



...in the center of it all

**CITY OF OLIVETTE PLANNING AND COMMUNITY DESIGN COMMISSION
AGENDA FOR JANUARY 19, 2023, 7:00 PM**

In Person and ZOOM Video Conference

Olivette City Center 1140 Dielman Road Olivette, MO 63132

ZOOM LINK: <https://us02web.zoom.us/j/87330160830>

Webinar ID: 873 3016 0830

1. Roll Call

2. 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.

3. Public Comments

4. An Ordinance amending the Olivette Municipal Code by enacting a new Chapter 450 regulating marijuana facilities

Petition Type: Text Amendment

Description: Proposed Amendment to Ord #2760 amending Chapter 450 Medical Marijuana Facilities to address voter approval of Amendment 3 allowing for adult use recreational marijuana.

Petitioner: City of Olivette

[DEDICATED PAGE ON CITY'S WEBSITE](#)

5. Consent Business

Consent Business agenda items consist of petitions found by staff to be in compliance with the City's zoning regulations, compatible with the City's Residential Redevelopment and Design Guidelines, and, for those requiring Site Plan Review, designed to take into consideration potential impacts of the proposed development upon surrounding uses and activities.

Following public comments, there is no discussion on a Consent Business item unless the Commission chooses to reassign a petition as New Businesses. Discussion on this item would then take place under, and following the time requirements, of New Business.

A. 569 Long Acres Drive

Petition Type: Community Design and Concept Stormwater Management Plan Review

Description: New Single Family Residence

Petitioner: Harry Freeman, Freeman Homes, LLC

Property Owner: Freeman Homes, LLC

[STAFF REPORTS AND ATTACHMENTS](#) [SITE](#)
[IMPROVEMENT PLANS](#) [BUILDING/ARCHITECTURAL PLANS](#)

6. New Business

New Business consist of a petition application 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. Petitioner presentations on New Business items are limited to no more than 10 minutes on residential petitions and 20 minutes on multifamily and nonresidential petitions

A. 9270 Olive Boulevard, Sunrise Dispensary

Petition Type: Special Permit, Site Plan, Community Design, and Concept Stormwater Management Reviews

Description: Operation of a marijuana dispensary, both for medical and adult use recreational

Petitioner: Neal Minor, Agri-Genesis, LLC, d.b.a. Sunrise Dispensary

Property Owner: Turec Properties, LLC

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B. Lynne-Bonhomme Subdivision (9549 Old Bonhomme Road)

Petition Type: Preliminary Plat and Final Plat Subdivisions

Description: 2-lot subdivision of the parcel addressed as 9549 Old Bonhomme Road

Petitioner: Farouk Salim

Property Owner: Farouk A & Ali Jumai Salim

[STAFF REPORT AND ATTACHMENTS](#) [PRELIMINARY](#)
[SUBDIVISION PLAT](#) [FINAL SUBDIVISION PLAT](#)

7. Other Business

A. Olivette Townhouse redevelopment project (1115, 1121, 1125, 1131, 1137, 1141, 1145, and 1161 Dielman Road)

Petition Type: Update to Conceptual Master Plan, Community Design and Concept Stormwater Management Review

Description: 2.824 acre townhouse development, now consisting of 33 townhouse units (previously 35-units)

Petitioner: Doug Cohen, Douglas-Dielman, LLC

Property Owner: Douglas Cohen Real Estate, LLC

- o [DEDICATED WEB PAGE ON THE CITY'S WEBSITE AT](#)
[WWW.OLIVETTEMO.COM](#)

B. Meeting Minutes

C. 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.

8. 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 DATE IS FEBRUARY 2, 2023

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 day of January 13, 2023, 2022 at 3:00 PM.

ZOOM ACCESS INFORMATION:

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