

BILL NO. 6129

ORDINANCE NO. 5902

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

Section 1: Section 405.470 Conditional Uses of the Zoning Ordinance, subsection 22, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Section 405.470(A) Conditional Uses

- 22. Various membership organizations — NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only; conditional use in the "A", "B", "C", "D" and "AR" districts).
 - a. Shall be located on sites of at least three (3) acres.
 - b. Parking areas shall be separated from adjacent residentially zoned land by a minimum of a six (6) foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
 - c. Maximum site coverage shall be allowed up to forty (40) percent.

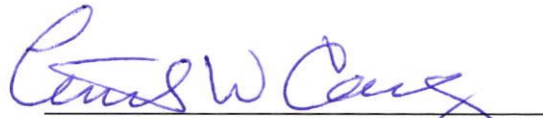
Section 2: Section 405.120 Definitions of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

SITE COVERAGE

The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation areas, pool decks and patios, outdoor recreation courts and unpaved buffer areas. (See also "BUILDING COVERAGE".)

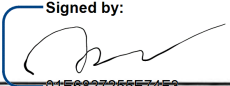
Section 3. This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 22nd DAY OF JULY, 2024.




 TIMOTHY CARNEY
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 22nd DAY OF JULY, 2024.

Signed by:


 DR. ROBERT HOFFMAN
 MAYOR

ATTEST:


 KELLIE HENKE, CITY CLERK



BILL NO. 6129

ORDINANCE NO. 5902

AN ORDINANCE REVISING THE MINIMUM CONDITIONAL USE REQUIREMENTS FOR VARIOUS MEMBERSHIP ORGANIZATIONS OF SECTION 405.470 CONDITIONAL USES AND REVISING THE DEFINITION OF SITE COVERAGE IN SECTION 405.120 OF THE CODE OF ORDINANCES OF THE CITY OF CREVE COEUR.

WHEREAS, under Section 405.210 Table A, various membership organizations (NAICS 713910, 713940, 713990, 813312, 813319, 813410, 813910, and 813990) (except bars and restaurants owned and operated for members or organizations only) require the issuance of a conditional use permit in the districts in the "A", "B", "C", "D" and "AR" residential districts as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Section 405.470(A)(22) establishes regulations regarding the minimum standards for a conditional use for various membership organizations in the Zoning Code, Chapter 405 of the City Code of Ordinances; and

WHEREAS, Section 405.120 provides a definition for Site Coverage as it pertains to non-residential uses; and

WHEREAS, an application by George Stock, PE, Stock & Associates Consulting Engineers, on behalf of the St. Louis Elks Lodge #9, 12481 Ladue Road, within the City of Creve Coeur was submitted to amend the requirements of membership uses in the non-residential zoning districts, and provide for uniformity with other conditional uses to allow for an increase in site coverage, for such uses in residential districts and to exempt certain site features from contributing toward the site coverage requirements; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such corrections and clarifications as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of 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 July 1, 2024, beginning at 6:00 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 5-0 recommended approval of the subject amendments at its meeting on July 1, 2024; 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,