



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 3, 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, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Christine Schuermann, Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **July 15, 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 #24-020: An Amendment to an Existing Conditional Use Permit for the DeSmet Jesuit High School Located at 233 North New Ballas Road**

Nicolas Kattentidt, architect with Hastings and Chivetta Architects, on behalf of DeSmet Jesuit High School, has submitted a conditional use permit amendment application to allow a middle school component to the school campus that would add a maximum of 120 additional students within the existing building. No new buildings or exterior changes are proposed. Elementary and Secondary Schools (NAICS



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611110) require a conditional use permit in residential zoning districts with review and recommendation by the Planning and Zoning Commission and final approval by the City Council.

2. Public Hearing. Application #24-022: An Amendment to an Existing Conditional Use Permit for the Drury Inn Hotel Located at 11980 Olive Boulevard

Charles Drury III, of Drury Development Corporation, has submitted an application for an amendment to the conditional use permit with accompanying site development plan for revisions to the exterior of the existing Drury Inn and Suites, 11980 Olive Boulevard within the “CB” Core Business zoning district. The hotel will be renovated with an updated exterior façade corresponding with a conversion of the property to a Drury Plaza Hotel. No changes to the operational aspects for the hotel are proposed. Hotels (NAICS 721110) require a conditional use permit with review and recommendation by the Planning and Zoning Commission and final approval by the City Council.

3. Application 24-019: Site Development Plan for a Fence Along Hibler Road Right-of-Way for the Property Addressed as 12590 Hibler Woods Drive

David McDonald, of CMac Development, has submitted an application on behalf of the homeowner for a 4.5 foot (54”) tall, black aluminum fence, on the rear property line, adjacent to street right-of-way for Hibler Road. The subject property is zoned B Single Family Residential. 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.

4. Application 24-021: An Application for a Minor Site Plan for Exterior Alterations to the Property Addressed as 1260 Andes Boulevard

Julie Brandenburg, of ISC Contracting, has submitted an application for a Minor Site Plan for 1260 Andes Boulevard, in the “GC” General Commercial zoning district, in order to renovate the building for their use. The project includes exterior changes to the building, and new landscaping. Minor Site Plans are required for any proposed alteration involving significant new impermeable surfaces or exterior changes to a



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building or site provided that any such expansion, change or redevelopment shall not add more than 5,000 square feet of new impermeable surface to the site. Planning and Zoning Commission review and approval is required for Minor Site Plans and City Council review is not required.

WORK AGENDA

PENDING APPLICATIONS

DEPARTMENT REPORTS

East Olive Indentures

Cancellation of Oct. 7 Meeting

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.

Posted by: _____

Date/Time posted: _____



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If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.