



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 3, 2020
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. Larry Potashnick
Mr. Todd Streiler
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. January 21, 2020 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. Applications #19-046 & #19-047: Approval of a Boundary Adjustment and a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard**

Alvah Levine, of Levine Associates, on behalf of JLA Group, LLC, has submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The Boundary Adjustment will consolidate the three lots into one development for a total of 1.05 acres.

NEW BUSINESS

None

WORK AGENDA**1. East Olive Corridor—Overlay District and Planned Development Revisions**

Based on the feedback received at the January 6th Planning and Zoning Commission meeting, staff has made further revisions to the draft East Olive Corridor Zoning Overlay District. Revisions to the Conditional Use section of the Zoning Ordinance (405.470) to address requirements for multi-family and townhome developments have been prepared as well as new definitions for these uses in Section 405.120.

Staff will present these changes to the Commission at the meeting for further review. Staff would also like to discuss and obtain direction on the site coverage bonus allowances and structure at the meeting.

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development