



City of Olivette Planning and Community Design Commission
Agenda for February 7, 2019
7:00 PM
Olivette City Center
1140 Dielman Road
Olivette, MO 63132

1. Roll Call

2. Public Comments

3. Review of Commission Procedures

The Commission Chair shall provide an overview of the scheduling of agenda items, the role of the Commission review, and the actions the Commission may consider.

4. Old Business

Old Business consist of applications that have been previously introduced to the Commission, in which the action of the Commission was to defer.

A. 727 Harvest Lane

Proposal: New Single Family Home

Review: Community Design, Site Plan, and Concept Stormwater Management Reviews

Applicant: Helmut Weber, Helmut Weber Construction Company

Property Owner: Helmut Weber Construction Company

[727 Harvest Lane Plans](#)

[727 Harvest Lane Staff Report](#)

B. Olivette Center, 9598 through 9656 Olive Boulevard: Parking/Restaurant Use SPU

Proposal: Amend parking calculations for shopping centers and authorize up to 20% for leasable area of a shopping center for restaurant use.

Review: Recommendation to City Council

Applicant: Paul Schroeder, Property Manager of Bianco Properties

Property Owner: OI3 Bp, Associates, LLC

[Staff Report Text Amendment](#)

C. Gateway I-170 Development

Proposal: Olivette Gateway Center

Location: 13.7 acres generally bounded by North Price Road to the west, Olive Boulevard to the north, I-170 to the east, and the rear lot lines of homes fronting on Stoneleigh Towers Street to the south and southwest.

Review: Design Review under "M-U" Gateway I-170/Olive Blvd Mixed-Use Gateway District, including rezoning, lot consolidation and easement vacation, special permit use authorization, and recommendation of creating a 'PDD' Planned Development District.

ment of a Planned Development District.

Action Items:

- Request for rezoning of existing single family residential properties to "M-U" Gateway I-170/Olive Blvd Mixed-Use Gateway District.
- Introduction of Preliminary Subdivision Plat for lot consolidation, easement

- vacations, and anticipated access streets and easements.
- Update on Development Plan revisions addressing gateway feature, streetscape, building orientation, connectivity, and buffering.

Applicant: Greg S. Yawitz, Manager for Keat Olivette Gateway, LLC

[Petition Application and files.](#)

5. Discussion Items

A. Text Amendment: Article V "AR" Attached Single-Family Residential District

Proposal: Amend Zoning Code specifically regarding permitted density in the "AR" District

Review: Recommendation to City Council

Applicant: City of Olivette

Property Owner: None

[Staff Reports](#)

B. Text Amendment: 'CC' City Center Zoning District

Proposal: Create new zoning district for the Olivette City Center.

Review: Recommendation to City Council

Applicant: City of Olivette

Property Owner: None

[Staff Reports](#)

C. Medicinal Marijuana

Discussion regarding zoning regulations for the uses authorized under Missouri Constitutional Amendment 2 - Medical Marijuana.

6. Other Business

A. Meeting Minutes

B. Reports

Under this agenda item, the Planning and Community Design Commission is provided updates by:

- Director of Planning and Community Development regarding planning and development activity; and
- City Council Liaison regarding City Council and city wide activities.

7. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444.

THE NEXT SCHEDULED MEETING IS FEBRUARY 21, 2019

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you..

Posted this 1st day of February, 2019 at 11:00 AM.