



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 15, 2013
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Mr. Tim Madden
Mr. Charles Pullium
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. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes of the meeting on July 1, 2013.

4. 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.

5. UNFINISHED BUSINESS

A. REQUEST TO REMOVE FROM TABLE FOR AUGUST 5, 2013

Application #13-003: Approval of the rezoning of 5.26 acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard 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

6. NEW BUSINESS

A. REQUEST TO POSTPONE TO AUGUST 5, 2013

Application #13-021: A request for text amendments to Section 405.210 Table A, Permitted and Conditional Uses of the Zoning Code to clarify certain residential uses, and correct errors made during the NAICS adoption, as well as to revised the definition of a dwelling.

Applicant/Agent: Paul Langdon
Director of Community Development

B. REQUEST TO POSTPONE TO AUGUST 5, 2013

Application #13-023: A request to amend Sections 405.370(E)(3)(a) and 405.370(E)(4)(d) of the “CB” Core Business District regulations of the Zoning Code to revise certain protections for adjacent single family residential “districts” to single family residential “development”.

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

C. PUBLIC HEARING.

Application #13-016: Rezoning of 12528-12536 Olive Boulevard, Shoppes at Questover, to modify the prior "GC" General Commercial Zoning Regulations.

Applicant/Agent: Daniel Burke
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, MO 63105

Property Owner: Altus Properties, LLC
1610 Des Peres Road, Ste 320
St. Louis, MO 63131

D. PUBLIC HEARING

Application #13-022: Text amendment to Section 405.820 Required Off-Street Parking for hair, nails, and skin care services to four spaces per 1,000 sq. ft. of floor area.

Applicant/Agent: Daniel Burke
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, MO 63105

Property Owner: Altus Properties, LLC
1610 Des Peres Road, Ste 320
St. Louis, MO 63131

E. PUBLIC HEARING

Application #13-009: Approval of a Conditional Use Permit for Jet's Pizza Restaurant located at 12536 Olive Boulevard, Suite D, within the Shoppes at Questover Shopping Center.

Applicant/Agent: Michael Serra
Creveco Pizza LLC dba Jet's Pizza
19694 Westchester Drive
Clinton Twp, MI 48038

Property Owner: Altus Properties, LLC
1610 Des Peres Road, Ste 320
St. Louis, MO 63131

F. PUBLIC HEARING

Application #13-017: A request for a text amendment to the Commercial Design Development procedure to allow the City Council the discretion to modify maximum and minimum front building setbacks and document the approval on the site concept plan.

Applicant/Agent: Garrick R. Hamilton
The Koman Group, L.L.C.
6 CityPlace Drive, Suite 430
Creve Coeur, MO 63141

G. PUBLIC HEARING

Application #13-024: Text Amendments to the Planned Residential Development (PRD) District Regulations to allof for an increase in density and floor area ratio (FAR).

Applicant/Agent: Joe Nicpon
Terra West Apartments, Inc.
5091 Baumgartner Road
St. Louis, MO 63129

7. WORK AGENDA

8. OTHER BUSINESS

A. Planning Division Report

B. City Attorney Report

9. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner