The City of Olivette Planning and Community Design Commission (Commission) met on March 5, 2020, at 7:00 PM in the City Council Chambers of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri. Rob Jurgiel presiding as Acting Chair called the meeting to order. Commission Member Jodie Rich served as acting secretary.

1. **ROLL CALL:**
On roll call, the following members were present: Brad Abel, Rob Jurgiel, Bryan Lewis, Jodie Rich, and Michael Saunders.

Also in attendance were: Mayor Missy Waldman, City Manager Barb Sondag, Director of Parks Beverly Tucker-Knight, Director of Planning and Community Development Carlos Trejo, and Planner/GIS Coordinator Jonathan Roper.

A quorum being presented, Mr. Jurgiel declared the meeting in session for the transaction of business.

2. **UPDATE ON THE PARKS MASTER PLAN IMPLEMENTATION:**
Mr. Trejo noted how the parks master plan and activities are in line with the Olivette Strategic Plan.

City Manager Sondag presented to the Commission regarding the following:

- The Parks Commission inventory and data gathering process led by Parks Director Beverly Tucker-Knight
- The Parks Master Plan Process
- Public participation in the Parks Master Plan Process
- The feasibility study for the Community Center
- Public participation in the development of the Community Center proposal
- Partnerships with the parks and activities
- Costs and financing for the community center and parks implementation
- Other information related to Prop C

Director of Parks Beverly Tucker-Knight addressed the Commission.

3. **PUBLIC COMMENTS:**
There were no public comments.

4. **REVIEW OF COMMISSION PROCEDURES:**

5. **OLD BUSINESS:**

A. **9514 Olive Boulevard**

Mr. Trejo presented to the Commission regarding the City initiated rezoning of the property addressed as 9514 Olive Boulevard from “COR” Commercial/Office/Retail District to “CC” City Center District. Mr. Trejo noted the owner of the property 9514 Olive, LLC, consented to the City initiated rezoning.

Mr. Trejo noted that under the “CC” City Center zoning district that Special Permit Use would not be necessary for the approval of the development as the proposed development as submitted would comply with the “CC” District.

Mr. Saunders motioned to recommend to the City Council the property addressed as 9514 Olive Boulevard, consisting of 1.42 acres of property zoned “COR” Commercial/Office/Retail District be rezoned to “CC” City Center District in accordance with the procedures outlined in Article XX.
Changes and Amendments of Chapter 400 Zoning Regulations. Mr. Lewis seconded the motion. On a voice vote, the motion passed 5-0.

Mr. Trejo noted the second consideration for Old Business item 5.A 9514 Olive Boulevard is for Community Design and Site Plan Review of the development at 9514 Olive Boulevard.

Dick Bush, 16121 Walnut Hills Farm Drive, Chesterfield, Missouri, addressed the Commission. Mr. Bush noted his choice for the design of the building.

Jeff Atkins, Volz, 10849 Indian Head Industrial Boulevard, St. Louis, Missouri, noted the stormwater rain garden, site improvement plan.

Discussion ensued regarding the signage on the front of the building.

Mr. Saunders motioned to approve the redevelopment at 9514 Olive Boulevard for Community Design Review and Site Plan Review subject to the conditions noted below and contingent upon rezoning approval of the City Council. Mr. Abel seconded the motion. On a voice vote, the motion passed 5-0.

- Wall signage on the front elevation must remain within the signage rectangle.
- Within the next 90-days, the petitioner must submit:
  - completed and revised site improvement plans illustrating the site and building layouts illustrated in sheet C1 prepared by Dick Busch Architects, dated 11/04/19, and including the 5-foot transitional yard along the east property line.
  - Final landscape plan consistent with the requirements of Chapter 428, including streetscape improvements and landscaping, site landscaping, and transitional yard landscaping including the 6-foot masonry screen wall.
  - Final light plan and photometrics plans be submitted and compliant with Chapter 428.
  - Final Site Improvement Plan.
- Petitioner provide, and prepare necessary documents, to provide a cross access easement to the front parking area of the adjacent property on the west.
- Petitioner consider a three-way cost sharing approach (City, Ponderosa Developer, and Petitioner) for the placement of a landscape median on Olive Boulevard consistent with the vision illustrated in the Olive Boulevard Conceptual Master Plan.

6. DISCUSSION ITEMS:
   A. City of Olivette Comprehensive Plan
      Mr. Trejo noted the Olivette website page for reference of comprehensive plan documents.

   B. Stormwater Management
      Mr. Trejo noted the narrowed focus of stormwater management to topography, construction activities, soil conditions, weather, and infrastructure.

      Mr. Steve Polk, StormwaterSTL, addressed stormwater with the Commission.

      Mr. Roper provided a presentation on the stormwater factors in relation to topography, construction activities, soil conditions, weather, and infrastructure.

      Next meeting to introduce plans of other communities and further information on stormwater.

7. OTHER BUSINESS:
   A. Meeting Minutes
      Meeting minutes for January 6, 2020, February 6, 2020, and February 20, 2020, were distributed to the Commission. Mr. Saunders motioned to acknowledge the meeting minutes from January 6, 2020, February 6, 2020, and February 20, 2020. Mr. Lewis seconded the motion. On a voice vote, the meeting minutes were acknowledged.
B. Reports

Mr. Trejo provided updates on planning and development activities.

Mayor Waldman noted activities of the City Council. Mayor Waldman noted the 90th Anniversary of Olivette.

8. ADJOURNMENT:
A. Acting Chairman Jurgiel asked if there were any further questions or comments. Being no further question or comments, the meeting was adjourned at 9:39 PM

Acting Secretary Jodie Rich

Acting Chair Rob Jurgiel
Adopted: 2019 xx-xx