



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 23, 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

- 1. September 18, 2017 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 #17-018: Text Amendment to Article VIII Sign Regulations**

David Hutkin, Hutkin Properties Group, LLC; Tom Stern, Gershman Commercial Real Estate; Ken Capps, Capitol Land Company; and, Paul Hilton, Creve Coeur Plaza Associates, have submitted an application to amend the sign regulations of the Zoning Ordinance pertaining to ground signs and attached signs for corner uses in non-residential zoning districts. Continued public hearing from preceding meeting.

NEW BUSINESS**1. Application #17-027: Text Amendments To Various Sections Of The City's Zoning Ordinance Regarding Residential Development. Request To Continue To November 6, 2017**

Jason Jaggi, the Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to revise various sections of the Zoning Ordinance that would affect residential development that include but are not limited to, providing clarification on allowable encroachments within a front yard setback, providing greater definition for yards as they relate to overall lot dimensions for corner lots, and establishing requirements for sports courts. Also under consideration are revisions of the site coverage allowances for permeable pavers or concrete, and measuring building height based upon existing grade versus proposed grade and establishing new requirements for fences. Staff sent out a public notice to the City's Subdivision Trustees, local contractors and builders, and the Home Builders Association of St. Louis for additional comments for the Planning and Zoning Commission Meeting of November 6, 2017. A motion to continue the item until that time is necessary.

2. Application #17-034: A Minor Site Development Plan For A Fence Within The Front-Yard Setback Along Ladue And Mosley Roads For The Property At 1 West Ladue Estates

John Headrick, homeowner, has submitted an application for a 4 ½ foot tall, open picket aluminum fence within the setback, approximately 17 feet from Mosley Road for approximately 136 feet, and 13 feet from the property line along Ladue Road, for the property addressed as 1 W. Ladue Estates Drive. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along S. Mosley Road, Ladue Road, and West Ladue Estates Drive.

3. PUBLIC HEARING. Application #17-028: The Rezoning Of 11318 Olive Boulevard To Planned Commercial Development District For The Renovation Of The Existing Building Into A 260 Room Hotel, With A Free Standing Restaurant And Commercial/Retail Buildings

Fred Kummer, of Kummer Hotel Development, LLC has submitted an application to rezone the property at 11318 Olive Boulevard to the PCD-Planned Commercial Development District for a new 260 room hotel, a 20,000 square foot multi-tenant retail/commercial building, and a 7,000 square foot freestanding restaurant. The

proposal also includes application #17-029 to amend Section 405.390(D)(2)(b)(1) of the planned commercial development requirements to allow for secondary access to an arterial road (Mosley Road), with primary access from Olive Boulevard.

4. PUBLIC HEARING. Application #17-029: To Amend Section 405.390(D)(2)(B)(1) Of The Planned Commercial Development Requirements To Allow For Secondary Access To An Arterial Road With Primary Access From Olive Boulevard.

Timothy Tryniecki, of Armstrong Teasdale, on behalf of Kummer Hotel Development, LLC, has submitted an application to amend Section 405.390(D)(2)(b)(1) of the Planned Commercial Development requirements to allow for secondary access to an arterial road (Mosley Road), with primary access from Olive Boulevard, in conjunction with the rezoning of 11318 Olive Boulevard (also addressed as 11330 Olive Boulevard), the former HBE Office Building to the Planned Commercial Development District, to convert the existing building into a hotel, with a commercial/retail building and a free standing restaurant.

WORK AGENDA

DEPARTMENT REPORTS

1. Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Planning Director