



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, JANUARY 20, 2015
7:00 PM

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
Ms. Beth Kistner
Mr. Tim Madden
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Administrative Assistant
Ms. Deborah McLaughlin, Recording Secretary

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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ACCEPTANCE OF THE AGENDA**
- 4. APPROVAL OF MINUTES**

Draft Minutes from the Meeting of December 15 and January 5 Will be Available for an Upcoming Agenda.

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

None

7. NEW BUSINESS

A. Acceptance of Little Creek Lane for Maintenance

The trustees of the Little Creek subdivision have requested that the City adopt the subdivision's street, sidewalk, and street light as public infrastructure. The subdivision has met the City's requirements for the City's acceptance of these facilities, and City staff recommends that the City accept them. City staff requests that the Planning and Zoning Commission consider the subdivision's request and make a recommendation to the City Council regarding acceptance.

Representative: Matt Wohlberg
City Engineer

B. PUBLIC HEARING: Application #14-038 for Text Amendments to Section 405.950.D Multi-Floor Office Building Signs to Allow for Two-Story Office Building Identification Signs.

A text amendment application has been submitted on behalf of 633 Emerson Medical Partners, LLC to allow for an identification sign for two-story, multi-tenant office buildings, provided that it is the only sign on that elevation of the building, subject to certain size and location criteria.

Applicant: Stephen L. Kling, Jr.
Jenkins & Kling, P.C.
St. Louis, MO 63105

C. PUBLIC HEARING: Application #14-040 For Text Amendment To Section 405.450 Residential Designed Development Procedure To Allow For An Increase In Site Coverage For Subdivisions That Received "RDD" Designation

Jeffrey Bernstein, on behalf of the owners of 169 South Graeser Road, has submitted an application for a text amendment to Section 405.450.C.d to allow for those properties approved under the RDD process to increase the site coverage percentage to that of the next higher (more dense) zoning district unless otherwise set out in the subdivision approval.

Applicant: Sean and Lavra Helmer
169 S. Graeser Road
Creve Coeur, MO 63141

Representative: Jeffrey Bernstein
Jeffery Homes, LLC
PO Box 410056
St. Louis, MO 63141

D. Application #14-043 For Site Development Plan Approval Of The Westgate Centre Monument Sign At 12320 Olive Boulevard

An application has been submitted for minor site development plan approval of a 40 square-foot, 12-foot tall monument sign for the Westgate Centre. Section 405.950 of the City's Sign Regulations allows a project or development with a site area of more than five acres to seek approval of such a sign, subject to certain requirements, with review by the Planning and Zoning Commission in accordance with Section 405.1080, subject to certain conditions. Westgate Centre is approximately 7.1 acres. City Council action is not required.

Property Owner: Solon Gershman Real Estate
7801 Forsyth Blvd. 3rd Floor
Clayton, MO 63105

Representative: Jon Krone
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010

E. PUBLIC HEARING: Application #14-044 For A Conditional Use Permit For A Crushed Red Restaurant At 11635 Olive Boulevard.

Powell Kalish, of OTRR-CC LLC dba Crushed Red, has submitted an application for a conditional use permit for a 3,303 square-foot restaurant, with 100 indoor seats and 32 outdoor seats, at 11635 Olive Boulevard within the CityPlace Mixed Use development. All full-service restaurants (NAICS 722511) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Applicant: Powell Kalish
OTRR-CC, LLC dba Crushed Red
8007 Maryland Ave.
Clayton, MO 63105

F. Application #14-045 For Approval Of A Boundary Adjustment To Consolidate The Three Lots Of 338 Townsend Street In The Malcolm Terrace Subdivision

Spencer Murphy, property owner of 338 Townsend Street, has purchased the adjoining lot (Lot 30) and has submitted for a boundary adjustment to consolidate the three lots into one parcel. 338 Townsend consists of two lots (Lot 31 and 32), where the existing home was built over the property lines of these two lots. The subject property is zoned "C" Single Family Residential District. The addition of Lot 30 will increase the property to 7,500 square feet.

Applicant: Spencer Murphy
338 Townsend Street
Creve Coeur, MO 63141

Representative: David Robbins
Suburban Land Survey
2007 Bellevue Ave.
St. Louis, MO 63143

8. **WORK AGENDA**
9. **DEPARTMENT REPORTS**
 - A. **Community Development Director**
 - B. **City Attorney**
10. **ADJOURNMENT**

Posted: _____
Jessica Stutte
Planning Assistant