CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING MINUTES
AUGUST 7, 2019

Work Session

Date Approved: (DRAFT)

The City of Olivette Planning and Community Design Commission (Commission) met on August 7, 2019, at 7:00 PM in the City Council Chambers of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri. Sanford Goldman presiding as Chair called the meeting to order. Commission Member Carol Waggoner served as secretary.

1. ROLL CALL:
On roll call, the following members were present: Brad Abel (in at 7:30pm), Sanford Goldman, Rob Jurgiel, Jodie Rich, and Carol Waggoner.

Also in attendance were: City Council Mayor Missy Waldman, and Planner/GIS Coordinator Jonathan Roper.

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

2. DISCUSSION ITEMS:

A. Olivette Gateway Development

Mr. Roper noted the intent is to create a Planned Development District. The Planned Development District and the approval of the Development Review would establish roads, easements, individual lots, height restrictions.

Mr. Roper noted the St. Louis County appraisal value changes from 2010-2019. He noted homes along adjacent to the Olive Boulevard corridor.

Mr. Roper noted the evolution of the commercial corridor buffers for some properties adjacent to residential including 9666 Olive Boulevard and 9606 Olive Boulevard. Also, showed the Chapter 428 standards with 20-ft transition and 6-ft minimum screen wall.

Mr. Roper prepared a presentation regarding historic traffic counts and movement along Olive Boulevard. This traffic management presentation noted:

- Bus schedule for the eastbound 91 Olive on weekdays.
- Noted the existing bus stop at the Urban Sprouts, which prevents movement for 1 of 2 lanes along Olive Boulevard.
- Noted history traffic counts from 2000-2016, along Olive in Creve Coeur, Olivette, and University City, information from MODOT.
- Noted current peak traffic times along Olive Boulevard, on ramps.
- Noted dedicated right-in, right-out turning lanes to the west of N Price, and along the development.

Presented was a new configuration for the Hilltop, N Price Road connector. There is purposed a 4-way stop.

Commission and Petitioner discussed lot heights and setbacks.

- Noted Lot 1, Lot 2, Lot 3, and Lot 5 would have 1-story buildings.
- Lot 4 would have 64-ft in height maximum.
- Lot 6 would have 89-ft in height maximum.
Lot 7 would have 64-ft in height maximum. The heights noted would not include parapet walls or telecommunication equipment.

Discussion ensued regarding the permitted uses. The permitted uses for Lot 1, Lot 2, Lot 3, and Lot 5 include restaurants, retail, medical, small office, drive-thrus. Lot 4 includes a grocery store, office, parking structure. Lot 6 would include an office, parking structure. Lot 7 would include parking, hotel.

Discussion regarding the expectation of the Planned Development District. Staff noted for the PDD to include the permitted uses, utilities, streets, non-vehicular circulation, public spaces. Many of the other items such as architectural standards, outdoor lighting, signage, landscaping, would be approved with the PDD on condition, code suggested variations, or packages to be approved at a later date.

3. **ADJOURNMENT:**
   A. Chairman Goldman asked if there were any further questions or comments. Being no further question or comments, the meeting was adjourned at 8:41 PM

________________________
Secretary Carol Waggoner

________________________
Chair Sanford Goldman
Adopted: 2019 xx-xx