



**REGULAR MEETING  
AGENDA  
CITY OF CREVE COEUR  
CITY COUNCIL  
300 NORTH NEW BALLAS RD  
DECEMBER 11, 2017  
7:00 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL**

**COMMENTS FROM THE GENERAL PUBLIC**

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

**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*

**1. CONSENT AGENDA**

- a. Council Minutes Dated November 27, 2017**

**BILLS PAYABLE REPORT**

*For Information Only*

**Summary:** For your information a listing of invoices paid November 23, 2017 to December 6, 2017 in the amount of \$392,191.38 is attached. No vote is required.

**UNFINISHED BUSINESS**

- 2. Bill No. 5681 - an Ordinance Authorizing the Issuance of a New Conditional Use Permit for a 3,000 Square-Foot Eating and Drinking Establishment, for Freddy's Frozen Custard and Steakhurgers, Located at 10453 Olive Boulevard Within the Creve Coeur Pavilion Shopping Center. Final Reading and Passage**

**Summary:** Roger Baker, of Winter Architects, on behalf of Greg Waldo, Freddy's Frozen Custard and Steakhurgers, submitted an application for a new conditional use permit for a 3,000 sq. ft., limited service restaurant (NAICS 722513) with 84 indoor seats and 42 outdoor seats, at 10453 Olive Boulevard, within the new retail building under construction at the Creve Coeur Pavilion Shopping Center. The subject property is zoned CB, Core Business District. All food services and drinking places (NAICS 722) are



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permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Commission recommended approval on November 20, 2017.

**3. Bill No. 5682 - an Ordinance Vacating an Easement on the Property at 273 Prince Towne Drive. Final Reading and Passage**

**Summary:** Request to vacate a 10-foot wide rear yard utility easement at 273 Prince Towne Drive. Planning and Zoning Commission recommended approval on November 20, 2017.

**NEW BUSINESS**

**4. Bill No. 5683 - an Ordinance Vacating a Portion of an Easement on the Property at 845 North New Ballas Court, Part of Lot 13 of the CityPlace Subdivision. First Reading**

**Summary:** A request has been filed by Colleen Ruiz, attorney and property owner's representative, for an easement vacation on the property at 845 North New Ballas Court, occupying Part of Lot 13 of the Cityplace Subdivision. The applicant is requesting that the City approve the vacation of a portion of an existing 10-foot wide easement which is located underneath a multi-floor parking structure that serves City Place 5. The utility companies have installed their improvements elsewhere on the property and the need for a utility easement is no longer needed to properly serve the development. An easement vacation exhibit prepared by Cole and Associates accompanies the request highlighting the portion of the easement to be vacated. Planning and Zoning recommended approval on December 4, 2017.

**5. Bill No. 5684 - an Ordinance Repealing Ordinance Number 5454 and Approving a New Master Sign Plan Pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances for the CityPlace Campus Located Within the "CB" Core Business District. First Reading**

**Summary:** Chris Woods, of Redico, on behalf of RNSI CityPlace Owner, LLC, has submitted an application to amend the master sign plan for the entire CityPlace Campus. Section 405.950.J. Master Sign Plans, allows the City Council the flexibility to approve additional signs for planned developments and large campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The application would allow for a free-standing real estate sign for the CityPlace Retail Building at 11615 Olive Boulevard. Planning and Zoning recommended approval on December 4, 2017.

**6. Bill No. 5685 - an Ordinance Amending Various Sections of the City's Zoning Ordinance Regarding Residential Development. First Reading**

**Summary:** Jason Jaggi, the Director of Community Development, on behalf of the City of Creve Coeur, has submitted for a text amendment to revise various sections of the Zoning Ordinance that would affect residential development that include but are not



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limited to, providing clarification on allowable encroachments within a front yard setback, providing greater definition for yards as they relate to overall lot dimensions for corner lots, and establishing requirements for sports courts. Also under consideration are revisions of the site coverage allowances for permeable pavers or concrete, and measuring building height based upon existing grade versus proposed grade and establishing new requirements for fences. Planning and Zoning recommended approval on December 4, 2017.

**7. Resolution No. 1328 - a Resolution Authorizing the Execution of an Agreement with Tyler Technologies Company to Provide Comprehensive Enterprise Software to the City of Creve Coeur.**

**Summary:** Staff has completed a review of the city's software needs and recommends approval of a contract with Tyler Technologies in the amount of \$211,929 for financial, personnel time and attendance, customer relationship and content management software.

**BUSINESS FROM MAYOR AND CITY COUNCIL**

**8. Council Liaison Reports**

**BUSINESS FROM CITY ADMINISTRATOR**

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

Posted: \_\_\_\_\_ posted 12/7/2017  
Deborah Ryan, MPCC  
City Clerk