



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
DECEMBER 18, 2023
6:00 PM

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. **December 4, 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.

UNFINISHED BUSINESS

NEW BUSINESS

1. **PUBLIC HEARING. Application #23-038: Conditional Use Permit for 2,594 Square Foot Taziki's Mediterranean Cafe Full-Service Restaurant Located at 12704 Olive Boulevard within Bellerive Plaza**

Scott Bonner, of Taziki's Mediterranean Cafe, has submitted an application for a conditional use permit to allow Taziki's Mediterranean Cafe to occupy the 2,615 square foot suite 12704 in the Bellerive Plaza shopping center with approx. 85 indoor seats at 12704 Olive Boulevard in Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the



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Planning and Zoning Commission and approval of an ordinance by the City Council.

2. Application #23-037: Final Plat for the Subdivision of a 8.45 Acre Lot at 871 North Mason Road into Twelve Lots within the D Single Family Residential Zoning District

James Brennan, of McKelvey Homes, has submitted a request for the final plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,080 square feet to 14,861 square feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested.

3. #23-039: Consolidation Plat of Lot 24 of Belle Coeur Plat 4 and One Half of A Portion of Previously Vacated Champeix Lane

Tom Prost, surveyor, on behalf of Sherri Steffens, owner, has submitted a consolidation plat (boundary adjustment) to include a portion of the vacated Champeix Lane right-of-way. With the vacated right-of-way included, the property will contain 50,075 square feet.

WORK AGENDA

PENDING APPLICATIONS

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.



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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.