



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

- 1. October 23, 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 #17-027: Text Amendments To Various Section Of The City's Zoning Ordinance Regarding Residential Development**

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. The public hearing was continued from the September 18, 2017 Planning and Zoning Commission for additional public outreach of the proposed changes.

2. 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. Continuation of public hearing from prior meeting.

3. 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. Continuation of public hearing from prior meeting.

NEW BUSINESS**1. PUBLIC HEARING. Application #17-032: Text Amendment To Section 405.470(A)(13)(C) Of Conditional Uses For Gasoline Service Stations To Allow Car Wash Service Doors To Face Residentially Zoned Properties**

Mike Goldman, of Waterway Gas & Wash Company, has submitted an application for a text amendment to Section 405.470(A)(13)(c) of Conditional Uses for Gasoline Service Stations (NAICS 447110 and 447190) to allow for service bay doors associated with car washes to face residentially zoned properties, under certain conditions. The proposed text amendment would be in furtherance of an application for a new gas station and car wash to be located at 11026 and 11004 Olive Boulevard, and 825 and 827 Graeser Road

2. PUBLIC HEARING. Application #17-033: FOR AN AMENDMENT TO THE CITYPLACE CAMPUS MASTER SIGN PLAN TO ALLOW A FREESTANDING LEASE INFORMATION SIGN

Chris Woods, of Redico, on behalf of RNSI CityPlace Owner, LLC, has submitted an application to amend the master sign plan for the entire CityPlace Campus. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The application would allow for an additional real estate sign for the CityPlace Retail Building at 11615 Olive Boulevard.

3. Application #17-036: Conditional Use Permit For A Freddy's Frozen Custard And Steakburgers At 10453 Olive Boulevard Within The Creve Coeur Pavilion Shopping Center. Motion To Continue The Item Until November 20, 2017 Meeting.

Roger Baker, of Winter Architects, on behalf of Greg Waldo, Freddy's Frozen Custard and Steakburgers, submitted an application for a new conditional use permit for a 3,000 sq. ft., limited service restaurant (NAICS 722513) with 84 indoor seats and 42 outdoor seats, at 10543 Olive Boulevard, within the new retail building under construction at the Creve Coeur Pavilion Shopping Center. 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. The Applicant has agreed to postpone the item until the November 20th Planning and Zoning Commission meeting. A motion to continue the public hearing until then is necessary.

WORK AGENDA**DEPARTMENT REPORTS**

Director of Community Development

- 1. Revised Elevations for the New Police Building**
- 2. 2018 Planning and Zoning Commission Meeting Schedule**

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development