



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
AUGUST 4, 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, Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. July 21, 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. Application #25-019: A Preliminary Review of the Site Concept Plan for Graeser Station Located at the Corner of Olive Boulevard and Graeser Road**

Kent Wagster, of HDA Design, LLC, on behalf of Garrison Companies, has submitted an application for preliminary review of a Site Concept Plan for Graeser Station, a proposed Mixed-Use Development at 11004 Olive Boulevard and adjacent properties at the southwest corner of Olive Boulevard and N. Graeser Road currently



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zoned “GC” General Commercial Zoning District to replace the existing shopping center and vacant parcels. The project proposes a new 4-story mixed-use building including 10,500 square feet of commercial space on the first floor and 168 units of residential apartments in the three floors above with associated surface parking. The applicant intends to submit an application for rezoning of the properties utilizing the Planned Zoning District procedure as provided in Section 405.390 of the Zoning Ordinance. The future rezoning application will be accompanied by a Site Concept and Site Development plan request. At this time, the applicant is seeking initial review and feedback of the project from the Planning and Zoning Commission with a more detailed submission to follow after this initial review.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Congregation Temple Israel Site Development Plan
 - NAICS 2022 Update Text Amendment
 - Exterior Lighting Requirements Text Amendment
 - Bayer East Comprehensive Plan Update by planning consultant

DEPARTMENT REPORTS

ADJOURNMENT

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

Posted by: _____
Date/Time posted: _____



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



**MINUTES
CITY OF CREVE COEUR
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300 NORTH NEW BALLAS RD
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6:00 PM**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, July 21, 2025, at 6:15 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair) – absent
Mr. Thomas Buelter – absent
Ms. Rhonda O’Brien (Vice Chair)
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. Stephan Tomlinson – absent
Mr. AJ Wang**

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

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Wang SECONDER: Mr. Potashnick AYES: Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Wang NAYS: None
--

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

APPROVAL OF MINUTES

1. July 8, 2025, Planning and Zoning Commission Draft Meeting Minutes

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Wang SECONDER: Mr. Potashnick
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AYES: Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Wang NAYS: None
--

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

PUBLIC COMMENT

No public comments.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

**1. #25-018: Site Development Plan For A Fence Within the Front Yard
Setback for the Property Addressed as 150 Executive Estates Drive**

Kent Ritzel, owner of 150 Executive Estates Drive, gave his presentation. The house has three front yard setbacks: East Windrush Creek Lane to the north and Graeser Road to the east and Executive Estates Drive to the south. The Ritzels tried planting arbor vitae and hollies, but a majority of both died. There are eight 80-foot sweetgum trees providing shade along the edge of the property. He thanked Mr. Jaggi, Ms. Moore and Ms. Bollinger for their assistance with the application process. This is a midcentury modern home and the Ritzels want to reflect that style with architectural elements in the proposed fence. There hasn't been any finalization with the landscape or fence people as to 4 or 6-inch cedar boards for the fence. Mr. Ritzel plans to put some plants on the Windrush side of the fence.

Ms. O'Brien: Have you tried bottlebrush buckeye bushes? There are some at the Missouri Botanical Garden and Longview Farm. She mentioned Trees, Forest and Landscape as a referral.

Mrs. Nancy Ritzel: There are some heavy roots from the sweetgum trees which leach nutrients from the soil, making it hard for plants to grow.

Mr. Wang: Do the trustees have an opinion on the fence proposal?

Mr. Ritzel: It has been approved by trustee Anna Fukunaga.

Mr. Wang: Fence types in the neighborhood?

Mr. Ritzel: There are multiple types of fences including vertical, solid wood fences.



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Mr. Wang: You have 8 sweetgum trees?

Mr. Ritzel: We have plenty of sweetgum balls to share. We have had high school students help with the cleanup.

Ms. Moore gave the City's presentation. Section 405.640(C) covers what fence types can be approved at the staff level. This fence proposed is a 6-foot-tall, horizontal fence that would be 6 feet from the property line. The staff suggests 2 or 3 upright evergreens be used to help screen the fence from the road. The property line is behind the sweetgum trees.

Graeser Road has properties with various types of fencing, including wood and metal fencing.

Ms. O'Brien: Have there been fence estimates?

Mrs. Ritzel: Yes we have some estimates.

Motion to approve subject to staff recommended conditions.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Wang

SECONDER: Ms. Richter

AYES: Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Wang

NAYS: None

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

WORK AGENDA

1. Bayer East Comprehensive Plan Update Revised Schedule

Mr. Jaggi: On August 18, PGAV consultants will come to the Commission meeting and discuss market analysis and get feedback on the Bayer East Comprehensive Plan project

September 29: Second Open House for Bayer East Comprehensive Plan

October 20: Presentation of final draft plan, will advertise this as a Public Hearing, could be reviewed and carried over to November 3 if necessary

PENDING APPLICATIONS



**MINUTES
CITY OF CREVE COEUR
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1. August 4, 2025: Olive-Graeser Site Concept Plan Preliminary Review

Ms. Moore: preliminary review of the Olive-Graeser Site Concept plan

Ms. O'Brien: Any additional information coming?

Ms. Moore: There will be a staff report.

Mr. Jaggi: The developer is going to hold a public, neighborhood residents meeting on July 29 5:30-7:00 p.m. at the Dielmann Rec Center. Ms. LaBonte might attend.

Ms. O'Brien: Inquired about the land that is covered in the development.

Mr. Jaggi: There will be some focus areas to review. This is not a full code review.

Mr. Jaggi: We have been getting a lot of inquiries about garden fences. We have received complaints about some of them since they are taller than the 6-foot fence height limit. We could make a category to cover garden fences. We have a code for sports court fences.

Ms. O'Brien: Have you seen samples of what other municipalities have done?

Mr. Jaggi: We have not looked into it yet. Game court fence works well because we have guidelines for it. If the fence exceeds 6 feet, then it can be reviewed by the Commission.

DEPARTMENT REPORTS

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Wang

SECONDER: Mr. Potashnick

AYES: Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Wang

NAYS: None

Meeting adjourned at 6:56 p.m.

Submitted by:

Recording Secretary

Chair



**APPLICATION TO PLANNING AND ZONING COMMISSION
#25-019: A PRELIMINARY REVIEW OF THE SITE CONCEPT
PLAN FOR GRAESER STATION LOCATED AT THE CORNER OF
OLIVE BOULEVARD AND GRAESER ROAD**

FOR THE MEETING OF: Monday, August 4, 2025

LOCATION: 11026, 11032, 11056 and 11004 Olive Boulevard and 825 and 827 Graeser Road, zoned GC-General Commercial

REQUEST: Kent Wagster, of HDA Design, LLC, on behalf of Garrison Companies, has submitted an application for preliminary review of a Site Concept Plan for Graeser Station, a proposed Mixed-Use Development at 11004 Olive Boulevard and adjacent properties at the southwest corner of Olive Boulevard and N. Graeser Road currently zoned "GC" General Commercial Zoning District to replace the existing shopping center and vacant parcels. The project proposes a new 4-story mixed-use building including 10,500 square feet of commercial space on the first floor and 168 units of residential apartments in the three floors above with associated surface parking.

ADDITIONAL INFORMATION: The applicant intends to submit an application for rezoning of the properties utilizing the Planned Zoning District procedure as provided in Section 405.390 of the Zoning Ordinance. The future rezoning application will be accompanied by a Site Concept and Site Development plan request. At this time, the applicant is seeking initial review and feedback of the project from the Planning and Zoning Commission with a more detailed submission to follow after this initial review.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request integrate with the existing surrounding uses?

Creve Coeur 2030
**Comprehensive Plan
References**

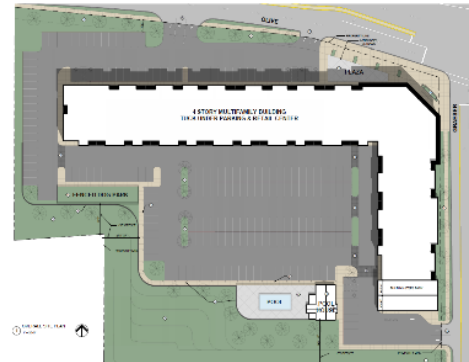
- Neighborhood Commercial District (NC)
- Design Guidelines

Zoning Code References

- 405.390: Planned Zoning Districts
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Kent Wagster
HDA Design, LLC
4565 McRee Ave, Suite 100
St. Louis, MO 63110

OWNER Garrison Companies
UNDER 2001 Shawnee Mission Parkway, Ste 250
CONTRACT: Mission Woods, KS66205



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner and Jason Jaggi, AICP Director of Community Development

DATE: 07/31/2025

ATTACHMENTS: Applicant's Materials received July 8, 2025
Revised Materials received July 14, 2025

INTRODUCTION AND BACKGROUND

The applicant has submitted an application for a preliminary review of a Site Concept Plan for a Mixed-Use Development, known as Graeser Station, at the southwest corner of Olive Boulevard and Graeser Road. The development is comprised of a four-story mixed-use building with 168 studio, 1- and 2-bedroom residential units and 10,500 square feet of first floor retail space. The proposal includes 6 lots, 11004, 11026, 11032, and 11056 Olive Boulevard and 825 and 827 Graeser Road with a combined site size of 4.42 acres. All 6 properties are zoned GC-General Commercial. The applicant held a neighborhood meeting on July 29th, 2025 in order to introduce the project to surrounding residents and gather feedback from them. The applicant is seeking initial feedback from the Planning and Zoning Commission to inform the formal application which will be submitted at a later date.

The properties at 11004 and 11026 Olive Boulevard were originally developed in 1963 as a strip shopping center which has recently been demolished. The properties at 11032 and 11056 Olive Boulevard were developed in 1966-1967 and included an existing non-conforming strip shopping center development. The properties at 825 and 827 Graeser Road were included in the commercial district along with the properties on Olive Boulevard in the earliest available zoning map of 1966. To facilitate the review of this development proposal, all 6 parcels will need to be consolidated into one lot and rezoned from GC-General Commercial to PMD-Planned Mixed-Use Development. The surrounding uses include commercial to the north, east and west along Olive Boulevard, also zoned GC-General Commercial and single-family residences to the south zoned C-Single Family Residential. These lots are also located within the Olive-Graeser Transportation Development District (TDD) which was created in 2009 to facilitate intersection improvements at Olive/Graeser/Dautel. Recent proposals for this site include a car wash in 2017 that was withdrawn after concerns were raised regarding a zoning text amendment that was necessary for the project and a QuikTrip gas station and convenience store in 2020 which was denied by the City Council. The denial of the QT proposal was challenged in court; however, the decision to deny the conditional use permit was upheld by the Missouri Supreme Court. The eastern improvements were demolished and the western have remained unchanged.

As stated previously, this review provides the opportunity for the developer to introduce the project and preliminary plans to the Commission to obtain feedback prior to finalizing the proposal and submitting a rezoning application for formal review and consideration of approval. Accordingly, this staff report will provide an overview of the various elements associated with this proposal, in its current form, discussion of the comprehensive plan recommendations for this area of the City, and the required zoning approval process should this proposal advance to a public hearing and formal review by the City.

PROPOSAL DESCRIPTION

Building Composition

The proposal includes the construction of a new 4-story, mixed-use building that extends in an “L” shape around the corner of Olive Boulevard and Graeser Road. The site plan shows surface parking in front of the building along Olive Boulevard with the majority of parking behind the building. The overall height of the building is 54.5 feet. There are 168 total units proposed, ranging in size from a 631 square foot studio unit to a 1,313 square foot two-bedroom unit. The unit break down includes 39 studio units, 118 one-bedroom units, and 11 two-bedroom units. The residential density proposed is 38 units per acre for the 4.42-acre site. The first floor of the building will include 10,564 square feet of retail space, 5,326 square feet of amenity space for the apartment residents and a 4,384 square foot leasing office facing Olive Boulevard with first floor residential units placed along Graeser Road. Floors 2, 3, and 4 will only include residential units. The development will provide amenities for the residents including a swimming pool with a 575 square foot pool house and a fenced dog park, both at the rear of the building.

Building Design

The exterior elevations appear to show a well-designed mixed-use building that will prominently address the corner at Olive Boulevard and Graeser Road while employing design elements that are meant to reduce the visual impact of the overall massing of the 4-story building. The tallest point of the building is the corner element facing the intersection where darker materials will be used for the fourth floor in order to draw attention away from the height. Setbacks and material changes are proposed along both Olive Boulevard and Graeser Road elevations to break up the large expanse of each façade along the road. The Olive Boulevard elevation includes the retail storefronts and will be setback from the property line between 93 feet at the farthest point and 21 feet at the closest point and will include parking for the retail component between the building and the road. The Graeser Road elevation sits back 3 feet at the closest point and just over 5 feet at the furthest point from the property line and tapers down to 2 stories closer to the single-family residential uses to the south. The proposed materials include large format masonry used at the retail level, brick veneer and Nichiha fiber cement wall panels in a neutral color palette.



Figure 1: Olive Blvd and Graeser Rd corner elevation rendering.



Figure 2: Olive Blvd elevation rendering.



Figure 3: N. Graeser Rd elevation rendering.



GRAESER STATION

11004 OLIVE BLVD

HDA

7/14/2025

Figure 4: Proposed building materials and color palette.

Site Plan Components

The Site Concept Plan shows that once all parcels are combined, the overall site will be 4.42 acres. The development proposes a site coverage of 66.97% including the 49,204 square feet of coverage for the mixed-use building and pool house and 79,629 square feet of surface parking lot. The building will be setback from Olive Boulevard with retail parking in front and will be placed just slightly off the property line along Graeser Road. The Site Concept Plan shows a 35-foot buffer yard along the southern portion of the property where it is adjacent to single-family residential uses. The total number of parking spaces for the site is proposed at 250 spaces in the surface parking lot with 44 spaces in the front and the remaining spaces around the back of the building, mostly hidden from street view. The parking stalls are not segregated by use for residential or retail. The amount of parking stalls provided does not take into account the required parking spaces for the retail component and therefore the site does not meet the requirements of the zoning code for parking. A parking study is underway by the developer's consultant to determine what amount of the parking for the residential uses can be shared with the required retail parking and those results will be reviewed at the time of the formal application.

The site plan shows that two existing curb cuts along Olive Boulevard will be used in place to enter the site and one existing curb cut closer to the intersection will be removed. Two existing curb cuts along Graeser Road will be removed and the southernmost existing curb cut will be widened for use. There is an existing sidewalk along Olive Boulevard that will remain and the site plan shows a new 5-foot-wide sidewalk along Graeser Road. There is not direct pedestrian access through the building to the parking in the rear from the retail component. The trash area for the building residents is shown in the rear of the building in a covered space but no retail trash/dumpster area is shown on the plans. The project will require the construction of a substantial retaining wall at the southern portion of the property that will be constructed of modular block. The design and specific height of the wall are not shown on the plans at this time.

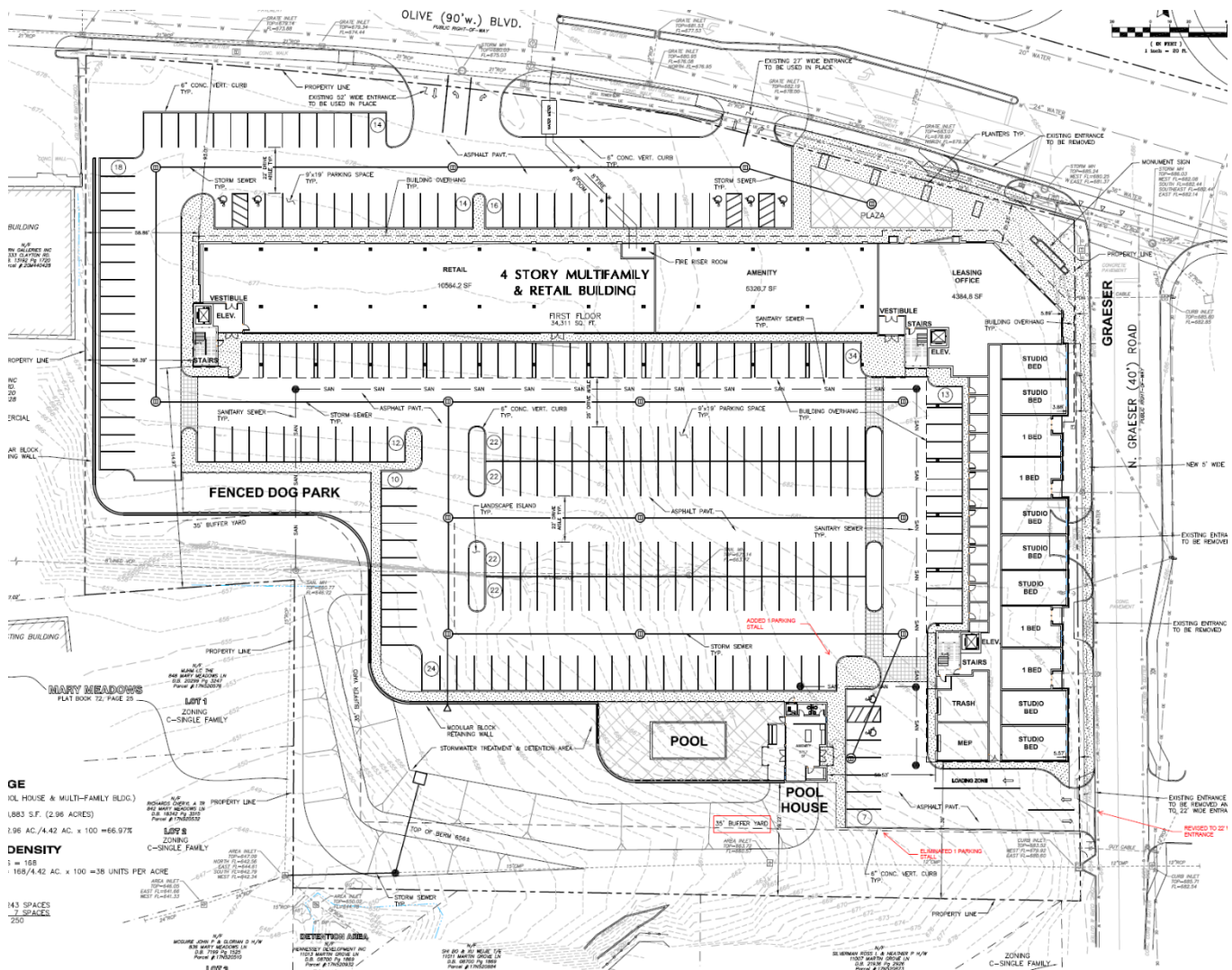


Figure 5: Site Concept Plan.

Buffering and Landscaping plan

The southern portion of the proposed development is adjacent to single-family residential uses. The Site Concept Plan shows a 35-foot buffer between the development and the adjacent residential properties. This buffer dimension has been provided to meet with the minimum requirements of the Planned Mixed-Use Zoning District. This area would also be used for stormwater detention required for the project. A concept landscaping plan has been submitted as part of the preliminary review. The landscaping plan shows 21 street trees along both frontages, interior parking lot landscaping and significant landscaping

within the 35-foot buffer area along the retaining wall. The landscaping in the buffer area includes a mix of evergreen and ornamental trees closer to the wall and a shrub hedge row closer to the residential uses. A final landscaping plan will be submitted as part of the full submission at a later date.

Stormwater Mitigation

The site concept plan shows a large “dry” stormwater detention area located on the southern portion of site, within the buffer yard. Surface runoff from the site would be piped to this detention area where it will be treated and collected. The detention basin will tie into an existing storm sewer pipe located at the southwest corner of the site. Additional details for the stormwater plan including preliminary stormwater calculations, grading and landscaping within the detention area will be provided with the formal submission. Final design and approvals from MSD and the Department of Public Works will be required prior to the issuance of any construction permits.

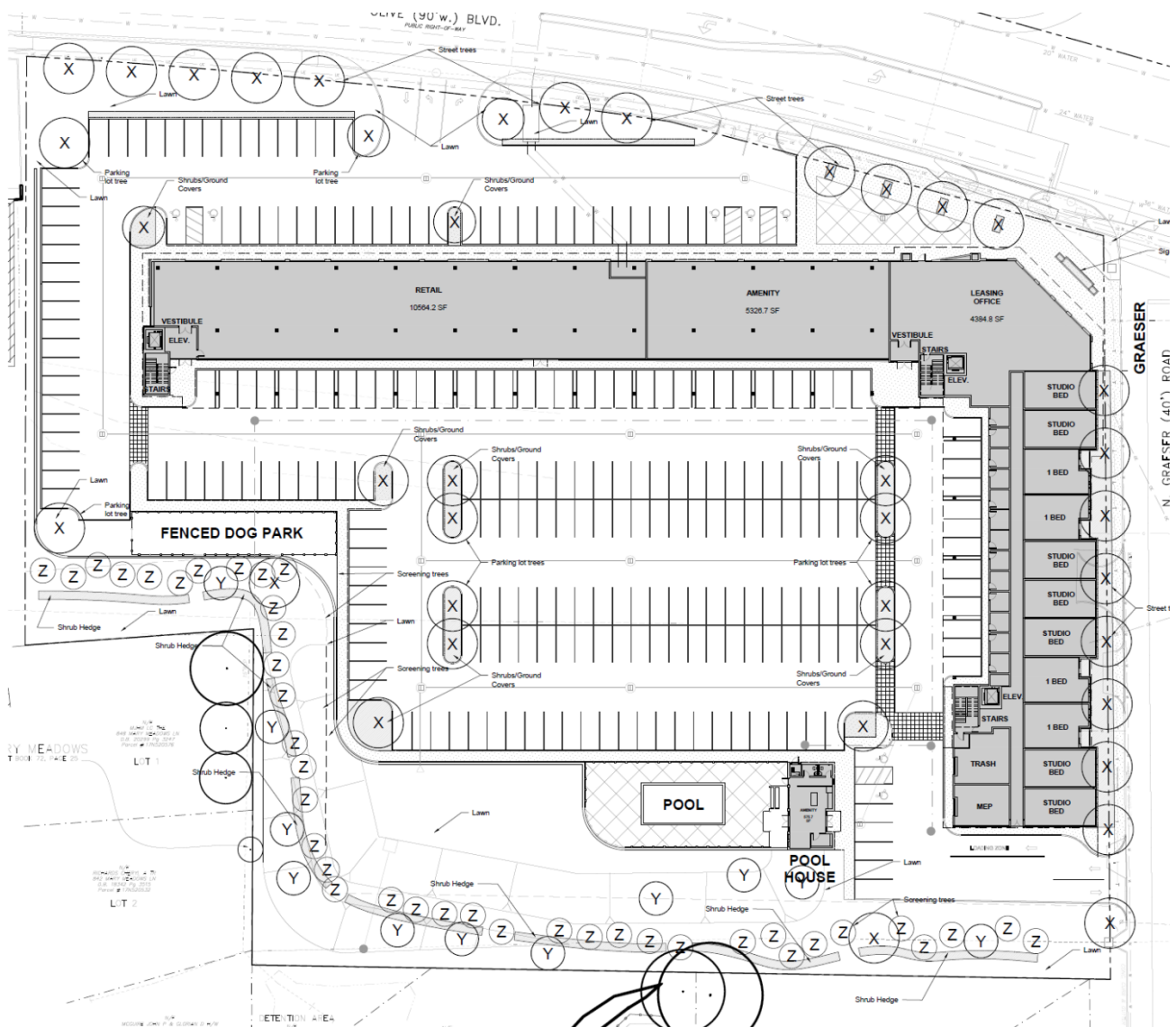


Figure 6: Conceptual Landscape Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial District	Olive Boulevard
South	Single-Family Residences	C-Single Family Residential	N/A
East	Commercial	GC-General Commercial District	Graeser Road
West	Commercial	GC-General Commercial District	N/A

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Comprehensive Plan* categorizes the subject property as Neighborhood Commercial Place Type District (NC). This district comprises the East Olive Corridor and was envisioned to support the development of a variety of medium- to low-density commercial and neighborhood service businesses and low-density multi-family residential developments in a corridor that is characterized by shallow lot depths adjacent to established residential subdivisions. This district is designed to provide a transition between more intense commercial districts to the east and west while creating a pedestrian friendly, walkable corridor as much as is possible along Olive Boulevard (p. 88)

The mixed-use building providing retail space at the ground level and residential above is a use that fits with the goals of the comprehensive plan. The residential density of the project, with 166 total units is 38 units per acre. The comprehensive plan does not define what constitutes low, medium or high-density multi-family. A review of the “Vision and Best Practice Character Images” found on page 91 of the plan provides examples of higher density development in Clayton and Kirkwood with building heights from 2 ½ stories to 3 ½ stories which suggests that denser developments could be appropriate. In contrast, the zoning code use table considers Low-Density Multi-family as up to 6 units/acre, Medium Density up to 20-units an acre, and High-Density more than 20-units an acre. Applying the zoning code’s Low Density Multifamily ratio to this site would result in 26 multi-family units on a 4.42-acre site. This appears to be an unrealistic goal for this particular site given the location and size of this property on Olive, and in consideration that it is currently zoned commercial. Staff recommends that the Commission discuss the proposed density with the developer and provide feedback on this specific topic. Related to the discussion of density, staff suggests other components also be taken into account including the proposed building height, the size of units, size of the commercial component and placement of the building on the site.

Other aspects of the proposal shown on the site concept plan are 35-foot buffer adjacent to residential uses, street trees and sidewalks along both street frontages, and a smaller amount of parking in the front with the majority of the parking around the back of the development, all of which appear to be consistent with the comprehensive plan’s vision for infill developments in the East Olive Corridor.

The Commission should review the comprehensive plan goals and recommendations and provide feedback to the applicant with any concerns or necessary adjustments.

ZONING REVIEW

A full zoning review of this project has not been done as part of this preliminary review request but will be done when a full submission is submitted for review. The formal review could require further adjustments to the plans. In terms of context, the parcels for this project are currently zoned “GC” General Commercial zoning district. This district is designed to accommodate convenience retail shopping and services; office uses and small scale planned commercial developments which are compatible in scale and intensity of use with adjacent residential uses. Mixed-use developments with residential components are not an allowable use in the GC zoning district. In addition, the total combined acreage of all parcels is 4.42 acres which does not meet the 5-acre minimum to consider a rezoning to another district such as CB-Core Business District which would allow residential and commercial uses. In consideration of these factors, Section 405.390 *Planned Zoning Districts* would be the appropriate procedure to consider this development proposal. The purpose of the planned zoning districts is to allow a development project that is unable to meet established zoning criteria by providing a mechanism to facilitate them. The eligibility requirements for consideration under the Planned Zoning District process include:

1. Is located on one (1) or more lots totaling at least three (3) acres in size.
2. Cannot be approved under the provisions of another zoning district.
3. The subject property is zoned for the eligible type of Planned Zoning District pursuant to Section 405.390(F). In the event the existing zoning district is not eligible for the requested Planned Zoning District, an application to rezone to a qualifying zoning district must be submitted in conjunction with the Planned Zoning District application.
4. The proposed development must substantially comply with the provisions of this Section 405.390 and be generally consistent with the applicable provisions of the City's Comprehensive Plan.

In addition to the eligibility requirements listed above, the application must satisfy the public benefit criteria and design criteria for planned zoning districts.

This zoning procedure was used for the Olia Village development at the former Bayer West campus at the corner of Olive Boulevard and Lindbergh Road. This process allows the development the flexibility to create individualized zoning requirements for the specific proposal while also providing the Planning and Zoning Commission and City Council the opportunity to review and approve those requirements. The final discretion to approve the rezoning and development plan rests with the City Council upon receiving a recommendation from the Planning and Zoning Commission.

Traffic Impact Study

A traffic study is underway by the City’s contracted traffic engineer and it is anticipated that it will be completed in time for presentation to the Planning and Zoning Commission when the formal application is considered. A scoping meeting for the traffic study occurred in June which was lead by the City’s consultant with MoDOT, city, and developer representatives. The components of the traffic impact study include:

- Identification of study intersections: Olive and Graeser, Spoede, Schuetz, and Mosley.
- Traffic counts at surrounding intersections which will be taken at the end of August in order to capture the traffic volume while school is in session.
- Review of existing available traffic data from MoDOT, prior traffic studies in the area.
- Traffic data collection, to be performed in late August when schools are back in session.
- Traffic volume scenarios: Build, No-Build, Future Growth projections.
- Peak Hours of Analysis: AM, Midday, PM
- Trip Generation and Distribution: ITE rates, internal or pass by trips. This analysis will show the amount of vehicle trips and the distribution within the road network within the study area.
- Synchro will be used as the capacity analysis tool to build the traffic model taking into account MoDOT’s current Route 340 models, delay and level-of-service and queue parameters.

- Recommendations for traffic mitigation based in anticipated traffic demand generated by the project. MoDOT concurrence of the traffic study findings and recommendations will also be required as Olive Boulevard (Missouri Route 340) is a state road.

The City's traffic consultant will be present at the meeting to answer any questions regarding the traffic study process.

SUMMARY AND DISCUSSION

In summary, staff believes the following are positive attributes of this proposal:

- Represents a mixed-use development which provides retail and commercial service uses for existing residents while also providing additional housing options.
- Provides a landscaped buffer between the site improvements and the existing residential uses.
- Provides multi-family housing options adjacent to single-family residential uses representing an appropriate transition between land uses.
- Adds to a walkable and pedestrian friendly environment through the installation of additional sidewalks and first floor retail uses along Olive Boulevard with a plaza amenity.
- Convenient parking in front of the building for retail uses with the majority of the surface parking hidden behind the building.
- A less intense use than prior proposals or a large commercial development adjacent to single-family residential.

The following are areas that the Commission should consider and discuss:

- Does the proposed density meet the goals of the comprehensive plan and is it appropriate for this particular site? Related to the discussion of density, staff suggests other components also be taken into account including the proposed building height, massing, the size of the residential units, size of the commercial component and placement of the building on the site.
- Is the proposed landscaping within the 35-foot buffer substantial enough or would additional measures be required such as a fence along the property line or additional landscaping?
- Is the configuration of the retail/commercial space and proposed plaza feature supportive of a pedestrian-friendly and accessible environment?
- Does the height and massing of the building align with surrounding buildings within the corridor?
- Is the parking sufficient for the intended residential and commercial uses?
- Does the overall building design and proposed materials represent a quality development?
- Should additional pedestrian access be considered throughout the site to accommodate the retail components?
- What is the intended market for the proposed residential units?
- What is the intended retail mix of the proposed commercial space and how will those uses help to activate the pedestrian experience along Olive Boulevard?

Staff recommends that the Commission provide feedback on these issues to the applicant as well as any comments received by the public. Based on the direction given to staff and the applicant, any revisions to the plans can be made and submitted for further consideration at an upcoming meeting as part of a full submission. The full submission would include the finalized proposal with the rezoning application to rezone the properties from GC-General Commercial to the Planned Zoning District, the finalized site concept plan and site development plan, the completed traffic study and parking study and the subdivision plat for the lot consolidation. A public hearing will be held at the Planning and Zoning Commission meeting where a recommendation will be made to the City Council for their final decision for the project.

ACTION

No formal action is required as part of the preliminary review. The applicant is seeking initial feedback from the Planning and Zoning Commission on the application in order to inform their formal submission at a later date.

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



APPENDIX 4: SITE PHOTOGRAPHS



Description:
March 2025
Google
Streetview
images of the
subject property.



Description:
March 2025
Google
Streetview
images of the
subject property.



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: Graeser Station

Location of Project: Olive and Graeser Road Locator #

Subject for Agenda:

Applicant:

Architect ☒ Engineer ☐ Contractor ☐ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
Kent Wagster	
Name	Name
HDA Design LLC	
Company (If Applicable)	Company (If Applicable)
4565 McRee Ave, Suite 100	
Address	Address
St. Louis Missouri	
Address	Address
Telephone # 636-379-3683	Telephone #
Fax #	Fax #
Email: kwagster@hdai.com	Email:
	
Applicant's Signature	Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):		
Garrison Companies		
Name	Company (If Applicable)	
2001 Shawnee Mission Parkway, Ste. 250, Mission Woods, KS 66205		
Address		
913-257-3416		ghassenflu@garrisoncompanies.com
Phone	Fax	Email
		
Applicant's Signature		

Description of Request (attach additional sheets as needed)

General Description: See attached description

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. See attached description.

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) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, August 07, 2025.

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

Office Use Only

☐ All Sections Complete
☐ All Documents, incl. e-Copies
☐ Fees Paid

Received By:

Date:

Revised: 7/22

General Description:

A new mixed-use development entails the construction of a four story structure total of approximately 166,000 square foot building which includes first floor retail space of 10,500 SF and amenity area of 11,100 SF. The facilities will have a total of 168 units.

The retail area will consist of mercantile style business with the potential of a restaurant space. The restaurant will represent no more than one-third of the retail space.

The building's exterior will feature a dynamic and contemporary façade, achieved through a thoughtful variation of materials and depths. The design incorporates durable masonry products for a grounded, timeless appearance and high density fiber cement panels for a sleek, modern contrast facade. The varied depths and textures to create visual interest and break up massing. The strategic use of color and material transitions to highlight architectural features.

Rationale:

This redevelopment project will transform a partially vacant lot into a vibrant, mixed-use community hub. The new four-story building is thoughtfully designed to attract new residents while preserving and enhancing retail opportunities at the street level.

Retail Activation: Retail spaces will remain along the Olive Road frontage, maintaining the commercial character and encouraging pedestrian engagement.

Residential Transition: Residential units will be located along Graeser Road, creating a softer transition into the surrounding neighborhood and respecting the existing residential context.

Integrated Parking: The building structure will buffer the parking lot, improving aesthetics and minimizing its impact on the streetscape and nearby homes.

PRELIMINARY SITE CONCEPT PLAN
GRAESER STATION
11004 OLIVE BLVD.
MULTIFAMILY-RETAIL BUILDING

A TRACT OF LAND IN THE NORTH HALF OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST
OF 5TH PRINCIPLE MERIDIAN, AND IN U.S. SURVEY 1962 IN THE COUNTY OF ST. LOUIS, MISSOURI

INDEX

- C1 EXISTING SITE PLAN
C2 PROPOSED BOUNDARY PLAN
C3 SITE CONCEPT PLAN

LEGEND

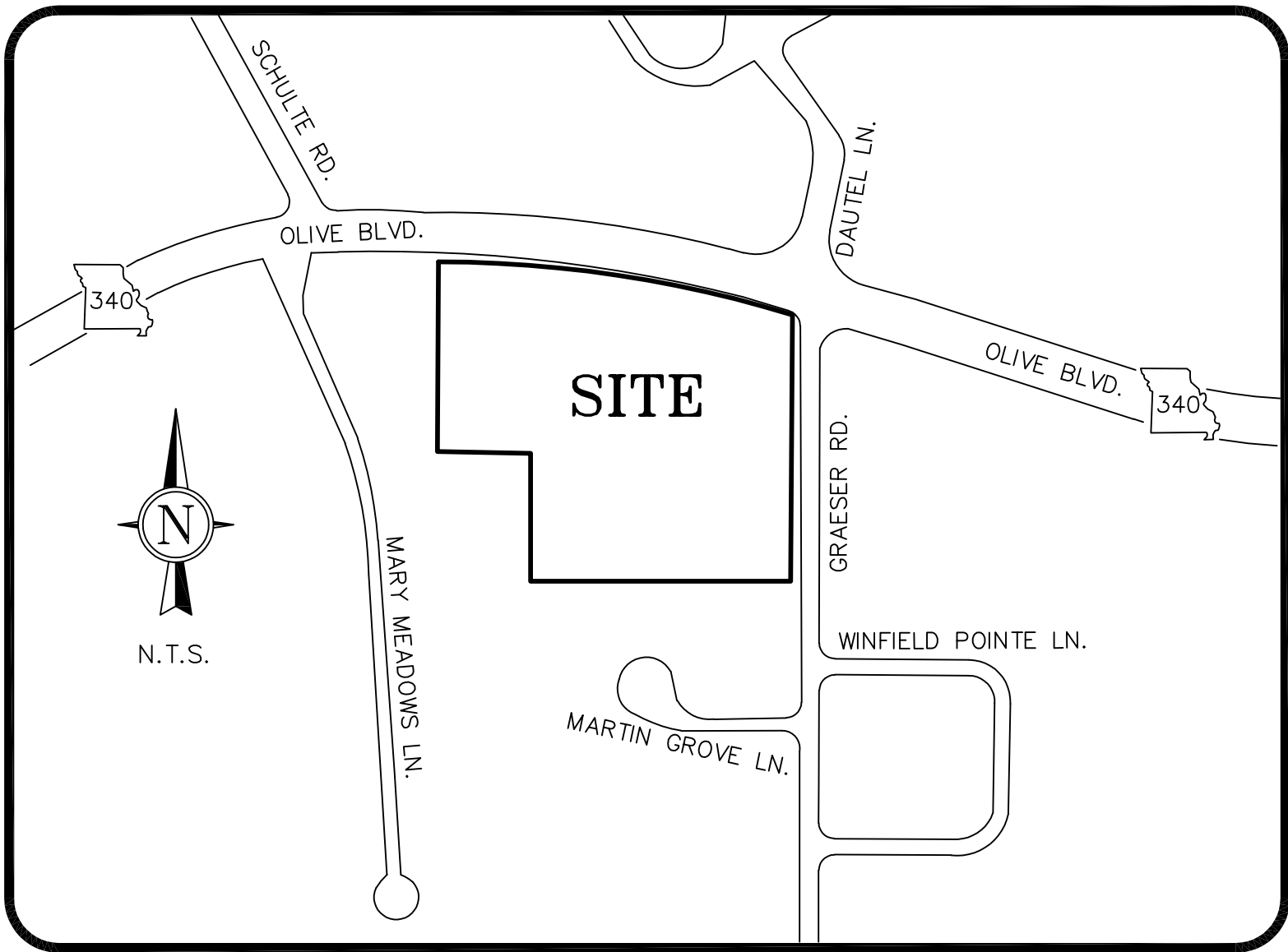
EXISTING CONTOURS	--- 710 ---	GUY WIRE	—X—X—
PROPOSED CONTOURS	— 710 —	WATER VALVE	⊗
EXISTING SANITARY SEWERS	—○—	GAS VALVE	⊗
PROPOSED SANITARY SEWERS	—●—	GRATE MANHOLE	⊕
EXISTING STORM SEWERS	—□—	CLEAN OUT	c.o. ○
PROPOSED STORM SEWERS	—■—	BOLLARD	●
PROPOSED WATER/FIRE LINE	—W—	PULL BOX	⊗
EXISTING PROCESS SEWERS	—P—	SANITARY MANHOLE	⊕
WATER METER	⊕	CURBE INLET	⊕
EXISTING UTILITY POLE	⊕	GRATE INLET	⊕
EXISTING SPOT ELEV.	+708.50	ELECTRIC METER	E
PROPOSED SPOT ELEV.	+709.50	FENCE	—X—X—
EXISTING LIGHT STANDARD	⊕	EXISTING STRUCTURE	⊕
PROPOSED LIGHT STANDARD	⊕	EXISTING STRUCTURE TO BE REMOVED	⊕
EXISTING FIRE HYDRANT	⊕	TRASH ENCLOSURE	⊕
PROPOSED FIRE HYDRANT	⊕	EXISTING WALL	—W—
POST INDICATOR VALVE	⊕	PROPOSED WALL	—W—
EXISTING UTILITY LINE	—G—W—E—	SILT FENCE	—○—○—
EXISTING SIGN	⊕	CONSTRUCTION FENCE	—○—○—
PROPOSED SIGN	⊕	GUARD RAIL	—○—○—
PROPOSED CONC. PAVT.	⊕	GRAVEL BAG	—X—X—
PROPOSED GRAVEL PAVT.	⊕	SILTATION CONTROL	—X—X—
SWALE	—2—	CHAIN LINK FENCE	—X—X—
EXISTING TREE	⊕	DECORATIVE ALUMINUM	⊕
EXISTING TREELINE	⊕	BUILDING ADDRESS	16021
DETAIL CALLOUT	⊕		
STORM SEWER DESIGNATION	⊕		
SANITARY SEWER DESIGNATION	⊕		

ABBREVIATIONS

A.C.	AIR CONDITIONER	L.S.	LIGHT STANDARD
A.I.	AREA INLET	M.H.	MANHOLE
ASPH.	ASPHALT	N/F	NOW OR FORMERLY
A.T.G.	ADJUST TO GRADE	O.H.E.	OVERHEAD ELECTRIC
BLDG.	BUILDING	P.B.	PLAT BOOK
C.P.P.	CORRUGATED POLYETHYLENE PIPE	P.G.	PAGE
C.I.	CURB INLET	P.V.C.	POLYVINYL CHLORIDE PIPE
C.O.	CLEANOUT	PAVT.	PAVEMENT
CONC.	CONCRETE	REQ'D.	REQUIRED
D.B.	DEED BOOK	R.C.P.	REINFORCED CONCRETE PIPE
D.S.I.	DOUBLE GRATE INLET	R.O.W.	RIGHT OF WAY
DIA.	DIAMETER	S.S.	STREET SIGN
D.I.P.	DUCTILE IRON PIPE	SAN.	SANITARY SEWER
D.S.	DOWNSPOUT	T.B.A.	TO BE ABANDONED
ELEV.	ELEVATION	T.B.R.	TO BE REMOVED
E.O.P.	EDGE OF PAVEMENT	T.B.R. & R.	TO BE REMOVED & REPLACED
ESMT.	EASEMENT	T.B.R. & RELOC.	TO BE REMOVED & RELOCATED
EXIST.	EXISTING	U.G.E.	UNDERGROUND ELECTRIC
F.E.S.	FLARED END SECTION	U.G.T.	UNDERGROUND TELEPHONE
F.D.	FLOOR DRAIN	U.I.P.	UNDERGROUND IN PLACE
F.F.	FINISH FLOOR	V.C.P.	VITRIFIED CLAY PIPE
F.H.	FIRE HYDRANT	W.	WIDE
FND.	FOUND	()	INDICATED RECORD INFORMATION
F.O.L.	FIBER OPTIC LINE		
G.P.	GUARD POST		
G.I.	GRATE INLET		

BOUNDARY
LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊕ FOUND CUT CROSS
- ⊕ FOUND COTTON PICKER SPINDLE
- ⊕ FOUND RAILROAD SPIKE
- ⊕ FOUND CONCRETE MONUMENT
- ⊕ FOUND STONE
- ⊕ FOUND R.O.W. MARKER
- ⊕ FOUND AXLE
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED



LOCATION MAP

PERTINENT DATA

PROPERTY ADDRESS:	LOCATOR NUMBER	OWNER
11056 OLIVE BLVD. CREVE COEUR, MO 63141	17N540046	FORSYTH INVESTMENT LLC
11032 OLIVE BLVD. CREVE COEUR, MO 63141	17N540057	FORSYTH INVESTMENT LLC
11004 OLIVE BLVD. CREVE COEUR, MO 63141	17N540732	BG OLIVE & GRAESER LLC
825 GRAESER RD. CREVE COEUR, MO 63141	17N520554	BG OLIVE & GRAESER LLC
827 GRAESER RD. CREVE COEUR, MO 63141	17N520543	BG OLIVE & GRAESER LLC

EXISTING ZONING: GC — GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING: PMD — PLANNED MIXED-USE DEVELOPMENT
SITE AREA: 4.42 AC (192,686 SQ. FT.)
EXISTING USE: COMMERCIAL RETAIL & VACANT PROPERTY
PROPOSED USE: MULTI FAMILY AND RETAIL
WATER SHED: RIVER DES PERES 1
WATER DISTRICT: MISSOURI AMERICAN WATER COMPANY
FIRE DISTRICT: CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: LADUE & PARKWAY SCHOOL DISTRICTS
SEWER DISTRICT: MSD
FLOOD INSURANCE RATE MAP (FIRM): 29189C0191K DATE: 2/4/15

BENCHMARK:

STL. CO. #13-292: 680.23 FTUS NAVD88
— CUT "SQ" ON TOP OF THE NORTH SIDE OF THE ROUND CONCRETE BASE FOR A TRAFFIC SIGNAL MAST LOCATED ON THE SOUTHWEST CORNER OF OLIVE BOULEVARD AND GRAESER ROAD; ROUGHLY 55 FEET EAST OF THE CENTERLINE OF GRAESER ROAD AND 50 FEET SOUTH OF THE CENTERLINE OF OLIVE BOULEVARD.

UTILITY/AGENCY CONTACTS

WATER	SEWER DISTRICT
MISSOURI AMERICAN WATER 727 CRAIG ROAD CREVE COEUR, MO 63141 (866) 430-0820	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET ST. ST. LOUIS, MO 63103 CONTACT: PLAN REVIEW (314) 768-6200
GAS	FIRE PROTECTION
SPIRE 720 OLIVE ST. ST. LOUIS MO 63101 (314) 342-0709	CREVE COEUR FIRE DISTRICT 11221 OLIVE BLVD. CRETE COEUR, MO 63141 (314) 432-5570
ELECTRIC	STREET DEPARTMENT
AMEREN U.E. P.O. BOX 66149, MC 700 ST. LOUIS, MO 63166-6149 (314) 554-2821	CREVE COEUR PUBLIC WORKS 300 N. NEW BALLAS ROAD CREVE COEUR, MO 63141 (314) 872-2538
	MISSOURI DEPARTMENT OF TRANSPORTATION 1590 WOODLAKE DRIVE CHESTERFIELD, MO 63017 (888) 275-6636

SITE BENCHMARK:

684.80 FTUS NAVD88 —P.K. NAIL ON TOP OF THE SOUTH SIDE OF THE ROUND CONCRETE BASE FOR A TRAFFIC SIGNAL MAST LOCATED ON THE SOUTHWEST CORNER OF OLIVE BOULEVARD AND GRAESER ROAD; ROUGHLY 56± FEET WEST OF THE CENTERLINE OF GRAESER ROAD AND 50± FEET SOUTH OF THE CENTERLINE OF OLIVE BOULEVARD.



1-800-DIG-RITE

STOP! Call Before you DIG
1-800-344-7483
TOLL FREE

State Law requires 2 days advance notice. "The law in the State of Missouri defines emergency excavation as one preventing danger to life, health, or property."

MISSOURI ONE-CALL SYSTEM INC.

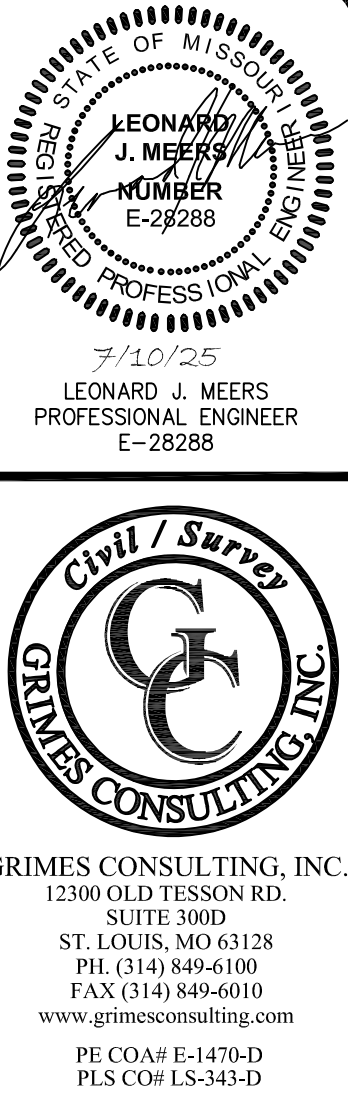
824 Weathered Rock Road
Jefferson City, MO 65101
Phone: 573-635-1818
Fax: 573-635-8402

www.mo1call.com

If at anytime the 1-800-DIG-RITE number fails to work, call 1-573-636-1550.
A recording will give you another 800 number you can use to report the problem.

PREPARED FOR:
CREVE COEUR HOUSING LLC
CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghassenflu@garrisoncompanies.com

M.S.D. BASE MAP 17N
PARCEL NO. 17N540046
PARCEL NO. 17N540057
PARCEL NO. 17N540732
PARCEL NO. 17N540741
PARCEL NO. 17N520543
PARCEL NO. 17N520554

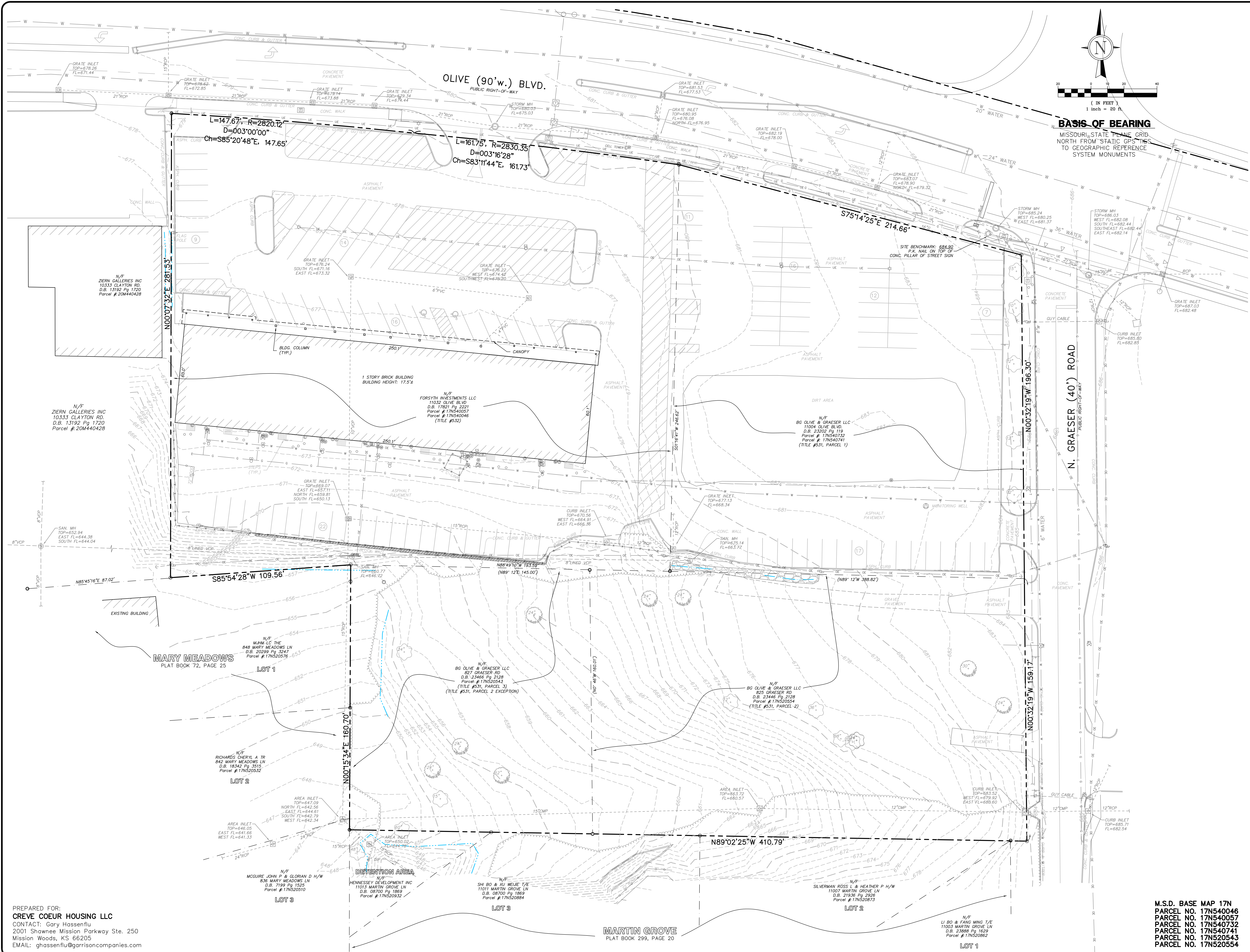


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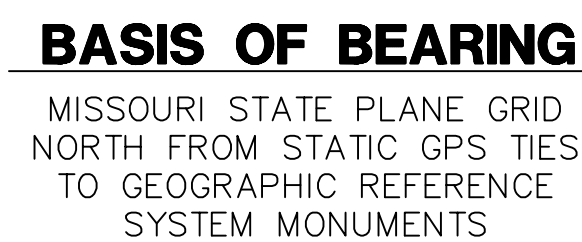
PRELIMINARY SITE CONCEPT PLAN
GRAESER STATION
MULTIFAMILY-RETAIL BUILDING
11004 OLIVE BLVD, CREVE COEUR, MO 63141

TITLE SHEET

JOB NUMBER:	4311
DRAWN BY:	R.S.
DATE:	7/14/25
CHECKED BY:	L.M.
DATE:	7/14/25
SHEET:	C0



PREPARED FOR:
CREVE COEUR HOUSING LLC
CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghassenflu@garrisoncompanies.com



A TRACT OF LAND PARTLY IN U.S. SURVEY 1962 AND PARTLY IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPLE MERIDIAN, ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS; BEGINNING AT A FOUND 5/8 INCH ROD BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD TO THE RIGHT-OF-WAY LINE OF GREASER ROAD; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST A DISTANCE OF 355.47 FEET ALONG THE WEST LINE OF GREASER ROAD TO A FOUND 1/2 INCH PIPE BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GREASER ROAD TO THE SOUTH RIGHT-OF-WAY LINE OF CHORD BERING SOUTH 85 DEGREES 02 MINUTES WEST A DISTANCE OF 410.79 FEET BEING THE NORTH PROPERTY LINE OF ROSS & HEATHER SILVERMAN AS RECORDED IN DEED BOOK 21936; PAGE 2926, 80 SH. & XU WEIJIE AS RECORDED IN DEED BOOK 08700; PAGE 1869, AND 1870, AND 1871, OF RECORDS OF THE CLERK OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MO. THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 160.70 FEET TO A FOUND 1/2 INCH ROD BEING THE WEST PROPERTY LINE OF CHERYL RICHARDS AS RECORDED IN DEED BOOK 20299; PAGE 3247; THENCE SOUTH 85 DEGREES 54 MINUTES 28 SECONDS WEST A DISTANCE OF 109.56 FEET TO A FOUND 5/8 INCH ROD BEING THE NORTH PROPERTY LINE OF THE M/JHM COMPANY AS RECORDED IN DEED BOOK 2047; THENCE SOUTH 00 DEGREES 15 MINUTES 32 SECONDS EAST A DISTANCE OF 281.53 FEET TO A FOUND 1/2 INCH PIPE BEING THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD A CURVE TO THE RIGHT WITH A RADIUS OF 100 FEET, AN ARC LENGTH OF 100 FEET, AN INSIDE ANGLE OF 90 DEGREES, TO THE CHORD BEARING SOUTH 85 DEGREES 20 MINUTES 48 SECONDS EAST A DISTANCE OF 147.65 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD A CURVE TO THE LEFT WITH A RADIUS OF 100 FEET, AN ARC LENGTH OF 100 FEET, AN OUTSIDE ANGLE OF 90 DEGREES 16 MINUTES 28 SECONDS, CHORD BEARING SOUTH 83 DEGREES 11 MINUTES 44 SECONDS EAST A DISTANCE OF 161.73 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD A CURVE TO THE LEFT WITH A RADIUS OF 100 FEET, AN ARC LENGTH OF 100 FEET, AN OUTSIDE ANGLE OF 90 DEGREES 14 MINUTES 25 SECONDS EAST A DISTANCE OF 214.66 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINING 192,686.33 SQUARE FEET (4.42 ACRES)



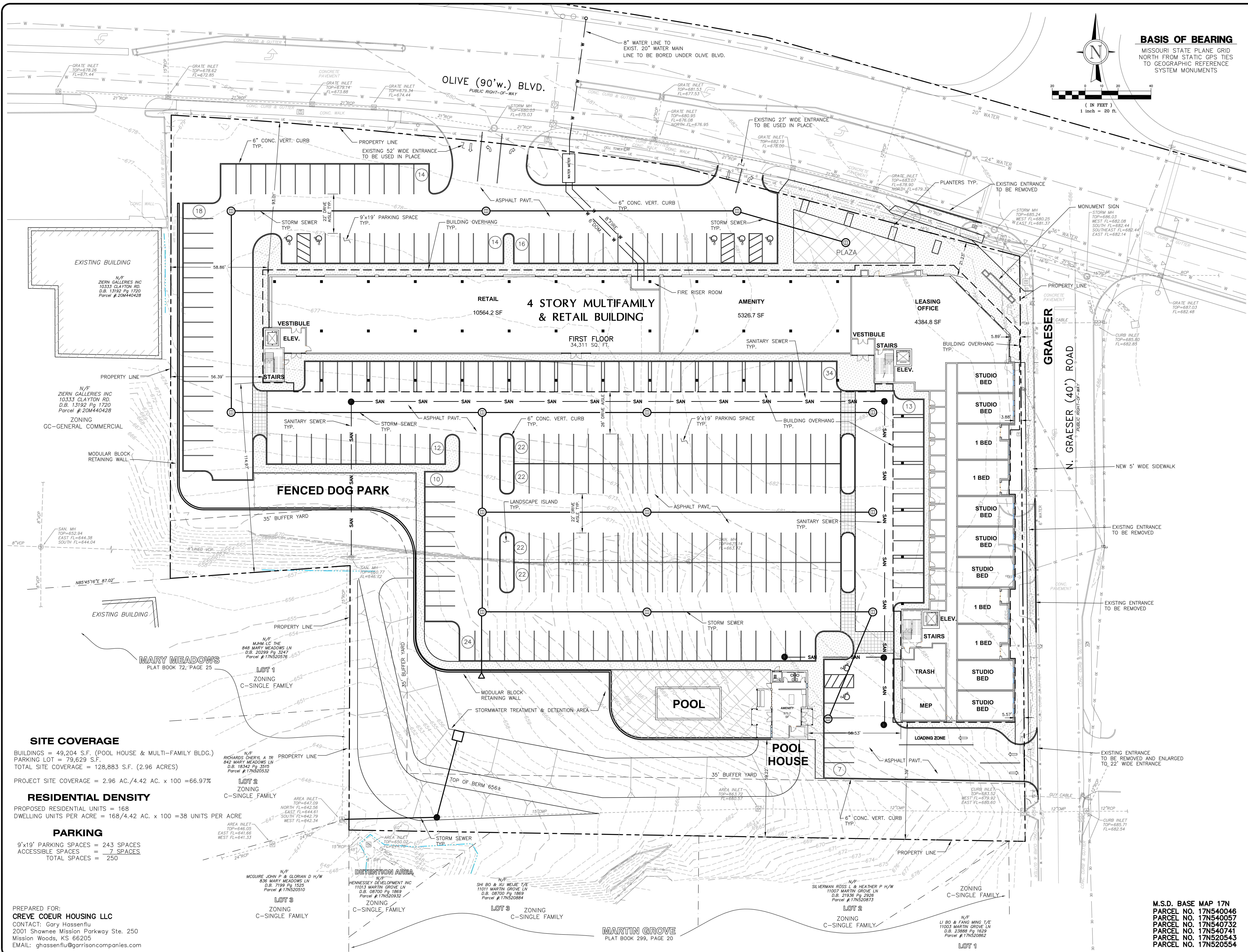
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PRELIMINARY SITE CONCEPT PLAN
GRAESER STATION
MULTIFAMILY-RETAIL BUILDING
11004 OLIVE BLVD, CREVE COEUR, MO 63141

**PROPOSED
BOUNDARY**

SHEET TITLE	
JOB NUMBER:	4311
DRAWN BY:	R.S.
DATE:	7/14/25
CHECKED BY:	L.M.
DATE:	7/14/25
SHEET:	

M.S.D. BASE MAP 17N
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PARCEL NO. 17N540057
PARCEL NO. 17N540732
PARCEL NO. 17N540741
PARCEL NO. 17N520543
PARCEL NO. 17N520554



SITE COVERAGE

BUILDINGS = 49,204 S.F. (POOL HOUSE & MULTI-FAMILY BLDG.)
PARKING LOT = 79,629 S.F.
TOTAL SITE COVERAGE = 128,883 S.F. (2.96 ACRES)

PROJECT SITE COVERAGE = 2.96 AC./4.42 AC. x 100 = 66.97%

RESIDENTIAL DENSITY

PROPOSED RESIDENTIAL UNITS = 168
DWELLING UNITS PER ACRE = $168/4.42 \text{ AC.} \times 100 = 38 \text{ UNITS PER ACRE}$

PARKING

9'x19' PARKING SPACES = 243 SPACES
ACCESSIBLE SPACES = 7 SPACES
TOTAL SPACES = 250

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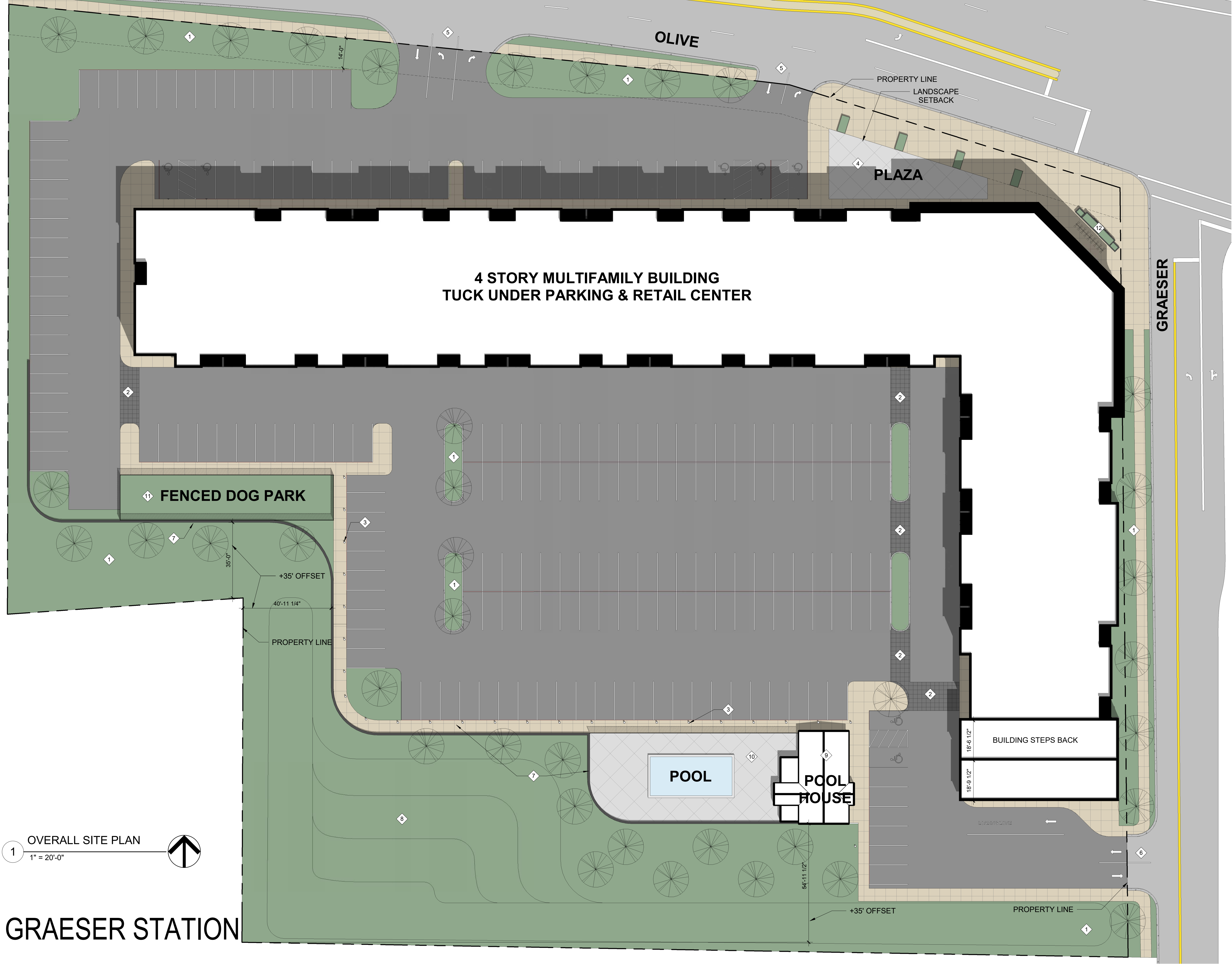


GRAESER STATION

11004 OLIVE BLVD

HDA

7/14/2025



GENERAL NOTES SITE PLAN

1. LANDSCAPING
2. PEDESTRIAN CROSSWALK INDICATED BY MATERIAL CHANGE
3. LIGHT BOLLARDS
4. PLAZA TO INCLUDE SEATING, LANDSCAPING, AND BIKE RACKS
5. EXISTING CURB CUT
6. EXPANDED CURB CUT
7. RETAINING WALL
8. DETENTION / WATER RUN OFF
9. POOL HOUSE TO ACCOMODATE EQUIPMENT AND RESTROOMS. DOG WASH AREA AND KITCHEN.
10. FENCED POOL AREA AND OUTDOOR AMENITY SPACE
11. FENCED DOG PARK
12. MONUMENT SIGNAGE

PARKING

TOTAL UNITS IN DEVELOPMENT:
- 168
RESIDENTIAL REQUIRED PARKING RATIO:
- 2.0 :1 (FIRST 50 UNITS) = 100 SPACES
- 1.75 :1 (NEXT 50 UNITS) = 88 SPACES
- 1.0 :1 (68 STUDIO/1BED UNITS X 1.0) = 68 SPACES

CALCULATED REQUIRED PARKING IN DEVELOPMENT:
- 256 SPACES
TOTAL PARKING IN DEVELOPMENT:
- 250 SPACES (47 TUCK UNDER)(7 ADA)

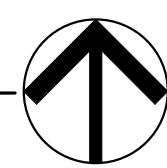
SQUARE FOOTAGE

TOTAL RETAIL: 10,564 SF
TOTAL AMENITY: 11,191 SF
FIRST FLOOR GROSS: 34,311 SF
SECOND FLOOR GROSS: 46,815SF
THIRD FLOOR GROSS: 43,538 SF
FOURTH FLOOR GROSS: 42,160 SF
TOTAL GROSS: 166,824 SF
RESIDENTIAL DENSITY CALCULATION: 168 UNITS/ 4.4 ACRES = 38.1

UNIT COUNT

LEVEL	UNIT TYPE	COUNT
1ST FLOOR	1 BED	4
1ST FLOOR	STUDIO BED	7
2ND FLOOR	1 BED	38
2ND FLOOR	2 BED	5
2ND FLOOR	STUDIO BED	10
3RD FLOOR	1 BED	38
3RD FLOOR	2 BED	3
3RD FLOOR	STUDIO BED	12
4TH FLOOR	1 BED	38
4TH FLOOR	2 BED	3
4TH FLOOR	STUDIO BED	10
TOTAL UNITS: 168		168

1 OVERALL SITE PLAN
1" = 20'-0"

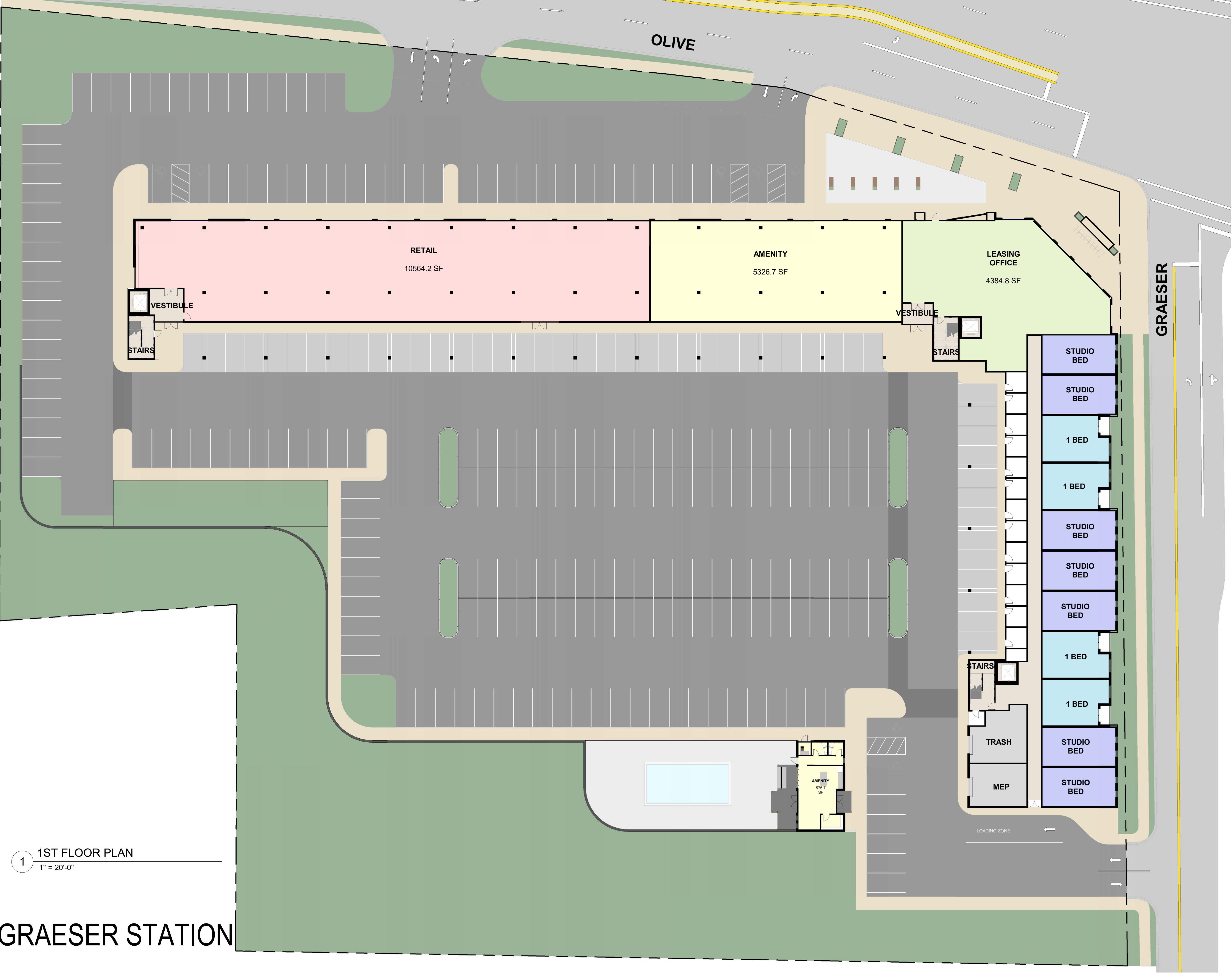


GRAESER STATION

11004 OLIVE BLVD

HDA

7/14/2025



PARKING

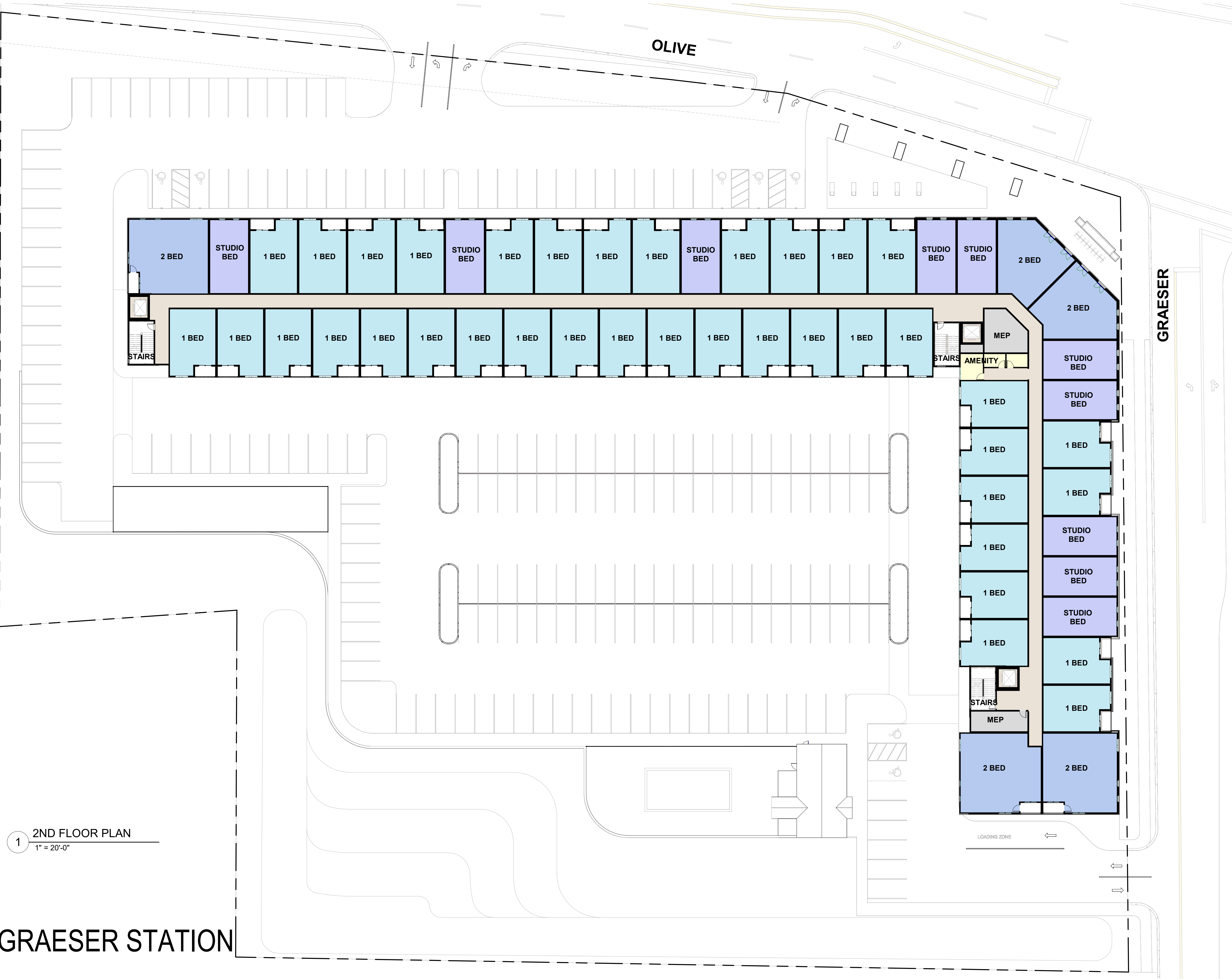
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1 2ND FLOOR PLAN
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GRAESER STATION

11004 OLIVE BLVD

PARKING

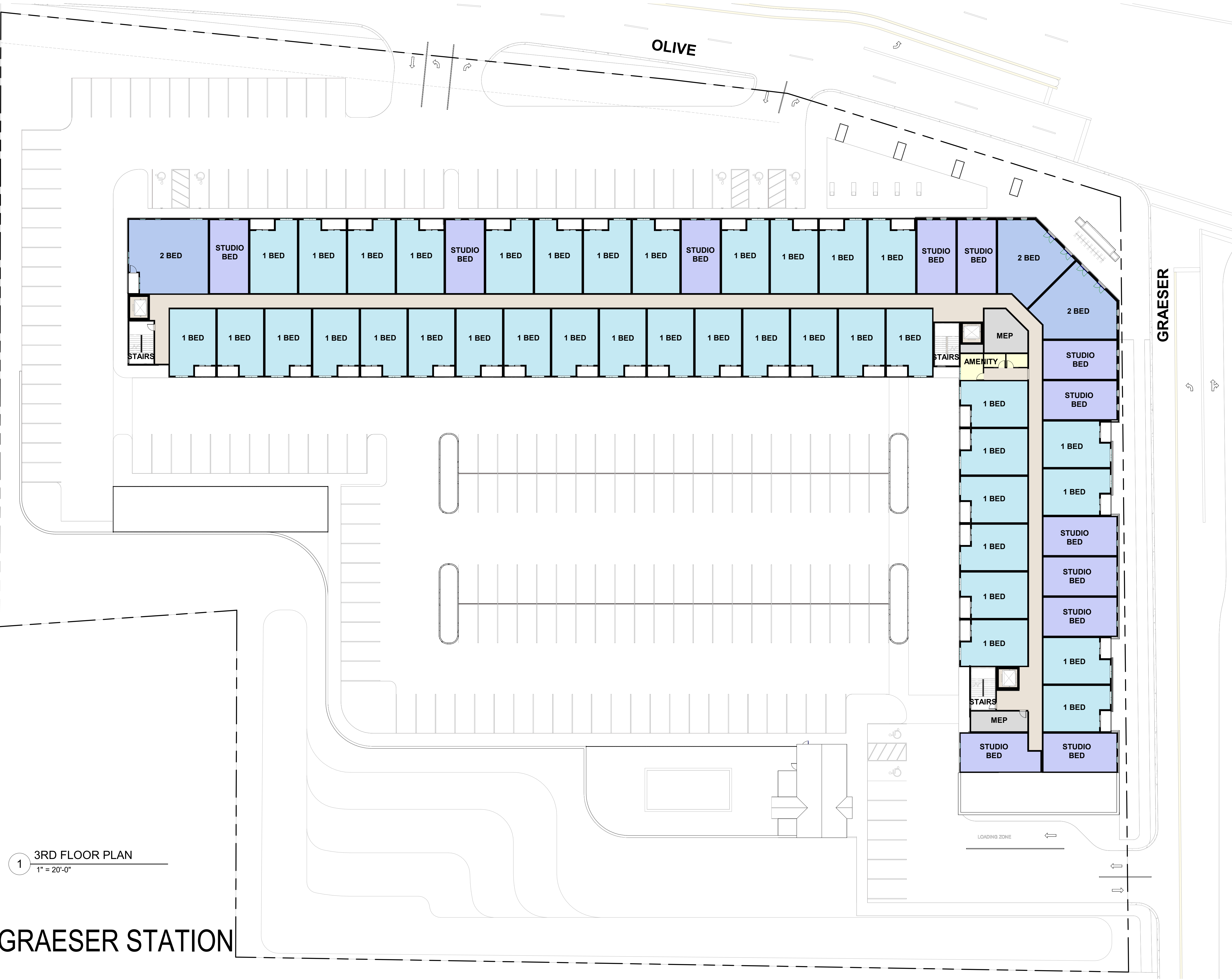
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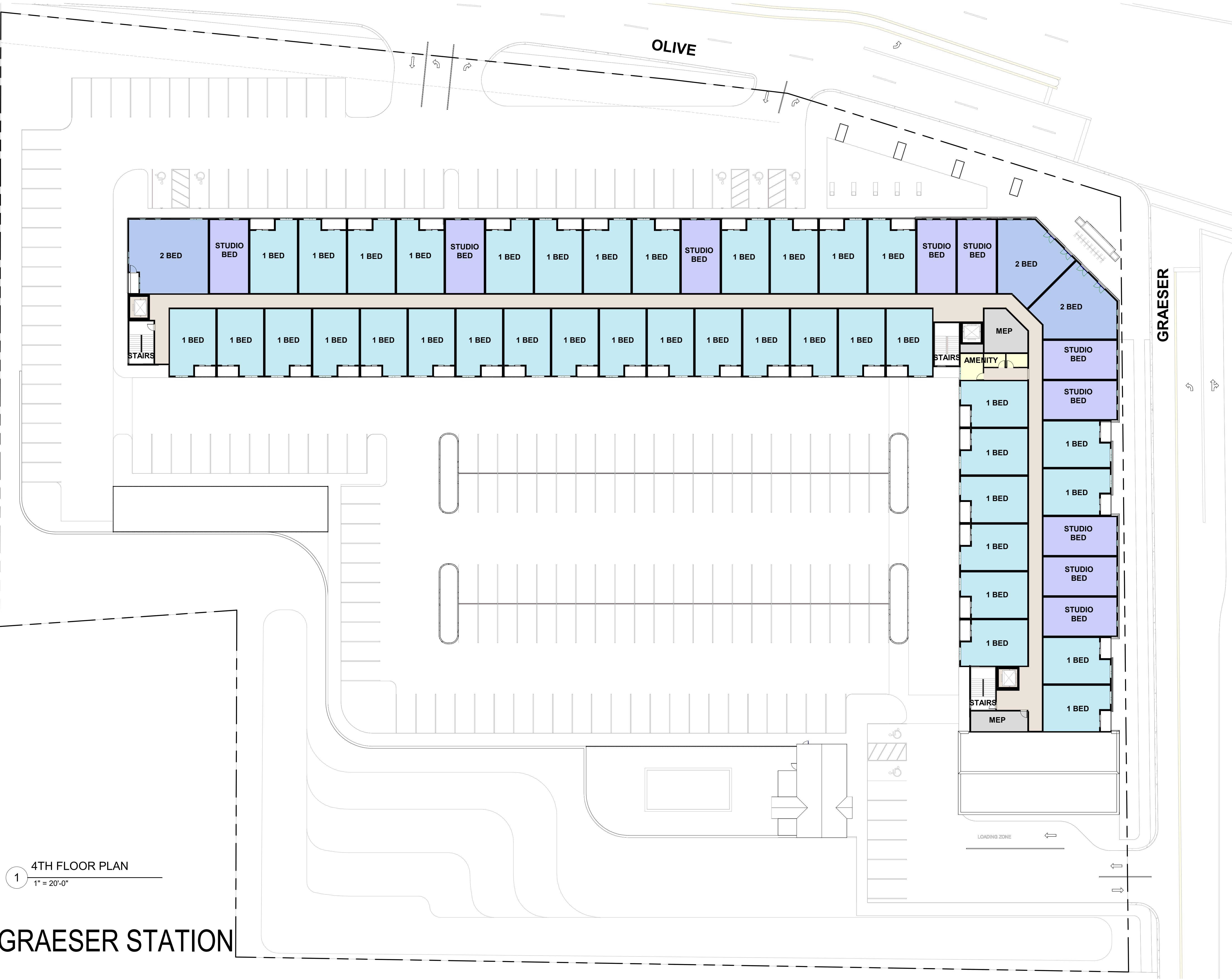
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LEVEL	UNIT TYPE	COUNT
1ST FLOOR	1 BED	4
1ST FLOOR	STUDIO BED	7
2ND FLOOR	1 BED	38
2ND FLOOR	2 BED	5
2ND FLOOR	STUDIO BED	10
3RD FLOOR	1 BED	38
3RD FLOOR	2 BED	3
3RD FLOOR	STUDIO BED	12
4TH FLOOR	1 BED	38
4TH FLOOR	2 BED	3
4TH FLOOR	STUDIO BED	10
TOTAL UNITS: 168		168

1 3RD FLOOR PLAN
1" = 20'-0"

GRAESER STATION



PARKING

TOTAL UNITS IN DEVELOPMENT:
- 168
RESIDENTIAL REQUIRED PARKING RATIO:
- 2.0 :1 (FIRST 50 UNITS) = 100 SPACES
- 1.75 :1 (NEXT 50 UNITS) = 88 SPACES
- 1.0 :1 (68 STUDIO/1BED UNITS X 1.0) = 68 SPACES

CALCULATED REQUIRED PARKING IN DEVELOPMENT:
- 256 SPACES
TOTAL PARKING IN DEVELOPMENT:
- 250 SPACES (47 TUCK UNDER)(7 ADA)

SQUARE FOOTAGE

TOTAL RETAIL: 10,564 SF
TOTAL AMENITY: 11,191 SF
FIRST FLOOR GROSS: 34,311 SF
SECOND FLOOR GROSS: 46,815SF
THIRD FLOOR GROSS: 43,538 SF
FOURTH FLOOR GROSS: 42,160 SF
TOTAL GROSS: 166,824 SF
RESIDENTIAL DENSITY CALCULATION: 168 UNITS/ 4.4 ACRES = 38.1

UNIT COUNT		
LEVEL	UNIT TYPE	COUNT
1ST FLOOR	1 BED	4
1ST FLOOR	STUDIO BED	7
2ND FLOOR	1 BED	38
2ND FLOOR	2 BED	5
2ND FLOOR	STUDIO BED	10
3RD FLOOR	1 BED	38
3RD FLOOR	2 BED	3
3RD FLOOR	STUDIO BED	12
4TH FLOOR	1 BED	38
4TH FLOOR	2 BED	3
4TH FLOOR	STUDIO BED	10
TOTAL UNITS: 168		168

1 4TH FLOOR PLAN
1" = 20'-0"

GRAESER STATION



1 OVERALL NORTH ELEVATION
1" = 20'-0"



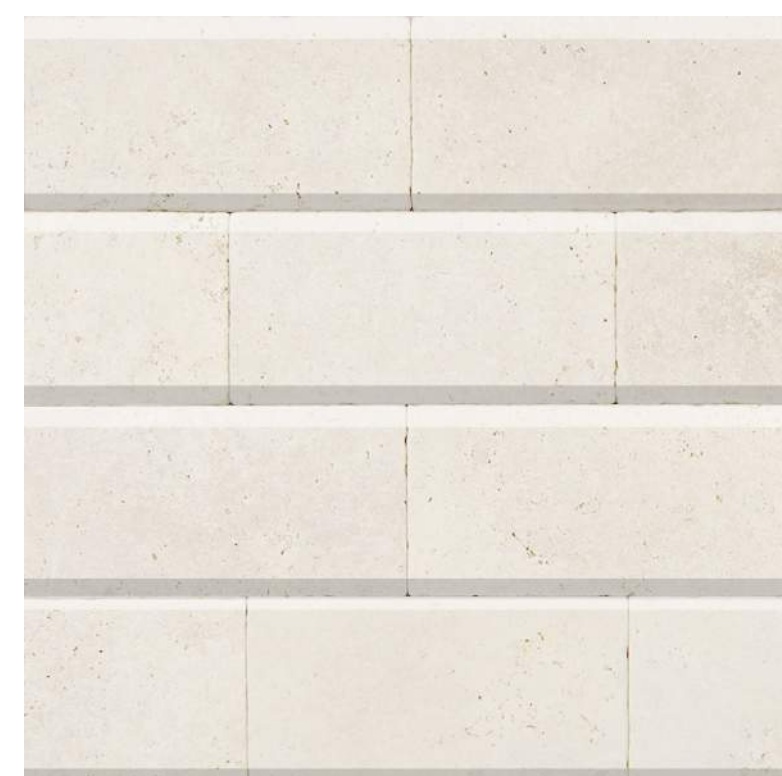
2 RESIDENTIAL LOBBY ENTRY
1/8" = 1'-0"



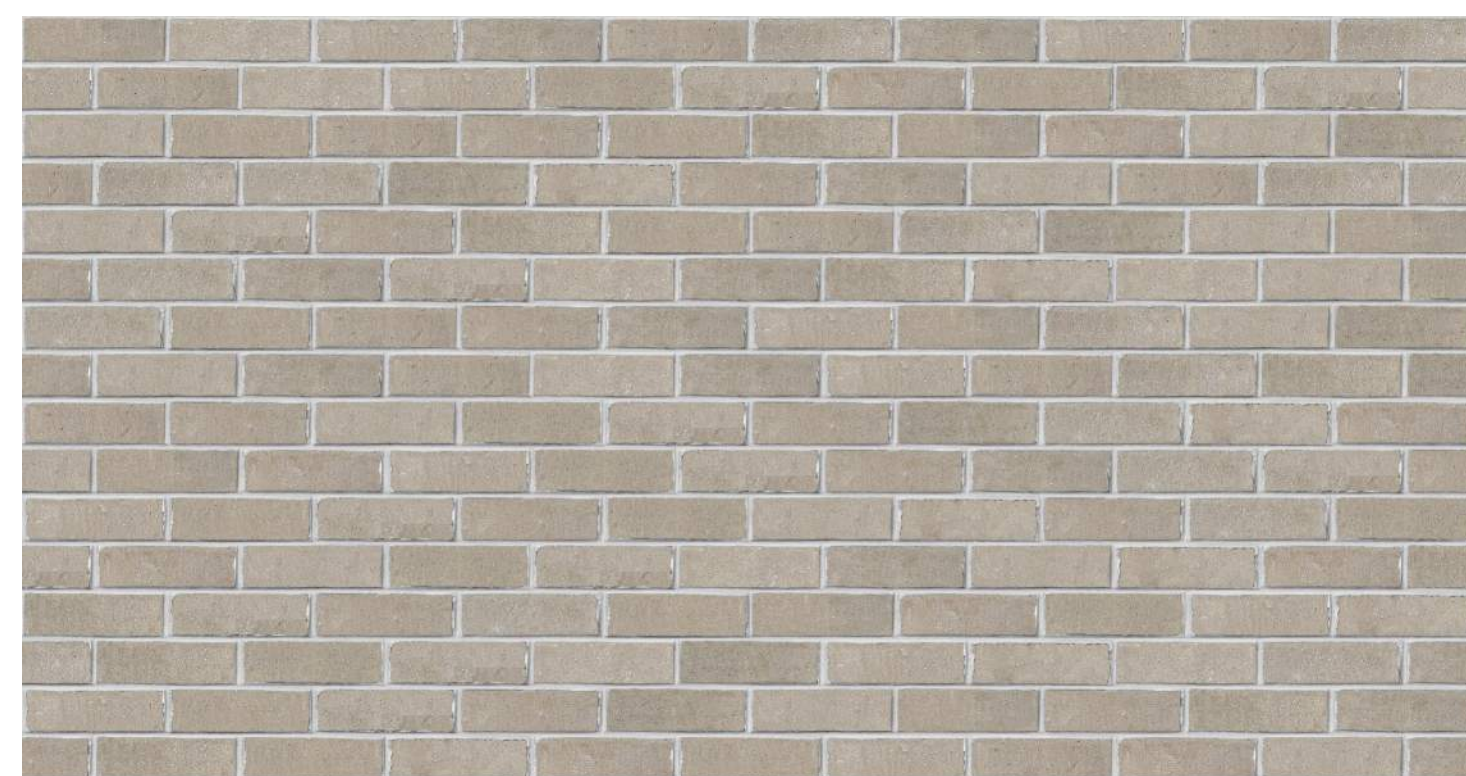
3 TYPICAL RESIDENTIAL OVER RETAIL
1/8" = 1'-0"



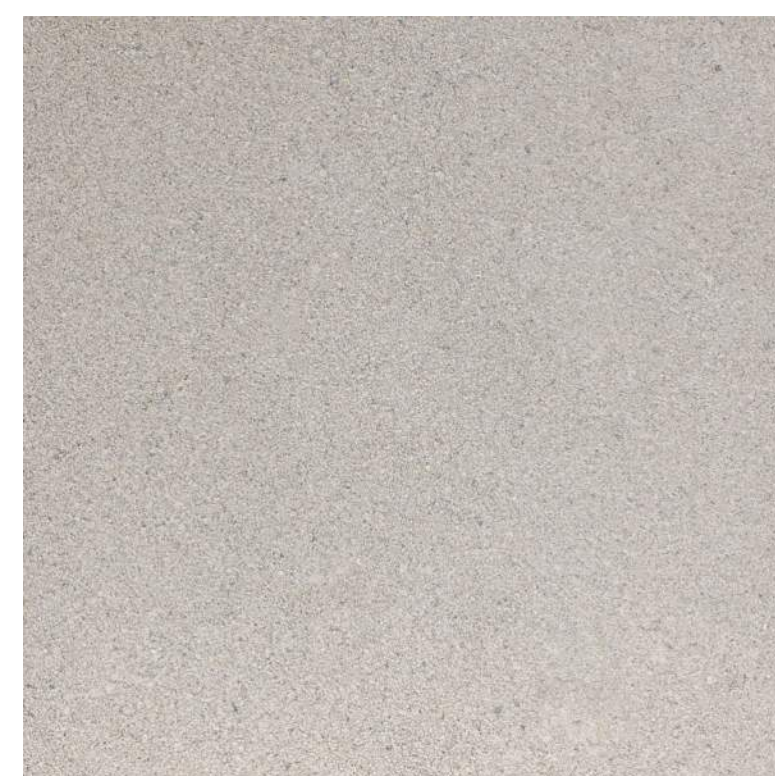
4 CORNER RETAIL ENTRY
1/8" = 1'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



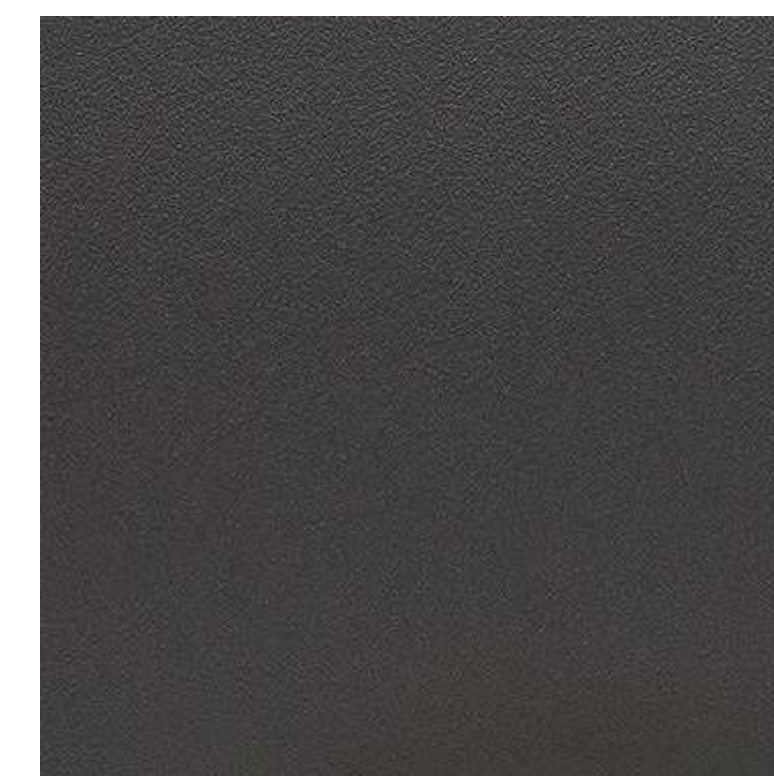
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



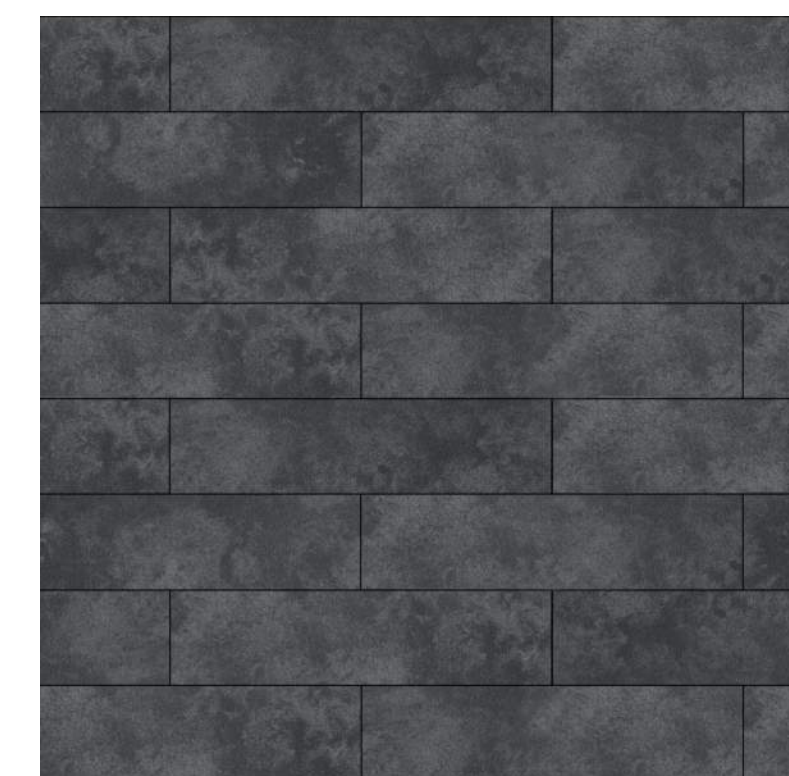
PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

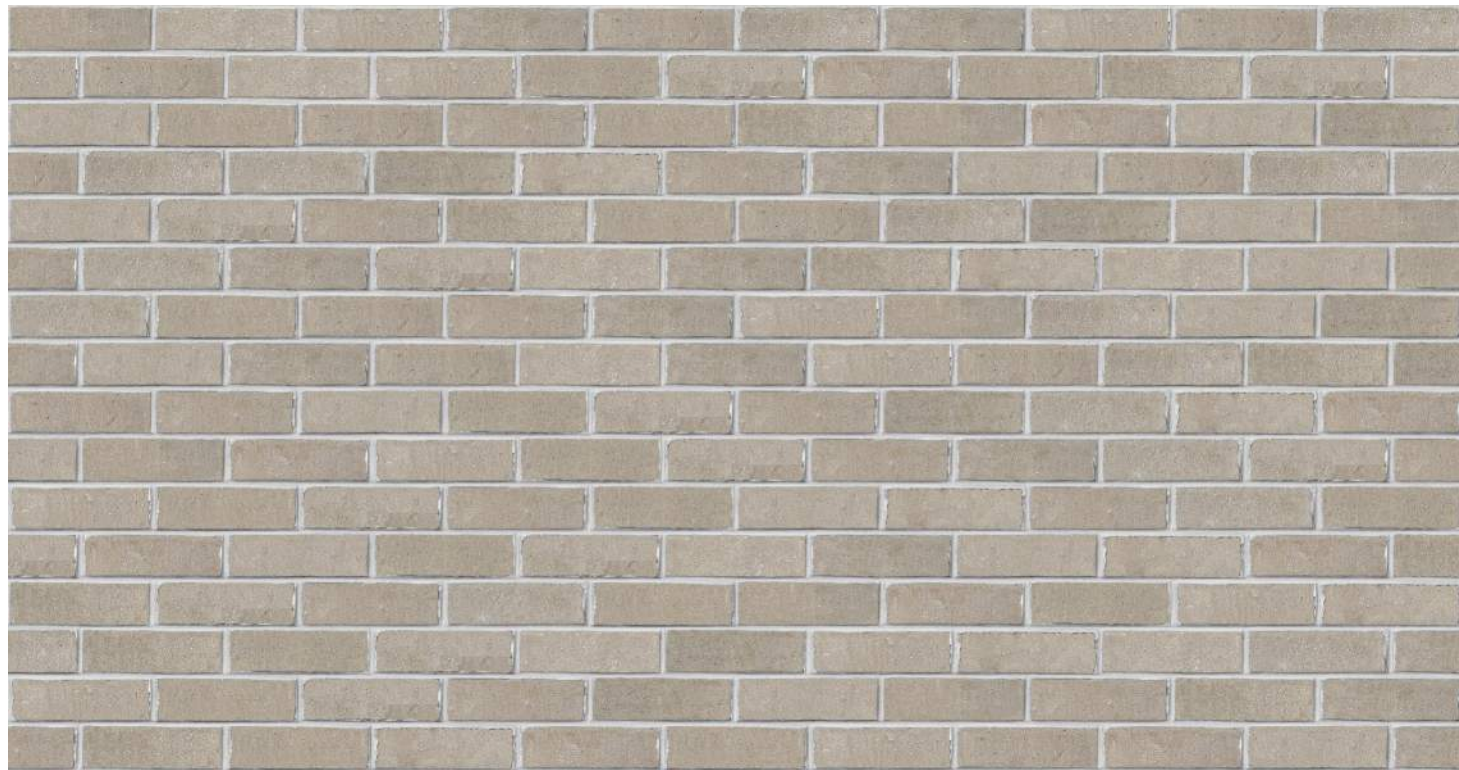
GRAESER STATION



1 OVERALL EAST ELEVATION
1" = 10'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

GRAESER STATION

11004 OLIVE BLVD



7/14/2025



1 OVERALL SOUTH ELEVATION
1" = 20'-0"



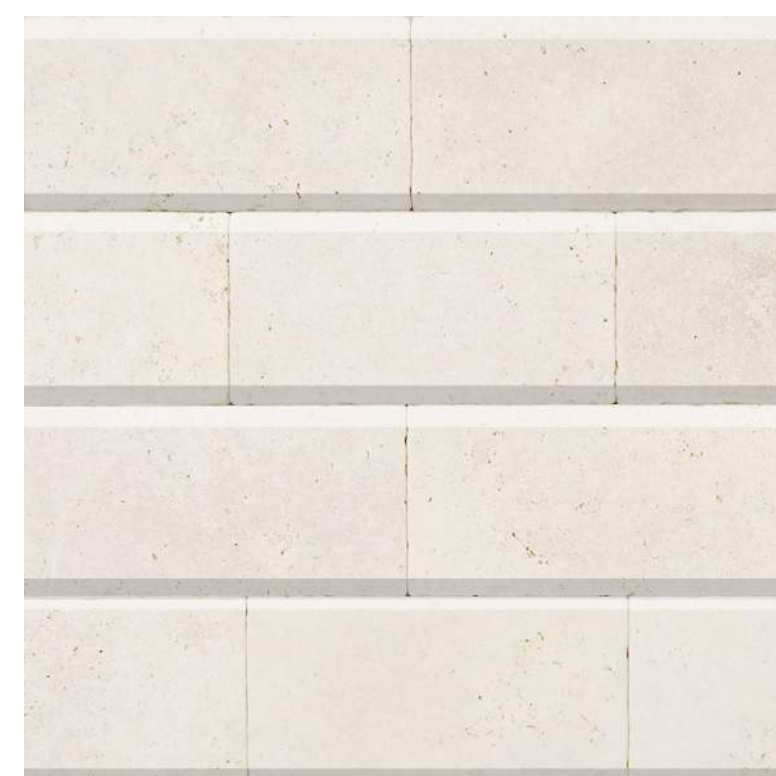
2 RESIDENTIAL ENTRY FROM PARKING
1/8" = 1'-0"



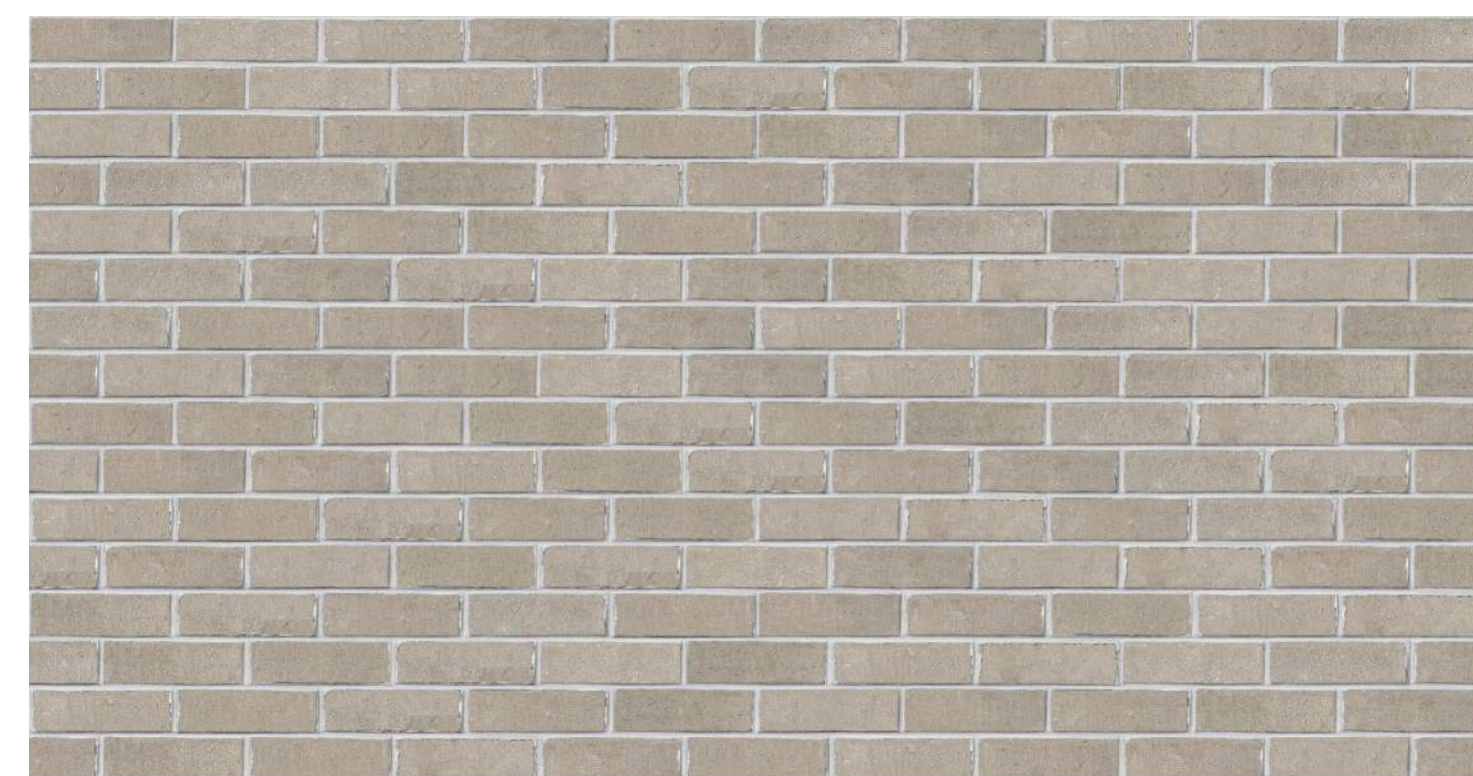
3 TYPICAL RESIDENTIAL OVER PARKING
1/8" = 1'-0"



4 RESIDENTIAL LOBBY ENTRY
1/8" = 1'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



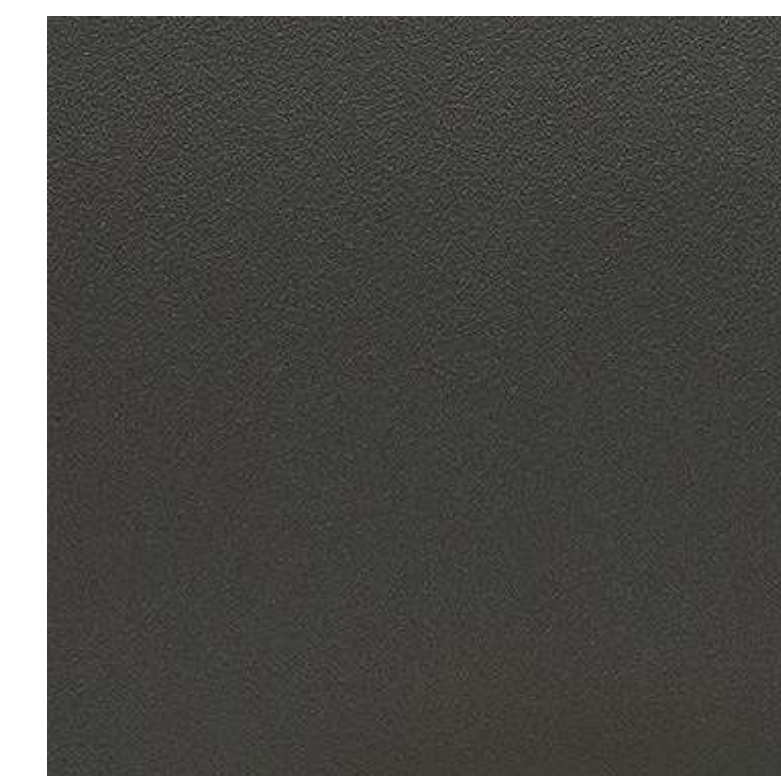
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL

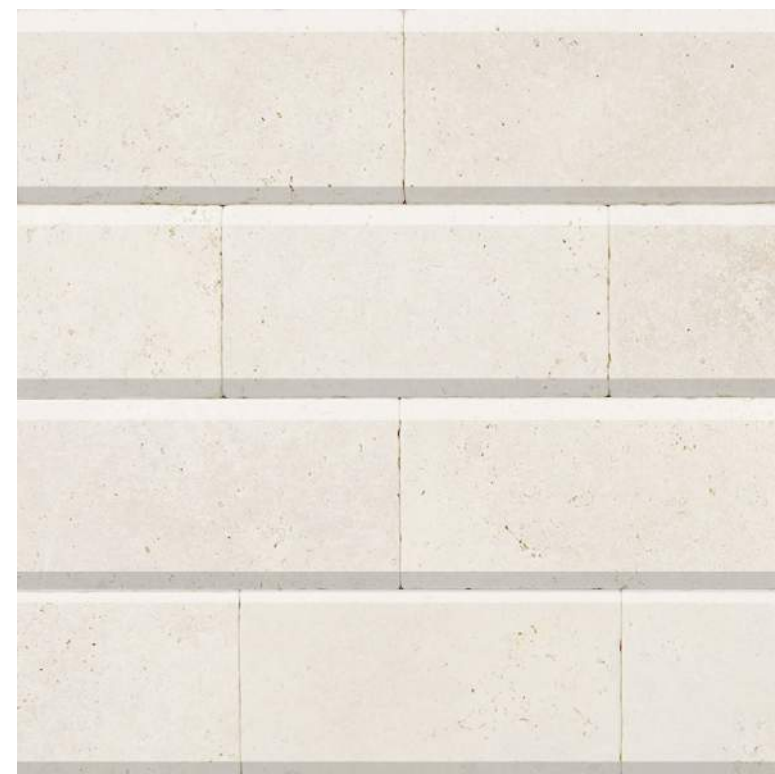


NICHIHA
CORBOSA (DARK)

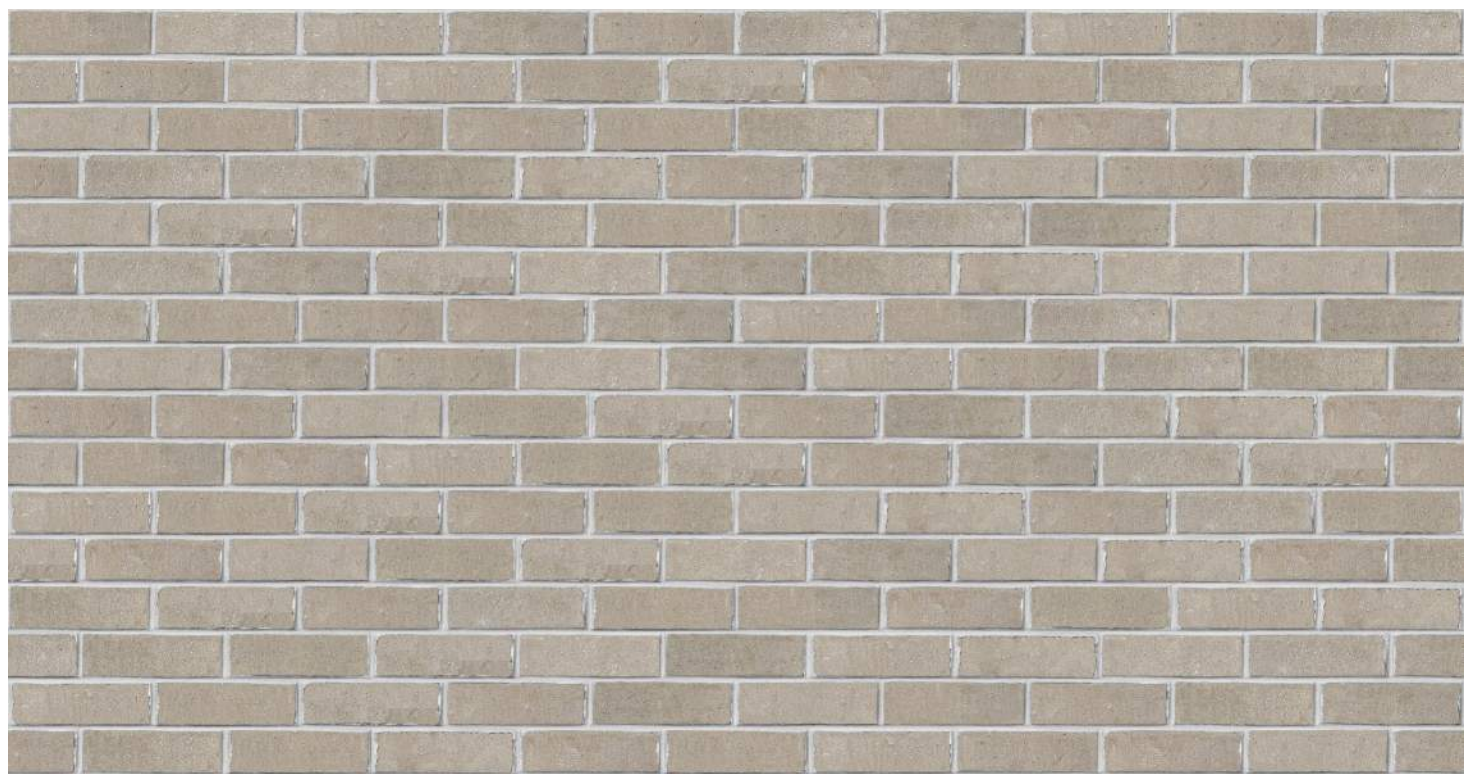
GRAESER STATION



1 OVERALL WEST ELEVATION
1" = 10'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

GRAESER STATION



GRAESER STATION

11004 OLIVE BLVD



7/14/2025



GRAESER STATION

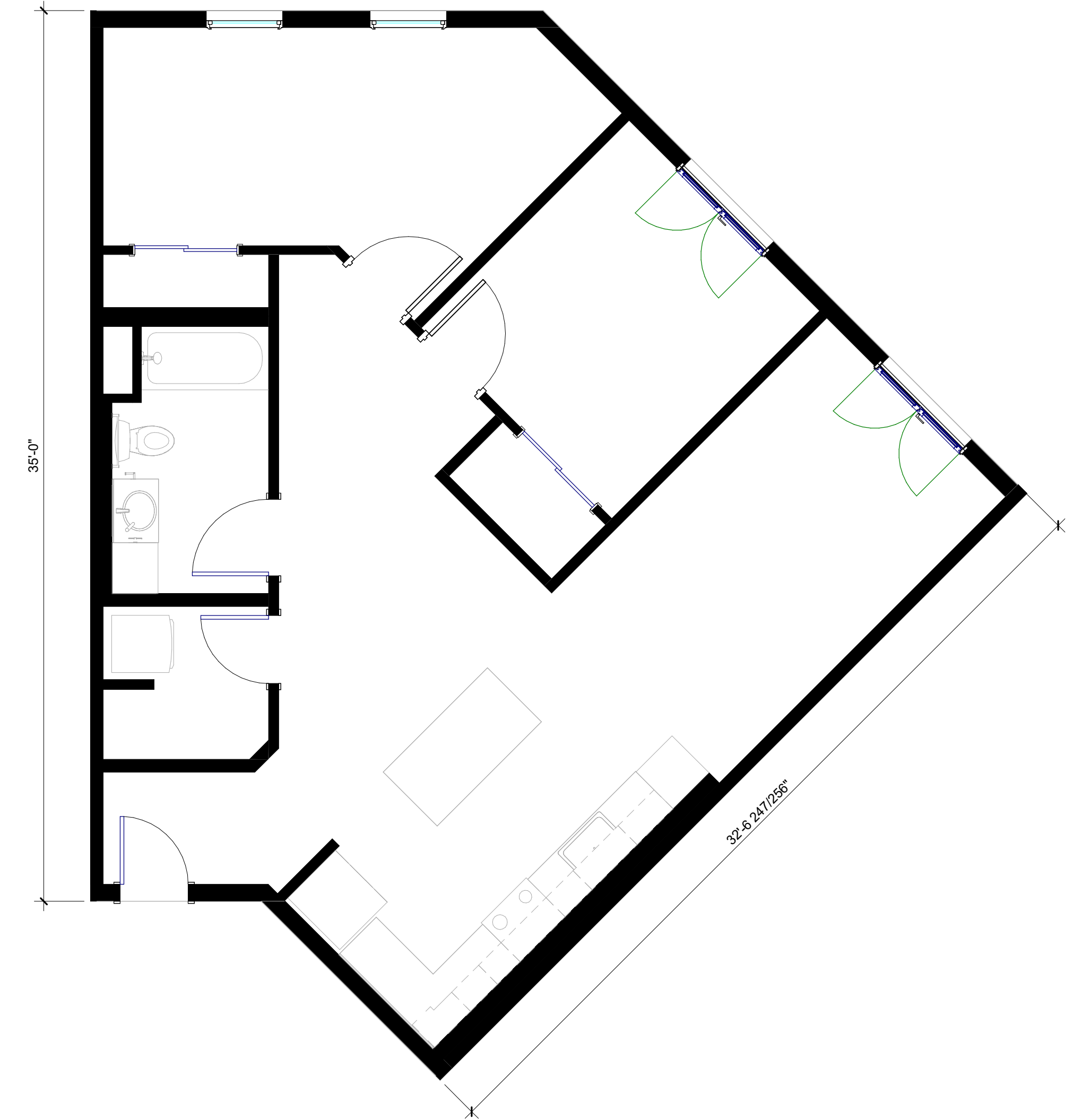
11004 OLIVE BLVD



2 BEDROOM END w/BALCONY - A
1,247 SQFT

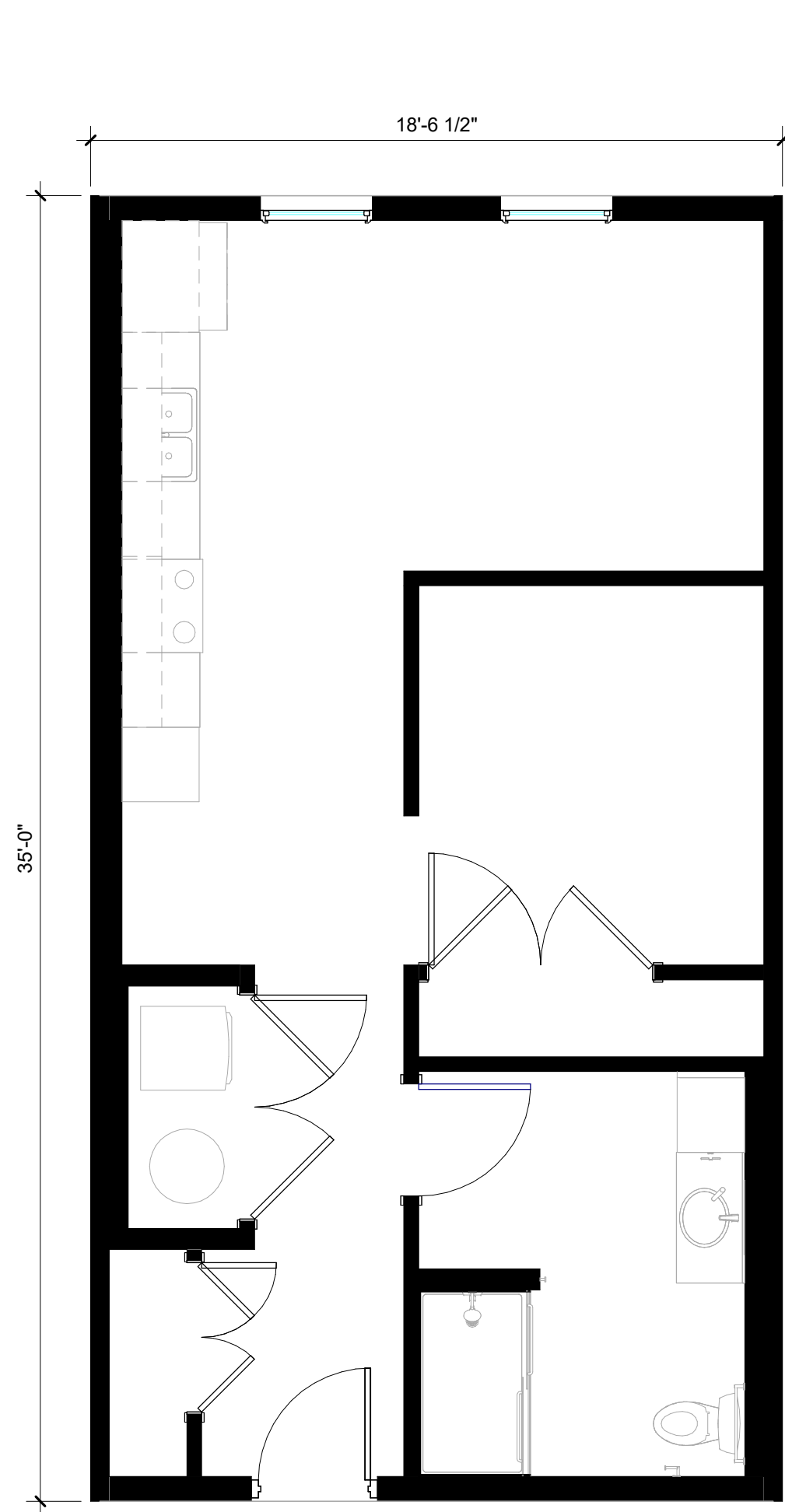


2 BEDROOM END w/BALCONY - B
1,313 SQFT

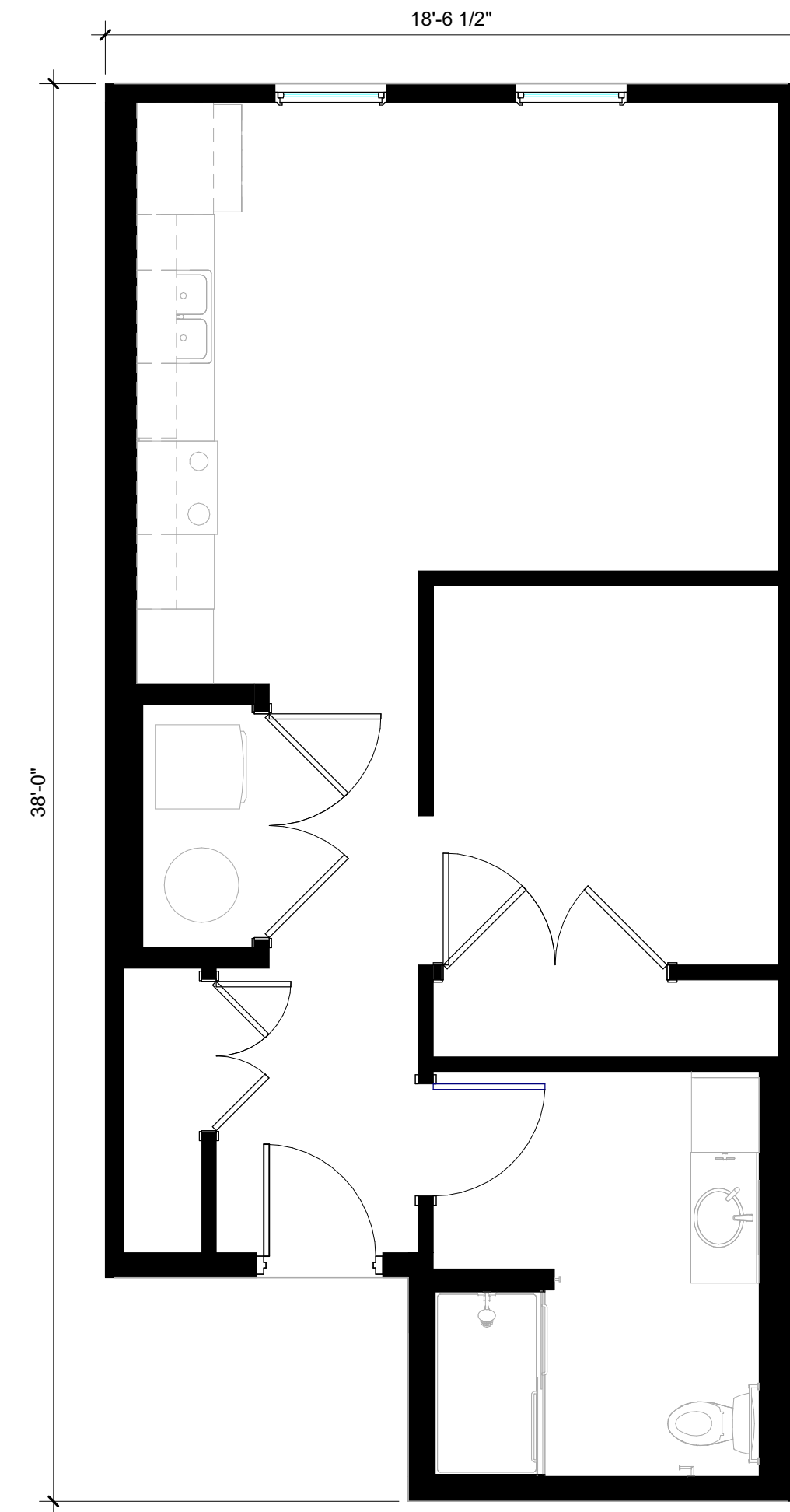


2 BEDROOM CORNER w/BALCONY - A
960 SQFT

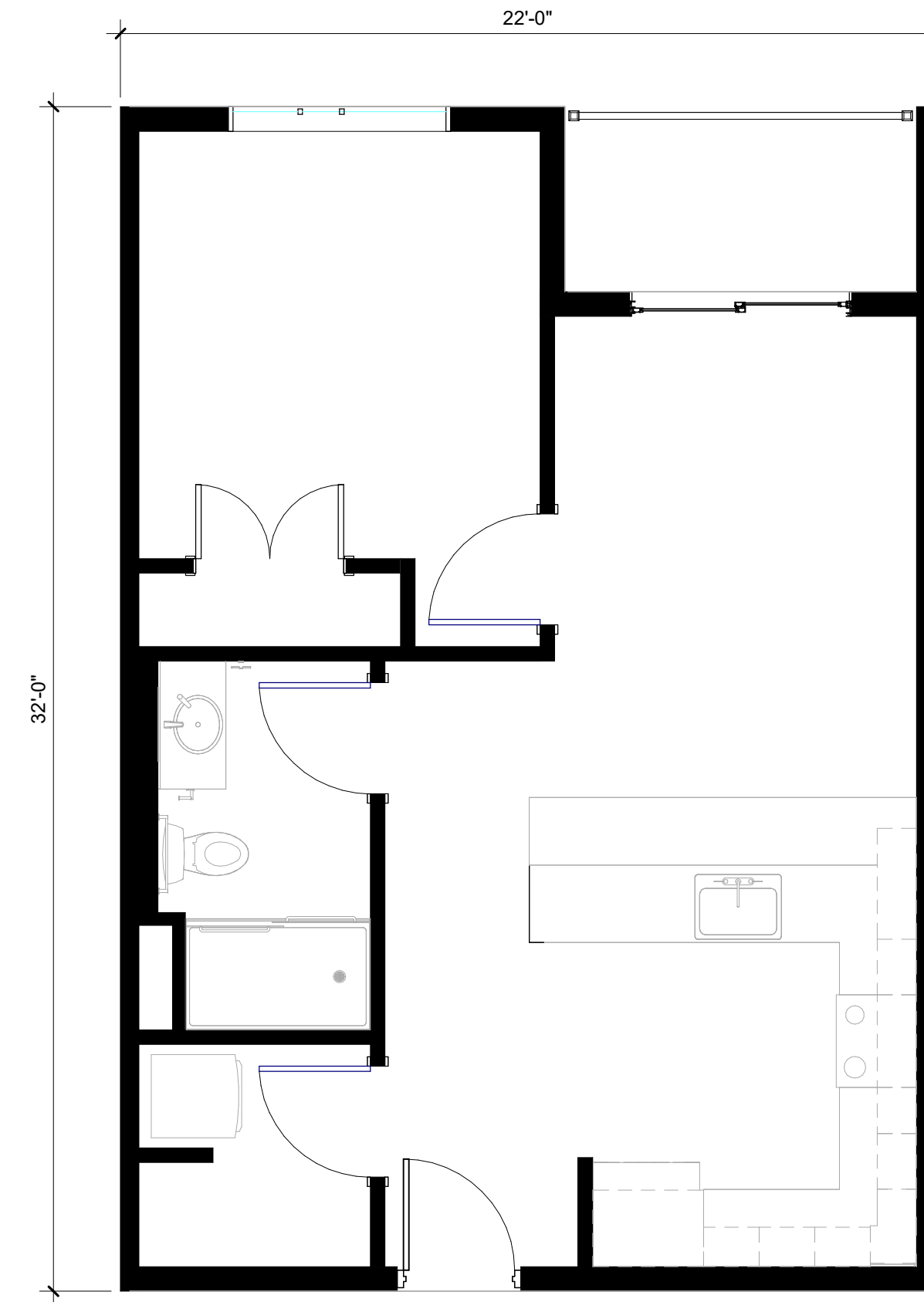
GRAESER STATION



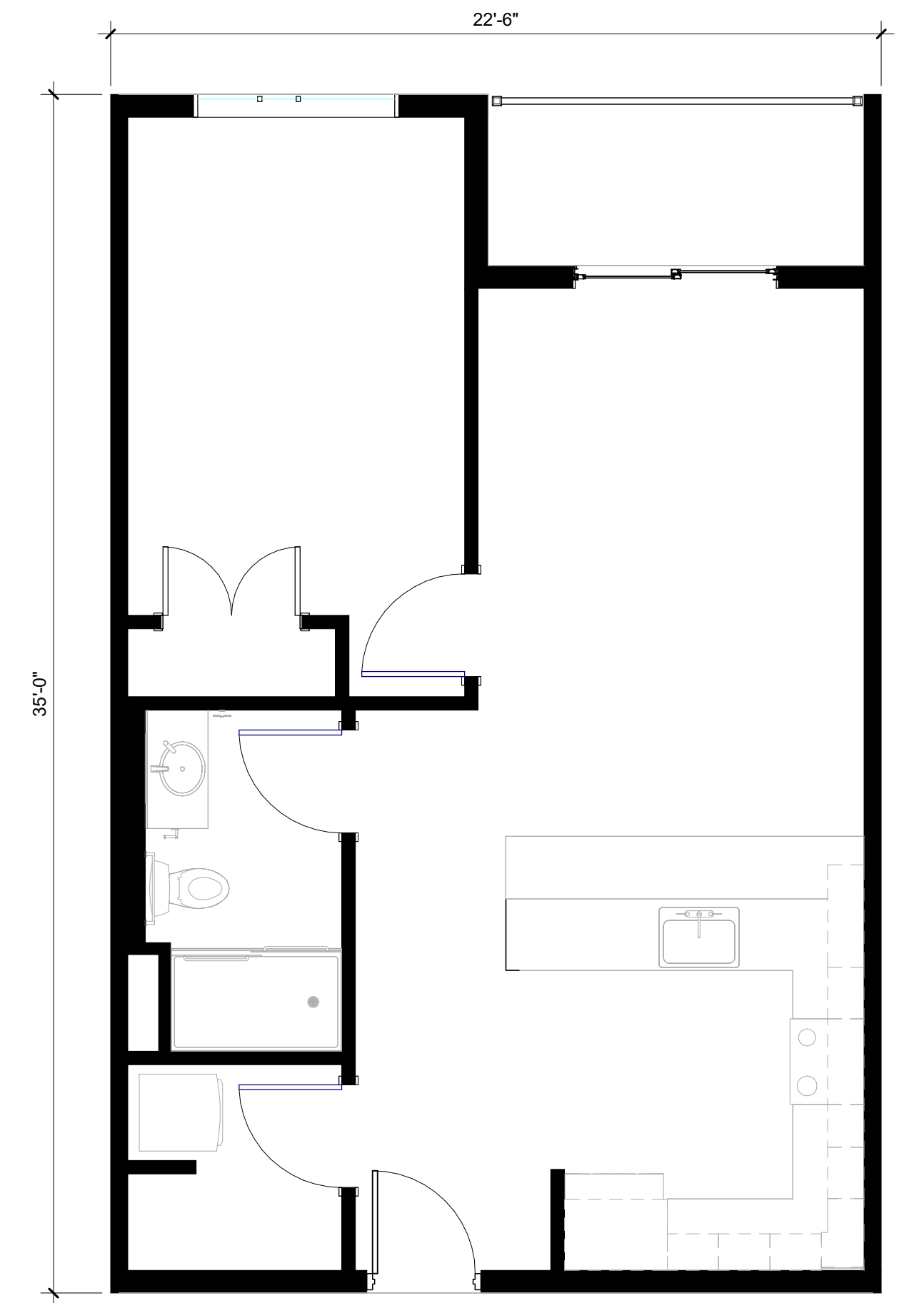
STUDIO 1 BEDROOM
631 SQFT



STUDIO 1 BEDROOM END
638 SQFT



1 BEDROOM w/BALCONY - A
639 SQFT



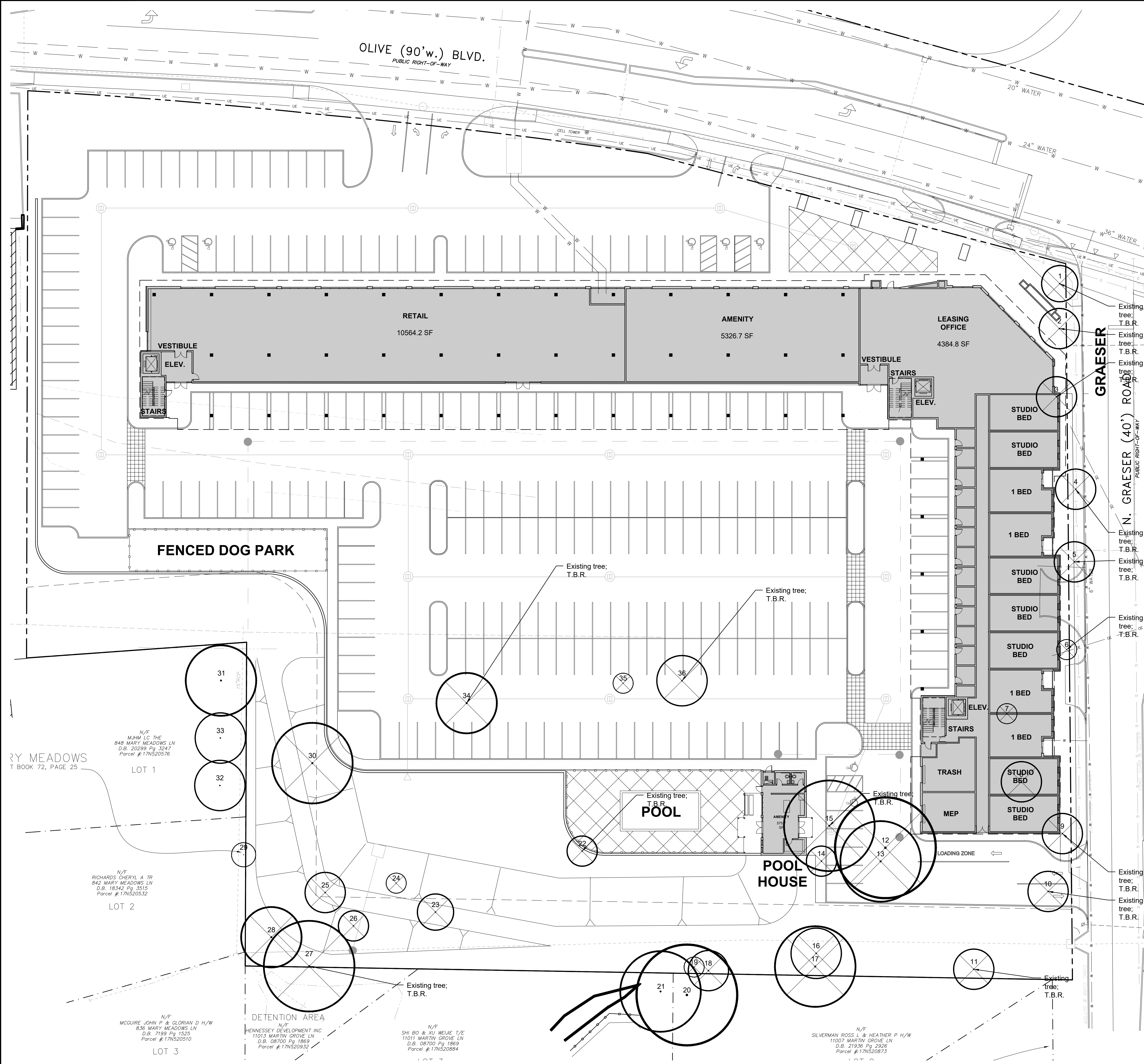
1 BEDROOM w/BALCONY - B
713 SQFT

GRAESER STATION

11004 OLIVE BLVD

HDA

7/14/2025



Tree Removal and Replacement Plan
SCALE 1"=20'

PREPARED FOR:
CREVE COEUR HOUSING LLC
CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghassenflu@garrisoncompanies.com

Tree Inventory							
ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	To Be Removed	Preserved
1	Honeylocust	14	18	2		X	
2	Honeylocust	10	20	2		X	
3	Honeylocust	15	20	2		X	
4	Honeylocust	10	20	2		X	
5	Honeylocust	14	20	2		X	
6	Dead	15	20	0	Dead	X	
7	Pear	7	10	1		X	
8	Spruce (Norway)	12	22	2	Wintercreeper	X	
9	Eastern Red Cedar	21	20	2		X	
10	Eastern Red Cedar	16	20	2	Wintercreeper	X	
11	Mulberry	6	20	1		X	
12	Ohio Buckeye	21	50	2		X	
13	Ohio Buckeye	12	40	2		X	
14	Dogwood	7	15	2		X	
15	Pecan	31	45	2	Twin	X	
16	Boxelder	20	25	2		X	
17	Ash	48	40	1	Mostly dead	X	
18	Linden	20	20	0	Lean	X	
19	Dead	30	0	0	Standing dead	X	
20	Maple	26	50	2	Offsite		X
21	Walnut	22	40	2	Offsite		X
22	Redbud	8	15	2	with Mulberry	X	
23	Spruce (Norway)	13	24	3		X	
24	Dead	24	18	0	Dead Pine	X	
25	White Pine	19	20	1		X	
26	Redbud	10	15	2		X	
27	S. Maple	53	45	1	On property line	X	
28	Eastern Red Cedar	17	30	2		X	
29	Eastern Red Cedar	6	12	2	Offsite, at property line		X
30	Bur Oak	24	40	2		X	
31	White Pine	24	35	2	Offsite		X
32	White Pine	18	25	2	Offsite		X
33	White Pine	20	25	2	Offsite		X
34	White Pine	23	30	1		X	
35	Dead	22	0	0	Dead	X	
36	White Pine	22	25	1		X	

Tree Condition Rating:
Excellent = 4
Good = 3
Fair = 2
Poor = 1
Dead = 0

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
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Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Removal and Replacement Plan
Sheet No: TPRP
Date: 7/14/25
Job #: 1094.001