



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JULY 17, 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. June 20, 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. PUBLIC HEARING. Application #23-020: A Conditional Use Permit with Associated Site Development Plan for Higher Ground Education Located at 689 Craig Road

Mark Goodman, of Higher Ground Education, has submitted an application for a Conditional Use Permit for a Child Day Care Services facility, (NAICS 624410) to be located at 689 Craig Road in the "PO" Planned Office zoning district. The use will provide day care services for children 6 weeks old to pre-kindergarten. It will occupy 18,606 square feet on two floors and includes a site development plan to alter the



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site to accommodate children's play equipment. Under Section 405.320, Table A of the Zoning Code, NAICS 624410 requires the issuance of a conditional use permit in the "PO" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The applicant applied for the text amendment to the zoning code amending Section 405.470.A.27 Conditional Uses of the zoning code to remove NAICS 624410 Child Day Care Services from the additional requirements within the "PO" Planned Office and "RO" Research and Office Park Zoning Districts. The text amendment was approved as Ordinance 5845 by City Council on July 10, 2023 and the applicant is seeking Conditional Use Permit approval of Higher Ground Education within the PO zoning district.

2. PUBLIC HEARING. Application #23-021: An Amendment to the Lou Fusz Master Sign Plan to Include Updated Signage for the Kia Dealership Located at 1025 N. Lindbergh

Joe Phillips, of Piros Signs, has submitted an application for an amendment to the Master Sign Plan for Lou Fusz Automotive Network. The request is to accommodate the new corporate design standards for Kia branding. Existing Kia branding will be replaced with the new logo including attached signs and a new low monument sign. The request will amend the Master Sign Plan for the property located at 1025 North Lindbergh in the "GC" General Commercial zoning district. The Master Sign Plan was approved April 23, 2018. Section 405.955 Master Signage Plans are subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

3. Application #23-022: Minor Site Plan for a Fence Within the Front-Yard Setback Along Graeser Road for the Property Addressed as 408 Graeser Road

Justin Scott Williams, homeowner, has submitted an application for a 4.5 foot (54") tall, black aluminum fence, approximately 43 feet from the property line, within the area equivalent to the front-yard setback along Graeser Road. The subject property is zoned B 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 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



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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.

4. Application #23-023: For A Boundary Adjustment Between #3 Colonial Hills Parkway and #5 Colonial Hills Parkway

Jessica Hargrave, Bax Engineering, on behalf of Steven and Sarah Levinson Bauer, property owners, has submitted for a boundary adjustment to add property to #5 Colonial Hills Parkway and reduce the size of #3 Colonial Hills Parkway. The total land area of the boundary adjustment plat for both lots is 81,929 square feet. The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots or nonconformities is a ministerial act; if the drawings are technically accurate, they should be approved by the Planning and Zoning Commission.

5. Application #23-024 for Approval of a Boundary Adjustment between 912 Woodshire Lane, 11136 Oak Lake Court, and Part of Oak Lake Estates Subdivision Former Park Area Common Ground

The property owners of 912 Woodshire Lane purchased a portion of the adjoining property to the east at 11136 Oak Lake Court in unincorporated St. Louis County.

In addition these owners have acquired a portion of Common Ground formerly owned by the Oak Lake Estates Subdivision. The Applicant is seeking a boundary adjustment to transfer land from 11136 Oak Lake Court, to 912 Woodshire Lane and the portion of the former Common Ground they now own. The new adjusted lot area will be 40,996 square feet. 912 Woodshire Lane is zoned "A" Single Family Residential. In addition, the applicant is requesting annexation of the land subject to the boundary adjustment into the City of Creve Coeur from unincorporated St. Louis County.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT



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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.