



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
JULY 25, 2022
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

CONSENT AGENDA

- 1. Approval of July 11, 2022 City Council Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from July 7, 2022 through July 20, 2022 in the amount of \$1,089,404.89.

UNFINISHED BUSINESS

- 2. Bill No. 6017- an Ordinance Repealing Ordinance Number 5250 and Authorizing the Issuance of a New Conditional Use Permit for the Operation of a 10 Screen Movie Theater, 10 Lane Bowling Alley, Ropes Course and Full-Service Dining for B&B Theaters Within the West Park Development Located at 12657 Olive Boulevard. Final Reading and Passage.**

Summary: Dennis McIntire, of B&B Theaters, has submitted a request to amend the conditional use permit to allow for an interior remodel to add a 10-lane bowling alley and ropes course in the existing movie theater space of the former AMC Theater located within the West Park Center. The property is located at the northeast corner of Olive Boulevard and Whispering Pines Drive, within the West



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Park Development, and is zoned “CB” Core Business District. The Planning and Zoning Commission recommended approval of the new CUP.

- 3. Bill No. 6019- an Ordinance of the City Council of the City of Creve Coeur, Missouri Authorizing the Execution of an Stp-Urban Program Agreement with the Missouri Highways and Transportation Commission to Enable the City to Construct the Craig Road Improvements Project. Final Reading and Passage.**

Summary: City staff recommends that the City execute an STP-Urban Program Agreement with the Missouri Highways and Transportation Commission (MoDOT) in order to accept federal grant funding assistance for asphalt pavement resurfacing, intersection improvements, sidewalk, and pedestrian improvements to Craig Road.

NEW BUSINESS

- 4. Bill No. 6020- an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,049 Square-Foot Eating and Drinking Establishment, for Timothy’s the Restaurant, Located at 12710 Olive Boulevard, Within the Bellerive Plaza Complex. First Reading.**

Summary: Steven Manns, of Timothy’s restaurant, has submitted an application for a Conditional Use Permit for Timothy’s at 12710 Olive Boulevard within Bellerive Plaza in the “GC” General Commercial Zoning District. Timothy’s has 72 indoor seats and 22 outdoor seats and is a conditional use per NAICS 722511 Full-Service Restaurants. The applicant is also seeking approval to install an awning with removable wall panels to enclose the outdoor seating in the colder months resulting in 94 indoor seats. Timothy’s is a currently operating full-service restaurant that is able to operate without a conditional use permit under Zoning Code Section 405.210 *Regulation of Uses* due to its restaurant use at the time of incorporation in 1995. Once a change to the use is proposed, a conditional use permit is required. NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval of the proposal on July 18, 2022.

- 5. Bill No. 6021- an Ordinance Approving a Text Amendment to Modify the Front Yard Setback Requirements in the CB-Core Business District for Parcels Located North of Olive Boulevard. First Reading.**

Summary: WooYoung Kim, with Lamar Johnson Collaborative, on behalf of Jason Gray, First Bank, property owner at 11901 Olive Boulevard, has submitted a Text Amendment application to revise Section 405.370.E.4.a(1) of the Zoning Code to modify the front yard setback requirements for parcels located within the



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“CB”-Core Business District, north of Olive Boulevard. Currently, the maximum front yard setback is 15 feet for all properties located within the “CB” District for streets other than frontage on Olive Boulevard, with a minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way. The proposed text amendment would establish a minimum front yard setback of 10-feet for parcels in the “CB” District, located north of Olive Boulevard. The maximum setback requirement of 80-feet for Olive Boulevard frontage would not be affected by this proposed amendment. The Planning and Zoning Commission reviewed and recommended approval at its meeting on July 18, 2022.

- 6. Resolution No. 1601- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of the Necessary Documents for Submitting the Project Proposal Application and Later for Executing an Agreement for a Grant-In-Aid from the Federal Transportation Improvement Program Grant Commission through the Transportation Alternatives Program for the Fernview Drive Sidewalks Project.**

Summary: Transportation Alternatives Program grant application authorization to fund the Fernview Sidewalk project.

APPOINTMENTS

- 7. Recommended Appointments to the Energy & Environment and Horticulture, Ecology, and Beautification Committees.**

BUSINESS FROM MAYOR AND CITY COUNCIL

- 8. *Council Liaison Reports***

BUSINESS FROM CITY ADMINISTRATOR

- 9. September 26, 2022 Council Meeting.**

Summary: Discuss moving the Monday, September 26, 2022 Council meeting to Wednesday, September 28, 2022.

Pursuant to Section 610.022 RSMo., the City Council 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



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610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 07/21/2022
Kellie Henke
City Clerk