

1. Zoning Ordinance Update-West Olive Corridor

Mr. Jaggi said they wanted to focus on the West Olive Corridor west of I -270. He said this is the newer part of Creve Coeur and has newer residential areas and development compared to east of I-270. He said the first step was to understand the diversity of the existing zoning. He suggested rezoning the sliver of CB on the north side of Olive to GC or something else.

There was some discussion of the MX district and the role it plays.

There was discussion about the height of some of the buildings.

Mr. Carney asked if there was a height restriction in Planned Office areas.

Mr. Jaggi said he thought there was.

There was discussion about the CB district.

Mr. Jaggi spoke about setbacks. He said the length and varied setbacks would make it very difficult to have firm setbacks. He said the different zoning districts were part of the challenge with consistent setbacks.

There was further discussion about setbacks.

Ms. Kistner suggested a range of allowable setbacks.

Mr. Jaggi spoke about sky plane and buffers and the directions they could take.

Mr. Jaggi will provide additional information for the second review of this corridor at the next meeting.