



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JANUARY 17, 2023
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 19, 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



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district. The project would include the construction of a new 4,700 square foot 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 heard at the December 19, 2022 meeting and Staff requests it be continued until the February 6, 2023 meeting.**

NEW BUSINESS

1. PUBLIC HEARING Application #22-037: A Conditional Use Permit for a 4,900 Square Foot Outpatient Mental Health and Substance Abuse Center, Birch Tree Recovery, Located at 10324 Ladue Road

Solomon Zelcer, of Booha, LLC, has submitted an application for a Conditional Use Permit for Birch Tree Recovery, an Outpatient Mental Health and Substance Abuse Center, (NAICS 621420) located at 10324 Ladue Road in the "GC" General Commercial zoning district. The proposed use would move into the existing 4,900 square foot building located on the premises and no exterior changes are proposed. Under Section 405.250, Table A of the Zoning Code, NAICS 621420 requires the issuance of a conditional use permit in the "GC" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. PUBLIC HEARING #22-038: An Application for a Master Sign Plan for the Congregation Shaare Emeth Campus Located at 11645 Ladue Road

Robert Colton, of Congregation Shaare Emeth, has submitted an application for a Master Sign Plan for the Shaare Emeth campus, located at 11645 Ladue Road in the "A" Single Family Residential zoning district, pursuant to Section 405.950(J) Master Sign Plans. The proposal would allow for the replacement of two existing entrance low monument signs. Master Sign Plans allow the City Council the flexibility to approve a comprehensive sign plan for large residentially zoned institutional campus developments of at least 20 acres, subject to certain requirements and conditions.

3. PUBLIC HEARING. Application #22-040: Text Amendments to Various Sections of the Zoning Ordinance (Chapter 405) to Provide Regulations for Recreational Marijuana Related Uses.



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Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application to amend various sections of the City's Zoning Ordinance, Chapter 405, to allow recreational marijuana uses in appropriate zoning districts. These marijuana uses include cultivation, manufacturing, and testing facilities, as well as, dispensaries. The proposed changes are in response to an amendment to Missouri's constitution approved by voters on November 8, 2022, which legalized recreational adult-use marijuana.

4. PUBLIC HEARING #22-041: A Conditional Use Permit for a 2,984 Square Foot Commercial Banking Location, Chase Bank, Located at 11600 Olive Boulevard

Joan Gogreve, of JPMorgan Chase Bank, has submitted an application for a Conditional Use Permit for a Chase Bank branch with walk-up ATM, a Commercial Banking use, (NAICS 522111) located at 11600 Olive Boulevard in the "CB" Core Business zoning district. The proposed use would combine three existing tenant spaces to create a 2,984 square foot space within the existing retail building. Minor exterior alterations are proposed. Under Section 405.250, Table A of the Zoning Code, NAICS 522111 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

5. PUBLIC HEARING #22-042: An Application for a Conditional Use Permit for a 25,003 Square Foot Grand Canyon University Tenant Located at 4 CityPlace Drive

Gina Lee, of Redico, has submitted an application for a Conditional Use Permit for Grand Canyon University, a Colleges, Universities, and Professional Schools use, (NAICS 611310) located at 4 CityPlace Drive in the "CB" Core Business zoning district. The proposed use would move into the existing 25,003 square foot space on the third floor of CityPlace 4 and no exterior changes are proposed. Under Section 405.250, Table A of the Zoning Code, NAICS 611310 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. **This item has been withdrawn by the applicant.**

6. Application #22-039: Preliminary Plat for the Subdivision of an 8.45 Acre Lot at 871 North Mason Road into Twelve Lots within the D Single



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Family Residential Zoning District

James Brennan, of McKelvey Homes, has resubmitted a request for preliminary plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,080 square feet to 14,861 square feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested. This item previously received preliminary plat approval for an alternate subdivision layout. The layout has been revised and the applicant is seeking approval for the new layout.

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.