

Section 404.045: - "C-3" Office Building District

In this district, the following regulations shall apply:

A. Use regulations

The C-3 District is a planned district intended for office campus use. The approval of a Master Development Plan as hereinafter provided shall serve to establish the specific permitted uses and structures for a subject site within the general parameters of the regulations hereinafter set forth. Review and approval of a Master Development Plan is a rezoning of the subject property within the legislative discretion of the Board of Aldermen by ordinance. Only the following uses are permitted in this district:

1. Commercial office buildings for use only as general office space for business uses as specified in **Section 404.055** of this Chapter, including approved ancillary uses also specified in **Section 404.045, 2** below and **Chapter 406, Section 406.020** operated in conjunction with the primary office uses including such uses such as cafeteria or other internal food service, training facilities and auditoria, and retail uses or service businesses operated as a convenience to the employees of the office buildings therein but not including retail or wholesale sales or service outlets intended to serve the general public. This category of zoning shall not be available to any property except that property lying within the intensive commercial and office building use area in the city and that area is herewith defined and designated as the area between Ballas Road on the east, Manchester Road on the south, Interstate 270 on the west and Nicholas Lane on the north. This category of zoning shall not be available on any property in use as a part of the "C-2" commercial category.
2. Parking structures, but only as an ancillary use to the main office development. Anything to the contrary notwithstanding, parking structures in the C-3 District shall not be subject to the requirements of **Section 406.020** of this Code regarding accessory structures if they are shown on, and constructed in accord with, a Master Development Plan approved pursuant to this Section.

B. Height and area regulations

1. The maximum density of development on a lot shall not exceed forty-three thousand five hundred (43,500) square foot of gross building area per acre of land, excluding exterior balconies, basements and parking structures.
2. No lot shall have a frontage of less than one thousand (1,000) feet along Manchester Road.
3. The maximum height of buildings and parking structures shall be:
 - a. One hundred twenty-five (125) feet for office buildings constructed prior to 2007.
 - b. Ninety-eight (98) feet for office buildings constructed after 2007.
 - c. Thirty-six (36) feet for parking structures.
4. The minimum yard depth and building setbacks shall be:
 - a. One hundred (100) feet from the centerline of Manchester Road.

- b. Fifty (50) feet from the edge of right-of-way of Ballas Road.
- c. Fifty (50) feet from the edge of right-of-way of Nicholas Lane.
- d. Ten (10) feet from the edge of right-of-way of JJ Kelley Memorial Drive.

C. Parking, loading and special regulations

Off street parking, loading operations, sign location, design and other regulations shall be as follows:

- 1. Notwithstanding the parking space requirements of any other sections of this code, (a) the parking space requirement for the "C-3" Office Building District shall be one parking space for every three hundred and fifty (350) square feet of gross floor area of the building, (b) minimum aisle width shall be twenty-two (22) feet and (c) parking space size shall be not less than nine (9) feet by nineteen (19) feet.
- 2. Loading requirements in the "C-3" Office Building District shall be approved by the Planning and Zoning Commission.
- 3. Further parking, sign and other special regulations shall be provided in accordance with the requirements set forth in **Chapter 410** of this Title.

D. Sanitary Sewers

All commercial property shall be provided with satisfactory disposal of sanitary sewage. All sanitary sewers, sanitary sewer connections, sewage treatment plants and similar sanitary installations shall be designed, constructed, supervised, and approved in accordance with the regulations of the St. Louis County Health Department and the Metropolitan St. Louis Sewer District and the Director of Public Works of the City of Des Peres.

E. Buffer Areas

In a "C-3" Office Building District, a buffer area of a minimum of fifty (50) feet must be provided at the rear of lots on which there is commenced any lawful office building use. A buffer area of fifteen (15) feet must be provided on the sides of all lots, regardless of depth of commercial zoning, on which there is commenced any lawful office building use, at all points where such office building use adjoins land in residential use. Buffer areas shall be planted with the approval of the Planning and Zoning Commission. Plant material shall be maintained in a healthy state of growth and replaced where necessary by the owner of the property. In addition, fencing of a minimum height of six (6) feet shall be provided where adjoining a residential property. All buffer areas shall be maintained in a manner to be kept free of paper, trash and other loose particles.

F. Procedures

- 1. No development or structure may be developed nor any permit of any kind issued with regard to that development or structure or any building on it, until the Board of Aldermen has approved a master development plan in accordance with the provisions of **Chapter 412** of this Title.

2. Application for approval of a master development plan shall be made to the Planning and Zoning Commission in such form and with such information as required by **Chapter 412** of this Title.
3. Each application and accompanying plans shall be filed with the City Clerk with a filing fee established by the City in accord with the provisions of **Chapter 418, Section 418.015** of this Title and submitted as per **Chapter 420, Section 420.015** of this Title.
4. Upon receipt of a completion application and filing fee, the City Clerk shall notify in writing by first class mail, postage prepaid, the owners of all property located within an area determined by drawing lines parallel to the boundaries of the property included in said site plan and two hundred (200) feet from those boundaries. Such notice shall include a statement that the application was filed, the nature of the proposed use, the name of the applicant(s) and the date upon which such application is to be presented to the Planning and Zoning Commission.
5. The Planning and Zoning Commission shall investigate the effect of the granting of the permit upon the public health, safety and welfare of the community and shall make a report to the Board of Aldermen within one hundred (100) days of the date of the date of the next regular meeting of the Planning and Zoning Commission following the filing of the application with the City Clerk. If no such report is made, the Planning and Zoning Commission shall be deemed to have approved the application. Provided, however, with the written consent of the applicant, the Planning and Zoning Commission may extend the one hundred-day period.
6. Upon receipt of the report of the Planning and Zoning Commission, or upon the expiration of the one hundred-day period or the extensions thereof, the Board of Aldermen shall conduct a public hearing with a minimum of fifteen (15) days' notice of the time and place of that hearing in a newspaper of general circulation in the city.
7. After said hearing, if the Board of Aldermen determines that the public health, safety and welfare are adequately served and protected it may approve the Master Development Plan as submitted or with such changes or revisions, if any, as the board may deem appropriate.

Section 404.050 – “PD” Planned Development Districts**A. Intent and purpose**

The purpose of the Planned Development Districts is to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a more desirable community environment.

The Board of Aldermen, upon recommendation by the Planning and Zoning Commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a Planned Development district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts. These Planned Development regulations are not intended to allow excessive densities, or the development of incompatible land uses, either within the development, or as the development relates to the general neighborhood. The Board of Aldermen may, upon proper application, approve a Planned Development to facilitate the use of flexible techniques of land development and site design, by providing relief from conventional zoning standards in order to achieve one or more of the following objectives:

1. Site planning that better adapts to site conditions and its relation to surrounding properties that would not otherwise be possible or would be inhibited under the district regulations applicable to the property;
2. Functional and beneficial uses of open space areas;
3. Preservation of natural features of a development site;
4. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program;
5. Rational and economical in relation to public utilities and services;
6. Efficient and effective traffic circulation, both within and adjacent to the development site.

B. Relationship of planned development districts to zoning map**1. A Mapped District:**

The PD designation is not intended to be attached to existing zoning districts as an overlay. The PD designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment.

2. Plan Approval Required:

It is the intent of this ordinance that no development or redevelopment of the property encompassed by the PD designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this Chapter,