



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, FEBRUARY 5, 2018

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. January 16, 2018 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 #17-028: The Rezoning Of 11318 Olive Boulevard To Planned Commercial Development District For The Renovation Of The Existing Building Into A 260 Room Hotel, With A Free Standing Restaurant And Commercial/Retail Buildings

Fred Kummer, of Kummer Hotel Development, LLC has submitted an application to rezone the property at 11318 Olive Boulevard to the PCD-Planned Commercial Development District for a new 260 room hotel, a 20,000 square foot multi-tenant retail/commercial building, and a 7,000 square foot freestanding restaurant. The proposal also includes application #17-029 to amend Section 405.390(D)(2)(b)(1) of the planned commercial development requirements to allow for secondary access to an arterial road (Mosley Road), with primary access from Olive Boulevard. This Item was tabled at the October 23, 2017 Planning and Zoning Commission Meeting. The item was removed from the table and continued to the February 5, 2018 Planning and Zoning Commission Meeting.

2. PUBLIC HEARING. Application #17-029: To Amend Section 405.390(D)(2)(B)(1) Of The Planned Commercial Development Requirements To Allow For Secondary Access To An Arterial Road With Primary Access From Olive Boulevard.

Timothy Tryniecki, of Armstrong Teasdale, on behalf of Kummer Hotel Development, LLC, has submitted an application to amend Section 405.390(D)(2)(b)(1) of the Planned Commercial Development requirements to allow for secondary access to an arterial road (Mosley Road), with primary access from Olive Boulevard, in conjunction with the rezoning of 11318 Olive Boulevard (also addressed as 11330 Olive Boulevard), the former HBE Office Building, to the Planned Commercial Development District, and proposed conversion of the existing building into a hotel, with a commercial/retail building and a free standing restaurant. This item was continued in conjunction with Application #17-028 for the Rezoning of 11318 Olive Boulevard to the Planned Commercial District.

NEW BUSINESS

1. PUBLIC HEARING. Application #18-003: An Amendment To The Conditional Use Permit And Site Development Plan For Lou Fusz Kia At 1025 North Lindbergh Blvd To Include Used Car Sales At 10329 Old Olive Street Road

Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for an amendment to the conditional use permit for the Lou Fusz Kia Dealership located at 1025 N. Lindbergh Boulevard to allow for used car sales in association with the Lou Fusz Automotive Network in the former Subaru location at 10329 Old Olive Street Rd. Used car sales are only permitted in association with a New Car Dealer. 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.

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

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.

3. Application #18-001: Approval Of A Revised Site Concept Plan For Missouri Baptist University, Boundary Adjustment, And Site Development Plan For New Parking Lot Improvements Over The Existing Gravel Lot

George Stock, of Stock & Associates, on behalf of Missouri Baptist University, submitted for approval of an updated campus site concept plan, boundary adjustment and site development plan for new parking lot to replace the existing gravel lot. In the Higher Education District, all site concept and site development plans require Planning Commission approval. No City Council action is required.

4. PUBLIC HEARING. Application #18-002: Site Concept Plan And Site Development Plan Approval For Mercy Hospital For A 260,100 Square Foot Outpatient Center At 12120, 12130 Conway Road & 3011 Ballas Road

George Stock, Stock and Associates Consulting Engineers, Inc, behalf of Mercy Health East Communities at 615 S. New Ballas Road, has submitted a request for a new site concept plan for the Mercy Campus and site development plan for a new 260,100 sq. ft. Outpatient center located at 12120, 12130 Conway Road & 3011 Ballas Road. Site concept and site development plan approval by the Planning and Zoning Commission and the City Council is required for the total area comprised by the PH-Planned Hospital District for all proposed developments or revisions to existing site concept or site development plans within the District, as provided for in Section 405.1080.

5. Right of Way Acquisition at 105 North New Ballas Road

The survey for the North New Ballas Sidewalk Improvement Project has found that the property corner of 105 North New Ballas Road extends out into the pavement of North New Ballas Road. The Department of Public Works recommends that the City acquire this land as right of way, so that all of North New Ballas Road (a public road maintained by the City of Creve Coeur) is within the public right of way at this location.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development