



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 5, 2023
6:00 PM

ZOOM MEETING INFORMATION

Members of the public may access live audio and/or video at the following link:

<https://us02web.zoom.us/j/89494148318>

Meeting ID: 894 9414 8318

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

Ms. Stephanie Karr, Acting 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. August 21, 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.

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UNFINISHED BUSINESS

NEW BUSINESS

1. PUBLIC HEARING: Application #23-031: A Conditional Use Permit for a Warehouse/Storage Use Located at 1145 North Warson Road

Cherie Ellis, of Straight Up Solar, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1145 North Warson Road in the "LI" Light Industrial Zoning District. The 11,890 square foot space within the existing building will be used to store solar panel module inventory. No exterior or interior changes are proposed in order for the use to take place. Under Section 405.380, Table A of the Zoning Code, NAICS 484110 requires the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. PUBLIC HEARING: Applications #23-027 and #23-028: Applications for a Rezoning From "RO" Research Office District to the Olia Village "PMD" Planned Mixed-Use Development District with a Site Concept Plan and Phase One Site Development Plan with Associated Preliminary Plat for the 96 Acre former Bayer West Campus at 10300 Olive Boulevard

Matt Pfund, of Jack Matthews Development, representing 10300 Olive, LLC, has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning of the property of approximately 96 acres located at 10300 Olive Boulevard, from "RO" Research Office to "PMD" Planned Mixed Use Development District, referred to as Olia Village. In accordance with Section 405.390 of the Zoning Code for Planned Zoning Districts, the applicant has submitted the Site Concept Plan and Phase One Site Development Plan for review and approval by the City. The proposed uses within the overall development include commercial buildings, restaurants, mixed-use buildings with ground floor retail/commercial uses and multi-family dwelling units on the upper floors within a "Main Street" type setting, hotels, apartments, office and research office buildings, as well as, attached townhomes. The existing buildings formerly used by Bayer are shown to remain and will be repurposed for office and residential uses. The submitted Site Development Plan for Phase One consists of site clearing, grading, site utilities and roadway construction. Building construction and related site improvements will be submitted for review by the City at a later date in association with each of the outlined phases as provided in the Site Concept Plan. A preliminary plat has been submitted to subdivide the property into individual lots and to establish streets and easements.

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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.