



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 21, 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. November 7, 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. **PUBLIC HEARING. Application #16-028: Comprehensive Plan Update Adoption**
2. **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 4,947 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 #16-029: Barnes Jewish West County Hospital Site Concept Plan For Replacement Hospital, Medical Office Buildings, And Parking Structure.**
George Stock, of Stock and Associates, on behalf of Barnes West County Hospital, 12634 Olive Boulevard, Creve Coeur, MO, 63141, has submitted for approval of a new Site Concept Plan for the campus that will include a new replacement hospital, new medical office buildings, and parking structure.
2. **PUBLIC HEARING. Application #16-030: Conditional Use Permit And Site Development Plan For A Panda Express Restaurant, With Drive-Thru Service At 10453 Olive Boulevard Within Creve Coeur Pavilion Shopping Center**
Eric Abeln, Architect for Heights Venture, has submitted an application for a new Panda Express drive-thru restaurant located on the 10453 Olive Boulevard lot within the Creve Coeur Pavilion Shopping Center on the site near the former Macaroni Grill Restaurant. The subject property is zoned CB, Core Business District. All Limited-Service Restaurants (NAICS 722513), with Drive-thru Services (NAICS 722) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.
3. **Application #16-032: Accepting Dedication Of The Northern Portion Of Ladue Court As A Public Street**

WORK AGENDA

None

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development