



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 20, 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. March 6, 2023 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

NEW BUSINESS

1. Presentation of the FY2024-FY2028 Capital Improvement Program

City staff is currently developing the annual update to the City's five-year Capital Improvement Program (CIP). Staff will present the draft of the CIP to the Planning and Zoning Commission and will plan to return to seek the Commission's recommendation to the City Council on April 4.

The current draft of the CIP is included as an attachment to this agenda item. The draft CIP can also be found on the City's website



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at <https://www.crevecoeurmo.gov/95/Capital-Improvement-Program>

2. #23-006: Improvement Plans for the Subdivision of an 8.45 Acre Lot at 871 North Mason Road into Twelve Lots within the D Single Family Residential Zoning District

James Piper, Sr., of McKelvey Homes, has submitted a request for the subdivision improvement plans approval for the subdivision of the property at 871 North Mason Road into twelve lots for twelve new homes. The subdivision improvement plans consist of the technical documents upon which consideration of the subdivision improvements shall be based and construction contracts shall be let by the applicant. The Planning and Zoning Commission reviews the subdivision improvement plans and, if approved, the applicant may submit the final subdivision plat for review.

3. PUBLIC HEARING. Application #23-005: Text Amendment to Modify Table A: Permitted and Conditional Uses of the Zoning Ordinance to Allow NAICS Use Code 621511, Medical Laboratories, in the "PO" Planned Office District

Nate Lewis, of Lewis Rice, LLC, on behalf of Abdul Raziq of Midwest Innovation Labs, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table "A" to allow NAICS 621511 Medical Laboratories as a Conditional Use in the "PO" Planned Office zoning district. This use is allowed as a Conditional Use in the "GC" district, and a Permitted Use in the "PH," "CB," and "LI" zoning districts. The applicant plans to seek approval of a Conditional Use Permit for their business to be located at 11475 Olde Cabin Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

4. PUBLIC HEARING. Application #23-007: A Conditional Use Permit for a 1,319 Square Foot Snack and Non-Alcoholic Beverage Bar, Feng Cha, at the Plaza Shops Located at 725 N. New Ballas Road

Hameedullah Mohammad, of Feng Cha Creve Coeur LLC, has submitted an application for a Conditional Use Permit for a Snack and Non-Alcoholic Beverage Bar, (NAICS 722515) located at 725 North New Ballas Road, Unit K, in the "CB"



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Core Business zoning district. The proposed use would occupy a 1,319 square foot space in the existing Plaza Shops shopping center with 3 employees at busiest shift. Hours of operation are 11:30 AM to 9:30 PM Sunday-Thursday and 11:30 AM to 10:30 PM Friday-Saturday. No exterior alterations are proposed. Under Section 405.370, Table A of the Zoning Code, NAICS 722515 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.

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.