



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
JUNE 1, 2026
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Mr. Stephan Tomlinson
Mr. AJ Wang

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **May 4, 2026 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

Public Comment Received Related to Bayer East Campus Comprehensive Plan Update

UNFINISHED BUSINESS

NEW BUSINESS

1. **Application #26-014: Application for a Boundary Adjustment Plat Consolidating 16 Existing Lots into 4 New Lots on the Bayer East Campus Located at 800 North Lindbergh Boulevard**
George M. Stock, P.E., of Stock and Associates Consulting Engineers, Inc., on



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behalf of Lawrence R. Chapman, of CV Acquisitions, LLC, owner under contract, has submitted for a boundary adjustment to consolidate the existing 16 lots that make up the Bayer East Campus into 4 new lots in preparation for the sale of three of the lots. One of the four lots will be kept by the current owner, Bayer Crop Science, LP. The total land area of the boundary adjustment plat for all four lots is roughly 151 acres. Consideration of such a lot consolidation is a ministerial act; if the drawings are technically accurate, they should be approved by the Planning and Zoning Commission.

WORK AGENDA

1. **NAICS Code Table A Progress Update**

PENDING APPLICATIONS

1.
 - **Text Amendment to Section 405.470(A)(6) *Communication Towers* and associated Conditional Use Permit for a monopole communication tower located at 1 College Park Drive**
 - **Subdivision Improvement Plans for 3-lot subdivision BaCon Estates**
 - **Front Yard Fence for 12511 Royal Manor Drive**
 - **Front Yard Fence for 12111 Ladue Heights Drive**

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.



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Posted by: _____
Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**MINUTES
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MAY 4, 2026
6:00 PM**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Vice Chair Rhonda O'Brien at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, May 4, 2026, at 6:00 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair) – absent
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Mr. Stephan Tomlinson
Mr. AJ Wang - absent**

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services
Supervisor**

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Tomlinson SECONDER: Mr. Buelter AYES: Mr. Buelter, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

1. April 20, 2026 Planning and Zoning Commission Draft Meeting Minutes

RESULT: APPROVED (UNANIMOUS)



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MOVER: Mr. Tomlinson
SECONDER: Mr. Buelter
AYES: Mr. Buelter, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson
NAYS: None

The vote on the motion being 4 ayes and 0 nays, motion carried.

PUBLIC COMMENT

No Public Comments tonight.

UNFINISHED BUSINESS

No Unfinished Business tonight.

NEW BUSINESS

1. Public Hearing. Application #26-011: A Conditional Use Permit for a Limited-Service Restaurant Use for Wholesome MD Cafe Located at 1001 Old Olive Way inside the Vue at Creve Coeur Apartments

Mr. Brian Ivy, architect with Idea Architects, gave the applicant's presentation. Wholesome MD Cafe was founded by a physician and is a nutrition, wellness lifestyle café. There will be a small retail component with a body composition scale that will be free to the public to use with free consultation afterward. There will be a small café that will serve breakfast and lunch. Mission: Enhancing nutritional value to promote health and longevity. Food will be prepared on site and juice and prepackaged meals will be available for takeout. This is a 2,300 square foot space using two of three tenant spaces in the Vue building. There will be outdoor dining, but no plans for outdoor speakers. This is the first location for this business. Mr. Ivy said there will be one ADA-accessible restroom.

Ms. Moore gave the City's presentation. Zoning is PRD (Planned Residential Development). Hours of operation will be 6:00 AM-4:00 PM seven days per week. There will be 16 indoor seats, 20 outdoor seats, 10 parking spaces are required, and 4 employees maximum during the busiest shift.

Ms. O'Brien asked if there are pedestrian markings on Old Olive Way? Mr. Jaggi said there is a marked pedestrian crossing.



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Mr. Potashnick asked why parking is not required for outdoor seating? Ms. Moore said to encourage outdoor seating we don't require parking. It's also seasonal outdoor seating; it's not an all-year need like the indoor seating.

Mr. Tomlinson asked what information there is about the consulting services being offered? Ms. Moore said just what was submitted in the application. Mr. Tomlinson asked if the city licenses that in any way? Ms. Moore said no, it would just be part of the retail component. Mr. Jaggi suggested that the business operator speak to these questions.

Dr. Priyanka Yerragorla, founder of Wholesome MD Cafe, spoke. She is an internal medicine physician, and for the last ten years she has been taking care of patients in hospital, rehab and office settings. She has seen people recover better if they have a healthy lifestyle and eat nutritious meals. The food will be as natural as possible and made with as many healthy ingredients as possible. She explained the body composition scale and the health consultation.

Mr. Tomlinson asked will other staff be giving the consultations? Dr. Yerragorla said from day one she will be giving the consultations, and she will be training the staff to see what their scope of understanding is to see if they can give the consultations or not.

Mr. Lumley offered the exhibits into the record.

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Tomlinson SECONDER: Mr. Buelter AYES: Mr. Buelter, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson NAYS: None</p>
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The vote on the motion being 4 ayes and 0 nays, motion carried. Recommendation for approval subject to the conditions stated in the staff report and draft ordinance will be forwarded to City Council, and the matter will be considered at its next meeting on May 11, 2026.

WORK AGENDA

There are no Work Agenda items tonight.

PENDING APPLICATIONS



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- **Bayer East Campus Boundary Adjustment Application**

Ms. Moore said there is a boundary adjustment application for the Bayer East campus. Mr. Jaggi said that Seneca Real Estate is the proposed buyer of the subdivided property. Ms. Moore said there are 16 existing lots, and they will be consolidated into 4 lots.

DEPARTMENT REPORTS

No Department Reports tonight.

Questions were asked:

Mr. Potashnick asked if the buyer of the Bayer East property could come to the next meeting. Mr. Jaggi said he can ask the developer to attend, but it won't be a planned presentation. We can request that he attend and provide some introductory remarks.

Mr. Buelter asked about Olia Village. Mr. Jaggi said that Lot One has applied for permits. There is the requirement that a Lot Development Agreement be submitted.

Mr. Buelter asked when do we expect construction? Mr. Jaggi said later this summer or in the fall. Mr. Lumley said he recalled Christmas 2027 as an opening date for the Schnucks.

Ms. O'Brien asked about the current Schnucks building. Mr. Jaggi said it would be expected to be open to development.

Mr. Buelter asked about a joint meeting with the City Council. Mr. Jaggi spoke with the City Administrator, and he will keep the Commission posted about date options.

Mr. Buelter asked about the Olive Graeser rezoning. Mr. Jaggi said there will be a second reading on May 11.

Mr. Potashnick asked for an email to be sent when the vote occurs. Mr. Jaggi said he will do so.

Mr. Potashnick asked about the demolition site at Craig and Olive. Mr. Jaggi said the property owner is engaging a developer to look at that property. We have not heard



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anything recently.

Mr. Potashnick asked about what condition the lot needs to be left in after demolition? Mr. Jaggi said that the city has a demolition permit requirement. The Building Division makes sure they have all the environmental certifications. They do have to level the site and seed and straw it. Sometimes the parking lots stay. Anyone can pull a demolition permit at any time. This building will come down without a development plan in place.

Mr. Potashnick asked who approves the demolition permit? Mr. Jaggi said that the demolition permit is an administrative permit approved by the Building Division, and it does not come to the Commission.

Ms. O'Brien said there are vacant properties behind that building. Mr. Jaggi said it's maybe 5 acres, and it is a prime site with access to two stoplights.

ADJOURNMENT

Meeting adjourned at 6:35 PM.

Submitted by:

Recording Secretary

Chair



Bethany Moore <bmoore@crevecoeurmo.gov>

Community Vision & Recreational Opportunities for the Bayer East Campus

5 messages

Katya Sussman-Dawson <ksussman24@gmail.com>

Tue, May 12, 2026 at 11:26 AM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>, bmoore@crevecoeurmo.gov, cbollinger@crevecoeurmo.gov, jvalvero@crevecoeurmo.gov

Dear Members of the Creve Coeur Planning & Zoning Commission and Parks & Recreation Director,

I have been a Creve Coeur resident since childhood, my husband works at Bayer, and my two-year-old twins attend the Bayer daycare. Because of these personal ties to both the community and the Bayer campus, I have been closely following the Bayer East Campus Comprehensive Plan and recently reviewed the adopted Update. I appreciate the thoughtful work that has gone into evaluating the future of this important property.

As I read through the plan, I was encouraged by the emphasis on environmental preservation, connectivity, community livability, and long-term placemaking. It is clear that the City recognizes the Bayer East campus as a rare and significant opportunity to help shape the future identity of Creve Coeur.

As future redevelopment discussions continue, I wanted to respectfully encourage the City to also consider the possibility of integrating meaningful civic, recreational, and community-centered amenities into the long-term vision for the site alongside any mixed-use and/or commercial development.

Given the size and unique characteristics of the property, this may represent one of the few remaining opportunities in Creve Coeur to create a true community gathering destination that serves residents of all ages while preserving portions of the site's natural beauty and open space.

While Creve Coeur is an incredible place to live and raise a family, it currently does not have a centralized community recreation destination similar to amenities offered by neighboring municipalities, such as The Lodge in Des Peres, The Pointe in Ballwin, or the Maryland Heights Community Center. The Bayer East property presents a unique opportunity to explore whether some type of integrated recreational, wellness, aquatic, park, trail, or community gathering space could become part of the long-term vision for the site and future generations of residents.

Some possibilities that may be worth exploring as part of future public/private redevelopment discussions could include:

- Expanded park and trail systems
- Athletic or recreational fields
- Family-oriented aquatic and wellness-focused recreational amenities
- Community gathering or event spaces
- Outdoor civic spaces integrated with preserved wooded areas and greenway connections

I recognize that redevelopment of a site of this scale involves many stakeholders and economic considerations. However, I hope the City will continue exploring ways to ensure that the long-term vision for the property includes substantial community benefits and amenities that enhance quality of life for current and future residents.

Thank you again for your leadership and for considering resident input as planning evolves for this important site. I hope the City will continue creating opportunities for resident involvement and community dialogue as planning for the Bayer East campus progresses, and I would welcome the opportunity to remain engaged in future discussions regarding this specific property, other similar projects, and the broader future of Creve Coeur.

Sincerely,

Katya

Creve Coeur Resident



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.crevecoeurmo.gov

APPLICATION TO PLANNING AND ZONING COMMISSION

#26-014: APPLICATION FOR A BOUNDARY ADJUSTMENT PLAT CONSOLIDATING 16 EXISTING LOTS INTO 4 NEW LOTS ON THE BAYER EAST CAMPUS LOCATED AT 800 NORTH LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, June 1, 2026

LOCATION: 800 North Lindbergh Boulevard, zoned RO-Research and Office Park Zoning District

REQUEST: George M. Stock, P.E., of Stock and Associates Consulting Engineers, Inc., on behalf of Lawrence R. Chapman, of CV Acquisitions, LLC, owner under contract, has submitted for a boundary adjustment to consolidate the existing 16 lots that make up the Bayer East Campus into 4 new lots in preparation for the sale of three of the lots. One of the four lots will be kept by the current owner, Bayer Crop Science, LP. The total land area of the boundary adjustment plat for all four lots is roughly 151 acres.

ADDITIONAL INFORMATION: Consideration of such a lot consolidation is a ministerial act; if the drawings are technically accurate, they should be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on any of the lots?

Subdivision Code References

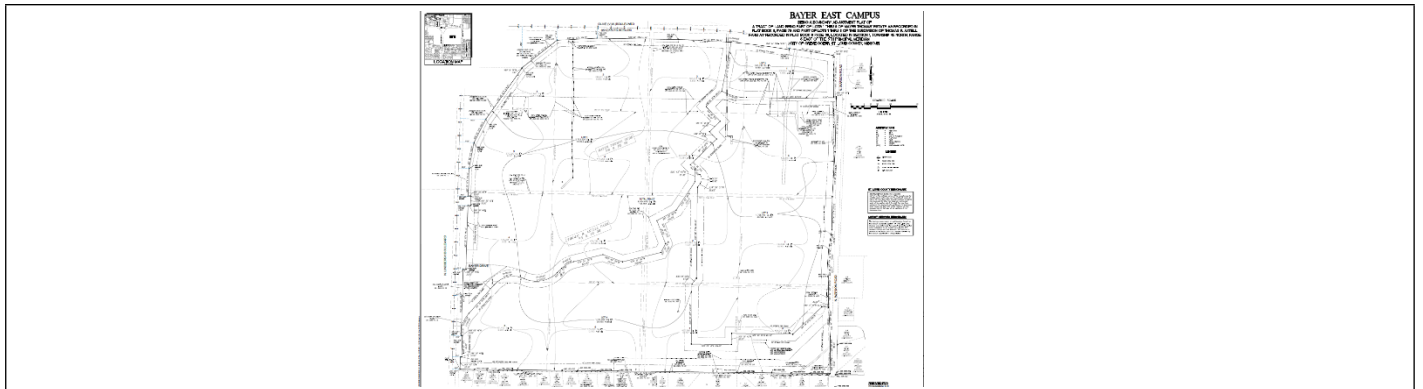
- Section 410.030(D)

Zoning Code References

- Section 405.230: Establishment of Size, Dimension and Access Criteria
- Section 405.330: "RO" Research and Office Park District

APPLICANT: Larry Chapman
CV Acquisitions, LLC
1401 S. Brentwood, Ste 625
St. Louis MO 63144

APPLICANT'S REPRESENTATIVE: George M. Stock, P.E., President
Stock & Assoc. Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 5/26/2026
ATTACHMENTS: Applicant's Revised materials received May 27, 2026
Letter from Timothy Boeker, Bayer CropScience, LLC

BACKGROUND

The Bayer East Campus is located at the south east corner of Olive Boulevard and Lindbergh Boulevard and consists of 151 acres for their corporate campus. Larry Chapman, of CV Acquisitions, LLC, is under contract to buy 87 acres of the Bayer East Campus from Bayer CropScience, LLC, for redevelopment. Bayer will retain 64 acres for their North America headquarters of the Crop Science division.

The property addressed as 800 North Lindbergh Boulevard is zoned RO-Research and Office Park Zoning District. The property is currently made up of 16 existing lots that will be consolidated into 4 new RO zoned lots. Proposed Lot 1 will be 63.894 acres and will continue to serve as the Bayer Crop Science Division North American corporate campus. The remaining 87 acres will be split into proposed Lots 2-4 to be acquired by Larry Chapman. Proposed Lot 2 will be 6.964 acres; proposed Lot 3 will be 40.412 acres and proposed Lot 4 will be 40.124 acres. Once the boundaries of the properties are adjusted, the applicant intends to move forward with redeveloping Lots 2-4 as part of a Planned Mixed-Use Development procedure, similar to Olia Village directly across North Lindbergh Boulevard. Applications have not yet been submitted for this redevelopment.

The RO District requires a minimum lot size of 5 acres. The minimum lot width and depth is 300 feet. The minimum required front yard setback is 10 feet from the public right-of-way unless parking is located in the front of the building, in which case the building shall be set back a minimum of 50 feet from the right-of-way. The minimum side and rear yard setback is 50 feet. A buffer yard is required on all sides that abut a single-family district ranging from 25 feet to a maximum of 50 feet based on the size of the lot. This condition is present on Lot 4 where it is directly abutting single-family residential along the southern property line. A 50-foot buffer yard is reflected on the plat for Lot 4. The proposed lots include existing buildings and the property lines have been intentionally placed so as not to create non-conformities with the existing buildings and the required setbacks on each new lot. Staff has determined that the minimum lot requirements for the RO district have been met and are reflected on the proposed plat.

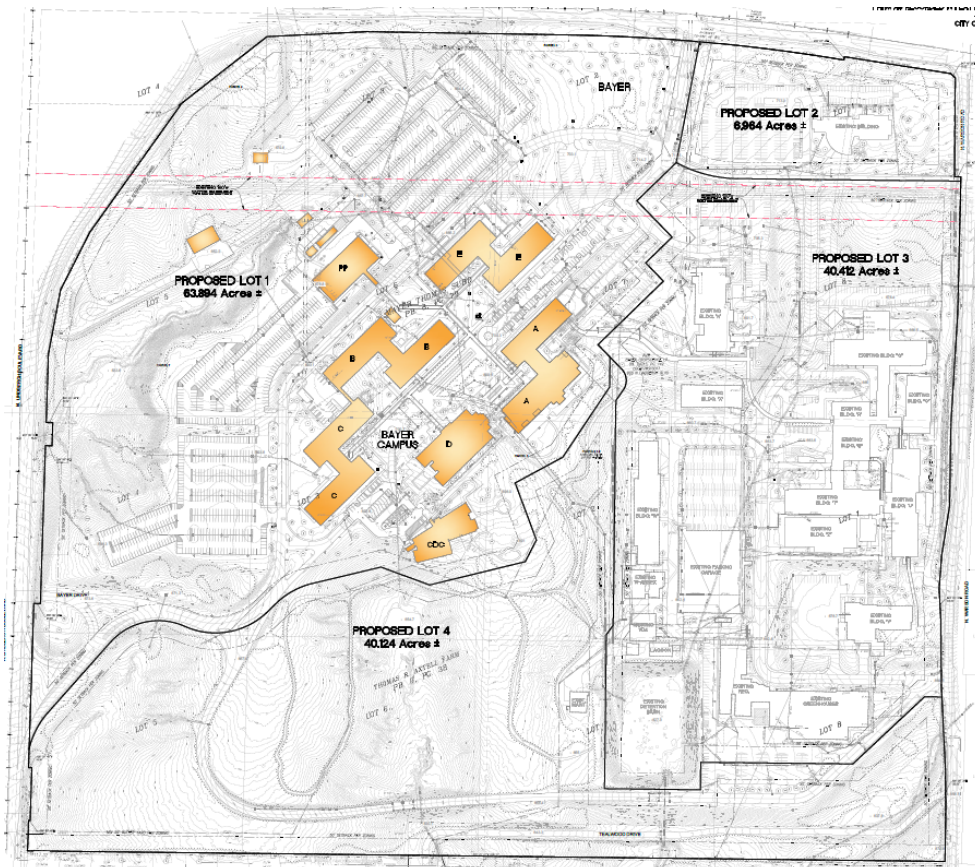


Figure 1: Close-up of the Proposed Boundary Adjustment Plat with Existing Conditions Shown.

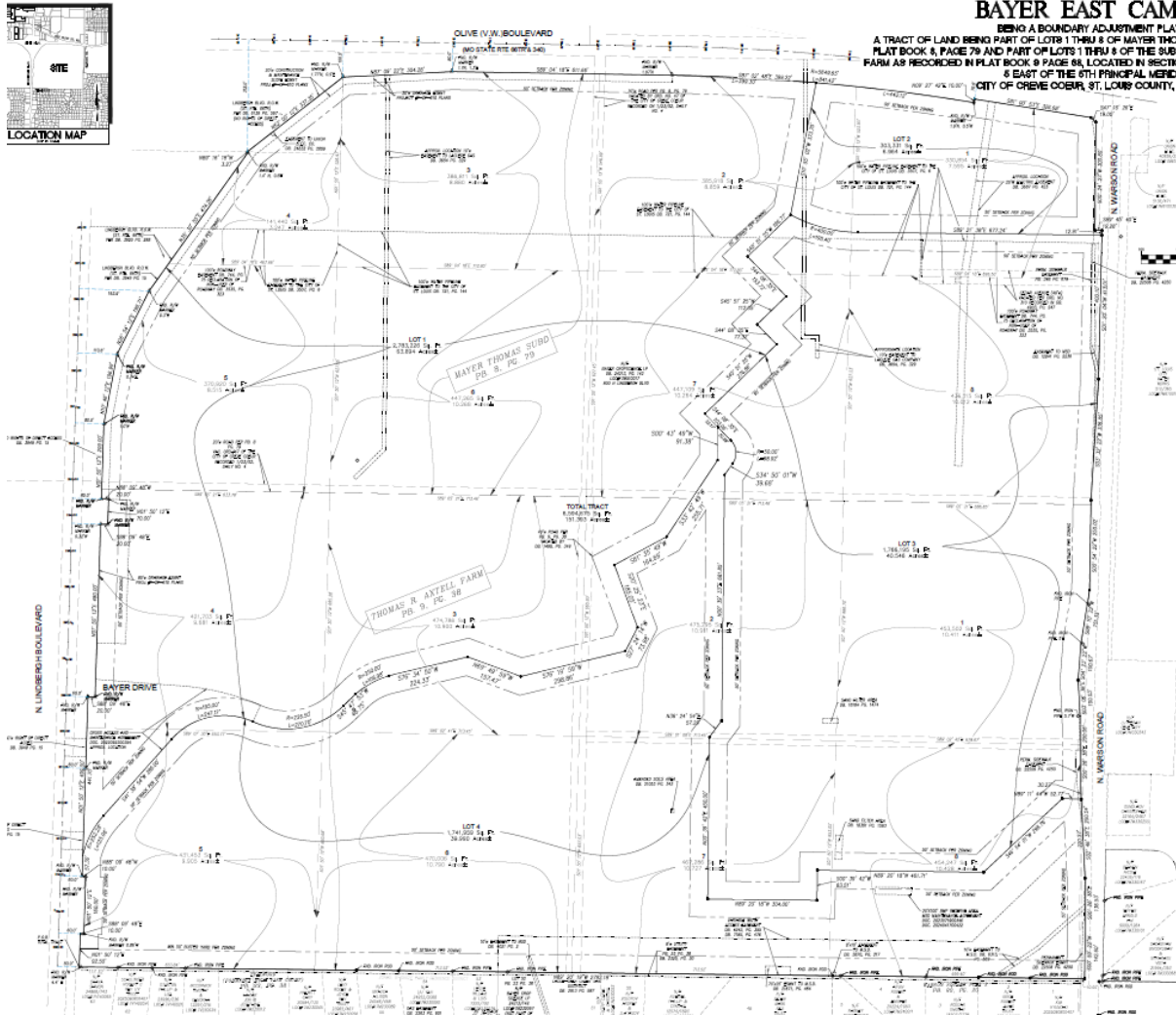


Figure 2: Proposed Boundary Adjustment Plat.

DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible under the following regulation from the Subdivision Code:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

Staff has determined that the current application fits within the intended scope of this regulation, in that the number of lots is being reduced to facilitate dividing the ownership between two parties. The survey submitted indicates that the property changes will not create any non-conformities for the properties. As such and given the staff conclusion that the drawings are technically accurate the adjustment should be approved by the Planning and Zoning Commission, with the condition that the final drawing be prepared for signature and recording.

The current request is limited to consolidating the existing lots into 4 new lots within the existing zoning district to facilitate the pending sale to a developer and to retain one of the lots for the continued use as the Bayer Crop Science Headquarters.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon.

MOTION

The following are examples of a motion for this application:

“I move to approve the lot consolidation boundary adjustment attached to the staff report on application #26-014 for the meeting of June 1, 2026, subject to the condition that a final drawing be prepared for signature and recording with a copy of the recorded document provided to city staff.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

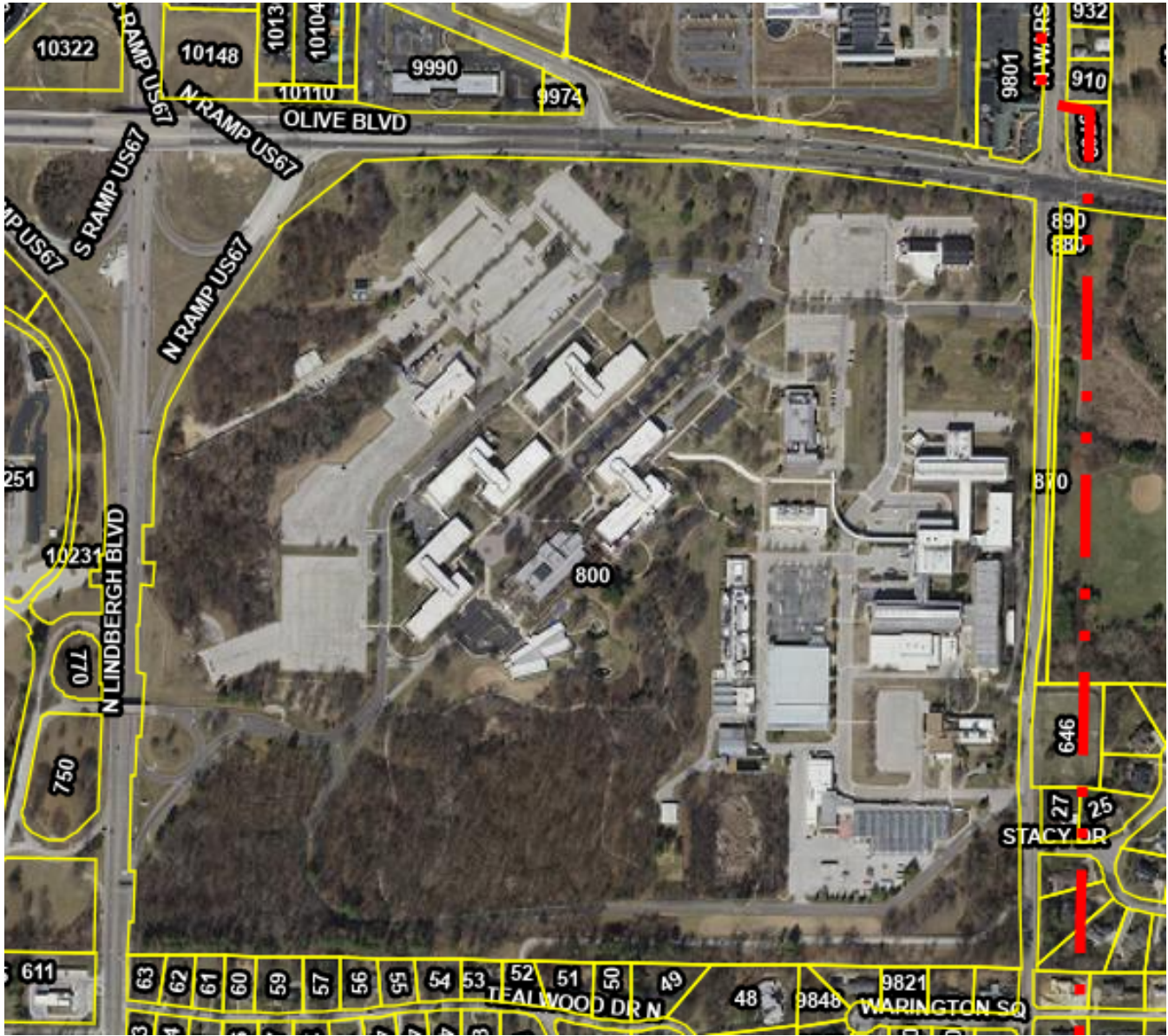
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL PHOTO





city of

CREVE COEUR PLANNING DIVISION

File # _____

300 North New Ballas Road Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION APPLICATION FOR SUBDIVISION PLAT

Title of Project: Bayer East Campus

Location of Project: Southeast quadrant of Olive Blvd. @ Lindbergh Blvd.

Locator # 17M510017

Please attach a copy of a metes and bounds legal description of the area to be subdivided.

Applicant: Lawrence R. (Larry) Chapman <hr/> Name CV Acquisitions, LLC (owner under contract) <hr/> Company (If Applicable) 1401 S Brentwood, Suite 625 <hr/> Address St. Louis, MO 63144 <hr/> Address <hr/> Telephone # <u>314-370-6801</u> <hr/> Fax # _____ <hr/> Email: <u>Lchapman@seneca-cre.com</u>	Applicant's Representative (if applicable): George M. Stock P.E. - President <hr/> Name Stock & Associates Consulting Engineers, Inc. <hr/> Company (If Applicable) 257 Chesterfield Business Pkwy <hr/> Address Chesterfield, MO 63005 <hr/> Address <hr/> Telephone # <u>636-530-9100</u> <hr/> Fax # <u>636-530-9130</u> <hr/> Email: <u>george.stock@stockassoc.com</u>
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APPLICANT:

Architect _____ Engineer Surveyor Agent Owner _____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:00 P.M. on Monday, June 1st, 2026.

Signature

Title President, Stock & Associates Consulting Engineers, Inc.

Date 4/20/26

<u>SUBMITTAL CHECKLIST</u>	
<input checked="" type="checkbox"/>	P&Z Agenda Application
<input type="checkbox"/>	\$250 Filing Fee Paid
<input type="checkbox"/>	Draft Preliminary Plat
<input type="checkbox"/>	Landscape Plan
<input type="checkbox"/>	Tree Preservation Plan
<input checked="" type="checkbox"/>	Digital copy of all documents

RECEIVED
APR 20 2026
PLANNING DEPT.

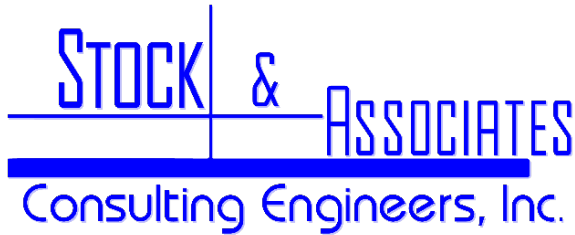
Revised: 7/22

April 20, 2026

Bayer East Campus
Boundary Adjustment Plat
Narrative

Bayer Crop Science is contracting with CV Acquisitions, LLC to sell approximately 87.25 acres of the Bayer Campus east of Lindbergh. The current subdivision lines (being The Mayer Thomas Subdivision Lot 1 through 8 (PB.8 PG.79) and The Thomas R. Axtell Farm Lot 1 through 8 (PB.9 PG.38) do not match up with the proposed area to be sold, and in order to allow a sale to occur, legal lot lines must exist. This application simply adjusts the boundaries of the existing lot lines and reduces them from 16 to 4 lots, so that 3 lots can be acquired by CV Acquisitions, LLC. This is not a rezoning, this confers no new or different rights than exist today, this plat simply allows the property to be sold by having legally established property lines.

RECEIVED
APR 20 2026
PLANNING DEPT.



CIVIL ENGINEERING | LAND SURVEYING | LAND PLANNING
 257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63005
 (636) 530 9100 | STOCKASSOC.COM

LETTER OF TRANSMITTAL

DATE: 5/28/2026	JOB NO. 222-7296.6
ATTENTION: Ms. Bethany Moore – City Planner bmoore@crevecoeurmo.gov	
RE: Bayer East Campus Boundary Adjustment Plat	

City of Creve Cœur
 300 North New Ballas Road
 Creve Coeur, MO 63141

WE ARE SENDING YOU: Attached Under Separate cover via Hand Deliver the following items:

- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

Copies	Date	No.	Description
1	5/28/26	1-2	Boundary Adjustment Plat
1	5/28/26	C1.0	Existing Conditions Plan w/ proposed lots

THESE ARE TRANSMITTED as checked below:

- For Approval Approved as Submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Dear Bethany, pursuant to our email exchange and telephone call this morning. Please let us know if you have any questions, we appreciate all your assistance and will see you Monday evening.

Thank you.

Sincerely,

SIGNED: _____

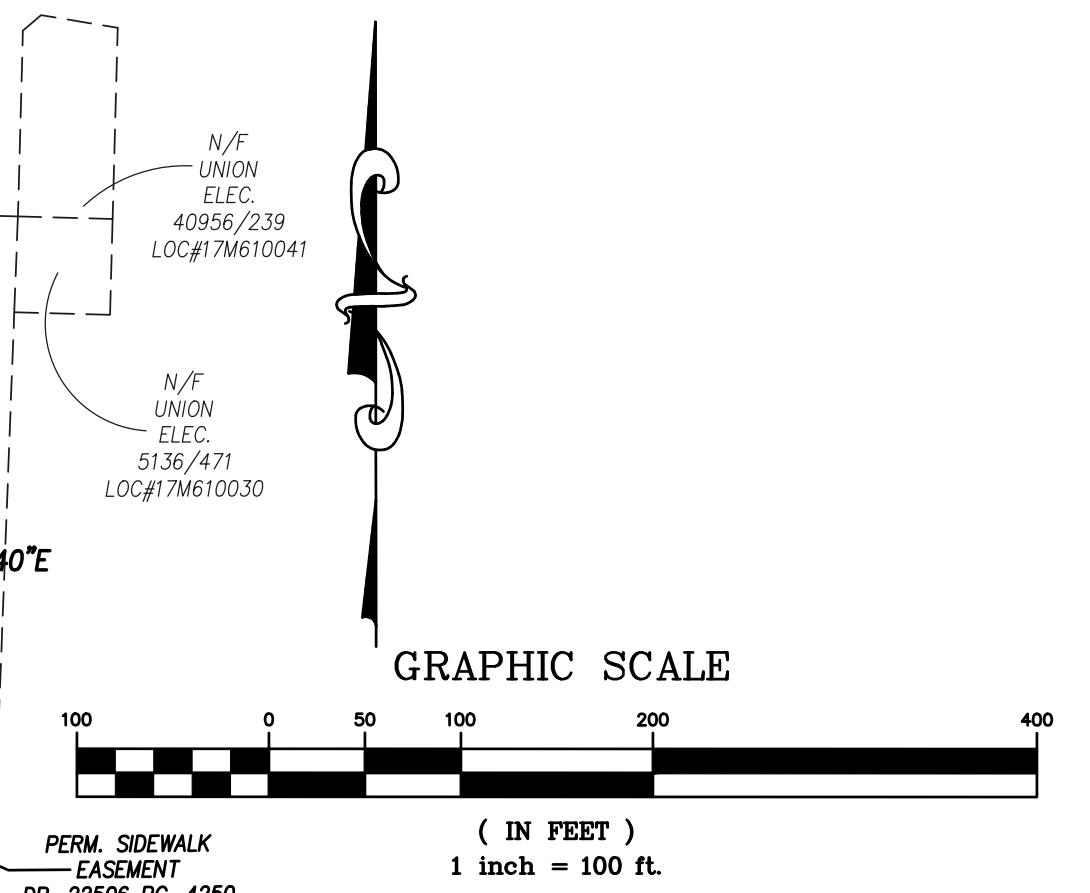
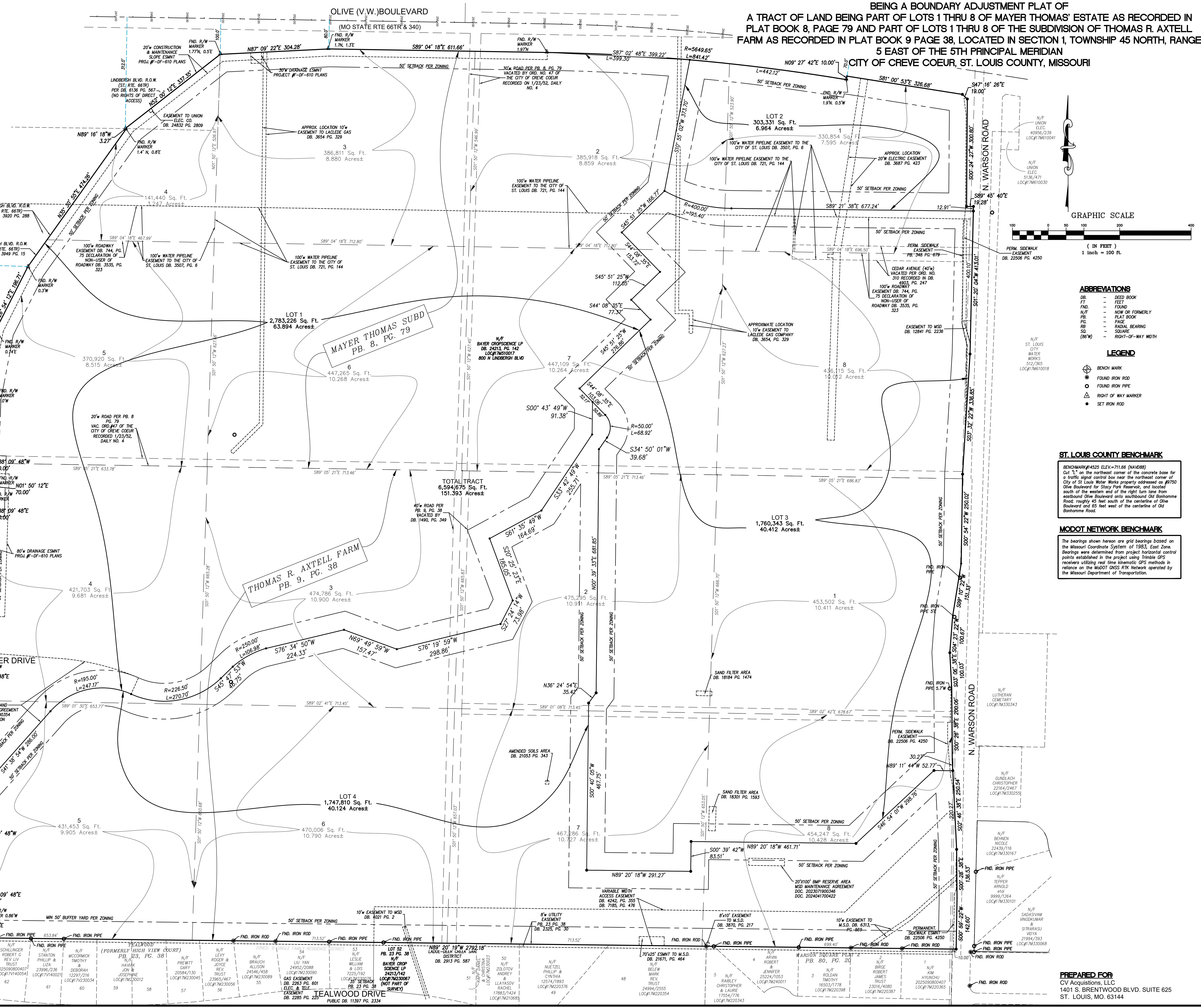
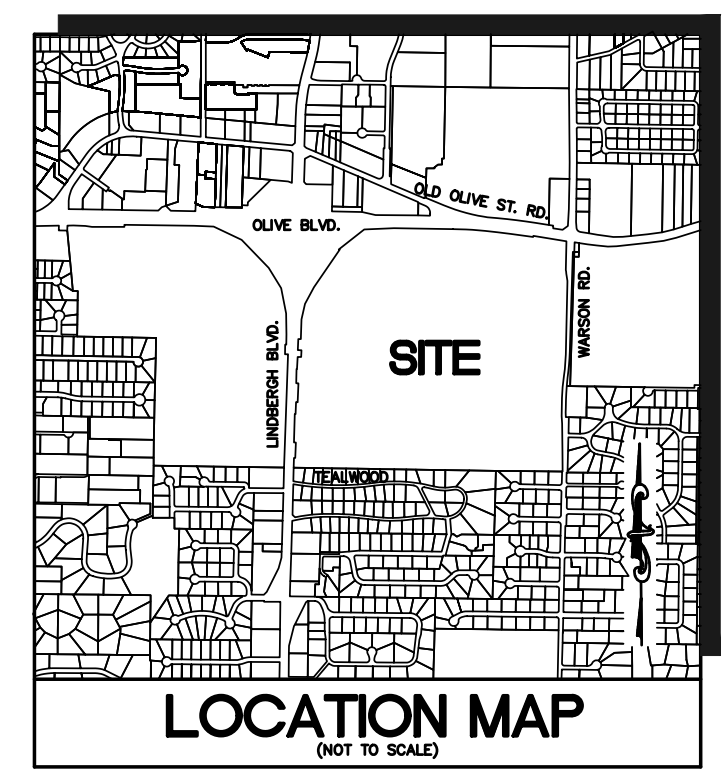
George M. Stock, P.E. President

COPY TO:

- Mr. Larry Chapman – CV Acquisitions, LLC (Lchapman@seneca-cre.com)
- Mr. Joe Pflieger, PLS – VP of Surveying (joe.pflieger@stockassoc.com)
- Mr. Tim Stock, Executive VP (tim.stock@stockassoc.com)
- Mr. Stephen Ganey, PLS – Asst. Survey Manager (stephen.ganey@stockassoc.com)
- Mr. Mike Pezzuti, Bayer – Senior Program Manager (mike.pezzuti@bayer.com)
- Mr. Tim Boeker, Bayer – Corporate Real Estate Lead (timothy.boeker@bayer.com)
- Mr. Steve Leyton, Stone Leyton (sleyton@stoneleyton.com)

BAYER EAST CAMPUS

BEING A BOUNDARY ADJUSTMENT PLAT OF
 A TRACT OF LAND BEING PART OF LOTS 1 THRU 8 OF MAYER THOMAS' ESTATE AS RECORDED IN
 PLAT BOOK 8, PAGE 79 AND PART OF LOTS 1 THRU 8 OF THE SUBDIVISION OF THOMAS R. AXTELL
 FARM AS RECORDED IN PLAT BOOK 9 PAGE 38, LOCATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE
 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



ST. LOUIS COUNTY BENCHMARK
 BENCHMARK #4523 ELEV.=711.66 (NAVD83)
 Cut "L" on the northeast corner of the concrete base for a traffic signal control box near the northeast corner of City of St. Louis Water Works property addressed as #9750 Olive Boulevard for Stacy Park Reserve, and located south of the western end of the right turn lane from eastbound Olive Boulevard onto southbound Old Bathhouse Road, roughly 45 feet south of the centerline of Olive Boulevard and 65 feet west of the centerline of Old Bathhouse Road.

MODOT NETWORK BENCHMARK
 The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MODOT CROSS FTK Network operated by the Missouri Department of Transportation.

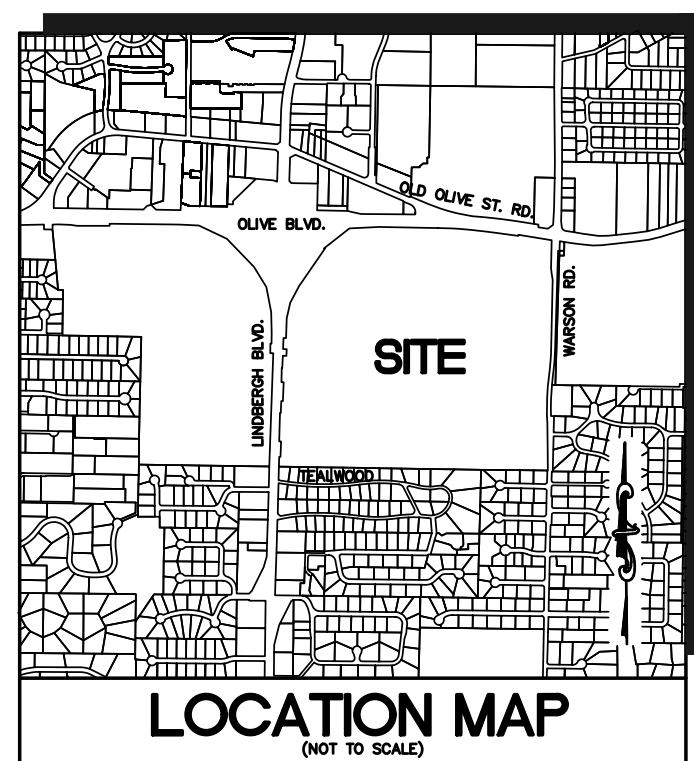
PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9300
 530-9300 FAX: (636) 530-9300
 e-mail: general@stockass.com
 Web: www.stockass.com

BOUNDARY ADJUSTMENT PLAT
BAYER EAST CAMPUS
 800 N. LINDBERGH BLVD.,
 CREVE COEUR, MISSOURI

STEPHEN M. GANEY, P.L.S. M.O. P.L.S. # 202003008 CERTIFICATE OF AUTHORITY LC-222-D	W.J.P.
REVISIONS:	
1	05/26/2026 - Revised proposed lot lines per city comment letter dated 5/12/2026
2	05/28/2026 - Revised proposed lot lines per city comment
DRAWN BY: L.K. BRAD	CHECKED BY: W.J.P.
DATE: 12/30/25	JOB NO. 222-7298
M.S.D. #	BASE MAP #
S.L.C. HAT #	HAT SURP. #
M.D.N.R. #	
SHEET TITLE: BOUNDARY ADJUSTMENT PLAT	
SHEET NO.: 1 of 2	

PREPARED FOR:
 CVI Acquisitions, LLC
 1401 S. BRENTWOOD BLVD., SUITE 625
 ST. LOUIS, MO 63144



OWNER'S CERTIFICATION

We, the undersigned owners of the tracts of land herein platted, and further described in the foregoing Surveyor's Certification, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as:

"BAYER EAST CAMPUS"

All taxes which are due and payable against this property have been paid in full.

It is hereby certified that all existing easements are shown or noted on this plat as per First American Title Insurance Company Information Report NCS-1301142-STLO, effective date March 30, 2026.

Building lines as shown on this plat are hereby established.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this subdivision plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this boundary adjustment plat, required by the Subdivision Ordinance of the City of St. Louis, Missouri, will be set.

Bayer CropScience LLC, a Delaware limited liability company, successor by conversion to Bayer CropScience LP, a Delaware limited partnership

By: _____

PRINT NAME: _____

PRINT TITLE: _____

State of Missouri)
) ss.
_____ County)

On this ____ day of _____ in the year _____ before me, _____, a Notary Public in and for said state, personally appeared _____ the duly authorized agent of Bayer CropScience LLC, a Delaware limited liability company, successor by conversion to Bayer CropScience LP, a Delaware limited partnership, known to me to be the person who executed the within Boundary Adjustment Plat on behalf of said limited liability company and acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public
My Commission Expires: _____

CITY CERTIFICATION

It is hereby certified that this Boundary Adjustment Plat was approved by the Creve Coeur Planning and Zoning Commission on the ____ day of _____, 20____, pursuant to Section 410.030.D of the Subdivision Regulations, in Chapter 410 of the Municipal Code of the City of Creve Coeur.

City of Creve Coeur, Missouri

Julie LaBonte
Chair, Planning and Zoning Commission

Kellie Henke
City Clerk

GENERAL NOTES:

- 1) Subject property is Zoned: RO - Research & Office Park District
Yard and setback requirements.
a. Front yard. No building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in abutting public right-of-way, and with landscaping including, but not limited to, deciduous shade street trees at regular intervals.
b. Minimum side yard. Fifty (50) feet.
c. Minimum rear yard. Fifty (50) feet.
d. Buffer yard. Notwithstanding the provisions of Sections 405.330(E)(4)(b) and 405.330(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.

- 2) Subject property lies within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Rate Map Number 29189G0192K with an effective date of February 4, 2015.

BAYER EAST CAMPUS

BEING A BOUNDARY ADJUSTMENT PLAT OF
A TRACT OF LAND BEING PART OF LOTS 1 THRU 8 OF MAYER THOMAS' ESTATE AS RECORDED IN PLAT BOOK 8, PAGE 79 AND PART OF LOTS 1 THRU 8 OF THE SUBDIVISION OF THOMAS R. AXTELL FARM AS RECORDED IN PLAT BOOK 9 PAGE 38, LOCATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION
PARCEL NO. 1
LOT 52 OF TEALWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 38 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL NO. 2
ALL THAT PART OF LOTS 1 AND 2, LYING SOUTH OF OLIVE STREET ROAD, AND ALL OF LOTS 3, 5, 6, 7 AND 8 OF MAJOR JAMES S. THOMAS SUBDIVISION IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ACCORDING TO PLAT THEREOF IN PLAT BOOK 8, PAGE 79 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS EXCEPTING THAT PART THEREOF CONVEYED TO THE COUNTY OF ST. LOUIS BY DEED RECORDED IN BOOK 1064, PAGE 375 TO WIDEN DENNY ROAD, NOW KNOWN AS STATE HIGHWAY 77 OR LINDBERGH BOULEVARD, AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI BY ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO DEED RECORDED IN BOOK 3949, PAGE 15.

PARCEL NO. 3
THE SOUTH 1/2 OF LOT 4 OF MAJOR JAMES S. THOMAS SUBDIVISION IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 79 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS EXCEPTING THAT PORTION EMBRACED WITHIN STATE HIGHWAY 77 OR LINDBERGH BOULEVARD, AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO DEED RECORDED IN BOOK 3949, PAGE 15.

PARCEL NO. 4
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF THE SUBDIVISION OF THOMAS R. AXTELL FARM IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 38 OF THE ST. LOUIS COUNTY, MISSOURI, (FORMER COUNTY) RECORDS EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ST. LOUIS BY DEED RECORDED IN BOOK 1064, PAGE 375 TO WIDEN DENNY ROAD, NOW KNOWN AS STATE HIGHWAY 77 OR LINDBERGH BOULEVARD.

PARCEL NO. 5
A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, BEING PART OF A 60 FOOT WIDE ROAD SHOWN ON THE PLAT OF THOMAS R. AXTELL FARM ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 38 OF THE ST. LOUIS COUNTY, MISSOURI, (FORMER COUNTY) RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE PROLONGATION EAST OF THE NORTH LINE OF LOT 3 AND BOUNDED ON THE SOUTH BY THE WEST LINE OF LOTS 2, 7 AND THE PROLONGATION SOUTH OF THE WEST LINE OF LOT 7 OF SAID SUBDIVISION, ON THE SOUTH BY THE PROLONGATION EAST OF THE SOUTH LINE OF LOT 6 OF SAID SUBDIVISION, AND ON THE WEST BY THE EAST LINE OF LOTS 5 AND 6 OF SAID SUBDIVISION, WHICH 40 FOOT WIDE ROAD WAS VACATED BY ORDINANCE NO. 47 OF THE CITY OF CREVE COEUR, FEBRUARY 7, 1938. A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 1490, PAGE 349 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL NO. 6
A TRACT OF LAND IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE COUNTY OF ST. LOUIS, MISSOURI, BEING THE 30 FOOT WIDE ROAD SHOWN ON THE PLAT OF MAJOR THOMAS' SUBDIVISION LYING BETWEEN LOTS 2, 3, 4 AND 7, AND BOUNDED ON THE NORTH BY THE PROLONGATION EAST OF THE NORTH LINE OF LOT 3 AND BOUNDED ON THE SOUTH BY THE PROLONGATION WEST OF THE SOUTH LINE OF LOT 7, WHICH 30 FOOT WIDE ROAD WAS VACATED BY ORDINANCE NO. 47 OF THE CITY OF CREVE COEUR, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 23, 1952 AS DAILY NO. 4 OF THE ST. LOUIS COUNTY RECORDS EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, ACCORDING TO DEED RECORDED IN BOOK 3949, PAGE 15.

PARCEL NO. 7
A TRACT OF LAND ON THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN THE COUNTY OF ST. LOUIS, MISSOURI, BEING THE 30 FOOT WIDE ROAD SHOWN ON THE PLAT OF MAJOR THOMAS' SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOTS 5, 6, 7 AND 8 AND THE PROLONGATION EAST OF THE SOUTH LINE OF LOT 8, ON THE EAST BY THE PROLONGATION SOUTH OF THE EAST LINE OF LOT 8, ON THE SOUTH BY THE NORTH LINE OF LOTS 1, 2, 3, 4 AND 4 OF THOMAS R. AXTELL FARM AND THE EAST LINE OF THE NORTH LINE OF LOT 3 OF THOMAS R. AXTELL FARM, ON THE WEST BY THE EAST LINE OF LINDBERGH BOULEVARD, 100 FEET WIDE, WHICH 30 FOOT ROAD WAS VACATED BY ORDINANCE NO. 47 OF THE CITY OF CREVE COEUR, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 23, 1952 AS DAILY NO. 4 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL NO. 8
A PARCEL OF LAND IN THE SOUTHEASTERN PORTION OF THE NORTH HALF OF LOT 4 OF MAJOR THOMAS SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 79 OF THE ST. LOUIS COUNTY (FORMER COUNTY) RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STONE SET AT THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT 4 OF SAID MAJOR THOMAS SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF THE NORTH HALF OF SAID LOT 4, A DISTANCE OF 211.90 FEET TO A POINT IN THE EXISTING SOUTHEAST RIGHT-OF-WAY LINE OF ROUTE K (240), OLIVE STREET ROAD, THENCE SOUTHWESTERLY IN A STRAIGHT LINE, A DISTANCE OF 333 FEET TO A POINT IN THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF ROUTE 66, LINDBERGH BOULEVARD, SAID POINT BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 4 OF MAJOR THOMAS SUBDIVISION, THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 4, A DISTANCE OF 299.07 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

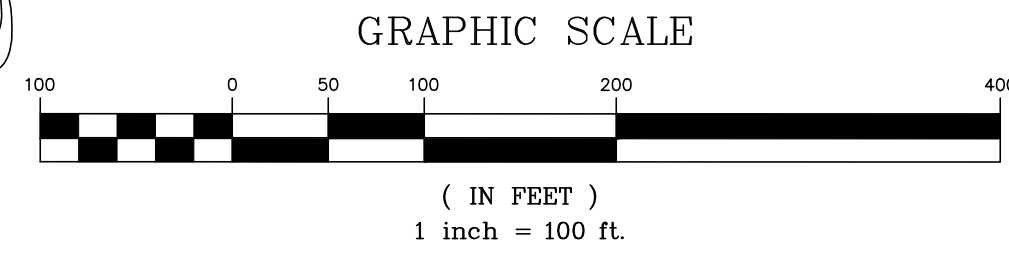
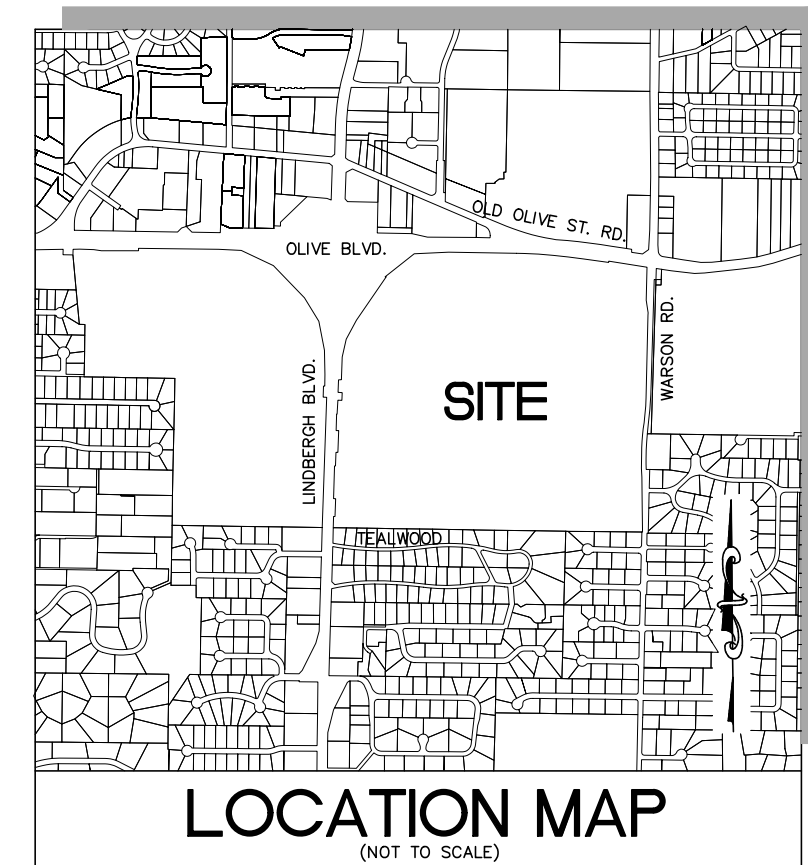
Lot 1

A tract of land being part of Lots 2 through 7 of Mayer Thomas' Estate as recorded in Plat Book 8, Page 79 and part of Lots 2 through 5 of the Subdivision of Thomas R. Axtell Farm as recorded in Plat Book 9 Page 38 both of the St. Louis City (former County) records, located in Section 1, Township 45 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

COMMENCING at the intersection of the north line of Lot 63 of Tealwood, formerly High View Court, a subdivision according to the plat thereof as recorded in Plat Book 23, Page 38 of the St. Louis County records, and the east right-of-way line of N. Lindbergh Boulevard, variable width, thence along said right-of-way line the following courses: North 01 degree 50 minutes 12 seconds East, 92.50 feet; South 88 degrees 09 minutes 12 seconds East, 10.00 feet; North 01 degree 50 minutes 12 seconds East, 160.00 feet; North 88 degrees 09 minutes 48 seconds East, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 57.30 feet to the POINT OF BEGINNING; thence continuing along said east right-of-way line the following courses: North 01 degree 50 minutes 12 seconds East, 441.70 feet; South 88 degrees 09 minutes 48 seconds East, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 480.00 feet; South 88 degrees 09 minutes 48 seconds East, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 70.00 feet; North 88 degrees 09 minutes 48 seconds West, 20.00 feet; North 01 degree 50 minutes 12 seconds East, 209.00 feet; North 10 degrees 46 minutes 12 seconds East, 196.99 feet; North 26 degrees 54 minutes 12 seconds East, 196.71 feet; North 35 degrees 30 minutes 55 seconds East, 474.26 feet; North 89 degrees 16 minutes 18 seconds West, 3.27 feet and North 52 degrees 00 minutes 12 seconds East, 337.35 feet to its intersection with the south right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line the following courses and distances: North 87 degrees 09 minutes 22 seconds East, 304.28 feet; North 89 degrees 04 minutes 18 seconds East, 611.66 feet; easterly, 399.30 feet along a curve to the right having a radius of 5,649.65 feet, and a chord which bears South 87 degrees 02 minutes 48 seconds East, 399.22 feet; thence departing said right-of-way line, South 10 degrees 45 minutes 02 seconds West, 373.70 feet; thence South 45 degrees 51 minutes 25 seconds West, 166.77 feet; thence South 44 degrees 08 minutes 35 seconds East, 153.72 feet; thence South 45 degrees 51 minutes 25 seconds West, 112.05 feet; thence South 44 degrees 08 minutes 35 seconds East, 77.37 feet; thence South 45 degrees 51 minutes 25 seconds West, 276.86 feet; thence South 44 degrees 08 minutes 35 seconds East, 153.72 feet; 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thence South 45 degrees 51 minutes 25 seconds West, 112.05 feet; thence South 44

BAYER EAST CAMPUS

A TRACT OF LAND BEING PART OF LOTS 1 THRU 8 OF MAYER THOMAS' ESTATE AS RECORDED IN PLAT BOOK 8, PAGE 79 AND PART OF LOTS 1 THRU 8 OF THE SUBDIVISION OF THOMAS R. AXTELL FARM AS RECORDED IN PLAT BOOK 9 PAGE 38, LOCATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



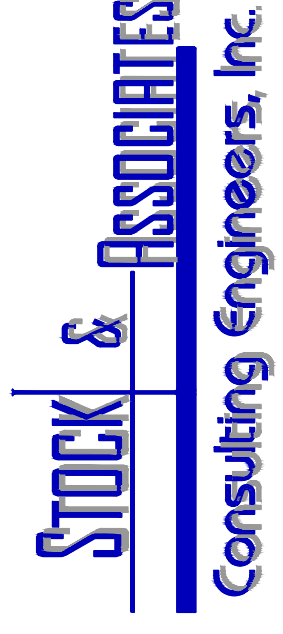
ST. LOUIS COUNTY BENCHMARK

BENCHMARK#14525 ELEV=711.66 (NAD83)
 Out "C" on the northeast corner of the concrete base for a traffic signal control box near the northeast corner of City of St. Louis Water Works property addressed as #9750 Olive Boulevard for Stacy Park Reserve, and located south of the western end of the right turn lane from eastbound Olive Boulevard onto southbound Old Bonhomme Road, roughly 45 feet south of the centerline of Olive Boulevard and 65 feet west of the centerline of Old Bonhomme Road.

MODOT NETWORK BENCHMARK

The bearings shown herein are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic GPS methods in reliance on the MODOT GNSS RTK Network operated by the Missouri Department of Transportation.

PREPARED BY:



PRELIMINARY CONCEPT PLAN FOR:

BAYER (EAST CAMPUS)

800 N. LINDBERGH BLVD.
 CREVE COEUR, MISSOURI

GEORGE M. STOCK E-20116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00099

REVISIONS:

1	5/28/2026 REV. LOT LINE
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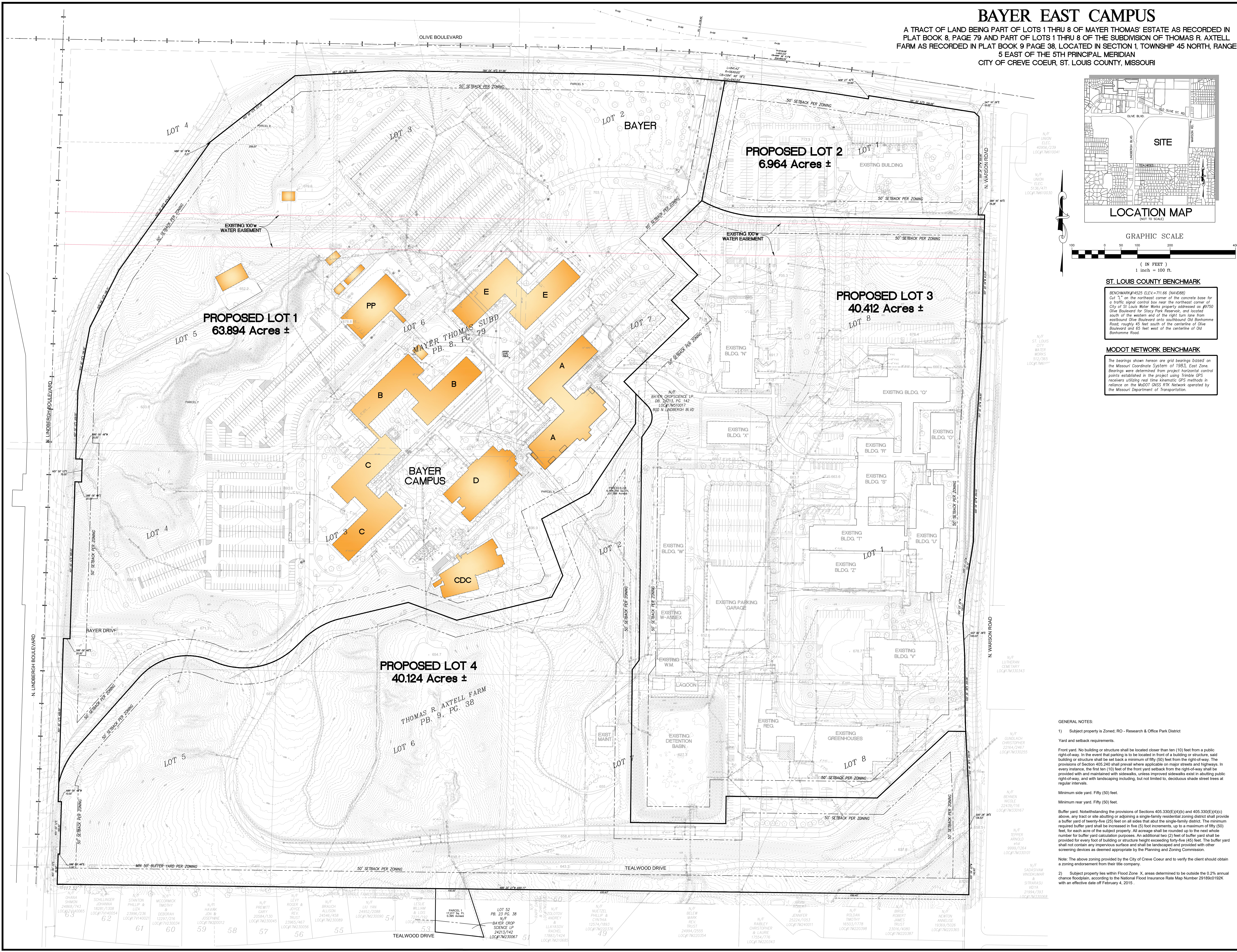
DRAWN BY: T.S.
 CHECKED BY: G.M.S.

DATE: 5/26/2026
 JOB NO.: 7296.6

M.S.D. P.#: 17M
 S.L.C. HRT.#: 17M
 M.D.N.R.#:

SHEET TITLE:
 EXISTING CONDITIONS PLAN
 w/ PROPOSED LOTS

SHEET NO.: C1.0



GENERAL NOTES:

- Subject property is Zoned: RO - Research & Office Park District
 Yard and setback requirements.
 Front yard: No building or parking shall be located closer than ten (10) feet from a public right-of-way. In the event that structure is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in abutting public right-of-way, and with landscaping including, but not limited to, deciduous shade street trees at regular intervals.
 Minimum side yard: Fifty (50) feet.
 Minimum rear yard: Fifty (50) feet.
 Buffer yard: Notwithstanding the provisions of Sections 405.330(E)(4)(b) and 405.330(E)(4)(c) above, any tract or site abutting or adjoining a single-family residential zoning district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.
 Note: The above zoning provided by the City of Creve Coeur and to verify the client should obtain a zoning endorsement from their title company.
- Subject property lies within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Rate Map Number 29189D192K with an effective date of February 4, 2015.

61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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April 20, 2026

Timothy Boeker
Corporate Real Estate
Lead-North America

Bayer US LLC
Bayer CropScience LLC

800 North Lindbergh Blvd.
Mail Code A-2 South
St. Louis, MO 63167
USA

Tel. +1 314 435-4255
timothy.boeker@bayer.com

www.bayer.com

By email: jjaggi@crevecoeurmo.gov

City of Creve Coeur, Missouri
Attention: Jason W. Jaggi, Director of Community Development
300 North New Ballas Road
Creve Coeur, Missouri 63141

RE: Application of CV Acquisitions LLC for Approval of Boundary Adjustment Plat for Bayer East Campus

Dear Mr. Jaggi:

Bayer CropScience LLC owns and operates an approximately 151-acre corporate campus at Olive and Lindbergh Blvd. in Creve Coeur, commonly known as the "Bayer East Campus". The Bayer East Campus currently includes all or parts of 16 subdivided lots, but the current improvements on the Bayer East Campus are not tied to the boundary lines of the existing lots.

Bayer desires to sell part of the Bayer East Campus to CV Acquisitions LLC, whose manager is Larry Chapman. In connection with that sale transaction, CV Acquisitions and its representative, Stock & Associates Consulting Engineers, Inc., desire to submit an application to the City of Creve Coeur for approval of a Boundary Adjustment Plat that consolidates the Bayer East Campus into four lots, which would allow Bayer to sell three of the newly formed lots, totaling approximately 87 acres, to CV Acquisitions, with Bayer retaining one lot with an area of approximately 64 acres.

Bayer supports CV Acquisitions' above-application and respectfully requests that the City of Creve Coeur approve it.

Sincerely,

Bayer CropScience LLC

By: 
C41DD58D666F4D8...

Name: Timothy Boeker

Title: Corporate Real Estate Lead-North America

cc: Larry Chapman
Geroge Stock

RECEIVED
APR 20 2026
PLANNING DEPT.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: June 1, 2026

Subject: **Work Session Discussion: Table “A” Update from NAICS Code 2012 to 2022 and Minor Changes to Allowable Uses in the PO, LI, and RO Zoning Districts**

Prepared by: Bethany L. Moore, AICP, City Planner

Meeting Date: June 1, 2026

Section 405.210, Regulation of Uses, of the Zoning Code governs the uses allowed within each zoning district, either as permitted uses or conditional uses, as identified in “Table A.” These uses are generally categorized according to the North American Industry Classification System (NAICS) published by the Office of Management and Budget, 2012 Edition. Staff is proposing an update to Table A to reflect the 2022 NAICS definitions and classifications. Since 2012, the NAICS has been updated twice, with the 2022 edition being the most recent. Updating the zoning code to align with the current NAICS classifications will improve clarity by eliminating the need to cross-reference outdated codes with newer definitions. Staff is also concerned that if the 2022 version is not adopted before a future update is released, the 2012 definitions may no longer be readily accessible for comparison purposes.

As part of the review of the NAICS code changes between 2012 and 2022, Staff also evaluated the uses permitted within the “PO” Planned Office zoning district and the “LI” Light Industrial zoning district to determine whether additional uses could appropriately be accommodated. Some uses are proposed to be added to these districts, while many others are proposed to change from “Conditional Use” to “Permitted Use” where Staff believes the use would not negatively impact surrounding properties or alter the intended character of the zoning district. Specifically in the LI zoning district, Staff is seeking to reduce the number of uses that are required to undergo the Conditional Use Permit (CUP) process when such uses are unlikely to create adverse impacts to surrounding uses.

Expanding the range of permitted uses within the PO zoning district would provide greater flexibility for property owners and businesses and would advance the City’s Strategic Plan goal of encouraging reuse and zoning updates for aging office parks. Staff has also observed an increase in requests for uses within the PO zoning district that are currently prohibited because the district is limited primarily to office uses and accessory retail and service uses. At the same time, office vacancies have increased due to changing workplace trends following the COVID-19 pandemic.

Staff is also considering potential amendments to the permitted and conditional uses within the “RO” Research and Office Park zoning district. Staff has been in discussion with the 39North organization regarding opportunities to expand uses that support the district’s agtech focus, allowing related and supporting businesses to locate near the companies they serve and to facilitate the growth of the 39 North Hub co-working space. Depending on the outcome of these ongoing discussions, any proposed changes to the RO district may either be included in this text amendment application or brought forward separately at a later date.

Staff previously presented this item to the Planning and Zoning Commission as a discussion item to gather preliminary feedback prior to submitting a formal text amendment application for review in May 2025. Since approximately one year has passed since that discussion, Staff would like to revisit the proposed changes with the Commission. A presentation will be given by Staff for discussion of this item. Any feedback received will be compiled and a formal text amendment application will be submitted for review by the Planning and Zoning Commission for a recommendation to the City Council.