



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
#19-003 TEXT AMENDMENTS TO SECTION 405.470(A)(14)(B)
REGARDING THE REGULATIONS FOR RESTAURANTS TO ELIMINATE
THE 40% LIMITATION FOR SUCH USES
WITHIN A RETAIL OR OFFICE BUILDING.**

FOR THE MEETING OF: Tuesday, January 22, 2019 at 6:30 P.M.

LOCATION: CB-Core Business District, PO-Planned Office, PC-Planned Commercial, and LI-Light Industrial

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for revisions to Section 405.470(A)(14)(b) where restaurants are limited to two acre sites, however the acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage. Staff is seeking to eliminate the square footage limit approval of restaurants within a retail or office building, as parking and other impacts are taken into consideration through the conditional use process.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Tuesday, January 22, 2019 for recommendation to the City Council. 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. Additional information is available at the Government Center, Planning Division offices, 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 may submit written comments in advance of the meeting. If you wish to provide comments via email, please send them to wkelly@crevecoeurmo.gov. For information about this proposal or to verify the meeting schedule, please call (314)872-2501.

APPLICANTS: Jason Jaggi
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63116

Key Issues:

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

Creve Coeur 2030 Comp. Plan References

- NA

Zoning Code References

- Section 405.470 Conditional Uses

STAFF CONTACT: Whitney Kelly, AICP, City Planner