



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 4, 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. Christine Schuermann, Administrative Services Associate/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. February 5, 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. Application #24-005 Minor Site Plan For A Fence Within The Front-Yard Setback Along South Mosley Road and Ladue Road for the Corner Property Addressed as 11304 Ladue Road**

Edward Matejcic, homeowner, has submitted an application for a 4 foot (48") tall, white vinyl 3-rail fence section, approximately 15 feet from the property line, within the area equivalent to the front-yard setback along South Mosley Road. The subject property is a corner lot, zoned A Single Family Residential, which has two front yard



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setbacks of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

2. PUBLIC HEARING. Application #24-006: A Conditional Use Permit for a Warehouse/Storage Use For Truck Depot St. Louis Located at 1107 North Warson Road

Alexander Bobrusev, of Truck Depot St. Louis, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1107 North Warson Road in the "LI" Light Industrial Zoning District. The 15,000 square foot space within the existing building will be used for a variety of general warehousing/storage needs that the company fulfills on their own or fulfills for other companies. NAICS 493110 General Warehousing and Storage is a Conditional Use in the "LI" Light Industrial District with review and approval by the City Council upon recommendation by the Planning and Zoning Commission. No exterior changes are proposed.

WORK AGENDA

PENDING APPLICATIONS

1.
 1. Electric Vehicle Charging Station Text Amendment Work Session
 2. 31 Beacon Hill Lane Site Development Plan for Front-Yard Fence
 3. Draft CIP
 4. Congregation Shaare Emeth Temporary Use Permit

DEPARTMENT REPORTS

April 15th, 2024 Planning and Zoning Commission Meeting Cancellation

ADJOURNMENT



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 4, 2024
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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.

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.



APPLICATION TO PLANNING AND ZONING COMMISSION

#24-005: MINOR SITE PLAN FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG SOUTH MOSLEY ROAD AND LADUE ROAD FOR THE CORNER PROPERTY ADDRESSED AS 11304 LADUE ROAD

FOR THE MEETING OF: Monday, March 4, 2024

SUBJECT PROPERTY LOCATION: 11304 Ladue Road, zoned A-Single Family Residential

REQUEST: Edward Matejcic, homeowner, has submitted an application for a 4 foot (48") tall, white vinyl 3-rail fence section, approximately 15 feet from the property line, within the area equivalent to the front-yard setback along South Mosley Road. The subject property is a corner lot, zoned A Single Family Residential, which has two front yard setbacks of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. Staff may approve a fence within this area if the fence to the side and rear of the home, is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing. City Council action is not required.

APPLICANT/ Edward and Roseanne Matejcic
OWNER: 11304 Ladue Road
Creve Coeur, Mo 63141

Key Issues:

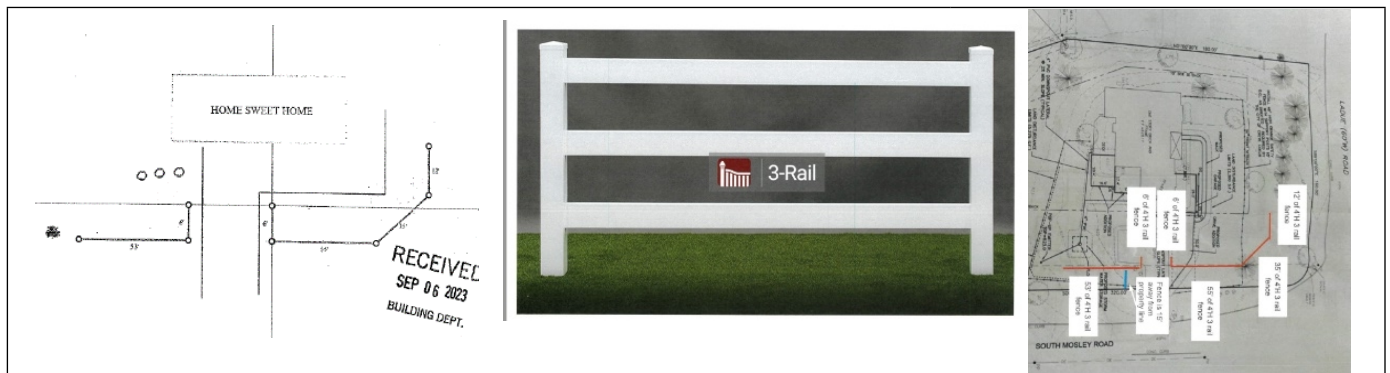
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 2/26/2024
ATTACHMENTS: Applicant's Materials

March 4, 2024

Page 2

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	Ladue Road
South	Single family residence	A Single Family Residential	N/A
East	Single family residence	A Single Family Residential	South Mosley Road
West	Single family residence	A Single Family Residential	N/A

FENCE PLACEMENT AND DESIGN

The Applicant is seeking to install a 4 foot (48") tall white vinyl, 3-rail fence, approximately 15 feet from the property line along South Mosley Road and more than 15 feet from the property line along Ladue Road, within the area equivalent to the front-yard setbacks for the corner property at 11304 Ladue Road. The fence would be visible from both Ladue Road and South Mosley Road. The applicant is requesting the fence for a decorative purpose and the fence segments on either side of the driveway will not enclose any space. The applicant has chosen a white vinyl, 3-rail design which is complementary in color to the applicant's white house.

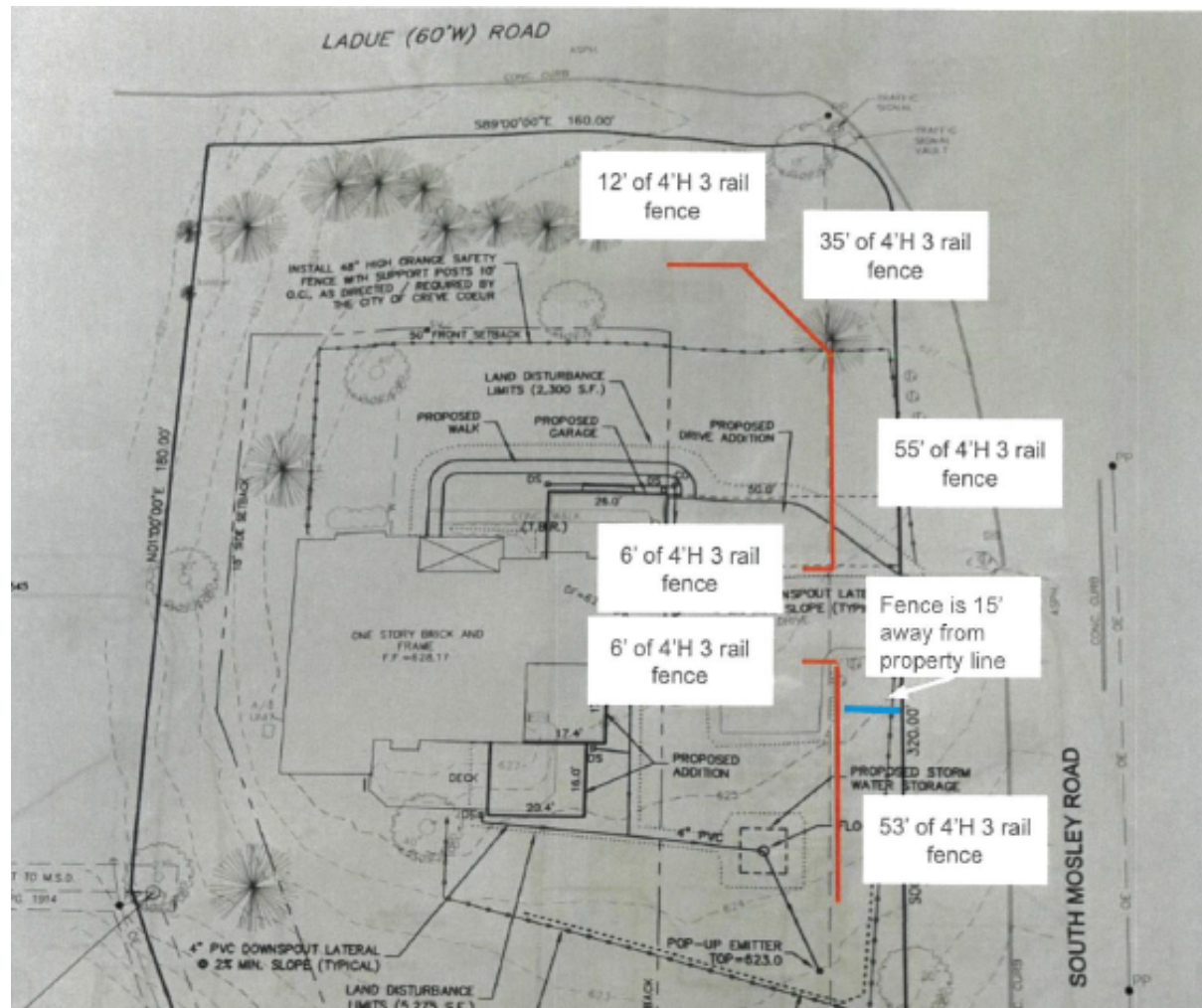


Figure 1: Applicant's Site Plan with fence location in red.



Figure 2: Fence detail.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front setback under Section 405.640 Fences and Walls:

C. Fences Or Walls Within The Front Yard Section And Along Street Right-Of-Way.

A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

The Design Guidelines provide general direction for review of fences with the following, although the application of these guidelines have limited use for decorative fences within single family neighborhoods.

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials.

The applicant’s fence meets the height and location requirements for fences in the front yard to receive staff approval but the white vinyl material, instead of the decorative metal material, is what requires site plan approval for the application from the Planning and Zoning Commission. If the applicant had changed the material to decorative metal, the application would have been approved at staff level. The applicant’s house is white and the 3-rail vinyl fence is also white which does meet the fence material and design standard #1 according to Section 405.640 (F)(1) *Fences and Walls*. There is existing landscaping on the Ladue Road side of the property but very little on the South Mosley Road side. If the application were to be approved, staff would ask that landscaping be added to soften the appearance of the fence.

The context for the surrounding area does not include any front yard fences on the same side of South Mosely Road as the applicant’s property but the other side of the road does include a few front yard fences but they are located at the rear of those properties and do not include continuity of material. (See Appendix. 4 for site photos.) The applicant has submitted 5 addresses and photos of front yard fences within the City of Creve Coeur that include front yard fences similar to their request. The addresses submitted include 11510 Ladue Road, 12425 Ladue Road, 12747 Ladue Road, 6 Chasselle Lane and 605 Graeser Road. Upon reviewing city permits, any permits that referenced the fences at these locations have been purged. From reviewing Google Streetview images staff was able to identify that the fences have been in their current locations since at least 2012 for 605 Graeser Road and since at least 2007 for the other four addresses. Staff has noted that while similarly styled front yard fences do exist within Creve Coeur, they are not the majority.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant’s reasons for the fence location, height, and design sufficient, they can approve it as proposed. If the Commission wishes to revise the location, material or height of the fence, discussion with the Applicant and a revised motion would be necessary.

MOTION

The motion for the fence within the front yard setbacks at 11304 Ladue Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for a 48 inch-tall, white vinyl, 3-rail fence to be located within the front yards, within the area equivalent to the front yard setbacks along Ladue Road and South Mosley Road, for the property addressed as 11304 Ladue Road as discussed within the Staff Report for Application #24-005 for the March 4, 2024, Planning and Zoning Commission meeting with the condition that a landscaping plan for the fence location be approved by staff prior to issuing the fence permit.” (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 02/23/2024
	Description: Applicant's driveway off of South Mosley Road.
	Description: Looking towards Ladue Road at corner property.
	Description: Rear yard fence in the front yard setback directly across South Mosley Road from the applicant.

	Description: Rear yard fence in the front yard setback along South Mosley Road.
	Description: Google Streetview image from June 2023 of 11510 Ladue Road
	Description: Google Streetview image from June 2023 of 12425 Ladue Road



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☒

Title of Project: FENCE

Location of Project: 11304 LADUE . Locator # _____

Subject for Agenda: Approval of SPLIT RAIL FENCE

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
<u>Edward F. MATEJCIK</u> Name	_____ Name
_____ Company (If Applicable)	_____ Company (If Applicable)
<u>11304 LADUE Rd</u> Address	_____ Address
_____ Address	_____ Address
Telephone # <u>314-581-4376</u>	Telephone # _____
Fax # _____	Fax # _____
Email: <u>edward@mcicores.net.</u>	Email: _____
<u>Edward F. Matejcek</u> Applicant's Signature	_____ Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):

Name Company (If Applicable)

Address

Phone Fax Email

Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: SPLIT RAIL DECORATIVE FENCE.
3 RAILS 6" WIDE 4 X 4 POSTS. STRICTLY FOR LOOKS

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

these same fences are all over CREVE COEUR
JUST FOR DECO

Submittal Checklist

- | | |
|---|--|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan 4 hard copies | ☐ Photographs of existing structures |
| ☐ Access and parking plan-4 hard copies; (may be shown on site plan) | ☐ Materials samples for Commission review |
| ☐ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☐ Fees: \$250 (non-refundable)
\$2000 (refundable deposit) |
| ☐ Electronic copies of all materials | ☐ Other items as requested by staff |

Sample Material

Preferred Public Hearing Date: Monday, _____, 20____.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete
____ All Documents, incl. e-Copies
____ Fees Paid

Received By: _____

Date: _____

Matejcic, Edward

8 / 30 / 2023

Customer's Last Name, First Name

11304 Ladue Rd

Service Address

Creve Coeur

City

MO

State

63141

Zip

3145814376

Customer's Daytime Tel. No.

edward@mcicores.net

Customer's Email

8/10/2023

Original Contract Date

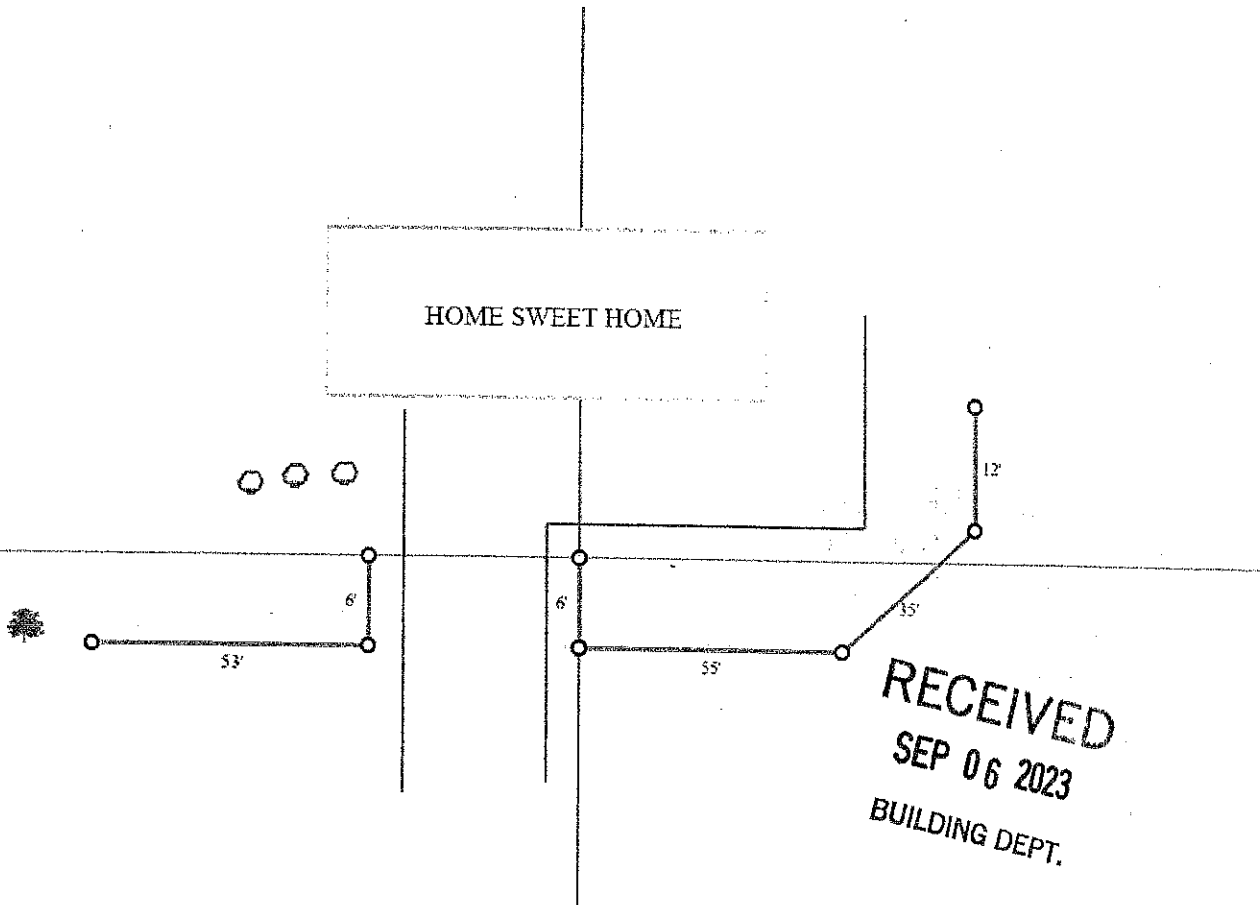
\$3,940.93

Original Contract Amount

APPROXIMATE LAYOUT

FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON THE FIELD MEASUREMENT, FINAL PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS.)

HOME SWEET HOME



4'H White 3-Rail Ranch

RECEIVED
SEP 06 2023
BUILDING DEPT.

PRODUCT SPECIFICATIONS:

4'H White 3-Rail Ranch: 167 LF.
Specifications: Post: 5" Sq., Rail: 1-1/2" x 5-1/2", Picket: N/A

JOB OPTIONS:

JOB NOTES:

Customer acknowledges that the total change amount will be applied to the balance due from the original contact: CW
Customer acknowledges that this change may delay the installation start date: CW

Original Contract Amount	<u>\$3,940.93</u>
Paid to Date	<u>\$1,970.47</u>
Change Order	<u>\$0.00</u>
Sales Tax	<u>N/A</u>
Final Payment Due	<u>\$1,970.46</u>

DUE IN FULL IMMEDIATELY UPON COMPLETION

Accepted by:

CW 8/30/2023
Customer's Signature Date

Clayton Agee 8/30/2023
Superior Authorized Representative Signature Date

Clayton Agee
Superior Authorized Representative

Customer's Initials: CW BY INITIALING, YOU AUTHORIZE
DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED
ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND
AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM

Ladies and Fents, LLC
9 Cherokee Dr
St Peters, MO 63276

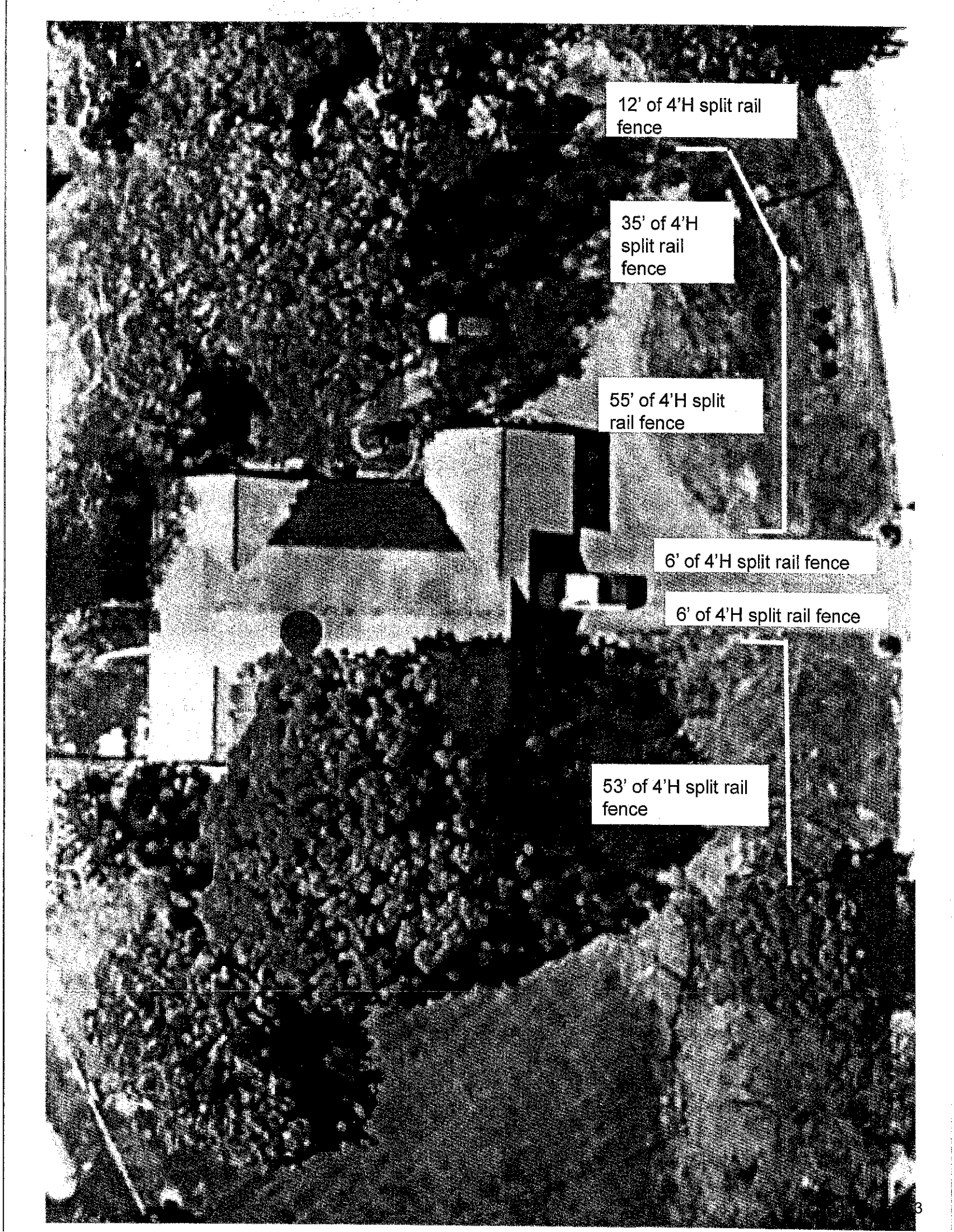
PACKING LIST

Edward Matejcic
11304 Ladue Rd
Creve Couer, MO 63141

167' 3 RAIL high White 3 Rail Fencing

QTY.	PART #	ITEM
4	F10E-W-84	5" X 5" X 84" WHITE 3 RAIL END POST /Ea.
17	F10L-W-84	5" X 5" X 84" WHITE 3 RAIL LINE POST /Ea.
4	F10C-W-84	5" X 5" X 84" WHITE 3 RAIL CORNER POST /Ea.
25	C55PYRA-W	5" X 5" WHITE PYRAMID POST CAP /Ea.
35	F27M-W-192	1-1/2" X 5-1/2" X 192" (8' O.C.) WHITE P&R RAIL w/LOCKTABS /Ea.
2	NONE	FENCE SIGN / Ea.





12' of 4'H split rail fence

35' of 4'H split rail fence

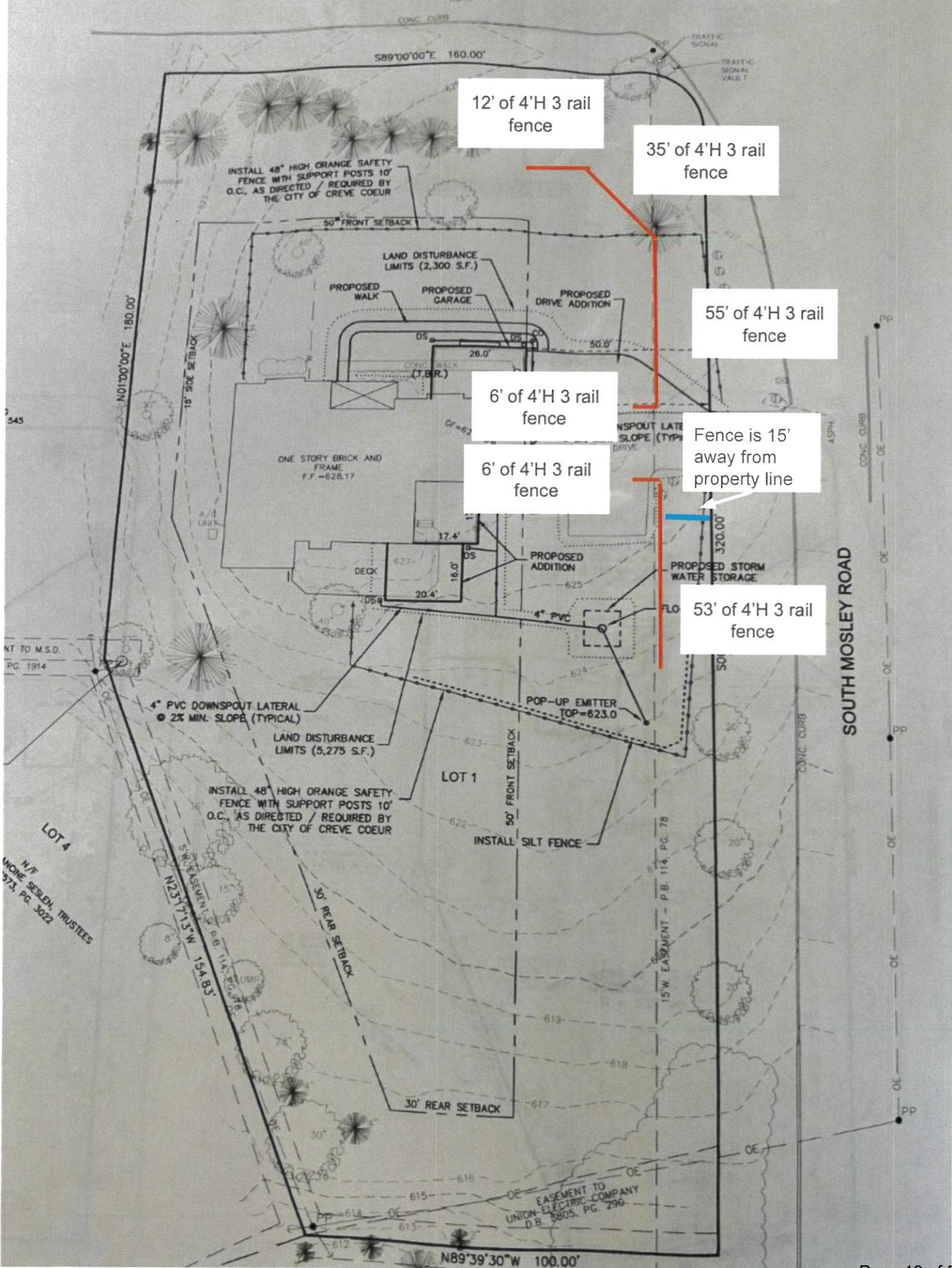
55' of 4'H split rail fence

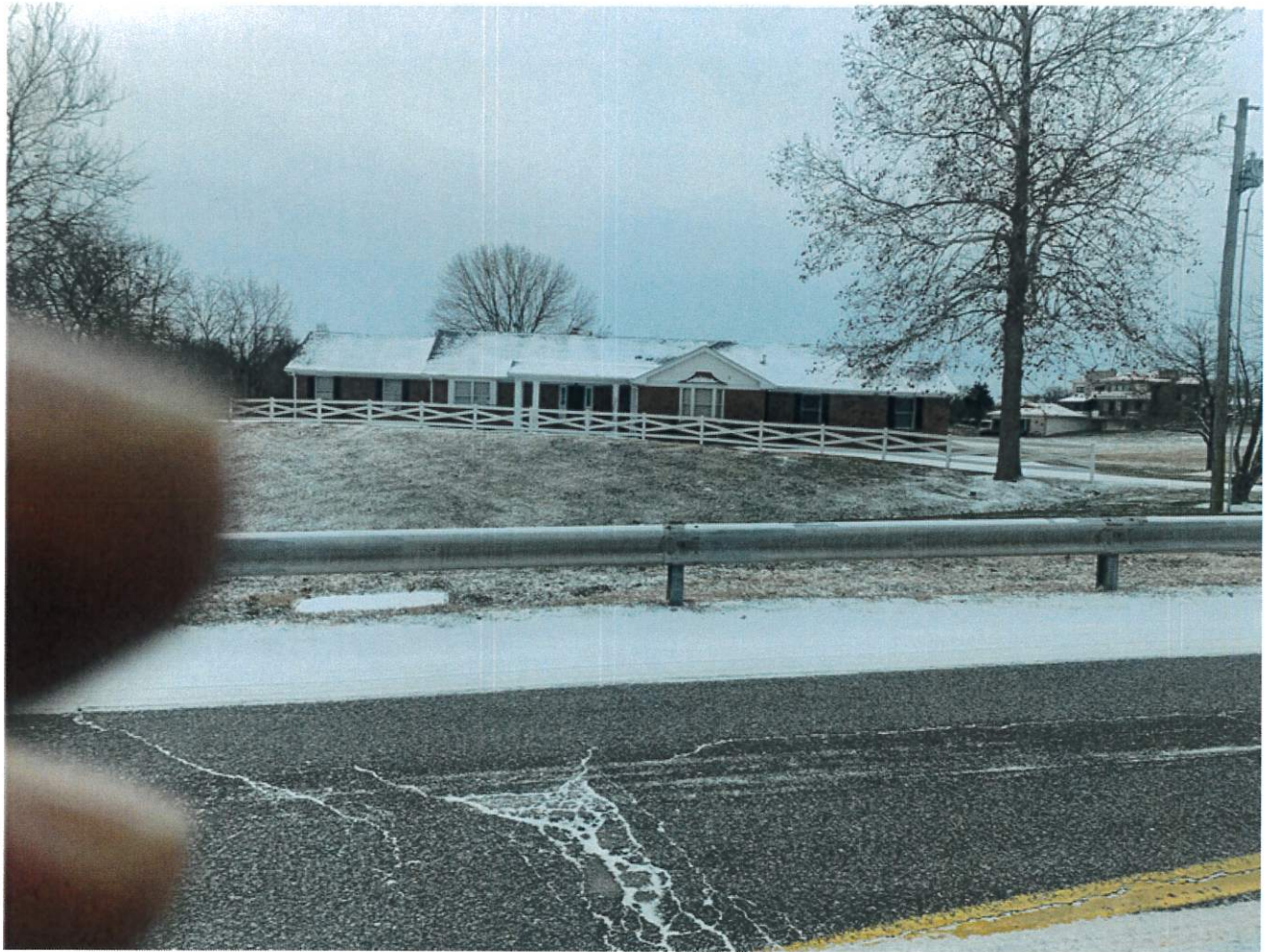
6' of 4'H split rail fence

6' of 4'H split rail fence

53' of 4'H split rail fence

LADUE (60'W) ROAD

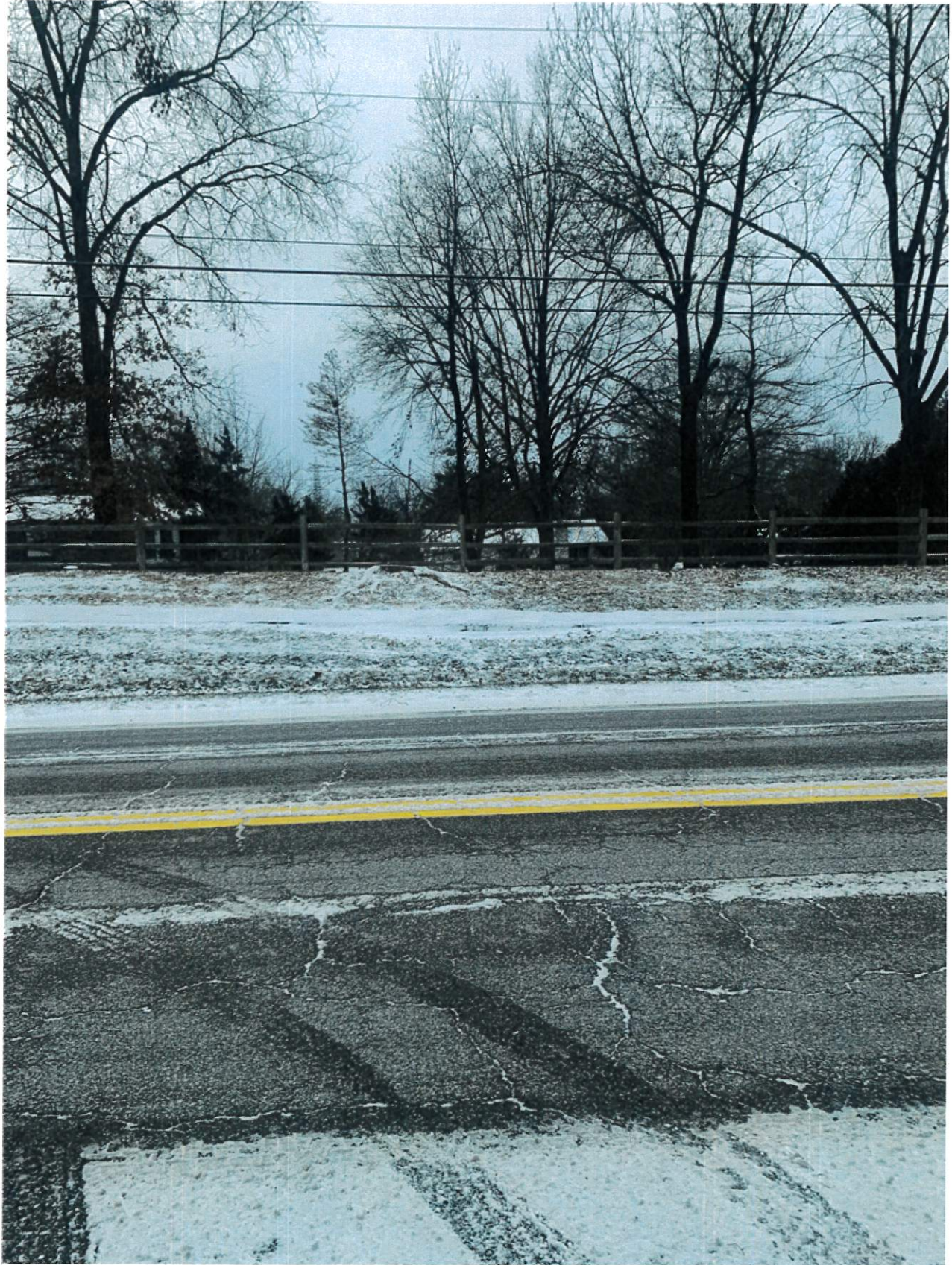
















Bethany Moore <bmoore@crevecoeurmo.gov>

Proposed Fence 11304 Ladue Road

2 messages

Pati Trout <ptrout@idonotes.com>

Sat, Feb 24, 2024 at 9:46 AM

To: "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Quite a few of the neighbors are concerned about the proposed fence line at the above address.

Might we add to this narrative, some of the pictures provided of current fencing are not supportive of this request. One shows a fence with the (almost) required setback, offering safety and protection from the creek line. Others are farther west (some on Ladue Road), with installations made before that area became Creve Coeur Ward IV in 1995 (StLCo ordinances were different) and are grandfathered. This applicant's home was built in 1973 and has ALWAYS been Creve Coeur, subject to its restrictions. Therefore, these examples are irrelevant to this request, unless the use of these photos is to show design elements, only.

These setbacks are implemented and enforced for a reason, and how the space looks is important to all of us...the applicant admits in his presentation, he only wants this for its appearance. Not a valid NEED, NO HARDSHIP, for consideration.

The surrounding area is also not supportive of this application, as the character of the neighborhood, with expanses of unrestricted property, are evidenced. Does the applicant have approval from the HOA of Chateaux Ladue 1 on file?

We already have safety issues with this property. During events held at this address, guests park all over this lawn and tend to restrict the intersection by parking on the entrance curve. By adding a fence, closer to the streets, vehicles will be forced to back in and out (on the lawn) without clear visuals. (I know someone requested the owners post signs stating 'no parking this side', on the west side of S. Mosley). There are no driveways or cross streets on the east side of S. Mosley, making parking much easier all the way down the street and protecting the curvy intersection. Current area residents have voluntarily abided by this simple process for almost 50 years on S. Mosley, out of respect for our neighbors.

A fence, just for their perceived visual, should be allowed within the current ordinances, abiding by the setback. They knowingly purchased property having two 'front yard' setback requirements. This lot is over 1 (one) acre and has no known encroachment issues; again, no hardship.

Does this proposed front fence line fall within the sight-line requirement at this intersection as required by ordinance 405.670? We already have visual disruption looking west for oncoming (east bound) Ladue Road traffic caused by owners trees/bushes/shrubbery. Adding a fence into the sightline is dangerous.

We would love to have all residents beautify their property, but not at the expense of current ordinance requirements, or the spot CUPs, waivers, variances, inconsistent rulings or lack of interest in decisions.

We laugh, wondering if the property owners requested a permit for the flagpole, and why the American flag is not 'spotlighted' from the ground to the flag (not the landing light on the top).

Help us keep ALL residents equal in their endeavor to enhance the values of Creve Coeur properties without creating or setting precedence with non-conformity, opening grounds for lawsuits.

Thank you for your time.

Patricia (Pati) Trout

314-805-8750

Bethany Moore <bmoore@crevecoeurmo.gov>

Mon, Feb 26, 2024 at 4:07 PM

To: Pati Trout <ptrout@idonotes.com>

Thank you Pati.

I will make sure that the Planning and Zoning Commission see your comments.

Thank you!

[Quoted text hidden]

--



Bethany Moore <bmoore@crevecoeurmo.gov>

Fence on South Mosely

2 messages

Vicki Platke <vickiplatke@hotmail.com>

Sat, Feb 24, 2024 at 5:54 PM

To: "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Good Afternoon

Typically, I don't like to interfere with someone's desires for their home or landscape. After looking at the proposal for the fence, which provides no protection for children, a pool, or even privacy for the home, I am scratching my head to find a compelling reason to make an exception. Other than some aesthetic creation of a pseudo boundary, I have no idea why the homeowner would place a fence in that area. I am a frequent walker on South Mosely and have never seen anyone in this yard other than the homeowners or workers in their employ.

I believe Creve Coeur would be remiss in allowing them to place this type of fence when they have denied others. Many years ago a business associate who lived on Graeser was denied a privacy fence and Creve Coeur offered them the advice of planting some trees. I am unsure how this differs? I am certain they could plant arboreta or many other types of greenery offering them the illusion of a fence.

I am hopeful this allowance will not be made which could open the door for other fencing which serves no purpose.

Respectfully,

Vicki Platke

-bye, Vicki 

Bethany Moore <bmoore@crevecoeurmo.gov>

Mon, Feb 26, 2024 at 4:10 PM

To: Vicki Platke <vickiplatke@hotmail.com>

Thank you Vicki. I will make sure that the Planning and Zoning Commission see your comments.

[Quoted text hidden]

--

**Bethany L. Moore, AICP**

City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141
314-442-2087

www.crevecoeurmo.gov



APPLICATION TO PLANNING AND ZONING COMMISSION
#24-006: A CONDITIONAL USE PERMIT FOR A
WAREHOUSE/STORAGE USE FOR TRUCK DEPOT ST. LOUIS
LOCATED AT 1107 NORTH WARSON ROAD

FOR THE MEETING OF: Monday, March 4, 2024

LOCATION: 1107 North Warson Road, in the LI (Light Industrial) District

REQUEST: Alexander Bobrusev, of Truck Depot St. Louis, has submitted an application for a Conditional Use Permit for a warehouse/storage use at 1107 North Warson Road in the "LI" Light Industrial Zoning District. The 15,000 square foot space within the existing building will be used for a variety of general warehousing/storage needs that the company fulfills on their own or fulfills for other companies. NAICS 493110 General Warehousing and Storage is a Conditional Use in the "LI" Light Industrial District with review and approval by the City Council upon recommendation by the Planning and Zoning Commission. No exterior changes are proposed.

ADDITIONAL INFORMATION: Under Section 405.380, Table A of the Zoning Code, NAICS 493110 requires the issuance of a conditional use permit in the "LI" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?
- Does the request follow the design guidelines?

Creve Coeur 2030 Comprehensive Plan References

- Mixed-Use Innovation Campus District
- Design Guidelines

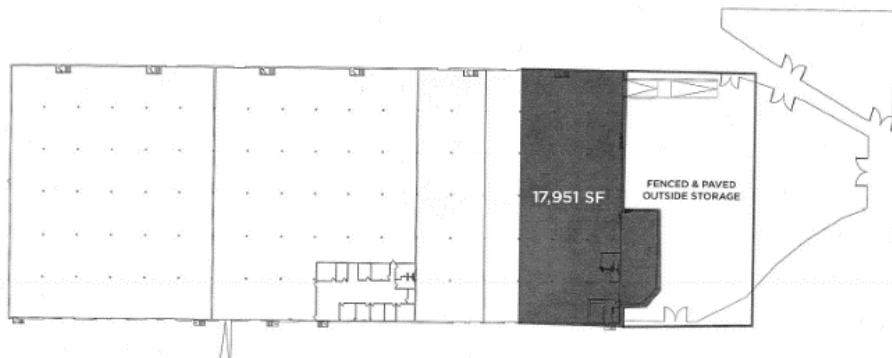
Zoning Code References

- Section 405.380: LI-Light Industrial District
- Section 405.470: Conditional Uses

APPLICANT: Alexander Bobrusev
13175 Royal Pines Drive, Unit 5
St. Louis, Mo 63146

OWNER: NWarson, LLC
600 Washington Avenue
St. Louis, Mo 63101

Floor Plan



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 2/27/2024

ATTACHMENTS: Applicant's Materials
Draft Ordinance

BACKGROUND AND ZONING HISTORY

The applicant has applied for a Conditional Use Permit for an 15,000 square foot storage space to use for general storage for their business and for the needs of other businesses they accommodate. The subject property is part of a four-building complex known as the North Warson Business Center which was developed in the 1970s in St. Louis County before becoming incorporated into Creve Coeur in the 1990s. Truck Depot St. Louis is a small trucking company that specializes in box truck distribution and short-term storage. They also help other larger trucking companies rework their loads. The storage space will be used for reworking the loads, storing donations for Ukraine aid such as used sports equipment, bedding, first aid and cleaning supplies, and storing restaurant supplies such as cups, dishes and paper boxes. The applicant will have 2-4 employees to access the space within the hours of 7 am to 5 pm Monday-Friday. The space will not be modified on the exterior to accommodate the request. Equipment will be stored outside the building in the fenced-in storage area attached to the building. NAICS 493110, General Warehousing and Storage is a Conditional Use in the “LI” Light Industrial district requiring approval from the City Council with a positive recommendation from the Planning and Zoning Commission.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Industrial	“LI” Light Industrial	N/A
South	Residential	“AR” Attached Single-Family Residential	N/A
East	City of Olivette	Mixed Use	N. Warson Road
West	Industrial	“LI” Light Industrial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) located on the east end of Olive Boulevard. The Comprehensive Plan recommends that a variety of active, office and residential uses be allowed and encouraged with side and rear lot parking. The MUIC is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development, multi-family housing, and other community amenities. The focus of the MUIC is to develop the SLEDP 39 North plant science and agricultural technology district. The property was developed in St. Louis County prior to incorporation into the City of Creve Coeur and has remained largely unchanged since. Since the proposed use will only be taking up a portion of the existing building and using the existing outdoor storage area with no exterior changes, this use is compatible in terms of the Comprehensive Plan guidelines. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan as much as such a use could.



Figure 1: Site Location.

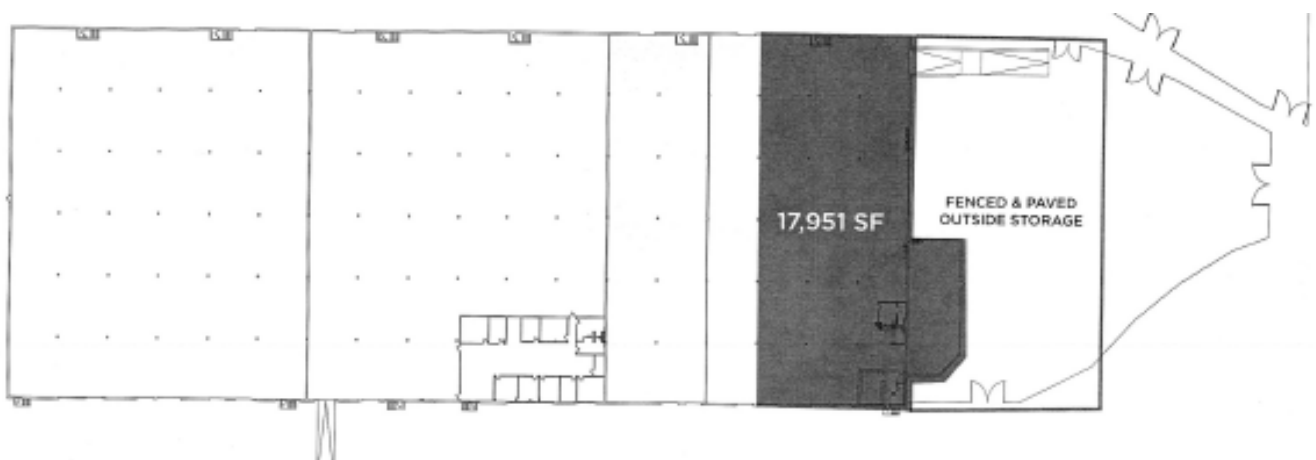


Figure 2: Floor Plan.

ZONING REVIEW

As the proposed use is utilizing an existing space within a multi-tenant building, and will not be making any changes to the exterior of the building or site within a complex of similar uses, staff does not have any concerns with this use or the condition of the property. The outdoor storage area is surrounded by a chain link fence with privacy slats which provides screening for the outdoor storage per the requirements of Section 405.380(G)(3) “LI” *Light Industrial District* which states the following:

All business, services, storage, merchandise display and repairing and processing shall be conducted wholly within an enclosed building or within a fenced and screened exterior storage area, except for off-street automobile parking and off-street loading unless expressly permitted by a conditional use permit (see Section 405.1070).

The fence is in good condition and does not require additional maintenance at this time. The location of the outdoor storage area is not visible from the street given its location at the rear of the lot behind the other buildings.

Parking:

There are 205 total parking spaces on site that are shared between the four industrial buildings on the lot. NAICS 493110, General Warehousing and Storage, requires parking to be determined based on the square footage of the building space. The total square footage of the building is over 99,000 square feet and the leased space is 15,000 square feet. Section 405.820, Required Off-Street Parking Spaces, requires that 1 parking space be provided per 2,500 square feet for buildings over 40,000 square feet which would require this use to have 6 parking spaces available for this type of use. Given that there are 205 parking spaces on site and the storage use only employs 2-4 employees at busiest shift, staff is not concerned with the amount of parking provided on site and is satisfied that the parking requirements of Section 405.820 have been met.

Landscaping:

Due to the fact that the subject property was developed under St. Louis County standards before it was incorporated into the City of Creve Coeur, there are some non-conformities on the site. One of the non-conformities is that the required amount of street trees is not met. Given that no construction will be taking place that will result in any exterior changes and the fact that the use will be fairly passive, staff is not recommending the installation of street trees as part of this Conditional Use Permit.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets the requirements of the Zoning Ordinances and goals of the Comprehensive Plan. If approved by the Planning and Zoning Commission, Staff recommends the following conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 15,000 square foot indoor general warehousing and storage space, with outdoor storage facilities located within a fenced in area attached the building, located at 1107 North Warson Road.
2. The hours of operation shall be: 7:00 a.m. to 5:00 p.m. Monday through Friday.
3. Additional business hours may be permitted with the Zoning Administrator’s approval.
4. The existing chain link fence shall be maintained in good condition with privacy slats in place in order to provide screening for the outdoor storage area per the requirements of Section 405.380(G)(3).
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation

- of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
 8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of the conditional use permit for Truck Depot St. Louis according to the draft ordinance attached to the staff report on Application #24-006, for the meeting of March 4, 2024.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

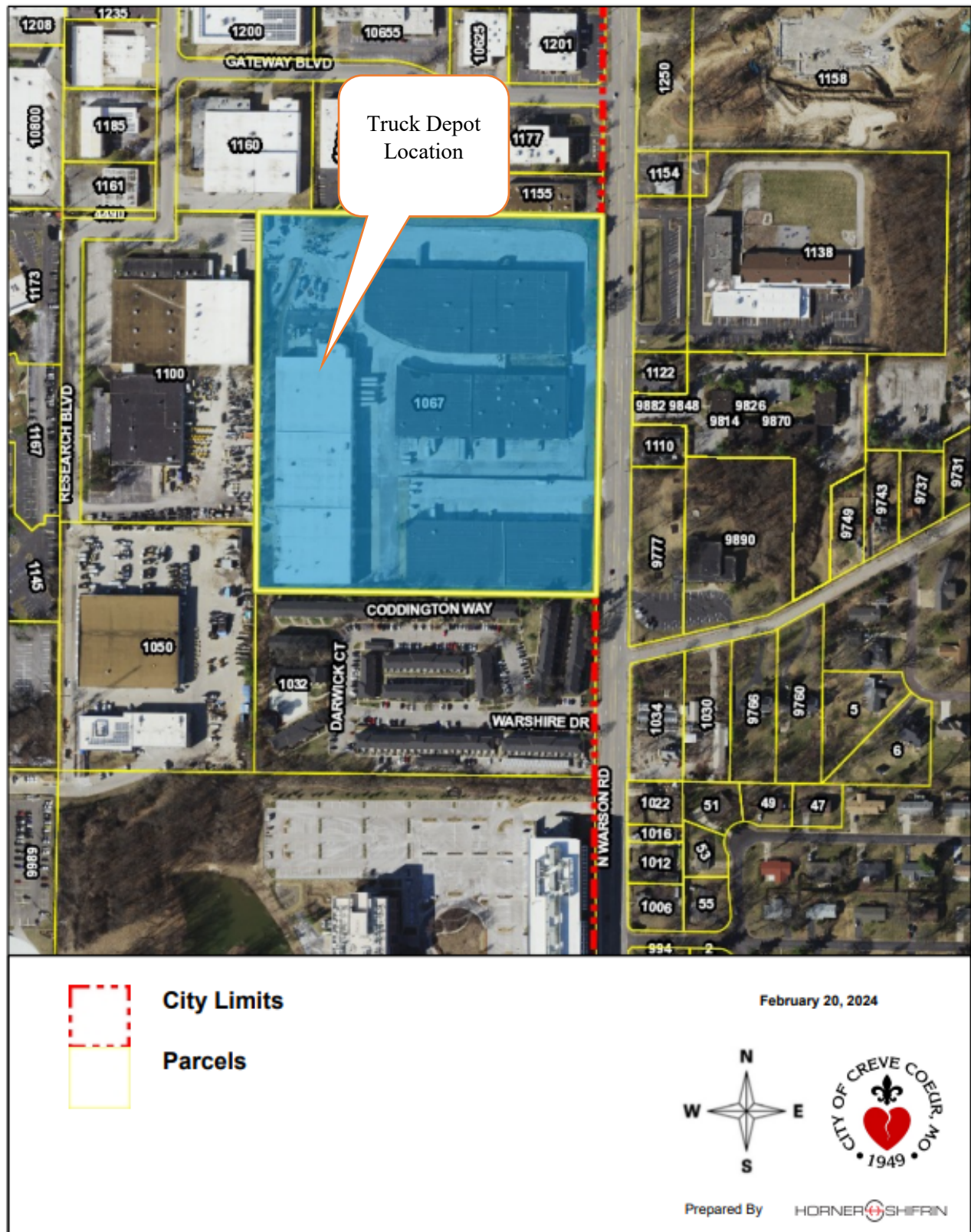
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:2/28/24
	Description: Existing outdoor fenced storage area.
	Description: Existing outdoor fenced storage area.

BILL NO. 6085

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR TRUCK
DEPOT ST. LOUIS AT 1107 N. WARSON ROAD WITHIN THE NORTH WARSON
BUSINESS CENTER, ZONED LI-LIGHT INDUSTRIAL DISTRICT**

WHEREAS, Alexander Bobrusev, of Truck Depot St. Louis, has submitted an application for a general warehousing and storage use at 1107 N. Warson Road, Creve Coeur, MO, 63141, within the North Warson Business Center, zoned LI-Light Industrial District; and

WHEREAS, Section 405.380(C), NAICS 493110 General Warehousing and Storage, requires the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 4, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on March 4, 2024; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

6. Will be compatible with the character of the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Truck Depot St. Louis general warehousing and storage at 1107 N. Warson Road, Creve Coeur, MO, 63141, within the North Warson Business Center, zoned LI-Light Industrial District, whose legal description is as follows:

A tract of land being part of Section 36, Township 46 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as follows: Beginning at the Northwest corner of property conveyed to Warson Village Apartments Associates, L.L.C. as described in the deed recorded in Book 10552, Page 1310 of the St. Louis County records; thence North 00 degrees 44 minutes 25 seconds East 904.30 feet to a point on the South line of the "Resubdivision of Sections 2, 3, and 4 of Lindbergh Warson Industrial Center Addition 1", a subdivision according to the plat thereof recorded in Plat Book 100, Page 52 of the St. Louis County records; thence Eastwardly along said South line South 89 degrees 16 minutes 51 seconds East 830.00 feet to a point on the West line of Warson Road, 80 foot wide; thence Southwardly along said West line South 00 degrees 47 minutes 00 seconds West 905.03 feet to a point on the North line of aforesaid Warson Village Apartments Associates, L.L.C. property; thence Westwardly along said North line North 89 degrees 13 minutes 50 seconds West 829.32 feet to the point of beginning.

SECTION 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a 15,000 square foot indoor general warehousing and storage space, with outdoor storage facilities located within a fenced area attached to the building, located at 1107 North Warson Road.
2. The hours of operation shall be: 7:00 a.m. to 5:00 p.m. Monday through Friday.
3. Additional business hours may be permitted with the Zoning Administrator's approval.
4. The existing chain link fence shall be maintained in good condition with privacy slats in place in order to provide screening for the outdoor storage area per the requirements of Section 405.380(G)(3).
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention

BILL NO. 6085

ORDINANCE NO. _____

of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2024.

NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2024.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



CREVE COEUR

File # _____

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
<i>Name</i> Alexander Bobrusev	<i>Name</i> n/a
<i>Company (If Applicable)</i> Truck Depot St. Louis LLC	<i>Company (If Applicable)</i>
<i>Address</i> 13175 Royal Pines Drive	<i>Address</i>
<i>Address</i> Unit 5., St. Louis, MO 63146	<i>Address</i>
<i>Telephone #</i> 314-281-3951	<i>Telephone #</i>
<i>Fax #</i> 	<i>Fax #</i>
<i>Email:</i> sales@truckdepotstl.com	<i>Email:</i>
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
1107 North Warson Rd., Address	NWarson, LLC Name
Building B, St. louis, MO 63132 Address	Clovelly LTD Company (If Applicable)
Development Name (if any)	Address
Current Zoning	600 Washington Ave., St. Louis, MO Address
Prior CUP Approvals (if known)	Telephone # (314) 833-2390
	Fax #
	Email: mark.omoran@cushwake.com
	 Owner's Signature

Description of Requested Use (attach additional sheets as needed)

General Description of Business: We are small company specializing in box truck distribution, short term storage
we are also helping trucking companies with loads reworking, we collect donations for Ukraine and
repacking for shipping out, mostly used sports equipment, bedding, first aid cleaning supplies,
we are also store restaurants supplies, cups, dishes, paper boxes.

Gross Floor Area – Existing and Proposed: 15000 square feet

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: 2-4

Hours of Operation: 0700-1700

Current or Most Recent Use of the Property: N/A

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan	☐ Photographs of existing structures
☐ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☐ Legal Description in Word format
☒ Floor plan	☒ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	\$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, _____, 20 .

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

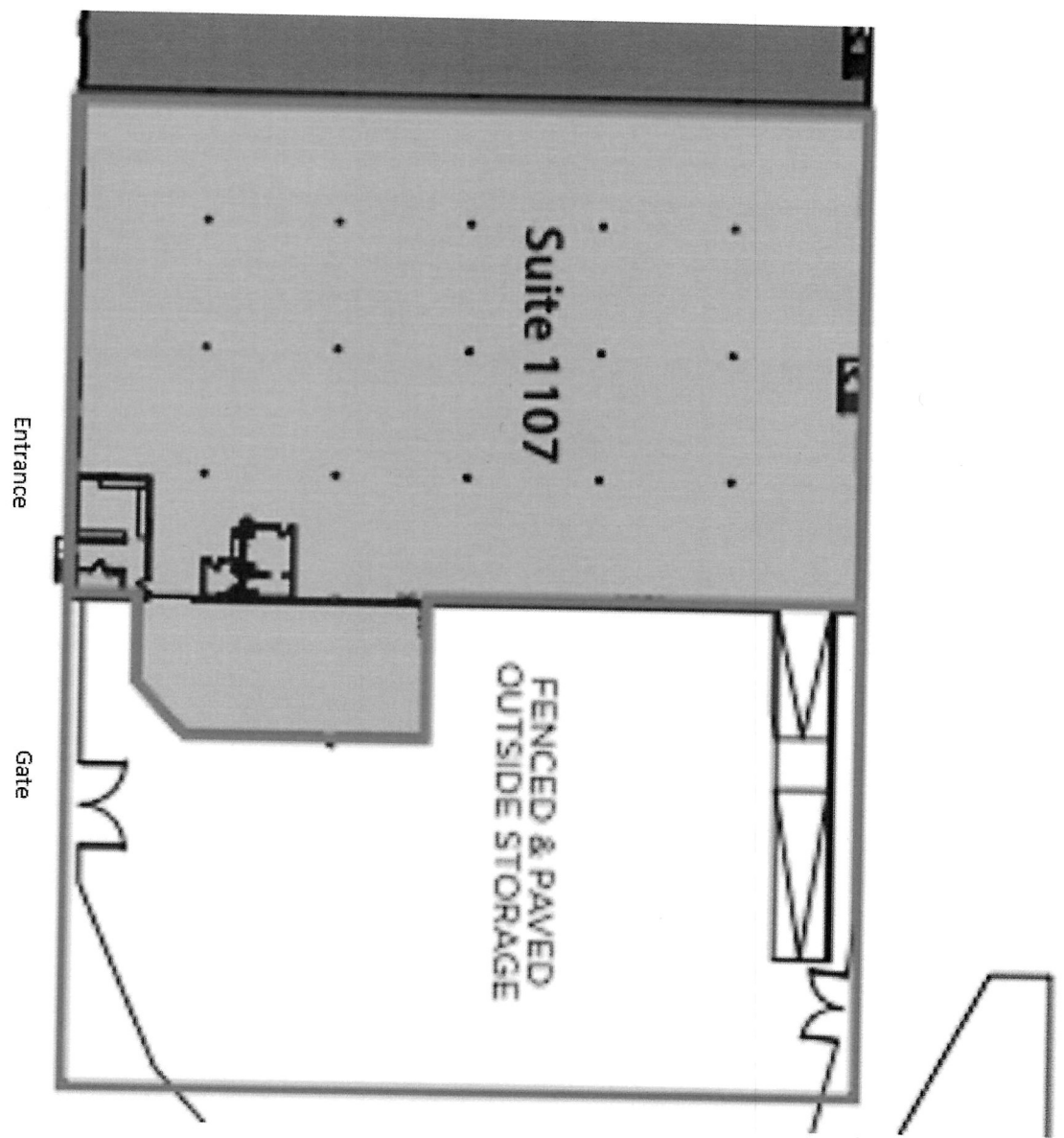
Office Use Only

____ All Sections Complete
____ All Documents, incl. e-Copies
____ Fees Paid

Received By: _____

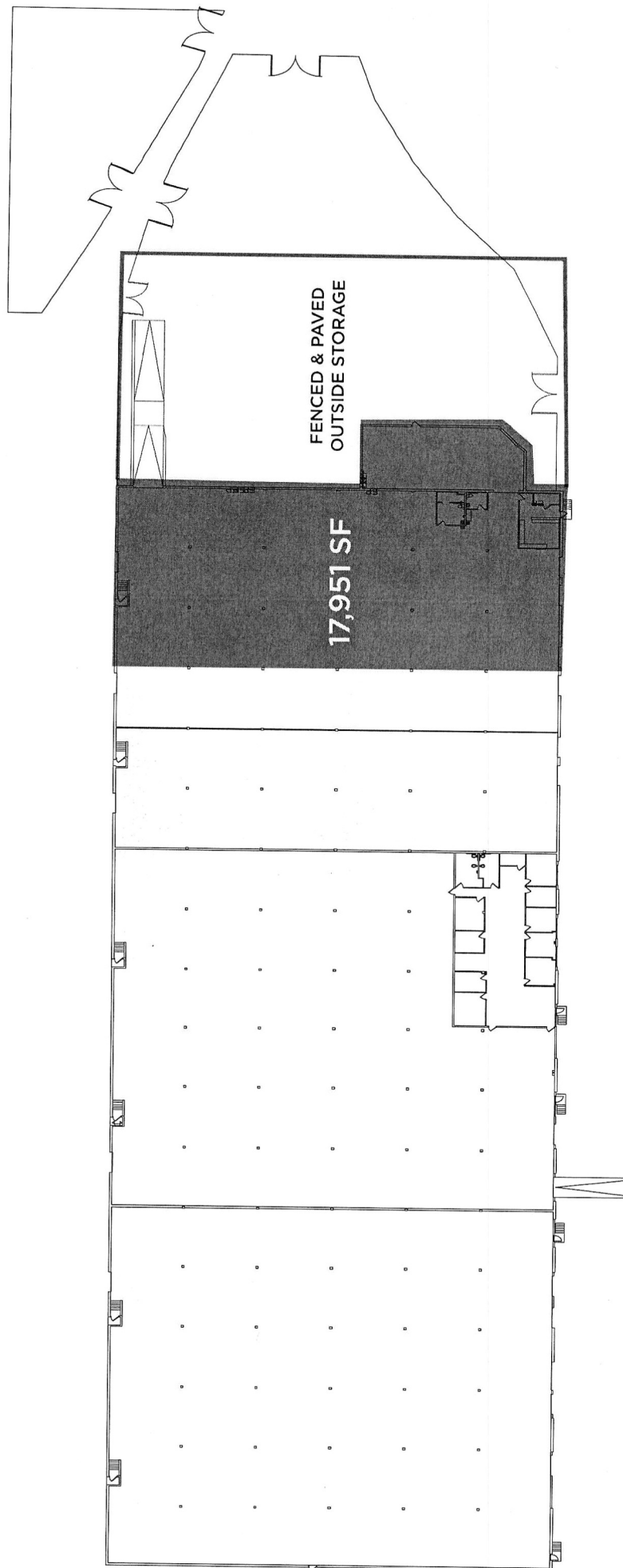
Date: _____

Revised: 7/22





Floor Plan



**SIGNATURE PAGE TO
FIRST AMENDMENT TO INDUSTRIAL LEASE**

IN WITNESS WHEREOF, Landlord and Tenant have caused this Amendment to be executed as of the Amendment Date.

LANDLORD:

NWARSON LLC,
a Missouri limited liability company

By: Richard Henry

Name: Richard Henry

Title: Partner

TENANT:

TRUCK DEPOT ST. LOUIS, LLC,
a Missouri limited liability company,

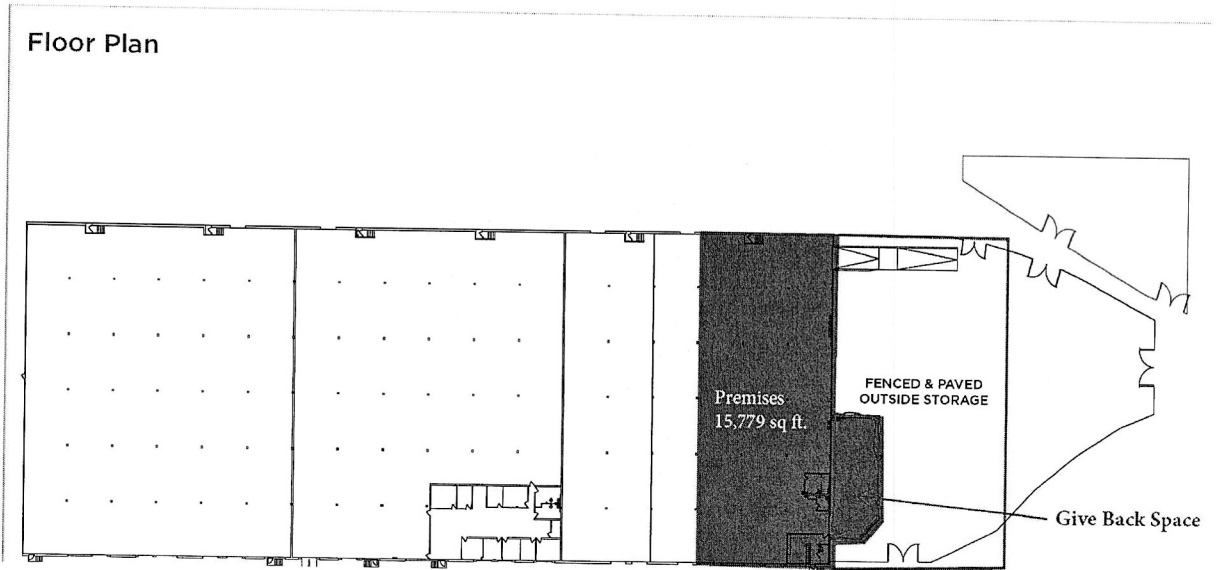
By: Alex

Name: Alex Bobrusen

Title: owner

EXHIBIT A

Depiction of Give Back Space and Premises





**DRAFT MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 5, 2024
6:00 PM**

CALL TO ORDER

The meeting was called to order at 6:00 pm

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall (absent)
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
(absent)
Ms. Rhonda O'Brien
(absent)
Mr. Thomas Buelter**

The following staff were also present except for Ms. Megan Waller. Ms. Christine Schuermann will be taking her place while Ms. Waller is absent.

**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

Mr. Buelter made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

1. January 16, 2024 Planning and Zoning Commission Draft Meeting Minutes

Mr. Buelter made a motion to accept the January 16th, 2024 meeting minutes. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



**DRAFT MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
FEBRUARY 5, 2024
6:00 PM**

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 City Place Development

Those speaking to the request were sworn in.

Mr. Syed Shayan Ali Naqvi, 500 Kiefer Oak Court of Ali's Martial Art, LLC gave an overview of the business.

Mr. Ali introduced his family who attended the meeting with him and gave an overview of their experience.

Mr. Ali presented the classes they offer.

- Tiny Tigers for ages 3-7.
- Beginner classes are offered for ages 7-adult.
- Blackbelt classes are offered for ages 9-adult.

Mr. Ali stated that they would offer special events in addition to classes.

- Birthday parties can be booked on Saturday & Sundays
- Seminars and Summer camps are available for students
- Girl/Boy Scout events

Mr. Ali expected the hours will be Mon-Friday 4:00pm-9:00pm and Saturday 9-12:00pm.

Special events will be held after classes on Saturdays and Sundays.

Mr. Ali gave an overview on the equipment that will be at the gym.

Mr. Lumley asked if the hours stated in the materials should be adjusted based on the presentation.

Mr. Ali stated it depends on the week and how many birthday parties are booked. Mr. Ali stated that Sundays from 1-3:00pm are also available for parties.



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Mr. Lumley stated that the hours should be incorporated so no additional permissions are required.

Ms. LaBonte asked if they offered events on holidays.

Mr. Ali stated they do not offer events on holidays. Summer camps are offered 9-12pm for 2 weeks.

Mr. Lumley asked Ms. Moore when staff was looking into parking did staff factor in the hours.

Ms. Moore stated staff did not because we have reciprocal easement agreement for parking.

The commission decided to give standard hours to the business. Monday-Sunday 9:00-9:00pm.

Ms. Bethany Moore, City Planner gave an overview of the CUP application submitted by Ali's Martial Art, LLC. The business will be located at 11615 Olive Blvd. Suite C within the City Place Development and currently empty. Located in "CB" Core Business Zoning District. NAICS 611620 which does require conditional use permit.

Ms. Moore stated that they will have 3 employees at the busiest shift.

Ms. Morre stated staff will work with applicant between now and council to get those hours corrected to compass all of their hours. No exterior changes to building.

Ms. Moore stated City Place has a lot of parking spaces available. There are over 1600 spaces and also have a reciprocal easement agreement in place. That agreement gives them shared access to all that parking. Map was presented to show where the parking is located. City Place has 3 garages and multiple areas of surface parking. Landlord confirmed the easement agreement is still in place. This use requires 1 parking space per 200 square feet area and that would be 26 parking spaces.

Ms. Moore stated staff does not have any concerns regarding parking due to the shared parking agreement.



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6:00 PM**

Ms. Moore discussed the conditions of approval.

Mr. Lumley offered the exhibits to the record.

Mr. Potashnick made a motion to recommend approval of the application as outlined in the staff report. Operating hours will be Monday-Sunday 9:00-9:00pm. Ms. Richter seconded. All in favor.

RESULT: I move to recommend approval of application #24-003 conditional use permit for Ali's Martial Arts lo
MOVER: Potashnick
SECONDER: Richter
AYES: Julie LaBonte, Thomas Buelter, Larry Potashnick, Marjorie Richter
NAYS: None

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

Mr. Todd Ehlen, 1 Memorial Drive St. Louis, MO 63102, stated that they have been showing 17 lots on this project and that has remained the same.

There have been minor changes to these lots.

Mr. Ehlen presented the dedication of the public roadways and showed a map of where those dedicated roadways will be.

Mr. Ehlen presented the public & private "primuse". The private side will be called the special use "primuse". The primuse allows the utility companies the ability to run equipment outside the official public right of way.

Mr. Ehlen stated on-street parking will be allowed inside primuse and outside public right of way.



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Mr. Ehlen described the pedestrian easement of the sidewalk component of this development.

Mr. Ehlen stated on common ground 1 there is a dedicated pedestrian easement to cover the walkway. On common ground 2 on the southside there is a dedicated easement. In addition to easement between lots 2 & 3 and along east side of lot 11 those are dedicated to complete the pedestrian route requested by the city. This is between the southeast corner of Lindbergh up to Olive Blvd. The sidewalks are included in this easement and will be maintained by the association for this project.

Mr. Ehlen discussed the common ground locations and what will be on the common grounds.

Mr. Ehlen stated the Olia Village lot owner association, a Missouri not for profit corporation has been established. A declaration of Covenants, Conditions and Restriction (CCR) document is included with this plat. The CCR gives the association the ability to review the architectural plans for all 17 lots.

Ms. Bethany Moore, City Planner stated this request is the final plat for Olia Village known as Olia Village of Creve Coeur. The Commission has already reviewed and approved the preliminary plat. The final plat is technically correct according to our ordinances and their governing ordinance which is amended Ordinance 5862. That is the ordinance that created their special district. The preliminary plat and the final plat are substantially similar. They also have the declaration of covenants, conditions & restrictions so that will be recorded at the county with the final plat.

Ms. Moore discussed the CCR documents and what was included in that document. This document is not enforced by the city but reviewed by the city. All amendments will be reviewed and approved by the city and by the city's attorney.

Ms. Moore discussed how assessments are determined. The assessments will be collected to maintain the Main Street area. Only lots within Main Street district and lots



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1 and 3 within the mixed-use district will contribute financially to maintain the Main Street district. The other lots will not contribute to the Main Street district.

Ms. LaBonte asked regarding which lots will be supporting financially the Main Street.

Ms. Moore stated the lots not mentioned will not be paying into maintenance for Main Street.

Ms. Moore discussed the conditions of approval. The city will need two hard copies of the recorded plat and a digital version. Ms. Moore discussed the changes in the language that need to be added.

Mr. Buelter asked about the different easements and if they were reviewed.

Ms. Moore stated the easements have been reviewed by multiple departments. If any easements need to be amended that will be done with different documents when individual site development plans are done.

Mr. Jaggi stated this establishes the basic subdivision of the property into the 17 lots. It identifies the common grounds, public & private roads as well as the utility easements, who is responsible for what. But we do acknowledge there are existing easements that are likely to be vacated. Those will be accomplished, like Ms. Moore said, when we have site development with each phase, and we know more about what needs to come out and put in based on construction of each parcel. Expect more details as we move along.

Ms. Richter asked if the main water line that runs on the north part of the property is on a current easement.

Mr. Elhen stated the water line is on a current easement.

Mr. Potaschnick asked the logic for separating common area charge and Main Street.

Mr. Matt Pfund, Jack Matthews Development stated they felt lot owners surrounding Main Street should take that responsibility of maintaining Main Street. All lot owners will be responsible for common grounds but the premium costs to maintain Main Street will only be paid by lot owners responsibility that surround Main Street.



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300 NORTH NEW BALLAS RD
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Mr. Potashnick made a motion to recommend approval of the final subdivision plat for Olia Village of Creve Coeur with conditions recommended by staff as outlined in the staff report. Ms. Richter seconded. All in favor.

RESULT: Approved MOVER: Potashnick SECONDER: Richter AYES: Julie LaBonte, Thomas Buelter, Larry Potashnick, Marjorie Richter NAYS: None
--

WORK AGENDA

None

PENDING APPLICATIONS

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

Ms. Moore stated the pending application for the next meeting is for a front yard fence.

Mr. Buelter asked for more background on the application.

Ms. Moore stated the property is a corner lot and is in the front yard.

Mr. Jaggi stated the property is on South Mosley and Ladue on the southwest corner.

Ms. Moore stated the property has a Ladue address but faces Mosley. The fence will be on the Mosley side.

DEPARTMENT REPORTS

Ms. Moore has 2 items to update the commission on. First, Spirit Lexus has changed their floor plan. Originally, they had 40 service bays and now they have been reduced by 5.



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This has decreased the building footprint and decreased the number of parking spaces required. Parking was not an issue.

Ms. Moore discussed the elevations and the changes they made.

Mr. Jaggi stated staff would approve the amendments administratively since the changes were a reduction but wanted to keep the P&Z Commission up to date on the changes.

Ms. Moore discussed Mexican Barrel House. Staff drove by the business and noticed some changes to the building and evaluations that were not approved. Staff felt the changes were not necessary to come back to the P&Z Commission.

Mr. Potashnick asked if the applicant had come to staff for administrative approval.

Ms. Moore stated the roof was approved administratively, but the changes to the building were not approved.

Mr. Jaggi stated the changes were minor but wanted to bring them to the attention of the commission.

The commissioners will look at the building and give Mr. Jaggi their opinion on the building by Wednesday, February 7th.

Mr. Jaggi discussed EV charging stations and when that will be presented.

Mr. Jaggi stated elections for city council will be in April

Mr. Buelter asked if there has been any movement on the Olive and Ballas project.

Mr. Jaggi stated have not heard from the company but making contact to get updates.

Mr. Jaggi stated Chick-Fil-A will be having a grand opening on February 15th. They do have an occupancy permit to operate and are finalizing the landscaping. Traffic issues might be a problem during the grand opening. The police have been notified.



**DRAFT MINUTES
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ADJOURNMENT

The meeting was adjourned at 7:30 pm

Submitted by:

Recording Secretary

Chair