



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 20, 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
Ms. Heather Silverman
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 24, 2016 Planning and Zoning Commission Draft Meeting Minutes
2. June 6, 2016 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

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

UNFINISHED BUSINESS**NEW BUSINESS**

1. PUBLIC HEARING. Application #16-017: for a Conditional Use Permit for Pizza World Restaurant at 12305 Olive Boulevard

Mary Gabriel, of Maradan Inc., has submitted an application for a new conditional use permit for a 1,660 square foot, 30 seat, dine-in, carry-out, and delivery, Pizza World Restaurant to be located at 12305 Olive Boulevard within the Woodcrest Shopping Center. The subject property is zoned CB, Core Business District.

2. Application #16-018: Site Development Plan Approval for a New Subdivision Entrance Sign for the Questover Subdivision

Rebecca Kling, on behalf of the Questover Subdivision, has submitted an application for approval of a new 9 square foot subdivision entrance sign for the Questover Subdivision near the Olive Boulevard Intersection. The proposed sign location is within the raised median of the private road, and is a total height of 12 feet 7 inches.

3. Application #16-019: Chaminade College Preparatory School and Our Lady of the Pillar Catholic Church Boundary Adjustment Plat

Jamey Henson, of The Sterling Company, on behalf of Chaminade College Preparatory School, has submitted an application for a boundary adjustment with Our Lady of the Pillar Catholic Church, to clean up the boundary, where an existing lot line is in the middle of one of the Church's buildings, and to eliminate the property line at 120 Pillar, so that the Church is within one property. Currently, 425 S. Lindbergh is owned by Chaminade, and 401 S. Lindbergh Boulevard and 120 Pillar Lane are owned by St. Louis County Catholic Real Estate.

WORK AGENDA**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
SPECIAL MEETING MINUTES

TUESDAY, MAY 24, 2016

6:30 PM

A special meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Tuesday, May 24, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Beth Kistner called the meeting to order at 6:30 P.M.

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

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. Rovak 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 16, 2016, as submitted. Mr. Rovak seconded the motion, which carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

None

7. WORK AGENDA

Mr. Jaggi said the discussion was a continuation of the work session from last week. He pointed out the packet included comments, mostly regarding the golf course. Mr. Jaggi said at the conclusion of the meeting, he would like to address the remainder of the process of updating the Comprehensive Plan, and he would like to give a timeline.

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Mr. Breihan said they would pick up discussing Goal 3: Plant Science District as they didn't quite finish the discussion May 16th.

He said an additional place type was developed based on staff recommendations. It is designed to support a variety of uses along with the Campus types.

Mr. Breihan showed some examples and gave recommendations.

Ms. Kistner asked if the western area was The Vanguard.

Mr. Breihan confirmed it was. He said the place-type was designed to support a wide variety of building uses and types while fulfilling a common vision for the area. He spoke about secondary street goals and service street goals.

Ms. Kistner asked about limitations on ground floor access.

Mr. Breihan clarified that access would be for service, but limited or prohibited on secondary streets. He asked if the presented system made sense and if it was a useful and incremental.

Ms. Kistner said generally it did, but specific examples may change her mind.

Mr. Breihan said that getting too specific brings them to the fine line of Comprehensive Plan versus the Zoning Code. Some Zoning Code updates would need to be made for the zoning to be more in line with the Comprehensive Plan.

Mr. Carney said some access will be difficult without entry on residential streets.

Mr. Breihan said one way that could be addressed is to require a parcel have access on primary and residential streets.

Ms. Kistner said very few areas with many lots with no service areas

Mr. Breihan said one way is to allow or require cross lot access.

Ms. Kistner said on the primary streets that would be appropriate.

Mr. Breihan said beyond scope of the Comprehensive Plan we do have recommendations.

These districts would allow for a greater number of buildings on site compared to the civic district.

He showed examples of what that would look like.

Ms. Kistner asked if BJC would be developed.

Mr. Breihan said they have heard it would be redeveloped. The main goal is to have a consistent campus corridor.

Planning and Zoning Commission
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Ms. Kistner asked if the districts had been included in workshops and sessions

Mr. Jaggi confirmed they had.

Mr. Breihan showed the campus suburban goals and examples.

Ms. Kistner asked what the 4 core spaces were.

Mr. Breihan pointed out those spaces were Chaminade, Mercy, Mo Bap University and Priory. He went through recommendations for the commercial district.

Goal 4: Community Amenities and Facilities
He went through the Key strategies.

Ms. Kistner wondered what the City's role was in regards to 8 and 9:

8. Conduct a detailed inventory of a 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 optic more evenly throughout the City; establish a procedure to measure the amount of fiber optics by mileage.

Mr. Jaggi said the City would be interested in regards to renewable City energy

Mr. Breihan agreed it would be an advocate and support role.

Ms. Kistner asked if we were really prepared to take on those roles.

Mr. Breihan said that could be revised or taken out with Commission support

Ms. Kistner said the language about being supportive and advocating seems to fit.

Mr. Rovak said it isn't something that could be done in house. It wouldn't be in a normal budget.

Mr. Jaggi said this may be a recommendation beyond our reach, but a supporting role would be in best interest.

Ms. Kistner asked what 10 would entail.

10. Establish a High-Tech Users Group to guide discussion and develop specific recommendation related to electrical and other infrastructure issues.

Mr. Breihan said that in the future a city group could take a look at those issues

Ms. Kistner said she wasn't sure it should be in this plan and maybe it should go the Economic Development Committee.

Planning and Zoning Commission
May 24, 2016

Mr. Carney agreed the Economic Development Committee may be better suited to take it on.

Mr. Rovak said it falls more on infrastructure than general.

Ms. Kistner said she would like to see the commercial sector take a bigger lead where it is concerned.

Mr. Jaggi asked if anything is missing from the broader view.

Ms. Kistner said that some of the comments mentioned sustainability. She didn't see anything that brought up trash, recycling, limb and leaf pickup.

Mr. Jaggi that is a good point, those things will be looked at by Mr. Breihan.

Mr. Breihan said one thing they looked at is how sustainability is integrated.

Mr. Kistner said another city service that is important is the service to medians, establishing it goes a long way to the look and feel.

Mr. Carney would the signs at Ladue and Lindbergh fall under this

Mr. Breihan replied that all those things fall into this category.

Ms. Kistner said those are important and she recognizes the amount of work that has gone into this.

Mr. Carney said it is all probably included in number 3 but that that it is good to point out specifics.
3. Continue to improve the quality and responsiveness of City services.

Mr. Breihan said they were good points and that was good feedback.

Mr. Jaggi pointed out they will meet with city department officials to go over civic services.

Ms. Kistner pointed out there are several things in number 5 we don't control.

5. Ensure that 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.

Mr. Breihan said that made sense. He then introduce Goal 5: Parks, Open Space and Environment. He went through the goals and strategies.

Mr. Rovak said there was a lot of overlap and some of these could be condensed.

Ms. Kistner said it seemed somewhat it seemed idealistic and wondered if some goals were getting beyond the Comprehensive Plan.

Mr. Jaggi said this is big goal which would require a lot of thought

Mr. Carney said he thought overlaps are natural.

Planning and Zoning Commission
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Mr. Jaggi said this is where opportunities present themselves and are backed up by the plan.

Mr. Pullium said there seems to be over-arching goals and number 10 regarding Creve Coeur Racquet club seemed out of place.

Ms. Kistner agreed it seemed out of place.

Mr. Breihan said if it were expanded it could provide a use for the residents, but it could be too specific.

Ms. Kelly said she thought number 7 and 10 could be combined.

Mr. Rovak said a lot could happen in 5 years.

Ms. Kistner said it is a good idea to have a plan for the future, but wants to be sure their goals aren't too specific and overreaching.

Mr. Jaggi said he agreed with Ms. Kelly's comment is valid, that property provides opportunities.

Mr. Breihan talked about bicycle and pedestrian pathways then gave recommendations to put every household within 1/4 mile of a dedicated trail or path.

Mr. Rovak said he was fully supportive, opportunities will sporadically come up, and it isn't impossible.

Mr. Jaggi said there may be an incentive in place over time. It would be a gradual thing to develop connectivity.

Mr. Rovak said there may be demand pull instead of push.

Ms. Kistner some push will be there and gave a recent example.

Mr. Pullium said this was setting up an ideal, but it is up to Council to take action.

Mr. Breihan said there are other times for grant opportunities, but having a plan that outlines principles and routes helps.

Mr. Pullium asked about connectivity through land specifically through the golf course

Mr. Breihan said there is a parallel pathway, but there are opportunities on south and east sides.

Mr. Jaggi said it is worth looking at in conjunction with it as an alternative use.

Mr. Breihan said Creekside at Mason has some additional plans and trails, as well as a planned connection between Millennium Park and Bellerive School.

Mr. Jaggi said it is a good example of an opportunity to provide connectivity.

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Mr. Carney said he thinks it is good to have a plan to look to especially if it come before the Planning and Zoning.

Mr. Breihan said their review intentionally stayed away from east and west across Lindbergh, the area north and south of Olive because that area is changing so much. He said a connection there is important and will most likely be updated.

Mr. Jaggi said the consultant who is looking at the Master plan is looking at it as more detailed with connectivity. They want to add in the Master Plan at the right time.

Mr. Breihan continued to Goal 6 Transportation, Connectivity, and Mobility. He gave specific goals and strategies.

Mr. Rovak said he was hesitant to specify cut-through traffic.

Ms. Kistner said she see the validity of Mr. Rovak's concern, but would like to acknowledge cut-through traffic and connectivity.

Mr. Rovak said maybe illegal use should be prohibited, but in other cases it's logical to have connecting streets but by adding this in we eliminate connections.

Mr. Jaggi asked if there is a major issue with cut through traffic as most subdivisions don't go anywhere.

Mr. Rovak said one street in particular fought tooth and nail against development on a public street. They didn't want anyone on their street, but the streets are public, not private.

Mr. Jaggi commented there is a difference between the residential areas and the traffic they get.

Ms. Kistner suggested managed traffic impact in residential areas. She asked about service standards.

Mr. Breihan said it has to do with vehicular capacity. They may to require standards for streets and may want to rewrite to "preserve".

Mr. Jaggi said a traffic impact study is required for new projects. Widening streets for congestion is not always an option.

Mr. Breihan added that widening doesn't always work.

Mr. Rovak said there is only so much that can be done about traffic.

Mr. Carney said not adding a pedestrian crossing a big problem.

Mr. Breihan said improving pedestrian safety is a good.

He then went through a streets plan and the different classifications based on proposed changes and recommendations by staff or public works.

Planning and Zoning Commission
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Ms. Kistner asked what the value was of having this in the Comprehensive Plan if the City has no control of the street.

Mr. Breihan said that MoDOT is typically receptive as long as someone else pays for it. He said the value of having it in the plan is because it is a gateway into Creve Coeur.

Mr. Jaggi said other city projects reflect Lindbergh changes. He said the question remains regarding the desire to do something with Lindbergh.

Mr. Rovak said it is easier to have something in place, should something come up.

Mr. Jaggi said in terms of implementation this may be a low priority, but if it presents itself we have a plan.

Mr. Breihan continued showing the streets plan and various types of road.

An audience member asked about the bicycle path and mentioned the business district. He suggested we take care of those business.

Mr. Breihan said the other main component is the bicycle connectivity plan. Capitalize on those existing regional plans while making sure the other connections support

Ms. Kistner asked if they are proposed.

Mr. Breihan responded it is GRG, which is Gateway's bike plan.

Ms. Kistner asked if they would reference and endorse it.

Mr. Breihan confirmed and said the Comprehensive Plans includes enhanced routes GRG has already identified.

Ms. Kistner asked if they differ because of width.

Mr. Breihan confirmed that was correct.

Ms. Kistner asked about Mosley Road being selected because it was already engineered.

Mr. Breihan confirmed. He continued talking about where bike paths could be added. He said feedback received suggested a dedicated lane on New Ballas to Craig to connect to the Centennial Greenway.

Ms. Kistner asked about the width.

Mr. Breihan said it would most likely be a shared lane.

Ms. Kistner asked about Spoele Rd, as it has no shoulder.

Mr. Breihan said it would be a true shared lane.

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Mr. Jaggi said they exist in the city.

Mr. Breihan move on to Goal 7: Community Sustainability and Resilience.
He gave recommendations and strategies

Ms. Kistner said number 1 seemed redundant. Asked about number 10.

Mr. Breihan talked about OneSTL and that the City would use their plan as a guide in regards to number 10.

Ms. Kistner asked if anyone had reviewed OneSTL.

Mr. Jaggi was not sure if it has been reviewed.

Ms. Kistner said she was uncomfortable adding it in without review.

Mr. Pullium said he agreed.

Mr. Jaggi said there was a big public process and review, but he wasn't familiar with it.

Ms. Kistner said she should thought is should be reviewed.

Mr. Jaggi said that is understandable and it should be reviewed.

Mr. Breihan suggested the wording be changed to follow similar goals without calling out OneSTL specifically

Ms. Kistner said we would work with regional groups to enhance sustainability.

Mr. Pullium said if we do leave it we need to read it.

Mr. Breihan then gave recommendations for a Natural Resource Plan and Community Resilience Plan. He said the recommendations would apply to new development, tear- downs, in-fills and expansions.

Mr. Rovak suggested some of the things cross reference connected points.

Mr. Breihan said that was interesting feedback

Mr. Jaggi said different structure is interesting but this isn't the final draft.

An audience member asked about storm water ordinances.

Mr. Jaggi said it can be found in the code of ordinances.

Planning and Zoning Commission
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An audience member asked if those codes are enforced.

Mr. Jaggi said they are.

An audience member asked a question about recycling.

Mr. Breihan said those updates have not been added in as of yet.

An audience member asked about engaging commercial property managers in recycling.

An audience member said something needs to be done to incorporate the whole city into recycling.

Ms. Kistner said it could be added in the future.

Mr. Breihan will work with staff once this process is complete to make updates

An audience member asked who will be notified.

Mr. Jaggi these strategies and recommendations are considered within the body of the plan as the process continues. He said there is plenty of opportunity for further input.

An audience member said he thought the June 6th workshop was the last workshop.

Mr. Jaggi said it is the last public engagement, but there is more time for input.

Mr. Breihan said June 6th is a workshop. There will be subsequent review and public hearings.

An audience member asked if the environmental committee would be able to review the recommendations before or after June 6th.

Ms. Kistner said they had more material to get through.

Mr. Breihan asked Mr. Jaggi asked if it would be more beneficial to discuss the Comprehensive Plan process at the end. He continued talking about recommendations regarding Goal 7.

An audience member said some things in plan are jargon and undecipherable to the average citizen.

Mr. Breihan said there will be a section to explain things.

Mr. Carney asked how it differed from green space.

Mr. Breihan said there are various approaches based on district characteristics.

Mr. Jaggi said this is a guidance document.

Mr. Breihan continued talking about the environmental overlay district.

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Mr. Jaggi said implementation could have trade-offs in the zoning code. Developmental incentives are commonplace.

Mr. Breihan went through the resilience plan.

Ms. Kistner said general goals are fine, but she was not sure it's necessity.

Mr. Breihan said the general feedback has been similar in response.

Mr. Rovak suggested a review may be all that is needed.

Mr. Breihan then went over emergency access.

Ms. Kistner said a discussion with police and fire chief would be good.

Mr. Jaggi confirmed they will be looking at these with the police chief.

Mr. Breihan continued with transportation alternatives.

Ms. Kistner suggested calling for the enactment of other street uses.

Mr. Jaggi solidified the thought that streets are for others uses.

Mr. Breihan moved on to talking about energy alternatives.

Mr. Rovak said they may not want to get into financial incentives.

Mr. Jaggi said property tax is already low, but that other communities do look at those things.

Mr. Breihan moved on to Annexation potential.

Mr. Rovak said various kinds of housing would this require going back to the place types.

Mr. Breihan said this area was done with place types in mind. They do not foresee and need to develop additional place types.

Ms. Kistner said there are a myriad of considerations. She wanted to know if the city was looking to endorse this or recommend annexation as a possibility.

Mr. Jaggi clarified the city is required to submit a map plan. The map plan has to show any areas that may be annexed. In this instance annexation would support the goals and objectives. Annexation does have long term benefits.

Mr. Pullium said we aren't creating diverse housing, it's already there, it just is a neighbor, instead of Creve Coeur.

Ms. Kistner asked if the housing is more attractive because it is in Creve Coeur.

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Mr. Breihan said if an area were to be annexed, this would be the first recommendation.

Ms. Kistner said she thought it was included in the last plan.

Mr. Breihan said the annexation shown previously was different.

Ms. Kistner said it may be best to wait and see.

Mr. Breihan said he was finished with his presentation.

Ms. Kistner asked if any audience members had any questions.

Audience members wanted to know when the website would be updated with this latest information and more about the Comprehensive Plan process.

Mr. Jaggi said he didn't have an exact date and they wanted to provide the plan, but it needs to be updated first. There is interest in having a follow up session for the Business Development Community. He said they want to try to present a solid overview based on input to date. The June 6th Workshop will not be the last time the public can comment.

After June 6th, after department heads have had time to review it, then we would put the full draft on the website for public review. After initial review of the draft, there would be 2-3 sessions refining it further. He said it takes quite a bit of time to complete this process and they hope to have it completed by autumn.

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 9:25 P.M.

Beth Kistner, Chairman

Jessica Stutte, Recording Secretary



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES

COMPREHENSIVE PLAN UPDATE
PUBLIC WORKSHOP V

GOVERNMENT CENTER
MULTI-PURPOSE ROOM
300 NORTH NEW BALLAS ROAD
June 6, 2016
6:30 PM

Call to Order:

Chairwoman Beth Kistner called the meeting to order at 6:30 p.m. by welcoming guests to the fifth public workshop.

Roll Call:

The following members were in attendance: Chairwoman Beth Kistner, Vice-Chair Gene Rovak, Tim Carney, Don Magruder and Charles Pullium.

Creve Coeur Staff present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, City Planner Whitney Kelly, and Planning Assistant Jessica Stutte.

The City's planning consultants, Tim Breihan with H3 Studio and approximately 60 people were also in attendance.

Work Agenda:

Chairwoman Kistner provided introductory remarks then turned over the meeting to H3 consultants, Tim Breihan to conduct the public workshop.

Mr. Breihan talked about what a Comprehensive Plan is and the purpose it serves. He pointed out it isn't a legal document, but is visionary. He summarized the previous meetings with residents and stakeholders as well as the draft vision and goals. He talked about creating a coherent vision that is unified. Mr. Breihan said the zoning code would need to be examined subsequently as means of implementing that vision.

An Audience Member asked what the purpose was of the building going up to the edge of the street and if Mr. Breihan had considered a viability standpoint.

Mr. Breihan responded that the building position encouraged walkability and access. He said economic viability would occur over time. He said new buildings would be required to follow guidelines, not pre-existing buildings and that consistent regulations over time show a better performance because they become destinations. He said it follows the general trend of successful retail.

The tables then broke into groups to discuss the presentation. After about 15 minutes of discussion, the tables chose a spokesperson and they shared their findings with the entire room:

An audience member said they like the walkability around the golf course.

An audience member said they are concerned about goal prioritization and also concerned about increasing multi-family housing.

An audience member said their table was against the trails in backyards.

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Comprehensive Workshop V

June 6, 2016

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An audience member said the plan seems to be going for urban instead of suburban. They suggested making all of Olive a consistent building type. They said they like the place type districts but variances can't be given.

An audience member responded they were opposed to having a walking path as it would be a disturbance.

An audience member said the best-selling lots are those that don't back up to another lot or path. They are concerned about people using the path at night. They said the same idea was offered 12 years ago and was rejected.

An audience member said they like the station concept like in Kirkwood, but are concerned about traffic on Olive. They suggested using the area behind Starbucks as a transition to condos.

An audience member said the business district needs places like Old Orchard in Webster.

An audience member said the residential areas in Creve Coeur are unique and they are concerned about changes. They are also concerned about Olive and traffic. Questioned whether the proposed suggestions in the plan are viable and safe. They said there are challenges with multi-family density.

An audience member said they are concerned about the 4' path as residents don't want the encroachment. The city should have done something years ago.

Mr. Breihan responded the Commercial Business District and Olive specifically is different than Kirkwood in regards to frontage and traffic. He said the residents had good points and more detail is available online for review. He continued by saying that the intention is to develop major connections and locate deficiencies. He said one concern is steps need to be taken to improve safe walkability. He said they have identified potential locations for off-street walkability to be achieved over time. Their overall objective is to ensure there is a designated path within .25 mile for every resident. He said Ward 4 has very few options and that the locations are proposals that would have to be negotiated with the residents. It is not the city's intention to obtain property for the project by taking. He said there has been support throughout the public process. Some subdivisions have said they do want a trail. If that is not the case, be sure to leave feedback.

He went on to say that the map illustrates a principle for connectivity and could be moved as it is subject to interpretation.

An audience member said trustees can't approve the project solely and that homeowners also must approve it.

Mr. Breihan said that was correct and typical. They would not suggest anything be developed unless resident are in full approval.

An audience member said that closing streets in didn't work in Pittsburgh.

Mr. Breihan agreed it was a bad practice.

An audience member asked about the Blues ice complex n Maryland Heights in respect to the new government center and police station. Questioned whether it was necessary to have in the plan if the proposed building repairs and new police station are approved.

An audience member responded that if it gets voted down it would be appropriate to have in the plan.

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Comprehensive Workshop V

June 6, 2016

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An audience member said they all need to be mindful that in 20 years the population is going to be quite different and that they in attendance may not be here.

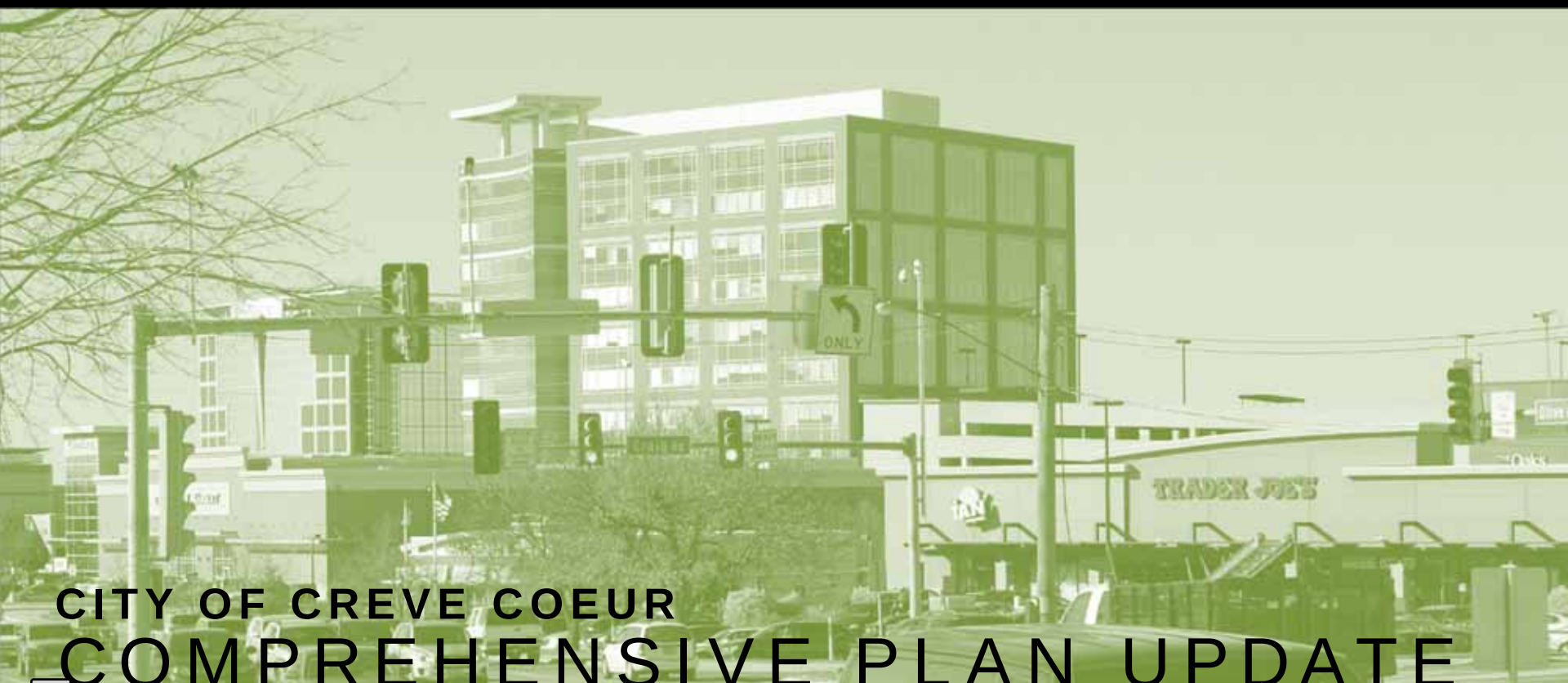
Mr. Breihan went over the next steps for the Comprehensive Plan.

Adjournment:

The workshop concluded and the meeting was adjourned by Beth Kistner at 8:33 p.m.

Beth Kistner, Chairman

Jessica Stutte, Recording Secretary



CITY OF CREVE COEUR COMPREHENSIVE PLAN UPDATE

DRAFT RECOMMENDATIONS PRESENTATION

Public Workshop #5

Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

TONIGHT'S AGENDA...

- Recap of Community Feedback, Priorities & Projections...
How we've gotten to where we are!
- The Vision, Goals & Objectives of the Draft Plan
- How the Plan intends to achieve these goals... *And what the Vision for the future of Creve Coeur can look like!*

The purpose of tonight's meeting is not to examine every recommendation in detail...

It is to reconfirm the overall concepts of the Plan and how they achieve your Vision!

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



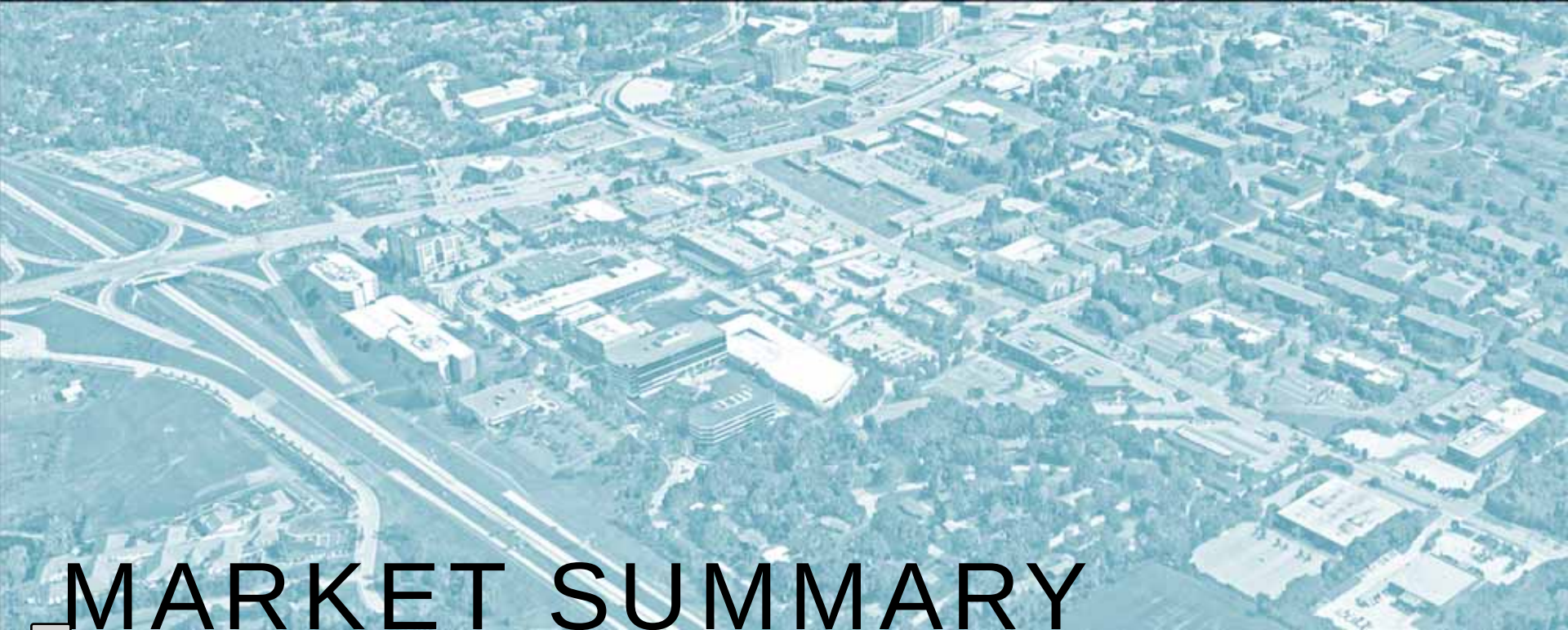
PLANNING PROCESS

- *September 21, 2015:* *Public Workshop #1
Analysis, Issues & Ideas*
- *Weeks of November 2 & 9:* *Focus Group Work
Sessions*
- *December 7, 2015:* *Public Workshop #2
Draft Vision, Goals &
Place Types*
- *January 2016:* *City Staff Work Sessions*
- *February 1, 2016:* *Public Workshop #3
Draft Plan Strategies*
- *March 7, 2016:* *Public Workshop #4
Draft Plan Strategies*
- *April through May* *Focus Group Follow-Up
Work Sessions*
- *June 6, 2016:* *Public Workshop #5
Draft Plan Strategies &*

To date, we have engaged:

- **130 Residents**
- **50 Non-resident
Stakeholders**

***Through over
250 individual
points of
contact!***



MARKET SUMMARY

MARKET SUMMARY

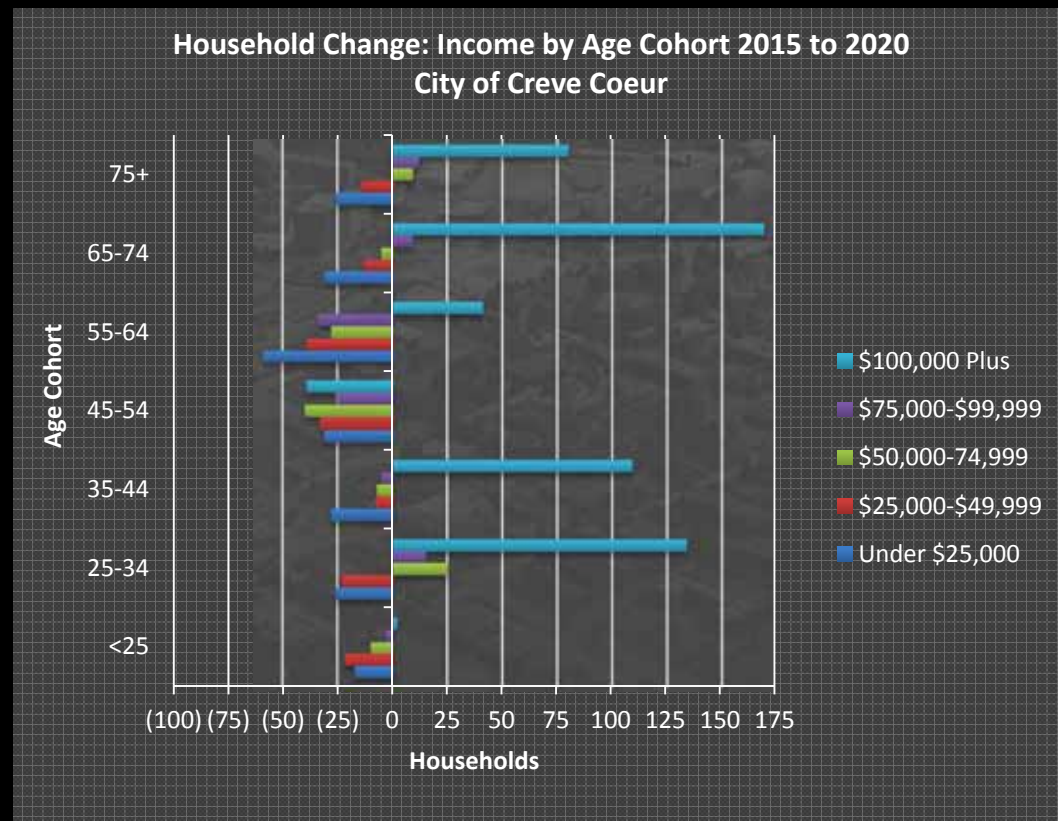
IS THERE A MARKET?

Population growth to 2020:

- ± 45 to 51 new population
(0.25 – 0.28%)
- 17,839 to 17,922 total
- **St. Louis County growth – 0.75%**

Population growth to 2030:

- ± 136 to 154 new population
(0.76 – 0.86%)
- 17,942 to 18,013 total
- St. Louis County growth – **1.12%**



St. Louis County and Creve Coeur						
Population Estimates	2014	2015	2019	2020	2025	2030
MO Office of Admin. (2014 Interpolated)	987,239	977,025	970,773	969,216	964,085	958,847
County Census Trended from 2014	1,001,876	1,002,626	1,005,634	1,006,387	1,010,161	1,013,950
Creve Coeur Census Trended from 2014	17,868	17,877	17,913	17,922	17,967	18,013
Creve Coeur ESRI Trended from 2019	17,778	17,788	17,829	17,839	17,890	17,942

Income growth in five years—
faster than inflation

MARKET SUMMARY

IS THERE A MARKET?

- **All household growth** is in household incomes of **\$50,000 plus**
- Households **under 25** years & **between 45-64 years are declining**
- Households 45-64 years of age comprise 50% of household losses
- Households from 25 to 44 years of age are increasing, but only at upper incomes
- Households 65 and older comprise 51 percent of household gains

Loss of households under age-25 indicates a **deficit in the local housing stock for young people**, and there is growth for 65-plus age group.

A greater diversity of neighborhood and house types are needed!

MARKET SUMMARY

IS THERE A MARKET?

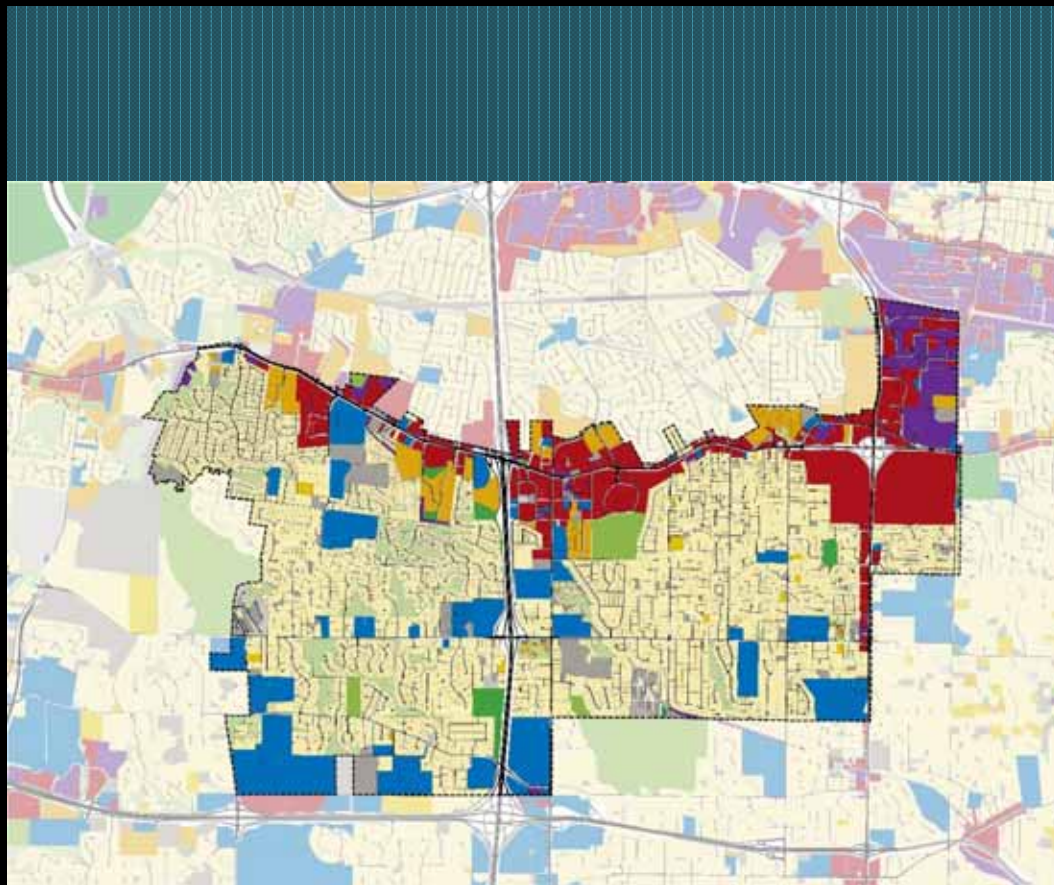
Retail Potential by 2020:

- ± \$91.5 million in projected retail leakage (sales outside the city)
- ±100,000 to 150,000 square feet of new destination retail
- If tied to new housing development in a town center, **up to 250,000 square feet is possible!**

Office Potential:

- From a market perspective, Creve Coeur is overbuilt in office space
- Approximately 30% of Class A and 25% of Class B existing office space is vacant (NAIDesco)

Currently, only 867 residents (1.6%) also work in Creve Coeur



The opportunity for a mixed-use town center...

If only 5% of employees currently living outside of Creve Coeur moved into the city, we would need ***between 1,000 and 2,600 new homes!***

COMMUNITY FEEDBACK:
EXISTING COMP PLAN ASSESSMENT

TOP-RANKED COMMUNITY PRIORITIES (2002 Comp Plan)

1. Business Preservation (30%)
2. A “Walkable and Bikeable” Community (18%)
3. Parks, Trails and Greenways (17%)
4. Creating a Town Center (17%)

HAS THE CITY DONE A GOOD JOB OF ACHIEVING THE 2002 COMP PLAN'S GOALS?

1. *Residential Preservation and Economic Development*
67% either agree or strongly agree
2. *Improving Community Health and Connectivity*
77% are neutral to strongly disagree
3. *Improving Community Image and Identity*
60% either disagree or strongly disagree
4. *Improving Transportation and Movement*
60% either disagree or strongly disagree
5. *Maintaining High-Quality Public Facilities*
70% are neutral to strongly disagree

KEY COMMUNITY PRIORITIES

1. Business Preservation

Maintaining a strong economic base is crucial for the long-range success of the City; Creve Coeur should address outdated and underutilized commercial development and capitalize on high-tech industrial growth opportunities.

2. Residential & Neighborhood Protection

Some residents feel threatened by potential intrusion of commercial uses into established residential areas, and teardowns and infill of new homes must positively contribute to the character of existing neighborhoods.

3. Community Sustainability

Creve Coeur is a regional leader in community sustainability, and should continue to expand municipal sustainability initiatives and integrate sustainability throughout community and economic development.

4. Parks, Trails, and Greenways

Residents and visitors alike value the “green appearance” of Creve Coeur and want to see it preserved and expanded.

5. A “Walkable and Bikeable” Community

Pedestrian and bicycle facilities are insufficient and inconsistent in Creve Coeur, and current designated bike routes are perceived as unsafe.

KEY COMMUNITY PRIORITIES *(continued...)*

6. Traffic Congestion

Traffic has continued to increase and cause frustration, particularly on Olive Boulevard.

7. Housing and Community Diversity

Support the development of varying housing types and community amenities that matches projected population growth and changes.

8. Community Identity

Creve Coeur does not have a recognizable identity in the region, including an identifiable downtown or central community gathering place.

9. Community Facilities, Amenities, and Services

Residents of Creve Coeur desire expanded and improved public facilities; unique, walkable, and locally-oriented stores and restaurants; and community-supporting service businesses.

10. Effective Implementation

Achieving this Comprehensive Plan will be supported by improving the efficiency of local government and ensuring that the City's legal regulations and ordinances match the community's vision, as articulated in this Plan.



DRAFT PLAN RECOMMENDATIONS

DRAFT VISION STATEMENT

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

Through comprehensive place-making, Creve Coeur will develop a recognizable physical identity; create healthy and vibrant neighborhoods; and become a regional leader in sustainable community development.

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!**

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.

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.**

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 Creve Coeur residents.**

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.

6. Transportation, Connectivity & Mobility

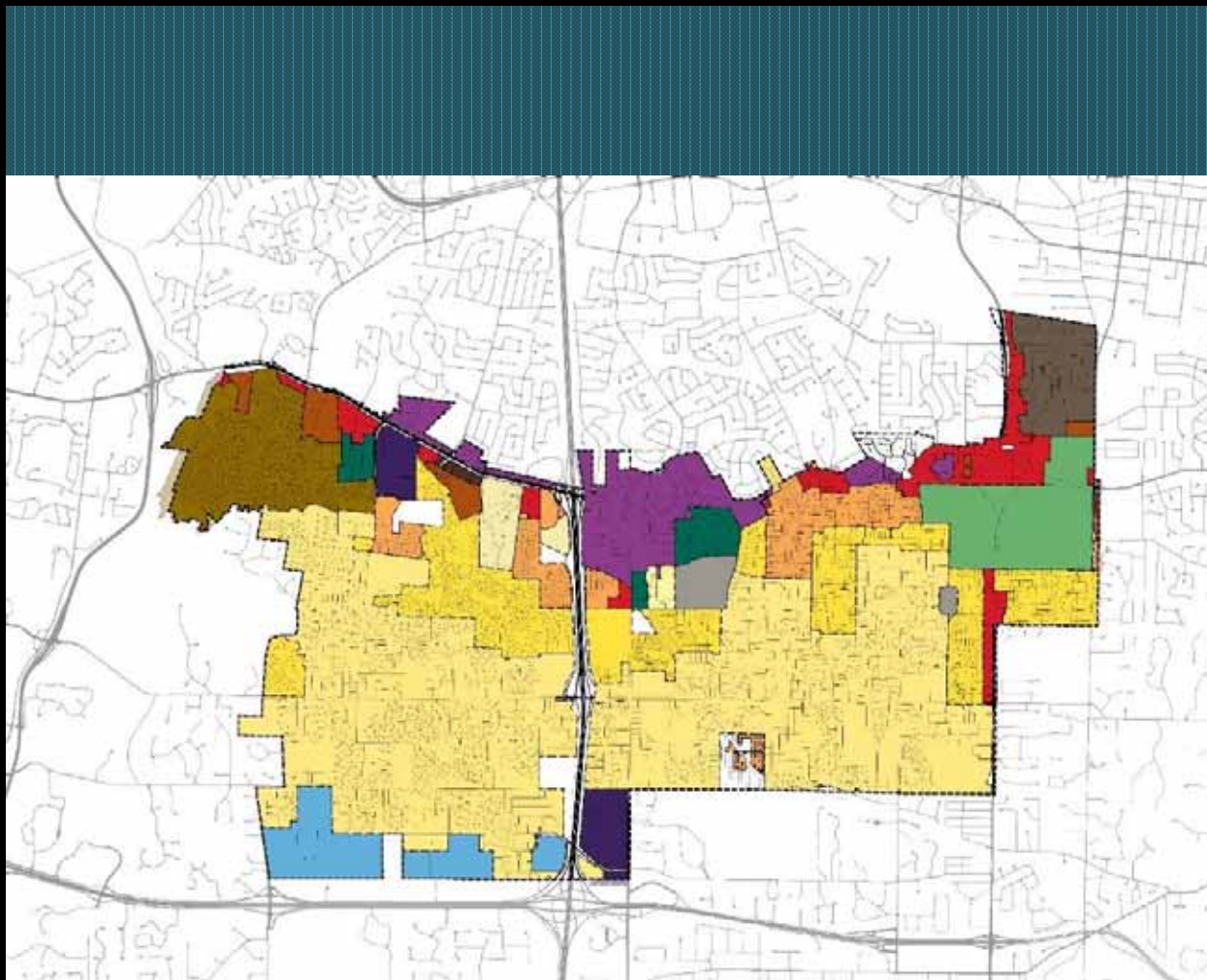
Creve Coeur will utilize development and partnerships with other jurisdictions to better **manage automobile traffic, reduce traffic congestion and improve transit, walkability and bikeability.**

7. Community Sustainability & Resilience

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

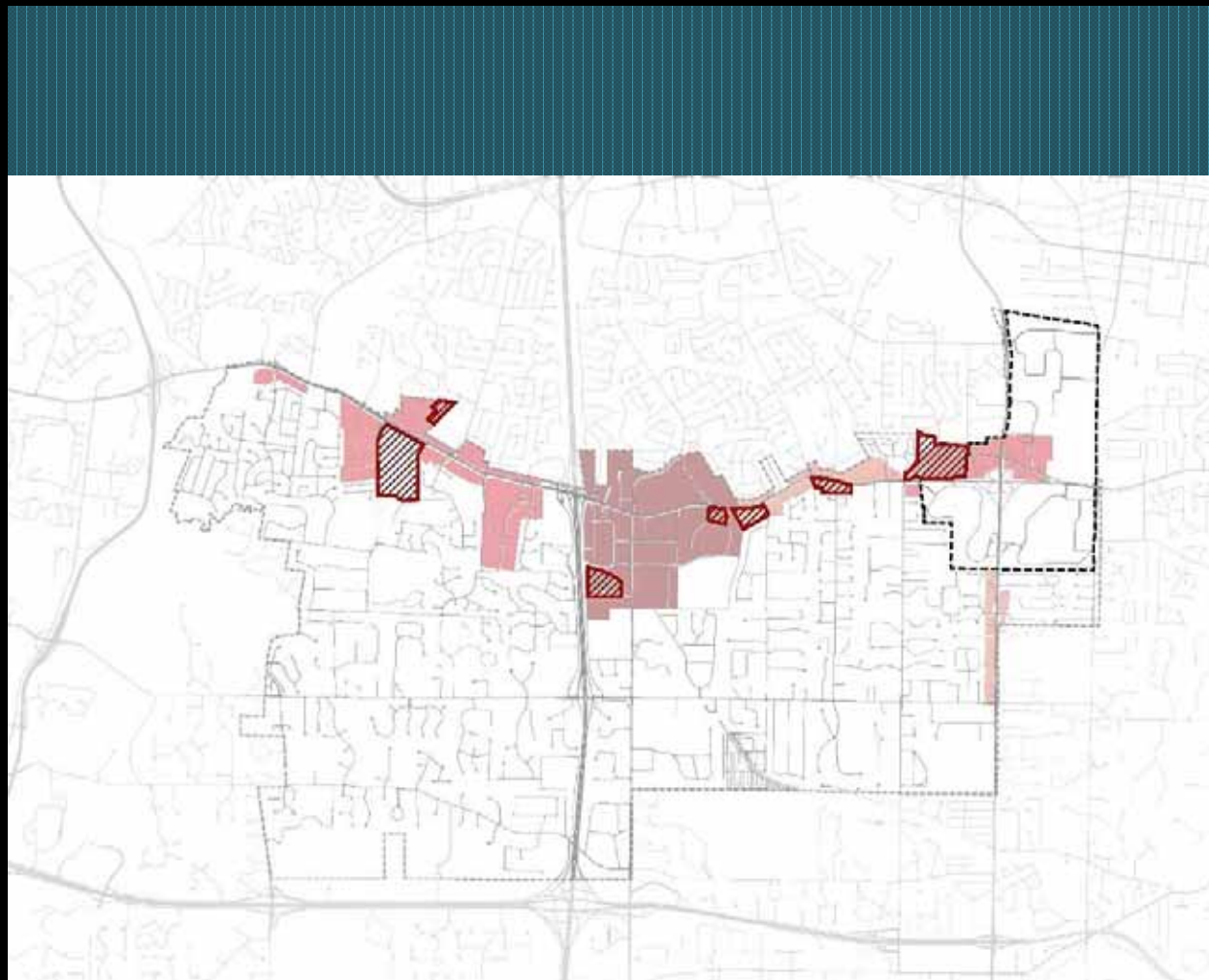


Under the current zoning code, density is permitted to increase up to 3 times greater in certain zoning districts

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



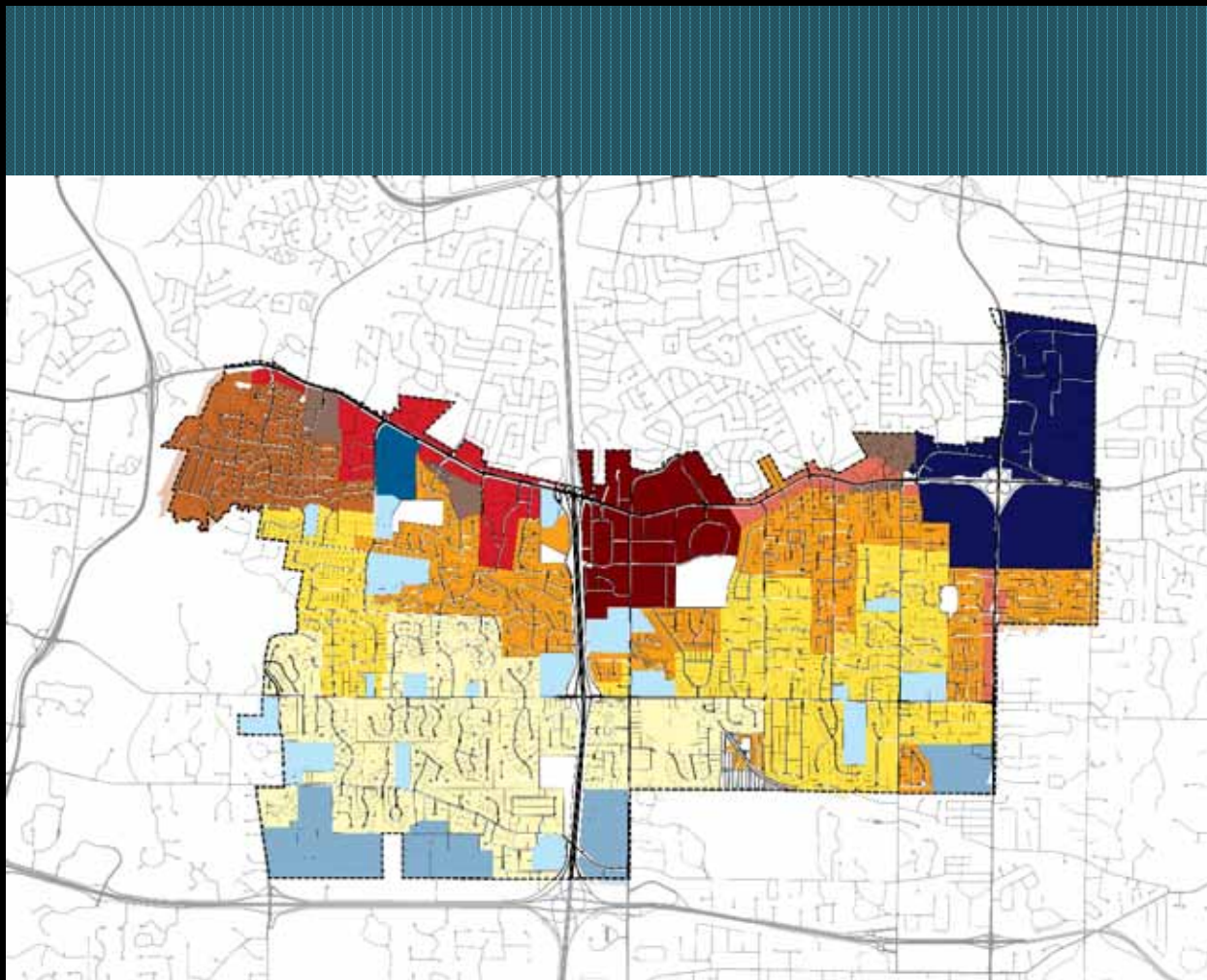
KEY ISSUES...

- Residential zoning allows development that is very different from existing neighborhoods!
- There is no unified vision—or PLAN—for Olive Boulevard!
- Creve Coeur doesn't have enough park space—based on national standards—and the parks are not well-connected.
- Streets and infrastructure focus on cars only, to the detriment of bikes and pedestrians

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)
- 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)



WHAT ARE PLACE TYPE DISTRICTS?

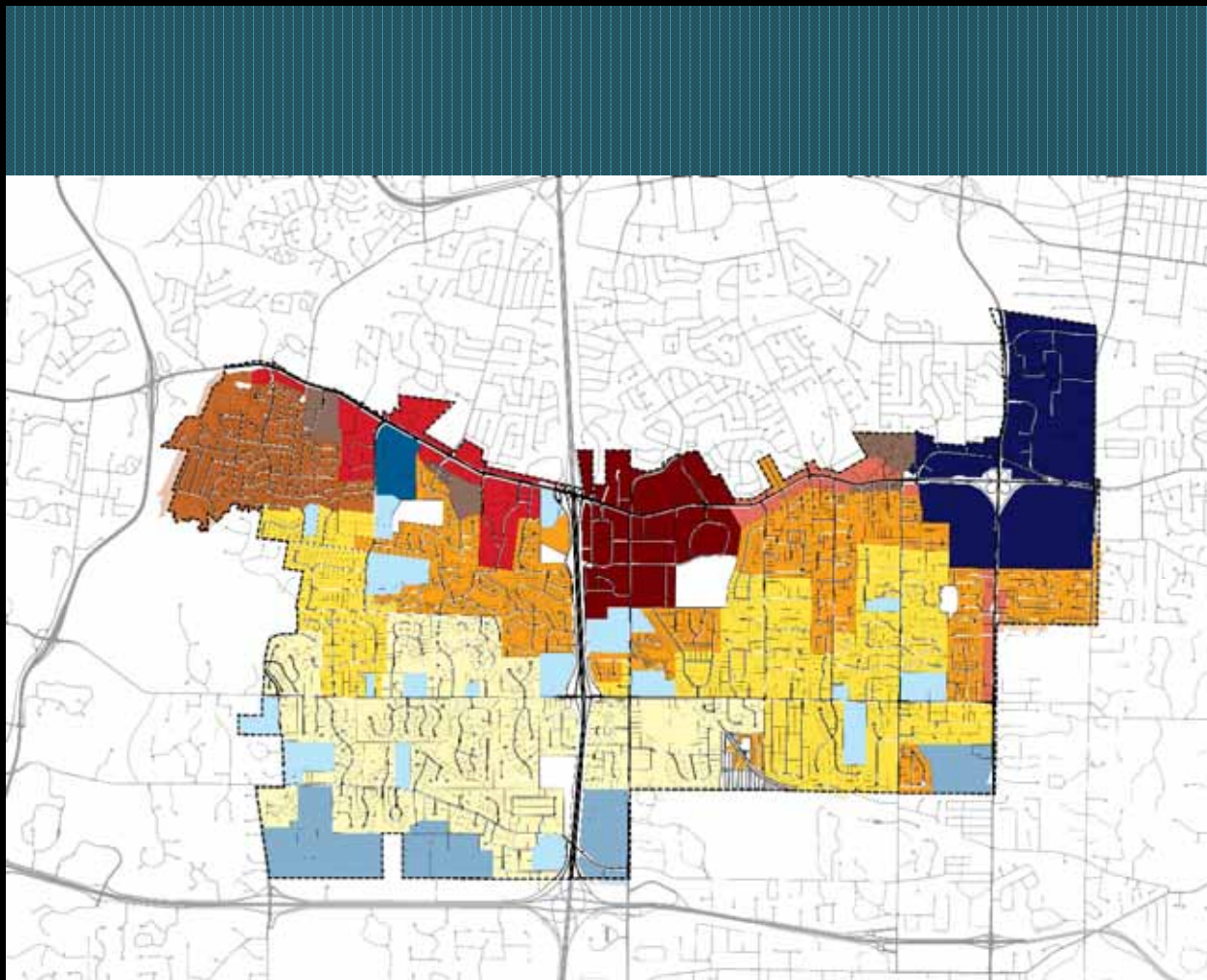
- These plan takes the place of a *future land use plan* in a typical Comprehensive Plan
- Place type districts integrate both *land use and qualitative physical characteristic, including:*
 - ✓ Building form
 - ✓ Streetscapes & public space
 - ✓ Ground floor use (for non-residential lots)
 - ✓ Parking location (for non-residential lots)
 - ✓ Public amenities
 - ✓ Sustainability recommendations

Place type districts establish an *overall vision* for the district and provide *development recommendations* to achieve that vision.

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.



DRAFT PLAN

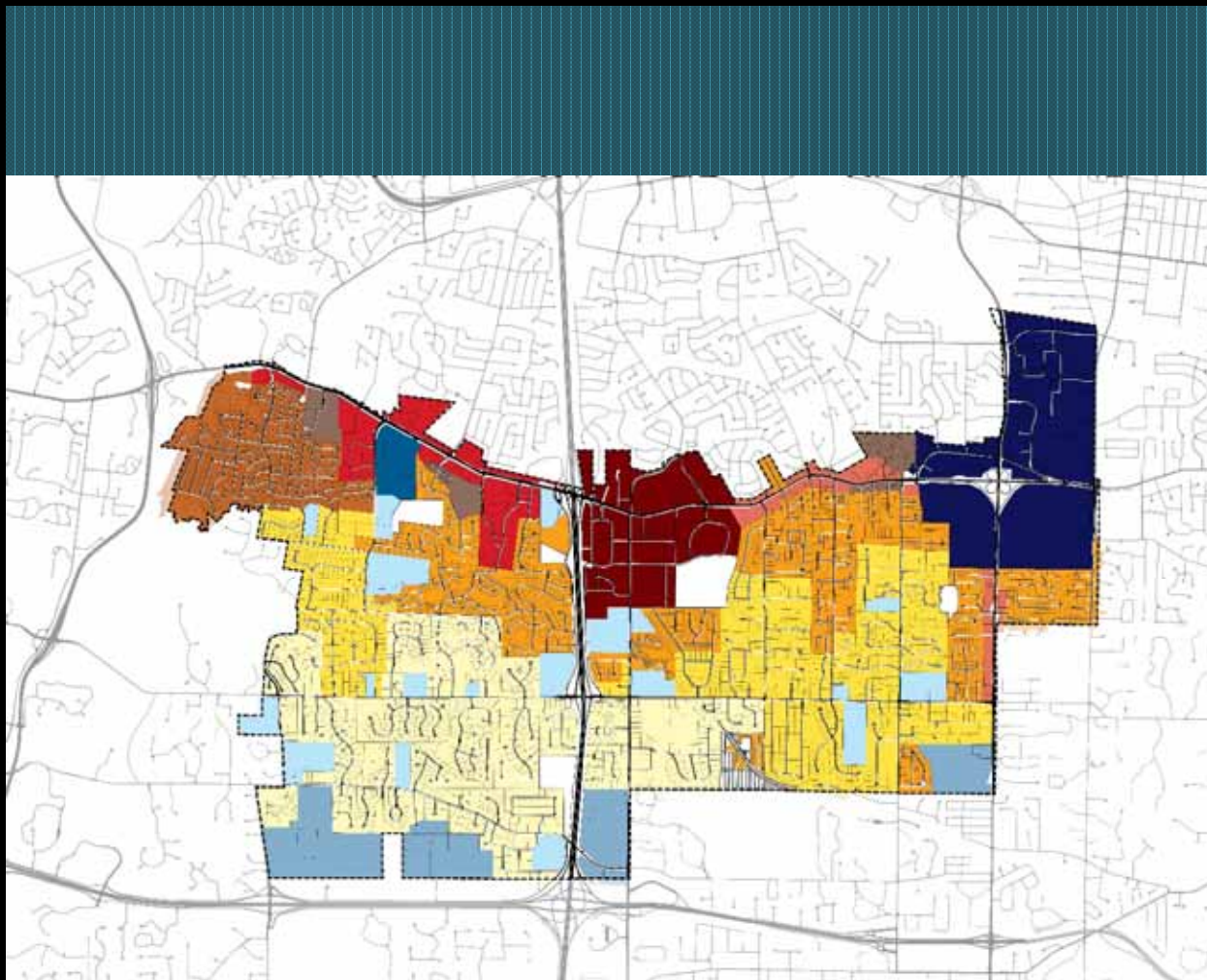
LAND USE & CHARACTER PLACE TYPE DISTRICTS

- 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





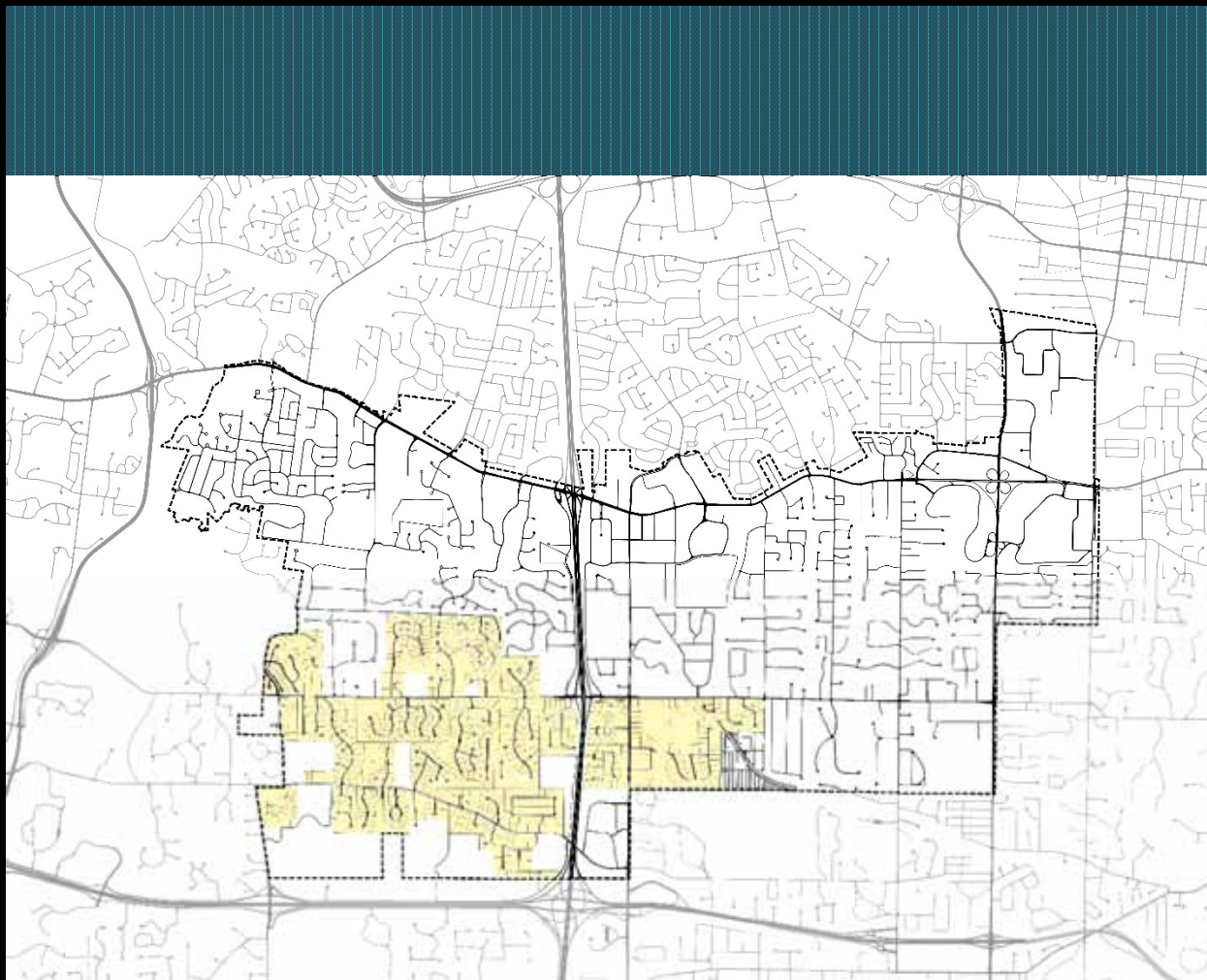
Residential Neighborhoods

DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type I – Countryside Estate (CE)

- 1 acre lots and larger
- Detached single-family neighborhoods
- Cul-de-sac street system
- Limited sidewalks
- Large tracts of subdivision common ground for the use of homeowners.



Type I – Countryside Estate (CE)

Existing Character Images

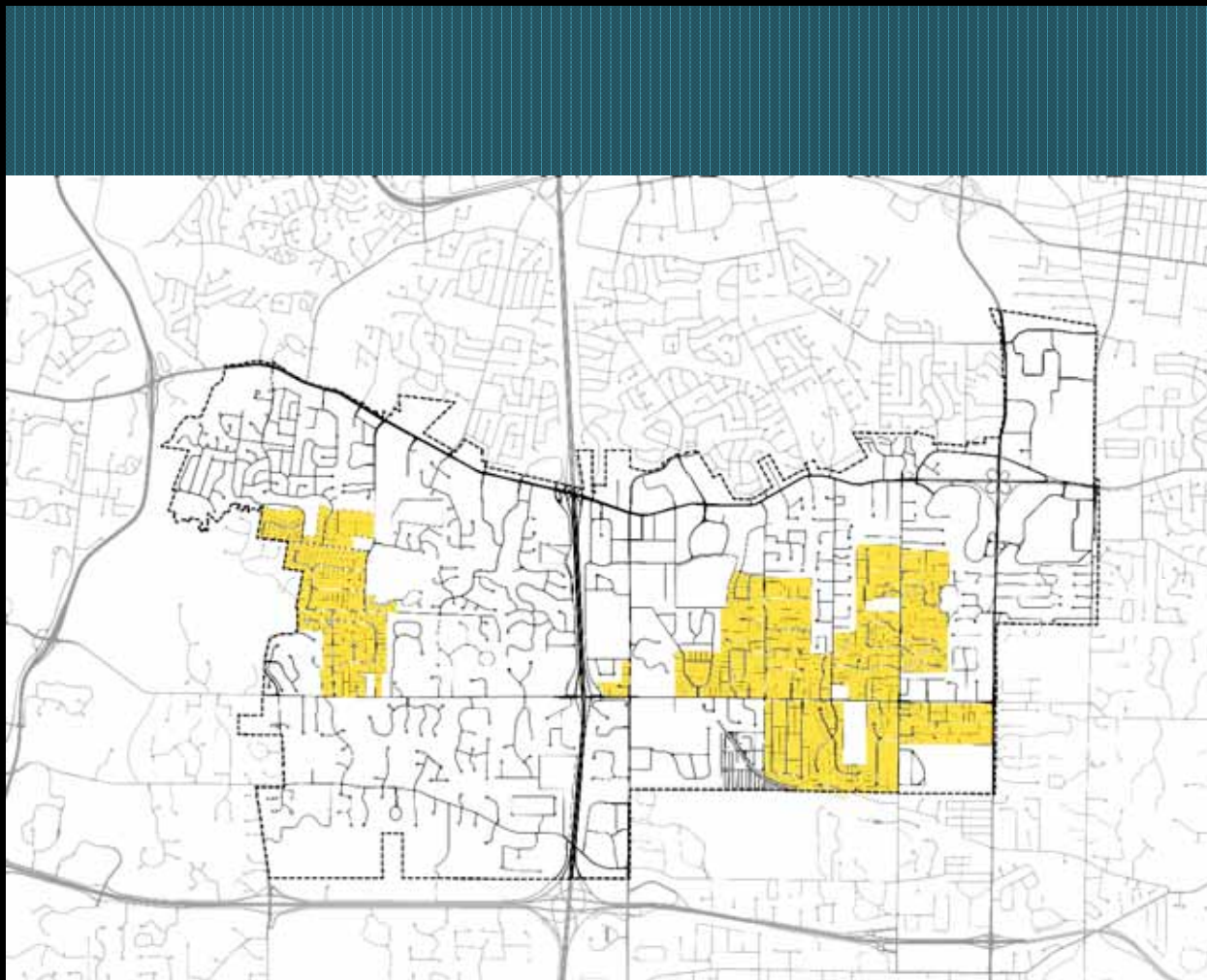


DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type II – Estate Neighborhood 2 (ER-2)

- 1 acre lots and larger
- Detached single-family neighborhoods
- Cul-de-sac street system
- Limited sidewalks
- **No subdivision common ground tracts**



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

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



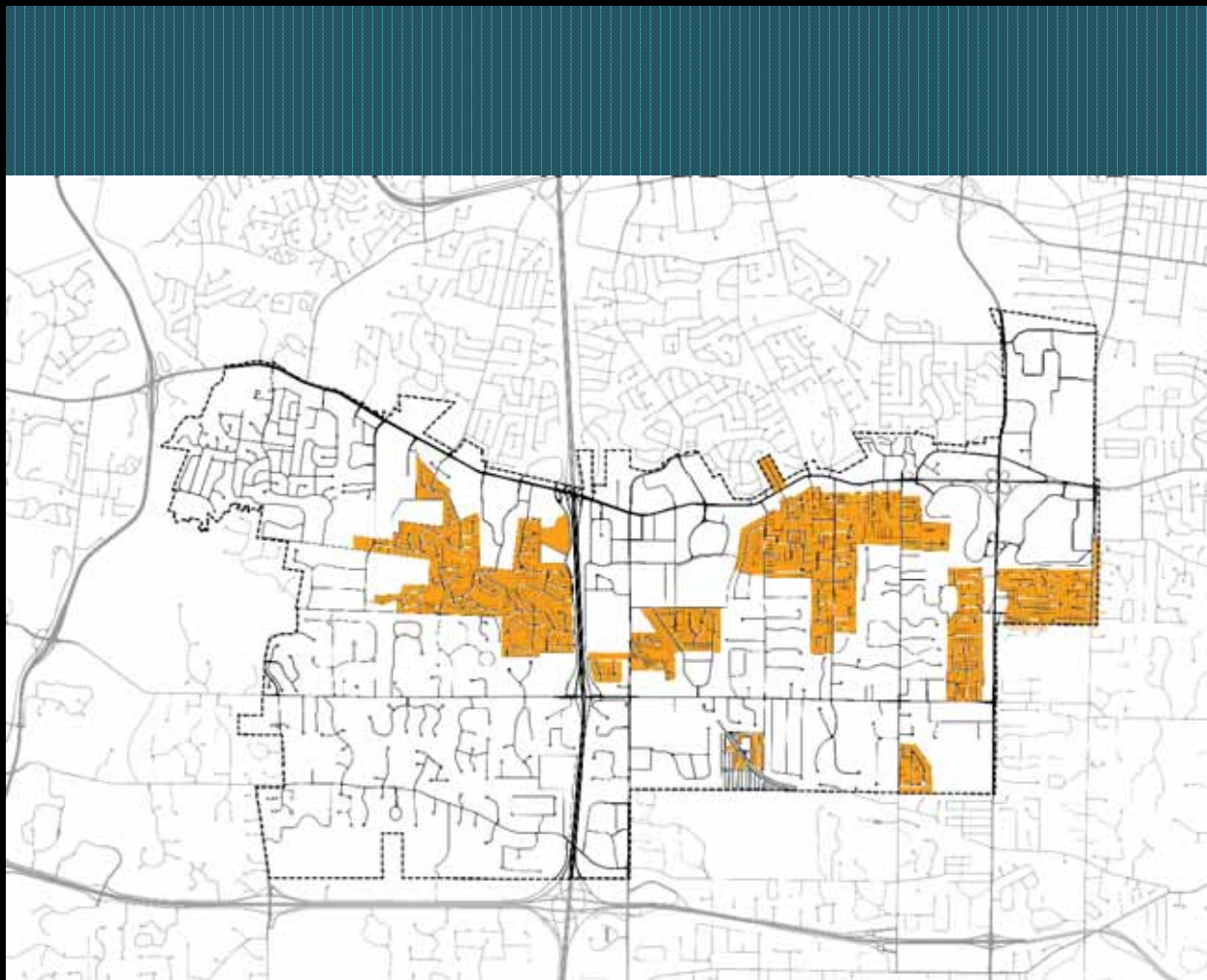
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type III – Estate Neighborhood 1 (ER-1)

- 10,000 sq. ft. to 1 acre lots
- Detached single-family neighborhoods
- Cul-de-sac street systems
- Sidewalks generally on one side of the street

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



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



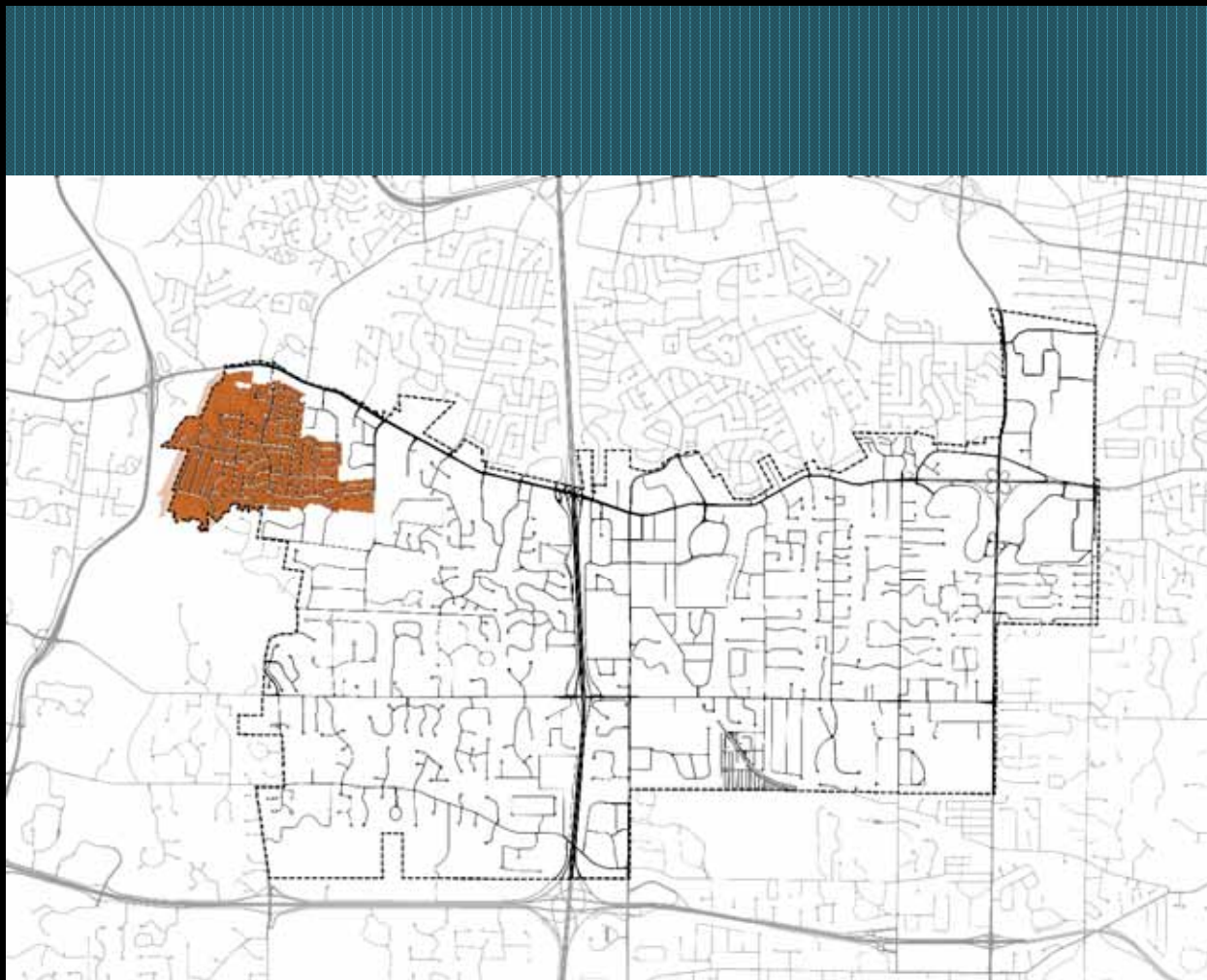
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type IV – Suburban Neighborhood 2 (SR-2)

- Lots less than 10,000 sq. ft.
- Detached single-family
- neighborhoods
- Interconnected street grid
- Sidewalks on one or both sides of the street

Coterminous with the current
D" Single-Family Residential
District.



Type IV – Suburban Neighborhood 2 (SR-2)

Existing Character Images

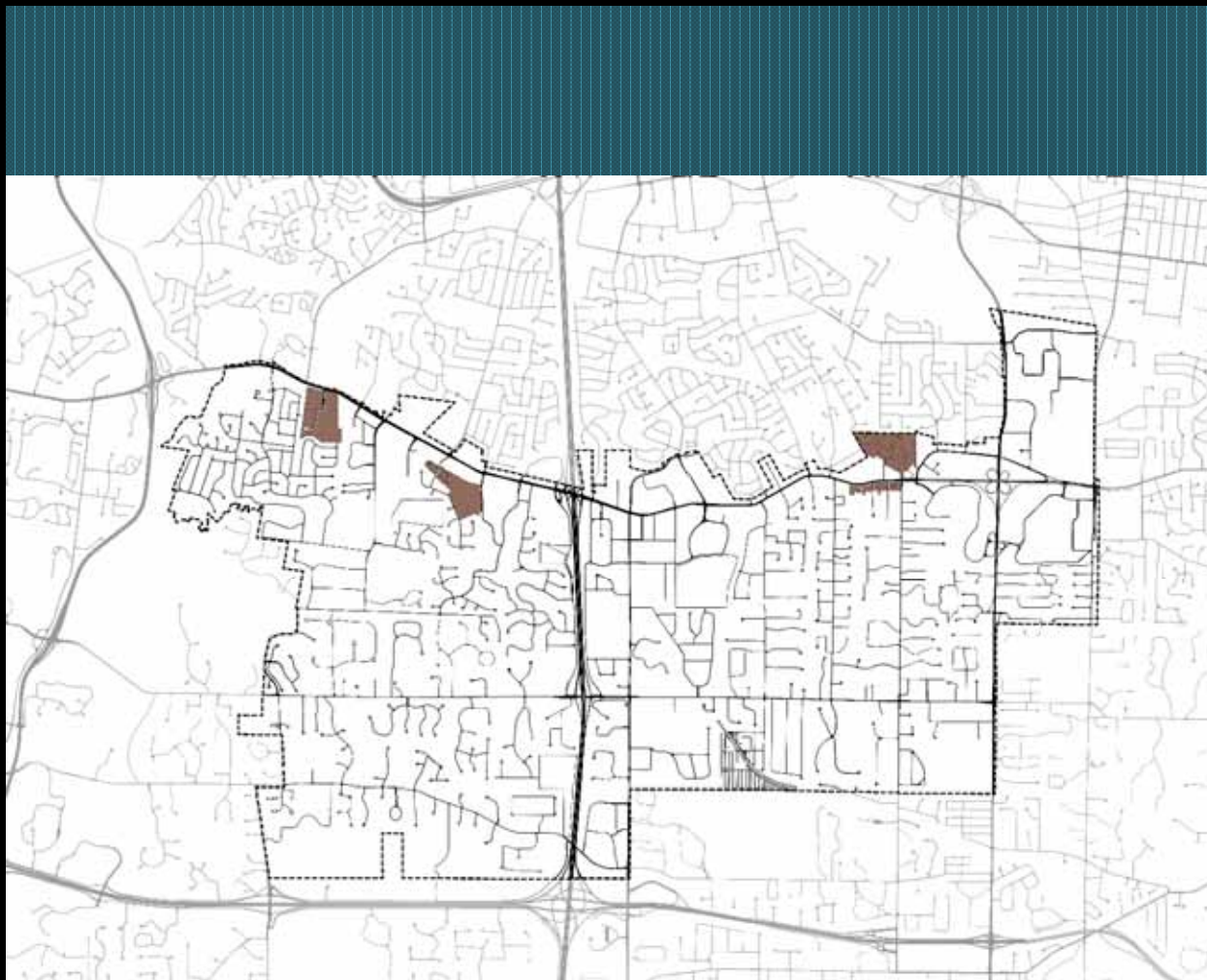


DRAFT PLAN

RESIDENTIAL PLACE TYPES

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

- Multi-family, attached residential dwellings
- Interconnected, internal vehicular streets
- Sidewalks on both sides of the street and between buildings



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

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

Existing Character Images



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 & Green Space Preservation

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

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.

HOW DOES THIS ADDRESS THE ISSUES OF TEARDOWNS & INFILL?

- For each of the 5 residential place type districts, specific regulations should be developed as *part of the Comp Plan implementation*.
- These regulations are expected to include items like:
 - ✓ How building height is measured for new buildings
 - ✓ Lot build-to lines vs. lot setbacks on primary streets
 - ✓ Allowed site coverage and how it is measured
 - ✓ Required amounts of vegetated green space to be preserved
- These regulations will be *particular to each place type* district and based on the existing character of the place type's built environment

Central Business District

DRAFT PLAN

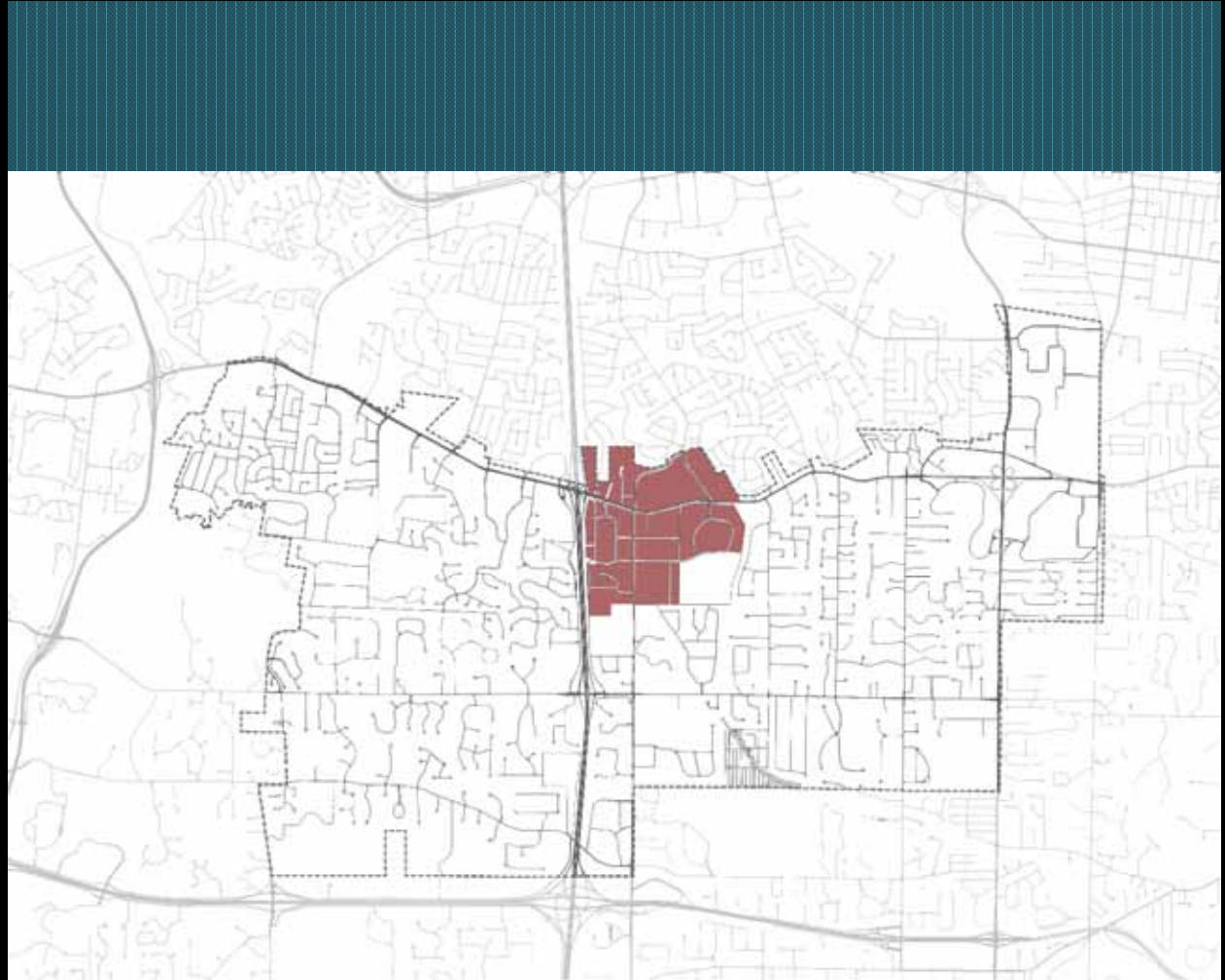
FRONTAGE PLAN

“Central Business District”

Type XI – Community Center District (CC)

- High-density, high-intensity mixed-use development
- Primary commercial, office, and regional retail center
- Walkable streets with active ground floor uses

Centralized parking behind buildings



Downtown” Creve Coeur!

Type XI – Community Center District (CC)

Existing Character Images



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”

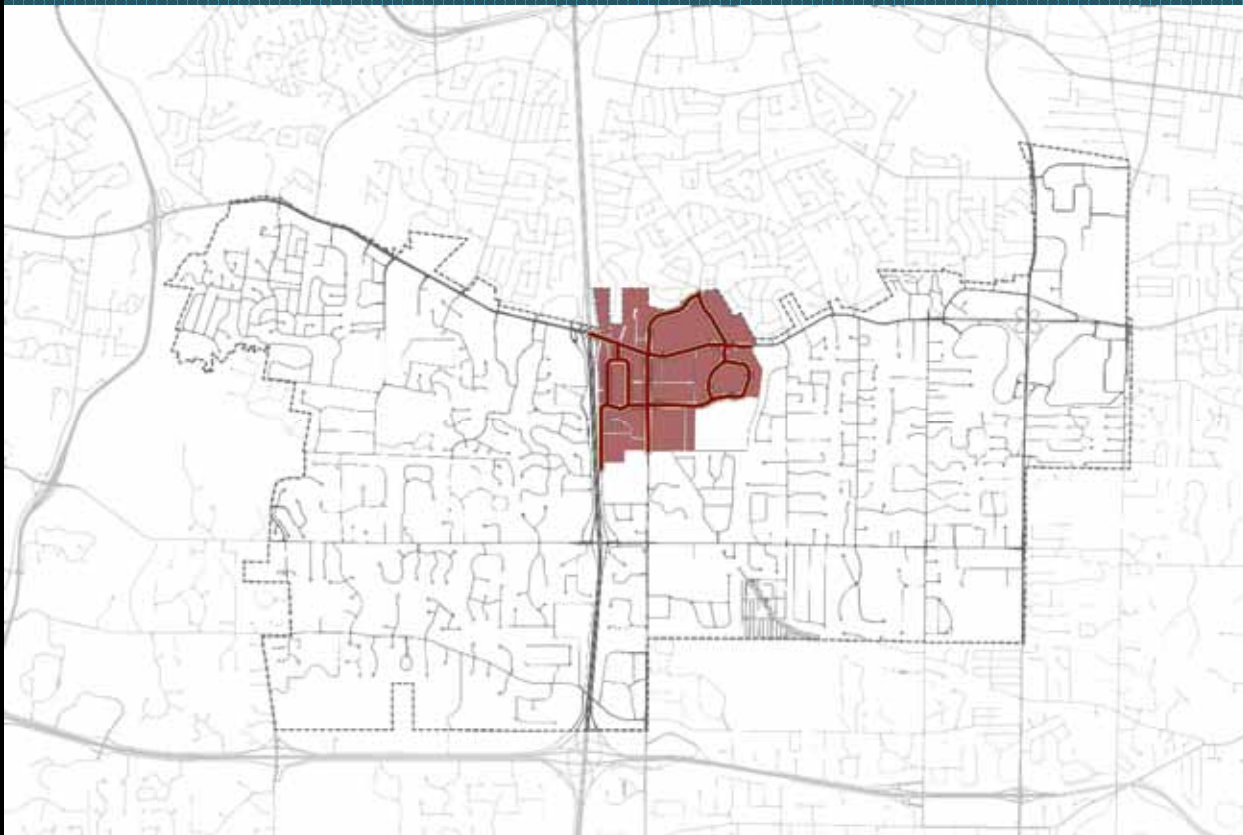
RECOMMENDATIONS

- 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,

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



Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

FRONTAGE PLAN EXAMPLE – Incremental Infill



Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

FRONTAGE PLAN EXAMPLE – Redevelopment

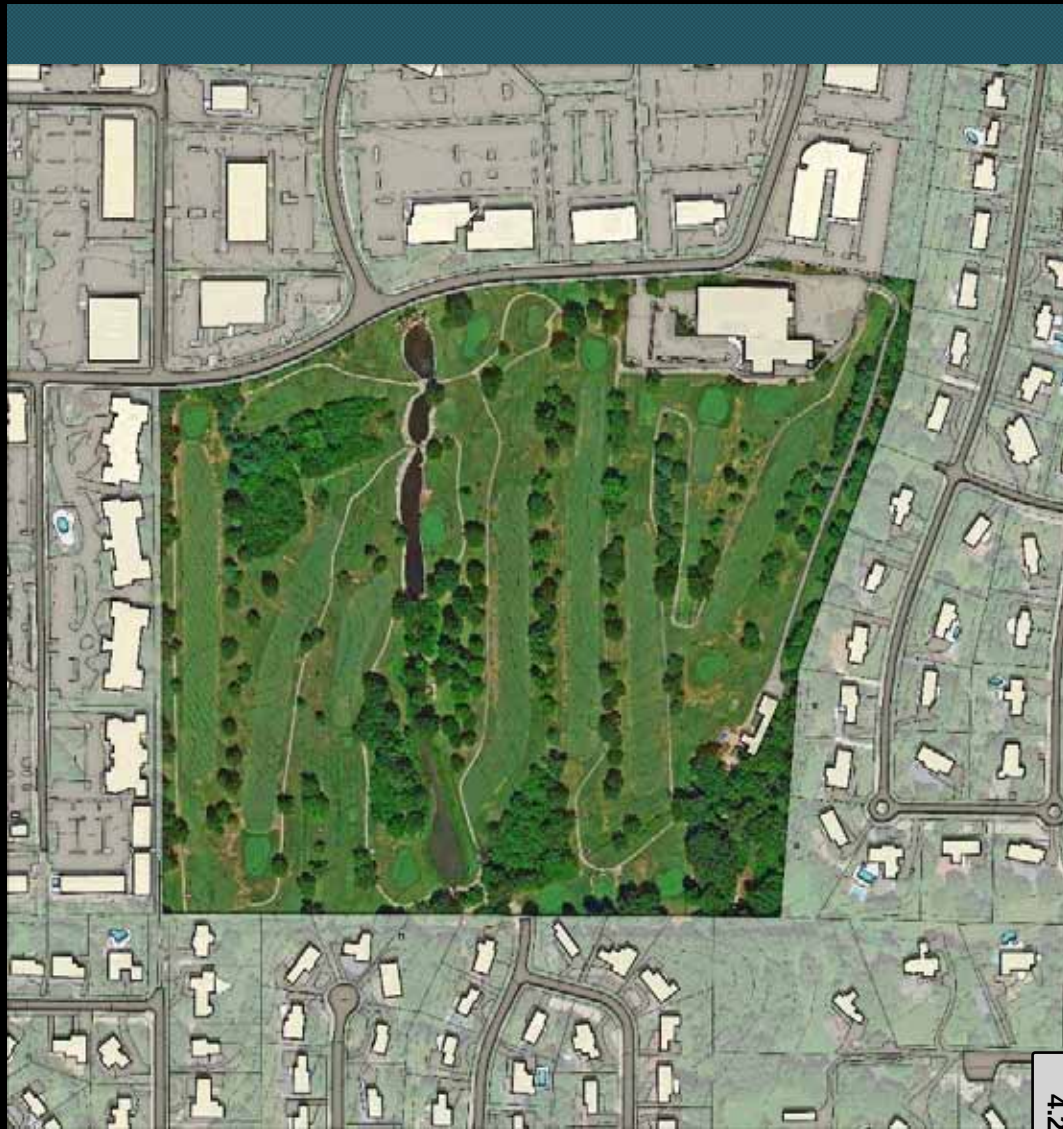


Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

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”.
- The current direction from Council has been that **no redevelopment of the golf course will occur**. If that changes in the future, scenarios have been developed, **at the direction of P&Z Commission**, regarding potential future uses



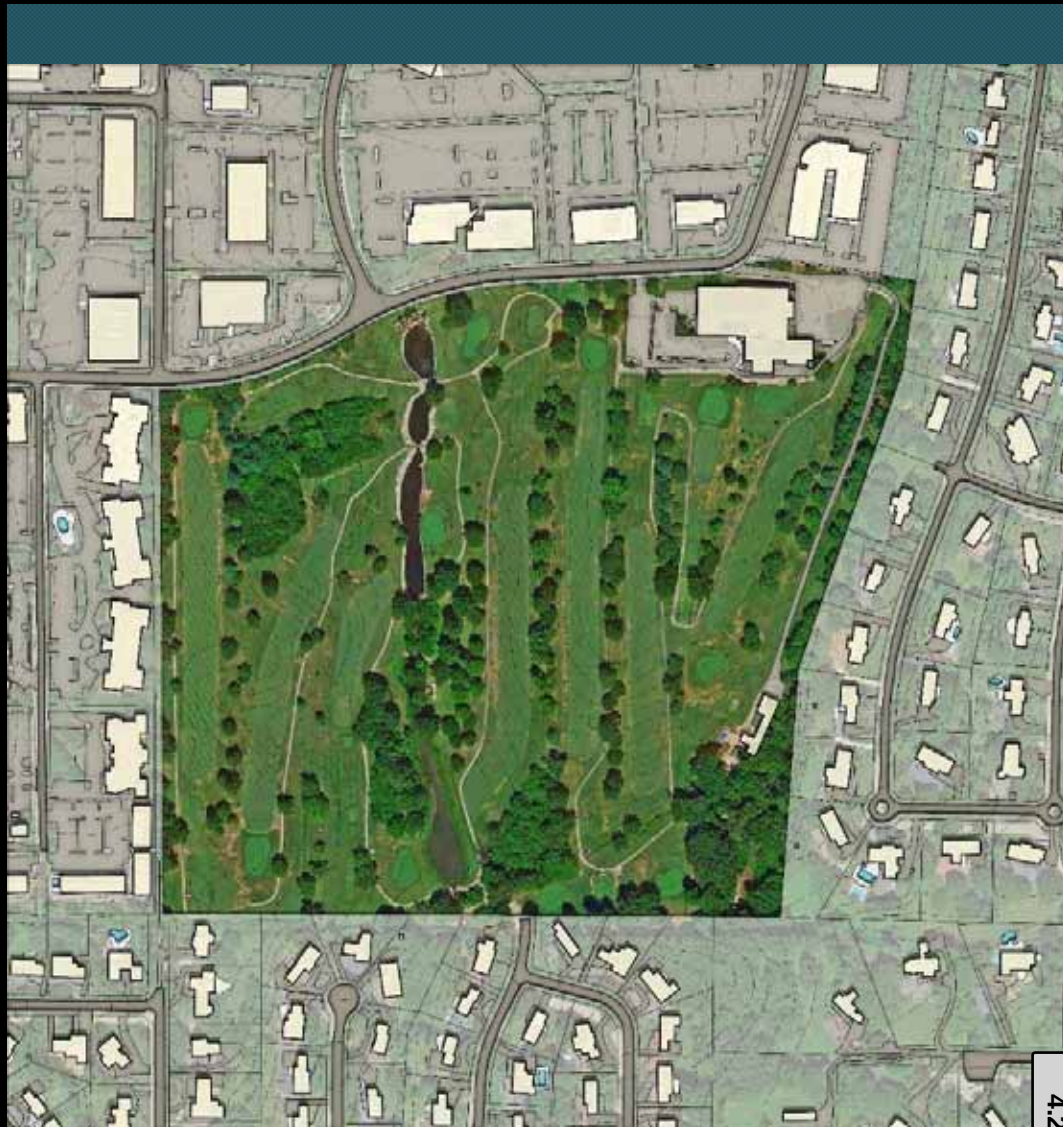
DRAFT PLAN

COMMUNITY CENTER DISTRICT – GOLF COURSE SCENARIOS

Statement of Future Use

“If the golf course were not to continue to be used as a golf course, the whole property should be maintained as a public asset, providing public accessibility and use.

The following scenario Exhibits are examples of potential future use. These are comprehensive plan level land-use examples, and not site plans.”



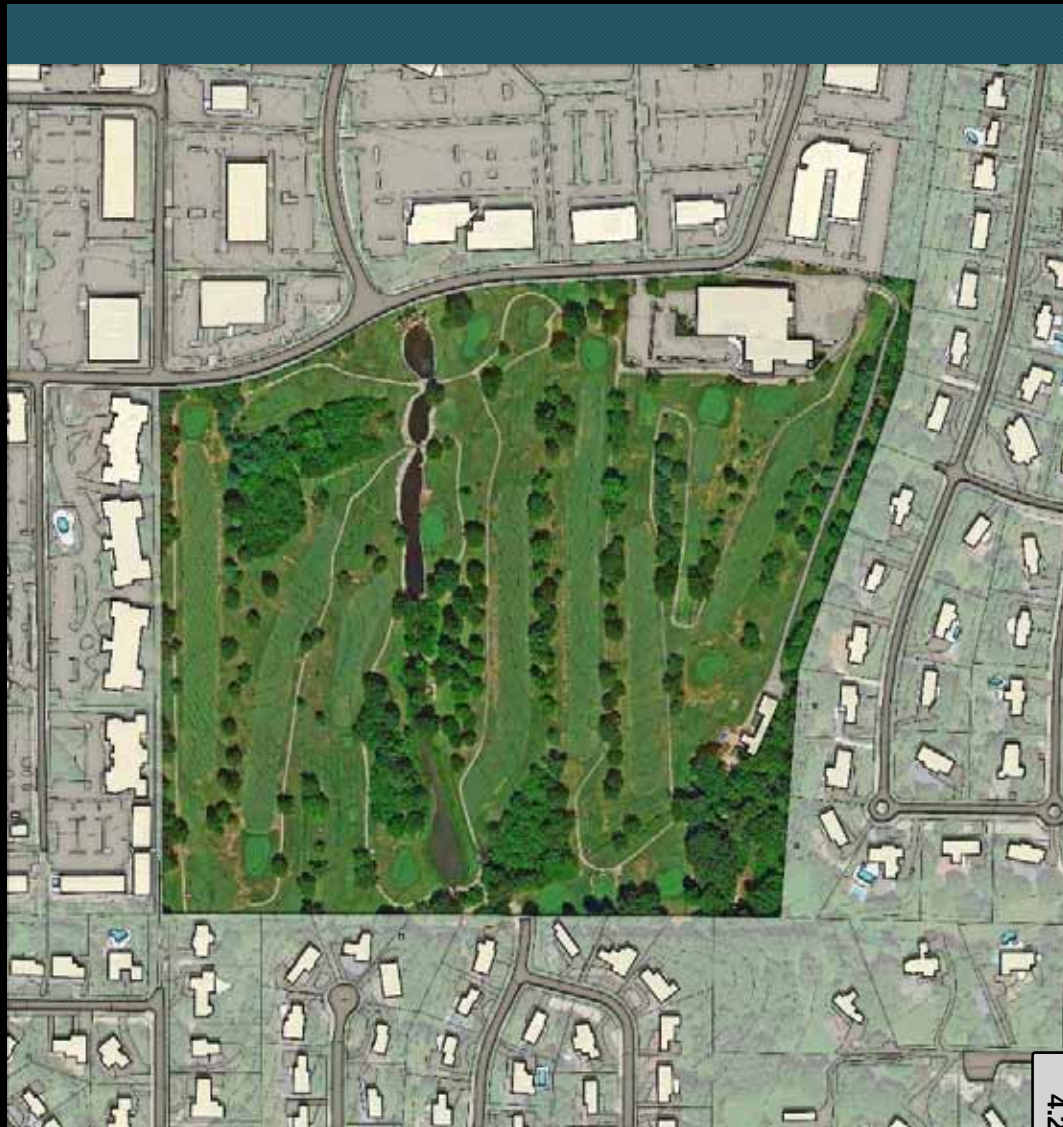
DRAFT PLAN

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



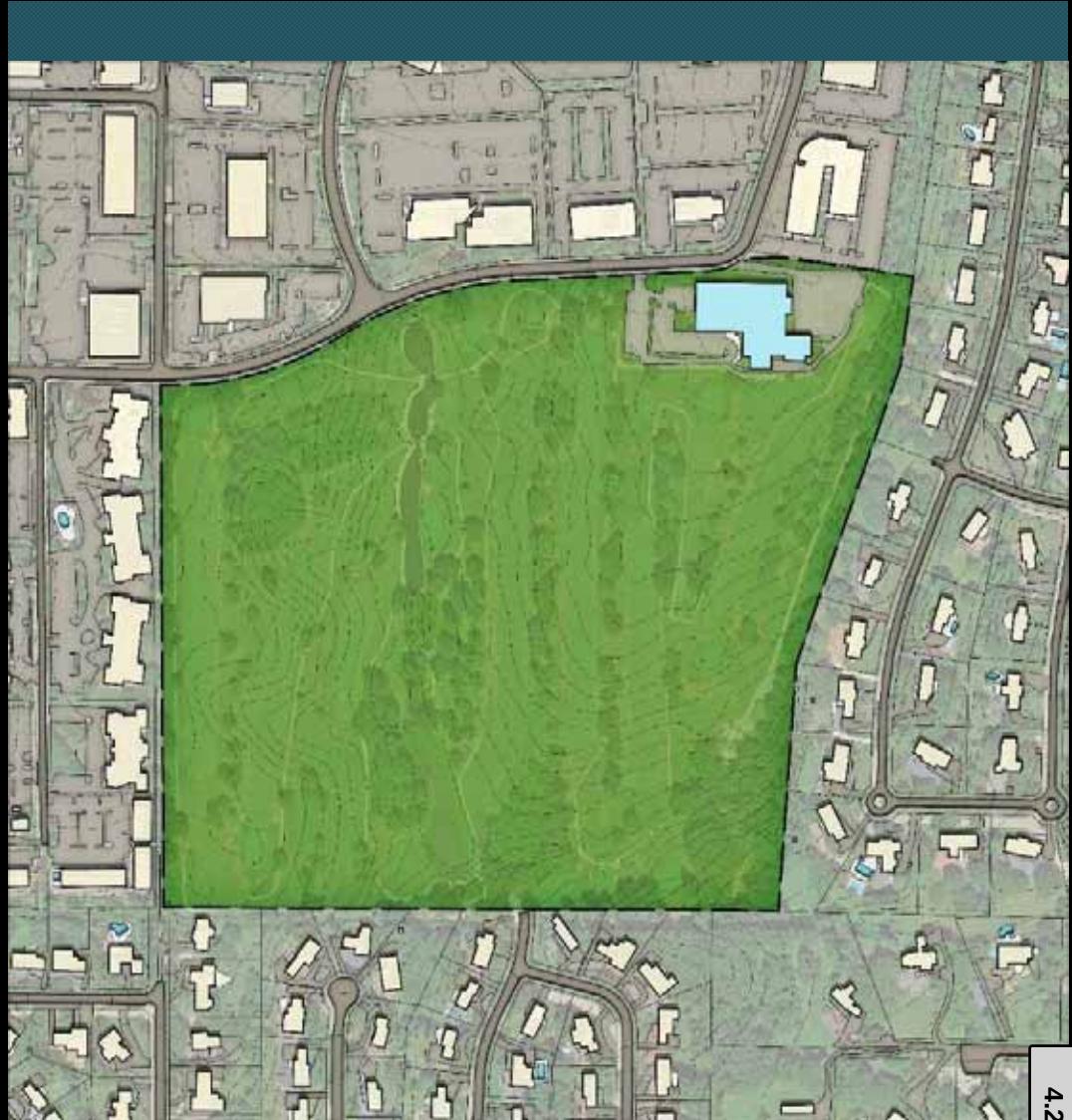
DRAFT PLAN

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



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-B:

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*





West Olive Corridor

DRAFT PLAN

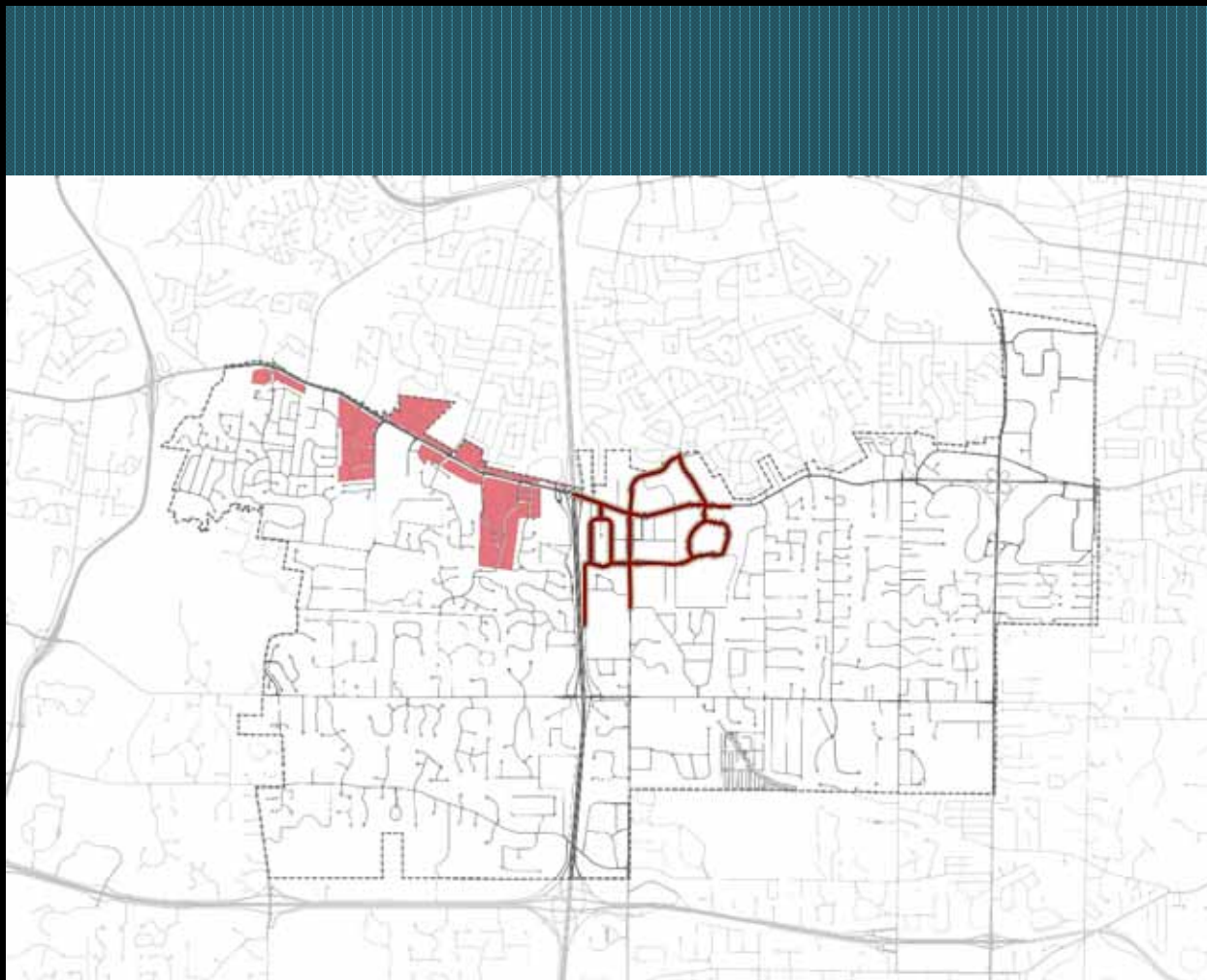
FRONTAGE PLAN

“West Olive Corridor”

Type X – Mixed-Use District (MU)

- Medium-density mixed-use development
- Commercial, office, and local retail and services
- Large-lot development with parking lots serving multiple stores

Car-oriented with improved walkability



Type X – Mixed-Use District (MU)

Existing Character Images



Type X – Mixed-Use District (MU)

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



Type X – Mixed-Use District (MU)

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



DRAFT PLAN

FRONTAGE PLAN

“West Olive Corridor”

RECOMMENDATIONS

- 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

Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

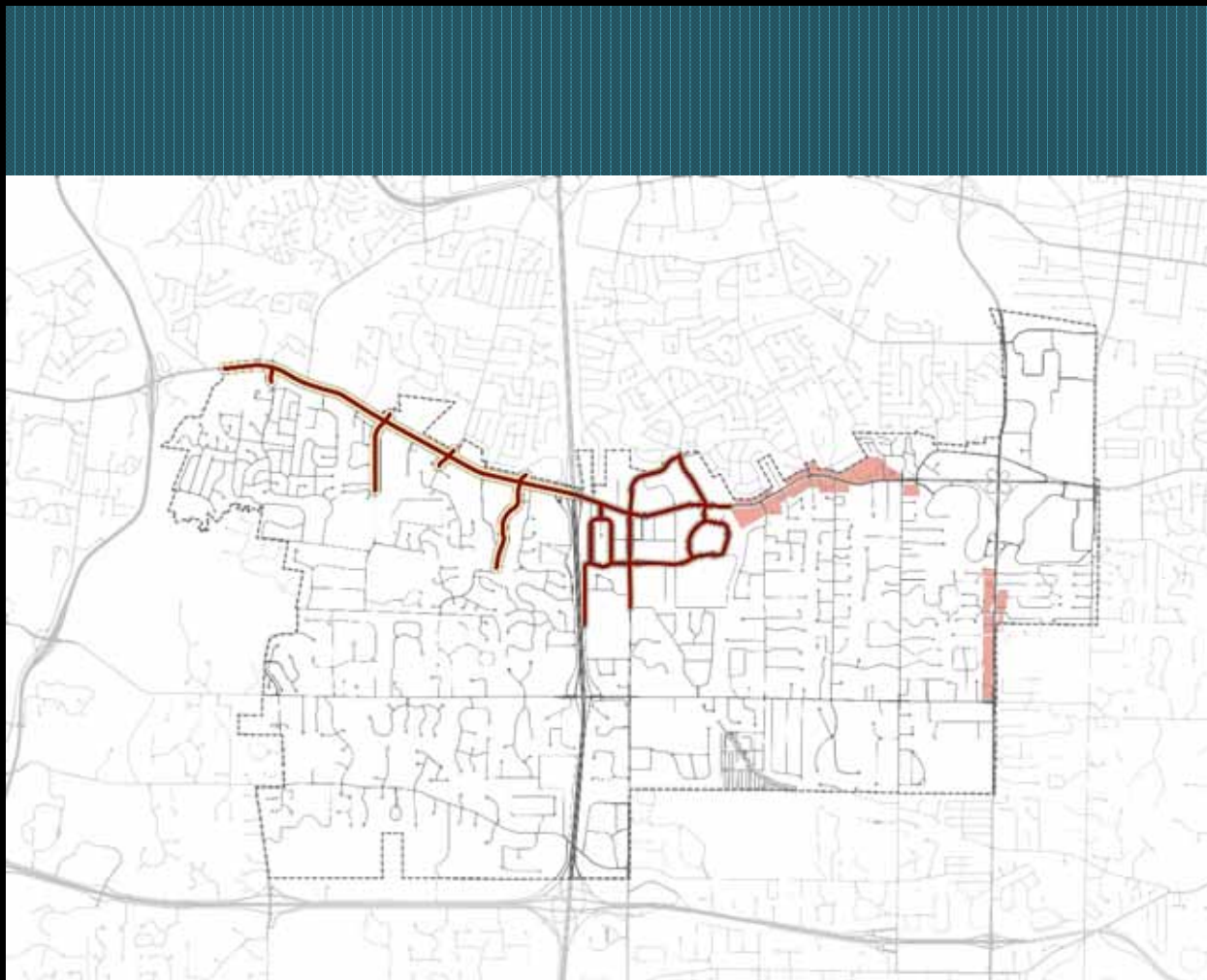
DRAFT PLAN

FRONTAGE PLAN

“East Olive / Lindbergh Corridor”

Type IX – Neighborhood Commercial District (NC)

- Medium- to low-density mixed-use development
- Commercial, office, local retail and services, and residential
- Shallow lot storefronts with most parking shared behind buildings



Type IX – Neighborhood Commercial District (NC)

Existing Character Images



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



Type IX – Neighborhood Commercial District (NC)

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



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



DRAFT PLAN

FRONTAGE PLAN

“East Olive / Lindbergh Corridor”

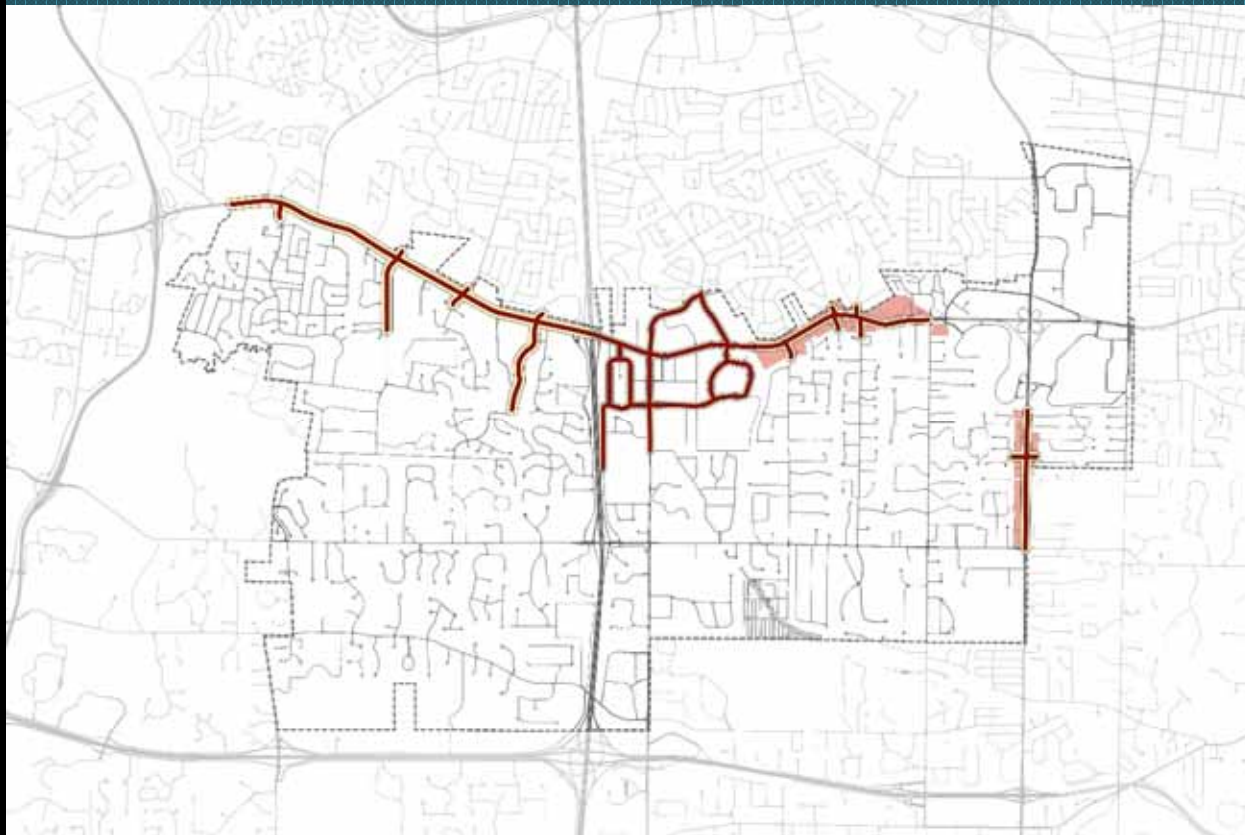
RECOMMENDATIONS

- Active, office & residential ground floor uses
- Consistent build-to line minimal gaps between buildings
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities

Building 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

Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

and retail site amenities



Plant Sciences Innovation District

Attachment: CCCPU_PM05_2016-06-06_FINAL (1989 : June 6, 2016 Draft Meeting Minutes)

DRAFT PLAN

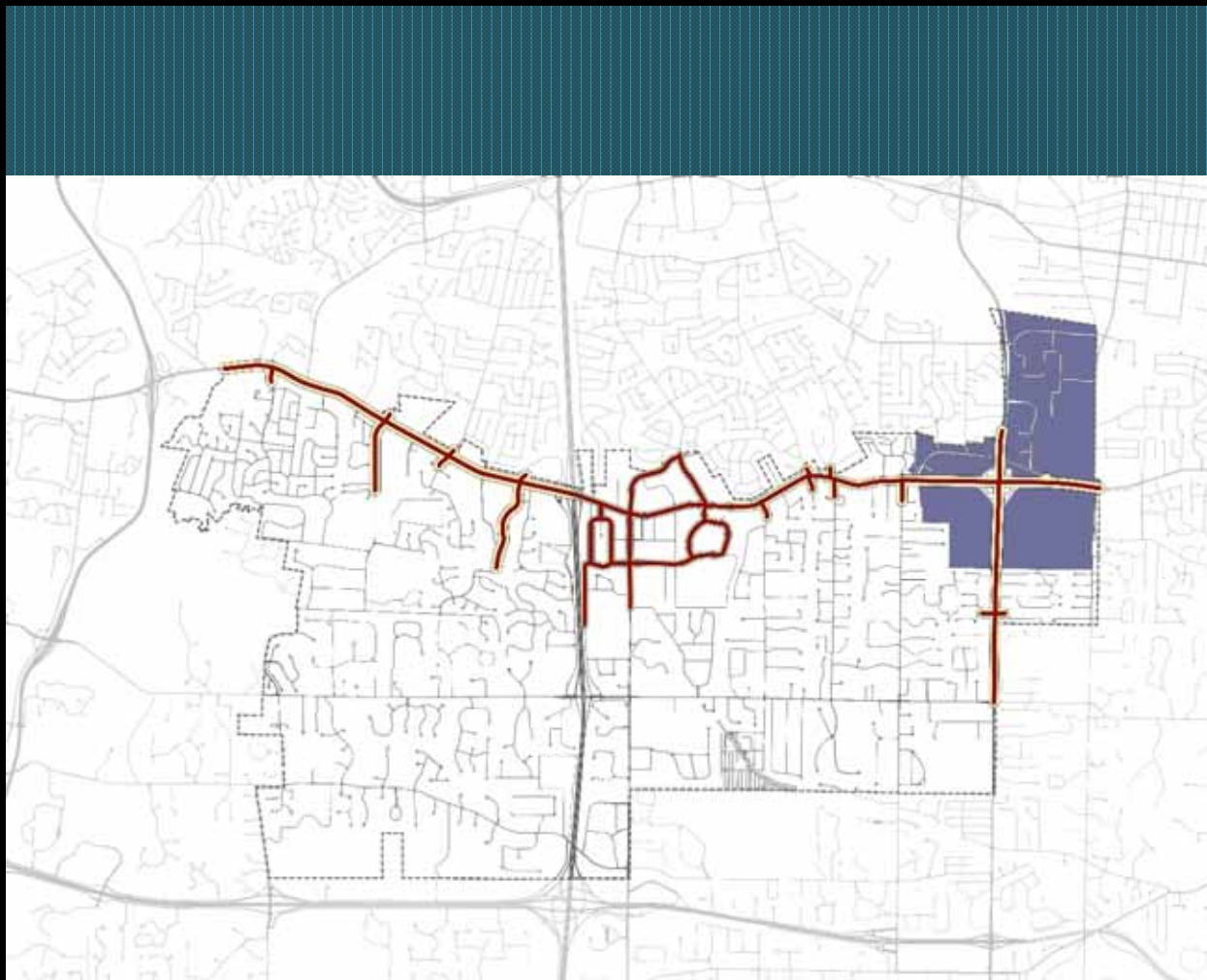
FRONTAGE PLAN

“Plant Sciences Innovation District”

Type XII – Mixed-Use Innovation Campus (MUIC)

- High-density mixed-use development
- Commercial, office, and biotech laboratory/research facilities
- Active, mixed-use ground floors

Large centralized parking structures and internal public space amenities



Type XII – Mixed-Use Innovation Campus

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



DRAFT PLAN

FRONTAGE PLAN

“Plant Sciences Innovation District”

RECOMMENDATIONS

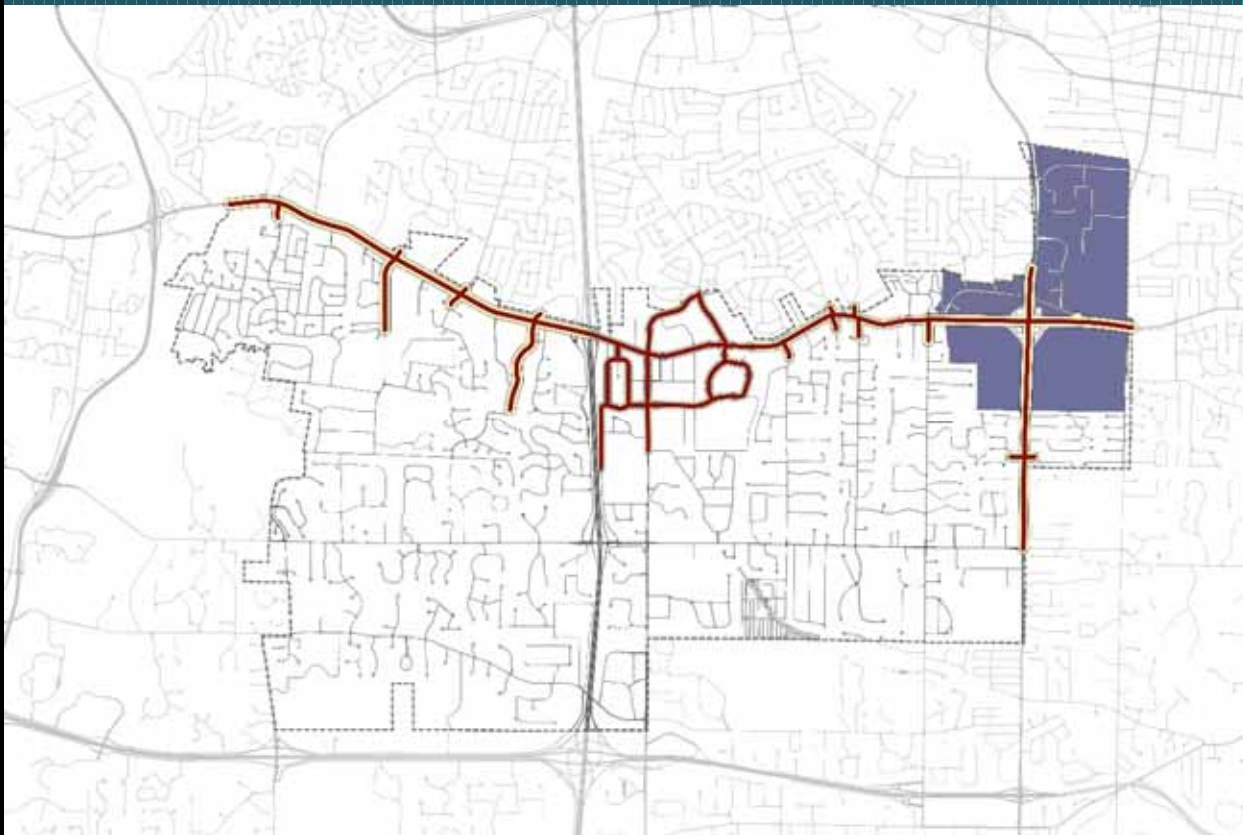
- Active, office & residential ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities

Building signs

Encourage outdoor dining
and retail site amenities

Frontage Plan Recommendations

For new development & redevelopment



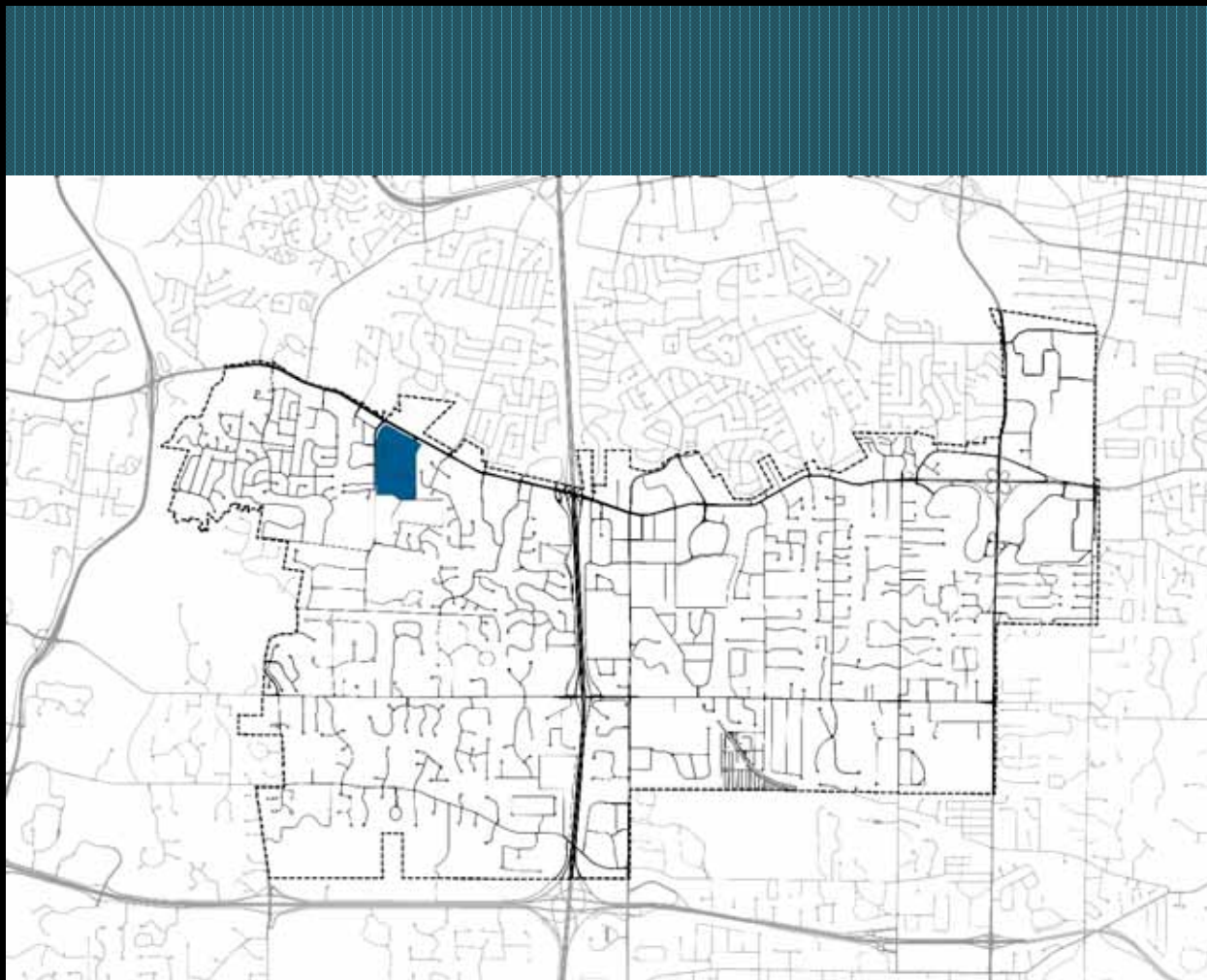
This place type is coterminous with the Plant Sciences Innovation District Planning Process, and this place type is designed to

PLACE TYPES

CAMPUS PLACE TYPES

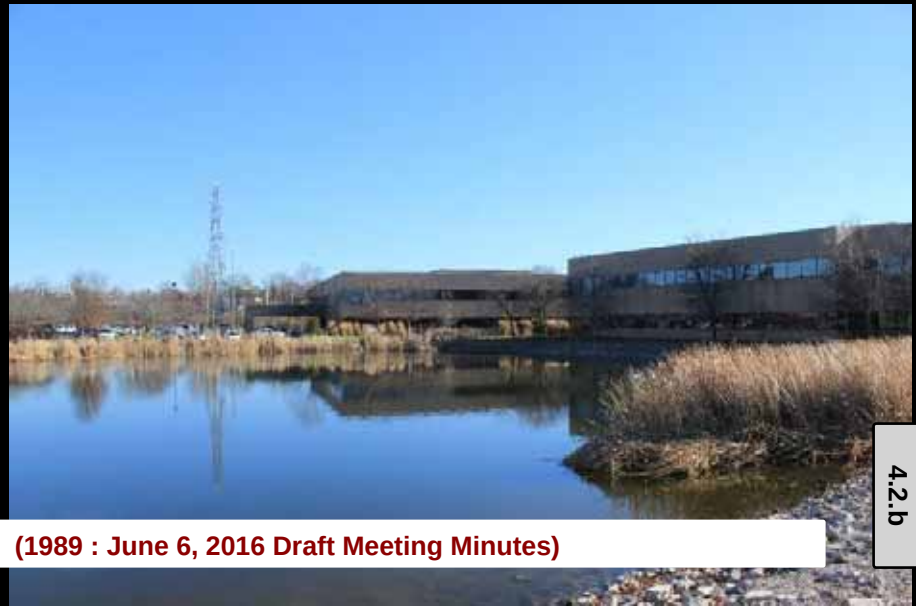
Type VIII – Campus-Urban (C-U)

- Institutional facilities (hospitals, schools, etc.) on a single site
- 5 acre or larger sites
- Landscape buffer zone between adjacent residential uses
- Guides development of the site perimeter while allowing maximum flexibility within.



Type VIII – Campus-Urban (C-U)

Existing Character Images

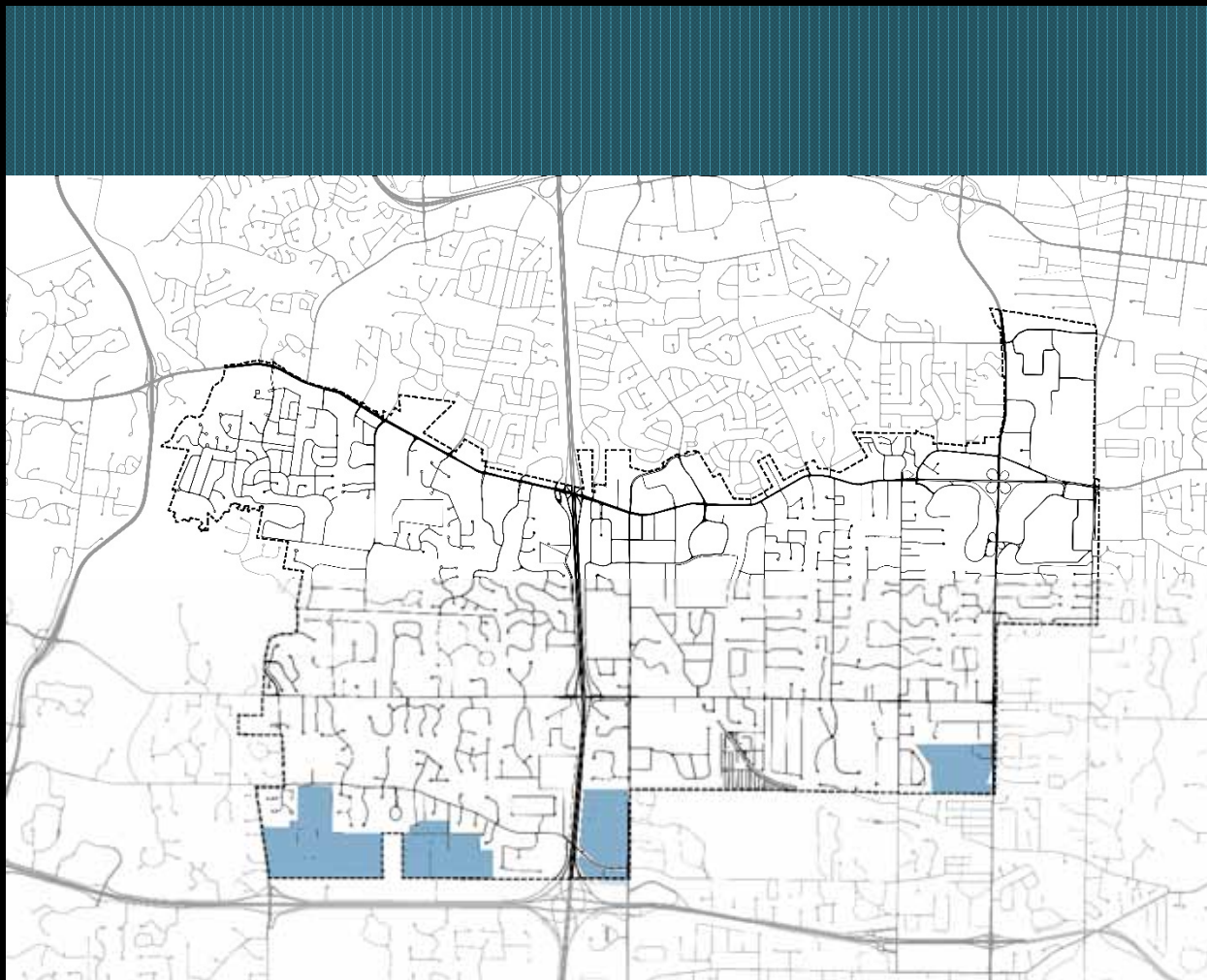


PLACE TYPES

CAMPUS PLACE TYPES

Type VII – Campus-Suburban (C-U)

- Institutional facilities (hospitals, schools, etc.) on a single site
- 10 acre or larger sites
- Landscape buffer zone between adjacent residential uses
- Guides development of the site perimeter while allowing maximum flexibility within.



Type VII – Campus-Suburban (C-S)

Existing Character Images

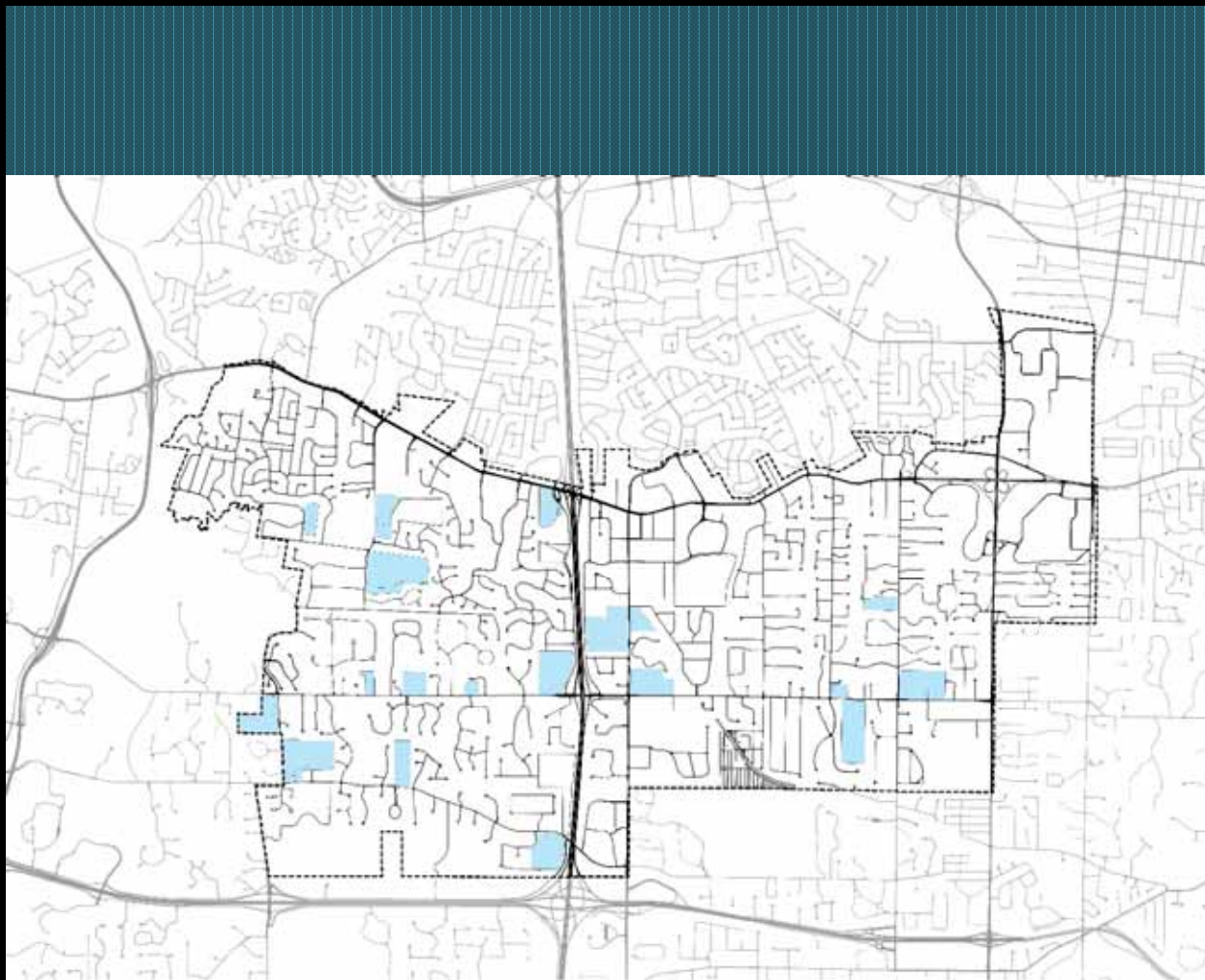


PLACE TYPES

CAMPUS PLACE TYPES

Type VI – Civic (CV)

- Schools, churches, religious facilities, and public facilities
- Single primary building with optional ancillary buildings on a single lot
- Landscape buffer zone between adjacent residential uses
- Guides development of the site perimeter while allowing maximum flexibility within.



Type VI – Civic (CV)

Existing Character Images



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 PLAN

Commercial Sustainability Recommendations for New Development & 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**
 - Encourage the use of low-voltage LED site lighting and solar-powered lighting (including parking lot lighting)
- **Roofing Best Practices**
 - Encourage reflective white roofing and/or green (vegetated) roofing systems
 - Allow that green roof system to contribute to on-site stormwater detention facilities.

Green Space Preservation

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

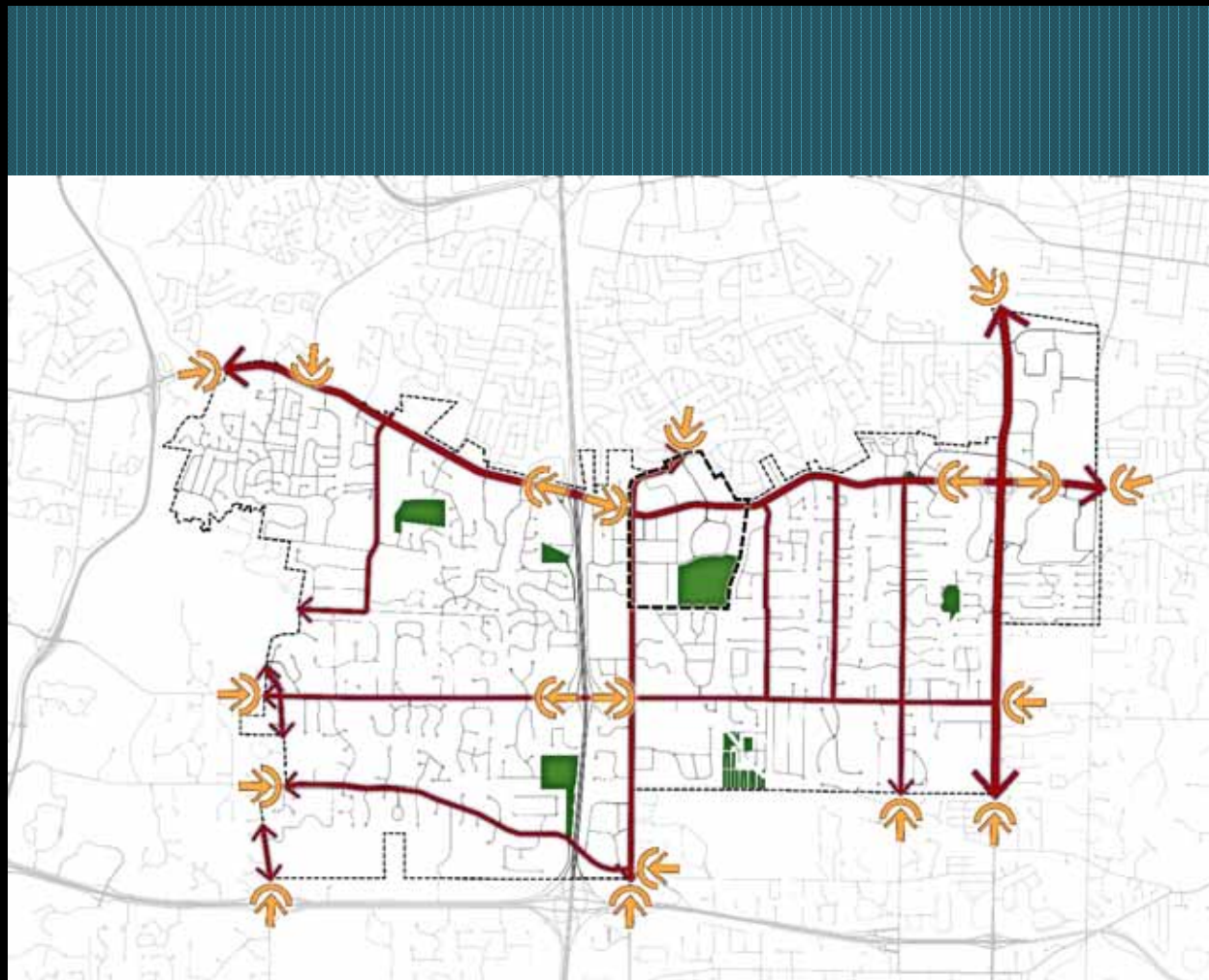
Recycling

- Encourage recycling facilities and services for all City businesses, organizations, and multi-

DRAFT PLAN

PUBLIC ART, GATEWAYS & WAYFINDING PLAN

- Key Streets (targeted streetscape enhancements)
- City-owned Parks & Recreation Areas
- Key City Gateways
- Optional Public Art Focus Area (Community Center District)



Public Space and Public Art

Existing Character Images



Public Space and Public Art

Existing Character Images

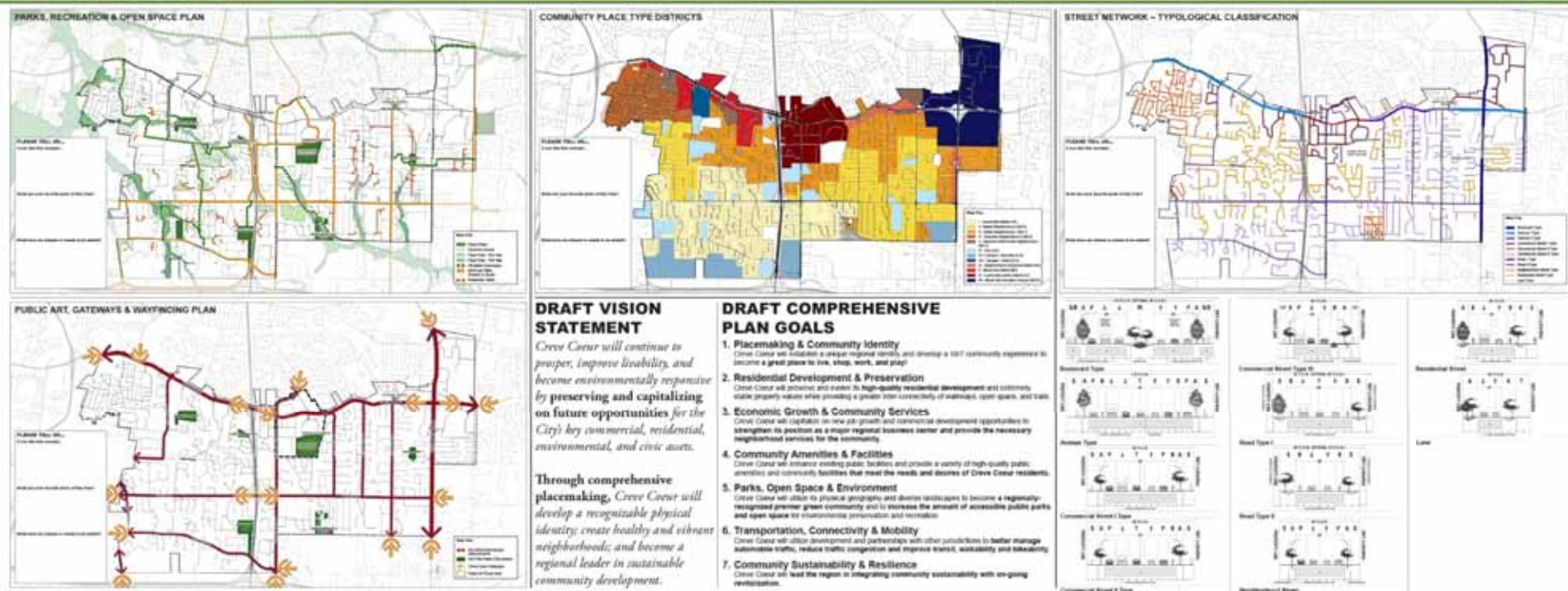


Small-Group Work Session #1

Table Board

COMPREHENSIVE PLAN UPDATE THE CITY OF CREVE COEUR, MISSOURI

June 6, 2016

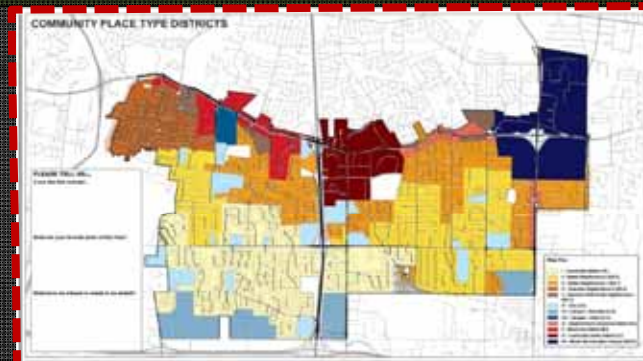


PUBLIC WORKSHOP #5 – WORK BOARD

Small-Group Work Session #1

Table Board

COMPREHENSIVE PLAN UPDATE



DRAFT VISION STATEMENT

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

Through comprehensive placemaking, Creve Coeur will develop a recognizable physical identity, create healthy and vibrant neighborhoods, and become a regional leader in sustainable community development.

DRAFT COMPREHENSIVE PLAN GOALS

- 1. Placemaking & Community Identity**
Creve Coeur will establish a unique regional identity and develop a vibrant community experience to become a great place to live, shop, work, and play.
- 2. Residential Development & Preservation**
Creve Coeur will promote and realize its high-quality residential development and ultimately stable property values while providing a greater sense of connectivity of highways, open space, and transit.
- 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.
- 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 Creve Coeur residents.
- 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 park and open space for environmental preservation and recreation.
- 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 bikability.
- 7. Community Sustainability & Resilience**
Creve Coeur will lead the region in integrating community sustainability with on-going revitalization.

Please Tell Us...

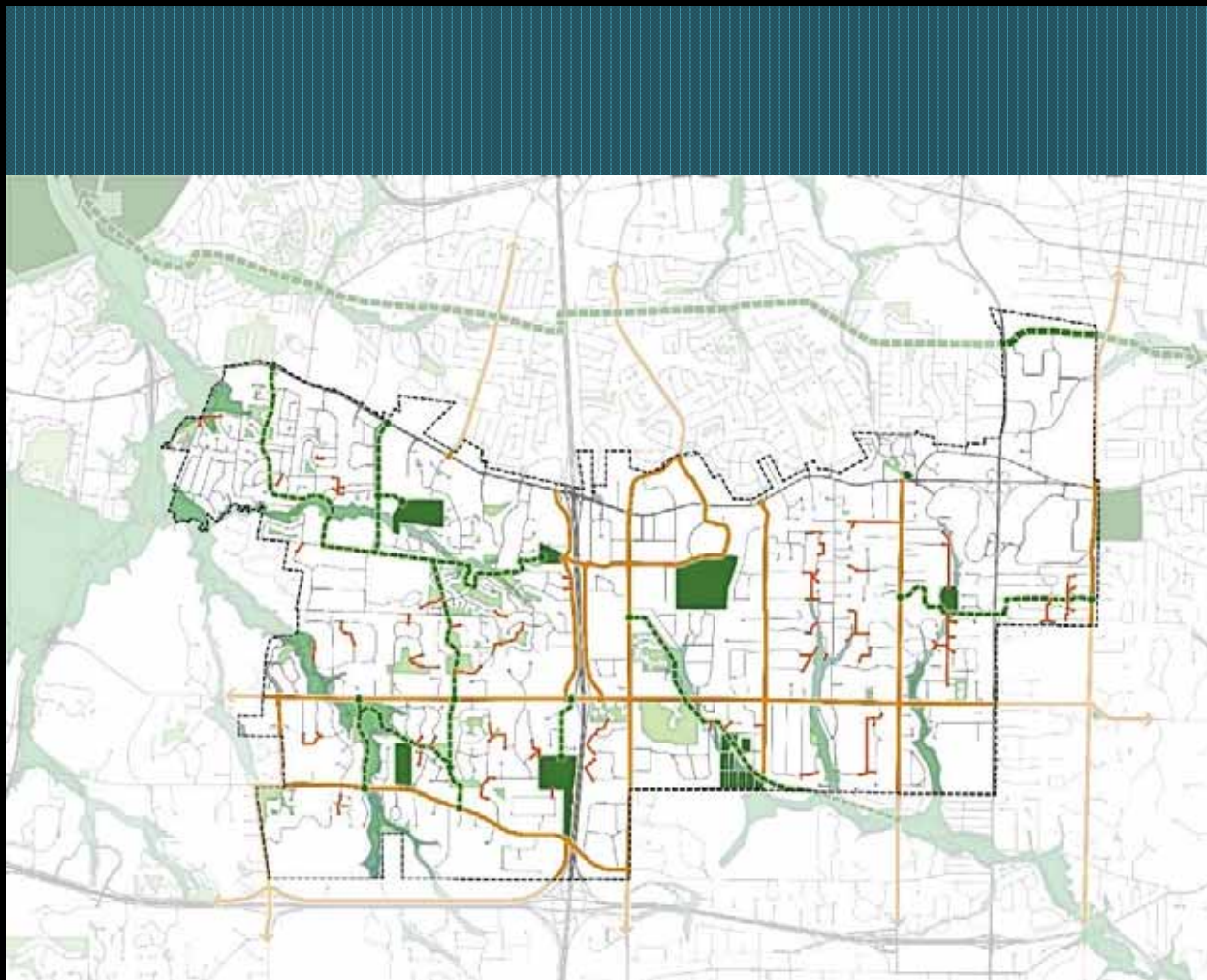
- *If you like these concepts...*
- *What are your favorite parts of this plan?*
- *What have we missed or needs to be added?*



Parks, Open Space & Public Amenities

DRAFT PLAN

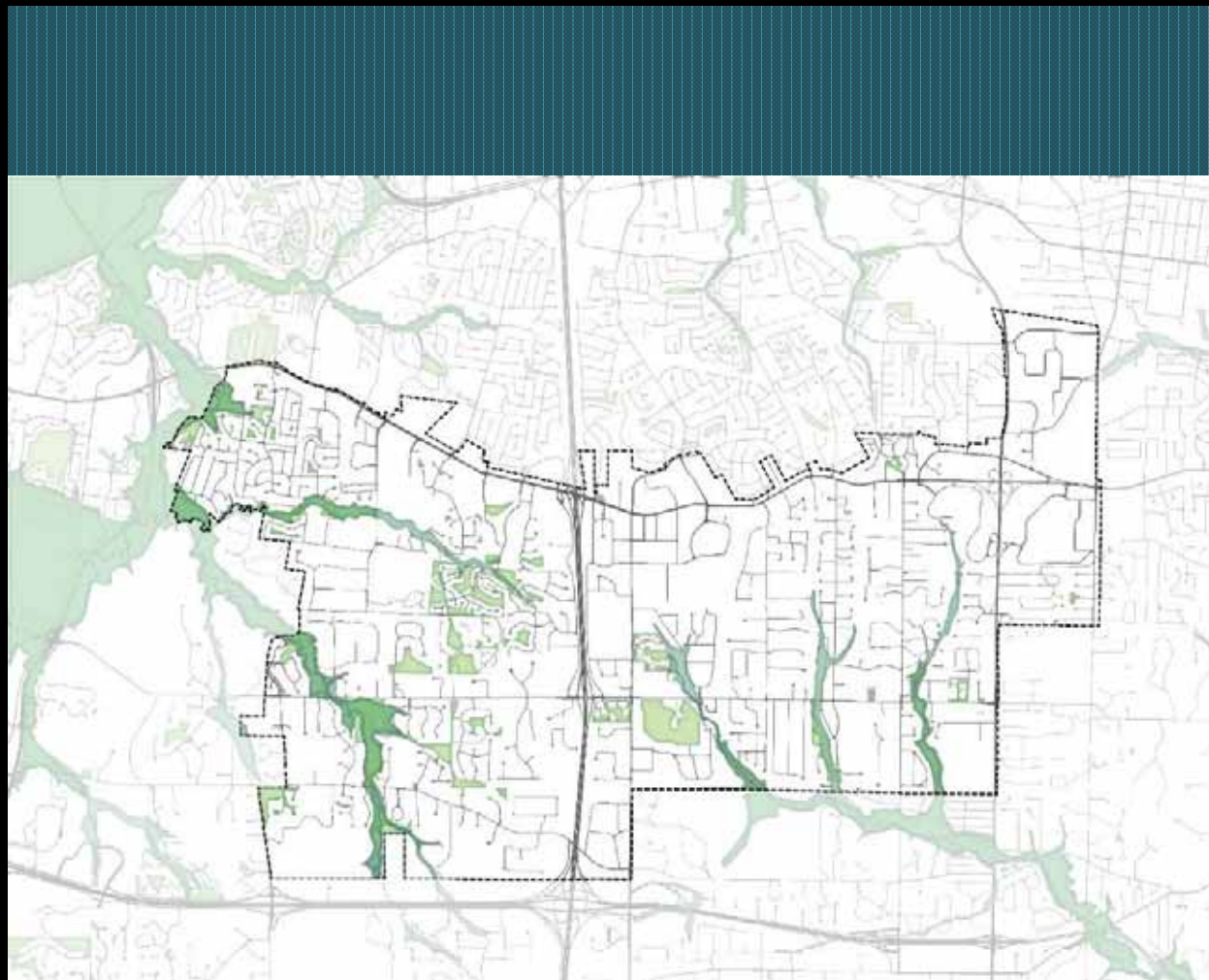
PARKS, RECREATION & OPEN SPACE PLAN



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

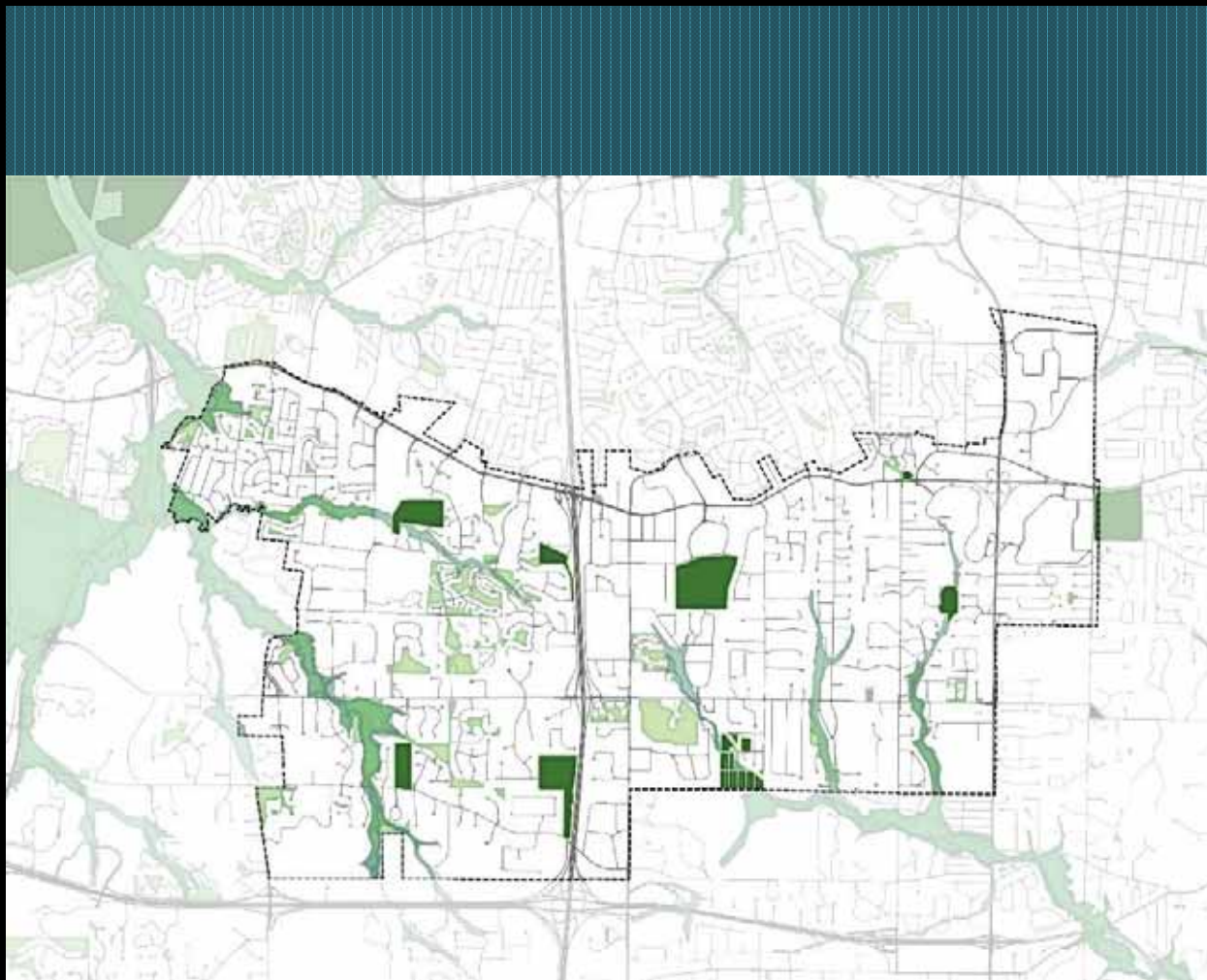
- Open Space & Green Corridors



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

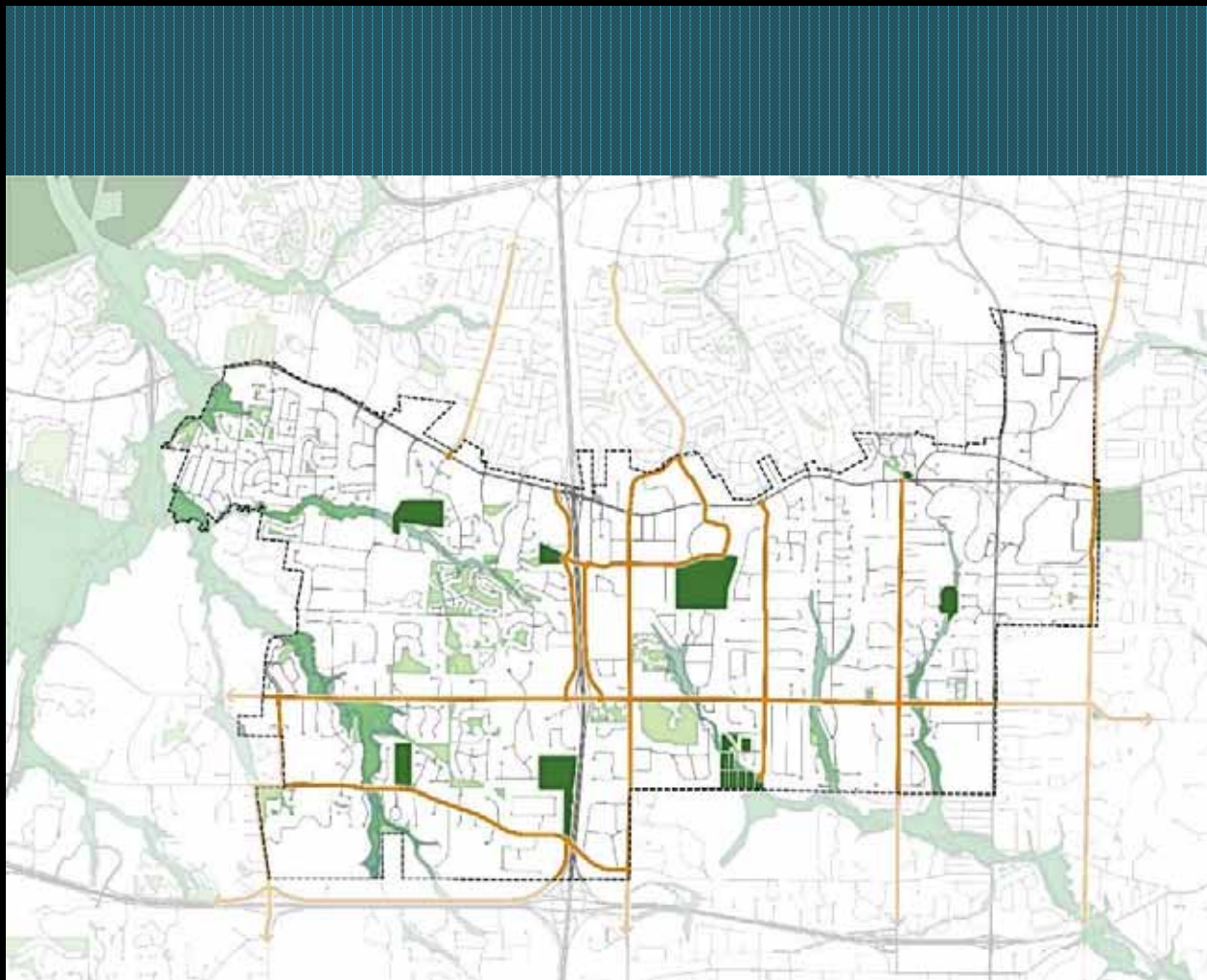
- Open Space & Green Corridors
- Primary Recreation Areas



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

- Open Space & Green Corridors
- Primary Recreation Areas
- On-Street Multi-Use Routes (Bicycle & Pedestrian)



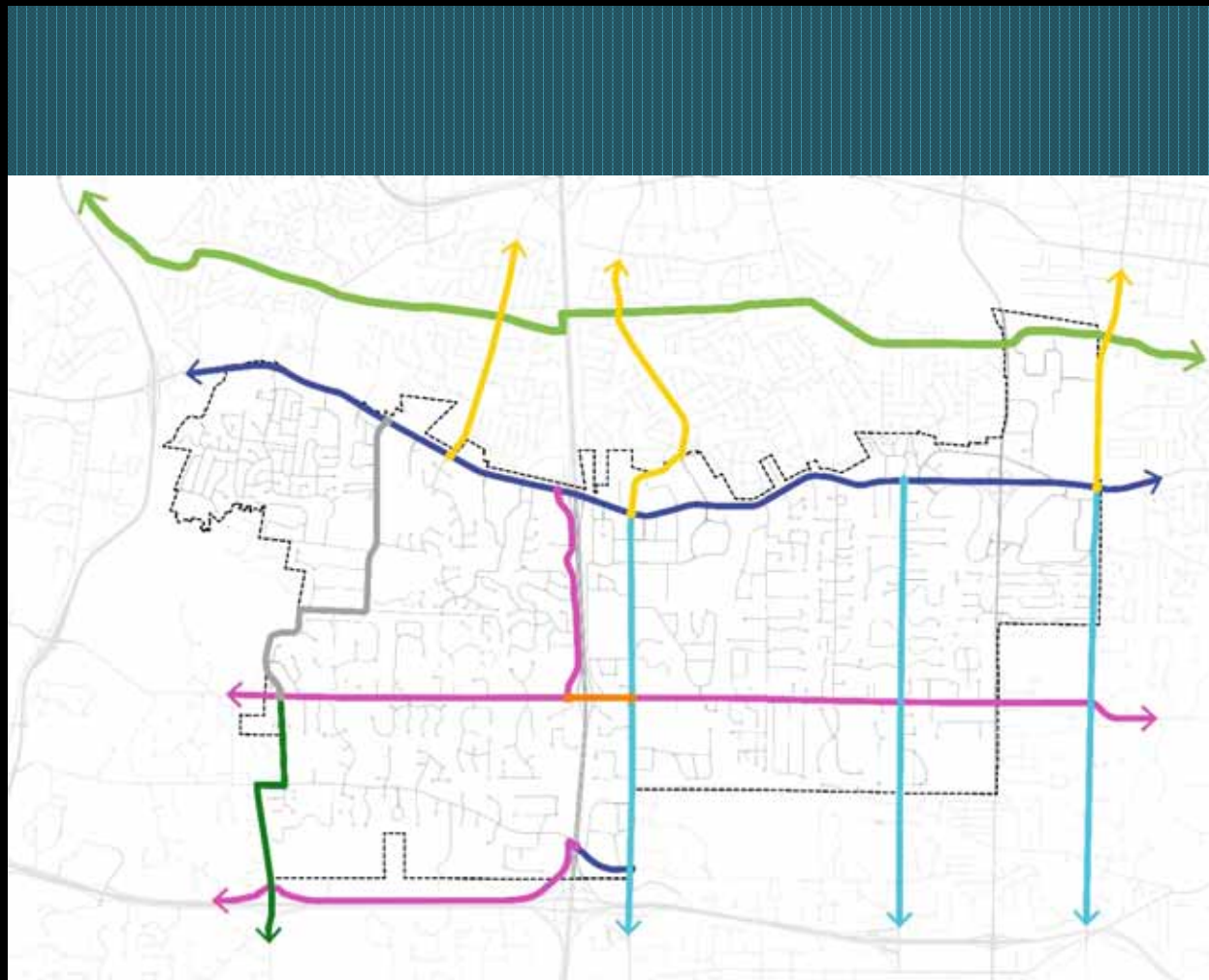
DRAFT PLAN

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 ...

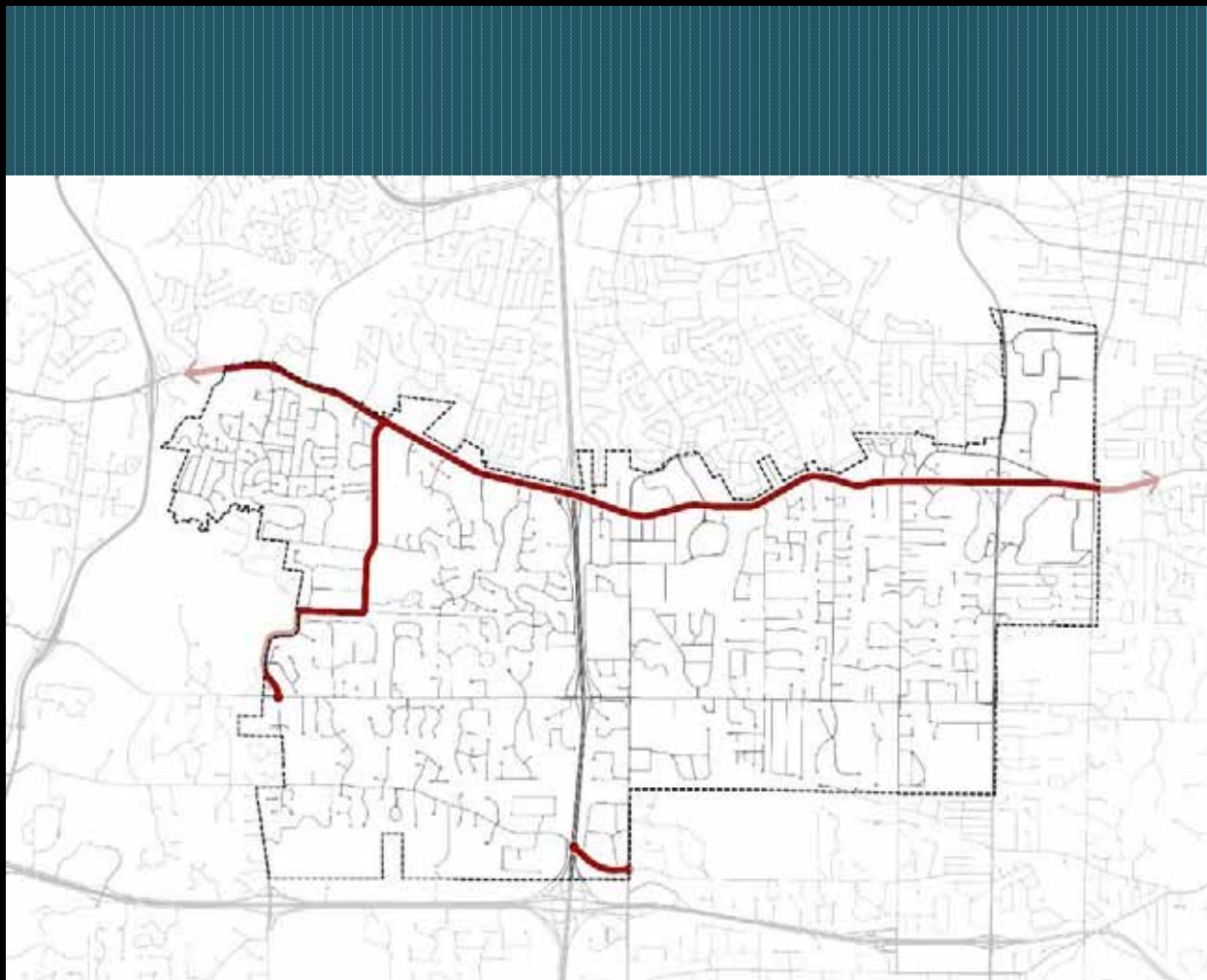


DRAFT PLAN

PARKS, RECREATION &
OPEN SPACE PLAN

BICYCLE & PEDESTRIAN
CONNECTIVITY PLAN

- Dedicated Bicycle Lanes

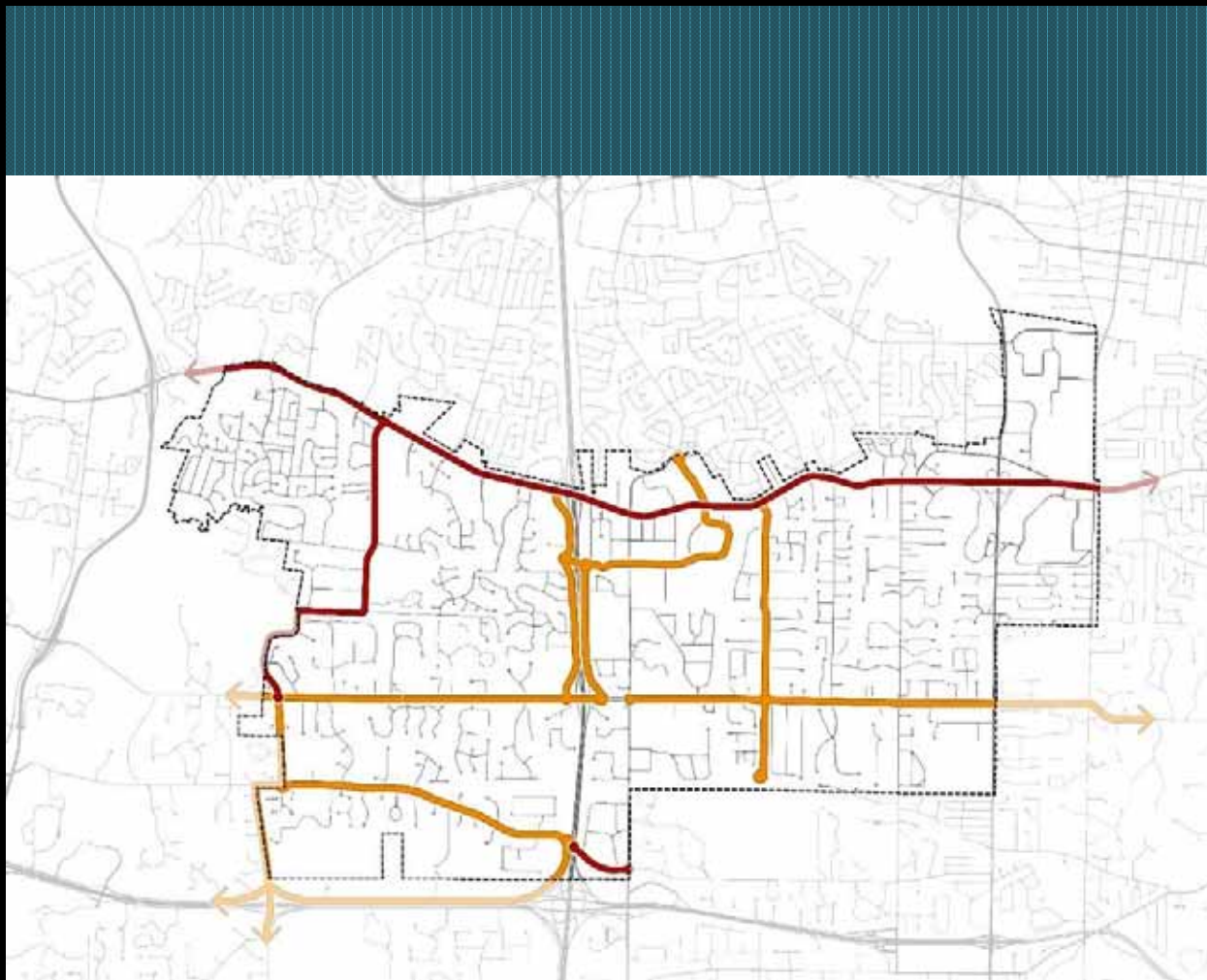


DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

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

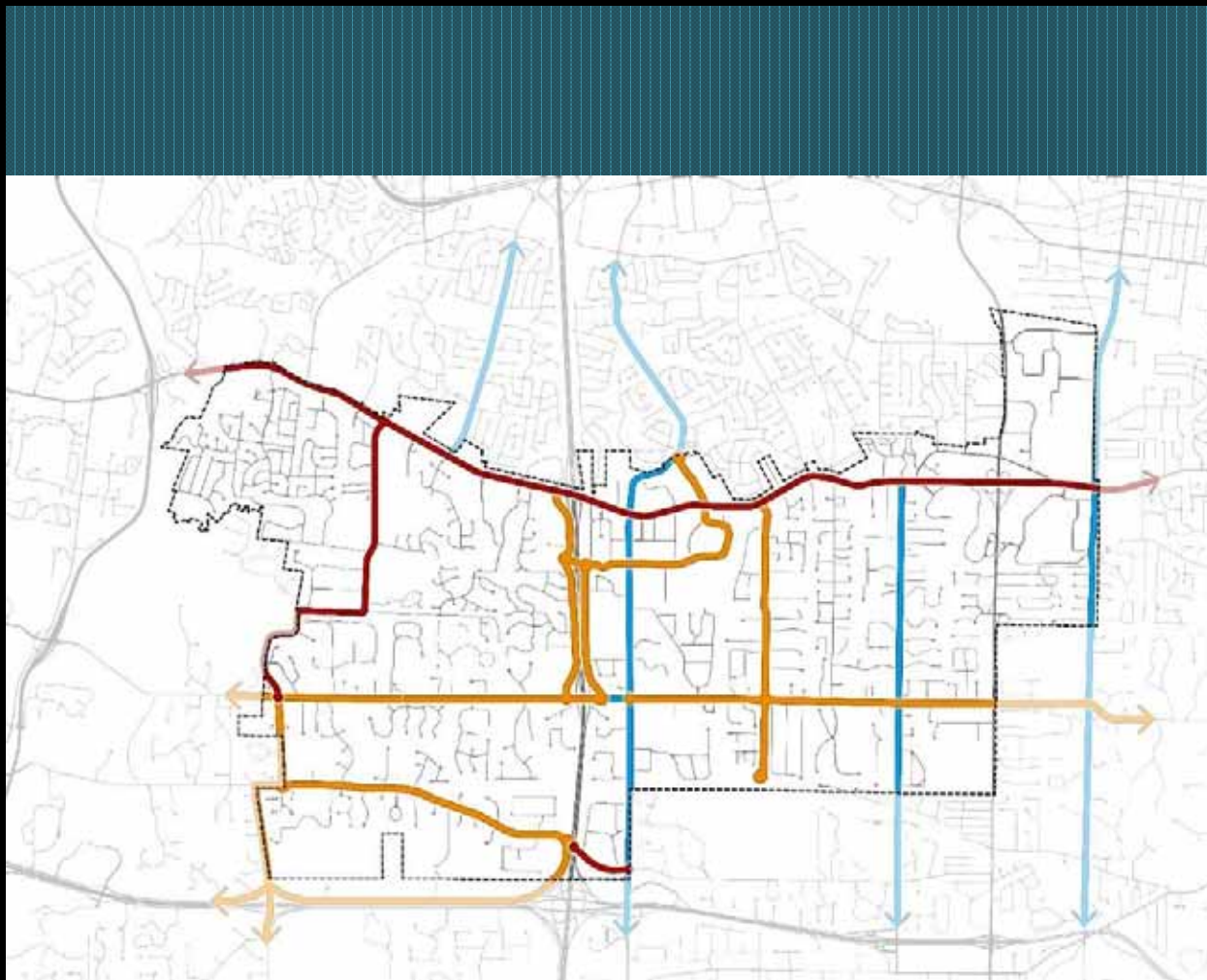


DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

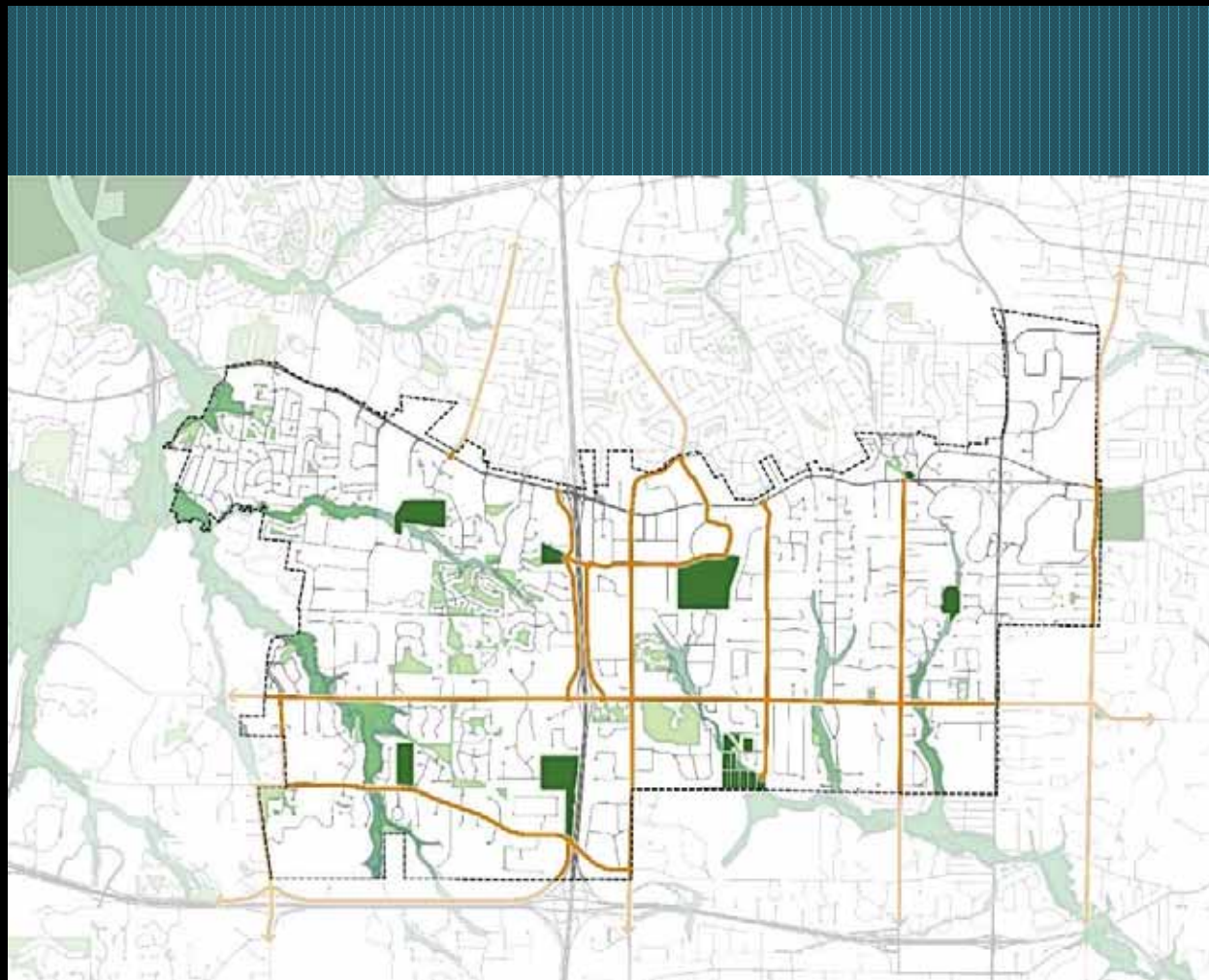
- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

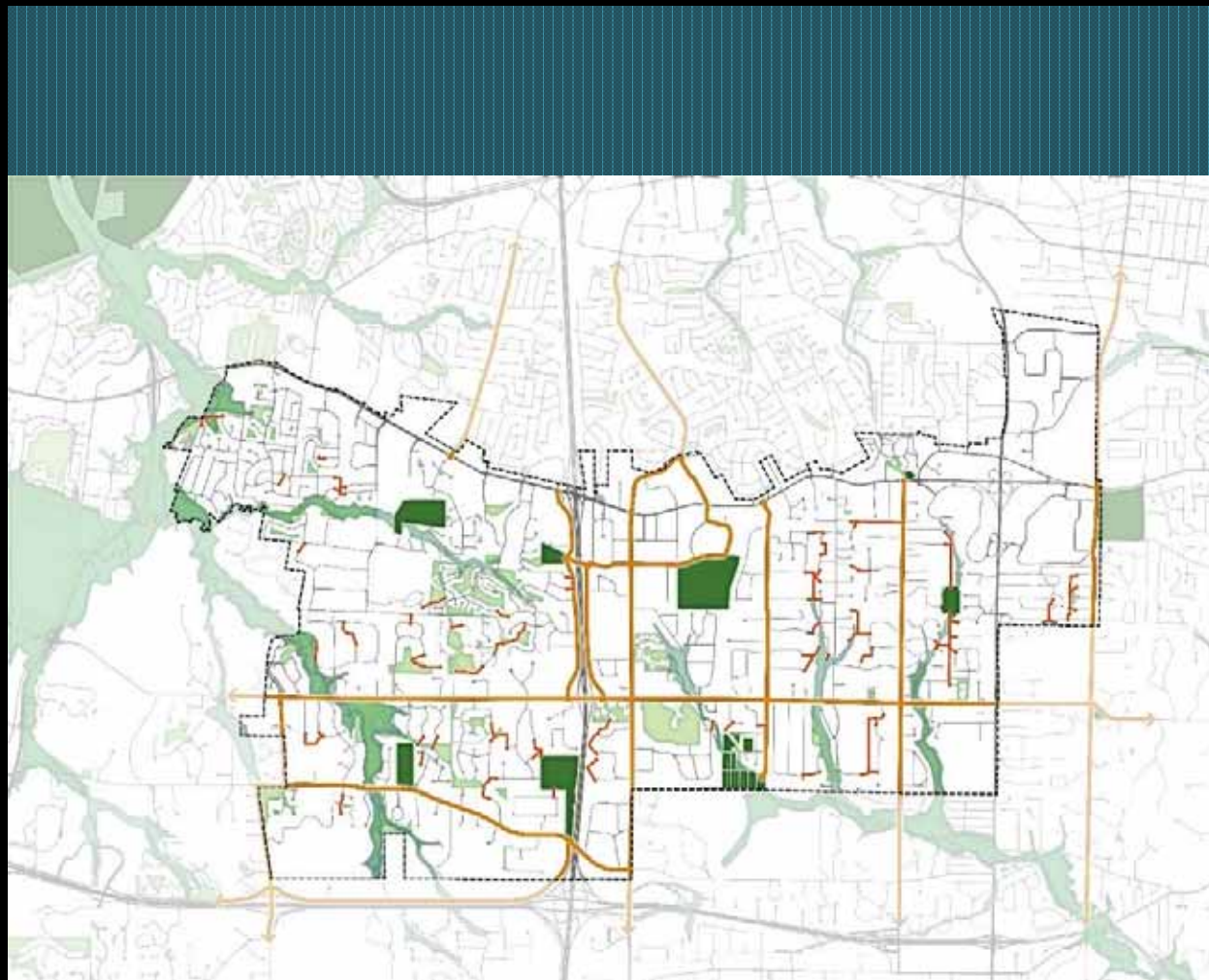
- Open Space & Green Corridors
- Primary Recreation Areas
- On-Street Multi-Use Routes (Bicycle & Pedestrian)



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

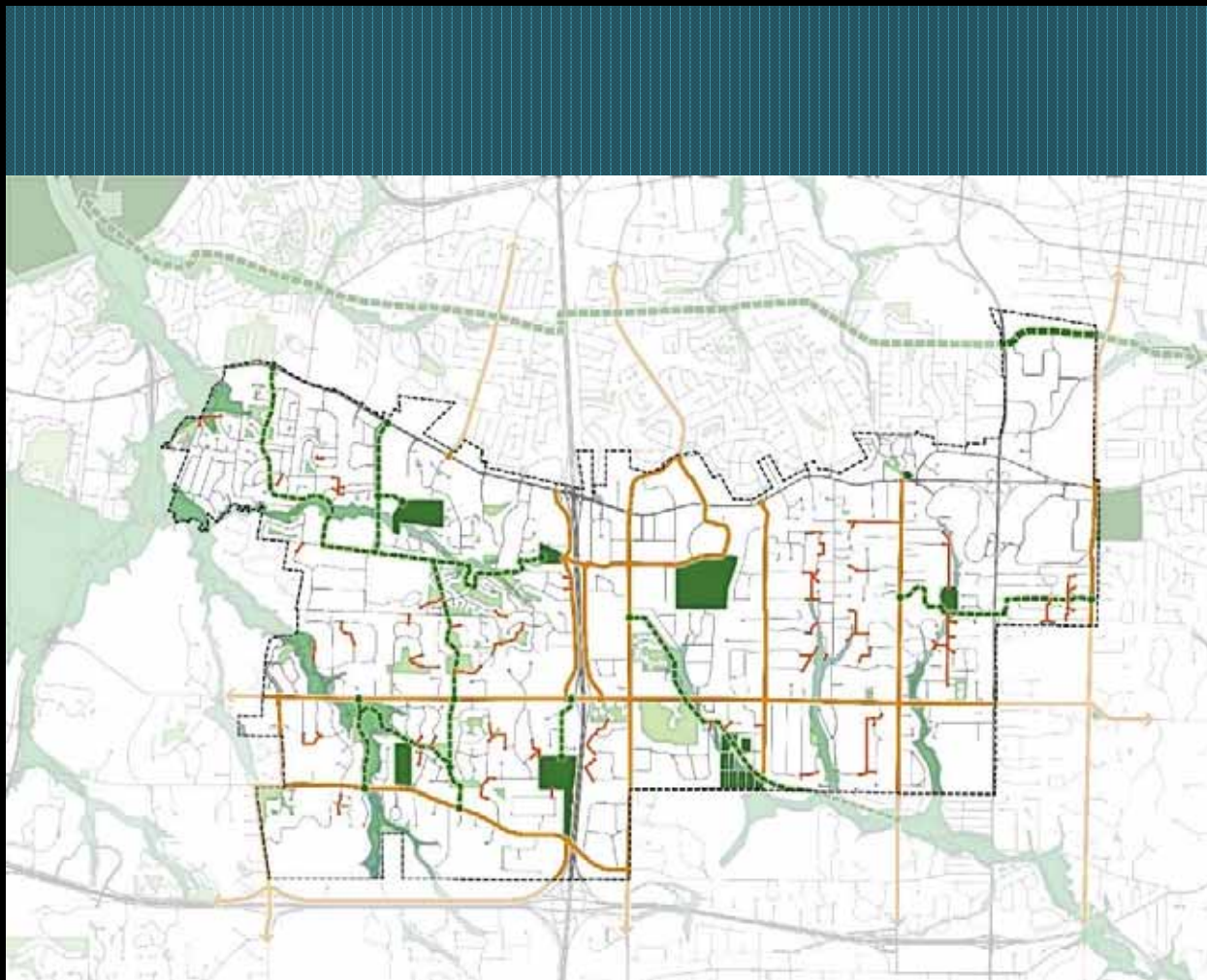
- Open Space & Green Corridors
- Primary Recreation Areas
- On-Street Multi-Use Routes (Bicycle & Pedestrian)
- Pedestrian Walks (Between Neighborhoods)

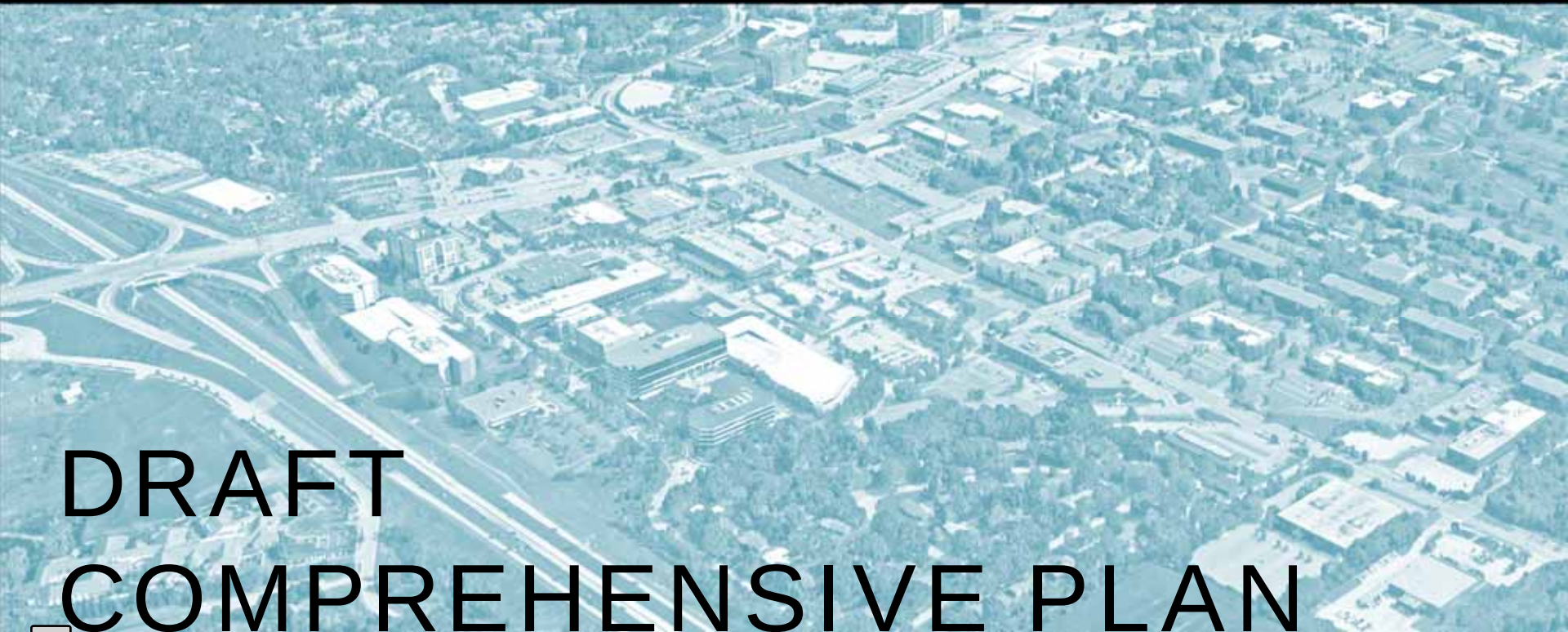


DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

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



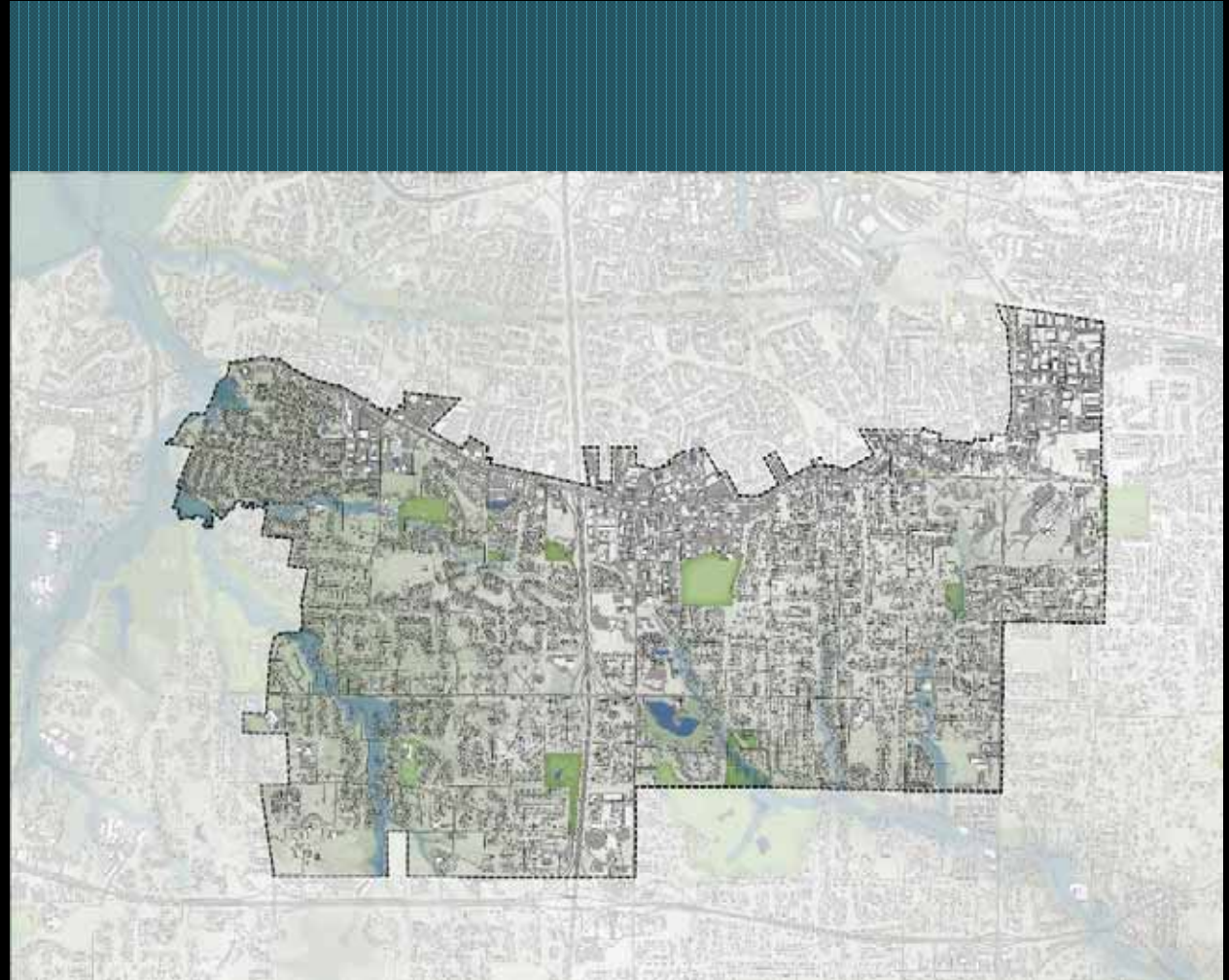


DRAFT COMPREHENSIVE PLAN

Annexation Potential

POTENTIAL ANNEXATION

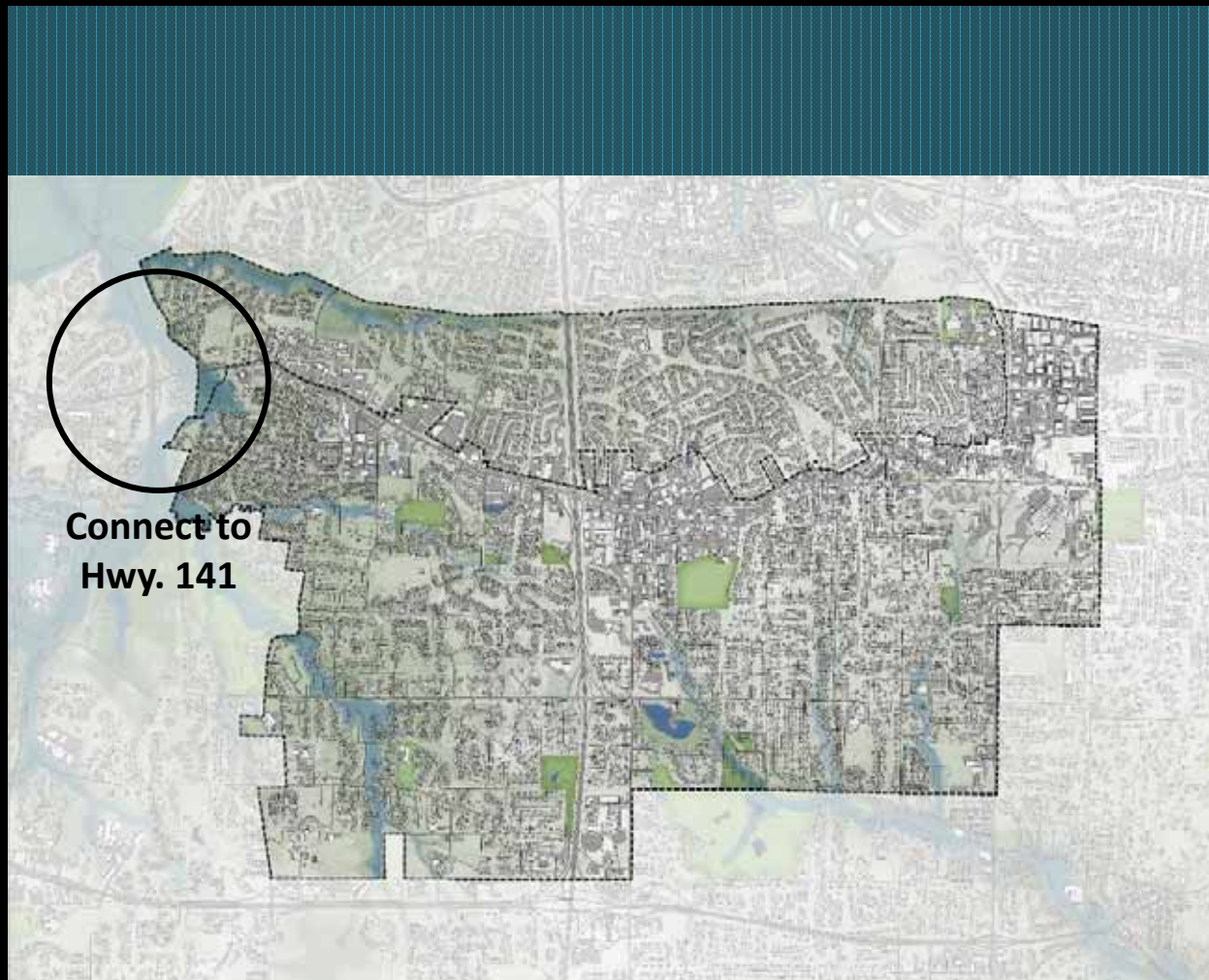
EXISTING CITY BOUNDARY



POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY
POTENTIAL ANNEXED
LAND & REVISED
BOUNDARY

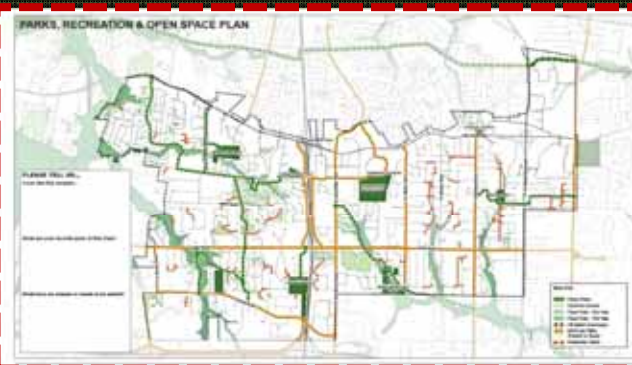
- 2,348 Acres
(3.67 Sq. Mi.)
- 4,300 Housing Units
(Est.)
- *Expands Creve Coeur's
tax base*
- *Positions Olive
Boulevard in the middle
of, instead of on the
edge of, the community*
*Increases housing
diversity*



Small-Group Work Session #2

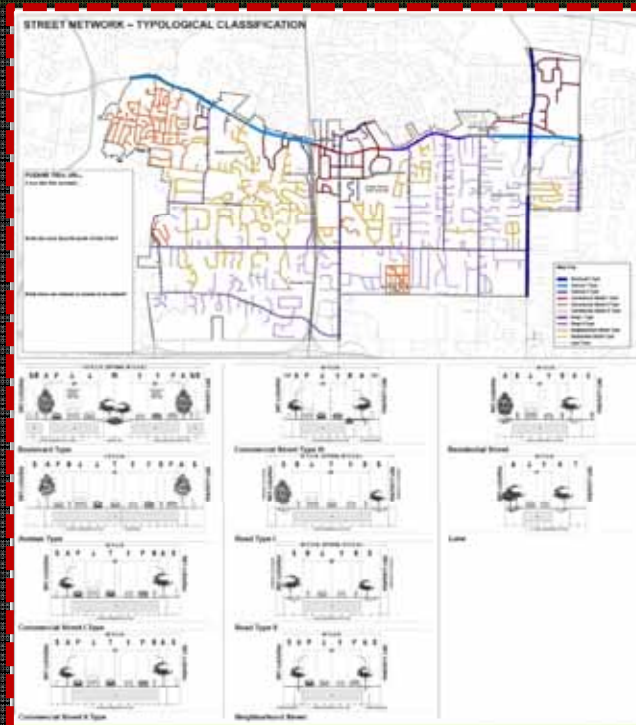
Table Board

COMPREHENSIVE PLAN UPDATE



Please Tell Us...

- *If you like these concepts...*
- *What are your favorite parts of this plan?*
- *What have we missed or needs to be added?*



NEXT STEPS...

- *June – July:*
 - Review Work Sessions with City Staff
 - Development of Draft Plan Document
 - Posting of Draft Plan
- *July – August:*
 - Comprehensive Plan Public Hearings (to be scheduled)



THANK YOU!



city
of

CREVE COEUR

7.1.a

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

APPLICATION TO PLANNING AND ZONING COMMISSION #16-017 FOR A CONDITIONAL USE PERMIT FOR PIZZA WORLD RESTAURANT AT 12305 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, June 20, 2016

LOCATION: 12305 Olive Boulevard, within the Woodcrest Shopping Center at the northwest corner of Olive Boulevard and Woodcrest Executive Drive.

REQUEST: Mary Gabriel, of Maradan Inc., has submitted an application for a new conditional use permit for a 1,660 square foot, 30 seat, dine-in, carry-out, and delivery, Pizza World Restaurant to be located at 12305 Olive Boulevard within the Woodcrest Shopping Center. The subject property is zoned CB, Core Business District.

ADDITIONAL INFORMATION: All limited-service restaurants (NAICS 722513) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Woodcrest Center is a 27,130 square foot building on a 3-acre tract, originally developed in 1984. The commercial area has a mix of uses including financial and real estate services, a shoe store, medical offices, and fitness facilities. There are a total of 14 businesses operating within the building.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the findings for a conditional use permit?

Comprehensive Plan References

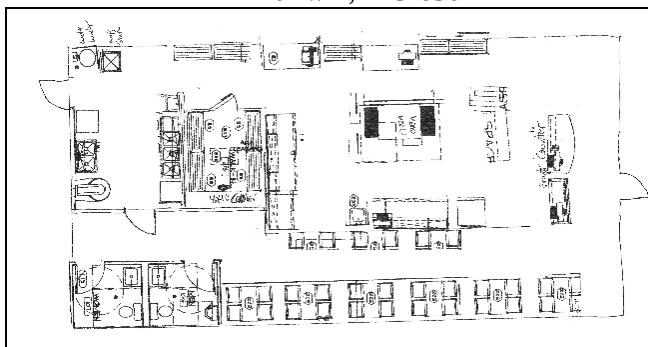
- Health and Connectivity Goals
- Central Business District
- Design Guidelines: Streetscape/Pedestrian Orientation

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces
- Article VIII Sign Regulations

APPLICANT: Mary Gabriel
Pizza World
Maradan Inc.
610 Barton Lane
Ballwin, MO 63021

PROPERTY OWNER: Robert Walpert
LCRF, LLC
15455 Conway Road
Chesterfield, MO 63017



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: June 13, 2016

ATTACHMENTS: Draft Ordinance

Applicant's submittal documents dated May 4, 2016

Attachment: 16-017.Staff Report.6-20-2016 (1974 : #16-017 Pizza World CUP)

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	St. Louis Co. R-3 Residential	N/A
South	Office, retail buildings	"PC" Planned Commercial	Olive Boulevard
East	Office, Banking	"CB" Core Business	Woodcrest Executive Drive
West	Office building, Banking	"CB" Core Business	N/A

COMPREHENSIVE PLAN REVIEW

The subject location is located within the West Olive Corridor that encourages a high-quality, contained business area that connects with and coexists in a compatible fashion with the adjacent single-family neighborhoods. The project falls within the mix of uses proposed for the area, with no exterior changes to the site.

ZONING REVIEW

Restaurants are permitted with conditions in all commercial zoning districts within the city, and the applicant will be leasing a tenant space on a preexisting, legal site. Since neither the external building shell nor the surrounding parking and landscaping are changing as a result of this application, site development plan review and approval is not necessary in conjunction with the proposed conditional use permit. The hours of operation for the restaurant will be 10:30am to 10:00pm Monday – Thursday, 10:30am to 11:00pm Friday & Saturday, and 11:00am to 9:00pm Sunday.

Use Intensity:

Section 405.470(A)(14)(b) limits food services and drinking places to no more than 40% of the building square footage collectively in the "CB", "PO", "PC" and "LI" Districts. With the addition of Pizza World and the existing Subway, restaurants will represent about 13.4% of the shopping center site.

Parking:

Parking Requirements: The parking requirements for the Woodcrest Center are determined by the use of each tenant space, as directed by Section 405.820 of the Zoning Ordinance. The following table details the requirements for each use, and that there is sufficient parking available on site for the proposed use:

TENANT NAME	SQUARE FEET	PERCENT	LAND USE	PARKING RATIO	REQUIRED PARKING
Cantor Injury Law Firm	2,480	9.14%	Legal Services	1/250	10
State Farm Insurance	1,200	4.42%	Finance, Insurance, Real Estate Office	4/1,000	5
Pounds & Inches Away	1,200	4.42%	Other personal services	1/200	6

Walpert Properties	2,400	8.85%	Management Office	4/1,000	10
Dr. Walkonis, DDS	1,800	6.63%	Medical Office	4/1,000	7
Proposed Pizza World	1,800	6.63%	Restaurant	1/250 1/3 seats @30	17
Eternity Med Spa	1,800	6.63%	Medical Spa	4/1,000	7
Olive Smoke Shop	1,225	4.52%	Retail	4/1,000	5
Investor Title	1,320	4.87%	Finance, Insurance, Real Estate Office	4/1,000	10
Subway	1,836	6.77%	Restaurant	1/250 1/3 seats @50	24
Fast Signs	1,906	7.83%	Calculated as General Retail	4/1,000	8
Osteostrong	1,320	4.87%	Medical Office	4/1,000	5
Olive Nail Care	1,225	4.52%	Beauty/Barber Shop	4/1,000	5
Body Wise 1 on 1	1,800	6.63%	Other personal services	1/200	9
The Natural Way	1,800	6.63%	General Retail	4/1,000	7
The Good Feet Store	1,800	6.63%	General Retail	4/1,000	7
				Subtotal	144
				15% Reduction	-21.6
				Total Parking Required	123
				Parking Available on Site	150

Signs:

The City's Sign Regulations prohibit the use of vehicles as monument sign, per the Code Section below. As is often included as a condition of approval for restaurants, employee parking shall be within the structured garage underneath the building, and all signs shall comply with Article VIII of the City's Sign Regulations.

Section 405.930. General Provisions.

D. *Prohibited Signs.* The following types of signs are specifically prohibited in the City:

6. Vehicular signs on parked vehicles which are not painted directly on or affixed flat against the factory surface of a vehicle. This provision does not permit appendages or modifications to a vehicle for advertising purposes. Exempted from this Section are vehicular signs affixed to vehicles when said vehicles park temporarily and only to make immediate deliveries or pickups.
 - a. Any vehicle displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall park said vehicle at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area possible.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the goals and requirements, in the same degree or greater than the prior use, of the Comprehensive Plan and Zoning Ordinances. Staff recommends approval subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 1,660 square foot, eating and drinking establishment located at 12305 Olive Boulevard within the Woodcrest Shopping Center.
2. Maximum seating permitted is limited to 30 indoor seats.
3. Hours of operation shall be 10:30am to 10:00pm Monday – Thursday, 10:30am to 11:00pm Friday & Saturday, and 11:00am to 9:00pm Sunday. Additional business hours may be permitted with the Zoning Administrator’s approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked within the structured parking deck, including to prevent the use of delivery vehicles from acting as ground signs in violation of Section 405.930(D)(6) Prohibited Signs of the City’s Sign Regulations.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

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

“I move to recommend approval of Application #16-017 for a Conditional Use Permit for an eating and drinking establishment for Pizza World located at 12305 Olive Boulevard, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of June 20, 2016” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

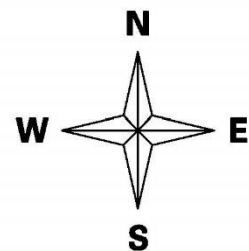
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTOGRAPH



-  Creve Coeur Municipal Boundary
-  Property Lines
-  Woodcrest Shopping Center



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 6/1/2016 & 6/10/2016



Description: View
of the tenant space
from Olive
Boulevard.



Description: View
of the structured
parking under the
building.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 1,660 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT
LOCATED AT 12305 OLIVE BOULEVARD WITHIN
THE WOODCREST SHOPPING CENTER**

WHEREAS, under Section 405.210 Table A, all limited-service restaurants (NAICS 722513) in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Mary Gabriel, of Maradan Inc., for a new conditional use permit for a 1,660 square foot, 30 seat, dine-in, carry-out, and delivery, Pizza World Restaurant to be located at 12305 Olive Boulevard within the Woodcrest Shopping Center; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, June 20, 2016, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ___ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on June 20, 2016; and

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

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 12305 Olive Boulevard, in the “CB” Core Business

BILL NO. _____

ORDINANCE NO. _____

Commercial zoning district, within the "Woodcrest Shopping Center" development whose legal description is as follows:

Lot 1 of Woodcrest, according to the plat thereof recorded in Plat Book 172 pages 44 and 45 of the St. Louis County Records, together with a tract of land in U.S. Survey 1923, Township 45 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as follows: Beginning at a point being the Southeast corner of said Lot 1 of Woodcrest as recorded in Plat Book 172 pages 44 and 45, said point being also the intersection of the center line of Woodcrest Executive Drive with the Northern right-of-way line of Olive Street Road; thence North 77 degrees 35 minutes 35 seconds West, along said right-of-way, a distance of 135.87 feet to a point; thence North 81 degrees 07 minutes 18 seconds West a distance of 165.30 feet to a point; thence North 76 degrees 13 minutes 17 seconds West a distance of 360.83 feet to a point; thence North 12 degrees 25 minutes 48 seconds East, leaving said right-of-way line, a distance of 167.73 feet to a point; thence South 77 degrees 36 minutes 16 seconds East a distance of 720.57 feet to a point; thence North 06 degrees 56 minutes 39 seconds East a distance of 182.36 feet to a point being the Northwest corner of said Lot 1; thence South 83 degrees 03 minutes 21 seconds East a distance of 70.00 feet to a point being the centerline of said Woodcrest Executive Drive; thence South 06 degrees 56 minutes 39 seconds West, along said centerline, a distance of 135.75 feet to a point of curvature; thence in a Southerly direction, along a curve to the right having a radius of 100 feet, an arc distance of 87.43 feet to a point of tangency; thence South 57 degrees 02 minutes 08 seconds West a distance of 96.82 feet to a point of curvature; thence in a Southerly direction, along a curve to the left having a radius of 100 feet, an arc distance of 77.89 feet to the point of beginning.

Excepting therefrom that part taken in condemnation by the State of Missouri in Cause No. 00CC-001942 of the Circuit Court of St. Louis County. The Report of Commissioners is recorded in Book 12785 pages 945 of the St. Louis County Records.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a 1,660 square foot, eating and drinking establishment located at 12305 Olive Boulevard within the Woodcrest Shopping Center.
2. Maximum seating permitted is limited to 30 indoor seats.
3. Hours of operation shall be 10:30am to 10:00pm Monday – Thursday, 10:30am to 11:00pm Friday & Saturday, and 11:00am to 9:00pm Sunday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee parking, delivery and company vehicles shall be parked within the structured parking deck, including to prevent the use of delivery vehicles from acting as ground signs in violation of Section 405.930(D)(6) Prohibited Signs of the City's Sign Regulations.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. The restaurant shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
7. Any mechanical equipment installed for the site shall be properly screened with approved materials.

BILL NO. _____

ORDINANCE NO. _____

8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2016.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2015.

BARRY GLANTZ
MAYOR

Attachment: 16-017.Draft Ordinance (1974 : #16-017 Pizza World CUP)

BILL NO. _____

ORDINANCE NO. _____

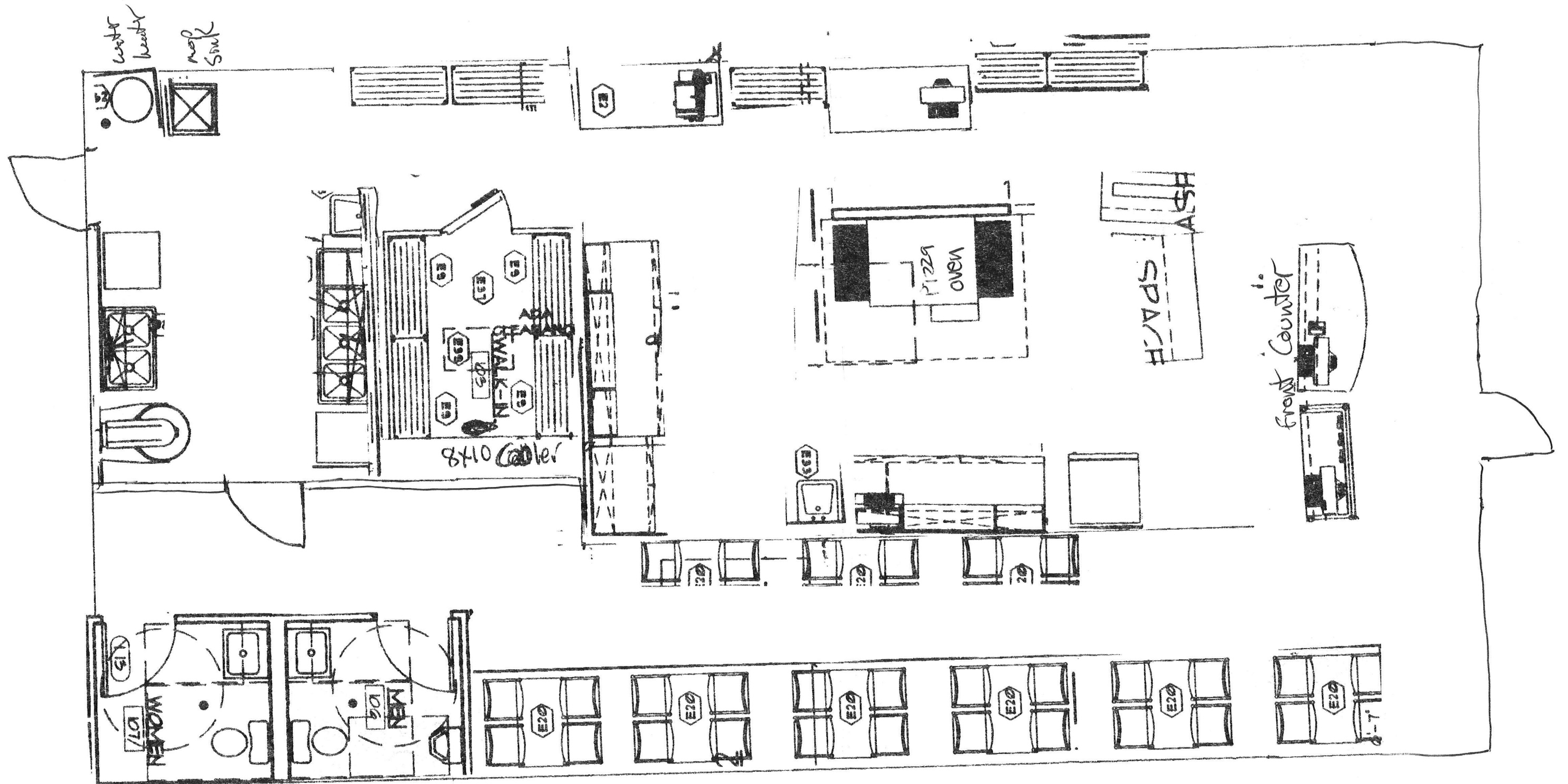
ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

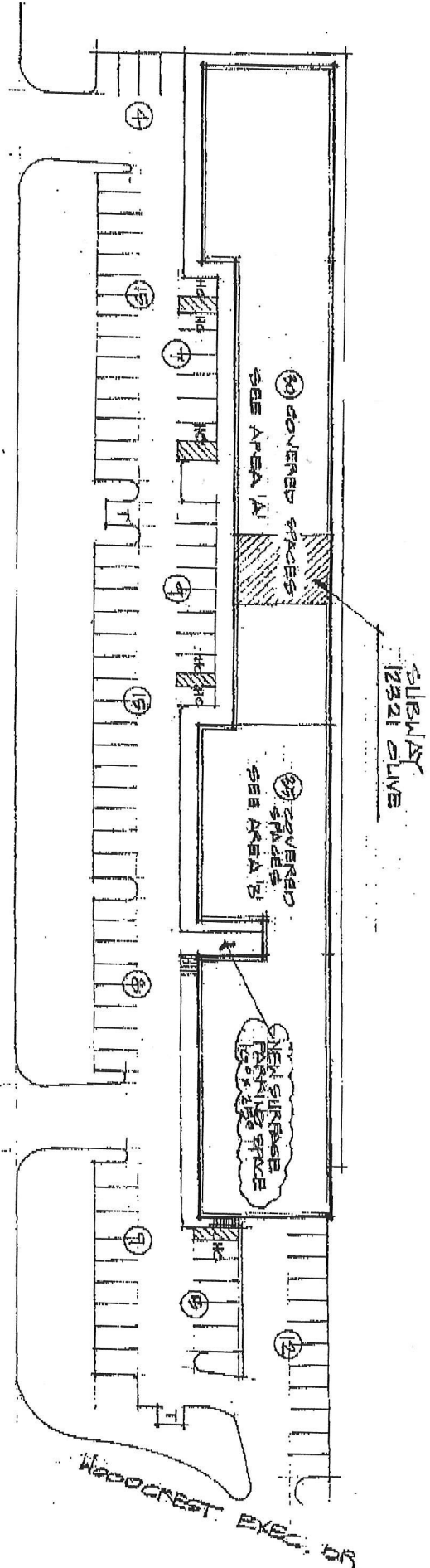
Attachment: 16-017.Draft Ordinance (1974 : #16-017 Pizza World CUP)

Pizza World description

Were an upscale gourmet pizza sandwich & salad shop offering a variety of flavors from around the world. We provide an alternative choice to the every day pizza for our community. Our concept will include dining in, carry out and delivery.



Attachment: Floor Plan (1974 : #16-017 Pizza World CUP)



EXISTING PARKING PLAN



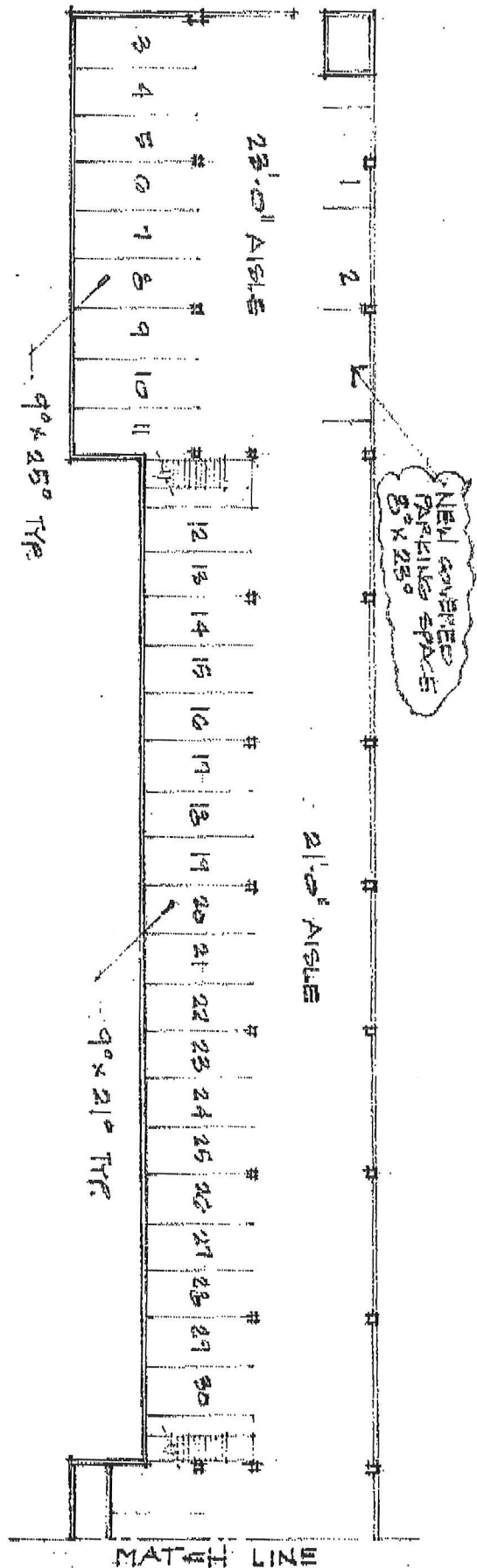
Parking Tabulation	
Existing Surface Parking	84 sp
Existing Covered Parking Area 'A'	30 sp
Existing Covered Parking Area 'B'	35 sp
Total Existing Parking Spaces	149 sp
Proposed Surface Parking	150
Proposed Covered Parking Area 'A'	150
Total Existing and Proposed	151sp

Woodcrest Center

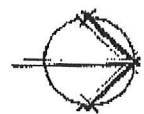
Creve Coeur, Missouri 63141
Walpert Properties
David Ferguson Architect

Existing Parking

Date: 10/13/10
Rev: 10/14/10



EXISTING COVERED PARKING PLAN - AREA A

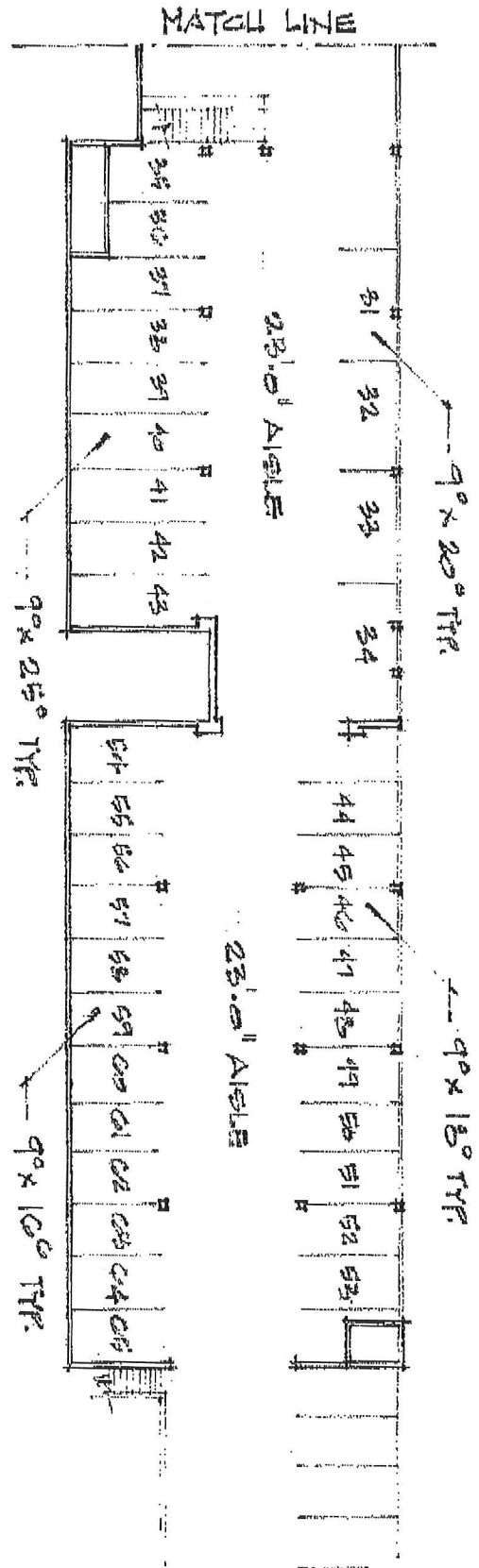


Woodcrest Center

Existing Parking

Creve Coeur, Missouri 63141
Walbert Properties
David Ferguson Architect

Date: 10/13/10
REV: 10/14/10



EXISTING COVERED PARKING PLAN - AREA 'B'



Woodcrest Center

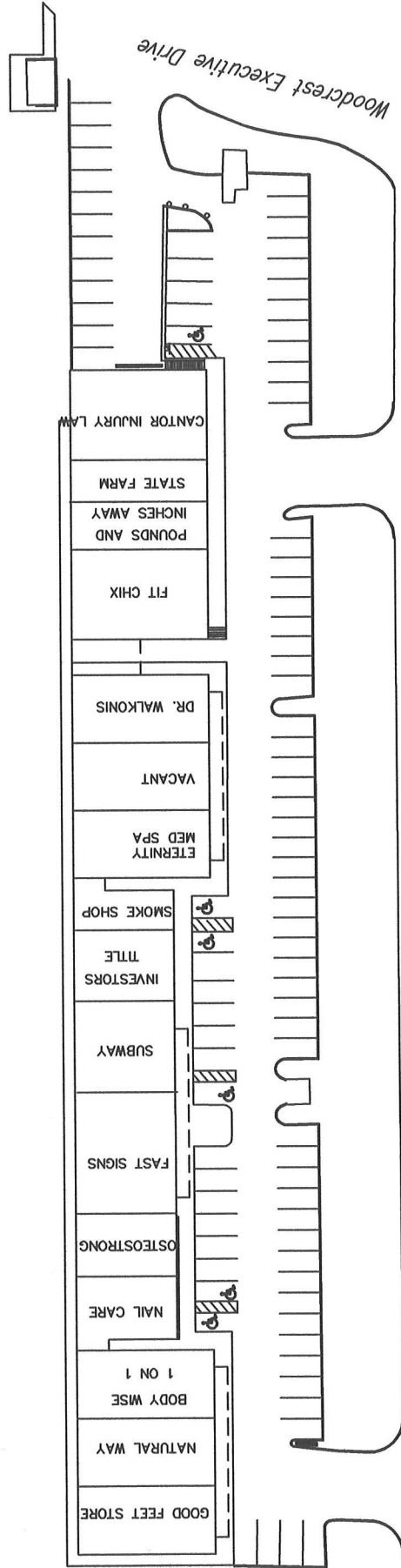
Existing Parking

Creve Coeur, Missouri 63141
Walpert Properties
David Ferguson Architect

Date: 10/13/10

WOODCREST SHOPPING CENTER

12283-12349 OLIVE STREET ROAD, CREVE COEUR, MO 63141



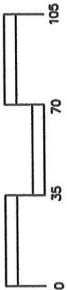
Olive Blvd

12349	OLIVE THE GOOD FEET STORE	1,800 sq. ft.
12345	OLIVE NATURAL WAY	1,800 sq. ft.
12341	OLIVE BODY WISE 1 ON 1	1,800 sq. ft.
12337	OLIVE NAIL CARE SALON	1,225 sq. ft.
12333	OLIVE OSTEOSTRONG	1,320 sq. ft.
12323	OLIVE FAST SIGNS	1,906 sq. ft.
12321	OLIVE SUBWAY	1,836 sq. ft.
12317	OLIVE INVESTORS TITLE	1,320 sq. ft.
12313	OLIVE SMOKE SHOP	1,225 sq. ft.
12309	OLIVE ETERNITY MED SPA	1,800 sq. ft.
12305	OLIVE VACANT	1,800 sq. ft.
12301	OLIVE DR. WALKONIS	1,800 sq. ft.
12295	OLIVE FIT CHIX	2,400 sq. ft.
12291	OLIVE POUNDS & INCHES AWAY	1,200 sq. ft.
12287	OLIVE STATE FARM INSURANCE	1,200 sq. ft.
12283	CANTOR INJURY LAW	2,480 sq. ft.

Depths 43' by 60'

S I T E P L A N

SCALE: 1"= 70'





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

APPLICATION TO PLANNING AND ZONING COMMISSION
#16-018: SITE DEVELOPMENT PLAN APPROVAL FOR A NEW SUBDIVISION
ENTRANCE SIGN FOR THE QUESTOVER SUBDIVISION

FOR THE MEETING OF: Monday, June 20 2016 at 6:30 pm

LOCATION: Questover Lane, near Olive Boulevard

REQUEST: Rebecca Kling, on behalf of the Questover Subdivision, has submitted an application for approval of a new 9 square foot subdivision entrance sign for the Questover Subdivision near the Olive Boulevard Intersection. The proposed sign location is within the raised median of the private road, and is a total height of 12 feet 7 inches.

ADDITIONAL INFORMATION: Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces.

There was a prior sign at this location that was hit by a vehicle. Therefore, the new Questover Subdivision entrance sign would replace the previously existing sign.

Key Issues:

- Do the signs follow the Design Guidelines?
- Do the signs conform to the City's Sign Regulations?

Comp. Plan References

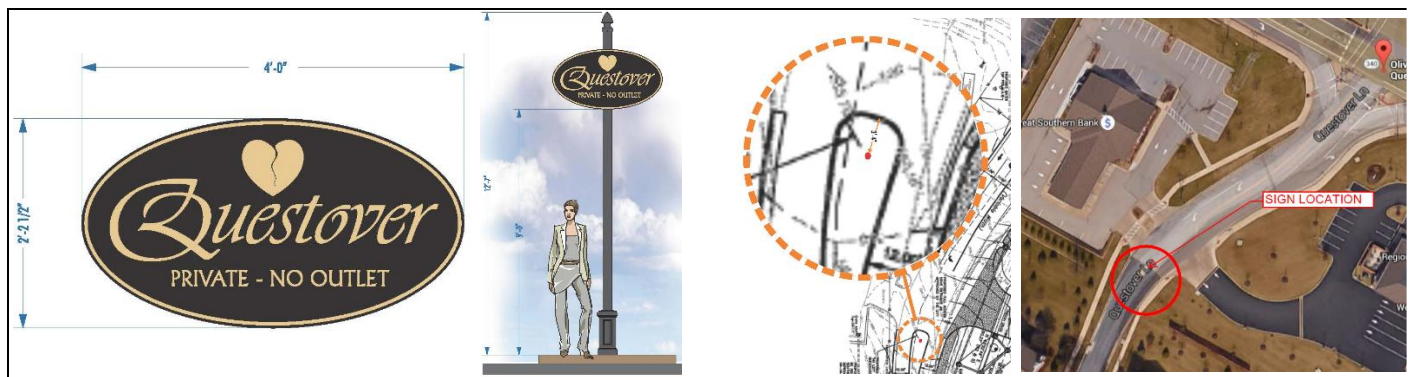
- Residential Neighborhoods

Zoning Code References

- Article VIII: Sign Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Rebecca Kling
Questover Subdivision
673 Questover Lane
St. Louis, MO 63141

APPLICANT'S REPRESENTATIVE: Jon Krone
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY: Cameron Casey, Planning Intern
DATE: 6/14/16
ATTACHMENTS: Applicant's Materials submitted on June 3, 2016

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Jefferson Bank & Trust/Parkway Baptist Church	Core Business District	Olive Boulevard
South	Attached single-family residences	AR Single-Family Residential	N/A
East	Regions Bank	Mixed Use District	N/A
West	Great Southern Bank	Mixed Use District	NA

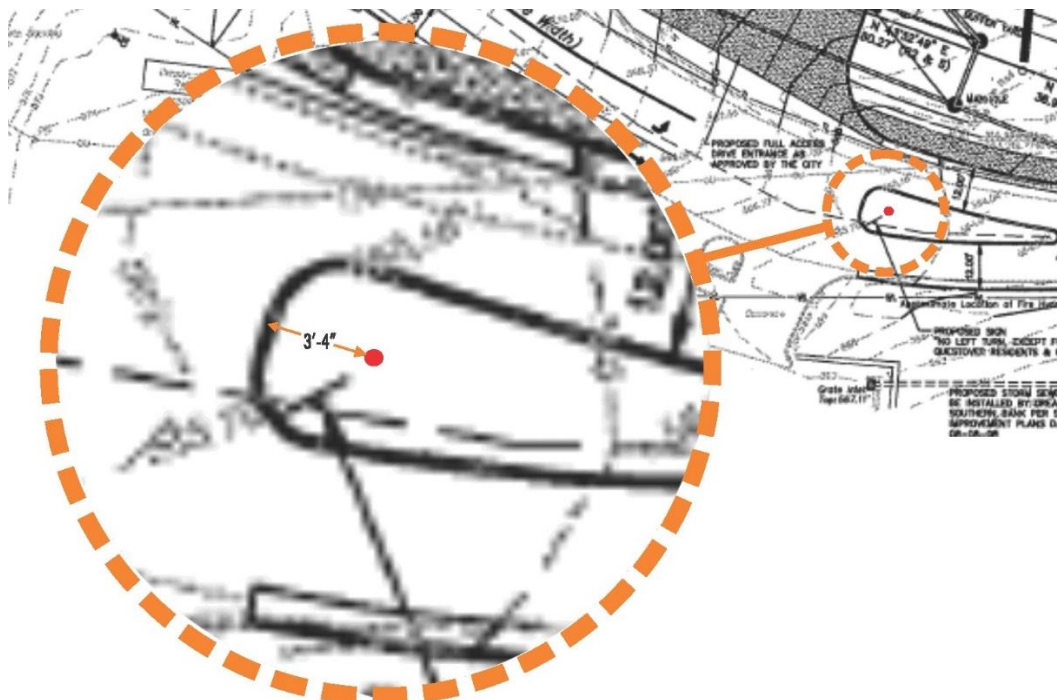
DISCUSSION

All residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

The Applicant is seeking approval for one entrance sign on Questover Lane (near Olive Boulevard), where the sign structure has a height of nine feet. The proposed sign location is in the raised median within a section of the road that is privately maintained by the subdivision. The total height of the sign 12 feet 7 inches.



The City's Design Guidelines recommends that all signs are to complement their surroundings in terms of size, shape, color, texture and lighting. Additionally, the proposed entrance sign will be designed in a way that will not hinder drivers. A condition of approval includes that the sign base is designed to break away similar to a City Street Sign. This is to ensure vehicular and passenger safety if a collision with the sign were to occur in the future. A similar entrance sign for Mosley Acres Subdivision, with an overall height of 10 feet, was approved by the Planning and Zoning Commission on February 16, 2016. Staff feels that the overall height should be more human-scale and therefore recommends that the total height be reduced to 10 feet to remain consistent with prior approvals.

CONCLUSION AND MOTION

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant shall submit a sign permit for the proposed sign, in substantial conformance with the "Entry Monument Details" drawings received June 6, 2016, with the following modifications:
- Overall height shall be lowered to 10 feet
- Mounting to be breakaway style similar to the City's street signs.

If the Planning and Zoning Commission finds that the proposed residential subdivision sign is in conformance with the goals and objectives of the City's Design Guidelines, and in compliance with the sign regulations, then the Commission should vote on a motion for approval, approval with conditions, or deferral. The following is an example motion for this application:

"I move to approve the residential development signs for the Questover Subdivision as discussed in the Staff Report on Application #16-018 and presented to the Planning and Zoning Commission on June 20, 2016" (Required changes to the sign and additional conditions should be approved by prior motion).

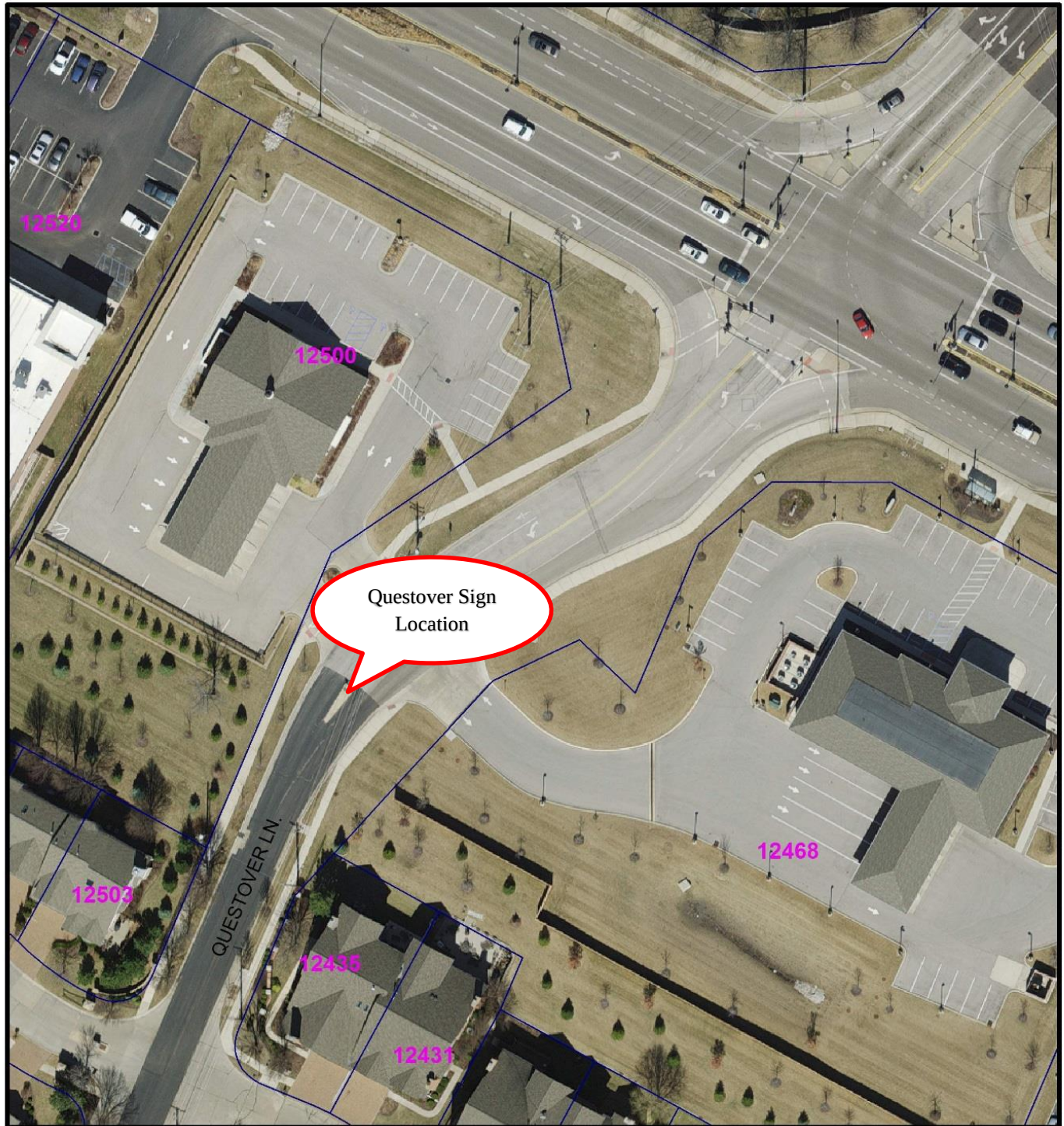
APPENDIX 1: COMPREHENSIVE PLAN

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

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

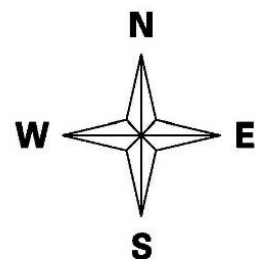
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: 16-018 Questover Subdivision Staff Report (1975 : #16-018 Questover Subdivision Sign)

 Property Lines



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 6/8/2016



Description:
View of sign
site, looking
south further
down
Questover
Lane. (closer
view)



Description:
View of sign
site, looking
south further
down
Questover
Lane. (further
away view)



S/F STREET ENTRY SIGN: 1/2" = 1'-0"



S/F ENTRY SIGN PANEL: 1" = 1'-0"

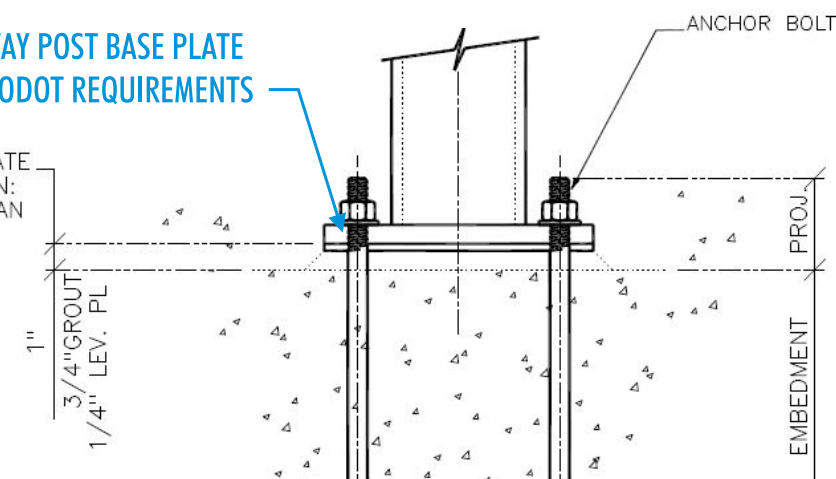


CONCEPTUAL VIEW - NTS

FURNISH AND INSTALL ONE SINGLE FACE ENTRY SIGN. 1/4" THICK ALUMINUM PLATE ROUTED TO OVAL SHAPE AND PAINTED SATIN BLACK. PANEL DECORATED WITH 3M METALLIC GOLD VINYL. PANEL MOUNTED TO A 4" SQUARE ALUMINUM POST WITH A DECORATIVE BASE AND FINIAL PAINTED BLACK. SIGN POLE SHALL BE INSTALLED WITH NON-CORROSIVE ANCHOR BOLTS INTO EXISTING CONCRETE ISLAND (SEE PHOTO LEFT).

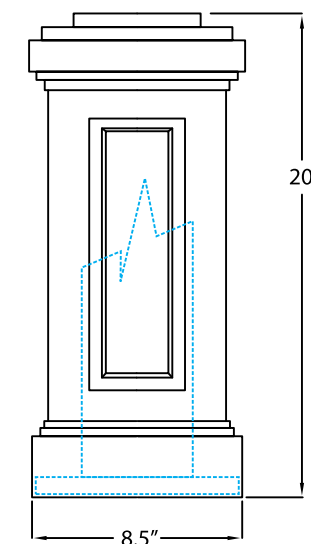
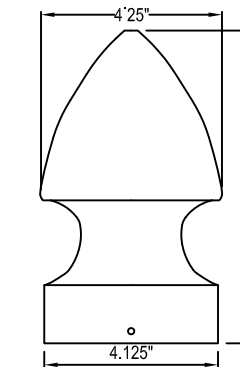
BREAKAWAY POST BASE PLATE
AS PER MODOT REQUIREMENTS

BASE PLATE
ELEVATION:
SEE PLAN

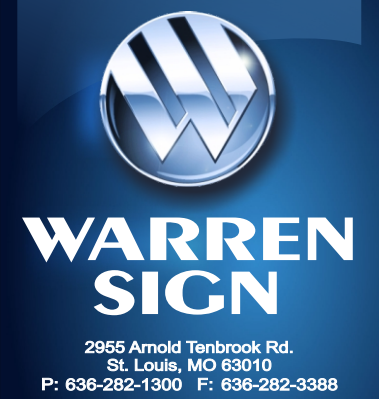


ANCHORING DETAIL @ BASE PLATE - NTS

FINQ-P4
POINT FINIAL FOR 4" OD SQUARE POLE
CAST ALUMINUM ALLOY #356



2PCQ-4
TWO-PIECE BASE FOR 4" OD SQUARE POLE
CAST ALUMINUM ALLOY #356



CLIENT
QUESTOVER SUBDIVISION
PROJECT
ENTRY SIGN
LOCATION
CREVE COEUR, MO
DATE
3/15/15
SAVED AS
QUESTOVER ENTRY SIGN
DRAWING NO.
JK 030315
REVISED
6/2/16
DESIGNED BY
Keith Hempen

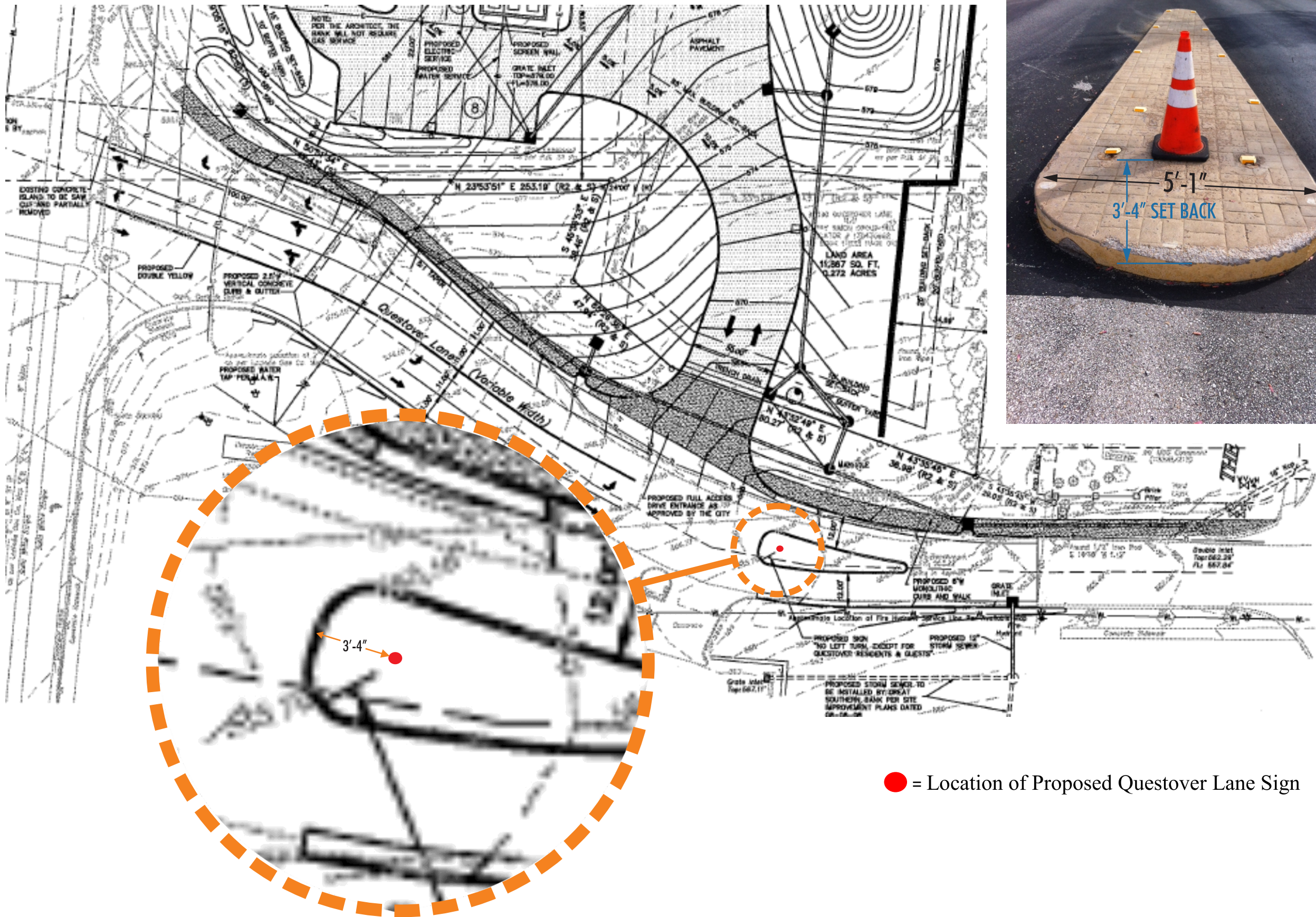


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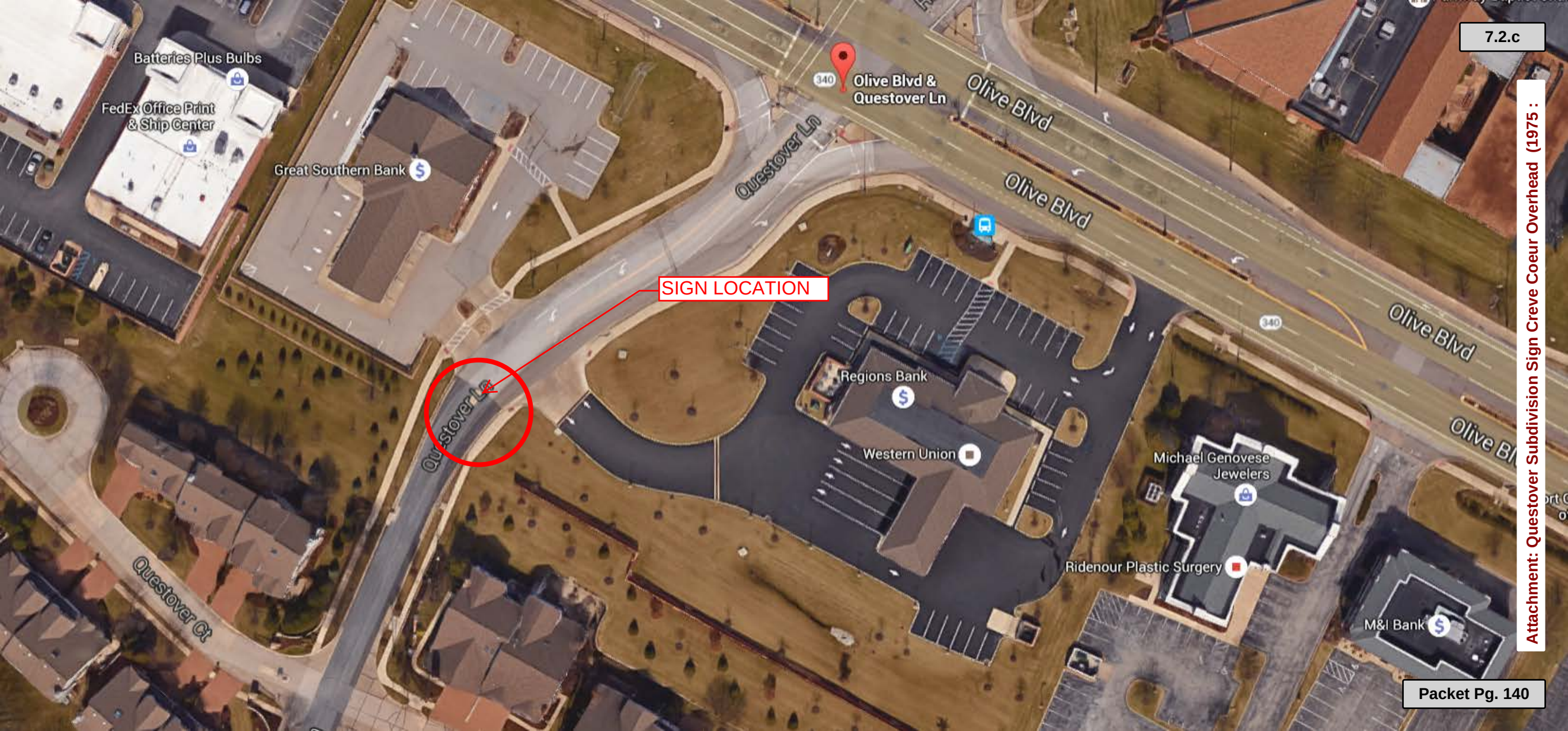
CLIENT
QUESTOVER SUBDIVISION
PROJECT
ENTRY SIGN
LOCATION
CREVE COEUR, MO
DATE
4/25/16
SAVED AS
QUESTOVER ENTRY SIGN SITE PLAN
DRAWING NO.
JK 030315-SP
REVISED
DESIGNED BY
Keith Hempen



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Whitney Kelly <wkelly@crevecoeurmo.gov>

Questover Subdivision sign

Beak Beak <grandbeak@yahoo.com>

Sat, Jun 11, 2016 at 4:57 PM

Reply-To: Beak Beak <grandbeak@yahoo.com>

To: "wkelly@ci.creve-coeur.mo.us" <wkelly@ci.creve-coeur.mo.us>

Just love the tall sign, the old one was too short and hard to read.
If the heart was removed, reading it would be easy. I know the heart
is for Creve Coeur. However people know they are in Creve Coeur, we only
need to let them know they are at Questover. In this, less busy has
a lot of dignity and presents Questover with elegance.

Thank you,
Estha Picciotto
12503 Questover Ct.

Attachment: Public Comment (1975 : #16-018 Questover Subdivision Sign)



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

**APPLICATION TO PLANNING AND ZONING COMMISSION
#16-019: CHAMINADE COLLEGE PREPARATORY SCHOOL AND OUR LADY
OF THE PILLAR CATHOLIC CHURCH BOUNDARY ADJUSTMENT PLAT**

FOR THE MEETING OF: Monday, June 20, 2016

LOCATION: 401 and 425 S. Lindbergh Boulevard, and 120 Pillar Lane.

REQUEST: Jamey Henson, of The Sterling Company, on behalf of Chaminade College Preparatory School, has submitted an application for a boundary adjustment with Our Lady of the Pillar Catholic Church, to clean up the boundary, where an existing lot line is in the middle of one of the Church's buildings, and to eliminate the property line at 120 Pillar, so that the Church is within one property. Currently, 425 S. Lindbergh is owned by Chaminade, and 401 S. Lindbergh Boulevard and 120 Pillar Lane are owned by St. Louis County Catholic Real Estate.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a discretionary act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission. Chaminade was established in 1906, prior to the incorporation of the City, and the Church was established on Chaminade grounds in 1953.

Key Issues:

- Does the adjustment create non-conformities on the lot?

Subdivision Code References

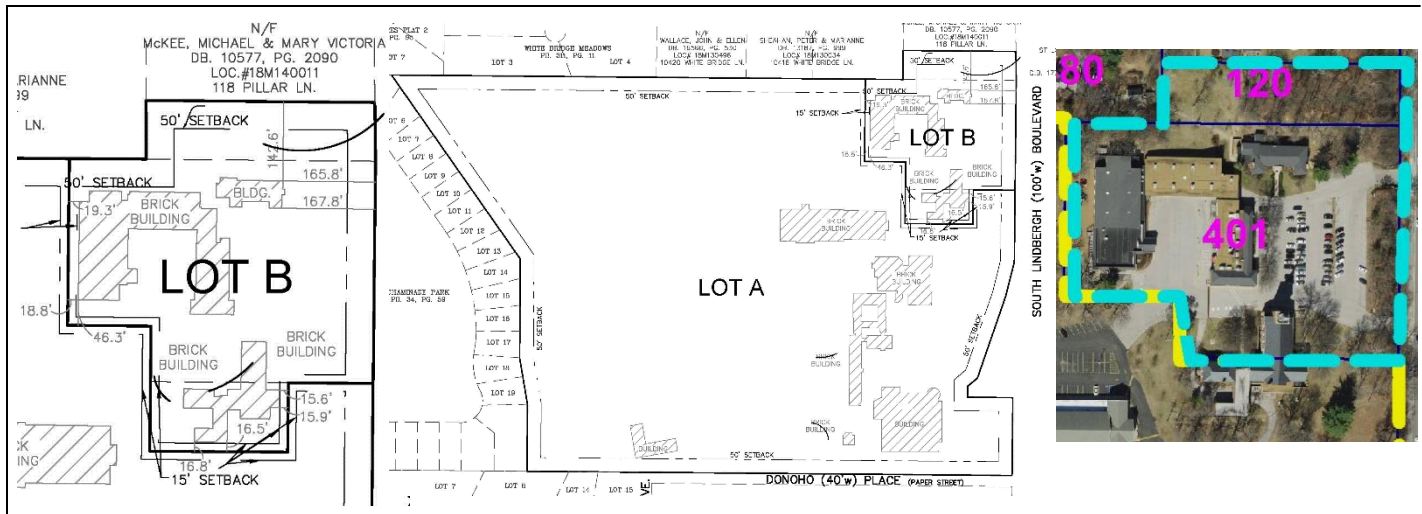
- Section 410.030(D)

Zoning Code References

- Section 405.250 A Single Family Residential

APPLICANT: Robert Schnur
Chaminade College Preparatory School
425 S. Lindbergh Boulevard
St. Louis, Mo 63131

APPLICANT'S REPRESENTATIVE: Jamey Henson, PCS
The Sterling Company
5055 New Baumgartner Road
St. Louis, MO 63129



REPORT PREPARED BY:

Whitney Kelly, AICP, City Planner

DATE:

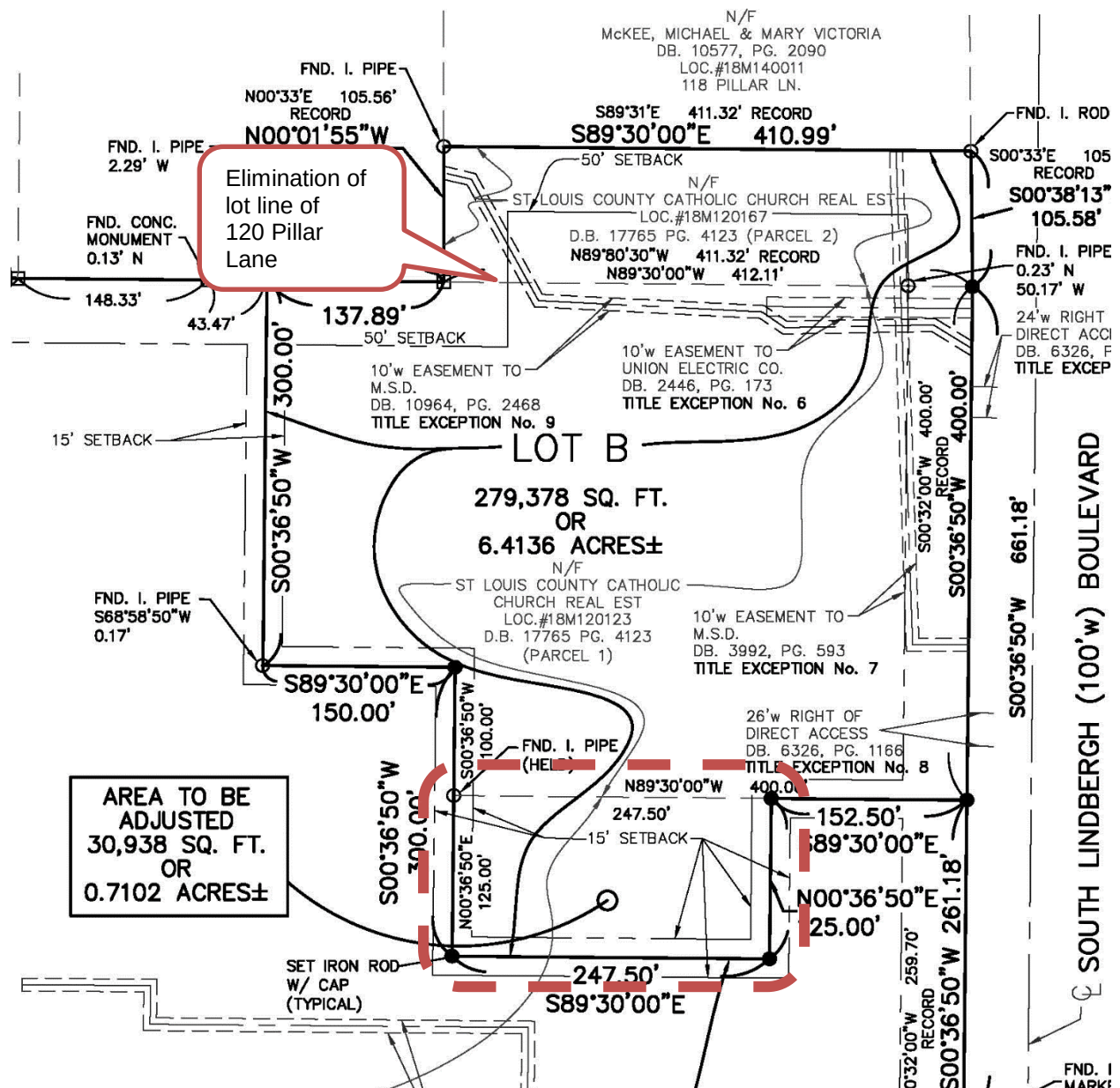
6/15/16

ATTACHMENTS:

Applicant's Materials submitted on June 13, 2016

DISCUSSION

Chaminade is seeking to clean up the property boundary with the Church, so that both properties are within one parcel. The Church was originally established within the School grounds, with a building going across a property line onto the Schools property. The property line between the School and Church will be adjusted along the south by 0.7 acres to encompass the entire building, and eliminate the parcel line of 120 Pillar Lane. Both schools and churches are a conditional use that requires a 50 foot setback from the property lines, and a minimum of 3 acres. Therefore the 50 foot setback has been applied to the larger property areas adjacent to residences, and a 15 foot setback from the property lines between the School and Church. The proposed changes would therefore decrease the degree of non-conformity on the property. The new Lot A for Chaminade will be approximately 56.67 acres, and the new Lot B will be approximately 6.41 acres. Below is a close-up of the proposed change.



Technical Review

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The drawings are technically accurate and the adjustment will decrease the degree of non-conformity for the church property, and will not create any additional non-conformities. Staff conclude that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code and is otherwise appropriate, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following are examples of a motion for this application: attached to the staff report on application #16-019 received June 13, 2016:

“I move to approve the boundary adjustment between Chaminade College Preparatory School and Our Lady of the Pillar Catholic Church attached to the staff report on application #16-019 received June 13, 2016 subject to the condition that a final drawing be prepared for signature and recording, and a CAD drawing on CD be provided to the City.” (Conditions may be added, eliminated, or modified by preceding motion).

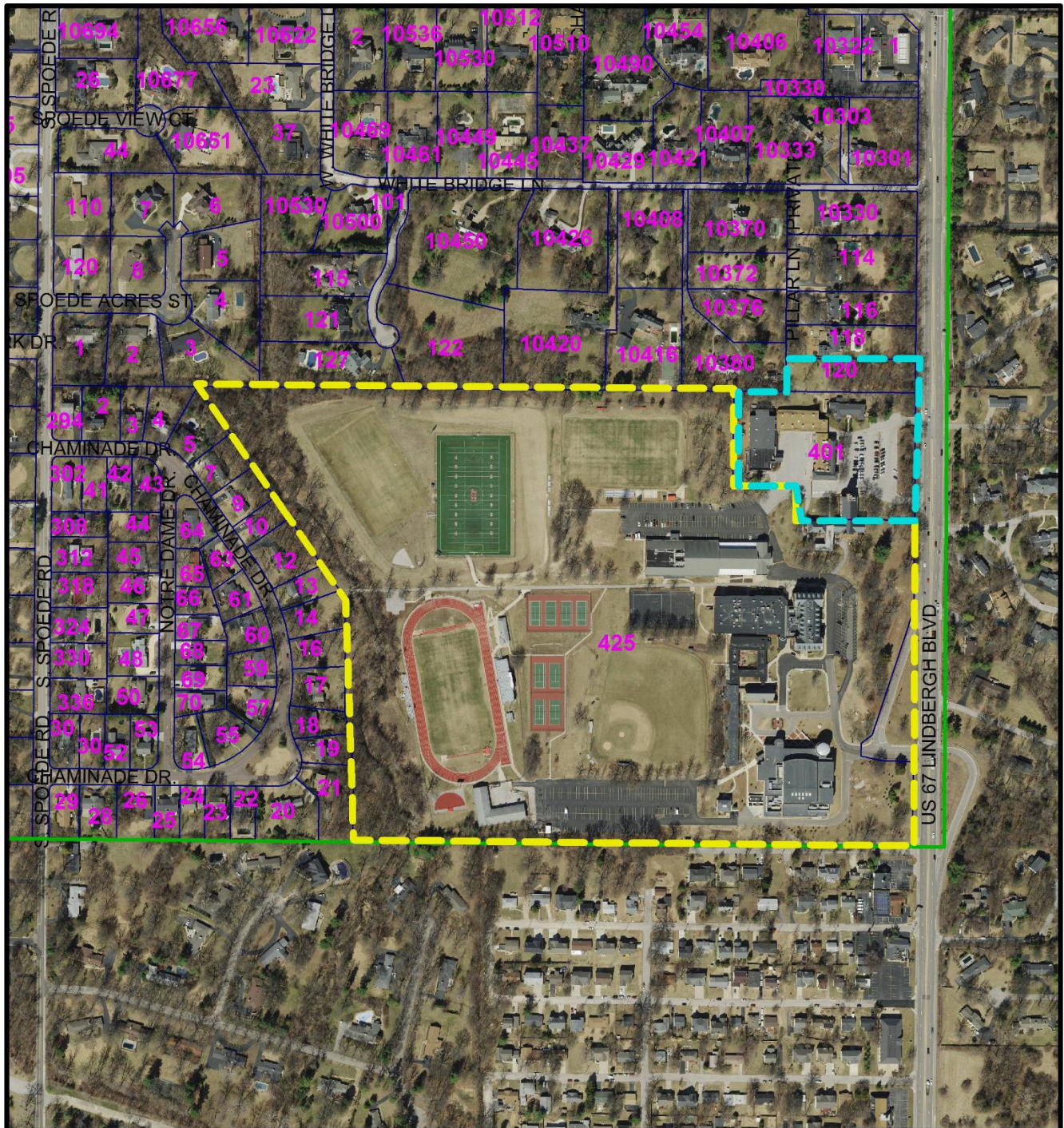
APPENDIX 1: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 2: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

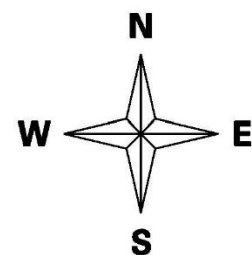
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

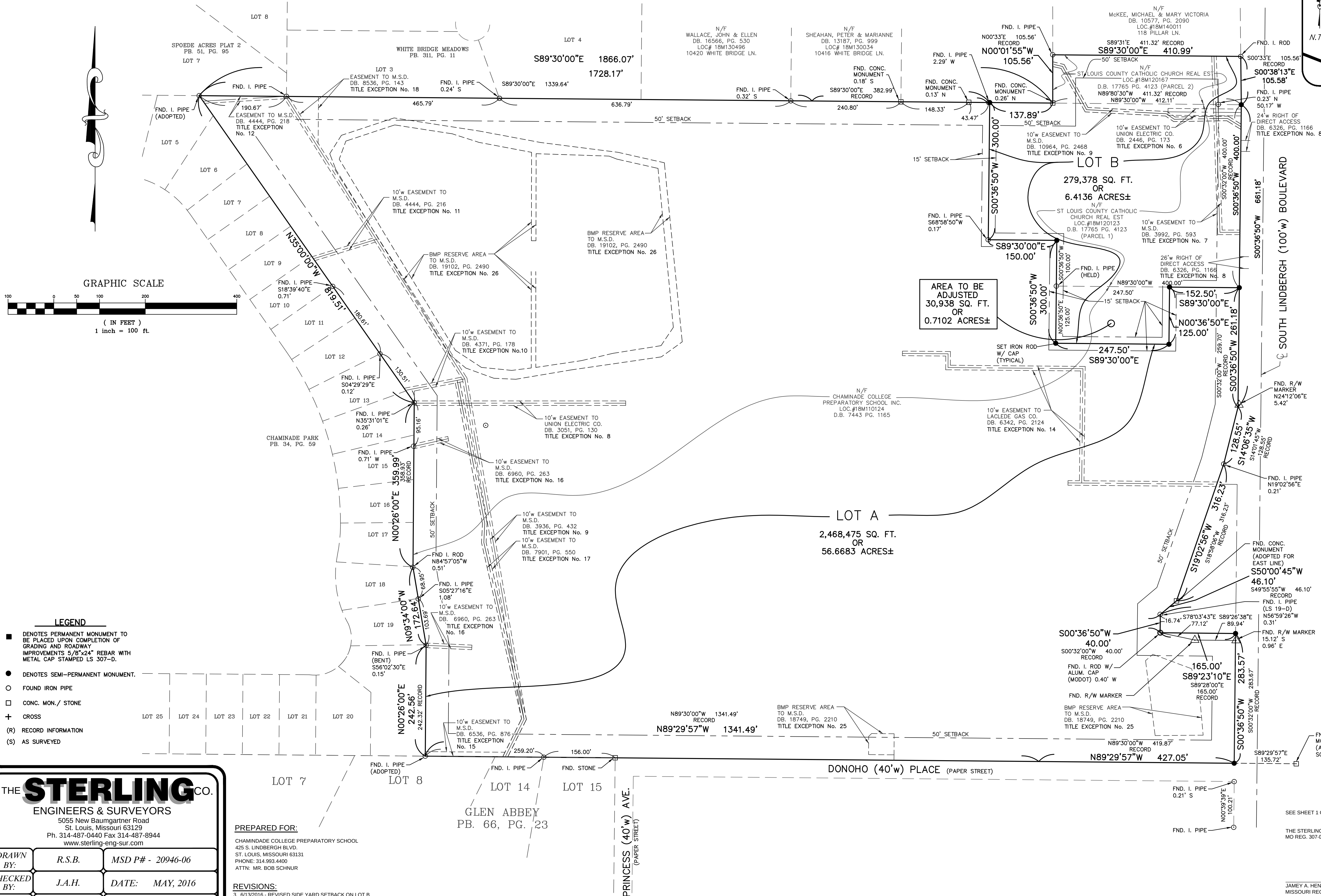
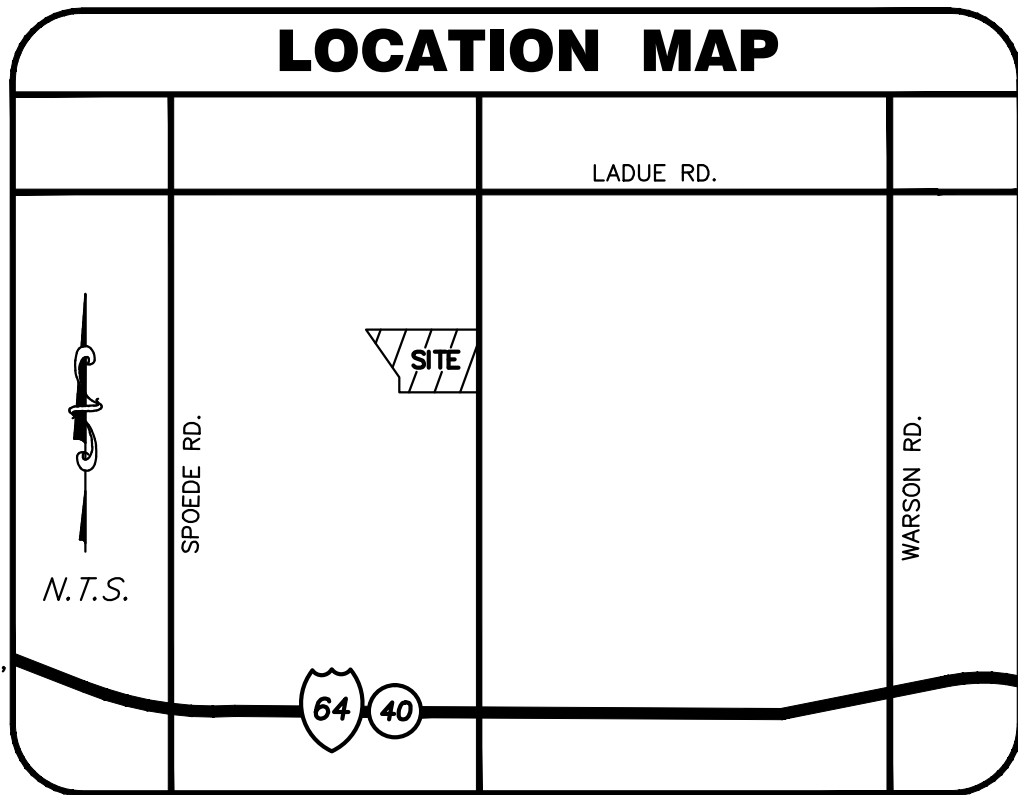


Attachment: 16-019, Staff Report [Revision 1] (1988 : #16-019 Chaminade Boundary Adjustment)

-  Creve Coeur Municipal Boundary
-  Property Lines
-  Chaminade College Preparatory School
-  Our Lady of the Pillar Catholic Church



CHAMINADE BOUNDARY ADJUSTMENT PLAT
A BOUNDARY ADJUSTMENT OF TWO TRACTS OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COUER, ST. LOUIS COUNTY, MISSOURI
PRESENT ZONING: "A" SINGLE-FAMILY RESIDENTIAL
THIS PLAT CONTAINS 2,747,853 SQUARE FEET OR 63.0820 ACRES ±



- LEGEND**
- DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
 - DENOTES SEMI-PERMANENT MONUMENT.
 - FOUND IRON PIPE
 - CONC. MON./ STONE
 - ✕ CROSS
 - (R) RECORD INFORMATION
 - (S) AS SURVEYED

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	R.S.B.	MSD P# - 20946-06
CHECKED BY:	J.A.H.	DATE: MAY, 2016
JOB NO.:	15-11-347	BOUNDARY ADJUSTMENT PLAT

PREPARED FOR:
CHAMINADE COLLEGE PREPARATORY SCHOOL
425 S. LINDBERGH BLVD.
ST. LOUIS, MISSOURI 63131
PHONE: 314.993.4400
ATTN: MR. BOB SCHNUR

REVISIONS:
3. 6/13/2016 - REVISED SIDE YARD SETBACK ON LOT B
2. 6/9/2016 - REVISED REAR YARD SETBACKS PER CITY COMMENT
1. 6/2/2016 - REVISED PER CLIENT COMMENT

SEE SHEET 1 OF 2 FOR SURVEYOR'S CERTIFICATE.

THE STERLING COMPANY
MO REG. 307-D

JAMEY A. HENSON, P.L.S. DATE
MISSOURI REG. L.S. No. 2007017963