



# city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141  
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966  
[www.creve-coeur.org](http://www.creve-coeur.org)

## NOTICE OF PUBLIC HEARING

### APPLICATION TO PLANNING AND ZONING COMMISSION #20-035: TEXT AMENDMENTS TO VARIOUS SECTION OF THE CITY'S ZONING ORDINANCE FOR TECHNICAL CORRECTIONS AND CLARIFICATIONS

**FOR THE MEETING OF: Monday, November 16, 2020 at 6:30 P.M.**

**LOCATION:** All Districts within the City

**REQUEST:** Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division has requested several amendments that include a variety of technical corrections and clarifications to Chapter 405, Zoning Ordinance. The proposed amendments include possible changes to the allowance for site coverage, chimney height, and group homes to address occupancy regulations, as well as other clarifying language throughout. Additional information is available at the Government Center, Planning Division offices or on the City's website Text Amendments to the Zoning Ordinance requires review at the Planning and Zoning Commission and approval by the City Council.

**ADDITIONAL INFORMATION:** Review of the proposal is scheduled for the meeting on Monday, November 16, 2020. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at [www.crevecoeurmo.gov/447/Current-Planning-Projects](http://www.crevecoeurmo.gov/447/Current-Planning-Projects). You may also call (314) 872-2501 or e-mail [wkelly@crevecoeurmo.gov](mailto:wkelly@crevecoeurmo.gov).

**APPLICANT:** Jason Jaggi  
Director of Community Development  
City of Creve Coeur  
300 N. New Ballas Road  
Creve Coeur, MO 63141

#### Key Issues:

- Are the changes consistent with the purposes of the Zoning Code
- Are the changes consistent with the purposes of the Comprehensive Plan

#### Creve Coeur 2030 Comp. Plan References

- Residential Development & Preservation

#### Zoning Code References

- Section 405.120 Definition Of Terms
- Section 405.450.B Group Homes.
- Section 405.470(A)(25) Elementary and secondary schools
- Section 405.620. Height Exceptions and Limitations.
- Section 405.630 Yard Encroachments
- Section 405.640 Fences

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**STAFF CONTACT:** Whitney Kelly, AICP, City Planner

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S ZONING ORDINANCE REGARDING RESIDENTIAL DEVELOPMENT**

**WHEREAS**, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Zoning Ordinance regarding residential development; and

**WHEREAS**, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and,

**WHEREAS**, the Planning and Zoning Commission reviewed and, by a vote of \_\_\_ recommended approval of the subject amendments at its meeting on November 16, 2020; and,

**WHEREAS**, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

**WHEREAS**, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

**WHEREAS**, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

NOW THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

**Section 1.** Section 405.120 Definition of Terms of the Creve Coeur Code of Ordinances, definitions of Group Homes and Site Coverage, Residential, are hereby amended to read as follows:

**GROUP HOME**

A single-family residence occupied by ~~a maximum of eight (8)~~ people who are intellectually disabled or physically disabled and ~~a maximum of two (2)~~ house parents or guardians in accordance with Section 405.450(B) ~~and Section 89.020, RSMo.~~

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE CITY'S LAND USE AND DEVELOPMENT ORDINANCES REGARDING DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS**

**WHEREAS**, an application was submitted by the City Department of Community Development for text amendments regarding various sections of the City's Planning Ordinance, Chapter 400, and Zoning Ordinance, Chapter 405, regarding development standards in residential districts; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such changes as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Planning Ordinance and the Zoning Ordinance; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on November 16, 2020, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; and,

**WHEREAS**, the Planning and Zoning Commission reviewed and, by a vote of \_\_\_ recommended approval of the subject amendments at its meeting on November 16, 2020; and,

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**WHEREAS**, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

**WHEREAS**, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

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#### SITE COVERAGE, RESIDENTIAL

The area of a residential lot covered by impermeable surfaces including, but not limited to, the main building, accessory buildings, patios and driveways, but not including landscaped areas, swimming pools, spas, or sidewalks or pool decks of four (4) feet or less in width around the perimeter of the pool. Areas improved with permeable concrete, asphalt or pavers, or an engineered gravel system shall be counted at 50% of their area in calculating site coverage for a residential lot and shall be maintained per manufacturer requirements. An open-slatted elevated deck of at least 6 feet above grade shall be counted at 50% of its area in calculating site coverage provided that the area below provides for sufficient drainage through permeable surfaces such as grass, rock, or landscaping.

**Section 2.** Section 405.450.B of the Code of Ordinances is hereby amended to read as follows:

*B. Group Homes.* (NAICS 623210 and 623990) The following specific standards shall apply to a group home:

1. *Use regulations.* The lot size requirements, building bulk regulations and yard setback requirements of the district in which the group home is to be located shall be satisfied by any existing single-family residence structure for group home occupancy or by any such structure to be newly constructed for such occupancy.
2. *Site density and occupancy limits.* Residents of such facilities must be mentally or physically disabled persons or persons acting as their house parents or guardians. ~~as provided in Section 89.020.2 RSMo. The disabled home occupants shall not exceed eight (8) persons and the number of resident houseparents or guardians shall not exceed two (2) persons.~~ Occupancy shall ~~also~~ not exceed applicable building, or fire code safety limits for the structure. Allowable group homes do not include any other types of group or conjugate living such as homes for the elderly, fraternity houses, residences for nuns, priests or religious orders, residency for alcohol or chemical abuse patients and "half-way houses" for criminals or psychiatric patients.
3. *Community density.* In order to preclude the concentration of such uses, for the benefit of the residents of group homes and the overall community, no group home permitted in accordance with this Section shall be located within five hundred (500) feet of another such group home in the City of Creve Coeur.
4. *Residential appearance.* The residential appearance of the group home structure and its lot or site shall be maintained at all times in reasonable conformance with the surrounding neighborhood.
5. *Variances.* Group homes shall be afforded reasonable accommodations to otherwise applicable regulations pursuant to building code, board of adjustment and other applicable procedures.

**Section 3.** Section 405.470(A)(25) Elementary and secondary schools in residential districts is hereby amended to allow for a maximum site coverage of 50%, and clarify regulations for public elementary and secondary schools, to read as follows:

25. Elementary and secondary schools — NAICS 611110 (conditional use in the "A", "B", "C", "D", and "AR" districts) except public schools that are political subdivisions shall instead be reviewed under Section 400.030 Public Facilities and in consideration of these standards:

- a. Shall be located on lots of not less than three (3) acres; and
- b. Athletic fields shall be separated from adjacent residentially zoned land by a minimum six (6) foot high opaque screen of berms, evergreen plant material, fences, or a combination thereof.
- c. Lights for major outdoor recreation and entertainment facilities shall require approval of a site development plan in accordance with Section 405.1080.
- d. Maximum site coverage shall be allowed up to Fifty percent (50%) within the residential districts.

**Section 4.** Section 405.620(A)(2) Height Exceptions and Limitations for Chimney is hereby amended to allow for minor exception to comply with Building Codes without the need for Planning and Zoning Commission, to read as follows:

A. The height limitations stipulated in the applicable districts shall not apply to the following, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080:

2. Chimneys that exceed the minimum height requirements of the Building Code.

**Section 5.** Section 405.640(C) Fences and walls of the Creve Coeur Code of Ordinances is hereby amended to read as follows:

Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard ~~Section~~ And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard ~~setback~~ of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval in accordance with Section 405.1080.

Walls, entry columns, and gates ~~and fence designs within the front yard, in front of the home within the front yard~~ or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

**Section 6.** Section 405.810(A)(2) Design and Maintenance Standards of Off-Street Parking and Loading Regulations shall be amended to read as follows:

2. Parking surface and drainage. All off-street parking areas shall be constructed of concrete, asphalt, or pavers. Parking and loading facilities shall be provided with adequate stormwater drainage facilities to prevent damage or inconvenience to abutting property and/or public streets and alleys. For residential properties, engineered gravel systems may also be allowed, pursuant to site plan approval and

shall be installed and maintained in accordance with manufacturer requirements.  
Please refer to Section 405.120 Definition of Terms for SITE COVERAGE,  
RESIDENTIAL. The retention of stormwater runoff shall be subject to further regulations in accordance with Chapter 425, Stormwater Control.

**Section 7.** Section 400.030(B)(2) Approval of Public Facilities, Application Review Procedure, Planning and Zoning Commission shall be amended to read as follows:

2. Planning and Zoning Commission. The Planning and Zoning Commission shall consider an application and determine whether or not to approve it. The Commission shall consider the application under the applicable standards established for site development plans and subdivision improvement plans including, but not limited to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable, including requirements for analogous private facilities. Within sixty (60) days after receipt of a complete application from the Zoning Administrator, the Planning and Zoning Commission shall make its decision, unless the applicant formally withdraws and resubmits the application in order to provide an extension of time. The Commission may waive application fees for such a resubmission. If the Planning and Zoning Commission does not make its decision within the required time period, it shall be deemed to have approved the application. If the Commission disapproves an application, it shall communicate its reasons to the City Council or other board having jurisdiction over the authorization or financing of the project

**Section 8.** This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
HEATHER SILVERMAN  
PRESIDENT OF CITY COUNCIL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
BARRY GLANTZ  
MAYOR

ATTEST:

\_\_\_\_\_  
DEBORAH RYAN  
CITY CLERK

## SITE COVERAGE, RESIDENTIAL

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BARRY GLANTZ  
MAYOR

ATTEST:

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DEBORAH RYAN  
CITY CLERK