



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 17, 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. March 3, 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

NEW BUSINESS

- 1. Capital Improvement Program for Fiscal Years 2026-2030**
- 2. Public Hearing. Application #25-006: A Conditional Use Permit for A Limited-Service Restaurant, Taquería Luna, Located at 663-667 N. New Ballas Road within Bal Coeur Plaza**
Hugo Villegas, of DAVICAD, LLC, on behalf of Taqueria Luna, has submitted an



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application for a new conditional use permit for a 2,400 square foot restaurant location at 663-667 N. New Ballas Road within Bal Coeur Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM every day of the week. There will be 44 seats in the restaurant and 5 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Taqueria Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513). Under Section 405.370, Table A of the Zoning Code, NAICS 722513 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.

3. Public Hearing. Application #25-004: A Conditional Use Permit Amendment for A New Parking Lot, Parking Lot Lighting, and Landscaping for Life Time Creve Coeur, Located at 12691 Conway Road

Natalie Nye, of Life Time, Inc, has submitted an application for an amendment to the conditional use permit to expand the existing parking lot to include 50 additional parking stalls with new parking lot lighting located at 12691 Conway Road at the former Creve Coeur Racquet Club. No other exterior changes are proposed at this time. The property is in the "A" Single-Family Residential zoning district. Life Time Creve Coeur is an athletic membership club offering indoor and outdoor tennis and pickleball, swimming and other recreational activities. The use is classified as a Fitness and Recreational Sports Center (NAICS 713940) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA

- 1. Review Scope of Services from Planning Consultant PGAV for the Bayer East Campus Comprehensive Plan Update**

PENDING APPLICATIONS

- 1. • Site Development Plan Application for a Building Expansion at Missouri Baptist University**

DEPARTMENT REPORTS



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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.