



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 18, 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. December 4, 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 #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. Postponed Until the January 16, 2017 Meeting**

Kevin Kamp, of Civil & Environmental Consultants, Inc. has submitted revised drawings and information 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 11109-11135 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. The Applicant has requested that the item be postponed until the January 16th Planning and Zoning Commission meeting to allow for time to address the Commission's comments and concerns from the December 4, 2017 meeting. A motion to continue the item until that time is necessary.

2. **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. Request to Un-Table and Schedule for Review at the January 16, 2017 Planning and Zoning Commission Meeting**

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. The item was tabled at the November 6th Planning and Zoning Commission for revisions. The Applicants are requesting to un-table the item and schedule it for review at the Tuesday, January 16th Planning and Zoning Commission meeting. A motion to un-table the item and place it on the January 16th agenda will be necessary.

3. **Application #17-040: Minor Site Plan Approval for New Exterior Painting and Awnings for the Post II Sports Bar and Grill at 763 Old Ballas Road**

Shannon Brown, DeSIGNery, on behalf of the Post Sports Bar and Grill at 763 Old Ballas Road, has submitted for a minor site plan, revised to allow for new blue awnings and blue striping.

NEW BUSINESS**1. PUBLIC HEARING. Application #17-043: Conditional Use Permit for a Use Car Dealer, Can-Am Cars LTC at 10665 Baur Boulevard**

Jeff Downes, of Can-Am Cars LTD, has submitted an application for a conditional use permit for the warehousing and sale of vintage race cars and parts at 10665 Baur Boulevard, Creve Coeur, MO 63141 in the City's LI-Light Industrial District. The vehicles are not for street use, and the business is not open to the public; conducted by appointment only. Used Car Sales (NAICS 441120) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the LI-Light Industrial District, provided that all business operations (including, but not limited to, vehicle service, cleaning and storage) will take place indoors, and at no time will any vehicle that is on the premises for sale or service be parked or displayed outdoors.

2. PUBLIC HEARING. Application #17-044: Rezoning from "A" Single Family Residential to "B" Single Family Residential with RDD-Residential Designed Development Designation for 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road

Brent Crittenden, of Urban Improvement Company, LLC, has submitted a request for the rezoning and preliminary plat approval of 4.732 acres at 105 and 157 N. New Ballas Road, 1 Santino Court, and 11921 Ladue Road, Creve Coeur, MO from A Single Family Residential to B Single Family Residential with RDD-Residential Design Development designation to allow for the development of a 9 single family home subdivision with an average lot size of 19817.67 square feet.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development