



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, DECEMBER 4, 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. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. November 20, 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. PUBLIC HEARING. Application #16-031: Rezoning, Conditional Use Permit, and Site Development Plan and Boundary Adjustment Approval of a Mobil on the Run Convenience Store with Gas Pumps and Briteworx Car Wash Facility Located at 11109-11141 Olive Boulevard & 11100-11114 Oak Lake Court, Currently Zoned GC General Commercial and C Single Family Residential

Kevin Kamp, of Civil & Environmental Consultants, Inc. has submitted revised drawings and information on behalf of Wallis Companies (Arch Energy, LLC), for the rezoning of 11127, 11135 & 11141 Olive Boulevard, from C-Single Family Residential District to GC-General Commercial District for the portions of these properties located within the city limits of Creve Coeur. A revised Conditional Use Permit and Site Development Plan application for a new Mobil-on-the-Run convenience store with gas pumps and BriteWorx Car Wash facility has been submitted encompassing 11109-11135 Olive Boulevard and portions of 11100, 11108, 11114 Oak Lake Court located within the city limits of Creve Coeur. The original proposal was reviewed by the Planning and Zoning Commission on December 5, 2016. The City Council reviewed the proposal and referred it back to the Planning and Zoning Commission at its meeting on April 24, 2017.

2. PUBLIC HEARING. Application #17-027: Text Amendments To Various Sections Of The City's Zoning Ordinance Regarding Residential Development

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 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. The public hearing was continued from the September 18, 2017 Planning and Zoning Commission for additional public outreach of the proposed changes.

NEW BUSINESS

1. PUBLIC HEARING. Application #17-033: For An Amendment To The CityPlace Campus Master Sign Plan To Allow A Freestanding Lease Information Sign

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 an additional real estate sign for the CityPlace Retail Building at 11615 Olive Boulevard.

2. PUBLIC HEARING. Application #17-038: Conditional Use Permit And Site Development Plan For Modification To The Exterior Of The Existing Building For Lou Fusz Mazda Franchise At 925 North Lindbergh Boulevard. Motion To Continue The Item To The January 16th Meeting

Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for a conditional use permit to modify the exterior of the building of the former Nissan Dealership located at 925 N. Lindbergh Boulevard for the Lou Fusz Mazda Dealership and add a 4,700 square foot addition to the building. New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. Request to postpone the matter to the January 16th Planning and Zoning Commission meeting. A motion to continue the public hearing until then is necessary.

3. Application #17-040: Minor Site Plan Approval For New Exterior Painting And LED Lighting For The Post II Sports Bar And Grill At 763 Old Ballas Road

Shannon Brown, DeSIGNery, on behalf of the Post Sports Bar and Grill at 763 Old Ballas Road, has submitted for a minor site plan for modifications to the exterior of the tenant space that includes new LED tube lighting to mimic the style of exposed neon that will highlight the width of the tenant space, and new painted red, white, and blue stripes that match the colors of the sign along the lower portion of the tenant space.

4. Application #17-044: 845 North New Ballas Court Easement Vacation (Part of Lot 13 CityPlace Subdivision)

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. According to the applicant, 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.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
 Jason W. Jaggi
 Director of Community Development