



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
DECEMBER 15, 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. November 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 #25-036: A Conditional Use Permit for Dewey's Pizza Located at 736 N. New Ballas Road within Creve Coeur Plaza**

Heath Trostle, of HD Contracting, has submitted an application for a new conditional use permit for a 2,730 square foot Dewey's Pizza restaurant location at 736 N. New Ballas Road, within Creve Coeur Plaza. Dewey's Pizza is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
DECEMBER 15, 2025
6:00 PM**

and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. Public Hearing. Application #25-038: A Conditional Use Permit for Einstein Bros Bagels Located at 12505 Olive Boulevard, Suite A, within the Heritage Place Development

Matt Copenhaver, of Einstein Noah Restaurant Group, Inc, has submitted an application for a new conditional use permit for a 2,453 square foot Einstein Bros. Bagels restaurant location at 12505 Olive Boulevard, Suite A, within the Heritage Place development. The property is in the "CB" Core Business zoning district. Einstein Bros. Bagels is classified as a Limited-Service Restaurant (NAICS 722513) which is a conditional use that requires review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. Application #25-037: A Site Development Plan and Associated Site Concept Plan Amendment for Building Additions on the Whitfield School Campus Located at 175 South Mason Road

Lisa Griffin, of Bond Architects, Inc, has submitted an application for a Site Development Plan with Associated Site Concept Plan amendment in order to construct two new building additions on the Whitfield School campus totaling just under 11,000 square feet. One addition will be located at the rear of the building and will include a new multi-use storm shelter/athletic space. The other addition is internal, replacing a courtyard with a new library space.

4. Public Hearing. #25-028 and #25-039: Applications for a Site Development Plan and Preliminary Plat on Lot 16 for a 67-unit Townhome Development, Along with an Amendment to the Olia Village Planned Mixed-Use Zoning District Site Concept Plan and Development Regulations for the Property at 10300 Olive Boulevard

George M. Stock, PE, of Stock & Associates Consulting Engineers, on behalf of Grand Communities, LLC, has submitted a Site Development Plan application and Preliminary Subdivision Plat for Lot 16 within the Olia Village Planned Mixed-Use Zoning District located at 10300 Olive Boulevard to construct 67 attached single-family residential townhomes on individual lots within the 11.16-acre site, to be known as The Vale at Olia Village. In association with this application, an amendment to the Olia Village Planned Zoning District Site Concept Plan and Development Regulations, Exhibit B of Amended Ordinance No. 5862, has been



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
DECEMBER 15, 2025
6:00 PM**

submitted. The proposed Site Concept Plan amendment updates the pedestrian and street plan, and tree preservation and replacement plan components of the Olia Village planned zoning district in association with the proposed development of Lot 16. An amendment to the Development Regulations affecting private streets within the development has been submitted to reduce the Minimum Horizontal Radius of Centerline from 150-feet to 80-feet to provide secondary access for Lot 16. Pursuant to Section 405.390.Q. of the Zoning Ordinance, major amendments to the Site Concept and Site Development Plans within Planned Zoning Districts require Planning and Zoning Commission review and final approval by City Council. Section 410.110.C.3. of the Subdivision Code requires Planning and Zoning Commission approval for Preliminary Subdivision Plats.

5. Public Hearing. Applications #25-034 and 25-035: Applications for a Rezoning From “GC” General Commercial District to the Graeser Station “PMD” Planned Mixed-Use Development District With a Site Concept Plan and Site Development Plan for 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Garrison Hassenflu, of Garrison Companies, has submitted a rezoning application and a site concept plan and site development plan application for the lots addressed as 11004, 11026, 11032, and 11056 Olive Boulevard; and 825 and 827 Graeser Road in order to construct a new four-story, 157 residential unit, mixed-use development with approximately 8,500 square feet of first floor retail named Graeser Station. The lots comprise approximately 4.42 acres and are currently zoned “GC”- General Commercial Zoning District. The request is to rezone the properties to “PMD” Planned Mixed-Use Development Zoning District in accordance with the procedures described in Section 405.390 Planned Zoning Districts. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

WORK AGENDA

PENDING APPLICATIONS

DEPARTMENT REPORTS

ADJOURNMENT



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
DECEMBER 15, 2025
6:00 PM**

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.