



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
APRIL 9, 2018
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

PUBLIC HEARING - Capital Improvement Plan for Fiscal Years 2019 through 2023

1. CONSENT AGENDA

a. Council Minutes Dated March 26, 2018

BILLS PAYABLE REPORT

For Information Only

Summary: For your information attached is a listing of invoices paid from March 2, 2018 to April 4, 2018 in the amount of \$473,520.99. No vote is required.

UNFINISHED BUSINESS

2. Substitute Bill No. 5698 - an Ordinance Amending Section 405.390 (D)(2)(B)(1) of the Planned Commercial Development Requirements of the Code of Ordinances of the City of Creve Coeur to Allow for Secondary Access to a Side Road. Final Reading and Passage

Summary: Timothy Tryniecki, of Armstrong Teasdale, on behalf of Kummer Hotel Development, LLC, has submitted an application to amend Section 405.390(D)(2)(b)(1) of the Planned Commercial Development requirements to allow for secondary access to a side road (Mosley Road), with primary access from Olive Boulevard, in conjunction with the rezoning of 11318 Olive Boulevard (also addressed as 11330 Olive Boulevard),



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the former HBE Office Building, to the Planned Commercial Development District, and proposed conversion of the existing building into a hotel, with a commercial/retail building and a free standing restaurant. The Planning and Zoning Commission recommended approval on Feb 5, 2018.

3. Bill No. 5699 - an Ordinance Authorizing a Change of Zoning from “CB” Core Business District to “PCD” Planned Commercial Development and Approving a Site Development Plan for 9.92 Acres Located at 11318 Olive Boulevard. Final Reading and Passage

Summary: Fred Kummer, of Kummer Hotel Development, LLC submitted an application to rezone the property at 11318 Olive Boulevard to the PCD-Planned Commercial Development District and for approval of a site development plan for a new 260 room hotel, with a 20,000 square foot multi-tenant retail/commercial building and a 7,000 square foot freestanding restaurant planned in a second phase. There is a related application to amend Section 405.390(D)(2)(b)(1) of the planned commercial development requirements to allow for secondary access to an arterial road (Mosley Road), with primary access from Olive Boulevard. The Planning and Zoning Commission recommended approval at the February 5, 2018 meeting.

4. Bill No. 5700 - an Ordinance Authorizing a Master Sign Plan for Chaminade College Preparatory School Located at 425 S Lindbergh Boulevard, Zoned "A" Single Family Residential. Final Reading and Passage

Summary: Bob Schnur, Director of Finance and Operations, has submitted an application for a master sign plan for the Chaminade College Preparatory School, located at 425 S. Lindbergh Blvd. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The application would allow for a 216 square foot LED Scoreboard with signage for the new baseball field, as well as memorialize all existing signage on the Campus. The Planning and Zoning Commission recommends approval.

5. Bill No. 5703 - an Ordinance Vacating a Former 25 Foot Wide Right-Of-Way as Recorded in Plat Book 353 Page 594, in the St. Louis County Recorder's Office in the City of Creve Coeur. Final Reading and Passage

Summary: David Welton, of Frontenac Engineering, on behalf of the property owner of 12767 Mason Manor Road, Steve Lieber, has submitted an application to incorporate the 25 foot strip of to-be vacated right-of-way that runs the length of the west property line to create one 1.57 acre parcel. The subject property is zoned A Single Family Residential. The vacation of this former right-of-way and the boundary adjustment to include with Lot 4 of Minner Nursery P.B. 353 Pg. 594 was approved by the Planning & Zoning Commission at their meeting held on March 19, 2018 subject to the condition that Council approves the vacation of the right-of-way.



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NEW BUSINESS

- 6. Bill No. 5704 - an Ordinance Authorizing a Master Sign Plan for Lou Fusz Automotive Network to Allow for Additional Signage Specific to Automotive Dealerships Located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road, Zoned GC- General Commercial. First Reading**

Summary: Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a master sign plan for the properties located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road to allow for additional signage specific to automotive dealership brand identity. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The Lou Fusz Campus, east of Lindbergh Blvd. is approximately 11.3 acres. The Planning and Zoning Commission recommended approval with certain conditions at its meeting on April 2, 2018.

- 7. Bill No. 5705 - an Ordinance Amending the Adopted 2018 Capital Fund Budget of the City of Creve Coeur by Authorizing Additional Appropriations and Unappropriations from Operating Departments. First Reading**

Summary: Additional funding for Dielmann HVAC and design for the New Ballas Road sidewalk projects.

- 8. Resolution No. 1344 - a Resolution to Adopt the Capital Improvement Plan for the City of Creve Coeur for Fiscal Years 2019 through 2023**

Summary: City staff will review the proposed Capital Improvement Program for Fiscal Years 2019 through 2023, www.creve-coeur.org/cip

- 9. Resolution No. 1345 - a Resolution Authorizing the City of Creve Coeur to Enter into a Contract with Bradford Systems in the Amount of \$136,157.00 for the Purchase and Installation of Storage Units, Lockers and Shelving Systems**

Summary: In the planning and design stage of the new Police facility, the Chief has identified an opportunity for improved products, more efficient use of spacing and some design improvements for making the most of the new space. This purchase is part of our project budget for the new Police Station.

- 10. Resolution No. 1346 - a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract Increase with Horner & Shifrin, Inc., for Design Services Related to a New Sidewalk Along North New Ballas Road for the Not-To-Exceed Amount of \$18,058.00.**



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Summary: Public Works staff recommends the execution of a second supplemental agreement with Horner & Shifrin for the design of the North New Ballas Sidewalk project. The Santino Court development and easement negotiations will allow the removal of certain retaining walls from the project, thereby reducing the cost of the project. This supplemental agreement will provide for the necessary design changes.

BUSINESS FROM MAYOR AND CITY COUNCIL

11. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

Pursuant to Section 610.022 RSMo., the City Council 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: _____ posted 04/5/2018
Deborah Ryan, MPCC
City Clerk