



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #20-020: CONDITIONAL USE PERMIT FOR A SOLAR PANEL CONTRACTOR, EFS ENERGY, AT 1283 RESEARCH BOULEVARD IN THE LI-LIGHT INDUSTRIAL DISTRICT

FOR THE MEETING OF: Monday, August 3, 2020, 6:30 PM

LOCATION: 1283 Research Boulevard, Zoned LI-Light Industrial District.

REQUEST: Paul McKnight, of EFS Energy, has submitted an application for a conditional use permit as a solar panel contractor at 1283 Research Boulevard, Creve Coeur, MO 63141. All Other Specialty Trade Contractors (NAICS 238990) in the LI-Light Industrial District requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: Review of the proposal is scheduled for the meeting on Monday, August 3, 2020. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

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 wkelly@crevecoeurmo.gov.

APPLICANT: Paul McKnight
EFS Energy Inc.
9100 Midland Blvd.
St. Louis, MO 63114

PROPERTY OWNER: H. O. Watkins
HOW Realty, LLC
28152815 Stonington Place
St. Louis, MO 63131

Key Issues:

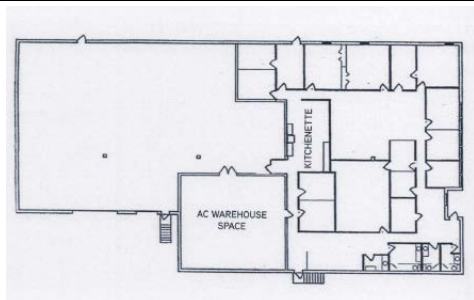
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 References

- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.380: LI-Light Industrial
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



Google Street View

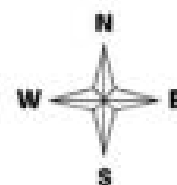
STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Alexis Travers and Heather Silverman - Ward 1

Aerial Photo



-  City Limits
-  Parcels

July 15, 2020



Prepared By:  HORNOR & SHIFFIN