



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, APRIL 2, 2018

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. March 19, 2018 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 #18-010: Text Amendment To The Zoning Ordinance To Allow And Provide Development Standards For Attached Townhouses And Multi-Family Dwellings As A Conditional Use In The General Commercial (GC) District. Request To Continue To The April 16, 2018 Meeting.**
George Stock, of Stock & Associates Consulting Engineers, Inc., on behalf of Matt Segal, of Payne Family Homes, has submitted an application for a text amendment to Section 405.360(C) and Table A: Permitted and Conditional Uses to allow attached townhouses and multi-family dwellings as a conditional use within the GC-General Commercial District and to provide development standards for such uses within Section 405.470 Conditional Uses of the Zoning Ordinance. The proposed text amendment would be in furtherance of a proposed development at 611 N. Lindbergh Boulevard. The Planning and Zoning Commission continued the item until the April 2nd meeting. However, a motion to continue the item to the next meeting is needed for additional time to address the Commission's comments.

NEW BUSINESS

- 1. Application #18-011: Minor Site Plan Approval For The Parking Lot Addition For Susan Roberts Salon At 733 Old Ballas Road**
Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. City Council action is not required.
- 2. PUBLIC HEARING. Application #18-012: For A Master Sign Plan For Lou Fusz Automotive Network To Allow For Additional Signage Specific To Automotive Dealerships**
Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a master sign plan for the properties located at 925 and 1025 N. Lindbergh Boulevard, 10329 Old Olive Street Road and 10383 Old Olive Street Road to allow for additional signage specific to automotive dealership brand identity. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The Lou Fusz Campus, east of Lindbergh Blvd. is approximately 11.3 acres.
- 3. Application #18-013: A Minor Site Development Plan For A Six-Foot Tall Fence Within The Front-Yard Setback Along Gallagher Road For The Property At 12939 Barbezieux Drive**
Daniel Kessler, homeowner, has submitted an application for a 6-foot tall, composite sight-proof fence, on top of a two-foot retaining wall, at the property line, within the setback along Gallagher Road, for the property addressed as 12939 Barbezieux Dr. The

City of Creve Coeur's Zoning Ordinance Section 405.640(A) *Height Of Fences And Walls* states that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem, and Subsection (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* provides that any fence over 4 feet in height and other than open slatted decorative metal fencing, and closer than 15 feet to the front yard setback or the area equivalent to the front yard setback shall be subject to site development plan approval in accordance with Section 405.1080. The subject property is zoned D Single Family District, which has a front yard setback of 20 feet along any street right-of-way

- 4. Application #18-014: Approval of the Preliminary Plat for the Minor Subdivision of 0.5 Acres to Create a New Lot at the North East Corner of 11733 Olive Boulevard**
Nick Sepac, of Mid County Real Estate, LLC, property owner of 11733 Olive Boulevard, has submitted an application for the approval of a preliminary plat for the minor subdivision of the existing 3.9 acres, to create a separate 0.5194 acre lot at the north east corner of the property. No changes to the zoning are requested.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development