



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 6, 2022
6:00 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. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter
Ms. Marjorie Richter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. August 15, 2022 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 #22-020: Application to Planning and Zoning Commission #22-019 and #22-020: Application for a Conditional Use Permit and Site Development Plan with Associated Boundary Adjustment for First Bank Located at 11901 Olive Boulevard

Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane.

NEW BUSINESS

1. PUBLIC HEARING: Application #22-021: Conditional Use Permit for Lou Fusz Subaru Service Facility Located at 1000 North Lindbergh Boulevard

Stephen Hollander, of S. J. Hollander, Architect, has submitted an application for an amendment to the Conditional Use Permit for Lou Fusz Subaru to allow an expansion of the Lou Fusz Subaru service facility at 1000 N. Lindbergh Boulevard with associated Site Development Plan. The existing building, formerly Edwards Carpet, will be converted to provide additional Subaru vehicle service. Under Section 405.210, Table A of the Zoning Code, New Car Dealers (NAICS 441110) in the “GC” zoning district require the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. PUBLIC HEARING: Application #22-022: an Application for an Amendment to the Mercy Hospital Master Sign Plan to Include the Mercy Hospital Ballas Campus Located at 701 South New Ballas Road

Geralyn Lynch, of Mercy Hospital, has submitted an application for an amendment to the Master Sign Plan for the Mercy Hospital campus. The request will expand the Master Sign Plan to include signage for the new Mercy Ballas campus located at 701 S. New Ballas Road in the “PH” Planned Hospital zoning district, to be consistent in size and appearance with the rest of the campus signage. Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a comprehensive plan of signage for planned developments and large campus developments of contiguous multi-acre areas, not separated by major highways or public rights-of-way (like Olive) subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

3. Application #22-023: Preliminary Plat for the Subdivision of a 8.45 Acre Lot at 871 North Mason Road into Twelve Lots Within the D Single Family Residential Zoning District

James Brennan, of McKelvey Homes, has submitted a request for the preliminary plat approval to subdivide the property at 871 North Mason Road into twelve lots for twelve new homes. The total area of each lot varies in size from 10,262 square feet to 17,051 square

feet. The subject property is zoned D Single Family Residential, and no changes to the zoning district are being requested.

4. Application #22-024: Vacation of Malcolm Terrace Block 10 Alley Right-of-Way and Establishment of Utility Easement

Paula Miller and John Taylor, owners of the property at 332 Eugenia Street, and other affected property owners have submitted a request to vacate the approximately 15-foot-wide alleyway between South Mosley and Eugenia Street that is south of Elzey Street. The submitted vacation plan provides for a 15-foot-wide utility easement within the vacated area. City Council action is required to approve right-of-way vacations.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Jason Jaggi, Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development