



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 3, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Julie Lowery, Recording Secretary

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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ANNOUNCEMENTS

- A. The public hearing for Application #13-030, a request for approval of an amendment to the Creve Coeur Racquet Club conditional use permit to allow the installation of two platform tennis courts, will be held on Monday, September 16, 2013. An advertisement was placed in the St. Louis Countian newspaper stating that the hearing would be held on September 3rd.

3. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

4. APPROVAL OF MINUTES

- A. **Draft Minutes from the meeting of August 19, 2013.**

5. 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.

6. UNFINISHED BUSINESS

A. CONTINUANCE REQUESTED

Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard of at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141

B. CONTINUANCE REQUESTED

Application #13-014: Approval of a conditional use permit for Dynasty Day Care located at 9974 Old Olive Street Road.

Applicant/Agent: Jonathan Parker
Dynasty Day Care
P.O. Box 1934
Maryland Heights, MO 63043

Property Owner: Gil Bashani
9974 Old Olive Street Road
Creve Coeur, MO 63141

C. PUBLIC HEARING CONTINUANCE REQUESTED

Application #13-018: Request for approval of an amendment to the City Place Master Sign Plan to include new tenant signs.

Applicant/Agent: Megan Ridgeway
Arcturis
720 Olive Street Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

D. PUBLIC HEARING CONTINUANCE REQUESTED

Application #13-019: Request for Site Concept and Site Development Plan Approval of a 25,490 sq. ft. Retail Grocery Store, The Fresh Market

Applicant/Agent: Megan Ridgeway
Arcturis

720 Olive Street Suite 200
St. Louis, MO 63101

Property Owner: CP North I, LLC
6 City Place Drive
Creve Coeur, MO 63141

7. NEW BUSINESS

A. Application #13-032: Approval of the preliminary plat for the minor subdivision of 815 N. Mason Road.

Applicant/Agent: Dale Bax
Bax Engineering Company
221 Point West Boulevard
St. Charles, MO 63301

Property Owner: William A. Aldrich Trust
815 North Mason Road
Creve Coeur, MO 63141

B. Application #13-033: Approval of a minor Site Development plan for Community Center improvements at Covenant Theological Seminary

Applicant/Agent: Wei-Min Hung
Trivers Associates
100 N. Broadway, Suite 1800
St. Louis, MO 63102

Property Owner: Covenant Theological Seminary
12330 Conway Road
Creve Coeur, MO 63141

C. Application #13-034: Approval of a fence along the street right-of-way for the west side of the campus of Mercy Medical Center.

Applicant/Agent: Cody Bell
Mercy
615S. New Ballas Road
Creve Coeur, MO 63141

8. WORK AGENDA

9. OTHER BUSINESS

- A. Planning Division Report**
- B. City Attorney Report**

10. ADJOURNMENT

Posted: _____
Julie Lowery
Planning Division Assistant