

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### DEPARTMENT UPDATES:

In the 1984 movie Ghostbusters, there is scene with the following script:

Egon: Don't cross the streams.  
Peter: Why?  
Egon: It would be bad.  
Peter: I'm fuzzy on the whole good/bad thing. What do you mean "bad"?  
Egon: Try to imagine all life as you know it stopping instantaneously

The scene mimicked a discussion that took place in the office between Finance and the Building Division. With GovSense, the Building Division now generates electronic invoices for fees collected for building permits, inspections, and escrows. Given that Finance utilizes the same system, these invoices are easily accessed by Finance as they put together their deposits. All of a sudden, there is a second pair of eyes reviewing how fees and where they are allocated into our accounts. A big discussion ensued as how to capitalize on both systems to make the process work (code for make our life) better 😊. PS-Bridget loved that it only took a couple of clicks of one program to print out a deposit sheet.

Planning Division:

- **Posting-Posting-Posting.** Subject to Council authorization, we are set to begin posting for the planner position Wednesday. A 30-day application window we be provided. This should put us in a good position to have someone on board by the month of May.
- **Urban Agriculture.** Staff continues work with the PCDC. Focus is primarily in addressing native/prairie grasses and grandfathering existing uses.
- **Stormwater Management Plan.** Work will continue at the March 4<sup>th</sup> PCDC work session.
- **Strategic Plan Update.** As the FY22 budget preparations commence, focus will be to prepare a reasonable schedule and cost estimates for Council consideration.
- **Chapter 435 Fences.** The City Attorney has drafted language to shift variance requests from the PCDC to the Zoning Board of Adjustment.
- **Chapter 428 Community Design – Olive Boulevard Improvements.** With the recent adoption of the Olive Boulevard: Conceptual Master Plan, staff is preparing updates to Chapter 428 to incorporate recommendations into the standards for streetscape improvements. Staff anticipates that work on these updates would be completed by year's end.
- **Business Licenses.** Staff is working to update the City's Business License regulations under Chapter 605 Business Licenses. This is a department goal for the FY21 budget. The update would be done in collaboration with the City's Economic Development Commission.
- **Petition Plan Reviews.** The following petitions have been submitted for PCDC of Board of Adjustment review. These are currently under review by staff and have not been assigned a scheduled date.
  - **7 Bon Aire Drive.** Construction of a new single family homes.
  - **1157 Indian Meadows Drive.** Residential addition.

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Building Division

• **Noteworthy Activities.**

- **ISO has called.** Staff is assembling final data for ISO review, including information on employee experience and certifications. We are still tentative to schedule a meeting this February.
- **Occupancies**
  - **Open! Open! Open!** The following businesses were granted Occupancy Certificates and Business Licenses:
    - **Intersection Real Estate, LLC.** 9378 Olive Blvd, Ste 311.
    - **GoodFaith, LLC = dba BP AMOCO.** 9680 Olive Blvd (BP AMOCO at SE corner of Old Bonhomme and Olive).
    - **Astonishing Home Health Care, LLC.** 9378 Olive Blvd, Ste 104B..
    - **9601 Dielman Rock, LLC (Intellica),** 9619-21 Dielman Rock Isl Ind Dr (warehouse storage).
  - **MSD and utility activities:**
    - **82<sup>nd</sup> Street Sanitary Relief Line.** Works is nearing completion of the new sanitary relief line, extending from I-170 to the intersection of Hilltop and Olive. Additional information and updates have been provided by the Public Works Director.



- **Lindley Sanitary Relief Line.** Work continues to progress on the 6,200 linear foot sewer extension from I-170 to west of Dielman Road. The utility trench permit has been issued to Unnertall Contracting Co, LLC. Initial work has begun at I-170, extend south of the Stoneleigh Towers Subdivision, and the proceed along Bon Price Lane. Additional information may be accessed from MSD's website at <https://msdprojectclear.org/projects/new-construction/lindley-drive-sanitary-relief-12329/>.



- **Pioneer-Price Sanitary Relief Line.** There is no further progress to report.



- **Cherry Tree Lane Storm Improvement.** Works is moving quickly. Public Works has monitored progress and may have additional information on their report.

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• **GovSense.**

- We are live! Staff is entering all new building permits and occupancy inspection into the GovSense permitting and inspection system. Fee receipts, scheduling, and inspection recordings are all being entered via GovSense.
- Sub-addresses have been updated for all multifamily units, specifically apartments. Sub-addresses for all the industrial park properties has been compiled by staff and is being updated by GovSense. Staff is currently assembling unite and suite addresses on Olive and Olivette Executive.
- We are still working on the Planning and Licensing module.

- **ICC Code updates.** Staff continues review of the 2018 and 2021 ICC building codes. Staff initially anticipated a request for adoption by Fall 2020, but that has been delayed. Our primary concern is that Saint Louis County just recently (last summer) updated to the 2015 Codes.

GIS Division

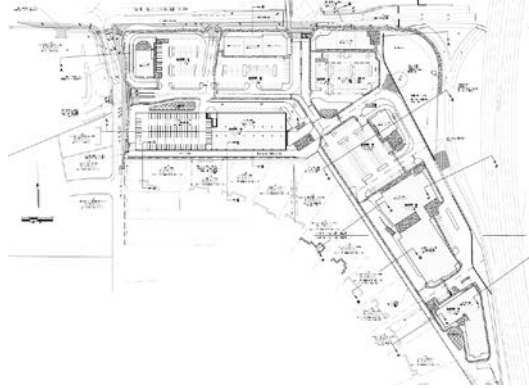
- Public Works has taken lead on coordinating with ESRI for the ArcGIS geospatial software and with Pro-West to assist the City in implementation.

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Development Projects:

- **Olive Crossing (south 9000-9100 block along Olive Boulevard):**

- **Demolition.** Complete.
- **Utilities:**
  - **MSD.** MSD is in the process of construction of two major infrastructure improvements. One is the 82<sup>nd</sup> Street Sanitary Relief project and the other the Lindley Sanitary Relief project. The 82<sup>nd</sup> Street project is nearly complete. Work on the Lindley extension has progressed where they are nearly off the site grounds.
  - AmerenUE utility design work is done. Implementation work will be done by developer.



- **City Center Redevelopment Area (9473/9495/9499 Olive):**

- Construction continues on the site. The weather this month has limited continued pouring of the foundation.



- **Planthave (9514 Olive):**

- Building plans have been issued.
- **MSD.** On October 29, 2020, final review of plans was completed by MSD. No permits have been issued, though.

**FINAL EXTERIOR ELEVATION ALONG OLIVE**



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• **Firestone (9398 Olive):**

- Staff hosted a discussion with the Developer on January 11<sup>th</sup>. Discussion included closing of the property and construction schedule. Tentatively, the plan is to close on the property within the next 60 days, begin demolition and construction early to mid-Spring of 2021, and be operating by mid to late-Fall of 2021.

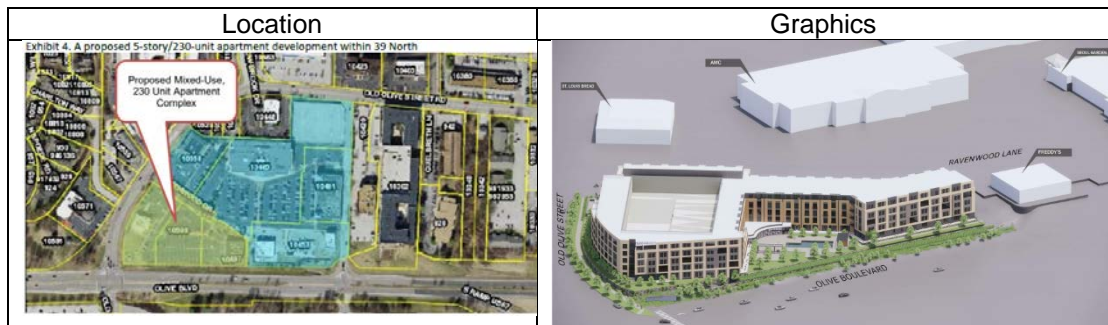


• **EZ Storage (9538 Olive):**

- No updates as of the writing of this report.
- **MSD.** Conceptual plan review has been completed.

• **39 North and the DD Plant Science Center**

- BIDS for the Lindbergh/Olive interchange were issued by the SLEDP on December 17, 2020, with a deadline date of January 12, 2021 (the original date anticipated for this was June 26, 2020). No updates have been provided regarding the award.
- SLDEP submitted a grant request on behalf of the 39N to the Department of Commerce for construction associated with the greenway extension and Phase II of the Great Streets Plan.
- A redevelopment proposal is under consideration by the City of Creve Coeur for a 230 unit apartment complex at the western end of the Creve Coeur Pavilion site. It would encompass the existing CPK and vacated Stir Crazy restaurant sites, but not interrupt the Panera or Freddy's building facilities.



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**  
**BOARDS AND COMMISSIONS**

**Board of Adjustment**

- There is **ONE** vacancy on the Board, that is for an alternate member. Board members serve 5-year terms. The table below notes each board member and the term expiration.

Full Members	Full Members	Alternate Members
Larry Gerstein (2021)	Rob Jurgiel (2024)	Adrian Hartman (2021)
Ted Cicero (2022)	Omar Malik (2025)	Dawn Weber (2025)
David Zobel (2023)		VACANCY

- The Board hosted no meeting in February, and no meeting is anticipated for the month of March.

**Economic Development Commission**

- EDC Membership terms are for 3-years. The City Council shall appoint three (3) voting members who shall be residents of the City and two (2) voting members who shall be representatives of businesses located in the City. The table below notes each member and term expiration year.

2021 Term Expiration	2022 Term Expiration	2023 Term Expiration
David Moons	Rodney O. Patershuk (Local Business Representative)	Rodney P. Cousins
Jeffrey Springer (Local Business Representative)		Nate Zelinske

- The EDC regularly scheduled meeting will be Monday, February 22<sup>nd</sup>. The meeting will begin at 6:30 PM and then follow by a joint meeting with the City Council.

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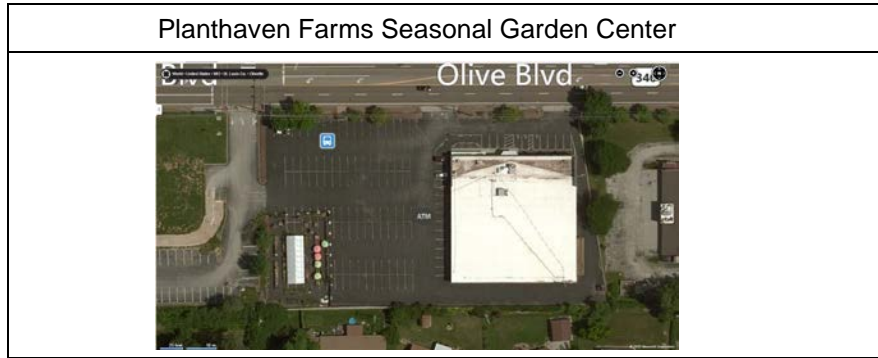
**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

**Planning and Community Design Commission**

- PCDC Membership terms are for 4-years. The table below notes each PCDC member and term expiration year.

2021 Term Expiration	2022 Term Expiration	2023 Term Expiration	2024 Term Expiration
Carol Waggoner	Jodie Rich	Robert Jurgiel	Michael Saunders
Bryan Lewis	Tim Spiegelglass		Richard Brophy

- Videoconference meetings were held on February 4<sup>th</sup> and 18<sup>th</sup>.
- On the meeting of February 4<sup>th</sup>, the Commission:
  - Discussion ensued over Urban Agriculture. The Commission appeared in consensus in the development of regulations regarding chickens and bees. Dialogue continued regarding gardening and plantings.
- On the meeting of February 18<sup>th</sup>, the Commission:
  - A season garden center was authorized for Planthaven Farms to conduct temporary flower sales at Olivette Lanes, 9520 Olive Blvd. This is there 10<sup>th</sup> approval, and would be their 9<sup>th</sup> year of operations. Last year never materialized given operation issues due to the pandemic.



- New home petitions were approved for 2 Pricemont Drive and 9328 Kenneth Place.



- Continued discussion regarding Urban Agriculture, focusing on Mr. Martin’s revisions, variations, and grandfathering.
- Scheduled meetings for March are on 4<sup>th</sup> and 18<sup>th</sup>.
- Tentative items scheduled include the following:
  - Proposal for a new home 7 Bon Aire Drive.
  - Residential addition at 1157 Indian Meadows Drive.