



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MAY 15, 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. May 1, 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. #23-011: Minor Site Plan for a Fence Within the Front-Yard Setback Along North Spoede Road for the Property Addressed as 834 North Spoede Road

Ryan Burkeen, of Xtreme Remodeling, has submitted an application for a 6 foot (72") tall, wooden privacy style fence, along the side property line, within the area equivalent to the front-yard setback along N. Spoede Road. The subject property is zoned C Single Family Residential which has a front yard setback of 45 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front*



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Yard Section And Along Street Right-Of-Way states that a fence may project within the area equivalent to the front yard when clearly to the side or rear of the home, provided that such fence is setback at least 15 feet from the property line, no more than 4 feet in height, and is an open slatted decorative metal fencing. Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission. City Council action is not required.

2. PUBLIC HEARING. Application #23-013: Text Amendment to Modify Section 405.390 Planned Zoning Districts of the Zoning Ordinance

Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an application to amend Zoning Ordinance Section 405.390, Planned Zoning Districts. The submitted amendments include reducing the minimum site size for planned zoning districts, modifying the eligibility criteria, establishing a new mixed-use type of planned zoning district, and introducing the requirement for approval of a site concept plan to regulate the overall components of a development. 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.

3. PUBLIC HEARING. Application #23-014: Review and Adoption of an Amendment to the 39 North Master Plan within the Creve Coeur 2030 Comprehensive Plan.

Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an amendment to the City's adopted comprehensive plan.

The City has determined there is a need to update the comprehensive plan due to the sale and potential redevelopment of the Bayer West campus, comprising of approximately 96 acres located on the west side of Lindbergh Boulevard, south of Olive Boulevard within the 575-acre 39 North District. The City's existing comprehensive plan, Creve Coeur 2030, was adopted by the Creve Coeur Planning and Zoning Commission in March 2017. The 39 North Master Plan was adopted in June 2017 as a component of the City's comprehensive plan. The submitted amendments would establish new goals and objectives and provide recommendations for the former Bayer West campus. The development of a comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission. City Council approval is not required.



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WORK AGENDA

DEPARTMENT REPORTS

Olive/Ballas Redevelopment Update

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.