



# city of CREVE COEUR

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## MEMO TO PLANNING AND ZONING COMMISSION

**Meeting Date:** December 3, 2018  
**Subject:** Mixed-Use Lindbergh (ML) District Work Session  
**Memo Prepared by:** Jason W. Jaggi, AICP, Director of Community Development  
Whitney Kelly, AICP, City Planner  
**Attachment:** Table A, with proposed ML and NC Districts included  
Excerpt of the Comprehensive Plan for Lindbergh Boulevard

The Lindbergh Corridor south of Bayer Campus and north of Chaminade College Preparatory School consists of the GC District:



Figure 1: Image of the Lindbergh Boulevard area with the GC District shown in red. Bayer Campus on the left shown in Blue for the Research Office District.

The Comprehensive Plan recognizes the challenges of the area as similar to the East Olive Corridor that have limited the revitalization of this area, due to the shallow lot depths, topographic conditions that limit cross-lot access, current zoning restrictions, and the divided highway. The lack of easy access to adjacent parcels has limited the viability of retail businesses and restaurants.

Over time it is anticipated that Lindbergh Boulevard will evolve to include office, laboratory and multi-family residential development supporting the 39N District For these reasons, the Comprehensive Plan included this area of Lindbergh Boulevard as part of the Mixed-Use (MU) District Place Type, supporting the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-

family residential within a suburban context. These land uses are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped streets. (p. 102)

Given the unique characteristics of the area and the distinction from the other areas of the MU Place Type, Staff is seeking to establish the Mixed-Use Lindbergh District that would be specific to the needs of the Lindbergh Corridor south of the Bayer Campus that is currently zoned GC-General Commercial. The zoning regulations of this district would largely be based upon the existing General Commercial District, the prior discussion on the text amendment to allow for multi-family residential in this area, and the recent discussions for the NC-Neighborhood Commercial District with some minor modifications. Due to the existing site constraints, it is anticipated that small scale retail will be limited to the intersections of major roads, such as the existing commercial at the northwest and southwest corners of Ladue Road, that offer better access. However, there is no specific restriction on retail, should a possible use seek approval, with office uses and institutional (such as the Assisted Living Facility, or similar uses elsewhere along the corridor).

The recommendations of the Comprehensive Plan will be outlined within this report with specific questions as to the appropriate standards to implement these recommendations within the context of the Zoning Ordinance.

### Setbacks

The Comprehensive Plan encourages a uniform setback on neighboring lots and orientation of front building façades to Lindbergh Boulevard to create a consistent frontage. Parking can be located in front of buildings but parking behind and/or shared facilities are encouraged, with landscaped/pedestrian zone along Lindbergh Boulevard. (p. 104). Therefore, as with the prior discussion of the NC District, Staff would look to establish a front build-to line, with a five to ten feet variance allowance, and maintaining a 10-foot landscape area along the street frontages for landscaping under the current regulations.

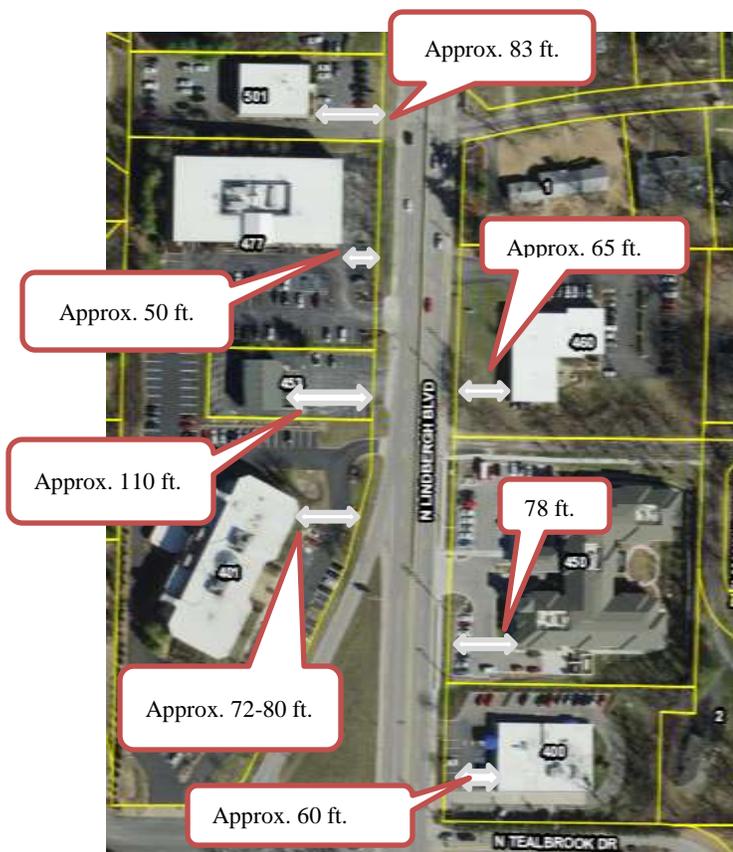


Figure 2: Close-up of N. Lindbergh Boulevard, south of Bayer Campus to the Tealbrook and Quailways intersection, with the approximate building setback indicated.

In a general review of the area, the newest building is located at 450 N. Lindbergh Boulevard, which sits 78 feet from Lindbergh Boulevard at the south and 130 feet at the north end of the building. The Dialysis Center just to the south, at 400 N. Lindbergh Boulevard is pre-existing non-conforming in that there is not 10 feet of Landscaping in front of the parking; the building is approximately 60 feet from the property line. The office building to the north at 460 N. Lindbergh Boulevard is approximately 65 feet from the property along Lindbergh Boulevard.

On the west side of Lindbergh Boulevard, the building at 501 N. Lindbergh Boulevard, is approximately 83 feet front the property line. The building at 477 N. Lindbergh is at 50 feet.

The building to the south, addressed as 453 N. Lindbergh Boulevard, is approximately 110 feet from the Lindbergh Boulevard right-of-way. The office building at 401 N. Lindbergh Boulevard is approximately 72-80 feet from the property line, as shown at left. These dimensions are based upon the City's GIS and could be variable due to the angle and distance of the reading. The dimension of the building at 450 N. Lindbergh is based upon the recent approval document.



Figure 3: Close-up of the City's GIS for the Lindbergh Boulevard and Ladue Road corridor.

The buildings further south have varying setbacks as well, given the pre-existing development pattern. The bank at the corner of Lindbergh Boulevard and Ladue Road is approximately 10 to 15 feet from the property line, with all of the parking behind the building. The building at 135 N. Lindbergh is approximately 40 feet from the property line and the office building just north of it is also at approximately 40 feet from the property line. The office building at 227 is approximately 20 feet (19.77 feet at the south corner) from the property line



Figure 4: Rendering of the building at 227 N. Lindbergh as viewed looking south along Lindbergh Boulevard, from the 2012 renovation of the office building.

The questions before the Commission are:

- Does the Commission wish to have a similar maximum setback of 80 feet as proposed with the NC District?
- Or given the development patterns of this area, the narrow lots and division of Lindbergh Boulevard with traffic entering a site only from one direction, does the Commission wish to have the building line closer at 40-to-50 feet, in keeping with the existing GC District, with a variance allowance of five to 10 feet, thus having the building closer to the road and parking to the side and rear? This would allow for the identification and visibility of the building to become more prominent.

### ***Building Height***

Currently, the building height allowed in the GC District is a maximum of three stories or 45 feet. Staff does not foresee a need to modify this for this area of Lindbergh Boulevard, provided the higher portions of the building is closer to Lindbergh Boulevard, and away from the residents.

### ***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



Other items of note include some clean-up areas that Staff will look into elsewhere:

Commercial Banking, Credit Unions, and Savings Institutions are conditional uses throughout the City, while Consumer Lending and other forms of Banking Industry are permitted. Staff is unsure of the reasoning, unless it was to regulate the drive through services. Staff would like to make these permitted in all of the district, as drive through services are listed as a specific conditional use requirement.

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
521110	Monetary Authorities-Central Bank								P			P				P	P
522110	Commercial Banking						C		C		C	C	C	P	C	C	C
522120	Savings Institutions						C		C		C	C	C	P	C	C	C
522130	Credit Unions						C		C		C	C	C	P	C	C	C
522190	Other Depository Credit Intermediation								C		C				C	C	
522210	Credit Card Issuing								P		P	P	P	P	P	P	
522220	Sales Financing								P		P	P	P	P	P	P	P
522291	Consumer Lending								P		P	P	P	P	P	P	P
522292	Real Estate Credit								P		P	P	P	P	P	P	P
522293	International Trade Financing								P		P	P	P	P	P	P	P
522294	Secondary Market Financing								P		P	P	P	P	P	P	P

CC442100	All Drive-In and Drive-Through Services (excluding Food Services)												C	C	C	C	C
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Based on the direction in the NC District, Staff would also limit car washes as an accessory to a gas station, as discussed in the NC District.

Another item that staff would like to clean up concerns Fitness and Recreation Centers NAICS 713940 which are permitted uses, with Aerobic dance and exercise centers within this category. However Sports and Recreation Instruction is listed as a conditional use, and Dance Instruction is included with Fine Arts Schools that is also listed as a conditional use. Staff would recommend that these uses be listed as permitted uses.

Use Code	2012 NAICS Title	ZONING DISTRICTS															
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	NC	ML	GC	CB	LI
611610	Fine Arts Schools												C	<del>EP</del> P	C	C	P
611620	Sports and Recreation Instruction												C	<del>EP</del> P	C	C	P
611630	Language Schools								P					P		P	P
713940	Fitness and Recreational Sports Centers	C	C	C	C	C			C	C		P	P	P	P	P	P

This is the first review of the Lindbergh Corridor. Staff will follow-up with any further discussion items as needed for the next work session.