



city of **CREVE COEUR**

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**MEMO TO PLANNING AND ZONING COMMISSION**

**Meeting Date:** November 5, 2018  
**Subject:** **Neighborhood Commercial District Work Session (East Olive Corridor)**  
**Memo Prepared by:** Jason W. Jaggi, AICP, Director of Community Development  
Whitney Kelly, AICP, City Planner  
**Attachment:** None

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Since the prior Work Session, staff has meet with a couple of the larger commercial property owners within the NC District to seek initial feedback on the proposed changes. The commercial property owners stressed the following points in the meeting with staff:

- The City needs to balance the desire to incorporate appropriate development standards within the corridor while also providing the necessary means to encourage redevelopment, not prohibit it.
- There were concerns expressed about the inability to put back in what exists today. The feeling is that any new requirements by the City would result in less area to develop with smaller buildings, less parking, etc.
- Some of the uses that the market would support within this area have been met with resistance by the City in the past. The Waterways proposal and drive through restaurants were mentioned.
- There was agreement that the East Olive corridor would seem to be a good market for multi-family or townhouse style residential development but that density becomes an issue. Very low density development would not be feasible given the land costs. The current proposed density of up to 20 units per acre for multi-family and 12 units per acre for townhouses appeared to be feasible within this area.
- Providing a mix of uses and layering these uses on the larger sites within the corridor would be a good approach. For example, commercial development would be concentrated along the Olive frontage with multi-family/townhouse development serving as a transition behind the commercial and adjacent to the residential areas.

Staff also reached out to planning and design colleagues for additional input with respect to market demand and sustainable design considerations. This input has been reflected in the updated site coverage bonus tables.

**Site Coverage and Bonuses**

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 as a public benefit or incorporating more than one feature would grant additional coverage. Since the last meeting, staff has sought to continue to develop the types of additional features that would warrant a site coverage bonus.

	<b>Tier 1: Up to 60% site coverage bonus, includes two or more features</b>	<b>Tier 2: Up to 65% site coverage bonus, includes two or more features from Tier 1, and one or more items of Tier 2</b>	<b>Tier 3: Up to 70% site coverage bonus, includes two or more features from Tier 1, one or more features of Tier 2, and one or more features of Tier 3</b>
ENERGY CONSERVATION	Electric car charging station	Solar panels	
GREEN INFRASTRUCTURE /STORM WATER	Integration of green infrastructure/working landscapes not required by MSD to include: permeable pavements, amended soils, bioretention cells, planter boxes and other rain garden techniques for storm water quality enhancement with interpretive signage	Reuse of storm water for grey water functions within the building or on the site such as toilets and irrigation.	Green roofs, blue roofs and other non-structural storm water storage techniques to reduce storm water quantity reduction.
PEOPLE SPACES	Dedicated outdoor seating/dining with decorative materials and landscaping that represents a well-designed space.	Plazas, patios, and other attractive hardscape areas designed for public use. Installation of sections of planned streetscapes, trails or bicycle facilities	Design and implementation of park space that provides for sufficient area that creates an invitation to play, and sit, that is well designed and integrated into the overall site, a and to provide a break from noise and congestion.
MIXED USE DEVELOPMENT			Mixed Use Development integrated on the site that includes residential and commercial (which may allow for additional FAR and Building Height, as well as coverage).
BUILDING OR SITE CERTIFICATIONS		Basic level green building (LEED), Sustainable or Sites (SITES) certification	Living Building Challenge or other net neutral certification; advanced level green building or site certification
PUBLIC AMENITIES	Installation of more than two of the following as an integrated design: site furniture throughout the development such as benches, bike racks, tables/chair/umbrellas for public use; water features	Installation of artistic bus shelter approved by the City's Arts Committee or participation on the City's Arts on Loan program and dedication of public easements for art	Structured Parking that includes public and quasi-public parking facilities

LANDSCAPE DESIGN	Use of 25% native Missouri plant material	Use of 50% or greater native Missouri plant material and drip irrigation.	
PUBLIC INFRASTRUCTURE			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.

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.

**Other Items**

Staff would also like the Commissioners input regarding Drive-Thru Facilities.

Currently, any use with a drive –thru requires the issuance of a conditional use permit. Drive-thru’s associated with restaurants in "MX," "GC," "CB," "PO," "PC," and "LI" Districts must meet with the regulations for drive-thru restaurants, under Section 405.470(A)(14) that requires a minimum of 2 acres when adjacent to residential uses and is at the end of a multi-tenant retail building with a continuous structure frontage of at least 200 feet. Restaurants with drive-thru facilities that do not abut residential uses, may be freestanding, but must be on 3 acres and part of a coordinated development with two or more buildings, one of which has a continuous structure frontage of at least 200 feet.

Does the Commission feel that the existing regulations are sufficient and therefore Section 405.470(A)(14) should include the “NC” District, or do they feel that the NC District should prohibit drive-thru restaurants in this area? Staff would also like feedback on the desirability to allow drive through banks within the NC District.

**Next Steps**

After the conclusion of this work session, staff believes that it would be appropriate to prepare a draft ordinance based up on the discussions that have occurred, and to schedule a public hearing based on the draft code. To allow sufficient notice time and to meet the City’s noticing requirements, the Public Hearing would be scheduled for January 22<sup>nd</sup>. During the interim, Staff will seek to work on the Site Coverage Bonus Table, and to clarify other matters for the District.

At the next Work Session meeting on December 3<sup>rd</sup>, a review of the next area in the City would be Lindbergh Boulevard area that is also zoned GC District, and will take a similar approach as the NC District with some modification that would be appropriate to the Lindbergh Corridor south of the Bayer (former Monsanto) campus and outside of the 39 North District boundaries. If Commission members have any initial thoughts on this area, please feel free to provide them at the meeting.