

OLIVE BOULEVARD
DESIGN GUIDELINES

University City, MO



Table of Contents

Chapter-1 Introduction

1.1	Preface
1.1	Design Guideline Goals
1.1	How to Use This Document
1.4	Designated Area

Chapter-2 Streetscape and Districts Guidelines

2.1	Streetscape Guidelines
2.2	Overall Streetscape design Concept
2.2	Street design
2.2	Intent
2.2	Lanes
2.2	Medians and Refuge Islands
2.4	Line of Sight
2.5	Sidewalk Design
2.6	Sidewalk Zones
2.7	Sidewalk Paving
2.8	Tree Grates
2.8	Curbs and Gutter
2.8	Accessible Sidewalk Ramps
2.10	Streetscape Materials and Screens
2.10	Intent
2.10	Planting Guidelines
2.12	Street Furnishings
2.12	Lighting
2.13	Decorative Fences
2.13	Benches
2.14	Recycling/ Trash Containers
2.15	Bicycle Racks
2.16	Bollards
2.17	Signage
2.17	Bus Shelters
2.17	Planter Boxes
2.17	Other Street Amenities
2.19	Utility Equipment and Poles

2.21 **District Guidelines**

2.21	Industrial District
2.22	Parkway District
2.23	International District
2.24	Interchange District

Chapter-3 Building Types and Signage Guidelines

3.1 Building Types Guidelines

- 3.1 General Principles
- 3.4 Multi-Family Residential Structures
- 3.10 Small and Medium Sized Commercial Structures
- 3.15 Large Commercial Establishments
- 3.25 Mixed use (commercial + residential)
- 3.27 Recreational, Institutional and Public Utility Structures
- 3.29 Industrial Structures
- 3.31 Parking Garages
- 3.33 Historic Structures
- 3.35 Vacant Buildings and Vacant Land
- 3.36 Pavilions, Plazas and Other Open spaces

3.37 Signage Guidelines

- 3.37 Monument Signs
- 3.38 Wall Plaques
- 3.39 Fascia Signs
- 3.39 Awning Signs
- 3.40 Blade Signs
- 3.41 Banner Signs
- 3.41 Glazing Signs
- 3.42 Orientation Map Signs
- 3.42 Promotional or Temporary Signs
- 3.43 Operational Signs
- 3.43 Menu Boards and Sandwich Signs
- 3.43 Animated Signs
- 3.44 Pole Signs, Advertising Signs, Wall Painted Signs
- 3.44 Other Signs

Chapter-4 Review Process

4.1 Review Process

- 4.1 Informal Vision Sharing- OPTIONAL
- 4.1 Developments Subject to Site Plan Review
- 4.2 Site Plan Submittal Requirements
- 4.3 Site Plan Submission and Distribution
- 4.3 Staff Review
- 4.4 City Council Review
- 4.5 City Council Action
- 4.5 Minor Changes
- 4.6 Site Plan Amendments
- 4.6 Conditional Uses
- 4.6 Planned Development Districts
- 4.7 Variances and Modifications Allowed
- 4.7 Modification of Design Guidelines

Appendix

Appendix-A- Landscaping Sections

Landscaping Sections Map

Landscaping Sections Table

Appendix-B- Existing Conditions

- B.1 Corridor Characteristics
- B.3 Natural Characteristics Along Olive Blvd
- B.4 Existing Land Use
- B.5 Existing Zoning
- B.6 Future Land Use
- B.7 Infrastructure and Community Facilities
- B.8 Streetscape Treatment
- B.12 Other Streetscape Elements
- B.12 Architecture, Tenure and Age of structures
- B.13 Signage
- B.14 Commerce Along Olive Boulevard

Appendix-C- Public Participation

- C.1 Community Survey
- C.6 Discussion With Missouri Department Of Transportation
- C.7 Focus Session

Appendix-D- Online Survey

Online Survey

Appendix-E- Implementation Strategy & Funding

- E.1 Intent
- E.1 Property Owner Responsibilities
- E.4 Encourage Economic Development
- E.4 Possible Funding Options
- E.6 Public Funding Sources
- E.6 Federal Funding Opportunities
- E.7 State Funding Opportunities
- E.8 Local Funding Opportunities

Maps

- Map I Soil Association Map
- Map II Contours and 100 year Floodplain Map
- Map III Existing Land Use Map
- Map IV Future Land Use Map
- Map V Existing Infrastructure Map
- Map VI Year Structure Built Map
- Map VII Tenure Map
- Map VIII Districts Map

This page is intentionally left Blank -----