



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 19, 2019

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. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Larry Potashnick
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. August 5, 2019 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 #19-024: Resolution to Adopt the 39 North- Old Olive Street Road Great Street Plan**

Jason Jaggi, Director of Community Development for the City of Creve Coeur, has filed an application for review and adoption by the Planning and Zoning Commission of the 39N Old Olive Street Road Great Street Plan, as an amendment to the 39 North Master Plan in anticipation of the redesign of the Olive Boulevard and Lindbergh Boulevard interchange. The Old Olive plan provides preliminary design for the reconfiguration of the Old Olive and Lindbergh intersection to allow full access, as well as recommendations on the market potential of the corridor, zoning and land use, preliminary roadway re-design section drawings to foster connectivity improvements; and, public realm design enhancements such as landscaping, lighting, street furniture, and district signage. The redevelopment of the Old Olive Street Road corridor is a key project in the new innovative AgTech district 39°North.

NEW BUSINESS**1. PUBLIC HEARING. Application #19-023: Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans.**

Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master Sign Plan pursuant to Section 405.955. Master Sign Plans for the Barnes Jewish West County Hospital campus located at 10 Barnes West Drive and 970 North Mason Road, Creve Coeur, MO 63141. 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. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council.

2. Application #19-028: Minor Site Development Plan For A 6 Foot-Tall Wood Privacy Fence Within The Setback Along N. Mason Road For The Property At 811 Coulange Court

Yulia Guseva, homeowner, has submitted an application for a six foot tall, wood privacy fence to replace the existing four foot tall open picket wood fence at the property line within the setback along N. Mason Road, for the property addressed as 811 Coulange Court. 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. Application #19-030: New LED Parking Lot And Building Lighting For The National Council Of Jewish Women At 295 N. Lindbergh Boulevard

Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. Section 405.680 Lighting states that 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. 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 or site.

4. City of Creve Coeur Zoning Map Update

The City's Zoning Map hasn't been updated since 2002. An updated version has been created which reflects all prior zoning district updates since the last map was prepared. The Planning and Zoning Commission is requested to review the updated zoning map and provide a recommendation to the City Council. Upon approval, this map will serve as the official zoning map for the City of Creve Coeur.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development