



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 #18-031 APPLICATION FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR NEW PARKING LOT LIGHTING AND LANDSCAPING FOR PARKWAY BAPTIST CHURCH

FOR THE MEETING OF: Monday, August 20, 2018 at 6:30 PM

LOCATION: 12465 Olive Boulevard. (See attached map)

REQUEST: Richard Cude, on behalf of Parkway Baptist Church, located at 12465 Olive Boulevard, Creve Coeur, MO 63141, has submitted an application for a new conditional use permit to allow for replacement parking lot lighting and new landscaping throughout the site. Religious Organizations (NAICS 813110) in all zoning districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The subject property is zoned CB-Core Business District.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review the proposal for this request on Monday, August 20, 2018, for recommendation to the City Council. All Planning and Zoning Commission 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. All reports, plans, documents, and related materials may be viewed at the Creve Coeur Government Center and on the City's website at www.creve-coeur.org, under the Current Planning Projects page.

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) 442-2087 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Richard Cude
Parkway Baptist Church
12465 Olive Boulevard
Creve Coeur, MO 63141

Key Issues:

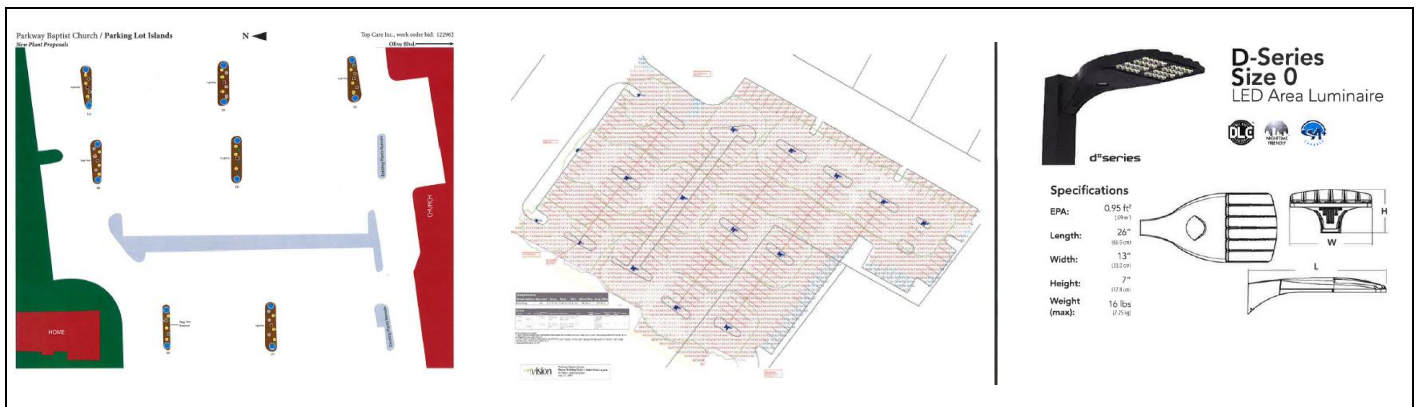
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

- West Olive Corridor; Mixed-Use District (MU) place type

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval

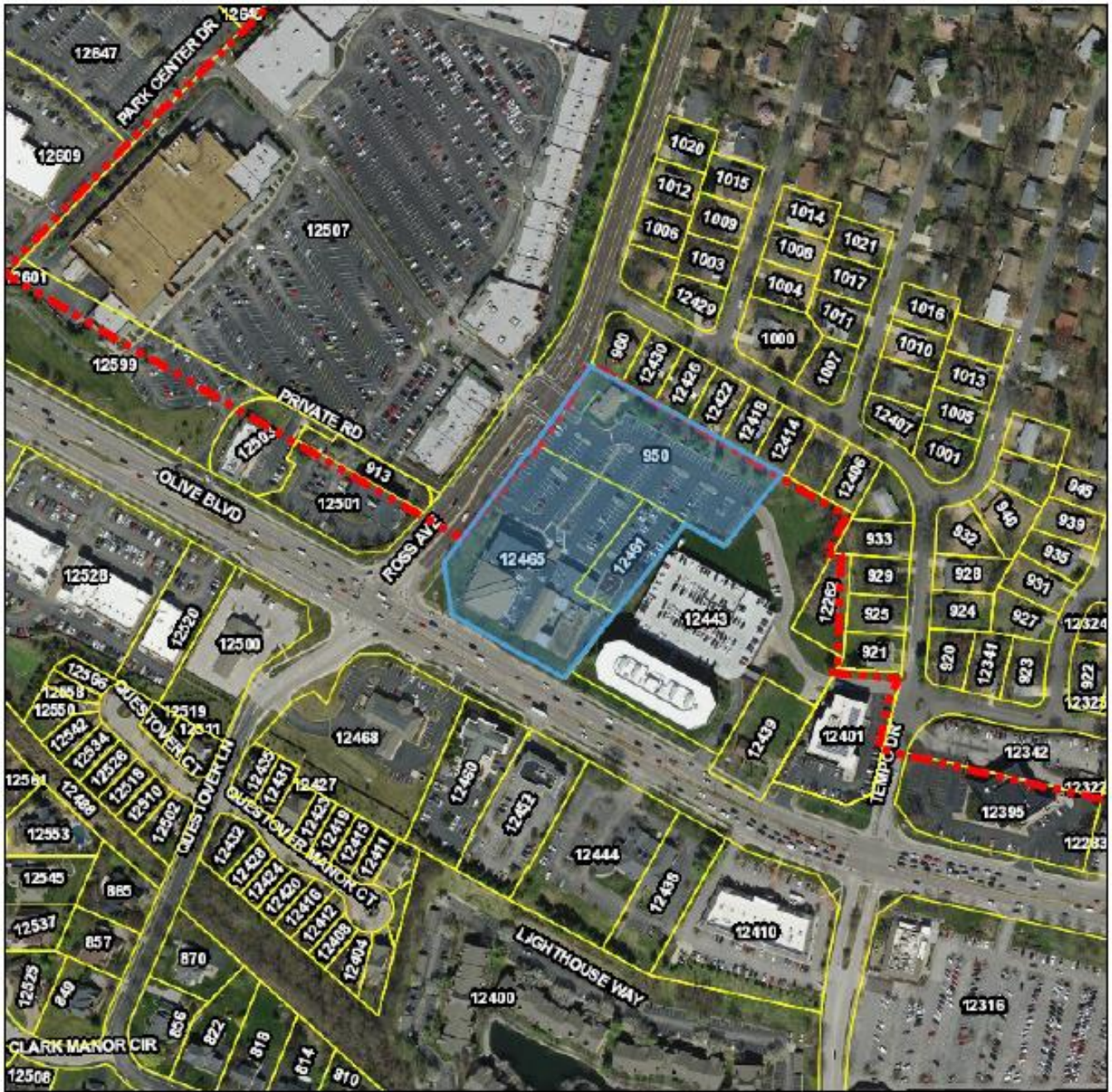


STAFF CONTACT: Whitney Kelly, City Planner

CC: Robert Hoffman and Charlotte D'Alfonso, Ward III

Aerial Photo

Parkway Baptist Church



City Limits

Parcels

Parcels Label

Roads Labels

August 6, 2018



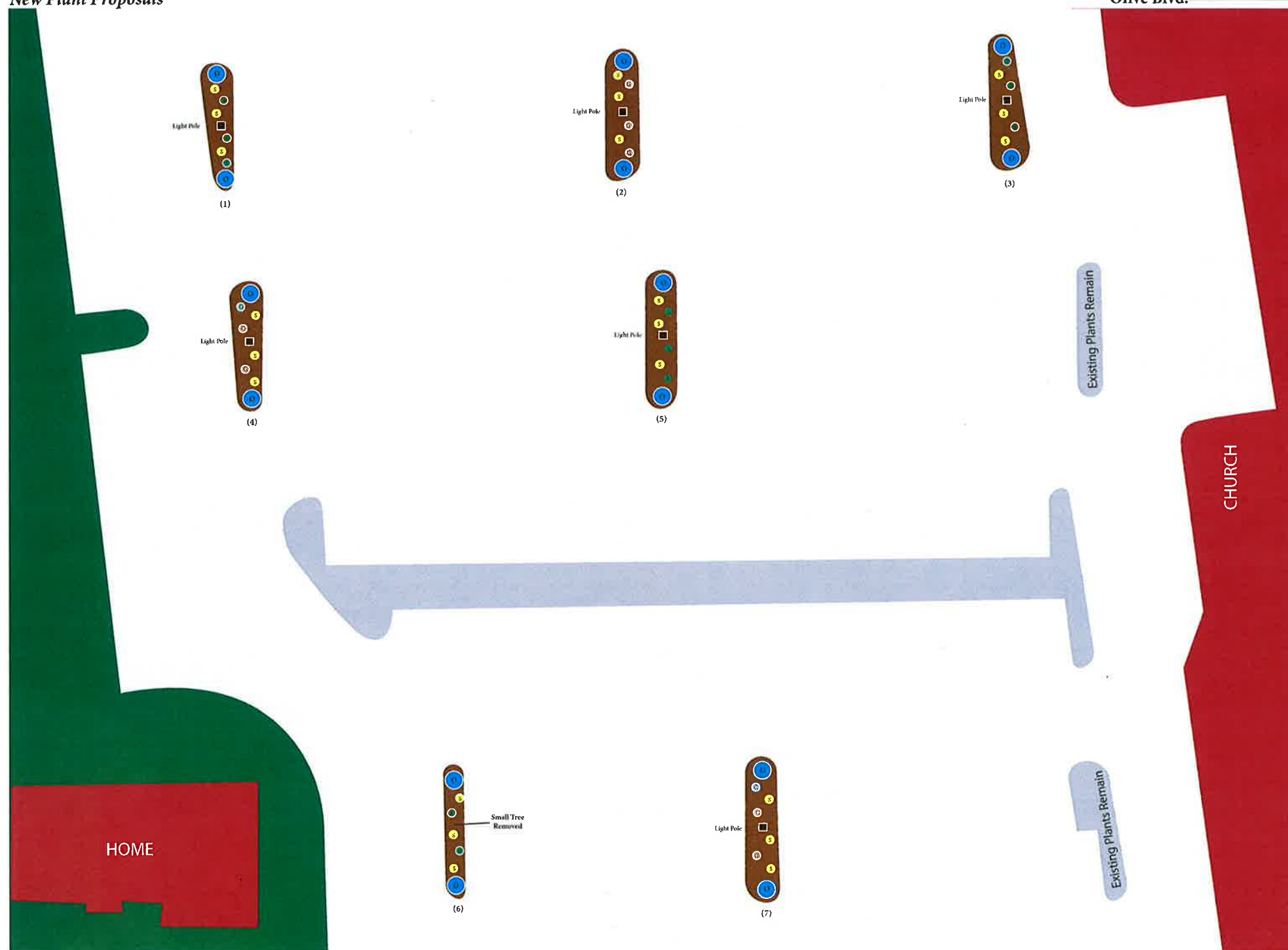
Prepared By

HORNER & SHIFFRIN

Parkway Baptist Church / Parking Lot Islands
New Plant Proposals



Top Care Inc., work order bid: 122962



14 - 2 in. Columnar English Oak



21 - 3gal. Saybrook Gold Juniper



11 - 3gal. Andorra Compacta Juniper

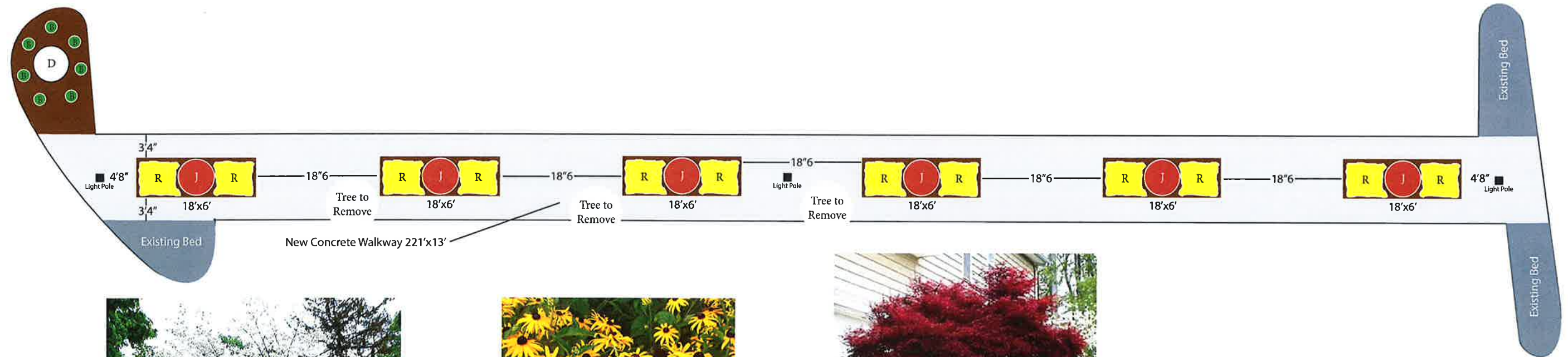


9 - 3 gal. Grey Owl Juniper

Parkway Baptist Church / Parking Lot Center Walkway
 New Plant Proposals



Top Care Inc., work order bid: 122991



Ⓓ 1 - 2 in. White Dogwood tree



Ⓡ Rudbeckia (perennial)

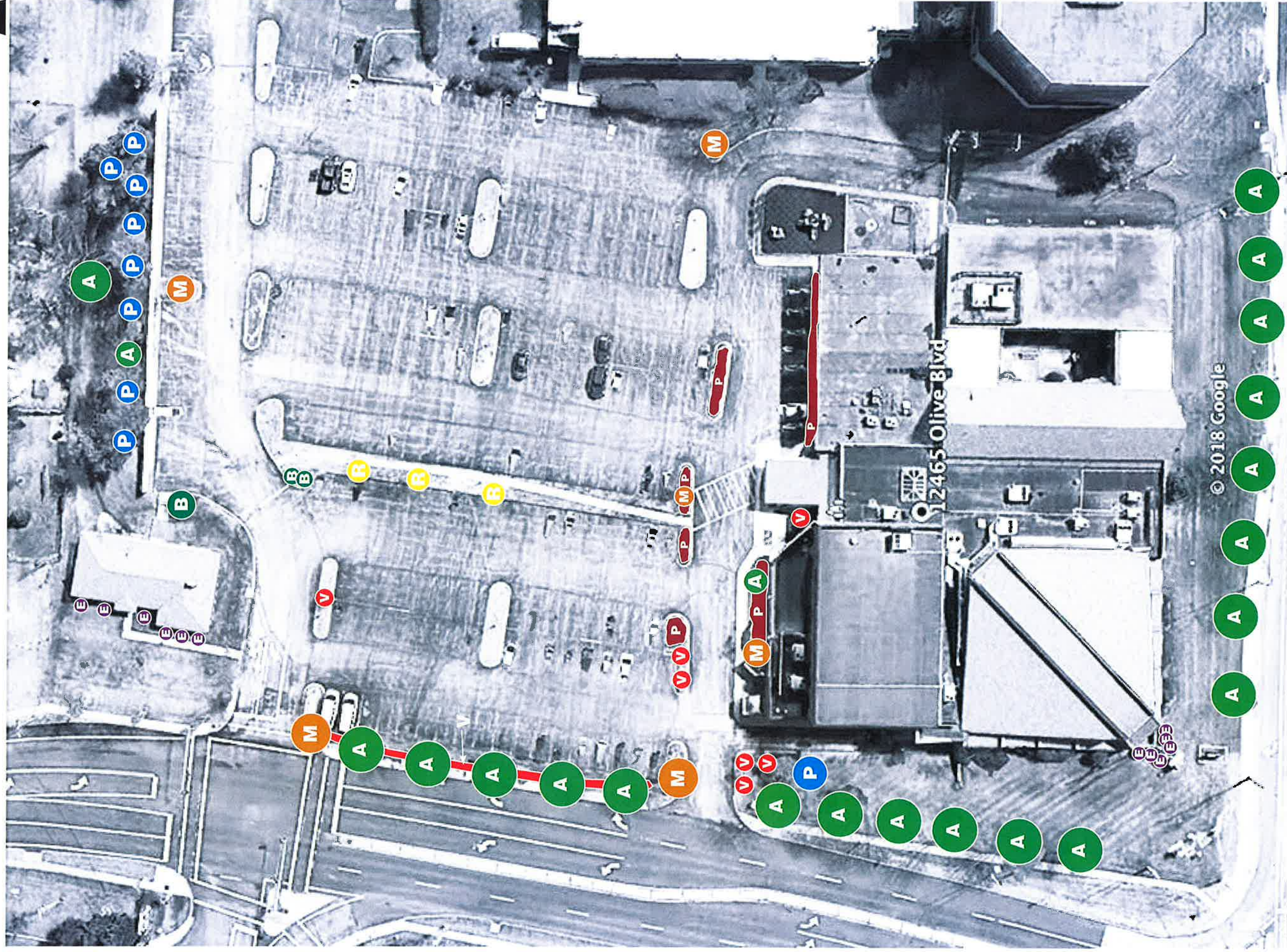


Ⓜ 6 - 2 in. Japanese Maple Tree



Ⓟ 7 - 3 gal. Green Velvet Boxwood

Parkway Baptist Church / Existing Plants



LANDSCAPE LEGEND

- A Green Ash
- M Sugar Maple
- R Golden Rain
- P White Pine
- B Bradford Pear
- V Viburnum
- E Euonymus
- P Perennials