



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
NOVEMBER 18, 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. October 21, 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. #24-032: Text Amendment to the Zoning Code to Establish Electric Vehicle Charging Station Definitions and Regulations**

Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to establish electric vehicle (EV) charging station zoning regulations and provide associated terminology. The proposed amendments would allow Level 1 and Level 2 charging stations as permitted



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accessory uses subject to certain criteria within Section 405.460 of the zoning code. Direct Current Fast Charging (DCFC) stations, as accessory uses, would require a site plan with Planning and Zoning Commission approval subject to specific standards being met. Stand-alone Direct Current Fast Charging (DCFC) stations would be added as a new conditional use with regulations established within Section 405.470 for Planning and Zoning Commission and City Council approval. A new Section 405.860 would be created to require EV charging stations or EV-ready infrastructure for newly constructed and major modifications to commercial and multi-family uses with associated parking facilities. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

2. #24-030: An Application for a Minor Site Development Plan for Alterations to the Site Coverage Bonus For the Plaza Shops Development Addressed as 701 North New Ballas Road

Lindsay Straatmann, of Vessel Architecture and Design, has submitted an application for a Minor Site Development Plan for the Plaza Shops Development, in the “CB” Core Business zoning district, in order to remove the three existing fountains in the plaza areas and replace them with new concrete, benches and planters with landscaping. The existing fountains have deteriorated and become a potential safety hazard. The fountains are part of an approved site development plan and their replacement requires site development plan approval. Planning and Zoning Commission review and approval is required for Minor Site Development Plans. City Council review is not required.

3. #24-029: An Application for a Site Development Plan for Site Improvements to the Property Addressed as 11301 Olive Boulevard

Raymond Saleeby, Jr., of Saleeby and Associates, has submitted an application for a Site Development Plan for 11301 Olive Boulevard, in the “CB” Core Business zoning district, in order to install a new storage shed along Olive Boulevard, install a new monumental sculpture and add additional site lighting. The subject property is one building on a parcel that was developed as a condo plat that shares amenities with a second building on the same parcel addressed as 11255 Olive Boulevard. Planning and Zoning Commission review and approval is required for Site Development Plans and City Council review is not required.



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WORK AGENDA

1. **Potential Amendments to Section 405.460, Accessory Uses and Structures**
2. **East Olive Corridor Discussion**
Commissioner Potashnick requested discussion on the East Olive corridor. Memo from Commissioner Potashnick is attached.

PENDING APPLICATIONS

1.
 - **668 N. Mosley Road Fence and Columns Site Development Plan**
 - **New Car Dealer Signage Text Amendment**

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.

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.