



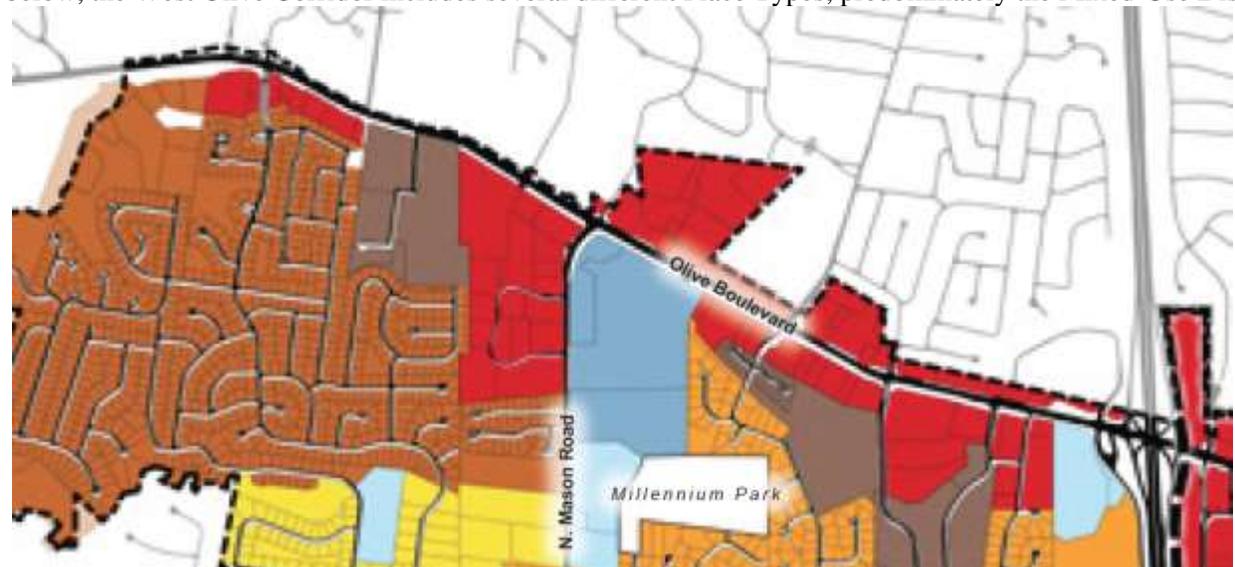
city of CREVE COEUR

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: February 4, 2019
Subject: West Olive Corridor Zoning Update Work Session
Memo Prepared by: Whitney Kelly, AICP, City Planner
Attachment: None

As discussed in the prior work session, 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, predominately the Mixed-Use Districts



- 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 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 along the West Olive Corridor

Follow-up Issues from January 7, Planning and Zoning Commission Meeting

The West Olive corridor is largely built-out with newer developments and very few vacant sites. Staff finds that that maintaining the existing PO, PH, PC, and AR Districts are generally in keeping with the plan, however as these districts were specific to the uses and the development changing them to a single district would be too cumbersome.

Staff does recommend that the existing GC District regulations are appropriate, for those properties already zoned GC, as they are adjacent to residential areas. Similar to that of the Lindbergh Boulevard area, Staff will look to largely maintain the regulations, however change the name to correspond to this area of the West Olive Corridor. Staff would also look to rezone the area north of Olive Boulevard that is adjacent to residential from CB to the corresponding GC District for the area (name to be determined) as it would seem to be a better fit.



Figure 3: Area to be rezoned to a similar GC District

During the prior work session, the Commission wanted to maintain the protections of the CB District, such as the sky exposure plane, with the taller buildings closer to Olive Boulevard. Staff would recommend that the existing CB District regulations for the West Park Center area be maintained, however the name could be changed to be more specific to this area in order to be in line with how the Zoning Code is progressing.

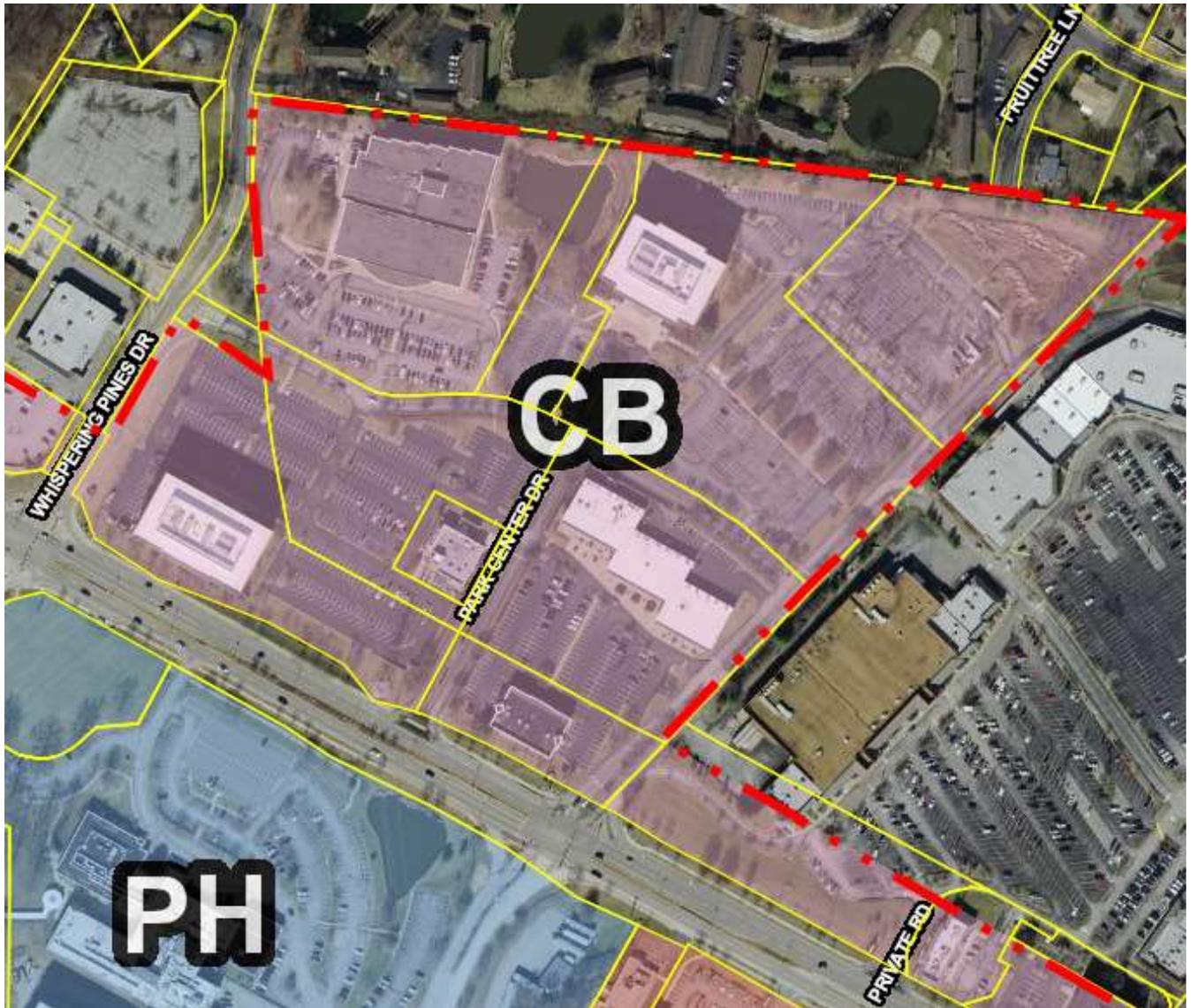
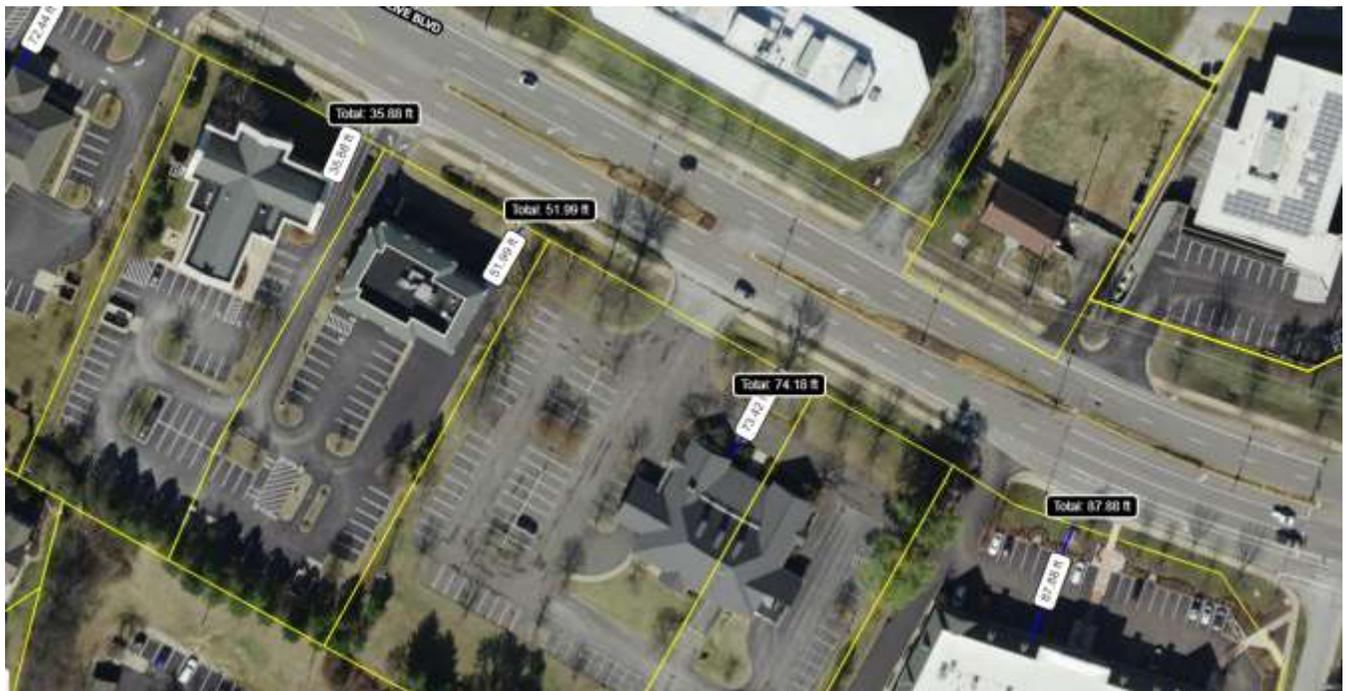


Figure 4: CB District that will remain largely the same, but the name change to be specific to the West Olive Corridor.

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 to Primary Streets. Parking can be located in front of buildings but parking behind and/or shared facilities are encouraged, with landscaped/pedestrian zone along Olive Boulevard and to discourage parking within this zone. (p. 86). In general, Section 405.240(B)(1)(a) states no building shall be further from Olive Boulevard that 40 feet from the centerline of the road, plus the permitted setback distance established in the Zoning District. The CB District under Section 405.370(E)(4)(a)(2) states that A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The GC district has a minimum setback of 50 feet if parking is located in front of the building, thus no effective maximum setback. This has led to the disjointed setbacks along Olive Boulevard in this area. Does the Commission wish to establish a maximum setback, or build to line, for this area at 80 feet, to create a consistent building line? As discussed in the previous meeting this could be challenging.

Below are images of the various setbacks from Olive Boulevard.



Staff look forward to the continuation of the appropriate zoning updates to the West Olive Corridor and to discuss next steps.