



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 3, 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. **January 21, 2025 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 #24-039: 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



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 3, 2025
6:00 PM**

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. This item was continued from the January 21, 2025 Planning and Zoning Commission meeting.

NEW BUSINESS

1. Public Hearing. Application #25-001: Text Amendment to the Zoning Ordinance to Amend Section 405.460 Accessory Uses to Establish Size Limitations and Design Standards for Accessory Buildings in Single-Family Residential Districts

Jason Jaggi, Director of Community Development, of the City of Creve Coeur has submitted a text amendment application to amend Section 405.460 of the Zoning Ordinance to establish size limitations and design standards for accessory buildings in single-family residential districts. The proposed amendments would introduce size limitations for individual accessory buildings on a single-family residential lot and would limit the total floor area of all accessory buildings combined to not exceed the ground floor area of the principal building. The proposed amendments would also establish new design standards to require larger accessory buildings to utilize similar exterior materials as the principal building. 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. Public Hearing. Application # 25-003: A Conditional Use Permit for a Snack and Non-Alcoholic Beverage Bar, Graze Craze, Located at 715 N. New Ballas Road within Plaza Shops

Zulfiqar Bhatti, of Mir3 Investments, LLC, has submitted an application for a new conditional use permit for 1050 square foot Graze Craze location at 715 N. New Ballas Road within Plaza Shops. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 6:00 PM Monday-Friday, 10:00 AM to 2:00 PM on Saturdays and closed on Sundays. The property is in the "CB" Core Business zoning district. Graze Craze is a specialty food business offering artfully crafted charcuterie boards, boxes, and grazing tables for all occasions and the use is classified as a Snack and Non-Alcoholic Beverage Bar (NAICS 722515). Under Section 405.370, Table A of the Zoning Code, NAICS 722515 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 3, 2025
6:00 PM**

WORK AGENDA

PENDING APPLICATIONS

1.
 - Taquería Luna CUP, 667 N. New Ballas Road
 - Life Time Creve Coeur CUP Amendment, 12691 Conway Road
 - Review of Capital Improvement Program for Fiscal Years 2026-2030

DEPARTMENT REPORTS

- Olia Village Updates

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: _____

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