AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, JANUARY 7, 2019

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. James Myers
Mr. Gene Rovak
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. **December 17, 2018 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

None

NEW BUSINESS

1. **Application #18-050: Minor Site Plan Approval for Exterior Modifications to the Building at 453 N. Lindbergh Blvd.**
   Alan Peele, of Cardinal Contractors, has applied for approval of modifications to the exterior of the building at 453 N. Lindbergh Blvd. The proposal consists of painting the existing building a new beige color, adding new gabled roofs to the front facade and cladding the front columns supporting the balcony with stone. The building will be used as a sales and management office only for Cardinal Contracting with no storage of materials or equipment on site. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

2. **Application #18-048: Boundary Adjustment for 906 Woodshire Lane**
   Mark Ruck, property owner of 906 Woodshire Lane, is seeking a boundary adjustment, and subsequent municipal boundary adjustment to consolidate two parcels under common ownership and to have all of the properties located within the City of Creve Coeur.

WORK AGENDA

1. **Zoning Ordinance Update-West Olive Corridor**
   Discussion of future zoning updates for the West Olive corridor west of Interstate 270 to the city limits.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 17, 2018
6:30 PM

CALL TO ORDER

Chair Kistner called the meeting to order at 6:31 PM and called the roll.

ROLL CALL

Beth Kistner	Commission Chair	
Tim Carney	Commission Member	
Gene Rovak	Commission Member	
Muriel Hall	Commission Member	
Don Magruder	Commission Member	
James Myers	Commission Member	
Matthew Schuh	Commission Member	(Absent)

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Rovak made a motion to approve the agenda, Mr. Carney seconded. All in favor.

APPROVAL OF MINUTES

1. December 3, 2018 Planning and Zoning Commission Draft Meeting Minutes

Mr. Magruder made a motion to approve the minutes, Mr. Rovak seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Attachment: PZ DRAFT Minutes 12.17.18 (December 17, 2018 Planning and Zoning Commission Draft Meeting Minutes)

1. Application #18-047: a MINOR SITE PLAN FOR THE SCULPTURE AND PLAZA AREA AT CHAMINADE COLLEGE PREPARATORY SCHOOL

Mr. Ed Griesedieck, a representative for Chaminade, said the goal is to place a sculpture in an open space. He said the sculpture will be visible on campus. He asked if the sidewalk could match the other sidewalks on campus which are 4 feet wide. He said there would be an aesthetic landscape wall to the east.

Mr. Griesedieck said the chapel area would have sprinklers and lighting. He said the area fits in with the rest of the campus and the changes are supported by city staff.

Mr. Carney asked if trees would be moved.

Mr. Griesedieck said a few trees were failing and will be removed, and a few will be moved to be near the theater.

Ms. Kelly said the sidewalk condition is a city requirement. She said if any landscaping wished to be included, it should be done so as a condition.

Mr. Myers said he prefers the sidewalks be at least 6 ft to keep in line with the code.

Mr. Rovak said the open concept would be cluttered with landscaping.

Mr. Rovak made a motion to approve subject to the conditions in the staff report. Mr. Magruder seconded. All in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Gene Rovak, Commission Member
SECONDER:	Don Magruder, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers
ABSENT:	Schuh

2. Application #18-049: MINOR SITE PLAN APPROVAL FOR THE EXTERIOR MODIFICATION TO THE BUILDING AND NEW LED PARKING LOT LIGHTING AT THE FORMER HBE BUILDING

Mr. Conant, of HBE, said they are proposing mirrored components to lighten and brighten the building. He said the materials tie the existing brick together. He said they are changing the lighting in the parking lot heads to improve energy efficiency requirements and safety. He said the posts themselves are not changing.

He said the canopy, columns, and staple were done as cosmetic improvements. He apologized to the Commission for not seeking advance approval and said they didn't think the improvements needed approval which is why they were completed.

Mr. Carney asked if the heads would match the poles.

Mr. Conant said the poles would be painted to match the bronze heads.

Mr. Jaggi said there was a building permit issued for interior work continuin with the office use. He said they were asked to apply for Commission approval after some of the cosmetic changes were understood to go high on the front of the building. Mr. Jaggi said permits are not issued and are not required for some of the concerns in the letter a resident sent in. He said there is no new office

Attachment: PZ DRAFT Minutes 12.17.18 (December 17, 2018 Planning and Zoning Commission Draft Meeting Minutes)

building and as a result, the use is not changing. He said the standard protocols were followed regarding noticing for this project.

Ms. Pati Trout questioned Mr. Conant's employment because of wording in the agenda. She asked if the materials were earthquake proof. She questioned whether the lighting was shielded. She said she objected to staff opinion being made in regard to projects.

Mr. Jaggi said projects and materials associated with building permitting are reviewed and approved by the Chief Building Official.

Mr. Conant said the building and elements are seismically sound. He said the only thing that would change was the reflective quality.

Mr. Jaggi said the city can confirm, but as far as he understands the materials are sound.

Ms. Diana Sprick said she is upset about the noticing and the enforcement of procedure.

Ms. Kelly said residents had received the mailing as she had gotten a call from someone who had a question.

Ms. Kistner asked about the photometric changes.

Ms. Kelly showed the photometric map.

Ms. Kistner asked how the changes would be different than what is there currently.

Mr. Richard Marty addressed the lighting questions. Mr. Marty said the lighting was significantly less than Walgreens or Dierbergs. He said the changes would be no different than what is currently there.

Ms. Kistner asked about the LED lighting.

Mr. Marty said the berm and trees and the recessed building would help with lighting. He said the light heads could be tilted away from residents.

Ms. Kistner asked if staff was prepared to ensure the lighting would have no further negative impact on the residents.

Mr. Jaggi said there shouldn't be much of an impact to the residents. He said the photometric reflects the light spillage as having no impact.

Mr. Marty said safety is a concern and good lighting is one way to address it.

Ms. Ellen Lawrence, a City Council member, asked if the lights could be tilted away from the residential homes.

Mr. Jaggi said a condition could be added to shield and direct the lighting as far away from the residents as practical.

Ms. Trout asked if they have a planned completion date for accepting tenants. She said she would like to see the western cross access added before tenants move in.

Mr. Marty said there are some contracts in the works, but it would require a slow move into the building.

Ms. Kistner said as there is no change to the site, cross access is not a requirement.

Attachment: PZ DRAFT Minutes 12.17.18 (December 17, 2018 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Jaggi said he wanted to clarify that the permits that were required were approved and as additional work on the exterior came up, Mr. Conant promptly came in and applied as required.

Mr. Rovak made a motion to approve subject to the conditions contained in the staff report with the addition that lighting be shielded away from residents as much as possible.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Gene Rovak, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	Kistner, Carney, Rovak, Hall, Magruder, Myers
ABSENT:	Schuh

WORK AGENDA

1. Medical Marijuana Zoning Regulations

Mr. Jaggi and Mr. Lumley explained why this was before the Commission.

There was some discussion as to how they could split the uses and zoning.

Mr. Lumley said the state will issue a card allowing persons to legally have and use marijuana for medical reasons.

Ms. Kelly went over how the uses are defined in the NAICS.

Mr. Lumley explained the City needs to act promptly before state regulations are complete.

Mr. Jaggi suggested we try to avoid allowing the uses adjacent to residential areas as much as possible.

Ms. Kistner said we should be conservative as we don't know the impact.

There was some discussion about making these conditional uses.

RESULT:	**ITEM DISCUSSED**

DEPARTMENT REPORTS

Mr. Jaggi said the City Administrator and Assistant City Administrator suggested holding off on the rezonings for East Olive and Lindbergh. He said it was recommended staff reach out to neighboring communities and businesses before scheduling the public hearing. He said there would be information posted in the January newsletter. The Commission concurred with that approach.

Mr. Jaggi went over the upcoming agenda.

ADJOURNMENT

Mr. Carney made a motion to adjourn. All in favor. Meeting adjourned at 7:45pm.

Attachment: PZ DRAFT Minutes 12.17.18 (December 17, 2018 Planning and Zoning Commission Draft Meeting Minutes)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION #18-050 FOR A MINOR SITE PLAN APPROVAL FOR THE EXTERIOR MODIFICATION TO THE BUILDING AT 453 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, January 7, 2019

SUBJECT PROPERTY LOCATION: 453 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Alan Peele, of Cardinal Contactors, has applied for approval of the modifications to the exterior of the building at 453 N. Lindbergh Boulevard, that include painting the existing building a light beige color, new roof eaves, and stone columns on the balcony. The building will be used as a sales and management office only for Cardinal Contracting, no storage of materials or equipment will be on site.

ADDITIONAL INFORMATION: The building was originally developed in 1965 and has largely remained unchanged since that time. Therefore, the property has pre-existing, nonconformities on the site. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. City Council action is not required.

Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References
- Design Guidelines

Zoning Code References
- Section 405.210: Regulation of Uses
- Section 405.360: General Commercial District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Alan Peele
Cardinal Contractors
2362 Hwy 94 South Outer Rd
St Charles, MO 63303

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/3/2019
ATTACHMENTS: Applicant's Materials received December 11, 2018, and Site Plan/ Landscaping Plan received December 28, 2018

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

PROJECT DESCRIPTION

The original building was developed in 1965 and contains pre-existing, non-conformities on the site. The Applicant recently purchased the property and is renovating the exterior of the building for offices. Cardinal Contracting is a roofing contractor (NAICS 238160) which is not an allowed use within the City. However, the Applicant has indicated that this property will be used only as the sales office, with no storage of materials or supplies, dumpsters nor trucks be parked, nor company vehicles parked overnight on site at this location. Therefore, Staff has included a condition of approval to the effect that the use will remain as an office function only.

The proposed alterations include a new gable roof and stone columns, and the overall structure painted a light beige color.

Figure 1: Proposed font elevation

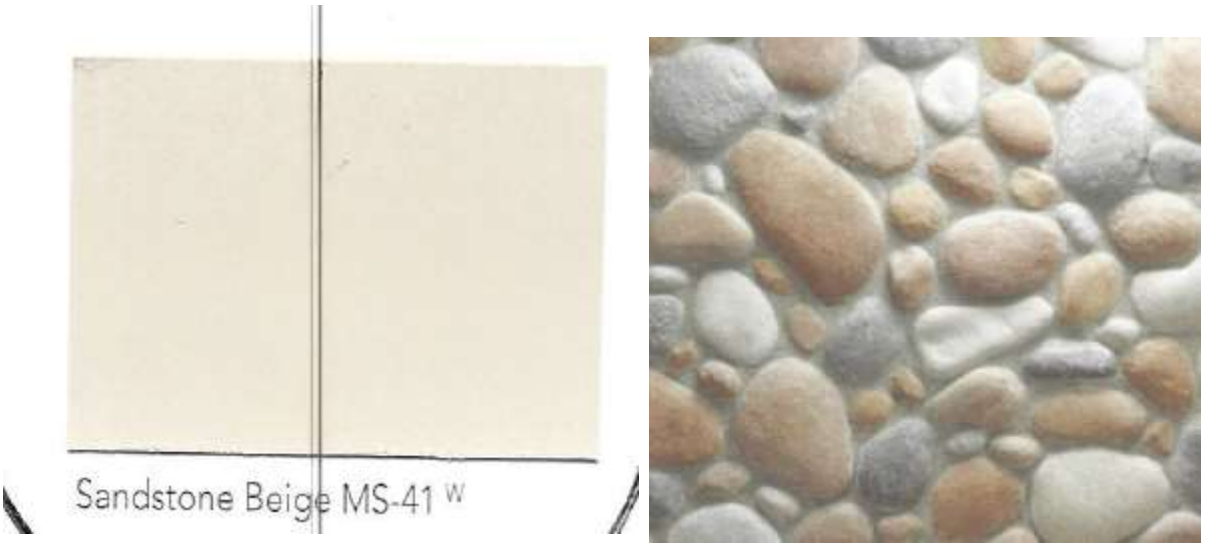


Figure 2: Proposed color and new manufactured stone material for the columns.

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

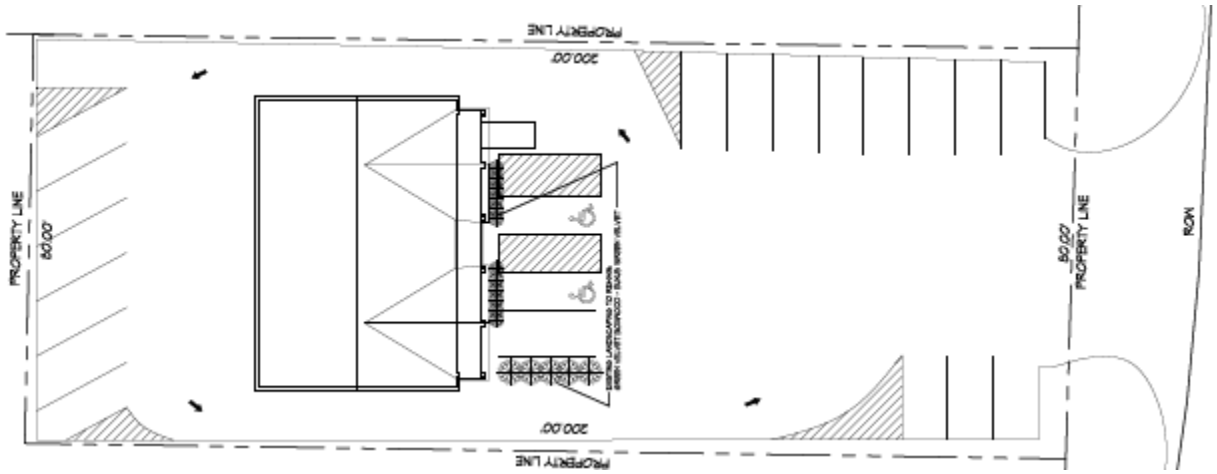


Figure 3: Site plan with existing landscaping.

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office	GC-General Commercial	NA
South	Office	GC-General Commercial	NA
East	Office	GC-General Commercial	Lindbergh Blvd.
West	Office	GC-General Commercial	NA

COMPREHENSIVE PLAN REVIEW
Creve Coeur 2030 Plan includes the subject property within the Lindbergh Boulevard Corridor that calls for a visually-distinctive mixed-use and office corridor that is part of the Mixed-Use District Place Type. Land uses are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets. (p. 102). As the Applicant is largely using the site as is, and there are pre-existing, non-conformities on the Site with very limited landscaping, the proposal is largely in keeping with these recommendations in as much as this request can, with the condition that additional landscaping shall be provided at the entrance along N. Lindbergh Boulevard, and to soften the site elements where possible, to further the site toward the goals of the Comprehensive Plan and the Landscaping Regulations as discussed further below.

Design Guidelines
The City's Design Guidelines recommend that materials should have good architectural character, be durable, and selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials that require minimum maintenance, with color that is integral to the materials and not be painted on (Chapter E Materials/Colors, p. 9). The Applicants are proposing to re-paint the existing gray brick a light beige color, adding manufactured stone cladding on the columns, and providing new gabled roofs at the entrances facing N. Lindbergh Boulevard. Since the masonry is already painted and the applicant is proposing to use wood cedar siding on the faces of the new roof gables, the request fulfills the objectives of the Design Guidelines as much as it can in consideration of the pre-existing nature of the building. The Applicant will be present material and color samples for the Commission's review at the meeting.

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

ZONING REVIEW
As the building is pre-existing, and the Applicants are only seeking to modify the exterior of the building, zoning review is limited to the existing landscaping.

Landscaping:
Section 405.540(F)(10) Landscaping of the Zoning Ordinances requires that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. As the site is pre-existing, non-conforming, and Staff has not been able to locate a prior approved landscape plan, the proposed landscaping is largely to maintain the existing on site. However, Staff has included a condition of approval that a revised landscape plan be provided to bring the site closer to compliance with the existing regulations where possible, including a minimum of 1 street tree of 3" caliper along any street frontage and additional plantings including trees and shrubs along the architectural walls facing N. Lindbergh Boulevard for the Zoning Administrator's approval to soften up the entrances.

Sidewalks
Section 405.730 Sidewalks requires that all non-residential developments requiring site concept plan and/or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk. However, the Applicants are utilizing an existing site largely as is without adding additional coverage, and there is an existing partial sidewalk along N. Lindbergh Boulevard to the north of the driveway entrance. There appears to be room to provide a sidewalk on the south side of the entrance to the property line; however, the length of this segment will be very short, and a connection is not provided on the adjacent property to the south. Given the limited benefit; Staff has not required one to be included at this time.

Other Items
The site is generally in good repair; however, the asphalt parking lot needs maintenance. Staff has listed a condition that as part of the renovation, the parking lot be repaired, resealed and re-striped and that any other property maintenance issues be corrected at the direction of the Building Official.

RECOMMENDATION
Based on the above analysis, the request for façade improvements meets all of the requirements of the Comprehensive Plan and Zoning Ordinance, with the exceptions discussed above. Staff recommends the following conditions be incorporated in any motion for the approval of the minor Site Plan. Additional discussion of the color and painting of the brick may require additional conditions.

1. 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 "Concept Elevations" received December 11, 2018 as bound together and submitted in conjunction with Application #18-040 by Killian Smith Architect + Associates and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance. Any new additional light standards shall require approval of the Planning and Zoning Commission prior to installation.
3. A revised landscape plan shall be provided to bring the site into complance with Section 405.540, including adding trees and additional plantings along the architectural walls facing N. Lindbergh Boulevard for the Zoning Administrator's approval.
4. The property shall only be used as an office. Construction vehicles shall not be parked on site overnight. There shall be no storage of construction materials, roofing materials, or equipment associated with the Roofing Contracting on the property at any time.
5. All vehicles displaying permitted vehicular signs owned by or operated on behalf of a business operating within the City limits shall only be parked when at the business location behind the front building line within a properly designated parking space. Where such parking is not available, said vehicle shall park as far from the right-of-way and in the least visible area

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

possible, in relation to the public rights-of-way, in compliance with Secton 405.930(D)(6)(a) of the City's Sign Regulations.

6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
7. All property maintenance issues shall be addressed to the Building Official's satisfaction, to specifically include repairing, re-sealing and restriping the asphalt parking lot.
8. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plan as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

> "I move to recommend approval of the minor site plan for the façade improvements for the building at 453 N. Lindbergh Boulevard as bound together with Application #18-050, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of January 7, 2019" (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.

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

APPENDIX 3: AERIAL PHOTO

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

APPENDIX 4: SITE PHOTOGRAPHS	Taken: 1-3-2019
	Description: View of the existing building looking west at the existing landscaping adjacent to the building.
	Description: View of the existing building looking west from the entrance at N. Lindbergh Boulevard.

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

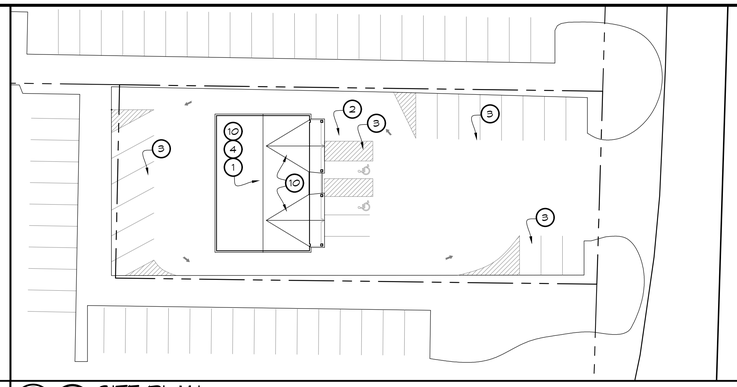
	Description: View looking east from the parking lot toward N. Lindbergh Boulevard.
	Description: View looking east from the rear property line at the existing rear of the building.

Attachment: # 18-050 Staff Report (453 N Lindbergh Minor Site Plan Exterior Modifications)

EXTERIOR RENOVATION FOR:

PEELE PROPERTIES

453 N LINDBERGH BLVD CREVE COEUR, MO 63141



5 SITE PLAN
SCALE: 1" = 30'-0"

1. EXISTING CONSTRUCTION TO REMAIN (TYP.)
2. EXISTING RAMP TO REMAIN.
3. EXISTING PARKING TO REMAIN.
4. EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
5. EXISTING BRICK TO REMAIN (TYP.)
6. EXISTING WINDOWS TO REMAIN (TYP).
7. EXISTING DOORS TO REMAIN (TYP).
8. EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.).
9. EXISTING COLUMNS TO BE REMOVED/REPLACED PER PLAN (TYP.).
10. NEW ROOFING AS SELECTED BY OWNER (TYP.)
11. EXISTING FLOOR BEAM TO BE REPLACED; PROVIDE TEMPORARY SUPPORT FOR FLOOR JOISTS TO REMAIN (TYP.)
12. EXISTING DECK ROOF/ROOF FRAMING TO BE REMOVED (TYP.)

9 KEYED NOTES
SCALE: NO SCALE

1 VICINITY MAP
SCALE: NTS

2009 INTERNATIONAL BUILDING CODE

Proposed Building Summary:	Deck reconstruction of existing two-story office space. Changes to the interior are not included in this contract. Scope of work: selective demolition, new structural framing and exterior finishes.
Use Group Classification:	Group B - Business (304.1) EXISTING - NO CHANGE
Construction Classification:	Type III-B (Assumed) - Non-sprinklered (602.5)
Height & Area Limitations:	3-Story - 19,000/story (T-504.4 & T-506.2) EXISTING - NO CHANGE

Fire Resistance Ratings:

Structure Element: (T-601, p.89)	(hrs)	(U.L. #)
Exterior walls	0	-
Fire walls / Party walls	0	-
Fire separation	0	-
Fire partition	0	-
Dwelling Unit Separation	0	-
Smoke barrier	0	-
Non-bearing	0	-
Interior bearing	0	-
Structural	0	-
Floor (beams)	0	-
Roof	0	-

EXISTING - NO CHANGE

3 CODE SUMMARY
SCALE: NO SCALE

THE CONTRACTOR SHALL SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO THE SUBMITTAL OF BID. NO CHANGE ORDERS WILL BE ACCEPTED FOR WORK REQUIRED TO COMPLETE THE DESIGN INTENT, OR CONFLICTING INFORMATION ON DESIGN DRAWINGS, THAT COULD HAVE BEEN DETERMINED THROUGH NORMAL OBSERVATION DURING SITE VISIT.

ANY CONFLICTING INFORMATION INDICATED ON DRAWINGS, OR BETWEEN DRAWINGS AND EXISTING CONDITIONS IN THE FIELD, ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.

CONDITIONS GIVEN ARE APPROXIMATE. ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED AT THE SITE. ALL DIMENSIONS GIVEN ARE FINISH TO FINISH UNLESS NOTED OTHERWISE.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH BUILDING CODES AND REGULATIONS.

ALL LUMBER TO BE PRESSURE TREATED, EXTERIOR GRADE.

ALL FASTENERS TO BE CORRISION-RESISTANT.

ALL CONTRACTOR'S ARE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION AND FOR REPAIR OF ANY DAMAGE CAUSED BY NEW CONSTRUCTION. ALL REPAIRS SHALL MATCH ADJACENT SURFACES AESTHETICALLY

ALL HVAC, ELECTRICAL, PLUMBING, STRUCTURAL, DATA, AND TELEPHONE WORK TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES. HVAC, ELECTRICAL, PLUMBING, STRUCTURAL, ALARMS, DATA, AND TELEPHONE SYSTEMS ARE TO BE DESIGN/BUILD AND PERMIT IS TO BE APPLIED FOR SEPARATELY BY APPROPRIATE CONTRACTOR. ANY AND ALL REQUIRED DESIGN, DRAWINGS, CALCULATIONS, SPECS, DETAILS, ETC. SHALL BE PREPARED BY THE APPROPRIATE LICENSED PROFESSIONAL AS REQUIRED BY LAW.

THIS ARCHITECT ASSUMES NO LIABILITY FOR ANY WORK, COORDINATION, ERRORS, OMISSIONS, AND ANY RESULTING CLAIMS, FOR ANY WORK OTHER THAN THE INFORMATION CONTAINED ON THE SHEETS HEREIN AND SIGNED AND SEALED BY THIS ARCHITECT.

MECHANICAL CONTRACTOR TO RELOCATE OR PROVIDE NEW AS REQUIRED SUPPLY AIR DIFFUSERS AND THERMOSTATS. BALANCE ENTIRE HVAC SYSTEM AS REQUIRED. (COORDINATE LOCATION WITH LIGHTING).

ELECTRICAL CONTRACTOR TO PROVIDE NEW ELECTRICAL DEVICES AS REQUIRED TO ACCOMMODATE NEW LIGHT FIXTURES AND OUTLETS.

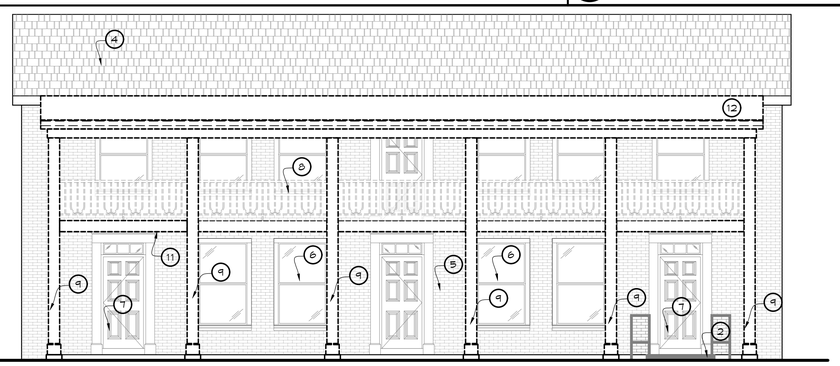
MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC OUTLETS, LIGHT FIXTURES, AND HVAC GRILLS, AS SHOWN, ARE TO BE USED AS ARCHITECTURAL GUIDELINES FOR GENERAL LOCATION OF THESE ITEMS IN THE SPACE, THE SPECIFIC SIZING AND ENGINEERING OF THESE MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS, TO ENSURE ACCEPTABLE OPERATION OF THE INDIVIDUAL SYSTEMS ARE THE RESPONSIBILITY OF EACH INDIVIDUAL CONTRACTOR.

ALL FINISHES ARE TO BE SELECTED BY OWNER AND SHALL MEET ALL APPLICABLE BUILDING CODES.

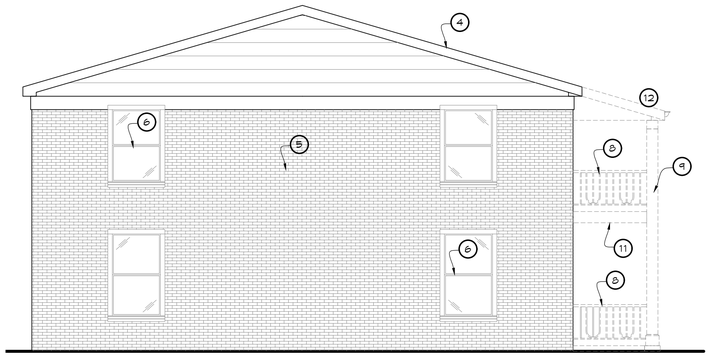
4 GENERAL NOTES
SCALE: NO SCALE

2 ABBREVIATIONS
SCALE: NO SCALE

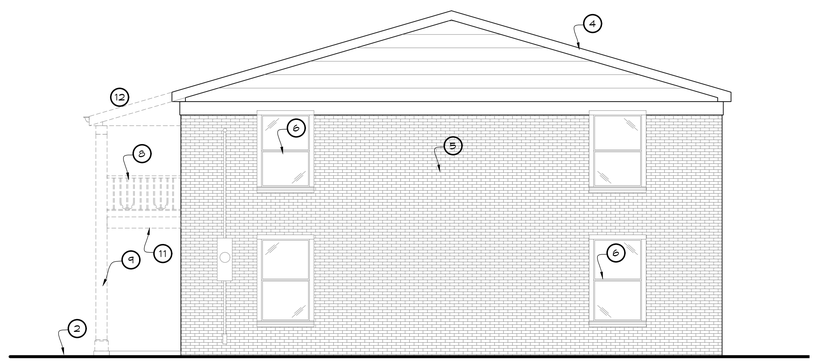
AAC	Autoclaved Aerated Concrete	JT	Joint
AC	Acoustical Ceiling	LAV	Lavatory
AB	Acoustical Board		
ADJ	Adjustable	MECH	Mechanical
AFF	Above Finish Floor	MEMB	Membrane
AGGR	Aggregate	MTL	Metal
ASPH	Asphalt	MH	Manhole
AT	Acoustical Tile	MO	Masonry Opening
		MTD	Mounted
BC	Bottom of Curb		
BD	Board	NIC	Not in Contract
BITUM	Bituminous	NO	Number
BL	Brick Ledge	NTS	Not to Scale
BLK	Block		
BM	Beam	OA	Overall
BRG	Bearing	OC	On Center
BS	Back Splash	OPNG	Opening
BUR	Built Up Roof		
		P	Paint
CA	Carpet	PLAM	Plastic Laminate
CAB	Cabinet	PLAS	Plaster
CB	Catch Basin	PLYWD	Plywood
CEM	Cement	PR	Pair
CJ	Control Joint	PRF	Proof
CMU	Concrete Masonry Unit	PTD	Painted
CO	Cased Opening	PTN	Partition
COL	Column		
CONC	Concrete	QT	Quarry Tile
CONSTR	Construction		
CONTR	Contractor	R	Riser
CT	Ceramic Tile	RD	Roof Drain
		REINF	Reinforced
DBL	Double	RES	Resilient
DIA	Diameter	RM	Room
DISP	Dispenser	RO	Rough Opening
DN	Down	RFG	Roofing
DR	Door		
DS	Downspout	SHTG	Sheeting
		SIM	Similar
EP	Epoxy	SPEC	Specification
EJ	Expansion Joint	SSTL	Stainless Steel
ELEV	Elevation	STL	Steel
EWC	Electric Water Cooler		
EX	Existing	T	Tread
EXP	Exposed	TB	Towel Bar
EXT	Exterior	TC	Top of Curb
		T&G	Tongue and Groove
FD	Floor Drain	THK	Thick
FDN	Foundation	THR	Throat
FE	Fire Extinguisher	THRES	Threshold
FEC	Fire Extinguisher Cabinet	TP	Top of Pavement
FHC	Fire Hose Cabinet	TPD	Toilet Paper Dispenser
FIN	Finish	TW	Top of Wall
FLR	Floor	TYP	Typical
FP	Fireplace		
FTG	Footing	UNO	Unless Noted Otherwise
FWC	Fabric Wall Covering	UR	Urinal
GA	Gauge	V	Vinyl
GALV	Galvinized	VCT	Vinyl Composite Tile
GB	Gypsum Board	VWC	Vinyl Wall Covering
GRB	Grab Bar		
GYP	Gypsum	W	With
		WC	Water Closet
HB	Hose Bib	WD	Wood
HM	Hollow Metal	WH	Wardrobe Hanger
HGT	Height	WO	Without
		WR	Waste Receptacle
INSUL	Insulation	WSCT	Wainscot
INT	Interior		



6 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



7 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



8 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Revisions Date

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Seal

Project Code
APR 1802

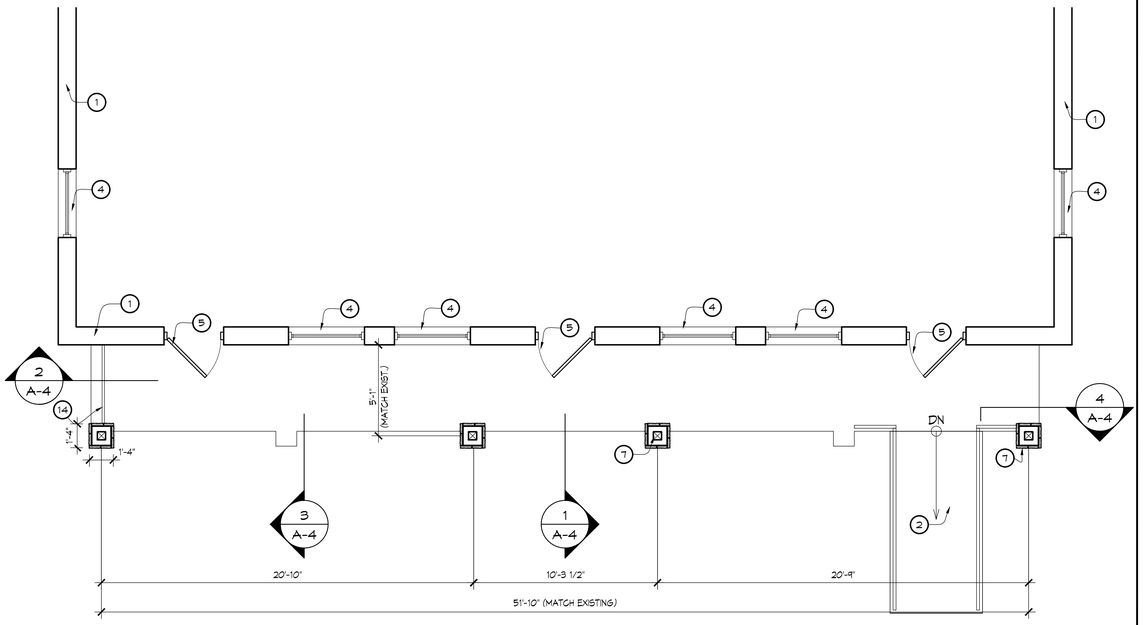
Project Name: EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Drawing Title: TITLE, VICINITY MAP, CODE SUMMARY, SITE PLAN, ELEVATIONS & NOTES

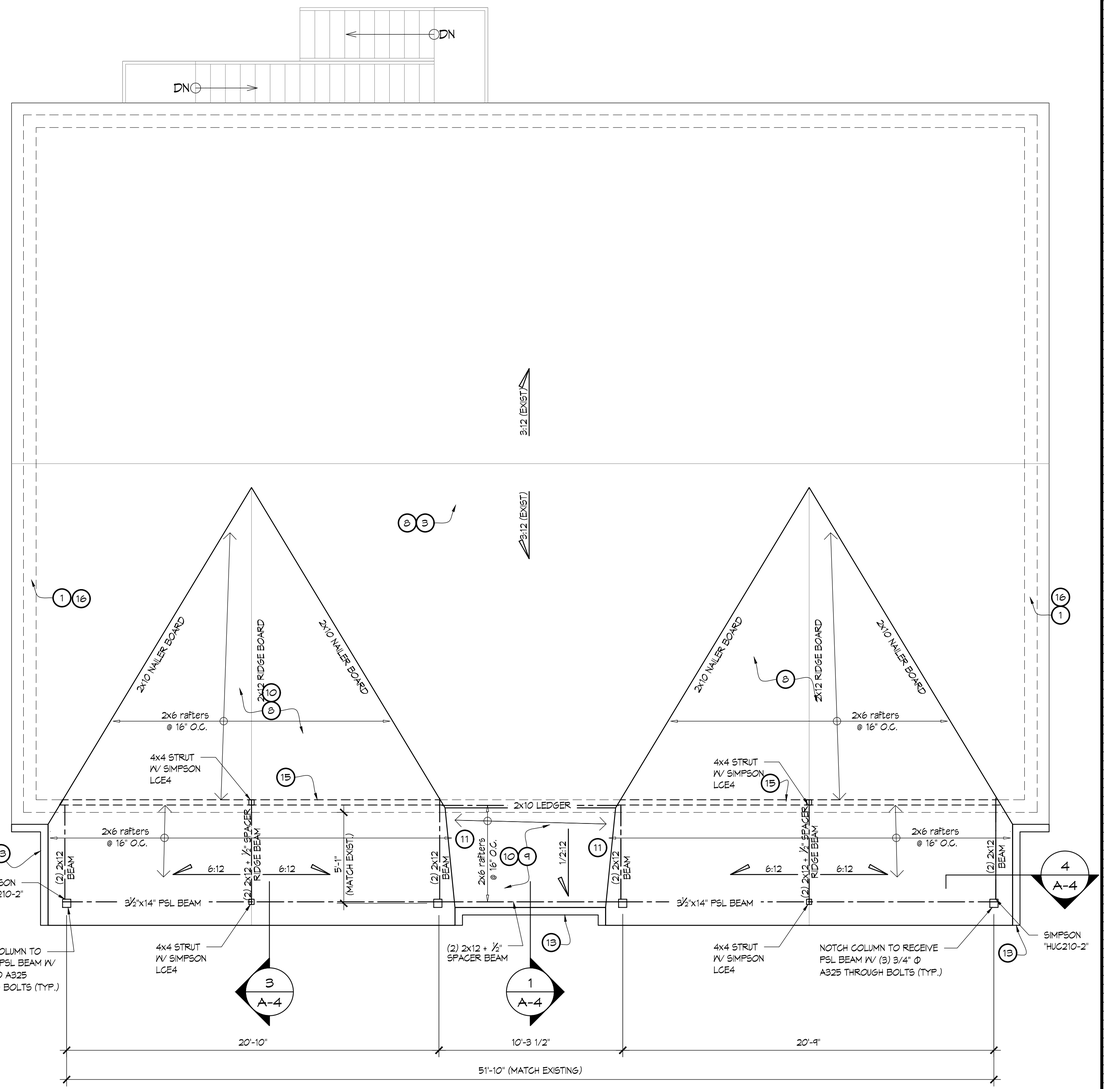
Issue Date
21 NOV 18

Drawing Number
A-1

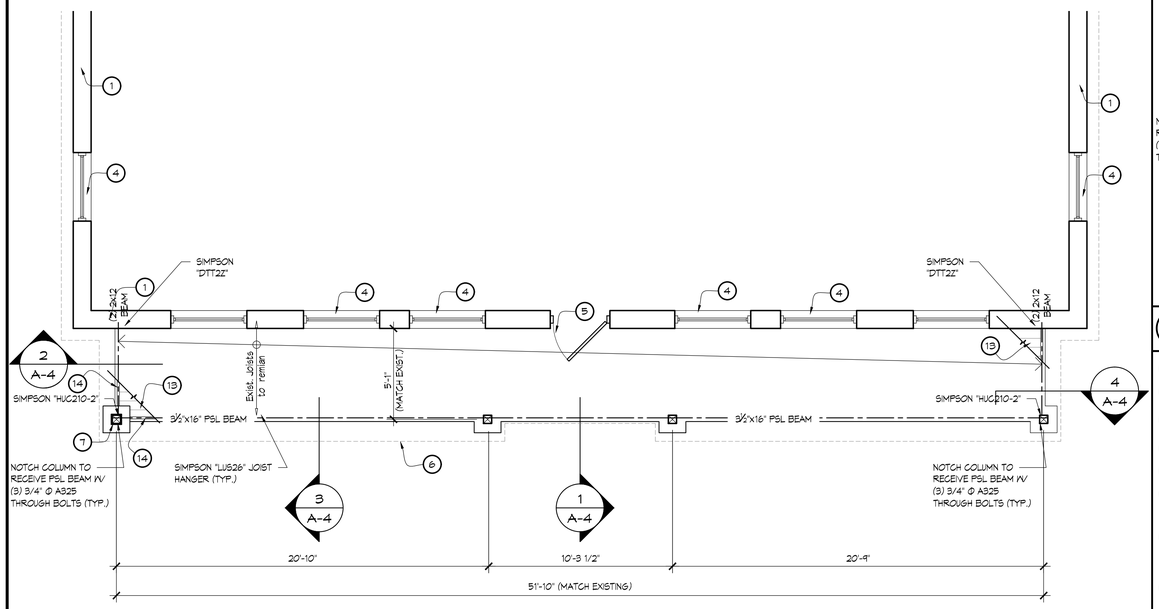
Attachment: Applicant Materials-Exterior Elevations (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 PARTIAL FIRST FLOOR / FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



3 ROOF/ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 PARTIAL SECOND FLOOR/FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

1. EXISTING CONSTRUCTION TO REMAIN (TYP.)
2. EXISTING RAMP TO REMAIN
3. EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
4. EXISTING WINDOWS TO REMAIN (TYP).
5. EXISTING DOORS TO REMAIN (TYP).
6. LINE OF ROOF ABOVE.
7. EXISTING COLUMN TO BE REPLACED WITH NEW BUILT-UP COLUMN: 6x6 COLUMN ON EXISTING CONCRETE PIERS W/ SIMPSON CB6 OFFSET BASE ANCHOR, 2x4 FURRING WALL, ½ SHEATHING, AND STONE VENEER AS SELECTED BY OWNER (TYP.)
8. NEW ROOFING AS SELECTED BY OWNER ASPHALT SHINGLES ON 15# FELT TYPE I UNDERLAYMENT; PROVIDE NON-CORROSIVE FLASHING AT ALL ROOF-ROOF JOINS (TYP.)
9. NEW EPDM ROOFING AS SELECTED BY OWNER.
10. ⅝" ROOF SHEATHING (TYP.)
11. PROVIDE 2x OVERFRAMING AS REQUIRED (TYP.).
12. GUTTER AND DOWNSPOUTS AS SELECTED BY OWNER (TYP.)
13. NEW DECKING AS SELECTED BY OWNER OVER EXISTING DECK JOISTS (TYP.)
14. EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.).
15. GABLE END WALL: 2x4 STUDS @ 16" O.C. FROM EXIST. TOP PLATE TO UNDERSIDE OF NEW RAFTERS AND CEDAR BOARDS ON EXT. SIDE SPACED TO PROVIDE VENTILATION TO OVERFRAMED SECTION OF NEW ROOF.
16. LINE OF WALL BELOW (TYP).

4 KEYED NOTES
SCALE: NO SCALE

Revisions

Date

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STATE OF MISSOURI
COLLINS JOSEPH SMITH
NUMBER A-5171
REGISTERED ARCHITECT
11/21/18

Project Code
APR 1802

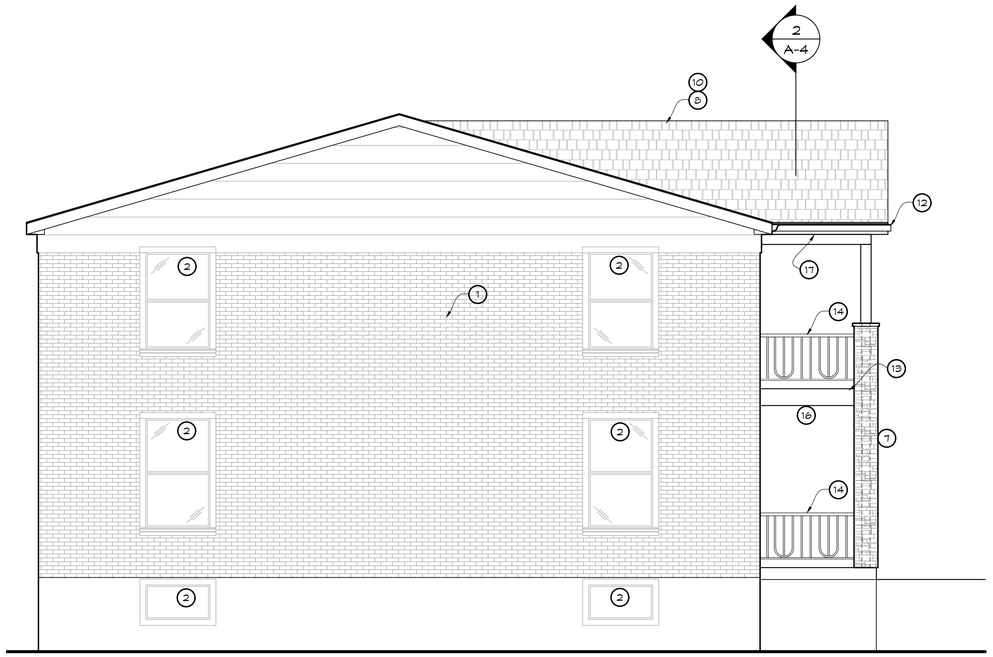
Project Name
EXTERIOR RENOVATION FOR:
PEELLE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Drawing Title
FLOOR/FRAMING PLANS AND KEYED NOTES

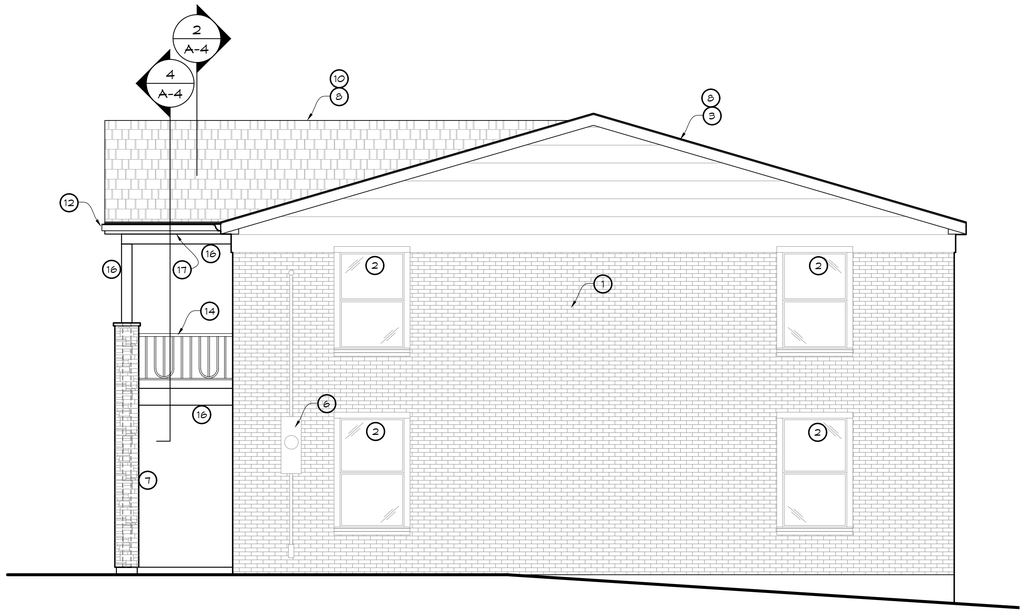
Issue Date
21 NOV 18

Drawing Number
A-2

Attachment: Applicant Materials-Exterior Elevations (453 N Lindbergh Minor Site Plan Exterior Modifications)



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1. EXISTING CONSTRUCTION TO REMAIN (TYP.)
2. EXISTING RAMP TO REMAIN
3. EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
4. EXISTING WINDOWS TO REMAIN (TYP).
5. EXISTING DOORS TO REMAIN (TYP).
6. EXISTING ELECTRICAL TO REMAIN.
7. EXISTING COLUMN TO BE REPLACED WITH NEW BUILT-UP COLUMN: 6x6 COLUMN ON EXISTING CONCRETE PIERS W/ SIMPSON CB66 OFFSET BASE ANCHOR, 2x4 FURRING WALL, ½ SHEATHING, AND STONE VENEER AS SELECTED BY OWNER (TYP.)
8. NEW ROOFING AS SELECTED BY OWNER ASPHALT SHINGLES ON 15# FELT TYPE I UNDERLAYMENT; PROVIDE NON-CORROSIVE FLASHING AT ALL ROOF-ROOF JOINS (TYP.)
9. NEW EPDM ROOFING AS SELECTED BY OWNER.
10. ⅝" ROOF SHEATHING (TYP.)
11. PROVIDE 2x OVERFRAMING AS REQUIRED (TYP.).
12. GUTTER AND DOWNSPOUTS AS SELECTED BY OWNER (TYP.)
13. NEW DECKING AS SELECTED BY OWNER OVER EXISTING DECK JOISTS (TYP.)
14. EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.).
15. GABLE END WALL: 2x4 STUDS @ 16" O.C. FROM EXIST. TOP PLATE TO UNDERSIDE OF NEW RAFTERS AND CEDAR BOARDS ON EXT. SIDE SPACED TO PROVIDE VENTILATION TO OVERFRAMED SECTION OF NEW ROOF.
16. BEAM/COLUMN/STURT PER PLAN (WRAP WITH CEDAR (TYP.)
17. 1x8 FASCIA AS SELECTED BY OWNER (TYP.)

4 KEYED NOTES
SCALE: NO SCALE

Revisions Date

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STATE OF MISSOURI
KILLIAN JOSEPH SMITH
NUMBER A-6777
REGISTERED ARCHITECT
11/21/18

Project Code
APR 1802

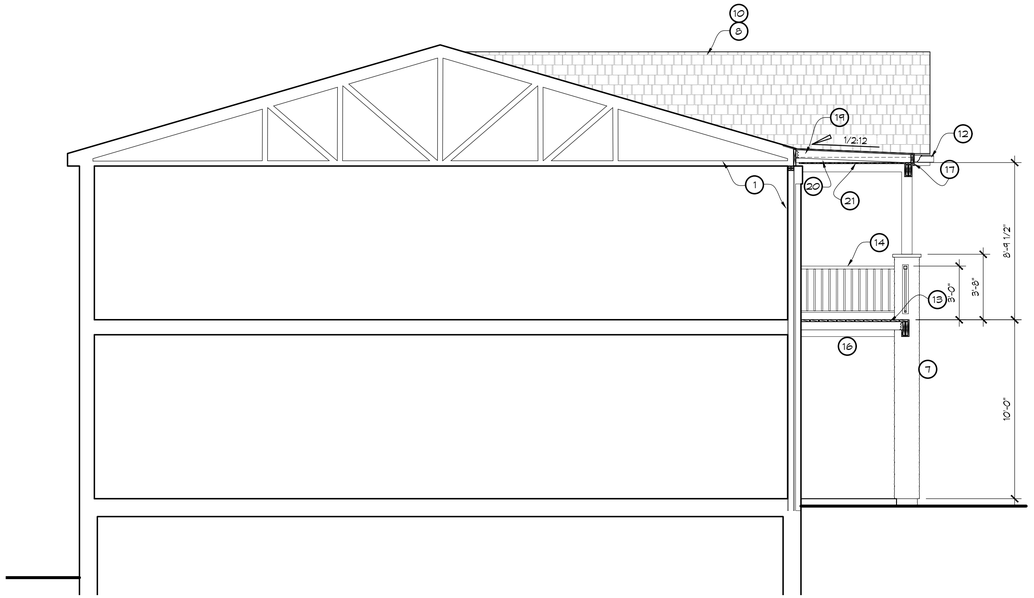
Project Name: EXTERIOR RENOVATION FOR:
PEELLE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

Drawing Title: EXTERIOR ELEVATIONS AND KEYED NOTES

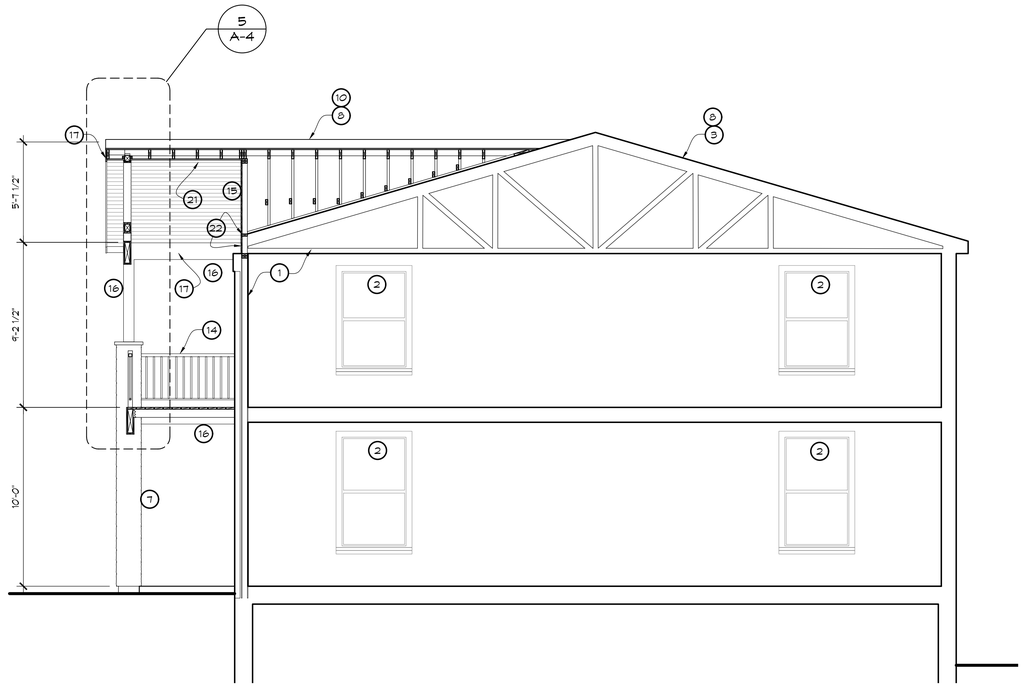
Issue Date
21 NOV 18

Drawing Number
A-3

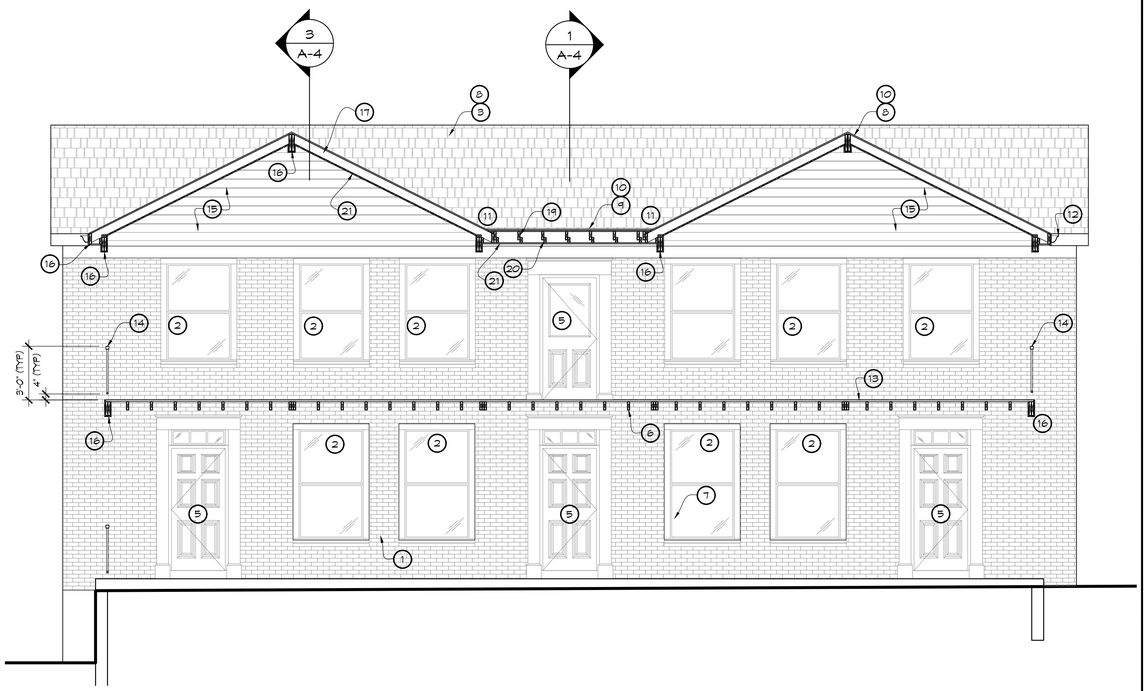
Attachment: Applicant Materials-Exterior Elevations (453 N Lindbergh Minor Site Plan Exterior Modifications)



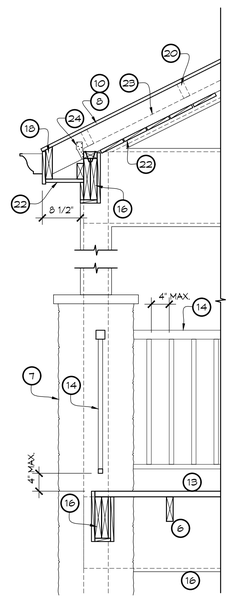
1 LONGITUDINAL DECK SECTION
SCALE: 1/4" = 1'-0"



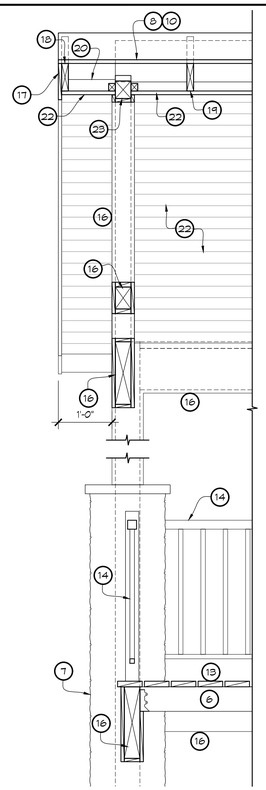
3 LONGITUDINAL DECK SECTION
SCALE: 1/4" = 1'-0"



2 TRANSVERSE DECK SECTION
SCALE: 1/4" = 1'-0"



4 SECTION DETAIL
SCALE: 3/4" = 1'-0"



5 SECTION DETAIL
SCALE: 3/4" = 1'-0"

1. EXISTING CONSTRUCTION TO REMAIN (TYP.)
2. EXISTING RAMP TO REMAIN
3. EXISTING ROOF STRUCTURE TO REMAIN; MODIFY OVERHANGS TO ACCOMMODATE NEW DECK ROOF & REPLACE DAMAGED SHEATHING (TYP.)
4. EXISTING WINDOWS TO REMAIN (TYP.).
5. EXISTING DOORS TO REMAIN (TYP.).
6. DECK JOISTS TO REMAIN (TYP.)
7. EXISTING COLUMN TO BE REPLACED WITH NEW BUILT-UP COLUMN: 6x6 COLUMN ON EXISTING CONCRETE PIERS W/ SIMPSON CB66 OFFSET BASE ANCHOR, 2x4 FURRING WALL, ½ SHEATHING, AND STONE VENEER AS SELECTED BY OWNER (TYP.)
8. NEW ROOFING AS SELECTED BY OWNER ASPHALT SHINGLES ON 15# FELT TYPE I UNDERLAYMENT; PROVIDE NON-CORROSIVE FLASHING AT ALL ROOF-ROOF JOINS (TYP.)
9. NEW EPDM ROOFING AS SELECTED BY OWNER.
10. ⅝" ROOF SHEATHING (TYP.)
11. PROVIDE 2x OVERFRAMING AS REQUIRED (TYP.).
12. GUTTER AND DOWNSPOUTS AS SELECTED BY OWNER (TYP.)
13. NEW DECKING AS SELECTED BY OWNER OVER EXISTING DECK JOISTS (TYP.)
14. EXISTING RAILING TO BE REMOVED, MODIFIED AS REQUIRED, AND REINSTALLED (TYP.).
15. GABLE END WALL: 2x4 STUDS @ 16" O.C. FROM EXIST. TOP PLATE TO UNDERSIDE OF NEW RAFTERS AND CEDAR BOARDS ON EXT. SIDE SPACED TO PROVIDE VENTILATION TO OVERFRAMED SECTION OF NEW ROOF.
16. BEAM/COLUMN/STURT PER PLAN (WRAP WITH CEDAR (TYP.)
17. 1x8 FASCIA AS SELECTED BY OWNER (TYP.)
18. 2x6 SUB-FASCIA (TYP.)
19. ROOF RAFTERS PER PLAN (TYP.)
20. 2x4 CEILING JOISTS/OUTRIGGERS (TYP.)
21. CEDAR CEILING/SOFFIT; SPACE BOARDS TO PROVIDE VENTILATION (TYP.)
22. PROVIDE FIRE-BLOCKING TO SEPARATE EXISTING ATTIC FROM NEW ROOF (TYP.)
23. 4x4 GABLE END RAFTER LOWERED TO ALLOW OUTRIGGERS TO PASS OVER
24. SIMPSON H2.5 HURRICANE CLIP AT EACH RAFTER (TYP.)

6 KEYED NOTES
SCALE: NO SCALE

Revisions Date

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STATE OF MISSOURI
KILLIAN JOSEPH SMITH
NUMBER A-6711
REGISTERED ARCHITECT
11/21/18

Project Code
APR 1802

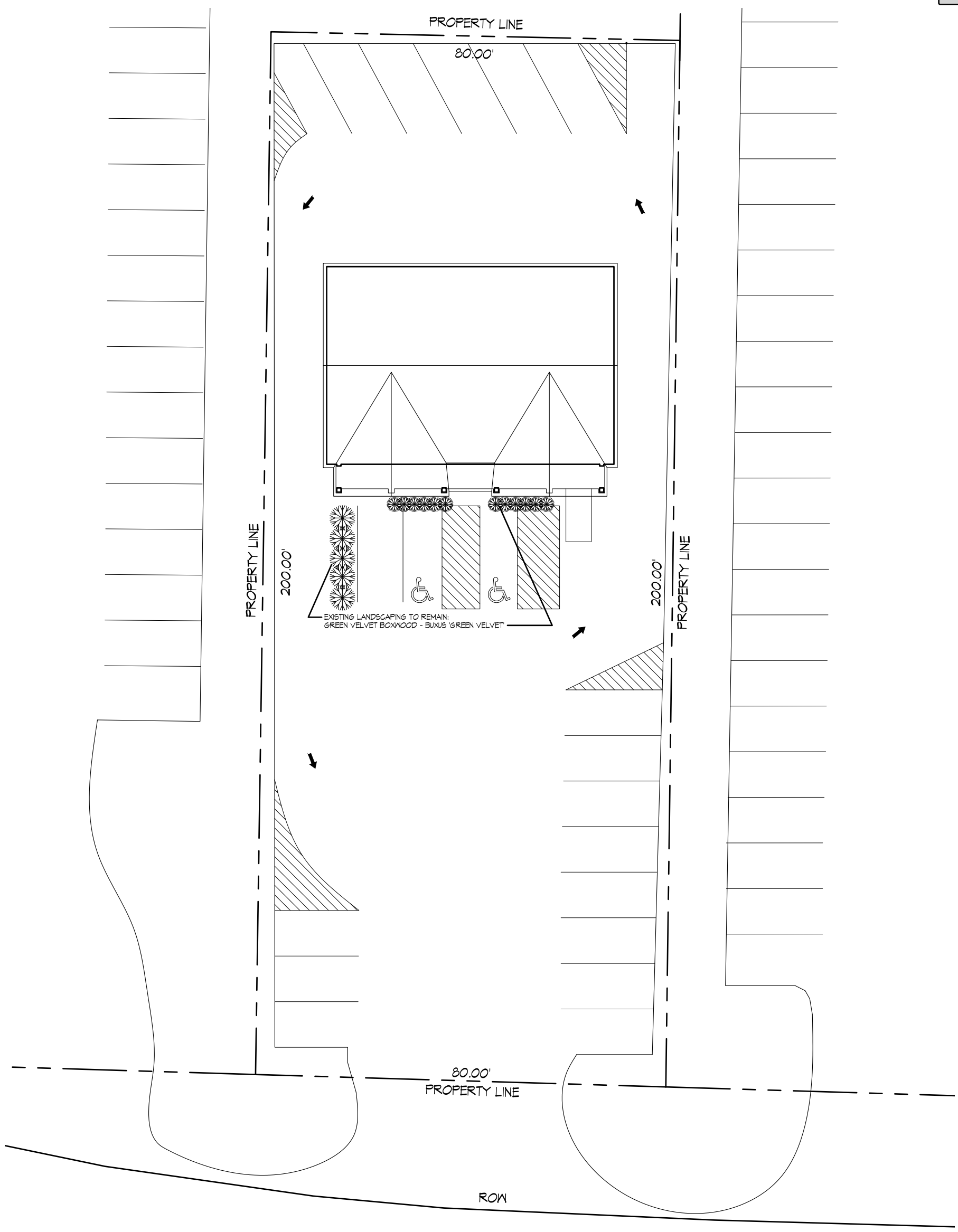
Project Name: EXTERIOR RENOVATION FOR:
PEELLE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141

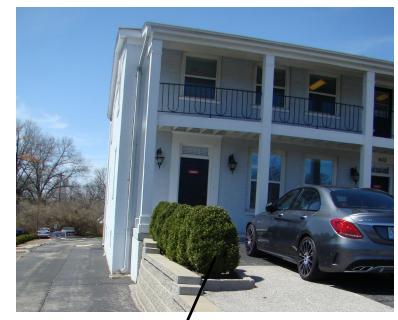
Drawing Title:
BUILDING SECTIONS, DETAILS, AND KEYED NOTES

Issue Date
21 NOV 18

Drawing Number
A-4

Attachment: Applicant Materials-Exterior Elevations (453 N Lindbergh Minor Site Plan Exterior Modifications)





1 SITE PLAN
SCALE: 1" = 20'-0"

Drawing Number: C-1
Issue Date: 26 DEC 18
Project Code: APR 1801
Project Name: EXTERIOR RENOVATION FOR:
PEELE PROPERTIES
453 N LINDBERGH BLVD
CREVE COEUR, MO 63141
Drawing Title: SITE PLAN

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Attachment: Applicant Materials-Site Plan (453 N Lindbergh Minor Site Plan Exterior Modifications)

city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#18-048: APPLICATION FOR A BOUNDARY ADJUSTMENT AFFECTING 906 WOODSHIRE LANE

Key Issues:
- Does the adjustment creat non-conformitie on any of the lots?

Subdivision Code References
- Section 410.030(D)

Zoning Code References
- Section 405.250: "A" Single Famil Residential

FOR THE MEETING OF: Monday, January 7, 2019

LOCATION: 906 Woodshire Lane, zoned A-Single Family Residential and Unincorporated St. Louis County Parcel to the east.

REQUEST: Mark Huck, property owner of 906 Woodshire Lane, is seeking a boundary adjustment, and subsequent municipal boundary adjustment to consolidate two parcels under common ownership and to have all of the properties located within the City of Creve Coeur.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate it must be approved by the Planning and Zoning Commission.

APPLICANT:

Mark Huck
906 Woodshire Lane
Creve Coeur, MO 63141

REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development
DATE: 1/4/2019
ATTACHMENTS: Applicant's Materials received December 3, 2018

Attachment: 18-048 906 Woodshire Ln Staff Report.1-7-2019 (Boundary Adjustment 906 Woodshire Lane)

BACKGROUND AND REQUEST

The Applicant is the property owner of two parcels of land on Woodshire Lane. As shown on the drawing, Parcel 1 is approximately 17,500 square feet (0.40 acres) and is platted as Lot 6 of the Woodshire Subdivision, which is located within the city limits of Creve Coeur. Parcel 2 is located directly adjacent to Parcel 1 and consists of approximately 19,999 square feet (04.6 acres). Parcel 2 consists of part of Lots 3 and 4 of Matson Subdivision and is located within Unincorporated St. Louis County.

The Applicant has submitted a boundary adjustment request to formally consolidate both parcels of land into a single lot, referred to as Lot 1 on the drawing, which will total approximately 37,499 square feet (0.86 acres). Concomitantly with the boundary request, the applicant is requesting approval of a municipal boundary adjustment between the City of Creve Coeur and St. Louis County so that Parcel 2 will be located in Creve Coeur resulting in the consolidated property being located within a single jurisdiction.

City Council and St. Louis County approval is required for the municipal boundary prior to the final signature and recording of the boundary adjustment plat.

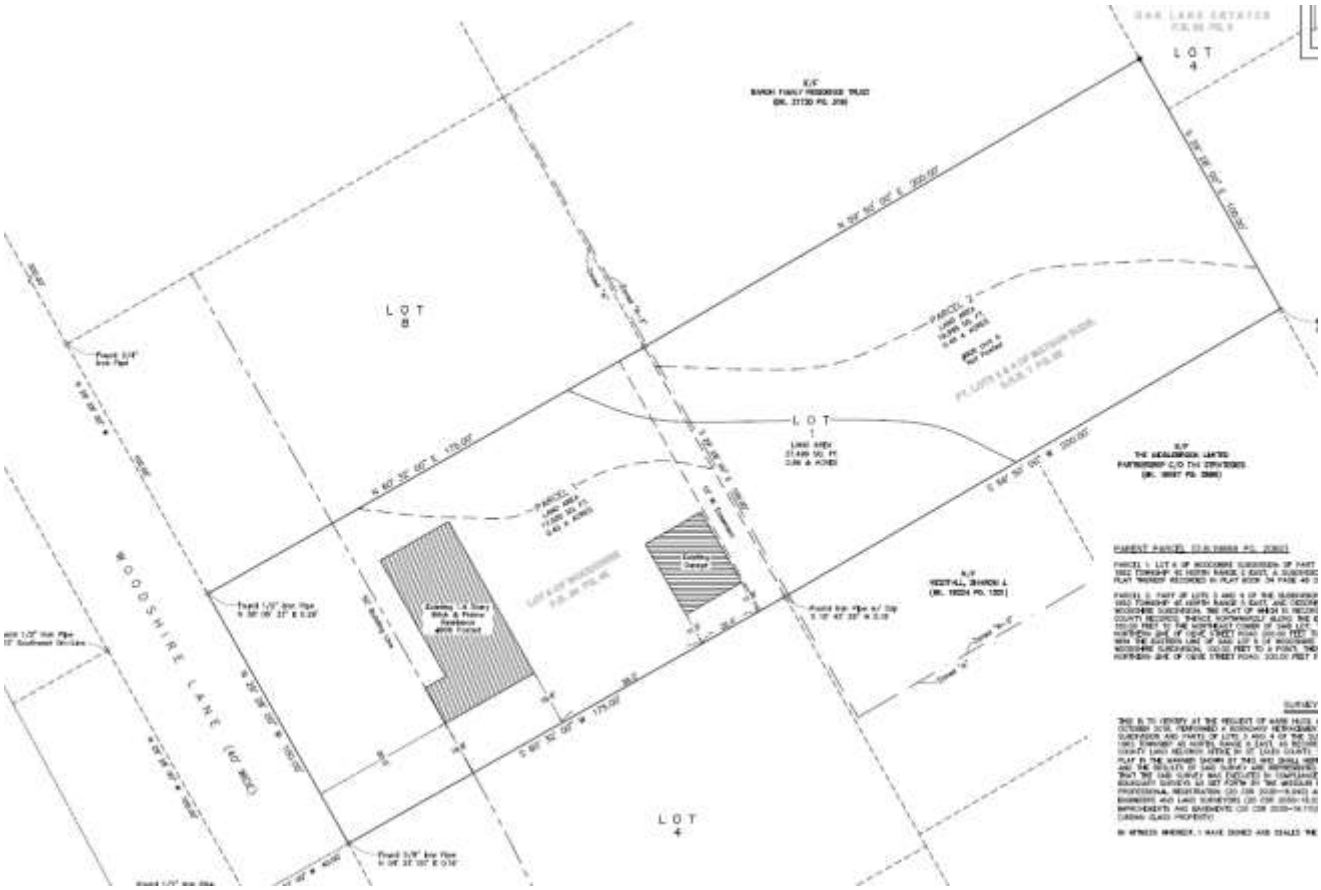


Figure 1: Proposed Lot Consolidation, 906 Woodshire Lane

Zoning Review

Parcel 1, located within the City, is zoned A-Single Family Residential. The minimum lot requirements for the "A" Single Family Zoning District are as follows:

- Lot Area: 43,560 square feet
- Lot Width: 150-feet
- Lot Depth: 150-feet

Attachment: 18-048 906 Woodshire Ln Staff Report.1-7-2019 (Boundary Adjustment 906 Woodshire Lane)

The consolidation will result in a lot area of 37,499 (0.86 acres) square feet with a lot width of 100-feet and a lot depth of 375-feet. The consolidated lot does not meet the minimum dimensional requirements of the "A" Zoning District; however, most if not all, of the existing properties in the Woodshire Subdivision are non-conforming with respect to the lot standards of the "A" District. The requested boundary adjustment does not create any additional non-conformities and actually brings the property closer to conformance with the minimum lot area of 1-acre.

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

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

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any additional non-conformities for the property, and will be adding additional land area to the property. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared for signature and recording, and that the City Council and the St. Louis County approve ordinances authorizing the municipal boundary adjustment, so that the affected properties are solely within the City of Creve Coeur.

ACTION
If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Community Development Department staff request that a final decision be voted upon.

MOTION
The following are examples of a motion for this application:

> "I move to approve the adjustments attached to the staff report on application #18-055 for the meeting of January 7, subject to the condition that the City Council and St. Louis County authorize the municipal boundary adjustment for the property, and a final mylar drawing be prepared for signature and recording." (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)
Included and attached by reference. See body of report for specific excerpts.

Attachment: 18-048 906 Woodshire Ln Staff Report.1-7-2019 (Boundary Adjustment 906 Woodshire Lane)

APPENDIX 4: AERIAL PHOTO

Attachment: 18-048 906 Woodshire Ln Staff Report.1-7-2019 (Boundary Adjustment 906 Woodshire Lane)

WOODSHIRE CONSOLIDATION PLAT

A CONSOLIDATION PLAT OF LOT 6 OF WOODSHIRE SUBDIVISION AND PARTS OF LOTS 3 AND 4 OF THE SUBDIVISION OF THE FARM OF S.S. MATSON IN U.S. SURVEY 1962 TOWNSHIP 45 NORTH, RANGE 6 EAST

ST. LOUIS COUNTY, MISSOURI

PARCEL 1 ZONED: "R-3" – RESIDENTIAL DISTRICT (ST. LOUIS COUNTY)
PARCEL 2 ZONED: "A" – SINGLE-FAMILY RESIDENTIAL DISTRICT (CITY OF CREVE COEUR)

GENERAL NOTES

1. THE BASIS OF BEARING OF THIS SURVEY IS PLAT BOOK 34 PAGE 48 OF THE ST. LOUIS COUNTY LAND RECORDS.

2. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL #17N530179 & #17N530256.

3. SOURCE OF DEED REFERENCE IS DEED BOOK 19889 PAGE 2060.

4. THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.

5. A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENTMENT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

6. THE STRUCTURES AND ZONING USES ON THIS SITE ARE IN COMPLIANCE WITH THE SITE DEVELOPMENT PLAN (SDP) APPROVED BY THE DEPARTMENT OF PLANNING. APPROVAL OF THIS BOUNDARY ADJUSTMENT PLAY DOES NOT AMEND THE SDP OR EXISTING APPROVED USES ON THIS SITE.

7. A TITLE COMMITMENT WAS NOT PROVIDED TO THE LAND SURVEYOR AT TIME OF SURVEY. ALL EXISTING EASEMENTS ARE SHOWN AS PER PLAT BOOK 34 PAGE 48.

OWNER'S SCRIPT

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR STATEMENT HAVE CREATED A CONSOLIDATION PLAT IN THE MANOR SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS **"WOODSHIRE CONSOLIDATION PLAT"**.

ALL EXISTING EASEMENTS ARE SHOWN.

_____ _____
SUSAN BUTLER HUCK DATE

_____ _____
MARK F. HUCK DATE

NOTARY SCRIPT

STATE OF _____)
)S.S.
_____ COUNTY)

ON THIS _____ DAY OF _____, 2018, BEFORE ME PERSONALLY APPEARED SUSAN BUTLER HUCK AND MARK F. HUCK, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LEIN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK 19889 PAGE 2060 OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES IN EVERY DETAIL THIS PLAT OF **"WOODSHIRE CONSOLIDATION PLAT"**

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS _____ DAY OF _____ 20__.

ROUNDPOINT MORTGAGE SERVICING

_____ _____
(PRINTED NAME) (SIGNATURE)

LEIN HOLDER NOTARY SCRIPT

STATE OF MISSOURI)
) SS.
JEFFERSON COUNTY)

ON THIS _____ DAY OF _____, 20___ BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____, A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND _____ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY SCRIPT

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20___, PURSUANT TO SECTION 410.030.D OF THE SUBDIVISION REGULATIONS, IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR.

CITY OF CREVE COEUR, MISSOURI

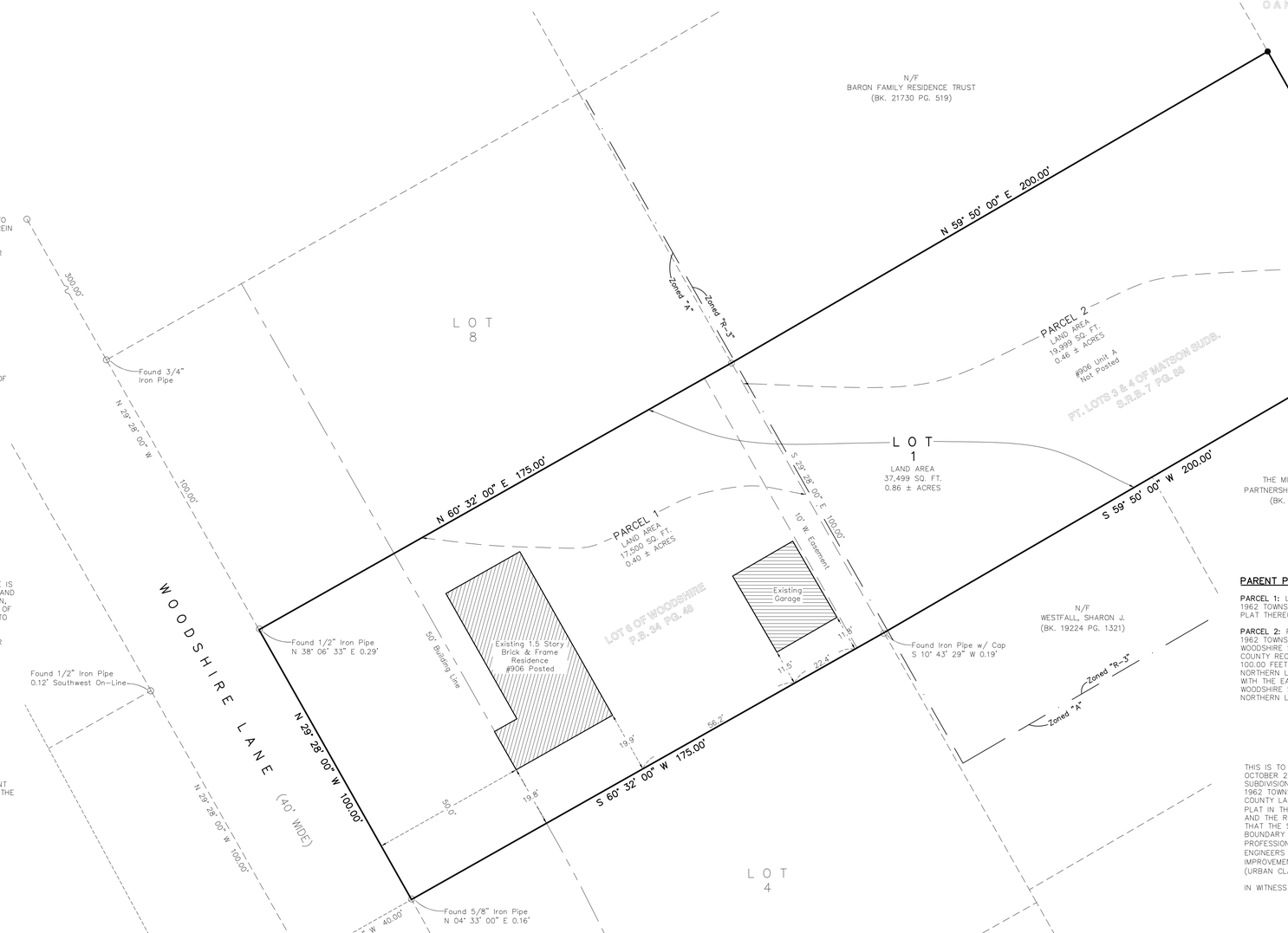
_____
BETH KISTNER
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
DEBORAH RYAN, MPCC
CITY CLERK

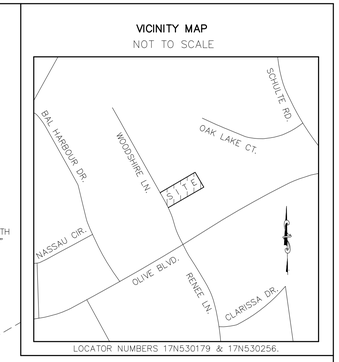
DIRECTOR OF PLANNING SCRIPT

THIS PLAT HAS BEEN REVIEWED UNDER SECTION 1005.360 OF THE ST LOUIS COUNTY SUBDIVISION ORDINANCE (CHAPTER 1005) AND APPROVED BY THE ST. LOUIS COUNTY DEPARTMENT OF PLANNING ON _____, 201___. THE PURPOSE OF THIS PLAT IS TO ADJUST A BOUNDARY BETWEEN ADJOINING PROPERTIES. NO ADDITIONAL LOTS ARE CREATED, NO EASEMENTS ARE VACATED BY THIS PLAT, AND THE ORIGINAL LOTS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE CHAPTER (1003) OR THE SUBDIVISION ORDINANCE.

_____ _____
GAIL CHOATE, ACTING DIRECTOR OF PLANNING DATE



THIS PLAT CONTAINS 37,499 SQ. FT.



LOCATOR NUMBERS 17N530179 & 17N530256.

PARENT PARCEL (D.B.19889 PG. 2060)

PARCEL 1: LOT 6 OF WOODSHIRE SUBDIVISION OF PART OF LOT 3 OF MATSON FARM SUBDIVISION IN US SURVEY 1962 TOWNSHIP 45 NORTH RANGE 5 EAST, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 PAGE 48 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 2: PART OF LOTS 3 AND 4 OF THE SUBDIVISION OF THE FARM OF S.S. MATSON, DECEASED, IN US SURVEY 1962 TOWNSHIP 45 NORTH RANGE 5 EAST, AND DESCRIBED AS: BEGINNING AT THE SOUTHEAST COMER OF LOT 6 OF WOODSHIRE SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 34 ON PAGE 48 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SAID LOT 6; OF WOODSHIRE SUBDIVISION. 100.00 FEET TO THE NORTHEAST COMER OF SAID LOT; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH THE NORTHERN LINE OF OLIVE STREET ROAD 200.00 FEET TO A POINT; THENCE SOUTHWARDLY ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID LOT 6 OF WOODSHIRE SUBDIVISION; WITH THE EASTERN LINE OF SAID LOT 6 OF WOODSHIRE SUBDIVISION; 100.00 FEET TO A POINT; THENCE WESTWARDLY ALONG A LINE PARALLEL WITH THE NORTHERN LINE OF OLIVE STREET ROAD; 200.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF MARK HUCK AND SUSAN BUTLER HUCK, WE HAVE DURING THE MONTH OF OCTOBER 2018, PERFORMED A BOUNDARY RETRACEMENT, AND LOCATION OF EASEMENTS ON LOT 6 OF WOODSHIRE SUBDIVISION AND PARTS OF LOTS 3 AND 4 OF THE SUBDIVISION OF THE FARM OF S.S. MATSON IN U.S. SURVEY 1962 TOWNSHIP 45 NORTH, RANGE 6 EAST, AS RECORDED IN DEED BOOK 19889 PAGE 2060 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, AND SUBSEQUENTLY CREATED A CONSOLIDATION PLAT IN THE MANNER SHOWN BY THIS AND SHALL HEREAFTER BE KNOWN AS **"WOODSHIRE CONSOLIDATION PLAT"**, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING:
THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.030) AND (20 CSR 2030-16.060), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS _____ DAY OF _____, 2018.

MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

11/14/18 COUNTY COMMENTS

By: _____
MARTY L. MARLER
MISSOURI P.L.S. 2501

CLIENT INFORMATION:

MARK HUCK
906 WOODSHIRE LANE
ST. LOUIS, MO 63141

DATE: 10/24/2018	REVISION DATES	
SCALE: 1" = 20'	11/14/18	COUNTY COMMENTS
DRAWN BY: D.L.E.		
CHECKED BY: M.L.M.	11/20/18	D.O.T. COMMENTS
DWG. No.: 1810-030		
DEPUTY: M.S./J.H.		

PROJECT NAME: WOODSHIRE CONSOLIDATION PLAT SHEET 1 OF 1
ADDRESS: 906 WOODSHIRE LANE ST. LOUIS COUNTY, MISSOURI

MARLER SURVEYING COMPANY, INC.
11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

Attachment: Applicant Material-Boundary Adjustment Drawing (Boundary Adjustment 906 Woodshire Lane)

city of CREVE COEUR

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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: January 7, 2019

Subject: **West Olive Corridor Zoning Update Work Session**

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

Attachment: Excerpt of the Comprehensive Plan for West Olive and Large Commercial Properties

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The Creve Coeur 2030 Comprehensive Plan identifies the West Olive corridor to include the portion of Olive Boulevard west of Interstate 270 to the city limits. As shown in the map below, the West Olive Corridor includes several different Place Types.

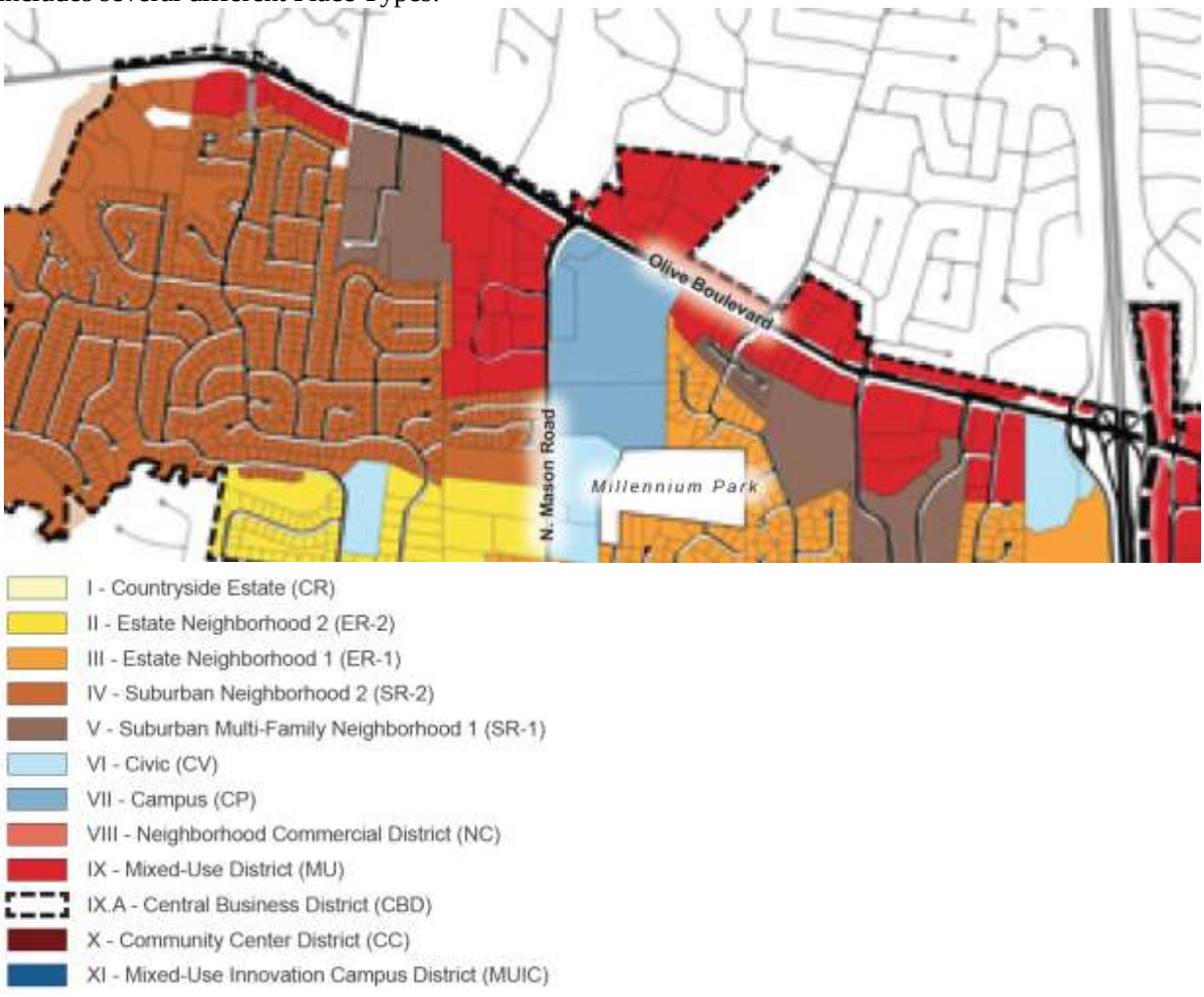


Figure 1: West Olive Corridor Community Place Type Map as shown in Creve Coeur 2030 Comprehensive Plan.

Attachment: Staff Report: West Olive Mixed Use District Worksession PZ 1-7-2019 (Zoning Ordinance Update-West Olive Corridor)

The predominate Place Type is the Mixed-Use District which supports general retail, office, and service type uses utilized by Creve Coeur residents and employees. This Place Type supports higher density and also new land uses, such as certain forms of residential (page 58). The properties within the Mixed-Use district consist of shopping centers, office buildings, freestanding banks and restaurants, and service uses. Other Place Types along the West Olive corridor consist of Civic, where St. Monica's church is located; Campus, at the location of the BJC West County Hospital Campus; Suburban Multi-Family where the Vicino on the Lake Apartment homes are located; and Suburban Neighborhood 2 for the Fernwood Subdivision at Olive and Fernview.

The existing zoning districts are varied but include GC-General Commercial, CB-Core Business, PH—Planned Hospital, PC—Planned Commercial, PH—Planned Hospital, PO—Planned Office, and MX—Mixed Use District. The maps below show the existing zoning districts within the West Olive Corridor:

Figure 2: Existing zoning from Mason Road to west City Limits.

Attachment: Staff Report: West Olive Mixed Use District Worksession PZ 1-7-2019 (Zoning Ordinance Update-West Olive Corridor)

Figure 3: Existing zoning from I-270 west to Mason Road.

The focus for this review of possible zoning code updates to implement the Comprehensive Plan will be within the Mixed Use Place Type which is shown on the map below.

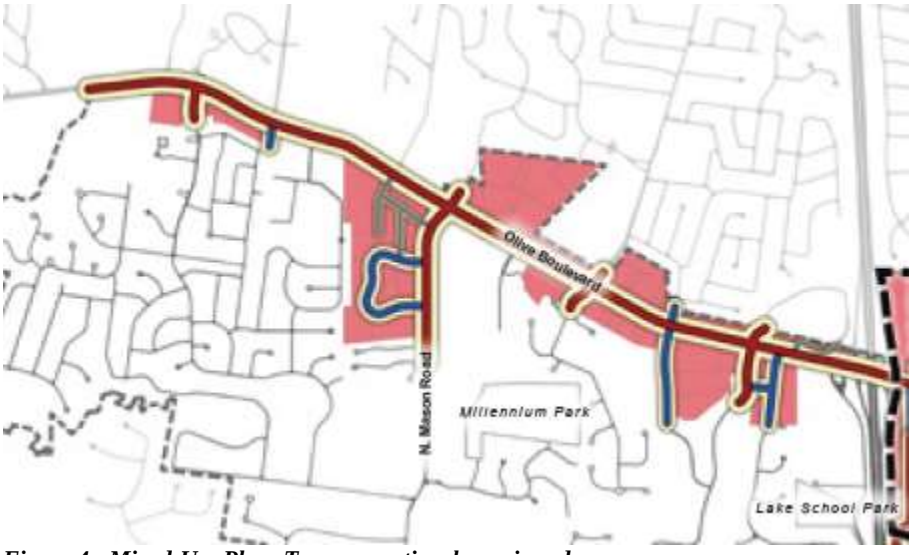


Figure 4: Mixed-Use Place Type properties shown in red.

The West Olive corridor is largely built-out with newer developments and very few vacant sites. Consequently, the redevelopment potential is more limited than other areas of the City. Nonetheless, the Comprehensive Plan's recommended vision for this area is to create a visually distinctive and regionally-recognized commercial corridor with improved walkable and bikeable access to retail and service businesses. Future development should maintain the suburban development patterns typical of this area while also improving the public realm

and visual character of the corridor with diversification of land uses, including multi-family development and mixed-use development . The common objectives for the West Olive corridor are shared with other commercial areas of the City to include better accommodations for bicyclists, pedestrians, and transit users, improved connectivity, shared parking, plentiful landscaping, and meaningful outdoor spaces (Page 82).

With the exception of allowing certain forms of residential uses, the Comprehensive Plan does not provide recommendations which would result in significant changes in the land uses within this corridor; however, the key issues with respect to development standards are identified in more detail in the subsequent sections.

Rezoning—Key Issues
Pages 86-87 of the Comprehensive Plan list the key recommendations for the West Olive Corridor. The recommendations are similar to other commercial areas of the City and include topics such as landscaping, location of buildings and parking, and pedestrian connectivity, outdoor spaces, and cross-access.

With respect to the existing zoning, as the maps on the previous pages show, the corridor contains a mixture of zoning districts. The GC-General Commercial District is the most prevalent; however, there are areas of CB-Core Business zoning on the north side of Olive Blvd. and also PC-Planned Community, MX-Mixed Use, and PO-Planned Office. Given the complexities of the various types of districts in the corridor, staff recommends keeping some districts in place and changing or eliminating others. For example, the existing CB and GC Districts could be combined into one district. The planned districts such as PO-Planned Office and PC-Planned Community, and PH-Planned Hospital should remain in place as these properties are regulated under a site-specific ordinance associated with planned developments. The MX-Mixed Use District occupies land on the south side of Olive between Tempo and Questover. This is the only area of the city with this zoning district and a similar approach to the MX district can be found utilizing the existing planned development district procedure. For these reasons, staff believes that this district can be eliminated with these properties incorporated into the replacement zoning district for West Olive.

Setbacks
The Comprehensive Plan also recommends that uniform setbacks for buildings along primary streets should be established. Due to the larger development sites in this corridor and the variation of uses and buildings, this recommendation presents a challenge. Staff would like the input of the Commission with respect to the need and/or approach to establish a maximum building setback within this corridor.

Building Height
Currently, the building height allowed in the GC District is a maximum of 3 stories or 45 feet. In the CB-Core Business District the maximum height of buildings is 4 stories or 60 feet for sites under 3 acres. For sites over 3 acres there is no height limitation provided that a conditional use permit is obtained for any building over 6 stories or 90- feet in height. In addition, the sky exposure plane requirement must be met for properties adjacent to residential. In general, staff feels that a fixed height limitation of 4-5 stories needs to be provided in this corridor with continued protection from adjacent residential uses either in the form of increased setbacks for buildings over a certain height or by continued utilization of the sky exposure plane requirement.

Site Coverage and Bonus Standards
The Comprehensive Plan recommends supporting sustainable development practices through zoning incentives such as site coverage and density bonuses. Sustainable development practices to be considered include permeable pavement, bio-retention, native landscaping, and energy efficient lighting. Staff would seek to maintain the allowed site coverage under the current GC District of 63% with a bonus coverage of up to 70%, with the requirements for site coverage bonuses directed to the table that is currently being proposed for the NC and Lindbergh Districts.

Buffers
The buffering of commercial uses that are adjacent to residential districts is an important development standard, not just in the West Olive Corridor but throughout the City. Our planning efforts have historically emphasized the need to protect residential areas from commercial encroachment and this theme continues with the current

Attachment: Staff Report: West Olive Mixed Use District Worksession PZ 1-7-2019 (Zoning Ordinance Update-West Olive Corridor)

Comprehensive Plan. As discussed in prior work sessions, the key issues are the appropriate depth and method of buffering to facilitate development along the corridor while also protecting residential neighborhoods. The GC District includes a buffer yard requirement of 20 feet with 5-foot increments for each acre over 2, up to a maximum of 40 feet. The CB District requires a larger buffer yard with a minimum of 50-feet. If the building is taller than 45-feet a buffer yard of 2 additional feet per every foot of additional height above 45-feet is required.

In general, the West Olive corridor does not have the same challenges as the commercial districts located on the east side of I-270 in that the lots are larger, the developments are newer, and the site constraints are not as severe. Given the desire to consolidate the various zoning districts into a single zoning district that is similar to the GC District, maintaining the same standard of 20-feet up to 40 feet depending on lot size seems appropriate. It could also be written that for taller buildings above 3 stories, an additional buffer yard and/or building setback is needed when adjacent to residential, similar to the CB District.

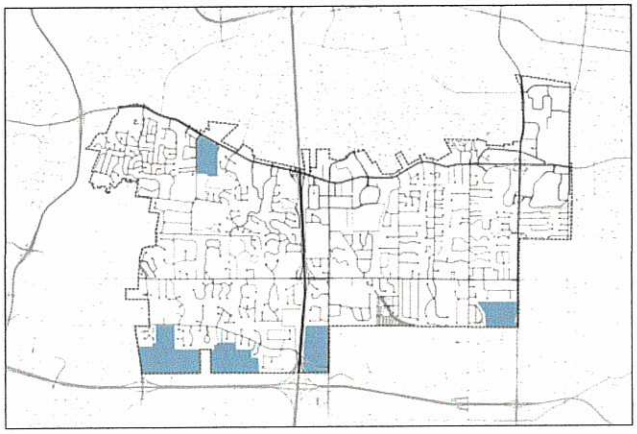
Uses

Staff has not performed a thorough analysis of the allowable existing uses and therefore we do not have any specific recommendations at this time; however, this information will be provided at a subsequent work session. In general, it is anticipated that a broad range of commercial, office and retail uses would continue to be allowed within the West Olive Corridor with no significant changes to the uses that are allowed today throughout the corridor. The exception would be to discuss the allowance for certain forms of residential such as multi-family housing.

As this is the first review of the West Olive corridor, Staff will follow-up with any further discussion items as needed for the next work session.

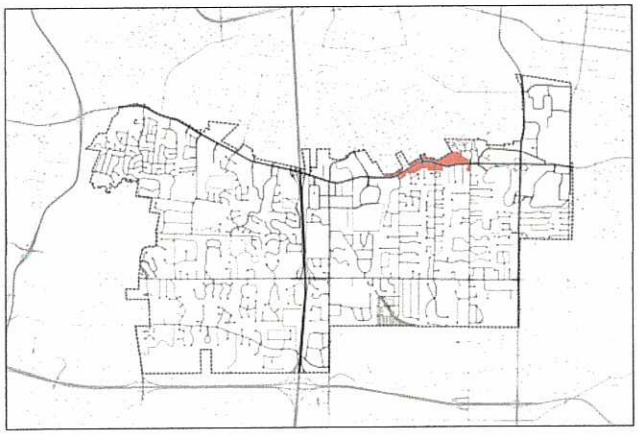
Attachment: Staff Report: West Olive Mixed Use District Worksession PZ 1-7-2019 (Zoning Ordinance Update-West Olive Corridor)

Community Place Types Overview



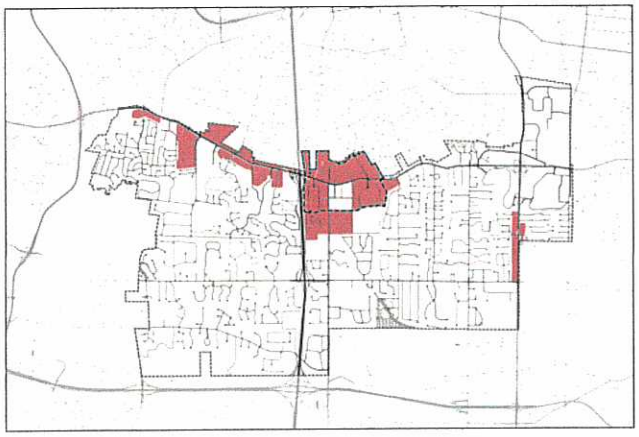
VII. Campus (CP)

The Campus District is intended for the development of multiple large office structures, institutional facilities, research buildings, educational, and healthcare facilities. Campus districts have a minimum size of 10 acres, and are envisioned to regulate the outer "tier" of buildings, fronting perimeter streets, while ensuring maximum flexibility for inner "tiers" of buildings that are not adjacent to perimeter streets. When located in pre¬dominantly residential areas, Campus districts should maintain low-intensity, landscape frontages. When located on Olive Boulevard or other high-intensity commercial streets, Campus districts should maintain a frontage type that matches the adjacent frontages on that commercial street.



VIII. Neighborhood Commercial District (NC)

Comprising the East Olive Corridor, the Neighborhood Commercial District supports the development of a variety of medium- to low-density commercial and neighborhood service businesses and low-density multi-family residential development—in a corridor with shallow lot depths adjacent to established subdivisions. Providing a transition between more intense commercial districts to the east and west, this district is ideal for specialty retail and service businesses, providing both easy car access and a walkable environment. The Neighborhood Commercial District provides for lot-by-lot redevelopment that builds toward a coherent corridor identity.



IX. Mixed-Use District (MU)

The Mixed-Use District supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with improved walkability; pedestrian connections within developments, to neighboring commercial properties, and to adjacent neighborhoods: and beautifully landscaped streets. The Mixed-Use District accommodates numerous existing land uses, including the "day to day" retail and service business utilized by Creve Coeur's residents and workers, while allowing for increased density and new land uses.

Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)

West Olive & Large Commercial Property Recommendations

The Vision for West Olive is to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the "day-to-day" use of Creve Coeur's residents and workers.

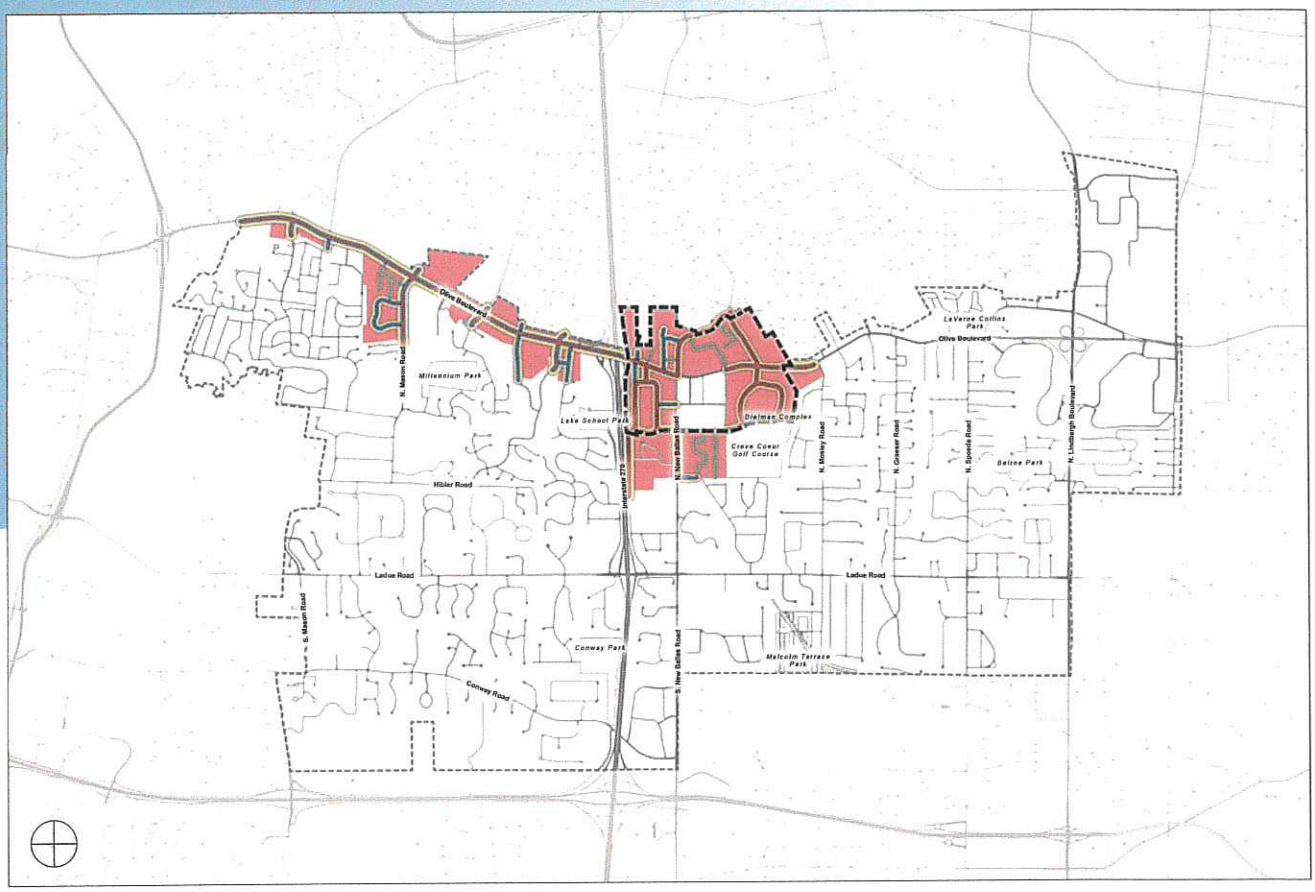
The West Olive corridor and other large commercial properties on Olive compose the Mixed-Use District (MU) place type. This place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages.

Within the Mixed-Use District, new bike and pedestrian connections will enhance walkable access from surrounding neighborhoods. It is acknowledged that access to sites and businesses will remain primarily by car; however, transit users, cyclistis, and pedestrians will be accommodated. The Mixed-Use District supports large development sites with centralized, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings; and plentiful outdoor public space amenities within a beautifully-landscaped site environment.

The Mixed-Use District place type accommodates the suburban development patterns typical of the majority of Creve Coeur's existing commercial and retail development, while providing public realm enhancements to improve the visual character of the Olive Boulevard corridor. Over time, this place type encourages a further diversification of land uses, including multi-family residential and mixed-use development.

The West Olive recommendations on pages 86-87 should apply as properties are redeveloped or undergo significant renovations. Refer to pages 61-62 for additional frontage plan information.

Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)



4.5. MIXED-USE DISTRICT (MU) FRONTAGE PLAN

- Primary Streets
- Secondary Streets
- Service Streets
- Central Business District Boundary

PRIMARY STREETS

- Olive Boulevard
- Fernview Drive
- N. Mason Road/Whispering Pines Drive
- Questover Lane/Ross Avenue
- Cross Creek Drive
- Center Parkway/Emerson Road/Decker Lane
- N. New Ballas Road
- Craig Road/Office Parkway

SECONDARY STREETS

- Executive Parkway Drive
- Tempo Drive
- County Manor Lane
- Insurance Center Plaza
- E. Rue De La Banque
- Cityplace Drive
- Magna Carta Drive

SERVICE STREETS

Service Streets include drives, right-of-ways, and interior circulation in existing developments.

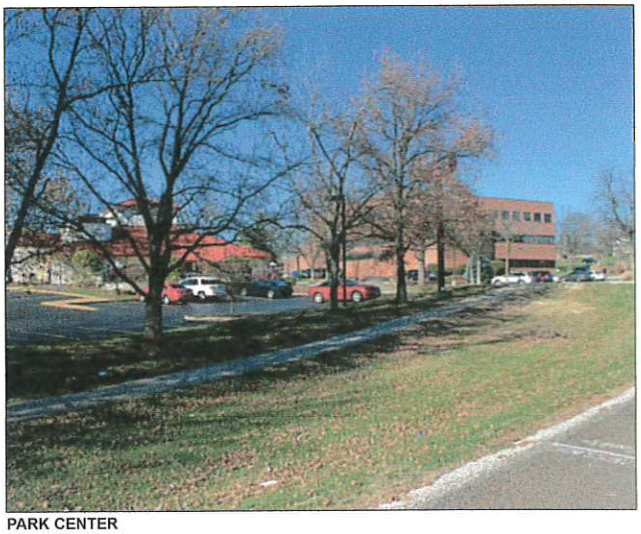
Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)

West Olive & Large Commercial Properties

Existing Conditions Character Images

PARK CENTER

PARK CENTER



PARK CENTER

Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)

SIGNAGE RECOMMENDATIONS – SERVICE STREETS

- Allow and encourage the use of building signs on all buildings.
- Allow ground signs for wayfinding and establish maximum height and area requirements for such signs.

LOT DEVELOPMENT STANDARDS

- Establish guidelines for pedestrian connectivity between parking facilities and buildings.
- Establish requirements for pedestrian facilities between buildings and the public sidewalk.
- Promote cross-access between adjacent sites to encourage shared parking and reduce curb cuts onto Primary Streets.
- Support sustainable and low impact site development practices such as permeable pavement, bio-retention, native landscaping, and energy efficient lighting through the use of zoning incentives such as site or density bonuses.
- Develop design guidelines to achieve the desired character of the place type.

STREET & CONNECTIVITY STANDARDS

- Provide street and public realm facility enhancements according to street type classifications (**refer to pages 118-122**).
- Develop bicycle facilities, pedestrian, and multi-use pathways (**refer to pages 116-117**).

STORMWATER & RUNOFF MITIGATION

- Complete development of and enact a local Stormwater Ordinance to address land disturbance of less than one (1) acre; this Ordinance should aim to limit the adverse effects of runoff produced by development, using on-site mitigation and site design to limit runoff to what exists today.

TREE COVERAGE STANDARDS

- Establish minimum tree coverage requirements for commercial surface parking lots.
- Establish tree planting and coverage standards for non-residential lots subject to redevelopment.

GREEN SPACE PRESERVATION

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

Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)

Recommendations for West Olive & Large Commercial Properties

FRONTAGE RECOMMENDATIONS – PRIMARY STREETS

- Promote active and office ground floor uses.
- Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Primary Streets.
- Parking can be located in front of buildings, but parking behind buildings and/or in shared facilities, is encouraged.
- Discourage large areas of surface parking; break up large parking lots with significant outdoor public space amenities, landscape treatments, and/or buildings.
- Establish a landscape/pedestrian zone along Olive Boulevard and discourage parking within this zone.
- Develop consistent landscaping standards along Olive Boulevard with street trees, lighting, and pedestrian amenities.
- Encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, "parklets", and other elements to promote district vibrancy.

FRONTAGE RECOMMENDATIONS – SECONDARY STREETS

- A variety of active, office, and residential ground floor uses should be allowed and encouraged.
- Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Secondary Streets.
- Encourage side-lot and rear lot parking frontages and parking lots.
- Encourage outdoor dining and retail site amenities.

FRONTAGE RECOMMENDATIONS – SERVICE STREETS

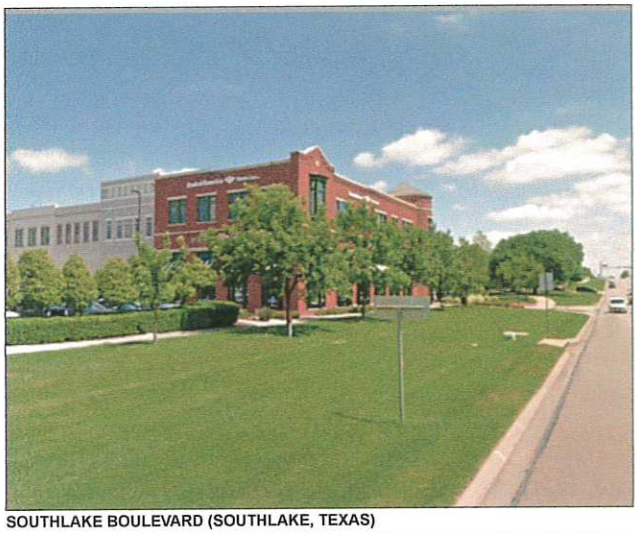
- Flexible ground floor uses, including site and building service functions.
- Establish flexible setbacks and limited setback restriction for building and parking service access.
- No limitation on parking frontage and access.

SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS

- Encourage the use of building signs on all buildings.
- Allow the use of monument (ground) signs on all development and establish maximum height and area requirements for such signs.

Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)

Vision & Best Practices Character Images



SOUTHLAKE BOULEVARD (SOUTHLAKE, TEXAS)

BRENTWOOD BOULEVARD (BRENTWOOD, MISSOURI)

BRENTWOOD STATION (BRENTWOOD, MISSOURI)

SOUTHLAKE, TEXAS

HANLEY ROAD @ DALE AVENUE (BRENTWOOD, MISSOURI)

MCARTHUR BOULEVARD (IRVING, TEXAS)

Attachment: West Olive Comp Plan Excerpts (Zoning Ordinance Update-West Olive Corridor)