



city of **CREVE COEUR**

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STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

Meeting Date: May 21, 2018

Subject: #18-023—St. Louis County Boundary Commission Five-Year Map Plan Update

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

Attachments: *Creve Coeur 2030* Comprehensive Plan Excerpt
Draft Annexation Map

BACKGROUND

Annexations in St. Louis County are all governed by a set of regulations promulgated by the St. Louis County Boundary Commission. Except in very limited circumstances where 100% of the affected parties are in full agreement with a proposed annexation, annexations must first be vetted through a submittal to the Boundary Commission; a process that only occurs every five years. As part of this five-year review, the Boundary Commission requires a “Map Plan” to be submitted after approval at the municipal level. The Map Plan is a large area map outlining the maximum boundaries that a community might consider annexing within the next five years. As described in the Boundary Commission Rules, Map Plans can be later reduced in area, but cannot be expanded. Also, submitting a Map Plan does not obligate the city to actually annex any of the identified areas. It only identifies areas that could be considered for annexation by the municipality within the five-year timeframe. However, without a Map Plan submission, no municipality can annex any property for the next five years except in those limited circumstances identified above.

This year, the Map Plan submission is due to the Boundary Commission by July 1, 2018.

DISCUSSION

The comprehensive plan, *Creve Coeur 2030*, delineates an area for annexation that is north of the city limits extending to the Ameren utility right-of-way as an identifiable physical boundary. The attached draft Map Plan that is submitted for review is identical to what was submitted by the City for the current map which is about to expire and largely follows the recommendations of the comprehensive plan, except in a few areas. Instead of following the Ameren Utility corridor, the map plan follows the City of St. Louis and Missouri American Water trunk lines. The reason for following the water utility versus the Ameren utility is to avoid splitting up subdivisions. Notably, the Brookdale and Arrow Head Acres are two large subdivisions north of Olive and adjacent to Schulte Road that would be split up if these areas were ever to be annexed. The submitted plan also contains additional areas north of the light industrial district on the northeast part of the city that could provide additional expansion of the light industrial and/or plant science and technology sectors of the economy within the City Limits of Creve Coeur. Finally, the plan does not include some land on the west end of the city within the Old Farm Subdivision which, in 2007, the trustees of that subdivision expressed opposition to annexation and, as a result, that area was removed when the current plan was adopted back in 2012.

In general, the submitted map plan identifies areas north of the city limits between Creve Coeur Mill Road to the west and Warson Road to the east that are currently unincorporated St. Louis County and could be appropriate for annexation. The proposal seeks to delineate a logical boundary principally along the easement containing the St. Louis City and Missouri American water trunk lines as a guideline while also not splitting up subdivisions. The primary exception to this is in the eastern portion of the city along and east of Dautel Lane forming a connection to the Jewish Community Center (JCC) and then crossing Lindbergh Boulevard to surround the current light industrial area. The JCC is a significant cultural and recreational resource in the community and expanding the light industrial area represents a significant economic development addition to the city. In addition to the reasons provided in the comprehensive plan (see page 126), these areas would be appropriate for annexation for one or more of the following reasons:

- They are approximate the current city boundaries
- They represent an economic development opportunity
- Residents in many of these residential areas associate themselves with Creve Coeur but do not receive the services
- Provides the City with land use authority, including many areas on the north side of Olive Boulevard which would provide consistent planning and zoning within one jurisdiction for both sides of the Olive Boulevard corridor.

The total land area shown in the map plan is approximately 2,200 acres or 3.44 square miles. The land area within the current city limits is approximately 10.27 square miles. Should any specific annexation proposal be pursued by the City within the five-year period, a more detailed analysis involving government service delivery including sanitation, roads, police, and planning and building code enforcement would be provided for review.

At this time, the members of the Planning and Zoning Commission are asked to consider the map and suggest any changes they feel may be appropriate. If the Commission is satisfied with the map, a recommendation to the City Council needs to be voted on. The City Council is tentatively scheduled to review the map at their meeting on May 29, 2018, pending the Commission's recommendation. Upon the final determination by the City Council, the map plan will be forwarded to the St. Louis County Boundary Commission.

If the Commission recommends approval of the map plan as submitted, the following would be an appropriate motion:

“I move to recommend approval to the City Council for the Five-Year Map Plan be submitted to the St. Louis County Boundary Commission as prepared by planning staff attached to the staff report for application #18-023.”