

Municipal Center
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Charles H. Rehm, Jr.
Mayor

Robert Shelton
City Administrator

**AGENDA
PLANNING AND ZONING COMMISSION
CITY OF TOWN & COUNTRY, MISSOURI**

May 18, 2022

STAFF REVIEW Community Room 6:30 P.M.

CALL TO ORDER Regular meeting of the Planning and Zoning Commission,
Assembly Room 7:00 P.M.

ROLL CALL

APPROVAL OF MINUTES April 20, 2022

OLD BUSINESS

1. **Rezoning/Preliminary Site Development Plan** - An application has been submitted by Greg Yawitz of KEAT Properties/KDG, owner under contract, for the approval of the rezoning from Commercial (C) Zoning District to a Planned Non-Residential Development (PNRD) District with major education and commercial uses and an associated preliminary site development plan in order to construct a multi-purpose event center, parking garage, and student residence hall with associated commercial retail, known as Woodsmill Center Redevelopment, on 11.58 acres located at 14302 South Outer 40 Road - **PUBLIC HEARING (Continued from the April 20, 2022 Meeting – Requesting Continuance to June 15th)**
2. **Zoning Text Amendment** - Amendment of regulations pertaining to replacement requirements for removal of grand trees; Section 405.335 Natural Resource Protection Standards (**Continued from the April 20, 2022 Meeting - Requesting Withdrawal**)

NEW BUSINESS

3. **Boundary Adjustment Plat** - An application has been submitted by Chris Watts, on behalf of BJC Health System, and Bob Shelton - City Administrator, on behalf of the City of Town and Country, for approval of a boundary adjustment plat (consolidation) for two properties addressed 998 Woods Mill Road and 1002 Woods Mill Road. The lots to be adjusted are located in the Commercial (C) Zoning District. The proposed plat would consolidate the two existing lots into one lot
4. **Zoning Text Amendment** – An application has been submitted by Chris Watts, on behalf of BJC Health System, for approval of an amendment to the Commercial (C) Zoning District related to Section 405.630 Conditional Uses and Section 405.655 Off-Street Parking and Loading Requirements. The purpose of this amendment is to establish Hospitals, when located on a lot ten (10) acres or less as a conditional use in the Commercial Zoning District

5. **Preliminary Site Development Plan** - An application has been submitted by Elizabeth Liles Mann of Encompass Health, applicant, on behalf of BJC Health System, owner, for approval of a Preliminary Site Development Plan in order to construct a rehabilitation hospital, located at 998/1002 Woodsmill Road, in the Commercial (C) Zoning District – **PUBLIC HEARING**

6. **Conditional Use Permit** - An application has been submitted by Elizabeth Liles Mann of Encompass Health, applicant, on behalf of BJC Health System, owner, for approval of a Conditional Use Permit in order to construct a rehabilitation hospital, Hospital, when located on a lot ten (10) acres or less, located at 998/1002 Woodsmill Road, in the Commercial (C) Zoning District

OTHER BUSINESS

REPORT FROM BOARD OF ALDERMEN ON ACTION BY THE BOARD

ADJOURN