



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 6, 2017
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

None (*Note: January 17, 2017 Minutes will be ready for approval at the next 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

1. Application #16-028: a Resolution of the Planning and Zoning Commission of the City of Creve Coeur, Missouri, Adopting the Creve Coeur 2030 Comprehensive Plan as the Official Land Use Plan of the City

The Commission has completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City, including by engaging a consultant and, with their assistance and the guidance and support of the Department of Community Development, holding a series of public workshops, focus group meetings, and work sessions. The public hearings were conducted over the course of four meetings on October 20, 2016, November 7, 2016, November 21, 2016 and December 15, 2017, and revisions to the plan were incorporated.

2. Application #17-002: Boundary Adjustment and Site Development Plan Approval for Parking Lot Addition and Facade Improvements for the Property at 9974 Old Olive Street Road

The Applicant has requested to postpone the matter to the February 21, 2017 Planning and Zoning Commission Meeting. A motion to continue the item until that time is necessary.

3. Application #17-003: Site Development Plan Approval for Barnes Jewish West County Replacement Hospital, New Attached Medical Office Building, and Associated Parking

George Stock, of Stock and Associates, has submitted an application on behalf of Barnes West County Hospital, at 12634 Olive Boulevard, Creve Coeur, MO, 63141, for a site development plan on the BJC medical campus that will include a 260,000 square foot new replacement hospital; a 100,000 square foot, attached medical office building; and, associated parking.

4. Application #17-004: Text Amendments to the Zoning Ordinance Allowing Indoor Firearms, Pneumatic Gun and Archery Ranges as a Permitted Use in the LI-Light Industrial District and Establishing a Parking Standard for Such Uses. Request to Withdraw.

Based upon further discussion with the City Attorney and questions raised at the prior Planning and Zoning Commission Meeting, the Director of Community Development is requesting to withdraw the proposed text amendment at this time.

NEW BUSINESS**1. Public Hearing. Application: #17-006 for a Conditional Use Permit for a Symbowl Restaurant Within Cityplace Retail at 11623 Olive Boulevard, Unit 1**

Peter Conant, of Conant Design Architect, on behalf of Greg Owens, of Symbowl Creve Coeur, has submitted an application for a new conditional use permit for a 1, 845 sq. ft., limited service restaurant (NAICS 722513) with 46 indoor seats, at 11623 Olive Boulevard, Unit 1 within the CityPlace Retail Center, in a portion of the former FedEx tenant space. The subject property is zoned CB, Core Business District. All limited-service restaurants (NAICS 722513) are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. Application #17-007: AMENDMENT TO THE SITE CONCEPT PLAN AND SITE DEVELOPMENT PLAN APPROVAL FOR MERCY HOSPITAL EMERGENCY DEPARTMENT BUILDING ADDITION AT 615 S NEW BALLAS ROAD

Dennis Pruitt, of Heideman Assoc, Inc., on behalf of Mercy Hospital - St. Louis at 615 S. New Ballas Road, has submitted a request for an amendment to the site concept plan and a site development plan for Emergency Department building additions, that include a 500 square foot addition on the north side of the building and a 4,057 square foot addition on the south side of the building

WORK AGENDA

None

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Planning Director