



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
CITY OF CREVE COEUR, MISSOURI
OCTOBER 17, 2022
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

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. October 3, 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

NEW BUSINESS

- 1. PUBLIC HEARING Application #22-029 Conditional Use Permit for White Glove Exotic Services Located at 10640 Gateway Boulevard**

Alex David, of White Glove Exotic Services, has submitted an application for a Conditional Use Permit for White Glove Exotic Services, General Automotive Repair (NAICS 811111) located at 10640 Gateway Boulevard in the "LI" Light Industrial zoning district. The business would provide automotive repair and detail services for high-end vehicles. The building previously housed a business for the sale of used automobiles. Under Section 405.210, Table A of the Zoning Code,



**AGENDA
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6:00 PM**

General Automotive Repair (NAICS 811111) in the “LI” zoning district requires the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

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.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, OCTOBER 3, 2022
6:00 PM

CALL TO ORDER

Ms. LaBonte called the meeting to order at 6:01 PM.

ROLL CALL

AJ Wang	Vice Chair/Commission Member	
Rhonda O'Brien	Commission Member	
Marjorie Richter	Commission Member	
Julie LaBonte	Chair/Commission Member	
Thomas Buelter	Commission Member	(Absent)
Muriel Hall	Commission Member	(Absent)
Larry Potashnick	Commission Member	(Absent)

The following staff were also present:

Carl Lumley, City Attorney

Jason Jaggi, Director of Community Development

Bethany Moore, City Planner

Megan Waller, Administrative Supervisor/ Recording Secretary

ACCEPTANCE OF THE AGENDA

Ms. O'Brien made a motion to amend the agenda to reflect that agenda items 22-025 and 22-028 include public hearing. Mr. Wang seconded. All in favor.

APPROVAL OF MINUTES

1. September 6, 2022 Planning and Zoning Commission Draft Minutes

Mr. Wang made a motion to approve the September 6th, 2022 Planning & Zoning Commission meeting minutes. Ms. Richter seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS**1. Application #22-025: Text Amendment to Modify the Home Occupations Regulations for Permitted Uses in Compliance with Changes to State Law According to House Bill 1662**

Those speaking to the request were sworn in.

Ms. Bethany Moore, City Planner, stated that the proposed text amendment reflects changes in Missouri State law regarding home occupation regulations.

Ms. Moore stated that changes to the ordinance include removing the percentage of the home used for business, number and type of employees, and types of home businesses allowed.

Ms. LaBonte asked if the changes follow the new State law. Ms. Moore confirmed that they do make the ordinance compliant.

Mr. Jason Jaggi, Director of Community Development, mentioned that these uses are not subject to business license permit. Ms. Moore confirmed that they are only investigated upon complaint.

Ms. LaBonte asked if the City regulates daycares. Mr. Carl Lumley, City Attorney, stated that the City does not regulate them but the State does.

Mr. Wang asked if this amendment would affect signage. Ms. Moore and Mr. Jaggi confirmed that a nameplate specific to the occupation is allowed and general residential sign allowances also apply. Mr. Lumley stated that there are still requirements that the residential character of the home must be maintained.

Ms. O'Brien asked how the new laws affect the subdivision indentures. Mr. Lumley stated the statute expressly preserves such private restrictions.

Ms. LaBonte asked if a permit is considered a law. Mr. Lumley stated that the permit itself is not a law.

Mr. Lumley offered the exhibits to the record.

Mr. Wang made a motion to recommend approval of the text amendment to modify the home occupations requirement as shown in the draft ordinance to the City Council. Ms. Richter seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	AJ Wang, Vice Chair/Commission Member
SECONDER:	Marjorie Richter, Commission Member
AYES:	Wang, O'Brien, Richter, LaBonte
ABSENT:	Buelter, Hall, Potashnick

2. Application #22-028: Text Amendment to Create Residential Tree Requirements for Single-Family Lots and to Modify the Tree Requirements for Subdivisions

Those speaking to the request were sworn in.

Ms. Bethany Moore, City Planner, stated that there are changes proposed to three parts of the ordinance to increase residential tree protections.

Ms. Moore stated that there are proposed changes to the tree conservation section which applies to subdivisions as well as a proposed new section for single family lots. She stated that there will also be amendments to the definitions to reflect the proposed changes.

Ms. Moore stated that currently section 410.320 which applies to new subdivisions, requires a tree census at submission of the preliminary plat. She stated that the proposed text amendment will reduce the size of trees to be counted on the conservation plan from 8 inches in diameter to 6 inches in diameter at breast height.

Ms. Moore stated that currently 75% of the trees are allowed to be removed without penalty. She explained the proposed text amendment will reduce the percentage to 50%. She explained that dead, diseased, or invasive trees can be removed without penalty and do not count towards the 50% maximum.

Ms. Moore stated that under the current ordinance, an additional 10% of trees can be removed with approval. She explained that this section has been removed from the proposed text amendment.

Ms. Moore stated the current ordinance has a 1:1 replacement requirement for tree removal beyond the 75% maximum. She explained that the proposed text amendment changes this requirement to include replacement of trees on a 1:1 basis for those 6 inches in diameter at breast height or more and 2:1 replacement for trees of 20-inch diameter or more.

Ms. Moore stated that the requirement for the size of replacement trees has been lowered from 3 caliper inches to 2.5 caliper inches due to availability of trees on the market.

Ms. Moore stated that Section 405.560 is the new proposed section of the ordinance for residential tree protection and replacement.

Ms. Moore stated that the proposed section does promote the comprehensive plan and protects the natural resources.

Ms. Moore explained that this will apply to single family lots in zoning districts A, B, C, and D for new homes or those with construction increasing the impervious area by 50% or more.

Ms. Moore stated that section C will require a tree protection and replacement plan including a survey of all trees 6-inch diameter at breast height or more submitted at the time of the initial permit. She explained that this survey will also include the location of any trees removed within the past 12 months, a depiction of tree protection fencing, and the location of any new trees.

Ms. Moore stated that the proposed ordinance does include a retention requirement of 50% of all trees 6 inches at breast height or greater. She also explained that the replacement of trees removed beyond the 50% maximum allowed is on a 1:1 basis for trees 6 inches at breast height or greater and 2:1 replacement of those 20 inches or greater.

Ms. Moore stated that payment in lieu of replacement may be allowed if there is a constraint to the site.

Ms. Moore stated that street tree requirements will still require 1 tree for every 30ft of street frontage. She explained that street trees do not count towards the replacement tree requirements.

Ms. Moore stated that a final report will be required to account for all the trees before the escrow may be released.

Ms. Moore stated that an appeal process is offered by means of a minor site plan submittal to the Planning and Zoning Commission for consideration.

Ms. Moore stated that "diameter at breast height" has been added to the definitions.

Ms. Moore stated that changes have also been proposed to the definitions of "tree census" and "tree mass" to reflect the decrease in size from 8 inches to 6 inches.

Ms. LaBonte asked why diseased or invasive trees are not included in the percentage. Ms. Moore stated that this is because it is preferable for these trees to be removed. Ms. LaBonte had concerns that these should also be replaced rather than removed entirely.

Ms. O'Brien had concerns that this may be too costly and deter residents from making improvements to their homes. Ms. Moore stated that the amount of impervious area would have to increase significantly to invoke these requirements.

Ms. O'Brien asked if the changes to the ordinance will require all homeowners to get a permit for tree removal. Mr. Jaggi stated that the focus of this ordinance is for tear downs and rebuilds on existing lots. He explained that this will not create a requirement to get a permit for all tree removal.

Ms. Moore stated that the proposed ordinance has been reviewed by the Horticulture Ecology and Beautification committee and referred to their letter of support provided in the agenda packet.

Mr. Wang had questions regarding the recommended tree list. Ms. Moore stated that it is not codified as it does change frequently.

Mr. Lumley stated if the ordinance will require the trees to be chosen from the recommended list.

Ms. LaBonte closed the public hearing.

Mr. Lumley offered the exhibits to the record.

Mr. Wang made a motion to recommend approval to City Council of the text amendment presented to create a new section 405.560 titled Residential Tree Protection and Replacement Requirements and amending section 410.320 Tree Conservation and section 405.120 and 410.590 Definitions of Terms subject to the conditions outlined in the draft ordinance. Ms. Richter seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	AJ Wang, Vice Chair/Commission Member
SECONDER:	Marjorie Richter, Commission Member
AYES:	Wang, O'Brien, Richter, LaBonte
ABSENT:	Buelter, Hall, Potashnick

WORK AGENDA

1. EV Charging Station Requirements Work Session

Ms. Bethany Moore, City Planner, provided the commission with a sample memorandum from the County of Fairfax, VA.

Ms. Moore stated that staff would like the commission to offer suggestions and brainstorm ideas to be discussed at a second work session in the future.

Ms. Moore presented photos of different placement areas for the charging stations in the surrounding area.

Ms. Moore stated that the current types of charging include level one, level two, and DC Fast Charging.

Ms. Moore stated that level one is typical for residences and typically provides 5 miles of range per hour of charge.

Ms. Moore stated that level two is mid-level and typically provides 25 miles of range per hour of charge. She stated that with level two full charge takes 4-8 hours, and these are often offered by employers for their staff to use during the workday.

Ms. Moore stated that DC Fast Charging typically takes less than an hour. She explained that the DC Fast Charging stations require larger equipment and presented different local examples of this type of charging station.

Ms. Moore stated that the commission should consider the location of the stations on the site, landscape and screening requirements, allowable zoning districts, quantity and parking requirements, signage, and site coverage.

Ms. O'Brien wondered if visibility of the stations should be a concern as drivers can typically use apps and GPS to find the stations.

Mr. Wang stated that the displays in the vehicles will typically alert you when the charge is running low and navigate to the closest stations.

Ms. Richter asked for clarification if the City would like to see this use grow in Creve Coeur or if the goal is to be more restrictive. Ms. Moore stated that this is up to the consideration of the commission.

Ms. O'Brien stated that she would like to see them promoted but does not believe they should be placed visibly as an eyesore.

Mr. Jaggi stated that he agrees that the City is in support of charging stations with regulations. He suggested creating incentives for applicants to include these, such as not counting these spaces towards site coverage or parking requirements.

Mr. Wang stated that in the future all spaces may require charging stations. Mr. Jaggi suggested taking a more cautious approach and making changes to accommodate future requirements.

Ms. LaBonte asked who typically pays for the electricity to the stations. Mr. Jaggi stated that they are metered separately and paid by the EV company.

Ms. LaBonte referred to the design guidelines in the comprehensive plan and asked about placement of the utility equipment. Ms. Moore stated that the further the equipment gets from the charging stations, the more expensive they become. She stated that the equipment should require landscape screening to meet the design guidelines of the comprehensive plan.

Mr. Wang asked if the federal government has any sort of grant program for these or if there are any requirements. Ms. Moore stated that she has not seen any at this time.

Mr. Lumley asked if these will be regulated as an accessory use. Ms. Moore confirmed they will.

Mr. Lumley suggested that these potentially may require a conditional use permit down the road as a full service station.

Ms. O'Brien suggested restricting these to parking lots of a minimum size.

Ms. LaBonte referred to the sample and asked what staff thought is missing. Ms. Moore stated that there are certain items that may be too restrictive, such as screen size. She stated that as an example, she believes lighting should be regulated. She also stated that landscaping should be regulated.

Ms. LaBonte had concerns with the height of the utility equipment.

Ms. Richter asked the requirements of putting EV charging in a parking garage. Ms. Moore referred to the sample memorandum and stated that this example regulates equipment on the top of the parking structure.

Ms. LaBonte asked about the parking space requirements. Mr. Jaggi stated that the parking spaces could be included in the number of required spaces but the lost spaces for the equipment will count against.

Mr. Jaggi suggested staff present examples of parking lots in the City that would meet a minimum size requirement.

Mr. Jaggi stated that staff would like to avoid placement on the street frontage. He also stated that this could be a consideration of the commission based on the site if there is no visual impact.

Mr. Jaggi stated that the commission should consider if EV stations and EV ready should be required for new commercial buildings and new residential homes.

Ms. Richter stated that the sample memorandum seems restrictive. Ms. Moore stated that the commission can use the sample as a guideline and choose to be more or less restrictive. Ms. Richter stated that it is easier to ease restrictions than add them, so it may be better to start off more restrictive.

Ms. LaBonte stated that she believes these should be promoted with regulations to meet the design guidelines.

RESULT:	CONTINUED [UNANIMOUS]
AYES:	Wang, O'Brien, Richter, LaBonte
ABSENT:	Buelter, Rovak, Hall, Potashnick

DEPARTMENT REPORTS

Mr. Jaggi stated that the next meeting will be October 17th with one item on the agenda. He stated staff may add a second work session on EV charging station to the agenda if staff has adequate time for a draft.

Mr. Jaggi stated that the council has not voted on the drive thru text amendment and has asked for two separate amendments for commercial and residential. He explained that there are concerns with drive thrus adjacent to residential as well as near multi-family.

Mr. Jaggi stated that the City has new agenda and minutes software that will be used in the next meeting Planning and Zoning Commission meeting.

Mr. Jaggi stated that permitting software initiatives are under way and moving along well.

ADJOURNMENT

Mr. Wang made a motion to adjourn. Ms. O'Brien seconded. All in favor.

The meeting adjourned at 7:30 PM.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-029: CONDITIONAL USE PERMIT FOR WHITE GLOVE EXOTIC
SERVICES LOCATED AT 10640 GATEWAY BOULEVARD**

FOR THE MEETING OF: Monday, October 17, 2022

LOCATION: 10640 Gateway Boulevard, in the LI (Light Industrial) District

REQUEST: Alex David, of White Glove Exotic Services, has submitted an application for a Conditional Use Permit for White Glove Exotic Services, General Automotive Repair (NAICS 811111) located at 10640 Gateway Boulevard in the "LI" Light Industrial zoning district. The business would provide automotive repair and detail services for high-end vehicles. The building previously housed a business for the sale of used automobiles. Under Section 405.210, Table A of the Zoning Code, General Automotive Repair (NAICS 811111) in the "LI" zoning district requires the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

ADDITIONAL INFORMATION:

White Glove Exotic Services will be taking over the tenant space previously operated as a used-only automotive dealer for Exotic Motors. No changes are proposed for the site and the business is already operating without a conditional use permit or business license.

Key Issues:

- Does the request integrate with the surrounding uses?
- Does the request further the goals and/or implement the Comprehensive Plan?

Creve Coeur 2030 Comprehensive Plan References

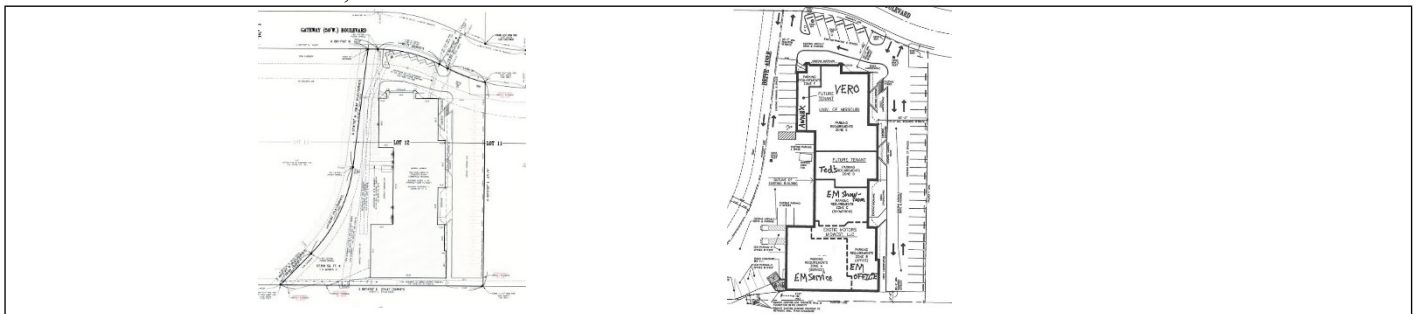
- Mixed-Use Innovative District
- Design Guidelines

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.380: LI-Light Industrial District
- Section 405.470: Conditional Uses
- Section 405.1070: Conditional Use Permits.

APPLICANTS: Alex David
White Glove Exotic Services
4362 West Pine Boulevard
St. Louis, MO 63108

PROPERTY OWNER: PPM/Warson Road, LLC
1034 S. Brentwood Suite 300
St. Louis, MO 63117



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 10/12/2022

ATTACHMENTS: Applicant's Materials
Draft Ordinance

BACKGROUND AND ZONING HISTORY

The existing 19,609 sq. ft. warehouse building was originally built in 1974 on a site of approximately 1.32 acres in the Lindberg-Warson Industrial Center. Originally developed under St. Louis County jurisdiction, the entire area was annexed into the City of Creve Coeur in 1990 and subsequently zoned LI (Light Industrial) District. The property has remained largely unchanged since that time.

A conditional use permit was issued in 2015 for the use of the proposed tenant space for a used-only automobile dealer, Exotic Motors, with the only change to the site involving the reconstruction of the trash enclosure to conform with code. The existing tenant space has remained largely unchanged since that time and the new tenant, White Glove Exotic Services, will not be making any changes to the property. In 2016 a conditional use permit was approved for the adjacent tenant space in the same building for the Vero Pasto Fulfillment Center for Katie's Pizza and this tenant is still existing along with the Art Studio tenant which is a permitted use.

White Glove Exotic Services will employ 17 employees in order to conduct their repair work on high end, luxury, and exotic cars. The services provided include routine maintenance to full service using the latest technology and parts for diagnostics. The proposed use will utilize the existing single service bay and brick trash enclosure already existing on site.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Industrial	"LI" Light Industrial	Gateway Boulevard
South	Industrial	"LI" Light Industrial	N/A
East	Industrial	"LI" Light Industrial	N/A
West	Industrial	"LI" Light Industrial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) located on the east end of Olive Boulevard. The Comprehensive Plan recommends that a variety of active, office and residential uses be allowed and encouraged with side and rear lot parking. The MUIC is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development, multi-family housing, and other community amenities. The focus of the MUIC is to develop the SLEDP 39 North plant science and agricultural technology district. The property at 10640 Gateway Boulevard was developed in St. Louis Country prior to incorporation into the City of Creve Coeur and has remained largely unchanged since. Since the proposed use will only be taking up a portion of the existing building and making no exterior or interior changes, this use is not of concern in terms of the Comprehensive Plan guidelines. The nature of the use requires that a clean, well-kept appearance be maintained that is of a higher caliber than is typically seen in traditional light industrial uses. In fact, the existing front landscape is already of a higher quality than most of the properties within the LI District. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan as much as such a use could.

ZONING REVIEW

As the proposed use is utilizing an existing space within a multi-tenant building, and will not be making any changes to the exterior of the building or site, the primary zoning issues would be parking and meeting the conditional use requirements for auto repair facilities.

Parking:

In 2016, the Conditional Use Permit for Vero Pasto for Katie's Frozen Pizza was approved requiring 11 parking spaces for the manufacturing use with 5 employees. At the time, Staff did not foresee a parking issue with the use, should it grow to utilize the entire 5,381 square foot space, and recommended that the Ordinance authorize the use for the entire leased space without additional zoning approvals. There is also the permitted use of the Tom Collier Art Studio in addition to the proposed White Glove Exotic Motors use.

White Glove Exotic Motors is classified as NAICS 811111 General Automotive Repair. Per Section 405.820(H)(4), the closest listed use, the parking requirements are one (1) space per three hundred (300) square feet of floor area plus one (1) space per service bay. As White Glove Exotic Services is filling the 10,408 square foot tenant space and has one (1) service bay, the required number of parking spaces is 36. There are 51 parking spaces existing on-site and the approval of the proposed use would not exceed the required parking on site.

Landscaping:

Section 405.470(A)(20)(f) *Conditional Uses* outlines the suggested landscaping for such uses. The sections states that a 10-foot-wide landscaped buffer should be provided along all property lines including street frontage. It also requires that landscaping shall be provided in accordance with a landscape plan approved by the Planning and Zoning Commission. A landscape plan was submitted but it does not include all of the information Staff needs to approve a final landscape plan. In addition, the site does not have a 10-foot-wide landscaping buffer along all property lines. There is a 10-foot-wide grassy lawn on the southern property line that has a steep slope upwards towards the property to the south. The remaining three sides of the building are surrounded by paved parking lot. The front of the building has an adequate amount of landscaping in good condition and the streetscape has three street trees also in good condition. Given the pre-existing conditions of the site, staff is comfortable with the amount of existing landscaping provided, however, staff is recommending approval of the provided landscaping plan with the condition that the applicant work with staff in order to submit a final landscape plan.

Additional Requirements:

Section 405.470(A)(20) *Conditional Uses* includes additional requirements that a site must meet in order for this use to be approved. It limits NAICS 811111 General Automotive Repair uses to lots of at least 1 acre, limits service bays to 1 per 5,000 square feet of land area, requires a solid brick or concrete trash enclosure in the rear half of the site and prohibits body repairs on site in addition to the previously mentioned landscape buffer. There are additional requirements for properties that abut residential districts. This site does not abut any residential districts and is completely surrounded by Light Industrial uses in the LI zoning district. This site meets all of the requirements outlined in Section 405.470(A)(20) with the exception of the landscape buffers, as noted in the previous section. The current tenant was able to re-use the existing single service bay and trash enclosure used by the previous tenant, Exotic Motors.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets all of the requirements of the Comprehensive Plan and Zoning Ordinances, with the exception of the landscape buffers as noted within this report. If approved by the Planning and Zoning Commission, Staff recommends the following conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 10,408 square foot general automotive repair shop with one service bay located at 10640 Gateway Boulevard.
2. The hours of operation shall be: 7:00 a.m. to 6:00 p.m. Monday through Friday; or by appointment only.
3. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
4. All repair operations shall be conducted inside the building.
5. All used tires and parts, trash and similar objects shall be stored within the existing enclosure or indoors.
6. No body and fender work, top and upholstery work shall be permitted on the premises.
7. A Final landscape plan shall be submitted and approved by Staff before the approval of any additional permits.
8. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
9. Any mechanical equipment installed for the site shall be properly screened with approved materials.
10. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

"I move to recommend approval of the conditional use permit for White Glove Exotic Services according to the draft ordinance attached to the staff report on Application #22-029, for the meeting of October 17, 2022." (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

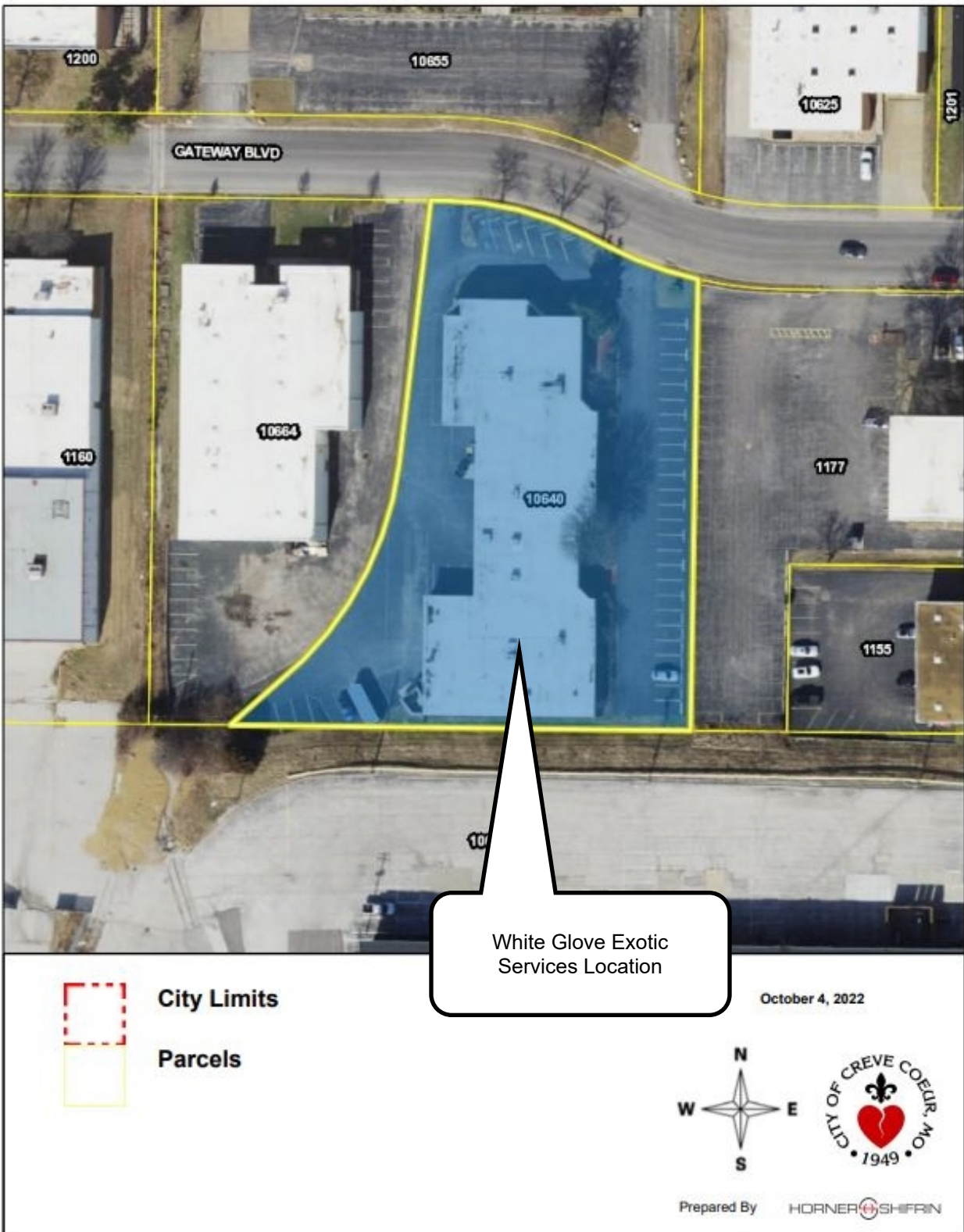
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 10/12/2022
 A photograph showing the entrance to a modern building with dark brown vertical siding and large glass windows. A large tree with green and yellowing leaves stands in front of the building. The foreground is a paved area with some landscaping including shrubs and small trees.	Description: Entrance to White Glove Exotic Services with existing landscaping.
 A photograph showing a side view of the building with extensive landscaping. There are several trees, including one with bright orange autumn foliage, and various shrubs. A set of red brick steps leads up to the building. The sky is overcast.	Description: Additional site landscaping.
 A photograph showing another side view of the building with landscaping. There are trees with yellow and orange autumn foliage, and various shrubs. The building's dark brown siding and glass windows are visible. The sky is overcast.	Description: Additional site landscaping.



Description:
Existing street trees
in good condition.



Description:
Separation between
adjoining
properties.



Description: Rear
of building where
existing trash
enclosure and
existing service
door is located.



NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #22-029: CONDITIONAL USE PERMIT FOR WHITE GLOVE EXOTIC SERVICES LOCATED AT 10640 GATEWAY BOULEVARD

FOR THE MEETING OF: Monday, October 17, 2022, 6:00 PM.

LOCATION: 10640 Gateway Boulevard (see attached map). Zoned LI Light Industrial District

REQUEST: Alex David, of White Glove Exotic Services, has submitted an application for a Conditional Use Permit for White Glove Exotic Services, General Automotive Repair (NAICS 811111) located at 10640 Gateway Boulevard in the "LI" Light Industrial zoning district. The business would provide automotive repair and detail services for high-end vehicles. The building previously housed a business for the sale of used automobiles. Under Section 405.210, Table A of the Zoning Code, General Automotive Repair (NAICS 811111) in the "LI" zoning district requires the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review this request on Monday, October 17th, 2022, at 6:00 p.m., for recommendation to the City Council. Meetings are held in person in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. We encourage you to attend if you have any questions or wish to make a statement.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail blmoore@crevecoeurmo.gov.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?

Creve Coeur 2030 Plan References

- Mixed-Use Innovative District
- Design Guidelines

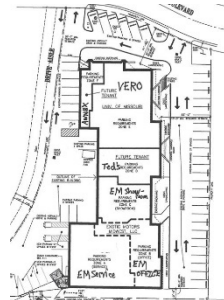
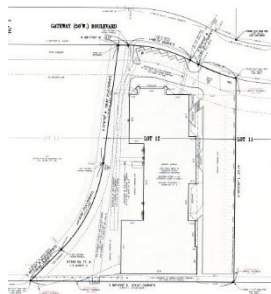
Zoning Code References

- Section 405.380: LI-Light Industrial District
- Section 405.470: Conditional Use Permit

APPLICANT: Alex David
White Glove Exotic Services
4362 West Pine Boulevard
St. Louis MO 63108

**PROPERTY
OWNER:**

PPM/Warson Road, LLC
1034 S. Brentwood Suite 300
St. Louis, MO 63117



STAFF CONTACT: Bethany L. Moore, City Planner
CC: Mark Manlin and Heather Silverman – Ward 1

Aerial Photo



ALTA/ACSM LAND TITLE SURVEY

To: Exotic Motors Midwest, LLC; Exotic Motors Midwest, L.L.C. and Old Republic National Title Insurance Company and St. Louis Title, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13 and 16 of Table A thereof. The field work was completed on February 11, 2015.

JAMES SURVEYING COMPANY



Date of Plat: 2/13/2015

Agent:

Leo J. Klutho, PLS-2005019212
Professional Land Surveyor in Responsible Charge

I also declare that under my supervision and to the best of my ability and professional judgment, that the results shown hereon are made in accordance with the Current Minimum Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, for an Urban Class Survey.

PROPERTY DESCRIPTION PER TITLE POLICY:

A tract of land in Lot 12 and part of Lot 11 of the Resubdivision of Section 2, 3 and 4 Of Lindbergh Warson Industrial Center Addition No. 1 as shown on the plat thereof recorded on Plat Book 100 page 52 of the St. Louis County Records and further described as follows:

Beginning at the Southwest corner of said Lot 12; thence South 89 degrees 14 minutes East 274.38 feet along the South lines of Lots 12 and 11 to a point; thence North 0 degrees 50 minutes East 271.74 feet to a point on the South line of Gateway Boulevard, 50 feet wide; thence along said South line of Gateway Boulevard along a curve to the right having a radius of 238.50 feet, a distance of 54.15 feet to a point of tangency; thence along said South line, North 62 degrees 55 minutes West, 0.15 feet to the Northwest corner of said Lot 11; thence continuing along said South line, North 62 degrees 55 minutes West, 12.27 feet to a point of curve; thence along a curve to the left having a radius of 188.50 feet, a distance of 86.75 feet to a point of tangency; thence North 78 degrees 17 minutes East 13.15 feet to the Northwest corner of said Lot 12; thence along the West line of said Lot 12 the following courses and distances: South 7 degrees 41 minutes 30 seconds West 158.42 feet to a point; thence along a curve to the right having a radius of 200.00 feet a distance of 131.01 feet to a point of tangency; thence South 45 degrees 13 minutes 30 seconds West 58.59 feet to the point of beginning.

NOTES:

SOURCE OF TITLE: Old Republic National Title Insurance Company - File Number: 3730STL. Dated: January 6, 2015
ITEM 4: Building Lines and Easements in Plat Book 99, Page 59 and Plat Book 100, Page 52 (Unless otherwise noted, the Building Lines and Easements shown were taken from these instruments)
ITEM 5: Reservation of Easement Strip by Industrial Properties, Inc. in Book 5010, Page 262 (Affects the Property as shown on the Plat) and Book 5218, Page 42 (Affects the Property as shown)
ITEM 6: Easements to Union Electric Company in Book 4737, Page 327 (All Easement Strips and Private Streets as shown on the Plat) and Book 5218, Page 42 (Affects the Property as shown)
ITEM 7: Easement to The Metropolitan St. Louis Sewer District in Book 5644, Page 110 (Affects the Property as shown)
ITEM 8: Easement to Laclede Gas Company in Book 6779, Page 2364 (Affects the Property as shown)

SOURCE OF BEARINGS: "Resubdivision Of Sections 2, 3 And 4 Of Lindbergh-Warson Industrial Center Addition #1", Plat Book 100, Page 52 of the St. Louis County Records.

SOURCE OF DEED: Conveyed to The Zimring Family Partnership II, L.P., by Deed recorded in Book 20810, Page 1630 of the St. Louis County Records.

FLOOD NOTE: "Zone X" Areas determined to be outside 500-Year Floodplain (NOT a "Special Flood Hazard Area") City of Creve Coeur, Missouri, Community-Panel Number: 290344 0192 K, Effective Date: February 4, 2015

UTILITIES: The location of existing underground facilities, structures and utilities, if and when shown, have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

ZONING: City of Creve Coeur, Missouri, Zone "L1" - Light Industrial District

- Lot Size Requirements: Minimum Lot Area = 21,780 Square Feet; Minimum Width = 100 Feet; Minimum Depth = 150 Feet
- Bulk Regulations: Maximum Building Height = 60 Feet; Maximum Site Coverage = 85% of Site
- Yard and Setback Requirements: Front Yard = 30 Feet (50 Feet with Parking in Front of Building); Side & Rear: 10 feet
- Parking Requirements: General offices including professional, governmental or institutional except as specifically enumerated in this Article: For buildings less than fifteen thousand (15,000) square feet, four (4) stalls per one thousand (1,000) square feet of gross leasable floor area. For buildings greater than fifteen thousand (15,000) square feet, three and three-tenths (3.3) stalls per one thousand (1,000) square feet of gross leasable floor area.

Any Zoning information shown hereon is not meant to be a Statement of Compliance, which would be beyond the Surveyor's expertise.

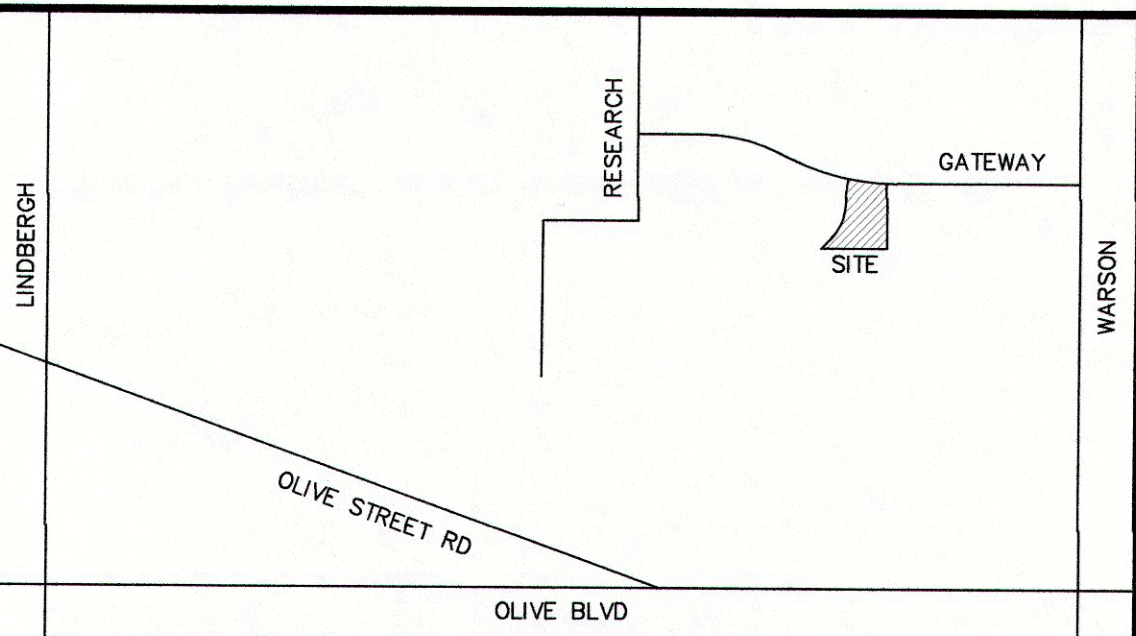
- TELEPHONE MANHOLE
- MANHOLE
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- GUY ANCHOR
- ELECTRIC BOX/METER
- TELEPHONE BOX/SERVICE
- ELECTRIC METER
- TELEPHONE SERVICE
- BREAKER BOX
- GAS METER
- TELEPHONE SERVICE
- CABLE TELEVISION



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



ALTA/ACSM LAND TITLE SURVEY

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129

Project Address: #10640 & #10650
Gateway Boulevard
St. Louis, MO 63132

REV.	DATE	BY	DESCRIPTION	PROJECT NUMBER
SUR.	R.S.	DES.		204754
DRW.	L.J.K.	CHK.	L.J.K.	
DATE PREPARED:	FEBRUARY 13, 2015			SHEET 1 OF 1

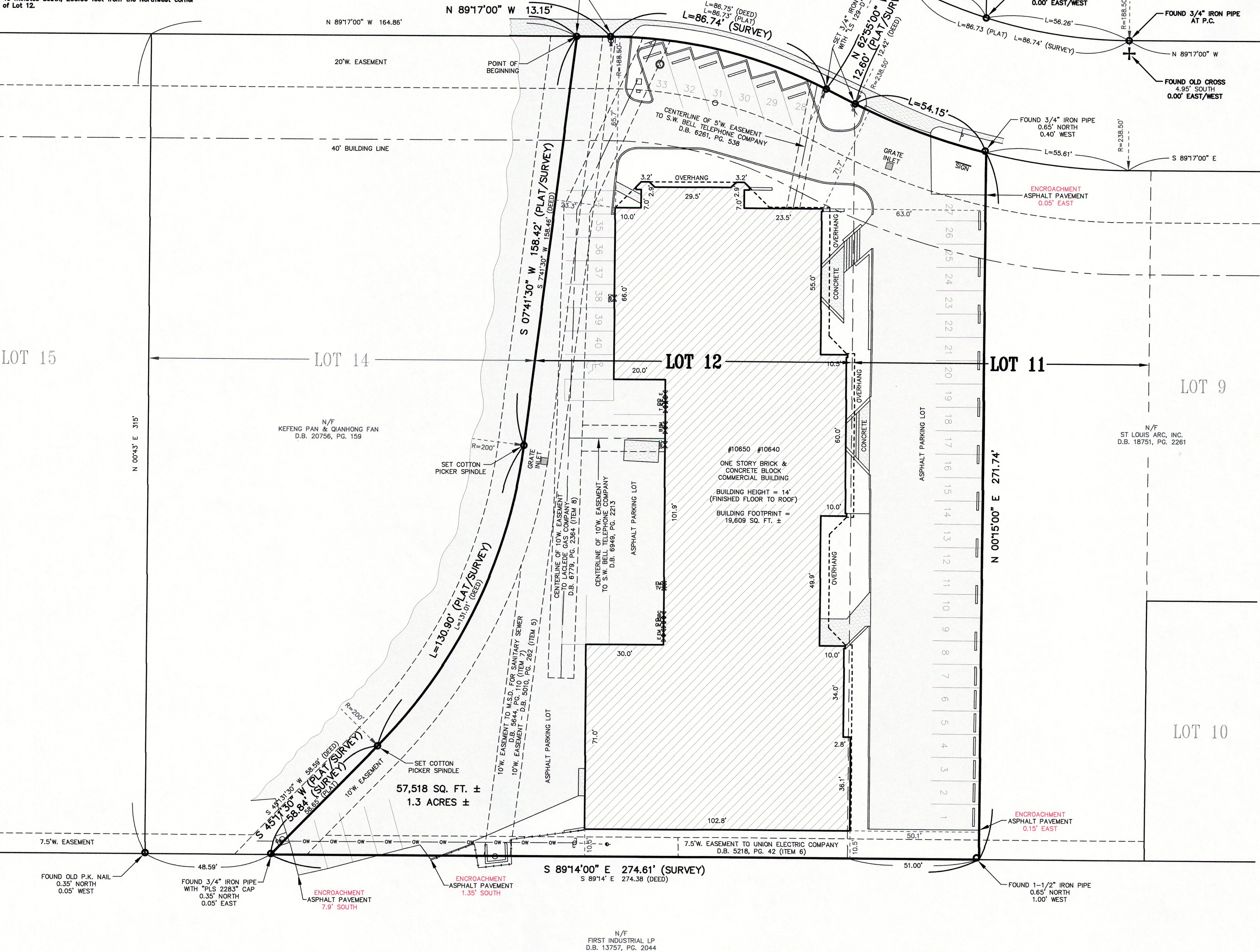
JAMES SURVEYING
COMPANY
LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

OFF-SITE SURVEY MONUMENT ADOPTED FOR THIS SURVEY:

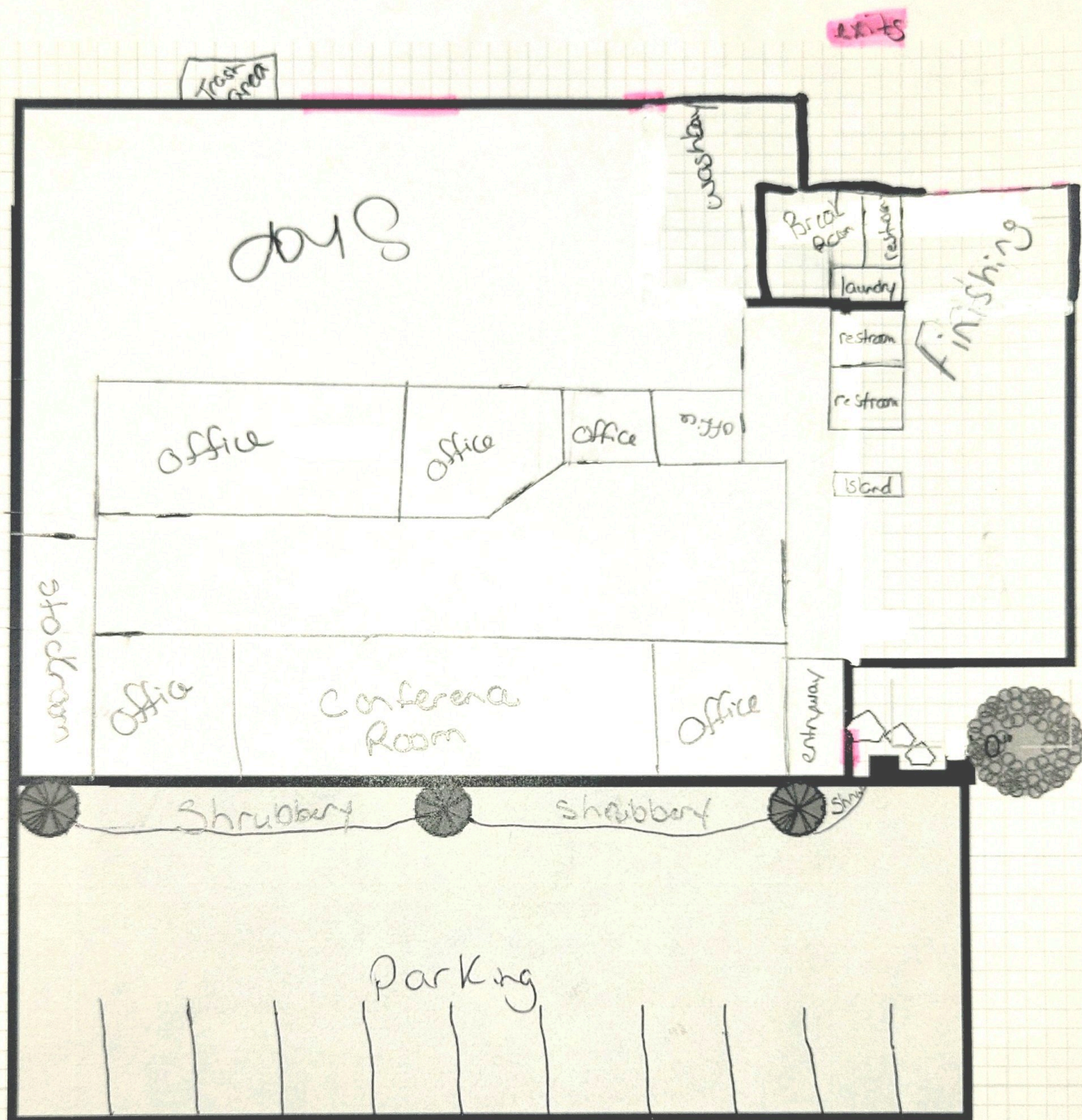
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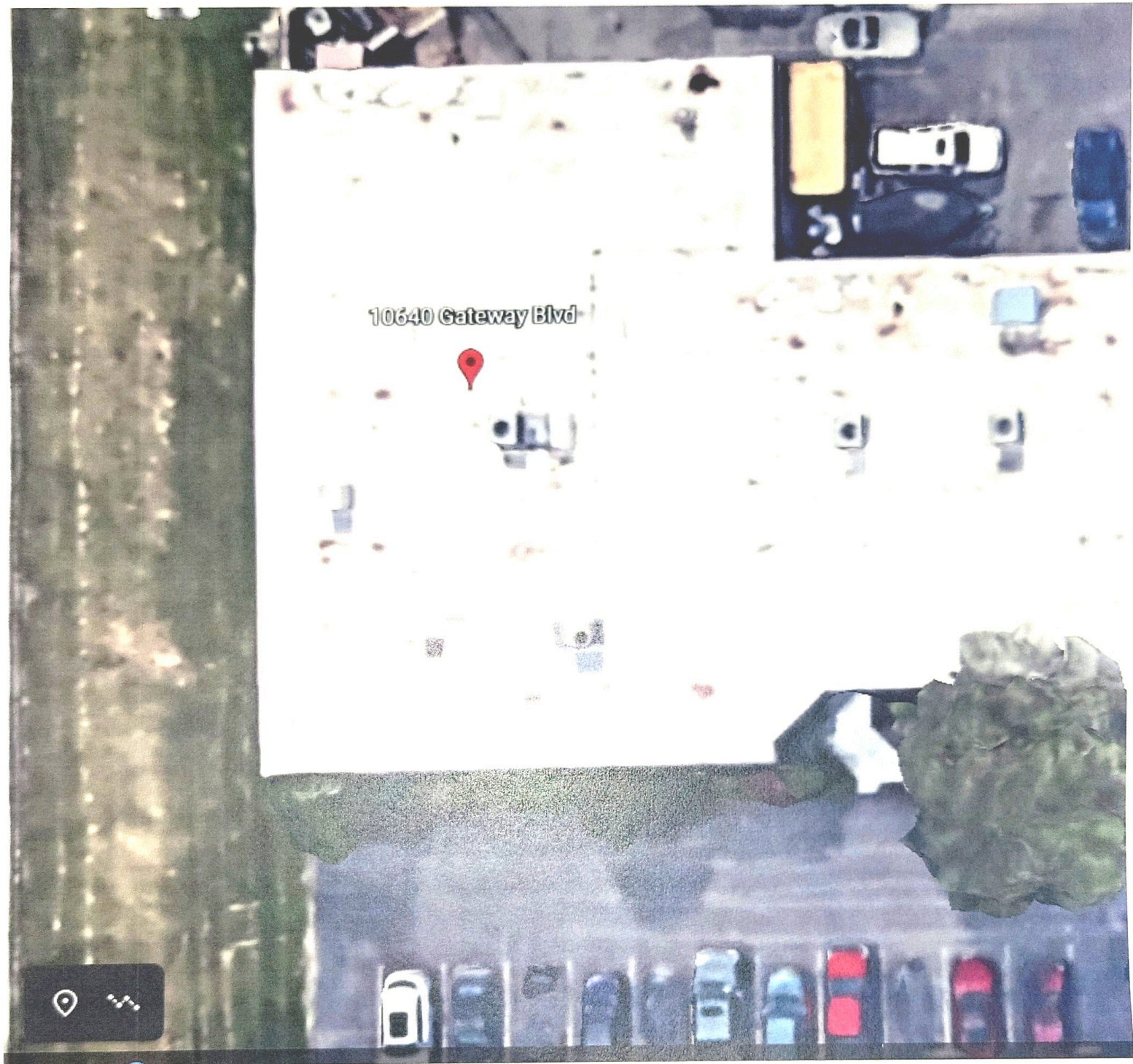
GATEWAY (50'W.) BOULEVARD

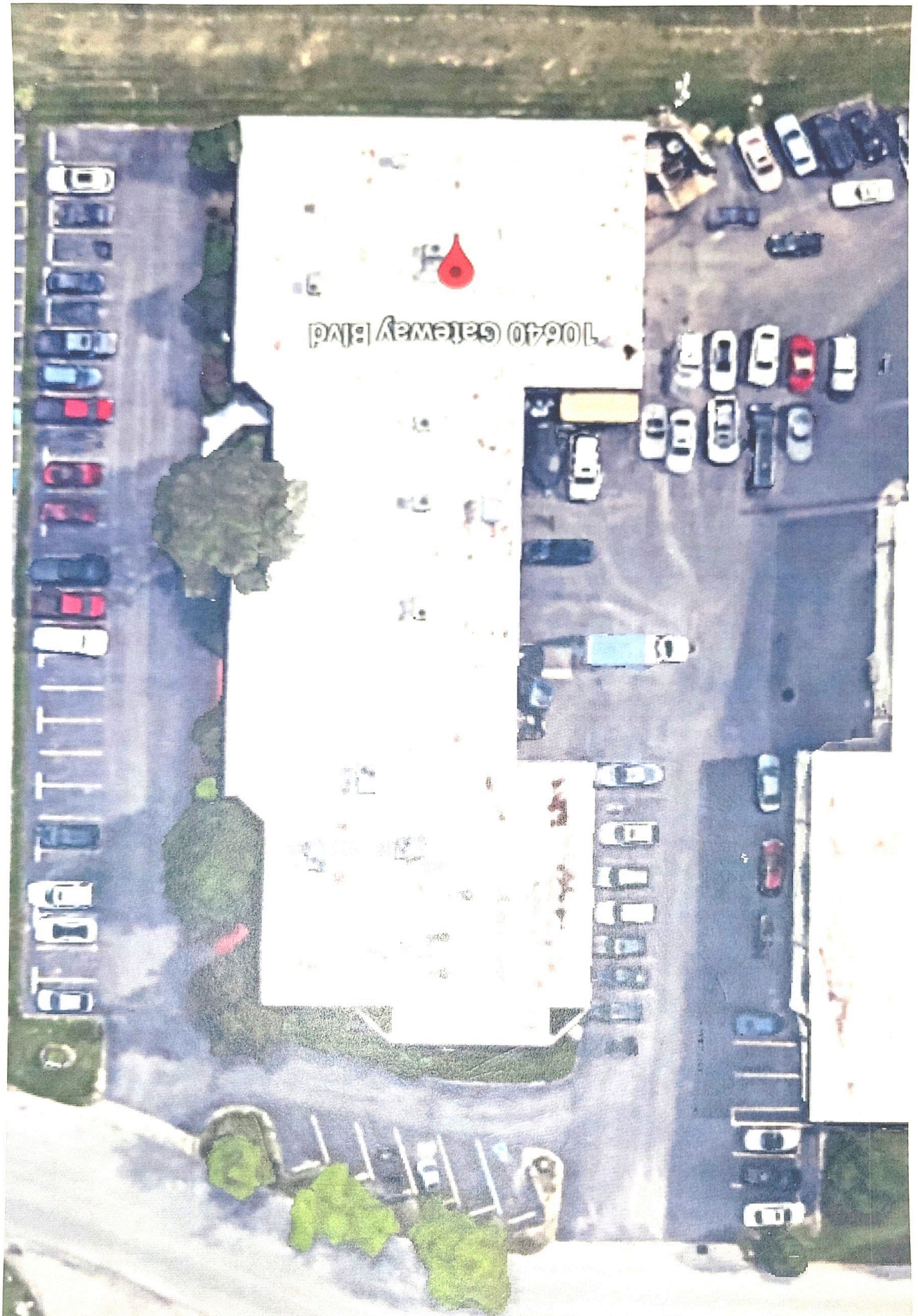


N/F
FIRST INDUSTRIAL LP
D.B. 13757, PG. 2044

[illegible]







ALTA/ACSM LAND TITLE SURVEY

To: Exotic Motors Midwest, LLC; Exotic Motors Midwest, L.L.C. and Old Republic National Title Insurance Company and St. Louis Title, LLC

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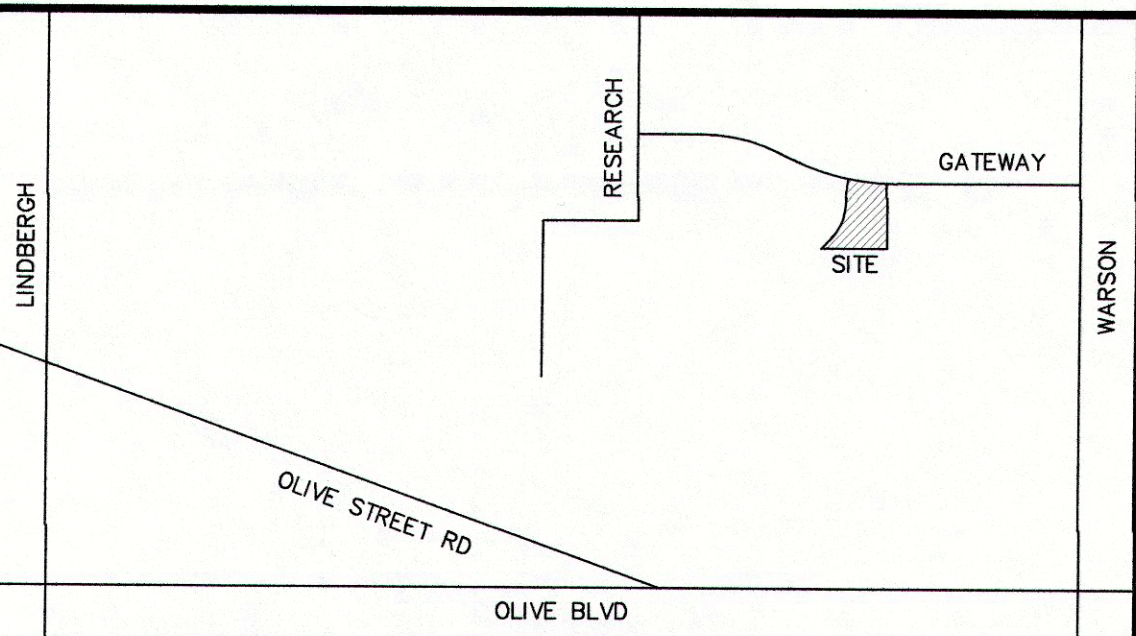
- - TELEPHONE MANHOLE
- - MANHOLE
- - UTILITY POLE
- - GUY ANCHOR
- ⊗ - ELECTRIC BOX/METER
- ⊗ - TELEPHONE BOX/SERVICE
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- ⊗ - TELEPHONE SERVICE
- ⊗ - BREAKER BOX
- ⊗ - GAS METER
- ⊗ - TELEPHONE SERVICE
- ⊗ - CABLE TELEVISION



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



ALTA/ACSM LAND TITLE SURVEY

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129

Project Address: #10640 & #10650
Gateway Boulevard
St. Louis, MO 63132

REV.	DATE	BY	DESCRIPTION	PROJECT NUMBER
SUR.	R.S.	DES.		204754
DRW.	L.J.K.	CHK.	L.J.K.	
DATE PREPARED:	FEBRUARY 13, 2015			SHEET 1 OF 1

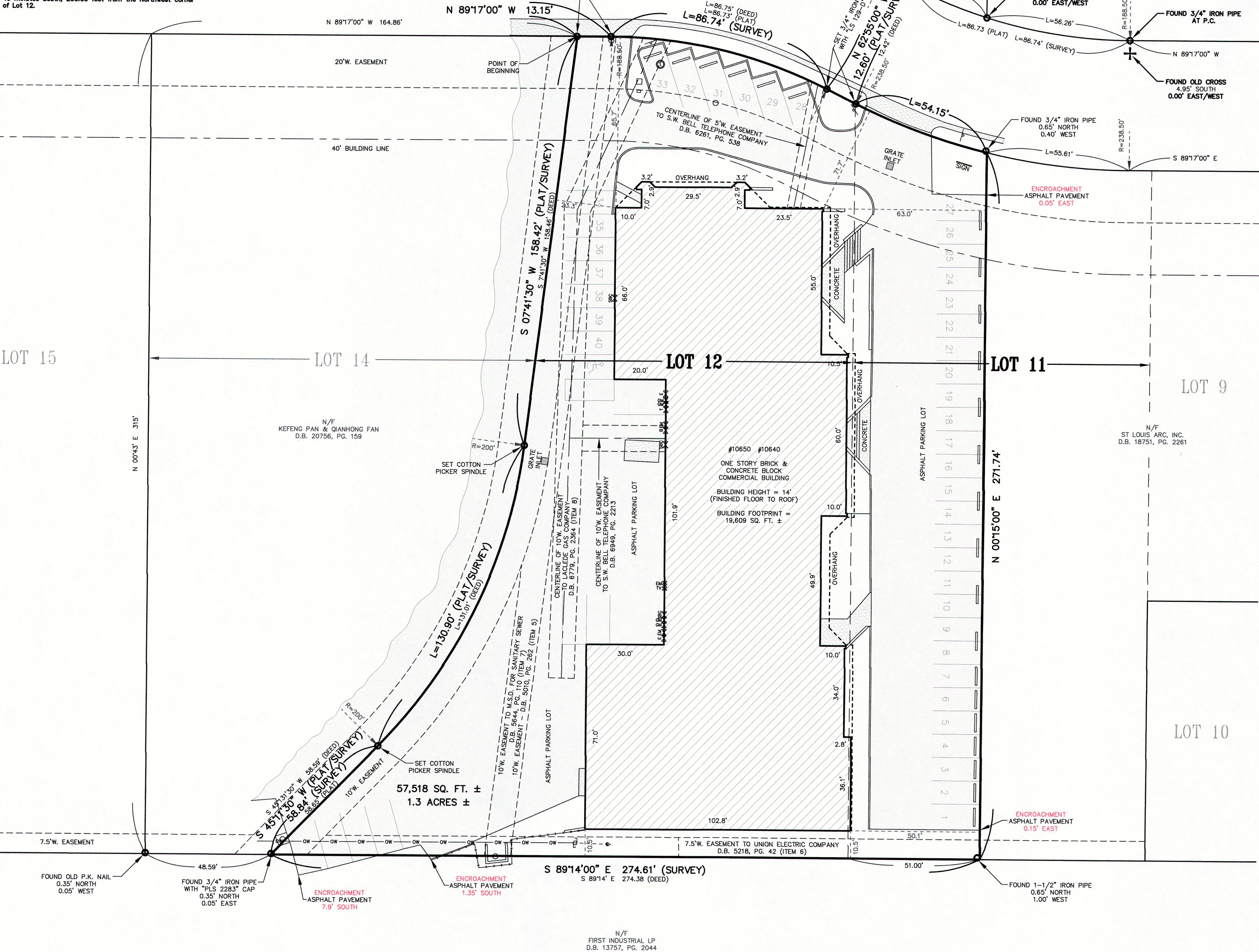
JAMES SURVEYING
COMPANY
LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

OFF-SITE SURVEY MONUMENT ADOPTED FOR THIS SURVEY:

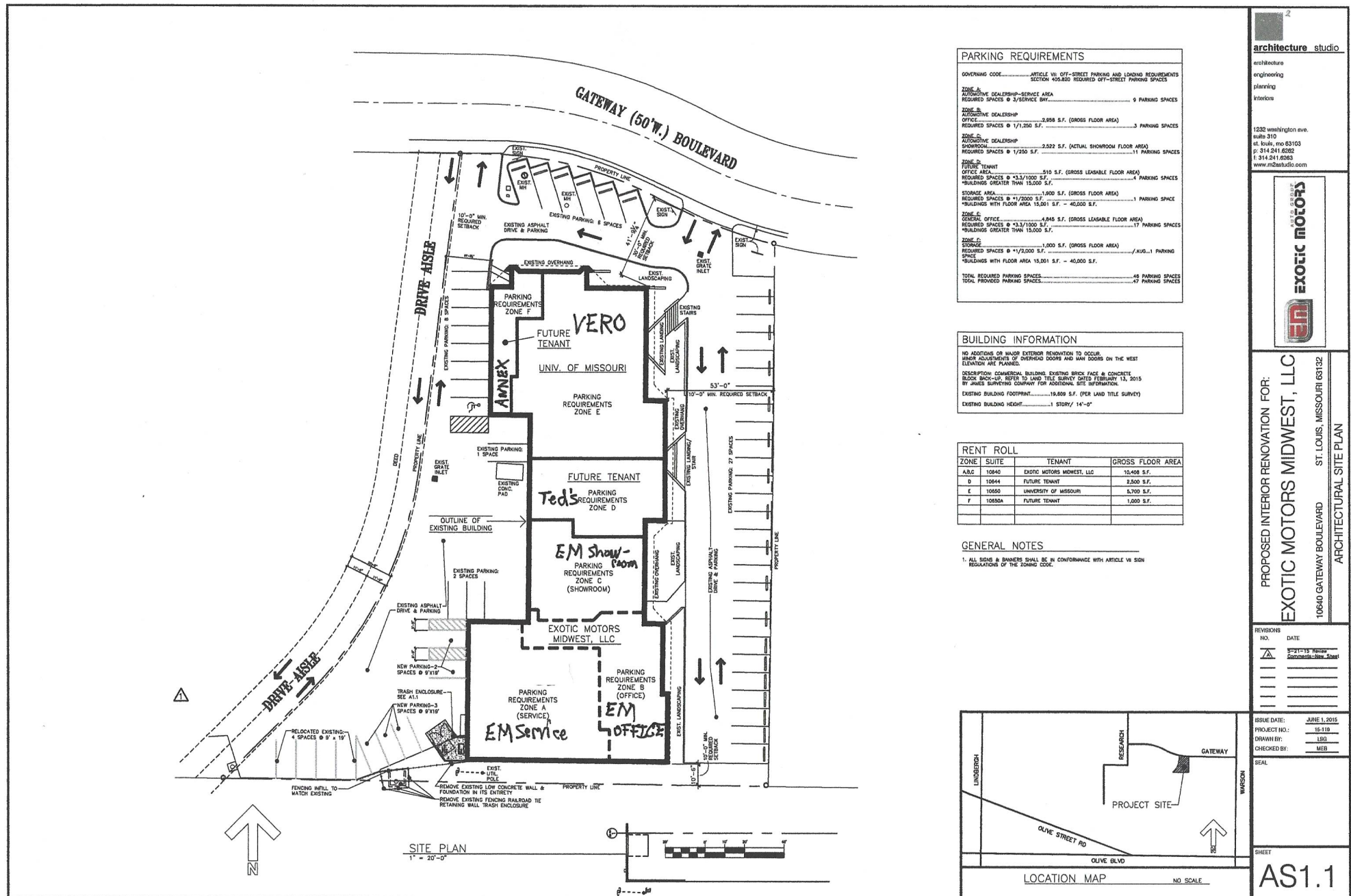
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GATEWAY (50'W.) BOULEVARD



N/F
FIRST INDUSTRIAL LP
D.B. 13757, PG. 2044

Accurate as of 7/24/19



PARKING REQUIREMENTS	
GOVERNING CODE.....	ARTICLE VI OFF-STREET PARKING AND LOADING REQUIREMENTS SECTION 405.020 REQUIRED OFF-STREET PARKING SPACES
ZONE A.....	AUTOMOTIVE DEALERSHIP-SERVICE AREA REQUIRED SPACES @ 1/1,250 S.F. 9 PARKING SPACES
ZONE B.....	AUTOMOTIVE DEALERSHIP OFFICE REQUIRED SPACES @ 1/1,250 S.F. 3 PARKING SPACES
ZONE C.....	AUTOMOTIVE DEALERSHIP SHOWROOM REQUIRED SPACES @ 1/250 S.F. 11 PARKING SPACES
ZONE D.....	FUTURE TENANT OFFICE AREA REQUIRED SPACES @ 1/1,250 S.F. 4 PARKING SPACES
ZONE E.....	STORAGE AREA REQUIRED SPACES @ 1/1,250 S.F. 1 PARKING SPACE
ZONE F.....	STORAGE AREA REQUIRED SPACES @ 1/1,250 S.F. 1 PARKING SPACE
TOTAL REQUIRED PARKING SPACES.....	48 PARKING SPACES
TOTAL PROVIDED PARKING SPACES.....	47 PARKING SPACES

BUILDING INFORMATION	
NO ADDITIONS OR MAJOR EXTERIOR RENOVATIONS TO OCCUR. MINOR ADJUSTMENTS OF OVERHEAD DOORS AND MAIN DOORS ON THE WEST ELEVATION ARE PLANNED.	
DESCRIPTION COMMERCIAL BUILDING EXISTING BRICK FACE & CONCRETE BLOCK BACK-UP. REFER TO LAND TITLE SURVEY DATED FEBRUARY 13, 2015 BY JAMES SURVEYING COMPANY FOR ADDITIONAL SITE INFORMATION.	
EXISTING BUILDING FOOTPRINT.....	15,800 S.F. (PER LAND TITLE SURVEY)
EXISTING BUILDING HEIGHT.....	1 STORY/ 14'-0"

RENT ROLL			
ZONE	SUITE	TENANT	GROSS FLOOR AREA
A&B	10640	EXOTIC MOTORS MIDWEST, LLC	13,408 S.F.
D	10644	FUTURE TENANT	2,500 S.F.
E	10650	UNIVERSITY OF MISSOURI	5,700 S.F.
F	10650A	FUTURE TENANT	1,000 S.F.

GENERAL NOTES

1. ALL SIGNS & MARKERS SHALL BE IN CONFORMANCE WITH ARTICLE VI SIGN REGULATIONS OF THE ZONING CODE.

architecture studio

architecture
engineering
planning
interiors

1232 washington ave.
suite 310
st. louis, mo 63103
p: 314.241.6282
f: 314.241.6283
www.mcstudio.com

EXOTIC MOTORS

PROPOSED INTERIOR RENOVATION FOR:
EXOTIC MOTORS MIDWEST, LLC
10640 GATEWAY BOULEVARD ST. LOUIS, MISSOURI 63132
ARCHITECTURAL SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	8-21-15	Review
2	8-21-15	Revised

ISSUE DATE: JUNE 1, 2015
PROJECT NO.: 15-110
DRAWN BY: LSO
CHECKED BY: MEB

SHEET

AS1.1



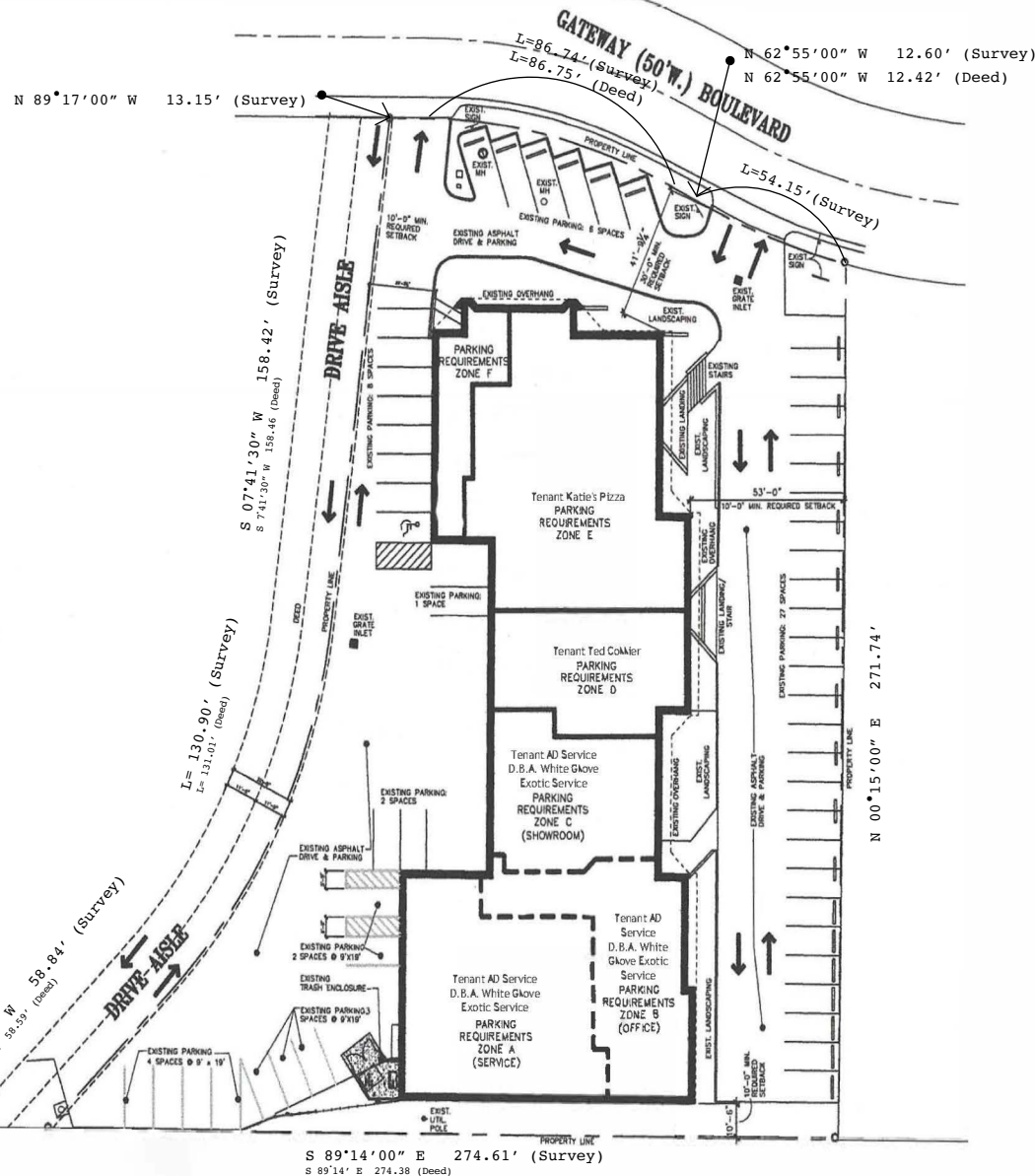
CLIENT
AD Service
D.B.A. White Glove Exotic
Service
10640 Gateway Blvd
St. Louis, MO 63132

ISSUE
10.12.2022
Drawn By
JG, MN,
Architecture
Studio MO

PROJECT NO.
245.170
PROJECT
Conditional Use
Site Plan

DESCRIPTION
Drawing of the
existing structure
with no proposed
changes

01

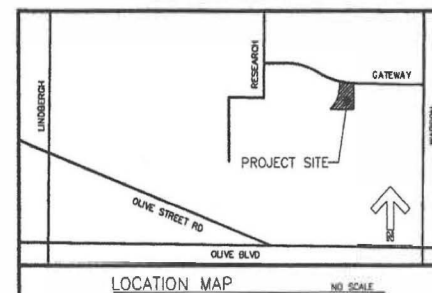


SITE PLAN
1" = 30'-0"

PARKING REQUIREMENTS	
GOVERNING CODE: ARTICLE VII OFF-STREET PARKING AND LOADING REQUIREMENTS SECTION 402.02 REQUIRED OFF-STREET PARKING SPACES	
ZONE A: AUTOMOTIVE DEALERSHIP-SERVICE AREA REQUIRED SPACES @ 1/1,250 S.F.	3 PARKING SPACES
ZONE B: AUTOMOTIVE DEALERSHIP OFFICE REQUIRED SPACES @ 1/1,250 S.F.	3 PARKING SPACES
ZONE C: AUTOMOTIVE DEALERSHIP SHOWROOM REQUIRED SPACES @ 1/1,250 S.F.	11 PARKING SPACES
ZONE D: FUTURE TENANT OFFICE AREA REQUIRED SPACES @ 1/1,250 S.F.	4 PARKING SPACES
ZONE E: STORAGE AREA REQUIRED SPACES @ 1/1,250 S.F.	1 PARKING SPACE
ZONE F: GENERAL OFFICE REQUIRED SPACES @ 1/1,250 S.F.	17 PARKING SPACES
ZONE G: STORAGE REQUIRED SPACES @ 1/1,250 S.F.	1 PARKING SPACE
TOTAL REQUIRED PARKING SPACES	43 PARKING SPACES
TOTAL PROVIDED PARKING SPACES	47 PARKING SPACES

BUILDING INFORMATION	
NO ADDITIONS OR MAJOR EXTERIOR RENOVATION TO OCCUR. MAJOR RENOVATIONS OF EXTERIOR DOORS AND MAIN DOORS ON THE WEST ELEVATION ARE PLANNED.	
DESCRIPTION: COMMERCIAL BUILDING, EXISTING BRICK FACE & CONCRETE BLOCK BACK-SIDE. REFER TO LAND TITLE SURVEY DATED FEBRUARY 13, 2015 BY JAMES SURVEYING COMPANY FOR ADDITIONAL SITE INFORMATION.	
EXISTING BUILDING FOOTPRINT	19,809 S.F. (PER LAND TITLE SURVEY)
EXISTING BUILDING HEIGHT	1 STORY/ 14'-0"

GENERAL NOTES
1. ALL SIGNS & SIGNERS SHALL BE IN CONFORMANCE WITH ARTICLE VI SIGN
REGULATIONS OF THE ZONING CODE.



LOCATION MAP
NO SCALE

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE
PERMIT FOR A 10,408 SQUARE-FOOT GENERAL AUTMOTIVE REPAIR
ESTABLISHMENT, FOR WHITE GLOVE EXTOIC SERVICES, LOCATED AT 10640
GATEWAY BOULEVARD**

WHEREAS, under Section 405.380(C), all general automotive repair establishments in the “LI”, Light Industrial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Alex David, for White Glove Exotic Services, submitted an application for a new conditional use permit for a 10,408 square foot automotive repair establishment, White Glove Exotic Services, with one service bay, at 10640 Gateway Boulevard; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, October 17, 2022, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on October 17, 2022; and,

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a general automotive repair establishment located at 10640 Gateway Boulevard, in the "LI" Light Industrial zoning district, whose legal description is as follows:

A tract of land in Lot 12 and part of Lot 11 of the Resubdivision of Section 2, 3 and 4 Of Lindbergh Warson Industrial Center Addition No. 1 as shown on the plat thereof recorded on Plat Book 100 page 52 of the St. Louis County Records and further described as follows:

Beginning at the Southwest corner of said Lot 12; thence South 89 degrees 14 minutes East 274.38 feet along the South lines of Lots 12 and 11 to a point; thence North 0 degrees 50 minutes East 271.74 feet to a point on the South line of Gateway Boulevard, 50 feet wide; thence on said South line of Gateway Boulevard along a curve to the right having a radius of 238.50 feet, a distance of 54.15 feet to a point of tangency; thence along said South line, North 62 degrees 55 minutes West, 0.15 feet to the Northwest corner of said Lot 11; thence continuing along said South line, North 62 degrees 55 minutes West, 12.27 feet to a point of curve; thence along a curve to the left having a radius of 188.50 feet, a distance of 86.75 feet to a point of tangency; thence North 78 degrees 17 minutes West 13.15 feet to the Northwest corner of said Lot 12; thence along the West line of said Lot 12 the following courses and distances: South 7 degrees 41 minutes 30 seconds West 158.46 feet to a point; thence along a curve to the right having a radius of 200.00 feet a distance of 131.01 feet to a point of tangency; thence South 45 degrees 13 minutes 30 seconds West 58.59 feet to the point of beginning.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a 10,408 square foot general automotive repair shop with one service bay located at 10640 Gateway Boulevard.
2. The hours of operation shall be: 7:00 a.m. to 6:00 p.m. Monday through Friday; or by appointment only.
3. Additional business hours may be permitted with the Zoning Administrator's approval, including but not limited to, the hosting of special events.
4. All repair operations shall be conducted inside the building.
5. All used tires and parts, trash and similar objects shall be stored within the existing enclosure or indoors.
6. No body and fender work, top and upholstery work shall be permitted on the premises.
7. A Final landscape plan shall be submitted and approved by Staff before the approval of any additional permits.
8. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
9. Any mechanical equipment installed for the site shall be properly screened with approved materials.
10. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the

BILL NO. _____

ORDINANCE NO. _____

recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.

11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

BILL NO. _____

ORDINANCE NO. _____

KELLIE HENKE
CITY CLERK