



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 19, 2015
7:00 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.

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.

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

None were available at time of agenda posting. Minutes for the October 5, 2015 meeting will be approved at the November 2, 2015 meeting.

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. Application #14-022: Revised Site Development Plan Approval at the Shoppes at Westgate**

Jim Hall, Architect on behalf of the property owners, has been submitted an application to revise the site development plan for the Shoppes at Westgate including the renovation of the exterior of the building, new landscaping, and additional parking spaces. Included in the request is the location of artwork to be coordinated with the City's Arts Committee in consideration of increasing site bonus coverage to 66.8%.

2. PUBLIC HEARING. Application #15-024: Text Amendments to Regulations in Section 405.450.B Group Homes and Related Definition of the Code of Ordinances of the City of Creve Coeur

The Director of Community Development, on behalf of the City of Creve Coeur, has submitted a request for a text amendment to revise Section 405.450.B, which establishes regulations regarding group homes, and related definition in the Zoning Code, Chapter 405 of the City's Code of Ordinances. The City has reviewed such regulations and is requesting several changes for conformity with federal and state guidelines.

3. PUBLIC HEARING. Application #15-029: Amendment to Ordinance 5376 to Remove the Condition Three on Lot 4 for the Creekside at Mason Subdivision

Ordinance No. 5376, approved on June 23, 2014 approved the Creekside at Mason Subdivision zoned B-RDD, Residential Designed Development. A condition of the approval included that Lot 4 setback was reduced to 15 feet and the home shall be parallel to the street. Larry Butts and Matthew Segal, of Pulte Homes of St. Louis, have requested that the provision on Lot 4 be eliminated from the ordinance. So that the home may be built at an angle to the road.

4. Application #15-028: Minor Site Development Plan for a Sports Court at 460 Twin Creek Road

An application has been submitted for approval of a minor site plan for a 1,569 square foot backyard patio game area, walkway and fire pit. The patio/concrete slab was poured, when an inspector noticed that the land disturbance area was greater than 2,000 square feet, thus a site improvement permit was needed. The City's Engineer measured the area and found that the actual size was approximately 1,700 square feet of new surface area with the pad measuring 28 feet x 48 feet. The concrete patio/court area was placed approximately 11 feet from the rear and six feet from the side yard property line. The property owner is maintaining a site coverage of 24.5%, where 25% in the A single family district is allowed. No fence or lighting of the patio is included with this application.

WORK AGENDA

None.

DEPARTMENT REPORTS

1. City Attorney
2. Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development