



city of CREVE COEUR

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

MEMO TO PLANNING AND ZONING COMMISSION

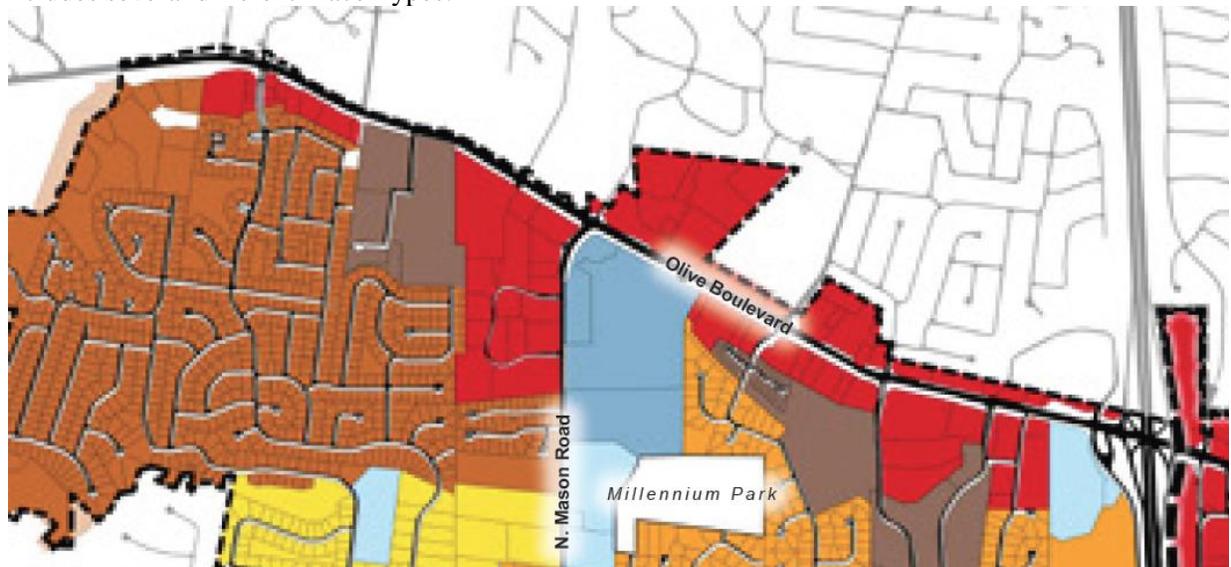
Meeting Date: January 7, 2019

Subject: West Olive Corridor Zoning Update Work Session

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

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

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



-  I - Countryside Estate (CR)
-  II - Estate Neighborhood 2 (ER-2)
-  III - Estate Neighborhood 1 (ER-1)
-  IV - Suburban Neighborhood 2 (SR-2)
-  V - Suburban Multi-Family Neighborhood 1 (SR-1)
-  VI - Civic (CV)
-  VII - Campus (CP)
-  VIII - Neighborhood Commercial District (NC)
-  IX - Mixed-Use District (MU)
-  IX.A - Central Business District (CBD)
-  X - Community Center District (CC)
-  XI - Mixed-Use Innovation Campus District (MUIC)

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

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

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



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



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

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



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

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

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

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

Rezoning—Key Issues

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

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

Setbacks

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

Building Height

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

Site Coverage and Bonus Standards

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

Buffers

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

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

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

Uses

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

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