



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
APRIL 7, 2025
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Ms. Marjorie Richter
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

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. March 17, 2025 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.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Public Hearing. Application #25-006: A Conditional Use Permit for A Limited-Service Restaurant, Taquería Luna, Located at 663-667 N. New Ballas Road within Bal Coeur Plaza**

Hugo Villegas, of DAVICAD, LLC, on behalf of Taqueria Luna, has submitted an application for a new conditional use permit for a 2,400 square foot restaurant location at 663-667 N. New Ballas Road within Bal Coeur Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM



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every day of the week. There will be 44 seats in the restaurant and 5 employees at the busiest shift. The property is in the “CB” Core Business zoning district. Taqueria Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513). Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the “CB” zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

2. Application #25-007: A Site Concept Plan Amendment and Site Development Plan Approval for a 2-Story Building Addition for Missouri Baptist University, Located at 1 College Park Drive

Oran Woodworth, Vice President of Business Affairs for Missouri Baptist University, has submitted an application for a site development plan to expand the existing administration building with a 2-story addition in order to consolidate various departments and relocate off-campus students and staff to the main campus. The property is in the “HE” Higher Education zoning district which requires site concept and site development plan approval for all proposed developments. City Council approval is not required.

3. Application #25-009: A Request to Accept Dedication of the Olia Village Access Road as a Public Street upon Completion of Construction

Robert Klahr, attorney with Armstrong Teasdale, on behalf of Olia Village entities 10300 Olive LLC and 10300 Olive Dev LLC, has submitted a request to dedicate 5,148 square feet of land to the City of Creve Coeur located at 10650 Olive Boulevard for the purposes of providing public roadway access to the Olia Village mixed-use development.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Signage Allowances for Other Conditional Uses in Residential Districts Text Amendment
 - 11645 Ladue Road, Shaare Emeth Temporary Use Permit

DEPARTMENT REPORTS



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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.

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.



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CALL TO ORDER

Ms. LaBonte called the meeting to order at 6:01 p.m.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
Ms. Marjorie Richter
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 and Administrative Services
Supervisor**

ACCEPTANCE OF THE AGENDA

Mr. Wang made a motion to accept the agenda. Ms. O'Brien requested a continuance for #25-006 Taqueria Luna to the next meeting. All in favor of approval of agenda as amended by continuance.

APPROVAL OF MINUTES

1. March 3, 2025 Planning and Zoning Commission Draft Meeting Minutes

Motion by Mr. Wang to accept the minutes. Second by Mr. Tomlinson. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

NEW BUSINESS

1. Capital Improvement Program for Fiscal Years 2026-2030



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Steve Berez, City Engineer, gave a presentation about the Capital Improvement Program. Projects need to be over \$20,000 and address particular subjects to be eligible for the CIP. There are three main funds: Capital Fund, Parks and Stormwater Fund and Building Bond Fund.

Ms. LaBonte: Why was the Ladue Road re-surfacing project not extended west of Hwy 270?

Mr. Berez: MODOT maintains Ladue Road west of Hwy 270.

Ms. O'Brien: Is furniture for parks like benches included in the construction budget?

Mr. Berez: Yes for new parks those items are included in the construction budget. After 4 or 5 years, most parks will have new benches.

Ms. Richter: Do all the municipalities get the amount of grants we get? We're very lucky and get a lot of grants.

Mr. Berez: If you look at the information sent out by East-West Gateway, we are up among the larger communities. We take a systematic approach in organizing our plans. Staff does a great job of providing all the information that's needed. Some communities may not provide as much data as we do.

Ms. O'Brien made a motion to recommend approval to the City Council of the Capital Improvement Program 2026-2030 as presented tonight. Second by Mr. Wang. All in favor.

2. Public Hearing. Application #25-006: A Conditional Use Permit for A Limited-Service Restaurant, Taquería Luna, Located at 663-667 N. New Ballas Road within Bal Coeur Plaza

This was continued to the next meeting.

3. Public Hearing. Application #25-004: A Conditional Use Permit Amendment for A New Parking Lot, Parking Lot Lighting, and Landscaping for Life Time Creve Coeur, Located at 12691 Conway Road

Speakers were sworn. Presentation by Natalie Nye with Life Time. No exterior improvements are proposed, just 50 additional parking spaces. There are currently 102 parking spots. A lot of the current parking lot is non-conforming. It goes into the buffer and setback so there would not have been an easy way to expand it. Separately Life Time has applied for building permits for items including interior improvements and a replacement roof. Life Time took over the site in January 2025 and they operate 175+ athletic facilities in the U.S. They see this as a boutique location for Life Time.

Josh Barcus with Stock & Associates continued the presentation. The new parking lot won't encroach into the 50 foot setback. The existing driveway does encroach. The



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plans include erosion control and stormwater management. They will tie into the existing stormwater system. The site drains to the southeast and the west. Ten canopy trees and 77 shrubs/grasses/perennials are proposed for landscaping of the new parking lot.

Mr. Buelter: Is there irrigation for the landscaping now?

Ms. Moore: Yes.

Ms. Moore gave the City's presentation. The hours of operation are not changing. There are fifteen outdoor game courts, an outdoor swimming pool and eleven indoor game courts. There will be some additional accessible parking spots added as part of the proposed 50 parking spots. The sidewalk to connect the new parking lot to the building will be 6 feet wide. The site coverage will be 25.3%, before it was 22.5% and the maximum for conditional uses like this one is 40%. New trees will be included along the edge of the parking lot and in landscaping islands and shrubbery hedges will block the headlight glare. Lighting will not exceed 1 foot candle at the property line. New lighting is proposed including four 16 foot tall light poles with downcast and shielded light fixtures.

Ms. O'Brien: Will the hedges be evergreen?

Ms. Moore: They will be a variety of holly with year-round leaves.

Ms. LaBonte: People could be inside until midnight so what would be the plan to light the parking lot from 10:00 p.m.-midnight?

Ms. Moore: This would only be for this overflow parking. They have additional lighting on the other parking lot.

Ms. LaBonte: You could potentially have people for an event inside until midnight, correct?

Ms. Moore: Correct you could.

Ms. LaBonte: So that seems like a safety issue to me.

Ms. Moore: If that's not something the Planning and Zoning Commission thinks is necessary, we could remove that. It's something we added since it's closer to residential. Whereas the rest of the parking lot is a little bit further back.

Ms. LaBonte: Because we would want it lit if people are parking there, correct?

Ms. Moore: Yes.

Ms. Moore continued with the presentation. The allowances will be removed for outdoor events after 10:00 p.m. A resident complaint that we received was that the outdoor events didn't need to go past 10:00 p.m. We have spoken with the applicant and they are agreeable to those hours.

Ms. LaBonte: Could we have some more information from the applicant about the lighting? I really do think that it's a problem to have a dark parking lot if people are



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parking there.

Ms. Nye: I agree. I think it's important when there is a chance that people are parking there. I understand where staff is coming from. If nobody is parking there I understand the want to turn off those lights. I'm not sure we can commit to turning off the lights if cars are still parked there as a safety concern.

Ms. LaBonte: Is there a way you can manage that to have them always off unless there's an event where people are using the lot past 10:00 p.m. or is that something you can manage internally?

Ms. Nye: That's something we can speak to our operations there. It's something that can be monitored. I understand the concern from the neighbors about lighting, not wanting them to be on all the time.

Ms. LaBonte: Could you go back to the hours again?

Ms. Nye: We are amenable to changing our events to end at 10:00 p.m.

Ms. LaBonte: One outdoor event per month from May to September is permitted until 10:00 p.m.

Ms. Nye: That would be more consistent with our hours. We don't have any programming that would have any events until midnight.

Ms. LaBonte: So are larger events there until midnight or do those inside also end at 10:00 p.m.?

Ms. Nye: There really shouldn't be events until midnight. The neighbor's concern was having some of the outdoor events and the noise from them.

Ms. LaBonte: If there's people parked there to turn the lights off seems like a safety issue. What would your recommendation be with that?

Mr. Jaggi: One suggestion is to regulate that on this lot specifically the lights be turned off at midnight and that should cover all the situations. If that would be agreeable to the applicant that might be a solution.

Mr. Potashnick: The primary parking lot lights stay on until when?

Mr. Jaggi: I'm not sure if they are turned off at all. Those existing lights have been there a long time. Some of them are probably left on all night due to security reasons.

Ms. Moore: The existing conditional use permit doesn't have any parking lot lighting restrictions. The only restrictions are on the courts on the other side of the property.

Public Comments

Speakers were sworn.

Wes and Mary Anne Mellow of 386 Conway Lake Drive: He asked about where the new parking lot will be. He is concerned for the safety of people using Life Time. The more landscaping, the better. He prefers that the lights on the parking lot turn off at 10:00 p.m. Water does come down into his backyard from the facility when it rains.

James Watson of 362 and 314 Conway Lake Drive: These lights are proposed to point downward. He is concerned that when cars enter the parking lot the landscaping will not stop the headlights from shining on the homes. The outdoor court lights are very



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bright at night. His backyard floods when there are heavy rains from the gravel utility driveway. There is a decent amount of speeding along the driveway of the facility.

Ms. LaBonte: Do you have a proposal about the parking lot?

Mr. Watson: He suggested parking on the southside near the former croquet courts which is closer to Conway.

Laura Shapiro of 12631 Conway Club Court: Her house is near the pool. The noise and music from the pool is very loud. She wants to make sure there will be no outside events after 10:00 p.m.

Ms. LaBonte: Do you want to come back up and speak about the water first and how it's going to be tied in?

Mr. Barcus: We had a conceptual review with MSD. We have to show that we aren't increasing the rate of runoff discharge from the property today. Several of the properties to the east drain onto this property. Our intention is to meet all the stormwater requirements of the City and MSD.

Mr. Potashnick: Is it going to be better or worse?

Mr. Barcus: The runoff rate will not increase for the 15 year 20 minute storm.

Ms. LaBonte: Is there a way to make it better?

Mr. Barcus: I don't know how to do that without regrading the entire property.

Mr. Buelter: Quick question about the water coming across the parking lot. Are you using a trench drain at the end before the apron starts?

Mr. Barcus: That's correct.

Mr. Lumley: You mentioned that there's no curb. Would a curb help in some instances?

Mr. Barcus: The issue is it drains from east to west. If we put a curb, it will just pond.

Mr. Jaggi: There is a stormwater connection to drain the water into the MSD system.

There won't be any additional sheet flow of water onto the roadway from the parking lot.

Ms. LaBonte: How are we shielding the cars in and out of that lot?

Mr. Barcus: We discussed it and will add more landscaping along the edge of the property to shield headlights more from the houses.

Mr. Potashnick: Item 7 says removal of dead or disfigured landscaping. Is there dead or disfigured vegetation?

Ms. Moore: Not that I'm aware of. That's for maintaining the proposed landscaping plan. It has to be maintained as they submitted it.

Mr. Potashnick: We heard an idea about repositioning the parking lot some place else. Can you color up on that?



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Mr. Barcus: The location that was desired was here. It's out in front of the site which I think is generally prohibited by the City's view of code. It's a pretty far distance to get to where folks are going. The chances of this coming back as a viable parking lot for them were not high.

Mr. Jaggi: That location would put the parking lot a great distance from the building. We agree that this other location is the most logical spot for parking on the property.

Ms. Moore: It is more screened from Conway because there is an outdoor court near the parking lot.

Mr. Potashnick: I'm a little confused by the lighting; what lights stay on and what lights don't stay on. I didn't see which lights will be on and for what hours.

Ms. Moore: I can show you that.

Mr. Potashnick: Is it worth our reviewing and establishing appropriate standards for the entirety of the parcel?

Ms. Moore: I would say no because it has already been reviewed and there are conditions on the existing lighting.

Mr. Potashnick: How about speed bumps to deal with the speed issue?

Ms. Nye: We want to be good neighbors. There are signs that say "Slow Down". While we're amenable to speed bumps, I wouldn't recommend it because it will be more of a nuisance hearing the cars go over the speed bumps or speeding up in between them.

Mr. Lumley: The neighbors have direct access and create a shortcut so they can enjoy the facility. Is there maybe a need for a crosswalk to direct some people instead of just randomly roaming around?

Ms. Nye: Where the neighbors are and the gates, they might be passing where it's convenient. I think it would be difficult to police.

Mr. Lumley submitted exhibits into the public record. Ms. O'Brien made the motion to recommend approval subject to the conditions in the draft ordinance and the additional conditions that landscaping be added on the west boundary to screen headlights from cars exiting the new lot, the lights for the new lot be turned off at midnight, outdoor events shall end by 10 pm, and irrigation shall be maintained. Second by Mr. Wang. All voted in favor.

This project will be addressed at the April 14 City Council meeting.

WORK AGENDA

1. Review Scope of Services from Planning Consultant PGAV for the Bayer East Campus Comprehensive Plan Update

Mr. Jaggi: We want to look at our comprehensive plan and establish land use goals for the Bayer East campus. Now is the time to get going on it. We seek to continue to work with PGAV, fee not to exceed \$60,000. They are proposing to do a site analysis



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and look at connectivity of the site to Olia Village and to the rest of the 39 North District and the 39 North greenway. They would provide some analysis on the existing topography and tree cover and some site considerations due to the existing conditions. A large portion of what is being put up for sale are R & D buildings and greenhouses. Determine how the site can contribute positively to the 39 North District and what kind of land uses would be supportive. Separately, they will provide general guidance of the City's consideration for financial assistance. We can expect if we get a master developer for this project that there will be some public-private partnership proposals. They are proposing three public outreach events. One would be an open house to the public to seek feedback about the future of the site. Another to be an open house to the public to review their recommendations. We have talked to them about having a stakeholder meeting with 39 North to get their input as well.

Ms. O'Brien: Will there be an opportunity to know more about the site?

Mr. Jaggi: Yes presentations to the Commission will be part of it. We can look at a campus tour as well.

Ms. Richter: The current Bayer east site is 150 acres and they are selling 90 acres of it?

Mr. Jaggi: Yes. A lot of the Bayer R & D work is going to move to their Chesterfield site. We can do some planning ahead of time so we have some goals and development objectives that we can use in advance of somebody purchasing the property so it's out there what the City's goals are.

Mr. Buelter: Asked about the east side of Warson Road. The residential stake holders are all in the south?

Mr. Jaggi: Yes. The Olivette and Creve Coeur line is a little bit east of Warson.

Mr. Lumley: He's asking is it all Stacy Park or are there residences on the east side in Olivette?

Mr. Jaggi: There are some residences south of the park.

Mr. Buelter: Do we need to have a courtesy meeting with Olivette and say this is what we are looking at doing right next door and be the good neighbors?

Mr. Jaggi: Yes that's a good point.

Mr. Lumley: We give notice based on distance, not jurisdiction.

Mr. Buelter: I'm just trying to be the nice neighbor.

Mr. Lumley: It's actually part of our ordinances that we have to give notice.

Mr. Potashnick: Question: we're going to have two 39 North studies done?

Mr. Jaggi: No, it's just Bayer's east campus.

Mr. Potashnick: In that proposal we're commissioning recommendations for 39 North stuff and we have a separate 39North that's going to do their own stuff. I'm a little confused why we are having two sets of stuff being done when it's our municipality.

Mr. Jaggi: It wouldn't be two separate plans. It's one plan for the Bayer east campus and that campus is within the footprint of 39 North. We have an updated scope from late



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Friday that didn't make it into the packet. That updated scope has additional stakeholder engagement and public outreach to meet with 39 North and the partners of 39 North.

Mr. Potashnick: Can the 39 North entity place any restrictions on what we are contemplating to do with our master plan?

Mr. Jaggi: No this is a process of the City's undertaking but they are a valuable stakeholder.

Mr. Potashnick: Is there any other property in Creve Coeur that we could have this issue with in the future?

Mr. Jaggi: There are certainly some properties within 39 North that are vacant. They are on the market. 39 North has looked at these properties. There are some challenges with these properties in term of how they could be used. I don't think we have anything that matches the scale of this site.

Mr. Potashnick: How many acres in 39 North that are undeveloped?

Mr. Jaggi: You're talking about individual, scattered properties.

Mr. Potashnick: What about across the street where someone had amassed options to remove a bunch of homes?

Mr. Jaggi: You're talking about Rocky and Balmoral. That came up years ago. That was when Centene was looking to build more office space and now they are shedding it. That was a project that was contemplated to attract them. That neighborhood is kind of an island surrounded by non-residential uses.

Ms. LaBonte: Have you talked to Bayer about doing this?

Mr. Jaggi: Yes they are aware that we are going to undertake this.

Ms. LaBonte: How do they see that fitting into what they are doing now?

Mr. Jaggi: We have not heard any objections. I think they understand the City's needs. They have their needs in terms of selling unused property, real estate, that's their motivation. We also have our duty in this situation and that is to have some guidance in terms of future land uses and what are our desired uses and development objectives for that site. There is not a proposal that's ready to go and out there; it's not that situation. There could very well be one. It could happen while we are in the middle of this process. This is the City taking its responsibility for proper land use planning and going forth.

Ms. LaBonte: I was glad to see the Tealwood Drive connection.

Mr. Jaggi: There is a lot of greenway planning going on in this area. A lot of activity, connectivity to Olia and the overpass bridge on Lindbergh is private. Olia had a master developer. Lot of options Bayer is looking at. We should plan for what we want to get out of the process. This would be about a six-month process.

Ms. LaBonte: I would like wildlife habitat analysis to be part of the plan.

Mr. Potashnick: Are there any other private bridges in Creve Coeur?



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Mr. Jaggi: No.

Motion by Ms. O'Brien to recommend approval of the scope of services with the addition of the stakeholder process, a PZ tour, and wildlife habit analysis to the City Council.
Second by Mr. Potashnick. All voted in favor.

PENDING APPLICATIONS

1. • **Site Development Plan Application for a Building Expansion at Missouri Baptist University**

Ms. Moore summarized the item.

DEPARTMENT REPORTS ADJOURNMENT

Motion to adjourn by Mr. Wang. Second by Mr. Buelter. All voted in favor. Meeting adjourned at
7:42 p.m.

Submitted by:

Recording Secretary

Chair



APPLICATION TO PLANNING AND ZONING COMMISSION
#25-006: A CONDITIONAL USE PERMIT FOR A LIMITED-SERVICE
RESTAURANT, TAQUERIA LUNA, LOCATED AT 663-667 N. NEW BALLAS
ROAD WITHIN BAL COEUR PLAZA

FOR THE MEETING OF: Monday, March 17th, 2025, 6:00 PM

LOCATION: 663-667 N. New Ballas Road, within Bal Coeur Plaza. Zoned "CB"
Core Business District

REQUEST: Hugo Villegas, of DAVICAD, LLC, on behalf of Taqueria Luna, has submitted an application for a new conditional use permit for a 2,400 square foot restaurant location at 663-667 N. New Ballas Road within Bal Coeur Plaza. No exterior changes are proposed and the hours of operation will be from 10:00 AM to 9:00 PM every day of the week. There will be 44 seats in the restaurant and 5 employees at the busiest shift. The property is in the "CB" Core Business zoning district. Taqueria Luna will specialize in serving Mexican style tacos and the use is classified as a Limited-Service Restaurant (NAICS 722513).

ADDITIONAL INFORMATION: Under Section 405.370, Table A of the Zoning Code, NAICS 722513 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan
References

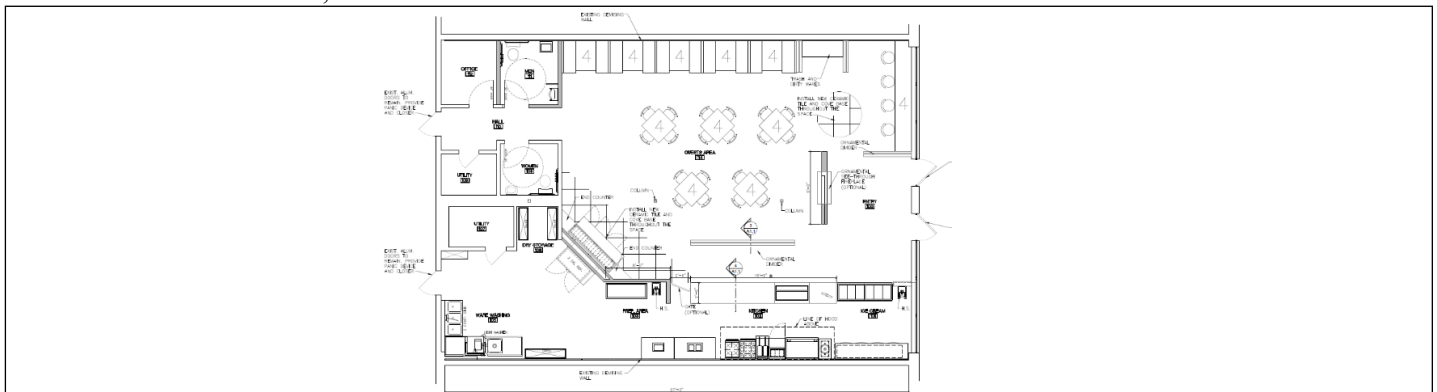
- Mixed-Use District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Hugo Villegas
DAVICAD, LLC
12012 Charter House Lane
St. Louis, MO 63146

PROPERTY OWNER: Forsyth Investments, LLC
150 N. Meramec Suite 500
St. Louis, MO 63105



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 3/11/2025

ATTACHMENTS: Applicant's Materials received 2/21/25
Draft Ordinance

BACKGROUND:

Bal Coeur Plaza, located at the southwestern corner of Studt Road and North New Ballas Road, was approved and constructed in 1969 and is located within the “CB” Core Business zoning district. This site has pre-existing non-conformities in relation to the current zoning code. The center consists of one 2-story building, currently housing 13 tenant spaces, totaling approximately 16,500 square feet. The subject tenant space was previously used for a hair salon. There are currently no vacancies within the building. Taqueria Luna will be occupying 2,400 square feet within tenant space “2” on the first floor of the building.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for a fast casual restaurant, Taqueria Luna, focusing on offering Mexican tacos for lunch and dinner. The business will take orders and payments at the counter before the customers are seated. The proposed space is 2,400 square feet and no changes to the exterior of the building or the site are proposed in association with this application. Hours of operation are 10:00 AM to 9:00 PM Monday-Friday seven days a week.

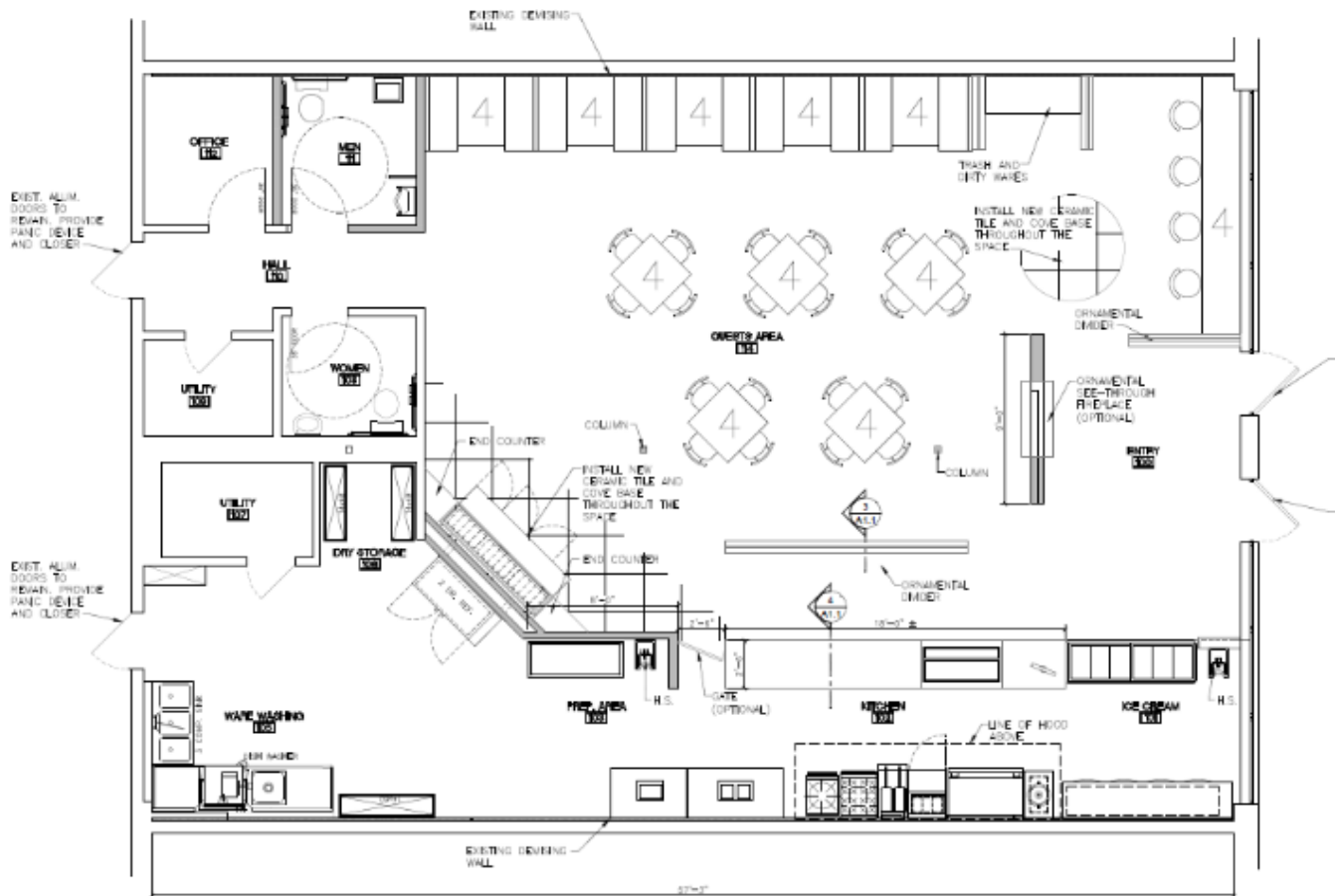
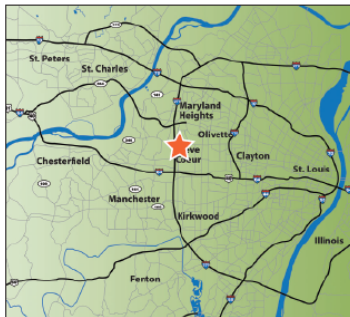


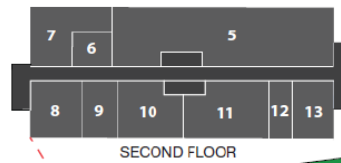
Figure 1: Floor Plan.

#	Address	Tenant	SF	
1	660-673	Central Bank	2,500	Banking
2	663-667	Taco Luna	2,400	Restaurant
3	659	Elite Dental	1,080	Dental Office
4	653-657	True Radiology	2,620	MRI
5	207	Elite Dental	3,314	Dental Office
6	219	Parkway Maintenance	150	Housekeeping
7	221	Star International	579	Plywood Importer
8	220	Sung Kwang Lee	650	Chiropractor
9	218	FLY Counseling	487	Counseling
10	214	Love at Home	841	Home Health Care
11	208	Alynn McManus	1,121	Counseling
12	206	STL Stress Clinic	307	Counseling
13	200	Gelber Family LP	450	Builder/Contractor



11/18/24

Gershman



SECOND FLOOR

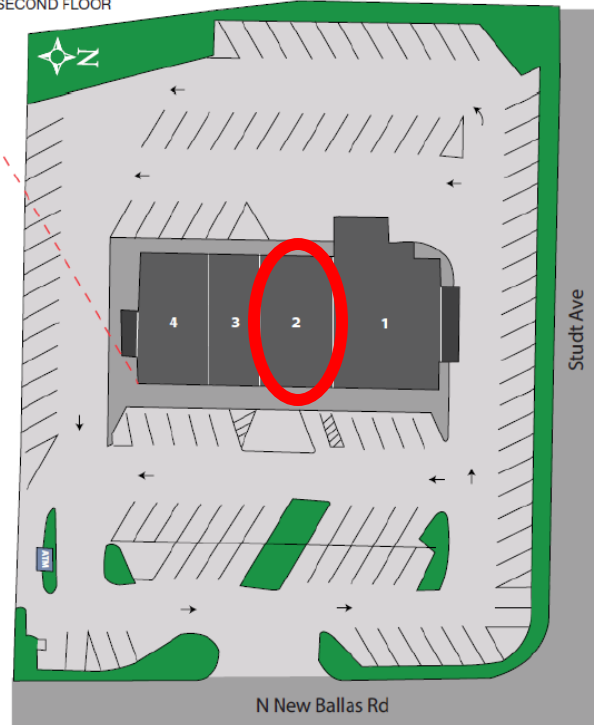


Figure 2: Proposed Location Site Plan. Taqueria Luna shown in red circle.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	Studt Road
South	Commercial	CB-Core Business	N/A
East	Commercial	CB-Core Business	N. New Ballas Road
West	Commercial	CB-Core Business	N/A

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The Creve Coeur 2030 Plan includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use District (MU) place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports

the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is filling a space within a commercial building at Bal Coeur Plaza as a dining establishment which has not previously held restaurant space. No changes to the exterior of the building or site are proposed. The use as a dining establishment is consistent with the Comprehensive Plan..

ZONING REVIEW

NAICS 722513, Limited-Service Restaurants, are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Bal Coeur Plaza complex is 1.61 acres with approximately 16,500 square feet of commercial space. The proposal is for 2,400 square feet, thus representing roughly 14.5% of the building's square footage.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(a) Required Off-Street Parking Spaces requires one (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. The proposed use is a limited-service restaurant, serving both dine-in and carryout customers with a maximum number of 44 indoor seats requiring 25 parking spaces for this use.

Below is the current parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
669-673 N. New Ballas – Central Bank	Bank	2,500	4/1000 sq. ft.	10
663-667 N. New Ballas – Taquería Luna	Restaurant (44 seats)	2,400	1/3 seats in C.U.P. + 1/250 sq. ft.	25
659 N. New Ballas – Elite Dental	Dentist	1,080	4/1000 sq. ft.	5
653-657 N. New Ballas – True Radiology	Ambulatory Health Care Services	2,620	3.3/1000 sq. ft.	10
207 N. New Ballas – Elite Dental	Dentist	3,314	4/1000 sq. ft.	14
219 N. New Ballas – Parkway Maintenance	Housekeeping	150	4/1000 sq. ft.	1
221 N. New Ballas – Star International	General Retail	579	4/1000 sq. ft.	3
220 N. New Ballas – Sung Kwang Lee	Chiropractor	650	4/1000 sq. ft.	3
218 N. New Ballas – FLY Counseling	Counseling	487	4/1000 sq. ft.	2
214 N. New Ballas – Love at Home	Home Health Care	841	4/1000 sq. ft.	4
208 N. New Ballas – Alynn McManus	Counseling	1,121	4/1000 sq. ft.	5
206 N. New Ballas – STL Stress Clinic	Counseling	307	4/1000 sq. ft.	2

200 N. New Ballas – Gelber Family LP	General Retail	450	4/1000 sq. ft.	2
Total # of Parking Spaces Required:				86
Total Available On-site:				111
Excess Parking:				25

Trash Enclosure

Trash for the restaurant will utilize the existing dumpsters located behind the building. There are currently two dumpsters placed within designated parking stalls without an enclosure. Staff has included a condition of approval to require dumpster enclosures to meet the City's Design Guidelines. The responsibility for the dumpster enclosures will likely be a responsibility of the landlord and not the applicant as these dumpsters are not for the exclusive use of the proposed restaurant.

Parking Lot

The parking lot is in good condition and appears to have been restriped fairly recently as the paint is clearly visible.

Lighting

No new lighting is proposed as part of this application and the existing site lighting consisting of several pole lights appear to be adequate for the site and are downcast and shielded.

Landscaping

Due to the age of this development, there is not an updated landscaping plan on record for the site but there is existing landscaping that appears to be well maintained and in good condition.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is consistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 2,400 square foot Limited-Service Restaurant, NAICS 722513, establishment at 663-667 North New Ballas Road, within Bal Coeur Plaza.
2. Maximum seating permitted is limited to 44 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be from 10:00 AM to 9:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Dumpster enclosures shall be provided for all dumpsters on-site. The design and location of the dumpster enclosures shall meet the Design Guidelines for staff approval prior to the issuance of a final occupancy permit.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. All existing landscaping shall be maintained in good condition and any dying or dead plant material shall be replaced in order to maintain the existing standard.

8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for Taqueria Luna located at 663-667 N. New Ballas Road, within Bal Coeur Plaza, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of March 17, 2025” (conditions may be added, eliminated, or modified by preceding motion).

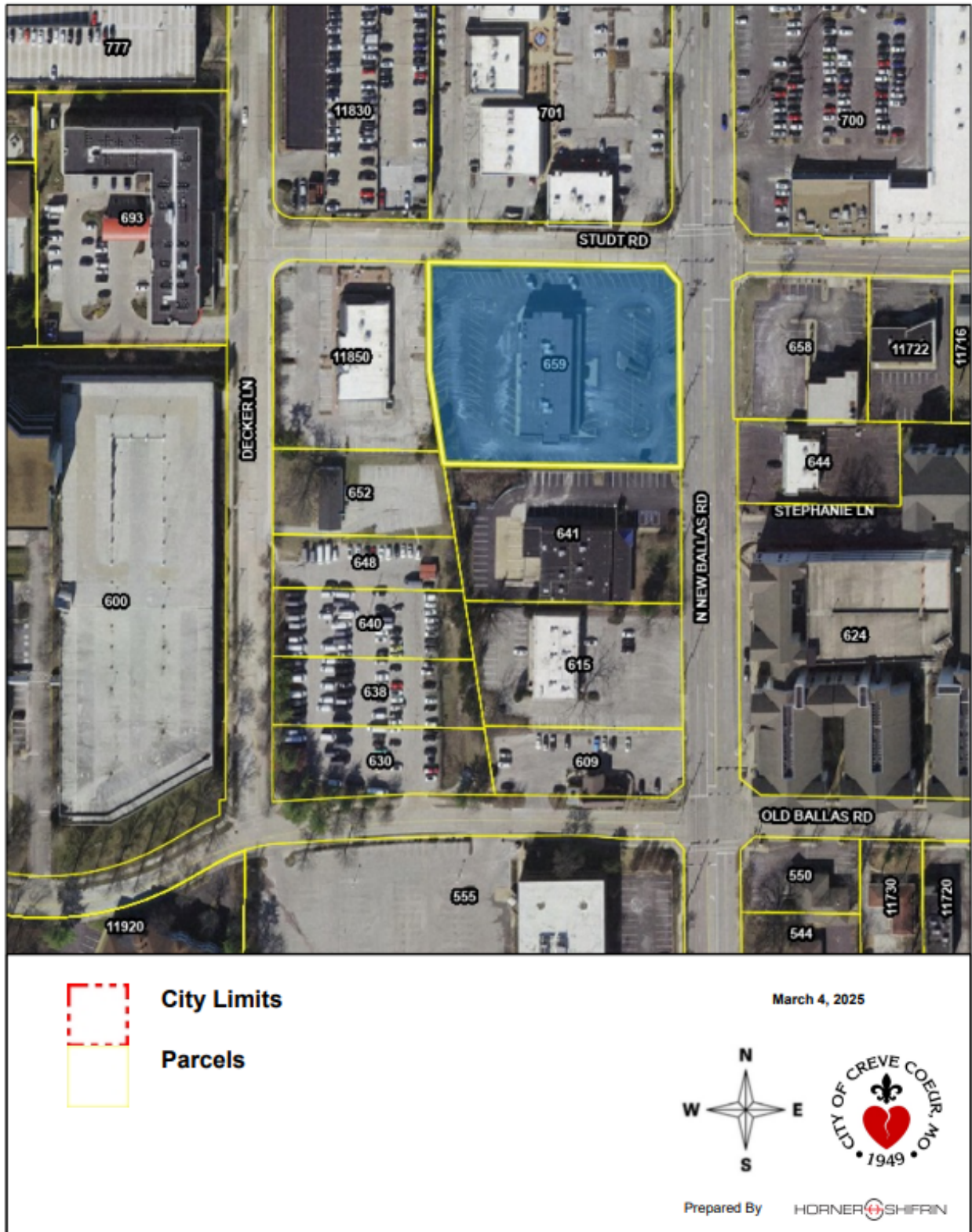
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A 2,400 SQUARE-FOOT LIMITED-SERVICE RESTAURANT,
TAQUERIA LUNA, LOCATED AT 663-667 NORTH NEW BALLAS ROAD, WITHIN
BAL COEUR PLAZA**

WHEREAS, under Section 405.360(C), limited-service restaurants in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Hugo Villegas, of DAVICAD, LLC, submitted an application for a conditional use permit for a 2,400 square foot limited-service restaurant, Taqueria Luna, at 663-667 N. New Ballas Road, within the Bal Coeur Plaza; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 17, 2025, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 17, 2025; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City’s Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian

BILL NO. _____

ORDINANCE NO. _____

or vehicular traffic or on community facilities or services, including but not limited to emergency services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a limited-service restaurant located at 663-667 N. New Ballas Road, in the "CB" Core Business zoning district, within Bal Coeur Plaza, whose legal description is as follows:

Parcel No.1: Part of Lots 5 and 6 of the Subdivision of Studt's Hone Place, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 30 of the St. Louis County Records and described as follows:

Beginning at a point in the West line of New Ballas Road, 60feetwide, as

established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56. Said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6; thence North 89 degrees 54 minutes West, a distance of 28900 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344; thence along said West line, North 9 degrees 43 minutes West, a distance of 10812 feet to a point; thence North 0 degrees 53minutes West, a distance of 130.31 feet to a point; thence South 89 degrees 53 minutes East, a distance of 30347 feet to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 235.75 feet to the point of beginning, EXCEPTING that part conveyed to the City of Creve Coeur by instruments recorded in Book 7538 page 1242 and Book 10818 page 1713 of the St. Louis County Records.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 2,400 square foot Limited-Service Restaurant, NAICS 722513, establishment at 663-667 North New Ballas Road, within Bal Coeur Plaza.
2. Maximum seating permitted is limited to 44 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be from 10:00 AM to 9:00 PM every day of the week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Dumpster enclosures shall be provided for all dumpsters on-site. The design and location of the dumpster enclosures shall meet the Design Guidelines for staff approval prior to the issuance of a final occupancy permit.
5. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. All existing landscaping shall be maintained in good condition and any dying or dead plant material shall be replaced in order to maintain the existing standard.

BILL NO. _____

ORDINANCE NO. _____

8. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2025.

TIM CARNEY
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

(667 N. New Ballas Rd.) Taqueria Luna

- Rationale:

We are respectfully requesting the Conditional Use Permit approval for our new Taqueria Luna, to be located at 667 N. New Ballas Rd., on the existing Bal Coeur Plaza.

The building is mainly used for Business and Offices and has plenty of parking at all sides of the building, providing a total of 111 spaces to be shared by all tenants. We do not anticipate the need for more parking so the impact to the surrounding areas should be minimal.

We believe our Taqueria (Mexican Tacos), will be a great addition not only to the plaza but to the whole area composed of Residences, Offices and other businesses.

We operate another successful restaurant in the area "Carretas Mexican Restaurant" located at 11939 Olive Blvd., Creve Coeur 63141, and recently opened another in Twin Oaks.

Thank you very much for your consideration and hopefully approval of our plans.

Best regards,

Jose Perez



Bethany Moore <bmoore@crevecoeurmo.gov>

Conditional Use Permit Application Information

Hugo Villegas <divicad18@gmail.com>

Wed, Feb 26, 2025 at 10:27 AM

To: Bethany Moore <bmoore@crevecoeurmo.gov>

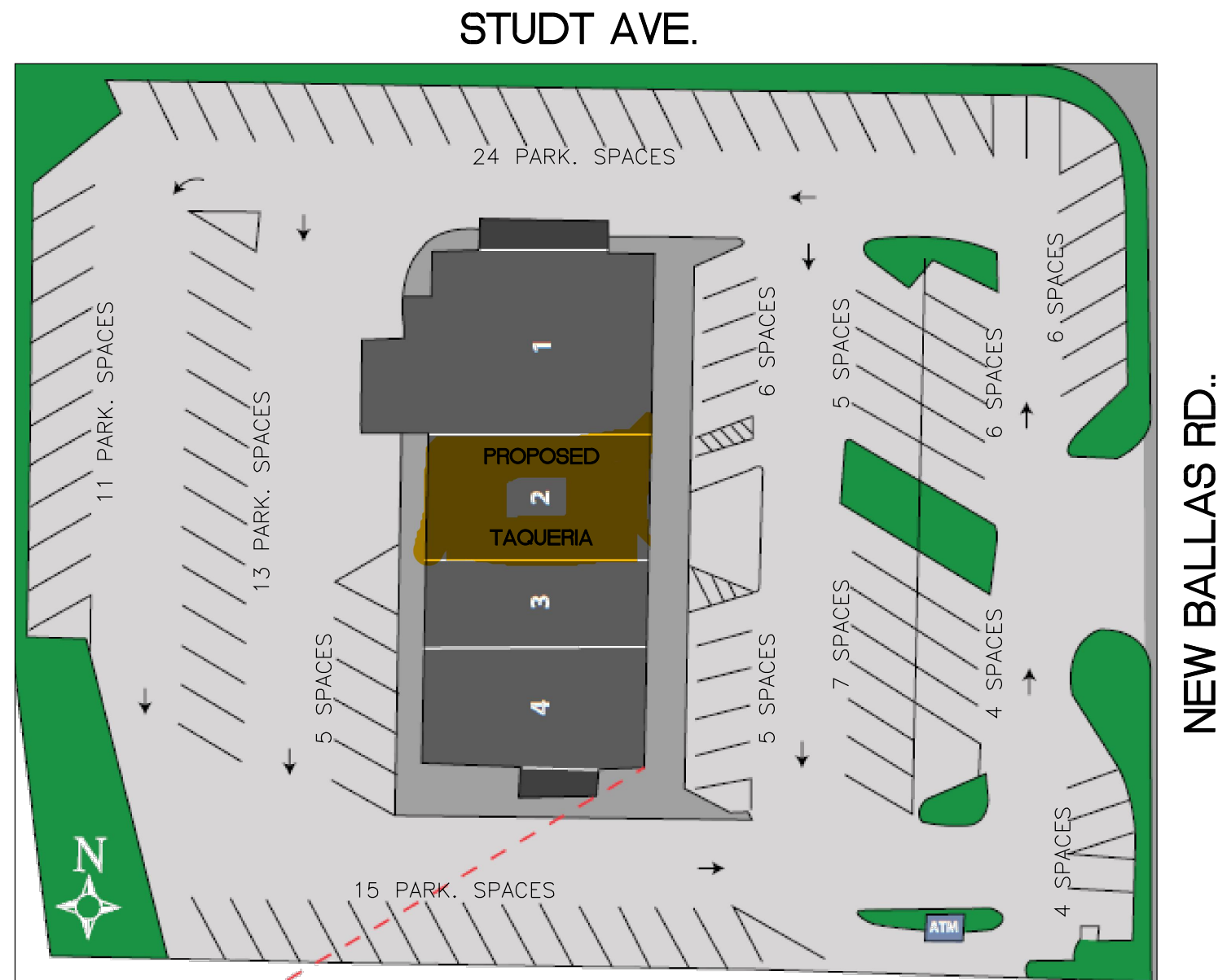
Good morning Bethany,

- They will have 5 employees at the busiest shift.
- We show 44 seats total - but the model is more Grab-and-Go. They can do it with fewer seats if necessary.
- They will operate everyday of the week from 10:00 am to 9:00 pm.

Thanks,

Hugo Villegas
314-452-3968

[Quoted text hidden]

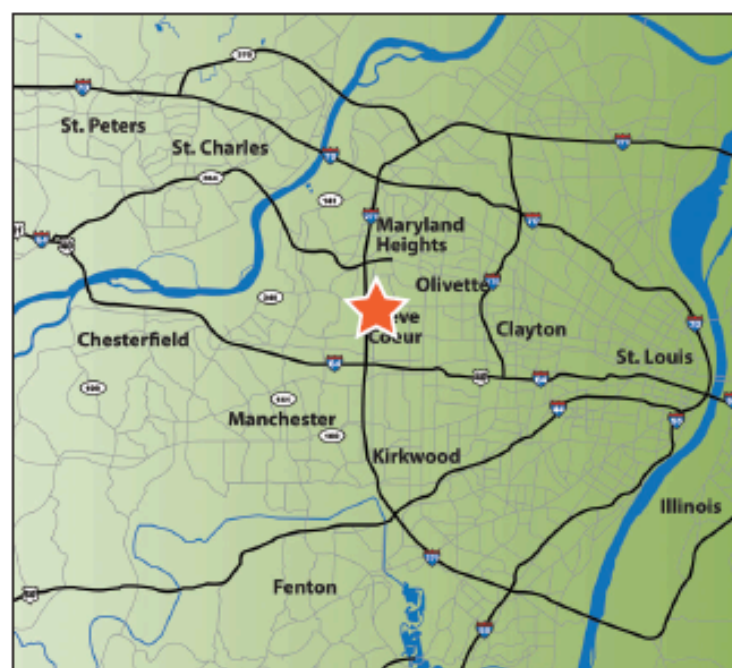
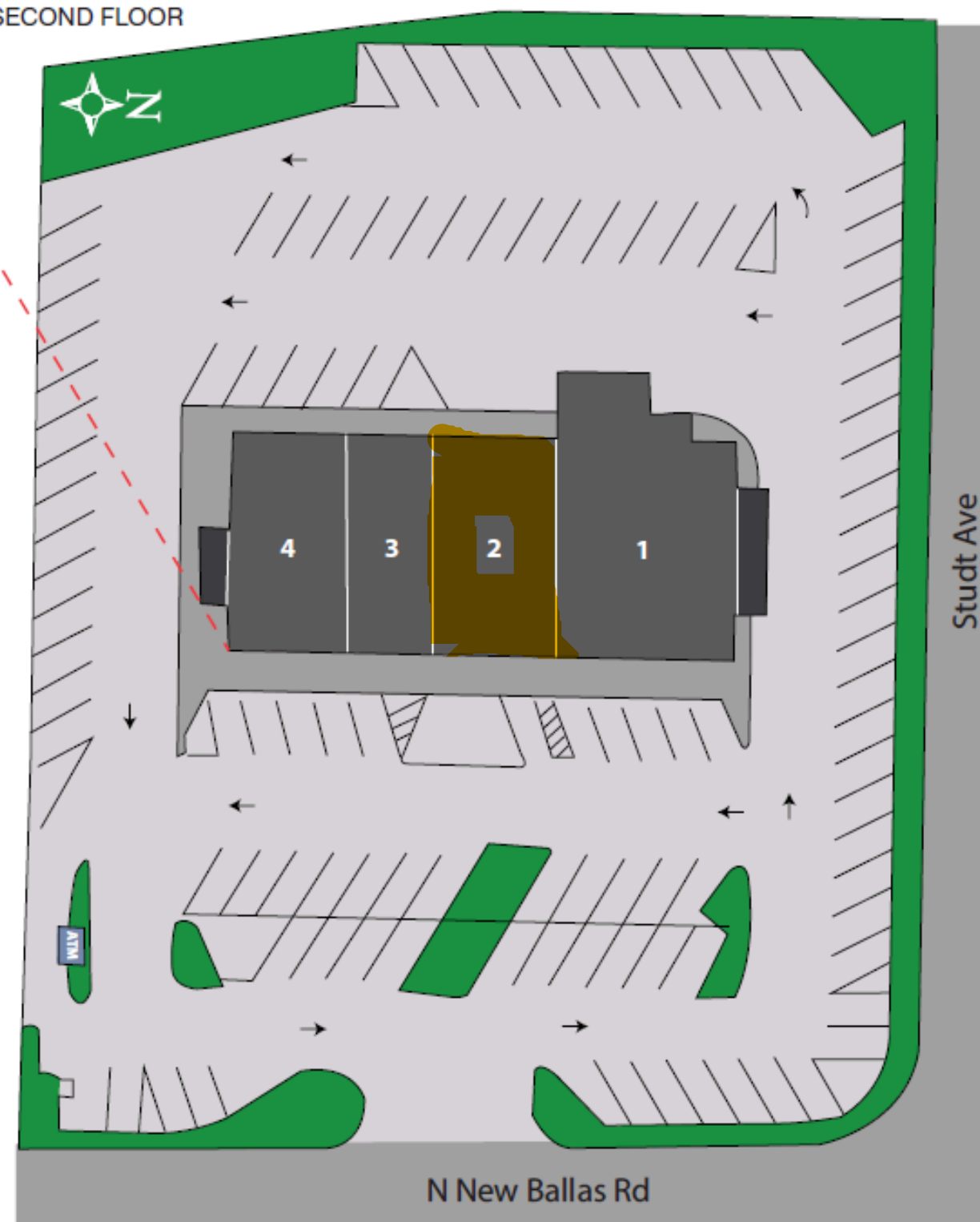
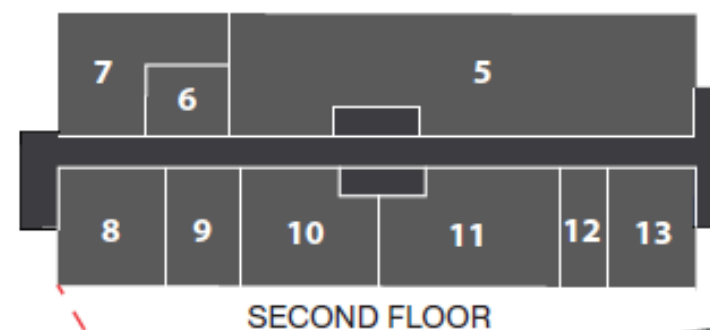


11	PARK. SPACES
24	PARK. SPACES
13	PARK. SPACES
5	SPACES
4	SPACES
5	SPACES
6	SPACES
5	SPACES
7	SPACES
15	PARK. SPACES
4	SPACES
6	SPACES
6	SPACES
111	PARK. SPACES
-TOTAL-	

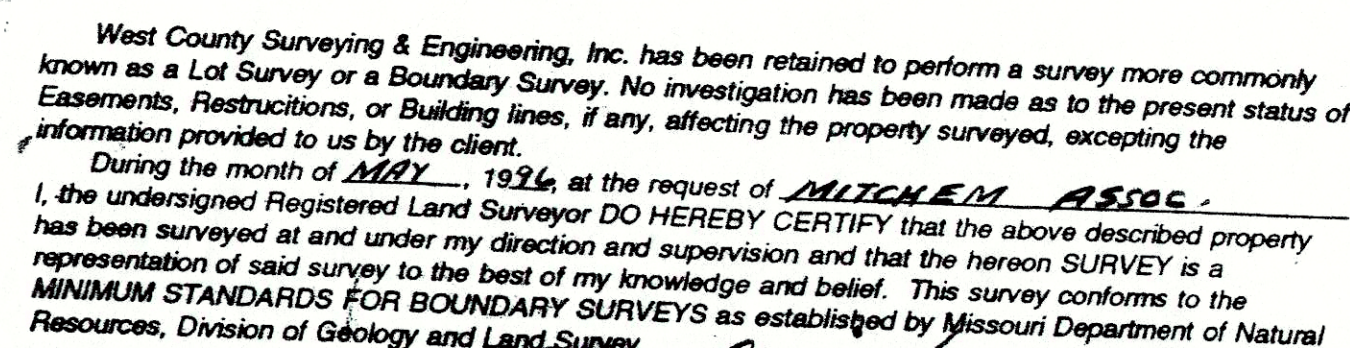
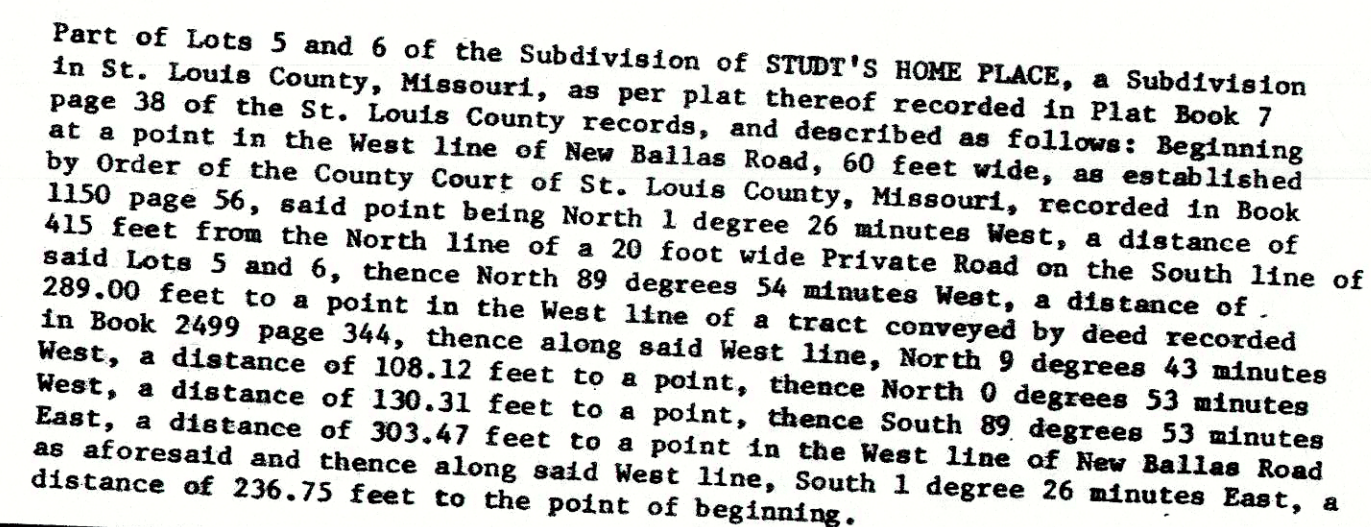
Bal Coeur

677 N New Ballas Rd
St. Louis, MO 63124

#	Address	Tenant	SF	
1	669-673	Central Bank	2,500	Banking
2	663-667	Taco Luna	2,400	Restaurant
3	659	Elite Dental	1,080	Dental Office
4	653-657	True Radiology	2,620	MRI
5	207	Elite Dental	3,314	Dental Office
6	219	Parkway Maintenance	150	Housekeeping
7	221	Star International	579	Plywood Importer
8	220	Sung Kwang Lee	650	Chiropractor
9	218	FLY Counseling	487	Counseling
10	214	Love at Home	841	Home Health Care
11	208	Alynn McManus	1,121	Counseling
12	206	STL Stress Clinic	307	Counseling
13	200	Gelber Family LP	450	Builder/Contractor



11/18/24



ORDER NO.	25-022
DRAWN BY	ELL
CHECKED BY	ELL
DATE	

Page 27 of 8

We obtained the following legal description from the deed that was recorded when the property was acquired in March 2008.

Parcel No.1: Part of Lots 5 and 6 of the Subdivision of Studt's Hone Place, a Subdivision in St Louis County, Missouri, as per plat thereof recorded in Plat Book 7 page 30 of the St Louis County Records and described as follows:

Beginning at a point in the West line of New Ballas Road, 60feetwide, as established by Order of the County Court of St. Louis County, Missouri, recorded in Book 1150 page 56. Said point being North 1 degree 26 minutes West, a distance of 415 feet from the North line of a 20 foot wide Private Road on the South line of said Lots 5 and 6; thence North 89 degrees 54 minutes West, a distance of 28900 feet to a point in the West line of a tract conveyed by deed recorded in Book 2499 page 344; thence along said West line, North 9 degrees 43 minutes West, a distance of 10812 feet to a point; thence North 0 degrees 53minutes West, a distance of 130.31 feet to a point; thence South 89 degrees 53 minutes East, a distance of 30347 feet to a point in the West line of New Ballas Road as aforesaid and thence along said West line, South 1 degree 26 minutes East, a distance of 235.75 feet to the point of beginning, EXCEPTING that part conveyed to the City of Creve Coeur by instruments recorded in Book 7538 page 1242 and Book 10818 page 1713 of the St. Louis County Records.



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

#25-007: A SITE CONCEPT PLAN AMENDMENT AND SITE DEVELOPMENT PLAN APPROVAL FOR A 2-STORY BUILDING ADDITION FOR MISSOURI BAPTIST UNIVERSITY, LOCATED AT 1 COLLEGE PARK DRIVE

FOR THE MEETING OF: Monday, April 7, 2024, 6:00 PM

LOCATION: 1 College Park Drive, zoned HE- Higher Education Zoning District

REQUEST: Oran Woodworth, Vice President of Business Affairs for Missouri Baptist University, has submitted an application for a site development plan to expand the existing administration building with a 2-story addition in order to consolidate various departments and relocate off-campus students and staff to the main campus. The property is in the “HE” Higher Education zoning district which requires site concept and site development plan approval for all proposed developments. City Council approval is not required.

ADDITIONAL INFORMATION: The Missouri Baptist University property is 65.26 acres and was established at its current location in 1967 as Missouri Baptist College. It is located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994. In 2018 the Planning and Zoning Commission authorized a new Site Concept Plan and a Site Development Plan for the parking lots at the northeast corner of the site, as well as a boundary adjustment, and a conditional use permit for the stadium lighting of the Athletic Field.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for site development plans?

Creve Coeur 2030 Plan References

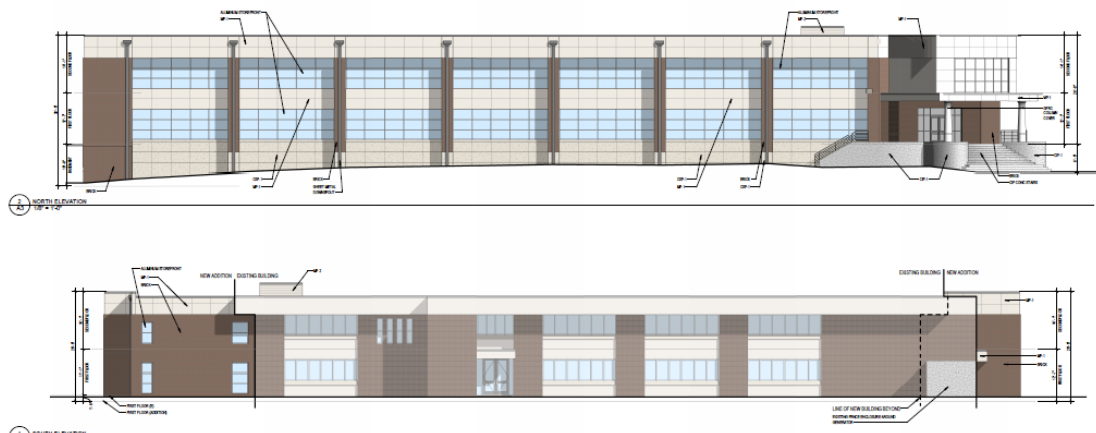
- Campus Place Type District
- Design Guidelines

Zoning Code References

- Section 405.300: HE-Higher Education Zoning District
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Oran Woodworth
Vice President of Business Affairs
1 College Park Drive
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: George M. Stock, PE
Stock and Assoc., Inc
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 4/1/2025

ATTACHMENTS: Applicant's materials submitted March 7, 2025

PROJECT DESCRIPTION

The applicant, Missouri Baptist University, is proposing to amend the existing Site Concept Plan with Site Development Plan approval in order to accommodate a new two-story addition to the existing administration building with associated site grading and drainage. Missouri Baptist University consists of 65.26 acres in the HE-Higher Education zoning district. The applicant is looking to consolidate several departments that are located in various spaces across campus into one cohesive space and also relocate the School of Nursing, which is currently off campus, to the main campus. The construction of the two-story addition would add just over 25,000 additional square feet of space between the two floors and provide additional accessibility improvements, including an elevator, that will provide accessibility access to the currently inaccessible second floor of the existing building. The design of the addition will reflect the style of the existing building and the materials will match the existing materials in order for the two portions to flow seamlessly together. A new stormwater management basin will be installed in association with the addition in order to manage any additional stormwater runoff associated with the additional site coverage. The site coverage will increase from 27.84% to 28.15%. No new parking is proposed in associated with the new addition as the existing parking on site will still accommodate for the additional building area with spaces to spare. No pole mounted site lighting is proposed but there will be new building mounted lighting installed. Site Concept and Site Development Plans within the "HE" zoning district require Planning and Zoning Commission approval and no City Council action is required.

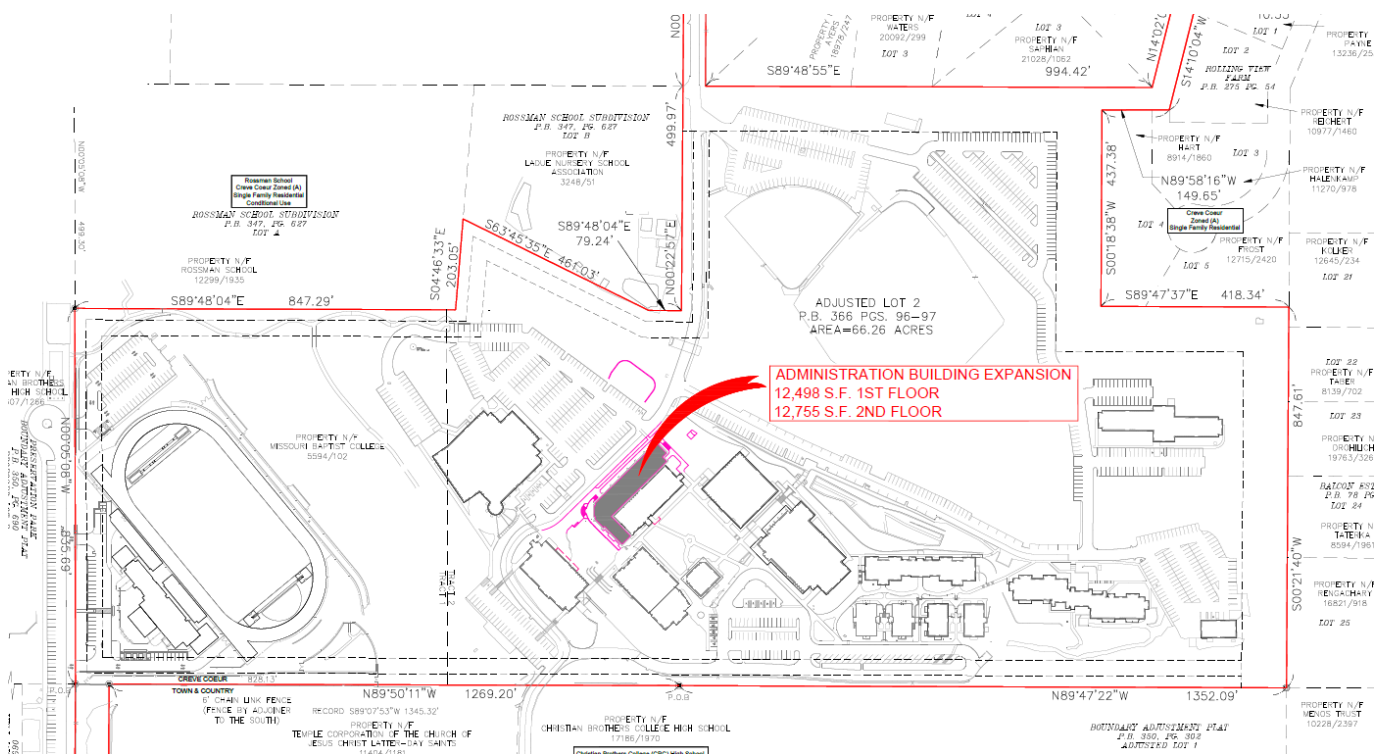


Figure 1: Close up of Site Development Plan



Figure 2: Existing Administrative Building.



Figure 3: Proposed Addition North and South Elevations.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences/Rossman School	A Single-Family Residential	N/A
South	Christian Brothers College High School	City of Town and Country Zoning	N/A
East	Single-Family Residences	A Single-Family Residential	N/A
West	Christian Brothers College High School	A Single-family Residential	N/A

CREVE COEUR 2030 COMPREHENSIVE PLAN AND DESIGN GUIDELINES REVIEW

The subject property is included as a Campus District within the Campus & Institutional Place Type Districts that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established “green edge” landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110). The proposed building addition is placed a considerable distance from all adjacent residences and will not be visible from them or any public streets due to the size of the campus.

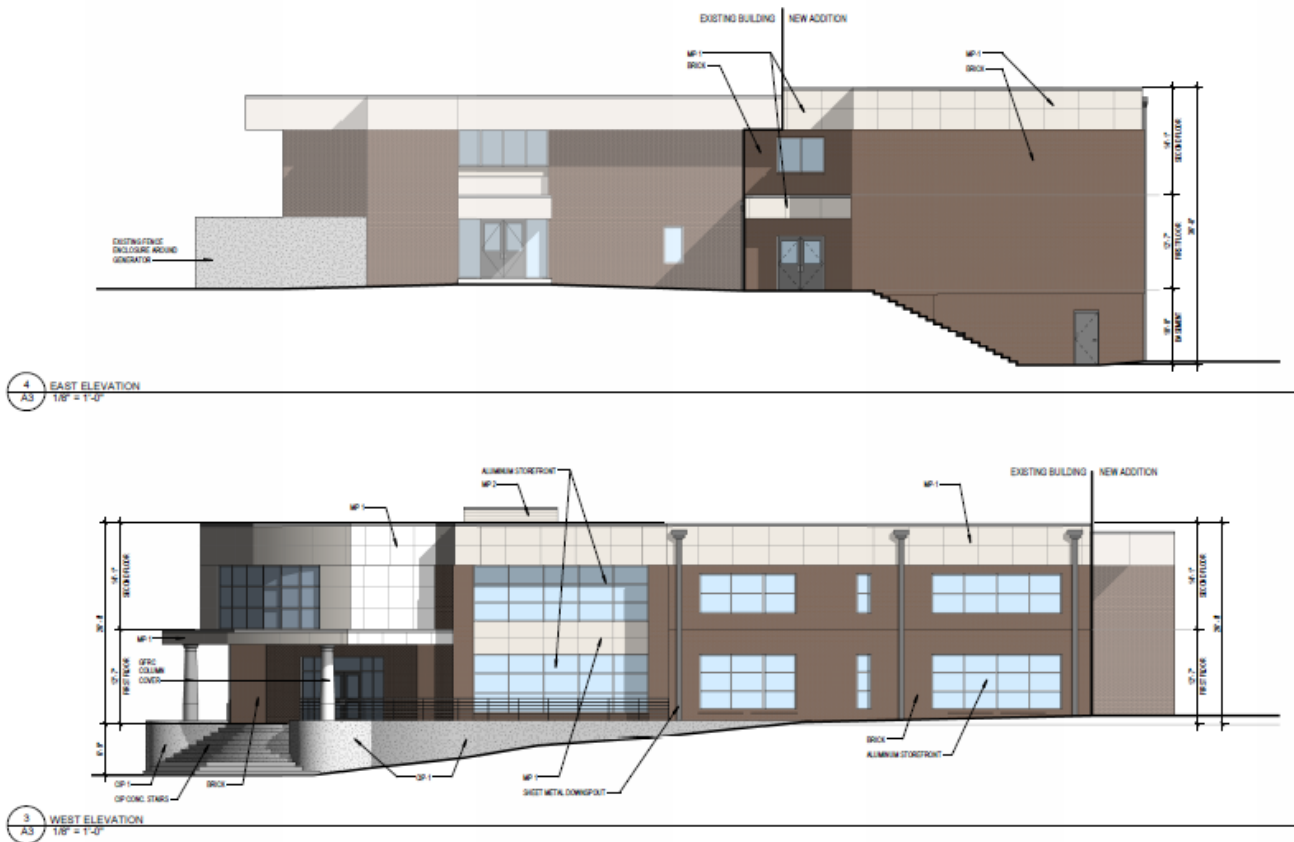


Figure 4: Proposed Addition/Existing building East and West Elevations.

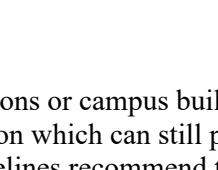
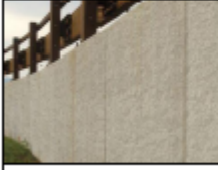
EXTERIOR MATERIAL LEGEND		
 MP-1 METAL PANEL SYSTEM • COLOR TO MATCH EXISTING WELLS FACADE  EXISTING ADMIN. BUILDING FACADE	 MP-2 METAL PANEL SYSTEM • COLOR TO MATCH MP-1  CSF-1 CAST STONE PANEL WALL BASE • MATCH EXISTING RECREATION COMPLEX  ALUMINUM STOREFRONT  CLEAR ANODIZED STOREFRONT SYSTEM • SIMILAR TO STOREFRONTS ON RECREATION COMPLEX	 BRICK FACE BRICK • NEW BRICK TO MATCH EXISTING ADMIN. BUILDING  GFRG GLASS FIBER REINFORCED CONCRETE COLUMN COVER • SIMILAR TO COLUMNS ON RECREATION COMPLEX
 CSF-1 CAST IN PLACE CONCRETE WITH TEXTURED FORM LINER		

Figure 5: Material Information.

The Design Guidelines do not address additions or campus buildings specifically but they do provide suggestions for the design of new construction which can still provide some relevancy even though the building is interior to the campus. The Guidelines recommend that the primary building entrance should be clearly defined and provide a sense of entry (p.80). Architectural consistency of colors, materials and detailing are to be provided between all building elevations and a sense of overall architectural consistency is strongly encouraged for all sides with materials being chosen for good architectural character, durability and appropriateness for their intended function. (p.9). All trash, service or utility areas are to be screen with and placed in locations that will minimize their visibility (p.10). The new two-story addition to the building will be placed at the front of the building and include a new main entrance. The entry is clearly defined and placed at the corner facing the bend in the driveway leading to it. The materials used on the new addition match the materials on the existing building as well as elements of the Recreation Complex building on campus and include brick, matte metal panels, cast stone panels and cast in place concrete with textured form liner. All roof mounted utilities are screened and a new rear transformer enclosure made of brick to match the building screens the ground mounted utilities. The proposed window system of the new addition reflects the window system of the existing building and the materials flow well into the existing building on all sides.

ZONING CODE REVIEW

Missouri Baptist University operates as a Permitted use in the HE-Higher Education zoning district. Site concept and site development plan approval by the Planning and Zoning Commission is required for all proposed developments within the HE zoning district. The most recent site concept plan for the subject property was approved in 2018 and the site development plan proposal for the new addition would amend the site concept plan to include the new building and stormwater basin.

Additionally, Section 405.300(E)(2)(a) of the HE-Higher Education Zoning District regulation requires a maximum structure height of 3 stories or 45 feet for non-faculty or student housing buildings. The civil drawings show that the new structure will be two stories with a basement and will be 36 feet, 8 inches in

height at the highest point. Section 405.300(E)(3)(d) outlines the required buffer yards and no part of the project is within the required buffer yards or setbacks.

The proposed new building will bring the site coverage to 28.15% where 50% is the maximum for the HE-Higher Education Zoning District. The maximum floor area ratio (FAR) is 0.25, for the HE district, where the civil drawings show that the proposed FAR is 0.1342.

Landscaping

The new building will require the removal of 15 trees as identified on the tree census of the Landscape Plan. The trees are between 6-19 inches DBH and will be replaced on a 1:1 ratio as shown on the Landscape Plan. The existing row of parking lot island trees on the north side of the parking lot adjacent to the new building will remain as will the 6 trees on the south side of the new building which are shown to be protected during construction. The Landscape Plan shows new landscaping along the north façade of the new addition at the building including 6 new Oak trees and a mix of perennials and shrubs. There will also be 7 new “Green Giant” Arborvitaes around the base of the stormwater basin to help buffer the structure and add some screening for the height of the wall. The Landscaping Plan does not include an existing underground irrigation or the installation of new system so Staff have added a condition of approval that underground irrigation be installed to maintain the new landscaping around the addition.

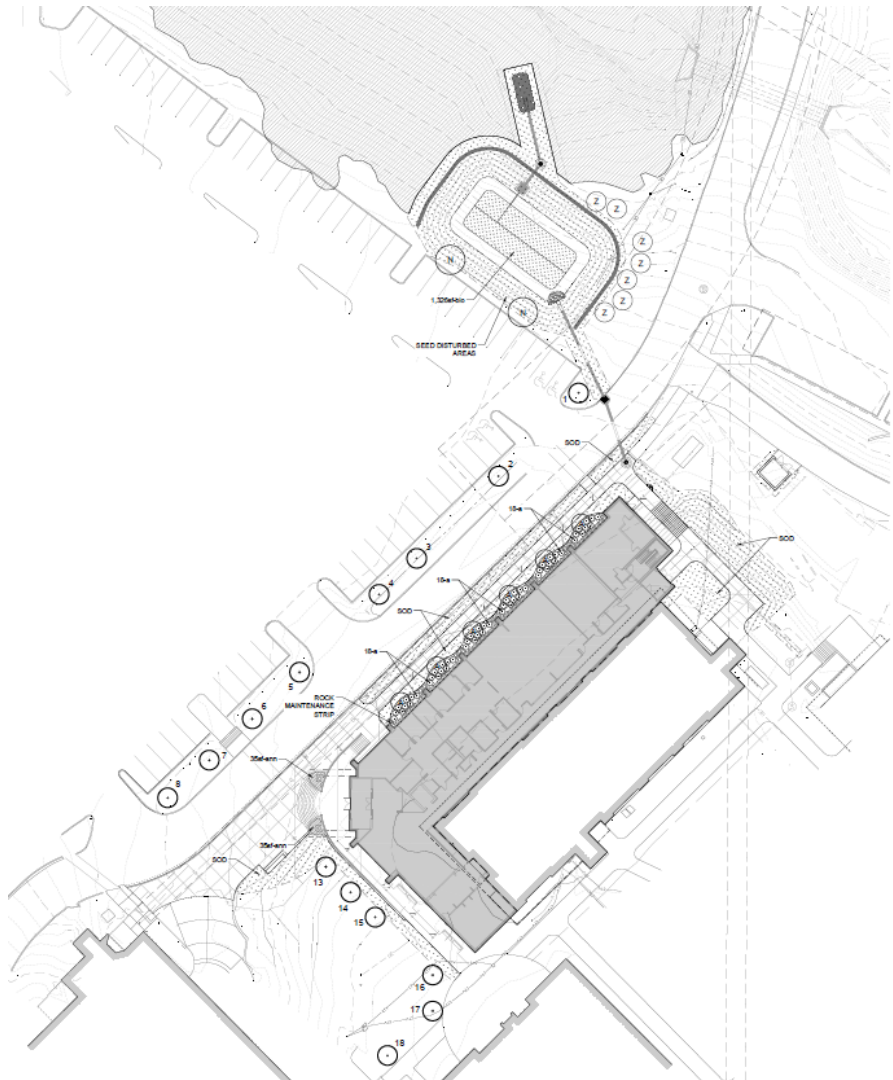


Figure 6: Landscape Plan Detail.

Lighting

The Applicants have indicated that there are no plans to change the existing parking lot or site lighting. Building mounted lighting is proposed for pedestrians. The submitted photometric plan does not show lighting levels all the way to the property line; however, staff does not believe this will be a concern given the placement of the building on the site and the downcast fixtures that are proposed for the lighting units.



Figure 7: Proposed Building Lighting.

Parking

Section 405.820(H)(10)(b) Educational services (NAICS 61) requires one (1) space for every two (2) students based on the maximum design capacity of the school plus one (1) space for every employee for colleges, universities, business schools and technical/vocational schools. No new parking is proposed in association with this request. The parking analysis provided on sheet A0 of the site development plan lists the number of faculty and staff at 278 and the number of students at 1406 which would require 981 parking stalls and the parking lots on campus designated for their use include 1,070 parking stalls in addition to the parking provided around the football field not included in the calculation. Staff concludes that there is ample parking on site for this use and no additional parking stalls are required in association with the site development plan.

Stormwater

The plans show surface drainage and rooftop downspouts that will collect storm water at the north eastern point of the new building site and pipe it to a new detention basin across College Park Drive north east of the proposed building. The new stormwater basin will include a retaining wall that will be screened from viewpoints off the property by the existing trees and foliage in the area as well as the 7 new “Green Giant” Arborvitae proposed on the Landscape Plan. The stormwater plan has been preliminarily reviewed by Public Works department and will also have to submit plans to MSD along with building permits to the City for a formal review. No comments were issued from Public Works staff after their preliminary review.



The proposed administrative building addition is located in the middle of the university campus and over 350-feet from the nearest property line. The addition will not create a negative impact on the adjacent residences as the proposal is to enlarge an existing building that is not visible from any residential uses and will not increase light or noise levels. Further, the design of the addition is complimentary with the design and exterior materials of the existing building it is enlarging as well as other buildings on the campus. If the Planning and Zoning Commission finds that this proposal is in keeping with the Zoning Ordinance, and is consistent with the Design Guidelines, Staff recommends that the following conditions be applied to this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the addition in substantial conformance with the drawings received March 6, 2025 as bound together and submitted in conjunction with Application #25-007 by Stock and Associates Consulting Engineers Inc.
2. The Applicant is required to submit Site Improvement Plans, showing all exterior site improvements, for all new construction to the Public Works Department for review. The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received March 6, 2025 as bound together and submitted in conjunction with Application #25-007 by Stock and Associates Consulting Engineers Inc.
3. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of Section 405.540(F)(10), where physically practical and reasonable, as determined by the Planning and Zoning Commission.

MOTION

The motion to approve the Site Concept Plan amendment and the site development plan as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the proposed new addition within the Missouri Baptist University campus:

"I move to approve amendment of the existing Site Concept Plan for Missouri Baptist University to include, and approve the site development plan for, the new two-story administrative building addition for Application #25-007, presented to the Planning and Zoning Commission, subject to the conditions outlined in the Staff Report for the meeting of April 7, 2025" (conditions may be added, eliminated, or modified by preceding motion).

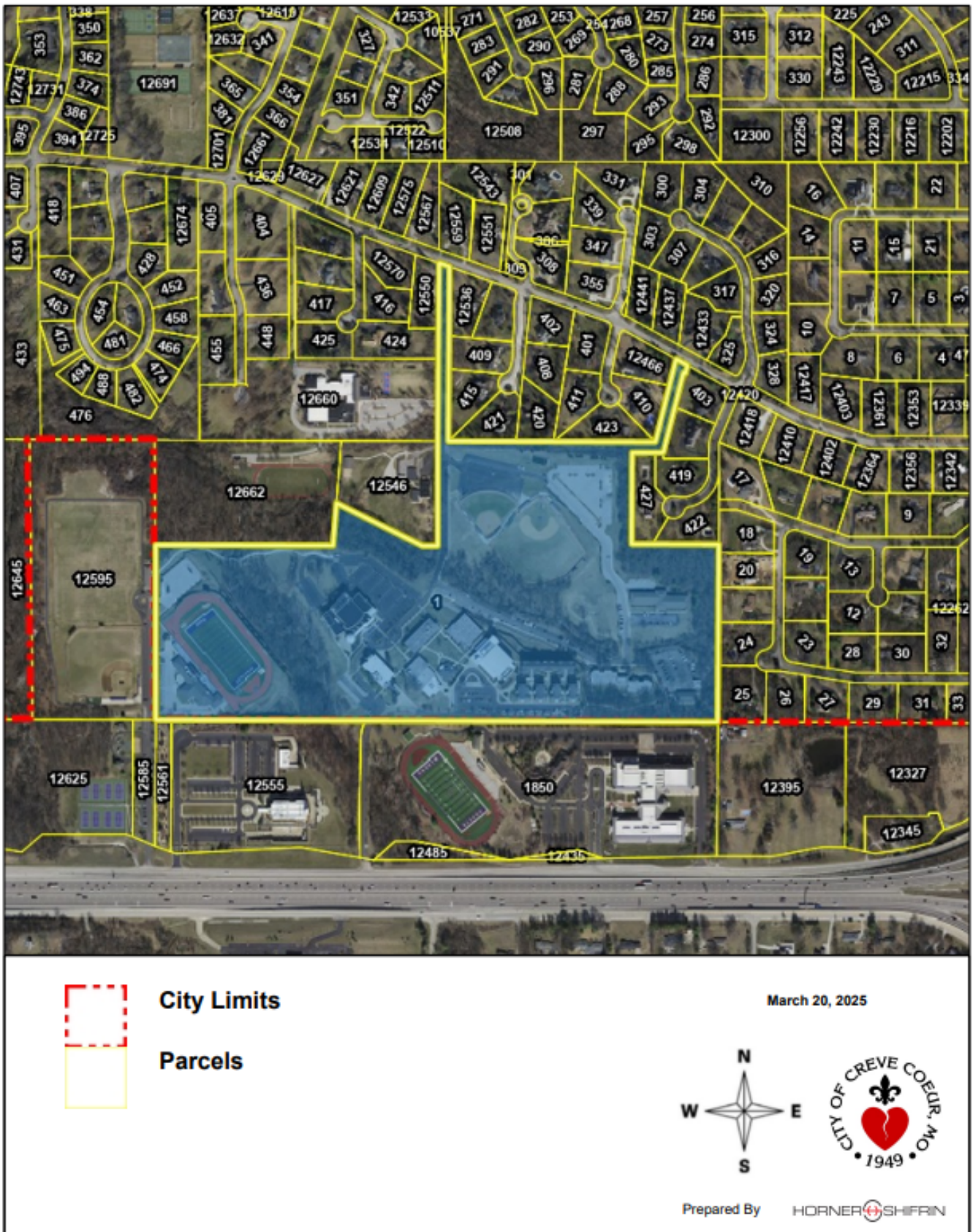
APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO





city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☒ Site Concept Plan ☒ Minor Site Plan ☐

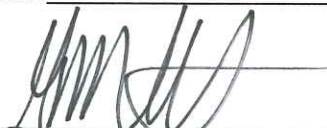
Title of Project: Missouri Baptist University - Administration Building Expansion

Location of Project: 1 College Park Drive **Locator #** 19O410160

Subject for Agenda: Site Development Plan and Site Concept Plan

Applicant:

Architect ☐ Engineer ☒ Contractor ☐ Agent ☐ Owner ☐

<u>Applicant:</u>	<u>Applicant's Representative (if applicable):</u>
Oran Woodworth, Vice President for Business Affairs	George M. Stock, P.E., President
<u>Name</u>	<u>Name</u>
Missouri Baptist University	Stock and Associates Consulting Engineers, Inc.
<u>Company (If Applicable)</u>	<u>Company (If Applicable)</u>
1 College Park Drive	257 Chesterfield Business Parkway
<u>Address</u>	<u>Address</u>
St. Louis, MO 63141	Chesterfield, MO 63005
<u>Address</u>	<u>Address</u>
Telephone # <u>314-392-2356</u>	Telephone # <u>636-530-9100</u>
<u>Telephone #</u>	<u>Telephone #</u>
Fax # <u>n/a</u>	Fax # <u>n/a</u>
<u>Fax #</u>	<u>Fax #</u>
Email: <u>oran.woodworth @mobap.edu</u>	Email: <u>george.stock@stockassoc.com</u>
<u>Email</u>	<u>Email</u>
	
<u>Applicant's Signature</u>	<u>Applicant's Representative's Signature</u>

Owner's Acknowledgement (if different from applicant):

(same as applicant)

Name Company (If Applicable)

Address

Phone Fax Email


Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: 2-story expansion (12,498 s.f. first floor and 12,756 s.f. second floor) of the existing administration building with associated site grading and drainage. The project will include a storm water management basin to account for water quality, channel protection and flood control.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒ Rationale	☒ Building elevations for new construction
☐ Site plan 4 hard copies	☐ Photographs of existing structures
☐ Access and parking plan-4 hard copies; (may be shown on site plan)	☐ Materials samples for Commission review
☐ Landscape plan 4 hard copies	☐ Legal Description in Word format
☐ Floor plan 4 hard copies	☐ Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☒ Electronic copies of all materials	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, April 7, 2025.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

_____ All Sections Complete	Received By: _____
_____ All Documents, incl. e-Copies	_____
_____ Fees Paid	Date: _____

Revised: 7/22

MISSOURI BAPTIST UNIVERSITY ADMINISTRATION BUILDING EXPANSION

Creve Coeur Planning and Zoning - Site Development Plan Application

Rational for Project

The project program includes consolidation of the various departments including the College of Business and Entrepreneurship, School of Nursing, and various administrative departments. The College of Business and Entrepreneurship is currently located in various spaces throughout the campus and the proposed project locates all students, staff and support spaces in a cohesive department. The School of Nursing is currently off-site in a leased building. This project will relocate the School's staff and students to the main campus. The building also provides additional support functions to the existing Admissions, Business and Accounting, and Financial Services administrative functions currently in the existing building.

The building's architecture and placement are intended to complement the campus existing architecture, circulation, parking, and infrastructure. The proposed exterior materials are coordinated with existing campus material palette. The architecture is designed to create a new "front door" to the campus and includes the new "welcome center" for prospective students; to be relocated from the lobby of the Fine Arts building. The design also includes accessibility improvements to the existing Administration Building with accessible routes to all new and existing entries and an elevator which accesses all levels, including the currently inaccessible existing second level.

MISSOURI BAPTIST UNIVERSITY

ADMINISTRATION BUILDING ADDITION

SITE DEVELOPMENT PLAN

ABBREVIATIONS

LOCATION MAP

SITE ACREAGE	=	65.26 Acres
ADDRESS	=	ONE COLLEGE PARK DRIVE
OWNER	=	MISSOURI BAPTIST COLLEGE OF ST. LOUIS
LOCATOR No.	=	190410160
ZONING	=	'HE' HIGHER EDUCATION
FIRE DISTRICT	=	CREVE COEUR
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	=	MISSOURI AMERICAN WATER
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN MO
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141
WUNNENBURG MAP	=	Pg 23 Grid 20X
FLOOD MAP	=	29189C0189K

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

FOR SEWER PIPE (STORM, SANITARY AND COMBINED) WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER PRIOR TO SURFACE RESTORATION OR INSTALLATION OF SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN GRADE THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS, TO THE MSD INSPECTOR UPON REQUEST.

FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADE GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE.

MSD ALSO RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REPLACE ANY SEWER (AT ANY TIME PRIOR TO CONSTRUCTION APPROVAL) FOR WHICH THE AS-BUILT GRADE DOES NOT COMPLY WITH THE GRADE TOLERANCE STATED IN THE ABOVE PARAGRAPH.

THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

BENCHMARK# 13-216

"Standard Aluminum Disk" stamped SL-461992, disk is set along the west edge of southbound highway I-270 at the Conway Road Overpass; 68 feet north of the concrete shoulder along Conway Road; 65 feet east of the southeast corner of a chain link fence. Elevation = 470.31.

BENCHMARK# 13-373
NGVD29 Elev = 580.07
Cut 7* at the easternmost of two angle points in the back edge of sidewalk behind the handicap ramp in the pavement rounding east of Conway Aire Drive and south of Conway Road; roughly 28 feet east of the centerline of Conway Aire Drive and 28 feet south of the centerline of Conway Road.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 03/04/2025	JOB NO: 218-6317.12
M.S.D. P # 25MSD-_____	BASE MAP # 19-0
S.L.C. H&T # XXXX	H&T S.U.P. # XX-XXX-XX
M.D.N.R. # MORA_____	

ARCHITECT:
CORDOGAN CLARK & ASSOCIATES, INC
611 NORTH 18TH STREET
SUITE 200
ST. LOUIS, MO 63101
(314) 421-3542
MISSOURI CERTIFICATE OF AUTHORITY NO. 000004

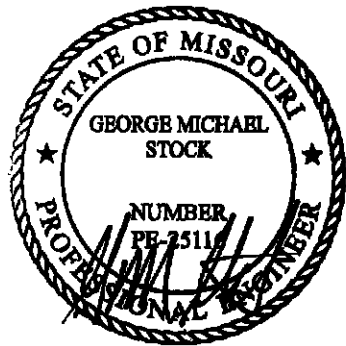
CONSULTANTS:
STRUCTURAL ENGINEER:
KPFF CONSULTING ENGINEERS
1630 DES PERES ROAD
SUITE 100
ST. LOUIS, MO 63131
(314) 835-0534
MISSOURI CERTIFICATE OF AUTHORITY NO.

CIVIL ENGINEER:
STOCK & ASSOCIATES ENGINEERS, INC
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-9100
MISSOURI CERTIFICATE OF AUTHORITY NO.

MEP ENGINEER:
CORDOGAN CLARK & ASSOCIATES, INC
611 NORTH 10TH STREET
SUITE 200
ST. LOUIS, MO 63101
(314) 421-3542
MISSOURI CERTIFICATE OF AUTHORITY NO. 000064

MISSOURI BAPTIST UNIVERSITY
MBU - Administration Building Addition

1 College Park Drive
Creve Coeur, Missouri 63141



03/04/2025

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

CC JOB NUMBER 224017

DATE 03/04/2025

REVISIONS:

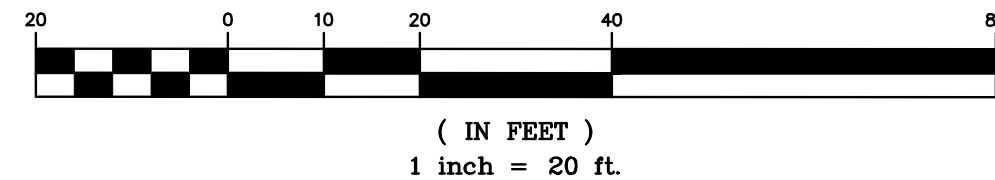
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DRAWING TITLE:

COVER SHEET

C1.0 SDP

SITE DEVELOPMENT PLANS



ITEMS TO BE DEMOLISHED ARE
SHOWN IN RED

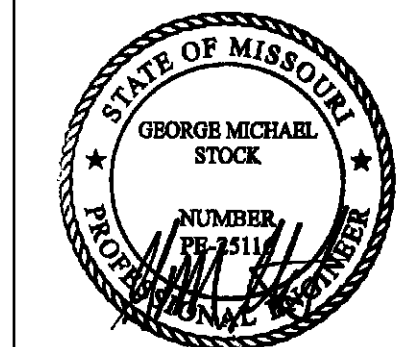
STOCK & ASSOCIATES
Consulting Engineers, Inc.

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 03/04/2025	JOB NO: 218-6317.12
M.S.D. P # 25MSD-_____	BASE MAP # 19-0
S.L.C. H&T # XXXX	H&T S.U.P. # XX-XX-XX
M.D.N.R. # MORA_____	

EXISTING
CONDITIONS
AND DEMOLITION
PLAN

C2.0 SDP

MISSOURI BAPTIST UNIVERSITY
MBU - Administration Building Addition
1 College Park Drive
Creve Coeur, Missouri 63141

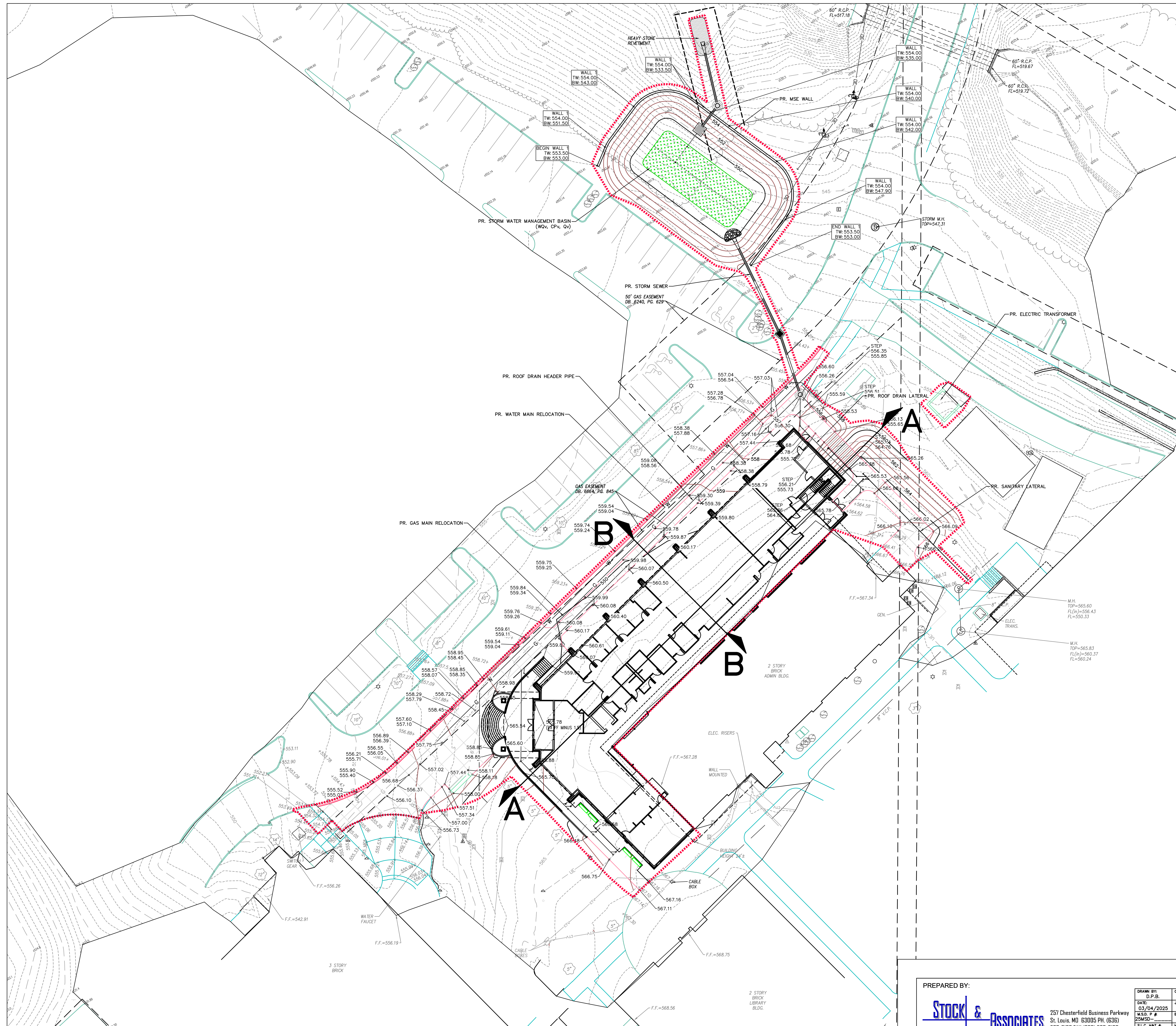
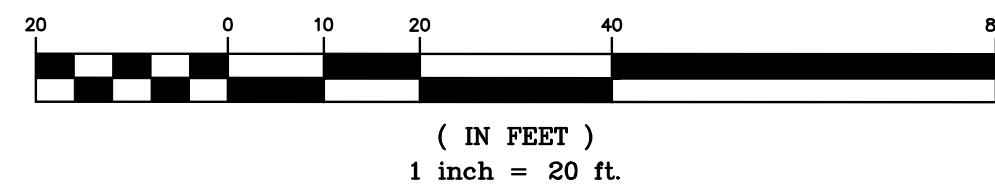


03/04/202
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

CC JOB NUMBER 22401

DATE 03/04/202

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PREPARED BY:

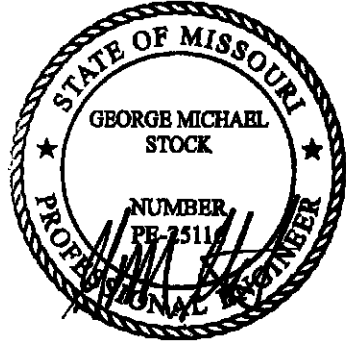
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkwa
St. Louis, MO 63005 PH. (636)
530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: D.P.B.	CHECKED BY: G.M.S.
DATE: 03/04/2025	JOB NO: 218-6317.12
M.S.D. P 表 25MSD-_____	BASE MAP 表 19-0
S.L.C. H&T 表 XXXX	H&T S.U.P. 表 XX-XXX-XX
M.D.N.R. 表 MORA_____	

SITE DEVELOPMENT PLANS

MISSOURI BAPTIST UNIVERSITY
MBU - Administration Building Addition
1 College Park Drive
Creve Coeur, Missouri 63141



03/04/20
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

C JOB NUMBER 224

DATE 03/04/2

[illegible]

DRAWING TITLE

SITE DEVELOPMENT PLAN

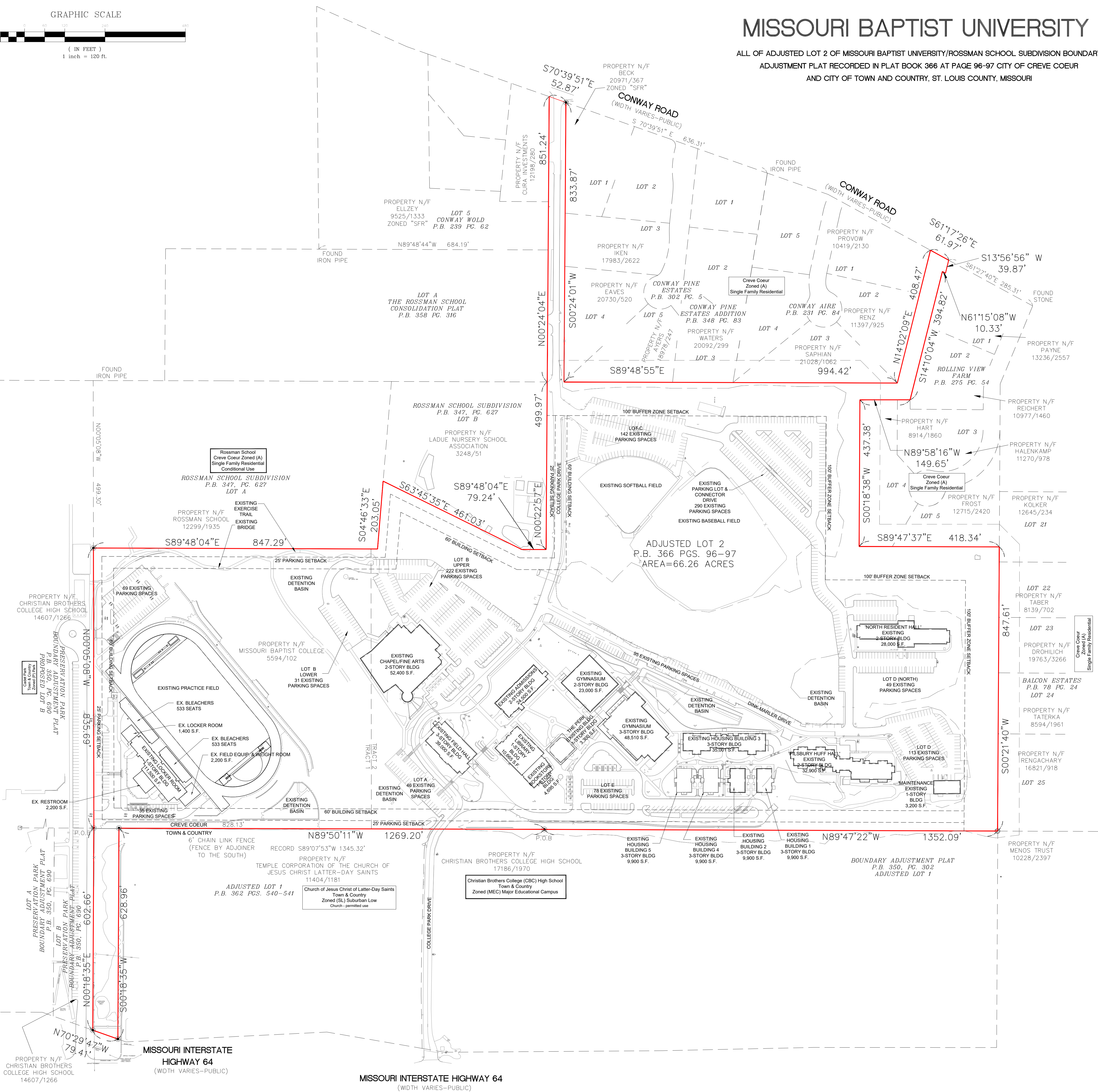
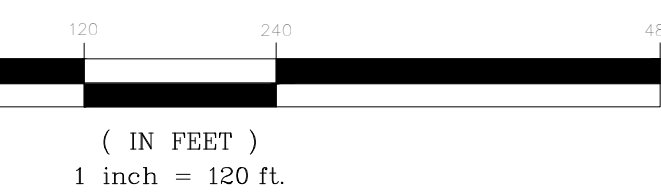
C3.0 SDF

RE-ADJUSTED LOT 2

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 2 OF THE "MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35, AND PART OF LOT "B" OF "ROSSMAN SCHOOL SUBDIVISION," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES; THENCE ALONG THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION," SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 847.29 FEET TO THE SOUTHWEST CORNER OF LOT "B" OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID LOT "B" NORTH 04 DEGREES 46 MINUTES 33 SECONDS EAST, 203.05 FEET TO A POINT; THENCE LEAVING SAID WEST LINE SOUTH 61 DEGREES 45 MINUTES 35 SECONDS EAST, 461.03 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT "B"; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.94 FEET TO THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION," NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF THE ROSSMAN SCHOOL CONSOLIDATION PLAT; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A," THE EAST LINE OF LOT 5 OF "CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURIA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES," SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY PINE ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES," THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT; AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE"; THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE," NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF ROLLING VIEW FARM; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM," SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "BALCON ESTATES," SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A," NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT," THENCE ALONG WEST LINE OF SAID LOT "B," NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.26 ACRES MORE OR LESS.

GRAPHIC SCALE



PREPARED FOR:
MISSOURI BAPTIST UNIVERSITY
CONTACT:
ORAN WOODWORTH -
VICE PRESIDENT, BUSINESS AFFAIRS
PHONE: 314-392-2356
EMAIL: oran.woodworth@mnap.edu

MISSOURI INTERSTATE HIGHWAY 64
(WIDTH VARIES-PUBLIC)

SITE DEVELOPMENT CONCEPT PLAN FOR MISSOURI BAPTIST UNIVERSITY

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY/ROSSMAN SCHOOL SUBDIVISION BOUNDARY
ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366 AT PAGE 96-97 CITY OF CREVE COEUR
AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI

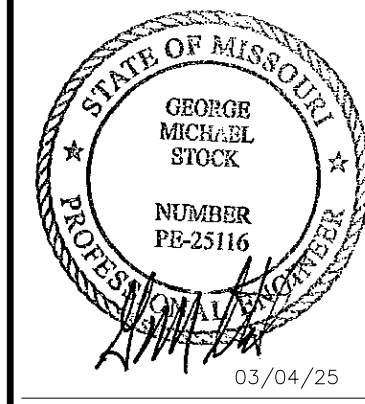
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Overfield Business Parkway
St. Louis, MO 63105 PH: (636) 520-9001 FAX: (636) 520-9000
e-mail: general@stockassoc.com Web: www.stockassoc.com

SITE CONCEPT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/04/25	ISSUED FOR PERMITTING

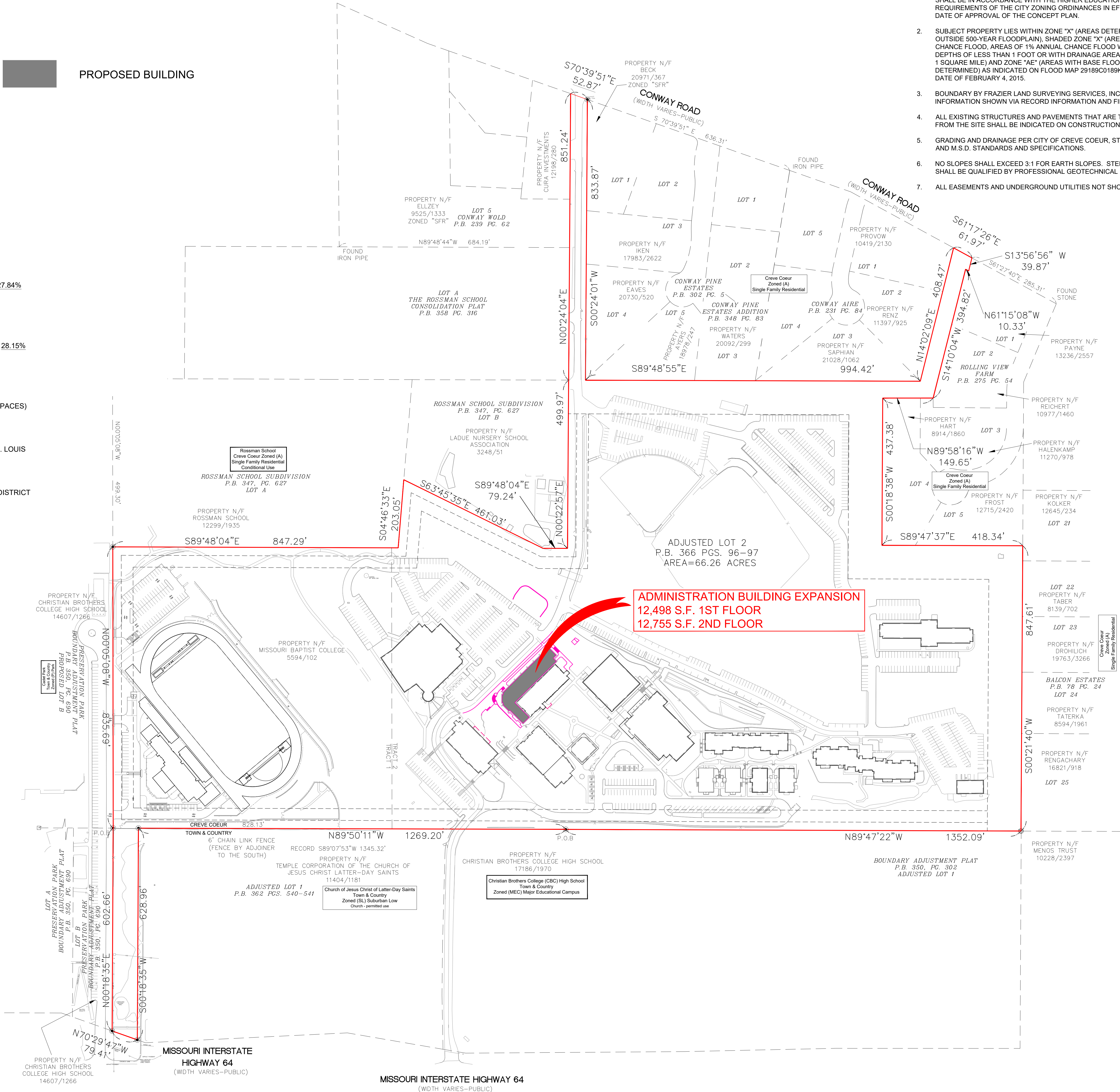
EXISTING CAMPUS
PLAN

C5.0 SDP

SITE INFORMATION:

1. BUILDING CALCULATIONS:	
EX. MAINTENANCE BLDG.	= 3,200 S.F.
EX. PHILLSBURY HUFF HALL	= 32,900 S.F.
NORTH RESIDENCE HALL	= 28,000 S.F.
EX. HOUSING BLDG. 1	= 9,900 S.F.
EX. HOUSING BLDG. 2	= 9,900 S.F.
EX. HOUSING BLDG. 3	= 35,001 S.F.
EX. HOUSING BLDG. 4	= 9,900 S.F.
EX. HOUSING BLDG. 5	= 9,900 S.F.
EX. GYMNASIUM	= 48,510 S.F.
EX. GYMNASIUM	= 23,000 S.F.
EX. THE PERK	= 3,300 S.F.
EX. BOOKSTORE	= 4,695 S.F.
EX. LIBRARY	= 10,665 S.F.
EX. ADMINISTRATION BLDG.	= 24,500 S.F.
EX. FIELD HALL	= 39,000 S.F.
EX. CHAPEL/FINE ARTS	= 52,400 S.F.
EX. LOCKER ROOM	= 11,500 S.F.
EX. LOCKER ROOM ADD.	= 1,400 S.F.
EX. RESTROOM ADD.	= 2,200 S.F.
EX. WEIGHT ROOM/STORAGE	= 2,200 S.F.
PR. ADMIN BLDG. EXPANSION	= 25,253 S.F.
TOTAL	= 387,324 S.F.
2. PROPOSED F.A.R.	= 0.1342
ALLOWABLE F.A.R.	= 0.25
3. SITE COVERAGE: (EXISTING)	
BUILDING AREA	= 191,174 s.f.
DRIVES/PARKING/LOADING TRACK	= 556,290 s.f.
TOTAL (EXISTING)	= 803,643 s.f. / (66.26 Ac. * 43,560 s.f.) = 27.84%
SITE COVERAGE: (PROPOSED)	
BUILDING AREA	= 203,648 s.f.
DRIVES/PARKING/LOADING TRACK	= 552,551 s.f.
TOTAL (PROPOSED)	= 812,378 s.f. / (66.26 Ac. * 43,560 s.f.) = 28.15%
ALLOWABLE COVERAGE	= 50%
3. RESIDENTIAL DENSITY	= 1.35 UNITS/ACRE
ALLOWABLE RESIDENTIAL DENSITY	= 3 UNITS/ACRE
4. EXISTING PARKING	= 1,170 SPACES (INCLUDING 37 ADA SPACES)
PROPOSED PARKING	= 0
5. PERTINANT DATA:	
SITE ACREAGE	= 66.26 AC.
OWNER	= MISSOURI BAPTIST COLLEGE OF ST. LOUIS
LOCATOR No.	= 190410160
ZONING	= "HE" HIGHER EDUCATION DISTRICT
FIRE DISTRICT	= CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SERVICE	= MISSOURI AMERICAN WATER CO
GAS SERVICE	= LACLEDE GAS CO
ELECTRIC SERVICE	= AMEREN UE ELECTRIC
PHONE SERVICE	= AT&T
STREET ADDRESS	= 1 COLLEGE PARK DRIVE
ZIP CODE	= 63141
WUNNENBURG MAP	= PG. 23, GRID 20X

PROPOSED BUILDING



CONCEPT PLAN NOTES:

- UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HIGHER EDUCATION DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.
- SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND ZONE "AE" (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON FLOOD MAP 29189C0189K, EFFECTIVE DATE OF FEBRUARY 4, 2015.
- BOUNDARY BY FRAZIER LAND SURVEYING SERVICES, INC. TOPOGRAPHIC INFORMATION SHOWN VIA RECORD INFORMATION AND FIELD SURVEY.
- ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
- GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO., AND M.S.D. STANDARDS AND SPECIFICATIONS.
- NO SLOPES SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY PROFESSIONAL GEOTECHNICAL ENGINEER.
- ALL EASEMENTS AND UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.

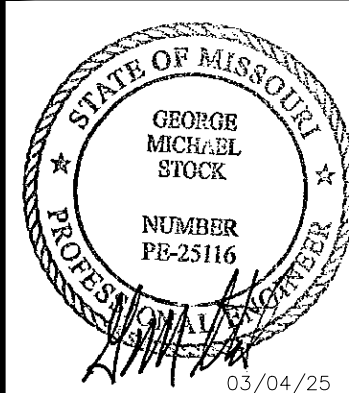
PREPARED BY:

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300 FAX: (636) 530-9300
e-mail: general@stockassoc.com Web: www.stockassoc.com

SITE CONCEPT PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI



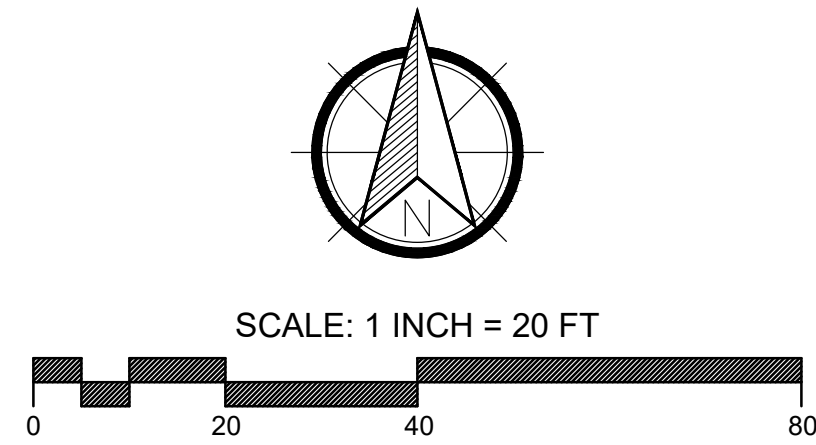
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DATE	3/04/25	JOB NO.	218-6317
MSD. P. #	-	RAISE MAP #	19-0
S.L.C. HAT #	-	HAT S.U.P. #	-
M.D.N.R. #	-	-	-

**ADMINISTRATION
BUILDING
EXPANSION**

C6.0 SDP

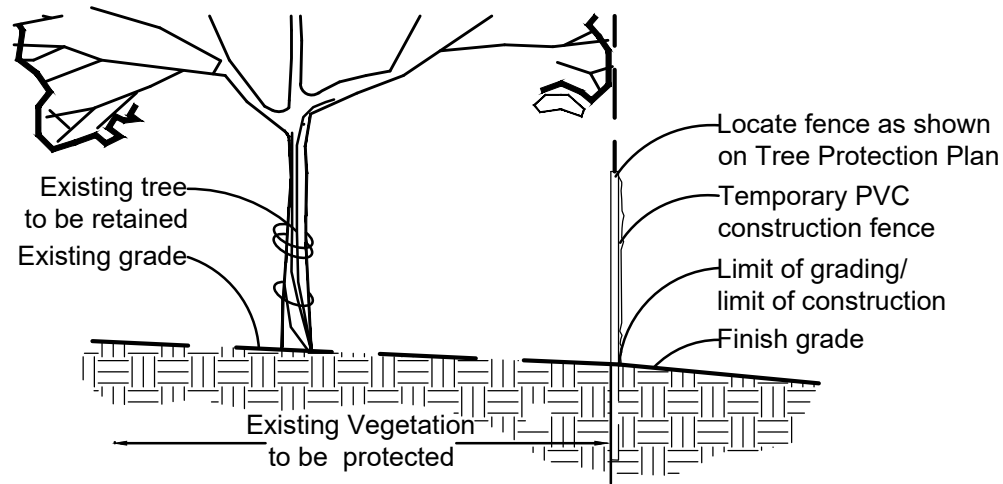


Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Legend:

Symbol	Description
⊙	Existing Individual Tree To Preserve
⊗	Existing Individual Tree To Be Removed
—○—○—	Tree Protection Fence
---	Root Prune
[Hatched Box]	Existing Brush & Tree Canopy to Remain
[Cross-hatched Box]	Existing Honeysuckle and Underbrush TBR

Partial Tree Inventory						
ID	Tree Name	DBH	Condition Rating	Comment	To Be Removed	Preserved
1	Honeylocust	4	2			X
2	Ash	7	1	Borers		X
3	Ash	8	2			X
4	Ash	8	2			X
5	Ash	8	2			X
6	Ash	7	2			X
7	Ash	8	1	Top out		X
8	Ash	7	1	Top out		X
9	Honeylocust	10	2		X	
10	Honeylocust	11	3		X	
11	Honeylocust	12	3		X	
12	Honeylocust	12	3		X	
13	Columnar Oak	7	3			X
14	Columnar Oak	7	3			X
15	Columnar Oak	7	3			X
16	Cherry	2	3			X
17	Columnar Oak	6	3			X
18	Columnar Oak	6	3			X
19	Red Cedar	5	3	15'	X	
20	Red Cedar	5	3	15'	X	
21	Red Cedar	5	3	15'	X	
22	Redbud	5	3		X	
23	Red Cedar	5	3	12	X	
24	Red Cedar	5	3	12	X	
25	Red Cedar	5	3	12	X	
26	Red Cedar	5	3	10	X	
27	Red Cedar	5	3	12	X	
28	Columnar Oak	6	3		X	
29	Columnar Oak	6	3		X	
30	Columnar Oak	6	3		X	
31	Spruce	10	3	Dedication Tree with Plaque "Virginia Leach Fields" 1994	X	
32	Columnar Oak	6	3		X	
33	Columnar Oak	6	3		X	
34	Columnar Oak	5	3		X	
35	Columnar Oak	6	3		X	
36	Columnar Oak	6	3		X	
37	Columnar Oak	4	3		X	
38	Columnar Oak	6	3		X	
39	Columnar Oak	6	3		X	
40	Red Cedar	5	3		X	
41	Red Cedar	5	3		X	
42	Red Cedar	5	3		X	
43	Red Cedar	5	3		X	
44	Spruce	8	3		X	

Tree Replacement Calculations:

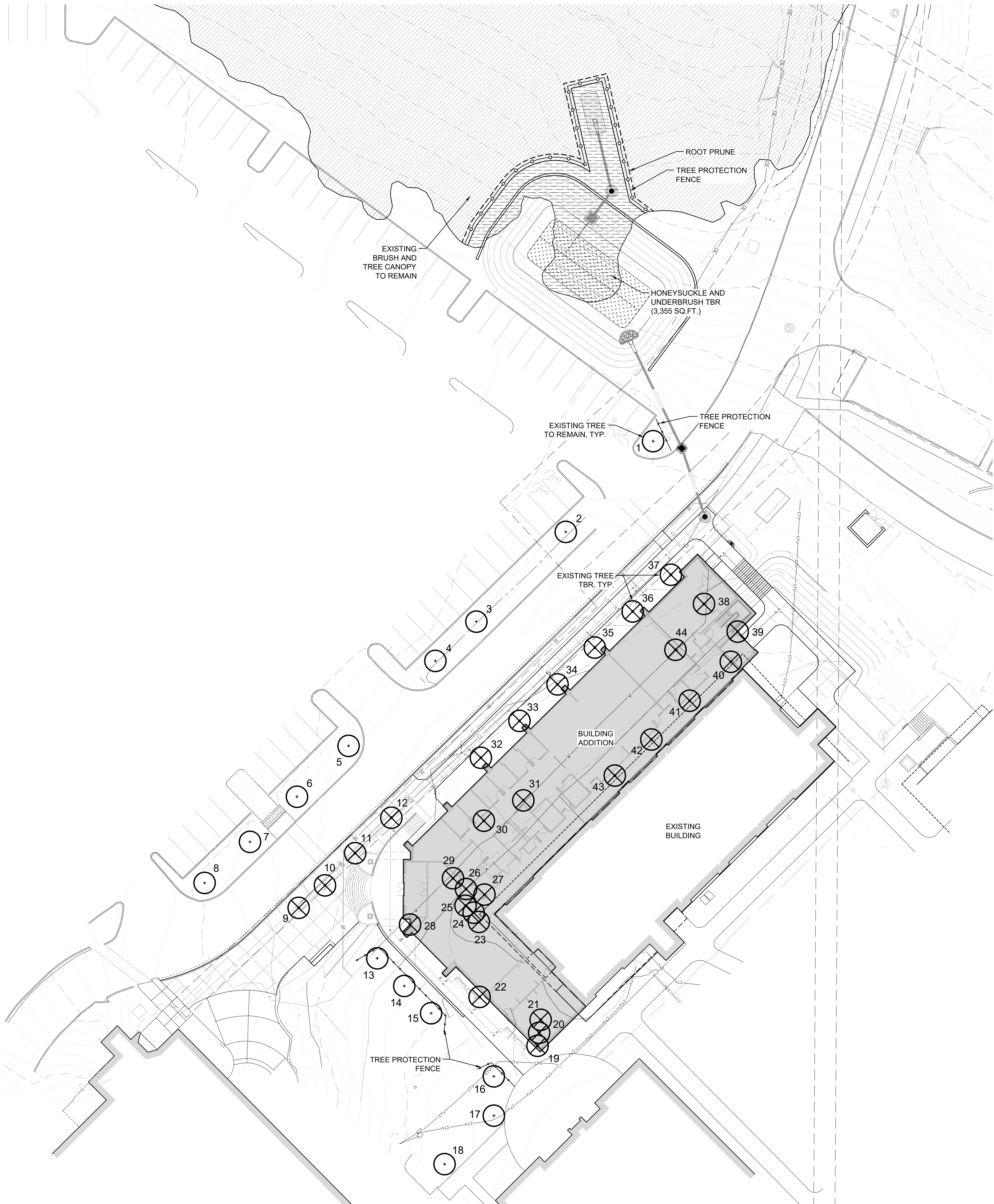
(Section 410.320 - Tree Conservation)
Replace all trees removed 6-inches DBH on the basis of a 1:1 ratio, and replace all trees that are over 20-inches DBH on the basis of a 2:1 ratio.

6-19" DBH trees TBR = 15
20"+ DBH trees TBR = 0

15-2.5" replacement trees required (see Landscape Plan)

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

ADMINISTRATION BUILDING ADDITION

1 COLLEGE PARK DRIVE
CREVE COEUR, MO

Revisions:

Date	Description	No.
3/3/25	Plan Revisions	1

Drawn: LWH
Checked: JAS

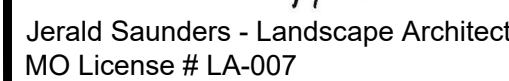


Loomis Associates, Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: TREE CENSUS

Sheet No: L1.01

Date: 01/15/25
Job #: 813.145



ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t 636-519-5668 www.loomis-associates.com

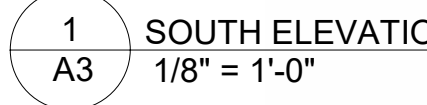
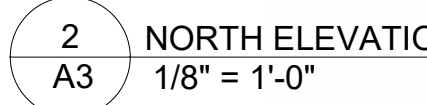
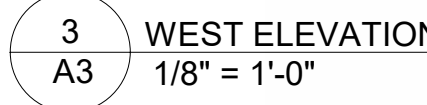
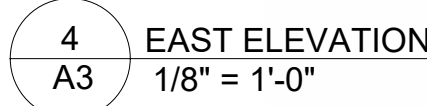
Date:	01/15/25
Job #:	813.145

1 COLLEGE PARK DRIVE
CREVE COEUR, MO



15-2.5" replacement trees required (15 trees proposed)

[illegible]



CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

MEP ENGINEER:
CORDOGAN CLARK & ASSOCIATES, INC
811 NORTH 10TH STREET
SUITE 200
ST. LOUIS, MO 63101
(314) 421-3542
MISSOURI CERTIFICATE OF AUTHORITY NO. 000004



CC JOB NUMBER

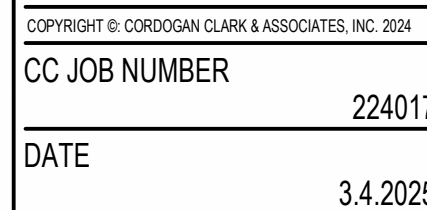
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DATE 3.4.20

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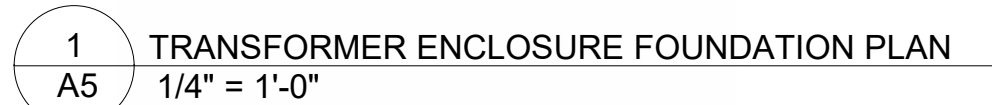
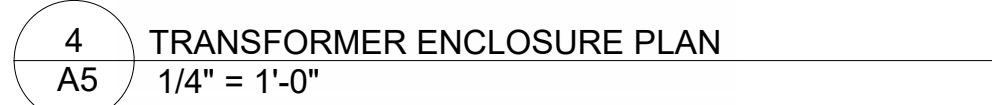
EXTERIOR
ELEVATIONS

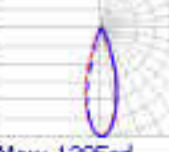
A3



DRAWING TITLE:

TRANSFORMER
ENCLOSURE



Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	C1		19	Lithonia Lighting	SCWY LED AL02-6L SWW2-30K PFL MVOLT DWXKD H3	SCWY LED AL02-6L SWW2-30K PFL MVOLT DWXKD H3	1	5244	0.9	37.64	 Max: 1923cd
	S		5	Hydrel	HSL13 9L0NG L LED WHT30K MVOLT	Surface mount step light	1	297	0.9	7.97	 Max: 205cd
	W		1	Lithonia Lighting	WPX0 LED AL0 SWW2 MVOLT	WPX0 LED, 850-1,650 Adjustable Lumen Output (1,650 Default), Switchable CCT (4000K Default), 120-277V	1	1645	0.9	12.4511	 Max: 750cd
	FP		1	Hydrel	SAF1 LED P1 30K 80CR1 30DEG MVOLT L3 C3	SAF1 LED 500lm 3000K 80CR1 30DEG MVOLT Prismatic Lens 45Deg Angle Cut	1	396	0.9	5.55	 Max: 1205cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE STATS	+	0.7 fc	45.3 fc	0.0 fc	N/A	N/A



TYPE W



TYPE S



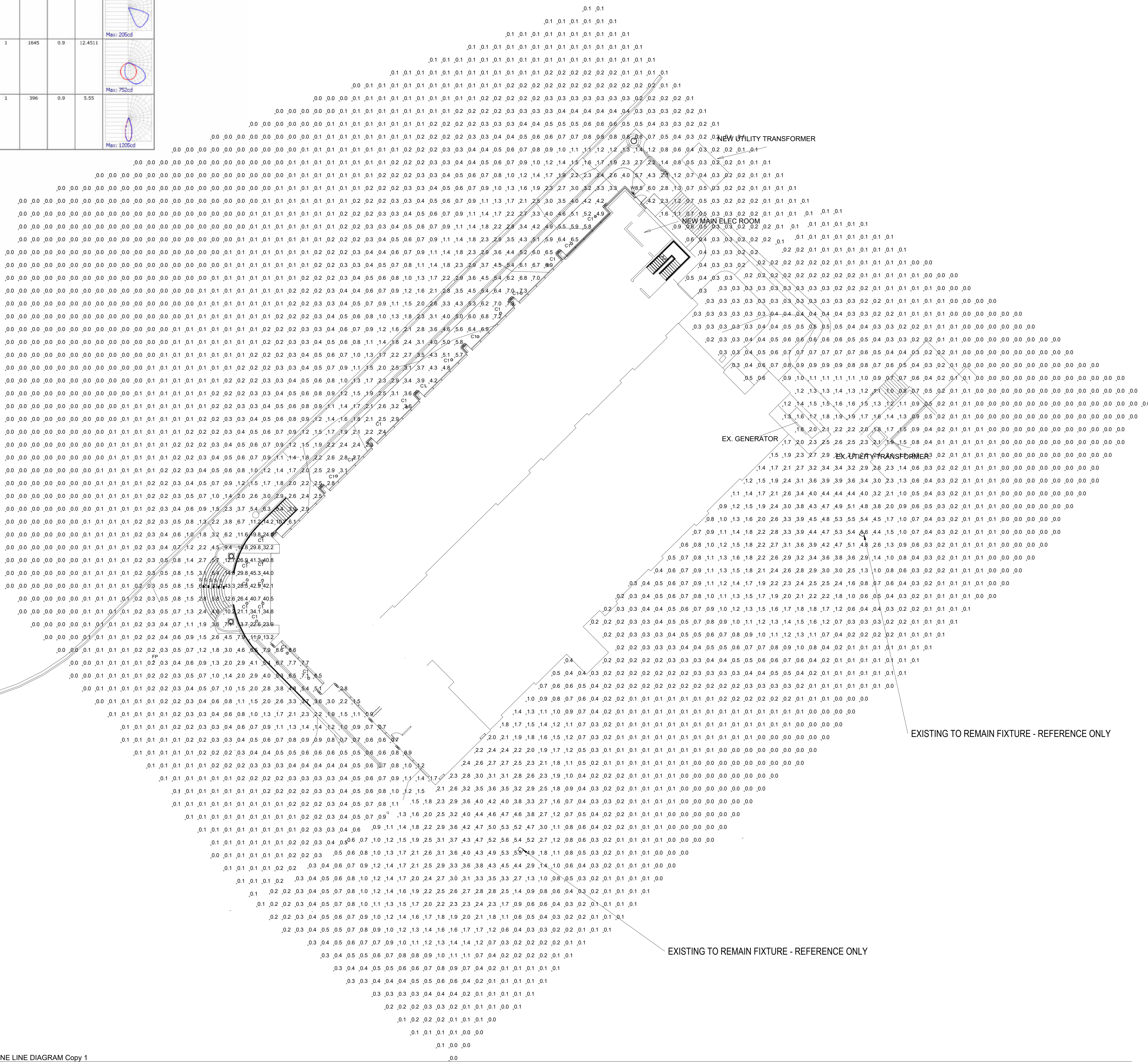
TYPE C1



TYPE FP

SITE LIGHTING NOTES:

1. SITE LIGHTS TO BE CONTROLLED VIA LOCALLY MOUNTED PHOTO CELL.
2. TYPE W LIGHT IS MOUNTED AT 9' AFG.
3. TYPE S LIGHT IS MOUNTED AT THE MID POINT OF THE STAIR.



CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION

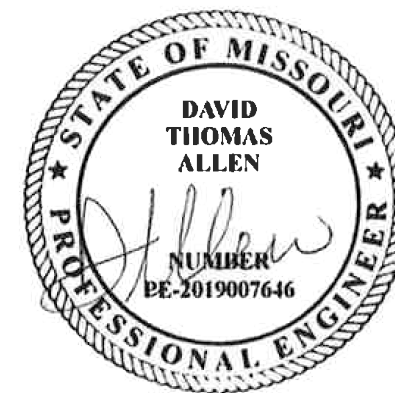
ARCHITECT:
CORDOGAN CLARK & ASSOCIATES, INC.
611 NORTH TENTH STREET
SUITE 200
ST. LOUIS, MO 63101
PHONE: (314) 421-3542
MISSOURI CERTIFICATE OF AUTHORITY NO. A-201981740

CONSULTANTS:
STRUCTURAL ENGINEER
KPFF CONSULTING ENGINEERS
1630 DES PERES RD
SUITE 100
ST. LOUIS, MO 63151
PHONE: (314) 835-0824
MISSOURI CERTIFICATE OF AUTHORITY NO. E-2019017440

MECHANICAL ELECTRICAL FIRE
PROTECTION ENGINEERS
CORDOGAN CLARK & ASSOCIATES, INC.
611 NORTH TENTH STREET
SUITE 200
ST. LOUIS, MO 63101
PHONE: (314) 421-3542
MISSOURI CERTIFICATE OF AUTHORITY NO. 2019017445

Missouri Baptist
UNIVERSITY

MISSOURI BAPTIST UNIVERSITY
ADMINISTRATION BUILDING ADDITION



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CC JOB NUMBER

DATE 03.04.2018

#	Description	C
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[illegible]

DRAWING TITLE:

ELECTRICAL SITE
LIGHTING
PHOTOMETRICS

E5.2



MEMORANDUM TO PLANNING AND ZONING COMMISSION

Meeting Date: April 7, 2025

Subject: Project Number: 25-009: Accepting Dedication of the Olia Village Access Road as a Public Street Located at 10650 Olive Boulevard.

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

The City has received a request from Robert Klahr, attorney with Armstrong Teasdale, on behalf of the Olia Village ownership group, for the City's acceptance of future right-of-way improvements and dedication as a public street located on the property addressed 10650 Olive Boulevard (current Schnucks site). The road dedication will facilitate access on the western end of the Olia Village development through 10650 Olive Boulevard as shown on the approved development plans. Below is a map that shows the general location of the submitted dedication.

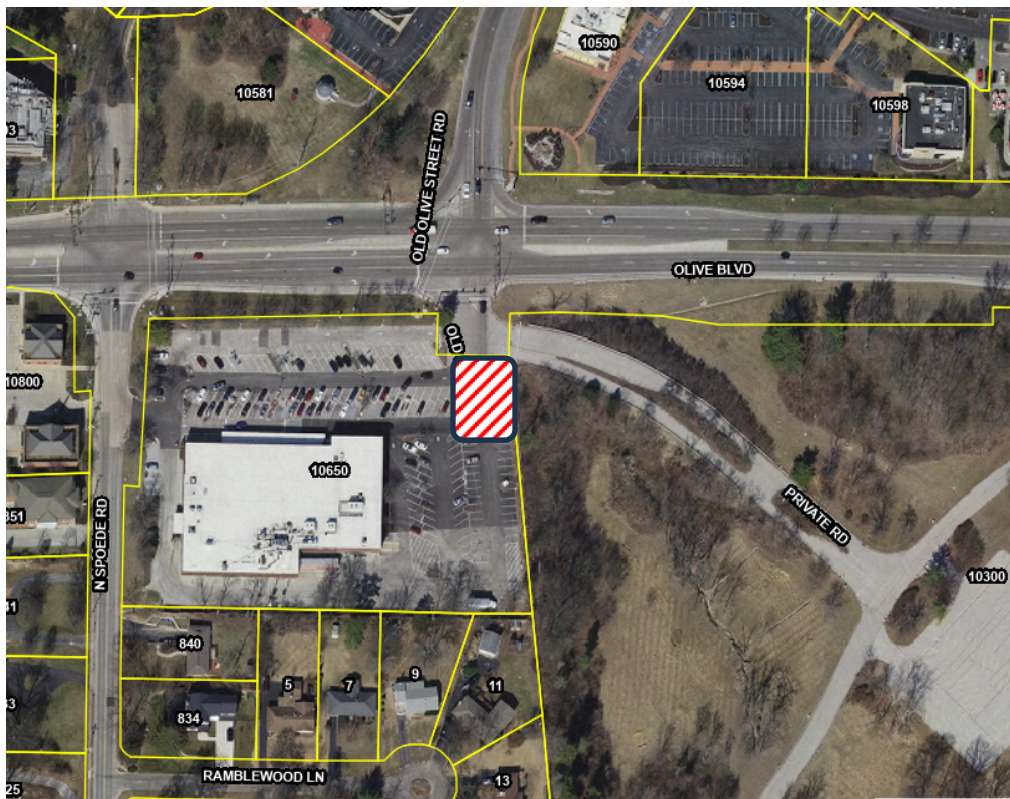


Figure 1: Approximate location of the portion 10650 Olive Boulevard to be dedicated to the City as a public street to allow future access to Olia Village.

Background

The Site Concept Plan and Phase 1 Site Development Plan for Olia Village were approved by the Planning and Zoning Commission on October 3, 2023 and the City Council on November 11, 2023 by Amended Ordinance No. 5862. The approved street plans for Olia Village provide a connection to the development through 10650 Olive to the signal on Olive Boulevard. These streets were shown on the plans as future right-of-way. The roads serving Olia Village in this area of the development will be public and dedicated to and maintained by the City of Creve Coeur.

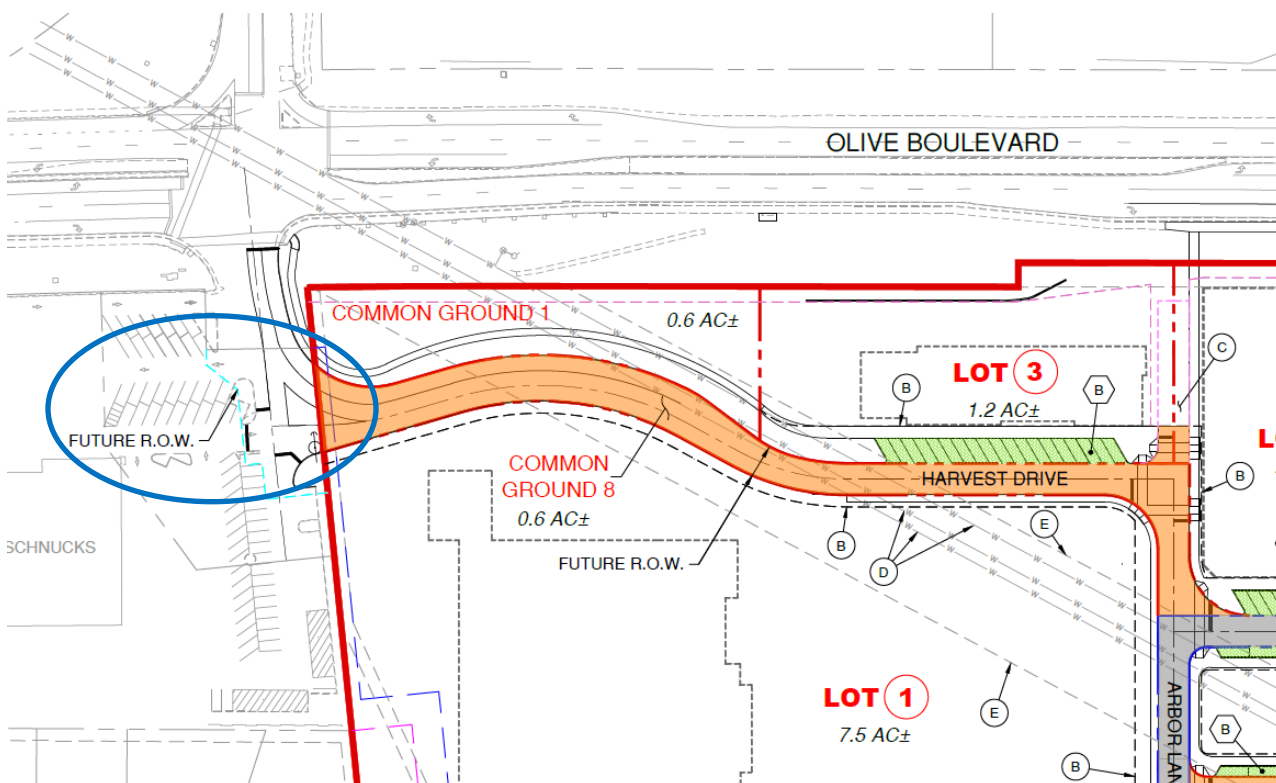


Figure 2: Image of the Street Plan for Olia Village showing the western access road (Harvest Drive) and the future ROW connection to Olive through 10650 Olive Boulevard.

Submitted Road Dedication Request

The development team for Olia Village has submitted two agreements in association with this roadway connection. The first is a public access road easement agreement which will provide cross-access and temporary easements to facilitate the construction of the roadway improvements on the 10650 Olive Road property (current Schnucks site).

The second document is a dedication deed for the Olia Village Access road. This document will dedicate 5,148 square feet of land on the 10650 Olive property to the City of Creve Coeur for public roadway purposes upon completion and construction. This land closes the gap between the Olive Boulevard signal and the Olia Village development site. After it is constructed, Harvest Drive will be a public street connecting Olive Boulevard to the Olia Village site, consistent with the approved plans for Olia Village.

This dedication agreement specifically acknowledges Section 400.010 of city code which allows land owners and developers who cooperate with the City by dedicating land for street purposes without compensation to permit construction and development on a tract of land from which a dedication or conveyance has been made to be developed in the same manner and to the same extent as though a dedication or conveyance had not been made. This code provision incentivizes property owners who donate land to the City for public purposes by not counting the land dedication against them.

Requested Action and Suggested Motion

Public street dedications to the City require review and recommendation by the Planning and Zoning Commission to the City Council. The proposed dedication will facilitate the necessary roadway connections to support the development of Olia Village as shown on the approved plans associated with the Olia Village Planned Zoning District.

Suggested Motion:

"I move to recommend approval to the City Council accepting dedication of the Olia Village access road as a public street upon completion of construction as outlined in the draft ordinance attached to the staff memorandum for the meeting of April 7, 2025."

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING DEDICATION OF THE OLIA VILLAGE ACCESS ROAD AS A PUBLIC STREET UPON COMPLETION OF CONSTRUCTION AND CONTAINING AN EMERGENCY CLAUSE.

WHEREAS, the Olia Village Phase 1 Site Development Plan previously approved by the City (and recorded Book 372, Pages 265-287 with the St. Louis County Recorder of Deeds) contemplates the modification and reconstruction of an existing private road between the property at 10650 Olive Blvd and the Olia Village Project into an access road for the benefit of the public (the “Access Road”) permitting free flow of vehicular and pedestrian traffic between such properties so that traffic going to and from the Olia Village Project can utilize the Access Road to enter and exit from Olive Boulevard, a state highway; and

WHEREAS, the Developer of the Olia Village Project, 10300 Olive Dev LLC, has agreed to construct the Access Road and has made certain commitments pertaining to the maintenance of said Access Road prior to the Access Road being accepted for maintenance by the City; and

WHEREAS, the owner of the property underlying the path of the Access Road, MDC Coast 26, LLC, has agreed to grant the Developer a temporary construction easement and a cross-access easement for the construction and use of the Access Road prior to the Access Road being accepted for maintenance by the City; and

WHEREAS, the owner of the underlying property, MDC Coast 26, LLC, has agreed to convey to the City by a deed of dedication (the “Deed of Dedication”) in the form of **Exhibit A** as a donation pursuant to Section 400.010 of the City Code of Ordinances, the portion of its land upon which the Access Road will be located; and

WHEREAS, acceptance of this dedication upon completion of construction of the Access Road and other Project roadways in accordance with the City’s requirements was recommended by the Planning & Zoning Commission at their meeting held on _____, 2025; and

WHEREAS, a copy of this ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage; and

WHEREAS, the City Council has determined that it is in the best interests of the City to accept the dedication of the Access Road upon completion of construction of the Access Road and other Project roadways in accordance with the City’s requirements; and

WHEREAS, financing contingencies and the related construction schedule obligations of the Developer and Project justify adoption hereof at a single meeting of the City Council;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AS FOLLOWS:

SECTION 1: Acceptance of the Deed of Dedication of the Access Road substantially in the form of **Exhibit A** as a public street upon completion of construction of the Access Road and other Project roadways in accordance with the City's requirements is hereby approved. The City Administrator is authorized to execute the Deed of Dedication substantially in the form of **Exhibit A** with such changes, consistent herewith and in the City's interest, as he deems necessary and proper.

SECTION 2: The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the Deed of Dedication. The City Administrator is authorized to record confirmation of completion of construction of the Access Road and other Project Roadways in accordance with the City's requirements at such time as the City Administrator deems appropriate.

SECTION 3: This ordinance is an emergency measure which required passage on the day of introduction to facilitate compliance with development deadlines and shall become effective immediately in accordance with Section 3.11 (f) of the City Charter.

Passed this ____ day of _____ 2025.

President of City Council

Approved this ____ day of _____ 2025.

Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: Deed of Dedication (Olia Village Access Road)

DATE OF DOCUMENT: _____, 2025

GRANTOR: MDC COAST 26, LLC

Mailing Address: 11995 El Camino Real
San Diego, CA 92130

GRANTEE: CITY OF CREVE COEUR, MISSOURI

Mailing Address: 300 North New Ballas Road
Creve Coeur, MO 63141

LEGAL DESCRIPTION: See Attached **Exhibit A**

This document prepared by and when recorded return to:
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, Missouri 63105
Attn: Robert Klahr

DEED OF DEDICATION
(Olia Village Access Road)

THIS DEED OF DEDICATION, made and entered into as of the ____ day of _____, 2025 by and between MDC Coast 26, LLC, a Delaware limited liability company, and whose address is 11995 El Camino Real, San Diego, California 92130, hereinafter Grantor, and the City of Creve Coeur, Missouri, a municipal corporation, of the County of St. Louis, State of Missouri, and whose address is Attn: City Clerk, 300 N. New Ballas Road, Creve Coeur, Missouri 63141, hereinafter Grantee.

WITNESSETH, that the said Grantor, pursuant to Section 400.010 of the Code of Ordinances, City of Creve Coeur, Missouri, does by these presents *Dedicate, Grant, Bargain and Sell, Convey and Confirm*, unto the Grantee, the real estate described on **Exhibit A**, attached hereto and incorporated herein by reference, situated in the County of St. Louis, State of Missouri,

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and its successors and assigns, for the general use of the public for vehicular ingress and egress and incidental pedestrian use as a public roadway forever, subject to the full authority of the City over the maintenance and use thereof, provided that no rights are hereby granted to use any part of the real estate for parking and further provided that, except in the event of an emergency and, then, only for the reasonable length of said emergency, the City shall not close access to the public roadway from Olive Boulevard.

The said Grantor hereby covenanting that said Grantor and its successors and assigns, shall and will *WARRANT AND DEFEND* the title to the aforesaid real estate unto the said Grantee, and to the successors and assigns of such Grantee forever, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed these presents the day and year first above written.

MDC:

MDC COAST 26, LLC, a Delaware limited liability company

By:

Name: _____

Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared _____, to me personally known, who, being by me duly sworn, did say that he/she is the _____ of MDC Coast 26, LLC, a Delaware limited liability company, and that said instrument was signed in behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

Name (print):

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

Acknowledgement of Political Subdivision:

I hereby acknowledge, on behalf of the City of Creve Coeur, Missouri, the dedication of the real estate described herein for public roadway purposes as reflected in the above Deed of Dedication and further acknowledge that the governing body of the City has taken action to accept such Deed of Dedication for public roadway purposes, subject to full authority of the City over maintenance and use thereof, which acceptance, however, expressly does not include any landscaping, any storm water facilities, or any liability for any claim which arose prior to the date of this acceptance. I further acknowledge and agree that the conveyance of the Deed of Dedication meets the criteria of Section 400.010 of the Code of Ordinances, City of Creve Coeur, Missouri. Such acceptance shall be effective upon recording of a confirmation of completion of the roadway improvements in accordance with City requirements which has been duly executed on behalf of the City.

CITY OF CREVE COEUR, MISSOURI

(SEAL)

By: _____
Mark Perkins, City Administrator

ATTEST:

Kellie Henke, City Clerk

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2025, before me appeared **MARK PERKINS**, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of the **CITY OF CREVE COEUR, MISSOURI**, a home rule city, and that he is authorized to sign the foregoing instrument on behalf of said city, and acknowledged that he executed said instrument as said city's free act and deed.

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

Name: _____
Notary Public - State of Missouri
Commissioned in _____

Acknowledgement of and Consent to Deed of Dedication and Relinquishment of Leasehold Interest by Tenant:

SCHNUCK MARKETS, INC.,
a Missouri corporation

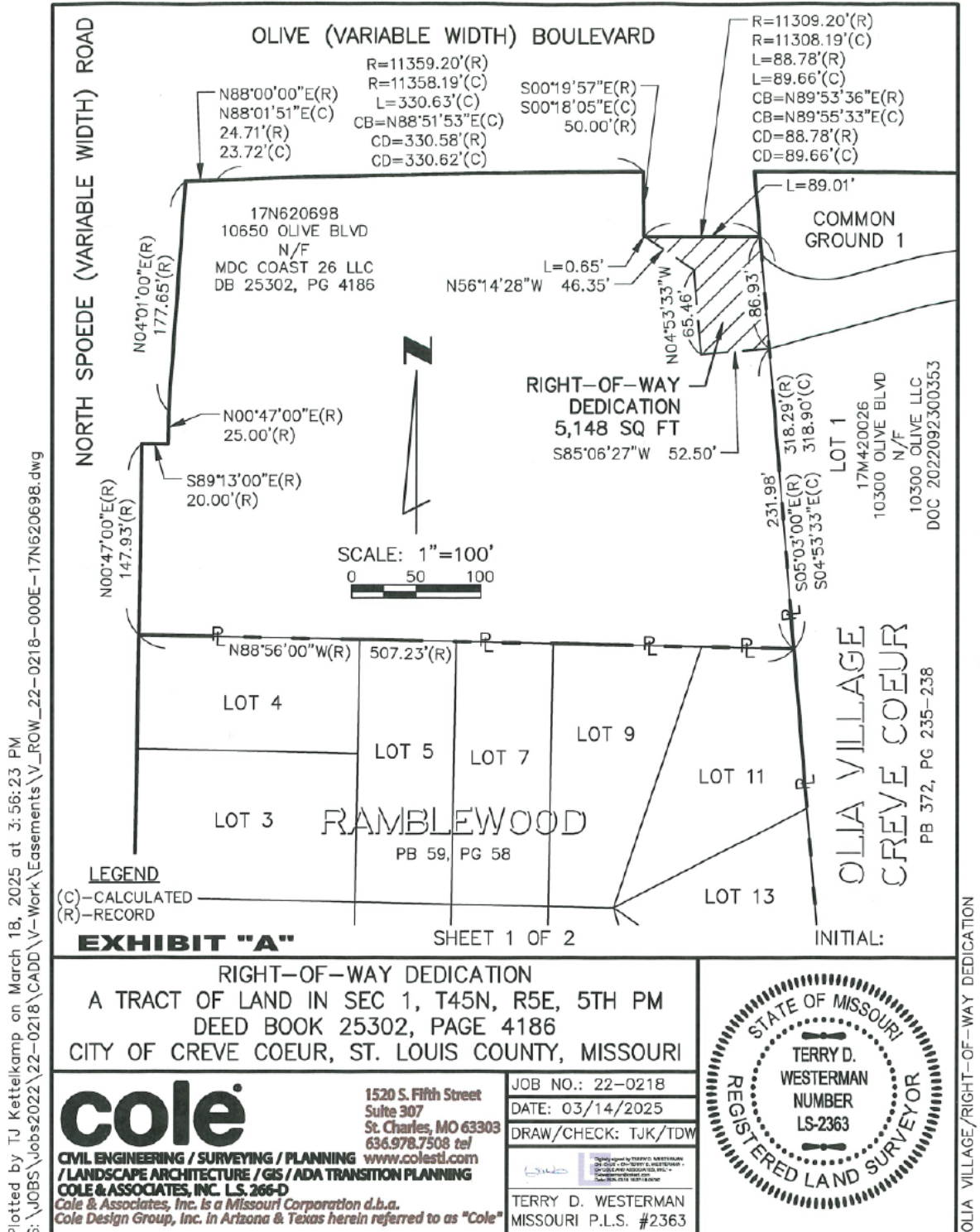
STATE OF _____)
) SS
COUNTY OF _____)

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

My Commission Expires:

4

EXHIBIT A LEGAL DESCRIPTION



01/14/25

V_ROW_22-0218-000E-17N620698

RIGHT-OF-WAY DEDICATION

A RIGHT-OF-WAY DEDICATION BEING PART OF A TRACT OF LAND AS RECORDED BY DEED IN BOOK 25302, PAGE 4186 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE SITUATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF OLIVE (VARIABLE WIDTH - PUBLIC) BOULEVARD WITH THE WEST LINE OF OLIA VILLAGE CREVE COEUR, A SUBDIVISION AS RECORDED IN PLAT BOOK 372, PAGES 235 THROUGH 238 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 86.93 FEET TO THE SOUTH LINE OF THE HEREINAFTER DESCRIBED RIGHT-OF-WAY DEDICATION;

THENCE ALONG SAID HEREINAFTER DESCRIBED RIGHT-OF-WAY DEDICATION, THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF 52.50 FEET; NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 65.46 FEET AND NORTH 56 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 46.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED OLIVE BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,308.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 04 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 89.01 FEET, THROUGH AN ARC LENGTH OF 89.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED RIGHT-OF-WAY DEDICATION CONTAINING 5,148 SQUARE FEET IS BASED UPON RECORD AND SURVEYED INFORMATION COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JANUARY 2025 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

EXHIBIT "A"

SHEET 2 OF 2

INITIAL:

RIGHT-OF-WAY DEDICATION
A TRACT OF LAND IN SEC 1, T45N, R5E, 5TH PM
DEED BOOK 25302, PAGE 4186
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

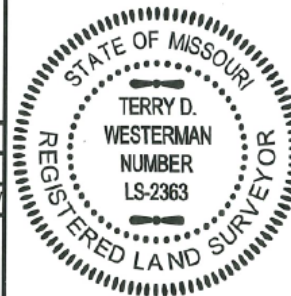
cole

CIVIL ENGINEERING / SURVEYING / PLANNING
/ LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING
COLE & ASSOCIATES, INC. L.S. 266-D
Cole & Associates, Inc. is a Missouri Corporation d.b.a.
Cole Design Group, Inc. in Arizona & Texas herein referred to as "Cole"

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel
www.coledtl.com

JOB NO.: 22-0218
DATE: 03/14/2025
DRAW/CHECK: TJK/TDW

TERRY D. WESTERMAN
MISSOURI P.L.S. #2363



Plotted by TJ Kettelkamp on March 18, 2025 at 3:56:24 PM
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01/14/25

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OLIA VILLAGE/RIGHT-OF-WAY DEDICATION

Space Above for Recorder's Use Only

DOCUMENT COVER SHEET

TITLE OF DOCUMENT: Public Access Road Easement Agreement

DATE OF DOCUMENT: _____, 2025

GRANTOR/GRANTEE: MDC COAST 26, LLC

Mailing Address: 11995 El Camino Real
San Diego, CA 92130

GRANTOR/GRANTEE: 10300 OLIVE LLC

Mailing Address: 90 Edwardsville Prof Park
Edwardsville, IL 62025

LEGAL DESCRIPTION: See Attached **Exhibit A**

This document prepared by and when recorded return to:
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, Missouri 63105
Attn: Robert Klahr

PUBLIC ACCESS ROAD EASEMENT AGREEMENT

THIS PUBLIC ACCESS ROAD EASEMENT AGREEMENT (“Agreement”) is made as of _____, 2025 (“Effective Date”) by and among MDC COAST 26, LLC, a Delaware limited liability company, (“MDC”), 10300 OLIVE LLC, a Missouri limited liability company (“10300 Olive”), 10300 OLIVE DEV LLC, a Missouri limited liability company (“Developer”) and the CITY OF CREVE COEUR, MISSOURI, a municipal corporation organized and existing under the laws of the State of Missouri (“City”). MDC, 10300 Olive, Developer and City are each a “Party” and collectively the “Parties.”

RECITALS

A. MDC is the owner of a tract of land located in the City of Creve Coeur, St. Louis County, State of Missouri as more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “MDC Land”).

B. 10300 Olive is the owner of certain tracts of land located adjacent to the MDC Land as more particularly described on Exhibit B, attached hereto and incorporated herein by reference (the “10300 Olive Land”) and which have been subdivided into lots per that certain Subdivision Plat of Olia Village Creve Coeur recorded in Book 372, Pages 235-238 in the Office of the Recorder of Deeds of St. Louis County, Missouri (the “Plat”) (the MDC Land and the 10300 Olive Land are both individually referred to MDC’s and 10300 Olive’s respective “Land”).

C. Pursuant to that certain Master Redevelopment Agreement dated as of July 23, 2024, among the City, 10300 Olive, Developer and the Olia Village Redevelopment Corporation (as amended from time to time, the “Development Agreement”), Developer intends to develop the 10300 Olive Land into a mixed-use development to be known as “Olia Village” (the “Project”) generally in accordance that certain Site Development Plan for Olia Village Phase 1 Development recorded in Book 372, Pages 265-287, in the Office of the Recorder of Deeds of St. Louis County, Missouri (as amended from time to time, the “Development Plan”).

D. The Development Plan contemplates the modification and reconstruction of an existing private road between the MDC Land and the Project into an access road for the benefit of the public (the “Access Road”) permitting free flow of vehicular and pedestrian traffic between the MDC Land and the Project to be constructed on the 10300 Olive Land so that traffic going to and from the Project can utilize the Access Road to enter and exit from Olive Boulevard, a state highway.

E. Developer has agreed to construct the Access Road upon the MDC Land and to make certain commitments pertaining to the maintenance of said Access Road prior to the Access Road being accepted for maintenance by the City. MDC has agreed to convey to the City by a deed of dedication (the “Deed of Dedication”) that portion of the MDC Land upon which the Access Road will be located.

F. MDC and 10300 Olive desire to establish a temporary construction easement and a cross-access easement for the construction and use of the Access Road to permit traffic flow between the MDC Land and the Project constructed on the 10300 Olive Land as set forth herein.

G. Following Developer's completion of construction of the Access Road and other Project roadways in accordance with the City's requirements, the City has agreed to accept the Deed of Dedication and to maintain the Access Road for the benefit of the public.

H. MDC desires to grant unto the City the Deed of Dedication for the purpose of providing access to and use of the Access Road for the benefit of the public and the City does hereby desire to accept from MDC the Deed of Dedication for the purpose of providing public access to and use of the Access Road upon and subject to the conditions and limitations herein contained.

I. Schnuck Markets, Inc., ("Tenant") holds a leasehold interest in the MDC Land and joins this Agreement to acknowledge and consent to the easements and the Deed of Dedication granted by MDC herein and the construction of the Roadway Improvements.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Deed of Dedication. Simultaneous with the execution of this Agreement, MDC and the City shall execute the Deed of Dedication in a form reasonably acceptable to MDC and the City. The Deed of Dedication shall convey that portion of the MDC Land identified as "Variable Width Easement" on Exhibit C, attached hereto and incorporated herein by reference (the "MDC Dedication Area"). The City acknowledges and agrees that the conveyance of the Deed of Dedication meets the criteria of Section 400.010 of the Code of Ordinances of the City.

2. Cross-Access Easement Grant. MDC and 10300 Olive hereby grant and convey to each other a non-exclusive easement appurtenant to the Parties' respective Land for purposes of vehicular and pedestrian ingress and egress over and across that part of the MDC Land identified as the MDC Dedication Area and that part of the 10300 Olive Land identified as Vintage Avenue on the Plat (collectively referred to as the "Cross-Access Easement"). The Cross-Access Easement is restricted to the construction and maintenance of the Access Road and for vehicular use and incidental pedestrian use only for traffic going to and from Olive Boulevard and no rights are hereby granted to use any part of the Cross-Access Easement or the MDC Land for parking or otherwise. The Cross-Access Easement shall terminate at such time as (a) the roadway improvements depicted on Exhibit D, attached hereto and incorporated herein by reference (the "Roadway Improvements"), are completed on both the MDC Land and the 10300 Olive Land and are accepted by the City for on-going maintenance and (b) the Roadway Improvements in the MDC Dedication Area and on the 10300 Olive Land are dedicated to the City as public rights-of-way, such that access exists from the public right-of-way to the MDC Dedication Area. Upon the occurrence of both preceding conditions, 10300 Olive shall send written notice to MDC and Tenant of acceptance by the City and termination of the Cross-Access Easement.

3. Construction of Access Road. Developer shall construct the Access Road at no cost to MDC pursuant to detailed construction plans approved by the City and in accordance with all applicable laws.

4. Temporary Construction Easement Grant. MDC hereby grants and conveys to Developer a temporary construction easement over and across that part of the MDC Land identified as “Variable Width TCE” on Exhibit C, attached hereto and incorporated herein by reference (the “TCE Easement”), for purposes of constructing the Access Road. During construction of the Access Road, Developer shall coordinate its activities with Tenant to avoid unreasonable interference with the operation of Tenant’s business upon the MDC Land. The Parties acknowledge and agree that the temporary loss of up to 15 parking spaces on the TCA Easement, the temporary closure of a portion, but not all, of the entrance from and exit to Olive Boulevard into the MDC Land or the partial blockage of access to or from such entrance to or from the existing parking spaces located on MDC Land for a period of up to 30 minutes per day during Tenant’s hours of operation shall not be considered unreasonable interference if occurring during the period of February 1 to October 31 in a given year; provided that at least one entrance land and one exit lane shall remain open during such time. No construction or construction staging on the Access Road or other blockage thereof shall occur during the time period from November 1 through January 31 of the following year. Notwithstanding anything in this Section to the contrary, upon 48 hours prior written notice, the Developer may fully close the entrance from and exit to Olive Boulevard into the MDC Land or fully block access to or from such entrance to or from the existing parking spaces located on the MDC Land if such closure or blockage occurs outside of Tenant’s hours of operation or if Developer obtains Tenant’s prior consent. Developer shall repair any damage to the MDC Land and improvements thereon resulting from exercise of Developer’s rights hereunder and otherwise restore the MDR Land to substantially the same condition existing prior to commencement of construction, including without limitation the replacement of any existing parking spaces within the TCE Easement upon expiration of the TCE Easement. The TCE Easement will terminate upon the earliest of (a) completion of the Roadway Improvements on the MDC Land and dedication of such Roadway Improvements to the City as public right-of-way, (b) one year from the date of this Agreement, or (c) at such time as 10300 Olive sends written notice to MDC of acceptance of the Roadway Improvements by the City and termination of the Cross-Access Easement in accordance with **Section 2** of this Agreement.

5. Reservation of Rights. Nothing contained in this Agreement shall in any way restrict MDC’s ability to use the surface, air rights or underground portions of the Cross-Access Easement in any manner whatsoever so long as such use does not unreasonably interfere with the non-exclusive easement rights granted in this Agreement. Furthermore, MDC reserves for itself and its successors and assigns, the following rights:

(a) Subject to existing easements and restrictions recorded against the Land and all governmental regulations, MDC may reserve all or any portion of the parking areas located on the MDC Land adjacent to the Access Road for private use by the owner(s), lessees, and/or sublessees of the MDC Land and their respective licensees (collectively, the “Private Users”).

(b) MDC shall have the right to cause the peaceable removal from the MDC Land of any person (1) causing a disturbance of the activities on the MDC Land, (2) causing a nuisance, (3) loitering, or (4) otherwise not using the MDC Land in a safe and legal manner.

6. Duration. The Easement, covenants, conditions and restrictions contained herein shall create mutual benefits and covenants running with the Land, and shall be binding upon any owner, tenant or occupant of the Land and MDC’s successors and assigns.

7. Operating Income. The City shall not impose any fee, toll or other charge for the public's use of the Access Road.

8. Maintenance of Easement Area. Developer shall maintain or cause to be maintained the Access Road until such time as the City accepts the Access Road for maintenance for the benefit of the public.

9. Modification; Sole Agreement; Waiver. This Agreement may not be amended or modified in any respect whatsoever except by an instrument in writing signed by each owner of the Land, Developer and the City with the consent of the Tenant (so long as the Tenant is then a tenant under a lease for any portion of the Land). This Agreement constitutes the entire agreement between the parties with respect to the subject matter set forth herein and supersedes all prior negotiations, discussions, writing and agreements between them in connection therewith. The failure of a party to insist upon strict adherence to any term of this Agreement on any occasion shall not be considered a waiver thereof or deprive that party of the right thereafter to insist upon strict adherence to that term or any other term of this Agreement.

10. Attorneys' Fees. In the event of any controversy, claim or dispute relating to this Agreement, the prevailing party in a non-appealable judicial resolution of such controversy, claim or dispute shall be entitled to recover from the losing party reasonable expenses, attorneys' fees and costs.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

12. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri.

13. Partial Invalidity. Should any one or more of the provisions of this Agreement be determined to be invalid, unlawful or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby unless as a result the purpose and intent of this Agreement shall thereby be substantially and essentially impaired. In such event, the parties shall diligently proceed to revise this Agreement in order to re-memorialize such purpose and intent.

14. Notices. Any notice required or permitted to be given by any party upon the other shall be given by certified mail, return receipt requested, by nationally recognized overnight courier, or by personal delivery addressed as follows:

If to MDC:	MDC Coast 26, LLC c/o Realty Income Corporation 11995 El Camino Real San Diego, CA 92130 Attention: _____ Email: _____
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With a copy to: _____

Attention: _____
Email: _____

If to the City: City of Creve Coeur, Missouri
Creve Coeur City Hall
300 North New Ballas Road
Creve Coeur, Missouri 63141
Attention: Mark Perkins, City Administrator
Email: mperkins@crevecoeurmo.gov

With a copy to: Curtis, Heinz, Garrett & O’Keefe, P.C.
130 South Bemiston Avenue, Suite 200
St. Louis, Missouri 63105
Attention: Carl Lumley, City Attorney
Email: CLumley@chgolaw.com

If to 10300 Olive or
10300 Olive Dev: c/o Fireside Financial LLC
90 Edwardsville Professional Park
Edwardsville, Illinois 62025
Attention: Kristie Bailey
Email: klbailey@firesidefinancial.com

With a copy to: c/o Jack Matthews Development LLC
3925 Blackburn Road
Edwardsville, Illinois 62025
Attention: Matthew J. Pfund
Email: matt@jackmatthewsdevelopment.com

With a copy to: Armstrong Teasdale LLP
7700 Forsyth Boulevard, Suite 1800
St. Louis, Missouri 63105
Attention: Robert Klahr, Esq.
Email: rklahr@atllp.com

All notices shall be deemed given three (3) business days following deposit in the United States mail with respect to certified or registered letters, one (1) business day following deposit if delivered to any overnight courier guaranteeing next day delivery, and on the same day if sent by personal delivery. Attorneys for each party shall be authorized to give notices for each such party. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified.

15. Miscellaneous. Whenever a transfer occurs in the ownership of the Land, the transferor shall have no further liability for breach of any covenant or provision of this Agreement occurring thereafter.

16. Successors and Assigns. This Agreement shall be deemed to run with the Land and shall be for the benefit of and an obligation of the owners of the Land.

17. Estoppel. If requested by any party to this Agreement, the other parties will within ten (10) days provide a written statement for the benefit of the requesting party and its assignee or lender stating that the Cross-Access Easement and the TCE Easement are in full force and effect without modification or default, if the same be true, and such other reasonable provisions as may be requested.

18. Authorization. The parties hereto represent and warrant that they have the authority and power to enter into this Agreement and to consummate the transaction provided for herein. This Agreement constitutes a legal binding, valid and enforceable obligation of the parties, and there are no claims or defenses, personal or otherwise, or offsets whatsoever to the enforceability or validity of this Agreement.

19. Subordination. Any mortgage, deed of trust, or deed to secure debt affecting the Land shall at all times be subject and subordinate to the terms of this Agreement, and any party foreclosing any such mortgage, deed of trust or deed to secure debt, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Agreement.

[Signature Pages Follow.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

MDC:

MDC COAST 26, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he/she is the _____ of MDC Coast 26, LLC, a Delaware limited liability company, and that said instrument was signed in behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

Name (print): _____

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

10300 OLIVE:

10300 OLIVE LLC,
a Missouri limited liability company

By: _____

Name: Michael Bailey

Title: Manager

STATE OF _____)
) SS
COUNTY OF _____)

On this ____ day of _____, 2025, before me appeared Michael J. Bailey to me personally known, who, being by me duly sworn, did say that he is the Manager of 10300 Olive LLC, a Missouri limited liability company, and that said instrument was signed in behalf of said limited liability company; and said Manager acknowledged said instrument to be the free act and deed of said limited liability company.

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

Name (print): _____

Notary Public in and for said State

My Commission Expires:

PLEASE FIX SEAL FIRMLY AND CLEARLY IN THIS BOX

Page 79 of 89

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first above written.

CITY OF CREVE COEUR, MISSOURI

(SEAL)

By: _____
Mark Perkins, City Administrator

ATTEST:

Kellie Henke, City Clerk

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2025, before me appeared **MARK PERKINS**, to me personally known, who, being by me duly sworn, did say that he is the City Administrator of the **CITY OF CREVE COEUR, MISSOURI**, a home rule city, and that he is authorized to sign the foregoing instrument on behalf of said city, and acknowledged that he executed said instrument as said city's free act and deed.

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

Name: _____
Notary Public - State of Missouri
Commissioned in _____

My Commission Expires: _____

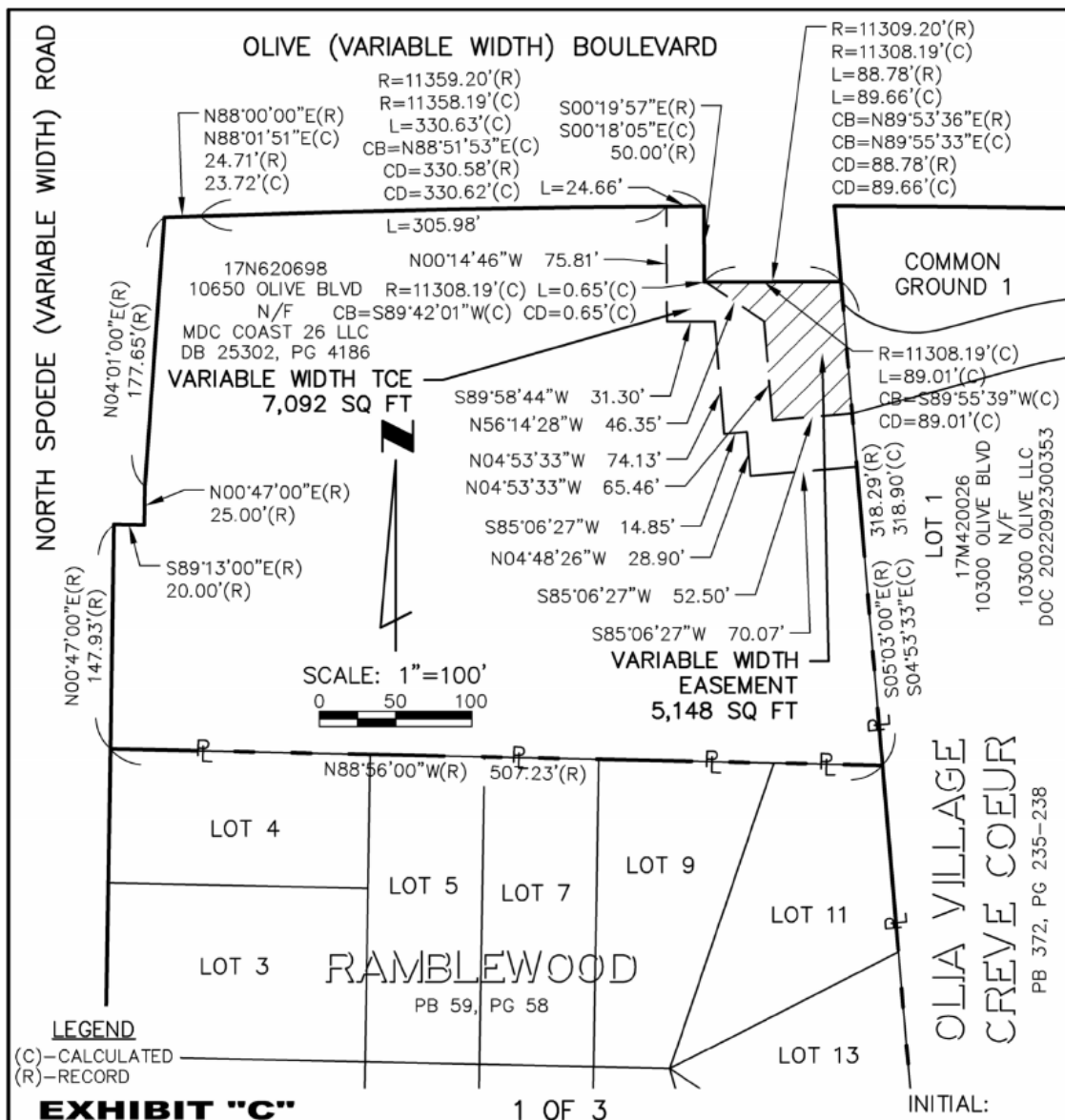
Page 81 of 89

EXHIBIT A
LEGAL DESCRIPTION OF MDC LAND

EXHIBIT B
LEGAL DESCRIPTION OF 10300 OLIVE LAND

LOTS 1 THRU 17 AND COMMON GROUND AREAS 1 THRU 8 OF "OLIA VILLAGE CREVE COEUR" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 372, PAGE 235, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

EXHIBIT C EASEMENT EXHIBIT



EASEMENT PLAT A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, 5TH PM DEED BOOK 25302, PAGE 4186 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI		
cole CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING COLE & ASSOCIATES, INC. L.S. 266-D Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona & Texas herein referred to as "Cole"	1520 S. Fifth Street Suite 307 St. Charles, MO 63303 636.978.7508 tel www.colesti.com	
JOB NO.: 22-0218 DATE: 04/02/2025 DRAW/CHECK: TJK/TDW		TERRY D. WESTERMAN MISSOURI P.L.S. #2363
TERRY D. WESTERMAN MISSOURI P.L.S. #2363		

Plotted by Terry Westerman on April 2, 2025 at 2:41:26 PM
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03/18/25

V_ESMT_22-0218-000E-17N620698-[E-TCE]

Plotted by Terry Westerman on April 2, 2025 at 2:46:03 PM
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ACCESS EASEMENT DESCRIPTION

AN EASEMENT BEING PART OF A TRACT OF LAND AS RECORDED BY DEED IN BOOK 25302, PAGE 4186 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE SITUATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF OLIVE (VARIABLE WIDTH - PUBLIC) BOULEVARD WITH THE WEST LINE OF OLIA VILLAGE CREVE COEUR, A SUBDIVISION AS RECORDED IN PLAT BOOK 372, PAGES 235 THROUGH 238 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 86.93 FEET TO THE SOUTH LINE OF THE HEREINAFTER DESCRIBED ACCESS EASEMENT;

THENCE ALONG SAID HEREINAFTER DESCRIBED ACCESS EASEMENT, THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 52.50 FEET; NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 65.46 FEET AND NORTH 56 DEGREES 14 MINUTES 28 SECONDS WEST, A DISTANCE OF 46.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED OLIVE BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,308.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 04 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 55 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 89.01 FEET, THROUGH AN ARC LENGTH OF 89.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ACCESS EASEMENT CONTAINING 5,148 SQUARE FEET IS BASED UPON RECORD AND SURVEYED INFORMATION COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JANUARY 2025 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

EXHIBIT "C"

2 OF 3

INITIAL:

EASEMENT PLAT

A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, 5TH PM
DEED BOOK 25302, PAGE 4186
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

cole

CIVIL ENGINEERING / SURVEYING / PLANNING
/ LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING
COLE & ASSOCIATES, INC. L.S. 266-D
Cole & Associates, Inc. is a Missouri Corporation d.b.a.
Cole Design Group, Inc. In Arizona & Texas herein referred to as "Cole"

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel
www.colesti.com

JOB NO.: 22-0218
DATE: 04/02/2025
DRAW/CHECK: TJK/TDW

TERRY D. WESTERMAN
MISSOURI P.L.S. #2363



OLIA VILLAGE

03/18/25

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TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT BEING PART OF A TRACT OF LAND AS RECORDED BY DEED IN BOOK 25302, PAGE 4186 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE SITUATED IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN-MOST NORTHEAST CORNER OF SAID TRACT, ALSO BEING ON THE SOUTH RIGHT OF WAY OF OLIVE (VARIABLE WIDTH - PUBLIC) BOULEVARD;

THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND, SOUTH 00 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 50.00 FEET TO AN INTERIOR NORTHEAST CORNER OF SAID TRACT;

THENCE ALONG THE NORTH LINE OF SAID TRACT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,308.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 00 MINUTES 12 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 42 MINUTES 01 SECONDS WEST, A CHORD DISTANCE OF 0.65 FEET, THROUGH AN ARC LENGTH OF 0.65 FEET TO THE WEST LINE OF HEREIN DESCRIBED ACCESS EASEMENT;

THENCE ALONG SAID HEREIN DESCRIBED ACCESS EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 56 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 46.35 FEET; SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 65.46 FEET; NORTH 85 DEGREES 06 MINUTES 27 SECONDS EAST, A DISTANCE OF 52.50 FEET TO THE EAST LINE OF SAID TRACT;

THENCE ALONG SAID EAST LINE, SOUTH 04 DEGREES 53 MINUTES 33 SECONDS EAST, A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF THE HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT;

THENCE ALONG SAID HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 70.07 FEET; NORTH 04 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF 28.90 FEET; SOUTH 85 DEGREES 06 MINUTES 27 SECONDS WEST, A DISTANCE OF 14.85 FEET; NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 74.13 FEET; SOUTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, A DISTANCE OF 31.30 FEET; NORTH 00 DEGREES 14 MINUTES 46 SECONDS WEST, A DISTANCE OF 75.81 FEET TO SAID SOUTH RIGHT OF WAY;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11,358.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 07 MINUTES 31 SECONDS, WHICH CHORD BEARS NORTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, A CHORD DISTANCE OF 24.66 FEET, THROUGH AN ARC LENGTH OF 24.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TEMPORARY CONSTRUCTION EASEMENT CONTAINING 7,092 SQUARE FEET IS BASED UPON RECORD AND SURVEYED INFORMATION COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JANUARY 2025 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

EXHIBIT "C"

3 OF 3

INITIAL:

EASEMENT PLAT		
A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, 5TH PM DEED BOOK 25302, PAGE 4186 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI		
 COLE & ASSOCIATES, INC. L.S. 266-D Civil Engineering / Surveying / Planning / Landscape Architecture / GIS / ADA Transition Planning Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. in Arizona & Texas herein referred to as "Cole"	1520 S. Fifth Street Suite 307 St. Charles, MO 63303 636.978.7508 tel www.colesti.com	
	JOB NO.: 22-0218 DATE: 04/02/2025 DRAW/CHECK: TJK/TDW  TERRY D. WESTERMAN MISSOURI P.L.S. #2363	

03/18/25

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OLIA VILLAGE

Section 400.010. Effect of Dedication of Land To City Upon Owner's Use of Remaining Property. [R.O. 2008 §20-1; Ord. No. 1017 §1, 3-22-1982; Ord. No. 1370 §1, 12-11-1989]

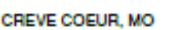
- A. In order that undue hardships are not placed upon land owners and developers who cooperate with the City by dedicating or conveying land to the City, or to other governmental entities at the City's request, for street widenings and public improvement purposes, provided such conveyance meets the following criteria:
 - 1. It is given voluntarily and without any monetary reimbursement;
 - 2. It is along an existing street or streets or a street or streets to be constructed by the City or proposed by the City for construction;
 - 3. It is at the City's request; and
 - 4. It is in accordance with City development plans or standards.
- B. It shall be the policy of the City to permit construction and development on a tract of land from which a dedication or conveyance has been made to be developed in the same manner and to the same extent as though a dedication or conveyance had not been made. That is to say that after a dedication or conveyance under the above criteria, the tract of land shall be considered to have the same number of square feet as prior to the dedication or conveyance.
- C. Any person or entity asserting rights under this section shall have the burden of proving eligibility to the reasonable satisfaction of the Zoning Administrator. **[Ord. No. 5431 §1, 7-27-2015]**

SOUTHWEST QUADRANT OF OLIVE & LINDBERGH BOULEVARD
CREVE COEUR, MO

SITE CONCEPT PLAN



OLIA VILLAGE
DEVELOPMENT
LINDBERGH & OLIVE BLVD



STREET PLAN

Page 89 of 89

GENERAL NOTES

1. EXISTING EASEMENTS NOT SHOWN FOR CLARITY.
2. EXISTING UTILITIES NOT SHOWN FOR CLARITY.
3. PROPOSED UTILITY EASEMENTS NOT SHOWN FOR CLARITY.
4. PROPOSED UTILITIES NOT SHOWN FOR CLARITY.
5. COMMON GROUND S & E WILL BE MODIFIED FOR ROADWAY ACCESS COMMON GROUND PER FINAL PLAN.

	DEVELOPMENT BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED ROW LINE
	CONCEPTUAL BLDG FOOTPRINT
	PROPOSED R.L.M. (U.S.S. EASEMENT)
	PROPOSED ROADWAY (WITHIN RIGHT-OF-WAY)
	PROPOSED ON-STREET PARKING (WITHIN EASEMENT)
	PROPOSED PRIVATE ROADWAY

☐ A PROPOSED RIGHT-OF-WAY
☐ B PROPOSED ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, SIDEWALK (PLUMBING) ALIGNMENT
☐ C CONCEPTUAL FUTURE ENTRANCE
☐ D EXISTING STL WATER MAIN CONDUITS
☐ E EXISTING STL WATER MAIN ALIGNMENT

