

	Creve Coeur Standard	PMD Rules for Proposed Development	Creve Coeur Municipal Code Reference	Link
Natural Amenities				
Minimum Green Buffer	50' minimum undisturbed green buffer between research / office and residential	40' minimum buffer proposed between office building plat and Mission Hills / Spoede Woods, for a development that is far more dense than current zoning allows	Section 405.330 "RO" – Research and Office Park District, currently in force. Article E, Section 4d.	https://ecode360.com/28142363
Tree Preservation	Not more than 50% of the area of tree masses NOR 50% of individually surveyed trees shall be removed.	Significantly less than 50% of trees over 6" caliper are preserved. Only ~20% of individual trees preserved.	Section 410.320 – Tree Conservation. Article A, Section 1.	https://ecode360.com/28144180
Watershed Management				
Stream Protection	50' min. setback from USGS blue dashed-line streams to impervious cover (25' + 25'). Hearing required for variance.	No stream setbacks for Dielmann Creek north of Spoede Woods. The original USGS stream course and the "actual" stream course today are both proposed to be infilled, with the stream to be enclosed in stormwater piping.	Land Use and Development, Chapter 430 Stream Buffer Protection. Article A, Sections 1-2. Article B for Variance Procedures.	https://ecode360.com/28144726
Drainage Easements	Where a site is crossed by a drainage way or channel, provide stormwater easement.	No stormwater easement has been provided at present-day channel of Dielmann Creek in the woods north of Spoede Woods.	Section 410.230 Utility and Drainage Easements. Article B, Section 1.	https://ecode360.com/28144083
Retaining Wall Height	"shall not normally exceed a height of six (6) feet"	Unlimited height	Section 410.270 – Erosion Control. Article C, Section 1	https://ecode360.com/28144140
Creve Coeur Design Standards for Multi-Family				
Respect Scale of Adjacent Residential Neighborhoods	New multiple-family residential developments are encouraged to respect the scale and character of any adjacent residential neighborhood. Attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected.	Development proposal includes 20' tall retaining walls and ~8-level parking garages facing residential neighborhoods.	Creve Coeur Design Guidelines, Chapter 3, Section D, Paragraph 1.	https://www.crevecoeurmo.gov/DocumentCenter/View/7268/Design-Guidelines-2002?bidId=
Multi-Family Parking Garages	Multi-Family Developments shall provide underground parking or parking within a basement garage for at least 50% of the required vehicular parking.	Development proposal has ~1000 residential units and shows (6) full-height (~8 story) above-ground parking structures. The quantity of basement or below-grade parking is not clear, but the development team has stated that they cannot include underground parking since it is cost-prohibitive.	Creve Coeur Design Guidelines, Chapter 3, Section D, Paragraph 7. Also, Section 26-52.32 and 52.33 of Zoning Ordinance	https://www.crevecoeurmo.gov/DocumentCenter/View/7268/Design-Guidelines-2002?bidId=
Private Outdoor Space for Residential Units	Private usable open space for each dwelling should be directly accessible from the unit and should be big enough to permit outdoor recreational opportunities.	The site concept plan does not appear to provide private usable outdoor space for each dwelling unit.	Creve Coeur Design Guidelines, Chapter 3, Section D, Paragraph 5.	https://www.crevecoeurmo.gov/DocumentCenter/View/7268/Design-Guidelines-2002?bidId=