



AGENDA
COMPREHENSIVE PLAN UPDATE WORKSHOP
PLANNING AND ZONING COMMISSION MEETING

MULTI-PURPOSE ROOM
300 N. NEW BALLAS
CITY OF CREVE COEUR, MISSOURI

MONDAY, JUNE 6, 2016
6:30 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

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. Charles Pullium
Mr. Gene Rovak
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

WORK AGENDA

Comprehensive Plan Update Public Workshop

The Planning and Zoning Commission will host the fifth Comprehensive Plan Update Public Workshop conducted by H3 Studio on Monday, June 6, 2016 from 6:30 p.m. to 8:30 p.m. Included are comments received since the May 24th work session with the Planning and Zoning Commission.

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



city of CREVE COEUR

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www.creve-coeur.org

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: June 6, 2016

Subject: Comprehensive Plan Update - Public Workshop #5

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

The purpose of this workshop is for the community to review and provide comments on the major concepts, physical framework, and key recommendations of the Comprehensive Plan Update draft components. This Comprehensive Plan Update should articulate the goals, values, and vision for the future of the community.

The Comprehensive Plan Draft Components and Recommendations (as of June 1, 2016) can be found on the City's website at www.creve-coeur.org/CompPlan, or at <http://www.creve-coeur.org/DocumentCenter/View/6033>

During the Workshop, the City's planning consultant H3 Studio will present a condensed summary of the Comprehensive Plan Update draft recommendations for participants to review and provide input. This will include:

- The key issues and community priorities identified during the planning process;
- The structure and major concepts of the Comprehensive Plan Update, and how these concepts address the community's issues;
- The community's Vision and Goals; and
- How the Plan intends to achieve these goals, and what the Vision for the future of Creve Coeur can look like

Throughout the course of the Workshop, H3 Studio will conduct interactive, small-group work sessions with the attendees.

This will be the final Public Workshop for the Comprehensive Plan Update process. However, it is not the final opportunity to provide input. Following this workshop, City staff and H3 Studio will work together to develop the Draft Comprehensive Plan Update document. As discussed at the May 24th Planning and Zoning Commission meeting, this document will be posted for public viewing and the Planning & Zoning Commission will conduct Public Hearings for input on the specific recommendations of the Draft Plan. These activities are anticipated to occur during the late summer and early fall of 2016.



Whitney Kelly <wkelly@crevecoeurmo.gov>

Re: Comprehensive Plan - Goal #5 - Golf Course

1 message

Suzanne Wagar <swagar@work-performance.com>

Fri, Jun 3, 2016 at 2:31 PM

To: wkelly@crevecoeurmo.gov

I apparently transposed your name.
My apologies.
Please see my above noted comments and concerns.
Thank You.
Jerry A. Harris and Suzanne E. Wagar-Harris

11300 Fairways Drive
Creve Coeur, MO 63141
[314-567-3489](tel:314-567-3489)

On Fri, Jun 3, 2016 at 11:11 AM, Suzanne Wagar <swagar@work-performance.com> wrote:

Creve Coeur is a great city and I applaud the City in their desire to develop a comprehensive plan for future growth and life XX

I support the idea for growth and change, however, I believe it is important to remember and acknowledge the things that brought Creve Coeur to its current community status. One of those things is the municipal golf course. This is a wonderful facility that offers affordable leisure and fitness activity to the Creve Coeur residents. Golf is an activity that can be enjoyed throughout one's lifetime; it is not a youth-based sport. This is reason enough to continue to preserve this facility.

Creve Coeur *is* a great city and I would hate to see it remove one of its impressive amenities, the golf course. The amenities are what makes the difference in the quality of life in any community: the golf course, the ice rink or any other community project. These are what keeps a community tight, active and together.

The Golf Course offers an exchange program with Maryland Heights Swimming Facility, Bridgeton's Berry Hill Golf, University City's Ruth Park and Ballwin golf. It is a great way to share with other municipalities and showcase our own. Without these amenities, we become just a bunch of houses and traffic (with that much less to offer prospective neighbors and residents).

My husband and I absolutely oppose the idea of converting the golf course to a park, including building a new government center on that site, and creating new perimeter streets. Creve Coeur has some wonderful parks and we would not suggest that any of them be changed from their current use. The golf course is a resource to be celebrated (and marketed), not diminished. It is an asset!

We are both small business owners and understand the economics of maintaining a viable business. We understand that market trends and revenues rise and fall. There are options for revenue with the golf course and the Dielmann Sports Complex. The rental rooms are great for parties and meetings and hosting golf events for smaller groups.

Please consider this wonderful asset the City currently has to offer and appreciate its value. It would be a shame to lose such a positive feature for Creve Coeur.

Thank you for your consideration in this most important matter.

Best Regards,
Jerry A. Harris and Suzanne E. Wagar-Harris

Attachment: Public Comment 1 (1956 : Comprehensive Plan Update Public Workshop #5)

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Jason Jaggi <jjaggi@crevecoeurmo.gov>

Annexation

1 message

David Caldwell <davidc@granprixbowling.com>
To: "Jaggi, Jason" <jjaggi@ci.creve-coeur.mo.us>
Cc: Barry Glantz <bglantz@glantzarchitects.com>

Wed, May 25, 2016 at 2:45 PM

Jason / P&Z Commissioners:

The consultant suggested that a benefit of the hypothetical annexation area was diversification of housing stock. It was correctly noted that this housing existed whether or not the annexation was consummated. This fact is important irrespective of the annexation question. It points out the need to think through this goal. The consultant has provided no quantification of the goal. How is housing diversification measured? How much diversification does Creve Coeur have? How does it compare to other communities and to St Louis County as a whole? Why does Creve Coeur need more diversification (I.e.. density) if the area as whole already provides it? Can you imagine the density if the suggested goal of matching housing IN CREVE COEUR CITY LIMITS with many thousand jobs was actually achieved? I don't think this is what Creve Coeur residents want.

Another note on last night. The Ladue School property was not shown as a Campus District, possibly because it is zoned residential? The adjacent subdivisions need clarity on this because of the possible changes to setbacks, etc.

David Caldwell
257 Brooktrail Ct.

Attachment: Public Comment 2 (1956 : Comprehensive Plan Update Public Workshop #5)