



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 2, 2021
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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. Due to the COVID-19 pandemic, masks are required to be worn for all attendees. Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center 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

Mr. Gene Rovak (Chair)
Ms. Muriel Hall
Mr. James Myers
Mr. Larry Potashnick
Mr. Todd Streiler
Ms. Julie LaBonte
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. June 21, 2021 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)

ELECTION OF VICE CHAIR

NEW BUSINESS

1. PUBLIC HEARING. Application #21-022 a Conditional Use Permit for Jersey Mike's Sub Shop at 12520 Olive Boulevard Unit A Within the Shoppes at Questover Shopping Center

James Needham, of JM Creve Coeur, on behalf of Jason Amarosa, JM Creve Coeur, has submitted an application for a conditional use permit for a Jersey Mike's Subs location, consisting of 1,722 square feet with 24 indoor seats, at 12520 Olive Boulevard Unit A, within the Shoppes at Questover Shopping Center, zoned GC-General Commercial District. NAICS 722513 Limited-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA

1. Planning and Zoning Commission Training

Staff and the City Attorney will provide an overview of the role and responsibilities of the Planning and Zoning Commission for new and existing members

DEPARTMENT REPORTS

1. East Olive Resident Meeting Summary

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Planning Director



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 21, 2021
6:30 PM

CALL TO ORDER

Mr. Gene Rovak, Acting Chair, called the meeting to order.

ROLL CALL

Gene Rovak	Commission Member	
Muriel Hall	Commission Member	(Remote)
Larry Potashnick	Commission Member	(Absent)
James Myers	Commission Member	(Remote)
Todd Streiler	Commission Member	(Remote)

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

ACCEPTANCE OF THE AGENDA

Mr. Streiler made a motion to accept the agenda. Ms. Hall seconded. All in favor.

APPROVAL OF MINUTES

1. June 7, 2021 Planning and Zoning Commission Draft Meeting Minutes

Mr. Streiler made a motion to accept the minutes. Mr. Myers seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application #21-020: Minor Site Plan for an Eight-Foot-Tall Sight-Proof Wood Fence Within the Front-Yard Setback Along I-270 for the Property Addressed as 23 Sackston Woods Lane

Ms. Ramona Richardson had difficulties connecting so the commission moved on to review the second item first.

Ms. Richardson provided PowerPoint slides, and said the fence provides security. She said the home was broken into over a year ago. She said they have been reporting trespassers to police. She showed where the sign to exit onto Ladue Road was behind the fence. She said the 8-foot fence blocked the view of the sign and the 18-wheeler trucks. She said a 6-foot fence did not provide sufficient blockage of the sign or trucks.

Mr. Streiler asked why there was no grass.

Ms. Richardson said they had removed a retaining wall and were waiting to finish landscaping until the fence was resolved.

Ms. Richardson said the height was necessary to keep the highway from being seen. She said she is a trustee. She said other homes were also broken in and security systems were installed. She read a comment from her husband and provided a photo of the fence from the highway.

Ms. Richardson said neighbors have provided positive feedback.

Ms. Kelly provided PowerPoint slides, and went over the zoning code requirements. She said the fence was installed without a permit. She said the support posts are on the exterior and the height is 8 ft. She said it is the only 8-foot fence in the area. She said staff recommends the support bracing be hidden.

Mr. Rovak asked how the fence provided security if it did not connect to another fence.

Ms. Richardson said she plans to completely enclose the yard once the existing fence issue is resolved.

Ms. Kelly said they would have to make an amended motion to include the addition of a northern section of fence.

There was some discussion about adding on to the fence.

Mr. Streiler asked about the landscaping and honeysuckle.

There was some discussion about the highway side of the fence, and that she did not obtain a permit prior to the installation of the fence.

Mr. Myers visited the site. He said the fence is visible from the highway and from the subdivision. He said he was sympathetic to the crime and security. However, he said he thought if they approved an 8ft fence it would set a precedent. He said there are not any sound walls in Creve Coeur. He said the fence was overwhelmingly high. He said there are not any 2nd story windows. He said the Planning and Zoning Commission has not approved an 8ft fence in residential areas.

Mr. Streiler asked if the extra 2 feet provided any additional sound buffering.

Mr. Rovak said it would not provide extra buffering. He said it does not have any real effect as the wall was intended to be a visual barrier.

Mr. Streiler said landscaping would not be necessary as it was already sufficient.

Mr. Myers made a motion to approve a 6-foot sight proof fence, and an extension of the fence on the north side of the property with the condition that the finished side face I-270.

Mr. Streiler seconded.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Todd Streiler, Commission Member
AYES:	Rovak, Hall, Myers, Streiler
ABSENT:	Potashnick

2. Application #21-021: Re-Approval of a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard

Mr. Alvah Levine, architect and Adam Bulla, project manager introduced themselves.

Mr. Bulla said the project remained largely the same.

Mr. Rovak asked if the minor changes were able to be approved on a staff level.

Ms. Kelly said they could be approved by staff.

Mr. Streiler asked when MoDot approval was granted.

Ms. Kelly said it was given at the end of February 2021.

Mr. Bulla said they had been waiting on MoDot approval. He said he is the new project manager.

Mr. Levine said City Hall shut down in 2020 and as a result the plan review was delayed.

Ms. Kelly and Mr. Streiler said that City Hall was closed to the public but not shut down, and that projects were still being reviewed.

Mr. Bulla said the foundations are about 75% done. He said they expect to have occupants in by May 2022.

Ms. Hall asked about the changes to color.

Ms. Kelly said they could be approved on staff level.

Ms. Kelly gave a history of the project. She said that substantial construction should have begun in the 12 months. She said they did not get a request for an extension until after the deadline. She showed the changes in elevation in brick. She showed the approvals given by MoDot. She said staff recommends approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Muriel Hall, Commission Member
AYES:	Rovak, Hall, Myers, Streiler
ABSENT:	Potashnick
EXCUSED:	Wang, LaBonte

WORK AGENDA

None

DEPARTMENT REPORTS

Ms. Kelly said the July 6 meeting was canceled and the next meeting would be July 19th.

ADJOURNMENT

:Mr. Myers made a motion to adjourn. All in favor. Meeting closed at PM.



300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#21-022: APPLICATION FOR A CONDITIONAL USE PERMIT FOR
JERSEY MIKE'S SUBS AT 12520 OLIVE BOULEVARD UNIT A WITHIN
THE SHOPPES AT QUESTOVER SHOPPING CENTER

FOR THE MEETING OF: Monday, August 2, 2021

LOCATION: 12520 Olive Boulevard Unit A, within the Questover Shopping Center. The property is zoned "GC" General Commercial.

REQUEST: James Needham, of JM Creve Coeur, on behalf of Jason Amarosa, JM Creve Coeur, has submitted an application for a conditional use permit for a 1,722 square foot, Jersey Mike's Subs location, with 24 indoor seats, at 12520 Olive Boulevard Unit A, within the Shoppes at Questover Shopping Center, zoned GC-General Commercial District. NAICS 722513 Limited-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: The subject property received approval for the rezoning of the property and site development plan for the development of the building to be part of the Shoppes at Questover Shopping Center, as Building C in 2006, that included shared parking spaces and cross access between the properties. In addition, the rezoning of the property included deed restrictions regarding certain uses (Ordinance 4048). Restaurants are limited to 25% of the building square foot, and shall not exceed 3,500 square feet in size, and shall have a minimum of 16 seats for dining, etc. No changes to the exterior of the building or the site are proposed at this time. In November 2007, the property received approval for a coffee shop with a maximum seating of 16 seats; Ordinance No. 5009. However, building permits were never submitted and the ordinance lapsed.

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 required findings for a conditional use permit?

Comprehensive Plan References

- West Olive Corridor Mixed-use District (MU) Place type.

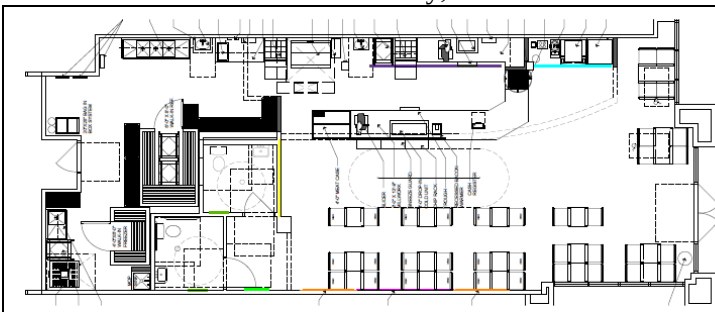
Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1070: Conditional Use Permits.
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT'S REPRESENTATIVE: James Needham
JM Creve Coeur
4716 Benning Street
Granite City, IL 62040

PROPERTY OWNER:

Kamp Noles, LLC
660 Office Parkway
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 7/20/2021
ATTACHMENTS: Applicant's Materials received July 1, 2021
Ordinance 4048
Ordinance 5009

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for a Jersey Mike's Subs limited-service restaurant within the Shoppes at Questover Shopping Center to fill the vacant retail space at 12520 Olive Boulevard Unit A. The proposed restaurant is 1,722 square feet, with 24 indoor seats. The seating has been reduced from the original submitted layout to meet with the City's parking requirements. Outdoor seating is not proposed at this time.

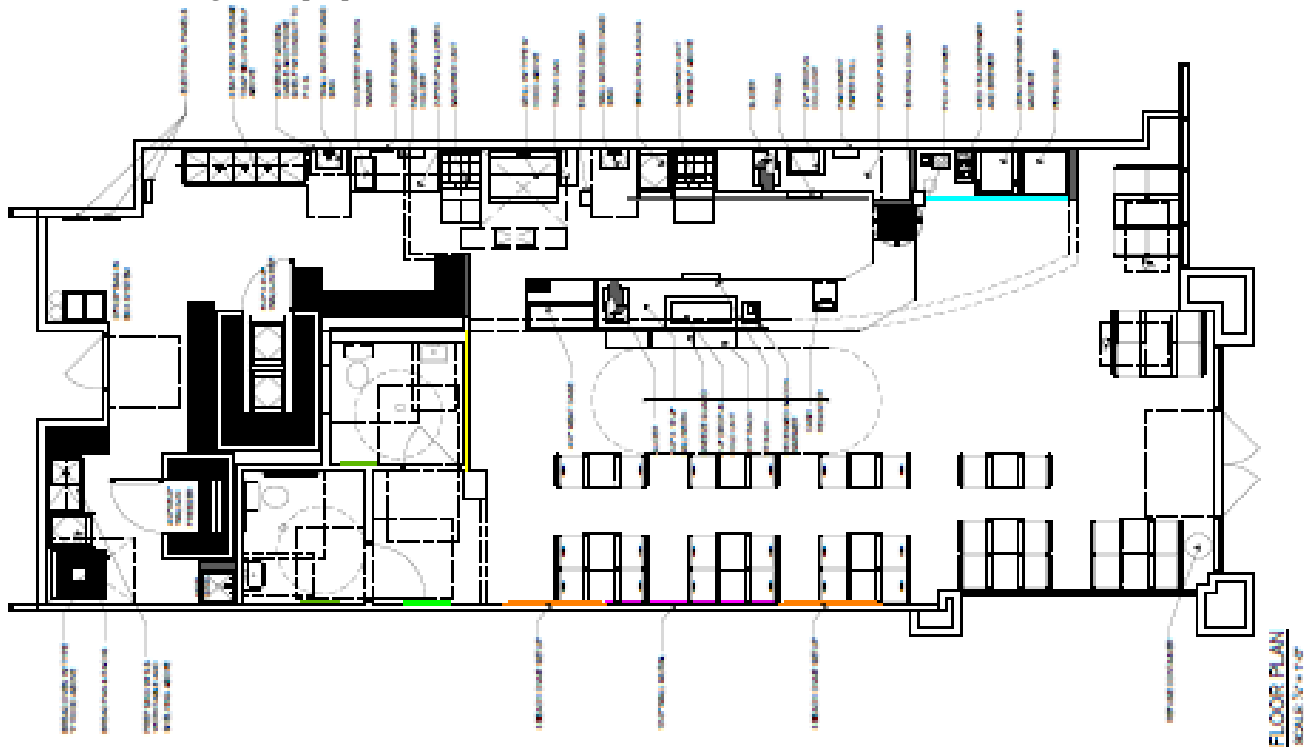


Figure 1: Applicant's Proposed Floor Plan. The plan has since been revised to 24 seats to meet the City's parking requirements.

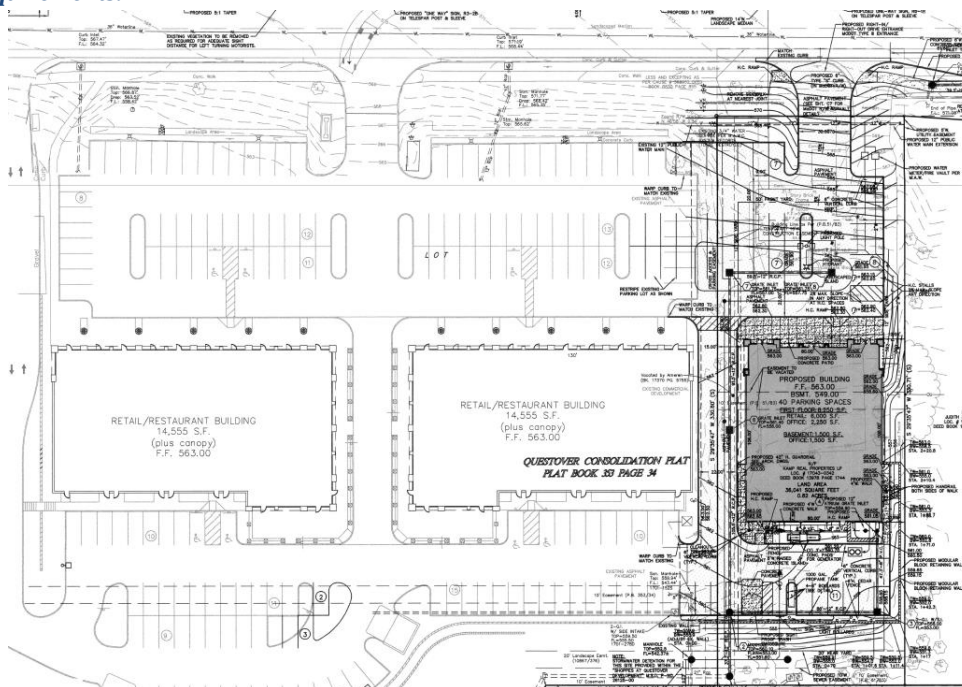


Figure 2: Elevations drawing from 2007 when the building was built.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail-Heritage Shopping Center	CB-Core Business District / Un-incorporated St. Louis County "C 8" Planned Commercial District	Olive Boulevard
South	Residential-Questover Place and Questover Crossing	B-RDD, B-Single Family Residential with Residential Design Development / AR- Attached Single Family Residential	Partial Questover Ct.
East	Great Southern Bank	MX-Mixed-Use Commercial District	NA
West	Creve Coeur Animal Hospital	GC-General Commercial District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the West Olive Corridor Mixed-use District (MU) Place type that has a vision 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 MU 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. (p. 82). The applicant is filling a space within the retail building/Shoppes at Questover Shopping Center. No changes to the exterior of the building or site are proposed. Therefore, the use within the Shopping Center is consistent with the Comprehensive Plan as much as this proposal can.

ZONING REVIEW

NAICS 722513 Limited-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial district of the City. The proposed use will occupy the vacant space within the existing building with no changes to the exterior of the building or site.

In 2006, when the Applicant received approval for the rezoning and the site development plans for this building, the rezoning included several deed restrictions to limit the uses within the Shopping Center. In 2013, Buildings A & B (12528-12536 Olive Boulevard) received approval to remove the same deed restrictions from their zoning, however these remain for Building C.

Ordinance 4048, Section 2, Condition 2, include:

2. A deed restriction shall be placed on the subject properties, which prohibits the following uses on the properties:
 - a) Drive-in sales of goods or services
 - b) Gasoline Service Stations
 - c) Automotive Dealers
 - d) Motion Picture Theaters
 - e) Amusement and Recreation Services
 - f) Residential Care
 - g) Automotive Repair, Services and parking

Said deed restriction shall further restrict Eating and Drinking Establishments, a Conditional Use in the "GC" district, by the following:

- Eating and Drinking Establishment(s) shall be located on sites of not less than 2.0 acres;
- Eating and Drinking Establishment(s) shall be located on the ground floor of the structure;
- Eating and Drinking Establishments shall not occupy more than 25% of the approved building square footage for the building footprint and a single eating establishment shall not exceed 3,500 square feet in size;
- Each Eating and Drinking Establishment shall have a minimum of sixteen (16) seats for dining; and
- Eating and Drinking Establishment(s) shall not provide drive-thru or drive-up services to patrons. "Drive-thru" and "drive-up" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but, rather receive service through a drive-up window and/or receive food service in their automobiles.

The subject property is 0.83 acres; however, the entire Shoppes at Questover Shopping Center is 4.65 acres. The proposal is for 1,722 square feet with 24 seats, within the 9,357 square foot retail/office building (Building C), thus representing 18% of the building square footage. As the Applicant received approval for a coffee shop restaurant in 2006, and the overall site is over 2 acres, Staff considers the deed restriction to be met.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5) Required Off-Street Parking Spaces: the requirements are one (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area. Thus, for this request a total of 15 spaces are required. Shopping centers designed for restaurant, retail uses, and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). Section 405.820(A)(2) requires that where fractional spaces result, the parking spaces required shall be the next greater whole number. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities. St. Louis Gyro is calculated in accordance with this provision as they have a maximum of 16 seats.

Below, is a parking calculation for the entire Shoppes at Questover Development, for all three buildings with the current total number of spaces on the site at 204. A shared parking and access easement is in place for the entire development with a copy retained in the project file. The parking table for the entire center has been provided by the property owner's architect based on the current tenant mix, square footages and seating for the restaurants and applied to the City's parking requirements for each use.

12536 Olive Blvd

Suite	Tenant	Parking Regulations	SF	Indoor Seating	Out Door Seating	Parking Required
A	*Chicken Salad Chic Altus	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	2,845	74	40	41
B	Properties Cookie	Office (4/1000 sq. ft.)	1,601			6
C	Cutters	Salon (4/1000 sq. ft.)	1,108			4
D	Jets Pizza	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	2,594	40	16	26

E	European Wax Center	Salon (4/1000 sq. ft.)	1,280	5
G	9 Round Fitness	Sports Instruction (1/200 sq. ft.)	1,282	5
I	Metro Hair	Salon (4/1000 sq. ft.)	2,732	11
			13,993	98

12528 Olive Blvd

Suite	Tenant		SF	Indoor Seating	Out Door Seating	Parking Required
A	*Gulf Shores	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	2,846	87	80	50
B	CutCo	Retail (4/1000 sq. ft.)	1,476			6
C	St. Louis Gyro	1/250 sq. ft. for Restaurants >16 seats	1,230	16		10
D	Amor Nails	Salon (4/1000 sq. ft.)	1,282			5
E-G	American Dental	Office (4/1000 sq. ft.)	3,916			16
H-I	Massage Envy	Salon (4/1000 sq. ft.)	2,727			11
			13,835			98

12520 Olive Blvd

Suite	Tenant		SF	Indoor Seating	Parking Required
A	Proposed Jersey Mikes	1/3 seats in C.U.P., 1/8 outdoor seats, + 1/250 sq. ft.	1,722	24	15
B	Batteries Plus	Retail (4/1000 sq. ft.)	1,832		7
C	Business Center	Office (4/1000 sq. ft.)	3,254		13
D	Fed Ex	Retail (4/1000 sq. ft.)	1,839		7
			9,354		42

Total Current Parking Required 238

Minus 15% under 405.820(B)(1) -36

Total Parking Required 202

Total Parking Spaces on site 204

Def/Surplus +2

*Represent where the original CUP included indoor seats only, the outdoor seating is a counting of the seats on site by the Subject property owner.

Based on the above parking analysis, adding the proposed Jersey Mike's Subs, results in a surplus of two (2) spaces for the entire Questover Shopping Center beyond the City's minimum parking code requirement.

OTHER REVIEW ITEMS

Attachment: Staff Report-Jersey Mike's CUP (Jersey Mike's Sub Shop CUP)

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure is in good repair. Staff noted during a recent site visit that there is missing landscaping within the existing beds at the entrance along Olive Boulevard. A condition has been added to require replacement of this landscaping for the Zoning Administrator's approval prior to final occupancy.

RECOMMENDED CONDITIONS FOR APPROVAL

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

1. The Conditional Use Permit shall be for the operation of a 1,722 square foot Limited-Service Restaurant, NAICS 722513, establishment at 12520 Olive Boulevard, Unit A within the Shoppes at Questover Shopping Center.
2. Maximum seating permitted is limited to 24 indoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning (including parking) and Building Codes are adequately addressed.
3. Hours of operation shall be 10:00 a.m. to 9:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Missing landscaping within the existing beds at the entrance along Olive Boulevard shall be replaced for the Zoning Administrator's approval prior to issuance of a final certificate of occupancy.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
6. Outdoor speakers may be used in the front patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
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.

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 a Conditional Use Permit for Jersey Mikes Subs located at 12520 Olive Boulevard, within the Shoppes at Questover Shopping Center, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of August 2, 2021” (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

Proposed Jersey Mike's Location
at 12520 Olive Blvd, Unit A



City Limits

Parcels

July 12, 2021



Prepared By

HORNER SHIFRIN

Attachment: Staff Report-Jersey Mike's CUP (Jersey Mike's Sub Shop CUP)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 7//2021



Description: Jersey Mike's is proposed to be located on the far eastern tenant space, next to Batteries Plus.

	Description: Areas of missing landscaping at the entrance along Olive Boulevard that need to be replaced.
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BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
JERSEY MIKE'S SUBS AT 12520 OLIVE BOULEVARD UNIT A WITHIN THE
SHOPPES AT QUESTOVER SHOPPING CENTER,
ZONED GC-GENERAL COMMERCIAL**

WHEREAS, under Section 405.360(C), NAICS 722513 Limited-Service Restaurants require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, James Needham, of JM Creve Coeur, on behalf of Jason Amarosa, JM Creve Coeur, has submitted an application for a conditional use permit for a 1,722 square foot, Jersey Mike's Subs location, with 24 indoor seats, at 12520 Olive Boulevard Unit A, within the Shoppes at Questover Shopping Center, zoned GC-General Commercial District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 2, 2021, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on August 2, 2021; 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 amended conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. 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 there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

BILL NO. _____

ORDINANCE NO. _____

6. 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, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a Limited-service Restaurant at 12520 Olive Boulevard, Unit A, Creve Coeur, MO, 63141, within the Shoppes at Questover Shopping Center, zoned GC-General Commercial District, whose legal description is as follows:

LOT 3 OF QUESTOVER SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51 PAGE 83 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PORTION CONDEMNED BY THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, BY CAUSE #368952 THE REPORT COMMISSIONERS OF WHICH RECORDED IN BOOK 6830 PAGE 855.

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

1. The Conditional Use Permit shall be for the operation of a 1,722 square foot Limited-Service Restaurant, NAICS 722513, establishment at 12520 Olive Boulevard, Unit A within the Shoppes at Questover Shopping Center.
2. Maximum seating permitted is limited to 24 indoor seats. The Zoning Administrator may authorize additional outdoor seating, based up review of an outdoor seating plan to ensure all relevant Zoning (including parking) and Building Codes are adequately addressed.
3. Hours of operation shall be 10:00 a.m. to 9:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Missing landscaping within the existing beds at the entrance along Olive Boulevard shall be replaced for the Zoning Administrator's approval prior to issuance of a final certificate of occupancy.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
6. Outdoor speakers may be used in the front patio area only and shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater.
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.

BILL NO. _____

ORDINANCE NO. _____

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.

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

ADOPTED THIS ____ DAY OF _____, 2021.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

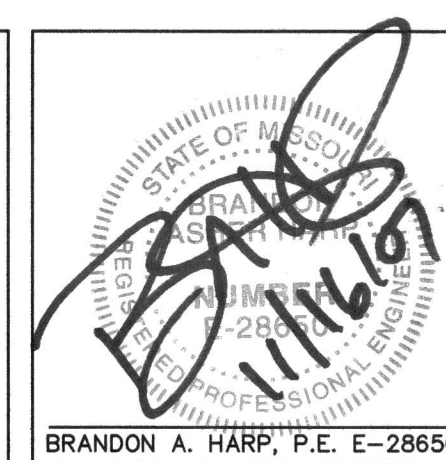
APPROVED THIS ____ DAY OF _____, 2021.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: Draft Ordinance-Jersey Mike's CUP (Jersey Mike's Sub Shop CUP)



11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan

The Shoppes at Questover
12520 Olive Blvd.
Creve Coeur, Missouri 63141

Attachment: 2007 Shoppes at Questover-Building C Site Plan (Jersey Mike's Sub Shop CUP)

AMENDED SITE DEVELOPMENT PLAN

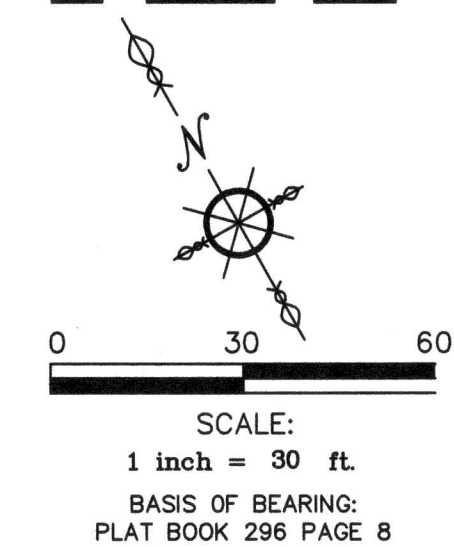
for a

PROPOSED RETAIL/OFFICE DEVELOPMENT
"The Shoppes at Questover"

BUILDING "C"

LOCATED IN

U. S. SURVEY 1932, TOWNSHIP 45 NORTH, RANGE 6 EAST
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI



SCALE:
1 inch = 30 ft
BASIS OF BEARING:
PLAT BOOK 286 PAGE 8

● - DENOTES SET 1/2" x 18" REBAR
○ - DENOTES FOUND 1/2" IRON PIPE

LOCATION MAP

NOT TO SCALE

PROPERTY DATA

OWNER: NOLES KAMP, L.L.C.
ADDRESS: 12520 OLIVE BLVD.
LOCATOR NO. 170430342
ACREAGE: 0.83 AC.±
EXISTING ZONING: GC: GENERAL COMMERCIAL
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: LADUE
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED: CREVE COEUR CREEK
FEMA MAP: 29180C0162H, AUGUST 23, 2000
ELECTRIC COMPANY: AMERENUE
GAS COMPANY: LACLEDE GAS COMPANY
PHONE COMPANY: SOUTHWESTERN BELL TELEPHONE
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON MSD BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CREVE COEUR.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CREVE COEUR STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% V. 20% SLOPES GREATER THAN 1% V. 20% MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES. IF CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE, IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- A PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL DOWNSPOUTS AND ROOF DRAINS.
- A DRAINAGE PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL PRIVATE STORM SEWERS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29180C0162 H AND COMMUNITY NUMBER 290344 (CITY OF CREVE COEUR) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995. THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.)

SETBACKS PER ZONING

BUILDING	FRONT	PARKING
FRONT	= 50'	= 15'
SIDE	= 12'	= 5'
REAR	= 20'	= 20'

DENSITY CALCULATIONS

SIZE COVERAGE	
22,705 s.f.	X 100 = 63%
36,041 s.f. total site	
E.A.B.	
9,800 s.f. bldg.	= 0.27
36,041 s.f. total site	

PARKING CALCULATIONS

Shoppes at Questover, Building C

Required:

Vacant (FedEx Kinkos)	2,247 sqft @ 4 / 1000 sqft = 9 spaces
Vacant	2,009 sqft @ 4 / 1000 sqft = 9 spaces
Starbucks	1,750 sqft (16 indoor seats) @ 4/1000 sqft = 7 spaces
	16 outdoor seats @ 1 per 8 seats = 2 spaces
Komp offices	3,750 sqft x 0.85 GLA = 3,188 sqft @ 4 / 1000 sqft = 13 spaces
TOTAL	40 spaces

Provided:

40 spaces

PROJECT BENCHMARK

MSD, BENCHMARK 8-5 - ELEV. = 562.82' - "STANDARD TABLET" STAMPED 34-75 S.L.C. IN BASE OF EASTERN MOST TOWER LEO ACROSS FROM ENTRANCE TO BARNES WEST COUNTY HOSPITAL SOUTHEAST CORNER #12655 OLIVE STREET ROAD.

SITE BENCHMARK

563.83' TOP OF CONCRETE MONUMENT AS SHOWN ON SURVEY



Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

MoDOT UNDERGROUND LOCATE
CALL 314-340-4100

SD1

LEGEND

EXISTING CONTOURS	--- 433 ---	SWALE/DRAINAGE PATH	---
PROPOSED CONTOURS	== 433 ==	TO BE REMOVED	---
EXISTING STORM SEWER	--- 433 ---	TO BE REMOVED & RELOCATED	---
PROPOSED STORM SEWER	--- 433 ---	TO BE USED IN PLACE	---
EXISTING SANITARY SEWER	--- 433 ---	TO BE ADJUSTED	---
PROPOSED SANITARY SEWER	--- 433 ---	BACK OF CURB	---
RIGHT-OF-WAY	---	FACE OF CURB	---
EASEMENT	---	WATER MAIN	---
CENTERLINE	---	GAS MAIN	---
EXISTING TREE	---	UNDERGROUND TELEPHONE	---
EXISTING SPOT ELEVATION	433.28	OVERHEAD WIRE	---
PROPOSED SPOT ELEVATION	433.28	UNDERGROUND ELECTRIC	---
WATER VALVE	---	FIRE HYDRANT	---
		POWER POLE	---

ABBREVIATIONS

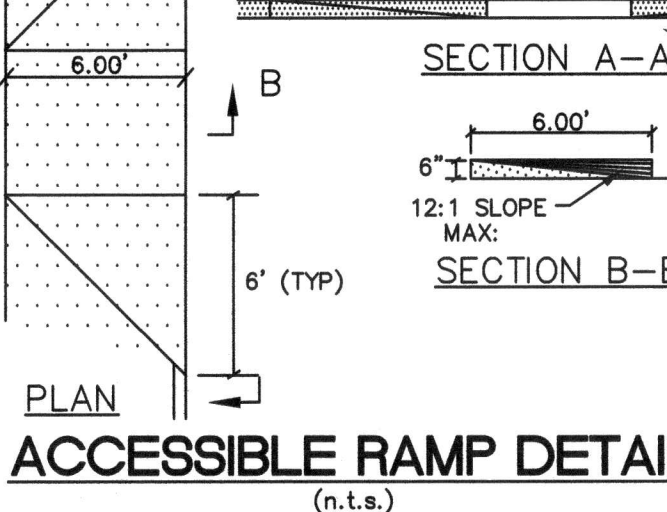
N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FL	FLOWLINE
RCP	RCP
STM	STORM
SAN	SANITARY
(S)	SAVE REMOVE

SYMBOLS

WVA	WATER VALVE	96°	BUSH & SIZE
WMH	WATER MANHOLE	•	BOLLARD
TMH	TELEPHONE MANHOLE	○	SIGN
BRUSH & SHRUB LINE		✕	ELECTRIC YARD LIGHT
EB	ELECTRIC BOX	MBS	MAIL BOX
PP	POWER POLE	COO	CLEAN OUT
PP	POWER POLE & GUY	GV	GAS VALVE
		GM	GAS METER
		GD	GAS DRIP

TYPICAL PARKING STALLS
(n.t.s.)

HANDICAP PARKING SIGN
(n.t.s.)



PROPERTY DESCRIPTION

LOT 3 OF QUESTOVER SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT RECORDED IN PLAT BOOK 51 PAGE 83 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PORTION CONDAEMED BY THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, BY CAUDE # 368952 THE REPORT COMMISSIONERS OF WHICH IS RECORDED IN BOOK 6830 PAGE 855.

NOTE:

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR

CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED MONETARY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

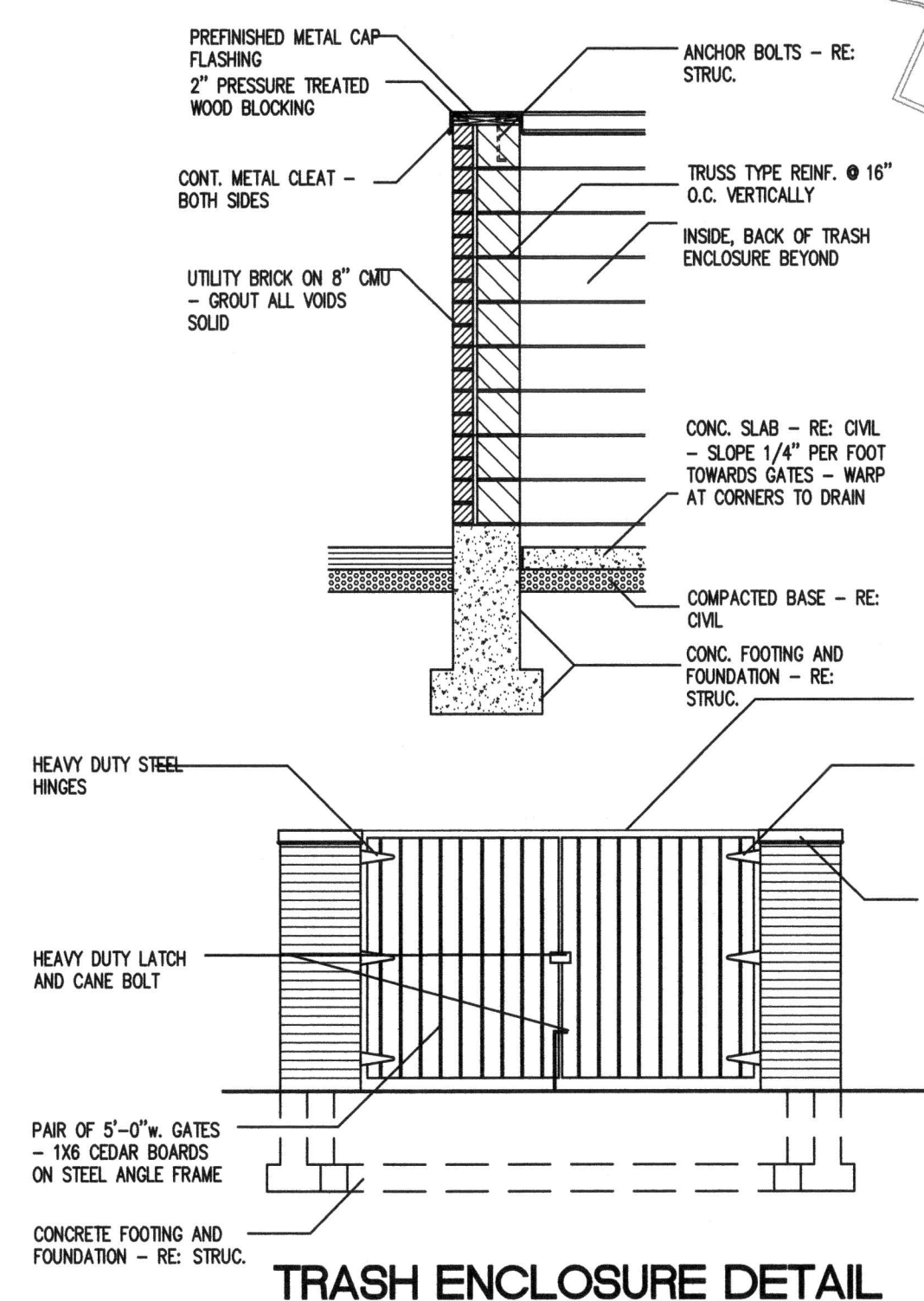
PREPARED FOR:

NOLES PROPERTIES
109555 OLIVE BLVD
CREVE COEUR, Missouri 63141
PHONE: 314-997-2515
FAX: 314-997-1948

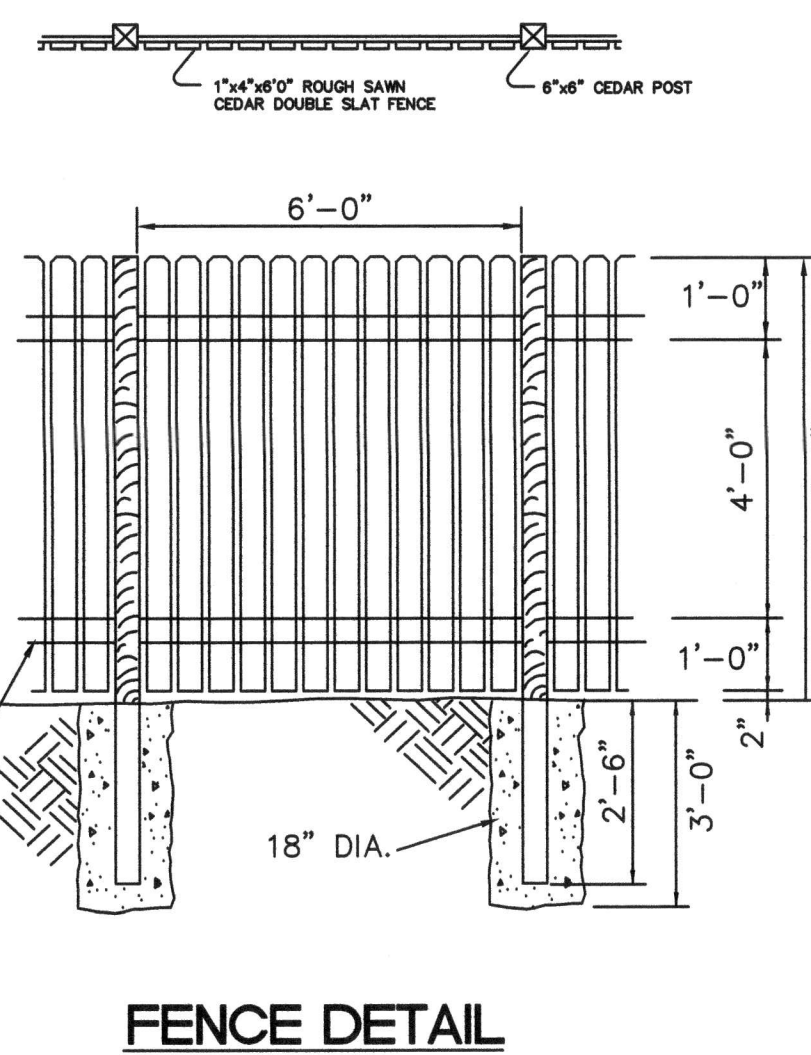
PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

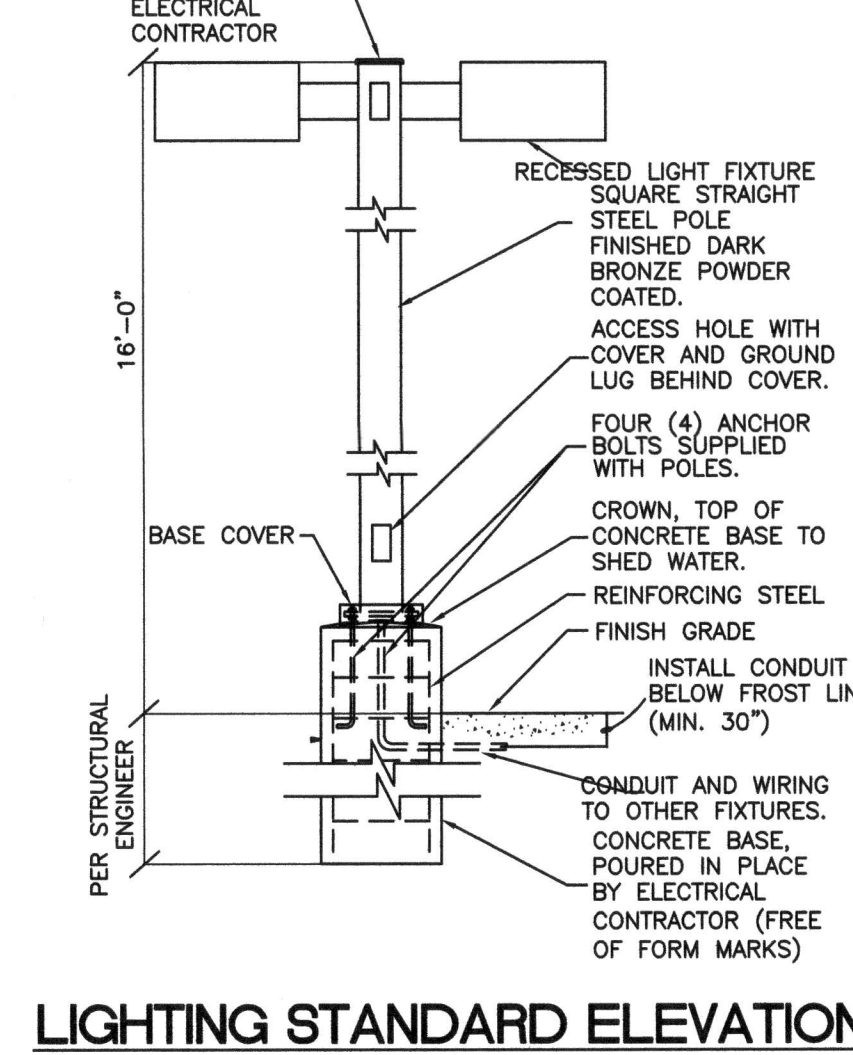
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net



TRASH ENCLOSURE DETAIL



FENCE DETAIL
(n.t.s.)



LIGHTING STANDARD ELEVATION
(n.t.s.)

PRELIMINARY STORMWATER RUNOFF CALCULATIONS
(25 YEAR/20 MINUTE STORM)

EXISTING SITE

BUILDING: 0.04 AC. X 4.20 CFS/AC. = 0.17 CFS
PAVEMENT: 0.25 AC. X 4.16 CFS/AC. = 1.04 CFS
GRASS: 0.54 AC. X 2.00 CFS/AC. = 1.08 CFS
TOTAL = 2.29 CFS

PROPOSED SITE

BUILDING: 0.18 AC. X 4.20 CFS/AC. = 0.77 CFS
PAVEMENT: 0.40 AC. X 4.16 CFS/AC. = 1.66 CFS
GRASS: 0.25 AC. X 2.00 CFS/AC. = 0.50 CFS
TOTAL = 4.93 CFS

DIFFERENTIAL RUN-OFF = 2.64 CFS

NOTE:
STORMWATER DETENTION FOR THIS SITE PROVIDED WITHIN THE "SHOPPES AT QUESTOVER DEVELOPMENT" M.S.D. P-NO. 26125-00

Questover Parking Worksheet

12536 Olive Blvd

Suite	Tenant	GROSS SF	Area to use for parking ct.	Indoor Seating (From CUP)	Out Door Seating (On-Site count)	Parking required	Parking required for indoor seating	Parking require for outdoor seating	Total Parking Spaces Req'd
A	Chicken Salad Chic	2,845	2,845.0	74	40	11.4	24.7	5.0	41.0
B	Altus Properties	1,601	1,601.0			6.4			6.4
C	Cookie Cutters	1,108	1,108.0			4.4			4.4
D	Jets Pizza	2,594	2,594.0	40	16	10.4	13.3	2.0	25.7
E	European Wax Center	1,280	1,280.0			5.1			5.1
G	9 Round Fitness	1,282	1,282.0			5.1			5.1
I	Metro Hair	2,732	2,732.0			10.928			10.9
		13,442	13,442.0			53.77	38.0	7.00	98.8

12528 Olive Blvd

Suite	Tenant	GROSS SF	Area to use for parking ct.	Indoor Seating (From CUP)	Out Door Seating (On-Site count)	Parking required for area	Parking required for indoor seating	Parking require for outdoor seating	Total Parking Spaces Req'd
A	Gulf Shores	2,846	2,846	87	80	11.4	29.0	10.0	50.4
B	CutCo	1,476	1,476			5.9	-	0.0	5.9
C	St. Louis Gyro	1,230	1,230	16		4.9	5.3	0.0	10.3
D	Amor Nails	1,282	1,282			5.1	-	0.0	5.1
E-G	American Dental	3,916	3,916			15.7	-	0.0	15.7
H-I	Massage Envy	2,727	2,727			10.9	-	0.0	10.9
		13,477	13,477			53.9	34.3	10.0	98.2

12520 Olive Blvd

Suite	Tenant	GROSS SF	Area to use for parking ct.	Indoor Seating (From CUP)	Out Door Seating (On-Site count)	Parking required	Parking req'd for indoor seating	Parking req'd for outdoor seating	Total Parking Spaces Req'd
A	Proposed Jersey Mikes	1,722	1,722	24		6.9	8.0	0.0	14.9
B	Batteries Plus	1,832	1,832			7.3	-	0.0	7.3
C	Business Center (upper & lower floor)	3,254	3,254			13.0	-	0.0	13.0
D	Fed Ex	1,839	1,839			7.4	0.0	0.0	7.4
		8,647	8,647			34.6	8.0	0.0	42.6

15% reduction per 405.820 (B)(1)

Total Req'd Parking Spaces	239.6
Parking Reduction (15%)	35.9
	204

City Parking Requirements

General Retail Parking Ratio	4 Per 1000 SF
Restaurant Indoor seating to Parking Ratio	1 Per 3 Seats
Restaurant Outdoor seating to Parking Ratio	1 Per 8 Seats

Existing Parking on site	204
--------------------------	-----

**City Code for restaurants is 4 spaces per 1000 sf PLUS 1 space per every 3 indoor seats + 1 space for every 8 outdoor seats; Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity 16 or fewer seats 4 Per 1000 SF

405.820(H)(7)(a) Fine arts schools (NAICS 61161) and sports and recreation instruction (NAICS 61162). One (1) space per two hundred (200) square feet of floor area.

405.820(H)(7)(b) Fitness and recreational sports centers (NAICS 71394), and all other amusement and recreation industries (NAICS 713990). One (1) space per one hundred fifty (150) square feet of floor area.

BILL NO 5107ORDINANCE NO 5009

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR AN EATING AND DRINKING ESTABLISHMENT FOR STARBUCKS LOCATED AT 12520A OLIVE BOULEVARD, SOUTH OF OLIVE BOULEVARD, WEST OF QUESTOVER LANE, AND ZONED 'GC' GENERAL COMMERCIAL DISTRICT

WHEREAS, application was made by Mr. Steve Noles, on behalf of Starbucks for a Conditional Use Permit under the City's Zoning Ordinance to operate an eating and drinking place, located at 12520A Olive Boulevard, zoned GC, General Commercial District, and

WHEREAS, under Section 26-42.3(g), all eating and drinking places require the issuance of a Conditional Use Permit as provided in Section 26-114, and

WHEREAS, on October 1, 2007, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application and accompanying site development plan on certain conditions as per Section 26-114.4(b), and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, October 22, 2007, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c), 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 and in the West County Journal, newspapers of general circulation in the City of Creve Coeur, 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:

(a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

(b) Will contribute to and promote the community welfare and convenience at the specific location;

(c) Will not cause substantial injury to the value of neighboring property;

(d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.

(e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.

(f) 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.

Attachment: Ordinance 5009 (Jersey Mike's Sub Shop CUP)

BILL NO 5107ORDINANCE NO 5009

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a 1,750 sq. ft. eating and drinking place addressed as 12520A Olive Boulevard, zoned 'GC' General Commercial District, as shown on the plans received by the Department of Community Development on September 21, 2007, subject to the conditions stated in Section 2.

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

1. This Conditional Use Permit shall be for the operation of a 1,750 sq. ft. eating and drinking establishment subject to Section 26-52.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located on the property currently addressed as 12520 A Olive Boulevard.
3. The maximum seating permitted is limited to 16 indoor-only seats, as defined by the City's Zoning Ordinance. Additional seasonal outdoor seating may be approved by the Planning and Zoning Commission if, after a period of six months of full operation, it can be shown through a parking study that there is ample parking provided within the shopping center. Per Section 26-91.7 of the Zoning Code, a joint parking agreement shall be properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney.
4. The hours of operation shall be from 6:00 a.m. to 10:00 p.m. Sunday through Thursday, and 6:00 a.m. to 11:00 p.m. on Friday and Saturday.
5. The floor plan for the proposed restaurant shall be filed with the City's Zoning Administrator showing the type and location of all equipment, furniture, seating capacity, and other information which may be requested by the building official.
6. All signs for the restaurant must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.
7. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the restaurant, including but not limited to storage of outdoor tables, chairs, umbrellas, gas tanks, and milk crates.
8. Any mechanical equipment installed for the restaurant shall be properly screened with approved materials.
9. Additional business hours are permitted with the Department of Planning's approval. Business hours can be approved for the catering of special events.
10. Delivery and company vehicles shall be parked in the parking area located behind the building.
11. 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.

BILL NO 5107ORDINANCE NO 5009

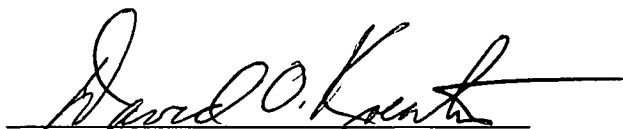
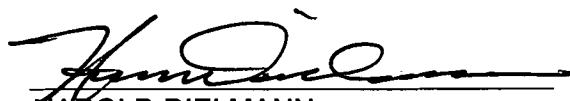
12. All new, modified or altered overhead utilities servicing the subject tenant space shall be placed underground.
13. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.
14. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith. Failure to comply with this provision shall not excuse anyone from these conditions.
15. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
16. 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.
17. 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.
18. 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.
19. The use of outdoor speakers for the amplification of music and spoken word is prohibited.
20. The trash enclosure doors/gates shall be self-closing and latching.

Section 3: The Site Development Plan shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The applicant is required to submit Building Plans to the Building Division for review, as required by Section 26-116 of the Zoning Ordinance.
2. The applicant shall submit Improvement Plans to the Department of Public Works for review and approval, as directed by Section 26-60 of the Zoning Ordinance.

Section 4: 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.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO 5107ORDINANCE NO 5009ADOPTED THIS 12 DAY OF November, 2007DAVID KREUTER
PRESIDENT OF CITY COUNCILAPPROVED THIS 12 DAY OF November, 2007HAROLD DIELMANN
MAYOR

ATTEST:

DEBORAH RYAN, MRCQ
CITY CLERK

Attachment: Ordinance 5009 (Jersey Mike's Sub Shop CUP)

BILL NUMBER 5040**ORDINANCE NUMBER 4048**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CREVE COEUR AS DESCRIBED IN ORDINANCE NO. 1903 TO REZONE APPROXIMATELY 0.83 ACRES OF LAND FROM 'MX', MIXED USE DISTRICT TO 'GC', GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY ADDRESSED AS 12520 OLIVE BOULEVARD DESCRIBED AS A TRACT OF LAND BEING PART OF LOT 3 OF QUESTOVER SUBDIVISION, A PLAT THEREOF RECORDED IN PLAT BOOK 51 PAGE 83 OF THE ST. LOUIS COUNTY LAND RECORDS

WHEREAS, Mr. Steve Noles and Mr. Todd Kamp have submitted an application to rezone 0.83 acres of land addressed as 12520 Olive Boulevard located south of Olive and west of Questover Lane, and

WHEREAS, in accordance with Section 26-115 of the Zoning Ordinance, the applicant has submitted a Site Development Plan to the Department of Community Development, and

WHEREAS, On Monday, October 16, 2006, the Planning and Zoning Commission reviewed the rezoning request and accompanying Site Development Plan and by unanimous vote of those present (6-0), recommended approval to rezone the property from 'MX' Mixed Use District to 'GC' General Commercial on the condition that the property be developed in accordance with the approved Site Development Plan, revision received October 10, 2006, by the Department of Community Development, and other conditions, or as further revised as required by the City of Creve Coeur, and

WHEREAS, the City Council of the City of Creve Coeur, Missouri, held a Public Hearing thereon at the Creve Coeur Government Center on November 13, 2006, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian on October 26, 2006, and in the West County Journal on November 1, 2006, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all persons who presented themselves at said Public Hearing and desiring to be heard 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 City Council; and this Bill having been read by title in open meeting three times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that rezoning the properties would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice.

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur as described and defined in Ordinance No. 1903, Creve Coeur Zoning Ordinance shall be amended to rezone 0.83 acres of land addressed as 12520 Olive Boulevard from 'MX' Mixed Use District to 'GC' General Commercial District, subject to the conditions stated herein, described as follows:

A tract of land being part of lot 3 of Questover subdivision, a plat thereof as recorded in plat book 51 page 83 of the St. Louis County Land Records office in St. Louis County, Missouri, more particularly described as follows:

Beginning at a point being the southwest corner of lot 3 of said Questover Subdivision, also being the southeast corner of Questover Consolidation Plat, a plat recorded in plat book 353 page 34 of the St. Louis County Land Records, from which a found 1/2" iron pipe bears north 55 degrees 15 minutes west a distance of 15 feet; thence along the western line of said lot 3, north 29 degrees 36 minutes 00 seconds east a distance of 330.60 feet to a point on the southern right of way of Olive Boulevard (variable width) as

widened by Cause # 368952, a copy of which is recorded in deed book 6830 page 855, from which a found right of way marker bears north 46 degrees 58 minutes west a distance of 34 feet; thence easterly along the southern right of way, south 60 degrees 27 minutes 30 seconds east a distance of 109.00 feet to a set 1/2"X18" rebar with cap stamped "MARLER 347-D" (typical), being on the eastern line of lot 3; thence leaving said right of way along the eastern line of said lot 3, south 29 degrees 36 minutes 00 seconds west a distance of 330.71 feet to a set rebar, being the southeastern corner of lot 3; thence along the southern line of lot 3, being also the northern line of Questover Crossing, a subdivision recorded in plat book 345 page 25 of the St. Louis County Land Records, north 60 degrees 24 minutes 00 seconds west a distance of 109.00 feet to the point of beginning, containing 36,041 square feet or 0.83 acres as surveyed by Marler Surveying Company Inc. during the month of July 2006.

SECTION 2: As per Section 26-115 of the Zoning Ordinance, the approval of said rezoning request is subject to the property being developed in accordance to the Site Development Plan, revision received October 10, 2006, by the Department of Community Development or as further revised as required and approved by the City of Creve Coeur, and subject to the following conditions:

1. The approval of said rezoning request is subject to the property being developed in accordance to the Site Development Plan, received October 16, 2006, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur.
2. A deed restriction shall be placed on the subject properties, which prohibits the following uses on the properties:
 - a) Drive-in sales of goods or services
 - b) Gasoline Service Stations
 - c) Automotive Dealers
 - d) Motion Picture Theaters
 - e) Amusement and Recreation Services
 - f) Residential Care
 - g) Automotive Repair, Service and Parking

Said deed restriction shall further restrict Eating and Drinking Establishments, a Conditional Use in the "GC" district, by the following:

- a) Eating and Drinking Establishment(s) shall be located on sites of not less than 2.0 acres;
- b) Eating and Drinking Establishment(s) shall be located on the ground floor of the structure;
- c) Eating and Drinking Establishments shall not occupy more than 25% of the approved building square footage for the building footprint and a single eating establishment shall not exceed 3,500 square feet in size;
- d) Each Eating and Drinking Establishment shall have a minimum of sixteen (16) seats for dining;
- e) Eating and Drinking Establishment(s) shall not provide drive-thru or drive-up services to patrons. "Drive-thru" and "drive-up" shall mean service to on-premise patrons who do not enter the restaurant/patio area, but, rather receive service through a drive-up window and/or receive food service in their automobiles.

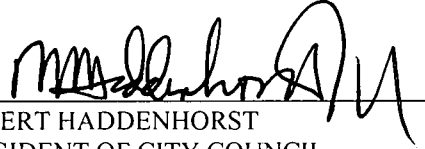
Said deed restriction shall be submitted to the City Attorney for review and approval prior to recording. Said deed restriction shall further restrict the parcel to provide that there shall be no direct or indirect access to Questover Lane. The deed restriction would specify that Questover Place Community Services Association, Inc., the Trustees of the Manors at Questover, the Trustees of Questover Crossing would be third party beneficiaries that would have to consent to any changes to the restriction.

3. The applicant shall submit a cross access easement along the entire western property line, as shown on the site development plan received by the Department of Planning on October 10, 2006, to the City Attorney for review and approval prior to recording. The easement shall not include direct or indirect access to Questover Lane.
4. The applicant shall provide correspondence from MoDOT stating that a left-in/no left-out break in the median will be permitted.
5. The applicant shall provide lighting specification for any lighting proposed with the plan to the Department of Planning for review and approval.
6. The applicant shall provide a Final Landscape Plan for review and approval as directed by the Department of Planning and in compliance with Section 26-62 of the Zoning Ordinance.
7. The applicant is required to submit Building Plans to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance.
8. The applicant is required to submit Site Improvement Plans to the Department of Public Works for review, as required by Section 26-60 of the Zoning Ordinance.

SECTION 3: As set forth in Section 26-115 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date approved, unless with such period a building permit is obtained and substantial construction is commenced. Extensions are available as provided in Section 26-115.6.

SECTION 4: This Ordinance shall be in full force and effect upon the expiration of fifteen (15) days after adoption by the City Council and the signing thereof the Mayor.

ADOPTED THIS 27th DAY OF NOVEMBER, 2006.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF NOVEMBER, 2006.


HAROLD DIELMANN
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

Attachment: Ordinance 4048 -Noles Building C (Jersey Mike's Sub Shop CUP)



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

MEMORANDUM

Memo To: Planning and Zoning Commission

Meeting Date: August 2, 2021

Subject: Work Session--P&Z New Member Training and Refresher

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

Attachment: P&Z New Member Training Outline

The attached outline will serve as the basis for the Planning and Zoning Commission training under the Work Session portion of the agenda. This training will provide an overview of the Commission's role and responsibilities in local government. This training will be helpful for our new members as they begin their service on the Commission and I hope it will be a valuable refresher for our current members.

Staff and the City Attorney will review this information with the Commission and will be available for further discussion.

CREVE COEUR PLANNING AND ZONING COMMISSION NEW MEMBER TRAINING SESSION

August 2021

Topics

Commission origins

Chapter 89 RSMo - zoning authority of cities

Chapter 125 City Code - city boards and commissions - PZ with 7 members

Mayor and Council appoint chairperson

PZ annually appoints vice-chair

By code Planning Director is staff liaison

Duties

City Code section 405.1030 - quorum of 4, and 4 votes required for major action items

Planning function - basis for zoning - comprehensive plan province of PZ commission

Ref: Sections 89.340-370 RSMo

Also Statutes call for examination of public improvements - 89.380 RSMo

Annual review of capital improvement five-year plan

Not just city projects - frequently overlooked statute elsewhere

Recommendations to other govt bodies - super-majority vote to overturn neg. rec.

Ordinances

Title IV of City Code - Land Use - online

Planning, Zoning (map), Subdivisions, Flood Control, Land Disturbance, Stormwater,
Stream Buffers

In some instances final decision i.e. boundary adjustment

Standards

405.1060.E - Zoning changes

Note - council super-majority only required if citizen protest

405.1070.E - conditional use permits

405.1110 - variances - province of board of adjustment - hard to get, so zoning regs need to work in general

Procedures

Agenda development and approval

General Citizen comments

Hearings, presentations - listening, questioning

Motions, Roberts Rules - discussions, votes

Ethics

Separate training - mandatory

Sections 105.452 et seq RSMo

City Charter Sections 14.1 and 14.2

Chapter 130 City Code

City Anti-Fraud and Corruption policy, donation and solicitation regs

Annual financial disclosure reports - within 30 days of apt, May 1 annually, City and MEC

Sphere of influence

Advice and advisory opinions

Recusal

Missouri Sunshine law

Chapter 610 RSMo

City Code Chapter 160

Open meetings with advance notice

Open records - email retention

Comply with closed meeting limitations, avoid penalties

Litigation

Potential defendants

Potential discovery - keep personal records separate



city of CREVE COEUR

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MEMORANDUM

Memo To: Planning and Zoning Commission

Meeting Date: August 2, 2021

Subject: East Olive Corridor Zoning Updates—Neighborhood Meeting Summary

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

Attachments: East Olive Corridor Comprehensive Plan Section
Meeting Handouts

A neighborhood meeting, coordinated by Ward 1 Council members Mark Manlin and Heather Silverman, with the support of the City Administrator and Planning staff was held on July 13, 2021 at 6:00 PM at the driveway at 832 Deaver Lane. The meeting was an outreach effort involving the on-going discussions regarding the future of the East Olive corridor. The specific focus of this meeting was to gain an early view of the receptiveness to different forms of development for the portion of Olive Blvd. that is zoned single family residential from the residents' perspective. Approximately 20-25 residents attended the neighborhood meeting.

Staff spoke to the existing conditions analysis and future recommendations for this specific area of East Olive as provided in the comprehensive plan (attached for reference). Staff also provided a handout consisting of the East Olive section of the comprehensive plan, maps showing the extent of the East Olive corridor, the areas that are currently zoned single family, and the status of the vacant/for sale properties for the areas that front Olive adjacent to Deaver, Sona and Larkin. A moderated discussion was held where each person was given the opportunity express their views.

Overall, the opinions of the residents were divergent. Some felt that different forms of residential might be acceptable, others felt that it would be a nice opportunity for the city to purchase these properties for a city park. Rental multi-family development was generally viewed negatively as well as commercial uses. Access and traffic impacts as well as the status of the indentures that prohibit uses other than residential was also brought up by several residents as impediments to any development discussions by the city.

Attachment: E Olive Neighborhood Meeting Memo to PZ 8-2-21 (East Olive Resident Meeting Summary)

Staff's takeaway from this meeting is that the residents appreciated the opportunity to have this form of dialogue with the city, and as expected, they are concerned with what changes may occur for those properties closer to Olive. It can be fairly stated that, at this early stage, there is no clear agreement on future zoning updates involving a change of uses from the residents that emerged from this meeting.

Staff will be available for further discussion on this matter from the Commission.



East Olive Corridor

The Vision for East Olive is to create a walkable corridor of destination retail boutiques, neighborhood service businesses, small-scale restaurants, attached townhomes, and low-density multi-family homes and single family homes. Development of the East Olive corridor should encourage pedestrian access from adjacent neighborhoods and prioritize walkability between neighboring lots while accommodating car access and easy parking.

Revitalization of East Olive has continued to falter due to the challenges of shallow lot depths, direct adjacency to established residential neighborhoods, and frontages onto Olive Boulevard. Existing lot constraints limit development options for these properties. In many cases, current zoning regulations have made the redevelopment of existing commercial buildings financially infeasible. This is due to current parking and landscaping requirements, which often dictate that an existing building must be rebuilt with a smaller square footage to meet requirements.

The East Olive corridor comprises the Neighborhood Commercial District (NC) place type, and for existing residentially-zoned properties on the south side of Olive Boulevard between Graesser Road and North Spoele Road, the Estate

Neighborhood 1 place type (ER-1). The NC place type supports the development of a variety of medium- to low-density commercial, retail, office, neighborhood service business, and residential development in a commercial corridor with shallow lot depths. This district is designed to provide a transition between more intense commercial districts to the east and west. Existing properties in this district are ideal for many types of smaller, specialty retail, service, and office businesses, providing both easy automobile access and a walkable, pedestrian environment. The Neighborhood Commercial District provides for lot-by-lot, incremental revitalization and redevelopment that builds toward a coherent corridor identity.

For the residentially-zoned properties fronting the south side of Olive Boulevard between Graesser Road and North Spoele Road, within the ER-1 place type, continued review should be undertaken to ensure progress towards redevelopment or improvement to existing properties are being met. Examples of such progress include the removal and replacement of existing residential structures; the construction of new residential structures on existing vacant lots, or renovations to existing residential structures substantially affecting the exterior appearance. The Planning and Zoning Commission should review this area in the short/medium term (approximately 5 years) to determine if the appropriate level of residential development or reinvestment has occurred based upon these stated objectives.



4.6. NEIGHBORHOOD COMMERCIAL DISTRICT (NC) FRONTAGE PLAN

The East Olive recommendations on pages 93-94 should apply as properties are redeveloped or undergo significant renovations. Refer to pages 61-62 for additional frontage plan information.

- Primary Streets
- Secondary Streets
- Service Streets

PRIMARY STREETS

- » Olive Boulevard
- » N. Mosely Road
- » Graeser Road
- » N. Spoele Road

SECONDARY STREETS

- » Park West Drive
- » Bal Harbour Drive
- » Renee Lane

SERVICE STREETS

There are no streets classified as Service Streets in the East Olive Corridor.

East Olive Corridor

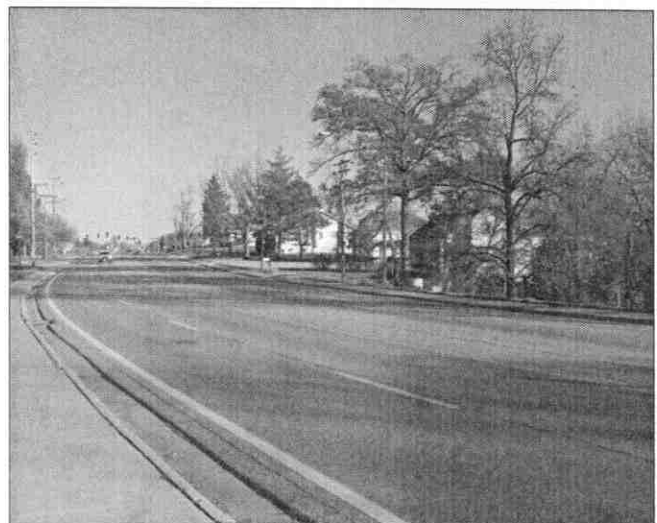
Existing Conditions Character Images



SCOTSMAN COIN & JEWELRY (OLIVE BOULEVARD @ GRAESER ROAD)



EAST OLIVE CORRIDOR



EAST OLIVE CORRIDOR

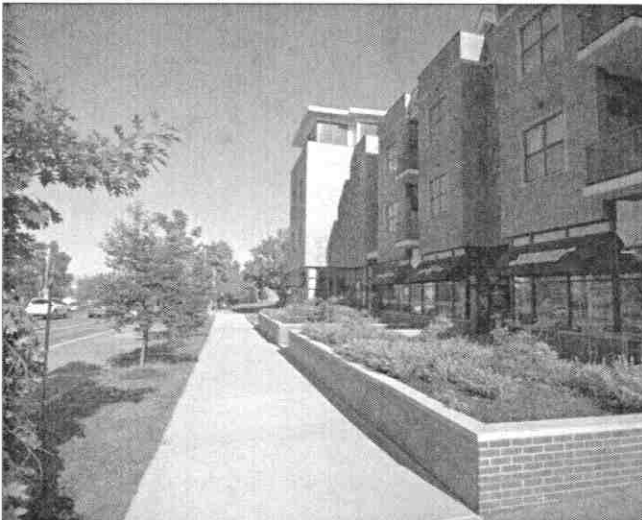
Vision & Best Practices Character Images



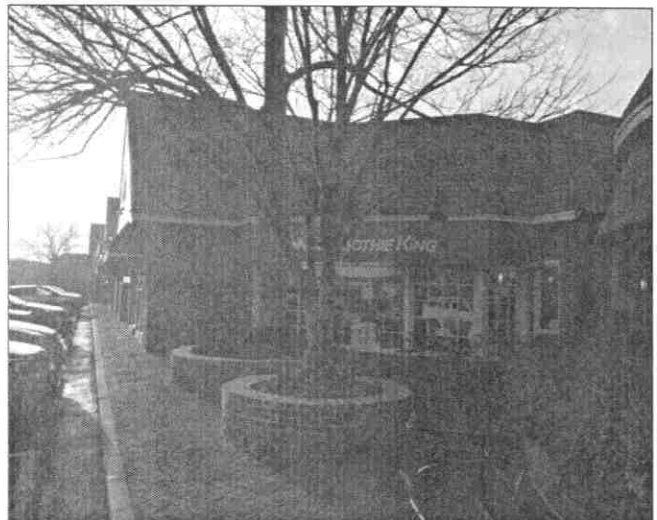
MARKETPLACE – CLAYTON ROAD (LADUE, MISSOURI)



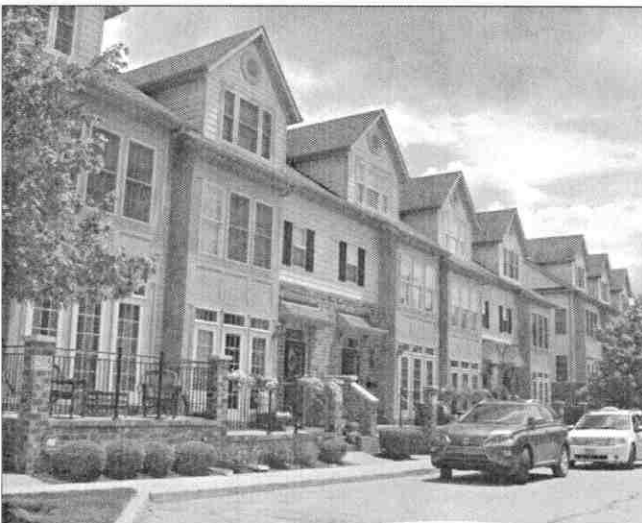
MARKETPLACE – CLAYTON ROAD (LADUE, MISSOURI)



DEMUN POINTE (CLAYTON, MISSOURI)



MARKETPLACE – CLAYTON ROAD (LADUE, MISSOURI)



STATION PLAZA (KIRKWOOD, MISSOURI)



MARKET AT MCKNIGHT (ROCK HILL, MISSOURI)

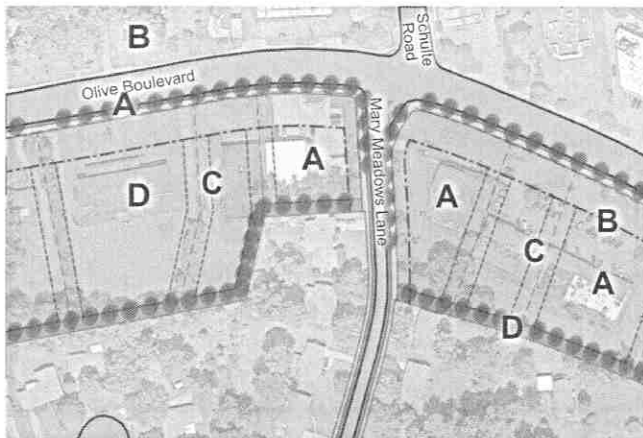
East Olive Corridor

Proposed Development Examples

The diagrams below illustrate the Plan concepts for redevelopment in the East Olive Corridor, including pedestrian and vehicular access, cross-lot connections, parking, buffering, and other recommendations contained herein. These diagrams are not site plans nor do they convey specific dimensional or regulatory requirements.

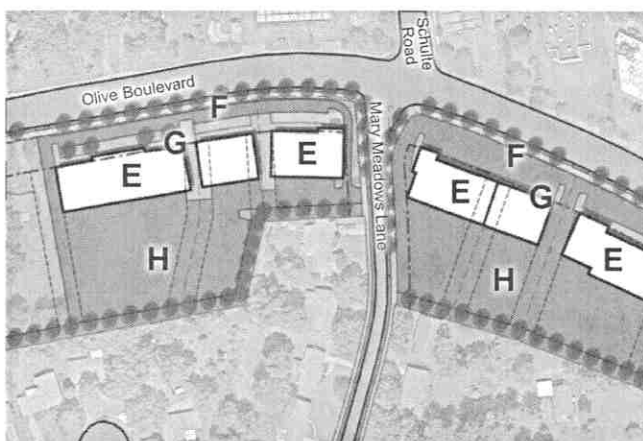


Existing Conditions



Proposed Consistent Setback and Buffer Zone Examples

- A. Existing Parcels
- B. Primary Street Consistent Setback Zone (dimension to be determined)
- C. Side Setback Zone (dimension to be determined)
- D. Buffer Zone (from adjacent residential properties; dimension to be determined)



New Building and Parking Configuration Examples

- E. Example New Buildings
- F. Example Frontage Shared Parking with cross-lot access and optional public space and landscape amenities
- G. Consistent "Second-Tier" Pedestrian Zone with cross-lot access
- H. Example Rear- and Side-Lot Shared Auxiliary Parking and service areas

Recommendations for the East Olive Corridor

FRONTAGE RECOMMENDATIONS – PRIMARY STREETS

- » Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Primary Streets.
- » Require primary building entrances to face the Primary Street.
- » Parking can be located in front of buildings, but parking to the side or rear of buildings and in shared facilities, through the use of cross-access easements, is encouraged.
- » When parking is located in front of buildings, a consistent zone of pedestrian amenities (i.e. a sidewalk, landscaping, trees, and pedestrian lighting) must be provided along the front facade of each building to create a “second tier” private sidewalk along the building, break up parking facilities, support active uses, and provide a buffer zone between parking and buildings.
- » Develop consistent landscaping standards along Olive Boulevard with street trees, lighting, and pedestrian amenities.
- » Encourage outdoor dining and retail site amenities.

FRONTAGE RECOMMENDATIONS – SECONDARY STREETS

- » 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.

SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS

- » Allow and encourage the use of building signs on all buildings.
- » Allow smaller monument signs on Primary Streets for developments meeting a minimum size and give consideration to increased sign area for multi-tenant monument signs. Monument signs on secondary streets should be discouraged. Secondary and service streets should allow for small, ground-mounted directional signs.

LOT DEVELOPMENT STANDARDS

- » Establish pedestrian facility requirements to encourage walkable access, including 1) the provision of walkways between buildings and the public sidewalk; 2) walkways that provide pedestrian cross-access between neighboring lots; and 3) walkways connecting parking facilities to buildings.
- » Promote cross-access between adjacent sites to encourage shared parking and reduce curb cuts onto Primary Streets.
- » Establish standards for buffers between Neighborhood Commercial district (NC) lots and adjacent residential district lots.
- » 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.



EAST OLIVE CORRIDOR – SINGLE FAMILY ZONING



Packet Pg. 45

