



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JUNE 5, 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

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 #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. This item was continued from the May 15, 2023 Planning and Zoning Commission meeting.



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2. PUBLIC HEARING. Application #23-014: Review and Adoption of an Amendment to the 39 North Master Plan within the Creve Coeur 2030 Comprehensive Plan. The Planning and Zoning Commission continued this item from the May 15, 2023 meeting.

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.

NEW BUSINESS

1. PUBLIC HEARING. Application #23-016: A Conditional Use permit for a 19,244 Square Foot Colleges, Universities, and Professional Schools Use, NAICS 611310, Located Within the Creve Coeur Center Development at 721 Emerson Road

Ted Bernstein, of Orbis Education, has submitted an application for a Conditional Use Permit for Grand Canyon University, a Colleges, Universities, and Professional Schools use, (NAICS 611310) to be located within Creve Coeur Center development at 721 Emerson Road within Creve Coeur Corporate Center in the "CB" Core Business zoning district. The proposed Accelerated Bachelor's in Nursing Program would move into the existing 19,244 square foot space with no exterior changes. 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.



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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.