



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, SEPTEMBER 17, 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

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. August 20, 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. Application #18-028: Conditional Use Permit and Site Development Plan for New 3,000 +/- Square Foot Building Addition for St. Louis Elks Lodge at 12481 Ladue Road.**

Dan Koziatek, of Civil & Environmental Consultants, Inc. on behalf of Hal Dygert of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 3,000 sq. ft. building addition. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

2. PUBLIC HEARING. Application #18-031: a Conditional Use Permit and Site Development Plan for New Parking Lot Lighting and Landscaping for Parkway Baptist Church

Richard Cude, on behalf of Parkway Baptist Church, located at 12465 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application for a new conditional use permit to allow for replacement parking lot lighting and new landscaping throughout the site. Religious Organizations (NAICS 813110) in all zoning districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The subject property is zoned CB-Core Business District. Section 405.680(B)(1) The Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080.

NEW BUSINESS

1. PUBLIC HEARING. Application #18-033: APPLICATION TO AMEND THE CONDITIONAL USE PERMIT TO MODIFY THE HOURS OF OPERATION FOR THE DRIVE-THRU FACILITY FOR ST. LOUIS BREAD CO., AT 447 N. NEW BALLAS ROAD

Michael Turnquist, of Panera, LLC, has submitted an application to amend the conditional use permit for The St. Louis Bread Company at 447 N. New Ballas Road (Ordinance 5425) to allow for the hours of operation for the drive-thru facility to start at 6:00 AM and end at 10:00 PM to correspond with the interior dinning hours. All limited service restaurant with drive-thru facilities (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Ordinance 5424 approved on April 27, 2015 authorized the drive-through facility addition, but limited the hours of operation to 7:00 AM to 10:00 PM.

2. PUBLIC HEARING. Application #18-034: a Conditional Use Permit for a New Restaurant, St. Louis Rotisserie, at 12414 Olive Boulevard, Within the Shoppes at Westgate

Drew Sterling, of St. Louis Rotisserie, has submitted an application for a new conditional use permit for a 1,975 square foot with 24 seats, limited service restaurant at 12414 Olive Boulevard, within the Shoppes at Westgate. The Applicant is not pursuing any changes to the exterior of the building or site. The Restaurant will also serve as the base for their catering operation. All limited service restaurants (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. PUBLIC HEARING. Application #18-035: for an Amendment to the Cityplace Campus Master Sign Plan to Allow for Two Additional Wall Signs for the Tenant, Diamonds Direct

Louis H. Asbury, of Distinctive Diamonds, Inc. DBA Diamonds Direct, located at 11619 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application to amend the CityPlace master sign plan, pursuant to Section 405.950.J. Master Signage Plans, to allow for two additional wall signs at

15.6 square feet in addition to the two 40 square foot signs already provided for under the current Master Sign Plan for the CityPlace Campus under Ordinance 5562, last approved on January 8, 2018. Master sign plans allow 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.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Planning Director