



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 16, 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. February 18, 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

None

NEW BUSINESS

1. Application #20-004: Site Concept Plan Amendment for West Park Center Office Development for Two Structured Parking Decks for Edge @ West Park Office Building, at 12645 Olive Boulevard

George Stock, Stock & Associates Consulting engineers, Inc, on behalf of Edge @ West, LLC, has submitted an application for approval of an amendment to the Site Concept Plan to include two, one-level structured parking decks for the recently approved four story office building that is under construction within the West Park Development at 12645 Olive Boulevard. A site development plan review at the Planning and Zoning Commission on the specific design of the parking structures will be required and submitted at a future date. City Council Action is not required.

2. Application #20-005: Site Concept Plan Amendment and Site Development Plan Approval for an Addition to the Pratt Cancer Center on the Mercy Healthcare Campus

George Stock, Stock and Associates Consulting Engineers, Inc, behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for an amendment to the site concept plan for the Mercy Campus and site development plan for a 17,230 square foot addition to the Pratt Cancer Center. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the PH Planned Hospital District, as provided for in Section 405.1080. The current proposal includes a shared parking agreement with the Temple Emanuel, zoned A Single Family Residential.

3. Application #20-008: Designation of Right of Way and Easements from City's Property at 523 Emerson Road

Public Works staff recommends that the City designate 153 square feet of right of way, 369 square feet of permanent drainage easement, and 9,682 square feet of permanent utility easement along the City's property at 523 Emerson Road. The City plans to widen Emerson Road in 2021, and this widening will effectively eliminate space within the existing right of way for several utilities. The easements and right of way are recommended in order to give the utilities new space and to allow the drainage structures to be maintained by MSD in the future. Granting the easements will also expedite the utility relocation that is needed before the City's project can begin.

4. Application #20-009: FY2021-FY2025 Capital Improvement Program

Staff will review the draft of the five-year Capital Improvement Program with the Planning and Zoning Commission. The goal will be to review the draft CIP with the Commission

on March 16 and then to seek the Commission's recommendation regarding the CIP on April 6.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

1. East Olive Corridor Public Meetings Scheduled for March 25 & March 26

Staff will provide an update on the scheduled meetings.

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development