



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

NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #22-015 TEXT AMENDMENT TO MODIFY THE FRONT YARD SETBACK REQUIREMENTS IN THE CB-CORE BUSINESS DISTRICT FOR PARCELS LOCATED NORTH OF OLIVE BOULEVARD

FOR THE MEETING OF: Monday, July 18, 2022 at 6:00 P.M.

LOCATION: CB Zoning District, North of Olive Boulevard

REQUEST: WooYoung Kim, Lamar Johnson Collaborative, on behalf of Jason Gray, First Bank, has submitted a Text Amendment application to revise Section 405.370.E.4.a(1) of the Zoning Code to modify the front yard setback requirements for parcels located within the “CB”-Core Business District, north of Olive Boulevard. Currently, the maximum front yard for all properties located within the “CB” District that do not front Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way is 15-feet. The proposed text amendment would establish a minimum front yard setback of 10-feet for parcels in the “CB” District, located north of Olive Boulevard. The maximum setback requirement of 80-feet for parcels fronting Olive Boulevard would not be affected by this proposed amendment. If approved, the applicant intends to seek approval of a conditional use permit and site development plan for a new 4-story, approximately 85,000 square feet office building with drive-through ATM banking services at 11901 Olive Boulevard to serve as the new headquarters for First Bank.

Text Amendments to the Zoning Ordinance require review by the Planning and Zoning Commission and final approval by the City Council.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, July 18, 2022, prior to providing a recommendation to the City Council. Additional information is available at the Government Center, Planning Division offices. Meetings are held at 6:00 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at 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. You may also call (314) 872-2504 or e-mail jjaggi@crevecoeurmo.gov.

APPLICANT: Jason Gray
First Bank
11901 Olive Blvd.
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: WooYoung Kim
Lamar Johnson Collaborative
2199 Innerbelt Business Center Dr.
St. Louis, MO 63114

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Creve Coeur 2030 Comp. Plan References

- Chapter 4, Section 3. Creve Coeur's Downtown and Central Business District

Zoning Code References

- Section 405.370.E.4a(1) Yard and Setback Requirements. Maximum Front Yard.

STAFF CONTACT: Jason Jaggi, AICP, Director of Community Development



city
of

CREVE COEUR

File # _____

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TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Jason Gray Name	WooYoung Kim Name
First Bank Company (If Applicable)	Lamar Johnson Collaborative Company (If Applicable)
11901 Olive Boulevard Address	2199 Innerbelt Business Center Dr. Address
Creve Coeur, MO 63141 Address	St. Louis, MO 63114 Address
Telephone # 618-641-2155	Telephone # 314-592-5682
Fax # _____	Fax # _____
Email: Jason.Gray@fbol.com	Email: kimw@theljc.com

Applicant's Status (Indicate one):

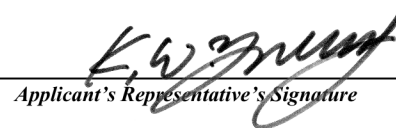
- City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
- Private Party (Financial, contractual, or proprietary interest)
- Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, July 18, 2022.


Applicant's Signature

June 8, 2022

Date


Applicant's Representative's Signature

June 8, 2022

Date

Description of Request (attach additional sheets as needed): _____

We are respectfully requesting a text amendment to the City Ordinance Section 405.370 "CB" Core Business District, subsection E4.a.(1) "Maximum front yard".

The request is associated with a future development proposed at 11901 Olive Boulevard, which has frontage on Olive Boulevard and two secondary streets.

Affected Section(s) of the Zoning or Subdivision Code: _____

Section 405.370 "CB" Core Business District, Subsection E4.a.(1)

Proposed Ordinance Language (attach additional sheets as needed): _____

(see attached sheet)

<i>Office Use Only</i>	
<input type="checkbox"/> Proposed Ordinance Language	Received By: _____
<input type="checkbox"/> Fees Paid	_____
<input type="checkbox"/> Written Justification	Date: _____

Mr. Jason Jaggi
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Mo 63141

June 6, 2022

Regarding: Request for Text Amendment – Proposed Ordinance Language Future
Development at 11901 Olive Boulevard

Dear Mr. Jaggi,

We are respectfully requesting a text amendment to the city ordinance Section 405.370 “CB” Core Business District, subsection E4.a.(1) “Maximum front yard”. The request is associated with a future development proposed at 11901 Olive Boulevard. Below is the proposed ordinance language which is being submitted as supplemental information to our Text Amendment Application.

Proposed Ordinance Language
“CB” Core Business District
Section 405.370 E.4.a (1) Yard and setback requirements

- (1) *Maximum front yard. For parcels located south of Olive Boulevard, a* minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District.
Minimum front yard. For parcels located north of Olive Boulevard, no building or structure shall be located closer than fifteen (15) feet from the right-of-way.

In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half ($\frac{1}{2}$) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

Sincerely,



WooYoung Kim

Mr. Jason Jaggi
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Mo 63141

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WooYoung Kim