



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 18, 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/89488579368>

Phone: 312 626 6799

Webinar ID: 894 8857 9368

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. September 5, 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

- 1. PUBLIC HEARING Application #23-027 and #23-028: for a Rezoning From "RO" Research Office District to the Olia Village "PMD" Planned Mixed-Use Development District With a Site Concept Plan, Phase One Site Development Plan and Associated Preliminary Plat for the 96 Acre Property 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. A subdivision of the property is also proposed. 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. The application was continued from the September 5, 2023 meeting.

NEW BUSINESS

- 1. Application #23-034: Site Development Plan for the Construction of A New 6, 504 Square Foot Plant Growth Building Within the Donald Danforth Plant Science Center Campus Located at 975 N. Warson Road**

Todd Hornburg, on behalf of the Danforth Center, has submitted an application for a site development plan for a new 6,504 square foot plant growth building attached to the main building. The new building will not be visible from Olive Boulevard or N. Warson Road and is internal to the campus and existing buildings. The exterior



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materials will be brick except for the side facing the existing greenhouses which will be metal to match those structures. In the RO-Research Office District, site development plans require review and approval by the Planning and Zoning Commission. City Council approval is not required.

2. PUBLIC HEARING. Application #23-033: Text Amendment to the Zoning Regulations Regarding the Procedures for the Review of Conditional Use Permits as Provided Within Section 405.1070.

3. PUBLIC HEARING. Application #23-032: Text Amendments to the Zoning Regulations Regarding Short Term Rentals

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.