



City of Olivette Planning and Community Design Commission  
Agenda for February 21, 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. Consent Business**

Consent Agenda consist of applications reviewed in accordance with Section 425.050 of the Olivette Municipal Code in which initial staff findings are that the application meets the Guidelines outlined in the Olivette Residential Redevelopment and Design Guidelines.

**A. 49 Stoneyside Lane**

Petition Type: Community Design & Concept Stormwater Management Plan Review  
Description: New Single Family Home  
Petitioner: Oleg Derkach, Oleg Construction, LLC  
Property Owner: Oleg Construction, LLC

- Plans
- Staff Report

**5. 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. 14 Enfield Road**

Petition Type: Amendment to approved plans  
Description: Adding of front porch  
Petitioner: Spencer Toder, Owner  
Property Owner: Courtney and Spencer Toder

**B. Gateway I-170 Development**

Proposal: Olivette Gateway Center  
Location: 13.7 acres bounded by North Price Road to the west, Olive Boulevard to the north, I-170 to the east, and the 10-foot common ground strip and rear lot lines of homes fronting 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.

Action Items:

- Updates on gateway features, public space, pedestrian connections-connectivity and residential buffer.

- Continued discussion regarding streetscape, building orientation, and preliminary plat.

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

[Petition Application and current files](#)

## 6. New Business

New Business consist of applications being presented to the Commission for the first time. The Commission may act on New Business items in the form of approval, deferral, or table.

### A. 9520 Olive Boulevard, Olivette Lanes

Proposal: Seasonal Garden Center

Review: Site Plan Review

Applicant: Pauline Cella, Planthaven Farms

Property Owner: Olivette Real Estate, LLC

Documents:

[SR-Olive Blvd-No 9520 Planthaven Farms 2019 02-21.pdf](#)

### B. 7 Downey Lane

Petition Type: Community Design and Concept Stormwater Management Review

Description: 420 sf., second story residential addition

Petitioner: Alexander Thonen, Ethos Builders

Property Owner: Jenna and Kevin Knatt

- [Plans](#)
- [Staff Report](#)

### C. 31 Heather Hill Lane

Petition Type: Site Plan and Community Design Review

Description: 349 ft. open-air porch cover addition

Petitioner: Randy Mayer, R.J. Mayer Development

Property Owner: Mark and Jodi Blucher

Documents:

[SR Heather Hill Ln-No 31 Addition 2019 02-21.pdf](#)

### D. 12 Lynne Court

Petition Type: Community Design, Site Plan & Concept Stormwater Management Plan Review

Description: New Single Family Home

Petitioner: Douglas Cohen, Douglas Properties

Property Owner: Douglas Cohen Real Estate, Inc.

\*Item updated to include correct drawings on 4/5/2019.

- [Plans](#)
- [Staff Report](#)

### E. 804 Braxton Court

Petition Type: Community Design, Site Plan, & Concept Stormwater Management Plan Review

Description: New Single Family Home

Petitioner: Arthur Kotets, ARKO Group, LLC

Property Owner: ARKO Group, LLC

- [Plans](#)
- [Staff Report](#)

#### **F. 742 Harvest Lane**

Petition Type: Community Design, Site Plan, & Concept Stormwater Management Plan Review

Description: New Single Family Home

Petitioner: Helmut Weber, Helmut Weber Construction Co.

Property Owner: Helmut Weber Construction Co.

- [Plans](#)
- [Staff Report](#)

#### **7. Discussion Items**

#### **8. 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.

#### **9. 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 MARCH 7, 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 15th day of February, 2019 at 11:40 AM.