



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-010: TEXT AMENDMENT TO THE ZONING ORDINANCE TO
ALLOW FOR AND PROVIDE DEVELOPMENT STANDARDS FOR
ATTACHED TOWN-HOMES AND MULTI-FAMILY DWELLINGS AS A
CONDITIONAL USE IN THE GENERAL COMMERCIAL (GC) DISTRICT**

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Monday,
March 19, 2018 at 6:30 P.M.

LOCATION: GC- General Commercial District

REQUEST: George Stock, of Stock & Associates Consulting Engineers, Inc., on behalf of Matt Segal, of Payne Family Homes, has submitted an application for a text amendment to Section 405.360(C) and Table A: Permitted and Conditional Uses to allow attached town-homes and multi-family dwellings as a conditional use within the GC-General Commercial District and to provide development standards for such uses within Section 405.470 Conditional Uses of the Zoning Ordinance. The proposed text amendment would be in furtherance of a proposed development at 611 N. Lindbergh Boulevard (see attached map).

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, March 19, 2018 for recommendation to the City Council. Additional information is available at the Government Center, Planning Division offices. 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.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at the meeting. For information about this proposal or to verify the meeting schedule, please call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Matt Segal
Manager of Land Acquisition
Payne Family Homes
10411 Baur Blvd.
St. Louis, MO 63132

**APPLICANT'S
REPRESENTATIVE:**

George Stock
Stock & Associates Consulting
Engineers, Inc.
257 Chesterfield Business Pkwy
Chesterfield, MO 63005

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code
- Are the changes consistent with the purposes of the Comprehensive Plan

Comp. Plan References

- Residential Development & Preservation
- Neighborhood Commercial District (NC)
- Mixed-Use District (MU)

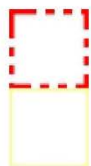
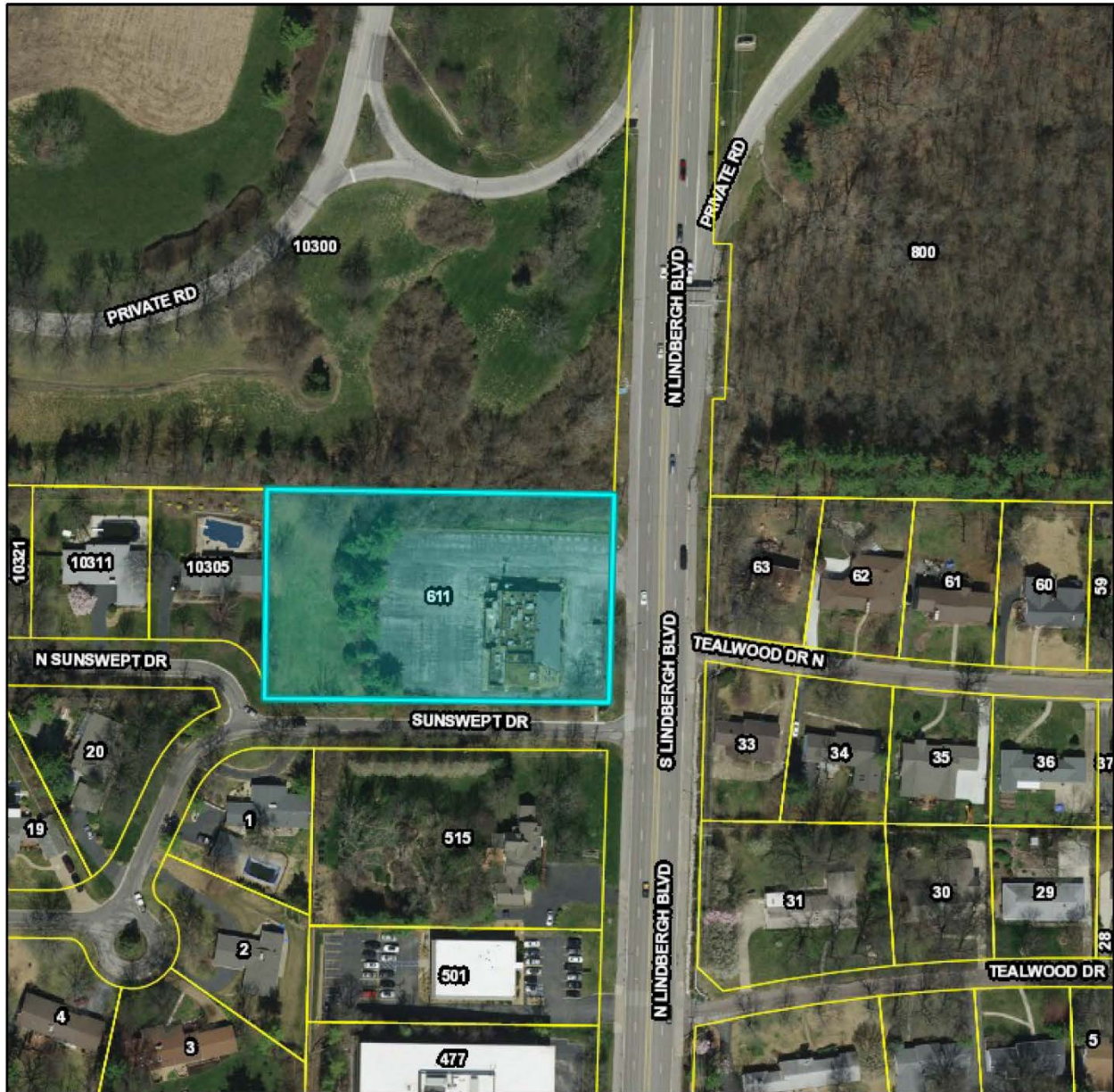
Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Uses

STAFF CONTACT: Whitney Kelly, AICP, City Planner

AERIAL PHOTO

611 N Lindbergh Boulevard, zoned GC General Commerical



City Limits

Parcels

Parcels Label

Roads Labels

February 28, 2018



Prepared By **HORNER SHIFRIN**