



**AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, July 22, 2013
7:00 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

1. CONSENT AGENDA

a. Council Minutes dated July 8, 2013

b. Resolution No. 1068 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract Increase With Grove Design Group, LLC, For Engineering Services Related To The Graeser Road Resurfacing Project For The Amount Of \$5,039.30.

Summary: City staff recommends the approval of a supplemental agreement with Grove Design Group to cover the cost to develop right-of-way and easement documents for sidewalk improvements related to the Graeser Road Resurfacing Project.

c. Resolution No. 1069 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of An Agreement With The City Of Chesterfield, Under The Cooperative Salt Program, For Purchasing 1,000 Tons Of Salt For An Amount Of \$41,890.00.

Summary: The approval of this agreement will allow the city to complete the purchase of deicing salt from the Salt Co-op.



CITY OF CREVE COEUR – AGENDA
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BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated July 17, 2013 in the amount of \$545,429.51 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

NEW BUSINESS

- 2. Bill No. 5432 - An Ordinance Amending Chapter 405.D.2.A Of The Zoning Code Of The City Of Creve Coeur, Missouri To Increase The Maximum Density And Increase The Maximum Floor Area Ratio That May Be Requested For Any Planned Residential Development Proposal. First Reading**

Summary: An application by Joe Nicpon, on behalf of Terra West Apartments, Inc., has been submitted to increase the maximum density, from 20 to 40 units per acre, and increase the maximum floor area ratio (FAR), from 0.4 to 0.6, that may be requested for any planned residential development (PRD) proposal within a Planned Zoning district. The Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the Planned Zoning regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code, and recommended approval on July 15, 2013.

- 3. Bill No. 5433 - An Ordinance Amending Chapter 405.D Commercial Design Development Procedure (CDD) Of The Zoning Code Of The City Of Creve Coeur, Missouri To Allow The City Council To Approve Modifications To Maximum And Minimum Setbacks Within A CDD And To Document Such Approvals On The Site Concept Plan. First Reading**

Summary: An application by Garrick R. Hamilton, on behalf of The Koman Group, L.L.C., has been submitted to allow the City Council to approve modifications to maximum and minimum setbacks within a CDD and to document such approvals on the site concept plan. The Planning and Zoning Commission reviewed and voted 2-3 against the setback modification and voted 5 - 0 recommending approval of the subject amendment regarding documentation on site concept plans at its meeting on Monday July 15, 2013.



CITY OF CREVE COEUR – AGENDA
CITY COUNCIL MEETING
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4. Bill No. 5434 - An Ordinance To Amend Ordinance No. 3017 By Eliminating The Prior Use Restrictions For The Property Known As Shoppes At Questover, Addressed As 12528-12536 Olive Boulevard. First Reading

Summary: An application was made by Daniel Burke, of Armstrong Teasdale, LLP, on behalf of Altus-Questover, property owner, to modify the zoning ordinance of 12528-12536 Olive Boulevard to be consistent with that of other “GC” General Commercial Districts. Ordinance No. 3017 approved the rezoning and site development plan of the property in 2004, and included a condition requiring a deed restriction against certain uses for the property beyond those permitted in other “GC” General Commercial zoning districts. The property owner believes the imposed restrictions interfere with appropriate uses of the shopping center. Planning and Zoning recommended approval at its meeting on July 15, 2013.

5. Bill No. 5435 - An Ordinance Amending Chapter 405.820, Article VII Off-Street Parking And Loading Regulations Of The Zoning Ordinance Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri To Revise The Minimum Parking Requirement Of Hair, Nails And Skin Care Services. First Reading

Summary: An application has been submitted by Daniel Burke, of Armstrong Teasdale, LLP, on behalf of Altus-Questover, property owner of the Shoppes at Questover, for a text amendment to revise Section 405.820(H)(2)(b) of the Required Off-Street Parking of the City Code of Ordinances regarding hair, nails, and skin care services to four (4) spaces per 1,000 sq. ft. of floor area to be consistent with the parking requirements for retail and office uses. The Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to the off-street parking regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code. Planning and Zoning recommended approval at its meeting of July 15, 2013.

6. Bill No. 5436 - An Ordinance Authorizing The Issuance Of A New Conditional Use Permit For A 2,668 Square-Foot Restaurant Located At 12536 Olive Boulevard Within The Shoppes At Questover Shopping Center. First Reading



CITY OF CREVE COEUR – AGENDA
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Summary: An application was submitted by Michael Serra, of the Crevco Pizza LLC dba Jet's Pizza, for a conditional use permit for a 2,668 square-foot restaurant, with takeout and delivery service, at 12536 Olive Boulevard, Suite D, located within the Shoppes at Questover Shopping Center. Under Section 405.210 Table A, all restaurants in the "GC", General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits.

7. Bill No. 5437 - An Ordinance Authorizing The Installation Of One (1) Fire Hydrant For Mosley Manor Court Located 220 Feet East Of The Intersection Of Mosley Road And Mosley Manor Court In The City Of Creve Coeur, Missouri. First Reading

Summary: Request of the Creve Coeur Fire District and Missouri American Water to allow for the installation of a fire hydrant on Mosley Manor Court.

8. Bill No. 5438 - An Ordinance Amending Title VI, Chapter 635, Section 635.060 Of The Code Of Ordinances Of The City Of Creve Coeur, Missouri, To Reduce The Business License And Occupation Tax Rate For Electric Service To Residential Properties. First Reading

Summary: Council Member Rhoades is proposing legislation for a reduction in utility tax rates.

9. Bill No. 5439 - An Ordinance Amending The 2006 Defined Contribution Plan For Employees Of The City Of Creve Coeur Hired On Or After June 1, 2006 By Increasing City Contributions Effective August 16, 2013. First Reading

Summary: An ordinance increasing the City's contributions to the Defined Contribution Plan effective August 16, 2013.

10. Bill No. 5440 - An Ordinance To Amend Chapter 135 Of The Municipal Code Of The City Of Creve Coeur, Missouri To Enact A New Section Relating To Court Costs. First Reading

Summary: This ordinance ensures that the Creve Coeur Municipal Court is collecting all costs which are required by law.

11. Bill No. 5441 - An Ordinance Amending Title I, Chapter 130, Section 130.080 Of The Code Of Ordinances Of The City Of Creve Coeur,



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Missouri, Pertaining To Political Activities Of City Employees. First Reading

Summary: This ordinance will bring Creve Coeur Code of Ordinances in compliance with enacted legislation relative to political activity of first responders pursuant to 2013 Missouri House Bill 307, Section 67.145 RSMo.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

Pursuant to Section 610.022 RSMo., the City Council 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: _____ posted 7/18/13
Deborah Ryan, MPCC
City Clerk