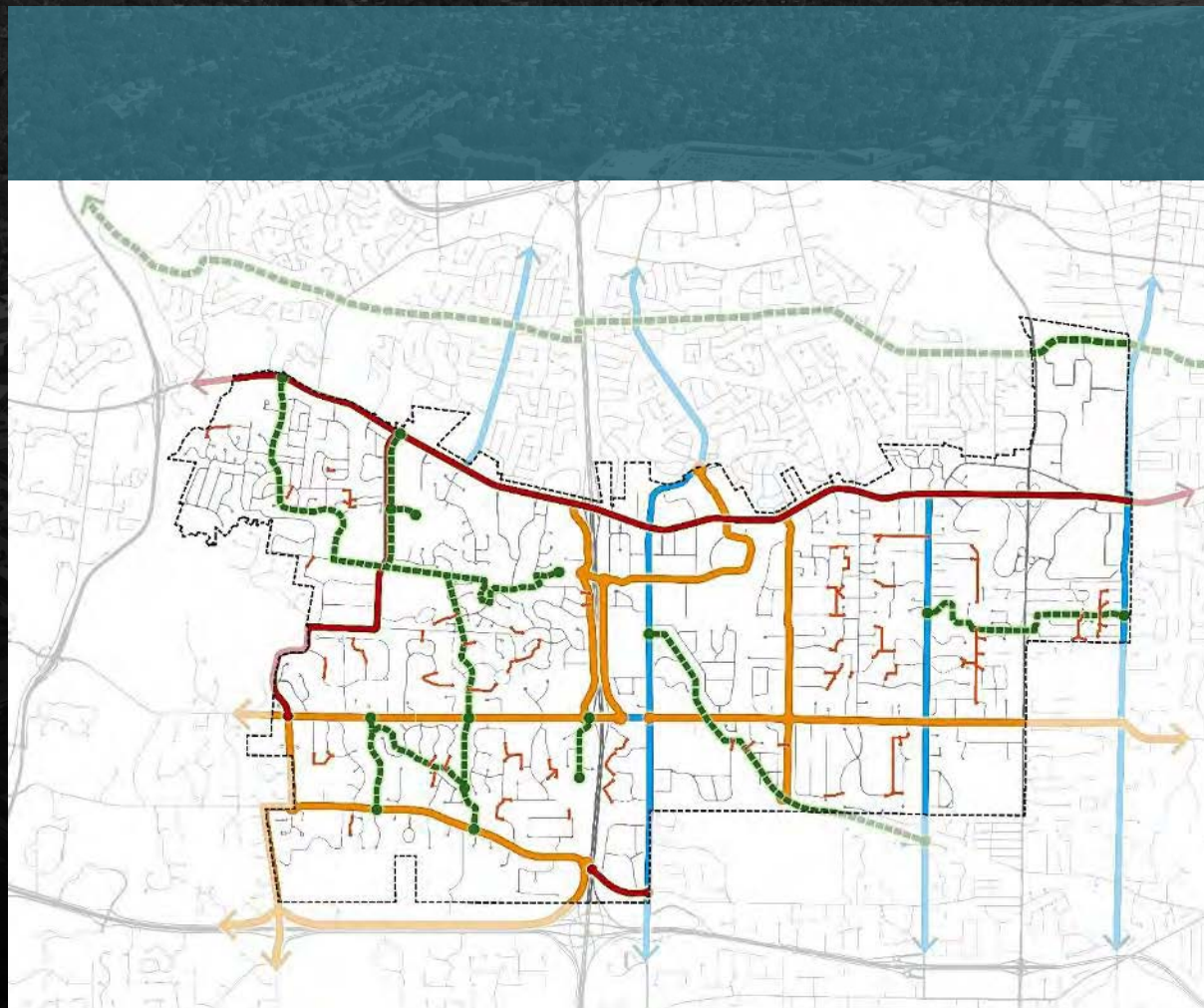


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)
- Walks (Pedestrian)
- Off-Street Multi-Use Trails (Bicycle & Pedestrian)



Objective: Provide a network of high-quality pedestrian and bicycle paths and trails that enable all residents to safely and comfortable move throughout Creve Coeur, regardless of age of ability.

Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

8.1.b

THE CITY OF CREVE COEUR, MO

An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential, commercial, and industrial areas. The image is overlaid with a semi-transparent blue filter. The text 'DRAFT COMPREHENSIVE PLAN' is written in large, bold, white capital letters across the middle of the image. Below it, the subtitle 'Community Sustainability & Resilience' is written in a smaller, italicized, white font.

**DRAFT
COMPREHENSIVE PLAN**
Community Sustainability & Resilience

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

GOAL 7:

Community Sustainability & Resilience

Creve Coeur will **lead the region in integrating community sustainability with on-going revitalization.**

GOAL 7:

Community Sustainability & Resilience

1. Build a network of greenways, pedestrian, and bike facilities to link neighborhoods, schools, and other community amenities to provide equitable mobility options and promote healthy lifestyles.
2. Facilitate the development of community-supportive retail and services to ensure long-term community vibrancy and resilience.
3. Achieve a sustainable jobs/housing balance within Creve Coeur.
4. Adopt Phase II of the City's Climate Action Plan; Establish a regular schedule for future updates of the Climate Action Plan with new benchmarks, a new planning horizon with updated strategies, and updated targets.
5. Develop a Community Resilience Plan to provide for enhanced food security, emergency service access, and alternative transportation options in the event of natural disasters and social unrest.
6. Expand the use of renewable energy in City-owned public facilities and promote renewable energy use for all Creve Coeur residents.
7. Establish city-wide targets for the ratio both public-accessible and private open space.
8. Establish a city-wide Environmental Overlay District to address high-priority storm water and erosion problems identified by Metropolitan St. Louis Sewer District in its Creve Coeur and Deer Creek Watershed reports; and proactively mitigate storm water runoff and improve water quality.
9. Establish a storm water level-of-service and prioritize the problems identified in the City's storm water study based on those criteria and accelerate the implementation of the City's Storm Water Master Plan to deal with the prioritized storm water problems.
10. Actively work to achieve objectives of the OneSTL Regional Plan for Sustainable Development.

GOAL 7:

Community Sustainability & Resilience

1. Municipal Initiatives *(Existing & Ongoing)*

- Greenhouse Gas Inventory & Climate Action Plan
- Municipal Facilities Operations (Purchasing, Energy Audit, Green Power Comm., Etc.)
- 25X20 Pledge

2. Natural Resources Plan

- Floodplain and Flood Damage Regulations (Existing, Chapter 415)
- Stream Buffer Conservation Areas (Existing, Chapter 430)
- Open Space Preservation
- Tree Protection and Tree Coverage
- Residential Lots
- Non-Residential Lots

3. Community Resilience Plan

- Food Security
- Emergency Services
- Transportation Alternatives
- Energy Independence

DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT

Applies to...

**Riparian Corridors, Common
Areas & Parks**

Applies to...

Residential Lots

Applies to...

**Commercial & Mixed-Use
Lots**

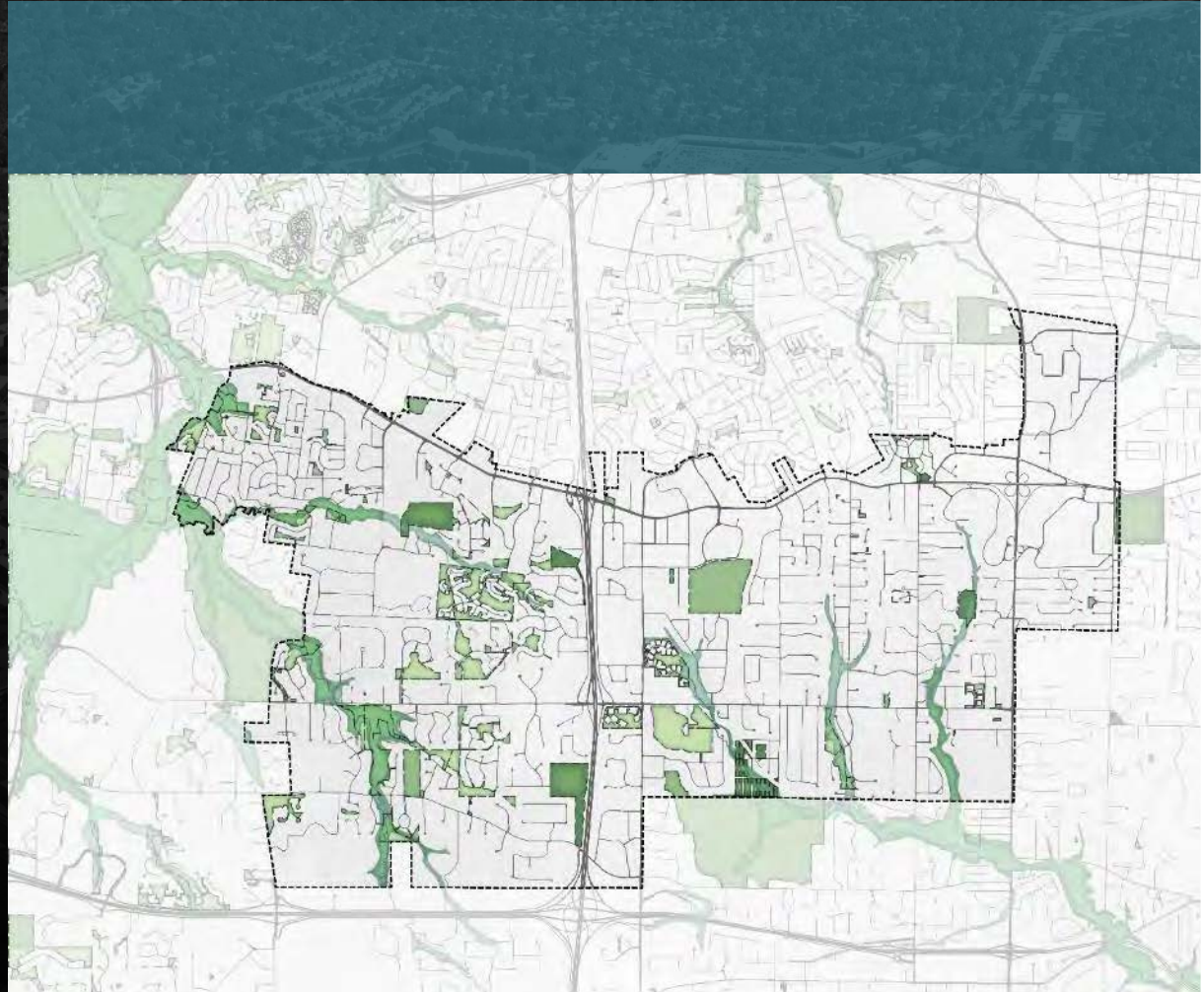
Addresses issues of...

- Sensitive Ecological Areas (steep slopes, wetlands, waterways, etc.)
- Natural Open Space
- Habitat
- Plant Life Diversity
- Water Quality
- Urban Heat Island Effect
- Visual Appeal

DRAFT PLAN

NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors



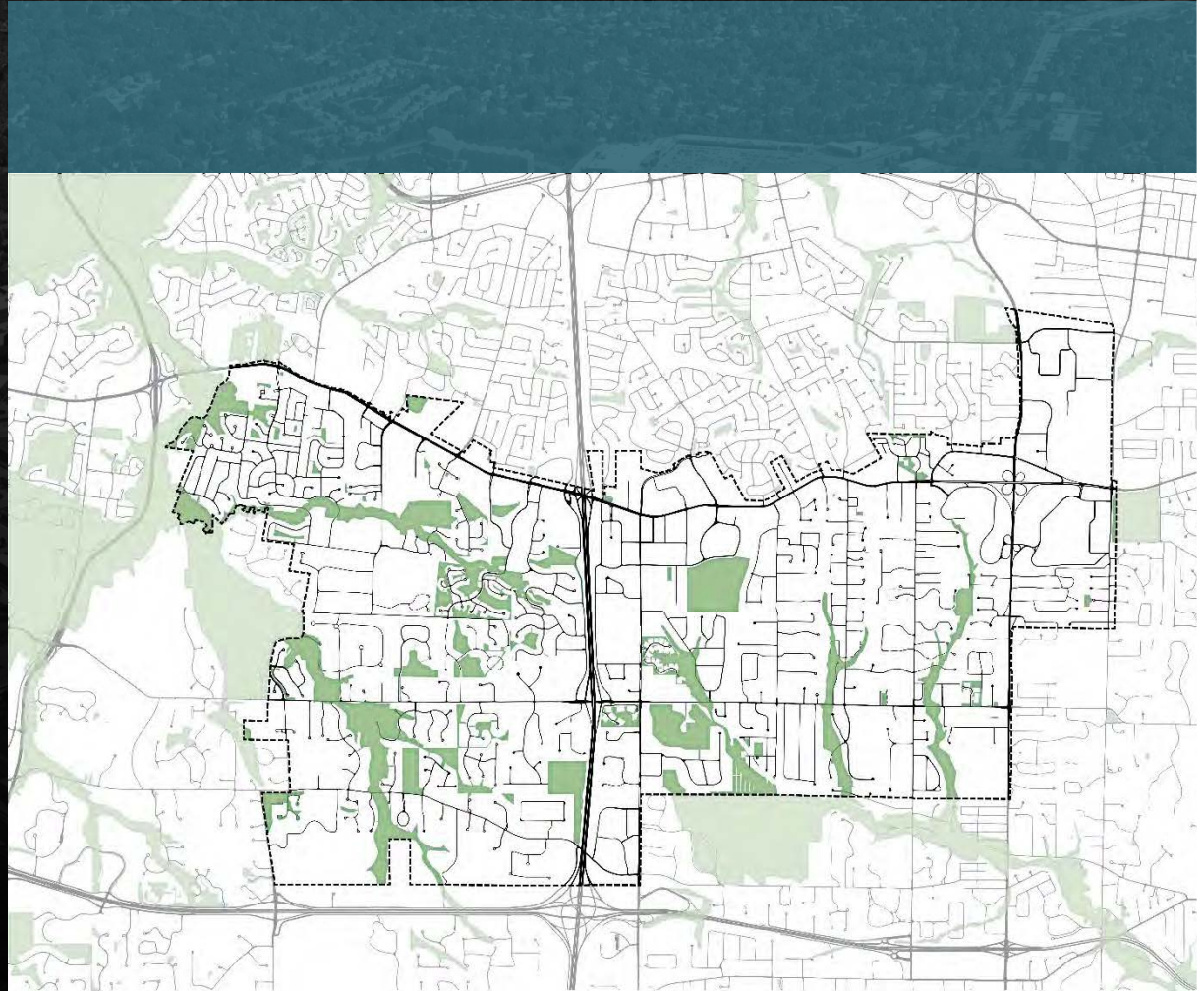
Objective: Preserve and enhance the natural environment of Creve Coeur; mitigate flood risk; improve water and air quality; and enhance community appearance and the overall quality of life.

DRAFT PLAN

NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors

Special Conservation Areas



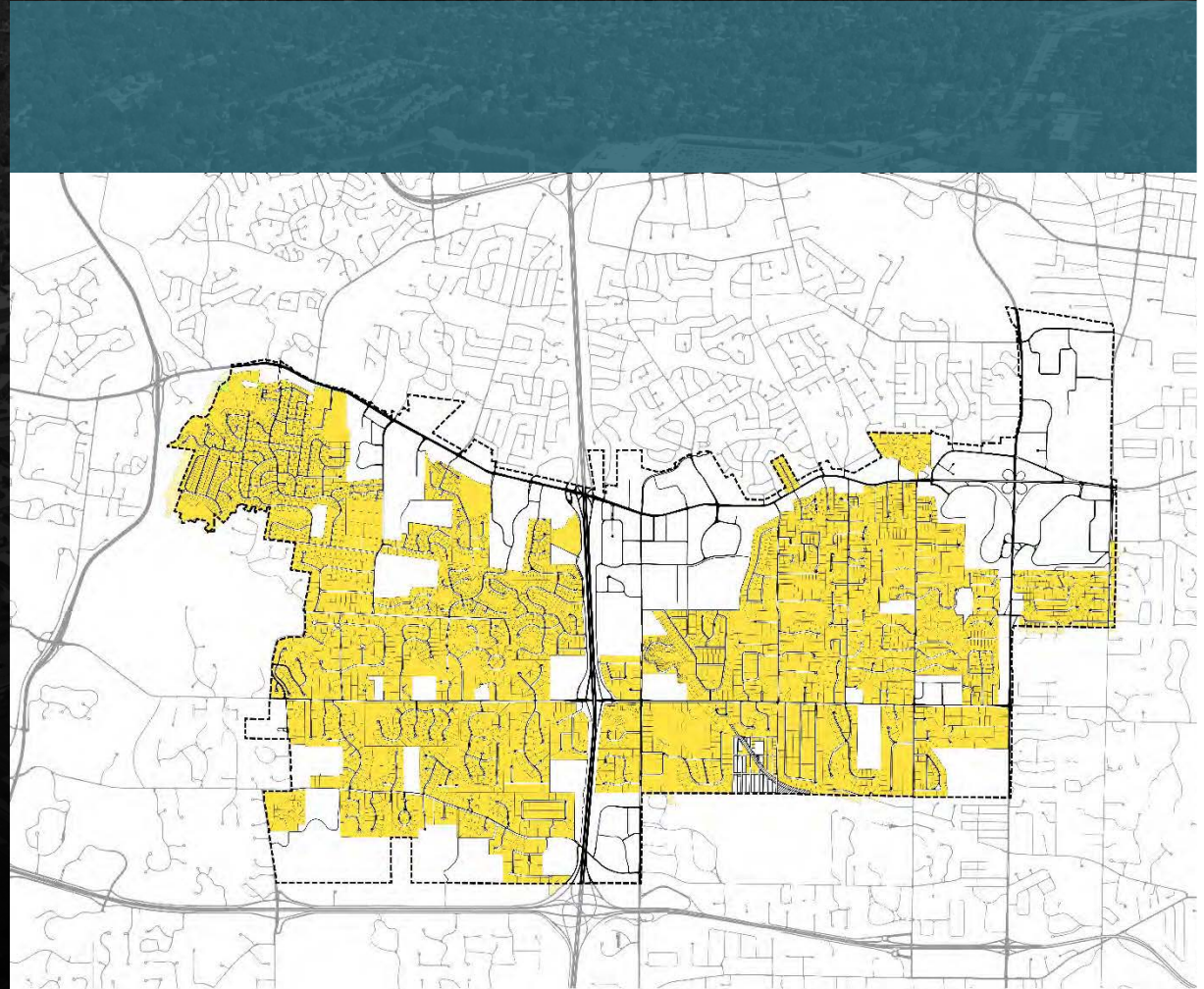
DRAFT PLAN

NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors

Special Conservation Areas

Residential Place Type Districts



DRAFT PLAN

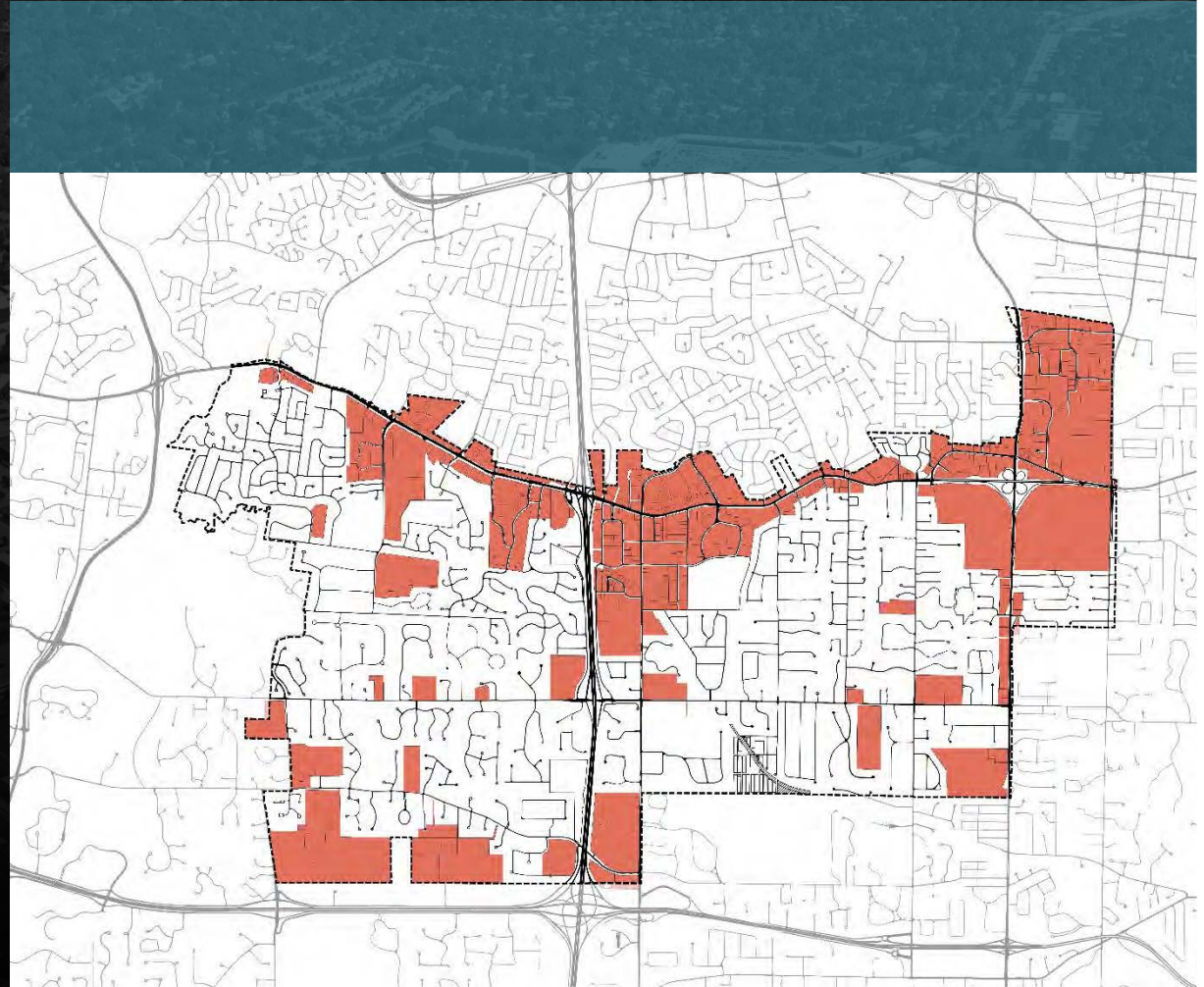
NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors

Special Conservation Areas

Residential Place Type Districts

Non-Residential Place Type Districts



DRAFT PLAN

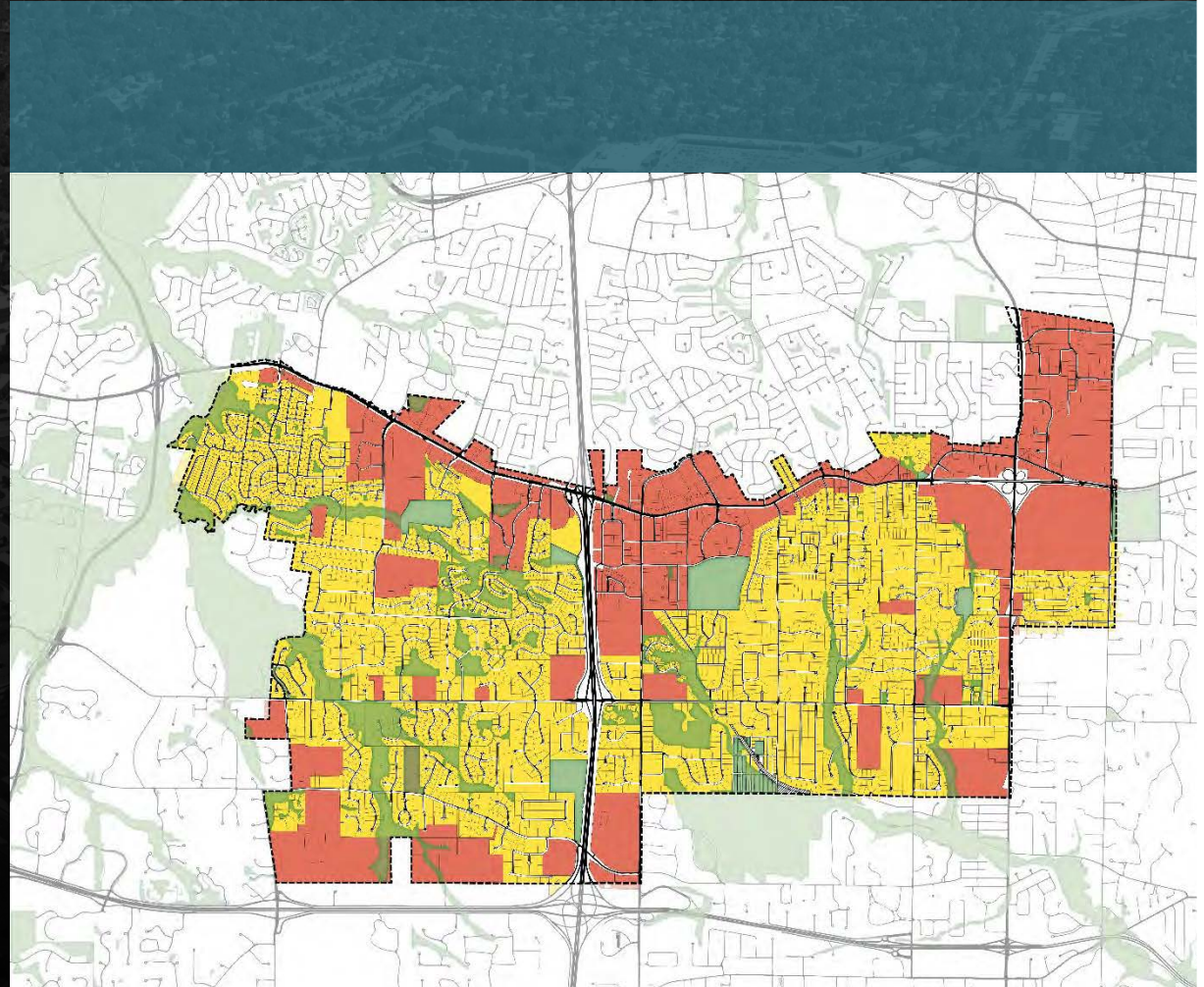
NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors

Special Conservation Areas

Residential Place Type Districts

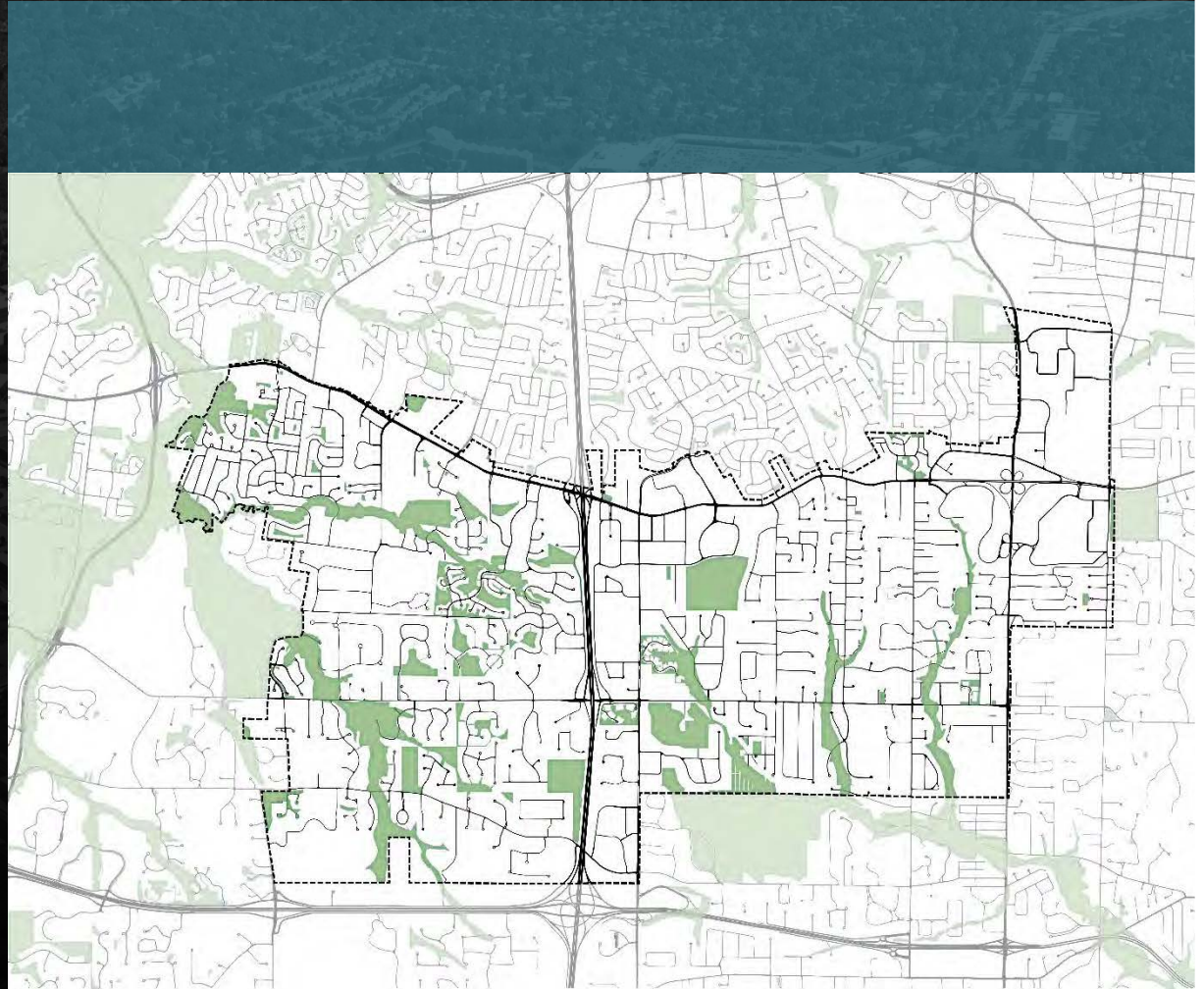
Non-Residential Place Type Districts



DRAFT PLAN

NATURAL RESEOURCES PLAN

Special Conservation Areas



DRAFT PLAN

NATURAL RESOURCES PLAN – *Special Conservation Areas*

Recommendations

For new development, new subdivisions, teardowns & infills, and significant expansions (51% or greater of the existing building)

Flood Hazard and Control Regulations – Chapter 415, Code of Ordinances

- Ensure that there is no net loss of floodwater storage capacity in Creve Coeur.

Stream Buffer Protection Regulations – Chapter 430, Code of Ordinances

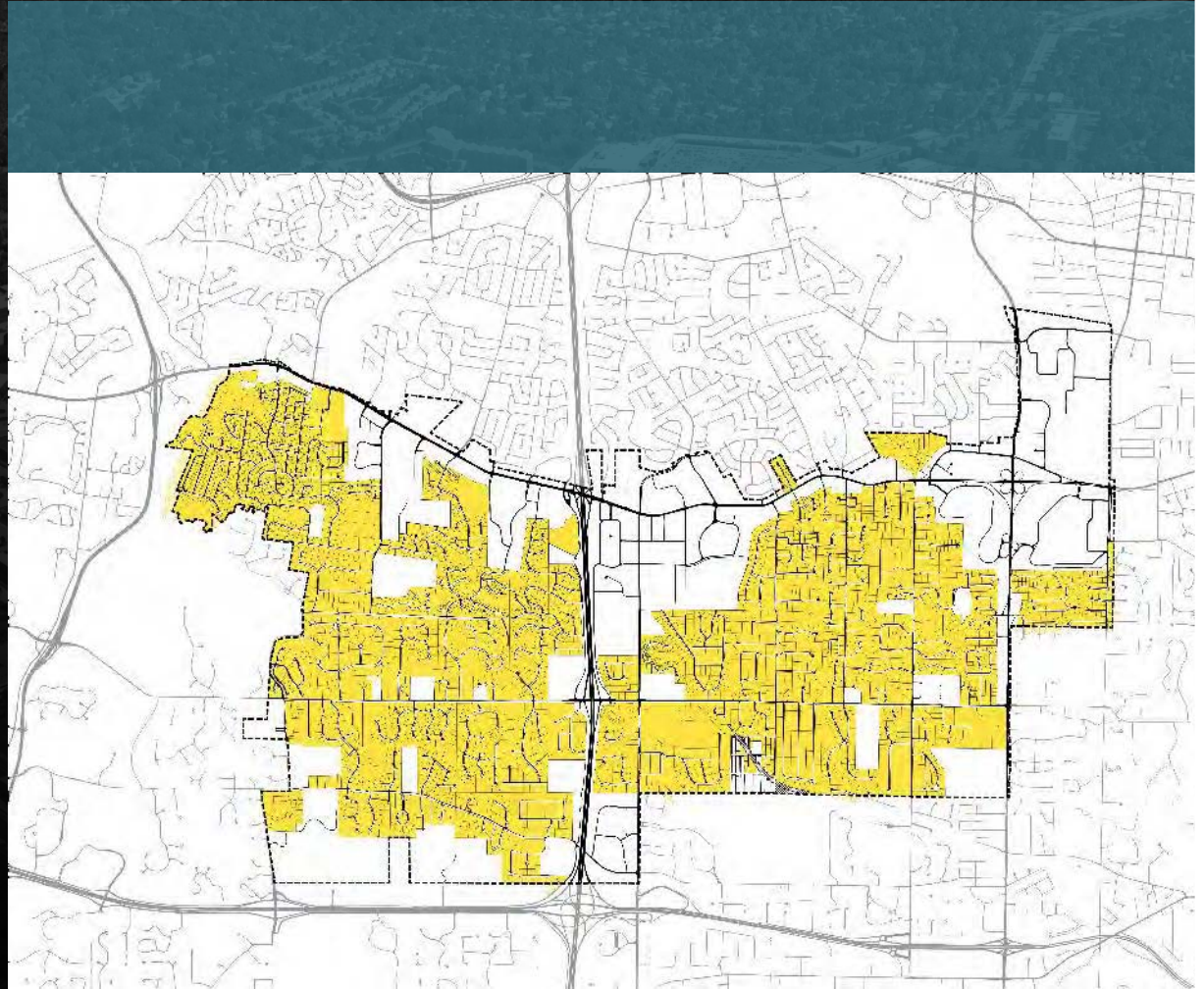
Open Space Preservation

- Designate City open space as for future preservation, including:
 - City Parks
 - Private recreational facilities
 - Subdivision common grounds
 - Utility rights-of-way

DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT

Residential Place Type Districts



DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT – *Residential Place Types*

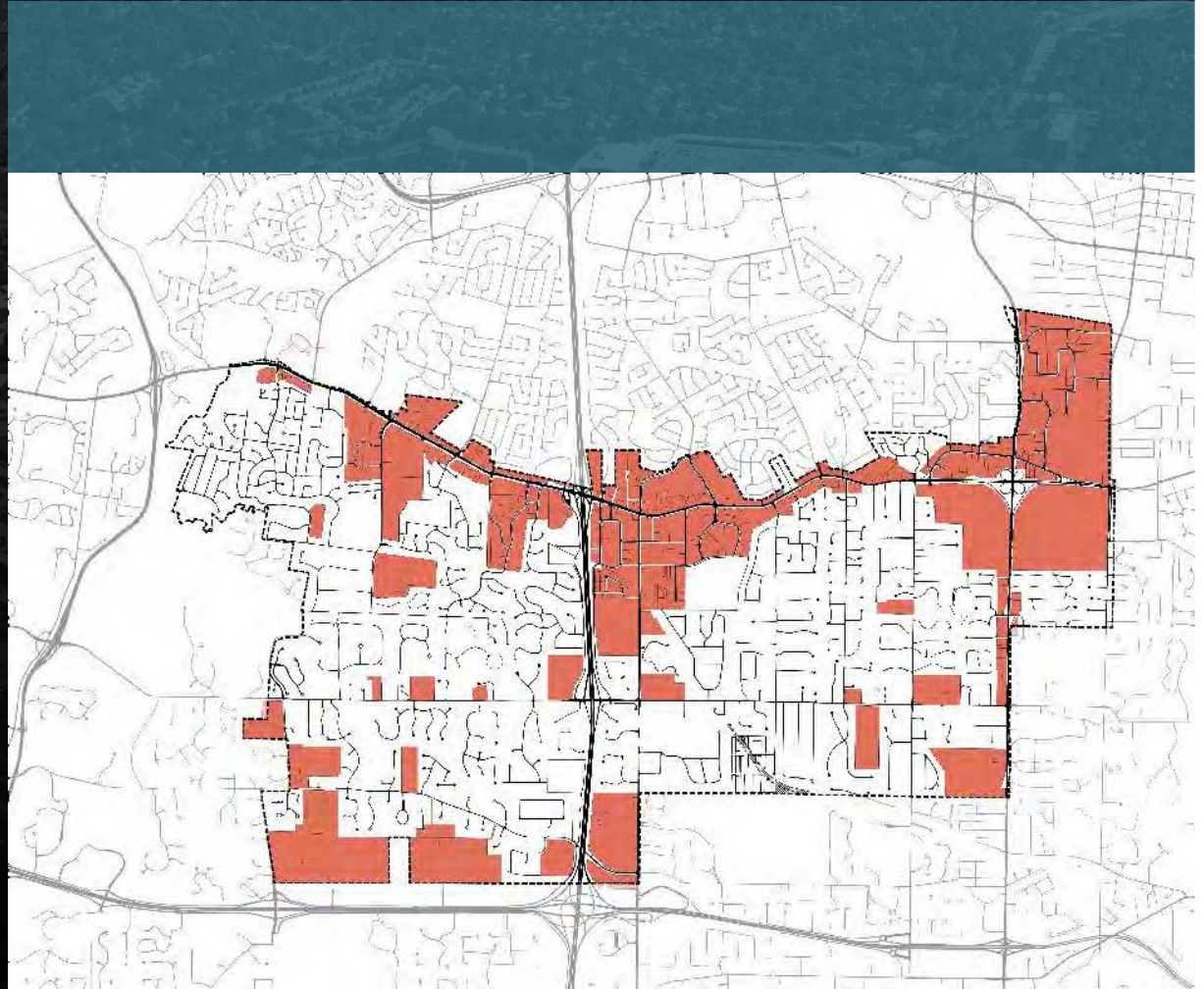
Residential Lot Recommendations for new development and redevelopment

- **Pervious Pavement**
 - Limit the amount of pervious pavement that does not count toward site coverage, up to a maximum
- **Stormwater Runoff**
 - Develop and enact a local Stormwater Ordinance to address lots of less than one (1) acre with regulations comparable to the MS4 and MSD regulations for lots one (1) acre and larger.
- **Tree Coverage**
 - Develop tree coverage preservation standards for residential lots
- **Green Space Preservation**
 - Establish a minimum percentage of vegetated green space to be preserved on site.

DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT

Non-Residential Place Type Districts



DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT – *Non-Residential Place Types*

Non-Residential Lot Recommendations for new development and redevelopment

- **Pervious Pavement**
 - Allow pervious pavement that does not count toward site coverage, up to a maximum, as incentives for stormwater & tree coverage best practices
- **Stormwater Runoff**
 - Develop and enact a local Stormwater Ordinance to address lots of less than one (1) acre with regulations comparable to the MS4 and MSD regulations for lots one (1) acre and larger.
- **Tree Coverage**
 - Establish minimum tree coverage requirements for surface parking lots.
 - Develop tree coverage preservation standards for residential lots
- **Energy-Efficient Lighting**
 - Incentivize low-voltage LED site lighting (including parking lot lighting) by allowing an increase in pervious surface coverage, up to a specified maximum
- **Roofing Best Practices**
 - Encourage reflective white roofing and/or green (vegetated) roofing systems
 - Ensure that vegetated green roofing system areas contribute to on-site stormwater detention facilities.
- **Green Space Preservation**
 - Establish a minimum percentage of vegetated green space to be preserved on site.

DRAFT PLAN

COMMUNITY RESILIENCE PLAN

Food Security

- Expand/enact additional ordinances allowing household suburban agriculture (including small animal husbandry)
- Provide regulatory incentives for household gardens
- Provide municipal support for community gardens
- Establish one of more community-supported agriculture (CSA) programs with a preference for locally-sourced produce

Emergency Services

- Obtain StormReady certification from the National Weather Service (NWS)
- Establish a low-power, wi-fi based emergency service notification and response system with a 72-hour independent power source
- Facilitate creation of a citywide, wireless mesh communication system

Transportation Alternatives

- Provide safe pedestrian facilities at a minimum interval of one-quarter (1/4) mile
- Provide dedicated bicycle facilities at a minimum interval of one-half (1/2) mile
- Implement a comprehensive Safe Routes to School (SR2S) program
- Develop and enact a Complete Streets ordinance

Energy Independence

- Provide regulatory incentives for the use of ground-source (geothermal) climate system in residences
- Provide regulatory incentives for the use of solar energy in residential and non-residential properties
- Provide a local property tax credit for the use of ground-source heating and cooling and/or solar energy.

Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

8.1.b

THE CITY OF CREVE COEUR, MO

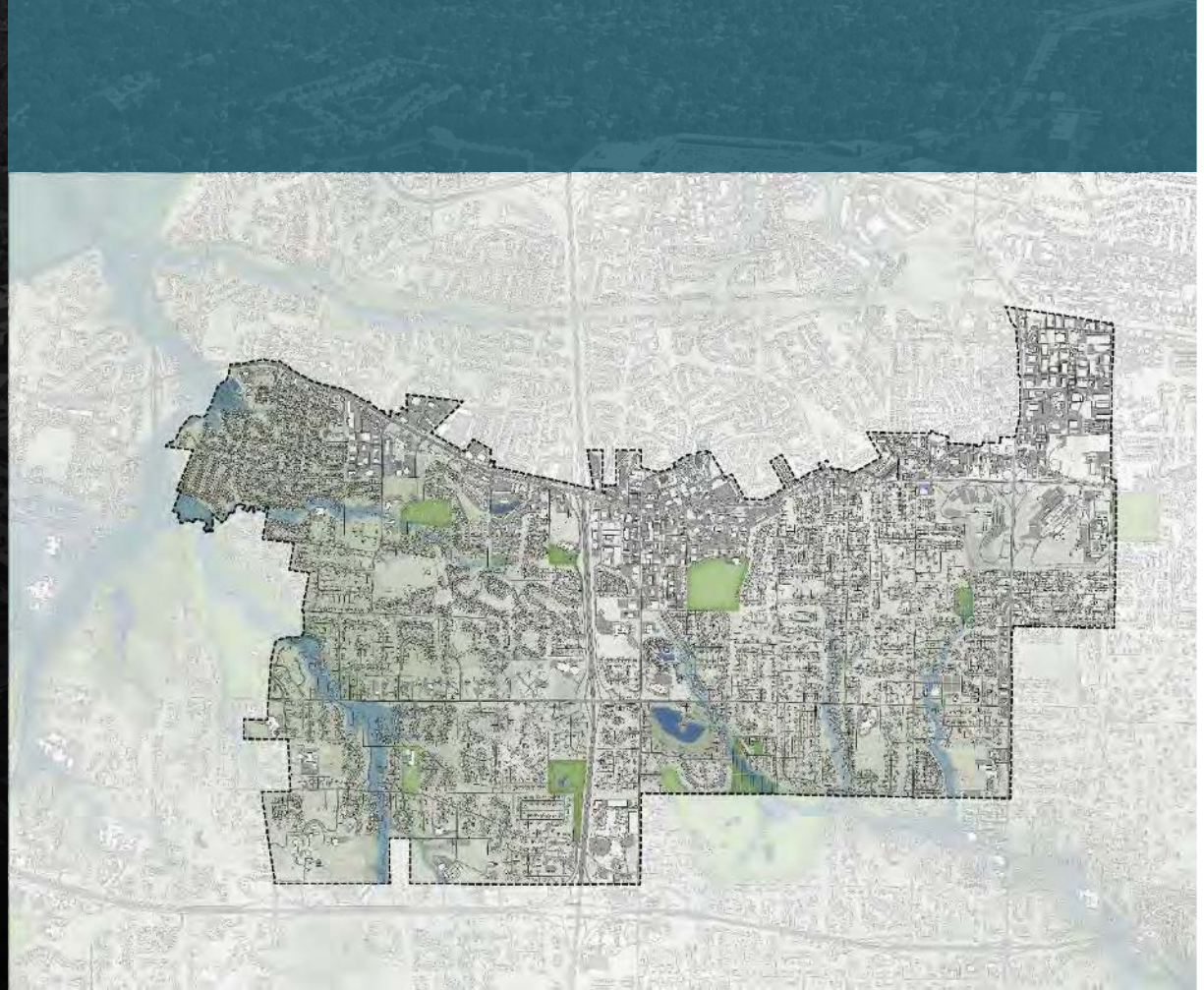
An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential, commercial, and industrial areas. The image is overlaid with a semi-transparent blue filter. The text 'DRAFT COMPREHENSIVE PLAN' is written in large, bold, black capital letters across the middle of the image. Below it, the words 'Annexation Potential' are written in a large, bold, white italicized font.

**DRAFT
COMPREHENSIVE PLAN**
Annexation Potential

Attachment: CCCPU_P&ZCommission_2016-05-17 (1953 : Comprehensive Plan Work

POTENTIAL ANNEXATION

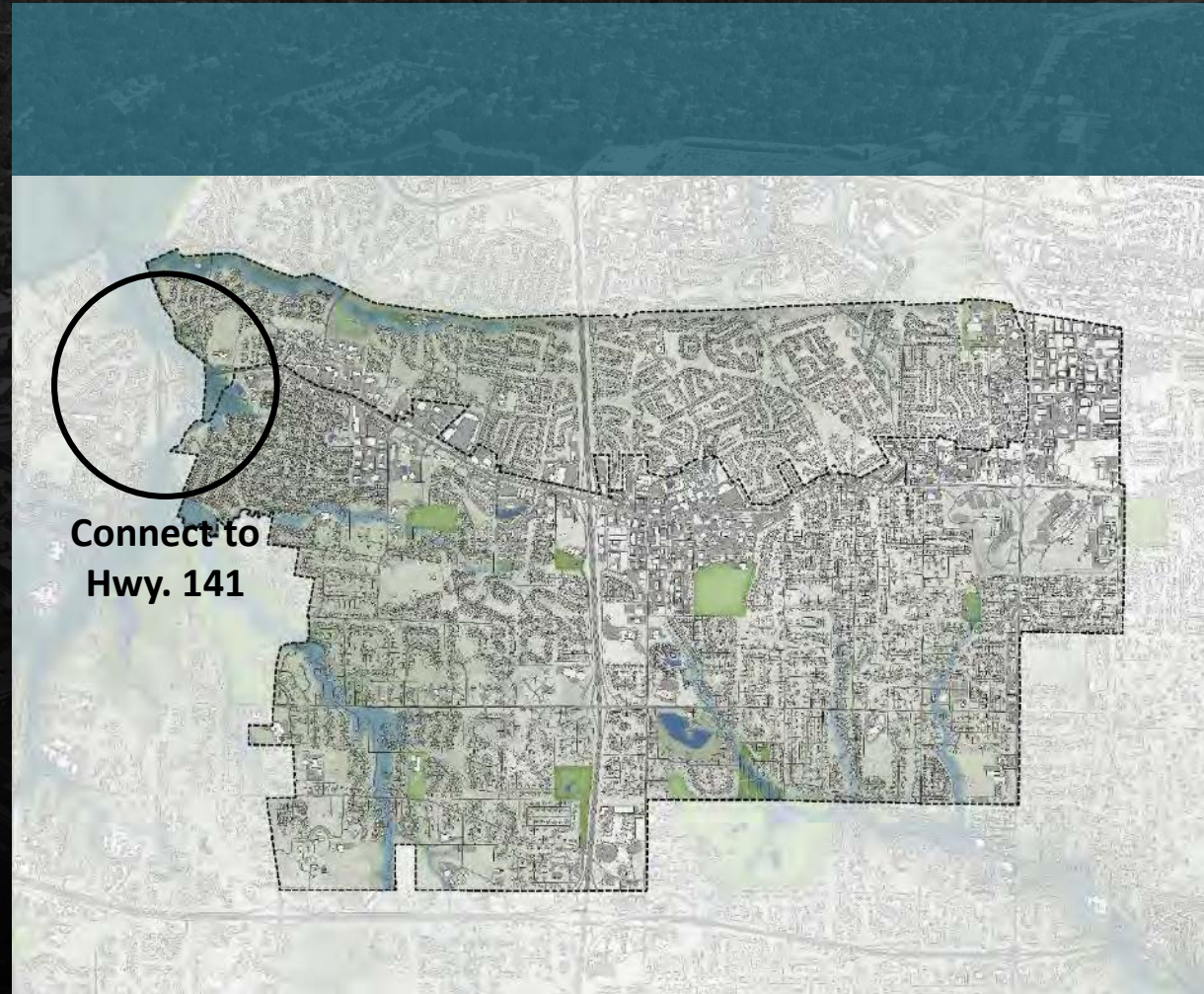
EXISTING CITY BOUNDARY



POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY POTENTIAL ANNEXED LAND & REVISED BOUNDARY

- 2,348 Acres
(3.67 Sq. Mi.)
- 4,300 Housing Units
(Est.)
- *Expands Creve Coeur's tax base*
- *Positions Olive Boulevard in the middle of, instead of on the edge of, the community*
- *Increases housing diversity*







Jason Jaggi <jjaggi@crevecoeurmo.gov>

the golf course issue

1 message

Wayne Mosher <wcmosher@gmail.com>

Fri, May 20, 2016 at 11:26 AM

To: jjaggi@crevecoeurmo.gov

Cc: bobsbrokenheart@att.net

Our family owns and occupies residential property that abuts the golf course on its southeastern corner. Thus our property value and our quiet enjoyment of our home is strongly influenced by the existence of the golf course and its use by a few fellow citizens. Please confer with Bob Kent who has good ideas about the alternate uses of this land.

Wayne Mosher

505 Fairways Circle

631471

432-5718

Attachment: Public Comment-WMosher052016 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fw: Golf Course

1 message

bobsbrokenheart@att.net <bobsbrokenheart@att.net>

Fri, May 20, 2016 at 10:23 AM

Reply-To: bobsbrokenheart@att.net

To: Ralph Goldsticker <rgoldsticker@webtv.net>, Jason Jaggi <jjaggi@crevecoeurmo.gov>

Mr. Goldsticker:

I am taking the liberty of forwarding your email to Mr. Jaggi at City hall.

Thank you for your comment.

Bob Kent

On Thursday, May 19, 2016 5:21 PM, Ralph Goldsticker <rgoldsticker@webtv.net> wrote:

I live at 526 Sarah Lane on the golf course, but am on the parking side of the building. I can't see throwing more money on a losing, costly golf course. I agree with you 100%. I hope they will consider the other options, and don't go on like they are doing..

Ralph Goldsticker

Attachment: Public Comment- RGoldsticker052016 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Golf course

1 message

blefton <blefton@charter.net>

Thu, May 19, 2016 at 5:05 PM

To: jjaggi@crevecoeurmo.gov

Cc: Bob Kent <bobsbrokenheart@att.net>

I support the concept as stated by Mr. Kent in funding and conducting a professionally constructed statistical survey to determine what the Creve Coeur citizenry want as to the options set forth or some other option not yet discussed but perhaps comes forth if the survey so provides.

Benjamin Lefton blefton@charter.net

Chairman of the Energy and Environmental Committee

Sent on a Sprint Samsung Galaxy Note® II

Attachment: Public Comment-BLefton051916 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Robert Kent's campaign

1 message

PAUL KUTZ <jpkutz@sbcglobal.net>

Thu, May 19, 2016 at 4:19 PM

Reply-To: PAUL KUTZ <jpkutz@sbcglobal.net>

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

I have heard the Mayor say the golf course shall remain. Why are we wasting time discussing what will happen if the golf course fails? What are the criteria to determine "fail". Who cares whether the golf course is now a "park" or separate entity? The City just wastes money on ridiculous efforts. How many use the golf course on an average day? How many use the "artistic bus shelters" each day, even on days when it is not raining. Look how much money was wasted on just the shelter at the CVS. How much money is spent on landscaped medians in Olive and Ballas?

Rather than pay the planners to research options "if" the golf course fails, just call the Komen Group who had a plan for golf course development when the "town center" was rejected.

Attachment: Public Comment-PKutz051916 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Re: THE NEW GOLF COURSE TWO STEP

1 message

George Hall <georgeleehall@gmail.com>

Thu, May 19, 2016 at 3:16 PM

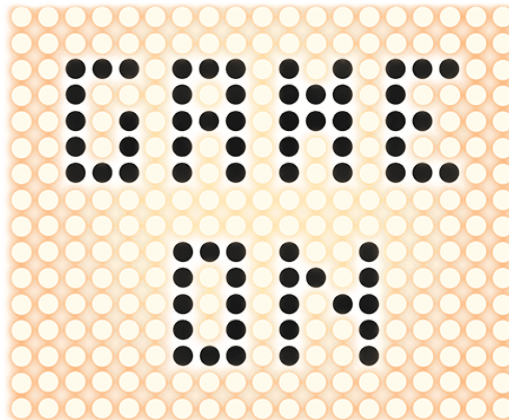
To: bobsbrokenheart@att.net, Robert Kent <marcopolo82@att.net>, jjaggi@crevecoeurmo.gov

Hi Jason - All of the options discussed in regards to the golf course seem reasonable. While personally I would love to see a huge central park for Creve Coeur, I definitely think some sort of mass survey or vote that represents the whole community is warranted. I have to believe the cost of understanding the community would be well worth it when it comes to a decision such as this, that can not be undone. Thanks.

George Hall
503 Falaise Drive

On Thu, May 19, 2016, 11:19 AM <bobsbrokenheart@att.net> wrote:

YOUR VOICE IS NEEDED TO BE HEARD



POSITIVE POLICIES.....ABSOLUTE
ACCOUNTABILITY.....TOTAL TRANSPARENCY

Friends of Creve Coeur:

At last Monday night's P& Z meeting several sections of the proposed Comprehensive Plan were reviewed along with the Golf Course.

The golf course discussion centered around tasking the H3 Studio consultant with providing "Scenarios" for the golf course land in the event that it was no longer feasible as a golf course.

First off, there is an argument as to whether it is a separate Dielman Enterprise Complex or a Park. As you know, I hold it to be a separate entity

Attachment: Public Comment- GHall051916 (1953 : Comprehensive Plan Work Session)

as a profit making facility and it has been accounted for in that manner to date since its inception and purchase in the 1950s. It is not a park and considered commercial in the present outdated 2002 plan.

The options discussed included upon its inevitably becoming economic unsustainable to:

- 1.) Make it into a 100% green park and meld it into the parks department.
- 2) Make it into a park plus
 - a) add perimeter streets on the west and south sides plus
 - b) expand the Dielman Enterprise Complex to include other things such as community recreation, amphitheater etc.
- 3) a) Relocate the government center and/or the police station on south side and leave the rest as a green park
b) Relocate the government center, but place it across the street in the existing Office Park until the golf course fails and then make it into a park.
4. Sell portions of the south and west edges for residential development along the new south and west streets.

As you surely know by now, I have advocated selling the west half of the golf course for high end residential development, and building a new police and government buildings on the east side and turning 28 acres into a park, resulting in some \$11,000,000 in savings and revenue.

Regardless, of how you think about it, I have written to the P&Z Commission and requested that the consultant H3 studios be provided with funds to do a statistically valid survey with a large enough sample of all of the citizens in all four wards to provide a result with 96% confidence of the desires of the citizens of Creve Coeur.

This should not be decided by a small group of vocal minorities based upon a little publicized meeting of the P&Z commission.

This is exactly what we hoped to get rid of when the Dielman Administration came to an end.

If the Council will provide the funds and the Consultant or a proper Market Research consultant will provide the P&Z commission with a statistically valid survey, I will support and auger for its implementation whatever the peoples' desires for this property

I understand this issue will again be discussed at the Monday Night May 24th P&Z meeting.

I ask all of you to support my request for a valid survey of the end desired use for this property so that the end result reflects what the 17400 citizens of Creve Coeur want the City Administration to ultimately do with this piece of City property.

Please send your emails to "Jason Jaggi"<jjaggi@crevecoeurmo.gov> or to me at <bobsbrokenheart@att.net> and I will forward to P&Z.

I believe ALL of the citizens of Creve Coeur should have a fair say in this decision.

If you do not participate, you will get and pay for something you may not want or can use.

It is up to You.

THAT IS MY OPINION, AND WHETHER YOU AGREE OR DISAGREE,
PLEASE SEND YOUR OPINION TO: "Jason Jaggi"
<jjaggi@crevecoeurmo.gov>

Bob Kent

Ward IV

Paid for by Robert Kent, 13084 Ferntrails Lane, Creve Coeur, Missouri
63141



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att.net Mail Stationery

Attachment: Public Comment- GHall051916 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

THE NEW GOLF COURSE TWO STEP

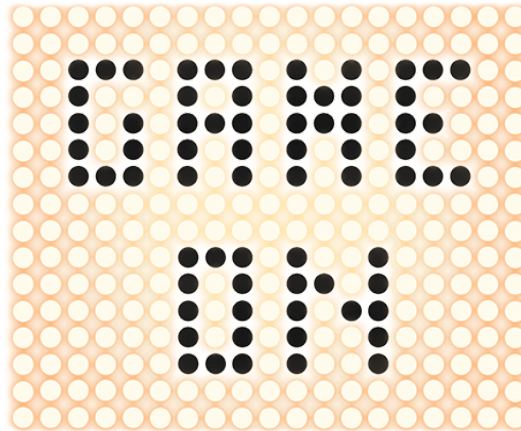
1 message

bobsbrokenheart@att.net <bobsbrokenheart@att.net>

Thu, May 19, 2016 at 11:08 AM

Reply-To: bobsbrokenheart@att.net

To: Robert Kent <marcopolo82@att.net>, Robert Kent <bobsbrokenheart@att.net>



POSITIVE POLICIES.....ABSOLUTE ACCOUNTABILITY.....TOTAL
TRANSPARENCY

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The options discussed included upon its inevitably becoming economic unsustainable to:

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- 2) Make it into a park plus

Attachment: Public Comment-BKent051916 (1953 : Comprehensive Plan Work Session)

- a) add perimeter streets on the west and south sides plus
 - b) expand the Dielman Enterprise Complex to include other things such as community recreation, amphitheater etc.
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THAT IS MY OPINION, AND WHETHER YOU AGREE OR DISAGREE,
PLEASE SEND YOUR OPINION TO: "Jason Jaggi"
<jjaggi@crevecoeurmo.gov>

Bob Kent

Ward IV

Paid for by Robert Kent, 13084 Ferntrails Lane, Creve Coeur, Missouri 63141



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Attachment: Public Comment-BKent051916 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Bob Kent's Proposal

1 message

Peter Hall <phall@lookafterhairco.com>

Thu, May 19, 2016 at 1:40 PM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

I have written previously to the council and the mayor of this subject. Mr. Kent's proposal is to save the CITY \$11,000,000. What the mayor and council need to realize is it is not the city's money that is being saved, it is my money as well as the other 17,000 plus residents, and we are appalled that our interests are not being represented by the mayor and council. Mr. Kent's proposal needs to be researched and presented to all residents with the other proposals. It's our money, and we need to make the decision based on all the options, not just some self-serving ones.

Peter Hall

Ward 1

Attachment: Public Comment-PHall051916 (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Golf Course Options

1 message

bobsbrokenheart@att.net <bobsbrokenheart@att.net>

Wed, May 18, 2016 at 5:24 AM

Reply-To: bobsbrokenheart@att.net

To: "\"Jason Jaggi\""" <jjaggi@crevecoeurmo.gov>

Mr. Jaggi:

It is my understanding that at last Monday's P&Z Meeting the H3 Studio consultant was tasked with coming up with scenarios for the Golf Course, If it is no longer viable as a Golf Course.

As you know this a subject for which I have tried to get valid public input applied for some time.

May I please suggest that before the Commission makes a decision on what the Comprehensive Plan will show as "The Plan" that you ask the Council for funds to get a statistically reliable market Survey from the Creve Coeur Citizens at large rather than make the decision on what the various vocal interested minorities shout the loudest.

I have expressed my own position on this matter on several occasions.

However, I am interested and certainly will support what the consultant recommends IF H3 can show that they have a statistically valid (to two standard deviations confidence) that the the suggested usage, if not a golf course is what ALL of the citizens want. Not just the golfers, Not just the 200 citizens on the perimeter, not just the interests of the office park, not just the interest of the Councilmembers of Ward II (although important) but all of the citizens of Creve Coeur.

This space is 1/3rd of all of the green space available and its ultimate use should reflect the desires of all of the citizens.

Having studied the golf course issue for more than five years, I believe it is doomed to economically unsustainable.

It is just how much money the City will pour into it before enlightenment overcomes stubbornness.

The entire mantra of the new Comprehensive Plan is to let everybody have an input. The small vocal minorities attending the public meetings on the Comp Plan do not, in my opinion, reflect the entire view of all of the citizens.

If the P&Z Commission is truly interested in providing what all of the Citizens want then the Commission should support this request.

Otherwise, this will be just another extension of the Harold Dielman legacy of the elite few telling us what is good for us.

Thank you for postingthis letter in your letters from the citizens on the Comp Plan

Sincerely,

Robert W. Kent
Ward IV

Attachment: Public Comment BKentCreve Coeur Mail - Golf Course Options051816 (1953 : Comprehensive Plan Work Session)



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

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: May 16, 2016

Subject: Comprehensive Plan Update—Draft Plan Recommendations

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

Attachments: None

The City's Comprehensive Plan consultant, H3 Studio, will review the components of the plan and the draft recommendations and strategies based on feedback received to date with the Planning and Zoning Commission. The consultant has received input on these draft recommendations having met with Planning Staff and the following stakeholder groups over the past 3-4 weeks:

- Business Community, including members of the Economic Development Committee, Chambers of Commerce, local business owners, commercial property managers and developers.
- Parks Committee
- Ecology & Environment; Horticulture, Ecology & Beautification; and, Stormwater committees
- City Council members

At this time, the components of the plan and recommendations remain in the review stage and the Planning and Zoning Commission should take the time necessary to fully understand the concepts, strategies and recommendations in draft form as they currently exist and provide feedback to the consultant. Should there be a need to hold a second session with the consultant to review this information, Staff would request the Commission to select a special meeting date so that scheduling arrangements can be made. Written comments about the plan that have been forwarded to staff are included within the agenda packet for the Commission's review.

Please include the following recommendation under Goal 2: Economic Growth and Community Services. Thank you.

Encourage businesses and organizations to adopt sustainability best practices, which will reduce their impact on the environment, reduce their long-term costs, and make them more competitive.

As residents:

Judy Campbell and Greg Campbell, J.D. 314 Lyonnais Dr.
 Fran Cantor and Harvey Cantor, MD 11700 Tarrytown Dr.
 Mary Harris and Hal Harris, Ph.D. 16 Country Fair Lane
 Robbie and Sheerie Green 33 Ladue Estates Dr
 Joseph Martinich, Ph.D 856 Somerton Ridge Dr.
 Judy Sherman and Larry Sherman, MD 2 Spoede Ridge
 Goerge Hall and Katie Vogelsang 503 Falaise Dr.
 Martin Jaffe 12173 Winrock Dr.
 Jackie and Ellis Kantor 12365 Montsouris Dr.
 Nancy Gleb and Lawrence Gelb, MD 370 Lyonnais Dr.
 Laura Catalano 1031 Ferngate Lane
 Richard and Michelle Goldstein 12360 Country Glen Dr.
 Hannah Goldstein and Miriam Goldstein 12360 Country Glen Dr.
 Alexis Travers 10611 Country View Dr.
 Cindy and Brian Travers 10611 Country View Dr.
 Tracy Campbell 314 Lyonnais Dr.
 Eleanor M. and Edwin R. Thomas #153 Ladue Oaks Dr.
 Nancy Myer and Richard Kutta 24 Colonial Hills Pkwy
 James Myers 12121 Hibler Dr.
 Andrea Cantor and Brent C. Cantor, J.D. 12510 Conway Holmes Circle
 Judy and Jeffery Pass 220 Carlyle Lake Dr.
 Michelle and Kristian Vesth 765 Turrentine Trail or Pastries of Denmark



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: Sustainability recommendation for the Comp Plan

2 messages

Whitney Kelly <wkelly@crevecoeurmo.gov>

To: jjaggi@crevecoeurmo.gov

Sun, May 15, 2016 at 11:49 PM

FYI...

Sent from my iPhone

Begin forwarded message:

From: Judy Campbell <jacampbell314@gmail.com>

Date: May 15, 2016 at 11:46:00 PM CDT

To: Whitney Kelly <wkelly@crevecoeurmo.gov>, wkelly@ci.creve-coeur.mo.us

Subject: Fwd: Sustainability recommendation for the Comp Plan

Whitney, for some reason this email failed at the new address. I am sending it again and also to your old email address. Judy C

----- Forwarded message -----

From: **Judy Campbell** <jacampbell314@gmail.com>

Date: Sun, May 15, 2016 at 11:42 PM

Subject: Sustainability recommendation for the Comp Plan

To: breihan@h3studio.com

Dear Mr. Breihan,

Thank you for your presentation of new information to the Joint Committee meeting on Tuesday, May 10, 2016.

After the meeting, I and several others realized that we may have missed an opportunity to create a more sustainable city. Due to the fact that time was now an issue, I took it upon myself to send out an email to residents who may also be interested in this matter. This email was more a petition to place the recommendation but due to having less than three days I was not able to reach as many residents as I would have liked.

Attached is a list of residents who support the recommendation. Undoubtedly there are many others who agree with the statement but as my time was limited and the fact that you will be presenting the latest update to the Planning and Zoning Commission on Monday, I am sending the list of names that I currently have obtained.

Attachment: Public Comment- JCampbell051516 (1953 : Comprehensive Plan Work Session)

I realize there are significant challenges at times to complete this process but I applaud your continued efforts to upgrade our city's Comp Plan. Thank you.

Sincerely,

Judy Campbell
314 Lyonnais Dr.
St. Louis, MO 63141

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Supporters for Sustainability Recommendation for Comp Plan.docx

16K

Judy Campbell <jacampbell314@gmail.com>

Sun, May 15, 2016 at 11:58 PM

To: breihan@h3studio.com

Cc: bglantz@crevecoeurmo.gov, ssaunders@crevecoeurmo.gov, sbaseley@crevecoeurmo.gov, mperkins@crevecoeurmo.gov, jjaggi@crevecoeurmo.gov, Whitney Kelly <wkelly@crevecoeurmo.gov>, Deborah Ryan <dryan@crevecoeurmo.gov>

----- Forwarded message -----

From: **Judy Campbell** <jacampbell314@gmail.com>

Date: Sun, May 15, 2016 at 11:42 PM

Subject: Sustainability recommendation for the Comp Plan

To: breihan@h3studio.com

Dear Mr. Breihan,

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Attachment: Public Comment- JCampbell051516 (1953 : Comprehensive Plan Work Session)

interested in this matter. This email was more a petition to place the recommendation but due to having less than three days I was not able to reach as many residents as I would have liked.

Attached is a list of residents who support the recommendation. Undoubtedly there are many others who agree with the statement but as my time was limited and the fact that you will be presenting the latest update to the Planning and Zoning Commission on Monday, I am sending the list of names that I currently have obtained.

I realize there are significant challenges at times to complete this process but I applaud your continued efforts to upgrade our city's Comp Plan. Thank you.

Sincerely,

Judy Campbell
314 Lyonnais Dr.
St. Louis, MO 63141



Supporters for Sustainability Recommendation for Comp Plan.docx

16K



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Comp Plan Update Questions ? Concerns

1 message

Martin Jaffe <martin.jaffe@mjaffegroup.com>

Sun, May 15, 2016 at 9:15 PM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "Mark Perkins (mperkins@ci.creve-coeur.mo.us)" <mperkins@ci.creve-coeur.mo.us>

Cc: "Barry Glantz (bglantz@ci.creve-coeur.mo.us)" <bglantz@ci.creve-coeur.mo.us>, "Wohlberg, Matt" <mwohlberg@ci.creve-coeur.mo.us>, Robert Hoffman <rhoffman@crevecoeurmo.gov>, "Charlotte D'Alfonso (cdalfonso@ci.creve-coeur.mo.us)" <cdalfonso@ci.creve-coeur.mo.us>

Jason and Mark:

I have attended many of the Comp Plan Work Shops and did get more information at a Work Shop Tuesday May 10. With reference to the following:

- Storm Water portions of the revision. I could not find on line the information that we saw at the May 10 work shop. It is my opinion that the Comp Plan is going too far with details and specifications of engineering data that should not be in the plan. These details change over time and at this time storm water is controlled and regulated by EPA, DNR, and enforced and controlled through MSD. The control is for water quality, detention and run off. This controls cover disturbance of area 1 acre or more.
- I think this area should be reviewed by the storm water committee prior to adoption by the City.
- We do have a problem in Creve Coeur with the control or authority over the construction of any sorts on lots less than one acre. The storm water committee and the staff have been working on some rules we could recommend to the city and that would be fair to surrounding homeowners, homeowners, builders and developers.
- Lot Development and tree planting is another area.. I strongly believe that, we should encourage the development of the city and that trees are very important to the environment and the city. But the plan set forth is in my opinion is bad. I had not seen the specs before the meeting, but the requirements are very poor. Example: if there is an 18" tree that needs to be removed on a small lot then it would be required to plant the same equivalent size or 9- 2" trees on the lot, that is very poor planning. Also, did the city just recently have problem with the planting of trees in the sale along the street and the planting of the trees in that area?

Attachment: Public Comment- MJaffe05152016 (1953 : Comprehensive Plan Work Session)

- I have long been a supporter of planting trees and a variety of species. As a developer I remember the experts telling us what trees to plant and the problems that developed later. [Bradford pears]
- I also agree with Judy Campbell's wanting all residence and businesses to recycle and practice good sustainability plans
-

Thank you for your time and consideration

Martin

Martin Jaffe

M. Jaffe Group

PO Box 410029

St. Louis, Mo. 63141-0029

(314) 367-5650 Voice

(314) 367-5043 Fax

Martin_Jaffe- Skype

Martin.Jaffe@mjaffegroup.com

www.Urban-Dwellers.com



Jason Jaggi <jjaggi@crevecoeurmo.gov>

the Comprehensive plan and the golf course

1 message

ellen lawrence <ellenblawrence@yahoo.com>

Wed, May 11, 2016 at 10:51 AM

Reply-To: ellen lawrence <ellenblawrence@yahoo.com>

To: Whitney Kelly <wkelly@crevecoeurmo.gov>, Jason Jaggi <jjaggi@crevecoeurmo.gov>

Cc: "Mark C. Perkins" <mperkins@crevecoeurmo.gov>, Barry Glantz <bglantz@crevecoeurmo.gov>

Dear Planning and Zoning Committee Members,

It was with great disappointment that the H3 presentation we attended last week did not show the golf course as part of the parks system. All other city parks were shown in white, but the golf course was in brown as part of the Community Place Type District. Since these districts are intended to be the basis of new zoning districts, we both felt it was important to detail to you why we believe this to be a grave mistake based on flawed logic. - **We now understand the this issue has been resolved and that the golf course is shown in white on all H3's slides.**

1.- No other park is listed as part of the neighboring districts. Under this system, Millennium Park should have been shown in blue as part of the Barnes West Campus district. Laverne Collins should have been shown as commercial, etc. Having the course shown this way assumes a Fait Accompli that it should or will become more commercial. **We now understand the this issue has been resolved and that the golf course is shown in white on all H#'s slides.**

2.- No other Park has options for sale listed. Again, this singling out of the course clearly sends the message that the comprehensive plan anticipates a sale for all or part of the course.

3.- To make matters worse, scenario three for the course shows MIXED use along the perimeter of the course. The east and south sides of the course are currently zoned A - 1 acre lots. The west side has condos. All these residents paid a premium to live next to the course. At the latest city council meeting to discuss the future of the course, 200 residents of the condominiums alongside the course signed a petition to voice their opposition to any sale as well as their legitimate concern about this proposed reduction in their property values.

4.- We believe that the inclusion of alternate scenario 3 for the golf course greatly politicizes the discussion around the course. It re-directs the comp plan from policy to politics. We are comfortable with the other two scenarios.

5.- Since Creve Coeur is already below the suggested national average for park land, do we really want to have the potential sale of part of our course as part of our Comprehensive Plan?

Thank you for your consideration in this matter.

Attachment: Comments Received Ward 2 Council Members (1953 : Comprehensive Plan Work Session)

Ellen Lawrence
Ted Ruzicka
City Council Ward 2

Attachment: Comments Received Ward 2 Council Members (1953 : Comprehensive Plan Work Session)



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fwd: Creve Coeur Comp Plan

1 message

Deborah Ryan <dryan@crevecoeurmo.gov>

Fri, May 13, 2016 at 3:23 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Heads up - just so you are prepared to respond.

----- Forwarded message -----

From: **Martin Jaffe** <martin.jaffe@mjaffegroup.com>

Date: Fri, May 13, 2016 at 3:20 PM

Subject: Creve Coeur Comp Plan

To: "Barry Glantz (bglantz@ci.creve-coeur.mo.us)" <bglantz@ci.creve-coeur.mo.us>, "Charlotte D'Alfonso (cdalfonso@ci.creve-coeur.mo.us)" <cdalfonso@ci.creve-coeur.mo.us>, "rhoffman@ci.creve-coeur.mo.us" <rhoffman@ci.creve-coeur.mo.us>Cc: "Wohlberg, Matt" <mwohlberg@ci.creve-coeur.mo.us>

Who do we have an opportunity to discuss some of the problems we have with the "proposed Comp Plan". Specifically I disagree with the street plan and the trees [remember Belle Masion tree problem. I also disagree with the requirements for stormwater requirements. As far as the stormwater details, they are not necessary as we are controlled by EPA, DNR and MSD. We should make comments as to the direction we as a city want take and follow the MSD requirements. We do have a problem, that we have discussed as to how to handle any development or addition on lots less than 1 acre.

Thanks,
Martin**Martin Jaffe****M. Jaffe Group****PO Box 410029****St. Louis, Mo. 63141-0029****(314) 367-5650 Voice****(314) 367-5043 Fax****Martin_Jaffe- Skype**

Attachment: Comments Received 5-13-2016 (1953 : Comprehensive Plan Work Session)

Martin.Jaffe@mjaffegroup.com

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--

Deborah Ryan

City Clerk

PLEASE NOTE MY NEW EMAIL ADDRESS:

dryan@crevecoeurmo.gov

MoCCFOA Eastern Division Secretary

City of Creve Coeur

300 N New Ballas Road

Creve Coeur MO 63141

314 872 2517 (office)

314 872 2539 (fax)

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