



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 20, 2021
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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. Due to the COVID-19 pandemic, masks are required to be worn for all attendees. 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

Mr. Gene Rovak (Chair)
Ms. Muriel Hall
Mr. James Myers
Mr. Larry Potashnick
Mr. Todd Streiler
Ms. Julie LaBonte
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. December 6, 2021 Planning and Zoning Commission Draft Meeting Minutes**
- 2. December 6, 2021 Planning and Zoning Commission/City Council Joint Work Session Draft 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 #21-029: Minor Site Development Plan for Exterior Building Renovations for Waterford Downs Apartments Located at 11502 Craig Road**

Brian Ivy, of Idea Architects, has submitted a request for a minor site development plan to replace existing siding, brick and windows on the apartment buildings within the Waterford Downs Apartment complex located at 11502 Craig Road. The complex was built in 1987 and consists of 9 buildings. The existing siding is deteriorating and causing water damage in the exterior wall assembly. The owner would like to replace the existing hardboard siding with cement board siding, repair any damaged sheathing and install new building wrap. If the damage is extensive, the brick veneer may also need to be replaced with cement board siding. The replacement of the existing exterior material from siding and brick to all cement board siding will substantially alter the appearance of the buildings. The subject property is zoned CB-Core Business.

- 2. PUBLIC HEARING. Application #21-030: Application for a Conditional Use Permit for a Drive through Pharmacy Kiosk at 701 South New Ballas Road Within the Mercy Hospital Campus**

George Stock, Stock and Associates Consulting Engineers, on behalf of Mercy Health East Communities c/o Geralyn Lynch, has submitted an application for a Conditional Use Permit for a freestanding drive through pharmacy kiosk at the Mercy Ballas Outpatient Center, currently under construction. Pharmacy kiosks in the PH-Planned Hospital District are listed under CCNAICS 442100 All Drive-in and Drive-through Services (excluding Food Services) as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

- 3. Application #21-032: Minor Site Development Plan Approval for the Parking Lot Expansion for Creve Coeur Shopping Center at 11921 Olive Boulevard**

Jon Knobloch, of Drury Development Corporation and Kenneth R. Schaeffler of The Clayton Engineering Company, have submitted a request for a minor site development plan to expand the existing parking for the Creve Coeur Shopping Center onto the existing site of the formerly Creve Coeur owned Fountain Park. The existing building will remain unchanged. The new parking lot expansion project will include the creation of landscaped islands, a new pedestrian walk connecting the parking to the building, new stormwater

detention facilities, new sidewalks and new landscaping. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission of any proposed alteration that involves significant new impermeable surfaces to a site not to exceed 5,000 square feet. City Council action is not required for minor site plans in the CB-District.

4. Application #21-033: Revised Site Concept Plan and Site Development Plan for Site Improvements to St. Louis Priory School at 500 South Mason Road

Kevin Kerwin, of HKW Architects, has submitted a request for a Revised Site Concept Plan and a Site Development Plan to allow improvements to the Saint Louis Priory School campus. The improvements include renovations to the school's entrance, the addition of an outdoor student commons and amphitheater space on the east lawn, renovations to the existing pond at the center of campus and the addition of an outdoor sundial classroom at the entrance to the science and art building. The proposed alterations will add 2,306 sq feet of impervious area to the current impervious area of campus. The subject property is zoned HE-Higher Education District, and no changes to the zoning district are being requested.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development