



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 6, 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, Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. September 15, 2025 Planning and Zoning Commission Draft Meeting Minutes**
- 2. September 29, 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. #25-031: A Conditional Use Permit with Associated Site Development Plan for Firebird's Wood Fired Grill Located at 10590 Old**



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Olive Street Road

Mindy Bernard, of CDS Development Services, on behalf of Firebirds International, LLC, has submitted an application for a conditional use permit with a site development plan for exterior site and building changes associated with a Firebird's Wood Fired Grill location in the previous California Pizza Kitchen building located at 10590 Old Olive Street Road, within the Creve Coeur Pavilion Shopping Center. Firebird's is an upscale, casual sit-down restaurant serving steaks and seafood as well as beer, wine and cocktails. There will be 183 seats for dining with a new outdoor dining patio. Hours of operation will be Sunday 10:00 AM to 10:00 PM, Monday-Thursday 11:00 AM-10:00 PM, Friday 11:00 AM-11:00 PM, and Saturday 10:00 AM-11:00 PM. The property is in the "GC" General Commercial zoning district. Full-Service Restaurants, NAICS 722511, is a Conditional Use in the "GC" zoning district and requires a Conditional Use Permit with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

WORK AGENDA

- 1. Bayer East Comprehensive Plan Update--Progress Report**
- 2. 2026 Planning and Zoning Commission Meeting Schedule**

PENDING APPLICATIONS

- 1.**
 - **Ballas Dental Boundary Adjustment and Site Concept/Development Plan for 11647 Studt Avenue**
 - **Olia Village Lot 16 Townhomes**

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



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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.