



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 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. Gene Rovak
Ms. Heather Silverman
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. August 15, 2016 Planning and Zoning Commission Draft Meeting Minutes

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**1. Application #16-023: Minor Site Development Plan Approval for Davita Parking Expansion at 400 N. Lindbergh Blvd.**

Keith Kitsis, property owner, has submitted an application for 4,937 square feet of additional parking at 400 N. Lindbergh Boulevard. Section 405.1080 provides that any proposed alteration of more than 500, but less than 5,000 square feet of new impervious surface requires Planning and Zoning Commission approval of a minor site development plan. The subject property is located on the east side of N. Lindbergh Boulevard. The property is zoned GC-General Commercial District.

NEW BUSINESS**1. Public Hearing. Application #16-025: for a Conditional Use Permit and Site Development Plan for Exterior Building Improvements for Conversion to a Lou Fusz Subaru Franchise at 900 North Lindbergh Blvd.**

Stephen Hollander, of SJ Hollander Architect, has submitted a request to amend the conditional use permit and site development plan to allow exterior renovations as part of the conversion of the Lou Fusz Fiat dealership to a Lou Fusz Subaru dealership located at 900 North Lindbergh Boulevard, that will replace the existing red Fiat elements, with a grey, stacked slate stone, and the gray band with silver metallic ACM panels, with a blue accent band on the west, south and east elevations.

2. Application #16-026: Site Development Plan Approval for a New Transit Shelter and Monument Sign at the Vue Apartment Homes (Formerly Referred to as Terra West) at 10545 Old Olive Street Road

Brad Goss, of SmithAmundsen LLC., on behalf of BCC Partners LLC, property owner, has submitted an application for approval of a monument sign at The Vue Apartments. The application also seeks the approval of a new uniquely designed transit shelter to be placed along the Old Olive frontage in fulfillment of a condition of Ordinance No. 5344 that approved the rezoning of the property and a site development plan for the project under construction. The project area is 8.05 acres. The proposed sign location is along Old Olive Street Road with a height of 10 feet and sign area of 31.37 square feet. 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 of a minor site development plan by the Planning and Zoning Commission in accordance with Section 405.1080.

WORK AGENDA

- 1. Comprehensive Plan Review and Adoption Schedule**
- 2. Sign Code Revisions**

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development