



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF CREVE COEUR, MISSOURI**  
**MONDAY, MARCH 20, 2017**

**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. Don Magruder  
Mr. Gene Rovak  
Ms. Heather Silverman  
Mr. Matthew Schuh  
Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, Director of Community Development  
Ms. Whitney Kelly, City Planner  
Ms. Deborah McLaughlin, Recording Secretary

**ACCEPTANCE OF THE AGENDA**

**APPROVAL OF MINUTES**

- 1. March 6, 2017 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. Application #16-028: a Resolution of the Planning and Zoning Commission of the City of Creve Coeur, Missouri, Adopting the Creve Coeur 2030 Comprehensive Plan as the Official Land Use Plan of the City**

The Commission has completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City, including by engaging a consultant and, with their assistance and the guidance and support of the Department of Community Development, holding a series of public workshops, focus group meetings, and work sessions. The public hearings were conducted over the course of four meetings on October 20, 2016, November 7, 2016, November 21, 2016 and December 15, 2017, and revisions to the plan were incorporated. Subject to final discussion and amendments, the resolution is ready for adoption as determined by the Commission. Prior information that was included in previous meetings or handed out at the meeting of March 6th, including previous Staff Memos, Public Comments, Public Hearing Transcripts, etc., have not been included with this packet, as it was becoming too large of a document for uploading. If anyone wishes to review the prior information, please refer to the previous Planning & Zoning Commission Meeting Packets available on the City's website.

**2. Capital Improvement Program Update – FY2018-2022**

At the last meeting City staff reviewed the proposed Capital Improvement Program for Fiscal Years 2018 through 2022, [www.creve-coeur.org/cip](http://www.creve-coeur.org/cip). The matter is ready for Commission recommendation to Council.

**3. Application: #16-030 for a Conditional Use Permit and Site Development Plan for a Panda Express Restaurant, with Drive-Thru Service at 10453 Olive Boulevard Within Creve Coeur Pavilion Shopping Center**

The Applicant has revised the drawings to address the concerns raised at the November 21st meeting and is requesting to un-table the application and to schedule the continued public hearing for the April 3rd meeting date. A motion to un-table the item and schedule it for the April 3rd meeting is needed.

**NEW BUSINESS****1. Public Hearing. Application #17-008: Text Amendment to Section 405.310: PH-Planned Hospital District of the Zoning Ordinance**

George Stock, of Stock and Associates, on behalf of Mercy Hospital, has submitted an application to amend Section 405.310: PH-Planned Hospital District of the Zoning Ordinance to reduce the required buffer yards and allow increased building height for properties within the PH District, when they are adjacent to non-residential uses within a residential zoning district under certain conditions and allow an increase in maximum site coverage from 55% to 63% for sites greater than 55.01 acres. These text amendments are in support of a proposed new outpatient center and parking garage for Mercy Hospital at the former Skilled Nursing Facility at 12120 Conway Road. The

proposed amendment also clarifies the regulations within this section for all sites within the PH District.

**WORK AGENDA**

None

**DEPARTMENT REPORTS**

1. Director of Community Development
2. City Attorney

**ADJOURNMENT**

Posted: \_\_\_\_\_  
Jason W. Jaggi  
Director of Community Development