AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
JANUARY 21, 2025
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. **December 16, 2024 Planning and Zoning Commission Draft Meeting Minutes**

2. **January 8, 2025 Planning and Zoning Commission Special Meeting Draft 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 #24-034: A Conditional Use Permit for A Snack and Non-Alcoholic Beverage Bar, Tropical Smoothie Cafe, Located at 727**

N. New Ballas Road within Plaza Shops

Maulik Patel, of Shiv Ganesh, LLC, has submitted an application for a new conditional use permit to allow for Tropical Smoothie Café located at 727 N. New Ballas Road within Plaza Shops. No exterior changes are proposed and the hours of operation will be from 7:00 AM to 9:00 PM Monday-Friday, 8:00 AM to 9:00 PM Saturdays and 9:00 AM to 9:00 PM on Sundays. The property is in the "CB" Core Business 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.

2. **Public Hearing. Application #24-039: A Conditional Use Permit for a Drive-Through Facility for a Comprehensive Marijuana Dispensary, Key Cannabis, Located at 105 North Lindbergh Boulevard**

Chad Hanson, of Premier Architecture Design and Build, has submitted an application on behalf of Key Cannabis Dispensary, a marijuana dispensary, located at 105 North Lindbergh Boulevard within the "GC" General Commercial zoning district, for a Conditional Use Permit to use the existing drive through at this location. NAICS CC453999 Comprehensive or Medical Marijuana Dispensary Facility provides any drive-through or drive-up portion of any such dispensary shall be a Conditional Use which requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. **Application #24-036: A Condominium Plat for the Property Located at 10901 Olive Boulevard**

David Hutkin, of 10923 Olive Partners, LLC, has submitted an application for a condominium plat for the property located at 10901 Olive Boulevard. No changes to the site or to the existing building are proposed in conjunction with this application. Final Plats require Planning and Zoning Commission review and recommendation to the City Council for approval.

4. **Application #24-037: Public Facility Site Development Plan Approval for Sport Fields Renovations at Ladue Schools West Campus Located at 10900 Ladue Road**

Brandon Harp, P.E., of CEDC, has submitted an application on behalf of the Ladue School District, for upgrades to the Ladue Schools West Campus, at 10900 Ladue Road. The project includes increasing the number of tennis courts, expanding the

parking lot, re-arranging and upgrading the baseball field with associated facilities and adding new parking lot lighting and landscaping around the baseball field and tennis courts. Section 400.030 requires the Planning and Zoning Commission review and approval of public facilities. The Commission shall consider the application under the applicable standards established for site development plans and including but not limited, to, making a determination as to whether the proposed project is consistent with the plan and complies with the Zoning Code if applicable. City Council action is not required.

5. **Application #24-038: A Site Development Plan for the Commercial Use of a Single-Family Structure for A Hair Salon, Curl Sanctuary, Located at 11144-11148 Olive Boulevard**

Jessica McTaggart, of Curl Sanctuary, LLC, has submitted an application for a site development plan to allow for Curl Sanctuary, a hair salon, to operate as a commercial use within a single-family structure located at 11144-11148 Olive Boulevard. The structure was previously used as an animal skin care clinic. The applicant will not be making any changes to the site or appearance of the structure for their use. Hours of operation will be from 10:00 AM to 7:00 PM Monday-Friday and 10:00 AM to 3:00 PM on Saturdays with 3 employees. The property is in the “C” Single-Family Residential zoning district which allows for limited non-residential uses on state highway frontage when subject to the requirements outlined in Section 405.450(F) through Site Development Plan approval by the Planning and Zoning Commission. City Council action is not required.

WORK AGENDA

PENDING APPLICATIONS

1. 1. **Accessory Structures Text Amendment-February 18th Meeting Agenda**

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could,

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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.