



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 18, 2017

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. Gene Rovak
Ms. Heather Silverman
Mr. Matthew Schuh
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. September 5, 2017 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**1. PUBLIC HEARING. Application #17-018 Text Amendment to Article VIII Sign Regulations. Request to Continue.**

David Hutkin, Hutkin Properties Group, LLC; Tom Stern, Gershman Commercial Real Estate; Ken Capps, Capitol Land Company; and, Paul Hilton, Creve Coeur Plaza Associates, have submitted an application to amend the sign regulations of the Zoning Ordinance pertaining to ground signs and attached signs for corner uses in non-residential zoning districts. Staff is requesting that the public hearing on this application be continued for additional review and coordination. A motion to continue the item to October 2, 2017 Planning and Zoning Commission meeting is required.

NEW BUSINESS**1. PUBLIC HEARING. Application #17-027: Text Amendments to Various Section of the City's Zoning Ordinance Regarding Residential Development**

Jason Jaggi, the Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to revise various sections of the Zoning Ordinance that would affect residential development that include but are not limited to, providing clarification on allowable encroachments within a front yard setback, providing greater definition for yards as they relate to overall lot dimensions for corner lots, and establishing requirements for sports courts. Also under consideration are revisions of the site coverage allowances for permeable pavers or concrete, and measuring building height based upon existing grade versus proposed grade and establishing new requirements for fences.

2. PUBLIC HEARING. Application #17-030: Conditional Use Permit and Site Development Plan for New 1,400 Square Foot Entrance Lobby Area for Traditional Congregation of Creve Coeur at 12437 Ladue Road

George Stock, of Stock and Associates, on behalf of Traditional Congregation located at 12437 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a conditional use permit and site development plan approval for a 1,400 square foot building addition for the existing Congregation. All Religious Organizations (NAICS 813110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Traditional Congregation was originally established in 1966, prior to annexation into the City and therefore has pre-existing, non-conformities on the site. The Application has been filed to establish a new conditional use permit for the property in conjunction with the proposed addition.

WORK AGENDA**DEPARTMENT REPORTS**

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Planning Director

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 5, 2017
6:30 P.M.

CALL TO ORDER

ROLL CALL

Beth Kistner Commission Member
Tim Carney Commission Member
Muriel Hall Commission Member
Don Magruder Commission Member
Gene Rovak Commission Member
Heather Silverman Commission Member
Matthew Schuh Commission Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner, and Deborah McLaughlin, Recording Secretary.

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. August 21, 2017 Planning and Zoning Commission Draft Meeting Minutes
Ms. Silverman made a motion. Mr. Rovak seconded.
All aye.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

1. PUBLIC HEARING. Application #17-024: Amendment to the Master Sign Plan for Mercy Medical Campus at 615 S. New Ballas Road to Allow for a 155 Square Foot "Mercy Kids" Sign.

Those speaking to the request were sworn in.

Mr. Behrens gave a recap of last meeting discussions.

Mr. Behrens answered three questions from last meeting.

1. Symmetry
2. Size
3. Why need the sign

Dr. Joseph Kahn gave information on Mercy Kids.

Discussion was had concerning signs.

Dr. Joseph Kahn showed the Commission a picture of Mercy Kids in Springfield.

Mr. Carney asked if sign exceeds overall amount of signage they're using.

Ms. Kelly indicated what the applicant is requesting.

Ms. Kelly indicated the suggestions that staff has made to the applicant.

Mr. Jaggi discussed signage for Mercy.

Public Hearing closed.

Mr. Magruder made a motion to approve the application subject to conditions contained in draft ordinance attached to staff report and per minutes of August 24, 2017 meeting.

Mr. Carney seconded the motion.

Acting Chairman Rovak noted that if not for the air conditioner located where it is, it would be a different discussion. Noted that it is as important to have rationale for accepting something as it is for rationale to deny. Acting Chairman Rovak indicated the reason and rationale for acceptance.

Ms. Silverman indicated another reason for approving is there is no other buildings in Creve Coeur that have this footprint and no other campus this large. Not looked at as setting precedent. If approved, this is unprecedented to City of Creve Coeur.

Mr. Magruder agreed that this is a campus of its own. Mr. Magruder wants it made clear talking about this building for this sign, not opening up something to entire campus.

Ms. Hall indicated the quality of the sign is good.

Ms. Silverman indicated the sign makes it easy for parents with sick kids to get to where they need to be.

RESULT: APPROVED
MOVER: Don Magruder, Commission Member
SECONDER: Tim Carney, Commission Member
AYES: Carney, Hall, Magruder, Silverman, Schuh, Rovak
RECUSED: Kistner

NEW BUSINESS

1. Application #17-031: Minor Site Plan Approval for New Exterior LED Lighting at Congregation Temple Israel, at 10675 Ladue Road.

Bruce Levitt of Etegra indicated what they are asking for and why.

Ms. Kelly indicated the applicant is requesting additional low lighting. It will not pass light on adjacent property and meets all the City's codes.

Mr. Schuh asked Bruce Levitt if he had read the recommendations and conditions for approval and asked if the applicant has any issues with those.

Dee Mogerman, President of Congregation Temple Israel, stated the reasons for the request.

Ms. Silverman moved to approve the minor site development plan for the new pedestrian lighting upgrades for the Congregation Temple Israel as bound together with Application #17-031 presented to the Planning and Zoning Commission subject to the conditions contained in the staff report for the meeting of September 5th, 2017. Ms. Hall seconded.

RESULT: Accepted
MOVER: Heather Silverman, Commission Member
SECONDER: Muriel Hall, Commission Member
AYES: Schuh, Hall, Carney, Magruder, Silverman, Rovak and Kistner.

WORK AGENDA

None

DEPARTMENT REPORTS

1. Director of Community Development

Mr. Jaggi gave an update on the HBE Building. Still under staff review, no public hearings have been set.

Mr. Jaggi indicated that the September 18, 2017 meeting will include the application for the sign code that was continued to September 18, 2017. There will be an application from Traditional Congregation.

October 30, 2017 there will be a joint session with the City Council and the Planning and Zoning on the Comprehensive Plan.

2. City Attorney - None

ADJOURNMENT

Mr. Carney made a motion for adjournment. Mr. Schuh seconded the motion. All responded aye. Meeting adjourned at 7:18 p.m.



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #17-027: TEXT AMENDMENTS TO VARIOUS SECTION OF THE CITY'S ZONING ORDINANCE REGARDING RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: Monday, September 18, 2017, 6:30 P.M.

LOCATION: Residential Districts

REQUEST: Jason Jaggi, the Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to revise various sections of the Zoning Ordinance that would affect residential development that include but are not limited to, providing clarification on allowable encroachments within a front yard setback, providing greater definition for yards as they relate to overall lot dimensions for corner lots, and establishing requirements for sports courts. Also under consideration are revisions of the site coverage allowances for permeable pavers or concrete, and measuring building height based upon existing grade versus proposed grade and establishing new requirements for fences.

ADDITIONAL INFORMATION: During the July 17th work session, Staff identified several areas within the residential zoning district regulations that require review for possible changes. The issues with these current regulations were discussed during the Comprehensive Plan Update process, have been mentioned previously by the Commission, or have been matters that have been discussed by the Board of Adjustment relative to variance applications. Also included are some minor technical clean-up items.

APPLICANT: Jason W. Jaggi, AICP
Director of Community
Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: September 15, 2017
ATTACHMENTS: Work Agenda Item Memo from July 14, 2017
Building height zoning definitions from nearby cities
Fence Regulation handout from the City of St. Charles

Key Issues:

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

Creve Coeur 2030 References

- Residential Development & Preservation

Zoning Code References

- Section 405.120 Definition Of Terms
- Section 405.230 Establishment Of Size, Dimension And Access Criteria
- Section 405.460 Accessory Uses And Structures.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences
- Section 405.690 Utilities
- Section 405.810(A)(2) Parking surface and drainage

Building Height

As discussed during the *Creve Coeur 2030* Comprehensive Plan process and in the Staff Memo dated July 14th, current regulations define building height as measured from the proposed finished grade. This has allowed the re-grading of the property to increase the height along the front elevation, and in some cases has created runoff issues on adjacent properties. The artificial raising of houses on existing lots combined with the ability to measure building height based on the finished grade has contributed to the compatibility concerns with the appearance of new homes within established neighborhoods. Strategy 2.6 under the Residential Development & Preservation Objectives and Strategies recommends the review of the Zoning Code and land development regulations to ensure new infill residential construction takes into account existing conditions such as topography and stormwater flow, with the measurement of building height, grading, and stormwater mitigation to minimize the impacts of new construction. These items are repeated in the Implementation Plan as Early Action Items for the City to address.

With these considerations in mind, Staff recommends that the following definition for building height be revised and a definition for grade be included, as follows, within Section 405.120 Definition of Terms:

BUILDING HEIGHT

The vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof. In the case of new construction and building additions, building height shall be measured from the existing grade prior to the commencement of any construction.

Prior definition to be deleted

~~The vertical distance measured from the curb grade or its equivalent established grade at a point midway between the two (2) side lot lines to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building (the building face which contains the principal entrance).~~

GRADE

A reference plane representing the average of ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established as the lowest point within the area between the building and the lot line or, when the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

With these new definitions, a surveyor would be required to establish the average existing grade prior to any construction and set the building height based upon this grade level. This approach would be consistent with other cities in the area, including Clayton, Olivette, Frontenac, and Ladue which use existing grade to, regulate Building Height based upon the preconstruction grade. The following are illustrations showing how grade is determined on an existing developed lot:

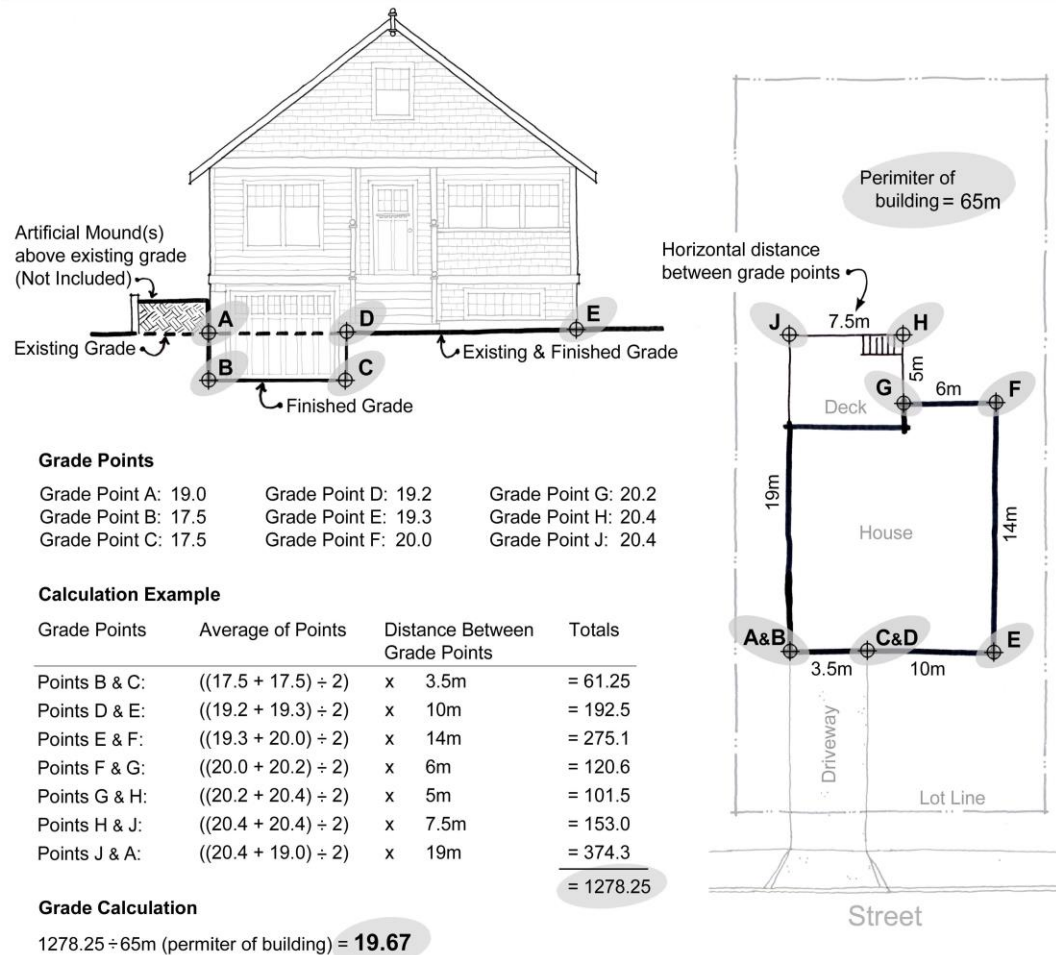


Figure 1: Illustration from Victoria Canada of how grade is calculated based on the definition

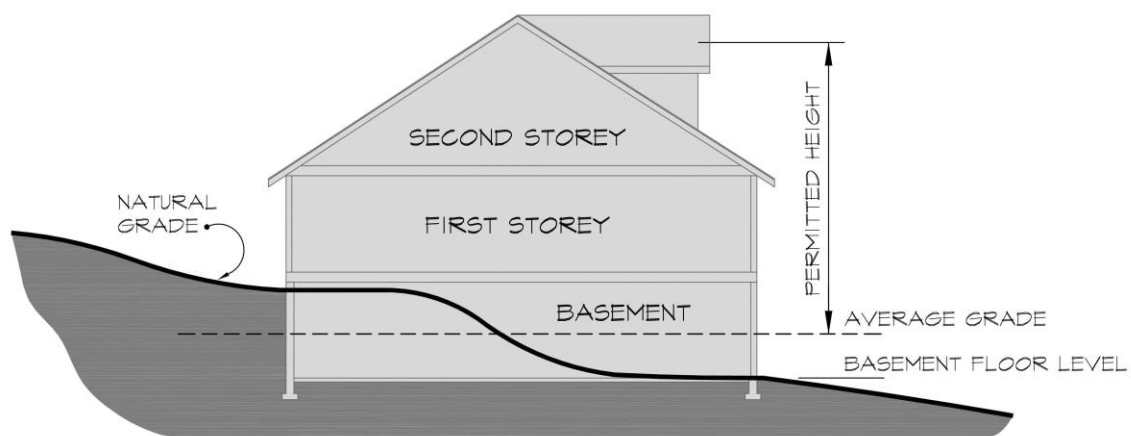


Figure 2: Location of grade and resulting permitted building height when the natural grade of the lot is not altered through construction.

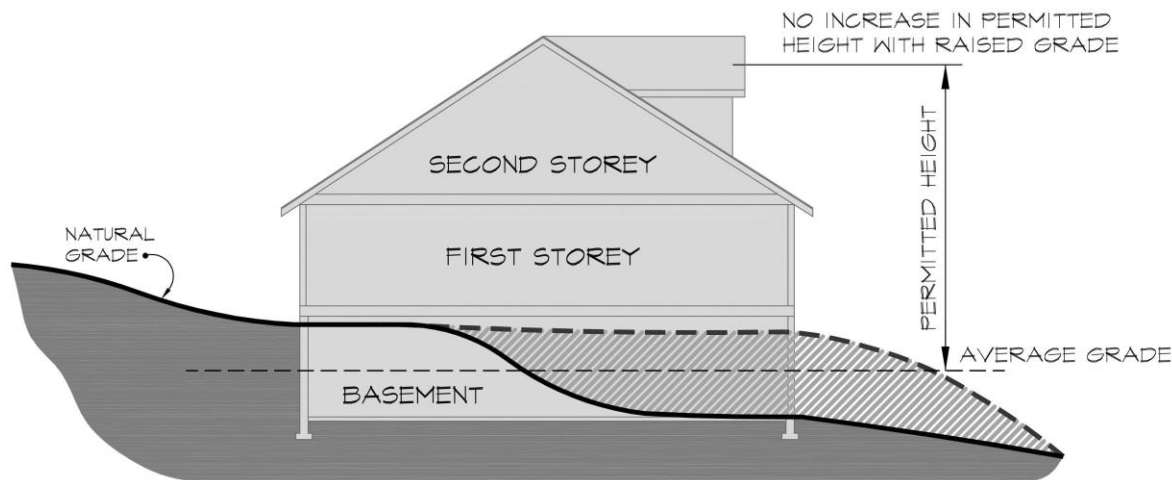


Figure 3: Location of grade and resulting permitted building height when the finished grade of the lot is raised above natural grade. Berming under this new definition would not result in an increased building height.

Use of Permeable Pavers for Site Coverage Calculation Purposes

As discussed during the Comprehensive Plan process and in the Staff memo for July 14th, permeable pavers are a method that homeowners can use to exceed the site coverage limitations of the residential zoning districts. While permeable surfaces have environmental benefits and should not be discouraged, they must be designed and installed correctly, and require specific long term maintenance to function properly. In terms of site coverage, the appearance is much the same as any other hard surface. The *Creve Coeur 2030* plan specifically included the Strategy 2.7: Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance for residentially-zoned properties under the Residential Development & Preservation Objectives and Strategies.

Therefore, Staff would like to revise the definition of residential site coverage to allow for only 50% of permeable concrete, asphalt or pavers to be counted toward greenspace, and the other 50% would be included as part of site coverage. This revision would balance the benefits of such site features while placing reasonable limitations for site coverage calculation purposes.

SITE COVERAGE, RESIDENTIAL

The area of a residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements.

Technical Clarification of Non-Conforming Lots

Section 405.230 below requires that on existing non-conforming lots, any structure must comply with the minimum district standards, but nonetheless appears to provide for some non-conformity through variance of a side yard setback on vacant land, or if there is adjoining vacant land. Section 405.040 states that all structures and uses, including changes, must meet the code except as provided in 405.610 Non-Conformities which then expressly prohibits extension, expansion, enlargement, or increased intensity within a setback of an existing structure. The provision in 405.610 regarding non-conformities "within setbacks" allows an existing structure to remain but prohibits any new construction projecting into the prescribed setback as well as alterations to portions within the setback or new buildings to replace non-conforming buildings. Therefore, Staff would like to modify Section 405.230 as provided below, so that all non-conformities area dealt with under Section 405.610 Non-conformities.

SECTION 405.230 ESTABLISHMENT OF SIZE, DIMENSION AND ACCESS CRITERIA:

405.230(A)(1)(d) *Existing lots of record.* Structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width; provided however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

A single-family residential structure may be constructed on any lot of record in the "A", "B", "C", "D" or "AR" Districts if said lot is less than the minimum area required for building lots in the district in which it is located, ~~provided that, providing the following conditions exist or are met:~~

~~(1) *Availability of adjacent vacant land.* No structure shall be erected on any non-conforming lot if the owner of said lot owns any adjoining vacant land then prior to development there must be a boundary adjustment or lot consolidation which minimizes nonconformities in lot sizes to the greatest extent possible. which would create a conforming lot if said vacant land were combined with the lot deficient in area.~~

~~(2) *Side yards.* No structure other than a permitted fence, wall or other similar structure shall be constructed on a non-conforming lot unless a minimum side yard of seven and one half (7½) feet or a minimum side yard of fifteen (15) feet where adjacent to any street is provided.~~

~~(3) *Front and rear yards.* No structure other than a permitted fence, wall or other similar structure shall be constructed on a non-conforming lot unless front and rear yards conforming to the minimums required for the residential district in which said lot is located are provided.~~

Clarification of Sports Courts, and Consolidating of Swimming Pools and Fence Regulations

Staff would like to provide greater clarification regarding recreation facilities and sports courts, and consolidate the regulations of Swimming Pools and the fences for them within one general section. Therefore the Subsection for the swimming pool fences below is being consolidated with Section 405.640 Fences and Walls.

SECTION 405.460 ACCESSORY USES AND STRUCTURES.

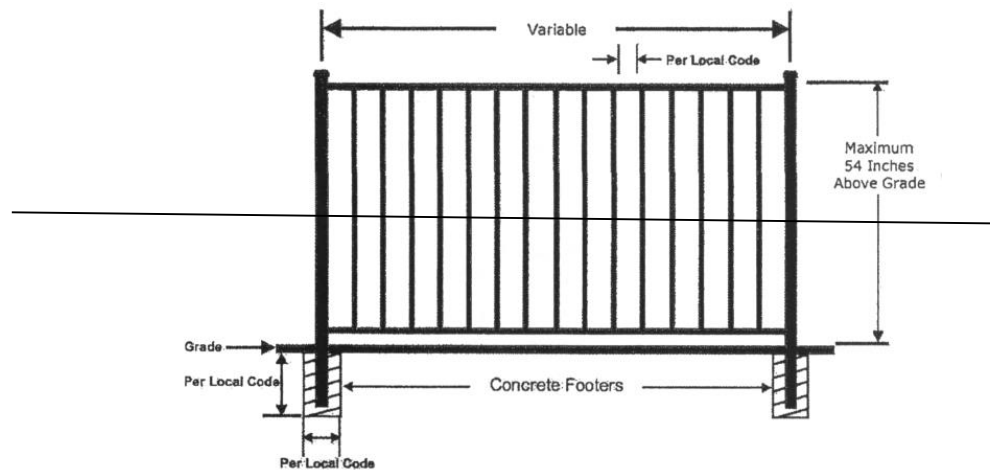
B. Permitted Accessory Uses And Structures. A "permitted accessory use or structure" is any use or structure that complies with the definitions contained in Section 405.120 including, but not limited to, the following typical uses:

6. recreation facilities including private swimming pools, bathhouses, ~~or tennis tennis, basketball, racquetball, handball and other game courts, hockey/ice rinks, batting cages, and other similar facilities,~~ provided that such facilities are set back at least fifteen (15) feet from any lot line, and any fence associated with such uses shall comply with the provisions of Section 405.640. Patios constructed in conjunction with any swimming pool may be located within a required rear yard provided that they are not located within an easement or closer than ten (10) feet to any property line

a. Swimming pools must be separated from adjacent residential property by a fence of at least four (4) and not more than six (6) feet in height. The fence around a swimming pool shall be constructed in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described in Section 405.640 under the following conditions:

- i. The fence and pool are more than fifteen (15) feet from any lot line;
- ii. The fence is a maximum of fifty four (54) inches in height; and
- iii. The fence shall meet Building Code standards regarding design and placement of fence to the pool.

- iv. The fence is of an open slat black metal style, similar to the following:



If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

Tennis courts located in any residential district shall require separate submission and approval of a site development plan in accordance with Section 405.1080

As the City does not review landscaping on residential lots, Staff is seeking to remove hedge as a form of accessory structure that would have to comply with the fences and wall regulations.

SECTION 405.460 ACCESSORY USES AND STRUCTURES.

B. Permitted Accessory Uses And Structures. A "permitted accessory use or structure" is any use or structure that complies with the definitions contained in Section 405.120 including, but not limited to, the following typical uses:

8. Statuary, arbors, trellises, barbecue stoves, doghouses, flagpoles, fences, walls, hedges and gazebos, provided these elements are in compliance with other regulations of this Chapter-including those relating to fences in Section 405.640.

Yard Encroachment

Decorative Wing Walls, Ornamental Entry Columns and Gates:

As previously discussed during the work session, in the recent discussions of the proposed entry wing walls at Lakeshore Drive and the allowance of courtyard fences and walls as an extension of the home, Staff would like greater clarification and to allow for such decorative elements when designed and connected as part of the home. Section 405.630 Yard Encroachments states that every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in the Chapter and where the Comprehensive Plan discusses maintaining views and open spaces. The placement of entry columns and gates, in the front setback as a free standing element would seem inconsistent with the Design Guidelines when not reviewed along with any fence or wall at the Planning and Zoning Commission. Therefore, Staff recommends that the ornamental entry columns and gates be removed from the permitted yard encroachments and require review in the same category of a fence or wall in a front yard setback, or provide a definition with a limited height.

During the work session, the Commission had asked for photos of some such columns and gates: for consideration, below is the example of a gate and fence that were permitted when the request for a fence was denied. The property owner created a hedge next to the gate that provided for the same purpose that was originally requested. If the fence was not allowed, it would seem odd that a gate and column within the front yard setback is permitted without additional review by the Planning and Zoning Commission.



Figure 4: Home at 12068 Ladue Road, columns and gate were permitted, but a fence was not, so the property owner planted a hedge.

The home below placed ornamental columns at the driveway and at the corner of the property, which can be ten to fifteen feet from the road. Such columns appear odd and out of character with the surrounding homes and lack connectivity to the structure.



Figure 5: Home on South Spode, where the columns were placed at the corner of the property and at the driveway that sit back from the road approximately 10 feet.

Staff recommends that specific definitions be included limiting the overall height and width of such elements, as follows below:

SECTION 405.120 DEFINITION OF TERMS

ENTRY COLUMNS

An architectural support with a maximum of twenty-four (24) inches in width that connects to a gate and is located at a point of entry, such as either side of a sidewalk, or driveway.

GATE

A movable frame or solid structure which swings, slides, or rolls to control ingress and egress through an opening in a fence, wall, or hedge or similar vegetation and is connected to a column.

Front Porches:

Currently, structural overhangs may project into any setback by five feet, and unroofed front porches may also project up to five feet into the front yard setback, provided they are not more than 12 feet in width. However, as the style of homes has changed, and where people wish to provide for the protection from the elements, and create a welcoming entry, variances for front porches on existing homes are granted, as it is not adding living additional space within a setback, and there is very little concern from residents generated at the Board of Adjustment for such requests. Comments from some builders have indicated that 12 feet is too narrow and doesn't create a sufficient welcoming entrance width. Therefore, Staff has revised subsection 8 below to allow for a roofed front porch to encroach five feet into the front yard, and up to 50% of the width of the home.

SECTION 405.630 (A.) YARD ENCROACHMENTS.

A. Yard Encroachments. Every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in this Chapter.

6. Swimming pools and related structures provided they meet with Section 405.460(6) and Section 405.640 Fences and Walls. ~~Swimming pools may be located in a required rear yard provided they are no closer than fifteen (15) feet to any rear property line or five (5) feet to any easement, whichever distance is greater. Patios constructed in conjunction with any swimming pool may be located within a required rear yard provided that they are not located within an easement or closer than ten (10) feet to any property line.~~
7. Trellises, play equipment, lights, outdoor furniture, etc. Trellises and trellis work, play equipment, wires, lights, outdoor furniture, mailboxes, ~~ornamental entry columns and gates~~ and outdoor equipment are allowed within required yards. Ornamental masonry wing walls and courtyard enclosures that are architecturally consistent and designed as an extension of the home may project up to five (5) feet into the front yard, provided they are no more than four (4) feet in height.
8. Unenclosed porches, steps and paved terraces. ~~An unroofed front porch, steps or paved terrace area with or without roofing may project into the front yard for a distance not to exceed five (5) feet provided such porch or terrace s no more than fifty percent (50%) of the front elevation width of the residential structure is not more than twelve (12) feet in width.~~

Definition of Yards

As discussed in the prior memo, Staff currently reviews the existing established development patterns of corner lots, to determine the rear-yard and side-yard regulations. In some cases the narrower area may be considered the rear yard due to the orientation of the home, as shown in the aerial view of 6 Ladue Meadows, where on another lot the narrower area is considered the side yard, such as 210 N. Mosley. Below are aerial views of similarly situated properties.



Figure 6: 6 Ladue Meadows where the established pattern of development has the rear yard on the south side of the property, and the side yards to the left.



Figure 7: 210 N. Mason Road the original development established the side yard setback along the south property line. The existing home was then torn down and the new home was reoriented to the north.



Figure 8: At the corner of Conway Road and Conway Lake, currently the property on the left would have a side yard to the adjacent property, while the property at 394 Conway Lake would be viewed as a rear yard to the property to north.



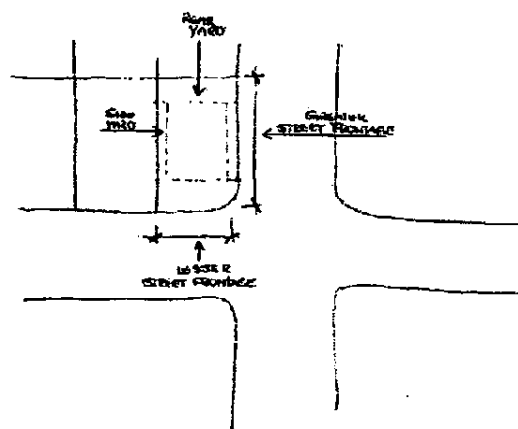
Figure 9: 12331 Conway Road is an example of where the pre-established pattern of development would have the rear yard to the north.



Figure 10: When the lot was created for 222 N. Mason, the only access point from Mason Road was at the southwest corner, and therefore the side yard was established along the south property line, however the home was designed with the entrance to the north.

Staff would like to provide clarity on defining such yards based upon dimensions of the lot, rather than upon a case-by-case basis of the surrounding development and orientation of the home. The cities of Clayton, Ladue, and Olivette have similar approaches to defining yard areas on corner lots. On a corner lot with two front yards, the property line to the longer front yard with the greater street frontage shall be considered the side yard and the property line opposite to the front yard line with the lesser street frontage would be considered the rear yard.

405.630(B) Front Yard, Side Yard and Rear Yard Of Corner Lot. Any corner lot shall have front yard equivalent setbacks along all street frontage along both streets, and rear yard and side yard at least equal in width to the minimum front yard setback of any adjoining lot fronting on a common street. In any event, the minimum side yard setback of a corner lot shall be no less than fifteen (15). The property line opposite to the front yard line with the greater street frontage shall be considered the side yard and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard.



Fences

As discussed above and during the July 14th Work Session, Staff recommends consolidating the regulations regarding fences around game courts and swimming pools into one section, as well as providing greater design requirements for all fences. As an example, the City of St. Charles prohibits the use of chain link in a front yard in all residential districts, and require the horizontal and vertical support posts to face the inside of the yard, with the design oriented to the outside. The City's Design Guidelines also recommend the use of natural "green" materials, and discourages the use of synthetic, and highly reflective materials, and chain link fencing. Additional specific recommendations on fences and walls include:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
4. Chain link fencing is discouraged. Chain link fencing with wood or any type of inserts or lining is not considered suitable.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged.
(p.18-19)

The *Creve Coeur 2030 Plan* under the Residential Development and Preservation Goal states that Creve Coeur will preserve and evolve its high-quality residential development and stable property values while enhancing the diversity of housing types and improving the walkability and accessibility of neighborhoods. Chain link fencing is often seen as a downgrade in the overall development standards. Therefore, Staff is recommending that City consider prohibiting new chain link fencing in residential districts along with limiting the use of solid vinyl fencing to a dark or natural color if necessary to meet with the recommendations. Staff is aware of some areas where chain link fencing is already in place. Repair and replacement of these fences would be reviewed under the Non-conformities Section, and therefore could continue. However, any new fencing will need to comply with the current regulations, should the Planning and Zoning Commission and City Council approve the proposed changes.

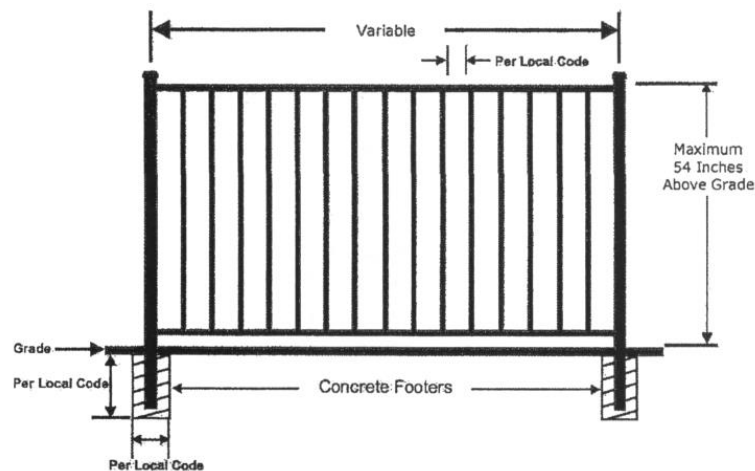
SECTION 405.640 FENCES AND WALLS

- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences or Walls Within The Front Yard Section And Along Street Right-Of-Way. ~~No fence shall be located within the front yard setback or along street right-of-way.~~ A fence may project within the area equivalent to the front yard setback of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for Swimming Pool enclosures as provided in Subsection D. All other walls, entry columns, gates and fence designs shall be subject to ~~unless specifically~~ site development plan approval in accordance with Section 405.1080, ~~or approved by the Zoning Administrator in accordance with Section 405.460.~~
- D. Fences Surrounding Swimming Pools.
 1. ~~Every private swimming pool hereafter constructed and maintained anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed in compliance with the Creve Coeur Building Code.~~

2. All gates or doors providing access to such pool shall be self-closing and self-latching with the latches designed to meet the requirements of the Creve Coeur Building Code.

Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:

- a. The fence is and pool are more than fifteen (15) feet from any lot line;
- b. The fence is a maximum of fifty-four (54) inches in height;
- c. The fence shall meet Building Code standards regarding design and placement of fence to the pool.
- d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.

- E. Game-Tennis-Court Fence. Tennis-Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least twenty (20)- fifteen (15) feet from any property line abutting a single-family residence, as approved by the Planning and Zoning Commission in accordance with 405.460(B)(6). Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080
- F. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
- G. Fence materials shall be wood or metal style fencing. The design, color and material of the fence shall be complementary or shall match the principal structure on the property. Solid sight-proof, white vinyl fences are prohibited, Vinyl fencing maybe permitted provided it maintains a natural and/or dark color or style. Except as otherwise provided herein, chain link fencing is prohibited for all residential development.

Residential Parking:

Under the definition of terms, OFF-STREET PARKING is defined as a permanently surfaced parking area, enclosed or unenclosed, connected by a permanently surfaced driveway to a street or alley to permit ingress or egress. Section 405.660(B) Parking or Storage of Vehicles states that a vehicles may only be parked or stored on an improved surface. However, Section 405.810 exempts single family residences from the requirements of appropriate materials, which has allowed for some to interpret that loose gravel driveway for Single Family Residences would be allowed. Currently, Staff has interpreted the definition of a permanently surfaced driveway or area more strictly and Section 405.660 provides that vehicles may only be parked on an improved area, for which loose gravel does not apply. Therefore, Staff would like to simplify and clarify Section 405.810(A)(2) that all parking areas are to be constructed of concrete, asphalt, or pavers, as shown below:

ARTICLE VII: OFF-STREET PARKING AND LOADING REQUIREMENTS

405.810(A)(2) Parking surface and drainage. All ~~open~~ off-street parking areas, ~~except those accessory to one or two family dwellings, shall be constructed of concrete, asphalt or pavers improved with a compacted select rock base surfaced with an all-weather, dustless material suitably designed for the intended use to a standard approved by the City Engineer.~~ Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

Correction item:

Staff has identified an item for correction, with respect to the City's procedure regarding review and adoption authority of the Comprehensive Plan. Pursuant to State Statue the authority of the development and adoption of the Comprehensive Plan rests with the Planning Commission. Section 405.1030 mistakenly left the language regarding City Council action which should have been revised during the 2008 recodification. This revision will simply confirm the City's process, as the recent *Creve Coeur 2030 Plan* did not proceed to Council, and accordingly comply with State Law.

Section 405.1030 Planning and Zoning Commission

E. Powers And Duties. The Commission shall have the following powers and duties:

1. To prepare ~~and submit to the City Council for its approval~~ a comprehensive plan for the physical development of the City or portions thereof and recommended modifications of the same from time to time as deemed in the City's best interest.

CONCLUSION

Staff is proposing several text amendments to various section of the Zoning Ordinance to address issues that have been raised during the Comprehensive Plan process, variance requests before the Board of Adjustment, and typical discussion items of residential projects that come before the Planning and Zoning Commission, as well as simple clarification, consolidations of various Sections, and corrections. The key items that the Commission should provide input include:

- The revised language of building height
- The elimination or defined allowance of permitted columns and gates in the front yard setback
- And the design requirements for fences.

Following comments and direction, Staff would recommend that the Public Hearing be continued to allow Staff to provide additional outreach to local home builders, engineers, and contractors that work in the City to review and provide comments.

MOTION

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

“I move to continue the public hearing on the proposed text amendments to various section of the Zoning Ordinance as discussed with Application #17-027 to the October 16th meeting date for additional outreach and comment.”

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

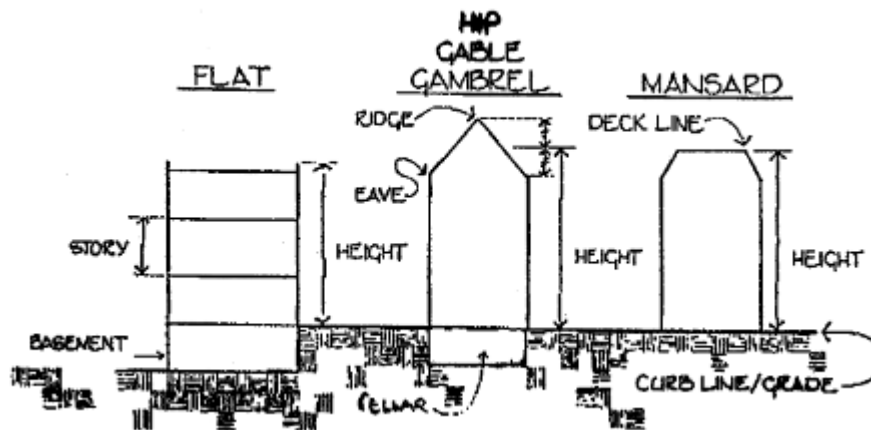
Clayton Definitions

GRADE:

A reference plane representing the average of ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established as the lowest points within the area between the building and the lot line or, when the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

BUILDING HEIGHT OF

The vertical distance from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge of a gable, hip or gambrel roof. In the case of new construction and building additions, building height shall be measured from existing grade prior to the commencement of any construction.



Frontenac, MO

BUILDING HEIGHT OF

The vertical distance measured from the existing grade of the lot prior to grading or demolition to the ridge for gable and hip roofs and to the highest point of architectural features for other roof styles, excluding chimneys, and for commercial structures, excluding walls necessary to screen mechanical equipment. Existing grade may not be altered, unless approved by the Building Commissioner and Architectural Review Board for the purpose of sanitary sewer, stormwater improvement or other significant hardship (but not for the purpose of creating a walk-out basement).

GRADE

The average level of the finished ground level adjoining the building at all exterior walls. Where finished ground level slopes away from the exterior walls, the referenced grade shall be established by the lowest points within the area between the building and the lot line or where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

Olivette, MO

BUILDING, RESIDENTIAL, HEIGHT OF

The vertical distance measured from the average elevation of the lot grades for the pre-existing residential lot use at each corner of each building facade along a street side of a

lot to the highest portion of the roof. On corner lots, the height of residential building shall be measured along each street side.

YARD, FRONT

A yard extending across the full width of a lot and being the minimum horizontal distance between a front lot line and the established front yard setback. On a corner lot, each yard lying between an established front yard setback and the intersecting streets shall be deemed a front yard. On a double frontage lot, a yard bounded by the street providing the principal access to the lot shall be deemed a front yard.

[Ord. No. 2574 § 2, 3-8-2016]

YARD, REAR

A yard extending across the full width of a lot and being the minimum horizontal distance between the rear lot line and the established rear yard setback. On an interior lot, a yard lying at the opposite end of the lot from a front yard shall be deemed a rear yard. **On a corner lot, a yard lying at the opposite end of a lot from the street upon which the lot has its least dimension shall be deemed a rear yard.** For accessory structures under Article XVI, the area of the rear yard in residentially zoned districts is used to determine the maximum permitted site coverage.

[Ord. No. 2574 § 2, 3-8-2016]

YARD, SIDE

On an interior lot, a yard between the side lot line and the established side yard setback, extending between the front yard setback to the rear yard setback or, absent either front yard setback or rear yard setback, to the front lot line or the rear lot line, as applicable. **For the purpose of establishing the required minimum side yard, on a corner lot, the side yard shall be considered as lying at the opposite end of the lot from the street upon which the lot has its greatest dimension.**

SECTION V. HEIGHT, AREA AND YARD REGULATIONS**A. Maximum Height Limits**

Maximum number of stories and height limits for buildings and structures are as follows:

- (1) Two and one-half stories. A maximum height allowance of 45' is possible, but the ultimate determination of height will be based on other project elements as defined in the City of Ladue, Missouri Architectural Design Guidelines, except in District E-1 which shall be limited to a height not to exceed 28 feet. [Ord. 1637, Ord. 1895, Ord. 1939].
- (2) Certain architectural features on buildings, to wit parapet walls of not more than three feet in height, chimneys, ornamental architectural towers not used for occupancy, cupolas, domes, spires, and similar architectural features may be erected to reasonable heights exceeding the existing limitations on height of buildings specified in this Zoning Ordinance, as may be determined by the Architectural Board, but in no event shall any such features be permitted to exceed 45 feet in height or 10 feet above the roof or ridge line of the roof of a residential building, whichever height is lower. [Ord. 1637]
- (3) The level of a building pad of a lot shall not be raised above the existing level of such lot by adding fill thereto for the purpose of artificially elevating the building to be erected thereon. [Ord. 1649]
- (4) With respect to schools and churches allowed by Special Use Permits under Section VII of this Ordinance, the height limitations shall be two and one half stories and a total height not to exceed forty (40) feet, provided however that subject to the guidelines set out in Section VII the forty (40) foot height limitations may be increased by one (1) foot for each fifty (50) feet a church or school building is located away from all of its required set back lines, but the total of any allowed increase shall not exceed four (4) feet. [Ord. 1680]
- (5) Communication towers, communication antennae, and stealth communication towers as each is defined in Section XIV., may exceed the height limitation specified in paragraph A. (1) of this Section based on the criteria contained in Section VII, Subsection E.
- (6) The level of a front yard shall not be raised above the existing grade of such lot by adding fill thereto to elevate a fence, wall or the base of a berm to erected thereon. [Ord. 1752]
- (7) For purposes of measuring building height and maximum number of stories, a level of a building constitutes a story if more than forty percent (40%) of any plane of the elevation of any level is exposed. [Ord. 1815]

- (f) Those parts of existing buildings that violate yard regulations may be repaired and remodeled, but not reconstructed or structurally altered except as allowed by Section IV-D-(7). [Ord. 1637]
- (g) Filling station pumps and pump islands may occupy required yards provided, however, that they are not less than 15 feet from all lot lines.
- (h) The required front, rear and side yards for any building or structure of schools, libraries, churches, community buildings, and other public and semi-public use shall be not less than the setback required in the District in which the building, structure or use is located, and in no event shall such setback be less than twenty-five (25) feet in the C, D, E and E-1 Districts. A greater distance for a side or rear yard setback may be required for a use which is subject to the Special Use Regulations if the increased setback is deemed necessary by the Zoning and Planning Commission and by the City Council for the reasonable protection of the privacy and value of adjacent residential property. [Ord. 1595, Ord. 1895]
- (i) If a portion of a lot is within more than one "yard" or "required yard" as defined in the Ordinance, the more restrictive regulation or setback distance shall apply to such portion of the lot. [Ord. 1637]
- (j) All yards abutting a street shall be front yards except as specifically provided in this Section V. Yards abutting a limited access highway such as I-170 or U.S.40 (I-64) shall not be considered front yards. Such yards abutting a limited access highway shall be considered side or rear yards based on the provisions of this Section V. [Ord. 1637]
- (k) On corner lots with two front yards, the rear yard shall be the yard opposite the front yard having the minimum lot frontage unless the orientation of an existing principal building on the corner lot clearly indicates otherwise. [Ord. 1637]
- (l) For flag lots created prior to the effective date of this ordinance, the required front yard shall be measured from the closest parallel or nearly parallel lot line to the street. The required rear yard shall be measured from the furthest parallel or nearly parallel lot line to the street. Side yards shall be measured from lot lines which are perpendicular or approximately perpendicular to the street. [Ord. 1637]
- (m) In the E-1 District, if deemed necessary by the Building Official for rear or side garage access, in lieu of a front yard garage, a driveway not to exceed ten (10) feet in width may be placed in one (1) side yard. In such a situation, the 25% maximum side yard coverage limit may be waived for one side yard. Additional paving or construction may take place in the rear yard up to the 30% maximum rear yard coverage limit. A separate rear or side yard garage shall not be allowed on a property in addition to a front access garage. [Ord. 2148]

(2) Yards - Front

- (a) Required front yards shall be devoted entirely to landscaped area, except as allowed under Section V-C-(1)-(b).
- (b) Where, on the effective date of this ordinance, 40 percent or more of a frontage on the same street, road or land within 500 feet of a lot was occupied by two or more

REGULATIONS FOR FENCES IN ALL ZONING DISTRICTS

- Fences must be constructed in a workmanship-like manner
- Horizontal and vertical support posts are inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
- No more than two different types of fencing material (wood and chainlink or two types of wood) are permitted.
- No fence shall be made of, in whole or in part, cloth, canvas or other like material.
- Property owners shall be responsible for the maintenance of the fencing on their property, and for removal of any fence if it becomes unsightly or a menace to public safety, health or welfare.
- Fences shall be maintained in an upright condition.
- Missing boards, pickets or posts shall be replaced within 45 days with material of the same type and quality.
- Fences designed for painting or similar surface finishes shall be maintained in their original condition as designed. All exposed steel, except the galvanized metal fences, shall have a colored finished coat applied to them and be preserved against rust and corrosion.
- Customary fencing around tennis courts and other recreational amenities shall be exempt from height restrictions but shall comply in all other respects with the terms of this section.
- Fences for pools shall meet the requirements of this section as well as all other applicable regulations of the City.

- Fences or enclosures charged with, or designed to be charged with, electrical current are prohibited.
- It shall be the responsibility of the property owner to insure that a fence does not block or obstruct the flow of storm water.
- A permit is required for the construction or replacement of fences.
- Slatted, chainlink fencing is prohibited in all zoning districts.

REGULATIONS FOR FENCES IN RESIDENTIAL ZONING DISTRICTS

- Maximum height of a fence in a rear or side yard is seven (7) feet.
- Maximum height in a front yard is four (4) feet.
- Barbed wire, single-strand wire, wire mesh, wire grid or chicken wire fences along the perimeter or boundary of a property in a residential district is not permitted.
- Chain link fencing is prohibited within any required front yard.
- Corner and double frontage lots have two front yards, by definition. The above requirements for fences in a required front yard apply to both front yards on a corner lot. On a double frontage lot, as defined in Section 400.050, fences or walls of no more than a height of seven (7) feet may project into the yard space at the rear of the building, provided no portion of the frontage along the same street where the fence is proposed to be located, is utilized as the principal entrance for the main building of any lot in the block.
- Fences constructed within a required front yard on the side of a property used as a

principal entrance to the building shall comply with the following:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
 2. Sight proof fences are not allowed in the required front yard. The fence shall have open spacing defined as the space between pickets is greater than or equal to the width of the pickets.
- Fences constructed within a required front yard on the side of a property **not** used as a principal entrance to the building on the lot shall comply with the following (corner lot homes):
1. Fences shall be set back from the property line at least ten (10) feet.
 2. The fence shall comply with §400.5 "Corner Visibility".

REGULATIONS FOR FENCES IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

- Maximum height of a fence is eight (8) feet, except as required for junk yards §400.450(A).
- Barbed wire shall be permitted only if the lowest strand is at least seven (7) feet above grade, and when used for security purposes in addition to a regular fence.

PLEASE NOTE:

Fences located within an easement may require additional approvals.

This brochure is one in a series designed to provide information on various regulations administered and enforced by the Department of Community Development of the City of St. Charles. The purpose of these brochures is to provide citizens with basic, easy-to-use information regarding City codes and services. Topics covered in this series of brochures include:

- *Opening a New Business in St. Charles*
- *Home Improvement Loan Program*
- *Home Occupation Regulations*
- *Zoning District Regulations*
- *Sign Guidelines*
- *Guidelines for Parking Recreational Vehicles in Residential Zoning Districts*
- *Fence Regulations*
- *Accessory Structures*
- *Deck Requirements*
- *Building in Historic Districts*
- *Swimming Pools, Spas, Hot Tubs*
- *Basement Finish*
- *Rental Unit Inspection Program*
- *Code Enforcement*
- *Recycling Guide*
- *Annexation*
- *Room Additions*

Any of these brochures may be obtained from the Department of Community Development, 200 North Second, Suite 303, St. Charles, MO 63301. Department phone numbers are: Planning Division: (636) 949-3222; Code Enforcement Division: (636) 949-3227. Department hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

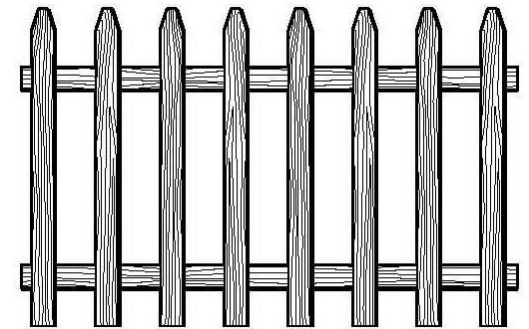


Department of Community
Development
200 N. Second St., Suite 303
St. Charles, Missouri 63303



CITIZEN
INFORMATION
SERIES

Fence Regulations



DEPARTMENT OF
COMMUNITY DEVELOPMENT



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: July 14, 2017

Subject: **Work Agenda Item: Proposed Changes on Certain Regulations within Residential Zoning Districts**

Prepared by: Whitney Kelly, AICP, City Planner

Staff has identified several areas within the residential zoning district regulations that require review for possible changes. The issues with these current regulations were discussed during the Comprehensive Plan Update process, have been mentioned previously by the Commission, or have been matters that have been discussed by the Board of Adjustment relative to variance applications.

The purpose of this memorandum is to provide a summary of the current regulations, issues and suggestions for revisions for the Planning and Zoning Commission to discuss prior to coming forward with a formal text amendment application and conducting a public hearing.

Building Height

As discussed during the Comprehensive Plan process, current regulations define building height from the proposed finished grade. This has allowed the re-grading of the property to increase the height along the front elevation, thus creating runoff issues on adjacent properties and has contributed to the compatibility concerns with the appearance of new homes within established neighborhoods.

Currently, the maximum height allowed for single family dwellings in residential zoning districts is 35-feet or 2 ½ stories whichever is less. For sloped roofs, the height is measured taking the mean distance between the eaves and ridge of the roof, not to the top of the roof.

Recommendation

Staff would like to establish the building height from the average existing grade prior to any construction for new homes and additions. Taking into account existing grades when setting the height of new buildings would result in less dramatic differences in new construction compared to adjacent structures and could contribute to less run-off concerns based on incompatible re-grading.

Use of Permeable Pavers for Site Coverage Calculation Purposes

As discussed during the Comprehensive Plan process, permeable pavers are a method that homeowners use to exceed the site coverage limitations of the residential zoning districts. The zoning ordinance specifically exempts the use of these pavers from counting against the site coverage. However, in order to be truly permeable, these paver systems require engineered substrate and long-term maintenance to ensure proper function. Furthermore, visually, these paver systems appear as hardscape on residential properties which seem counter to the objectives for greenspace preservation.

The City of Town and Country recently adopted legislation that limits the use of permeable pavers to be counted as green space. Surfaces shall be included as green space when not under a roof, including landscape beds containing no greater than twenty percent (20%) hardscape such as retaining walls or flagstones; and surfaces shall be excluded as green space including permeable pavements which have less than eighty percent (80%) of the surface area exposed for vegetative growth. However, such pavers are not often seen in the City of Creve Coeur as an alternative for driveways.

Recommendation

Staff would like to limit the amount of permeable pavers allowed as an option to go over site coverage by a certain percentage, or to allow them to count as only a portion of the actual surface area, such as 50%.

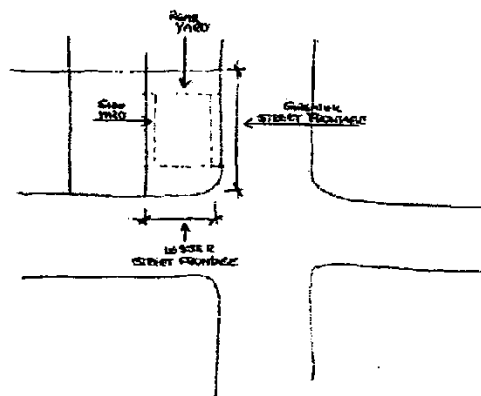
Definition of Yards

Staff currently reviews the existing established development patterns of corner lots, to determine the rear-yard and side-yard regulations. In some cases the narrower area may be considered the rear yard due to the orientation of the home, as shown in the aerial view of 6 Ladue Meadows below:



Staff would like to provide clarity on defining such yards based upon dimensions of the lot, rather than upon a case-by-case basis of the surrounding development and orientation of the home. Where a corner lot has two front yards, the property line to the longer front yard with the greater street frontage shall be considered the side yard and the property line opposite to the front yard line with the lesser street frontage would be considered the rear yard.

Similar considerations are provided in the City of Clayton that states where a corner lot exists and thereby two (2) front yards, the property line opposite to the front yard line with the greater street frontage shall be considered the side yard and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard.



The City of Webster Groves defines yard areas on corner lots in a similar fashion by stating that the rear yard shall be considered as parallel to the street upon which the lots has its least dimension. In all cases, the rear yard shall be opposite at the opposite end of the lot from the front yard.

Recommendation

Staff would like to amend the code in a similar manner as the cities of Clayton and Webster Groves to address yard areas on corner lots in a consistent fashion, regardless of orientation of the home.

Walls, Fences, Columns and Gates, and other Yard Regulations

Due to recent discussions regarding fences and walls within the front yard setback, Staff would like to include direction within the Code without the need to go to the Planning and Zoning Commission.

Columns and Gates

As discussed in prior applications before the Commission, the Zoning Code allows for ornamental entry columns and gates, but any fence or wall within the front setback must be reviewed by the Planning and Zoning Commission. In the recent discussion of the proposed entry wing walls at Lakeshore drive, the placement of such in the front setback as a free standing element was inconsistent with the Design Guidelines. However, Staff finds that such ornamental columns and gates on their own also lack context as freestanding elements, when not reviewed along with any fence or wall, and inconsistent with the Design Guidelines, and the purposes of the yard regulations. Therefore, Staff would like to consider eliminating these as a general allowance without review by the Planning and Zoning Commission. They should be considered in conjunction with a fence within the front yard setback.

Wing Walls, as an Extension of the Home

In the proposal of courtyard fences and wing walls within the Bellerive Enclave Subdivision in 2015, the Planning and Zoning Commission allowed for these elements to encroach within the front yard setback for the entire subdivision when as an extension of the home based upon certain design criteria. The courtyard fence/wall allowed was to have a maximum height of 4 feet, include a with mix of masonry and wrought iron or open-slatted fence, was to be consistent with design style of the related home, and could to seven feet into the front yard setback, per the images below, as this was in better keeping with the Design Guidelines, and the overall character of the subdivision.

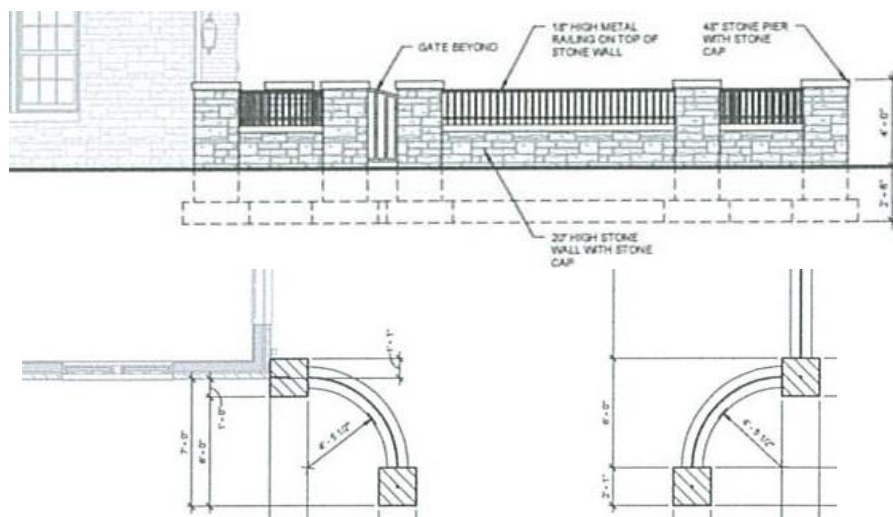


Figure 3: Detail of the Drive Court Plan

Recommendation

Staff would like to include the allowance of such wing walls to encroach within the front-yard setback without needing the Planning and Zoning Commission approval, provided it meets with similar conditions, and would project only a short distance into the setback of five feet to be consistent with other areas in the Yard Regulations that allow for unenclosed, and unroofed front porches and structural overhangs to project up to five feet into a front yard setback.

Design Criteria Consideration of Fences:

Staff would also like to discuss providing for additional design consideration for fences in general. When fencing is reviewed at the Planning and Zoning Commission discussion includes the use of green materials, and the amount of openness of the design of the fence. The Design Guidelines further strongly recommend against approving any chain link fences. However the use of such is not reviewed if the placement of the fence does not require Planning and Zoning Commission approval for residential properties.

Recommendation

Staff would like the Commission's direction whether the use of chain link or white vinyl should be prohibited on all residential properties, and to allow for open slatted fences (similar to that allowed as a pool barrier) the a maximum height of 4 feet to encroach into a side or rear yard for corner lots that must maintain an equivalent area as a front yard, without the need for the Planning and Zoning Commission. The standards for a pool barrier fences allows for such to be 15 feet from any lot line, and a similar standard was approved for the home at 12700 Creekside View Drive:

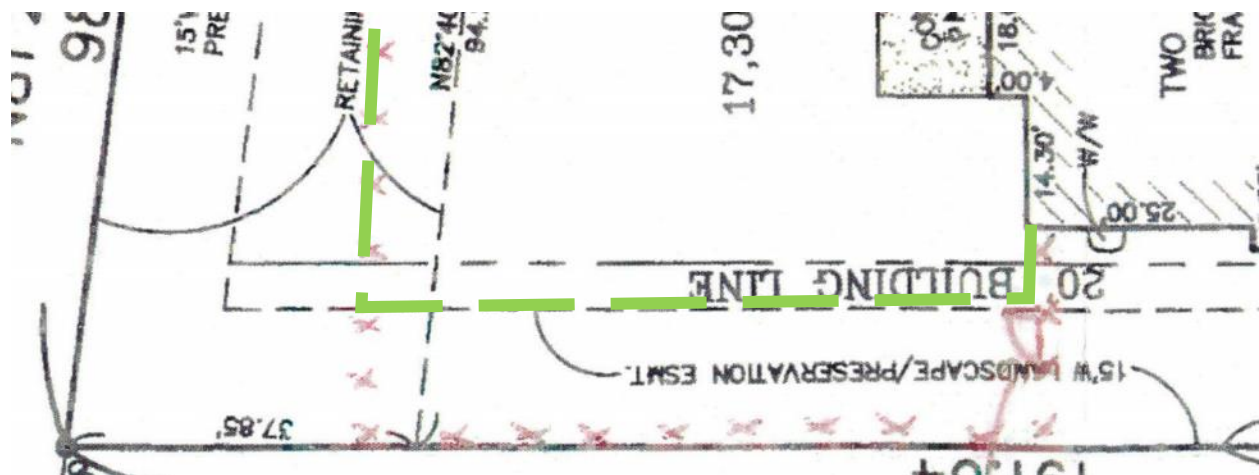


Figure 1: Close-up of the Site Plan with Staff's Recommended 15 foot setback highlighted in green.

Sports Courts

Current regulations require tennis courts and the associated fence to be approved by the Planning and Zoning Commission, and that Private Recreation Facilities must be surrounded by a fence. As many homes are now seeking multi-sports facilities, Staff has included such within the same category as tennis courts, due to the concerns of noise and lighting as well as the character of the type of fencing needed to control balls. And in some cases, the property owner did not wish to include a fence around the facility.

Recommendation

Staff would like to clarify these regulations to provide a definition of sports courts within the code as an allowable structure and while a fence is required for a pool, and tennis courts, allowing for distinction for basketballs, hockey and other sports courts.

Covered Front Porches

As mentioned above, Section 405.630 (8) Yard Regulations provides that an unroofed porch, steps or paved terrace area may project into the front yard for a distance not to exceed five (5) feet provided such porch or terrace is not more than twelve (12) feet in width. For pre-existing homes, many homeowners wish to provide cover over the front door as protection of the elements and to create an inviting entrance. The Board of Adjustment has always approved such allowances for a covered front porch, as most people wish to have protection from the weather, where the existing home would not support the structural load of projecting a roof overhang, and tearing down and moving the house back would be unfeasible.

Recommendation

Staff would like to allow for roofed front porches to project up to five feet into the front yard setback to avoid the repetitious requests for variances.

Residential Parking:

Section 405.120, Section 405.660 Parking or Storage of Vehicles, and 405.820(A)(6) Required Off-Street Parking of The Zoning Code specifies that all off-street parking shall be a permanently surfaced area, and that parking shall only be on an improved paved area. However, Section 405.810(A)(2) Parking Surface and Drainage of the Off-Street Parking Regulations contradicts that the surface must be paved, by exempting one and two family residential parking. Staff has received requests regarding the use of gravel for driveways, which has been denied based on the prior requirements above.

Recommendation

Staff would like to clarify all sections of the Zoning Ordinance to require improved surfaces for required off-street parking spaces such as concrete, asphalt or pavers.

Technical Clarification of Non-Conforming Lots

Staff will also seek an amendment to clarify inconsistency in the regulations regarding non-conforming lots. Currently Section 405.230 Establishment of Size, Dimension and Access Criteria provides that for pre-existing vacant lots a side yard may be reduced to 7½ feet, where Section 405.610 Non-Conformities expressly prohibits extension, expansion, enlargement, or increased intensity of existing non-conforming structures within a setback.

Recommendation

Staff would like to clarify this language clarifying these sections, by consolidating into one provision regarding non-conformities.

Conclusion

Staff will review these items at the meeting obtain direction from the Commission on these proposed changes and any others that would involve residential zoning regulations prior to submitting a text amendment application and obtaining public comment.



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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#17-030: A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN
FOR NEW 1,400 SQUARE FOOT ENTRANCE LOBBY AREA FOR
TRADITIONAL CONGREGATION OF CREVE COEUR**

FOR THE MEETING OF: Monday, September 18, 2017

LOCATION: Traditional Congregation of Creve Coeur, 12437 Ladue Road. Zoned A Single Family Residential.

REQUEST: George Stock, of Stock and Associates, on behalf of Traditional Congregation located at 12437 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a conditional use permit and site development plan approval for a 1,400 square foot building addition for the existing Congregation.

ADDITIONAL INFORMATION: All Religious Organizations (NAICS 813110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Traditional Congregation was originally established in 1966, prior to annexation into the City and therefore has pre-existing, non-conformities on the site. The Application has been filed to establish a new conditional use permit for the property in conjunction with the proposed addition.

Key Issues:

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

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

APPLICANTS: Traditional Congregation of Creve Coeur
12437 Ladue Road
Creve Coeur, MO 63141

PROPERTY OWNER: George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/14/2017
ATTACHMENTS: Applicant's Materials received September 13, 2017
Draft Ordinance

PROJECT DESCRIPTION

The proposed addition includes a new one story, 1,400 square foot Lobby entrance and new accessible walkways to the new front entrance. The material for the addition is a fiber cement board that is intended to match the existing pre-cast concrete accents on the building.

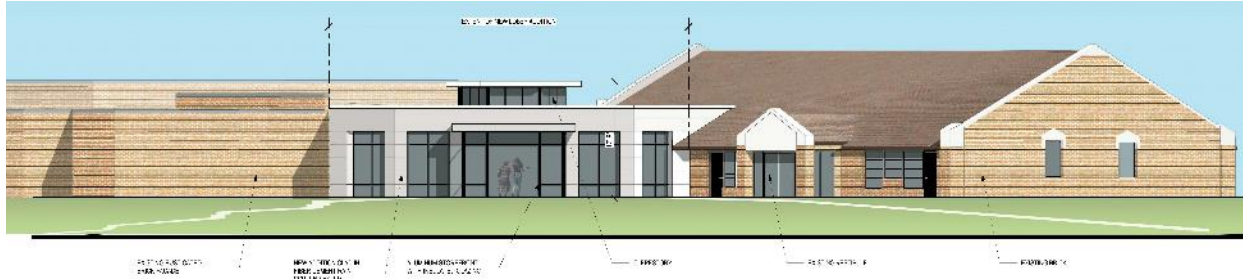


Figure 1: Colored rendering of the addition with the existing building.

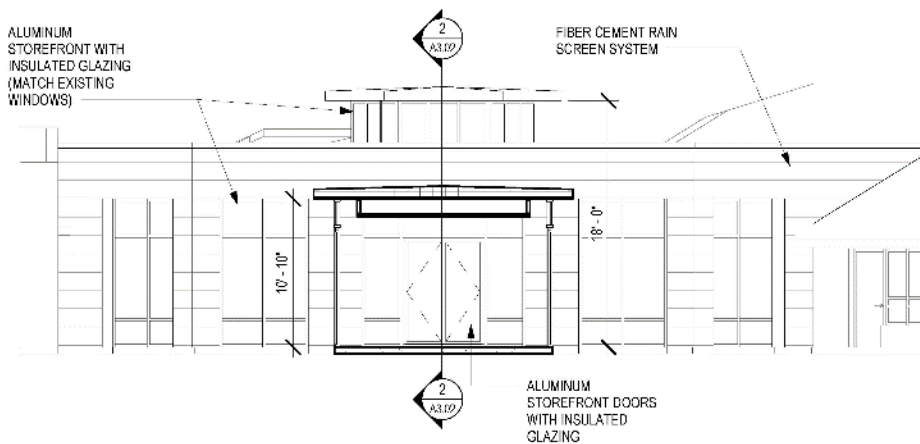


Figure 2: Entry Elevation

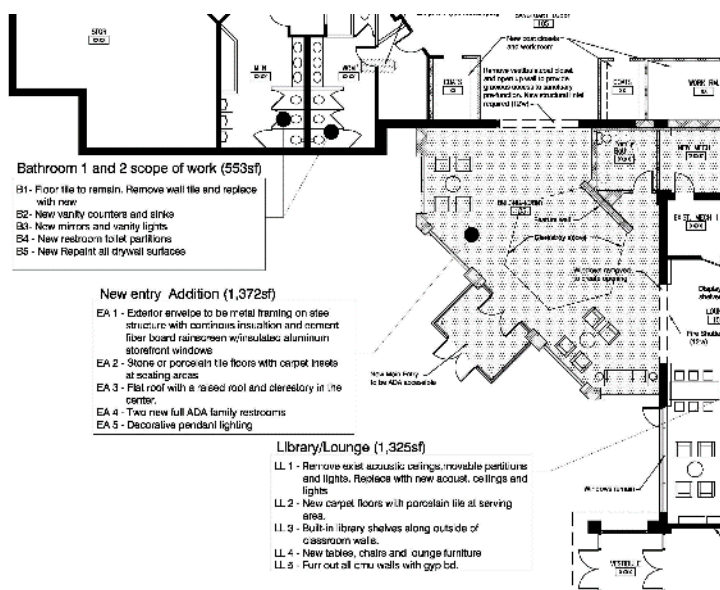


Figure 3: Close-up of the interior site plan

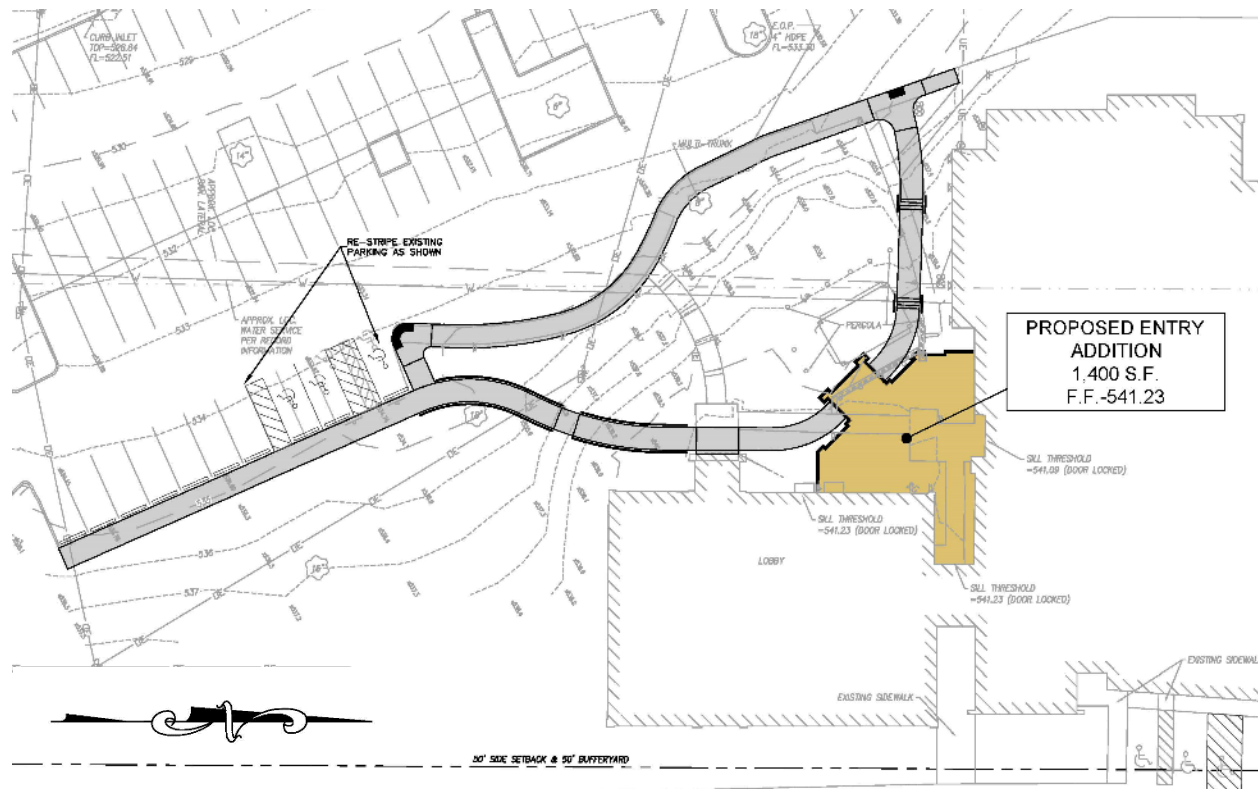


Figure 4: Close-up of the site plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Ladue Lake Estates Subdivision Common Ground	A Single Family Residential	N/A
South	Residential	A Single Family Residential	Ladue Road
East	Residential	A Single Family Residential	N/A
West	Elks Lodge	A Single Family Residential	N/A

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan discusses that new construction or development within the boundaries of existing institutional uses will be permitted only upon the demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

Design Guidelines

The City's Design Guidelines discuss that the primary building entrance should be clearly defined and provide a sense of entry and oriented to the street, provide for protection from the elements, such as recessed roof overhangs, projecting canopies or other similar features (p. 8) and quality design and materials that are consistent with the remaining building. The new entrance will provide for a greater sense of entry and will provide for a new accessible route to the new main entrance. The material of the entry is a rain screen that is intended to match the poured concrete accents on the existing building to tie the new addition with the existing building. Therefore, the proposal furthers the structure toward the Comprehensive Plan and the Design Guidelines.

ZONING REVIEW

The subject property was originally built in 1966 and annexed into the City in 1991. Section 405.210(A)(2) of Regulation of Uses provides that any existing use which was a permitted use prior to the adoption of this Chapter and which is designated as a conditional use by this Chapter may continue as if it were approved as a conditional use. However, with the addition of the lobby area, a new conditional use for the entire site is requested. The property meets with the minimum district regulations for a religious use for Section 405.470(A)(29) Conditional Uses for religious organizations in a residential district that requires a minimum of three acres, and site coverage of 50%. The overall site is 5.75 acres and the new site coverage is 35.8%. However, there are some pre-existing non-conformities on the site related to buffer yards and lighting.

Section 405.250(E)(4)(f) of the A Single Family District further requires a buffer yard of 25 feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five foot increments, up to a maximum of 50 feet, for each acre of the subject property. Therefore a buffer yard of 50 feet along the north and east property lines, is required. Section 405.1080 requires site development plan review for a conditional use permit where there is a significant alteration to the exterior of the building or site, and any new impermeable site coverage over 500 square feet. The proposed new lobby area is a 1,400 square foot addition to the building, with new accessible walkways provided to the existing parking lot area. New accessible parking space will be added to comply with the building requirements, however as this is now the main lobby the relocation of some of the spaces from the back entrance to the front may be required as part of the Building Division review.

Landscaping:

As discussed above, the proposal does not include any changes to the parking lot or site, other than to add a new accessible sidewalk to the front of the building. The Site has largely remained unchanged since its development in 1966, with the exception of the addition of a residential home built in 1997. However, while visiting the site, Staff noticed that there were missing trees within the landscaped islands within the parking lot and some high weeds. Therefore Staff has included a condition of approval that a landscape plan be submitted to provide for additional trees within the islands to meet with City Code and that the high weeds within the parking lot be removed, for the Zoning Administrator's approval.

Parking:

Section 405.820(B)(3) of the required Off-Street Parking Spaces regulations require that Churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly provide one space for each four seats.

Parking: 1 space/4 seats – Congregation: 125 seats in Sanctuary Hall, 32 parking spaces
88 Class Room Seats: 22 spaces
1 space/200 sq. ft. –Library/Lounge of 1,325 sq. ft. and with the new entry addition of 1,372 sq. ft. for a total 2,697 sq. ft., thus 14 required spaces.

Requiring parking for the cumulative activities is not necessary, as none of the activities of the church occur at the same time. The City needs to only look at the largest parking demand of the Congregation. The new Lobby entrance is not anticipated to generate additional traffic to the site. The Congregation currently has 148 spaces, and with the additional accessible parking the number of spaces will decrease to 146, which is well within the minimum required parking for the site.

Sidewalk

The proposal includes a new 6 foot wide pedestrian connection from the new lobby to the end of the parking row to comply with Section 405.730 which states the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. The Applicant has continued the sidewalk along the east parking lot. Given the limited nature of the request and the lack of an existing sidewalk along Ladue Road, Staff has not requested that a new sidewalk be continued to the street.

RECOMMENDATION

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

1. The Conditional Use Permit shall be for the operation of a 22,202 square foot Religious Organization on the property addressed as 12437 Ladue Road, for Traditional Congregation of Creve Coeur.
2. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plan," received September 13, 2017, as bound together and submitted in conjunction with Application #17-030, as submitted by Stock and Associates.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations submitted on September 13, 2017 as bound together and submitted in conjunction with Application #17-030 by Stock and Associates.
4. The Applicant shall submit a Landscape Plan to include appropriate trees within the existing parking lot islands as required by Section 405.540 Landscaping Regulations for the Zoning Administrator's approval. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.

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 #17-030 for a Conditional Use Permit and Site Development Plan approval for a new 1,400 square foot lobby addition for Traditional Congregation of Creve Coeur located at 12437 Ladue Road subject to the conditions contained in the draft ordinance for the meeting of September 18, 2017" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

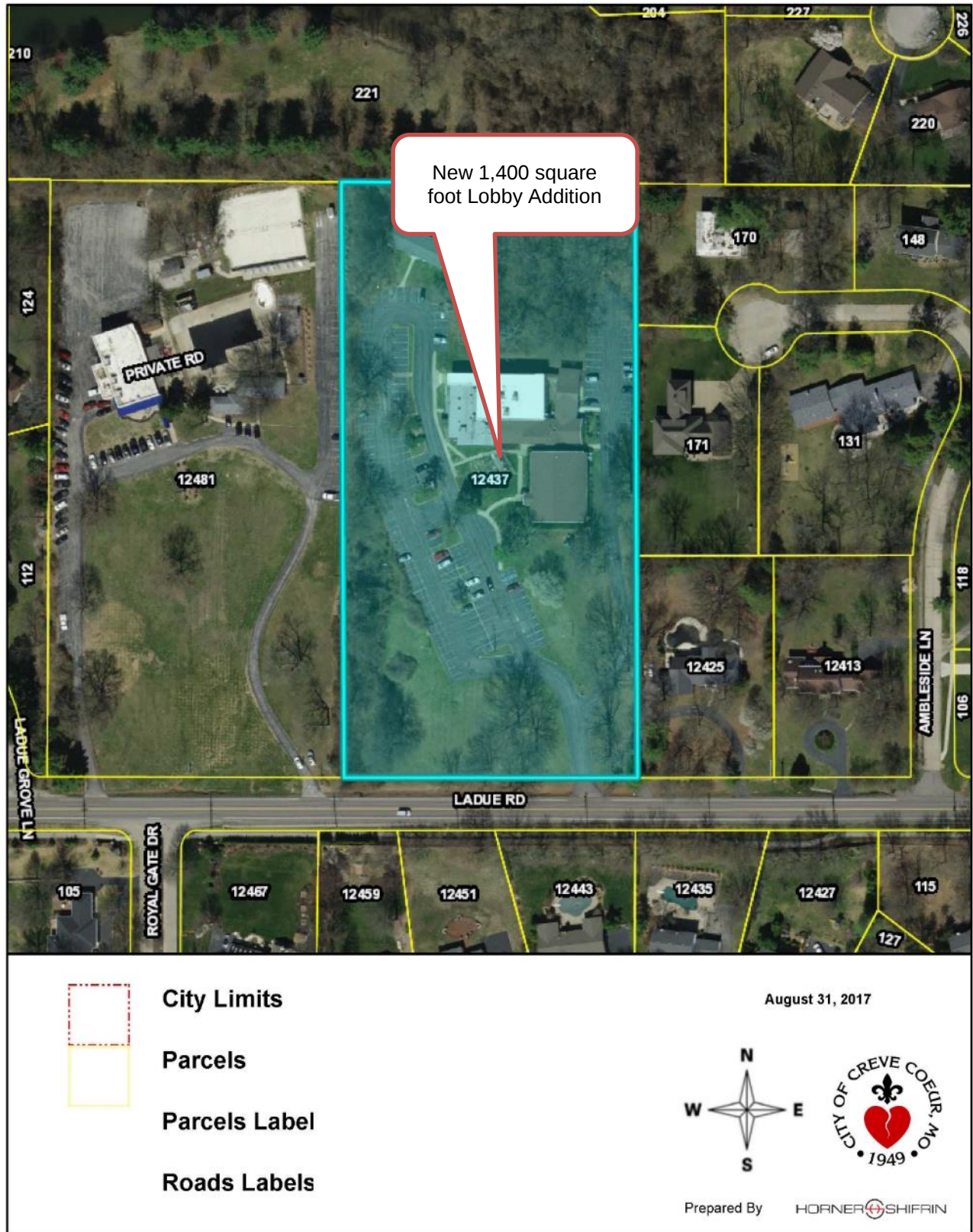
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Traditional Congregation



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 9/12/2017



Description: View of the proposed new entrance area looking northeast from the parking lot.



Description: View of the existing parking area where a new sidewalk is proposed to be included to the end of the parking row.



Description: Existing parking lot island where there are some missing trees.



Description: Another parking lot island with a missing tree and high weeds.

CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR TRADITIONAL CONGREGATION

PART OF LOT NO. 1 OF SAMUEL PHELPS' ESTATE, IN ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 4 PAGE 55 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS OF
SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

DRAWING INDEX

- 1 SITE DEVELOPMENT PLAN
- 2 ENLARGED GRADING PLAN
- 3 SITE SECTIONS



N/F
ST. LOUIS LODGENO 9 ORDER OF ELKS
DB. 8809 PG. 161
LOC. # 18P620026
#12481 LADUE RD.
"A" SINGLE-FAMILY RESIDENTIAL DISTRICT
OFFICE USE

N/F
TRADITIONAL CONGREGATION OF CREVE COEUR
DB. 6824 PG. 1504
LOC. # 180410280
#12437 LADUE RD.

LEGAL DESCRIPTION

Deed Book 6824, Page 1504

Part of Lot No. 1 of SAMUEL PHELPS' ESTATE, in St. Louis County, Missouri according to the plat thereof, recorded in Plat Book 4 page 55 of the St. Louis City (former County) records, and described as:
Beginning at a point in the center of Ladue Road, 60 feet wide, and distance North 89 degrees 52 minutes East, 351.56 feet from the Eastern line of a tract conveyed to Robert P. Hughes and wife by deed recorded in Book 2202 page 297, St. Louis County Records, said beginning point being also South 89 degrees 52 minutes West 1018.52 feet from the North and South center line of said Section 9, thence North 0 degrees 17 minutes East and parallel to said Hughes East line 742.48 feet to a point in the North line of Lot No. 1, thence South 89 degrees 49 minutes East along the North line of said Lot 1, a distance of 176.13 feet to a point, thence South 0 degrees 17 minutes West 741.49 feet to a point in the center line of said Ladue Road, thence South 89 degrees 52 minutes West along said Road 176.13 feet to the point of beginning, according to survey executed by Kropp & Steele Surveying Company, on April 20, 1948.

ALSO part of Lot No. 1 of SAMUEL PHELPS' ESTATE, in St. Louis County, Missouri according to the plat thereof, recorded in Plat Book 4 page 55 of the St. Louis City (former County) records, and described as:
Beginning at a point in the center of Ladue Road, 60 feet wide, and distance North 89 degrees 52 minutes East, 327.69 feet from the Eastern line of a tract conveyed to Robert P. Hughes and wife by deed recorded in Book 2202 page 297, St. Louis County Records, said beginning point being also South 89 degrees 52 minutes West 842.39 feet from the North and South center line of said Section 9, thence North 00 degrees 17 minutes East 741.49 feet to a point in the North line of said Lot no. 1, thence South 89 degrees 49 minutes East along said Lot line 176.36 feet to a point, thence South 0 degrees 17 minutes West 740.52 feet to a point in the center line of said Ladue Road, thence South 89 degrees 52 minutes West along the center line of Ladue Road, 176.36 feet to the point of beginning, according to a survey by Kropp & Steele Surveying Company, on April 20, 1948.

PROPOSED ENTRY
ADDITION
1,400 S.F.
F.F.-541.23

LADUE ROAD

N/F
JOHN INVESTMENTS LLC
DB. 22424 PG. 319
LOC. # 180410354
#12425 LADUE RD.
"A" SINGLE-FAMILY RESIDENTIAL DISTRICT
RESIDENTIAL FAMILY USE

N/F
MICHAEL & SHARON RANEY
DB. 22132 PG. 641
LOC. # 180410224
#171 AMBLESIDE LN.
"A" SINGLE-FAMILY RESIDENTIAL DISTRICT
RESIDENTIAL FAMILY USE

N/F
JEROME SAMUEL & CARRIE L. PETERS
DB. 6528 PG. 2156
LOC. # 180410213
#170 AMBLESIDE LN.
"A" SINGLE-FAMILY RESIDENTIAL DISTRICT
RESIDENTIAL FAMILY USE

LEGEND

	BENCH MARK		FIRE HYDRANT		ELECTRIC SPICE BOX		BUSH
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION		GAS DRP		TRAFFIC SIGNAL
	FOUND IRON PIPE		WATER MANHOLE		GAS METER		PARKING METER
	RIGHT OF WAY MARKER		WATER VALVE		GAS VALVE		STREET SIGN
	UTILITY POLE		POST INDICATOR VALVE		TELEPHONE MANHOLE		SPRINKLER
	SUPPORT POLE		CLEAN OUT		TELEPHONE PEDESTAL		MAIL BOX
	UTILITY POLE WITH LIGHT		STORM MANHOLE		CABLE TV PEDESTAL		
	LIGHT STANDARD		GRATED MANHOLE		SANITARY MANHOLE		
	ELECTRIC METER		STORMWATER INLET		TREE		
	ELECTRIC MANHOLE		GRATED STORMWATER INLET				
	ELECTRIC PEDESTAL						

ABBREVIATIONS

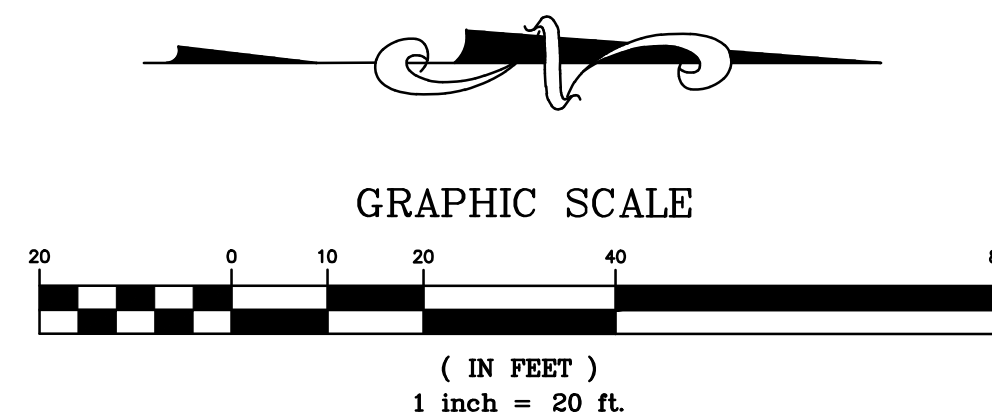
C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER

PREPARED FOR:
MACKAY MITCHELL ARCHITECTS
CONTACT:
THOMAS MOORE, AIA
PHONE: 314-421-1815
EMAIL: tom_m@mackeymitchell.com

CLAYCO
CONTACT:
TOM SIECKHAUS, EXECUTIVE VP
PHONE: 314-592-2221
EMAIL: SieckhausT@Claycorp.com

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 13-373
NGD29 Elev = 380.07
Cut "X" at the easternmost of two angle points in the back edge of sidewalk behind the handicap ramp in the pavement running west of Conway Ave Drive and south of Conway Road, roughly 26 feet east of the centerline of Conway Ave Drive and 28 feet south of the centerline of Conway Road.



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

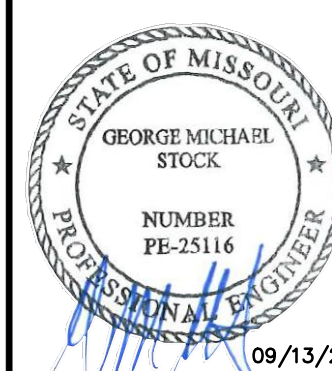
SITE DEVELOPMENT PLAN FOR:

TRADITIONAL CONGREGATION

12437 LADUE ROAD - CREVE COEUR, MISSOURI 63141

"A" SINGLE-FAMILY RESIDENTIAL DISTRICT
PRIVATE PARK USE

N/F
LADUE LAKE ESTATES PLAT 5 TRUSTEES
DB. 18P620181
LOC. # 18P620181
#221 FALLING LEAVES CT.

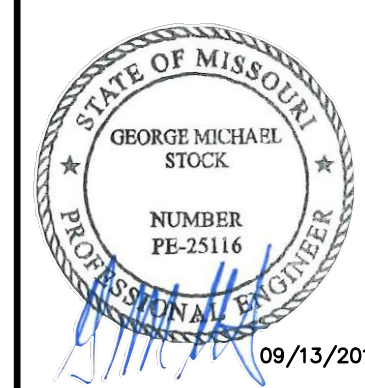


GEORGE W. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1 9/13/17 PER CITY

DRAWN BY: T.P.G. CHECKED BY: G.M.S.
DATE: 09-13-2017 JOB NO: 216-5703
K.S.D. P. # BASE MAP #
14807-00 HAT SUP. #
S.L.C. HAT #
M.D.N.R. #
SHEET TITLE: SITE DEVELOPMENT PLAN
SHEET NO.: 1



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

1	9/13/17 PER CITY
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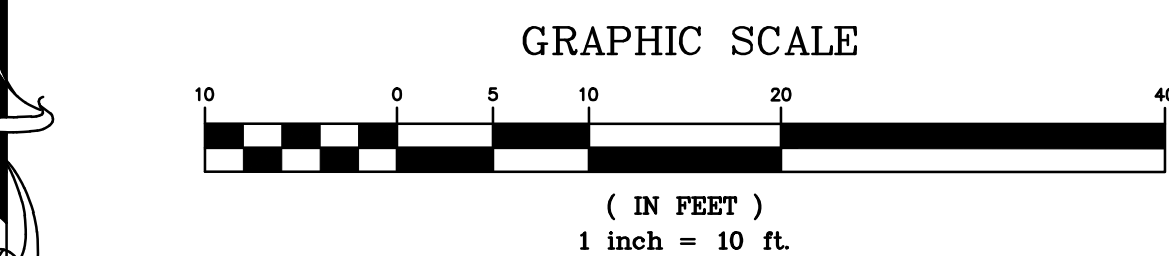
DRAWN BY: T.P.G	CHECKED BY: G.M.S.
DATE: 22-12-2017	JOB NO: 216-5703

09-13-2017	216-5705
M.S.D. P # 14807-00	BASE MAP # -----
S.L.C. H&T #	H&T S.U.P. #

M.D.N.R. 8	
SHEET TITLE:	

ENLARGED
GRADING PLAN

SHEET NO.: 2



SITE INFORMATION

- | | | | |
|----|--------------------------------|---|---|
| 1. | BUILDING CALCULATIONS: | | |
| | EX. CONGREGATION BLDG. | = | 16,966 S.F. |
| | EX. HOUSE | = | 1,836 S.F. |
| | PROPOSED ADDITION | = | 1,400 S.F. |
| | TOTAL | = | 22,202 S.F. |
| 2. | TOTAL FLOOR AREA | = | 22,202 S.F. |
| | MAX. FLOOR AREA | = | 25,000 S.F. |
| 3. | MAX. STRUCTURE HEIGHT: | = | TWO AND ONE-HALF (2.5) STORIES OR THIRTY-FIVE (35) FEET |
| 4. | MAX. FLOOR AREA RATIO (FAR): | = | 0.3 |
| | ACTUAL FLOOR AREA RATIO (FAR): | = | 0.086 |
| 5. | SITE COVERAGE: | | |
| | TOTAL BUILDING AREA | = | 22,202 S.F. |
| | TOTAL PAVEMENT AREA | = | 67,550 S.F. |
| | TOTAL EXISTING SITE COVERAGE | = | 86,352 S.F. / (5.75 AC. * 43,560 S.F.) = <u>35.3%</u> |
| | TOTAL PROPOSED SITE COVERAGE | = | 89,752 S.F. / (5.75 AC. * 43,560 S.F.) = <u>35.8%</u> |
| | MAXIMUM SITE COVERAGE | = | 50% (PER CITY ORDINANCE NO. 5458) |
| 6. | EXISTING PARKING | = | 148 SPACES (INCLUDING 4 TOTAL ADA SPACES)
4 - 8' WIDE HANDICAP PARKING SPACES
0 - VAN ACCESSIBLE SPACES |
| | PROPOSED PARKING | = | 146 SPACES (INCLUDING 5 TOTAL ADA SPACES)
5 - 8' WIDE HANDICAP PARKING SPACES
2 - VAN ACCESSIBLE SPACES |
| 7. | PERTINENT DATA: | | |
| | SITE ACREAGE | = | 5.75 AC. |
| | OWNER | = | TRADITIONAL CONGREGATION OF CREVE COEUR |
| | LOCATOR NO. | = | 180410280 |
| | ZONING | = | "A" SINGLE-FAMILY RESIDENTIAL DISTRICT |
| | EXISTING LAND USE | = | PLACE OF WORSHIP |
| | FIRE DISTRICT | = | CREVE COEUR FIRE DISTRICT |
| | SCHOOL DISTRICT | = | PARKWAY SCHOOL DISTRICT |
| | SEWER DISTRICT | = | METROPOLITAN ST. LOUIS SEWER DISTRICT |
| | WATER SERVICE | = | MISSOURI AMERICAN WATER CO. |
| | GAS SERVICE | = | LAKEVIEW GAS CO. |
| | ELECTRIC SERVICE | = | AMEREN UE ELECTRIC |
| | PHONE SERVICE | = | AT&T |
| | STREET ADDRESS | = | 12437 LAQUE ROAD |
| | ZIP CODE | = | 63141 |
| | WURNBERG MAP | = | PG. 23, GRID 19X |

SITE DEVELOPMENT PLAN NOTES

1. SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS INDICATED ON FLOOD MAPS 219189C0189K AND 219189C0187D, BOTH WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
2. GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO., AND M.S.D. STANDARDS AND SPECIFICATIONS.
3. NO SLOPES SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY PROFESSIONAL GEOTECHNICAL ENGINEER.
4. ALL EASEMENTS AND UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
5. CONCRETE STAIRS TO HAVE 12" TREAD AND 8" RISE AND SHALL BE IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARD DRAWING NO. C608.60.

GENERAL NOTES

1. EXISTING BOUNDARY AND TOPO INFORMATION BY STOCK & ASSOCIATES CONSULTING ENGINEER, INC.
2. EXISTING UTILITIES SHOWN FROM AVAILABLE RECORD MAPS. EXTENTS AND LOCATIONS OF EXISTING UTILITIES SUBJECT TO FIELD MARKING AND SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE UTILITY LOCATIONS AND THE EXISTENCE OF ANY NOT SHOWN.
3. THIS PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL REGULATIONS. THERE HAS BEEN NO WETLAND DELINEATION, GEOTECHNICAL OR ENVIRONMENTAL DATA PROVIDED TO THIS ENGINEER PRIOR TO DESIGNING THIS PLAN.
4. THIS PLAN IS FOR THE EXCLUSIVE USE OF TRADITIONAL CONGREGATION. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT AND QUANTIFY TAKE-OFFS. NO UTILITY RESEARCH OR COORDINATION HAS BEEN PERFORMED BY STOCK & ASSOCIATES.
5. ALL WORK SHALL COMPLY WITH CITY OF CREVE COEUR STANDARDS AND SPECIFICATIONS.
6. ALL FINISHED GRADE CONTOURS ARE TO THE TOP OF THE FINAL SURFACE ELEVATION.
7. ALL SPOT ELEVATIONS ARE AT TOP OF PAVEMENT OR TOP OF CURB.
8. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS.
9. ALL WALKS TO HAVE CROSS SLOPE DRAINING AWAY FROM BUILDING. MAXIMUM CROSS SLOPE GRAD SHALL BE 2.0%.
10. NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.



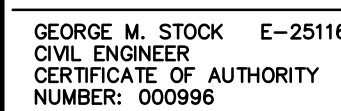


STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chestersfield Business Parkway
St. Louis, MO 63005 PH: (636)
530-9000 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

TRADITIONAL CONGREGATION

Attachment: Site Development Plan Submittal (2017-09-13) (#17-030:Traditional Congregation CUP and SDP)



1	9/13/17 PER CITY
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SHEET TITLE:

SITE
SECTIONS

Packet Pg. 4



Shape the Inspired.

ARCHITECT
MACKEY MITCHELL ARCHITECTS
900 SPRUCE STREET, SUITE 500
ST. LOUIS, MO 63102
314.421.1815

CIVIL ENGINEER
STOCK & ASSOCIATES
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63305
636.530.9100

STRUCTURAL ENGINEER
ALPER AUDI
1804 BORMAN CIRCLE DRIVE #2
ST. LOUIS, MO 63146
314.432.8600

MECHANICAL CONTRACTOR
JARRELL CONTRACTING CO. INC.
4208 RIDER TRAIL NORTH
ST. LOUIS, MO 63045
314.291.0100

ELECTRICAL CONTRACTOR
?
ST. LOUIS, MO 63110
314.534.1030

PLUMBING CONTRACTOR
?
ST. LOUIS, MO 63110
314.534.1030

TRADITIONAL CONGREGATION
ADDITION AND RENOVATION

13427 LADUE ROAD
ST. LOUIS, MO 63141

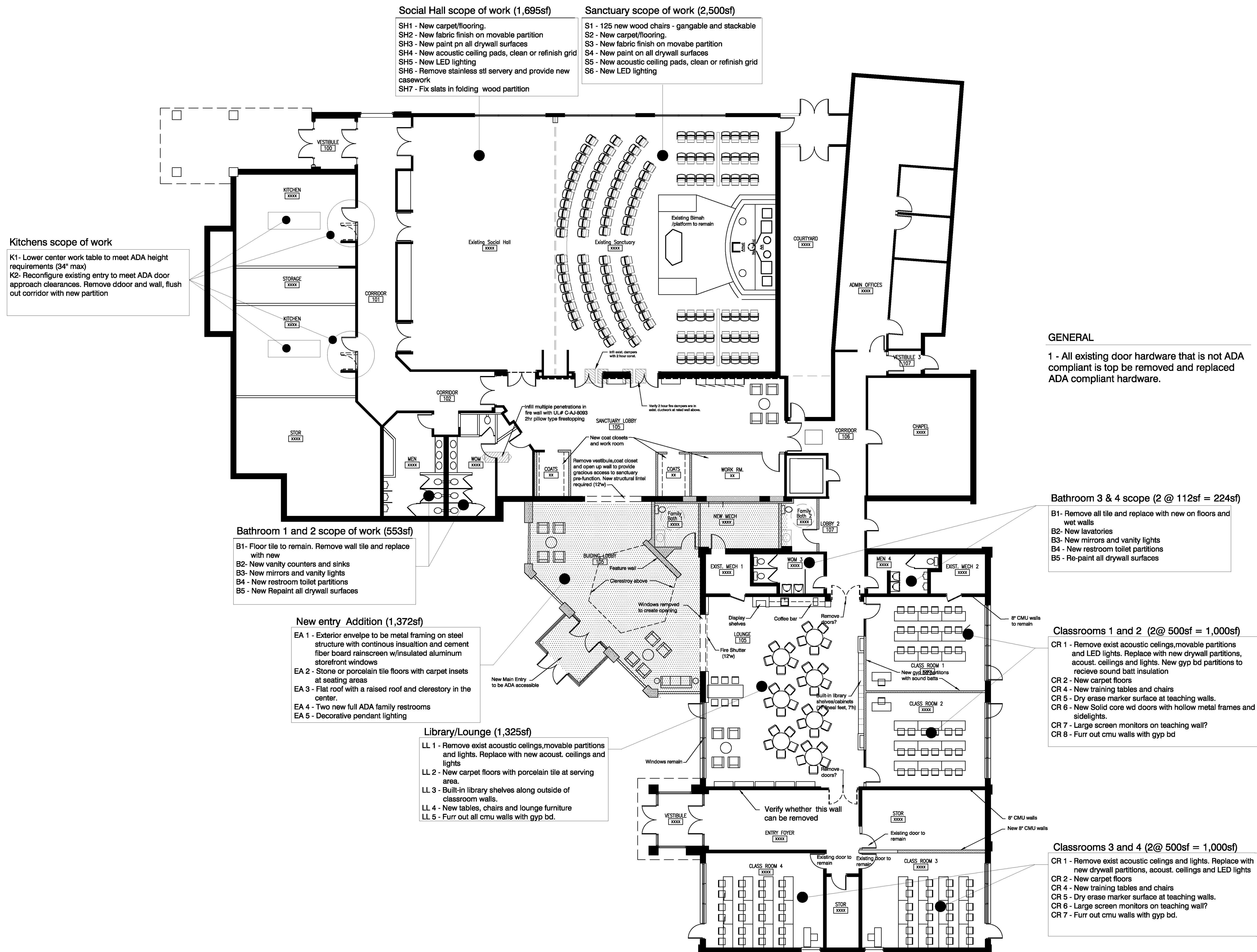
CONDITIONAL USE
PERMIT APPLICATION

NO.	DATE	DESCRIPTION

MMA JOB #: 17190 Issue Date
DESIGN DEVELOPMENT 9/1/2017

WORK PLAN

A1.00





Shape the Inspired.

ARCHITECT
MACKEY MITCHELL ARCHITECTS
900 SPRUCE STREET, SUITE 500
ST. LOUIS, MO 63102
314.421.1815

CIVIL ENGINEER
STOCK & ASSOCIATES
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
636.530.9100

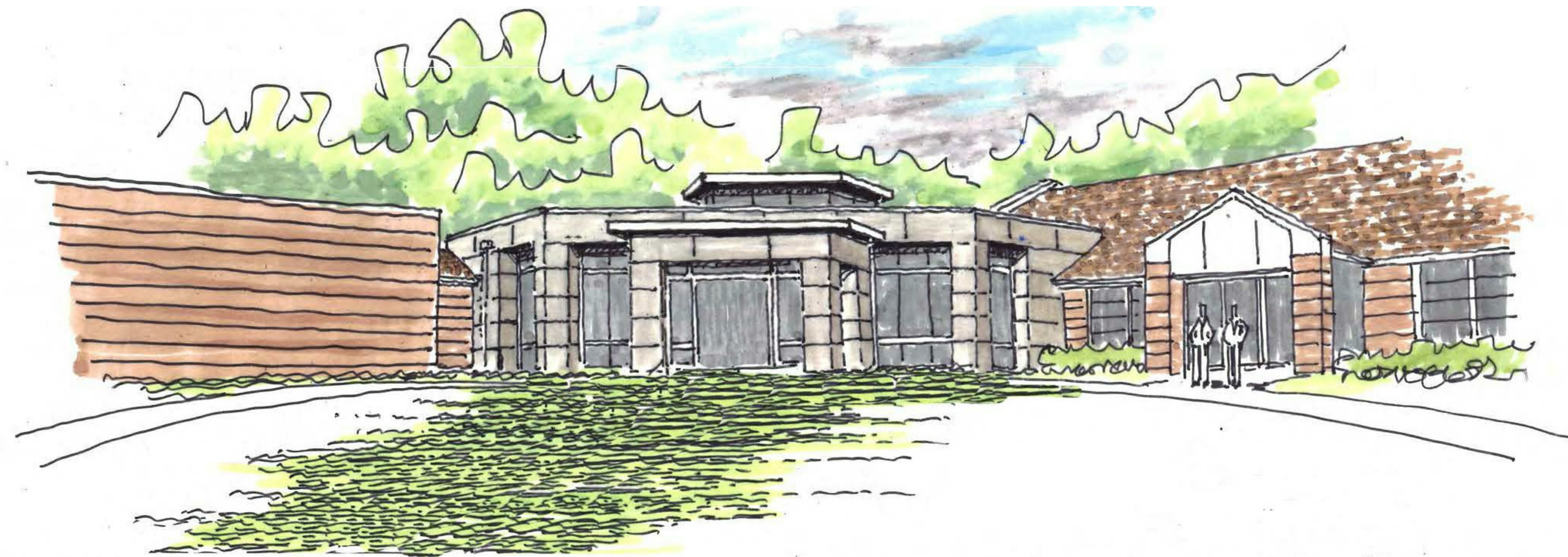
STRUCTURAL ENGINEER
ALPER AUDI
1804 BORMAN CIRCLE DRIVE #2
ST. LOUIS, MO 63146
314.432.8600

MECHANICAL CONTRACTOR
JARRELL CONTRACTING CO. INC.
4208 RIDER TRAIL NORTH
ST. LOUIS, MO 63045
314.291.0100

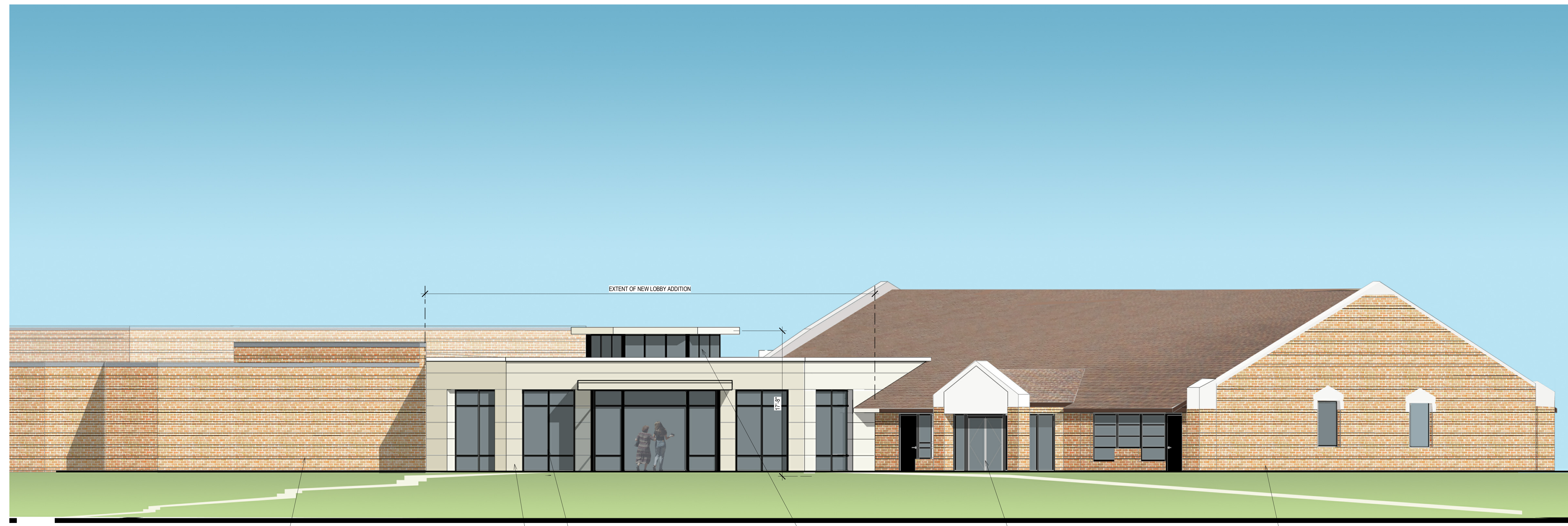
ELECTRICAL CONTRACTOR
?
ST. LOUIS, MO 63110
314.534.1030

PLUMBING CONTRACTOR
?
ST. LOUIS, MO 63110
314.534.1030

Attachment: Site Development Plan Submittal (2017.09.13) (#17-030-Traditional Congregation CUP and SDP)



2 SKETCH



EXISTING RUSTICATED BRICK FACADE NEW ADDITION CLAD IN FIBER CEMENT RAIN SCREEN SYSTEM ALUMINUM STOREFRONT WITH INSULATED GLAZING CLERESTORY EXISTING VESTIBULE EXISTING RUSTICATED BRICK FACADE

1 PROPOSED ELEVATION

TRADITIONAL CONGREGATION
ADDITION AND RENOVATION

13427 LADUE ROAD
ST. LOUIS, MO 63141

CONDITIONAL USE
PERMIT APPLICATION

NO.	DATE	DESCRIPTION

MMA JOB #: 17190 Issue Date
DESIGN DEVELOPMENT 9/1/2017

ELEVATION

A1.01



Shape the Inspired.

ARCHITECT
MACKEY MITCHELL ARCHITECTS
900 SPRUCE STREET, SUITE 500
ST. LOUIS, MO 63102
314.421.1815

CIVIL ENGINEER
STOCK & ASSOCIATES
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
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TRADITIONAL CONGREGATION
ADDITION AND RENOVATION

13427 LADUE ROAD
ST. LOUIS, MO 63141

NO.	DATE	DESCRIPTION

MMA JOB #: 17190 Issue Date
DESIGN DEVELOPMENT 9/1/2017

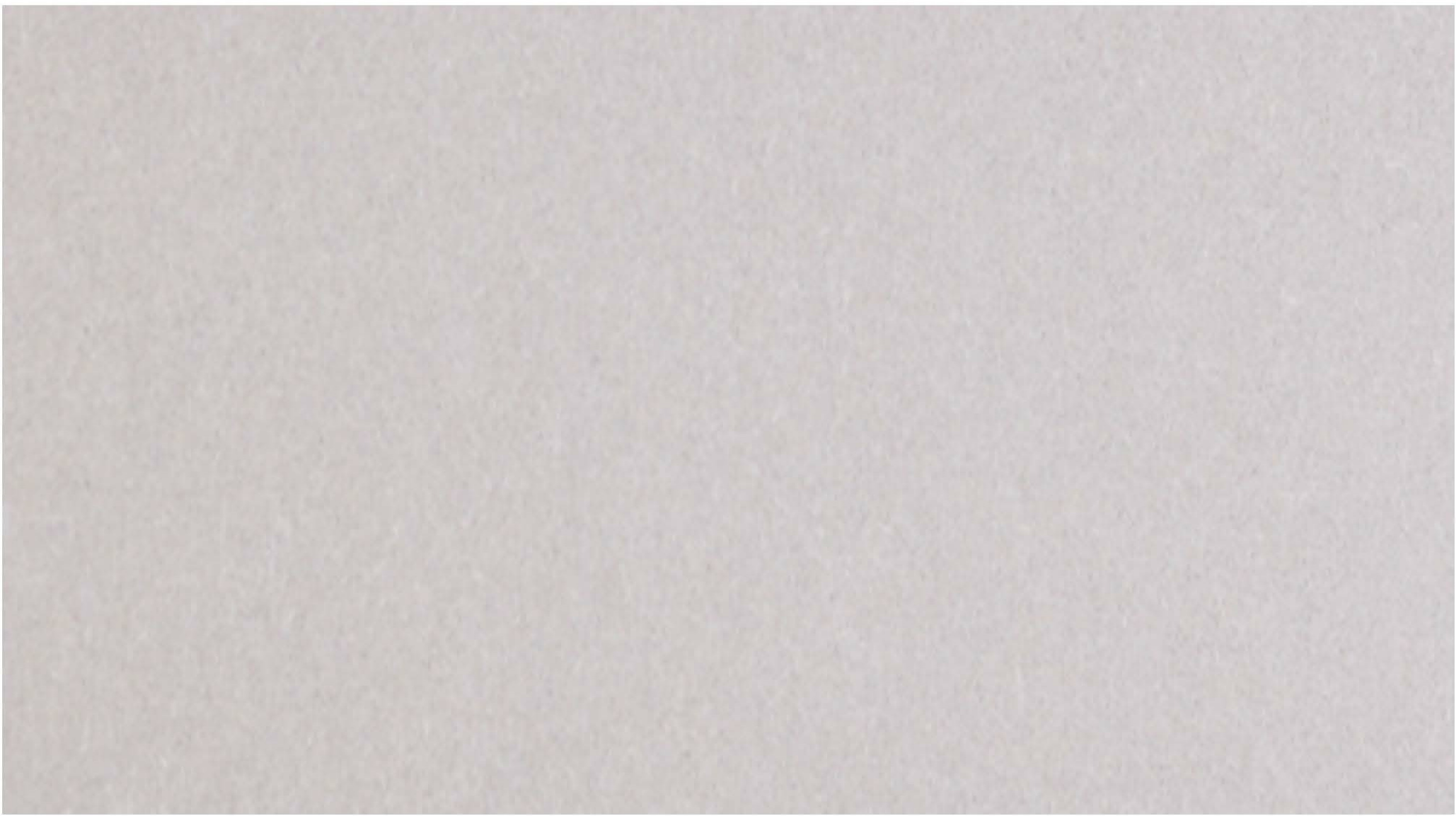
EXTERIOR
SAMPLES

A1.02

Attachment: Site Development Plan Submittal (2017-09-13) (#17-030-Traditional Congregation CUP and SDP)



STOREFRONT SYSTEM - DARK BRONZE

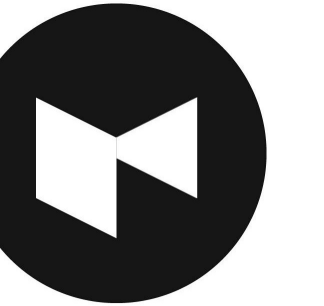


FIBER CEMENT PANEL - EQUITONE N154



FIBER CEMENT PANEL - EQUITONE TE10





Shape the *Inspired*.

ARCHITECT
MACKEY MITCHELL ARCHITECTS
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ELECTRICAL CONTRACTOR

?

ST. LOUIS, MO 63110

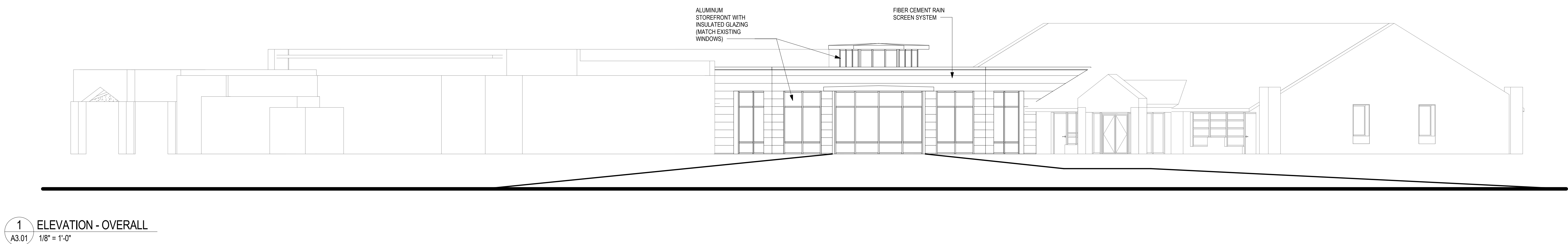
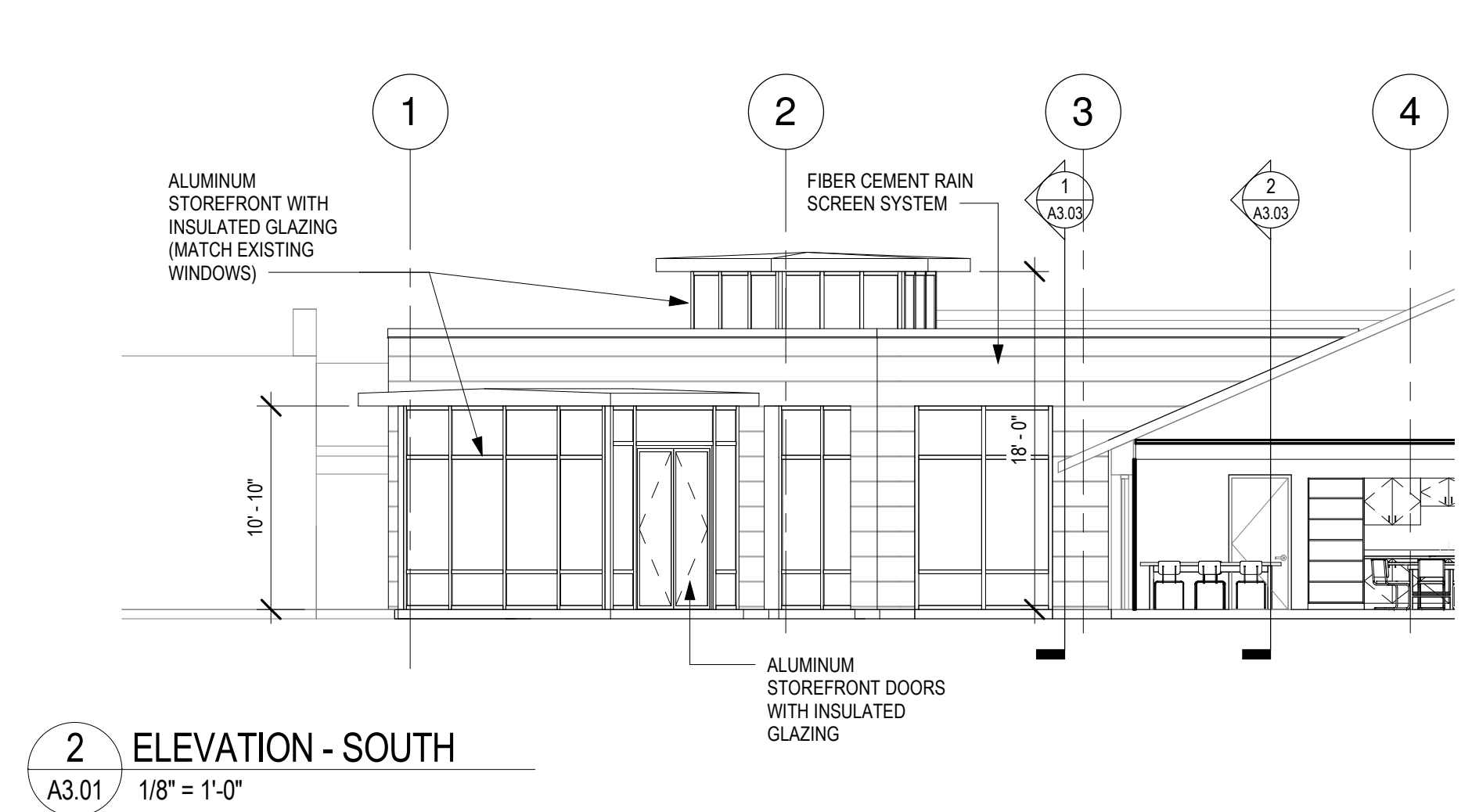
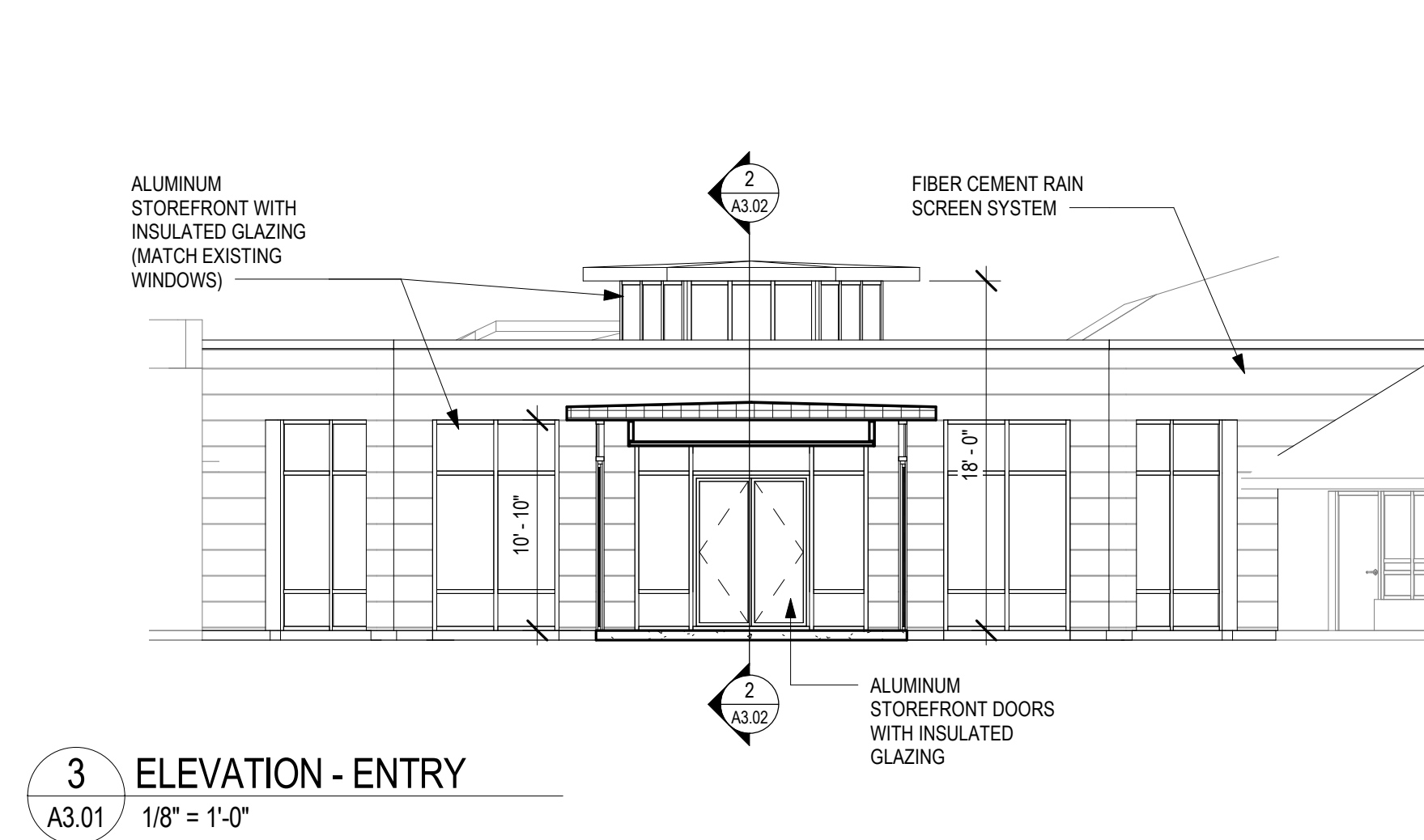
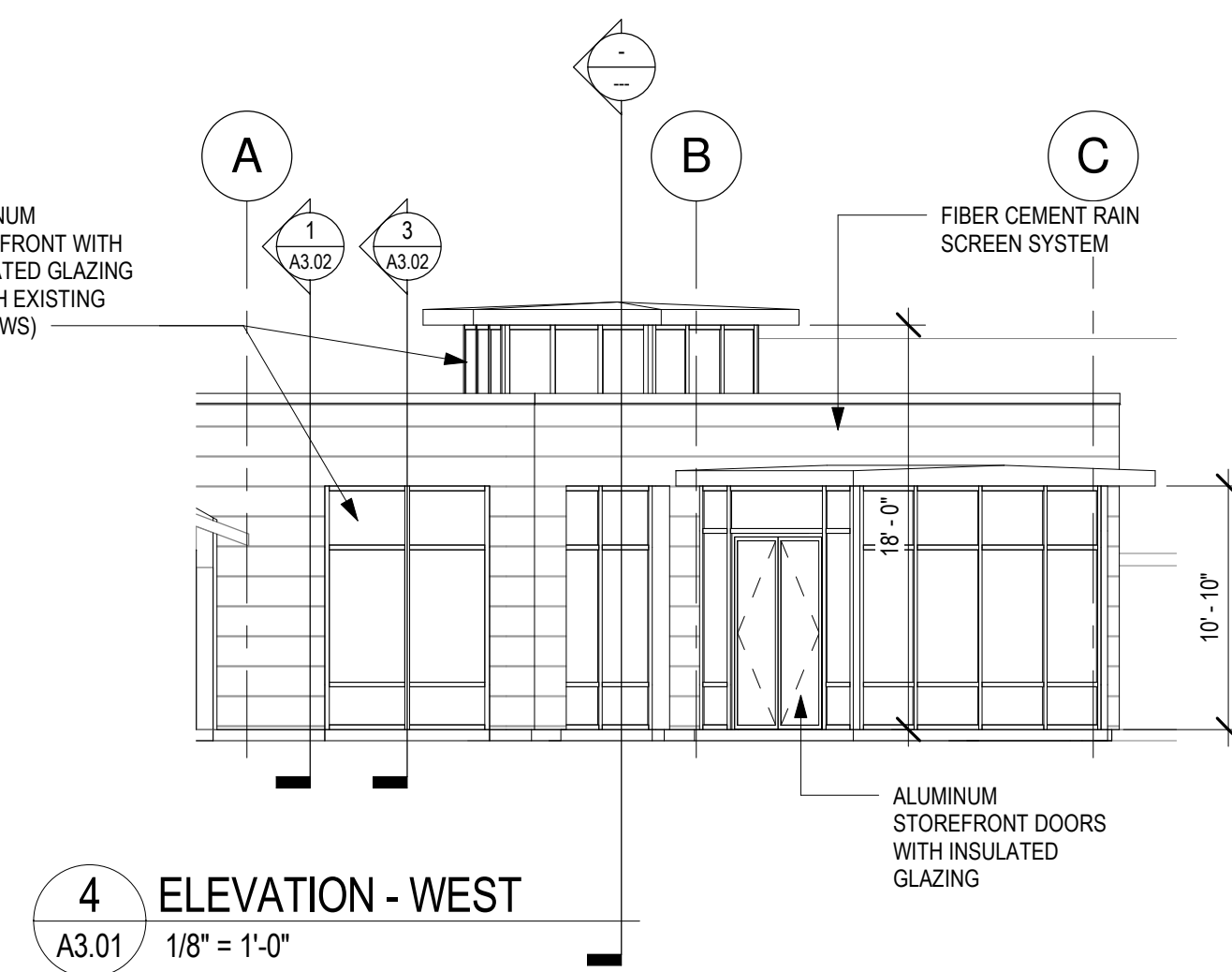
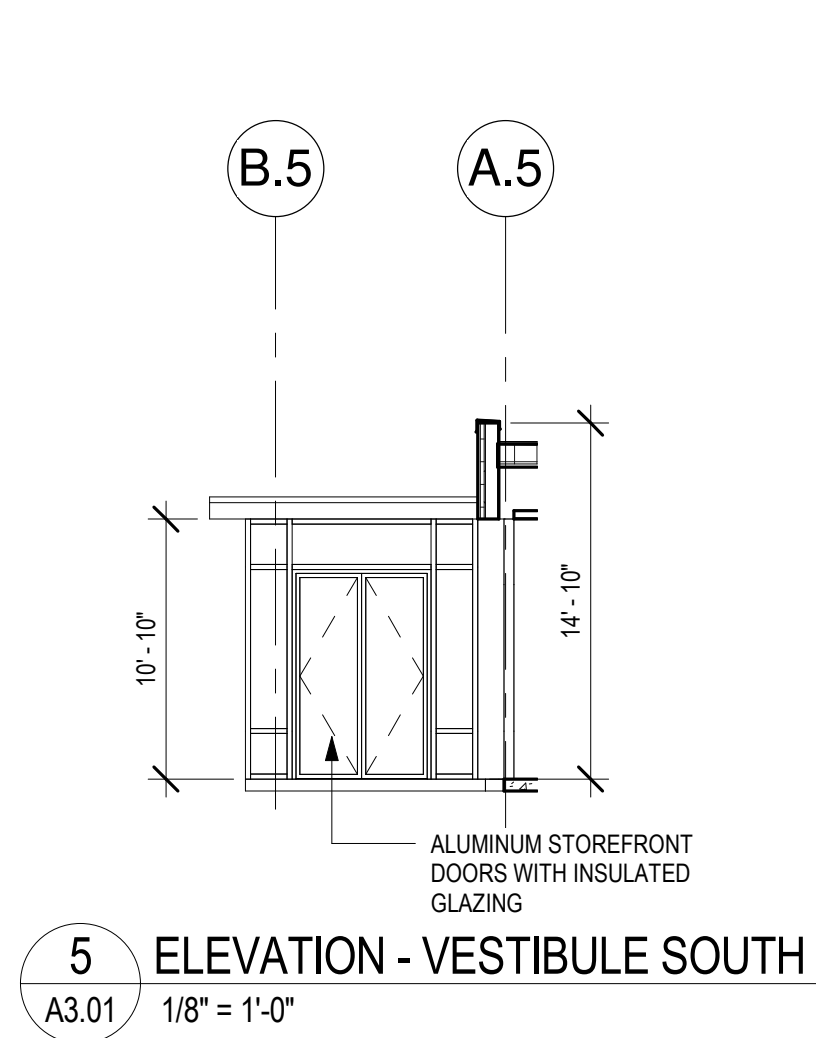
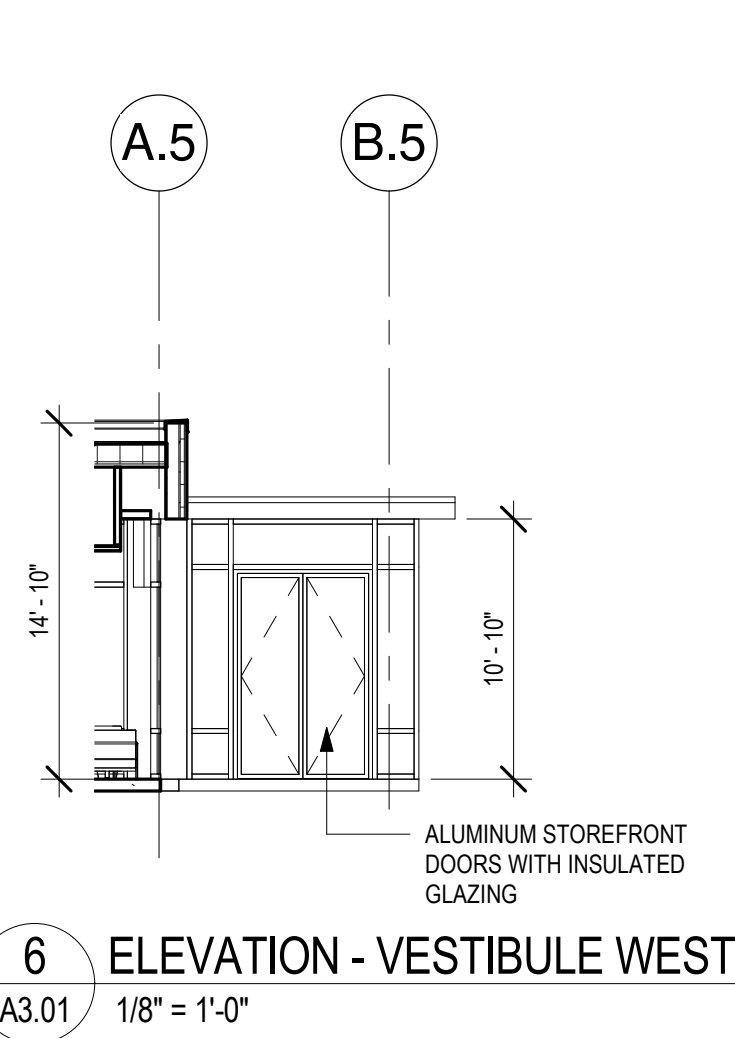
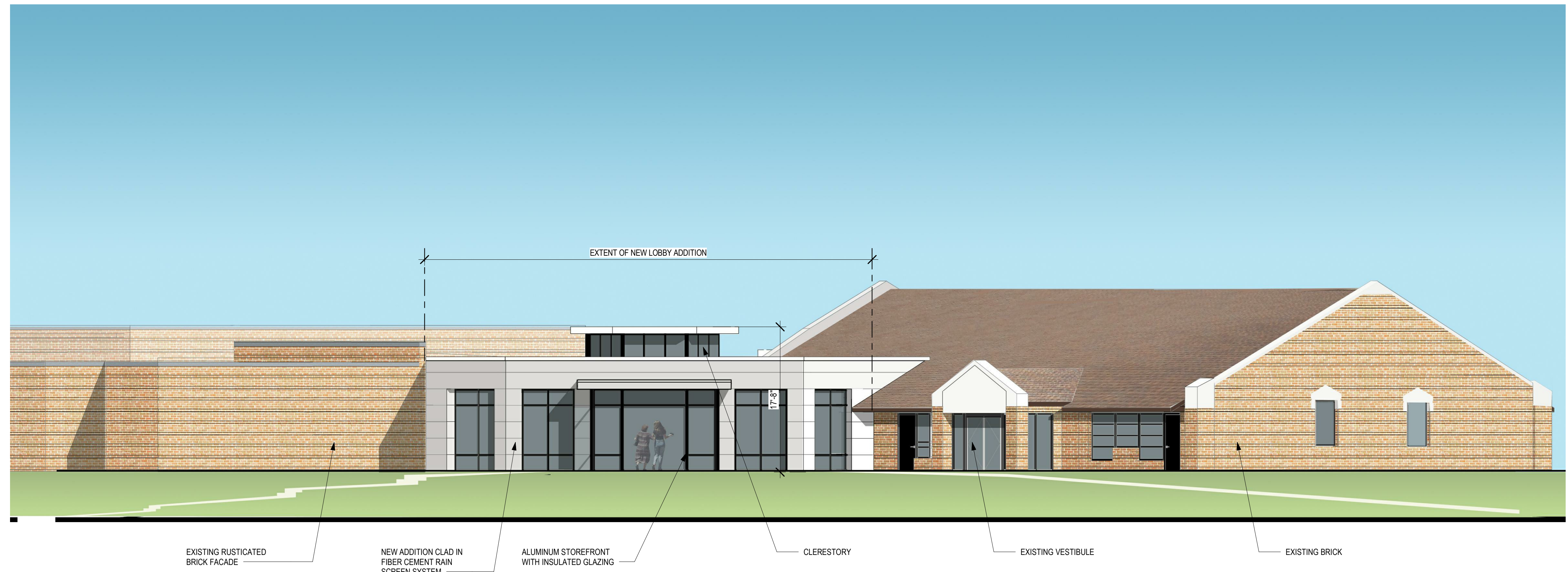
314.534.1030

PLUMBING CONTRACTOR

?

ST. LOUIS, MO 63110

314.534.1030



TRADITIONAL CONGREGATION ADDITION AND RENOVATION

13427 LADUE ROAD
ST. LOUIS, MO 63141

NO.	DATE	DESCRIPTION

MMA JOB #: 17190 Issue Date
DESIGN DEVELOPMENT 9/1/2017

BUILDING ELEVATIONS

A3.01

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR THE OPERATION OF A RELIGIOUS ORGANIZATION ON THE PROPERTY ADDRESSED AS 12437 LADUE ROAD, FOR TRADITIONAL CONGREGATION OF CREVE COEUR AND APPROVING A SITE DEVELOPMENT PLAN FOR A 1,400 SQUARE FOOT LOBBY ADDITION TO THE EXISTING BUILDING

WHEREAS, under Section 405.210 Table A, all religious organizations (NAICS 813110) require the issuance of a conditional use permit in all districts in the City as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, George Stock, of Stock and Associates, on behalf of Traditional Congregation located at 12437 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a conditional use permit and site development plan approval for a 1,400 square foot building addition for the existing Traditional Congregation; and

WHEREAS, Traditional Congregation was originally established in 1966, prior to annexation into the City and therefore has pre-existing, non-conformities on the site. The Application has been filed to establish a new conditional use permit for the property in conjunction with the proposed addition; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 18, 2017, 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 and site development plan, subject to the conditions contained herein, at its meeting on Monday, September 18, 2017, 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.

BILL NO. _____

ORDINANCE NO. _____

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 hereto for the operation of a religious organization at 12437 Ladue Road, in the A Single Family zoning district, whose legal description is as follows:

Deed Book 6824, Page 1504

Part of Lot No. 1 of SAMUEL PHELP’S ESTATE, in St. Louis County, Missouri according to the S ESTATE, in St. Louis County, Missouri according to the plat thereof, recorded in Plat Book 4 page 55 of the St. Louis City (former County) records, and described as:

Beginning at a point in the center of Ladue Road, 60 feet wide, and distance North 89 degrees 52 minutes East, 351.56 feet from the Eastern line of a tract conveyed to Robert P. Hughes and wife by deed recorded in Book 2202 page 297, St. Louis County Records, said beginning point being also South 89 degrees 52 minutes West 1018.52 feet from the North and South center line of said Section 9, thence North 0 degrees 17 minutes East and parallel to said Hughes East line 742.46 feet to a point in the North line of Lot No. 1, thence South 89 degrees 49 minutes East along the North line of said Lot 1, a distance of 176.13 feet to a point, thence South 0 degrees 17 minutes West 741.49 feet to a point in the center line of said Ladue Road, thence South 89 degrees 52 minutes West along said Road 176.13 feet to the point of beginning, according to survey executed by Kropp & Steele Surveying Company, on April 20, 1948,

ALSO part of Lot No. 1 of SAMUEL PHELP’S ESTATE, in St. Louis County, Missouri according to S ESTATE, in St. Louis County, Missouri according to the plat thereof, recorded in Plat Book 4 page 55 of the St. Louis City (former County) records, and described as: Beginning at a point in the center of Ladue Road, 60 feet wide, and distance North 89 degrees 52 minutes East, 527.69 feet from the Eastern line of a tract conveyed to Robert P. Hughes and wife by deed recorded in Book 2202 page 297, St. Louis County Records, said beginning point being also South 89 degrees 52 minutes West 842.39 feet from the North and South center line of said Section 9, thence North 00 degrees 17 minutes East 741.49 feet to a point in the North line of said Lot no. 1, thence South 89 degrees 49 minutes East along said Lot line 176.36 feet to a point, thence South 0 degrees 17 minutes West 740.52 feet to a point in the center line of said Ladue Road, thence South 89 degrees 52 minutes West along the center line of Ladue Road, 176.36 feet to the point of beginning, according to a survey by Kropp & Steele Surveying Company, on April 20, 1948.

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 22,202 square foot Religious Organization on the property addressed as 12437 Ladue Road, for Traditional Congregation of Creve Coeur.
2. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The

BILL NO. _____

ORDINANCE NO. _____

Grading Plans shall be in substantial conformance with the "Site Development Plan," received September 13, 2017, as bound together and submitted in conjunction with Application #17-030, as submitted by Stock and Associates, which is hereby approved.

3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations submitted on September 13, 2017 as bound together and submitted in conjunction with Application #17-030 by Stock and Associates.
4. The Applicant shall submit a Landscape Plan to include appropriate trees within the existing parking lot islands as required by Section 405.540 Landscaping Regulations for the Zoning Administrator's approval. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior 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 exterior alteration may be issued.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. 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.
10. 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.
11. 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.
12. 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.

BILL NO. _____

ORDINANCE NO. _____

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

ADOPTED THIS ____ DAY OF _____, 2017.

DR. ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2017.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 17-030.Traditional Congregation CUPand SDP.Draft Ordinance (#17-030:Traditional Congregation CUP and SDP)