

ATTACHMENT B

All provisions of the City of Creve Coeur, MO City Code shall apply to this Planned Mixed-Use Development (PMD) District [\(subject to the terms thereof\)](#) except as specifically modified herein.

I SPECIFIC CRITERIA

A. PERMITTED USES

Permitted Uses within the PMD shall be as shown on Table A at the end of this Attachment B. The permitted uses are further broken down by the following sub-district categories which have been identified on the approved Site Concept Plan and further defined below in this Attachment B.

1. Sub-District Category A – Main Street Development
2. Sub-District Category B – Mixed-Used Development
3. Sub-District Category C – General Office Development
4. Sub-District Category D – Residential Development

B. SUB-DISTRICT CATEGORY STANDARDS

Within the PMD, four (4) sub-districts categories have been identified to provide varying levels of regulations. The location of each sub-district shall be as shown on the approved Site Concept Plan and have each been further defined below.

1. CATEGORY A – “Main Street” Development Pattern Building placement:
 - Building volume: Buildings may be constructed not to exceed (8) stories or (100) feet measured from the primary sidewalk entrance level. Additional lower levels accessed from the side or rear are permitted.
 - Building floor heights: Sidewalk commercial level shall be 12-30 feet, upper-level office or residential shall be 9-30 feet.
 - Projecting façade elements: Awnings, canopies, balconies, colonnades are permitted.
 - Bay windows permitted on upper stories.
 - Parking: Shall not be permitted as a primary use. Structured, public surface, or on-street parking permitted. Private off-street surface parking prohibited.
2. CATEGORY B – Mixed Use Development Pattern Building placement:
 - Building volume: Buildings may be constructed not to exceed (5) stories or (60) feet measured from the primary sidewalk entrance level. Additional lower levels accessed from the side or rear are permitted.
 - Building floor heights: First floor level shall be 12-30 feet; upper levels shall be 9-30 feet.
 - Projecting façade elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
 - Bay windows permitted on upper stories.
 - Parking: Structured, public surface, on-street parking, private off-street parking permitted.

3. CATEGORY C – General Office Development Pattern Building Placement:

- Building Volume: Buildings may be constructed not to exceed (4) stories or (70) feet measured from the primary building entrance, except for Lots 10 and 17, as identified on the Site Concept Plan, the height of buildings cannot exceed (3) stories or (50) feet. Additional lower levels accessed from the side or rear are permitted.
- Building Floor Heights: All floor levels shall be 12-30 feet.
- Projecting Façade Elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
- Outdoor Space: Outdoor amenity space such as patios or plazas serving building occupants are permitted.
- Parking: Structured, public surface, on-street parking, private off-street parking permitted.

4. CATEGORY D – Residential Development Pattern Building placement:

- ~~None~~ Building Volume: Attached single-family dwellings may be constructed not to exceed 3 stories or (40) feet in height; Detached single family dwellings may be constructed not to exceed 2 ½ stories or (35) feet in height.

C. DIMENSIONAL REGULATIONS

1. Maximum Site Coverage.

- a. Maximum site coverage shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage used to define this calculation shall be the total PMD area less any land that has been dedicated for use as public ROW.
- b. The amount of gross site area covered by buildings and structures, surface parking, pavement for automobile circulation or permitted exterior business services, storage, merchandise display, repair or processing shall not exceed 70% of the site.

2. Maximum Floor Area Ratio (FAR).

- a. Floor Area Ratio shall be defined as the gross leasable floor area of all commercial buildings and all multifamily dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots. Parking garages shall not be included in the Floor Area Ratio calculation.
- b. Maximum floor area ratio shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage used to define this calculation shall be the total PMD area less any land that has been dedicated for use as public ROW.
 - i. The Maximum Floor Area Ratio for the entire PMD District shall not exceed 0.70.

3. Lot Size Requirements:

- a. Minimum Lot Area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B).
- b. CATEGORY A – “Main Street” Sub-district:
 - 1. Minimum Lot Area. One-half (1/2) acre.
 - 2. Minimum Lot Width. One Hundred (100) feet.
 - 3. Minimum Lot Depth. One Hundred (100) feet.
- c. CATEGORY B – Mixed Use Sub-district:
 - 1. Minimum Lot Area. One-half (1/2) acre.
 - 2. Minimum Lot Width. Seventy-Five (75) feet.
 - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- d. CATEGORY C – General Office Sub-district:
 - 1. Minimum Lot Size. One-half (1/2) acre.
 - 2. Minimum Lot Width. Seventy-Five (75) feet.
 - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- e. CATEGORY D – Residential Sub-district:
 - 1. Minimum Lot Size. Eight hundred (800) square feet per ~~unit~~lot.
 - 2. Minimum Lot Width. Fifteen (15) feet.
 - 3. Minimum Lot Depth. Forty (40) feet.

D. BULK REGULATIONS

1. Setback and Building Line Requirements within the Development (Internal):

- a. CATEGORY A – “Main Street” Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Buffer Yard. Not applicable internally.
- b. CATEGORY B – Mixed Use Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Buffer Yard. Not applicable internally.
- c. CATEGORY C – General Office Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Minimum Distance Between Buildings or Unit Clusters. Zero (0) feet.
 - 5. Buffer Yard. Not applicable internally.

- d. CATEGORY D – Residential Sub-district:
1. Minimum Front Yard. Five (5) feet.
 2. Minimum Side Yard. None or seven and a Half (7.5) feet.
 3. Minimum Rear Yard. Five (5) feet.
 4. Minimum Distance Between Buildings or Unit Clusters. Fifteen (15) feet.
 5. Buffer Yard. Not applicable internally.
2. Buffer, Setback and Building Line Requirements to Adjacent Zoning Parcels (External to the PMD District):
- a. Any tract of land site abutting or adjoining a commercial development shall not require a buffer yard. Any tract of land site abutting or adjoining a single-family residential development shall only be required to meet the following requirements below:
- ii. Provide a forty (40) foot buffer yard on all sides of the PMD development that abut a single-family development, except if the abutting or adjoining proposed uses are residential of equal or lesser density relative to the existing residential uses then such buffer yard shall be twenty-five (25) feet. The buffer yard shall otherwise be as defined in amended Section 405.390 of the City of Creve Coeur's zoning ordinance.
 - iii. No new residential building may be located closer than fifteen (10) feet to any property line or any required buffer yard.
 - iv. No new commercial building may be located closer than forty (35) feet to any required buffer yard.
- b. Setback and Building Line Requirements along Right-of-Ways:
- i. In every instance, the first ten (10) feet of the front yard setback measured from the right-of-way shall be provided with and maintained with sidewalks and/or landscaping including, but not limited to, deciduous street trees at regular intervals as shown on the concept plan.
 - ii. No building or structure shall be closer than ten (10) feet when abutting a non-residential zoned property.
 - iii. No maximum building line setback shall be enforced.
- c. Other CATEGORY D Regulations:
1. Maximum number of units per acre. Twenty (20).
 2. Minimum dwelling unit floor area. Seven hundred fifty (750) square feet/unit.
 3. Garages. No district restrictions will be required on garage facing, recessing, architectural details, or street facing frontage.

E. PARKING AND LOADING REQUIREMENTS

1. Parking Requirements:

- a. Required parking for this entire PMD District shall be determined globally for the entire District and shall not be calculated on an individual site/lot or sub-district basis; and shall be calculated as follows:
 - i. Required parking shall be calculated cumulatively per phase of development (as designated on the approved Phase Plan) based upon the sum of the square footage of individual land uses at the rate required by the City of Creve Coeur Code, less a fifteen percent (15%) reduction in the total number of spaces. Parking within the Residential Development District (CATEGORY D) shall not be provided with a fifteen percent (15%) reduction in the total number of spaces and shall adhere to the rate required by the City of Creve Coeur Code.
 - ii. Required parking shall be allowed on surface parking lots, parking garages, and on-street locations.
 - iii. No off-street surface parking locations will be allowed in any buffer yard or within the 10' yard setback along Right-of-Ways. Off-street surface parking locations shall be allowed in all other yards or setbacks within the development.
 - iv. Joint Parking Facilities. In the case of mixed-use buildings, the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3-4) and 405.820(H)(6)(b).
 - v. On-street parking shall be allowed as approved by the City's Traffic Engineer and said parking shall count towards the required PMD parking noted in (i) above.
 - vi. No individual lot Site Development Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.

2. Loading Requirements:

- a. Purpose And Intent:
 - i. It is the developers' intent to provide sufficient off-street loading areas and to ensure that such areas are located in a convenient location to the extent feasible. Loading areas shall be provided for trash collection as well as general deliveries.
 - ii. The developer also acknowledges that the complexity of the proposed development will require flexibility in providing loading spaces and zones. The developer shall work with the City to find a balance of meeting the needs of the tenants and lot owners while respecting the safety and aesthetics of the traveling public. This may include actions such as restricting on-street parking during off-peak hours to allow for loading zones within on-street parking spaces to occur during early morning or late evening

hours. The developer shall work with the City to provide loading spaces and zones to meet the needs of the development.

- iii. Loading areas utilized for the location of trash collection or compaction areas may coincide with the required building loading space.

b. Dimensions of Spaces:

- i. Loading spaces, where designated, shall have a minimum dimension of twelve (12) feet width by thirty-five (35) feet length with a vertical clearance of at least fourteen (14) feet as shown on the approved individual lot Site Development Plan. In addition, some uses may require loading zones of larger dimension to accommodate larger tractor-trailers. These zones shall be at least sixty (60) feet in length, as shown on the approved individual lot Site Development Plan.

c. Schedule of Off-Street Loading Spaces:

- i. Loading spaces and zones shall take a shared approach within Category A – Main Street, Category B – Mixed-Use, and Category C – General Commercial sub-districts. The required spaces and zones for each individual use will be determined based upon the sections below with the quantity to be provided for each lot based upon the minimum required for the highest individual use (not cumulative).

1. A combination of dedicated loading spaces and shared loading spaces / zones may be used by restricting on street parking during off peak hours to allow for loading spaces or zones within the on-street parking space areas to occur during early morning or late evening hours.

2. The required loading spaces shall be calculated based upon the maximum required uses as follows:

a. CATEGORIES A, B & C:

- i. Residential & Transient Residential (Hotels, etc.) Uses. Any building containing more than fifty (50) apartment dwelling / room units shall provide one (1) loading space for each two hundred (200) units or fraction thereof.
- ii. Office Uses. One (1) loading space shall be provided for each such use having greater than 6,000 square feet of gross floor space.
- iii. Non-Residential or Non-Office Uses. The required loading spaces and/or zones shall be calculated upon the following table:

Floor Area (square foot)	Number of Spaces	Number of Zones
0 – 3,000	0	0
3,000 – 24,999	1	0
25,000 – 49,999	0	1
50,000 – 150,000	1	1
Each additional 150,000	1 additional	1 additional

- b. CATEGORY D – Residential Sub-district: No loading spaces or zones shall be required within this sub-district.
- 3. The loading spaces required for Lots 8, 14 & 15 shall be shared. The existing underground tunnel network between the existing buildings to remain will provide access from each building to the existing loading docks on Lot 14. Additional loading spaces & zones may be provided to meet the requirements above on any of the 3 lots and will be shared and accessible from the existing tunnel system.
- 4. The loading spaces and zones shall be provided based upon the approved Site Development Plan for each individual lot.

F. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Resource Protection Standards (Article V) of the City of Creve Coeur Code with the following exceptions:
 - a. Landscaping along Main Street within the City of St. Louis water main easement shall require City of St. Louis Water Department Approval.
 - b. All parking and/or loading spaces adjoining interior public right-of-way shall not be required to be screened.
 - c. In addition to any landscaped front, back or side yard areas required by this or any other Section of the City of Creve Coeur code, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each five hundred (500) square feet of paved area within any surface parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. On-street parking provided within the development shall be exempt from this requirement. Existing surface parking lots to be repurposed as part of this development shall also be exempt from this requirement, even if maintenance is to be considered for said existing lots to remain.
 - d. Landscape plans for each parcel shall be coordinated and consistent with a Landscape Concept Plan for the applicable Category of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade, and screen utility areas.

- e. All medians greater than 4' in width (3' of plant-able space) within the development are required to be landscaped and will be maintained by the developer.
- f. All existing surface parking lots to remain on Lots ~~8~~-9, ~~13~~~~2~~, ~~14~~ & 15 shall not be required to meet Article V of the City of Creve Coeur Code. Existing surface parking lots to remain on Lot 13 shall be required to provide additional landscaping where appropriate during the Site Development Plan for that lot.
- g. In order to present a healthy, neat and orderly appearance, all landscaped areas within the Main Street sub-district category, as well as Lots 1 -3 of the Mixed-Use sub-district category and the "Park" as identified on the Site Concept Plan (with the exception of back of house and service areas) shall be provided with an installed, operated and maintained underground irrigation system. All other landscaped areas outside of these areas shall be landscaped with plant materials adapted to the region and not requiring irrigation to thrive unless proposed plant selections deem irrigation necessary.
- h. All landscaped areas in parking areas or adjacent to parking areas or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with adequate, vehicular deterrent (such as curb, bollard, wheel stop, or other design alternative to be approved by the Director of Public Works) to restrict the destruction of the landscape areas by vehicles.

G. SIGN REQUIREMENTS

- 1. ~~Individual sign packages shall meet City of Creve Coeur signage ordinances regarding size and location. Style of signage is specifically governed by this performance standard and shall be submitted to the City of Creve Coeur as a sign package. Signs shall be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council in accordance with Section 405.955 of the Creve Coeur Sign Regulations. The Comprehensive Plan ~~for~~ signage shall show the location, size, height, extent and design of all proposed signs.~~

H. LIGHT REQUIREMENTS

- 1. Provide a lighting plan in accordance with the City of Creve Coeur Code for each phase of the PMD District as a component of the Site Development Plan submission.
- ~~1-2.~~ All lighting proposed on lots within the development that are immediately adjacent to existing single family residential zoning districts shall (currently shown on the Site Concept Plan as Lots ~~4~~, 10, & 17) shall provide occupancy sensors, full cut-off/shielded fixtures, maximum light pole height within parking lots of 16-feet. (Verify height of CCPD lights)
- ~~2-3.~~ Individual Lighting Plans, including fixture types, shall be consistent with a Lighting Fixture Plan for the applicable category in this ordinance. The proposed Lighting Fixture Plan must provide for consistent and complementary fixture designs and styles throughout the PMD District.

I. ARCHITECTURAL REQUIREMENTS

1. For individual lot developments only, the developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually appealing development pattern consistent with the intent and purpose of this PMD District. Architectural information is to be reviewed and approved by the Planning and Zoning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Building finish material types ~~shall not be limited~~ in Olia Village but shall be generally specified as any combination of white, off-white, light grey, wood grain, or light beige. Accents are acceptable as dark grey, black, or dark bronze. Red, orange, or yellow brick or other bold color finish materials are prohibited. Masonry and glass are preferred. Metal, cementitious siding, and EFIS should not be used as the primary material on the building.
4. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. Trash receptacles shall be located indoors or be enclosed with an eight (8) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the individual lot-specific landscape plans.
5. Mechanical equipment placed on the ground shall be adequately screened with six (6) foot high sight proof enclosures or to a height equal to the height of the equipment (whichever is greater).
6. Rooftop mechanical equipment shall be screened on roofs with architecturally designed, fully enclosed screening materials that complement the building design at a height equal to or greater than the height of the equipment.
7. Flat roof surfaces below 5 stories shall incorporate ballast, green roof, artificial turf, or medium tone colored membrane to reduce daytime glare for upper-level tenants in adjacent buildings.

J. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of ~~Community Development~~Public Works.
2. The location of public streets within the PMD District shall be determined by the Site Concept Plan.
3. The location of lot access points shall be determined by individual lot-specific Site Development Plans within the PMD District.

4. Access to the development from external roadways shall be as shown on the Site Concept Plan and as directed by the City of Creve Coeur, the Missouri Department of Transportation, and St. Louis County Department of Transportation, as applicable.
5. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Creve Coeur and the agency in control of the right of way off which the access is proposed.
6. Driveway access to internal streets shall comply with City Code.
7. No construction-related parking shall be permitted within right-of-way or on an existing roadway. All construction related ~~parking~~to parking shall be confined to the development's boundary.
8. Any improvements within the Missouri Department of Transportation (MoDOT) right-of-way will require a permit from MoDOT. The entrance geometries and drainage design shall be in accordance with MoDOT standards.
9. Any request to install a gate in this development must be approved by the City of Creve Coeur and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
 - a. If a gate is allowed to be installed on a street in the development, the street(s) within the development or that portion of the development that is gated shall be private ~~and remain private forever~~.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. ~~Obtained~~ Approvals are to be obtained from the City of Creve Coeur Department of Public Works and/or the Missouri Department of Transportation as applicable.
2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Olia Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Internal streets and sidewalks shall be private unless an agreement is reached and executed between the City of Creve Coeur and Olia Village whereby the City of Creve Coeur accepts the internal streets and/or sidewalks as public. All public streets shall be designed to meet the City of Creve Coeur's Code for the Development of Streets (Section 410.240), unless otherwise described herein.
4. Provide sidewalks, conforming to Americans with Disabilities Act (ADA) standards, along all frontages of the site and along internal roadways as shown on the Site Concept Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if

permitted by that agency, or on private property within a sidewalk, maintenance, and utility easement dedicated to the City Creve Coeur for public use.

5. Pedestrian crossings for Olive Boulevard shall be provided as required by MoDOT.
6. Mid-block crossings internal to the PMD District shall be provided as shown on the approved Site Concept Plan, or as otherwise approved by the City's Traffic Engineer.
7. Obtain approvals from the City of Creve Coeur and Missouri Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
8. Additional right-of-way and road improvements shall be provided, as required by the City of Creve Coeur and/or the Missouri Department of Transportation.
9. Provide a minimum 8-foot-wide shared use path for public use which connects to the existing sidewalk in right-of-way along the south side of Olive Boulevard.
 - a. The location of the shared use path within the PMD District shall be as shown in the approved Site Concept Plan.
10. Pedestrian circulation to be as shown on the approved Site Concept Plan.

11. Public Street Design Standards:

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|--|---|
| a. Minimum Right-Of-Way | 26' |
| b. Maximum Grade at Centerline | 10% |
| c. Minimum Grade at Centerline | 1.0% Asphalt / 0.5 1.0% Concrete |
| d. Minimum Pavement Width
(Back-to-Back of Curb) | 26' |
| e. Minimum Site Distance at
Crest of Curve | 150' |
| f. Minimum Horizontal Radius
of Centerline | 150' |
| g. Minimum Horizontal Tangent
Distance Between Reverse Curves | None |
| h. Sidewalks | As shown on approved Site Concept Plan |
| i. Curb & Gutter | Vertical Or Lip (Rolled) <u>Concrete</u> |

12. Public Street Pavement Standards:

- a. Concrete = minimum ~~8~~7 inches on ~~4-inch~~ compacted crushed limestone (typ. 1" minus ~~rock~~granular base
- ~~b. Asphalt = minimum 9 inches on 4" granular base~~

13. Private Street Design Standards:

- | | |
|--|--|
| a. Minimum Right-Of-Way | N/A |
| b. Maximum Grade at Centerline | 10% |
| c. Minimum Grade at Centerline | 1.0% Asphalt / <u>1.00-5%</u> Concrete |
| d. Minimum Pavement Width
(Back-to-Back of Curb) | 24' |
| e. Minimum Site Distance at
Crest of Curve | 150' |
| f. Minimum Horizontal Radius
of Centerline | 150' |
| g. Minimum Horizontal Tangent
Distance Between Reverse Curves | None |
| h. Sidewalks | As shown on approved Site Concept Plan |
| i. Curb & Gutter | Vertical Or Lip (Rolled) <u>Concrete</u> |

14. Private Street Pavement Standards:

- a. Asphalt or Concrete. Pavement sections to be determined based upon recommendations from Geotechnical Report prepared for this development.

L. TRAFFIC IMPACT STUDY

1. External Roadway Network:

- a. The developer shall provide a traffic impact study as directed by the City of Creve Coeur & the Missouri Department of Transportation for impacts to the existing adjacent public roadway network. The scope of the study shall include external circulation and may be limited to specific impacts, such as the need for additional lanes, entrance configuration, geometries, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development remains consistent with the Site Concept Plan. The proposed trip generations included as part of this study shall be used as a baseline for the overall development of the PMD District and shall not be reviewed or required to be adhered to for each individual lot development. Should the actual/proposed trip generations for the entire PMD District increase by more than 10% from the density assumed in the traffic impact study approved by MoDOT within five (5) years of the initial approved Site Concept Plan, an updated traffic study may be required by the City of Creve Coeur.

2. Internal Roadway Network:

- a. Both the City and the developer acknowledge that this development will include a built environment that is meant to encourage pedestrian activity and improve pedestrian mobility. This approach will include intentional roadway & sidewalk design geometries to be established to promote pedestrian access over vehicular where possible, while respecting the safety of both pedestrians and vehicles as well as emergency personnel. This will include a design which considers how people interact with the space to increase access for all community members, including ADA compliancy. As such, a comprehensive

traffic impact study including traffic counts, trip generations, signal warrants, accessory warrants, etc. for the internal roadway network will not be required. Approval will be required by the City's Traffic Engineer, which may include more detailed analysis of isolated locations.

M. MISCELLANEOUS

1. Kiosks are allowed in the PMD District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Concept Plan for the PMD District.
2. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Concept Plan.
3. Retaining walls required for the development shall not be limited in height, except when shown on the approved Site Concept Plan or Site Development Plan corresponding with each phase, as appropriate.
4. Stream Buffer Protection Ordinance Requirements:
 - a. Stream bank shall be defined as the "ordinary high-water mark" as defined by the US Army Corps of Engineers.
 - b. Existing impervious encroachments into existing Stream Buffer Protection setbacks from any existing stream shall not be required to meet the Stream Buffer Protection Regulations in Chapter 430 of the City of Creve Coeur code regardless of whether improvements are proposed to be made to said existing impervious areas. No further impervious encroachment into existing Stream Buffer setbacks will be allowed.
5. The addition of Electric Vehicle (EV) charging stations will be considered where appropriate during the Site Development Plan stage for individual lots.
6. Internal bus stops shall not be required within the development. The existing bus stop along the south side of Olive Boulevard, west of Pavilion shall be upgraded to include an architectural bus shelter meeting the following minimum criteria as acceptable to MoDOT & Metro:
 - b. Pre-finished or painted steel 6' x 13' bus shelter with wind screen side, rear panels and shed roof. Shelter accessories to include a coordinating bench and waste receptacle. New 7' x 14' slab to match adjacent sidewalk finish and provide flush connection. The final bus stop shelter design will follow the Site Development Plan approval process.

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H. PUBLIC ART REQUIREMENTS

An Individual public art package shall ~~meet follow the City of Creve Coeur ordinances, review processes for public art which include review and recommendation by the City's Arts Committee to the Planning and Zoning Commission with City Council approval of public art agreements for public access easements and owner maintenance.~~ – Final art selected will be specifically governed by this performance standard and shall be submitted to the City of Creve Coeur as an art package and will meet the requirements of the City's Public Art Package.

**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT
TABLE A - PERMITTED USES**

P = Permitted Use					
Use Code	2012 NAICS Title	Zoning District - Olia PMD			
		A Main	B Mixed	C Office	D Residential
CC111419	Medical Marijuana Cultivation Facility, inside a building or greenhouse as defined under Section 405.120			P	
311351	Chocolate and Confectionery Manufacturing from Cacao Beans	P	P		
311811	Retail Bakeries	P	P		
311812	Commercial Bakeries	P	P		
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing	P	P		
312120	Breweries	P	P		
312140	Distilleries	P	P		
225220	Artificial and Synthetic Fibers and Filaments			P	
225411	Medicinal and Botanical Manufacturing			P	
225414	Biological Product (except Diagnostic) Manufacturing			P	
CC325415	Medical Marijuana Manufacturing Facility, entirely within an enclosed building as defined under Section 405.120			P	
225998	All Other Miscellaneous Chemical Product and Preparation Manufacturing			P	
229116	Dental Laboratories			P	
441110	New Car Dealers (No outside surface storage or display allowed)	P	P		
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers (No outside surface storage or display allowed)	P	P		
CC442100	All Drive-in and Drive Through Services (excluding Food Services)		P		
442110	Furniture Stores	P	P		
442210	Floor Covering Stores	P	P		
442291	Window Treatment Stores	P	P		
442299	All Other Home Furnishings Stores	P	P		
443141	Household Appliance Stores	P	P		
443142	Electronics Stores	P	P		
444120	Paint and Wallpaper Stores	P	P		
445110	Supermarkets and Other Grocery (except Convenience) Stores		P		
445120	Convenience Stores	P	P		
445210	Meat Markets	P	P		
445220	Fish and Seafood Markets	P	P		
445230	Fruit and Vegetable Markets	P	P		
445291	Baked Goods Stores	P	P		
445292	Confectionery and Nut Stores	P	P		
445299	All Other Specialty Food Stores	P	P		
445310	Beer, Wine, and Liquor Stores	P	P		
446110	Pharmacies and Drug Stores	P	P		
446120	Cosmetics, Beauty Supplies and Perfume Stores	P	P		
446130	Optical Goods Stores	P	P		
446191	Food (Health) Supplement Stores	P	P		
446199	All Other Health and Personal Care Stores	P	P		
448110	Men's Clothing Stores	P	P		
448120	Women's Clothing Stores	P	P		
448130	Children's and Infants' Clothing Stores	P	P		
448140	Family Clothing Stores	P	P		
448150	Clothing Accessories Stores	P	P		
448190	Other Clothing Stores	P	P		
448210	Shoe Stores	P	P		
448310	Jewelry Stores	P	P		
448320	Luggage and Leather Goods Stores	P	P		
451110	Sporting Goods Stores (except those exclusively engaged in the sale of firearms and ammunition)	P	P		
451120	Hobby, Toy, and Game Stores	P	P		
451130	Sewing, Needlework, and Piece Goods Stores	P	P		
451140	Musical Instrument and Supplies Stores	P	P		
451211	Book Stores	P	P		
451212	News Dealers and Newsstands	P	P		
452111	Department Stores (except Discount Department Stores)	P	P		
452112	Discount Department Stores	P	P		
452910	Warehouse Clubs and Supercenters	P	P		
452990	All Other General Merchandise Stores	P	P		
453110	Florists	P	P		
453210	Office Supplies and Stationery Stores	P	P		
453220	Gift, Novelty, and Souvenir Stores	P	P		
453310	Used Merchandise Stores (No building materials, outside sales, exchange or drop-off of used goods)	P	P		
453910	Pet and Pet Supplies Stores	P	P		
453920	Art Dealers	P	P		
453991	Tobacco Stores	P	P		
CC453999	Comprehensive or Medical Marijuana Dispensary Facility as defined under Section 405.120, including Microbusiness Marijuana Dispensary Facility	P	P		
492210	Local Messengers and Local Delivery	P	P		

**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT
TABLE A - PERMITTED USES**

P = Permitted Use		Zoning District - Olia PMD			
Use Code	2012 NAICS Title	A	B	C	D
		Main	Mixed	Office	Residential
512240	Sound Recording Industries	P	P	P	
512290	Other Sound Recording Industries	P	P	P	
515111	Radio Networks	P	P	P	
518210	Data Processing, Hosting, and Related Services	P*	P	P	
519110	News Syndicates	P*	P	P	
519120	Libraries and Archives	P	P	P	
519130	Internet Publishing and Broadcasting and Web Search Portals	P*	P	P	
519190	All Other Information Services	P*	P	P	
521110	Monetary Authorities-Central Bank	P	P	P	
522110	Commercial Banking	P	P	P	
522120	Savings Institutions	P	P	P	
522130	Credit Unions	P	P	P	
522190	Other Depository Credit Intermediation	P	P	P	
522210	Credit Card Issuing	P	P	P	
522220	Sales Financing	P	P	P	
522291	Consumer Lending	P	P	P	
522292	Real Estate Credit	P	P	P	
522293	International Trade Financing	P	P	P	
522294	Secondary Market Financing	P	P	P	
522310	Mortgage and Non-Mortgage Loan Brokers	P*	P	P	
522320	Financial Transactions Processing, Reserve and Clearinghouse Activities	P	P	P	
523110	Investment Banking and Securities Dealing	P*	P	P	
523120	Securities Brokerage	P*	P	P	
523130	Commodity Contracts Dealing	P*	P	P	
523140	Commodity Contracts Brokerage	P*	P	P	
523210	Securities and Commodity Exchanges	P*	P	P	
523910	Miscellaneous Intermediation	P*	P	P	
523920	Portfolio Management	P	P	P	
523930	Investment Advice	P	P	P	
523991	Trust, Fiduciary, and Custody Activities	P	P	P	
523999	Miscellaneous Financial Investment Activities	P	P	P	
524113	Direct Life Insurance Carriers	P	P	P	
524114	Direct Health and Medical Insurance Carriers	P	P	P	
524126	Direct Property and Casualty Insurance Carriers	P	P	P	
524127	Direct Title Insurance Carriers	P	P	P	
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	P	P	P	
524130	Reinsurance Carriers	P*	P	P	
524210	Insurance Agencies and Brokerages	P	P	P	
524291	Claims Adjusting	P*	P	P	
524292	Third Party Administration of Insurance and Pension Funds	P*	P	P	
524298	All Other Insurance Related Activities	P	P	P	
525110	Pension Funds	P*	P	P	
525120	Health and Welfare Funds	P*	P	P	
525190	Other Insurance Funds	P*	P	P	
525910	Open-End Investment Funds	P*	P	P	
525920	Trusts, Estates, and Agency Accounts	P*	P	P	
525990	Other Financial Vehicles	P*	P	P	
531110	Lessors of Non-Residential Buildings and Dwellings	P	P	P	
531120	Lessors of Non-Residential Buildings (except Miniwarehouses)	P	P	P	
531190	Lessors of Other Real Estate Property	P	P	P	
531210	Offices of Real Estate Agents and Brokers	P	P	P	
531311	Residential Property Managers	P	P	P	
531312	Non-Residential Property Managers	P	P	P	
531320	Offices of Real Estate Appraisers	P	P	P	
531390	Other Activities Related to Real Estate	P	P	P	
531311	Residential Property Managers	P	P	P	
531312	Non-Residential Property Managers	P	P	P	
531320	Offices of Real Estate Appraisers	P	P	P	
531390	Other Activities Related to Real Estate	P	P	P	
532210	Consumer Electronics and Appliances Rental	P	P	P	
532220	Formal Wear and Costume Rental	P	P	P	
532230	Video Tape and Disc Rental	P	P	P	
532291	Home Health Equipment Rental	P	P	P	
541110	Offices of Lawyers	P	P	P	
541120	Office of Notaries	P	P	P	
541191	Title Abstract and Settlement Offices	P	P	P	
541199	All Other Legal Services	P	P	P	
541211	Offices of Certified Public Accountants	P	P	P	
541213	Tax Preparation Services	P	P	P	

* Use shall note be permitted in the street facing ground floor within Main Street District

**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT
TABLE A - PERMITTED USES**

P = Permitted Use		Zoning District - Olia PMD			
Use Code	2012 NAICS Title	A	B	C	D
		Main	Mixed	Office	Residential
541214	Payroll Services	P*	P	P	
541219	Other Accounting Services	P*	P	P	
541310	Architectural Services	P	P	P	
541320	Landscape Architectural Services	P	P	P	
541330	Engineering Services	P	P	P	
541340	Drafting Services	P	P	P	
541350	Building Inspection Services	P	P	P	
541360	Geophysical Surveying and Mapping Services	P	P	P	
541370	Surveying and Mapping (except Geophysical) Services	P	P	P	
541380	Testing Laboratories	P*	P	P	
CC541381	Medical-Marijuana-Testing Facility, as defined under Section 405.120	P*	P	P	
541410	Interior Design Services	P	P	P	
541420	Industrial Design Services	P	P	P	
541430	Graphic Design Services	P	P	P	
541490	Other Specialized Design Services	P	P	P	
541511	Custom Computer Programming Services	P	P	P	
541512	Computer Systems Design Services	P	P	P	
541513	Computer Facilities Management Services	P	P	P	
541519	Other Computer Related Services	P	P	P	
541611	Administrative Management and General Management Consulting Services	P	P	P	
541612	Human Resources Consulting Services	P	P	P	
541613	Marketing Consulting Services	P	P	P	
541614	Process, Physical Distribution, and Logistics Consulting Services	P	P	P	
541618	Other Management Consulting Services	P	P	P	
541620	Environmental Consulting Services	P	P	P	
541690	Other Scientific and Technical Consulting Services	P	P	P	
541711	Research and Development in Biotechnology	P*	P	P	
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)	P*	P	P	
541720	Research and Development in the Social Sciences and Humanities	P*	P	P	
541810	Advertising Agencies	P	P	P	
541820	Public Relations Agencies	P	P	P	
541830	Media Buying Agencies	P	P	P	
541840	Media Representatives	P	P	P	
541850	Outdoor Advertising	P	P	P	
541860	Direct Mail Advertising	P	P	P	
541870	Advertising Material Distribution Services	P	P	P	
541890	Other Services Related to Advertising	P	P	P	
541910	Marketing Research and Public Opinion Polling	P	P	P	
541921	Photography Studios, Portrait	P	P	P	
541922	Commercial Photography	P	P	P	
541930	Translation and Interpretation Services	P	P	P	
541940	Veterinary Services	P	P	P	
541990	All Other Professional, Scientific, and Technical Services	P	P	P	
551111	Offices of Bank Holding Companies	P*	P	P	
551112	Offices of Other Holding Companies	P*	P	P	
551114	Corporate, Subsidiary, and Regional Managing Offices	P*	P	P	
CC561100	Business Enterprise Center (as defined in Chapter 405.120, Definition of Terms)	P	P	P	
561110	Office Administrative Services	P	P	P	
561210	Facilities Support Services	P	P	P	
561311	Employment Placement Agencies	P	P	P	
561312	Executive Search Services	P	P	P	
561320	Temporary Help Services	P	P	P	
561330	Professional Employer Organizations	P	P	P	
561410	Document Preparation Services	P*	P	P	
561421	Telephone Answering Service	P*	P	P	
561422	Telemarketing Bureaus and Other Contact Centers	P*	P	P	
561431	Private Mail Centers	P	P	P	
561439	Other Business Service Centers (including Copy Shops)	P	P	P	
561440	Collection Agencies	P*	P	P	
561450	Credit Bureaus	P*	P	P	
561491	Repossession Services	P*	P	P	
561492	Court Reporting and Stenotype Services	P*	P	P	
561499	All Other Business Support Services	P	P	P	
561510	Travel Agencies	P	P	P	
561520	Tour Operators	P	P	P	
561591	Convention and Visitors Bureaus	P	P	P	
561599	All Other Travel Arrangement and Reservation Services	P	P	P	
621111	Offices of Physicians (except Mental Health Specialists)	P	P	P	
621112	Offices of Physicians, Mental Health Specialists	P	P	P	

* Use shall note be permitted in the street facing ground floor within Main Street District

**OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT
TABLE A - PERMITTED USES**

P = Permitted Use					
Use Code	2012 NAICS Title	Zoning District - Olia PMD			
		A Main	B Mixed	C Office	D Residential
621210	Offices of Dentists	P	P	P	
621310	Offices of Chiropractors	P	P	P	
621320	Offices of Optometrists	P	P	P	
621330	Offices of Mental Health Practitioners (except Physicians)	P	P	P	
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	P	P	P	
621391	Office of Podiatrists	P	P	P	
621399	Offices of All Other Miscellaneous Health Practitioners	P	P	P	
621410	Family Planning Centers			P	
621420	Outpatient Mental Health and Substance Abuse Centers			P	
621491	HMO Medical Centers			P	
621492	Kidney Dialysis Centers			P	
621493	Freestanding Ambulatory Surgical and Emergency Centers			P	
621498	All Other Outpatient Care Centers			P	
621511	Medical Laboratories			P	
621512	Diagnostic Imaging Centers			P	
621610	Home Health Care Services			P	
713940	Fitness and Recreational Sports Centers	P	P	P	
713950	Bowling Centers	P	P	P	
713990	All Other Amusement and Recreation Industries (except gun and shooting clubs)	P	P	P	
721110	Hotels (except Casino Hotels) and Motels	P	P	P	
722410	Drinking Places (Alcoholic Beverages)	P	P	P	
722511	Full-Service Restaurants (with drive-thru only permitted in Mixed District)	P	P	P	
722513	Limited-Service Restaurants (with drive-thru only permitted in Mixed District)	P	P	P	
722514	Cafeterias, Grill Buffets, and Buffets (with drive-thru only permitted in Mixed District)	P	P	P	
722515	Snack and Non-Alcoholic Beverage Bars (with drive-thru only permitted in Mixed District)	P	P	P	
811430	Footwear and Leather Goods Repair	P	P		
811490	Other Personal and Household Goods Repair and Maintenance	P	P		
812111	Barber Shops	P	P		
812112	Beauty Salons	P	P		
812113	Nail Salons	P	P		
812191	Diet and Weight Reducing Centers	P	P		
812199	Other Personal Care Services (except escort services, massage parlors, steam baths, tattoo parlors, permanent makeup salons and Turkish baths)	P	P		
812922	One-Hour Photofinishing	P	P		
813930	Labor Unions and Similar Labor Organizations	P	P	P	
813940	Political Organizations	P	P	P	
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	P	P	P	
814110	Private Households, Single-Family Residential				P
CC814111	Attached Single-Family Residential (townhouses or duplexes)				P
CC814120	Low-Density Multifamily Residential (up to 6 single family units per acre)				P
CC814130	Medium-Density Multifamily Residential (up to 20 single family units per acre)				P
812930	Parking Lots and Garages	P	P	P	
813319	Other Social Advocacy Organizations	P	P	P	
813410	Civic and Social Organizations	P	P	P	
813910	Business Associations	P	P	P	
813920	Professional Organizations	P	P	P	
CC814140	High-Density Multifamily Residential (more than 20 single family units per acre)	P	P		
921110	Executive Offices	P	P	P	
921120	Legislative Bodies	P	P	P	
921130	Public Finance Activities	P	P	P	
921140	Executive and Legislative Offices, Combined	P	P	P	
921190	Other General Government Support	P	P	P	
922110	Courts	P	P	P	
922120	Police Protection	P	P	P	
922130	Legal Counsel and Prosecution	P	P	P	
922160	Fire Protection	P	P	P	
922190	Other Justice, Public Order, and Safety Activities	P	P	P	
923110	Administration of Education Programs	P	P	P	