



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 5, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pulliam
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, 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. Applications to approve a site development plan for a Fresh Market retail store at CityPlace and to approve amendments to the CityPlace master signage plan have been postponed from August 5th to August 19th, 2013.

3. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

4. APPROVAL OF MINUTES

A. Draft minutes from the meeting of July 15, 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. 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

7. NEW BUSINESS

A. Public Hearing.

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

Applicant/Agent: Applicant:
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

B. Public Hearing.

Application #13-021: Approval of text amendment to Section 405.210 Table A, Permitted and Conditional Uses, of the Zoning Code to clarify certain residential uses and other housekeeping amendments.

Applicant/Agent: Paul Langdon, AICP
Director of Community Development
City of Creve Coeur

C. Public Hearing.

Application #13-023: Approval of a text amendment to Section 405.370 "CB" Core Business District regulations to change the increased height and buffer requirements from a single

family "district" to a single family "development" when adjacent to the "CB" Core Business District.

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

D. Application #13-025: Approval of a minor site development plan for exterior building improvements for the Creve Coeur Shopping Center located at 11921 Olive Boulevard.

Applicant/Agent: Thomas L. Milford
Drury Development Corporation
721 Emerson Road, Suite 200
Creve Coeur, MO 63141

Property Owner: 11921 Olive LLC
721 Emerson Road, Suite 200
Creve Coeur, MO 63141

8. WORK AGENDA

9. OTHER BUSINESS

A. Planning Division Report

B. City Attorney Report

10. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner