



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 6, 2015
7:00 PM

Mr. Tim Carney
Mr. James Faron
Mr. Ken Howard
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
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**

1. Draft Minutes (ID # 1291)

Draft Minutes for the Meeting of March 16, 2015

Attachments:

March 16, 2015 (PDF)

5. PUBLIC COMMENT

6. UNFINISHED BUSINESS

1. Application #15-001: Approval of the Site Development Plan of an Office Building at 844 N. New Ballas Court. REQUEST TO TABLE

An application has been submitted for a new 16,467 sq. ft., three-story office building at the southeast corner of East Rue De La Banque and North New Ballas Court. The Applicant has been unable to address all issues and has an uncertain time frame for addressing the utility easement that interferes with the building location. The Applicant therefore requests that the matter be tabled until all issues have been addressed and are ready for further Planning Commission review.

Applicant: Jack D. Whaley Architect
1529 S. Old Hwy 94, Suite 201
St. Charles, MO 63303

Property Owner: Vanchi Properties LLC
546 N. Warson Road
St. Louis, MO 63141

7. NEW BUSINESS

1. Approval of Public Art Transit Shelter at the Danforth Plant Science Center

In compliance with Chapter 89 of the Missouri Statutes (Sec. 89-380), Bess Menousek, Staff Liaison for the Creve Coeur Arts Committee, on behalf of the City of Creve Coeur, is seeking approval for the artist-designed transit shelter titled "Convex Country," by Bland Design LLC, to be located on Olive Boulevard west of the new entrance to the Donald Danforth Plant Science Center.

2. Application #15-002: Approval for a New Conditional Use Permit for Exotic Motors, a Used-Only Automotive Dealer Located at 10640 Gateway Boulevard. PUBLIC HEARING

Danny Baker, of Exotic Motors Midwest, L.L.C., has submitted an application for a conditional use permit for a 10,408 square-foot used-only automobile dealership. All activities related to the dealership will be located inside; no outside sales or display will occur. Used car dealers (NAICS 441120) are permitted as a conditional use in the LI District with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Applicant: Mr. Danny Baker
Exotic Motors Midwest, LLC
9238 Old Bonhomme
St. Louis, MO 63132

Property Owner: Morrie Zimring
23 Tipton Way
St. Louis, MO 63105

3. Application #15-003: Approval of a Conditional Use Permit for Psychiatric Intensive Outpatient Therapy Clinic (NAICS 621420) at 10199 Woodfield Lane. PUBLIC HEARING

Franco Sicuro, M.D., of Advanced Geriatric Management, has submitted an application for a conditional use permit to allow an intensive outpatient therapy facility providing individual and group-based psychotherapy. The facility will occupy up to 1,500 square feet of the existing psychiatric offices. No exterior changes are proposed.

Applicant: Franco Sicuro, MD
AGM IOP-PHP
10199 Woodfield Lane, Suite 50
Creve Coeur, MO 63141

4. Application #15-004: Approval of an Amendment to the Conditional Use Permit for St. Louis Bread Co. at 447 N. New Ballas Court to Allow for Drive-Thru Services. PUBLIC HEARING

David Hutkin, on behalf of Panera Bread/St. Louis Bread Company, has submitted a request to amend the conditional use permit and site development plan for The St. Louis Bread Company to allow the exterior renovation of the current restaurant in the Balmoral Plaza Shopping Center to accommodate drive-through service. All features of the drive-through service will be located in the rear of the building. Food services and drinking places (NAICS 722) with drive-thru facilities shall be located on sites of not less than two acres, subject to certain conditions are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

Applicant: David Hutkin
Balmoral Plaza Investors, LLC
c/o Hutkin Development Co.
10829 Olive Blvd. Suite 200
Creve Coeur, MO 63141

5. Application #15-005: Approval of the Preliminary Plat for the Minor Subdivision of the 4.975 Acres at 12507 Conway Road

Rob Rehnquist, of Rehnquist Design & Build, Inc. has submitted an application for preliminary plat approval of a 4.975 acre, four-lot subdivision at 12507 Conway Road. No changes to the zoning are requested nor is Residential Design Development (RDD) approval.

Applicant: Rob Rehnquist
Rehnquist Design & Build, Inc.
11084 Gravois Industrial Ct.
St. Louis, MO 63128

8. WORK AGENDA

9. DEPARTMENT REPORTS

10. ADJOURNMENT

Posted: _____

Paul Langdon
Planning Director