



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 5, 2024
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. **January 16, 2024 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 #24-003: Conditional Use Permit for Ali's Martial Arts Located at 11615 Olive Boulevard Suite C within the CityPlace Development**

Syeda Aania Hussain, of Ali's Martial Art, LLC, has submitted an application for a Conditional Use Permit for a martial arts studio, (NAICS 611620) to be located within the CityPlace development at 11615 Olive Boulevard, Suite C, in the "CB" Core Business zoning district. The 5,185 square foot space will require no exterior changes and will have the following hours: 4 PM to 9 PM, Monday-Friday, 9 AM to



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12 PM on Saturdays and closed on Sundays. The martial arts school will teach TaeKwonDo, self-defense, and basic workouts. Under Section 405.370, Table A of the Zoning Code, NAICS 611620 Sports and Recreation Instruction requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. Application #24-004: Final Plat for the Subdivision of a 95.8 Acre Lot at 10300 Olive Boulevard into Seventeen New Lots Known as the Olia Village Creve Coeur Subdivision

Summary: Matt Pfund, of Jack Matthews Development, has submitted an application for Final Plat approval for the subdivision of the Olia Village "PMD" Planned Mixed-Use Development located at 10300 Olive Boulevard. The lot is 95.8 acres and will be subdivided into 17 individual lots with shared common ground. The purpose of the final subdivision plat is to establish a legal record of the subdivision in accordance with the provisions of Section 410.140.

WORK AGENDA

PENDING APPLICATIONS

- 1. Application #24-005: Site Development Plan for a Fence within a Front Yard Setback at 11304 Ladue Road**

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.