



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 21, 2024
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. Stephan Tomlinson
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. September 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

- 1. Public Hearing. Application #24-023: A New Conditional Use Permit with Associated Site Development Plan for the St. Louis Elks Lodge #9 Located at 12481 Ladue Road**

George M. Stock, of Stock and Associates Consulting Engineers, Inc., on behalf of Tom Commings of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, Creve Coeur, MO 63141, has submitted an application for a



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new conditional use permit to allow for an approximately 1,947 sq. ft. building addition and additional onsite parking spaces in the “A” Single Family Residential zoning district. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. On September 16, 2024 the Planning and Zoning Commission held a public hearing on this item and the item was continued until the October 21, 2024 meeting in order to address concerns raised by the neighbors and to address Staff comments. Revised plans have been submitted.

NEW BUSINESS

1. Public Hearing. Application #24-025: Conditional Use Permit for A Women’s Healthcare Clinic Located at 227 North Lindbergh Boulevard

Alan Singer, of Tele-Gram, LLC, has submitted an application for a new conditional use permit to allow for a women’s healthcare clinic specializing in breast health at 227 N. Lindbergh Boulevard. No exterior changes are proposed and the hours of operation will be from 8:00 AM to 5:00 PM Monday-Friday. The property is in the “GC” General Commercial zoning district. This use is classified as Diagnostic Imaging Centers (NAICS 621512) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. Public Hearing. Application #24-026: Text Amendment to Amend Section 405.460.B of the Zoning Code and Section 355.150 of the City’s Code of Ordinances Pertaining to Accessory Parking of Commercial Vehicles

Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to consolidate into one section and remove duplicative and conflicting requirements for accessory parking of commercial vehicles as found in Sections 405.460.B and 355.150 of the City’s code of ordinances. The regulations require commercial vehicles or major recreational equipment that are parked or stored overnight to be located in a garage, carport, or rear yard that is screened from view. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission.



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3. Public Hearing. Application #24-027: A Conditional Use Permit for A Bubble Tea Shop, Teasday, Located at 12812 Olive Boulevard

Pan Gao has submitted an application for a new conditional use permit to allow for a bubble tea location, Teasday, at 12812 Olive Boulevard within Bellerive Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM 7 days a week. The previous use at this location was an Edward Jones and it did not require a conditional use permit. The property is in the "GC" General Commercial zoning district. This use is classified as a Snack and Non-Alcoholic Beverage Bar (NAICS 722515) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission

4. Public Hearing. Application #24-028: Text Amendment to the Zoning Ordinance to Amend Section 405.210, Table "A", to Allow NAICS 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use Within the "PO"-Planned Office Zoning Districts.

David F. Neiers, of Sandberg, Phoenix, & von Gontard PC, on behalf of Syed Junaid MD, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table "A" to allow 621999 All Other Miscellaneous Ambulatory Health Care Services as a Conditional Use in the "PO"-Planned Office Zoning District. This use is allowed as a Conditional Use in the "GC" and "CB" districts, and a Permitted Use in the "PH" zoning district. The applicant plans to seek approval of a Conditional Use permit for their clinical trials business to be located at 777 Craig Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council. Text amendments require review and final approval by the City Council after two readings upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA

PENDING APPLICATIONS

DEPARTMENT REPORTS

East Bayer Campus Comprehensive Plan Update

ADJOURNMENT



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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.