



city of **CREVE COEUR**

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: September 4, 2018
Subject: **Neighborhood Commercial District Work Session (East Olive Corridor)**
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Attachment: None

As discussed in the prior work session, the East Olive Corridor consists of a variety of land uses that include the GC, CB Commercial District, and the C Single Family Residential Districts, as well as the A Single Family District, where existing homes that front Olive Boulevard may be used commercially.



Figure 1: Image of the East Olive Corridor area with the Zoning Districts indicated. The pink is the CB District, Red is GC District, Orange is the C Single Family District, and the light yellow is the A Single Family District.

At the August 6th meeting, Staff and the Commission discussed several aspects of the zoning code for the East Olive corridor that would be subject to revisions based on the recommendations of the comprehensive plan. Below is a summary of the topics and the preference of the Commission at this stage of the review:

Site Coverage and Bonuses

The Commission was supportive of lowering the overall site coverage to 50% with site coverage bonus to 60%. Staff has reviewed several site development plans and the approved site coverages are noted below.

- The Goddard School at 11224 Olive Boulevard is 55% site coverage.
- The Site Plan for Mobil on the Run/Briteworx (not yet under construction) has a total site coverage of 50.2%
- The Walgreen’s at 10941 Olive Boulevard at the corner of Olive Blvd and Graeser Road has a site coverage of 67.2%, the property addressed as 11005 Olive Blvd (now the Scotsman) showed a site

coverage of 56.5% at the time of the original approval for both the Walgreen's site and 11005 Olive Blvd.

- The property addressed 10901-10923 Olive Boulevard (includes the FroYo, BMO Bank, Total Access Urgent Care, and Noodles and Co.) has a site coverage of 68.8%)

Based on this information, staff would recommend that the appropriate base site coverage should be 55% with site coverage bonuses up to 70%. It would be expected that most developments would not need site coverage as high as 70%; but should there be a need, significant site and development features would be required to achieve this level. The current GC District allows for site coverage of 63% up to 70% with a bonus granted at the discretion of the Commission. This will still create non-conforming properties within the areas, that were developed prior to the current ordinance, such as the shopping center at Graeser Square. It is important to note that Site Coverage is defined as: The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas. Therefore outdoor plazas, patios for outdoor dining areas, water features, and pedestrian walkways would not be counted as site coverage.

Site Coverage Bonus Tiers

Staff discussed the development of a tiered site coverage bonus framework that would involve grouping desired site development features into categories where coverage bonuses could be earned. More significant development features or incorporating more than one feature would grant additional coverage. The table below provides an example of how this setup could work.

Tier 1: Up to 60% site coverage bonus	Tier 2: Up to 65% site coverage bonus	Tier 3: Up to 70% site coverage bonus
Use of permeable pavement for stormwater quality and detention	Installation of solar panels	Dedication of right-of-way for future road widening if considered essential to the project, off-site public roadway enhancement involving medians, crosswalks, or other significant roadway improvements, as well as other features provided in tier one and two.
Providing a dedicated outdoor seating area with landscaping for dining or occupants of the building	Electric car charging station	Participation in the City's Arts on Loan program and dedication of public easements for art, , as well as other features provided in tier one and two.
Incorporating native Missouri plants equaling at least 25% of all plant material		Installation of artistic bus shelter approved by the City's Arts Committee, , as well as other features provided in tier one and two.
Incorporating bio-detention for stormwater quality and detention	Two or more features from Tier 1	LEED Certified Green Development

The above table is representative of the types of site features that would implement the goals of the comprehensive plan and would allow developers to select the types of features most suitable for their project. This list is still in development, and the Commission should provide comments and suggestions on items to consider for inclusion. In any event, the ordinance should include the ability to allow the Commission discretion to consider other forms of incentives that have not been thought of or that would be unique and beneficial for the proposed development that would not ordinarily be expected.

Building Height

The current GC zoning allows for building heights of up to 3 stories or 45-feet. Due to the challenges of land costs, topography (in certain areas), and shallow lot depths, among others as discussed in the comprehensive plan, staff would recommend that the building height remain as is. The Commission could require an additional setback for buildings over 2 stories if it is felt that 3 stories may be too great given the proximity to residential.

Buffers

The Commission was in agreement that a 20-foot fixed buffer is appropriate regardless of site size; however, an 8-foot tall fence screen would be required. It is important to note that the buffer is not the same as a building setback. As discussed with building height, the building setback could be greater for taller buildings (above 2 stories) to allow for increased separation of commercial and single family residential buildings.

Parking

The placement of the required parking areas has been a significant topic of discussion. The Commission was generally supportive of establishing a maximum build-to line of 80 feet to create a consistent frontage along Olive Boulevard and to allow customer parking in front of buildings, with the allowance of a 5 to 10 feet variance to provide some flexibility, thus a maximum setback of 90 feet.

Knowing that convenient parking is important to retailers according to statements made by the development community during the development of the comprehensive plan, staff will present a site plan based on a proposed project from approximately 10 years ago that did not move forward to aid in the discussion. We will also show other examples of developments featuring different building and parking layouts.

Landscaping

The current zoning ordinance requires a minimum landscape buffer of 10-feet along street frontages. Given the desire to have landscaped frontages, staff recommends that this requirement remain in place but to exclude areas used for sidewalks that are not in the right of way. Landscaping guidelines, including desirable plantings, could be developed in the future as part of an update to the Design Guidelines.

Building Design

The option exists to incorporate basic design requirements into the zoning code and more subjective requirements in a revised set of Design Guidelines. At this time, staff would recommend that a full discussion on the design requirements be discussed as a follow up to the zoning updates. Professional assistance may be required to assist staff and the Commission to develop these guidelines.

Uses

The Commission did not express any concerns with the changes to the allowable uses for a newly created zoning district. Please refer to the section below for additional considerations on the subject of allowable uses.

Other Items

Staff would like to get specific direction on a few items based upon the existing district regulations.

Conversion of Single Family Uses Fronting Olive Boulevard

There are homes that are zoned C Single Family Residential that are on the south side of Olive Boulevard and three existing homes on the north side of Olive that are zoned CB-Core Business District. Section 405.270(D) Non-Residential Uses On State Highway Frontage under the C Single Family Residential and Section 405.370(G)(3) Professional offices occupying a converted single-family residence under the CB-Core Business District both requires Planning and Zoning Commission review and approval for any business with similar requirements that it is of an office nature for the use, no vehicle parking in front of the building, or front yard, minimal signage, and no major alteration to the building that would affect the size, bulk or residential appearance of the structure and, any special buffering and screening deemed necessary by the Planning and Zoning Commission. The CB District also requires that Property owners of the residential structure shall file with the Recorder of Deeds of St. Louis County a deed restriction requiring that the property for which approval

is sought shall continue under a single ownership for so long as the approved use continues or until the City of Creve Coeur consents to the removal of said restriction.



Figure 2: Close-up of the residential properties along Olive that are used for professional offices, and the three homes in the CB District shown in blue addressed as 10819, 10815 and 10809 Olive Boulevard (these properties are currently for sale, and are vacant)

Does the Commission wish to continue to review the uses that would utilize the residential structures, until such time that the properties are redeveloped?

Woodshire Subdivision

The minimum size for any zoning district is five (5) acres. Rezoning the East Olive Corridor to the NC District will leave the property at 902 Woodshire Lane as a single property zoned C Single Family Residential, as shown in the above image. Staff would recommend that this property should be rezoned to A Single Family Residential to be consistent with the remaining Woodshire Subdivision.

Car Washes

During the prior work session, staff and the Commission discussed removing just gas stations without convenience stores from the NC District. Staff would also like to discuss whether stand alone car washes should also be removed. Should car washes only be allowed in conjunction with/or as an accessory to gas stations with convenience stores so that it is reviewed and developed as one unified development, such as the case with Mobil and the Run and Briteworx? Currently a Car Wash (NAICS 811192) is listed as a separate conditional use in the GC General Commercial and the LI-Light Industrial Districts. Regulations for car washes under the Conditional Uses are found only for those as an accessory to gas stations in Section 405.470(A)(13) Gasoline service stations.

Townhouse and Multi-Family Uses

As part of the text amendment to allow for medium density multi-family housing and townhomes in the GC District, the *Creve Coeur 2030* plan includes the vision for East Olive as a walkable corridor of destination retail, boutiques, neighborhood service businesses, small-scale restaurants, attached townhomes, and low – density multi-family and single-family homes. Further, the plan states, the NC place type supports the development of a variety of medium- to low-density commercial, retail, office, neighborhood service business, and residential development. Due to the site constraints of the properties within this area, and the land values, limiting residential to only low density is not practical but medium density might respond well to market conditions. Apartments (Westchase Apartment, zoned CB-Core Business District and the unzoned Briarcliff Condominium just outside the East Olive Corridor) are already in the area; therefore, staff recommends that both low and medium density of up to 20 units per acre should be included in this area as a conditional use. Apartments and condominiums already in the area are shown below.

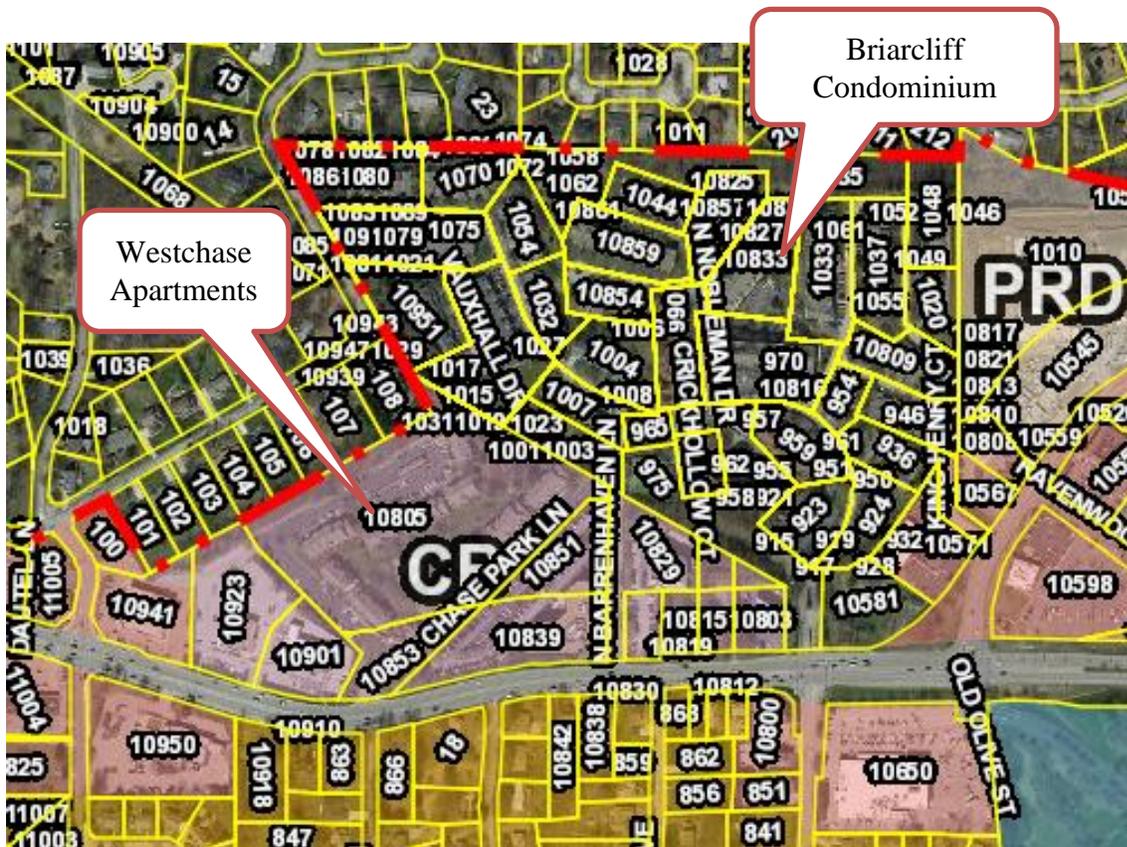


Figure 3: Close-up of the east Olive Corridor showing the existing apartment and condominium developments in the area.

Traffic Impacts

Traffic Impact Studies are required for significant redevelopment projects, but are not typically requested if the development would not represent a significant change to the use of the site. If development were to increase, the need for additional traffic studies may be needed. Staff will reach out to MoDOT to ascertain when traffic impacts studies are required.

Next Steps

At the last meeting, the Commission expressed an interest in a walking tour of the East Olive Corridor. If there is still interest, Staff would suggest that this occur in lieu of the regular October 1st meeting. After the September 4th meeting, staff would like to schedule meetings with business/property owners to discuss these changes with the feedback summarized for the Commission's review at the November 5th meeting.