



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
APRIL 7, 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 17, 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. 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 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



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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.

2. Application #25-007: A Site Concept Plan Amendment and Site Development Plan Approval for a 2-Story Building Addition for Missouri Baptist University, Located at 1 College Park Drive

Oran Woodworth, Vice President of Business Affairs for Missouri Baptist University, has submitted an application for a site development plan to expand the existing administration building with a 2-story addition in order to consolidate various departments and relocate off-campus students and staff to the main campus. The property is in the "HE" Higher Education zoning district which requires site concept and site development plan approval for all proposed developments. City Council approval is not required.

3. Application #25-009: A Request to Accept Dedication of the Olia Village Access Road as a Public Street upon Completion of Construction

Robert Klahr, attorney with Armstrong Teasdale, on behalf of Olia Village entities 10300 Olive LLC and 10300 Olive Dev LLC, has submitted a request to dedicate 5,148 square feet of land to the City of Creve Coeur located at 10650 Olive Boulevard for the purposes of providing public roadway access to the Olia Village mixed-use development.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Signage Allowances for Other Conditional Uses in Residential Districts Text Amendment
 - 11645 Ladue Road, Shaare Emeth Temporary Use Permit

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.