



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
DECEMBER 19, 2022
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. December 5, 2022 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

- 1. PUBLIC HEARING Application #22-031: A Conditional Use Permit with Associated Site Development Plan for A New Chick Fil A Restaurant with Drive Through Services Located at 12398 Olive Boulevard**

Joe Vavrina, of HR Green, Inc, on behalf of Gershman Commercial Real Estate, has submitted an application for a Conditional Use Permit with associated site development plan for a new freestanding Chick Fil A restaurant with a drive-through, located at 12398 Olive Boulevard in the "PC" Planned Commercial zoning district. The project would include the construction of a new 4,700 square foot



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building with drive through lanes consisting of 74 indoor seats and 24 outside seats at the corner of Olive Boulevard and Tempo Drive where the existing TGI Friday's building is located in the Westgate Center development. This item was continued from the November 21, 2022 and December 5, 2022 meetings.

NEW BUSINESS

1. PUBLIC HEARING Application #22-034: Text Amendment to Modify Table A: Permitted and Conditional Uses of the Zoning Ordinance to Allow NAICS Use Code 624110, Child and Youth Services, in the "GC" General Commercial District

David Hutkin, of Hutkin Properties Group, on behalf of Metro Creve Coeur LLC, property owner, has submitted a Text Amendment application to revise Table A: Permitted and Conditional Uses of the Zoning Ordinance, Chapter 405, to allow Child and Youth Services, NAICS Use Code 624110, as a permitted use within the "GC"-General Commercial District. This industry comprises of establishments primarily engaged in providing nonresidential social assistance services for children and youth. These establishments provide for the welfare of children in such areas as adoption and foster care, drug prevention, life skills training, and positive social development. If approved, Foster and Adoptive Care Coalition of Greater St. Louis intends to purchase and occupy the building located at 1100 N. Lindbergh Boulevard, Creve Coeur, MO 63132, within the GC-General Commercial District.

2. PUBLIC HEARING Application #22-036: An Amendment to the Master Sign Plan for the CityPlace Campus to Allow Additional Signage on CityPlace 1, 2, and 4

Gina Lee, of Redico, has submitted an application to amend the Master Sign Plan for the CityPlace campus located along Olive Boulevard in the "CB" Core Business Zoning District pursuant to Section 405950(J) Master Sign Plans. The amendment would allow for additional signage on CityPlace 1, 2, and 4 not previously allowed under Ordinance 5562 last approved on January 8, 2017. Master Sign Plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of 10 acres, subject to certain requirements and conditions.



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WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.