



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, NOVEMBER 20, 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. November 6, 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

None

NEW BUSINESS

- 1. Application #16-031: Rezoning, Conditional Use Permit, And Site Development Plan And Boundary Adjustment Approval Of A Mobil On The Run Convenience Store With Gas Pumps And Briteworx Car Wash Facility Located At 11109-11141 Olive Boulevard & 11100-11114 Oak Lake Court, Currently Zoned GC General Commercial And C Single Family Residential. Motion To Continue The Item Until The December 4, 2017 Meeting.**

Kevin Kamp, of Civil & Environmental Consultants, Inc. has re-submitted an application on behalf of Wallis Companies (Arch Energy, LLC), for the rezoning of 11127, 11135 & 11141 Olive Boulevard, from C-Single Family Residential District to GC-General Commercial District for the portions of these properties located within the city limits of Creve Coeur. A revised Conditional Use Permit and Site Development Plan application for a new Mobil-on-the-Run convenience store with gas pumps and BriteWorx Car Wash facility has been submitted encompassing all of the aforementioned properties and all of 11109 Olive Boulevard and portions of 11100, 11108, 11114 Oak Lake Court located within the city limits of Creve Coeur. The original proposal was reviewed by the Planning and Zoning Commission on December 5, 2016. The City Council reviewed the proposal and referred it back to the Planning and Zoning Commission at its meeting on April 24, 2017. Request to postpone the matter to the December 4th Planning and Zoning Commission meeting for additional revisions. A motion to continue the public hearing until then is necessary.

- 2. Application #17-039: Minor Site Plan For A Fence Within The Front-Yard Setback Along St. Paul Drive For The Property At 188 Carriage Square Drive**

Jim Skiljan, of Superior Grading & Hardscapes, on behalf of Amin Radparvat, homeowner, has submitted an application for a 6 foot tall, dark color Vinyl Fence within the setback along St. Paul Drive, for the property addressed as 188 Carriage Square Drive. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet along St. Paul Drive. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

- 3. PUBLIC HEARING. Application #17-036: Conditional Use Permit For A Freddy's Frozen Custard And Steakburgers At 10453 Olive Boulevard**

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 10453 Olive Boulevard, within the new retail building under construction at the

Creve Coeur Pavilion Shopping Center. The subject property is zoned CB, Core Business District. All food services and drinking places (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.

4. Application #17-037: Site Development Plan Approval For A Residential Development Sign For The Ambleside Lane Subdivision

Melissa Conklin, of Landmark Sign Company, on behalf of the Ambleside Lane Subdivision, has submitted an application for approval of a new 5.63 square foot subdivision sign within the MODOT right-of-way of Ladue Road at the northeast corner of Ladue Road and Ambleside Lane, to replace the sign on the existing decorative light pole. Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces.

5. Application #17-040: Minor Site Plan Approval For New Exterior Painting And Led Lighting For The Post Sports Bar And Grill At 763 Old Ballas Road. Motion To Continue The Item Until The December 4, 2017 Meeting.

Shannon Brown, DeSIGNery, on behalf of the Post Sports Bar and Grill at 763 Old Ballas Road, has submitted for a minor site plan for modifications to the exterior of the tenant space. Section 405.930(F)(8) Illuminated Signs states that the use of exposed neon as an illumination source for identification or an architectural feature must be reviewed and approved by the Planning and Zoning Commission prior to installation or erection of the exposed neon. Additionally, Section 405.1080 requires Planning and Zoning Commission approval of any exterior changes to the building or the site. Applicant has requested to postpone the matter to the December 4th Planning and Zoning Commission meeting. A motion to continue the item until then is necessary.

6. Application #17-041: 273 Prince Towne Easement Vacation

Request to vacate a 10-foot wide rear yard utility easement at 273 Prince Towne Drive.

7. Application #17-042: Boundary Adjustment Plat To Consolidate The Government Center Property Into One 8.53 Acre Lot

Jim Heines, Director of Public Works, has submitted a request for a boundary adjustment to consolidate the three parcels of the Government Center property into one 8.53 acres site. As part of the due diligence for the construction of the new Police Station, it was found that the Government Center property consisted of three parcels. Section 410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development