



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MAY 1, 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. April 17, 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. Application #23-011: Minor Site Plan for a Fence Within the Front-Yard Setback Along Mosley Forest Drive for the Property Addressed as 9 Ladue Meadows

Apollo Carey, homeowner, has submitted an application for a 4.5 foot (54") tall, black aluminum fence, approximately 10 feet from the rear property line, within the area equivalent to the front-yard setback along Mosley Forest Dr. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences*



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Within The Front Yard Section And Along Street Right-Of-Way states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not required.

2. Application #23-012: Site Development Plan For Parking Lot Addition at 633 Emerson Road

Craig Bellew, of Altus Properties, on behalf of DOC-633 Emerson Road MOB, LLC, property owners of 633 Emerson Road, has submitted an application for a roughly 12,500 square foot parking lot expansion to provide an additional 33 parking spaces to the site, with new parking lot lighting. The property was originally developed in 1989, and expanded in 1998. The overall site coverage with this request will increase from 54.3% to 62.3%. The property also has a non-conforming billboard. This request was previously approved at the August 3, 2020 Planning and Zoning Commission but that approval has expired.

3. Application #23-008: Application for a Site Concept Plan for the Creve Coeur Plaza Mixed-Use Development at the Southeast Corner of Olive Boulevard and North New Ballas Road

Toby Martin, of Green Street Real Estate Ventures, has submitted an application for a Site Concept Plan for the Creve Coeur Plaza Mixed-Use Development at 700 N. New Ballas Road and adjacent properties between Will Avenue and Hamm Drive bounded by Olive Boulevard to the north and Studt Avenue to the south in the “CB” Core Business Zoning District to replace the existing shopping center. The project proposes 9 new buildings to create a “town center” type development including a 76,300 square foot hotel, 37,750 square feet of retail space, a 270-unit multi-family building, and two parking structures in addition to surface level parking and a pedestrian plaza and pocket park. The total site area is 10.26 acres. The “CB” Core Business zoning district requires site concept and site development plan approval to guide and control private development and redevelopment of Creve Coeur’s major business districts. The applicant will submit a Site Development Plan application at a later date following review and approval of the Site Concept Plan. The subject



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property is also within an area where City Council has authority to review and approve all development or redevelopment plans. The applicant is seeking initial review of the project from the Planning and Zoning Commission with a more detailed submission to follow pending further discussion.

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.