



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
SEPTEMBER 15, 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. September 2, 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. #25-027: Boundary Adjustment Plat of Part of Lots 7 and 8 of Partition of Estate of A.W. Dauster, known as 10370, 10372, and 10376 White Bridge Lane**

Lora Headrick, surveyor, on behalf of Steven Hille, property owner, has submitted a boundary adjustment plat to consolidate the three parcels into two parcels. The two adjusted parcels would consist of 1.76 and 1.57 acres.



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2. Public Hearing. Application # 25-025: A Conditional Use Permit for the Replacement of Two Missouri American Water Company Water Tanks Located at 9989 Old Olive Street Road.

Tim Straszacker, of Horner and Shifrin, Inc, on behalf of Missouri American Water, has submitted an application for a conditional use permit with site development plan for the replacement of two existing steel water tanks with two prestressed concrete water tanks in a similar footprint at 9989 Old Olive Street Road. The property is in the "GC" General Commercial zoning district. Water Supply and Irrigation Systems, NAICS 221310, is a Conditional Use in the "GC" zoning district and requires a Conditional Use Permit with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

3. #25-026: Application for a Site Development Plan for Lot 1 of the Olia Village Planned Mixed-Use Development for the Property at 10300 Olive Boulevard

Matthew Pfund, of Jack Matthews Development, has submitted an application for a Site Development Plan for Lot 1 of the Olia Village Planned Mixed-Use Development. The application includes the construction of a grocery store and multi-tenant retail building, parking garage and surface parking lot as shown on the approved Site Concept Plan. Section 405.390(G) requires Planning and Zoning Commission review and approval by resolution of the City Council for all Site Development Plans within a Planned Mixed-Use Development.

WORK AGENDA

PENDING APPLICATIONS

1.
 - Lot 16 Olia Village Townhomes Site Development Plan and Site Concept Plan Amendment (road and pedestrian plan)
 - 10590 Olive, Firebirds Restaurant CUP (former California Pizza Kitchen)
 - 11647 Studt, New Dental Office Site Development Plan and Associated Subdivision/Boundary Adjustment Plat
 - Bayer East Comprehensive Plan P&Z Work Session (Special Meeting), September 29th



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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: _____

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

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 Tuesday, September 2, 2025, at 6:00 PM.

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien – absent
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. Stephan Tomlinson – arrived at 6:02 PM
Mr. AJ Wang - absent

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

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Buelter SECONDER: Ms. Richter AYES: Mr. Buelter, Ms. LaBonte, Ms. Richter, Mr. Potashnick NAYS: None

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

APPROVAL OF MINUTES

1. August 18, 2025, Planning and Zoning Commission Draft Meeting Minutes



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RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Buelter

SECONDER: Ms. Richter

AYES: Mr. Buelter, Ms. LaBonte, Ms. Richter, Mr. Potashnick

NAYS: None

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

PUBLIC COMMENT

There were no public comments tonight.

UNFINISHED BUSINESS

NEW BUSINESS

- 1. #25-020: Text Amendment to the Zoning Ordinance to Amend Section 405.210, Table A, from NAICS Code 2012 Edition to the 2022 Edition and Amend Certain Permitted and Conditional Uses within Table A**

Ms. LaBonte: This item has been withdrawn, and it will be re-noticed and placed on the agenda at a later date.

- 2. Application #25-024: A Site Development Plan for a Backyard Garden Enclosure Fence Located at 152 Petite Royale Court**

Mr. Tomlinson arrived at 6:02 PM.

Mr. Michael Perez of 609 Hummingbird Court, Troy, IL shared before and after photos of the garden enclosure at 152 Petite Royale Court. There is now a raised garden bed with a perimeter fence all around. The City has been out several times because the neighbor to the rear has complained about the garden enclosure.

Ms. Moore gave the City's presentation. The garden enclosure has 8 foot tall posts and it is 21 feet by 26 feet in size. Bird netting is strung across the top of the garden enclosure. No unique screening problem has been submitted with the fence application. The structure is a garden fence, and it must meet the current requirements for fences in the Zoning Code.



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Ms. LaBonte: It doesn't feel like our current fence code discusses this type of fence.

Mr. Jaggi: The issue is the height, and we have material requirements.

Mr. Tomlinson: Do we allow greenhouses?

Ms. Moore: Yes, they have to meet the building code requirements.

Mr. Valdimir Shniter of 152 Petite Royale Court: The netting won't stay in the winter. The poles stay. There is a cherry tree in the garden.

Mr. LaBonte: The foundation is 2 feet tall. How tall is the tree?

Mr. Perez: The tree is 9 - 10 feet tall. It's a dwarf cherry tree.

Mr. Jaggi: This is a type of fence. We have different types of fences in our code. It's pretty clear in that regard that it is a fence. To meet today's code this would have to come down to 6 feet.

Ms. LaBonte: If he had submitted that it was this height to accommodate the tree, then that's a consideration.

Mr. Jaggi: The tree was not mentioned in the application or earlier discussions.

Mr. Perez: The purpose and function of the enclosure is to keep the birds out of the garden.

Mr. Lumley: We don't have regulations about having a post in the middle to hold up the enclosure.

Mr. Perez: How do we get the netting above the tree?

Mr. Lumley: I've seen netting just thrown over fruit trees.

Ms. LaBonte: Do you have any comments about the old fence?

Mr. Jaggi: The old fence was made of stakes. People don't typically come in for a permit for stakes around their plants. A lot of homeowners have stakes that they put up seasonally.

Mr. Perez: He had in the past 7 foot stakes around the cherry tree. Mr.

Shniter: I had tall stakes with cross pieces over them

Mr. Tomlinson: If they had chopped two feet off each post, would you still have issues with the netting material? They could tent it somehow. The issue with the fence ordinance is with enclosure height. What material is the netting?

Mr. first speaker: It's nylon, one piece and it will come down in the fall.

Mr. Shniter: It will be up April to October.

Mr. Jaggi: The exterior enclosure needs to meet our requirements for a fence. Material can be coated chain link, wood or vinyl and material must meet fence code. It needs to come down to 6 feet for staff to approve it. The example shows approvable materials.

Ms. Richter: So smaller openings like chicken wire would be ok?

Mr. Jaggi: It has to be metal coated material or similar fence material.

Mr. Buelter: If we say 8 feet is good, the black coated wire has to go up to 8 feet.



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Correct?

Mr. Jaggi: The expectation would be to clarify that in your motion.

Public comment

Mr. Jeremy Lancaster of 12617 Royal Manor and a trustee of the neighborhood. All his neighbors have contacted the trustees. It looks like an unfinished pole barn. There wasn't a tree in there two weeks ago. The old fence is hideous. You see this from the front and back streets and it's not congruent with our neighborhood and the City of Creve Coeur. There are three trustees and unanimously we would not approve this fence. It's plopped right in the middle of the neighborhood off Ladue Road.

Mr. Shniter: The previous garden used to be 16 x 44 feet and now it's 20 x 26 feet.

Mr. Perez: This is the cherry tree here on the slide photo.

Ms. LaBonte: Are there rules about fence setbacks?

Mr. Jaggi: You can have them up to the property line.

RESULT: FAILED (UNANIMOUS)

MOVER: Mr. Buelter

SECONDER: Ms. LaBonte

AYES: None

NAYS: Mr. Buelter, Ms. LaBonte, Ms. Richter, Mr. Potashnick, Mr. Tomlinson

The vote on the motion being 0 ayes and 5 nays, motion failed.

Ms. LaBonte: I do think it would be good to go back and work with your trustees on what would be acceptable for the neighborhood.

Mr. Perez: What are our options if the homeowners association won't work this out with the owner?

Mr. Lumley: The City does not enforce indentures. The City enforces its ordinances. Right now, the option is to reduce the height and get staff approval for a smaller structure. The City will issue the permit if you meet the ordinances.

Mr. Jaggi: We cannot get involved with HOA rules. We will issue the permit if it complies with our ordinances.

3. Public Hearing. #25-023: A Conditional Use Permit for Capriotti's Sandwich Shop Located at 12536 Olive Boulevard within Shoppes at Questover

Those wishing to speak were sworn.



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Mr. Jonathan Heslop: This is the first Capritotti's in Creve Coeur. They started in 1976 and now there are 150 plus stores currently in the United States. We whole roast the turkeys every day and use Wagyu beef and local produce, plus have many vegetarian options. We have a location in Rock Hill and sold \$1,000,000 in the first year of operation. This location is proposed for the Shoppes at Questover. 60% are online orders at current store in Rock Hill and most people leave with their food instead of staying to eat their food. To Go orders can use the reserved parking in the back and rear entrance to the store. We anticipate a large amount of catering business from this location.

Ms. Moore gave the City's presentation. The application submitted is for Suite B at Shoppes at Questover at 12536 Olive Blvd. There are 24 indoor seats and no outdoor seats proposed and there are 204 existing parking spots. This business use requires a Conditional Use Permit and access to 15 parking spaces. Hours will be 9:00 AM to 9:00 PM. Maximum seating permitted is limited to 24 indoor seats. Missing landscaping shall be replaced.

Mr. Buelter: How is the trash enclosure and lighting?

Ms. Moore: Trash enclosure is in good repair. There are three on the site. Lighting is good as well. Lighting will not be changed. The parking lot is in good condition.

Mr. Potashnick: How will their work with Jersey Mike's?

Ms. Moore: It is an allowed use with the Conditional Use Permit.

Mr. Potashnick: Is Jersey Mike's owned by the same lessor?

Ms. Moore: No, a different owner.

Mr. Potashnick: We required Jersey Mike's to do some additional work when they moved in, and it's still not done.

Ms. Moore: The planters in the front?

Mr. Potashnick: The planters and cracked concrete.

Ms. Moore: That pre-dates me a little bit. It's something staff can look into.

No public comments.

Mr. Lumley introduced exhibits into the record.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Buelter

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. Richter, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion to recommend approval subject to the recommended conditions as stated in the draft ordinance being 5 ayes and 0 nays, motion carried.



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4. Public Hearing. Application #25-021. Text Amendment to the Zoning Ordinance Affecting Exterior Lighting Requirements as Regulated in Section 405.680.

Those wishing to speak were sworn.

Mr. Jaggi gave the City's presentation on exterior lighting. Current standards include downcast and shielded light fixtures, required illumination levels for exterior lights, minimize light trespass onto adjacent properties and maximum height limits for the light poles and when P & Z needs to approve lighting functions. There are concerns about the color temperature of LED lights. Lower Kelvin rating equals warmer light; higher rating equals colder or bluish light. 3,000K or less is considered better for the environment (humans and wildlife). Locally, Kirkwood, Brentwood, Clayton and Ellisville have revised their codes to address these concerns and limit color temperature to either 2,700 or 3,000 degrees Kelvin. He has spoken with his colleagues at the other listed cities about compliance with the lighting requirements.

This does not apply to single-family dwellings. We're talking about the more impactful lighting situations. Effective November 1, 2025, this would apply to all new fixtures; existing fixtures are grandfathered in. Enforcement through the following means: site plan when applications require Planning and Zoning Commission approval when new or replacement lighting is proposed; building permits when new or replacement lighting is involved; code enforcement through a complaint-driven process.

Mr. Buelter: Good work, good research

Mr. Jaggi: Thank you

Ms. LaBonte: Are we considering how to follow this with our buildings, to lead the way?

Mr. Jaggi: We aren't legally required to follow all these requirements, but the expectation is that we will follow them.

No public comments.

Mr. Lumley submitted exhibits for the record.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Buelter

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. Richter, Mr. Potashnick, Mr. Tomlinson

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried, and item recommended for approval to Council.



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WORK AGENDA

1. Bayer East Comprehensive Plan Update Status Review

Mr. Jaggi gave an update. Last meeting, we received the flora and fauna report and market analysis. We've had stakeholder meetings with Bayer and 39 North. We need to finalize the second public open house. PGAV Planners are willing to give a special presentation to the Commission on September 29 at a work session.

Mr. Tomlinson: Will we get information in writing before our meeting?

Mr. Jaggi: Yes.

Ms. Richter: question about Bayer East

Mr. Jaggi: Our charge is what are our goals and recommendations for that site.

Mr. Tomlinson: What are we thinking about the next session?

Mr. Jaggi: We can setup down here and provide dinner. We will check to see if everyone can attend. Ms. LaBonte will be out of town. Next step would be the second open house October 22 or October 29 from 6 - 8 PM. Let's plan on the October 29 date.

Ms. Richter: We haven't heard anything about Graeser tonight.

Ms. LaBonte: The parking is a big problem without the retail component.

Mr. Tomlinson: They have a mockup on their website of two buildings.

Mr. Jaggi: Our traffic study is ongoing. The reason they are looking at retail adjustments is that things need to be just so, and they are trying to narrow down the mix of options. The parking study is ongoing too.

Ms. LaBonte: Can we get an analysis of the other parking at apartments nearby?

Mr. Potashnick: Can we get some narrative with the printed report? Can we pay for a review of the traffic engineer study?

Mr. Jaggi: Our engineering firm is doing the study on behalf of the City, and the developer is paying for it.

PENDING APPLICATIONS

1.

- **Olia Village Lot 1 Site Development Plan**
- **Missouri American Water Conditional Use Permit with Site Development Plan for Water Tank Replacement at 9989 Old Olive Street Road**
- **10370 White Bridge Lane Boundary Adjustment**



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Ms. Moore spoke briefly about these three items that will be on the September 15 agenda.

2. September 29, 2025, Bayer East Comprehensive Plan Work Session (Special Meeting)

DEPARTMENT REPORTS

No Department reports tonight.

ADJOURNMENT

Meeting adjourned at 7:46 PM.

Submitted by:

Recording Secretary

Chair



city of CREVE COEUR

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

APPLICATION TO PLANNING AND ZONING COMMISSION
#25-027: BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 7 AND 8 OF
PARTITION OF ESTATE OF A.W. DAUSTER, KNOWN AS 10370, 10372, AND
10376 WHITE BRIDGE LANE

FOR THE MEETING OF: Monday, September 15, 2025

LOCATION: 10370, 10372 and 10376 White Bridge Lane. Zoned "A" Single-Family Residential

REQUEST: Lora Headrick, surveyor, on behalf of Steven Hille, property owner, has submitted a boundary adjustment plat to consolidate the three parcels into two parcels. The two adjusted parcels would consist of 1.76 and 1.57 acres.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate and do not raise issues of concern, they can be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on the lot?

Subdivision Code References

- Section 410.030(D)

Zoning Code References

- Section 405.250: "A" Single-Family Residential

APPLICANT: Steven Hille
10376 White Bridge Lane
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Lora Headrick
Altea, LLC
3906 Old Highway 94 South, Ste 600
St. Charles, MO 63304

REPORT PREPARED BY:

Jason Jaggi, Director of Community Development

DATE:

9-9-25

ATTACHMENTS:

Boundary Adjustment drawings submitted September 9, 2025

DISCUSSION

The owner of 10376 White Bridge Lane has submitted a boundary adjustment plat affecting the following properties: 10370 White Bridge Lane, 10372 White Bridge Lane, and 10376 White Bridge Lane. The boundary adjustment would eliminate the middle parcel, 10372 White Bridge Lane. This 0.83-acre parcel would be split with the northern portion added to 10370 White Bridge and the southern portion added to 10376 White Bridge Lane.

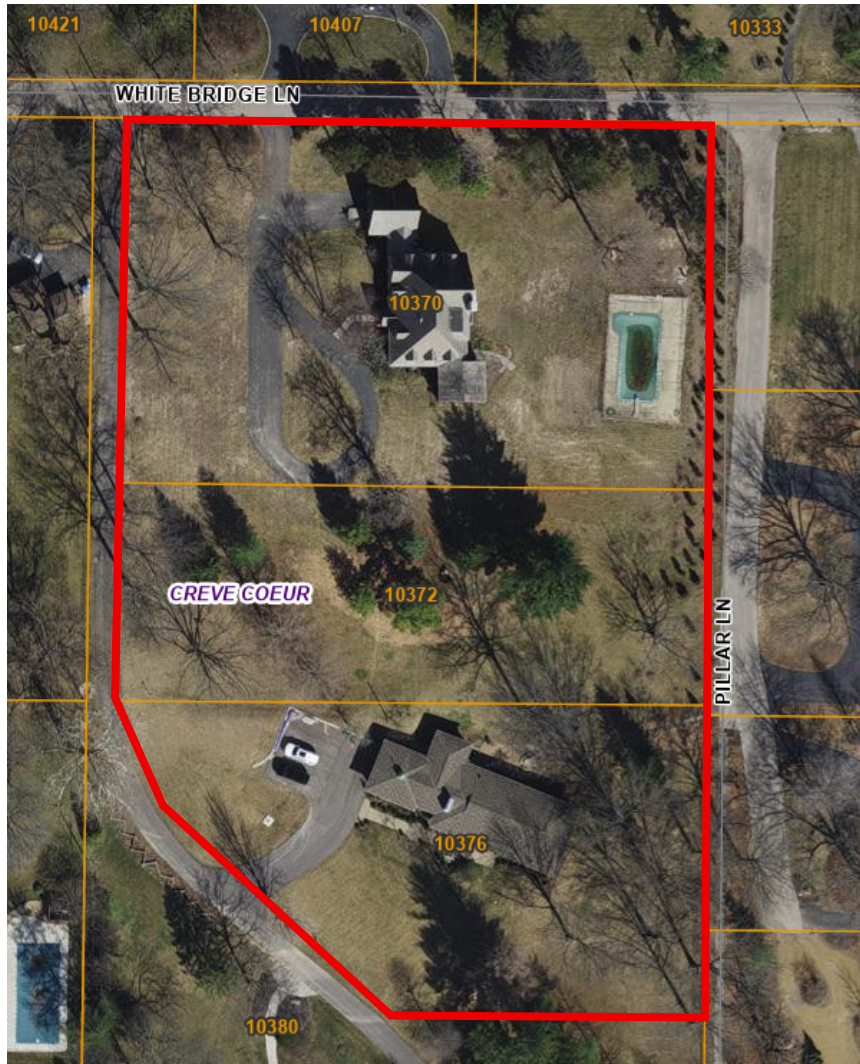


Figure 1: Aerial Image showing the three existing parcels: 10370, 10372, and 10376 White Bridge Lane

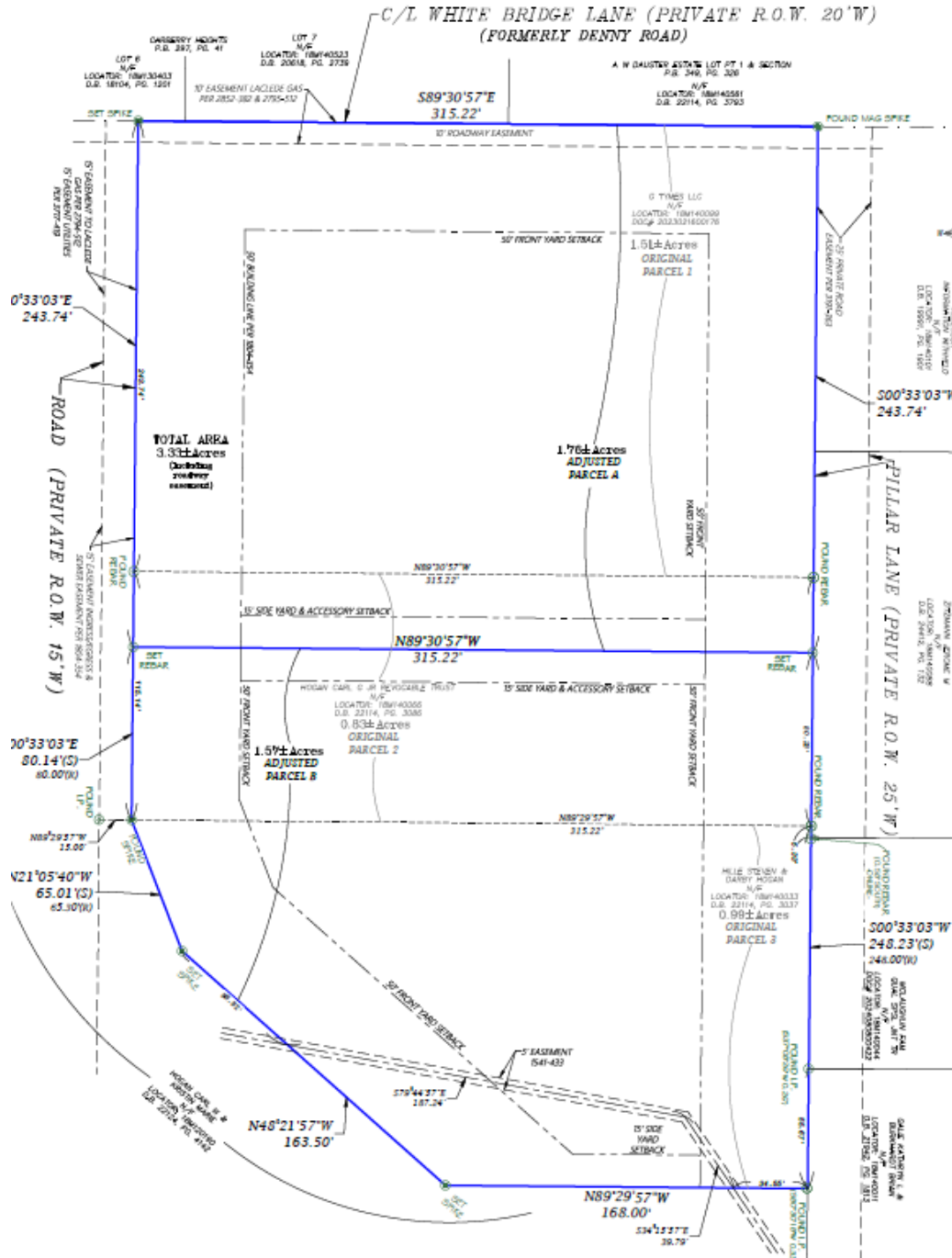


Figure 2: Close up view of Boundary Adjustment Plat

After the consolidation, Adjusted Parcel A, 10370 White Bridge Lane, will contain 1.51 acres and Adjusted Parcel B will contain 1.57 acres.

Technical Review

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

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

This appears to be the case with the current application. The drawings are technically accurate, and the adjustment does not create any known non-conformities on the site, nor will it create any additional non-conformities. The minimum lot size and dimensions for properties in the A District, under Section 405.250 of the zoning regulations are a minimum of 1 acre lot area, with a lot width of 150 feet and lot depth of 150 feet. The lot size requirements are met with these boundary adjustments. Staff concludes that the adjustment should be approved by the Planning and Zoning Commission, subject to the conditions in the example motion.

ACTION

If the members of the Planning and Zoning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code and is otherwise appropriate, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

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

“I move to approve the boundary adjustment to consolidate three parcels addressed 10370, 10372, and 10376 White Bridge Lane into two parcels as described in the staff report on application #25-027 and as shown on the drawing received September 9, 2025 subject to the condition that a final drawing be prepared for signature and recording, and a pdf version of the recorded drawing be provided to the City.” (Conditions may be added, eliminated, or modified by preceding motion).

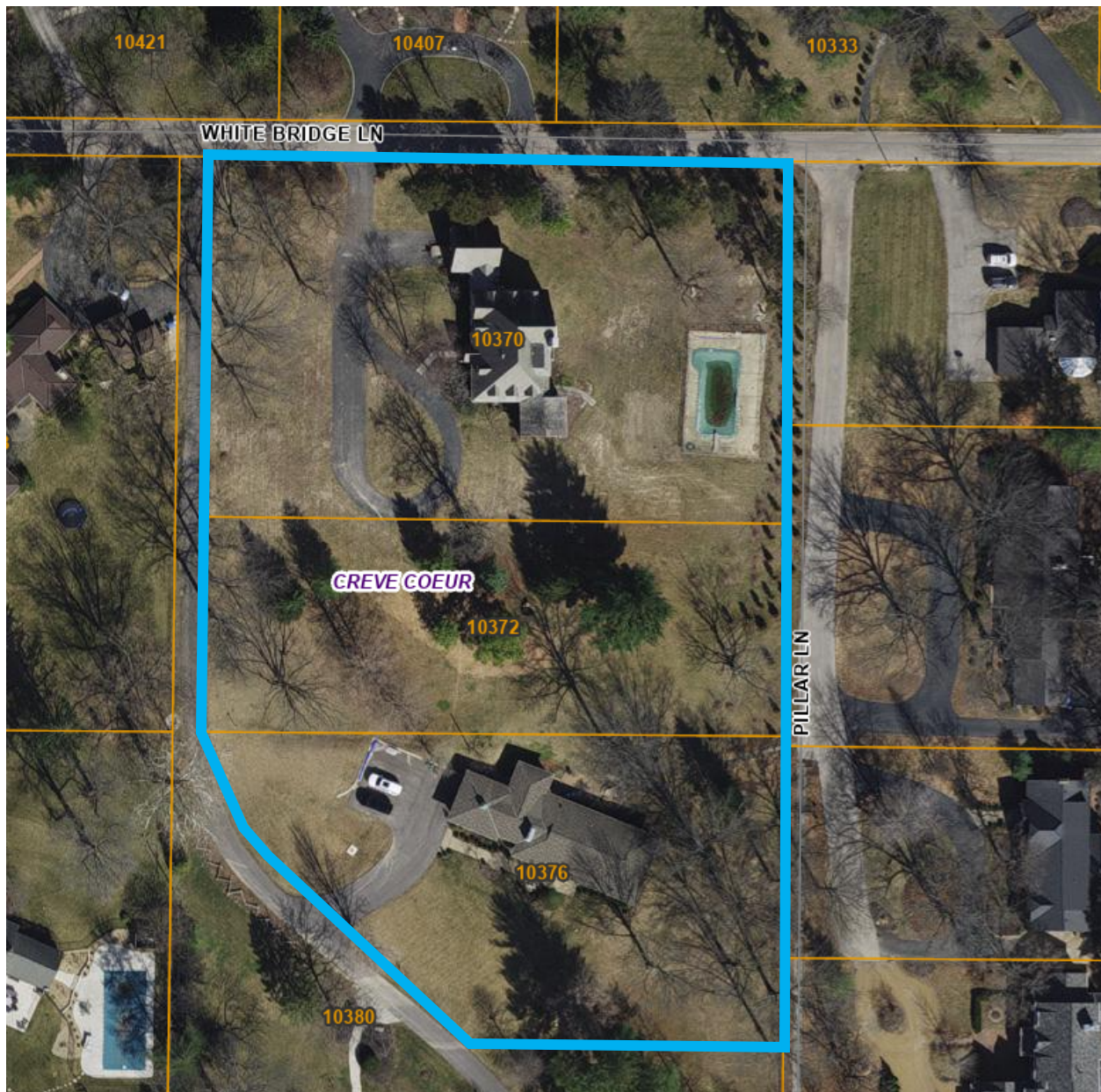
APPENDIX 1: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

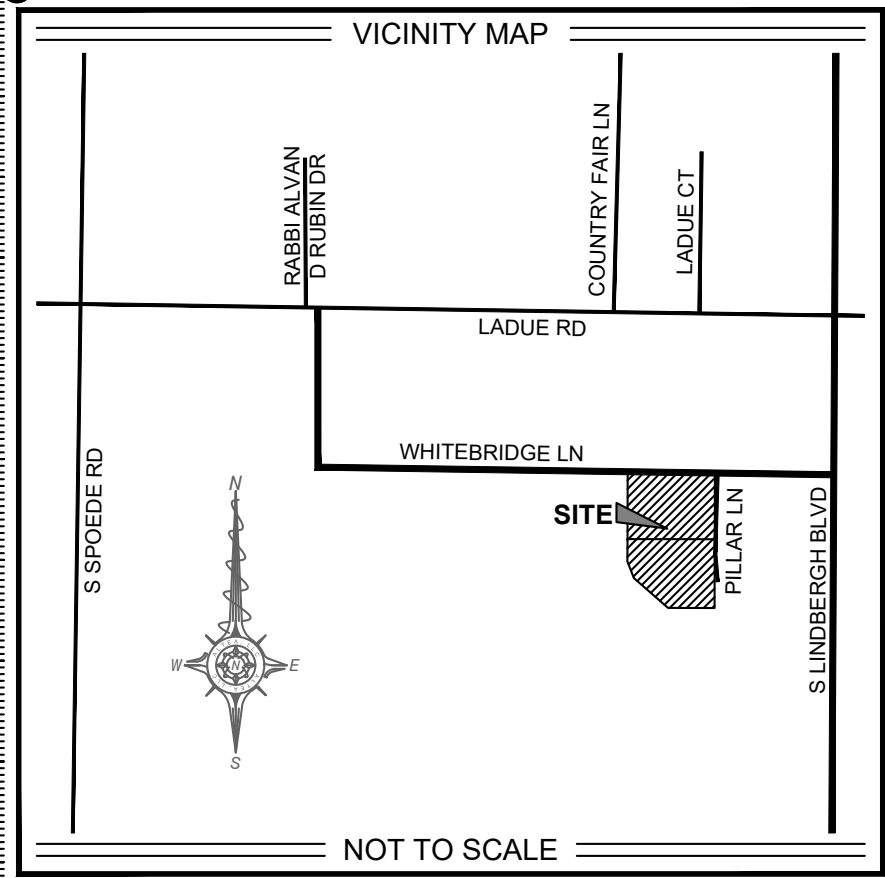
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: AERIAL PHOTO





BOUNDARY ADJUSTMENT PLAT

WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT

PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER,
IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST
IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS			
I.P. = IRON PIPE	I.R. = IRON ROD		
B.M. = BENCH MARK	ELEV. = ELEVATION		
P.B. = PLAT BOOK	P.C. = PAGE		
BK. = BOOK	S.F. = SQUARE FEET		
ESMT. = EASEMENT	BLDG. = BUILDING		
NF. = NOW OR FORMERLY	CONC. = CONCRETE		
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY		
PROP. = PROPERTY	COL. = CORNER		
FL. = FLOW LINE	CL. = CENTERLINE		
(R) = RECORD	(S) = SURVEYED		
(C) = CALCULATED	(NR) = NON-RADIAL		
T.F. = TOP OF FOUNDATION	F.F. = FINISHED FLOOR		
R.O.W. = RIGHT-OF-WAY			
P.V.C. = POLYVINYL CHLORIDE PIPE			
R.C.P. = REINFORCED CONCRETE PIPE			
V.C.P. = VITRIFIED CLAY PIPE			

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

STEVEN HILLE DARBY HOGAN HILLE

SIGNATURE DATE SIGNATURE DATE

PRINT NAME PRINT NAME

STATE OF MISSOURI }
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED STEVEN HILLE & DARBY HOGAN HILLE TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

CARL G. HOGAN JR. REVOCABLE TRUST

SIGNATURE DATE SIGNATURE DATE

PRINT NAME PRINT NAME

STATE OF MISSOURI }
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____, WHO BY ME DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF THE CARL G. HOGAN JR. REVOCABLE TRUST, IN THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID _____ BY THE AUTHORITY OF ITS TRUSTEES AND THAT SAID _____ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

G. TYMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY _____

SIGNATURE DATE SIGNATURE DATE

PRINT NAME PRINT NAME

STATE OF MISSOURI }
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MANAGING MEMBER OF G. TYMES, LLC, A MISSOURI 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDERS SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 10370 WHITE BRIDGE LANE.
THERE ARE NO LIENS OR LIENORS ON ADDRESS 10372 WHITE BRIDGE LANE.
THERE ARE NO LIENS OR LIENORS ON ADDRESS 10376 WHITE BRIDGE LANE.

TITLE NOTES

PARCEL NO. 18M140099 (10370 WHITE BRIDGE LANE) (PARCEL 1)

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBERS 23-317196-MK. DATED JANUARY 5, 2023.

- EASEMENT GRANTED TO U.E. PER 1470-370; SAID DOCUMENT MAKES REFERENCE TO DEED 1079-487. DUE TO POOR RECORDING QUALITY AND AMBIGUITIES IN DEED 1079-487, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED OF SAID EASEMENT WAS NOT DETERMINED.
- SEWER EASEMENT PER 1541-433; AS SHOWN HEREON.
- RESTRICTIONS AS SET OUT IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR INGRESS AND EGRESS IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR SEWER AND SEPTIC PURPOSES IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT GRANTED TO LACLEDE GAS COMPANY PER 2795-512; AS SHOWN HEREON.
- EASEMENT FOR ROAD PURPOSES PER 1605-271; NOT LOCATED ON SUBJECT PROPERTY.
- EASEMENT TO LACLEDE GAS COMPANY PER 2788-492; DOES NOT APPEAR TO BE AN EASEMENT DEDICATED TO LACLEDE GAS.

PARCEL NO. 18M140066 (10372 WHITE BRIDGE LANE) (PARCEL 2)

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBERS 16-202860-MK. DATED JUNE 3, 2016.

- EASEMENT GRANTED TO U.E. PER 1470-370; SAID DOCUMENT MAKES REFERENCE TO DEED 1079-487 AND DUE TO POOR RECORDING QUALITY AND AMBIGUITIES IN DEED 1079-487, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED.
- SEWER EASEMENT PER 1541-433; AS SHOWN HEREON.
- EASEMENT RESERVED FOR INGRESS AND EGRESS IN DEED RECORDED IN 1840-354; AS SHOWN HEREON AND PER DEED 2297-24; NOT LOCATED ON SUBJECT PROPERTY.
- EASEMENT GRANTED TO LACLEDE GAS COMPANY PER 2852-382; AS SHOWN HEREON.

PARCEL NO. 18M140033 (10376 WHITE BRIDGE LANE) (PARCEL 3)

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBERS 16-202837-MK. DATED JUNE 3, 2016.

- EASEMENT GRANTED TO UNION ELECTRIC COMPANY PER 1470-370; SAID DOCUMENT MAKES REFERENCE TO DEED 1079-487. DUE TO POOR RECORDING QUALITY AND AMBIGUITIES IN DEED 1079-487, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED OF SAID EASEMENT WAS NOT DETERMINED.
- RESTRICTIONS AS SET OUT IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR INGRESS AND EGRESS IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR SEWER AND SEPTIC PURPOSES IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT FOR DRIVEWAY AND PUBLIC UTILITIES PER 3717-419; AS SHOWN HEREON.

MUNICIPALITY CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, PURSUANT TO SECTION 410.030.D OF THE SUBDIVISION REGULATIONS, IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR.

CITY OF CREVE COEUR, MISSOURI

JULIE LABONTE
CHAIR, PLANNING AND ZONING COMMISSION

KELLIE HEKKE
CITY CLERK

PROPERTY DESCRIPTION (ORIGINAL)

ORIGINAL PARCEL 1:
10370 WHITE BRIDGE LANE

DEED DOC: 2023021600176
PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A. W. DAUSTER, DECEASED, IN THE WEST HALF OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, THE PLAT OF WHICH IS ATTACHED TO COMMISSIONER'S REPORT IN SAID PARTITION, RECORDED IN BOOK 85 PAGE 342 OF THE ST. LOUIS COUNTY RECORDS DESCRIBED AS: BEGINNING AT A POINT IN THE CENTER LINE OF A PRIVATE ROAD 20 FEET WIDE IN THE NORTH LINE OF SAID LOT 8, 461.32 FEET WEST OF THE CENTER LINE OF DENNY ROAD, AS WIDENED; THENCE NORTH 89 DEGREES 31 MINUTES WEST ALONG THE CENTER LINE OF SAID PRIVATE ROAD, 20 FEET WIDE, BEING ALSO THE NORTH LINE OF LOTS 8 AND 7, 315 FEET 2 5/8 INCHES TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 7, 208.74 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO THEODORE P. MCNULTY AND WIFE BY DEED RECORDED IN BOOK 3437, PAGE 80 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID MCNULTY PROPERTY, 315 FEET 2 5/8 INCHES TO THE NORTHEAST CORNER THEREOF; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LOT 8, 208.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ORIGINAL PARCEL 2:
10372 WHITE BRIDGE LANE

DB: 22114-3086
PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A. W. DAUSTER, DECEASED, IN THE WEST HALF OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, PLAT OF WHICH IS ATTACHED TO REPORT OF COMMISSIONERS IN SAID PARTITION AND RECORDED IN BOOK 86 PAGE 342 OF AND DESCRIBED AS: FRONTING 115 FEET ON THE EAST LINE OF A ROADWAY 15 FEET WIDE, BY A DEPTH EASTWARDLY OF 315 FEET 2-5/8 INCHES; BOUNDED EAST BY PROPERTY NOW OR FORMERLY OF NICHOLAS LINK, SOUTH BY PROPERTY CONVEYED TO THEODORE P. MCNULTY AND WIFE, BY DEED RECORDED IN BOOK 1804 PAGE 354 AND WEST BY THE EAST LINE OF SAID ROADWAY.

ORIGINAL PARCEL 3:
10376 WHITE BRIDGE LANE

DB: 22114-3037
PARTS OF LOTS 7 AND 8 OF THE PARTITION OF ESTATE OF A. W. DAUSTER, DECEASED, IN WEST HALF OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, PLAT OF WHICH IS ATTACHED TO THE COMMISSIONER'S REPORT IN SAID PARTITION AND RECORDED IN BOOK 86 PAGE 342 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND DESCRIBED AS: BEGINNING AT AN IRON PIPE IN THE NORTHEAST CORNER OF A TRACT OF 2.455 ACRES CONVEYED TO THEODORE P. MCNULTY AND WIFE BY DEED RECORDED IN BOOK 1804 PAGE 354 AND RUNNING THENCE SOUTH 0 DEGREES 32 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT OF 2.455 ACRES, 168 FEET TO AN IRON PIPE; THENCE LEAVING THE EAST LINE OF SAID TRACT AND RUNNING NORTH 89 DEGREES 30 MINUTES WEST, 168 FEET TO A POINT; NORTH 48 DEGREES 165.30 FEET TO A POINT; THENCE NORTH 20 DEGREES 55 MINUTES WEST, 65.30 FEET TO AN OLD IRON PIPE IN THE NORTH LINE OF SAID TRACT OF 2.455 ACRES, THENCE SOUTH 89 DEGREES 30 MINUTES EAST ALONG SAID NORTH LINE 315 FEET 2-5/8 INCHES TO THE BEGINNING, ACCORDING TO SURVEY THEREOF MADE BY R. DAN BOLES, CIVIL ENGINEER AND SURVEYOR DURING THE MONTH OF OCTOBER 1952.

PROPERTY DESCRIPTION (SURVEYED)

ADJUSTED PARCEL A:
A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2023021600176 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING AT THE INTERSECTION OF CENTERLINE OF A PRIVATE ROAD KNOWN AS WHITE BRIDGE LANE, SAID LINE ALSO BEING THE NORTH LINE OF LOT 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, AND THE EAST RIGHT-OF-WAY LINE OF A 15 FOOT WIDE PRIVATE ROAD RUNNING NORTH AND SOUTH, THENCE ALONG THE CENTERLINE OF WHITE BRIDGE LANE, SOUTH 89 DEGREES 30 MINUTES 57 SECONDS EAST, 315.22 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 243.74 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 57 SECONDS WEST, 315.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 15 FOOT WIDE PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 33 MINUTES 03 SECONDS EAST, 243.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.76 ACRES (76,831.39 SQUARE FEET) MORE OR LESS.

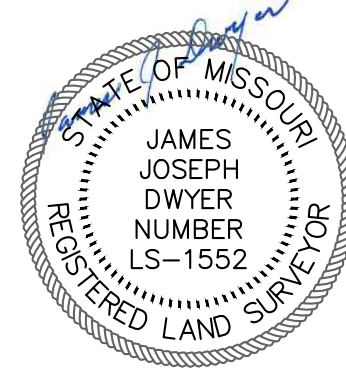
ADJUSTED PARCEL B:
A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2023021600176 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING AT THE INTERSECTION OF CENTERLINE OF A PRIVATE ROAD KNOWN AS WHITE BRIDGE LANE, SAID LINE ALSO BEING THE NORTH LINE OF LOT 8 OF PARTITION OF ESTATE OF A.W. DAUSTER; THENCE SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 243.74 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 243.23 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 57 SECONDS WEST, 168.00 FEET; THENCE NORTH 48 DEGREES 21 MINUTES 57 SECONDS WEST, 163.50 FEET; THENCE NORTH 21 DEGREES 05 MINUTES 40 SECONDS WEST, 65.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 15 FOOT PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 33 MINUTES 03 SECONDS EAST, 80.14 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 30 MINUTES 57 SECONDS EAST, 315.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES (68,301.08 SQUARE FEET) MORE OR LESS.

SURVEYOR'S STATEMENT

AT THE REQUEST OF STEVE HILLE, G. TYMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND HOGAN CARL G. JR. REVOCABLE TRUST, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2025, EXECUTED A RESURVEY OF A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC

DATE 8-8-25



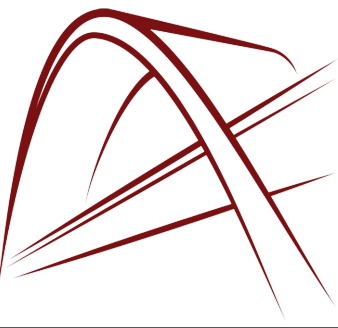
REVISIONS

NO.	REVISION / ISSUE	DATE
3	ADJUSTED SETBACK LINES	9/9/2025
2	ADDRESSED CITY COMMENTS	9/7/2025
1	ADDRESSED CITY COMMENTS	9/5/2025

PREPARED FOR

STEVE HILLE

314-761-7773
10376 WHITE BRIDGE LANE
CREVE COEUR, MO 63441
HILLE.STEVE@GMAIL.COM



ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2025 ALTEA, LLC
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION		
NOTES		
PROJECT NUMBER		
25-1667-O-BA-U2		
FIELD CREW:	CKL	SHEET 1 OF 2
SURVEYED:	7/7/2025	
DRAFTER:	SAA	
DRAFTED:	8/5/2025	
REVIEWER:	BLH	
REVIEWED:	8/8/2025	

WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT

PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST
IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

I.P.	=	IRON PIPE	I.R.	=	IRON ROD
B.M.	=	BENCH MARK	ELEV.	=	ELEVATION
P.B.	=	PLAT BOOK	P.G.	=	PAGE
BK.	=	BOOK	S.F.	=	SQUARE FEET
ESMT.	=	EASEMENT	BLDG.	=	BUILDING
N/F	=	NOW OR FORMERLY	CONC.	=	CONCRETE
ASPH.	=	ASPHALT	R.O.W.	=	RIGHT-OF-WAY
PROP.	=	PROPERTY	COR.	=	CORNER
FL.	=	FLOW LINE	CL.	=	CENTERLINE
(R)	=	(S)	=	SURVEYED	
(C)	=	CALCULATED	(NR)	=	NON-RADIAL
T.F.	=	TOP OF FOUNDATION	F.F.	=	FINISHED FLOOR
R.O.W.	=	RIGHT-OF-WAY			
P.V.C.	=	POLYVINYL CHLORIDE PIPE			
R.C.P.	=	REINFORCED CONCRETE PIPE			
V.C.P.	=	VITRIFIED CLAY PIPE			

SURVEY MARKERS			
FOUND/SET SEMI-PERMANENT MONUMENT	FOUND/SET PERMANENT MONUMENT	FOUND/SET NOTCH	FOUND/SET ARROW
FOUND/SET CROSS	FOUND/SET ANCHOR	SET STAKE	

LINE TYPES			
CHAIN FENCE	EASEMENT LINE	SETBACK LINE	PARCEL LINE
U.S. SURVEY/SECTION LINE	BOUNDARY LINE	WOOD/VINYL/METAL FENCE	WIRE FENCE
		BUILDING FOOTPRINT	CENTERLINE

- SURVEYOR'S NOTES**
- BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON JULY 7, 2025 WITH THE FOLLOWING PARAMETERS:
ZONE: MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
N (Y) = 302843.569 (METERS)
E (X) = 253887.387 (METERS)
ELEVATION = 459.87'
COMBINED FACTOR = 0.99993347
VERTICAL DATUM: NAVD83 (GEOID12B)
 - THE SUBJECT TRACT CONTAINS 3.33 ACRES MORE OR LESS (145,132 SQUARE FEET MORE OR LESS).
 - A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
 - THE SOURCE OF PROPERTY DESCRIPTION:
DEED BOOK: 22114, PAGE: 3037
DEED BOOK: 22144, PAGE: 3086
DEED DOC: 2023021600176
 - PER THE CITY OF CREVE COEUR, THE PROPERTY SHOWN HEREON IS ZONED "A" RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
FRONT YARD SETBACK - 50 FT
REAR YARD SETBACK - 30 FT
SIDE YARD SETBACK - 15 FT
ACCESSORY SETBACKS:
REAR SETBACK - 5 FT
SIDE SETBACK - 15 FT
(FRONT YARD SETBACK IS ALONG ANY RIGHT-OF-WAY)
EXISTING BUILDINGS ARE NON-CONFORMING

SURVEYOR'S STATEMENT

AT THE REQUEST OF STEVE HILLE, G. TYMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND HOGAN CARL G. JR. REVOCABLE TRUST, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2025, EXECUTED A RESURVEY OF A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION. CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE 8-8-25

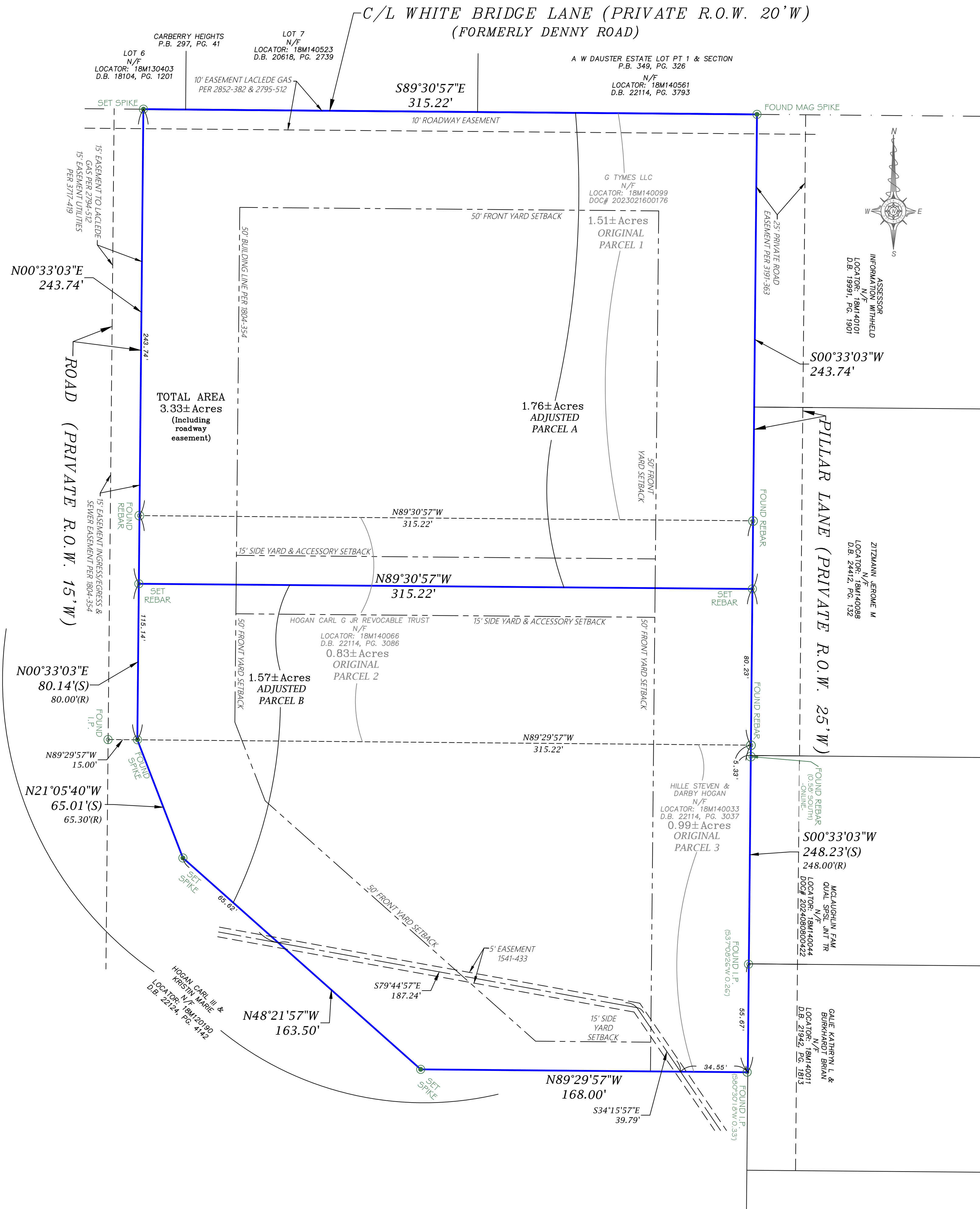
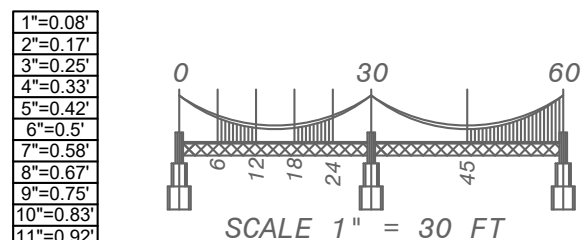


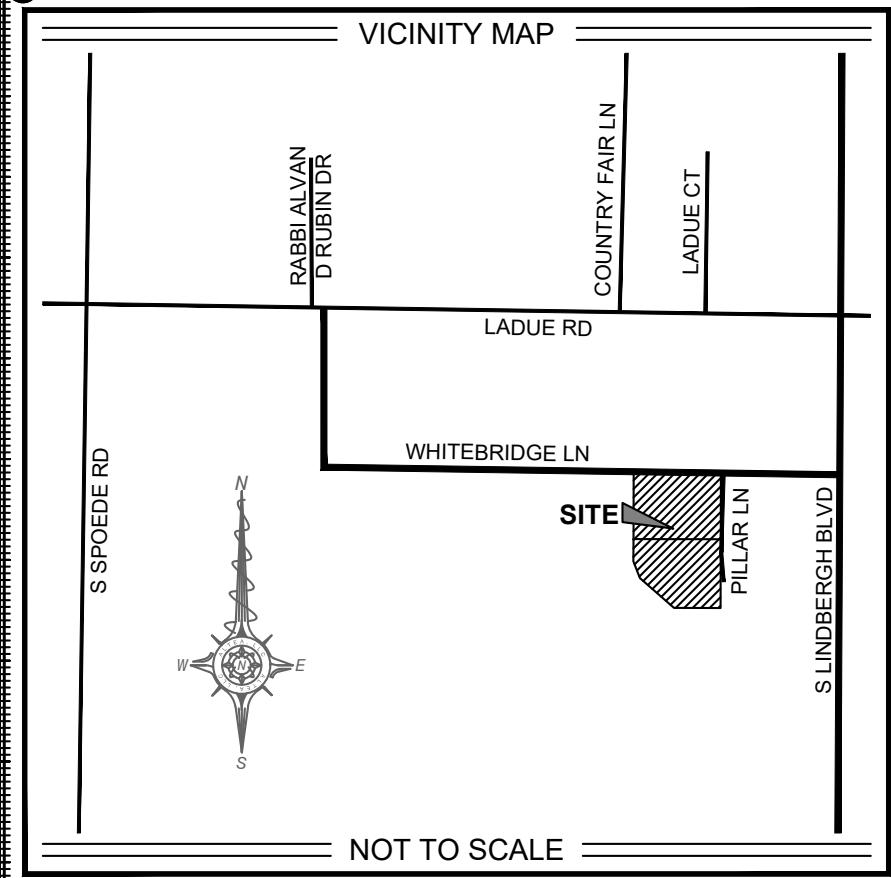
REVISIONS		
3	ADJUSTED SETBACK LINES	9/9/2025
2	ADDRESSED CITY COMMENTS	9/7/2025
1	ADDRESSED CITY COMMENTS	9/5/2025
NO.	REVISION / ISSUE	DATE

PREPARED FOR
STEVE HILLE
314-761-7773
10376 WHITE BRIDGE LANE
CREVE COEUR, MO 63141
HILLE.STEVE@GMAIL.COM



SHEET IDENTIFICATION		
BOUNDARY ADJUSTMENT		
PROJECT NUMBER 25-1667-O-BA-U2		
FIELD CREW:	CKL	SHEET
SURVEYED:	7/7/2025	2 OF 2
DRAFTER:	SA	
DRAFTED:	8/5/2025	
REVIEWER:	BLH	
REVIEWED:	8/8/2025	





BOUNDARY ADJUSTMENT PLAT

WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT

PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER,
IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST
IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS			
I.P. = IRON PIPE	I.R. = IRON ROD		
B.M. = BENCH MARK	ELEV. = ELEVATION		
P.B. = PLAT BOOK	P.C. = PAGE		
BK. = BOOK	S.F. = SQUARE FEET		
ESMT. = EASEMENT	BLDG. = BUILDING		
NF. = NOW OR FORMERLY	CONC. = CONCRETE		
ASPH. = ASPHALT	R.O.W. = RIGHT-OF-WAY		
PROP. = PROPERTY	COL. = CORNER		
FL. = FLOW LINE	CL. = CENTERLINE		
(R) = RECORD	(S) = SURVEYED		
(C) = CALCULATED	(NR) = NON-RADIAL		
T.F. = TOP OF FOUNDATION	F.F. = FINISHED FLOOR		
R.O.W. = RIGHT-OF-WAY			
P.V.C. = POLYVINYL CHLORIDE PIPE			
R.C.P. = REINFORCED CONCRETE PIPE			
V.C.P. = VITRIFIED CLAY PIPE			

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

STEVEN HILLE DARBY HOGAN HILLE

SIGNATURE DATE SIGNATURE DATE

PRINT NAME PRINT NAME

STATE OF MISSOURI }
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED STEVEN HILLE & DARBY HOGAN HILLE TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THIS LOT ADJUSTMENT PLAT DOES NOT REDUCE ANY LOT BELOW THE MINIMUM REQUIRED FRONTAGE OR AREA PER THE CURRENT ZONING CLASSIFICATION.

IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

CARL G. HOGAN JR. REVOCABLE TRUST

SIGNATURE DATE SIGNATURE DATE

PRINT NAME PRINT NAME

STATE OF MISSOURI }
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____, WHO BY ME DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF THE CARL G. HOGAN JR. REVOCABLE TRUST, IN THE STATE OF MISSOURI, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID _____, DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE HAVE CAUSED SAID TRACTS OF LAND TO BE SURVEYED AND ADJUSTED AS SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT".

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, NOR DOES IT RELEASE ANY EXISTING EASEMENT RIGHTS.

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IT IS HEREBY CERTIFIED THAT ALL TAXES ON THE SUBJECT TRACT HAVE BEEN PAID IN FULL.

G. TYMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY _____

SIGNATURE DATE SIGNATURE DATE

PRINT NAME PRINT NAME

STATE OF MISSOURI }
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____, WHO BY ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS A MANAGING MEMBER OF G. TYMES, LLC, A MISSOURI 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 ON THE DAY AND YEAR LAST ABOVE WRITTEN. IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDERS SCRIPT

THERE ARE NO LIENS OR LIENORS ON ADDRESS 10370 WHITE BRIDGE LANE.
THERE ARE NO LIENS OR LIENORS ON ADDRESS 10372 WHITE BRIDGE LANE.
THERE ARE NO LIENS OR LIENORS ON ADDRESS 10376 WHITE BRIDGE LANE.

TITLE NOTES

PARCEL NO. 18M140099 (10370 WHITE BRIDGE LANE) (PARCEL 1)

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBERS 23-317196-MK. DATED JANUARY 5, 2023.

- EASEMENT GRANTED TO U.E. PER 1470-370; SAID DOCUMENT MAKES REFERENCE TO DEED 1079-487. DUE TO POOR RECORDING QUALITY AND AMBIGUITIES IN DEED 1079-487, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED OF SAID EASEMENT WAS NOT DETERMINED.
- SEWER EASEMENT PER 1541-433; AS SHOWN HEREON.
- RESTRICTIONS AS SET OUT IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR INGRESS AND EGRESS IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR SEWER AND SEPTIC PURPOSES IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT GRANTED TO LACLEDE GAS COMPANY PER 2795-512; AS SHOWN HEREON.
- EASEMENT FOR ROAD PURPOSES PER 1605-271; NOT LOCATED ON SUBJECT PROPERTY.
- EASEMENT TO LACLEDE GAS COMPANY PER 2788-492; DOES NOT APPEAR TO BE AN EASEMENT DEDICATED TO LACLEDE GAS.

PARCEL NO. 18M140066 (10372 WHITE BRIDGE LANE) (PARCEL 2)

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBERS 16-202846-MK. DATED JUNE 3, 2016.

- EASEMENT GRANTED TO U.E. PER 1470-370; SAID DOCUMENT MAKES REFERENCE TO DEED 1079-487 AND DUE TO POOR RECORDING QUALITY AND AMBIGUITIES IN DEED 1079-487, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED.
- SEWER EASEMENT PER 1541-433; AS SHOWN HEREON.
- EASEMENT RESERVED FOR INGRESS AND EGRESS IN DEED RECORDED IN 1840-354; AS SHOWN HEREON AND PER DEED 2297-24; NOT LOCATED ON SUBJECT PROPERTY.
- EASEMENT GRANTED TO LACLEDE GAS COMPANY PER 2852-382; AS SHOWN HEREON.

PARCEL NO. 18M140033 (10376 WHITE BRIDGE LANE) (PARCEL 3)

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE/COMMITMENT NUMBERS 16-202837-MK. DATED JUNE 3, 2016.

- EASEMENT GRANTED TO UNION ELECTRIC COMPANY PER 1470-370; SAID DOCUMENT MAKES REFERENCE TO DEED 1079-487. DUE TO POOR RECORDING QUALITY AND AMBIGUITIES IN DEED 1079-487, THE EXACT LOCATION OF SAID EASEMENT WAS NOT DETERMINED OF SAID EASEMENT WAS NOT DETERMINED.
- RESTRICTIONS AS SET OUT IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR INGRESS AND EGRESS IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT RESERVED FOR SEWER AND SEPTIC PURPOSES IN DEED RECORDED IN 1804-354; AS SHOWN HEREON.
- EASEMENT FOR DRIVEWAY AND PUBLIC UTILITIES PER 3717-419; AS SHOWN HEREON.

MUNICIPALITY CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS BOUNDARY ADJUSTMENT PLAT WAS APPROVED BY THE CREVE COEUR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, PURSUANT TO SECTION 410.030.D OF THE SUBDIVISION REGULATIONS, IN CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF CREVE COEUR.

CITY OF CREVE COEUR, MISSOURI

JULIE LABONTE
CHAIR, PLANNING AND ZONING COMMISSION

KELLIE HEKKE
CITY CLERK

PROPERTY DESCRIPTION (ORIGINAL)

ORIGINAL PARCEL 1:
10370 WHITE BRIDGE LANE

DEED DOC: 2023021600176
PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A. W. DAUSTER, DECEASED, IN THE WEST HALF OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, THE PLAT OF WHICH IS ATTACHED TO COMMISSIONER'S REPORT IN SAID PARTITION, RECORDED IN BOOK 85 PAGE 342 OF THE ST. LOUIS COUNTY RECORDS DESCRIBED AS: BEGINNING AT A POINT IN THE CENTER LINE OF A PRIVATE ROAD 20 FEET WIDE IN THE NORTH LINE OF SAID LOT 8, 461.32 FEET WEST OF THE CENTER LINE OF DENNY ROAD, AS WIDENED; THENCE NORTH 89 DEGREES 31 MINUTES WEST ALONG THE CENTER LINE OF SAID PRIVATE ROAD, 20 FEET WIDE, BEING ALSO THE NORTH LINE OF LOTS 8 AND 7, 315 FEET 2 5/8 INCHES TO A POINT; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 7, 208.74 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO THEODORE P. MCNULTY AND WIFE BY DEED RECORDED IN BOOK 3437, PAGE 80 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID MCNULTY PROPERTY, 315 FEET 2 5/8 INCHES TO THE NORTHEAST CORNER THEREOF; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LOT 8, 208.74 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ORIGINAL PARCEL 2:
10372 WHITE BRIDGE LANE

DB: 22114-3086
PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A. W. DAUSTER, DECEASED, IN THE WEST HALF OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, PLAT OF WHICH IS ATTACHED TO REPORT OF COMMISSIONERS IN SAID PARTITION AND RECORDED IN BOOK 86 PAGE 342 OF AND DESCRIBED AS: FRONTING 115 FEET ON THE EAST LINE OF A ROADWAY 15 FEET WIDE, BY A DEPTH EASTWARDLY OF 315 FEET 2-5/8 INCHES; BOUNDED EAST BY PROPERTY NOW OR FORMERLY OF NICHOLAS LINK, SOUTH BY PROPERTY CONVEYED TO THEODORE P. MCNULTY AND WIFE, BY DEED RECORDED IN BOOK 1804 PAGE 354 AND WEST BY THE EAST LINE OF SAID ROADWAY.

ORIGINAL PARCEL 3:
10376 WHITE BRIDGE LANE

DB: 22114-3037
PARTS OF LOTS 7 AND 8 OF THE PARTITION OF ESTATE OF A. W. DAUSTER, DECEASED, IN WEST HALF OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, PLAT OF WHICH IS ATTACHED TO THE COMMISSIONER'S REPORT IN SAID PARTITION AND RECORDED IN BOOK 86 PAGE 342 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE AND DESCRIBED AS: BEGINNING AT AN IRON PIPE IN THE NORTHEAST CORNER OF A TRACT OF 2.455 ACRES CONVEYED TO THEODORE P. MCNULTY AND WIFE BY DEED RECORDED IN BOOK 1804 PAGE 354 AND RUNNING THENCE SOUTH 0 DEGREES 32 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT OF 2.455 ACRES, 168 FEET TO AN IRON PIPE; THENCE LEAVING THE EAST LINE OF SAID TRACT AND RUNNING NORTH 89 DEGREES 30 MINUTES WEST, 168 FEET TO A POINT; NORTH 48 DEGREES 165.30 FEET TO A POINT; THENCE NORTH 20 DEGREES 55 MINUTES WEST, 65.30 FEET TO AN OLD IRON PIPE IN THE NORTH LINE OF SAID TRACT OF 2.455 ACRES, THENCE SOUTH 89 DEGREES 30 MINUTES EAST ALONG SAID NORTH LINE 315 FEET 2-5/8 INCHES TO THE BEGINNING, ACCORDING TO SURVEY THEREOF MADE BY R. DAN BOLES, CIVIL ENGINEER AND SURVEYOR DURING THE MONTH OF OCTOBER 1952.

PROPERTY DESCRIPTION (SURVEYED)

ADJUSTED PARCEL A:
A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2023021600176 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING AT THE INTERSECTION OF CENTERLINE OF A PRIVATE ROAD KNOWN AS WHITE BRIDGE LANE, SAID LINE ALSO BEING THE NORTH LINE OF LOT 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, AND THE EAST RIGHT-OF-WAY LINE OF A 15 FOOT WIDE PRIVATE ROAD RUNNING NORTH AND SOUTH, THENCE ALONG THE CENTERLINE OF WHITE BRIDGE LANE, SOUTH 89 DEGREES 30 MINUTES 57 SECONDS EAST, 315.22 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 243.74 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 57 SECONDS WEST, 315.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 15 FOOT WIDE PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 33 MINUTES 03 SECONDS EAST, 243.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.76 ACRES (76,831.39 SQUARE FEET) MORE OR LESS.

ADJUSTED PARCEL B:
A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2023021600176 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING AT THE INTERSECTION OF CENTERLINE OF A PRIVATE ROAD KNOWN AS WHITE BRIDGE LANE, SAID LINE ALSO BEING THE NORTH LINE OF LOT 8 OF PARTITION OF ESTATE OF A.W. DAUSTER; THENCE SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 243.74 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 243.23 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 57 SECONDS WEST, 168.00 FEET; THENCE NORTH 48 DEGREES 21 MINUTES 57 SECONDS WEST, 163.50 FEET; THENCE NORTH 21 DEGREES 05 MINUTES 40 SECONDS WEST, 65.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 15 FOOT PRIVATE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 33 MINUTES 03 SECONDS EAST, 80.14 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 30 MINUTES 57 SECONDS EAST, 315.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES (68,301.08 SQUARE FEET) MORE OR LESS.

SURVEYOR'S STATEMENT

AT THE REQUEST OF STEVE HILLE, G. TYMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND HOGAN CARL G. JR. REVOCABLE TRUST, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2025, EXECUTED A RESURVEY OF A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE 8-8-25

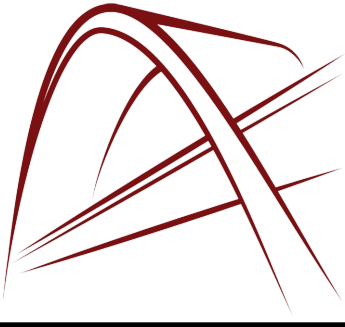


REVISIONS

NO.	REVISION / ISSUE	DATE
3	ADJUSTED SETBACK LINES	9/9/2025
2	ADDRESSED CITY COMMENTS	9/7/2025
1	ADDRESSED CITY COMMENTS	9/5/2025

PREPARED FOR

STEVE HILLE
314-761-7773
10376 WHITE BRIDGE LANE
CREVE COEUR, MO 63441
HILLE.STEVE@GMAIL.COM



ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2025 ALTEA, LLC
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION		
NOTES		
PROJECT NUMBER		
25-1667-O-BA-U2		
FIELD CREW:	CKL	SHEET 1 OF 2
SURVEYED:	7/7/2025	
DRAFTER:	SAA	
DRAFTED:	8/5/2025	
REVIEWER:	BLH	
REVIEWED:	8/8/2025	

WHITE BRIDGE VALLEY BOUNDARY ADJUSTMENT PLAT

PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST
IN THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

I.P.	=	IRON PIPE	I.R.	=	IRON ROD
B.M.	=	BENCH MARK	ELEV.	=	ELEVATION
P.B.	=	PLAT BOOK	P.G.	=	PLATE
BK.	=	BOOK	S.F.	=	SQUARE FEET
ESMT.	=	EASEMENT	BLDG.	=	BUILDING
NF	=	NOW OR FORMERLY	CONC.	=	CONCRETE
ASPH.	=	ASPHALT	R.O.W.	=	RIGHT-OF-WAY
PROP.	=	PROPERTY	COR.	=	CORNER
FL.	=	FLOW LINE	CL.	=	CENTERLINE
(R)	=	RECORD	(S)	=	SURVEYED
(C)	=	CALCULATED	(NR)	=	NON-RADIAL
T.F.	=	TOP OF FOUNDATION	F.F.	=	FINISHED FLOOR
R.O.W.	=	RIGHT-OF-WAY			
P.V.C.	=	POLYVINYL CHLORIDE PIPE			
R.C.P.	=	REINFORCED CONCRETE PIPE			
V.C.P.	=	VITRIFIED CLAY PIPE			

SURVEY MARKERS			
FOUND/SET SEMI-PERMANENT MONUMENT	FOUND/SET PERMANENT MONUMENT	FOUND/SET CROSS	FOUND/SET ANCHOR
FOUND/SET NOTCH	FOUND/SET ARROW	SET STAKE	

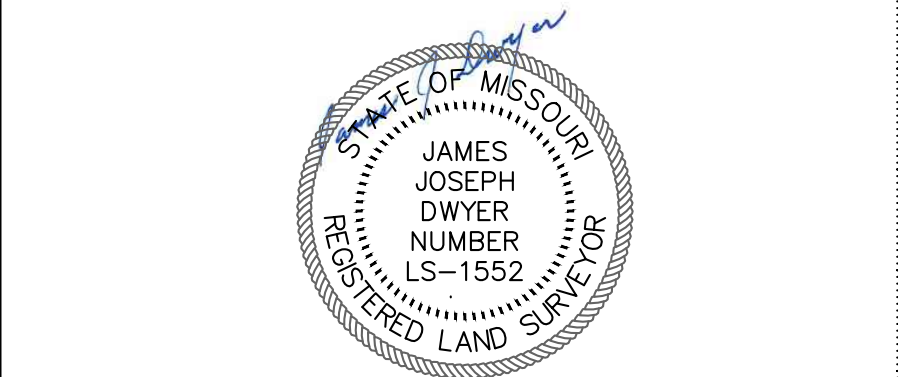
LINE TYPES			
CHAIN FENCE	EASEMENT LINE	SETBACK LINE	PARCEL LINE
BOUNDARY LINE	WOOD/VINYL/ METAL FENCE	WIRE FENCE	BUILDING FOOTPRINT CENTERLINE

- SURVEYOR'S NOTES**
- BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON JULY 7, 2025 WITH THE FOLLOWING PARAMETERS:
ZONE: MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS14356476177 (CORS-ID MO5)
N (Y) = 302843.569 (METERS)
E (X) = 235887.381 (METERS)
ELEVATION = 459.87'
COMBINED FACTOR = 0.99993347
VERTICAL DATUM: NAVD83 (GEOID12B)
 - THE SUBJECT TRACT CONTAINS 3.33 ACRES MORE OR LESS (145,132 SQUARE FEET MORE OR LESS).
 - A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSIDERED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
 - THE SOURCE OF PROPERTY DESCRIPTION:
DEED BOOK: 22114, PAGE: 3037
DEED BOOK: 22144, PAGE: 3086
DEED DOC: 2023021600176
 - PER THE CITY OF CREVE COEUR, THE PROPERTY SHOWN HEREON IS ZONED "A" RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
FRONT YARD SETBACK - 50 FT
REAR YARD SETBACK - 30 FT
SIDE YARD SETBACK - 15 FT
ACCESSORY SETBACKS:
REAR SETBACK - 5 FT
SIDE SETBACK - 15 FT
(FRONT YARD SETBACK IS ALONG ANY RIGHT-OF-WAY)
EXISTING BUILDINGS ARE NON-CONFORMING

SURVEYOR'S STATEMENT

AT THE REQUEST OF STEVE HILLE, G. TYMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND HOGAN CARL G. JR. REVOCABLE TRUST, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2025, EXECUTED A RESURVEY OF A TRACT OF LAND BEING PART OF LOTS 7 AND 8 OF PARTITION OF ESTATE OF A.W. DAUSTER, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BASED UPON THE RESULTS OF SAID RESURVEY HAVE ADJUSTED THE TRACT IN THE MANNER SHOWN HEREON. THE RESULTS OF SAID RESURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS FOR URBAN CLASS PROPERTY AT THE TIME OF THIS RESURVEY. THIS SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE 8-8-25

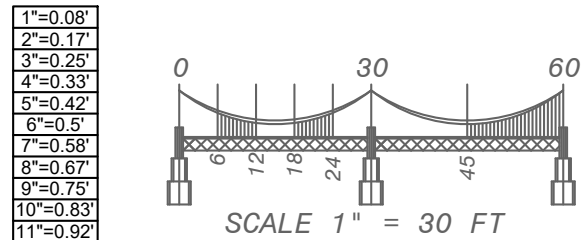
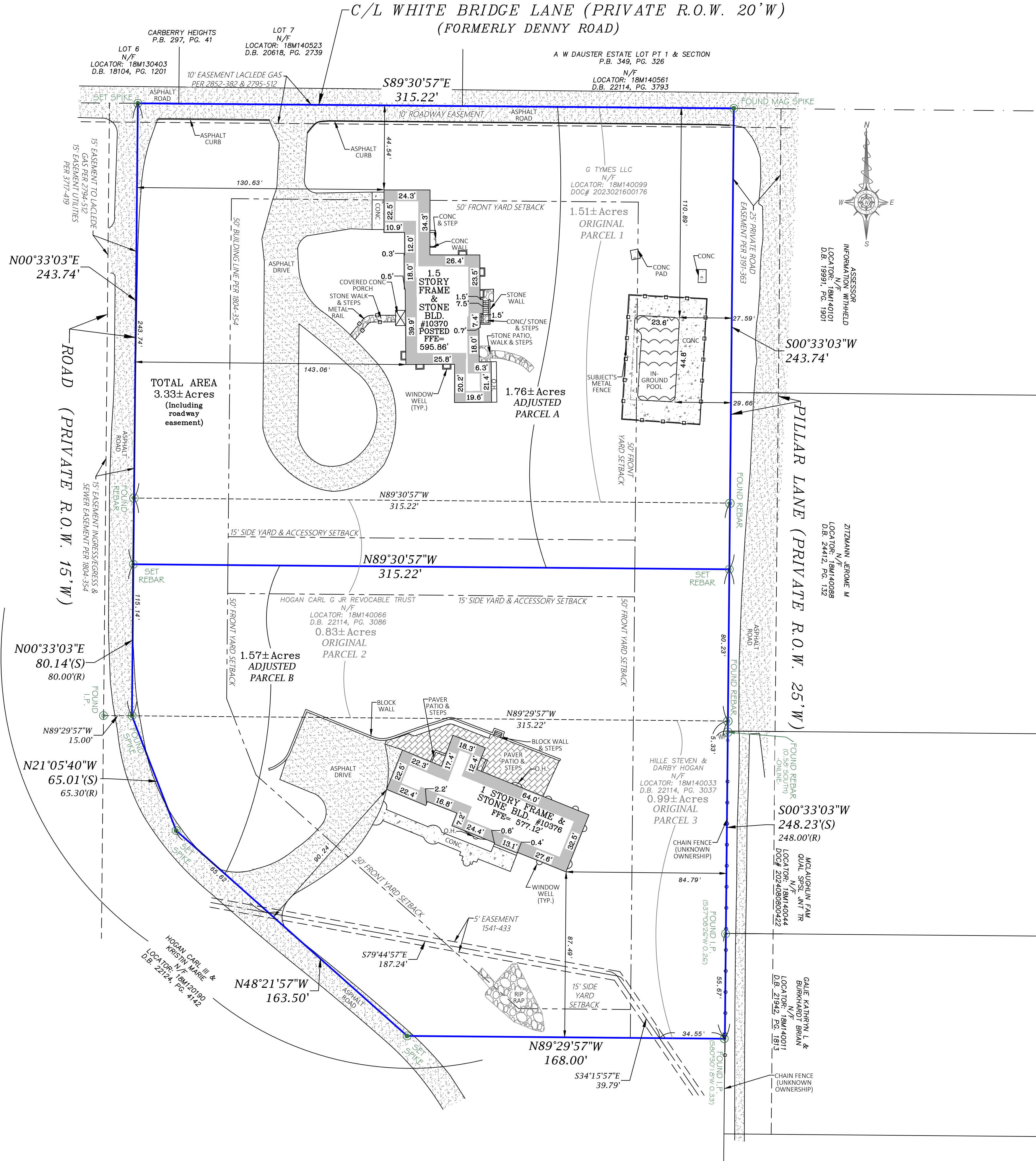


REVISIONS			
XXX	ADJUSTED SETBACK LINES	9/9/2025	
2	ADDRESSED CITY COMMENTS	9/7/2025	
1	ADDRESSED CITY COMMENTS	9/5/2025	
NO.	REVISION / ISSUE	DATE	

PREPARED FOR
STEVE HILLE
314-761-7773
10376 WHITE BRIDGE LANE
CREVE COEUR, MO 63141
HILLE.STEVE@GMAIL.COM

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM © 2025 ALTEA, LLC
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

SHEET IDENTIFICATION BOUNDARY ADJUSTMENT	
PROJECT NUMBER 25-1667-O-BA-U2	
FIELD CREW: CKL	SHEET
SURVEYED: 7/7/2025	2 OF 2
DRAFTER: SAA	
DRAFTED: 8/5/2025	
REVIEWER: BLH	
REVIEWED: 8/8/2025	



We, the undersigned property owners, hereby acknowledge and agree to the proposed boundary adjustment as described in the accompanying survey/plat. By signing below, each of us consents to the submission of this boundary adjustment for review and approval by the City of Creve Coeur.

Property Owners:

1. _____

Steve Hille

08 / 27 / 2025

Steven Hille

Date

2. _____

Carl Hogan Jr

08 / 28 / 2025

Carl G Hogan Jr Revocable Trust

Date

3. _____

Carl Hogan Jr

08 / 28 / 2025

G Tymes, LLC

Date

CERTIFICATE *of* SIGNATURE

REF. NUMBER
AP9BF-RPU84-CUIXN-YUG5Y

DOCUMENT COMPLETED BY ALL PARTIES ON
28 AUG 2025 21:45:38 UTC

SIGNER

CARL HOGAN JR

EMAIL
CHOGAN@HOGAN1.COM

TIMESTAMP

SENT
28 AUG 2025 21:17:28 UTC

VIEWED
28 AUG 2025 21:18:26 UTC

SIGNED
28 AUG 2025 21:18:58 UTC

SIGNATURE



IP ADDRESS
12.170.192.34

LOCATION
ST LOUIS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
28 AUG 2025 21:18:26 UTC

STEVE HILLE

EMAIL
HILLE.STEVE@GMAIL.COM

SENT
28 AUG 2025 21:17:28 UTC

VIEWED
28 AUG 2025 21:45:04 UTC

SIGNED
28 AUG 2025 21:45:38 UTC



IP ADDRESS
108.64.31.3

LOCATION
ST LOUIS, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
28 AUG 2025 21:45:04 UTC





city

of

CREVE COEUR

PLANNING DIVISION

File # _____

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

PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION PLAT

Title of Project: 10370 White Bridge Lane Boundary Adjustment

Location of Project: 10370-10376 White Bridge Lane

Locator # 18M140099, 18M140066, 18M140033

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

Applicant: <u>Steven Hille</u> Name	Applicant's Representative (if applicable): <u>Lora Headrick</u> Name
Company (If Applicable) <u>10376 White Bridge Lane</u> Address	Company (If Applicable) <u>Altra, LLC</u> Address
<u>Creve Coeur, MO 63141</u> Address	<u>3906 Old Hwy 96 S. Ste 600</u> Address
<u>Telephone # (314) 761-7773</u>	<u>St. Charles, MO 63304</u> Address
<u>Fax #</u>	<u>Telephone # (636) 477-6000</u>
<u>Email: hille.steve@gmail.com</u>	<u>Fax #</u>
	<u>Email: pod@altrals.com</u>

APPLICANT:

Architect _____ Engineer _____ Surveyor ☒ Agent _____ Owner _____

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:00 P.M. on Monday, 9/15, 2025.

SUBMITTAL CHECKLIST

- ☐ P&Z Agenda Application
- ☐ \$250 Filing Fee Paid
- ☒ Draft Preliminary Plat
- ☐ Landscape Plan
- ☐ Tree Preservation Plan
- ☐ Digital copy of all documents

Signature [Signature]

Title Managing Member

Date 8-12-25



APPLICATION TO PLANNING AND ZONING COMMISSION
#25-025: A CONDITIONAL USE PERMIT FOR THE REPLACEMENT OF TWO
MISSOURI AMERICAN WATER COMPANY WATER TANKS LOCATED AT
9989 OLD OLIVE STREET ROAD

FOR THE MEETING OF: Monday, September 15, 2025, 6:00 PM.

LOCATION: 9989 Old Olive Street Road (see attached map). Zoned GC-General Commercial Zoning District.

REQUEST: Tim Straszacker, of Horner and Shifrin, Inc, on behalf of Missouri American Water, has submitted an application for a conditional use permit with site development plan for the replacement of two existing steel water tanks with two prestressed concrete water tanks in a similar footprint at 9989 Old Olive Street Road. The property is in the “GC” General Commercial zoning district. Water Supply and Irrigation Systems, NAICS 221310, is a Conditional Use in the “GC” zoning district and requires a Conditional Use Permit with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION:

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for Conditional Uses?

Creve Coeur 2030 Plan References

- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan
- Old Olive Street Road Great Street Plan

Zoning Code References

- Section 405.360: GC-General Commercial Zoning District
- Section 405.470: Conditional Uses

APPLICANT: Tim Straszacker
Horner & Shifrin, Inc.
401 S. 18th Street, Ste 400
St. Louis, MO 63103

PROPERTY OWNER:

Missouri American Water Company
727 Craig Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development

DATE: 9/10/2025

ATTACHMENTS: Applicant’s Materials received 9/5/2025
Draft Ordinance

BACKGROUND

Missouri American Water Company operates a water distribution facility at 9989 Old Olive Street Road which currently contains two water tanks and a pump station. The water facility was originally constructed in 1929 and expanded in 1954. In 2019, the City approved a conditional use permit (Ordinance No. 5649) to allow the construction of a new pump station to relocate and replace the aging pump station, which maintains water pressure to large portions of St. Louis County. The plans also included several changes to the site. The water company worked with the City to relocate an entrance drive off Old Olive, install a decorative security fence and street trees along the roadway frontages, and dedicate an easement to facilitate future streetscape improvements as called for in the 39 North Old Olive Great Streets Plan.

The conditional use permit issued in 2019 also included a condition of approval that required the water company to coordinate with the City when the tanks are to be repainted regarding decorative treatment and/or paint color to facilitate desirable integration to the 39 North District. With this application, the water company seeks approval from the City to replace the existing tanks with new tanks. Exterior design options have been proposed to fulfill the previous requirement to enhance the appearance of the tanks.

PROPOSAL

The water company is seeking to replace the two existing steel water tanks on site as they are reaching the end of their service life. The proposed project will demolish the existing tanks and replace them with newly constructed Prestressed Concrete Tanks with an expected service life of 50 or more years. In consideration of the prior site work that was completed in 2019 when the pump station was replaced, no other site changes are proposed.

The new tanks will be located in the same location on the site as the existing tanks and will be circular in appearance. The footprint of the new tanks will be reduced compared to the existing and the height will be increased. The new tanks will be 61-feet in height with a diameter of approximately 215-feet.

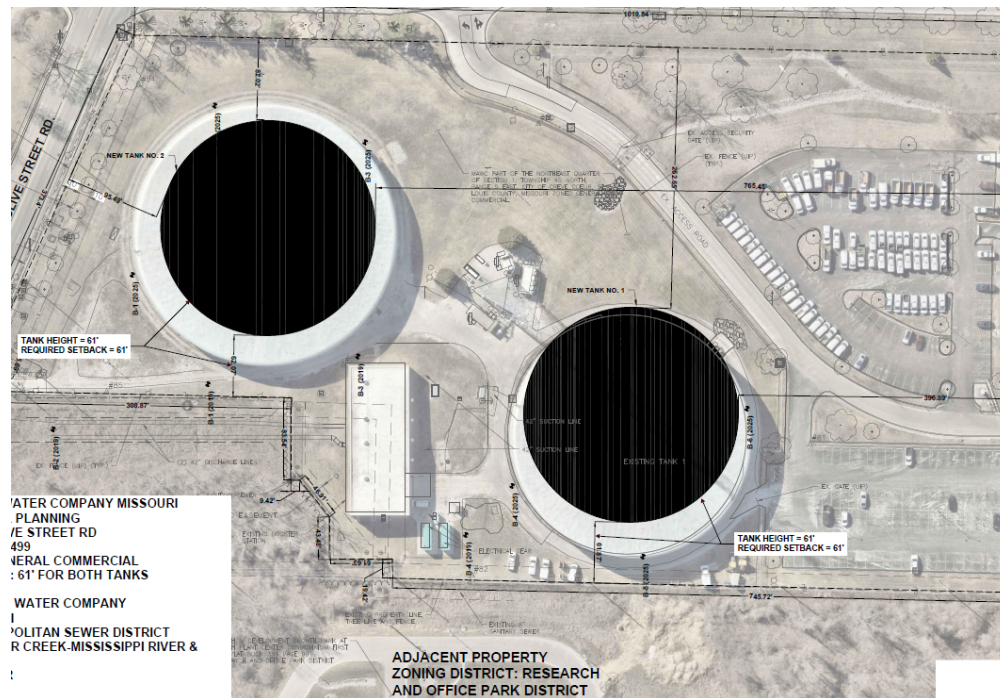
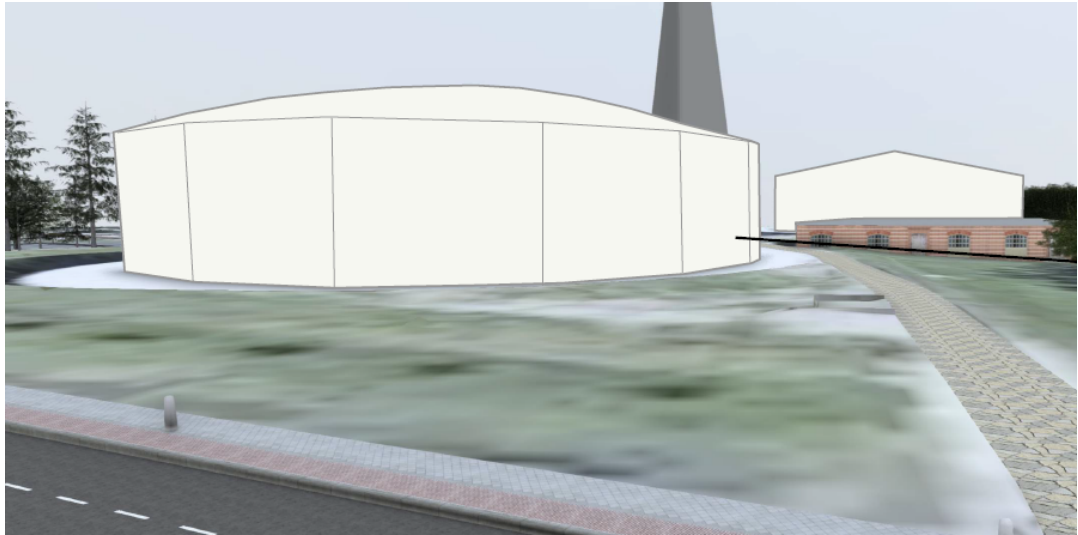


Figure 1: Site plan view of the new water tanks superimposed over the existing tanks.

Exterior Design

The water company has submitted three options for the exterior for the new water tanks as described below:

Option 1: Provide an exterior coating consisting of a range of neutral colors from white, tan, gray and sage. This can be considered the standard design approach.



Option 2: Provide a colored exterior finish to match the colors of the surrounding buildings such as the water company's new pump station and the Danforth Plant Science Center. This could be achieved by dying the concrete or applying an exterior coating such as EIFS.



Option 3: Provide a brick/masonry-look façade to match the brick/masonry façades of the surrounding buildings. This can be done using concrete forms.



The applicant has indicated to staff that the final decision is dependent on the selection of a tank manufacturer and general contractor. This could result in Options 1 and 2 not being feasible for the water company.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Helix Center Biotech Incubator	LI- Light Industrial	NA
South	Office Development	GC-General Commercial District	Old Olive Street Road
East	Danforth Plant Science Center	RO-Research and Office Park District respectively	NA
West	Office Development	GC-General Commercial District	Corporate Square Drive

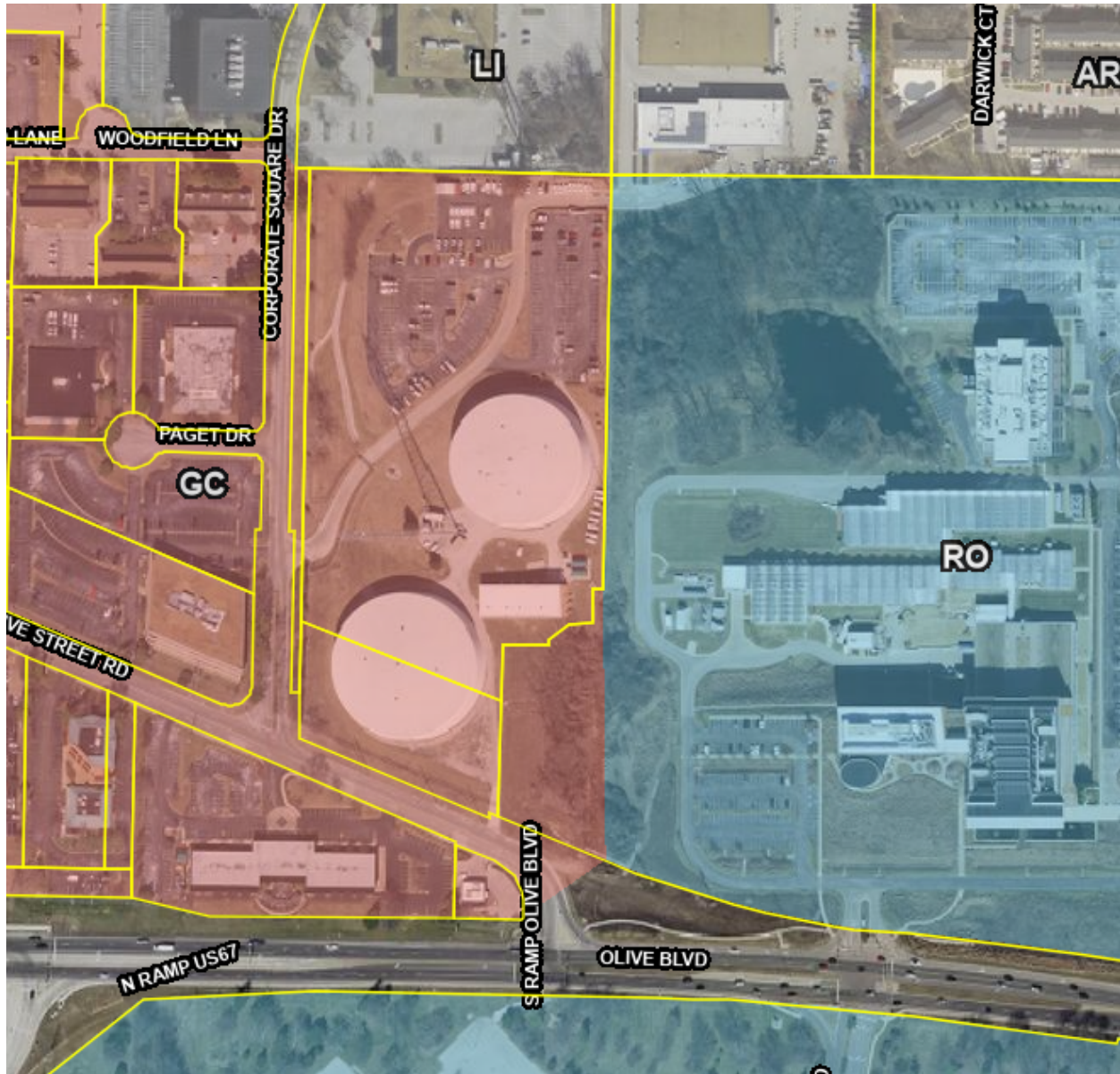


Figure 2: Image from the City's GIS

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) of the Creve Coeur 2030 Plan that envisions a sustainable hub for cutting-edge research, job opportunities and community amenities that encourage innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment, and includes a variety of active, office, and residential ground floor uses. The 39N and Old Olive Great Street Plan both acknowledge the MAWC's continued existence and do not envision a change in use to this site, while Old Olive Street Road is viewed as a key corridor for the 39N District. The Old Olive Street Road Plan and 39N Master Plan does show signage on the water tanks to help identify the district. The desire to upgrade the appearance of the tanks at the time when they require maintenance was acknowledged in the 2019 ordinance which required the water company to work with the City to incorporate design and colors of the tanks when repainted to complement the district. This proposal incorporates these design intentions and, as a result, the proposal meets with the goals and objectives of the Comprehensive Plan, as well as furthers the site towards the draft Old Olive Great Streets Plan and the 39N Master Plan.

DESIGN GUIDELINES REVIEW

The City's Design Guidelines encourage high quality architectural design, and that all elevations should receive equal design consideration, where natural materials such as stone and brick are preferred. For utility-type buildings, the Design Guidelines recommend that these buildings directly relate in material, character, and detail to the primary building(s) on the site (p.14). The proposal meets with the recommendations of the Design Guidelines as the applicant has worked with the City and the 39 North organization to develop a color change or decorative treatment to the exterior of the ground storage tanks in an effort to facilitate desirable integration into the surrounding development and existing pump station.



Figure 3: Close up image of the water company pump station building with the existing tank in the background.



Figure 4: Close up image of the Danforth Plant Science Center building

ZONING REVIEW

Water Supply and Irrigation Systems, NAICS 221310, is a Conditional Use in the “GC” zoning district and requires a Conditional Use Permit with review and final approval by the City Council upon the recommendation of the Planning and Zoning Commission. The GC District has a maximum site coverage of 63%, where the site plan indicates no change in site coverage from existing conditions, which is 47% as shown on the previous site plan.

Section 405.470.A for Conditional Uses provides the following requirements for Water Supply and Irrigation Systems (NAICS 221310):

Water supply And Irrigation Systems — NAICS 221310 (conditional use in the "GC" and "LI" district).

- a. Shall be located on lots of at least three (3) acres in the "LI" Light Industrial District.
- b. Shall be located on lots of at least eight (8) acres in the "GC" General Commercial District.
- c. Elevated structures shall be set back from property lines a minimum of one (1) foot for every foot in height of the structure.

The site is 12.5 acres, and the water tank structures are 61-feet in height. The site plan shows the tanks being setback greater than 61-feet adjacent to all property lines. Therefore, the proposal meets the conditional use requirements.

Utility Facilities

The Zoning Regulations provide for specific regulations regarding any utility facilities, which include Facilities shall be located in such a manner as to reduce or eliminate their visibility, under Section 405.690(C)(1)(b). Further under subsection (c)

Facilities shall be a neutral color and shall not be bright, reflective or metallic. Black, gray and tan shall be considered neutral colors, as shall any color that blends with the surrounding dominant color and helps to camouflage the facilities. Sight-proof screening, landscape or otherwise, may be required for facilities taller than three (3) feet in height or covering in excess of four (4) square feet in size. Such screening shall be sufficient to reasonably conceal the facility. A landscape plan identifying the size and species of landscaping materials shall be approved by the Director prior to installation of any facility requiring landscape screening. The person responsible for the facilities shall be responsible for the installation, repair or replacement of

screening materials. Alternative concealment may be approved by the Director to the extent it meets or exceeds the purposes of these requirements.

Given the overall size and area of these utilities, screening is impractical. The applicant has submitted design options to blend with the surrounding dominant colors. Further, street trees exist along all street frontages which provide some measure of screening. In consideration of both elements, staff believes these requirements have been satisfied.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT
Staff finds that the proposal meets with the recommendations of the Comprehensive Plan and Design Guidelines and the requirements of the Zoning Regulations, subject to the determination of the exterior finish options presented. As previously stated, the applicant has indicated to staff that the final selection is dependent on a tank manufacturer and general contractor. This could result in the first two options ultimately not being feasible for the water company.

With these considerations in mind, staff recommends that the Commission select its preferred exterior option and allow for an alternate option. Any other changes to the design would require Planning and Zoning Commission review and approval in the form of a minor site development plan.

Staff is of the opinion that the brick-look façade (Option 3) is the most aesthetically appealing as it provides texture to these large structures and matches the predominant material of the surrounding buildings. With that being said, an exterior coating in a color that complements the Danforth Center, and the pump station would also be acceptable and would represent a much-improved appearance compared to the existing white tanks. These designs have been shared with the 39 North organization, and they support the color coordination approach with the Danforth Center and pump station. This option would also satisfy the prior condition of Ordinance No. 5649 which required paint color or decorative treatment to the tanks.

Staff has included a condition in the draft ordinance to approve Option 1, the brick-look option, and if not feasible, the tanks should provide a color similar to the adjacent pump station building and Danforth Plant Science Center building. In addition, instead of issuing a new conditional use permit for the replacement tanks, staff recommends that Ordinance 5649 be amended to include the replacement tanks while maintaining the prior conditions in that ordinance as follows:

All requirements of Ordinance No. 5649 shall remain in effect except as amended below:

1. Condition #9 of Ordinance #5649 is no longer valid and is to be removed.
2. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Department of Public Works for review and issuance of a Site Improvement Permit. The Grading Plans shall be in substantial conformance with the "Site Plans" received September 5, 2025, as bound together and submitted in conjunction with Application #25-025 by the Missouri American Water Company, except as modified below.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior tank elevations shall be in substantial conformance with the Elevations received September 5, 2025, as bound together and submitted in conjunction with Application #25-025 by Missouri American Water Company, except as modified below.
4. Exterior Tank Design Option 1 with the brick-look exterior, as shown in the plans received September 5, 2025, is approved with the alternate option of an exterior color similar to the adjacent pump station building and Danforth Plant Science Center building for staff review and approval of the final color selection. Should neither of those options be feasible, revised exterior designs and/or colors for the tanks shall require review and approval by the Planning and Zoning Commission as a minor site plan amendment.

5. 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.
6. 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.
7. 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.
8. 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 be bound by the approved Conditional Use Permit/Site Development Plan for the property and 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 AND MOTION

If the Planning and Zoning Commission finds the attached draft conditional use permit amendment 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. The following is an example of an appropriate motion for this application:

“I move to recommend approval of Application #25-025 for a Conditional Use Permit in the form of an amendment to Ordinance No. 5649 and Site Development Plan approval for replacement of two water tanks located at 9989 Old Olive Street Road subject to the conditions contained in the draft ordinance for the meeting of September 15, 2025” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

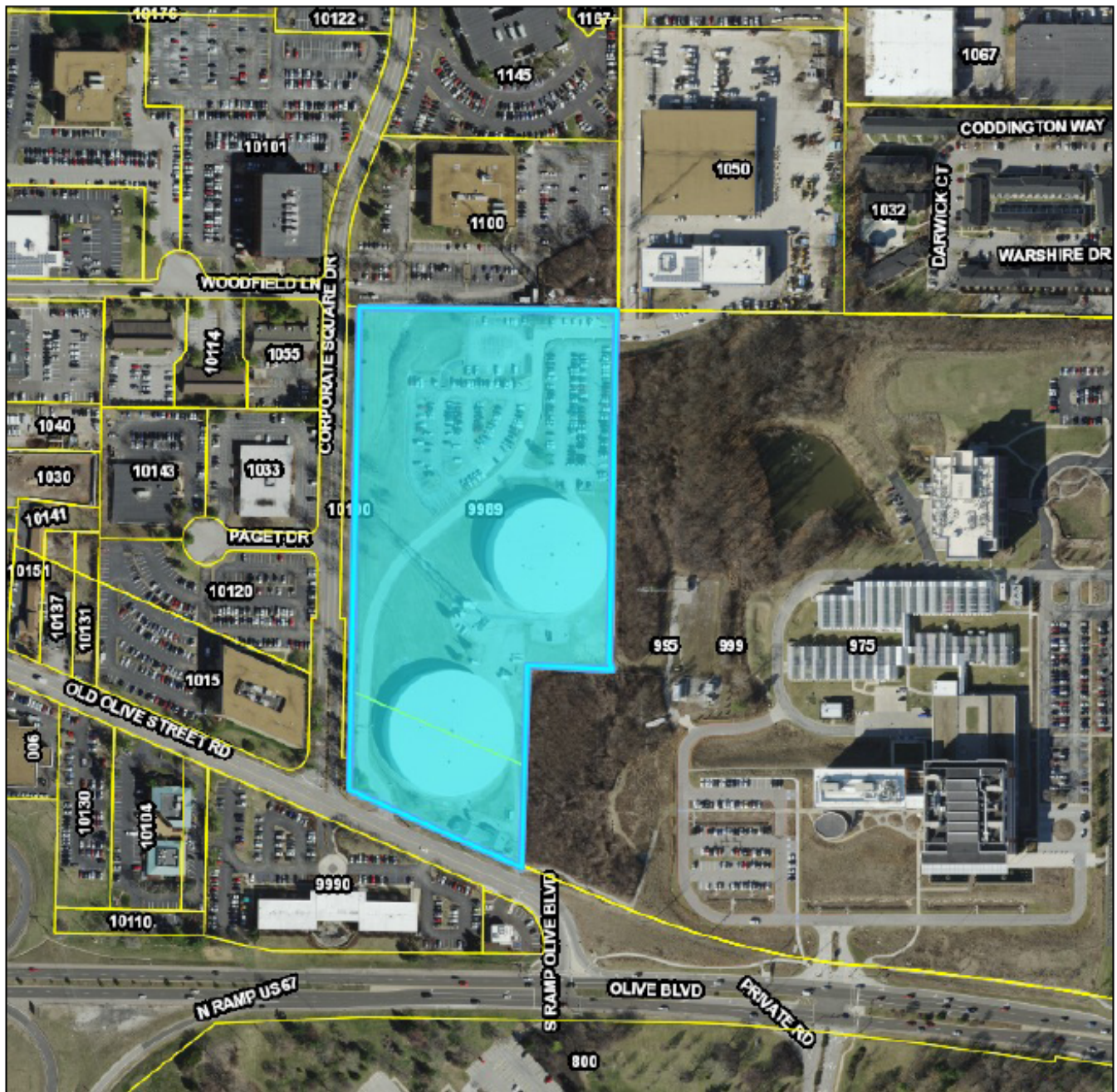
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

Missouri American Water Company



City Limits

Parcels

June 24, 2019



Prepared By

I HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Date: 7/16/2019



Description: View from Old Olive Street Road of the existing tank and pump station in the background. Old Olive Street Road Looking west.



Description: View of the existing water tank looking northeast from Old Olive Street Road.



Description: View of
the site looking north
toward Corporate
Square Drive

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5649 AUTHORIZING A
CONDITIONAL USE PERMIT FOR WATER SUPPLY AND IRRIGATION SYSTEMS
(NAICS 221310) FOR MISSOURI AMERICAN WATER COMPANY AT 9989 OLD
OLIVE STREET ROAD**

WHEREAS, an application was submitted by Tim Straszacker, of Horner & Shifrin, on behalf of Missouri American Water Company for an amendment to the conditional use permit (CUP), Ordinance No. 5649, to modify the terms and conditions of the ordinance relating to the replacement of the two existing water tanks, and to include a Site Development Plan; and

WHEREAS, under Section 405.210 Table A, Water Supply and Irrigation Systems (NAICS 221310) in the “GC”, General Commercial zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 15, 2025, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, for the conditional use permit amendment 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 amendment, subject to the conditions contained herein, at its meeting on September 15, 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 amended 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.

BILL NO. _____

ORDINANCE NO. _____

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 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: Ordinance 5649, the Conditional Use Permit, is hereby amended pursuant to Section 4 hereof for Missouri American Water Company at 9989 Old Olive Street Road in the "GC", General Commercial zoning district, whose legal description is as follows:

A tract of land in the northeast quarter of Section One. Township 45 North, Range 5 East, St. Louis County, Missouri and being part of the third amendment to the Bio Research & Development Growth Park at the Danforth Center Condominium recorded in a Plat Book 367 Pages 323-325 of the St. Louis County Recorder's Office, and being more particularly described as follows:

Beginning at a point on the norther line of said section, at the northeast corner of a tract of land now or formerly conveyed to St. Louis County Water Company, by instrument recorded in Deed Book 744, Page 599 of the St. Louis County Recorder's Office, said point is also the northwest corner of the third amendment to the Bio Research & Development Growth Park at the Danforth Center Condominium, Recorded in Plat Book 367 Pages 323-325 of the St. Louis County Recorder's Office; Thence south 01 degrees 19 minutes 29 seconds west, along the common property line of the previously stated owners, a distance of 745.67 feet to an old stone; thence north 88 degrees 40 minutes 31 seconds west, a distance of 18.89 feet to a point; thence south 00 degrees 34 minutes 16 seconds east, a distance of 61.63 feet to a point; thence south 89 degrees 05 minutes 44 seconds west, a distance of 43.48 feet to a point; thence south 51 degrees 03 minutes 37 seconds west, a distance of 46.94 feet to a point; thence south 00 degrees 28 minutes 11 seconds west, a distance of 9.42 feet to a point; thence north 89 degrees 31 minutes 49 seconds west, a distance of 83.54 feet to a point on the eastern line of a 15 feet wide strip of land conveyed to St. Louis County Water Company by instrument recorded in Deed Book 5848, Page 353 of the St. Louis County Records; thence south 01 degree 19 minutes 29 seconds west, along said eastern line, a distance of 308.86 feet to the southwestern corner of said third amendment to the Bio Research & Development Growth Park at the Danforth Center Condominium, said point being located on the northern line of a widening strip to the State of Missouri by Cause #222918 of the Circuit Court of St. Louis County, recorded in Deed Book 3955, Page 431 of the St. Louis County Records; thence north 67 degrees 26 minutes 21 seconds west, along the norther line of said widening strip, a distance of 16.09 feet to the northwest corner of said widening strip to the State of Missouri, said point also being located on the western line of said 15 feet wide strip to St. Louis County Water Company; thence south 01 degree 19 minutes 29 seconds west, along said west line, a distance of 10.18 feet to the southwest corner of said 15 feet wide strip to St. Louis County Water Company and to the northern right of way line of Old Olive Street Road, 60 feet wide, said point also being the southwest corner of a tract of land conveyed to St. Louis County Water Company by instrument recorded in Deed Book 744 Page 599 of said county records; thence north 66 degrees 51 minutes 17 seconds west, along the northern line of said Old Olive Street Road, a distance of 373.40 feet to the

BILL NO. _____

ORDINANCE NO. _____

southwest corner of the previously mentioned St. Louis County Water Company tract; thence departing Old Olive Street Road, north 01 degrees 19 minutes 40 seconds east, along the western line of said St. Louis County Water Company tract, a distance of 1019.84 feet to the northwest corner of said tract and the north line of said section 1; thence south 89 degrees 09 minutes 14 seconds east, along said section on line and the northern line of said St. Louis County Water Company tract, a distance of 541.10 feet to the point of beginning, containing 529,074 square feet or 12.469 acres.

Section 2: All requirements of Ordinance No. 5649 shall remain in effect except as amended below:

1. Condition #9 of Ordinance #5649 is no longer valid and is to be removed.
2. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Department of Public Works for review and issuance of a Site Improvement Permit. The Grading Plans shall be in substantial conformance with the "Site Plans" received September 5, 2025, as bound together and submitted in conjunction with Application #25-025 by the Missouri American Water Company, except as modified below.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior tank elevations shall be in substantial conformance with the Elevations received September 5, 2025, as bound together and submitted in conjunction with Application #25-025 by Missouri American Water Company, except as modified below.
4. Exterior Tank Design Option 1 with the brick-look exterior, as shown in the plans received September 5, 2025, is approved with the alternate option of an exterior color similar to the adjacent pump station building and Danforth Plant Science Center building for staff review and approval of the final color selection. Should neither of those options be feasible, revised exterior designs and/or colors for the tanks shall require review and approval by the Planning and Zoning Commission in the form of a site development plan amendment.
5. 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.
6. 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.
7. 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.

BILL NO. _____

ORDINANCE NO. _____

8. 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 be bound by the approved Conditional Use Permit/Site Development Plan for the property and 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 amendment in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations set forth in Ordinance 5635 amended as hereinabove set out in Section 3 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.

MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR WATER SUPPLY AND IRRIGATION SYSTEMS (NAICS 221310) FOR MISSOURI AMERICAN WATER COMPANY AT 9989 OLD OLIVE STREET ROAD

WHEREAS, the existing Missouri American Water Company facility at 9989 Old Olive Street Road was originally constructed in 1929 and expanded in 1954, and is pre-existing non-conforming; and

WHEREAS, the Missouri-American Water Company, applied for a conditional use permit for the construction of a new pump station to replace the existing aging pump station which maintains water pressure to large portions of St. Louis County; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 5, 2019, beginning at 6:30 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 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 5, 2019; 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. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. 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 community facilities or 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 water supply and irrigation systems (NAICS 221310) at 9989 Old Olive Street Road, in the "GC" General Commercial zoning district, whose legal description is as follows:
A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING PART OF THE DANFORTH PLANT CENTER CONDOMINIUM FIRST AMENDMENT RECORDED IN PLAT

BOOK 359 PAGE 99 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID SECTION ONE, AT THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO ST. LOUIS COUNTY WATER COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 744, PAGE 599 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF THE BIO RESEARCH DEVELOPMENT & GROWTH PARK AT THE DANFORTH PLANT CENTER CONDOMINIUM, FIRST AMENDMENT RECORDED IN PLAT BOOK 359 PAGE 99 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 01 DEGREES 19 MINUTES 29 SECONDS WEST, ALONG THE COMMON PROPERTY LINE OF THE PREVIOUSLY STATED OWNERS, A DISTANCE OF 745.67 FEET TO AN OLD STONE; THENCE NORTH 88 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 18.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 16 SECONDS EAST, A DISTANCE OF 61.63 FEET TO A POINT; THENCE SOUTH 89 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 43.48 FEET TO A POINT; THENCE SOUTH 51 DEGREES 03 MINUTES 37 SECONDS WEST, A DISTANCE OF 46.91 FEET TO A POINT; THENCE SOUTH 00 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 9.42 FEET TO A POINT; THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 83.54 FEET TO A POINT ON THE EASTERN LINE OF A 15 FEET WIDE STRIP OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 5848, PAGE 353 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 01 DEGREE 19 MINUTES 29 SECONDS WEST, ALONG SAID EASTERN LINE, A DISTANCE OF 308.86 FEET TO THE SOUTHWESTERN CORNER OF SAID BIO RESEARCH DEVELOPMENT & GROWTH PARK AT THE DANFORTH PLANT CENTER CONDOMINIUM FIRST AMENDMENT, SAID POINT BEING LOCATED ON THE NORTHERN LINE OF A WIDENING STRIP TO THE STATE OF MISSOURI BY CAUSE#222918 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, RECORDED IN DEED BOOK 3955, PAGE 431 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 67 DEGREES 26 MINUTES 21 SECONDS WEST, ALONG THE NORTHERN LINE OF SAID WIDENING STRIP, A DISTANCE OF 16.09 FEET TO THE NORTHWEST CORNER OF SAID WIDENING STRIP TO THE STATE OF MISSOURI, SAID POINT ALSO BEING LOCATED ON THE WESTERN LINE OF SAID 15 FEET WIDE STRIP TO ST. LOUIS COUNTY WATER COMPANY; THENCE SOUTH 01 DEGREE 19 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 10.18 FEET TO THE SOUTHWEST CORNER OF SAID 15 FEET WIDE STRIP TO ST. LOUIS COUNTY WATER COMPANY TO THE NORTHERN RIGHT OF WAY LINE OF OLD OLIVE STREET ROAD, 60 FEET WIDE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 3955 PAGE 431 OF SAID COUNTY RECORDS; THENCE NORTH 66 DEGREES 51 MINUTES 17 SECONDS WEST, ALONG THE NORTHERN LINE OF SAID OLD OLIVE STREET ROAD, A DISTANCE OF 373.40 FEET TO THE SOUTHWEST CORNER OF THE PREVIOUSLY MENTIONED ST. LOUIS COUNTY WATER COMPANY TRACT; THENCE DEPARTING OLD OLIVE STREET ROAD, NORTH 01 DEGREES 19 MINUTES 40 SECONDS EAST, ALONG THE WESTERN LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT, A DISTANCE OF 1019.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT AND THE NORTH LINE OF SAID SECTION 1 ; THENCE SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST, ALONG SAID SECTION LINE AND THE NORTHERN LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT, A DISTANCE OF 541.10 FEET TO THE POINT OF BEGINNING, CONTAINING 529,074 SQUARE FEET OR 12.469 ACRES.

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 a Water Supply and Irrigation Systems, NAICS 221310, for the Missouri American Water Company located at 9989 Old Olive Street Road, within the GC-General Commercial District.
2. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Plans," and the "Landscape Plans" received July 26, 2019, as bound together and submitted in conjunction with Application #19-027 by the Missouri American Water Company, except as modified below.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received July 26, as bound together and submitted in conjunction with Application #19-027 by Missouri American Water Company, except as modified below.
4. Landscape plans shall be revised to provide the street trees along Old Olive Street Road on the outside, street side of the fence, and outside of the easement area, and the fence moved inward to soften the fence line, and provide for additional trees within the parking lot and along the west property line to provide screening of the existing and fence, as well as additional tree to meet with Section 405.540(F)(4) for the Zoning Administrator's approval.
5. Should the St. Louis Economic Development Partnership obtain ownership of the lot between MAWC and Corporate Square Drive, addressed as 10100 Corporate Square Drive, in a timely manner, the MAWC shall relocate the main entrance from Old Olive Street Road to Corporate Square Drive. The existing access drive area shall be removed and restored in furtherance of the Old Olive Street Road Great Street Plan.
6. A 20 foot wide easement along Old Olive Street Road, with an angle up to 30 feet at the southeast corner shall be provided by MAWC for the implementation of the Old Olive Great Street Plan shared use path/greenway connection, per the drawings for the approximate easement locations provided by Christner, and discussed in the Staff Report for Application 19-027 for the City's Attorney review and approval prior to any permits being issued by the City.
7. The proposed fence along Old Olive Street Road shall be a decorative wrought iron style with a maximum height of 8 feet. Such fence shall be carried around northward along the west property line to the main access gate for the transition to the existing chain-link fence. Should the main entrance be relocated to Corporate Square Drive, MAWC will work with the Director of Community Development to determine the appropriate location for the decorative fence to tie into the pre-existing, non-conforming chain link fence.
8. 50% of the costs as agreed to by the City's Public Works Director shall be provided by MAWC for the City to implement the Great Street Plan, with funds deposited prior to issuance of permits. Should the City not proceed with seeking grant funding/or the completion of the plan the funds will either be used to provide for a new sidewalk or returned to the MAWC after a 10 year period.
9. At a future time, when the tanks are to be repainted, MAWC will coordinate with the City regarding paint color and/or decorative treatment to the tanks to facilitate desirable integration into the surrounding 39N development and environment.
10. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping

11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. All lighting shall be installed to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. 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.
15. 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.
16. 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.
17. 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 be bound by the approved Conditional Use Permit/Site Development Plan for the property and 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.

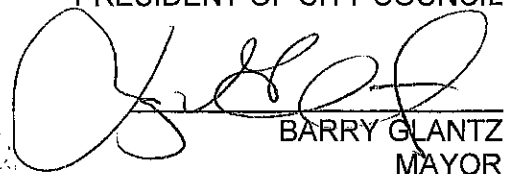
Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. 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.

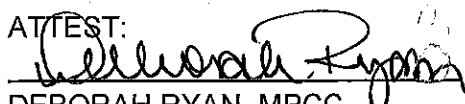
ADOPTED THIS 26th DAY OF August, 2019.


DR. ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS 26th DAY OF August, 2019.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN, MPCC
CITY CLERK



city
of

CREVE COEUR

PLANNING DIVISION

File # _____

300 North New Ballas Road, Creve Coeur, Missouri 63141

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

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Stratmann Tank Replacement	Stratmann Tank Replacement
<i>Name</i>	<i>Name</i>
Suzy Anderson PE	Daniel Ritchason PE
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
Missouri American Water Company	Horner & Shifrin
<i>Address</i>	<i>Address</i>
727 Craig Rd, Creve Coeur, MO 6314	401 S 18th St Ste. 400, St. Louis, MO 63103
<i>Address</i>	<i>Address</i>
Telephone # (866) 430-0820	Telephone # (314) 531-4321
Fax # N/A	Fax # N/A
Email: suzy.anderson@amwater.com	Email: dkritchason@hornersshifrin.com
 _____ <i>Signature</i>	 _____ <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
9989 Old Olive Street Rd	
<i>Address</i>	<i>Name</i>
Creve Coeur, MO 63141	
<i>Address</i>	<i>Company (If Applicable)</i>
Stratmann Tank Replacement	
<i>Development Name (if any)</i>	<i>Address</i>
GC - General Commercial	
<i>Current Zoning</i>	<i>Address</i>
	Telephone # _____
<i>Prior CUP Approvals (if known)</i>	Fax # _____
	Email: _____
	_____ <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Store and Deliver clean drinking water to the greater St. Louis County area. Existing tanks at end of useful life. Tanks to be replaced with Prestressed concrete tanks in same location.

Gross Floor Area – Existing and Proposed: N/A - no floor plan - Tanks Dia.: ~ 215'

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: Remotely operated facility. 2-3 employees to perform maintenance and manual control valves on site.

Hours of Operation: 6 AM - 3:30 PM

Current or Most Recent Use of the Property: Water Storage and Pumping Station

Will the applicant apply for a liquor license: Yes ☐ No ☒

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit 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	☒ Photographs of existing structures
☒ Access and parking plan; (may be shown on site plan)	☒ Materials samples
☒ Landscape plan	☒ Legal Description in Word format
☒ Floor plan	☒ Fees: \$250 (non-refundable) \$2000 (refundable deposit)
☒ Electronic copies of all materials	☒ Other items as requested by staff

Preferred Public Hearing Date: Monday, September 5, 2025.

****See Planning & Zoning Commission schedule and confirm 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
AMERICAN WATER**

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI
AUGUST 2025



LOCATION MAP

Sheet List Table		
Sheet Number	Sheet Discipline Number	Sheet Description
1	COV	COVER SHEET
2		
3		
4		
5	C1	EXISTING SITE AND DEMOLITION PLAN
6	C2	SITE ACCESS AND STAGING PLAN
7	C3	PROPOSED SITE AND YARD PIPING PLAN
8	C4	PROPOSED SITE GRADING PLAN
9	C5	PROPOSED SITE DRAINAGE PLAN
10	C6	PROPOSED STORMWATER EROSION CONTROL PLAN
11		
12		
13	P2	TANK NO. 2 PROCESS PLANS AND DETAILS
14	P3	TANK NO. 2 PROCESS SECTIONS, DETAILS AND APPURTENANCES
15		
16		
17		
18		
19		
20		
21		
22	E2	TANK NO. 2 ELECTRICAL SITE PLAN

ISSUED FOR
60% OWNER
REVIEW

THE PROFESSIONALS WHOSE SIGNATURES AND SEALS APPEAR HERE, ASSUME RESPONSIBILITY FOR WHAT APPEARS ON THIS SHEET ONLY. ALL OTHER PLANS, SPECIFICATIONS, REPORTS, AND OTHER DOCUMENTS, DESIGN OR REVISIONS BY CONTRACTORS, OWNER OR OTHERS ARE NOT PART OF THE PROJECT FOR WHICH THIS SEAL INDICATES RESPONSIBILITY.



**HORNER
SHIFRIN**
An Employee-Owned Company
401 S. 18TH ST., STE 400 ST. LOUIS, MO 63103
(314) 531-4321 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

COVER SHEET

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY
NOT FOR
CONSTRUCTION

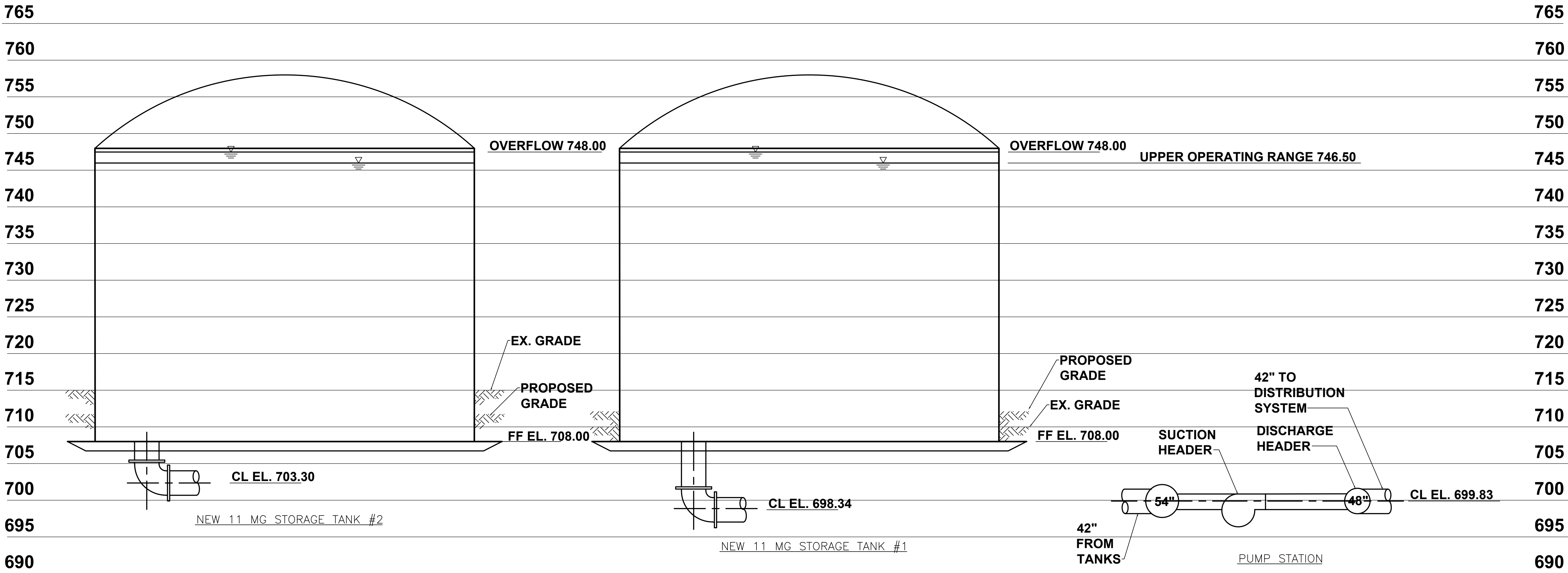
Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026



**MISSOURI
AMERICAN WATER**
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001	DATE	08/12/2025	DRAWN BY	BDV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	COV	SHEET	1	OF	22
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STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

HYDRAULIC PROFILE

NO.	DATE	INIT.	REVISIONS	
			TJS	30% OWNER REVIEW
A	06/17/2025	TJS		
B	08/12/2025	TJS		

APPROVED

PRELIMINARY
NOT FOR
CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

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EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #	233800001	DRAWN BY	DKR	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	G3	SHEET	4	OF	22
MAVC T.O.	SOWORTO_5435	DATE	08/12/2025										



CONTROL POINT COORDINATE TABLE				
NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
8	1034852.00	848281.30	695.46	IP Found
9	1034831.55	848300.80	696.62	IP Found
10	1034715.57	848298.25	701.03	IP Found
54	1034203.30	848724.03	711.24	IP Found
55	1034511.20	848814.36	701.26	Rebar w/Cap
56	1034346.20	848363.49	712.53	Rebar w/Cap
80	1034761.58	848454.91	701.07	Traverse
81	1035035.62	848777.21	702.11	Traverse
82	1034694.98	848909.34	701.17	Traverse
83	1034564.91	848697.67	709.05	Traverse
84	1034359.48	848415.94	712.21	Traverse
85	1034326.52	848724.32	711.56	Traverse



TANK NO. 2 VAULT PHOTO NO. 1
SCALE: N.T.S.

- NOTES:
- TANK DEMOLITION INCLUDES FOUNDATION, TANK SHELL, TANK ROOF, COLUMNS, FLOOR, ACCESSORIES, AND OVERFLOW STRUCTURE INCLUDING BOLLARDS, CONCRETE PAD AND RIP RAP.
 - SEE SPECIFICATIONS FOR TANK NO. 2 SHOP DRAWINGS AND INSPECTION REPORT. HISTORICAL DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT CURRENT CONDITIONS.



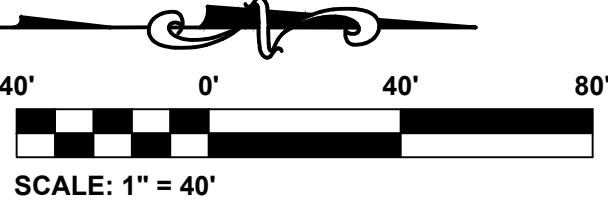
TANK NO. 2 PHOTO 1
SCALE: N.T.S.



TANK NO. 2 PHOTO 2
SCALE: N.T.S.



TANK NO. 2 PHOTO 3
SCALE: N.T.S.



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CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

EXISTING SITE AND DEMOLITION PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

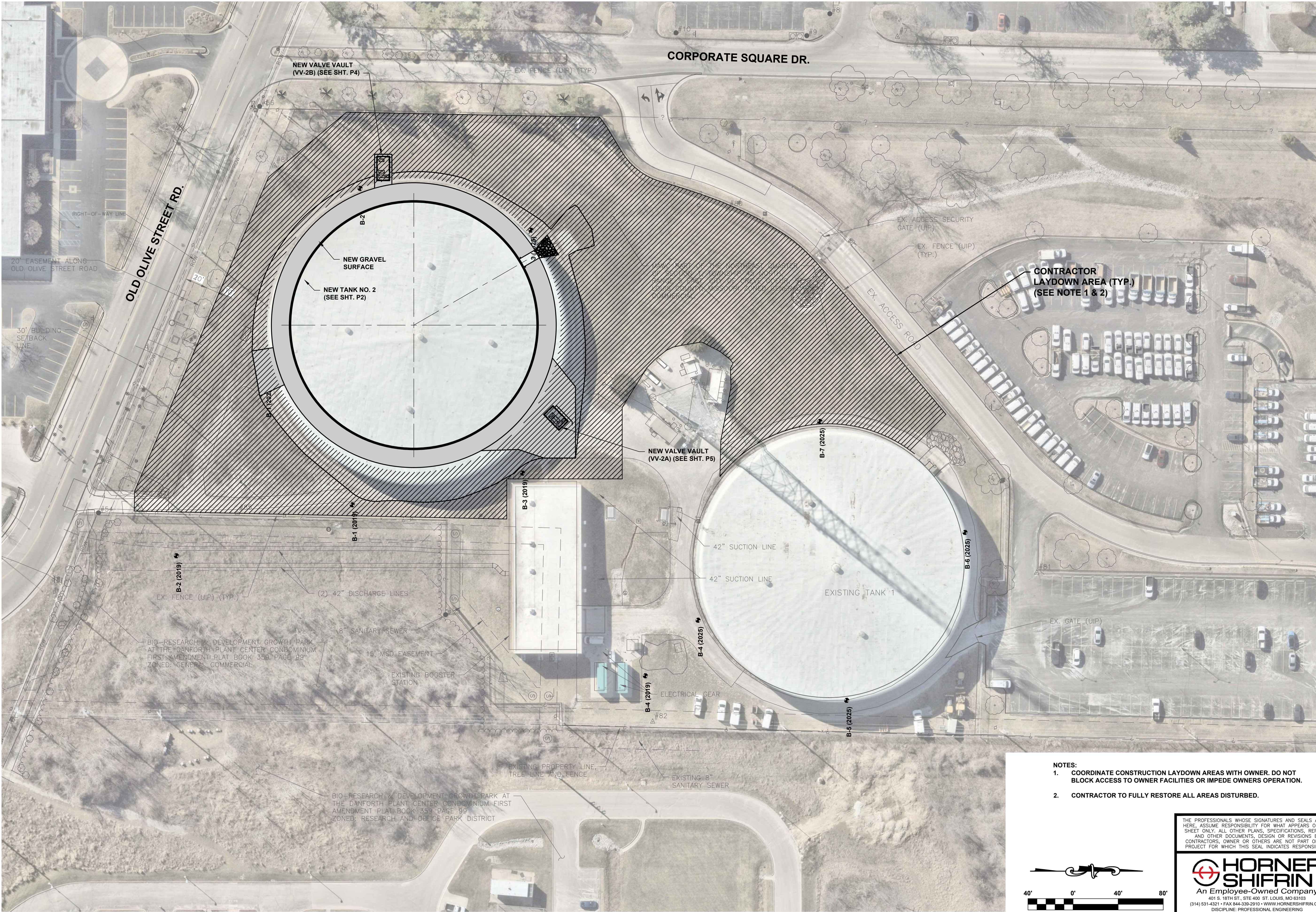
PRELIMINARY
NOT FOR
CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

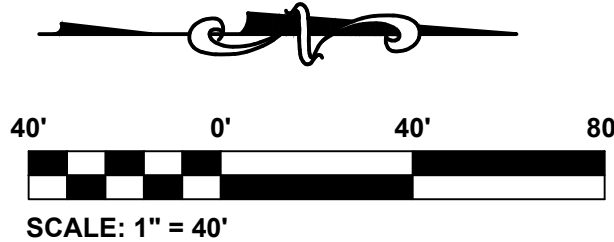
**MISSOURI
AMERICAN WATER**
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001	MAJOR TO	SOWORTO 5435	DRAWN BY	BDV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	C1	SHEET	5	OF	22
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- NOTES:
- COORDINATE CONSTRUCTION LAYDOWN AREAS WITH OWNER. DO NOT BLOCK ACCESS TO OWNER FACILITIES OR IMPEDE OWNERS OPERATION.
 - CONTRACTOR TO FULLY RESTORE ALL AREAS DISTURBED.



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DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

ENG. JOB #	233800001	BY	BOV	TJS	DKR	C2
MAINT. TO	SOWORTO 5435	DRAWN BY	BOV	TJS	DKR	C2
DATE	08/12/2025	CHECKED BY	BOV	TJS	DKR	C2
DWG. NO.		APPROVED BY	BOV	TJS	DKR	C2
SHEET	6	OF	22			

PRELIMINARY
NOT FOR
CONSTRUCTION

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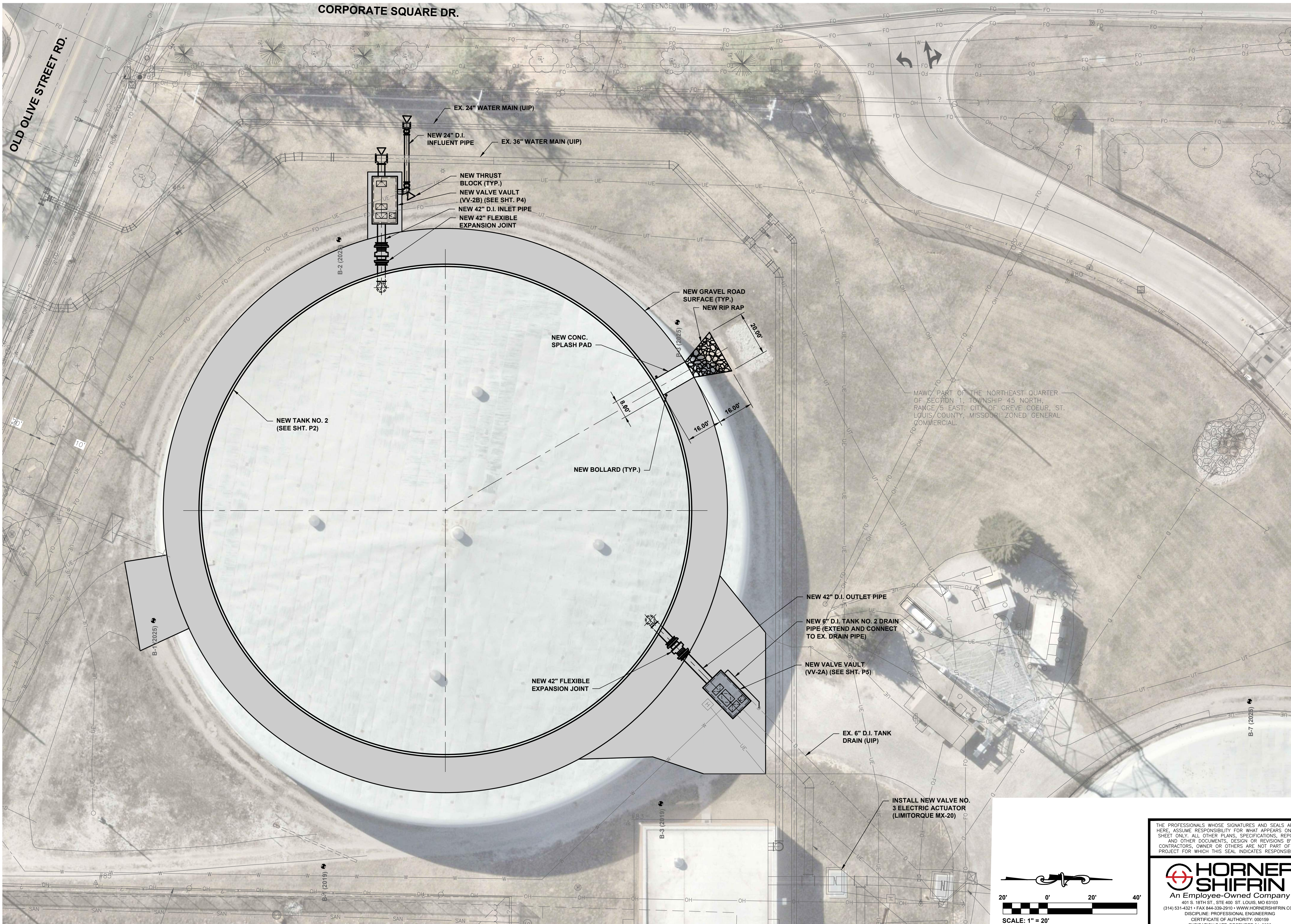

**MISSOURI
AMERICAN WATER**
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HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

SITE ACCESS AND STAGING PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW



STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED SITE AND YARD PIPING PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY
NOT FOR
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MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

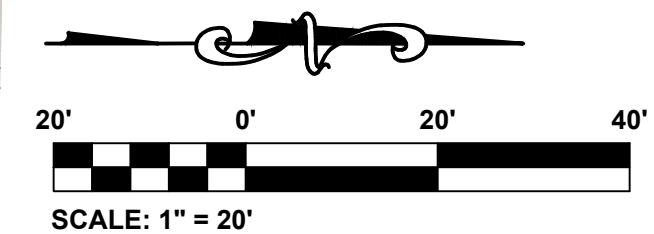
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20MSD-00114
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BASE MAP: 27T4

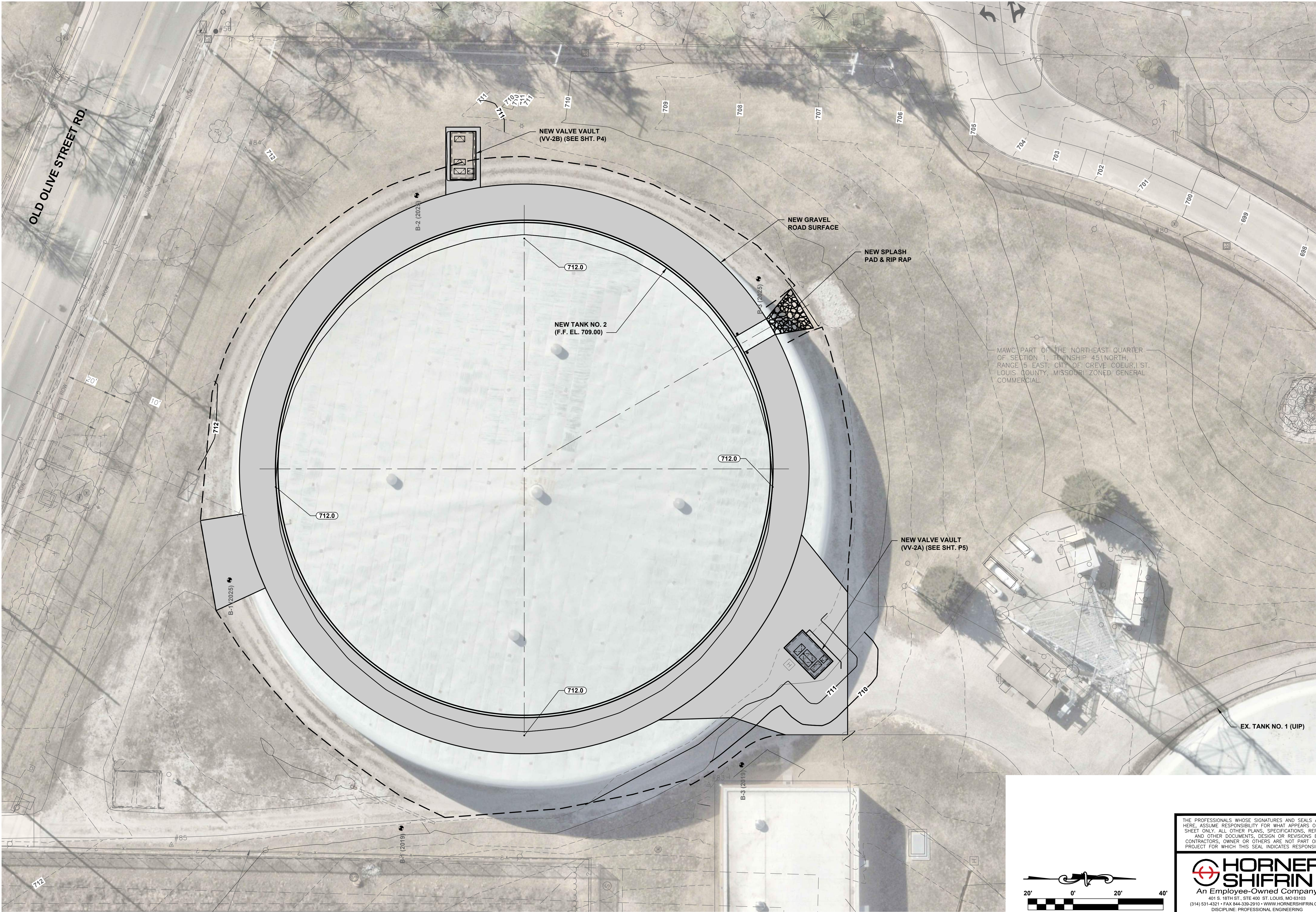
ENG. JOB #	233800001	BOY	TJS
MAW TO	SOWORTO 5435	DRAWN BY	BOY
DATE	08/12/2025	CHECKED BY	TJS
APPROVED BY		APPROVED BY	DKR
DWG. NO.		SHEET	7 OF 22

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DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026





STRATMANN TANK NO. 2 REPLACEMENT	
CITY OF CREVE COEUR	
ST. LOUIS COUNTY, MISSOURI	
PROPOSED SITE GRADING PLAN	

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY
NOT FOR
CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

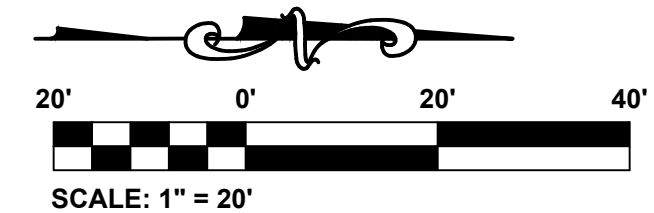
MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

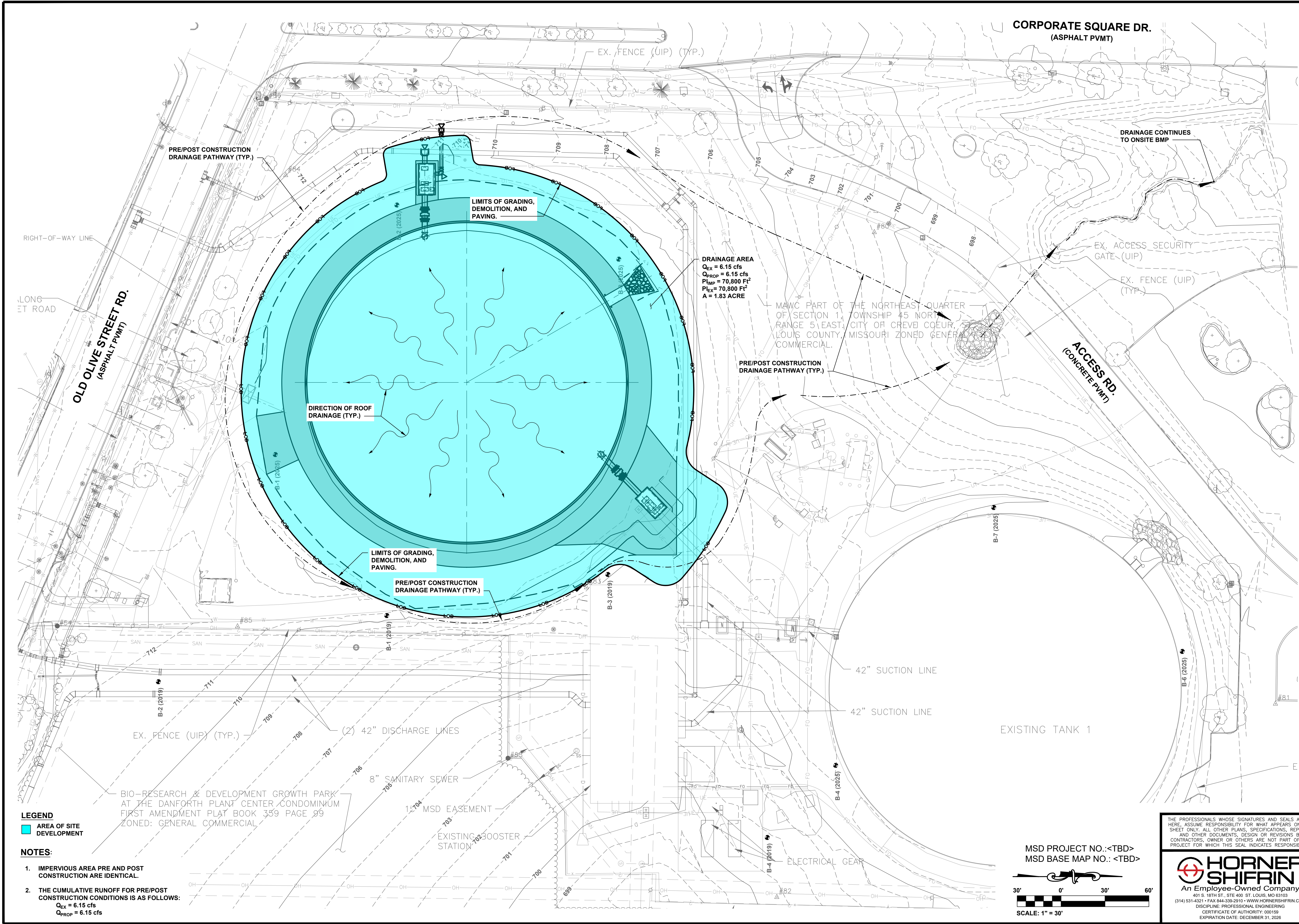
HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001	BOY	TJS
MAJOR T.O.	SOWORTO 5435	DRAWN BY	DKR
DATE	08/12/2025	CHECKED BY	C4
DWG. NO.		APPROVED BY	
SHEET	8	OF	22

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(314) 531-4321 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026





STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED SITE DRAINAGE AND CONCEPT
STORMWATER PLAN

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY
NOT FOR
CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001	BOY	TJS	DKR	C5
MAJOR T.O. SOWTORO	5435	DATE	08/12/2025		
DRAWN BY		CHECKED BY			
APPROVED BY		DWG. NO.			
SHEET	9	OF	22		



NOTE: THESE DRAWINGS ARE NOT A REPRESENTATION OF THE PROPOSED PROJECT DIMENSIONS. ONLY TO SERVE AS A SUGGESTED EXTERIOR FINISH FOR THE TANK. AESTHETIC PURPOSES ONLY.

DECORATIVE COATINGS

For Pre-stressed Concrete Tanks

The Euclid Chemical Company manufactures industrial and decorative coatings in a wide range of aesthetically pleasing colors. Colors are classified as **Standard** and **Custom**. Consult the product Technical Data Sheet or call Customer Service at 1-800-321-7628 for additional information.

The **Standard Colors** shown are the most popular and most appropriate for pre-stressed concrete tanks. Accent colors for architectural treatments are available upon request.

Custom Colors are matched to a color sample provided by the customer. A minimum order of 50 gallons is required. Up charges will be established on an order by order basis with manufacturing overages of up to 5% being billed.

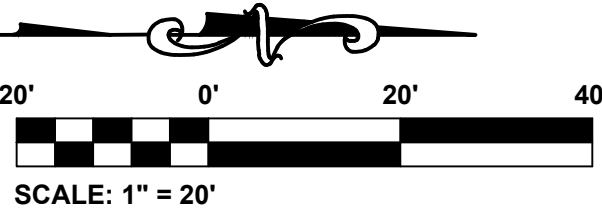


The color chips shown are simulated. Each has been color matched as closely as possible to production standards. Variations in final shades will occur due to surface absorption, light reflection, substrate texture, and coating thickness. Euclid Chemical always recommends a test panel be reviewed to ensure desired aesthetic intent is achieved. Two coats are recommended on all colored products to achieve full color depth.



OPTION 1: BASE FINISH

At a minimum, the exterior of the tank will be of a neutral color that will be the lowest operational and construction cost option. This option includes little to no additional maintenance or re-coating costs. see the attached Tamms Color Chart for available options that would be selected during the final design phase of the project if this option were to be pursued. The City prefers utilizing either Alpine, White, or Pearl. We would work with the City of Creve Coeur to finalize a color from the chart that would satisfy the Planning and Zoning Committee.



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HORNER SHIFRIN
An Employee-Owned Company
401 S. 18TH ST., STE 400 ST. LOUIS, MO 63103
(314) 531-4321 • FAX 844-339-2910 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

PROPOSED EXTERIOR
TANK FINISHES

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

PRELIMINARY
NOT FOR
CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #.	233800001	DRAWN BY	BDV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	C6	SHEET	10	OF	22
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OPTION 2: COLORED EXTERIOR FINISH

One option being pursued is an exterior finish to match the coloring of the surround buildings in the area such as the Danforth Plant Science Center and the Pump Station on site. This method can be achieved in a multitude of ways such as dying the concrete or providing exterior coating. The tank manufacturers suggested using EFIS coating as they provide less maintenance and hold their color longer than a traditional stucco coating. An EIFS (Exterior Insulation and Finish System) coating refers to the acrylic-based finish coat of an EIFS, a multi-layered exterior cladding system that provides aesthetic finishes, insulation, and weather protection for buildings. The finish coat, made from polymers and mineral aggregates, gives the EIFS its final look while also providing waterproofing and a durable, flexible surface that resists cracking and helps manage moisture. This option does have the downside of maintenance and possible re-coating in the future as the tank manufacturers suggest that these types of finishes do fade over time.

NOTE: THESE DRAWINGS ARE NOT A REPRESENTATION OF THE PROPOSED PROJECT DIMENSIONS. ONLY TO SERVE AS A SUGGESTED EXTERIOR FINISH FOR THE TANK. AESTHETIC PURPOSES ONLY.

OPTION 3: BRICK/MASONRY FACADE

Option 3 is the highest cost option that would have the exterior of the tank match the brick/masonry facade of the buildings in the surrounding area. This method is costly but can be achieved by either customizing the concrete forms or adding an extra layer of shot-crete and adding customizations during the curing period. While this is the highest cost option, it is also the preferred finish as suggested by the City of Creve Coeur. Like option 2, this option does have the downside of maintenance and possible re-coating in the future as the tank manufacturers suggest that these types of finishes do fade over time.



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STRATMANN TANK NO. 2 REPLACEMENT

CITY OF CREVE COEUR

ST. LOUIS COUNTY, MISSOURI

PROPOSED EXTERIOR

TANK FINISHES

NO.	DATE	INIT.	REVISIONS	
			TJS	30% OWNER REVIEW
A	06/17/2025	TJS		
B	08/12/2025	TJS		

APPROVED

PRELIMINARY

NOT FOR CONSTRUCTION

Name: Timothy J. Straszacker

Discipline: Professional Engineer

License No. PE-2014017018

Expiration Date: 12/31/2026



MISSOURI

AMERICAN WATER

ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

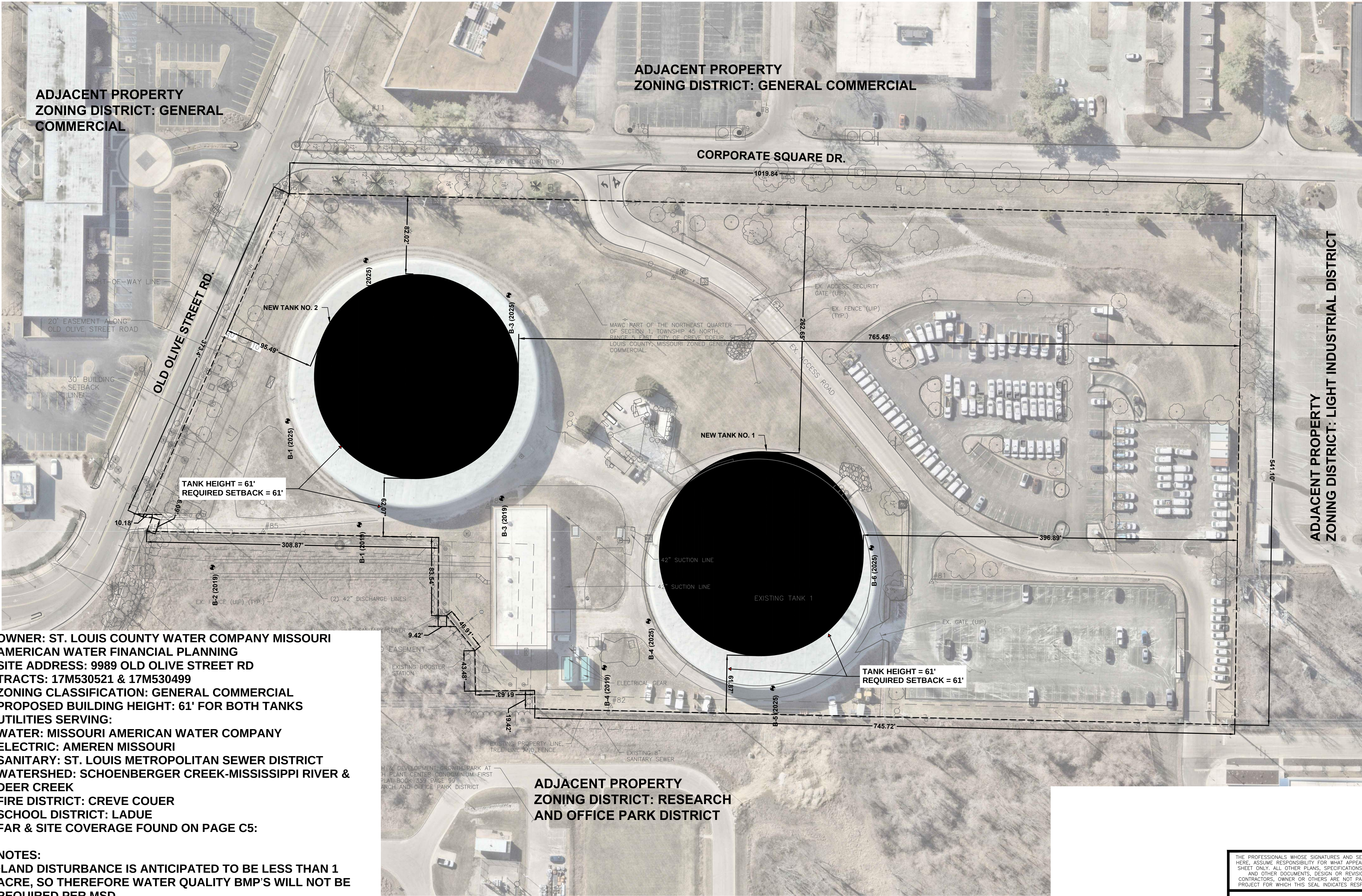
HT#5572

20MSD-00114

20FLPS-00010

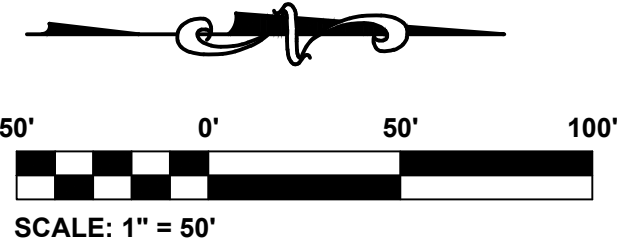
BASE MAP: 27T4

ENG. JOB #.	233800001	DATE	08/12/2025	DRAWN BY	BDV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	C7	SHEET	10	OF	22
MAINT. TO.	SOWORTO_5435														



OWNER: ST. LOUIS COUNTY WATER COMPANY MISSOURI
AMERICAN WATER FINANCIAL PLANNING
SITE ADDRESS: 9989 OLD OLIVE STREET RD
TRACTS: 17M530521 & 17M530499
ZONING CLASSIFICATION: GENERAL COMMERCIAL
PROPOSED BUILDING HEIGHT: 61' FOR BOTH TANKS
UTILITIES SERVING:
WATER: MISSOURI AMERICAN WATER COMPANY
ELECTRIC: AMEREN MISSOURI
SANITARY: ST. LOUIS METROPOLITAN SEWER DISTRICT
WATERSHED: SCHOENBERGER CREEK-MISSISSIPPI RIVER & DEER CREEK
FIRE DISTRICT: CREVE COUER
SCHOOL DISTRICT: LADUE
FAR & SITE COVERAGE FOUND ON PAGE C5:

NOTES:
•LAND DISTURBANCE IS ANTICIPATED TO BE LESS THAN 1 ACRE, SO THEREFORE WATER QUALITY BMP'S WILL NOT BE REQUIRED PER MSD
•NO ADDITIONAL PARKING IS PROPOSED
•NO TRASH ENCLOSURE ON SITE



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ENG. JOB #.	233800001	DATE	08/12/2025	DRAWN BY	BDV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	FIG. 1	SHEET	OF 22
MAWC T.O.	SOWORTO 5435												

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

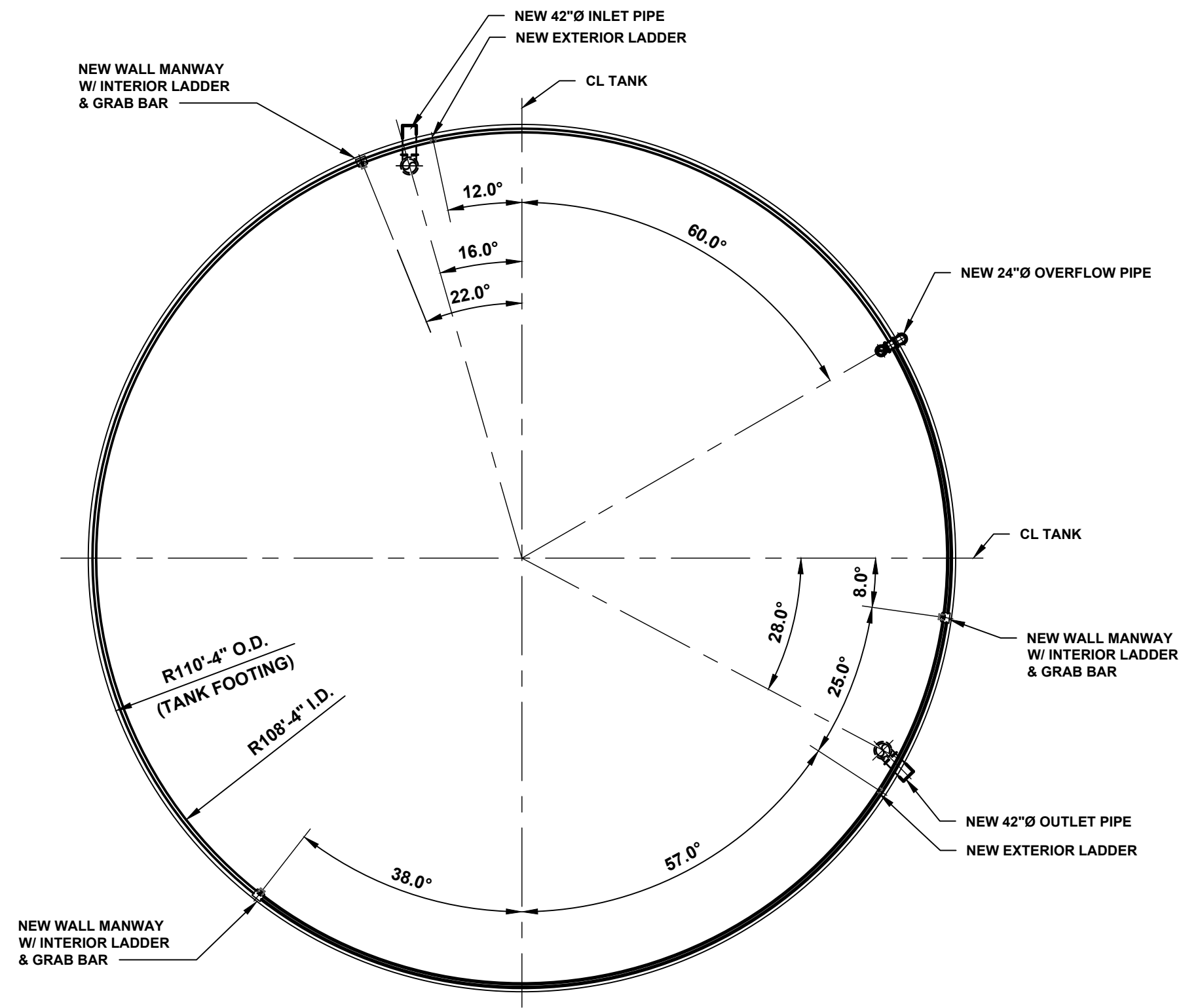
Name: Timothy J. Straszacker
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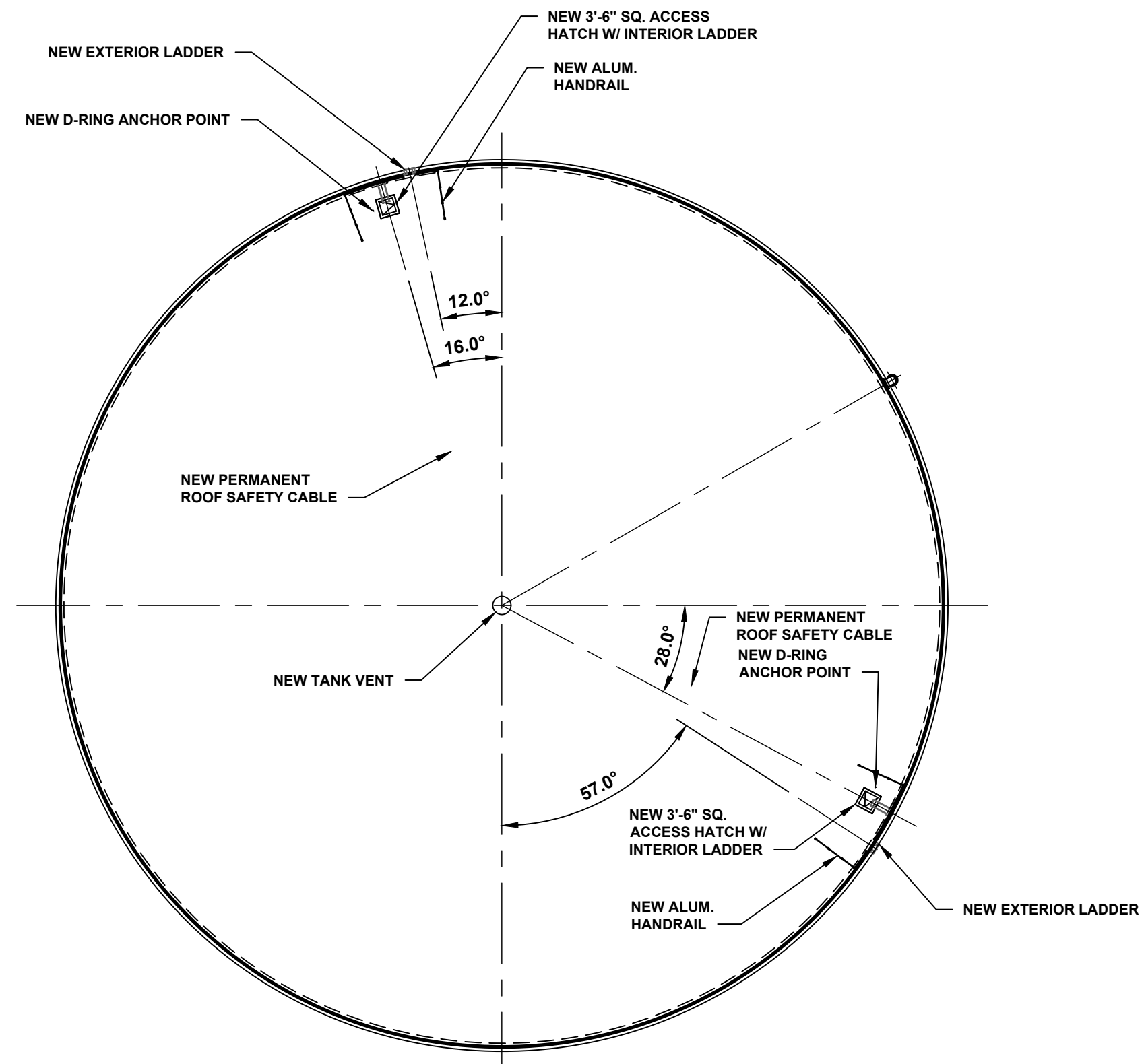
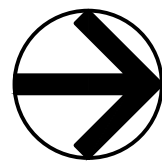
STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

DIMENSIONED SITE PLAN - SETBACKS



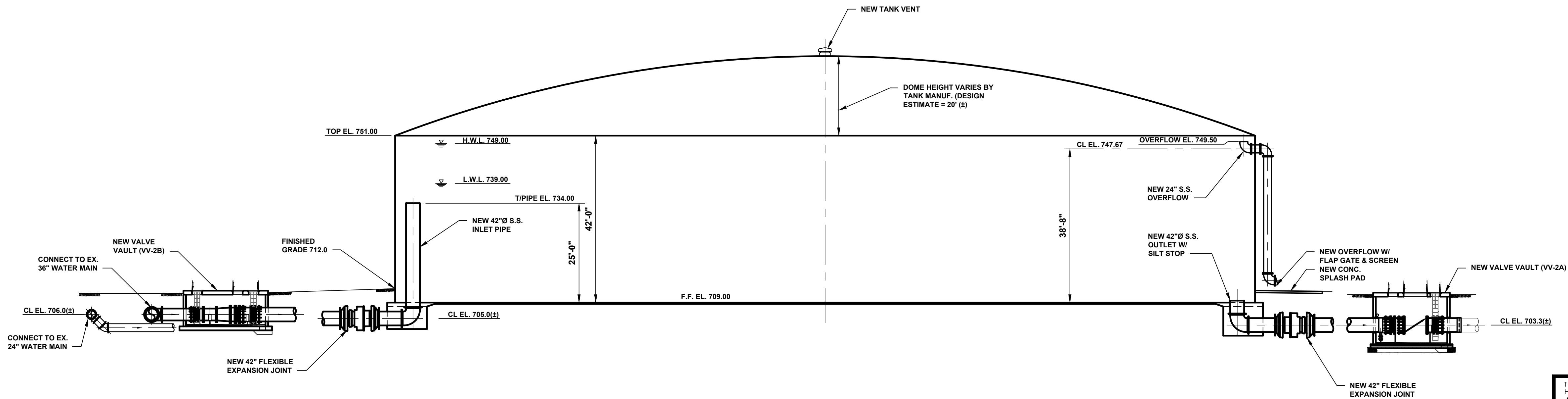
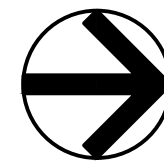
TANK NO. 2 FLOOR PLAN

SCALE: 1/32"=1'-0"



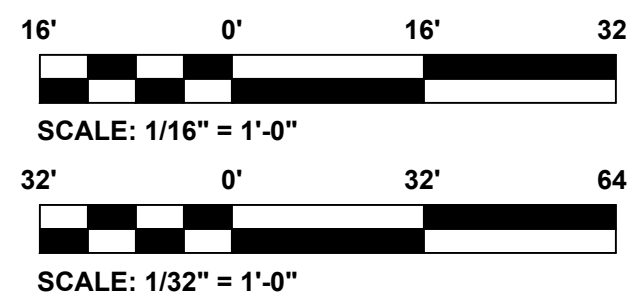
TANK NO. 2 ROOF PLAN

SCALE: 1/32"=1'-0"



TANK NO. 2 SECTIONAL VIEW

SCALE: 1/16"=1'-0"



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EXPIRATION DATE: DECEMBER 31, 2026

STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

TANK NO. 2 PROCESS PLANS AND DETAILS

NO.	DATE	INIT.	REVISIONS
A	06/17/2025	TJS	30% OWNER REVIEW
B	08/12/2025	TJS	60% OWNER REVIEW

APPROVED

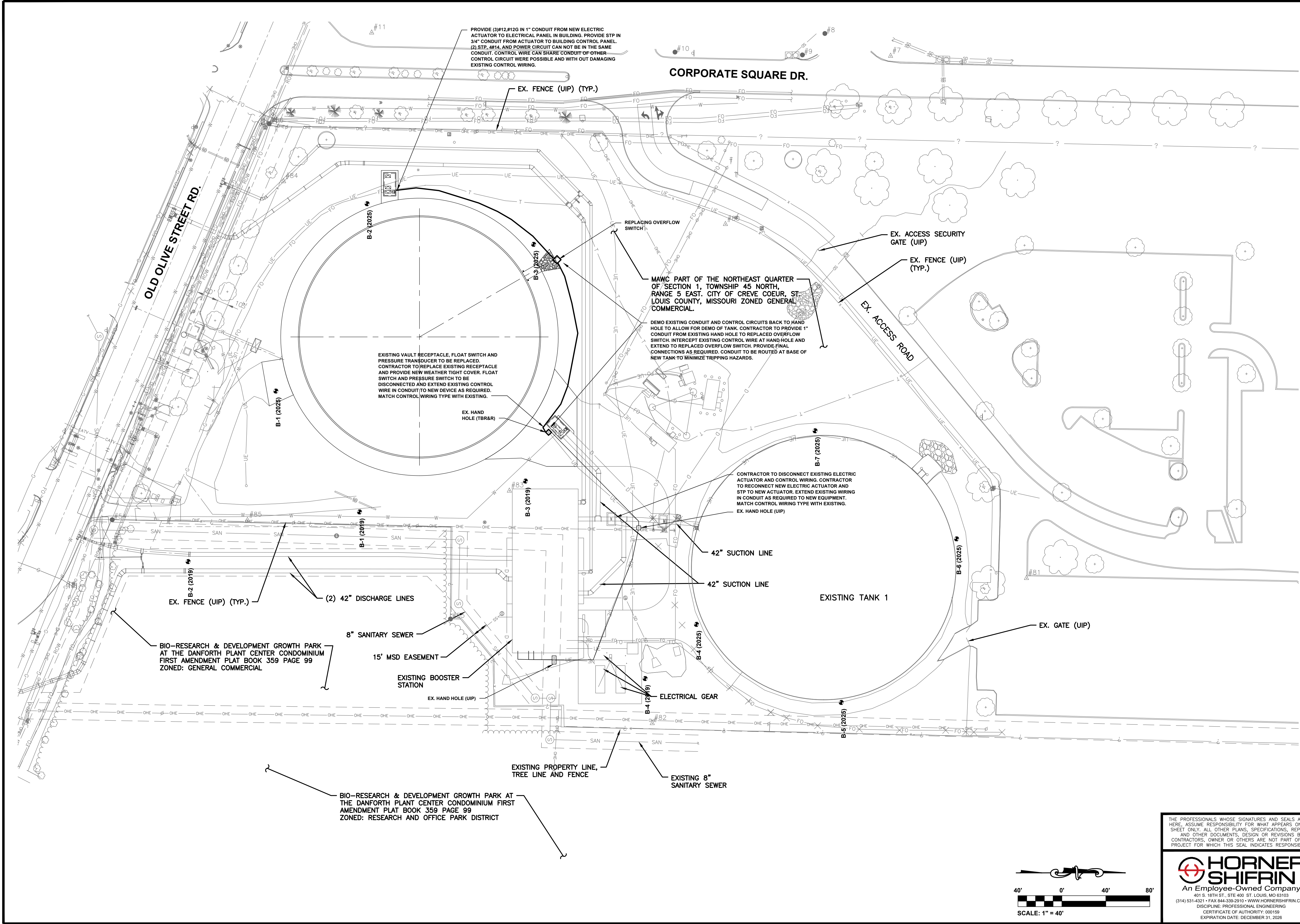
PRELIMINARY
NOT FOR
CONSTRUCTION

Name: Timothy J. Straszacker
Discipline: Professional Engineer
License No. PE-2014017018
Expiration Date: 12/31/2026

MISSOURI
AMERICAN WATER
ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB #	233800001	DATE	08/12/2025	DRAWN BY	BOV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	P2	SHEET	13	OF	22
MAINT. TO	SOWORTO. 5435	DATE	08/12/2025	DRAWN BY	BOV	CHECKED BY	TJS	APPROVED BY	DKR	DWG. NO.	P2	SHEET	13	OF	22



STRATMANN TANK NO. 2 REPLACEMENT
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

TANK NO. 2 ELECTRICAL SITE PLAN

NO.	DATE	INIT.	REVISIONS	
			TJS	30% OWNER REVIEW
A	06/17/2025	TJS		30% OWNER REVIEW
B	08/12/2025	TJS		60% OWNER REVIEW

APPROVED

PRELIMINARY

NOT FOR CONSTRUCTION

Name: Todd L. Kuno

Discipline: Professional Engineer

License No. 2015017018

Expiration Date: 12/31/2025

MISSOURI
AMERICAN WATER

ENGINEERING DEPARTMENT - 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

HT#5572
20MSD-00114
20FLPS-00010
BASE MAP: 27T4

ENG. JOB # 233800001

MAJOR TO: SOWOR TO: 5435

DATE 08/12/2025

DRAWN BY DFP

CHECKED BY TLK

APPROVED BY TLK

DWG. NO. E2

SHEET 22 OF 22

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CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2026

SCALE: 1" = 40'



MISSOURI
AMERICAN WATER

STRATMANN TANK REPLACEMENT - RATIONALE

TO: CREVE COEUR PLANNING AND ZONING COMMISSION
FROM: Daniel Ritchason, P.E., on behalf of Missouri American Water (Suzy Anderson P.E.)
SUBJECT: Stratmann Tank Replacement Project
DATE: 8/15/2025

To whom it may concern,

We are writing this memorandum for your consideration for the approval of the Stratmann Tanks Replacement project. The proposed project is a replacement of two Steel Water Tanks that are reaching the end of their useful life. The proposed project will demolish the existing tanks and replace them with newly constructed Prestressed Concrete Tanks to minimize operational and maintenance costs, while extending the useful life of the tanks for an anticipated 50+ years. Operationally, the tanks will perform the same service to Missouri American Water, which is to provide clean drinking water to the greater St. Louis County area. Construction is anticipated to begin in February 2026 and have the tank operational by the end of the year 2026. We have worked closely with the Creve Coeur Planning and Zoning commission as well as the agricultural development company 39 North to propose an exterior finish to the tank that aesthetically mirrors the surrounding development in the area such as the Danforth Plant Science Center, as well as the newly constructed pump station on the Missouri American Water Tank Site. Originally we had discussed adding an architectural finish as well as a logo to the tank, but due to the nature of concrete tanks this requires an added effort and materials that render the project unfeasible financially. After many discussions it was decided that the proposed tank will have an exterior colored finish to match the surrounding infrastructure. Renderings of the proposed tank exterior can be found on the following page. While these are not a final design submittal, it is to be used as a design guideline for the tank manufacturers when constructing the new prestressed concrete tanks. We hope this rationale is suitable for your approval and we look forward to hearing the result of the application.



Option 1: Exterior Coating



Option 2: Brick Façade





Bethany Moore <bmoore@crevecoeurmo.gov>

American Water Stratmann Project

Suzy Anderson <Suzy.Anderson@amwater.com>

Tue, Sep 2, 2025 at 1:14 PM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Cc: Danny Ritchason <dkritchason@hornershifrin.com>

Good afternoon,

This is my acknowledgement and authorization for Horner and Shifrin to prepare and apply for the CUP as our Owner's representative for the Stratmann Tank Replacement project at [9989 Old Olive Street Road](#).

Thanks,

Suzy

Suzy Anderson, P.E.

Engineering Manager, Asset Planning

Missouri American Water Company

Suzy.Anderson@amwater.com

314-996-2233 Office

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#25-026: APPLICATION FOR A SITE DEVELOPMENT PLAN FOR LOT 1 OF
THE OLIA VILLAGE PLANNED MIXED-USE DEVELOPMENT FOR THE
PROPERTY AT 10300 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, September 15, 2025

LOCATION: 10300 Olive Boulevard, Lot 1, Olia Village, located south of Olive Boulevard and west of Lindbergh Boulevard.

REQUEST: Matthew Pfund, of Jack Matthews Development, has submitted an application for a Site Development Plan for Lot 1 of the Olia Village Planned Mixed-Use Development. The application includes the construction of a grocery store and multi-tenant retail building, parking garage and surface parking lot as shown on the approved Site Concept Plan. Section 405.390(G) requires Planning and Zoning Commission review and approval by resolution of the City Council for all Site Development Plans within a Planned Mixed-Use Development.

ADDITIONAL INFORMATION: The Olia Village Planned Mixed Use Development was approved by the City Council on November 13, 2023 with amended Ordinance 5862. Ord. 5862 included Attachment B which outlines the development regulations. Each site development plan will be reviewed against the requirements of Attachment B and the approved Site Concept Plan.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the criteria for Planned Zoning Districts as provided in Section 405.390?

**Creve Coeur 2030 Plan
References**

- Mixed Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Comprehensive Plan and 39 North Master Plan Amendment for the Former Bayer West Site

Zoning Code References

- Section 405.390: Planned Zoning Districts
- Section 405.1080 Site Development Plans
- Olia Village Planned Zoning District Development Regulations (Amended Ordinance No. 5862)

APPLICANT: Matthew Pfund
Jack Matthews Development
3925 Blackburn Road
Edwardsville, IL 62025

APPLICANT'S REPRESENTATIVE: Brian Paul
Gray Design Group
9 Sunnen Drive, Suite 110
St. Louis, Mo 63143



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

DATE: 9/10/2025

ATTACHMENTS: Applicant's revised materials submitted September 12, 2025
Draft Resolution

Ordinance 5862, approved by City Council on October 23, 2023 and amended on November 13, 2023, authorized the rezoning of the entire former Bayer West Campus site from “RO”-Research Office to the Olia Village “PMD” Planned Mixed-Use Development District and approved the Site Concept Plan along with the Phase One Site Development Plan. The amended ordinance includes “Amendment B” which outlines the zoning and development regulations for the Olia Village PMD District. The Site Concept Plan included a phasing plan that divided the site into five development phases and each phase or lot requires Site Development Plan approval by the Planning and Zoning Commission and City Council by Resolution in accordance with Section 405.390.H. of the Zoning Code. The site improvement permits for Phase 1, which included site grading, internal road construction, and the construction of the retaining wall, throughout the development, were issued in 2024 and 2025 and the construction work is ongoing. Lot 1 is part of the proposed Phase 2 which also includes lots 2-6, 8,9,14 and 15. Site development plans for each lot will be submitted as the development moves forward.

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Page 64 of 123

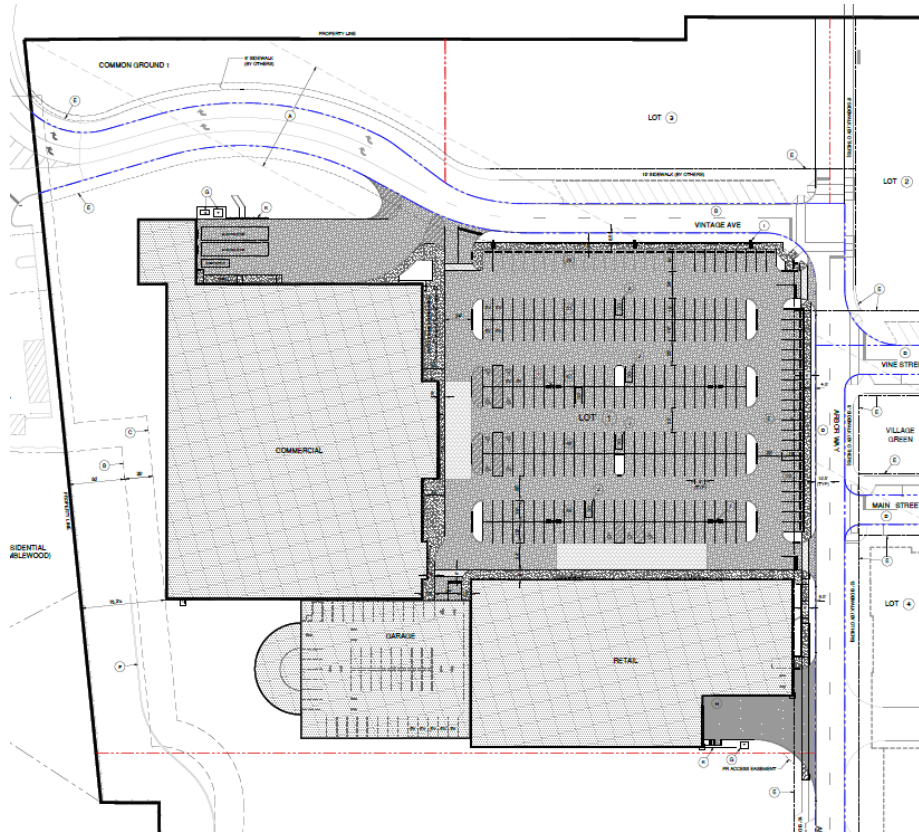


Figure 2: Proposed Lot 1 Site Development Plan for grocery store and retail building with parking.

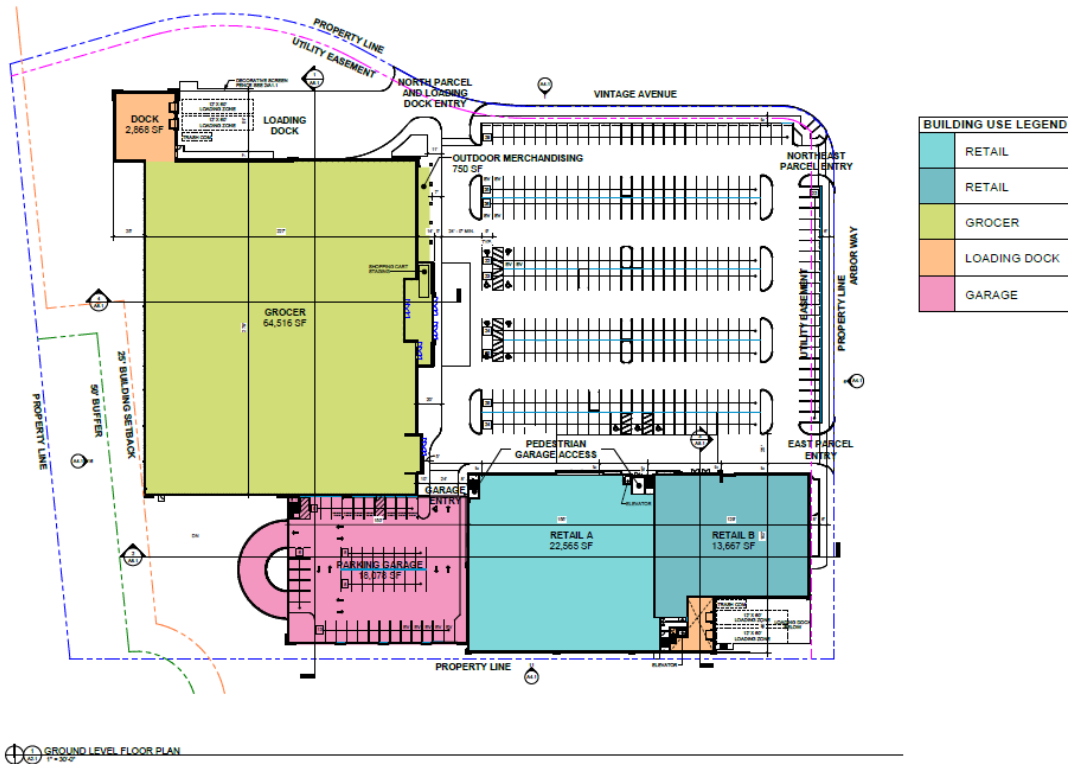


Figure 3: Proposed color-coded building uses.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Commercial	Olia Village Planned Mixed Use Zoning District	Vintage Avenue
South	Commercial	Olia Village Planned Mixed Use Zoning District	N/A
East	Mixed-Use	Olia Village Planned Mixed Use Zoning District	Arbor Way
West	Single-Family Residential	“B” and “C” Single-Family Residential Zoning District	N/A

ZONING REVIEW

Site Development Plan

The site development plan for Lot 1 includes the construction of two buildings, a grocery store building and a multi-tenant retail building with a structured parking garage and a surface parking lot on a 7.54-acre lot. The subject property, Lot 1, is zoned Olia Village Planned Mixed-Use Development District and its zoning requirements are governed by Attachment B as approved by amended Ordinance 5862. Within the PMD there are four sub-districts with their own sets of specific requirements including Sub-District Category A- Main Street Development (Lots 2, 4, 5, 6, 7, 11, 12), Sub-District Category B - Mixed-Used Development (Lots 1, 3, 8, 9, 13, 14, 15), Sub-District Category C - General Office Development (Lots 10 and 17), Sub-District Category D - Residential Development (Lot 16). The location of each subdistrict was shown on the approved Site Concept Plan. Lot 1 is within Sub-District Category B, Mixed-Use Development. The minimum lot size for Category B is half an acre. The minimum front, side and rear yard is 0 feet and buffer yards are not applicable internally to the development. Lot 1 is subject to the development setbacks as the western property line is directly adjacent to single-family residential uses while the north, east and south property lines are internal to the development. The required 50-foot buffer yard adjacent to residential uses and the 25-foot commercial setback beyond the buffer yard are present on Lot 1, as shown on Sheet C1.01 of the Site Development Plan.

Section B.2 of Attachment B limits buildings on Lot 1 to 3 stories or 45 feet and parking garages on Lot 1 to no taller than the adjacent Lot 1 buildings. Both buildings on Lot 1 are 1 story tall. The grocery store building is 40 feet, 6 inches in total height and the retail building is 36 feet, 10 inches in total height. The parking garage is 16 feet, 6 inches in total height and will sit lower than both buildings.

Site coverage is determined for the entire site and not on a lot-by-lot basis. The maximum site coverage for the entire Olia Village development cannot exceed 60% but how the site coverage is divided up per lot is up to the developer. Staff has asked that the site development plan include the site coverage calculation for each site so that a running total may be reviewed at each submitted site development plan in order to calculation the total site coverage for the development. Sheet A0.1 shows that Lot 1 has site coverage of 42.3% which is a total site coverage of 3.3% for the development. The maximum Floor Area Ratio (FAR) is determined for the entire site as well and cannot exceed 0.70. Th proposed FAR for Lot 1 is 0.323 which represents a FAR of 0.025 for the development.

Landscaping

Sheets L1.01 and L1.02 provide the proposed landscaping for Lot 1. Section F, *Landscape and Tree Requirements* of attachment B, outlines the requirements for landscaping within the Olia Village development. Section F requires all parking and loading spaces adjoining interior public rights-of-way shall be screened based on site conditions. Ten square feet of interior landscaped areas shall be provided within the parking lot for every 500 square feet of paved area within any surface parking lot including parking spaces and driving aisles. The landscaping plans for each parcel are to be consistent with the

previously approved Landscape Concept Plan for the entire site. Lot 1 is required to be provided with an underground irrigation system.

The landscaping plan shows extensive landscaping around the two loading docks. The loading dock closest to Olive Boulevard, grocery store loading dock (fig. 4), is screened with a row of 7 Norway Spruce, 4 American Hollies and 2 Green Giant Arborvitae trees directly in front of the loading area and 7 street trees featuring mix of Oak and Maple trees. The retail building loading dock includes screening with 5 Hillspire Juniper trees and 2 American Holly Trees.

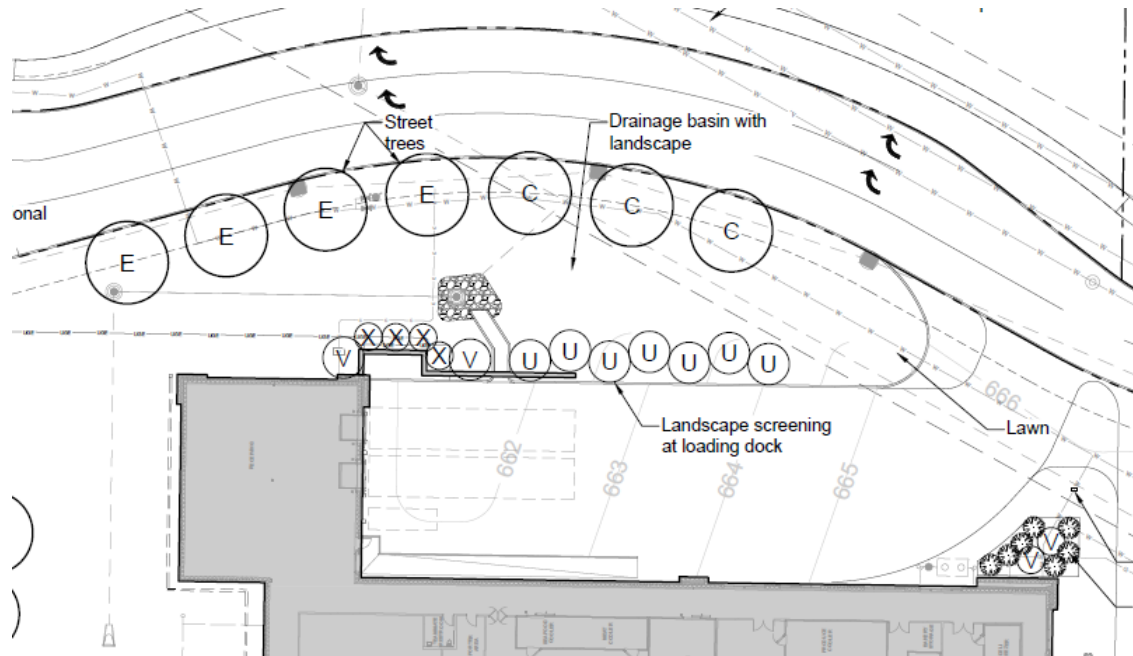


Figure 4: Loading dock landscaping.

The landscaping for the parking lot includes 14 street trees along Vintage Avenue and Arbor Way along with a shrub mix of Juniper, English Laurel and Hydrangeas to screen headlight glare from the surface parking lot onto public rights-of-way. Raised planter beds are proposed adjacent to each store entry for both buildings as well as terraced planter beds between the retaining building and Arbor Way. The landscaping islands in the parking lot provided exceed the square footage requirement of 10 square feet per 500 square feet of paved parking lot required in Attachment B, Section F. Due to lease requirements with the grocery tenant related to the amount of at-grade parking spaces desired additional landscaping islands to help break up the large expanse of pavement has been limited to two smaller islands in the middle parking rows. A condition of approval has been added that a Final Landscaping Plan be submitted for Staff review that matches the landscaping of the retaining wall within the western buffer yard match the approved Phase 1 Buffer Planting Plan dated 12/19/24 and incorporates shrubs and trees in all parking lot landscaping islands for consistency.

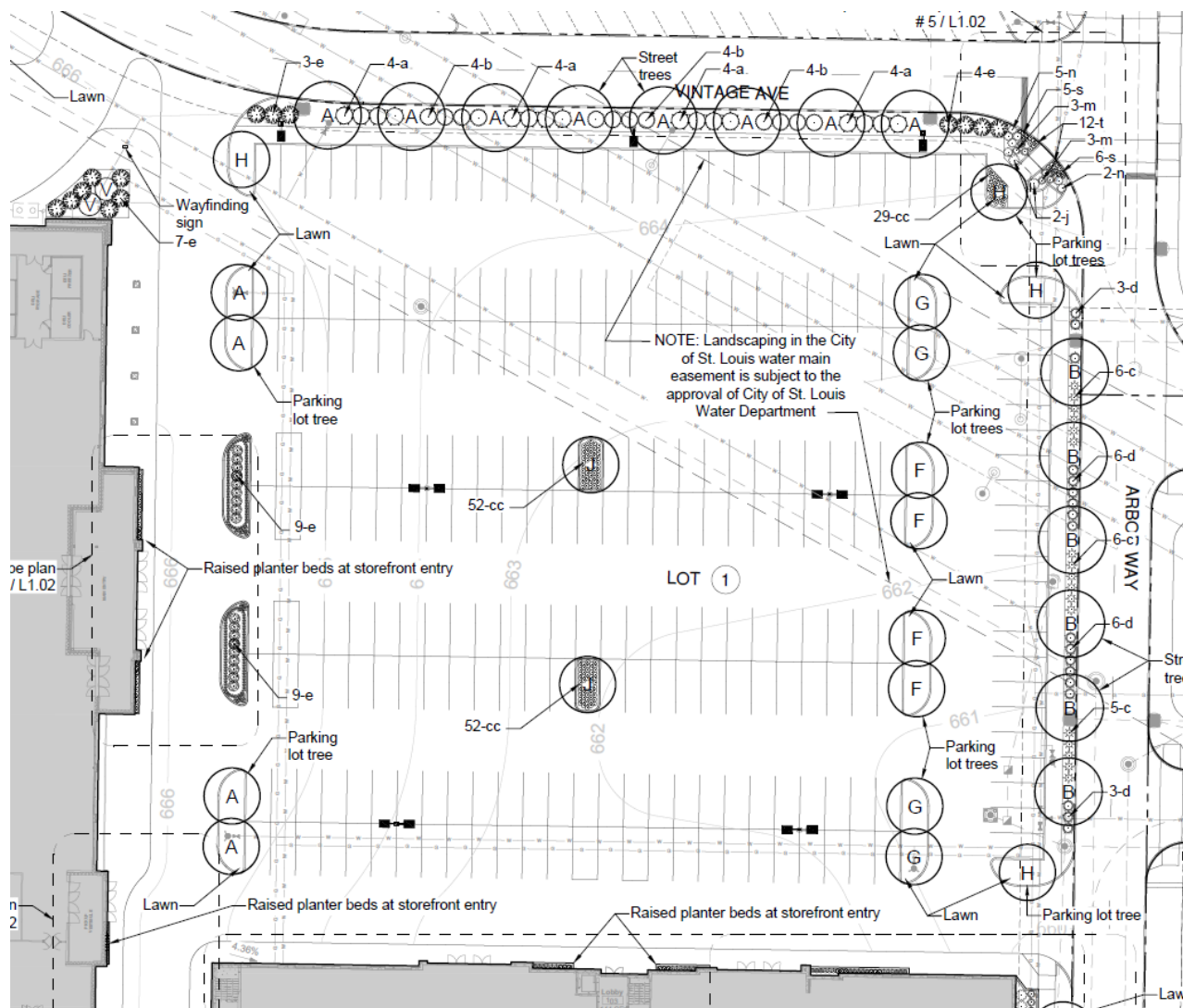


Figure 5: Proposed parking lot Landscaping Plan.

Lighting

Lighting requirements for the development are regulated by Attachment B, Section H. *Light Requirements*, which requires a lighting plan in accordance with the City of Creve Coeur Code be provided. The photometric plan provided shows that the light levels will be 0.0 footcandles behind the grocer building and parking garage directly adjacent to Single-Family Residential uses and no lighting is currently proposed for this area on the building or ground mounted. The total height of the light poles, when measured from the bottom of the base to the top of the light fixture, will be 16 feet on the top level of the parking garage, as required for structured parking lots adjacent to existing single-family districts per Attachment B, H.2. and 24 feet in the surface parking lot per commercial lighting requirements outlined in Section 405.680 B.3 of the zoning code. The proposed fixture heads are fixed downcast and shielded. The plans show the color temperature of 3,000 Kelvin for the exterior lighting to meet with the pending zoning code text amendment.

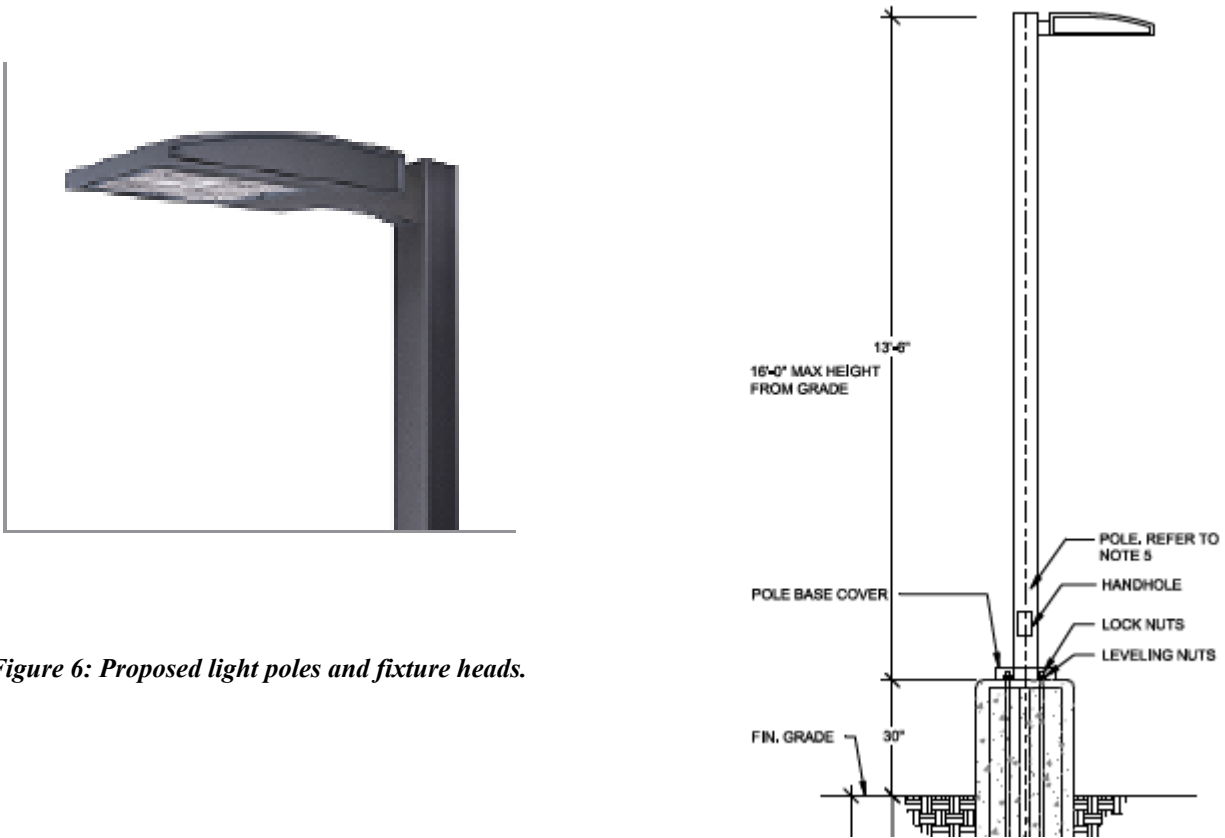


Figure 6: Proposed light poles and fixture heads.

Exterior Elevations Design and Materials

The design of the grocery store building and the multi-tenant retail building, as well as the parking garage, all use the same color palette, materials and similar design elements in a modern style which provide a cohesive development for Lot 1. The primary material for all three structures is a light neutral toned brick material (BR-3a) with a variety of accent materials and colors including a medium neutral toned brick (BR-2a), a dark charcoal grey brick (BR-1a), horizontal faux wood plank siding (WD-1), dark charcoal grey fiber cement wall panels (FCP-1), light grey ribbed architectural metal wall panels and split faced CMU in dark charcoal grey and a light neutral. Final colors will be reviewed and approved by staff prior to issuance of permits. The use of the split face CMU material is limited to the foundation and less visible areas of the buildings such as the loading areas or back sides of the buildings and in a limited capacity as an accent material on the primary façade of the retail building. The color palette is consistent with what was proposed in the Site Concept Plan and the requirements of Attachment B, Section I.

Section I.2. Architectural Elements, of Attachment B states that building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance. The primary façades of both buildings include a variety of articulation including the use of window patterns, entry elements with plan breaks and material and color changes that help to break up the large buildings. Staff has requested additional attention be given to the north elevation of the grocery store building and the northeast corner of the retail building to provide additional design elements to help visually break up the massing of the large expanse of uninterrupted wall plane. The submitted architectural plans will be modified further to address these concerns. The revisions for these elements will be presented at the

meeting for further discussion. Updated conditions of approval will be required based on these revisions to the exterior elevations.

EXTERIOR FINISH LEGEND

	BR-1a COLOR: SIZE: BRICK DARK CHARCOAL GREY THICKNESS OR DEPTH VARIES		WD-1 COLOR: HORIZONTAL FAUX WOOD PLANK SIDING WARM WOODTONE
	BR-1b COLOR: SPLIT FACE MASONRY DARK CHARCOAL GREY		FCP-1 COLOR: FIBER CEMENT/PHENOLIC ARCHITECTURAL WALL PANEL DARK CHARCOAL GREY
	BR-2a COLOR: SIZE: BRICK MEDIUM NEUTRAL TONE THICKNESS OR DEPTH VARIES		MP-1 COLOR: RIBBED ARCHITECTURAL METAL WALL PANEL LIGHT GREY
	BR-3a COLOR: SIZE: BRICK LIGHT NEUTRAL TONE THICKNESS OR DEPTH VARIES		AM-1 COLOR: ARCHITECTURAL METAL STANDING SEAM ROOF, CANOPIES, & FASCIA BLACK
	BR-3b COLOR: SPLIT FACE MASONRY LIGHT NEUTRAL TONE		

Figure 7: Proposed exterior materials.

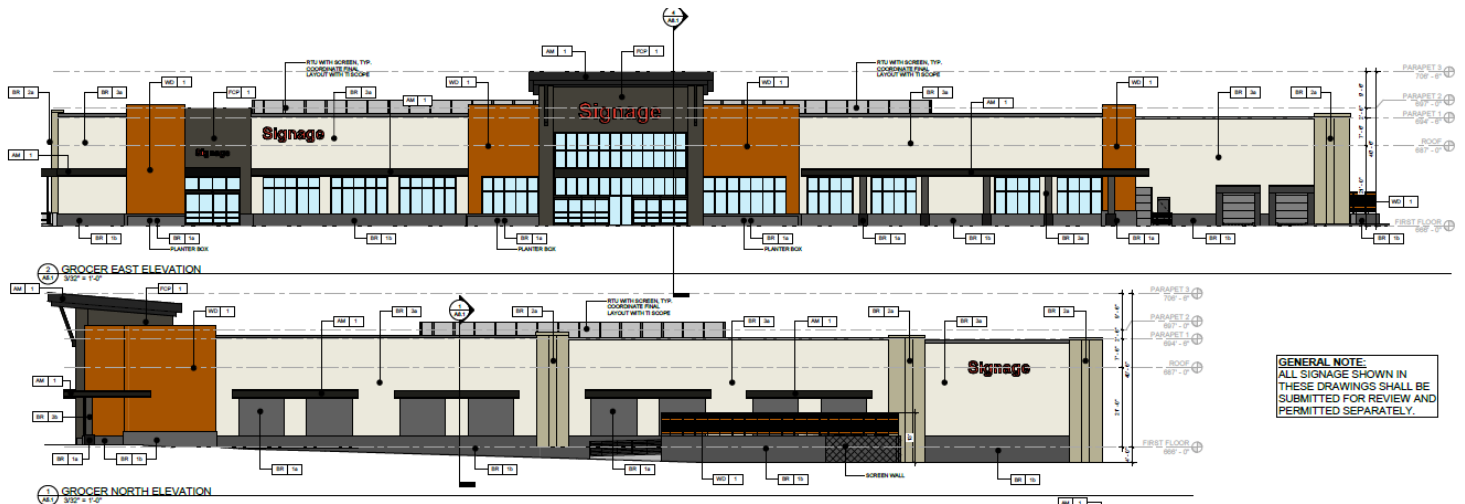


Figure 8: Grocer east and north elevations.

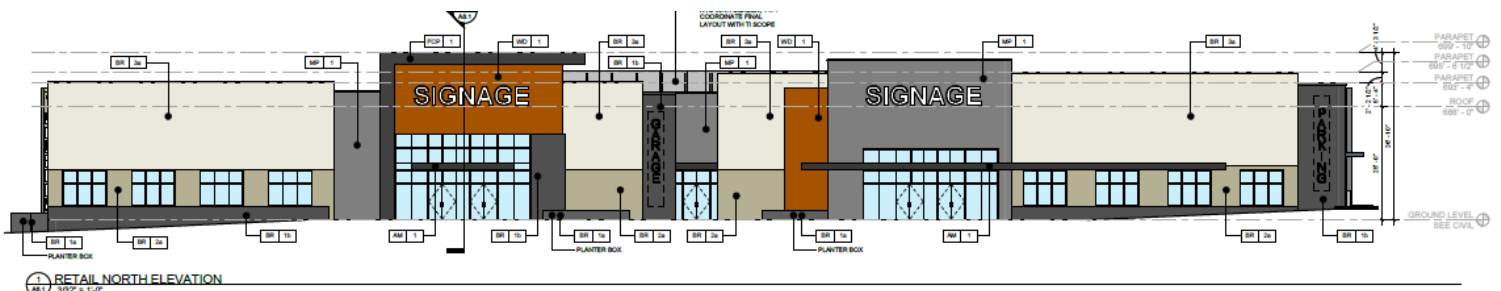


Figure 9: Grocer east and north elevations.

Loading Requirements

Attachment B, Section E.2. Loading Requirements, allows trash collection facilities to be located in the same areas as the location of the general deliveries as long as the loading areas are located at the side or rear of the tenant spaces. The loading areas for both buildings are placed on the side elevations and provided with solid CMU screening walls of the same material as the building to the extend the entire length of a semi-truck with additional screening height provided with wooden elements for a total height of 13 feet to block the delivery trucks. Landscaping is provided to screen the loading areas in both locations and is discussed with the landscaping plan.

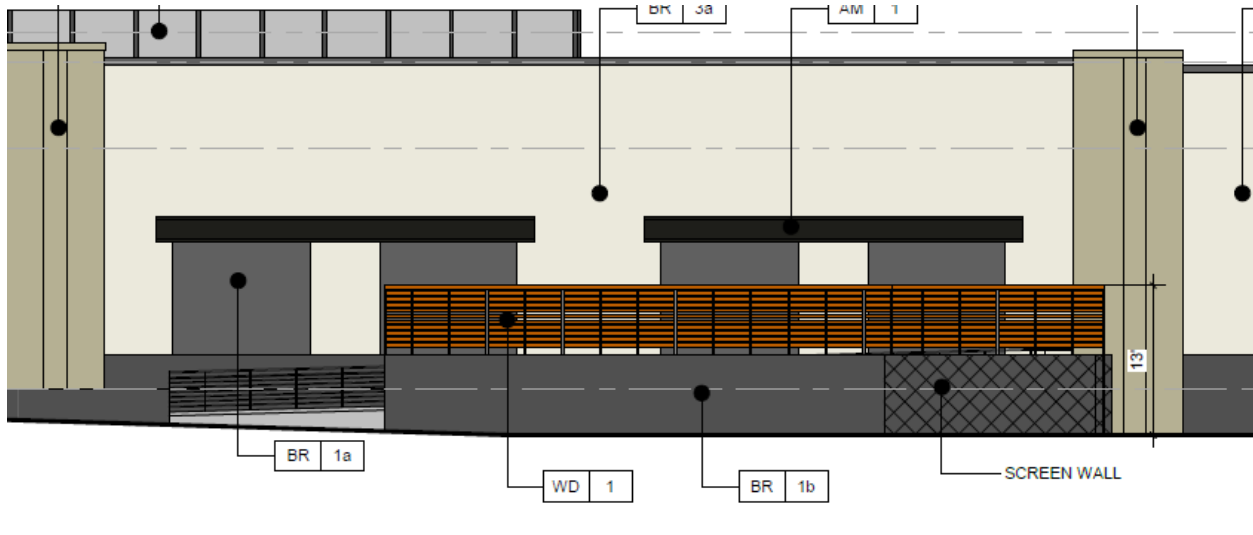


Figure 10: Grocer north elevation loading dock.

Parking Garage

The two-level structured parking garage is proposed to be made of the same materials and design as that of the adjacent buildings. The columns will match in design and brick material to the column elements on both buildings and the base will include the same dark charcoal grey split face CMU material as the foundations. The parking garage walls will be made of the same light-colored brick as the primary material of both buildings and will be a minimum of 42-inches tall in order to minimize headlight glare. Staff reviewed two previous parking garage wall heights at First Bank and Mercy Hospital which were both approved at 42-inches.

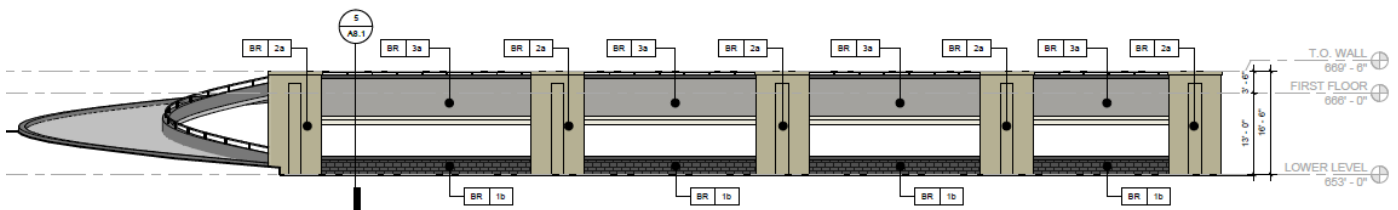


Figure 11: Parking garage south elevation.

Parking Requirements

The required parking for this development is guided by Attachment B, Section E. *Parking and Loading Requirements*. The required parking for the entire Olia Village PMD District is determined collectively for the entire District and not on an individual lot or sub-district basis. The required parking is calculated cumulatively per phase of development based upon the sum of the square footage of individual land uses

at the rate required by the City of Creve Coeur Zoning Code with a 15% reduction in the total number of spaces for all districts except for Sub-District Category D-Lot 16, which is the residential development component. Between the grocery store building and the retail building there is a total of 105,884 square feet of floor area. Section 405.820.F.4 requires 4 parking spaces per 1,000 square feet of floor area for General Retail Establishments and Attachment B, Section E.a.i. allows for a 15% reduction in this number. Following these requirements, 360 parking spaces are required for these uses and 437 parking spaces are provided between the at-grade surface parking lot, the two-story parking garage and the parking garage on the lower level of the retail building.

Parking for Lot 1 will be shared between the grocer and the retail building. The parking garage has two levels with elevator and stairway access from the lower level of the garage to the store entrances on the ground level. The parking extends underneath the retail building with two vehicular entrances. In discussions with the applicant, the grocery store tenant prioritizes the surface parking and agreements between the developer and the grocery store require a minimum number of surface spaces to be provided. This requirement as resulted in the reduction in size of the parking garage as shown in the Site Concept Plan and has been extended to continue under the retail building. The other factor is that the developer no longer believes that additional parking within this structure will be needed to meet the needs for future development of Lot 10. 11 EV Ready parking stalls are provided as required by Attachment B, Section M.5 and the new zoning code requirements in Section 405.860.

Pedestrian Access

6-foot-wide sidewalks are provided adjacent to the surface parking lot along both Vintage Avenue and Arbor Way in accordance with the Pedestrian Plan sheet in the approved Site Concept Plan. Sidewalks are also provided in front of both buildings ranging in width from 5 to 19 feet. Pedestrian crosswalk access areas connecting the sidewalks across driveways into the site and garage structure and in front of the stores will be differentiated with a change in material. This material has not yet been determined and staff has added a condition of approval for Staff review of a final cross walk material.

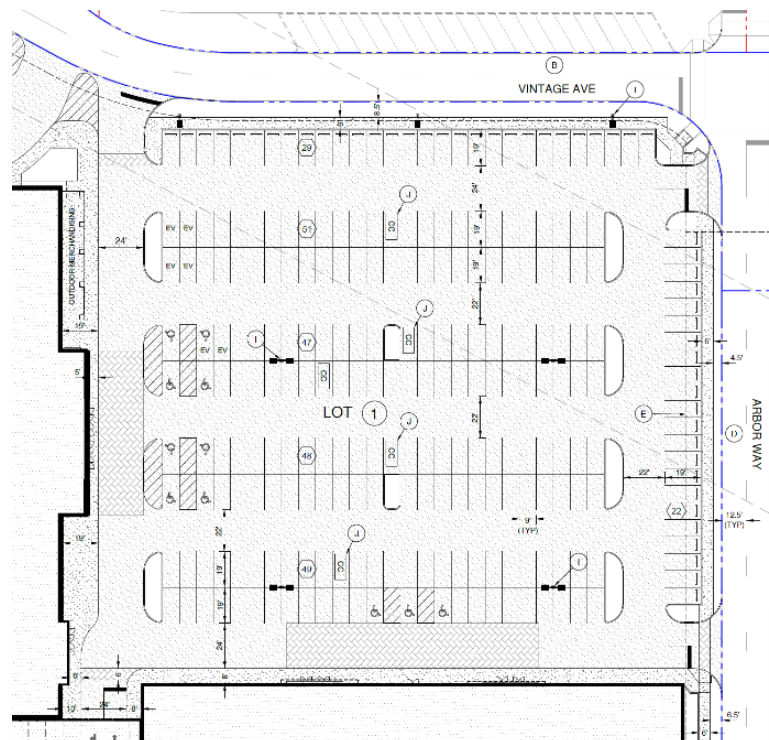


Figure 12: Sidewalks on Lot 1.

Stormwater

Stormwater collection has been designed for the entire Olia Village development in the form of multiple detention basins and is part of the scope of work for Phase 1 with construction on-going. The Site Development Plan includes a Grading Plan for Lot 1. The applicant has also submitted the project for MSD review and compliance. According to the applicant, the location of the City of St. Louis water pipes that run diagonally through Lot 1 impact the kind of stormwater measures can be implemented on the site. The grading plan shows the site will be graded so that stormwater will be directed to the southeastern portion of the lot where the sewer outlet is located. Once collected in the storm sewer outlet, the water will be piped off of Lot 1 to Detention Pond 2 within Common Ground 2. Although the proposed stormwater mitigation measures are compliant with the requirements of city code Chapter 425, *Stormwater Regulations*, and the approved stormwater plans for the entire development, Public Works staff has expressed concerns that only one sewer inlet is proposed to service the surface parking lot due to concerns of puddling on site in large storm events if the drain were to be blocked. Staff has added a condition of approval to address this concern to the satisfaction of the Department of Public Works when site improvement permits are submitted to the City.

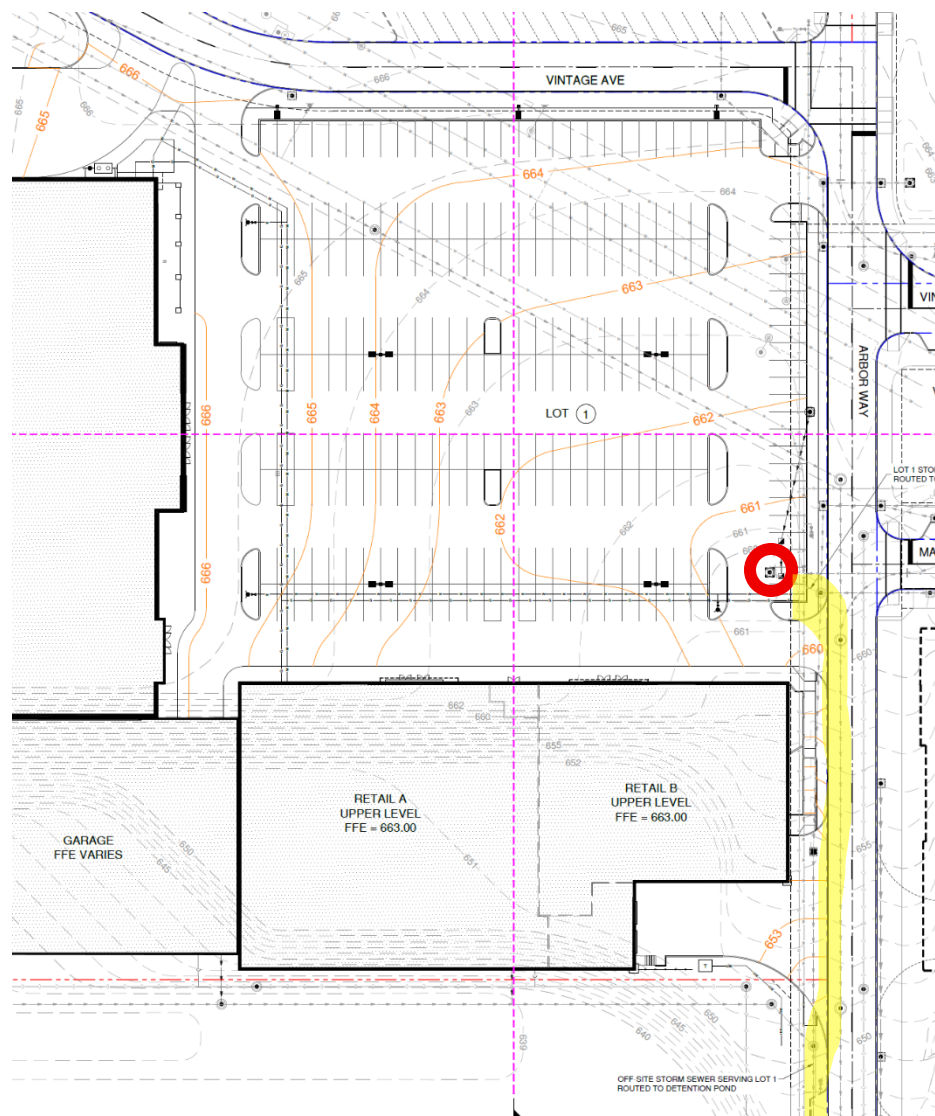


Figure 9: Proposed storm drain shown in red piped to detention pond 2.

Miscellaneous

The parking lot will contain shopping cart corrals, customary to shopping centers with grocery stores, which represent a standard metal design. In addition, the plans show an area underneath the canopy of the grocery store near the entrance for display of seasonal outdoor merchandise such as flowers and garden items.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the Lot 1 Site Development Plan substantially meets with the approved Olia Village Site Concept Plan and the requirements of Attachment B, as well as with the applicable Zoning Regulations, subject to the following conditions and any further discussion by the Planning and Zoning Commission. After review of the proposal, if the Planning and Zoning Commission finds that the Application is in conformance with the Site Concept Plan, the requirements of Attachment B and the applicable Zoning Code requirements, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for the Lot 1 Site Development Plan:

1. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," September 12, 2025, as bound together and submitted in conjunction with Application #25-026 by Gray Design Group except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received September 12, 2025, as bound together and submitted in conjunction with Application #25-026 by Gray Design Group, except as modified below.
3. Final exterior building material sample colors to be approved by staff prior to the issuance of any permits.
4. A Final Landscaping Plan shall be submitted with the Building Permit for Staff Review in substantial conformance with the Landscaping Plan submitted September 12, 2025, except as amended below and the landscaping of the retaining wall within the western buffer yard shall match the approved Phase 1 Buffer Planting Plan dated December 19, 2024. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All landscaping islands must have a mix of trees and shrubs for a consistent appearance throughout the parking lot.
6. Additional evergreen trees shall be provided adjacent to the garage ramp to provide additional headlight screening for staff approval.
7. Any landscaping alterations deviating from the approved Landscaping Plan shall be reviewed by Planning staff and if substantially different shall require Planning and Zoning approval in form of an amendment to the Landscaping Plan.
8. Pedestrian crosswalk material to be approved by staff prior to the issuance of any permits.
9. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance or Section H. Light Requirements of Attachment B, as appropriate, and the provided photometric plan for the entire site submitted for review on September 12, 2025.
10. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials pursuant to Attachment B, Section I.6. with final design and material selections approved by staff.
11. All signs and banners shall be in conformance with the Master Sign Plan for the development to be reviewed and approved at a future date.

12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
13. 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 be bound by the approved Site Development Plan for the property and 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 Site Development Plan application and proposed Draft Resolution to be in conformance with the Site Concept Plan, regulations of the Zoning Code and Attachment B, it may vote on a recommendation to the City Council. Any changes to the motion or Draft Resolution should be discussed and made by separate actions.

MOTIONS

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

“I move to recommend approval of the Site Development Plan for Olia Village Lot 1 at 10300 Olive Boulevard, and draft resolution subject to the conditions discussed in the Staff Report for the meeting of September 15, 2025” (conditions may be added, eliminated, or modified by preceding motion).

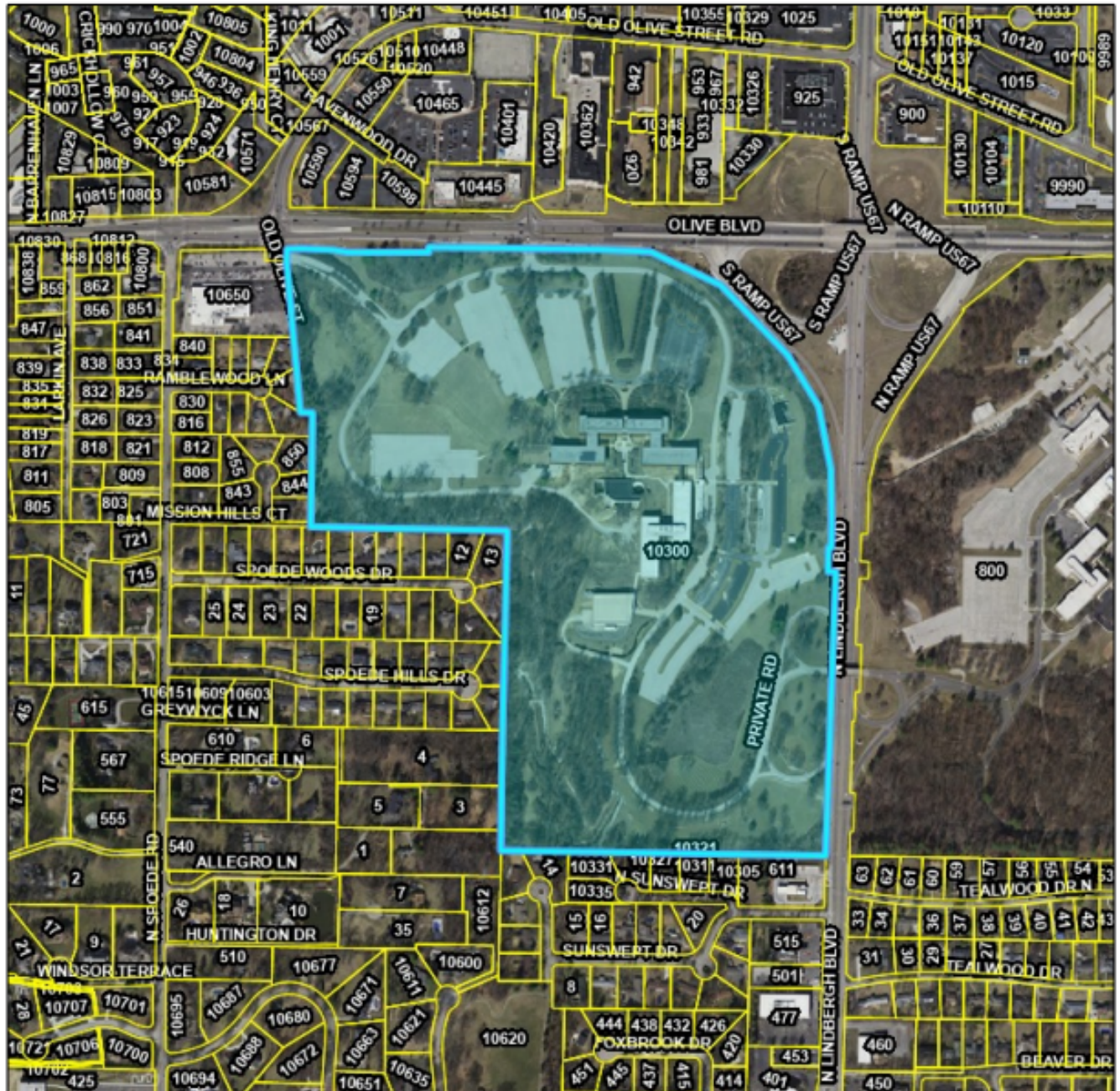
APPENDIX 1: COMPREHENSIVE PLAN

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.

Aerial Photo



City Limits

Parcels

April 23, 2025



Prepared By

HORNER & SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS		Date Taken: 9/11/25
	Description: Existing conditions of location of Lot 1 showing Phase 1 site work as viewed from north of Olive Bouvard.	
		Description: Ongoing site work for Olia Village.
	Description:	

RESOLUTION NO. ____

A RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR LOT 1 WITHIN THE OLIA VILLAGE PLANNED MIXED-USE ZONING DISTRICT LOCATED AT 10300 OLIVE BOULEVARD

WHEREAS, on November 13, 2023, the City Council adopted Amended Ordinance 5862 which established the Olia Village Planned Mixed Use Zoning District; and

WHEREAS, Section 405.390(G) of the Zoning Code states that Site Development Plans within Planned Zoning Districts shall be submitted for each specific building or phase within the project, for review by the Planning and Zoning Commission and approval by resolution of the City Council; and

WHEREAS, an application was submitted by Matthew Pfund of Jack Matthews Development, on behalf of 10300 Olive LLC, for a Site Development Plan for Lot 1 within the Olia Village Planned Mixed-Use Zoning District; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on September 15, 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 resolution has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the City Council finds that the application is in substantial conformance with the approved Site Concept Plan, the development standards outlined in Attachment B and all applicable requirements of Olia Village Planned Mixed-Use Zoning District as provided by Amended Ordinance No. 5862, when subject to certain conditions set forth herein:

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

Section 1: The Olia Village Planned Mixed-Use Development Lot 1 Site Development Plan is approved subject to the following conditions:

1. The Applicant shall submit Site Improvement Plans, showing all exterior grading and site improvements, to the Department of Public Works for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," September 12, 2025, as bound together and submitted in conjunction with Application #25-026 by Gray Design Group except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received September 12, 2025, as bound together and submitted in conjunction with Application #25-026 by Gray Design Group, except as modified below.
3. Final exterior building material sample colors to be approved by staff prior to the issuance of any permits.
4. A Final Landscaping Plan shall be submitted with the Building Permit for Staff Review in substantial conformance with the Landscaping Plan submitted September 12, 2025, except as amended below and the landscaping of the retaining wall within the western buffer yard shall match the approved Phase 1 Buffer Planting Plan dated December 19, 2024. All landscaping shall be maintained per the approved Landscape Plan and any

RESOLUTION NO. _____

vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

5. All landscaping islands must have a mix of trees and shrubs for a consistent appearance throughout the parking lot.
6. Additional evergreen trees shall be provided adjacent to the garage ramp to provide additional headlight screening for staff approval.
7. Any landscaping alterations deviating from the approved Landscaping Plan shall be reviewed by Planning staff and if substantially different shall require Planning and Zoning approval in form of an amendment to the Landscaping Plan.
8. Pedestrian crosswalk material to be approved by staff prior to the issuance of any permits.
9. All lighting shall comply with Section 405.680 Lighting of the Zoning Ordinance or Section H. Light Requirements of Attachment B, as appropriate, and the provided photometric plan for the entire site submitted for review on September 12, 2025.
10. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials pursuant to Attachment B, Section I.6. with final design and material selections approved by staff.
11. All signs and banners shall be in conformance with the Master Sign Plan for the development to be reviewed and approved at a future date.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the Planning and Zoning Commission or if required City Council before a Building Permit for the enlargement, expansion or alteration may be issued.
13. 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 be bound by the approved Site Development Plan for the property and 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: This resolution shall become effective upon approval.

ADOPTED THIS ____ DAY OF SEPTEMBER 2025.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city

of

CREVE COEUR

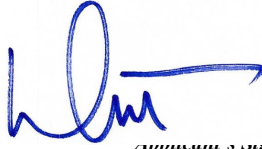
PLANNING DIVISION

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: Lot 1 - Olia Village SubdivisionLocation of Project: SW corner of Vintage Way & Arbor Lane Locator # Subject for Agenda: Site Development Plan Application**Applicant:**Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
Matthew J. Pfund _____ <i>Name</i> Jack Matthews Development _____ <i>Company (If Applicable)</i> 3925 Blackburn Road _____ <i>Address</i> Edwardsville, IL 62025 _____ <i>Address</i> Telephone # 618-692-9502 _____ <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: matt@jackmatthewsdevelopment.com _____ <i>Email:</i>  _____ <i>Applicant's Signature</i>	Brian Paul _____ <i>Name</i> Gray Design Group _____ <i>Company (If Applicable)</i> 9 Sunnen Drive, Suite 110 _____ <i>Address</i> St. Louis, MO 63143 _____ <i>Address</i> Telephone # 314-646-0400 _____ <i>Telephone #</i> Fax # _____ <i>Fax #</i> Email: bpaul@graydesigngroup.com _____ <i>Email:</i> Brian K. Paul _____ <i>Applicant's Representative's Signature</i>  Digitally signed by Brian K. Paul DN: c=US, e=bpaul@graydesigngroup.com, o=Gray Design Group, ou=Architecture, cn=Brian K. Paul Date: 2025.08.15 11:07:23-05'00'

Owner's Acknowledgement (if different from applicant):

_____ <i>Name</i>			_____ <i>Company (If Applicable)</i>		
_____ <i>Address</i>					
_____ <i>Phone</i>		_____ <i>Fax</i>		_____ <i>Email</i>	
_____ <i>Applicant's Signature</i>					

Description of Request (attach additional sheets as needed)

General Description: _____

Site Development Plan for Lot 1 of the Olia Village Subdivision.

Refer to attached documents.

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. Proposed development is consistent with the approved Olia Village Site Concept Plan.

See attached documents for Lot 1 Site Development Plan submittal.

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, September 15, 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



Contact:
Produced By:
Reviewed By:

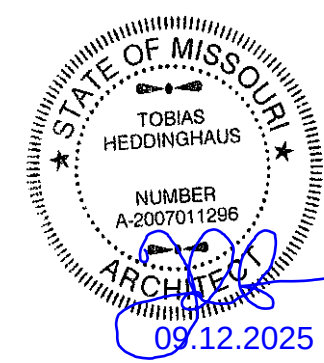
No.	Description	Date
	SITE DEVELOPMENT PACKAGE	09.12.25

Site Development Package:

OLIA VILLAGE - LOT 1

10300 Olive Boulevard, Creve Coeur, Missouri

RENDERINGS



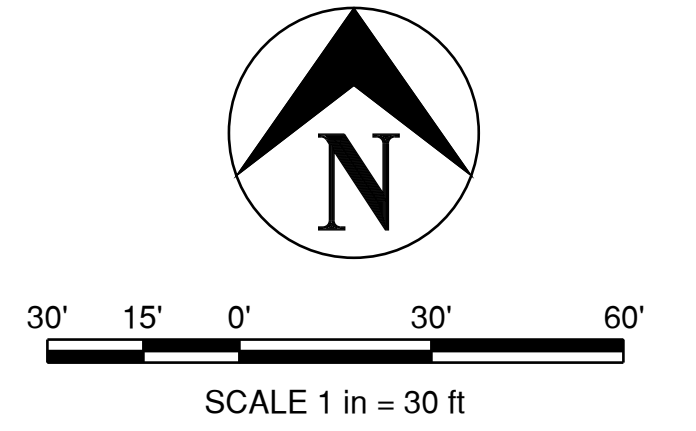
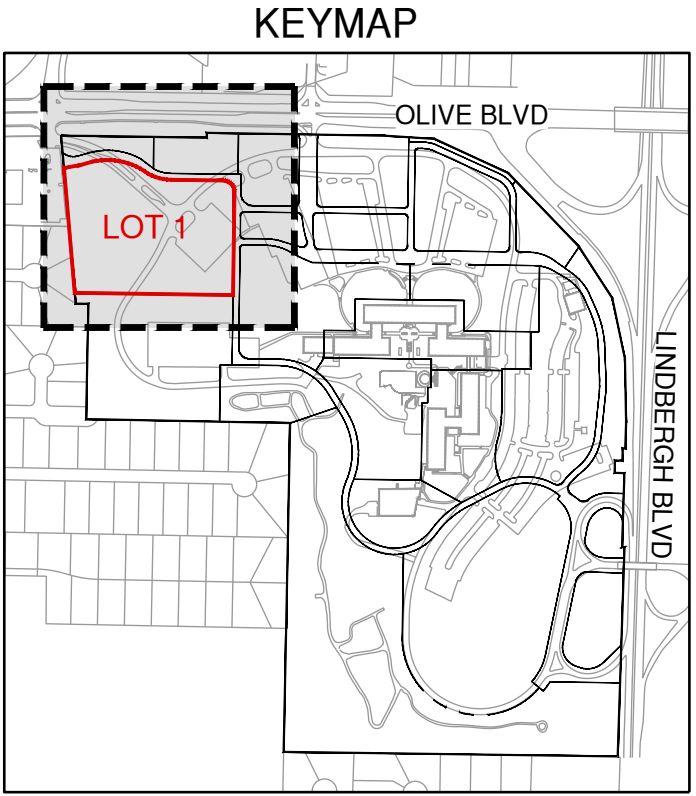
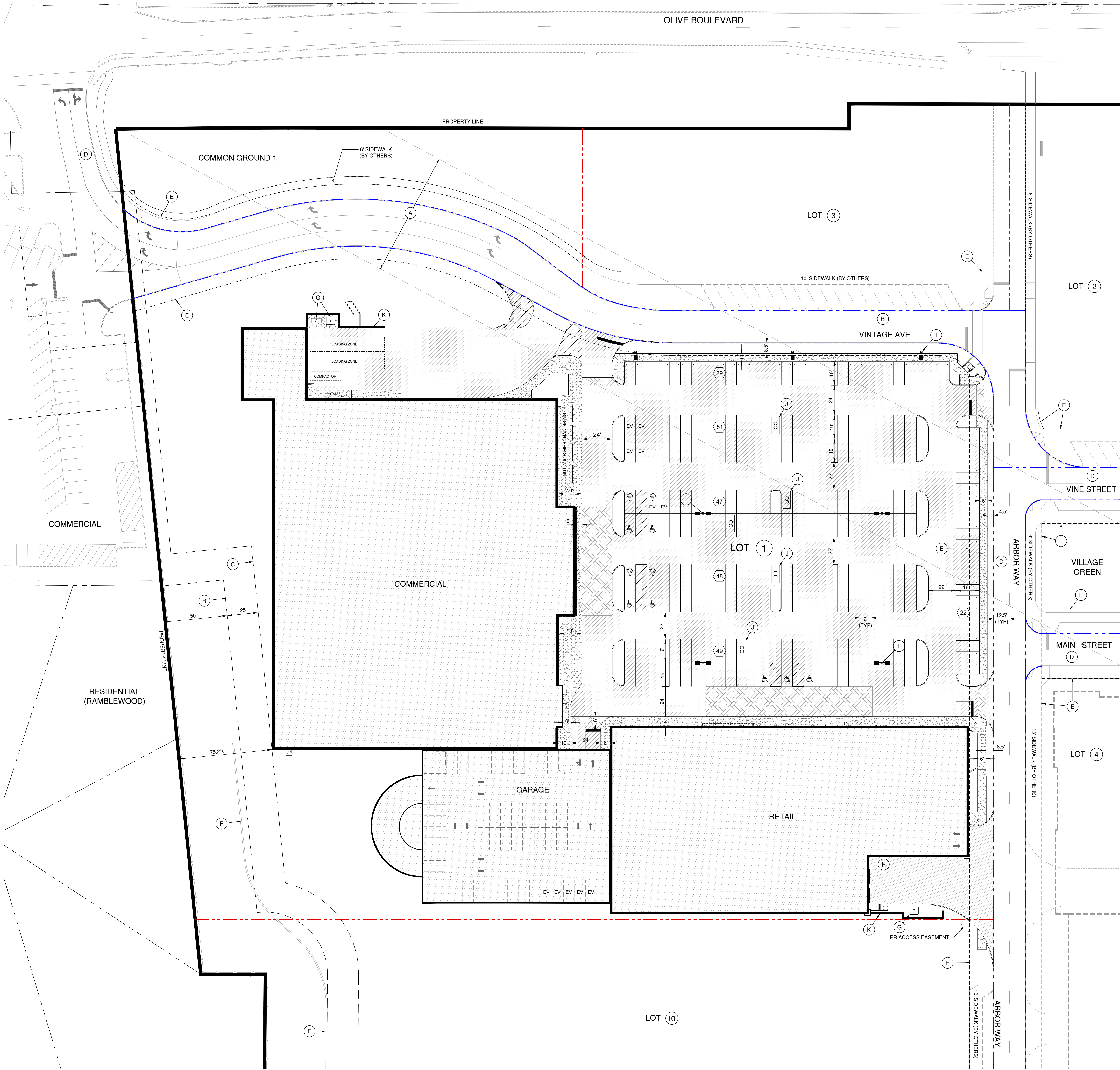
Tobias Heddinghaus
Architect
License #2007011296

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LEGEND	
---	LOT LINE
---	R.O.W. LINE
---	ROADWAY (R.I.M.U.S.S.) EASEMENT
	PROPOSED LOT 1 BUILDING / PARKING GARAGE SEE ARCHITECTURAL PLANS
	SITE PAVEMENT (SECTION TBD DURING FINAL DESIGN)
	CONCRETE SIDEWALK
	CROSSWALK PAVEMENT (ALTERNATE PAVEMENT TO SITE PAVING)

GENERAL NOTES :

- LEGAL DESCRIPTION : LOT 1 OF OLIA VILLAGE CREVE COEUR SUBDIVISION PLAT, AS RECORDED BY DOCUMENT NUMBER 2023122100486, AND CONTAINING 329,246 SF (7.54 AC), MORE OR LESS.
- LOT 1 LIES WITHIN 'CATEGORY B - MIXED USE DEVELOPMENT' PER THE APPROVED SITE CONCEPT PLAN.
- SETBACKS : CATEGORY B - MIXED USE SUB-DISTRICT
MINIMUM FRONT YARD - ZERO (0) FEET
MINIMUM SIDE YARD - ZERO (0) FEET
MINIMUM REAR YARD - ZERO (0) FEET
BUFFER YARD - NOT APPLICABLE INTERNALLY
RESIDENTIAL BUFFER/SETBACK - 50' BUFFER AND 25' SETBACK (SEE PLAN FOR RESIDENTIAL BUFFER/SETBACK)
- STORMWATER COVERAGE SUMMARY:

PI VALUE SUMMARY (PER MSD 15-YR STORM CRITERIA):
PI ROOF = 4.60
PI IMPERVIOUS = 3.54
PI PERVIOUS = 1.70

LOT 1 SDP (THIS PLAN SET) STORMWATER COVERAGE SUMMARY:
ROOF = 2.50 AC (33.2%)
IMPERVIOUS = 3.22 AC (42.7%)
PERVIOUS = 1.82 AC (24.1%)
TOTAL SITE = 7.54 AC (100%)
COMPOSITE PI = 3.45
Q₁₀ VALUE = 25.99 CFS (7.54 AC X 3.45)

MASS GRADING (PHASE 1) STORMWATER COVERAGE SUMMARY:
ROOF = 3.18 AC (43.1%)
IMPERVIOUS = 2.74 AC (37.2%)
PERVIOUS = 1.45 AC (19.7%)
TOTAL SITE = 7.37 AC (100%)
COMPOSITE PI = 3.64
Q₁₀ VALUE = 26.83 CFS (7.37 AC X 3.64)

SINCE LOT 1 SDP Q₁₀ < PHASE 1 MASS GRADING Q₁₀, THE DETENTION BASIN CAPACITY AS DESIGNED IN THE PHASE 1 MASS GRADING PHASE SATISFIES THE REQUIRED DETENTION REQUIREMENTS OF THE LOT 1 DEVELOPMENT.

DRAINAGE REPORTS SPECIFIC TO THE LOT 1 DEVELOPMENT WILL BE PREPARED DURING THE PERMITTING PHASE OF THIS PROJECT WHICH WILL DOCUMENT THAT THE DESIGN MEETS THE APPLICABLE REQUIREMENTS.
- INTERIOR PARKING LOT LANDSCAPE SUMMARY :
(PER OLIA ORDINANCE 5862 ATTACHMENT B, SECTION F.1.C)
PARKING LOT AREA = 92,281 SF
REQUIRED INTERIOR LANDSCAPE AREA = 1,846 SF
(10 SF PER 500 SF OF PAVED PARKING LOT)
PROVIDED INTERIOR LANDSCAPE AREA = 2,655 SF
- PARKING STALLS NOTED AS 'EV' ARE EV-READY.

KEYNOTES :

- (A) EXISTING 100' ST. LOUIS WATERMAIN EASEMENT
- (B) 50' BUFFER YARD (TYP)
- (C) 25' COMMERCIAL SETBACK (BEYOND BUFFER)
- (D) ADJACENT ROADWAYS SHOWN FOR INFORMATION ONLY (OFF-SITE INFRASTRUCTURE BY OTHERS)
- (E) ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, SIDEWALK (R.I.M.U.S.S.) EASEMENT
- (F) EXISTING SITE RETAINING WALL
- (G) PAD-MOUNTED ELECTRICAL EQUIPMENT
- (H) TRASH DUMPSTER ENCLOSURE AREA
- (I) SITE LIGHTING FIXTURE AND POLE (TYP) - SEE LIGHTING PLANS
- (J) PROPOSED CART CORRAL (TYP) - SEE ARCH PLANS
- (K) MASONRY SCREEN WALL (SEE ARCH/LANDSCAPE PLANS)

GRAY DESIGN GROUP

Gray Design Group, Inc. © 2024
No. - Architectural Corporation No. 000553

9 Sunnen Drive, Suite 110
Saint Louis, Missouri 63143
Telephone 314.646.0400
www.graydesigngroup.com



ONE MEMORIAL DRIVE, SUITE 500
ST. LOUIS, MO 63102
OFFICE NO. (314) 436-5500
LICENSE NO. 184-000631
www.cmtengr.com

Contact:
Produced By: EMW
Reviewed By: JFM

No. Description Date
SITE DEVELOPMENT PLAN 09/12/25

SITE DEVELOPMENT PLAN FOR OLIA VILLAGE - LOT 1

10300 Olive Boulevard
Creve Coeur, Missouri



Date: 09/12/25

SITE PLAN

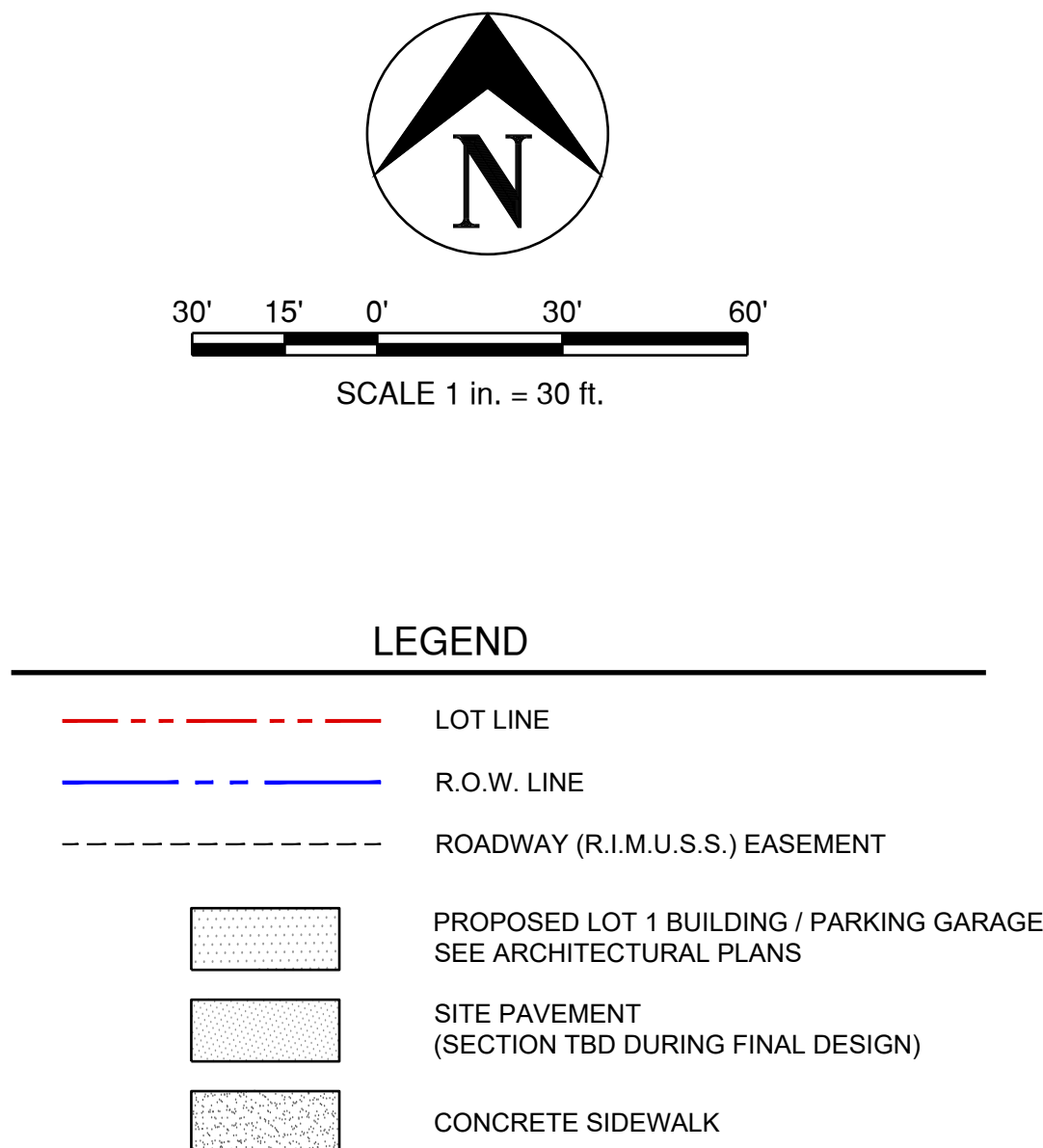
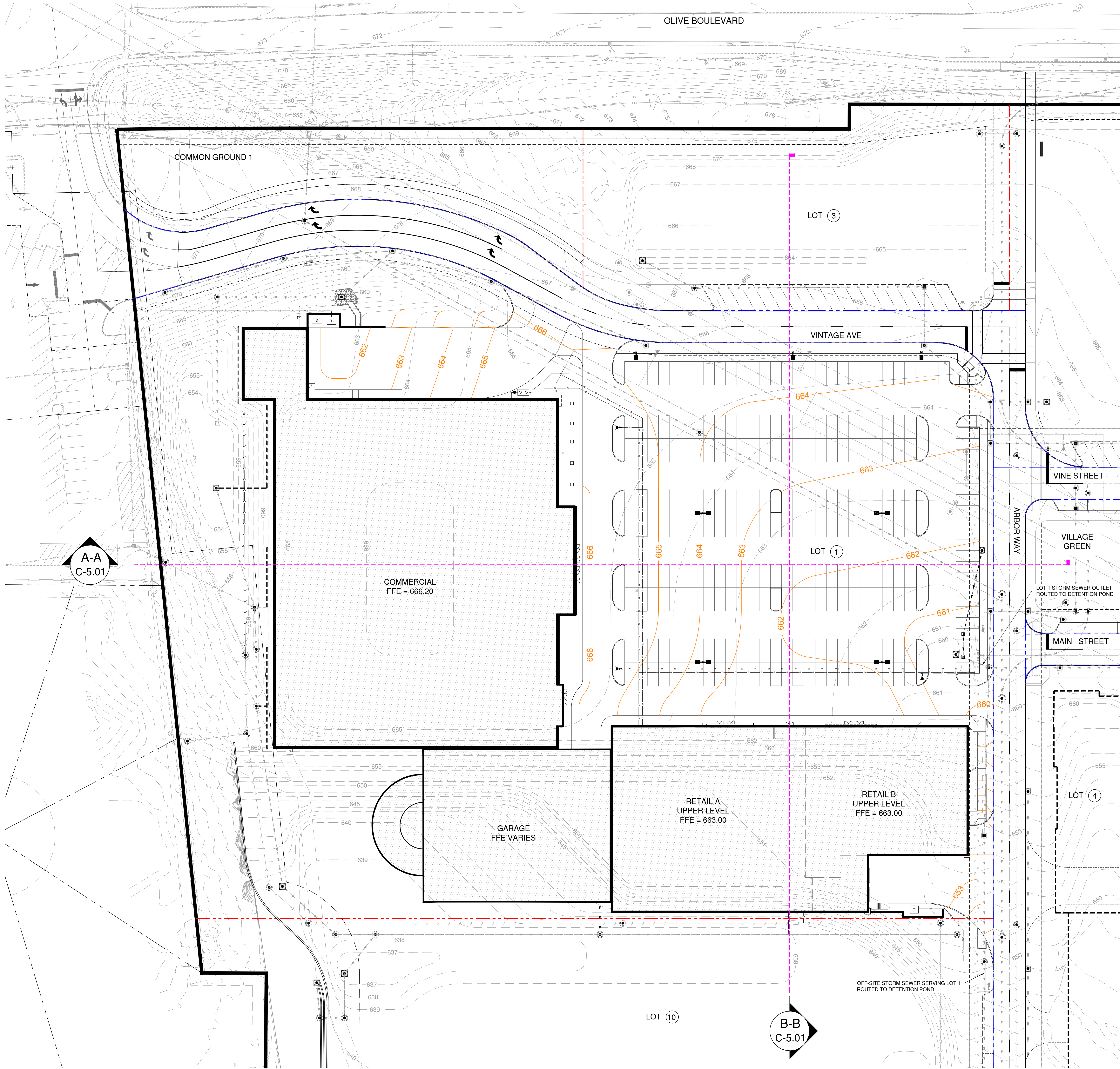
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- GENERAL NOTES :
- DETENTION AND WATER QUALITY REQUIREMENTS FOR THE DEVELOPMENT OF LOT 1 HAVE BEEN ACCOUNTED FOR IN THE SUBDIVISION STORMWATER DETENTION BASINS AS SHOWN IN THE PHASE 1 MSD-APPROVED STORMWATER MANAGEMENT FACILITY REPORTS.
 - DRAINAGE REPORTS SPECIFIC TO THE LOT 1 DEVELOPMENT WILL BE PREPARED DURING THE PERMITTING PHASE OF THIS PROJECT WHICH WILL DOCUMENT THAT THE DESIGN MEETS THE APPLICABLE REQUIREMENTS.
 - SEE GENERAL NOTES ON SITE PLAN C1.01 FOR ADDITIONAL INFORMATION.

GRAY DESIGN GROUP

Gray Design Group, Inc. © 2024
No. Architectural Corporation No. 000553

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Saint Louis, Missouri 63143
Telephone 314.646.0400
www.graydesigngroup.com

CMT
Crawford, Murphy & Tilly

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OFFICE NO. (314) 436-5500
LICENSE NO. 184-000631
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Contact:
Produced By: EMW
Reviewed By: JFM

No. Description Date
SITE DEVELOPMENT PLAN 09/12/25

SITE DEVELOPMENT PLAN FOR
OLIA VILLAGE - LOT 1

10300 Olive Boulevard
Creve Coeur, Missouri



Date: 09/12/25

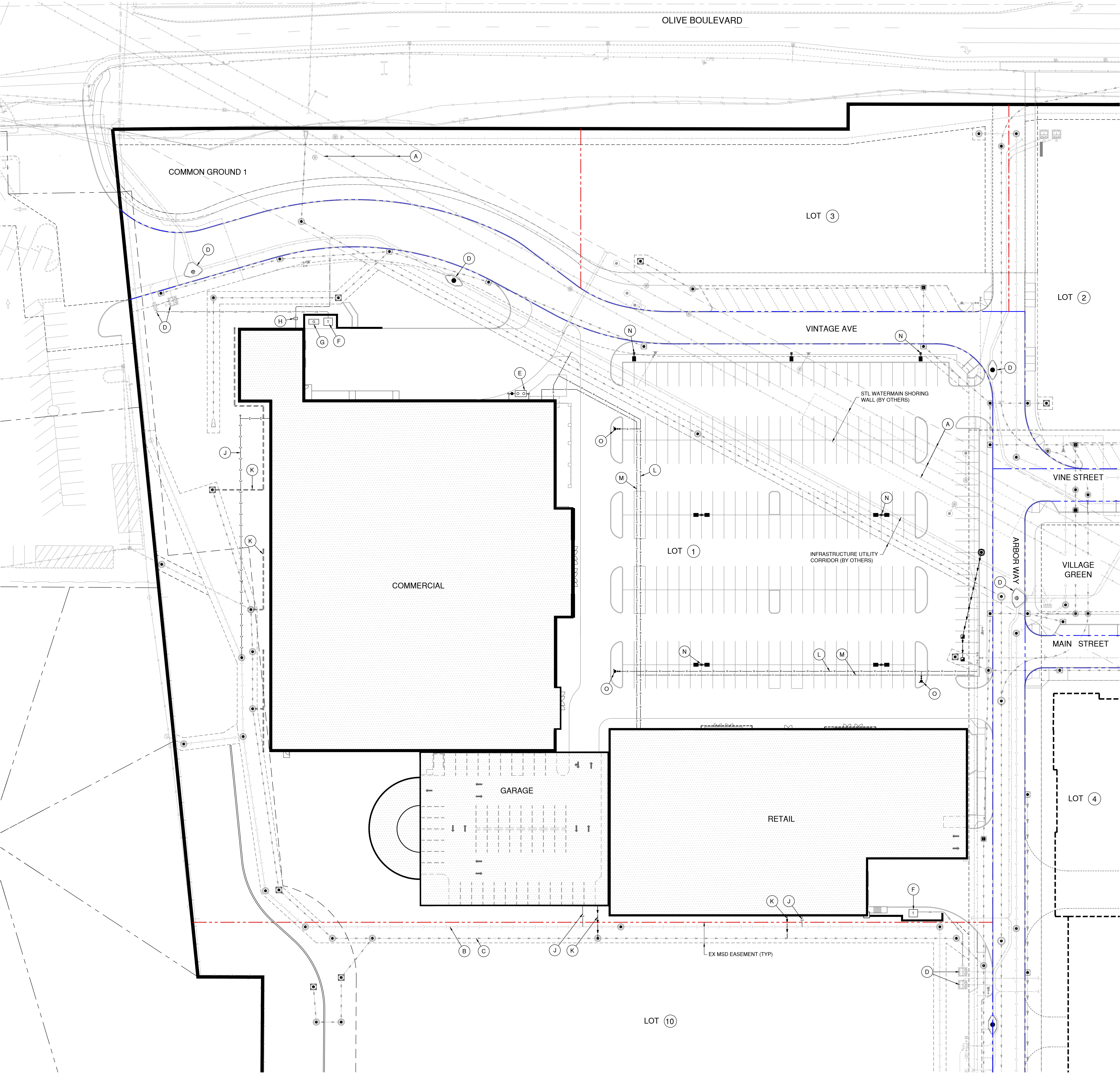
GRADING PLAN

gray

NOT FOR
CONSTRUCTION

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Date: Friday, September 12, 2025 9:42 AM



LEGEND	
	LOT LINE
	R.O.W. LINE
	ROADWAY (R.I.M.U.S.S.) EASEMENT
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED COMMUNICATIONS LINE
	PROPOSED STORM LINE
	PROPOSED SANITARY LINE

KEYNOTES	
(A)	EXISTING STL WATER CO. WATERMAIN CONDUITS
(B)	SANITARY SEWER SYSTEM (BY OLIA VILLAGE DEVELOPER)
(C)	STORM DRAINAGE SYSTEM (BY OLIA VILLAGE DEVELOPER)
(D)	ELECTRICAL SYSTEM (BY OLIA VILLAGE DEVELOPER)
(E)	PROPOSED GREASE TRAP
(F)	PROPOSED ELECTRIC TRANSFORMER
(G)	PROPOSED GENERATOR
(H)	PROPOSED COMMUNICATIONS VAULT
(L)	PROPOSED SANITARY SEWER
(K)	PROPOSED STORM DRAINAGE SYSTEM (TYP)
(I)	PROPOSED WATERMAIN
(M)	PROPOSED GAS SERVICE
(N)	SITE LIGHTING FIXTURE AND POLE (TYP) - SEE LIGHTING PLANS
(O)	PROPOSED FIRE HYDRANT

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LICENSE NO. 184-000631
www.cmtengr.com

Contact: EMW
Produced By: JFM
Reviewed By:

No. Description Date
SITE DEVELOPMENT PLAN 09/12/25

SITE DEVELOPMENT PLAN FOR
OLIA VILLAGE - LOT 1

10300 Olive Boulevard
Creve Coeur, Missouri



Date: 09/12/25

UTILITY PLAN

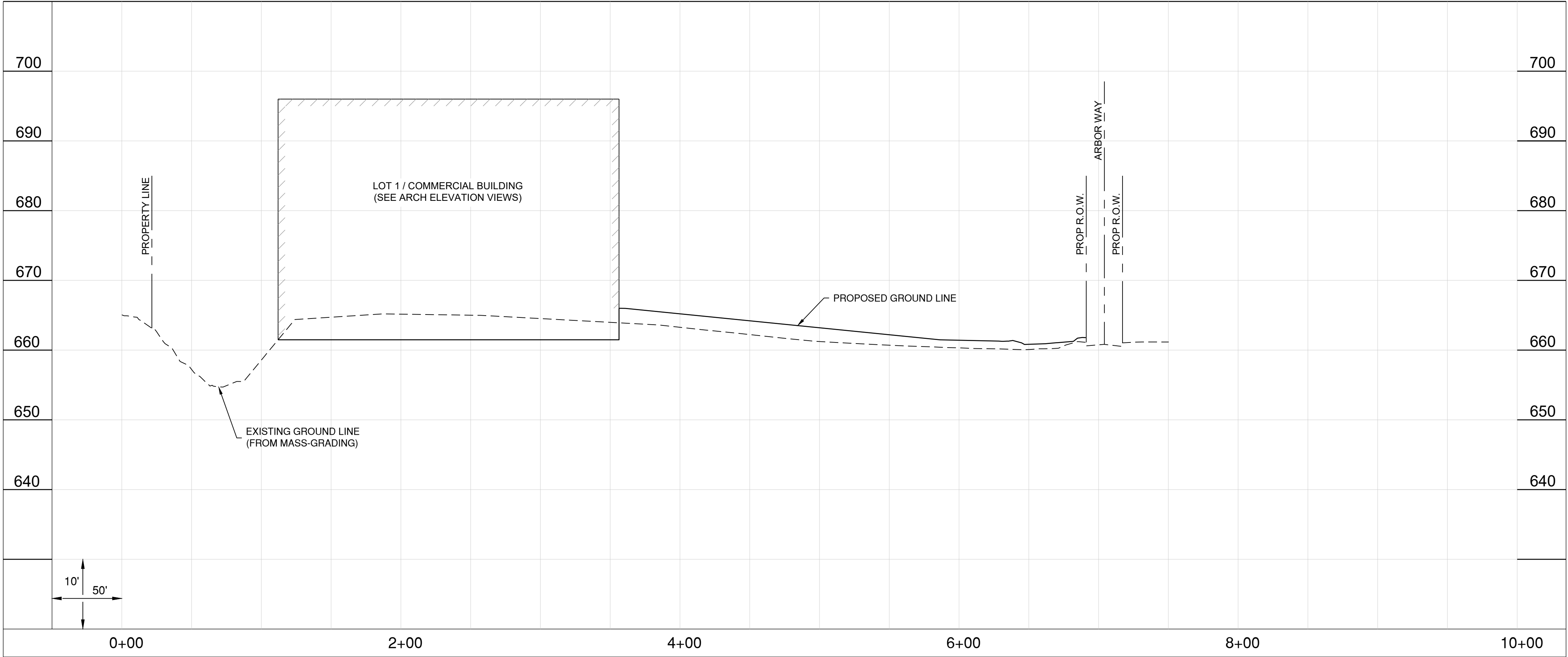
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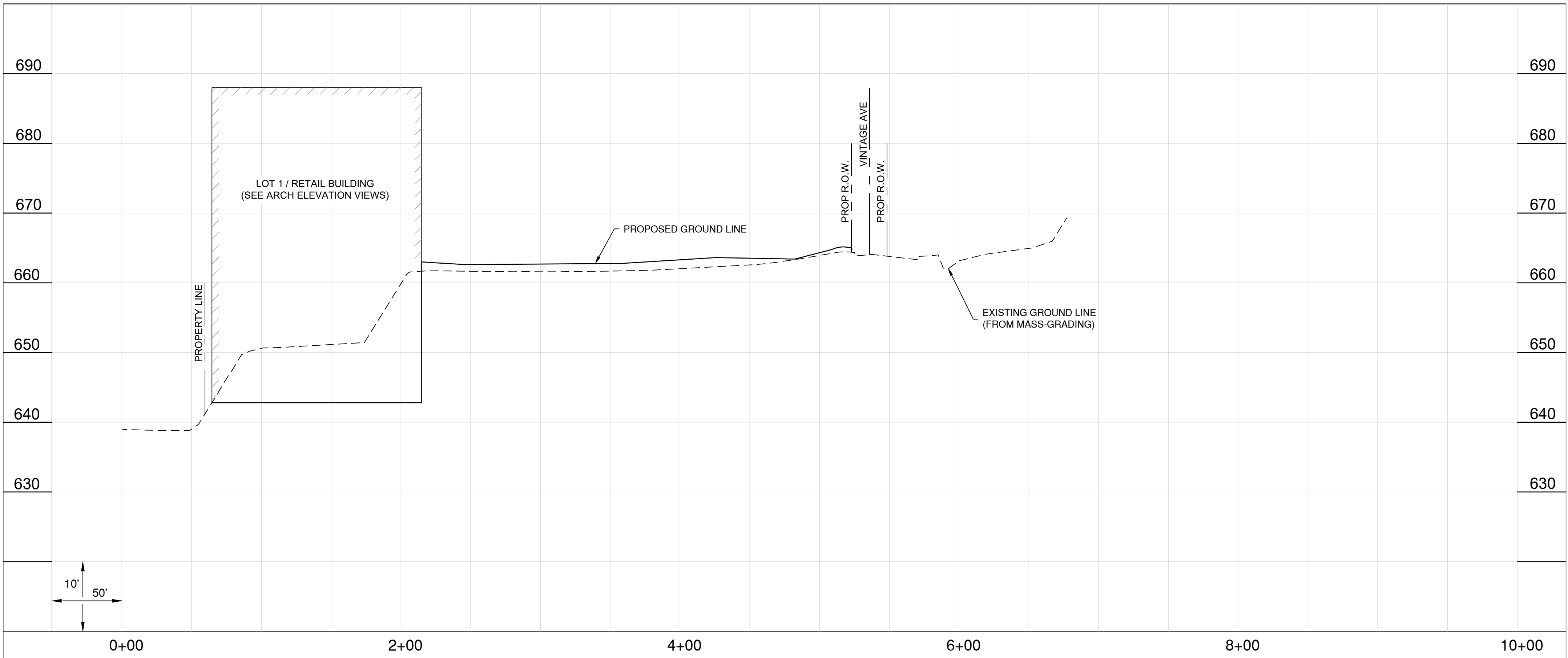
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SECTION A-A

SEE GRADING PLAN FOR SECTION LOCATION



SECTION B-B

SEE GRADING PLAN FOR SECTION LOCATION



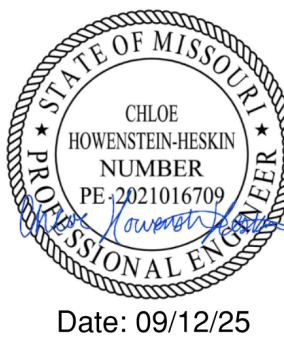
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Contact:
Produced By: EMW
Reviewed By: JFM

No. Description Date
SITE DEVELOPMENT PLAN 09/12/25

SITE DEVELOPMENT PLAN FOR OLIA VILLAGE - LOT 1

10300 Olive Boulevard
Creve Coeur, Missouri



Date: 09/12/25

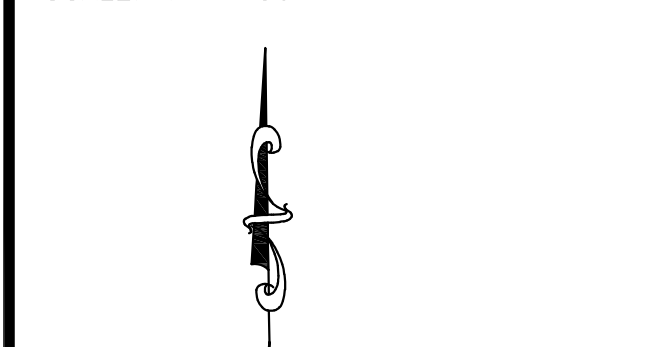
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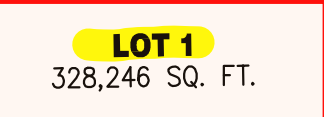
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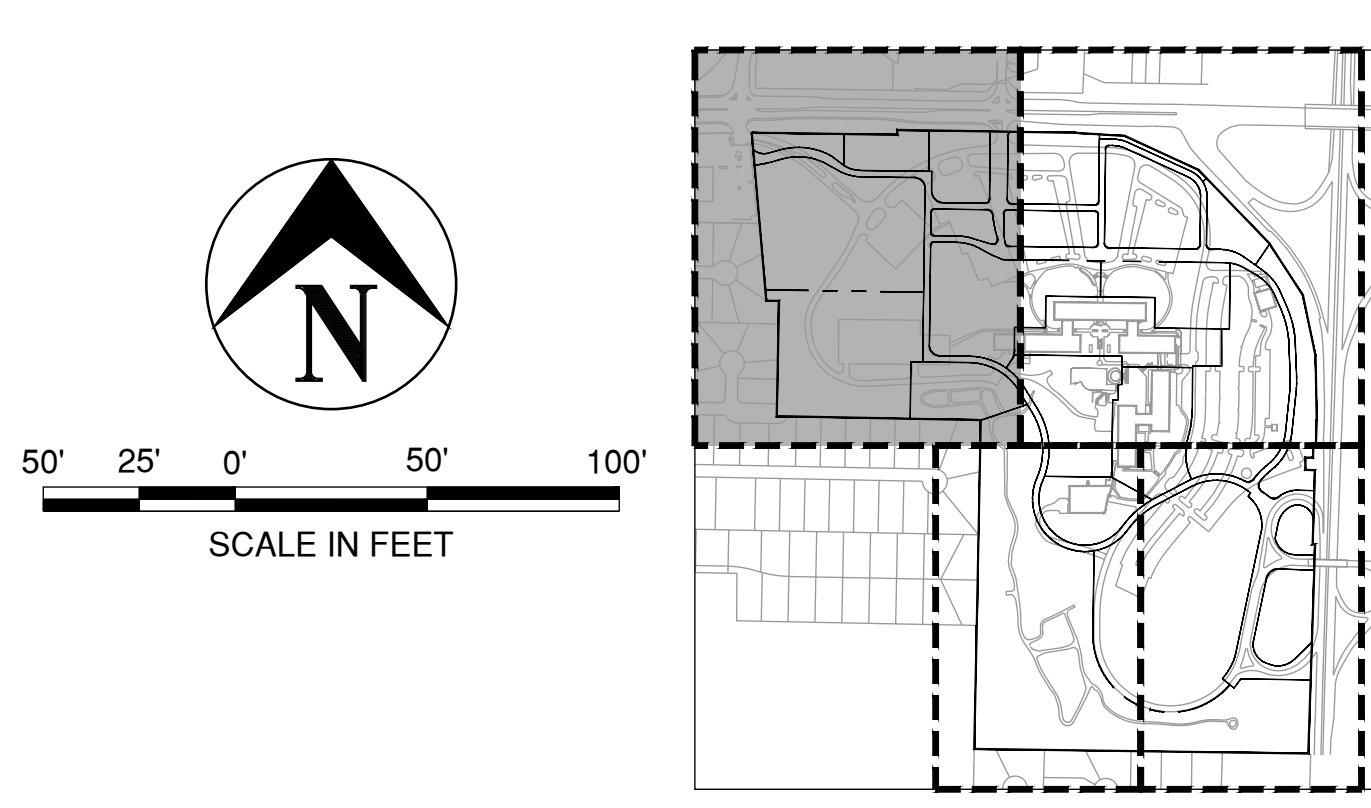
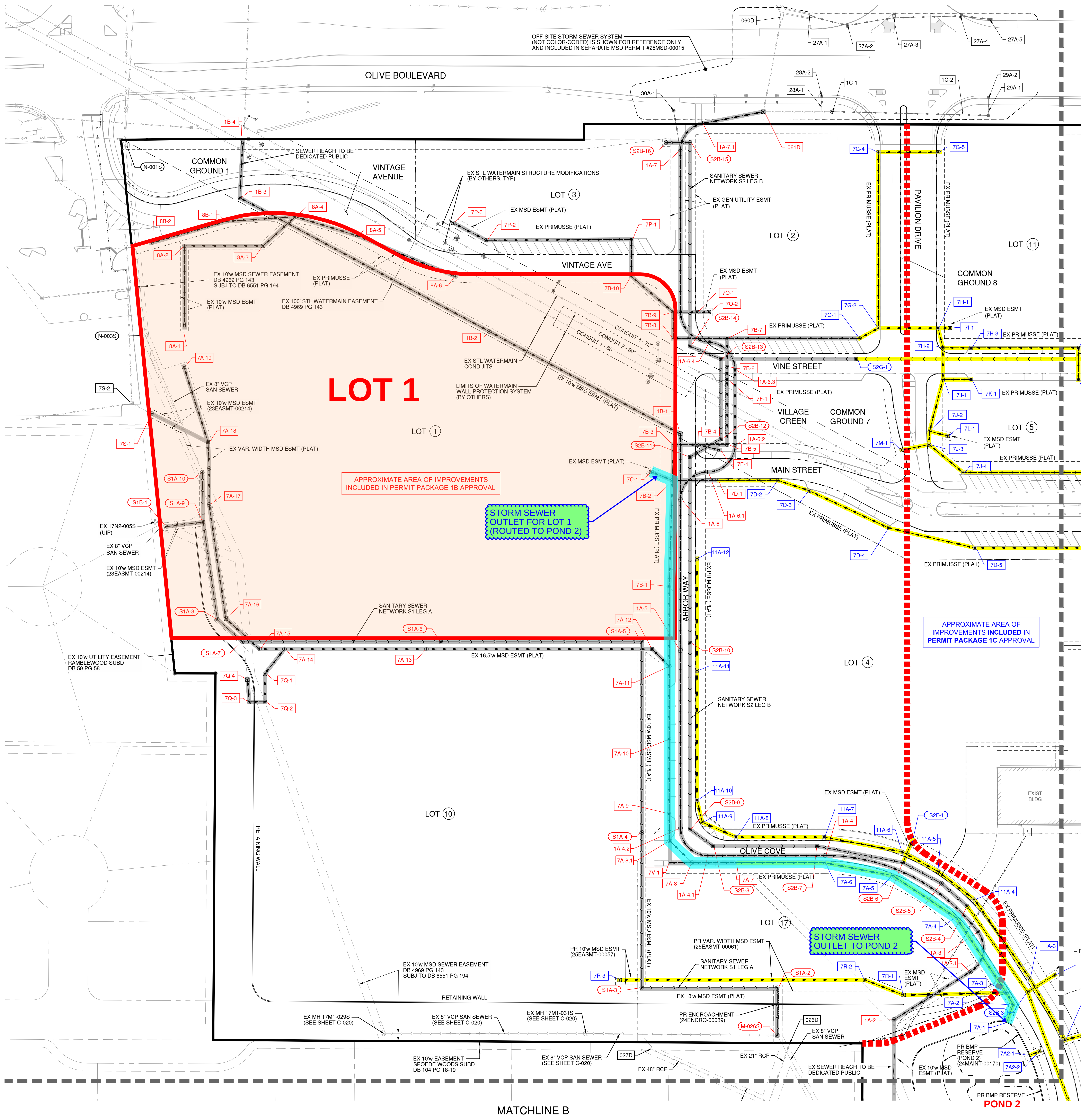


THE OLIA VILLAGE "PMD" PLANNED MIXED-USE DEVELOPMENT DISTRICT AMENDED ORDINANCE NO. 5862 RECORDED BY DOCUMENT NUMBER 2023122100486 OF THE ST. LOUIS COUNTY, MO RECORDER'S OFFICE
A TRACT OF LAND BEING PART OF LOTS 9, 10, 11 AND 12 OF MAJOR THOMAS SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



DESIGN/CALC BY	
DRAWN BY	TDW
CHECKED BY	TAR
DRAWING SCALE	1"=50"
DATE	03/31/2025
Job Number	
22-0218-000E	
Sheet Number	
V-101 PLAT 3 OF 4	

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Date: Wednesday, May 28, 2025 7:50:52 AM



- LEGEND**
- PHASE 1B
- S1A-2 SANITARY SEWER STRUCTURE REFERENCE NUMBER
SEE SANITARY SEWER PROFILES FOR MORE INFORMATION
 - 2A-2 STORM SEWER STRUCTURE REFERENCE NUMBER
SEE STORM SEWER PROFILES FOR MORE INFORMATION
- PHASE 1C
- S1A-2 SANITARY SEWER STRUCTURE REFERENCE NUMBER
SEE SANITARY SEWER PROFILES FOR MORE INFORMATION
 - 2A-2 STORM SEWER STRUCTURE REFERENCE NUMBER
SEE STORM SEWER PROFILES FOR MORE INFORMATION
- SANITARY OR STORM SYSTEM COMPLETED IN PERMIT PACKAGE 1B
- SANITARY OR STORM SYSTEM COMPLETED IN PERMIT PACKAGE 1C

- GENERAL NOTES:**
- REFER TO STORM SEWER PROFILES AND SANITARY SEWER PROFILES FOR MORE INFORMATION.
 - MSD PERMITS ARE REQUIRED PRIOR TO THE ABANDONMENT OR REMOVAL OF EXISTING SEWERS. TO RECEIVE MSD PERMITS, THE PROJECT MUST HAVE MSD PLAN APPROVAL. NOTIFY MSD 48 HOURS PRIOR TO SEWER ABANDONMENT AND/OR REMOVAL.
 - REFER TO MSD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC SEWER CONSTRUCTION OR PRIVATE CONSTRUCTION UNDER MSD PERMITS.
 - ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY FILLED WITH GROUT.
 - CONTRACTOR SHALL STAY WITHIN THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.
 - THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF AN EXISTING STRUCTURE WILL BE DETERMINED BY THE MSD FIELD INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.
 - IF STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH, THE UPPER PIPE SHALL BE PLACED ON A SHELF AND THE LOWER PIPE SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOWLINE OF THE UPPER PIPE.
 - THE PROJECT ENGINEER SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN MISSOURI FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THESE STRUCTURES. STRUCTURES SHALL BE DESIGNED TO SUSTAIN HS-20 LOADS. CONTACT MSD'S CONSTRUCTION MANAGEMENT DIVISION AT (314)335-2072 FOR QUESTIONS.
 - ENGINEER APPROVED SHOP DRAWINGS MUST BE SUBMITTED TO MSD FOR REVIEW PRIOR TO CONSTRUCTION OF ANY BORE, JACK, OR TUNNEL. A PROPOSAL FOR THE BORE, JACK, OR TUNNEL METHOD INCLUDING FULL DETAILS OF MATERIALS, EQUIPMENT AND METHOD OF OPERATION MAY BE SUBMITTED IN LIEU OF SHOP DRAWINGS. CONTACT MSD'S CONSTRUCTION MANAGEMENT DIVISION AT (314)335-2072 FOR QUESTIONS.
 - CONTRACTOR SHALL INCLUDE GRANULAR BACKFILL UNDER ALL FUTURE PAVEMENT AREAS PER MSD SPECIFICATIONS.

**SHEET EXCERPT FROM
PP#1C PHASE 1
INFRASTRUCTURE PLANS**

- PLAT NOTE**
- OLIA VILLAGE CREVE COEUR DEVELOPMENT PLAT HAS BEEN RECORDED AS DOCUMENT NUMBER 2024052300191, BOOK 372, PAGES 235-238, DATED 5/23/2024.
- SANITARY SERVICE NOTE**
- EXISTING SANITARY SERVICES ARE BEING CONNECTED TO THE PROPOSED SYSTEM. NECESSARY REVISIONS TO THESE SERVICES WILL BE INCLUDED ON A FUTURE CONSTRUCTION PHASE WITH THE BUILDING IMPROVEMENTS ONCE THE WORK SCOPE IS KNOWN.
- SHOP DRAWING NOTE**
- THE PROJECT ENGINEER SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN MISSOURI FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THESE STRUCTURES. STRUCTURES SHALL BE DESIGNED TO SUSTAIN HS-20 LOADS. PLEASE CONTACT THE DISTRICTS CONSTRUCTION MANAGEMENT DIVISION AT (314) 335-2072 FOR QUESTIONS.
- CONCRETE ENCASUREMENT NOTE**
- WHEN A STORM PIPE CROSSES OVER A SANITARY SEWER AND THE VERTICAL CLEARANCE IS LESS THAN TWO FEET, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE THROUGH THE CROSSING AND FOR TEN LINEAL FEET EACH SIDE OF THE CROSSING.
- SANITARY AND STORM SEWERS IN SAME TRENCH NOTE**
- IF STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH, THE UPPER PIPE SHALL BE PLACED ON A SHELF AND THE LOWER PIPE SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOWLINE OF THE UPPER PIPE.
- FILL OR REMOVE ABANDONED SEWER NOTE**
- UPON CCTV CONFIRMATION THAT NO SERVICES EXIST, ABANDONED SEWER PIPES SHALL BE REMOVED OR COMPLETELY FILLED WITH GROUT.
- ABANDONED SEWER STRUCTURES SHALL BE REMOVED OR COMPLETELY FILLED WITH GROUT OR OTHER MATERIAL APPROVED BY THE MSD INSPECTOR. THE STRUCTURE SHALL BE COMPLETELY REMOVED A MINIMUM OF 2' BELOW FINISHED GRADE.

PREPARED BY:

CMT
Crawford, Murphy & Tilly

ONE MEMORIAL DRIVE, SUITE 500
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OFFICE NO. (314) 436-5500
LICENSE NO. 184-000631

CONSULTANTS:

STATE OF MISSOURI
TODD MATTHEW EHLEN
NUMBER PE-2006019649
05/23/25
CIVIL ENGINEER PE-2006019649

BID / PERMIT SET
NOT FOR CONSTRUCTION
AUGUST 2024

OLIA VILLAGE
PHASE 1 CONSTRUCTION
- PERMIT PACKAGE #1C -

OLIA VILLAGE
THE HEART OF CREVE COEUR

LINDBERGH & OLIVE BLVD
CREVE COEUR, MO 63141

MSD PROJECT:	24MSD-00166	MSD BASE MAP:	17M1
USACE 404 PERMIT:	MVS-2023-48		
MoDNR 401 PERMIT:	MVS-2023-00048/CES0003097		
MoDNR LD PERMIT:	MORA26123		

MARK	DATE	DESCRIPTION
1	08/13/24	MSD PERMIT RESUBMITTAL (PACKAGE 1C)
2	10/11/24	MSD PERMIT RESUBMITTAL (PACKAGE 1C)
3	12/09/24	MSD PERMIT RESUBMITTAL (PACKAGE 1C)
4	01/31/25	MSD PERMIT RESUBMITTAL (PACKAGE 1C)
5	03/31/25	MSD PERMIT RESUBMITTAL (PACKAGE 1C)
6	05/23/25	MSD PERMIT RESUBMITTAL (PACKAGE 1C)

PROJECT NO.: 23005201-00
CAD DWG FILE: 200_C200-UTILITY.DWG
DESIGNED BY: TME
DRAWN BY: JFM
CHECKED BY: CJS
APPROVED BY: --
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SHEET TITLE

**STORM & SANITARY
SEWER PLAN**

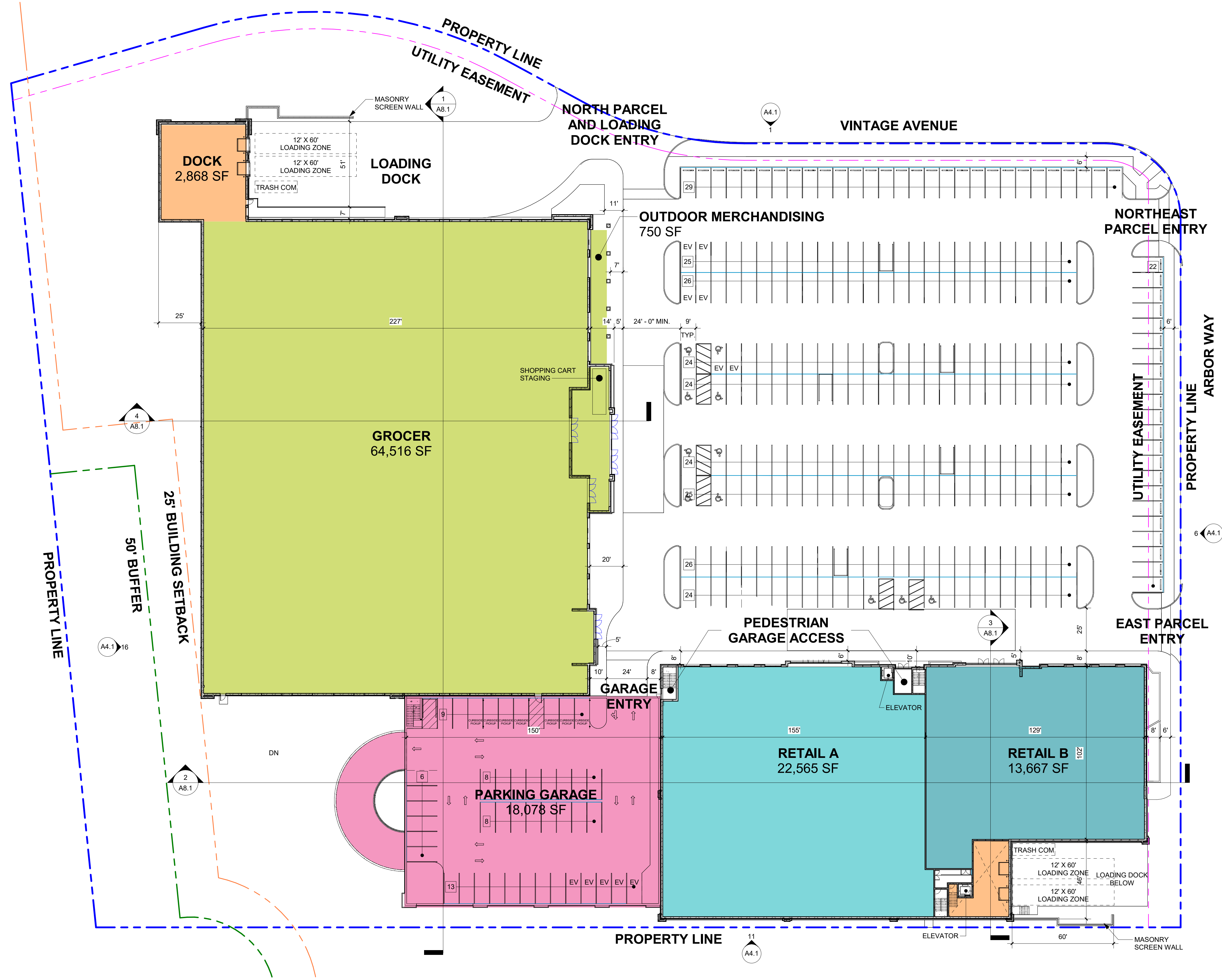
C-200

SHEET -- OF --

- A. SLOPE THE GRADES AROUND FROM THE BUILDING PERIMETER WITH MINIMUM 5% SLOPE.
- B. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON PLANTINGS, TREE LOCATIONS AND HARDSCAPING.
- C. CURB RAMPS NOT TO EXCEED 1:12 SLOPE (8.33 PERCENT) PER ADA.
- D. PROVIDE RAISED, TRUNCATED DOMES DETECTABLE WARNING SURFACE AT CURB RAMPS PER ADA.
- E. PROVIDE 70 SO IN ACCESSIBILITY SIGN AT ADA PARKING SPACES . PROVIDE ADDITIONAL SIGN FOR ADA ACCESSIBILITY MOUNTED BELOW THE ACCESSIBILITY SIGN AT VAN PARKING SPACES. PROVIDE A WHEEL STOP AT ALL ADA PARKING SPACES.
- F. REFER TO ELECTRICAL SITE PLAN DRAWING FOR SITE LIGHTING FIXTURES AND PARKING LIGHTING FIXTURES.
- G. ALL PARKING SPACES IDENTIFIED WITH "EV" SHALL BE "EV READY" IN PREPARATION FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
- H. "CC" DESIGNATION INDICATES CART CORRAL REFER TO CUT SHEET BELOW FOR MORE INFORMATION.



9/12/2025 9:48:09 AM



BUILDING USE LEGEND	
	RETAIL
	RETAIL
	GROCER
	LOADING DOCK
	GARAGE

1
AZ.1
GROUND LEVEL FLOOR PLAN
1" = 30'-0"

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Produced By:
Reviewed By:

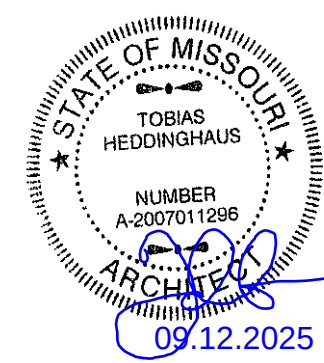
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	SITE DEVELOPMENT PACKAGE	09.12.25

Site Development Package:

OLIA VILLAGE - LOT 1

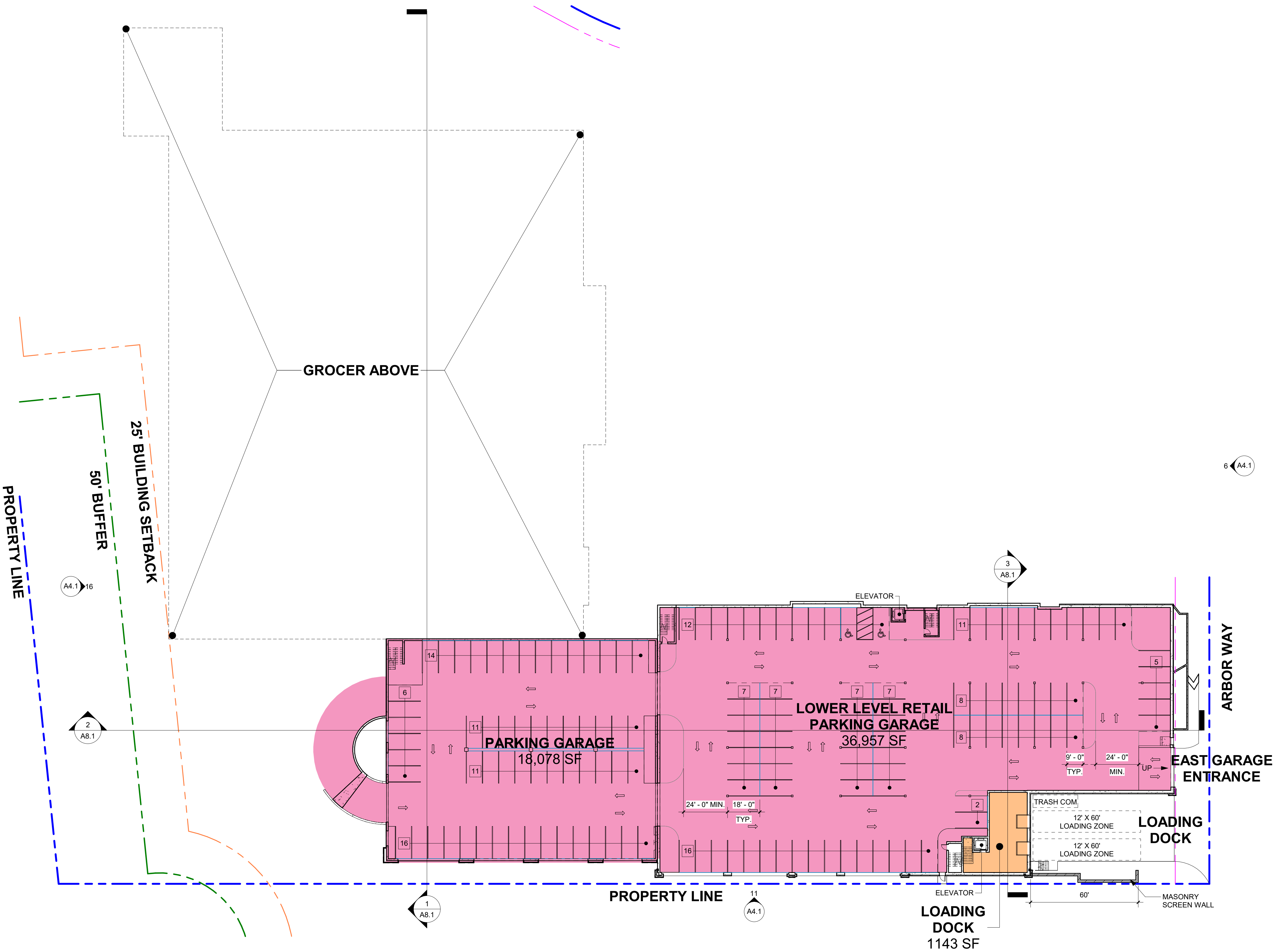
10300 Olive Boulevard, Creve Coeur, Missouri

GROUND LEVEL FLOOR PLAN



gray®

9/12/2025 9:48:10 AM



BUILDING USE LEGEND	
	RETAIL
	RETAIL
	GROCER
	LOADING DOCK
	GARAGE

1
A3.1
LOWER LEVEL FLOOR PLAN
1" = 30'-0"

Contact:
Produced By:
Reviewed By:

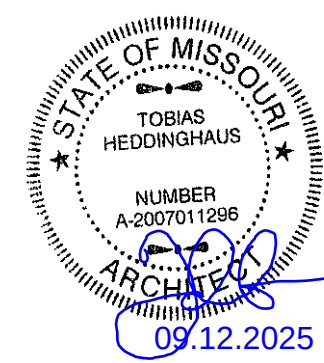
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	SITE DEVELOPMENT PACKAGE	09.12.25

Site Development Package:

OLIA VILLAGE - LOT 1

10300 Olive Boulevard, Creve Coeur, Missouri

LOWER LEVEL FLOOR PLAN

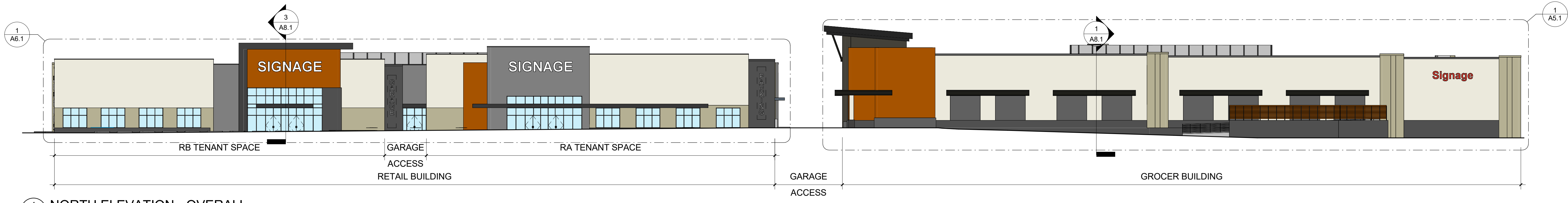


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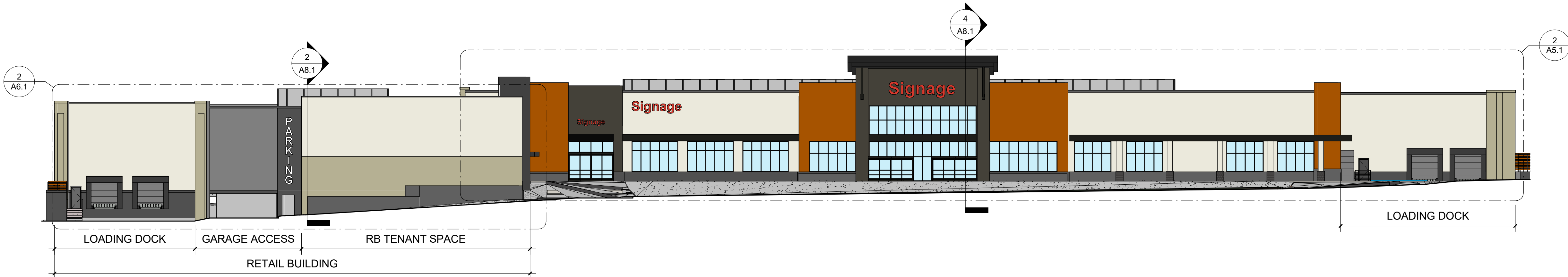
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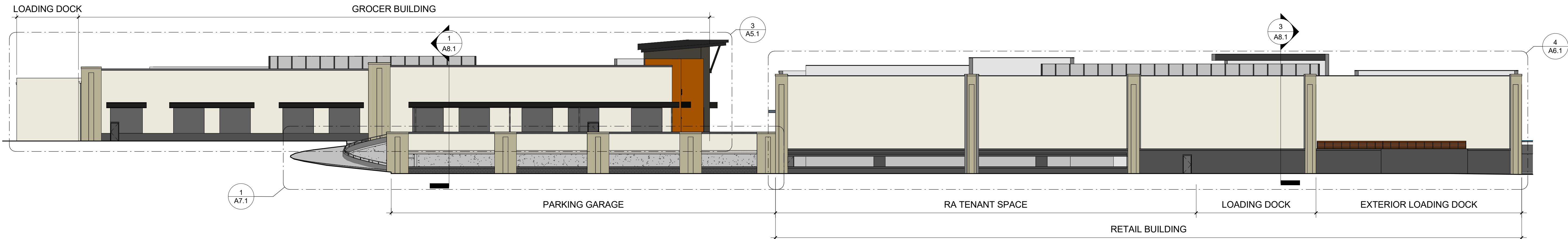


1 NORTH ELEVATION - OVERALL
1" = 20'-0"

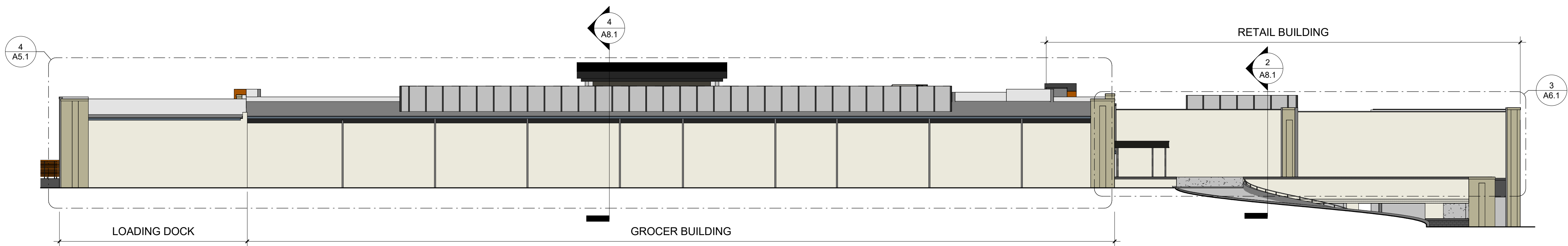


6 EAST ELEVATION - OVERALL
1" = 20'-0"

GENERAL NOTE:
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PERMITTED SEPARATELY.

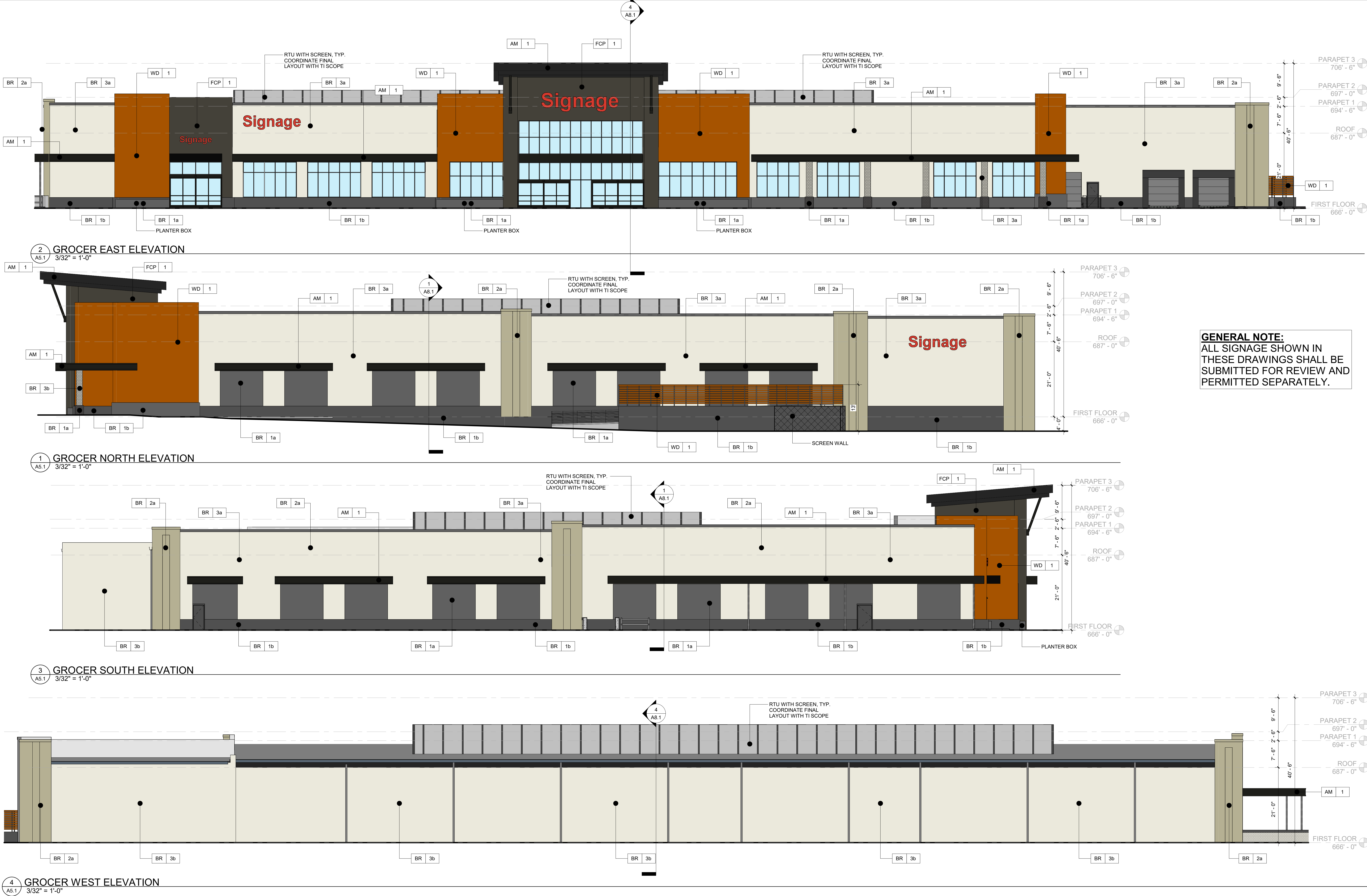


11 SOUTH ELEVATION - OVERALL
1" = 20'-0"



16 WEST ELEVATION - OVERALL
1" = 20'-0"

9/12/2025 9:48:18 AM



EXTERIOR FINISH LEGEND

BR-1a COLOR: SIZE:	BRICK DARK CHARCOAL GREY THICKNESS OR DEPTH VARIES
BR-1b COLOR:	SPLIT FACE MASONRY DARK CHARCOAL GREY
BR-2a COLOR: SIZE:	BRICK MEDIUM NEUTRAL TONE THICKNESS OR DEPTH VARIES
BR-3a COLOR: SIZE:	BRICK LIGHT NEUTRAL TONE THICKNESS OR DEPTH VARIES
BR-3b COLOR:	SPLIT FACE MASONRY LIGHT NEUTRAL TONE

WD-1 COLOR:	HORIZONTAL FAUX WOOD PLANK SIDING WARM WOODTONE
FCP-1 COLOR:	FIBER CEMENT/PHENOLIC ARCHITECTURAL WALL PANEL DARK CHARCOAL GREY
MP-1 COLOR:	RIBBED ARCHITECTURAL METAL WALL PANEL LIGHT GREY
AM-1 COLOR:	ARCHITECTURAL METAL STANDING SEAM ROOF, CANOPIES, & FASCIA BLACK

MISCELLANEOUS

METAL FASCIA:	BLACK ANODIZED
METAL COPINGS:	MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
MISC. FLASHING:	MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
JOINT SEALANT DOORS & WINDOWS:	MATCH ADJACENT SURFACE COLOR
CONTROL JOINTS:	MATCH ADJACENT SURFACE COLOR
STOREFRONT:	BLACK ANODIZED
STEEL DOORS:	PAINT TO MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
STEEL FRAMES:	PAINT TO MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT

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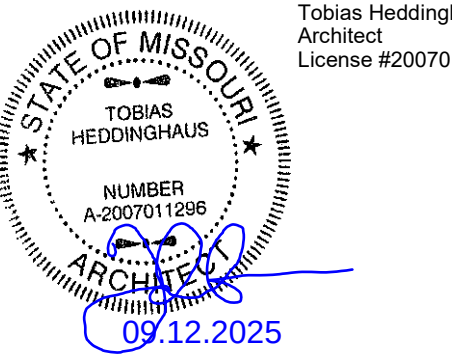
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	SITE DEVELOPMENT PACKAGE	09.12.25

Site Development Package:

OLIA VILLAGE - LOT 1

10300 Olive Boulevard, Creve Coeur, Missouri

EXTERIOR ELEVATIONS - GROCER

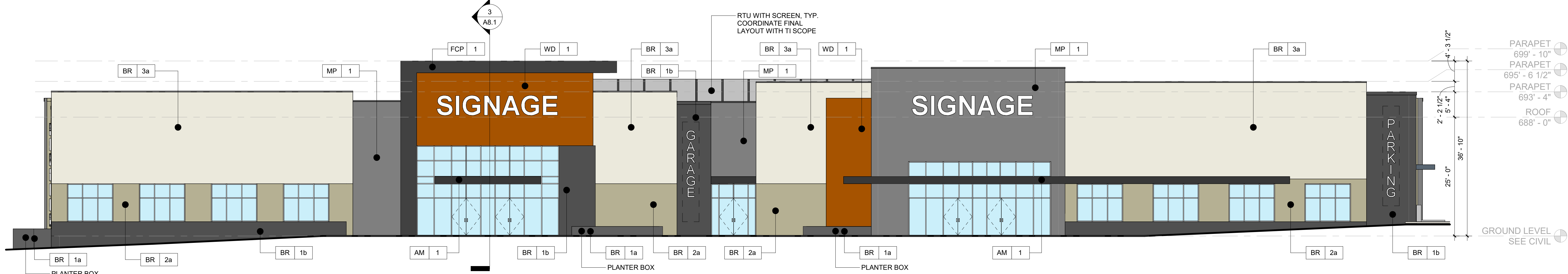


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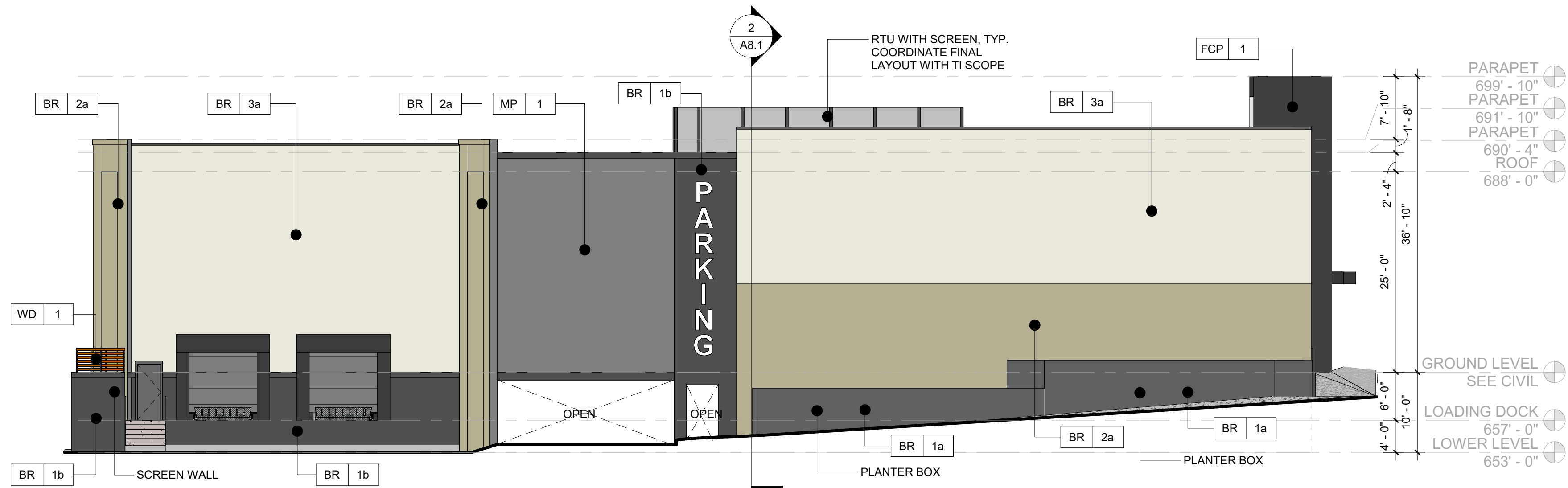
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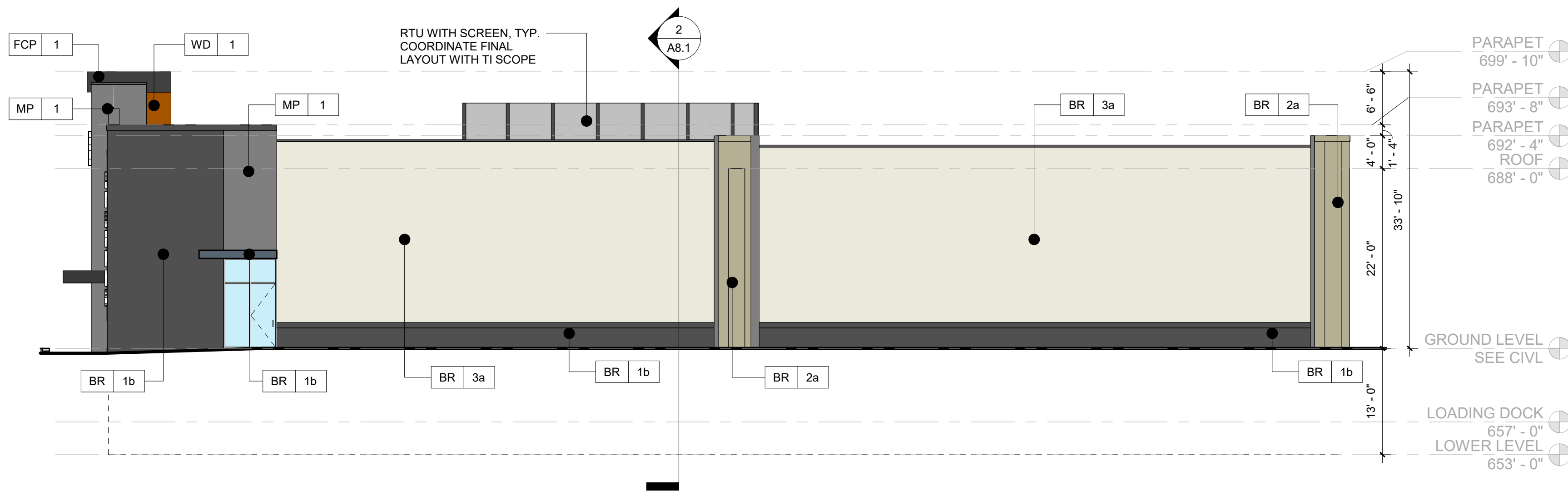
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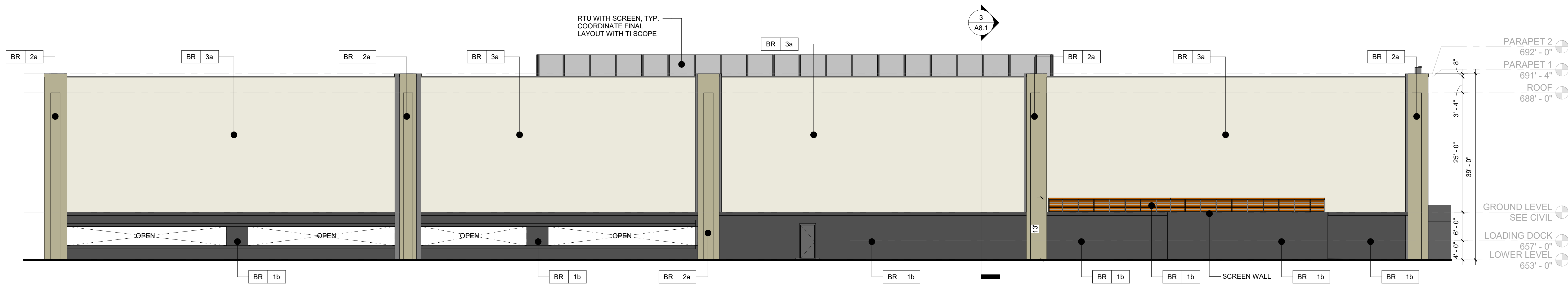
1 RETAIL NORTH ELEVATION
3/32" = 1'-0"



2 RETAIL EAST ELEVATION
3/32" = 1'-0"



3 RETAIL WEST ELEVATION
3/32" = 1'-0"



4 RETAIL SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH LEGEND

BR-1a	BRICK	WD-1	HORIZONTAL FAUX WOOD PLANK SIDING
COLOR:	DARK CHARCOAL GREY	COLOR:	WARM WOODTONE
SIZE:	THICKNESS OR DEPTH VARIES		
BR-1b	SPLIT FACE MASONRY	FCP-1	FIBER CEMENT/PHENOLIC ARCHITECTURAL WALL PANEL
COLOR:	DARK CHARCOAL GREY	COLOR:	DARK CHARCOAL GREY
BR-2a	BRICK	MP-1	RIBBED ARCHITECTURAL METAL WALL PANEL
COLOR:	MEDIUM NEUTRAL TONE	COLOR:	LIGHT GREY
SIZE:	THICKNESS OR DEPTH VARIES		
BR-3a	BRICK	AM-1	ARCHITECTURAL METAL STANDING SEAM ROOF, CANOPIES, & FASCIA
COLOR:	LIGHT NEUTRAL TONE	COLOR:	BLACK
SIZE:	THICKNESS OR DEPTH VARIES		
BR-3b	SPLIT FACE MASONRY		
COLOR:	LIGHT NEUTRAL TONE		

MISCELLANEOUS

METAL FASCIA:	BLACK ANODIZED
METAL COPINGS:	MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
MISC. FLASHING:	MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
JOINT SEALANT	MATCH ADJACENT SURFACE COLOR
DOORS & WINDOWS:	MATCH ADJACENT SURFACE COLOR
CONTROL JOINTS:	MATCH ADJACENT SURFACE COLOR
STOREFRONT:	BLACK ANODIZED
STEEL DOORS:	PAIN TO MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
STEEL FRAMES:	PAIN TO MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT

GENERAL NOTE:
ALL SIGNAGE SHOWN IN
THESE DRAWINGS SHALL BE
SUBMITTED FOR REVIEW AND
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Contact:
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Reviewed By:

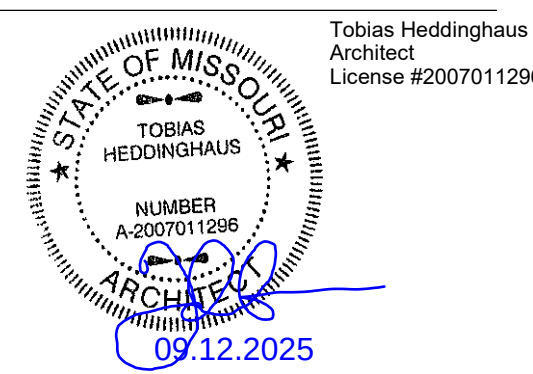
No.	Description	Date
	SITE DEVELOPMENT PACKAGE	09.12.25

Site Development Package:

OLIA VILLAGE - LOT 1

10300 Olive Boulevard, Creve Coeur, Missouri

EXTERIOR ELEVATIONS - RETAIL



gray

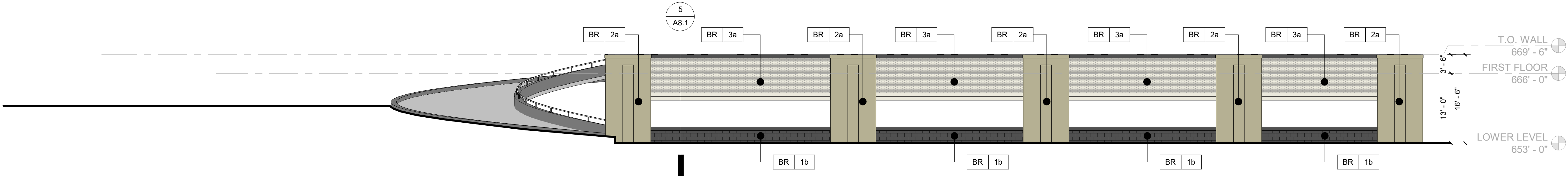
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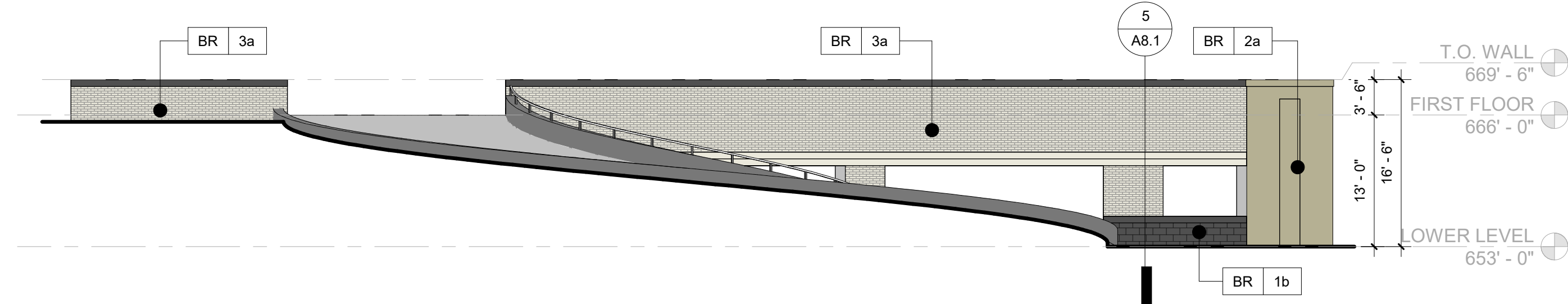
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EXTERIOR FINISH LEGEND

BR-1a COLOR: SIZE:	BRICK DARK CHARCOAL GREY THICKNESS OR DEPTH VARIES	WD-1 COLOR:	HORIZONTAL FAUX WOOD PLANK SIDING WARM WOODTONE	MISCELLANEOUS	
BR-1b COLOR:	SPLIT FACE MASONRY DARK CHARCOAL GREY	FCP-1 COLOR:	FIBER CEMENT/PHENOLIC ARCHITECTURAL WALL PANEL DARK CHARCOAL GREY	METAL FASCIA:	BLACK ANODIZED
BR-2a COLOR: SIZE:	BRICK MEDIUM NEUTRAL TONE THICKNESS OR DEPTH VARIES	MP-1 COLOR:	RIBBED ARCHITECTURAL METAL WALL PANEL LIGHT GREY	METAL COPINGS:	MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
BR-3a COLOR: SIZE:	BRICK LIGHT NEUTRAL TONE THICKNESS OR DEPTH VARIES	AM-1 COLOR:	ARCHITECTURAL METAL STANDING SEAM ROOF, CANOPIES, & FASCIA BLACK	MISC. FLASHING:	MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
BR-3b COLOR:	SPLIT FACE MASONRY LIGHT NEUTRAL TONE			JOINT SEALANT DOORS & WINDOWS:	MATCH ADJACENT SURFACE COLOR
				CONTROL JOINTS:	MATCH ADJACENT SURFACE COLOR
				STOREFRONT:	BLACK ANODIZED
				STEEL DOORS:	PAINT TO MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT
				STEEL FRAMES:	PAINT TO MATCH ADJACENT SURFACE, TO BE APPROVED BY ARCHITECT



1 GARAGE SOUTH ELEVATION
A7.1 3/32" = 1'-0"



2 GARAGE WEST ELEVATION
A7.1 3/32" = 1'-0"

GENERAL NOTE:
ALL SIGNAGE SHOWN IN
THESE DRAWINGS SHALL BE
SUBMITTED FOR REVIEW AND
PERMITTED SEPARATELY.

GRAY DESIGN GROUP

Gray Design Group, Inc. © 2025
MO - Architectural Corporation No. 000553

9 Sunnen Drive, Suite 110
Saint Louis, Missouri 63143
Telephone 314.646.0400
www.graydesigngroup.com

Contact:
Produced By:
Reviewed By:

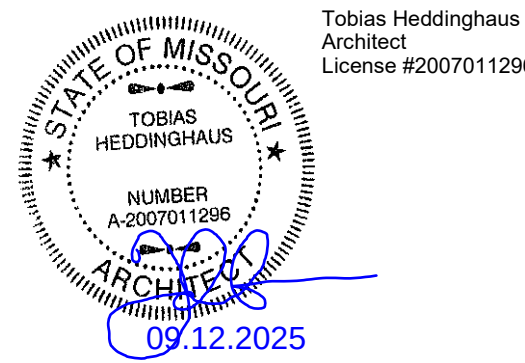
No.	Description	Date
	SITE DEVELOPMENT PACKAGE	09.12.25

Site Development Package:

OLIA VILLAGE - LOT 1

10300 Olive Boulevard, Creve Coeur, Missouri

EXTERIOR ELEVATIONS - GARAGE

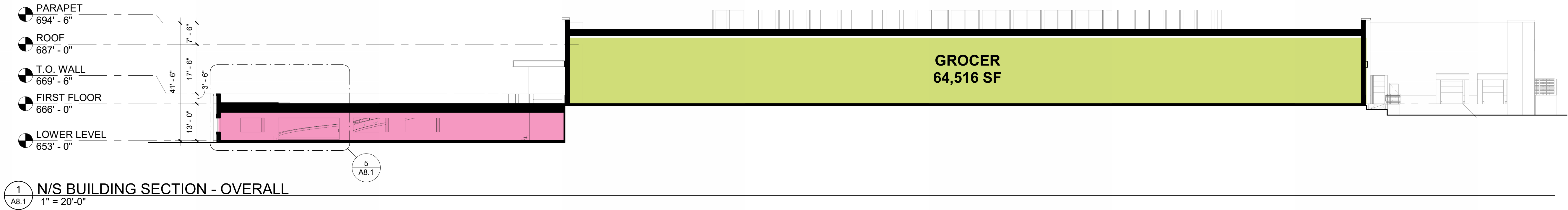


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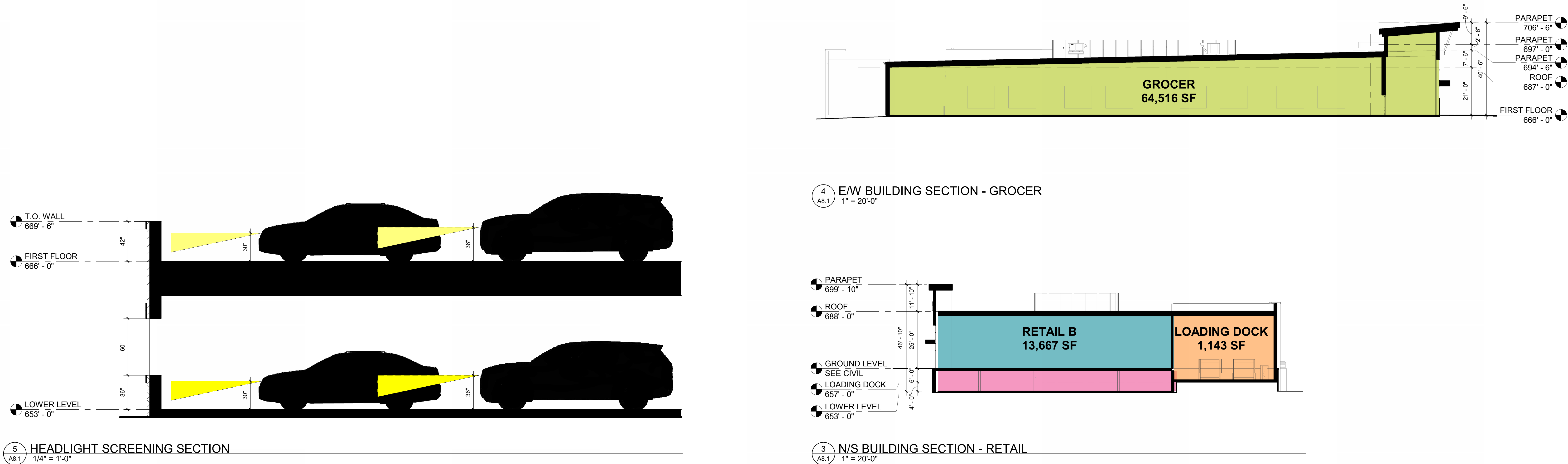
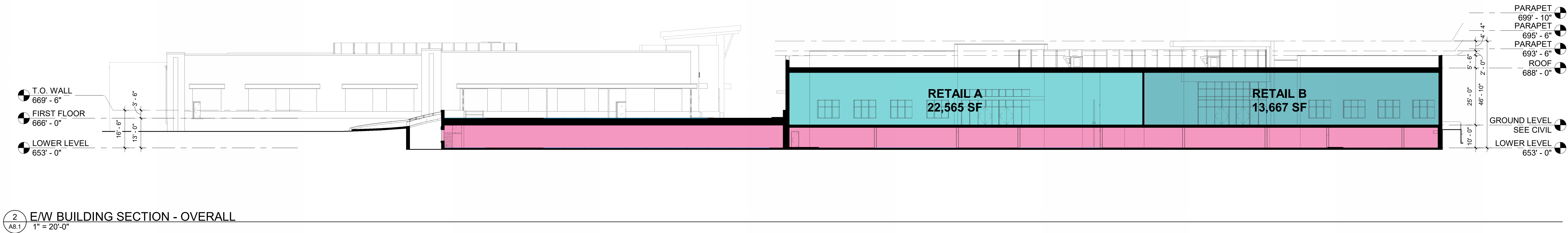
Job: 123010

A7.1

9/12/2025 9:48:25 AM

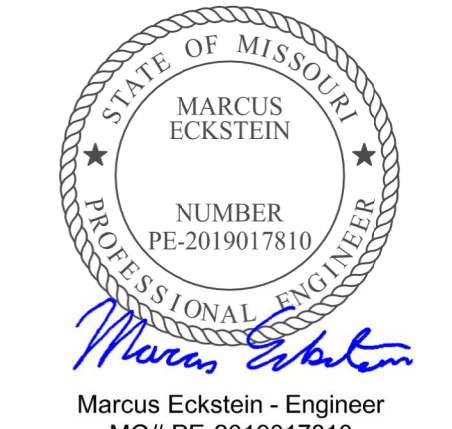


BUILDING USE LEGEND	
	RETAIL
	RETAIL
	GRO CER
	LOADING DOCK
	GARAGE



No	Description	Date
	SDP PACKAGE	09-12-2025

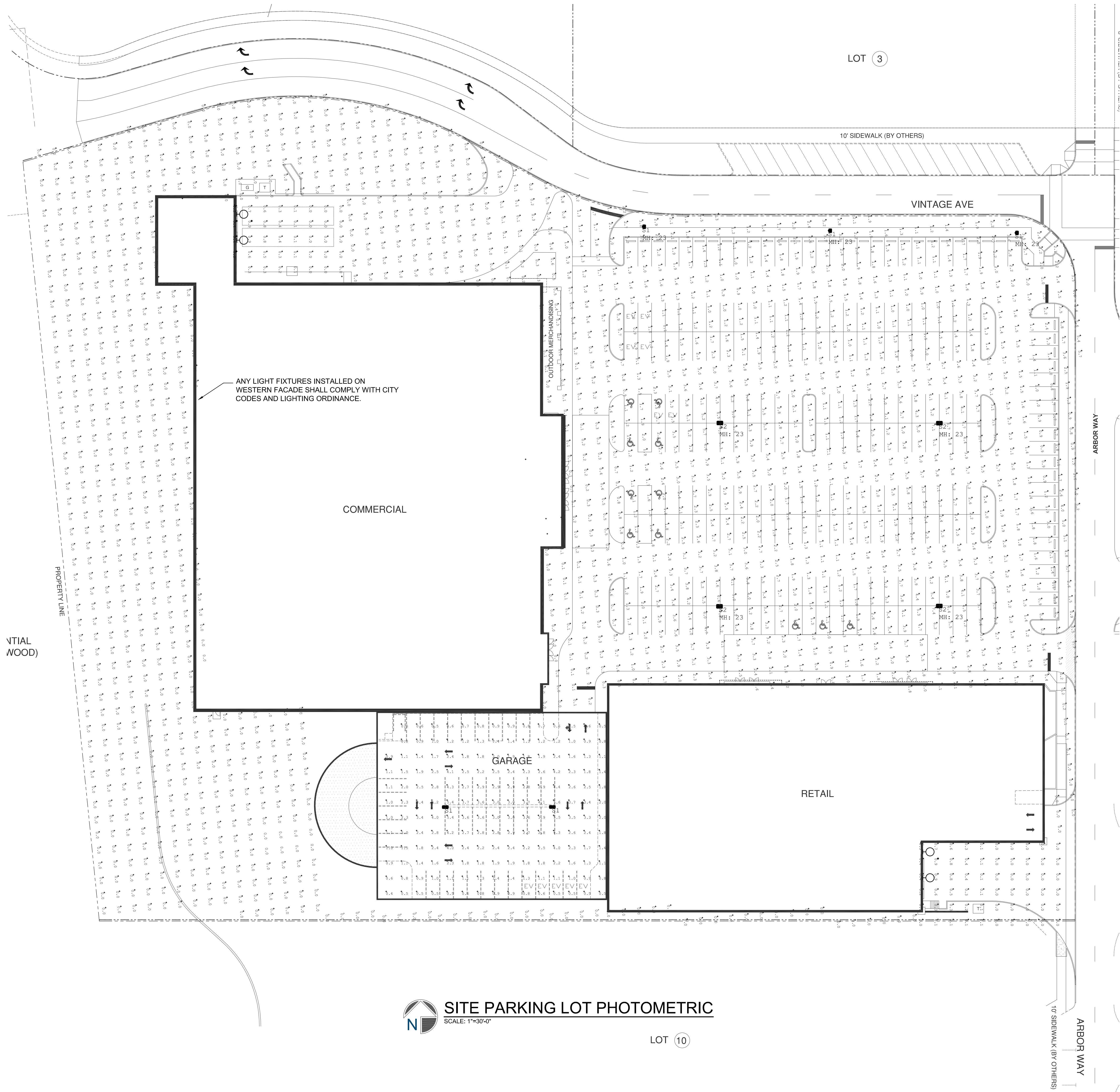
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DATE: 08-15-2025
SCALE: AS NOTED

PARKING LOT
PHOTOMETRIC

PH100

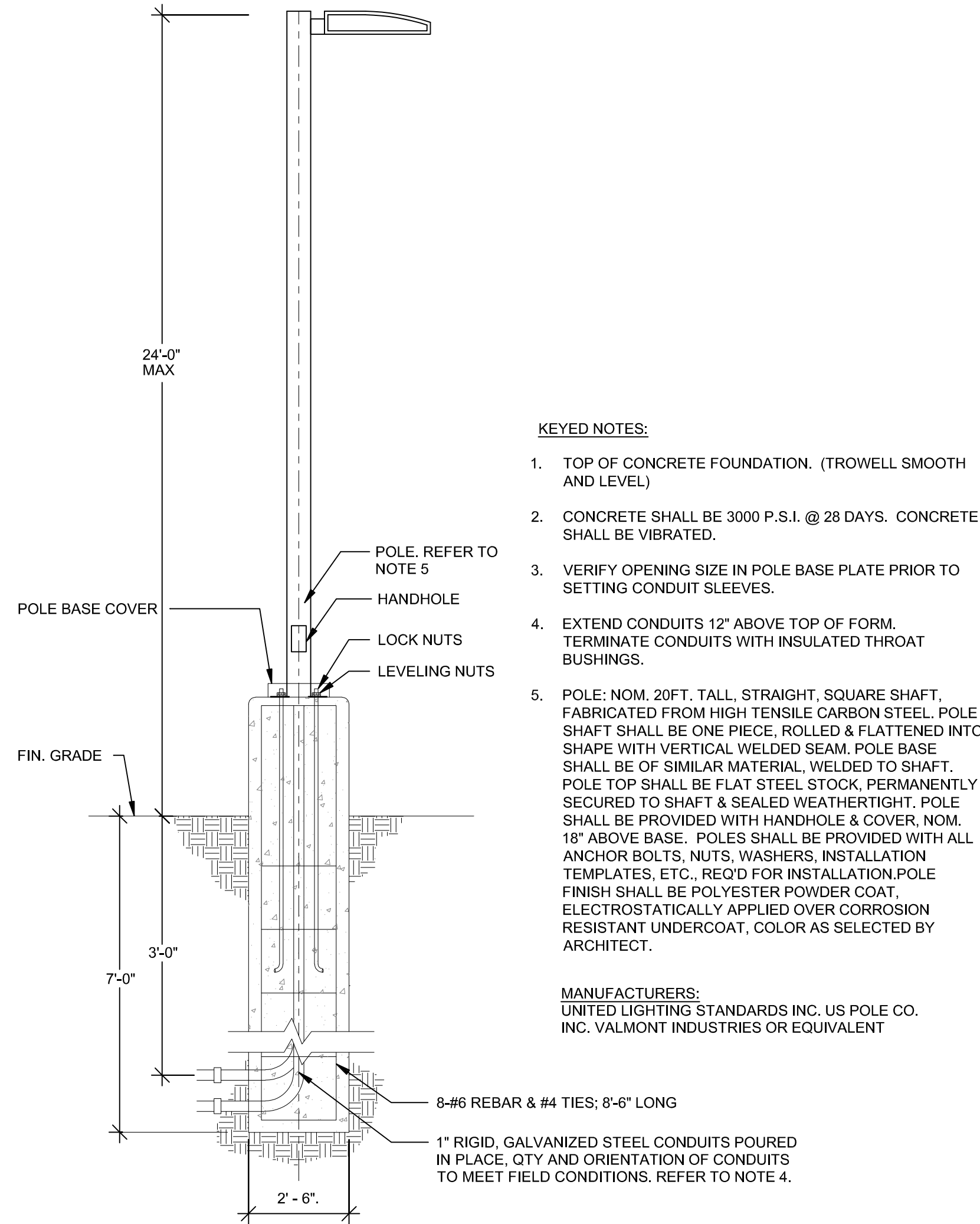


SITE PARKING LOT PHOTOMETRIC
SCALE: 1"=30'-0"

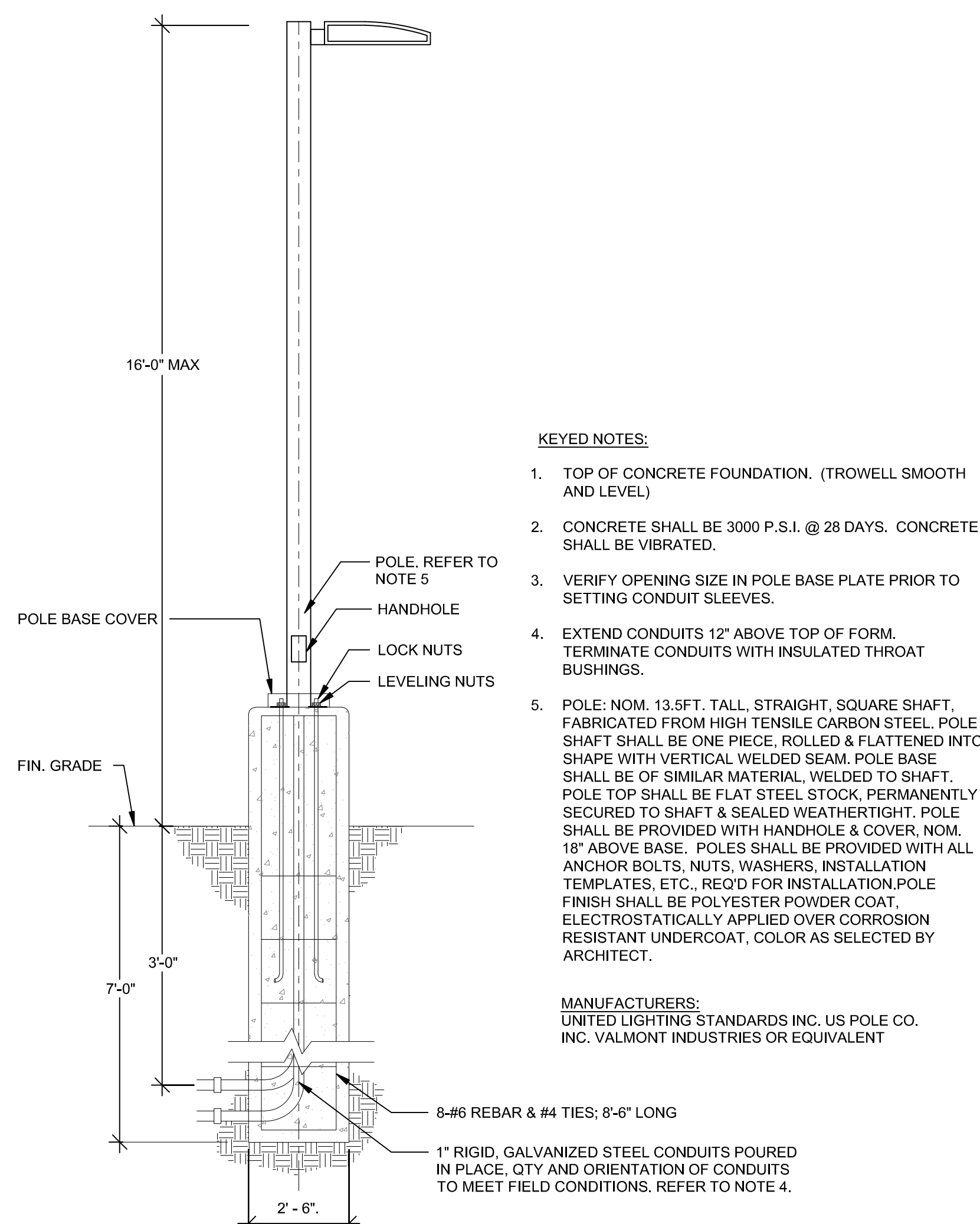
MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 10' ON GROUND
ALL LUMINAIRES = 3000K CCT

Luminaire Schedule							LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description	Tag					
	2	A1	Single	GALN-SA3C-740-U-T3		0.912	20812	160		320
	3	S1	Single	GALN-SB5A-740-U-5WQ		0.912	24249	141.7		425.1
	4	S2	Back-Back	GALN-SB5A-740-U-5WQ		0.912	24249	141.7		1133.6

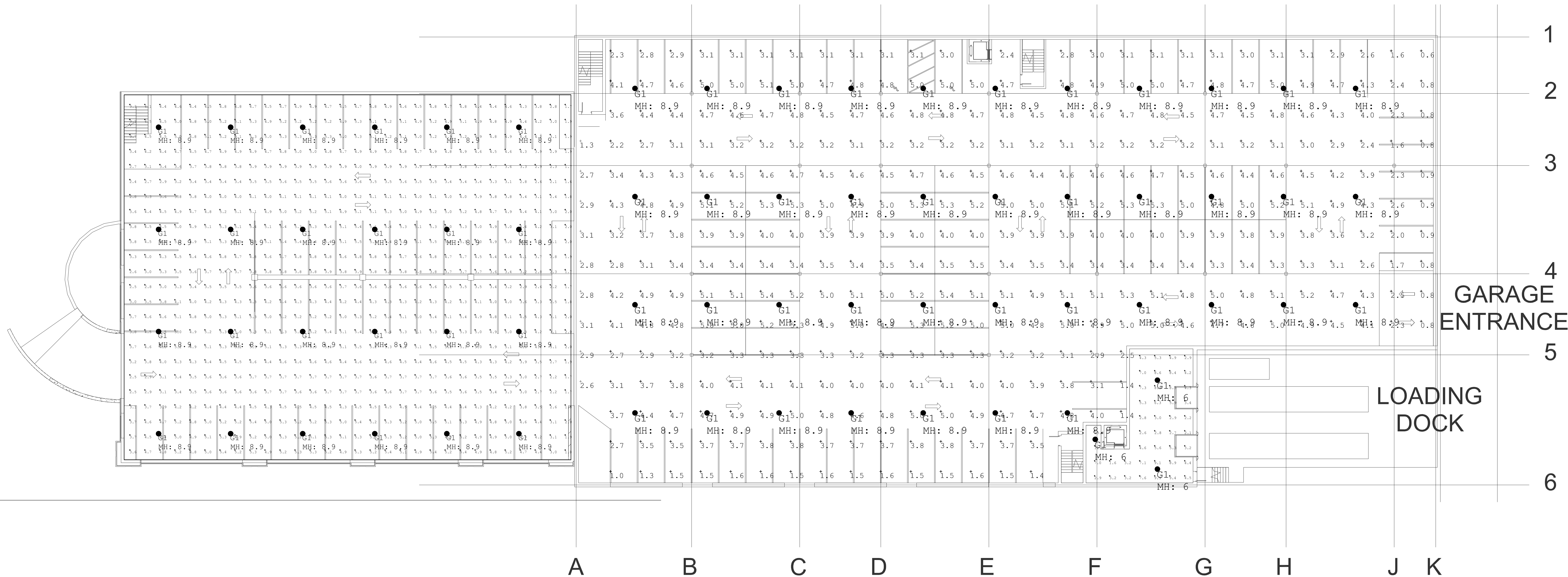
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE TO PROPERTY LINE	Illuminance	Fc	0.77	7.5	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.25	7.5	0.2	11.3	37.5



4 LIGHT FIXTURE MAIN PARKING LOT
SCALE: NONE



4 LIGHT FIXTURE TOP DECK PARKING
SCALE: NONE



GARAGE LOWER LEVEL PHOTOMETRIC

SCALE: 1/16"=1'-0"

MOUNTING HEIGHT NEXT TO EACH FIXTURE
CALCS EVERY 5' ON GROUND
ALL LUMINAIRES = 3000K CCT

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	79	GL	Single	TT-D1-740-U-WQ	0.900	3874	28	2212

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avq/Min
LOADING DOCK Workplane	Illuminance	Fc	5.53	13.3	1.6	3.46
Room 1 Workplane	Illuminance	Fc	4.09	5.6	0.6	6.82

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GKO Gekko

Wall Mount Luminaire

Product Features

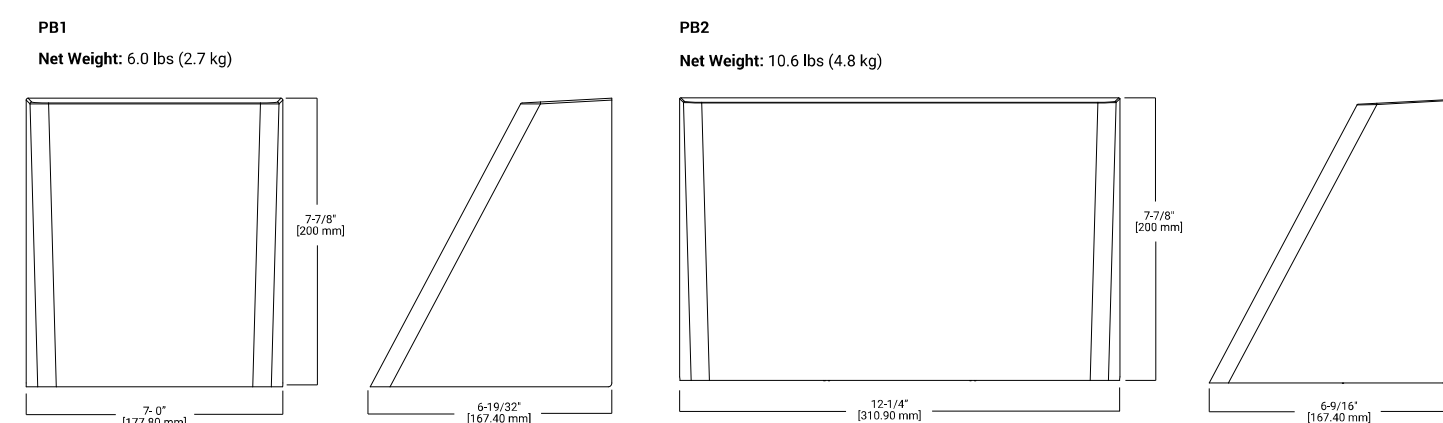
- Light Ark™
- FACD

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

- Quick Facts**
- Available in small and medium housing sizes
 - Choice of 5 optical distributions
 - 11 lumen packages from 750 up to 13,500
 - Efficacies up to 169 lumens per watt

Dimensional Details



NOTES:
1. See McGraw-Edison.com for product specifications and options.
2. All dimensions are nominal and subject to change without notice.

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

TT TopTier

Visual Comfort Luminaire

Product Features

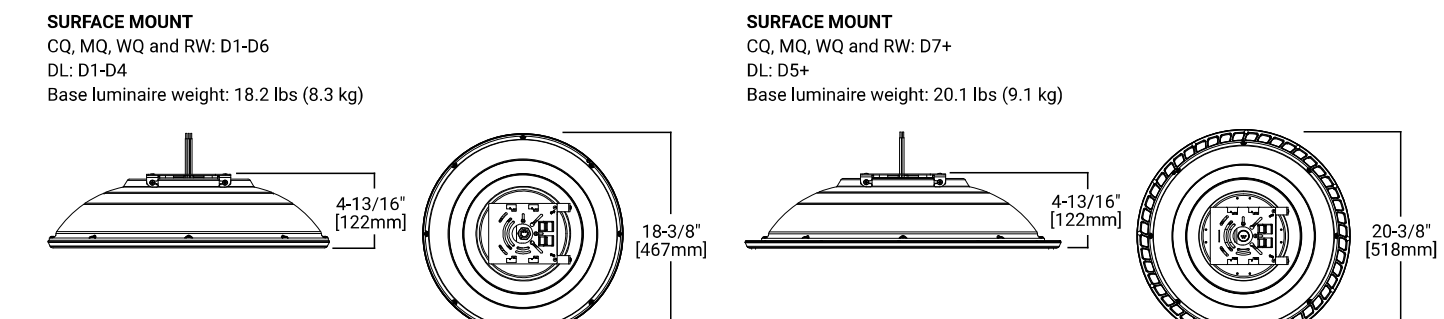
- Light Ark™
- BAA
- TAA
- NAA

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Mounting Details [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

- Quick Facts**
- Lumen packages range from 2,757 - 22,831
 - Efficacies up to 146 LPW
 - Patented waveguide technology for maximum visual comfort
 - Mount options: surface, pendant, trunnion, wall, and direct conduit

Dimensional Details



NOTES:
1. See McGraw-Edison.com for product specifications and options.

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison

GALN Gallon II

Area / Site Luminaire

Product Features

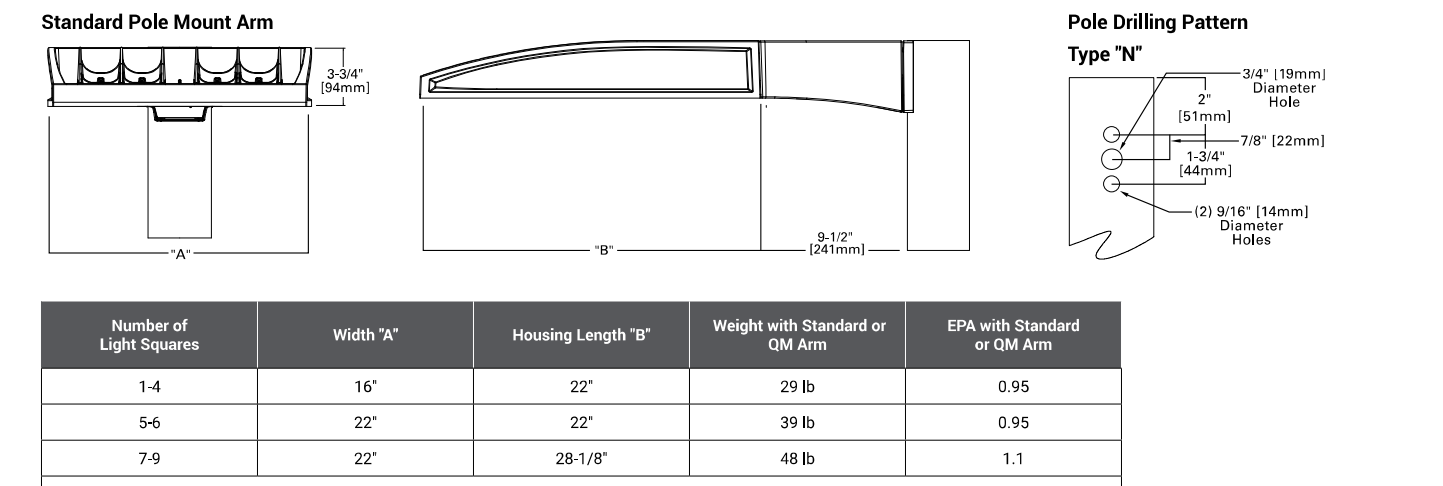
- Light Ark™
- BAA
- TAA
- NAA

Interactive Menu

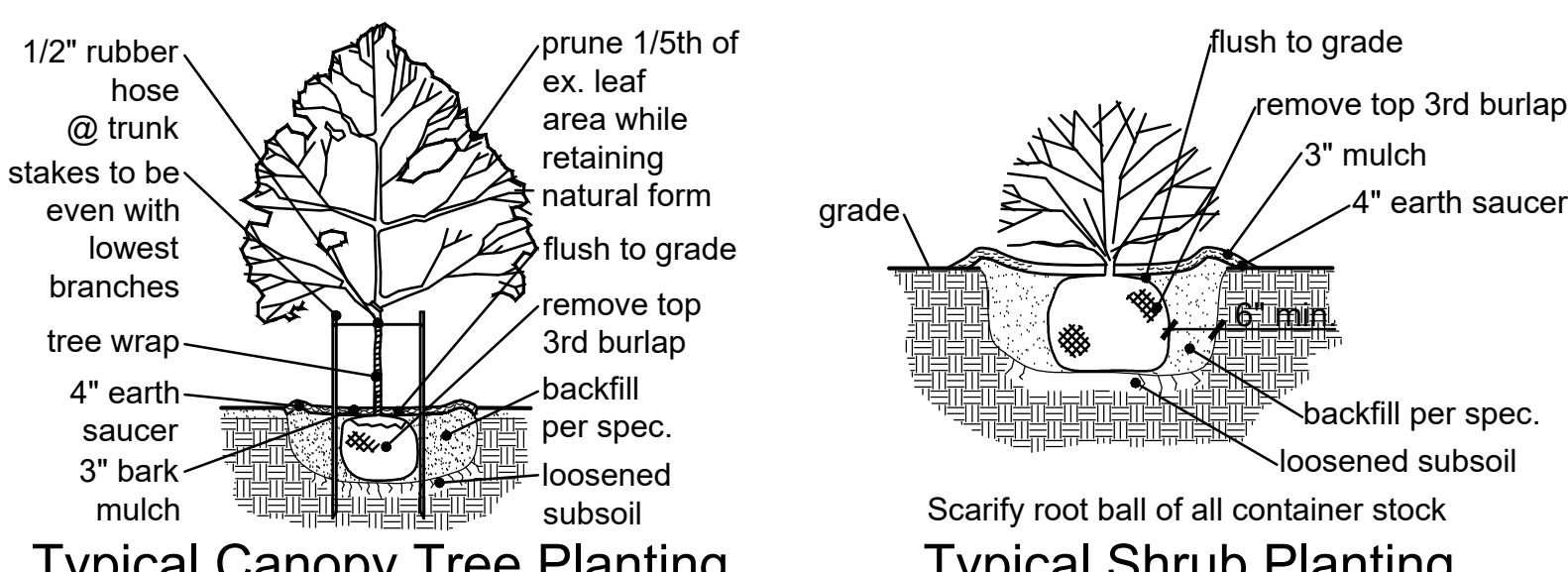
- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 13](#)

- Quick Facts**
- Lumen packages range from 3,300 - 102,700 (35W - 658W)
 - 17 optical distributions
 - Efficacy up to 178 LPW

Dimensional Details



NOTES:
1. See McGraw-Edison.com for product specifications and options.



Parking lot area	= 92,281 s.f.
Required interior landscape area (10 s.f. per 500 s.f. of paved parking lot)	= 1,846 s.f.
Provided interior landscape area	= 2,069 s.f.

- 1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
- 2) All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket.
- 3) Topsoil in all disturbed lawn areas at 6" depth.
- 4) Soil mix in all shrub beds at 8" depth.
- 5) All mulch to be double ground bark mulch.
- 6) Bed edges to be spade cut.
- 7) Entire site shall be provided with an automatic underground irrigation system.
- 8) Refer to partial landscape plans on sheet L1.02 for planter landscape layouts.
- 9) All curbs to be 6" high concrete vertical curb, except where ADA access provided

Diagram illustrating the typical shrub planting process, showing the root ball, mulch, and surrounding soil layers.

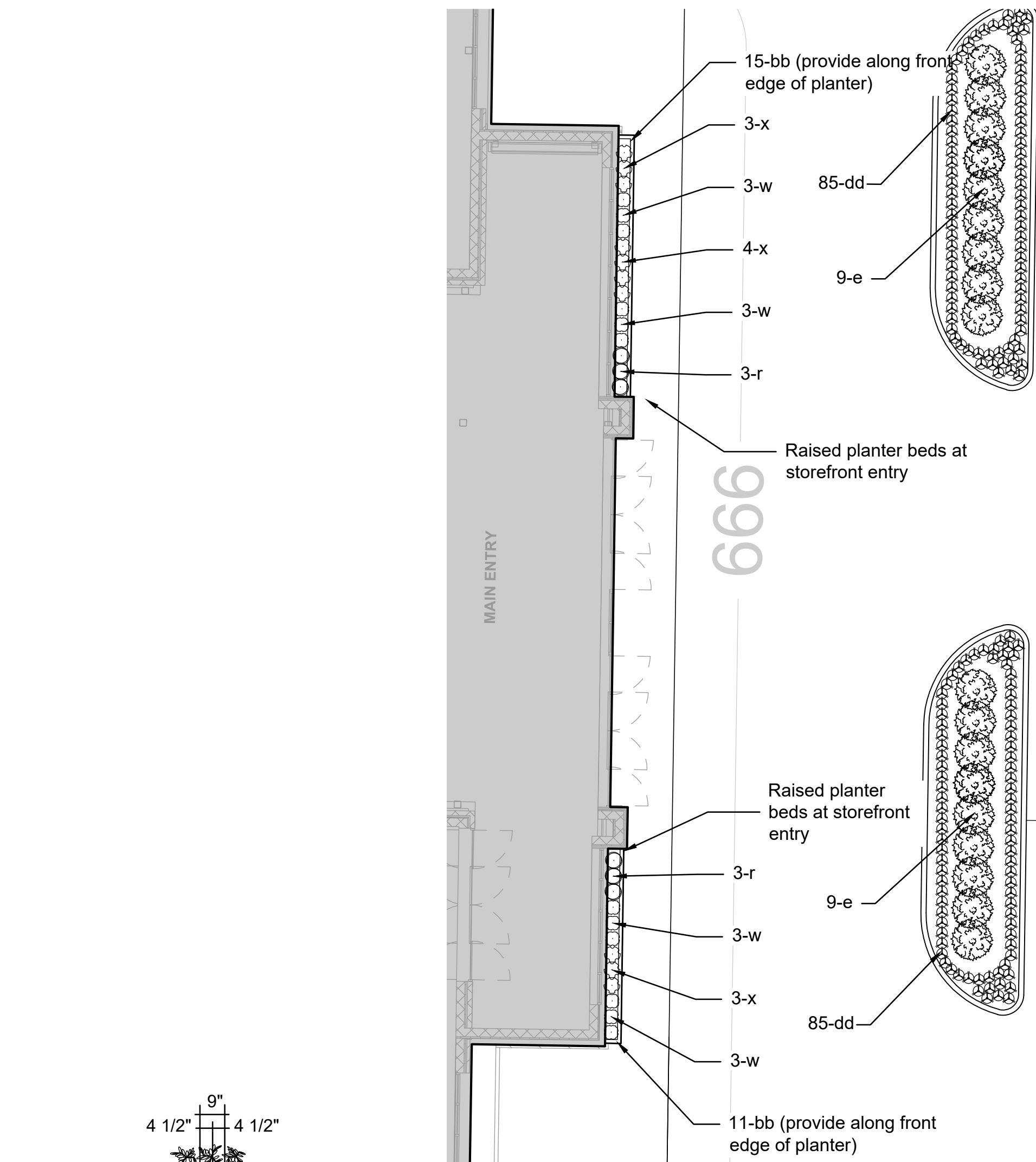
- flush to grade
- remove top 3rd burlap
- 3" mulch
- 4" earth saucer
- 6" min.
- backfill per spec.
- loosened subsoil
- grade.
- Scarify root ball of all container stock

Typical Shrub Planting

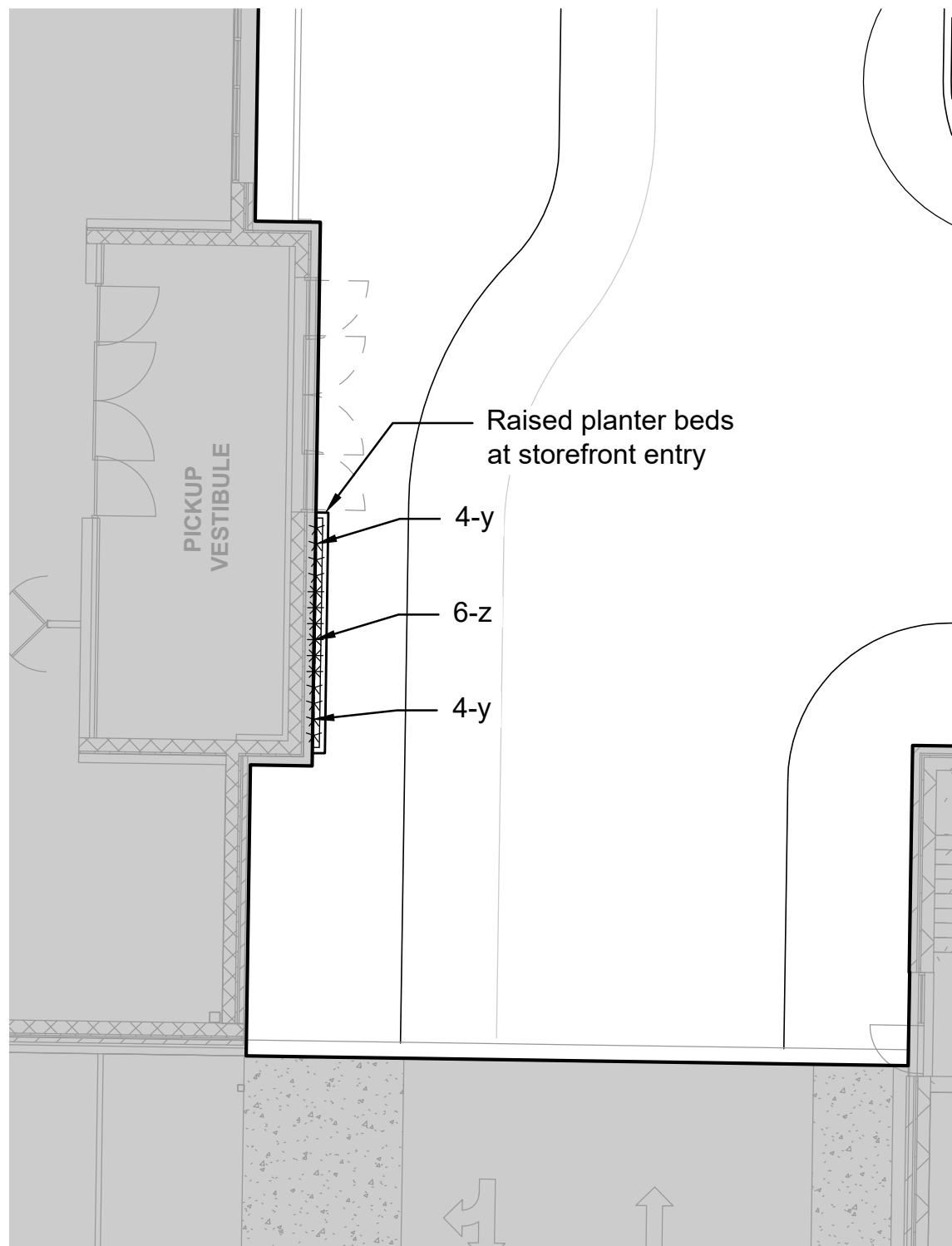
A cross-sectional diagram of a tree stake and mulch system. The diagram shows a tree trunk with a 1/2" rubber hose wrapped around it. The hose is secured by a 3-3/16" cable with turnbuckle per spec., attached to a tree at 1/2 to 3/4 height. The hose is flushed to grade. A 3" mulch layer is applied around the base of the tree. A 4" earth saucer is placed over the mulch, with a backfill per spec. and loosened soil around it. A 2"x3"x3" hardwood stake is driven into the ground, flush to grade.

 Landscape Plan
SCALE 1"=30'

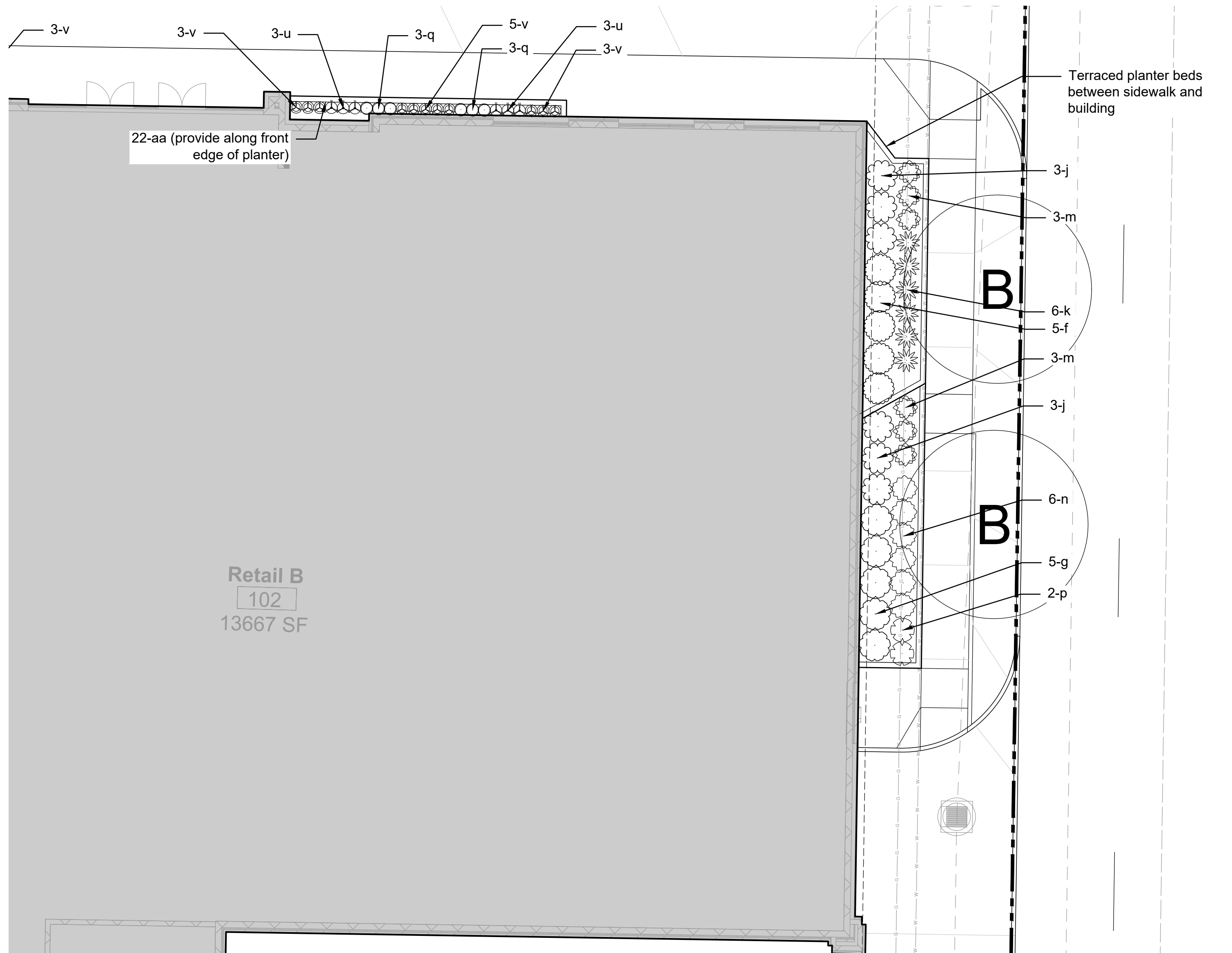




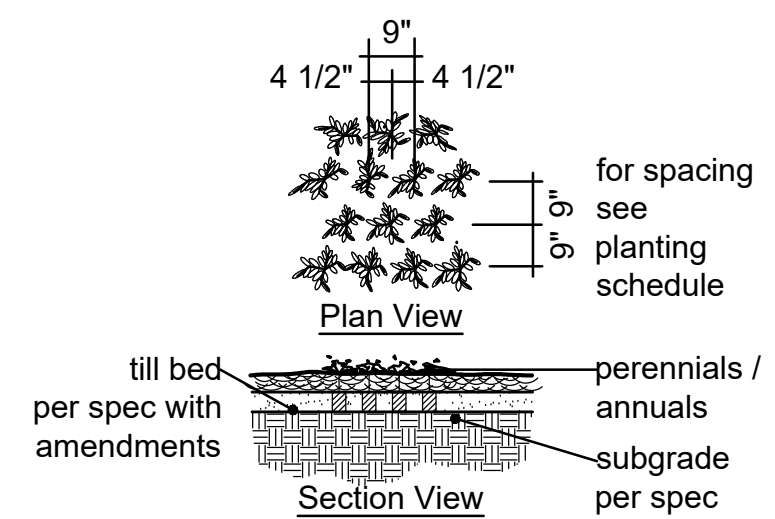
1 Landscape at Main Building Entry
SCALE 1"=10'



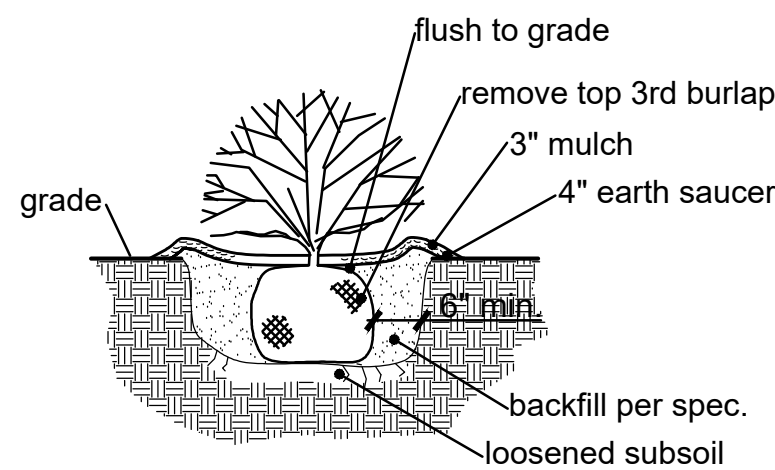
2 Landscape at Retail Building
SCALE 1"=10'



4 Landscape at Retail Building
SCALE 1"=10'



Typical Perennial Planting

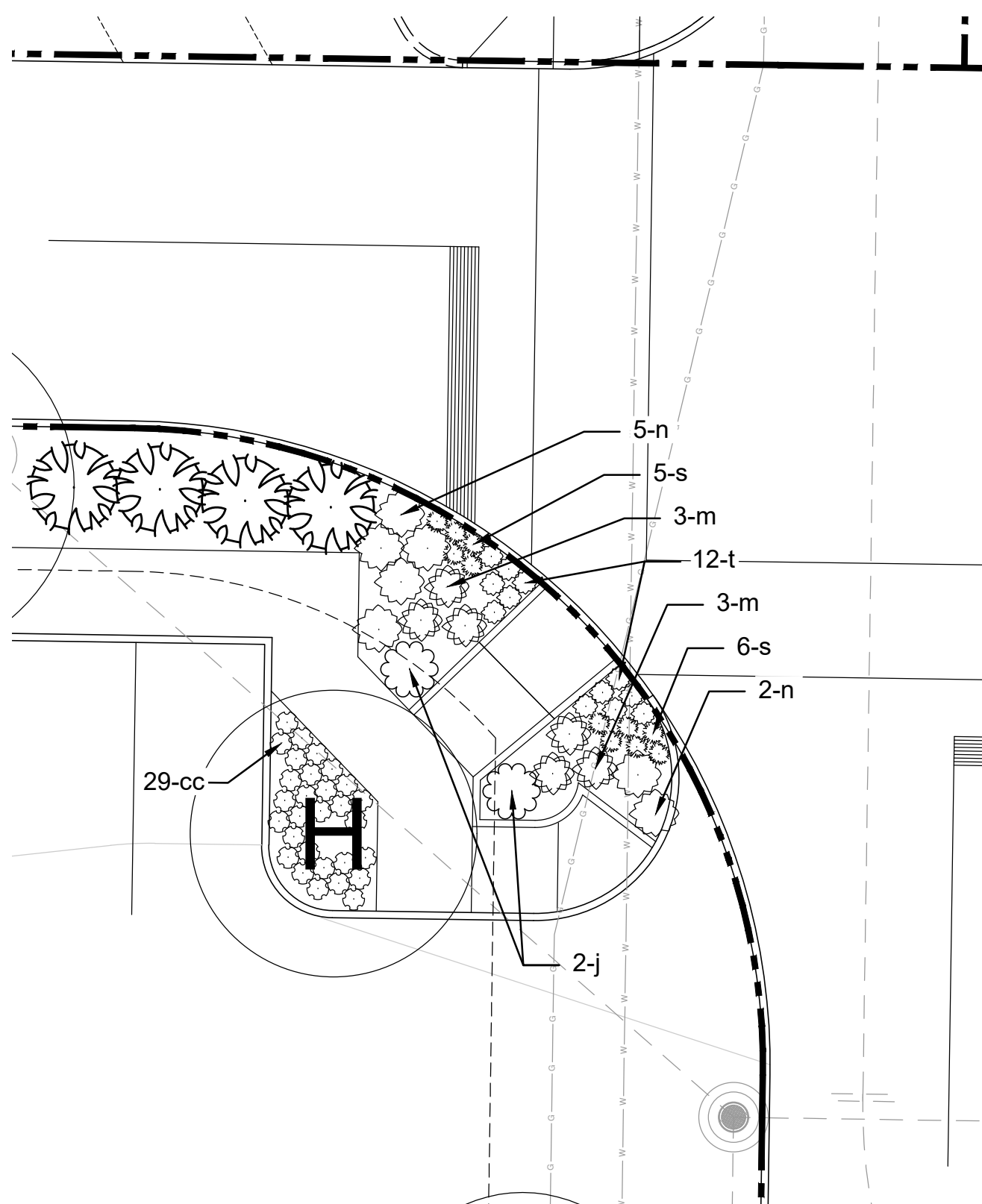


Typical Shrub Planting

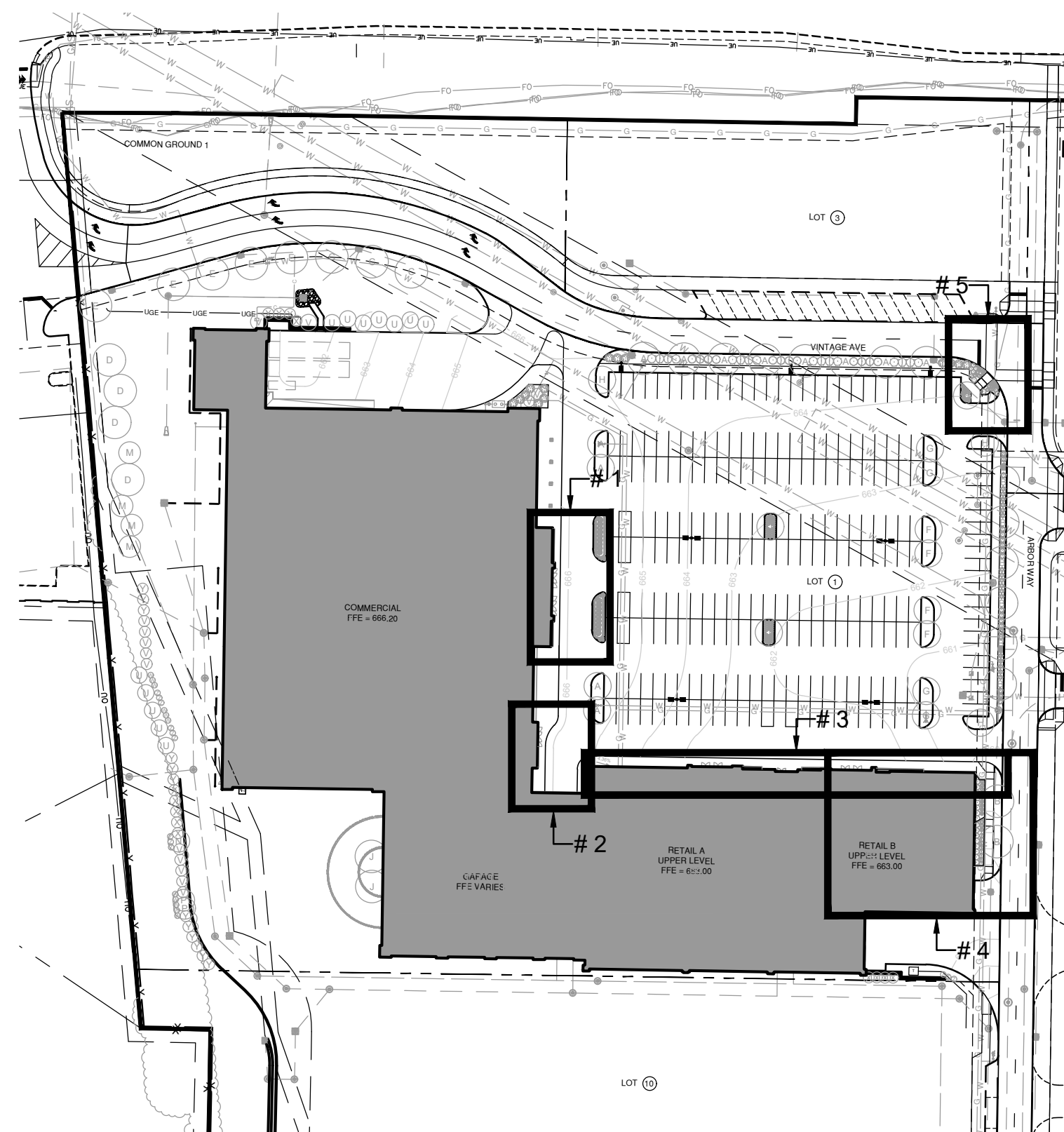
Landscape Notes:

1) Refer to landscape plan on sheet L1.01 for overall planting schedule.

ID	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER				
a	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18"	72" o.c.
b	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	18"	72" o.c.
c	Juniperus squamata 'Blue Star'	Blue Star Juniper	18"	48" o.c.
d	Hydrangea paniculata 'LVOBO'	Bobo Panicle Hydrangea	18"	48" o.c.
e	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.
f	Ilex crenata 'Green Lustre'	Green Lustre Holly	18"	48" o.c.
g	Buxus microphylla 'Sprinter'	Sprinter Boxwood	18"	48" o.c.
j	Fothergilla gardenii	Dwarf Fothergilla	18"	48" o.c.
k	Hydrangea paniculata 'Tiny Quick Fire'	Tiny Quick Fire Panicle Hydrangea	18"	36" o.c.
m	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	18"	36" o.c.
n	Spiraea japonica 'SMNSJMFR'	Double Play Red Spirea	18"	36" o.c.
p	Berberis thunbergii 'Bonanza Gold'	Bonanza Gold Barberry	18"	36" o.c.
q	Thuja occidentalis 'Tater Tot'	Tater Tot Arborvitae	1 gallon	12"-24" o.c.
r	Thuja occidentalis 'Anna's Magic Ball'	Anna's Magic Ball Arborvitae	1 gallon	12"-18" o.c.
s	Weigela florida 'Verweig9'	Midnight Sun Weigela	1 gallon	18" o.c.
t	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Chokeberry	1 gallon	18" o.c.
u	Heuchera hybrid 'Mahogany Monster'	Primo Mahogany Monster Coral Bells	1 quart	18"-24" o.c.
v	Hosta x 'Guacamole'	Guacamole Hosta	1 quart	18"-24" o.c.
w	Kniphofia hybrid 'Rocket's Red Glare'	Pyromania Rocket's Red Glare Red Hot Poker	1 quart	18" o.c.
x	Achillea hybrid 'Firefly Sunshine'	Firefly Sunshine Yellow Yarrow	1 quart	18" o.c.
y	Iberis sempervirens	Candytuft	1 quart	12" o.c.
z	Phlox divaricata	Wild Sweet William Phlox	1 quart	12" o.c.
aa	Lysimachia nummularia 'Aurea'	Golden Creeping Jenny	1 quart	12" o.c.
bb	Sedum rupestre 'Angelina'	Angelina Stonecrop	1 quart	12" o.c.
cc	Sporobolus heterolepis	Prairie Dropseed	1 gallon	18" o.c.
dd	Liriope muscari	Lilyturf	1 quart	12" o.c.



5 Landscape at Corner
SCALE 1"=10'



Key Plan
SCALE 1"=100'

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LOOMIS ASSOCIATES
landscape architects + planners
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t. 636-510-8668
www.loomis-associates.com

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

Contact:

Produced By:

Reviewed By:

KP

RS

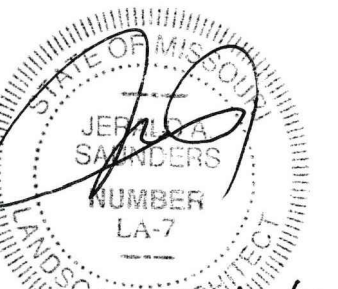
No.	Description	Date
SITE DEVELOPMENT PLAN		08/15/25
CITY COMMENTS		09/05/25
CITY COMMENTS		09/12/25

Site Development Package:

OLIA VILLAGE - LOT 1

10300 Olive Boulevard, Creve Coeur, Missouri

LANDSCAPE PLAN



Jerald Saunders - Landscape Architect
MO License # LA-007

gray

Job: 24006417.00

L1.02

Loomis Associates Job # 196.001

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

AN ORDINANCE AUTHORIZING A CHANGE OF ZONING FROM “RO” RESEARCH OFFICE DISTRICT TO THE OLIA VILLAGE “PMD” PLANNED MIXED-USE DEVELOPMENT DISTRICT AND APPROVING THE SITE CONCEPT PLAN AND PHASE ONE SITE DEVELOPMENT PLAN FOR SUCH DEVELOPMENT ON THE APPROXIMATELY 96 ACRE PROPERTY LOCATED AT 10300 OLIVE BOULEVARD.

WHEREAS, Mr. Matt Pfund, of Jack Matthews Development, representing 10300 Olive, L.L.C., has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning on the property of approximately 96 acres located at 10300 Olive Boulevard, from “RO” Research Office District to “PMD” Planned Mixed-Use Development District for the Olia Village Development; and

WHEREAS, in accordance with Section 405.390 of the Zoning Ordinance, the applicant has submitted the Site Concept Plan and Phase One Site Development Plan for the Olia Village development on the subject property to the Department of Community Development; and

WHEREAS, a “PMD” Planned Mixed-Use Development district is a Planned Zoning District that will allow a unique mixture of commercial, residential, office, lodging and service uses subject to the criteria set forth in Section 405.390, Planned Zoning Districts, of the Zoning Code, the terms of this ordinance, and the conditions of approval; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 5, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of 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 otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the Commission resumed the public hearing on September 18, 2023 and October 2, 2023; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 7-0 vote, recommended approval of the rezoning, Site Concept Plan and Phase One Site Development Plan subject to conditions at its meeting on October 2, 2023; 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 being fully informed finds that rezoning the property as set forth herein would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council further finds that the proposed development is eligible for consideration to be a Planned Mixed-Use Development under the planned zoning district process, because it exceeds three acres in size, could not be approved under any other Zoning District, is currently zoned “RO” Research Office, and the applicant has provided credible evidence that the proposal substantially complies with the purpose, objectives and provisions of

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

Section 405.390 and is generally consistent with the applicable provisions of the Comprehensive Plan, subject to the terms and conditions of approval set forth herein; and

WHEREAS, the City Council further finds that the proposed development as described in the Site Concept Plan meets the applicable design criteria set forth in Section 405.390.F.6(a) as hereby supplemented, modified and superseded and will provide sufficient public benefits as required by Section 405.390.E; and

WHEREAS, the City Council further finds that the Phase One Site Development Plan substantially complies with the Site Concept Plan and otherwise meets the requirements of Section 405.390.H subject to the conditions of approval set forth herein.

WHEREAS, on reconsideration the Council determined certain refining amendments were in order,

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

SECTION 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the approximately 96-acre property located at 10300 Olive Boulevard, from "RO" Research Office to the Olia Village "PMD" Planned Mixed-Use Development District, subject to the regulations, requirements and conditions stated herein, which property is more specifically described on Exhibit A attached hereto.

SECTION 2: The zoning and development regulations of the Olia Village PMD District shall be as set forth on Exhibit B attached hereto. Exhibit B and the final concept and development plans shall meet the following overriding conditions:

1. There shall be a 20-foot-wide landscape greenspace on the development side of the retaining wall along the southern end of Lots 10 and 17. Landscaping screening in this area shall consist of evergreens and continuous evergreen screening at the top of the retaining wall and a row of deciduous trees along Lot 10 where the base of the retaining wall faces parking lots in the greenspace area.
2. On Lot 1, the height of the garage shall not exceed that of the adjacent buildings on Lot 1.
3. The parking garage on Lot 4 shall not exceed 81 feet in height on the southern portion.
4. The building on Lot 10 shall not exceed 150,000 square feet in floor area or 60 feet in height.

SECTION 3: The Site Concept Plan submitted for Olia Village on October 23, 2023, and attached hereto as Exhibit C is hereby approved, subject to this ordinance and the zoning and development regulations provided in Exhibit B and the following conditions:

1. All improvements for traffic mitigation as recommended by the Traffic Impact Study dated September 13, 2023 prepared by CMT shall be approved by MoDOT and the City's Department of Public Works prior to approval of a final occupancy permit by the Building Division in association with Phase 2 building construction.
2. Each phase as identified in the approved Site Concept Plan shall require Site Development Plan approval in accordance with Section 405.390.H. of the Zoning Code.

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

3. The residential buffer yard shall be a minimum width of 50-feet from the property line when the buffer yard is adjacent to the existing single family residential zoning districts.

SECTION 4: The Phase One Site Development Plan submitted for Olia Village on October 23, 2023 and attached hereto as Exhibit D is hereby approved subject to this ordinance, the zoning and development regulations provided in Exhibit B and the Site Concept Plan provided in Exhibit C, in lieu of a separate resolution, subject to the following conditions:

1. A final subdivision plat consistent with the approved preliminary plat for the property shall be submitted prior to issuance of any permits other than demolition and grading permits. The final subdivision plat shall include the restrictive covenants and deeds for the property; and shared parking and access agreements for review and approval by the City Attorney.
2. The Applicant shall submit Site Improvement Plans, showing all site improvements, to the Department of Public Works for review and issuance of a Site Improvement Permit. The Site Improvement Plans shall be in substantial conformance with the "Phase One Site Development Plan" received October 23, 2023 in conjunction with Application #23-028 by CMT as hereby modified. All regional, state and federal agency approvals shall be submitted to the Department of Public Works prior to the City's issuance of a site improvement permit.
3. Hold on Issuance of Site Improvement Permit for Phase One Site Development Plan. The City shall not be obligated to issue the Site Improvement Permit to commence construction at the property on the Phase One Site Development Plan unless and until the City takes formal action on any incentives request filed by the Applicant. Should the City deny any incentives request filed by Applicant, in whole or in part, or if the City's approval of any incentives request filed by Applicant is unacceptable to Applicant, in its sole discretion, the City shall nevertheless issue Site Improvement Permits upon Applicant's demonstration that there are sufficient funds to complete the portion of the development that relates to the approved Phase One Site Development Plan.
4. All street lighting shall substantially comply with the Site Lighting standards provided in the Phase One Site Development Plan, including fixture design.
5. A final landscape plan shall be submitted for staff approval in substantial compliance with the Conceptual Landscape Plan for Phase One Site Development Plan and the Tree Preservation Plan prepared by SWT and submitted to the City on October 23, 2023 subject to this ordinance and to the following additional requirements:
 - a. All deciduous trees shall be a minimum size of 2.5-inch caliper in size at time of planting; evergreen or coniferous varieties shall be a minimum height of 6-feet at time of planting.
6. Residential Adjacent Buffer yard. The 40-foot buffer yard as shown on the submitted Site Concept Plan shall be increased to 50-feet as stated above and improved to the following standards:
 - a. All new plantings as shown on the Phase 1 Planting Plan prepared by SWT Design with a sealed signature date of 10-23-23 shall be installed as part of this phase. The plantings shall be a minimum of 2.5-inch caliper in size for deciduous trees and 8-feet in height for evergreen or coniferous varieties at time of planting. Additional plantings may be required by the Zoning

SECOND AMENDED BILL NO. 6089 AMENDED ORDINANCE NO. 5862

Administrator, at the time of final inspection, to ensure a robust and dense landscaped screen to the maximum extent as conditions allow prior to a final inspection approval of the site improvement permit associated with Phase One.

SECTION 5: This Ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter but not prior to the Ordinance and the approved Site Concept Plan and Phase One Site Development Plan being recorded by the applicant in the office of County Recorder of Deeds. In addition to meeting the foregoing conditions, the applicant must present proof to the City of such recording before any permits may be issued. If said Ordinance and Plans are not recorded within one (1) year of the date of approval, the Ordinance shall be deemed repealed and the approval of the Plans shall be deemed revoked. This Ordinance, the Site Concept Plan, and the Phase One Site Development Plan, and subsequently approved site development plans, shall govern the development and use of the subject property and no development or use, other than temporary uses allowed by the Zoning Code, shall be permitted within the area of the Olia Village Planned Mixed-Use Development District. The Site Concept Plan as herein approved shall be valid for a period of eight years from the date hereof, unless extended as provided in Section 405.390.N. The Phase One Site Development Plan as herein approved shall be valid for 12 months from the date hereof, subject to the provisions of Section 405.390.N. All building permits shall conform to the provisions of the Olia Village PMD District and the approved Site Concept Plan and Phase One Site Development Plan.

ADOPTED THIS 13th DAY OF NOVEMBER, 2023.



NICOLE GREER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 13th DAY OF NOVEMBER, 2023.
am



DR. ROBERT HOFFMAN
MAYOR

ATTEST:



KELLIE HENKE
CITY CLERK



EXHIBIT A LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 9, 10, 11 AND 12 OF MAJOR THOMAS SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 67, A.K.A. LINDBERGH (VARIABLE WIDTH-PUBLIC RIGHT OF WAY) BOULEVARD WITH THE NORTH LINE OF LAND NOW OR FORMERLY OF VANTAGE CREDIT UNION, AS RECORDED BY DEED IN BOOK 23850, PAGE 141 OF THE ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF SUNSWEPT PLAT 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 87 PAGE 4 AND SUNSWEPT PLAT 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 87 PAGE 23, ALL OF SAID RECORDER'S OFFICE, NORTH 89 DEGREES 11 MINUTES 17 SECONDS WEST, A DISTANCE OF 1352.62 FEET TO THE EAST LINE OF LAND NOW OR FORMERLY OF DONALD J AND MARGRETTA CASSMEYER, ETAL, AS RECORDED BY DEED IN BOOK 11070, PAGE 767 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF LAND NOW OR FORMERLY OF JAVED MUHAMMAD ALI AND ALZUBEIDI DUHA, AS RECORDED BY DEED IN BOOK 23726, PAGE 3547; TIMOTHY C TOWNSEND, ETAL, AS RECORDED BY DEED IN BOOK 23562, PAGE 160, ALL OF SAID RECORDER'S OFFICE, NORTH 01 DEGREES 12 MINUTES 14 SECONDS EAST, A DISTANCE OF 500.19 FEET TO THE EAST LINE OF SPOEDE HILLS, A SUBDIVISION AS RECORDED IN PLAT BOOK 54, PAGE 26 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF SPOEDE WOODS, A SUBDIVISION FORMERLY KNOWN AS GAS LIGHT SQUARE, AS RECORDED IN PLAT BOOK 104, PAGE 18 OF SAID RECORDER'S OFFICE, NORTH 01 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 831.21 FEET TO THE NORTH LINE OF SAID SPOEDE WOODS;

THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 51 MINUTES 14 SECONDS WEST, A DISTANCE OF 826.36 FEET TO THE EAST LINE OF MISSION HILLS, A SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 36 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE AND THE EAST LINE OF RAMBLEWOOD, A SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 58 AND THE EAST LINE OF LAND NOW OR FORMERLY OF MDC COAST 22 LLC, AS RECORDED BY DEED IN BOOK 25302, PAGE 4186, ALL OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREES 12 MINUTES 15 SECONDS EAST, A DISTANCE OF 466.53 FEET; NORTH 88 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.85 FEET AND NORTH 04 DEGREES 53 MINUTES 33 SECONDS WEST, A DISTANCE OF 682.38 FEET TO THE SOUTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 340, A.K.A. OLIVE (VARIABLE WIDTH - PUBLIC RIGHT OF WAY) BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: ALONG A NON- TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,358.19 FEET, WITH A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 02 SECONDS, WHICH CHORD BEARS SOUTH 89 DEGREES 27 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 162.03 FEET, THROUGH AN ARC LENGTH OF 162.03 FEET; SOUTH 89 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 427.12 FEET; NORTH 01 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 20.00 FEET; SOUTH 89 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 723.00 FEET AND SOUTH 86 DEGREES 13 MINUTES 52 SECONDS EAST, A DISTANCE OF 200.26 FEET TO THE SOUTHWEST RIGHT OF WAY TRANSITION BETWEEN STATE HIGHWAY 340 AND STATE HIGHWAY 67, A.K.A. LINDBERGH (VARIABLE WIDTH - PUBLIC RIGHT OF WAY) BOULEVARD;

THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 03 MINUTES 50 SECONDS EAST, A DISTANCE OF 328.98 FEET;

SOUTH 43 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 413.64 FEET; SOUTH 32 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 248.25 FEET AND SOUTH 11 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 250.82 FEET TO THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED LINDBERGH BOULEVARD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 00 MINUTES 47 SECONDS EAST, A DISTANCE OF 256.89 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 105.09 FEET; NORTH 88 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.00 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.00 FEET; NORTH 88 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 30.00 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.00 FEET; SOUTH 88 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 40.00 FEET; SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 300.00 FEET; SOUTH 88 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 10.00 FEET AND SOUTH 01 DEGREES 53 MINUTES 43 SECONDS WEST, A DISTANCE OF 847.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 4,171,444 SQUARE FEET OR 95.763 ACRES IS BASED UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD AND NOT OF RECORD, IF ANY.

**ATTACHMENT B
ON RECONSIDERATION 11-13-2023**

All provisions of the City of Creve Coeur, MO City Code shall apply to this Planned Mixed-Use Development (PMD) District (subject to the terms thereof) except as specifically modified herein.

I SPECIFIC CRITERIA

A. PERMITTED USES

Permitted Uses within the PMD shall be as shown on Table A at the end of this Attachment B. The permitted uses are further broken down by the following sub-district categories which have been identified on the approved Site Concept Plan and further defined below in this Attachment B.

1. Sub-District Category A – Main Street Development (Lots 2, 4, 5, 6, 7, 11, 12)
2. Sub-District Category B – Mixed-Used Development (Lots 1, 3, 8, 9, 13, 14, 15)
3. Sub-District Category C – General Office Development (Lots 10 and 17)
4. Sub-District Category D – Residential Development (Lot 16)

B. SUB-DISTRICT CATEGORY STANDARDS

Within the PMD, four (4) sub-districts categories have been identified to provide varying levels of regulations. The location of each sub-district shall be as shown on the approved Site Concept Plan and have each been further defined below.

1. CATEGORY A – “Main Street” Development Pattern Building placement:
 - Building volume: Buildings may be constructed not to exceed (8) stories or (100) feet measured from the primary sidewalk entrance level. Additional lower levels accessed from the side or rear are permitted. The southern portion of the parking garage on Lot 4 shall not exceed 81 feet in height.
 - Building floor heights: Sidewalk commercial level shall be 12-30 feet, upper-level office or residential shall be 9-30 feet.
 - Projecting façade elements: Awnings, canopies, balconies, colonnades are permitted.
 - Bay windows permitted on upper stories.
 - Parking: Shall not be permitted as a primary use. Structured, public surface, or on-street parking permitted. Private off-street surface parking prohibited.
2. CATEGORY B – Mixed Use Development Pattern Building placement:
 - Building volume: Buildings may be constructed not to exceed (5) stories or (60) feet measured from the primary sidewalk entrance level, except for Lot 1, as identified on the Site Concept Plan, the height of the buildings cannot exceed (3) stories or (45) feet, and the height of the parking structure on Lot 1 cannot exceed the height of the adjacent buildings on Lot 1. Additional lower levels accessed from the side or rear are permitted.
 - Building floor heights: First floor level shall be 12-30 feet; upper levels shall be 9-30 feet.

- Projecting façade elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
- Bay windows permitted on upper stories.
- Parking: Structured, public surface, on-street parking, private off-street parking permitted.

3. CATEGORY C – General Office Development Pattern Building Placement:

- Building Volume: Buildings may be constructed not to exceed (4) stories or (70) feet measured from the primary building entrance, except for Lots 10 and 17, as identified on the Site Concept Plan, the height of buildings cannot exceed (3) stories or (45) feet, except that the building on Lot 10 shall not exceed (4) stories or 60 feet in height and shall not exceed 150,000 square feet of floor area. Additional lower levels accessed from the side or rear are permitted.
- Building Floor Heights: All floor levels shall be 12-30 feet.
- Projecting Façade Elements: Awnings, canopies, balconies, colonnades, porte-cocheres are permitted.
- Outdoor Space: Outdoor amenity space such as patios or plazas serving building occupants are permitted.
- Parking: Structured, public surface, on-street parking, private off-street parking permitted.

4. CATEGORY D – Residential Development Pattern Building placement:

- Building Volume: Attached single-family dwellings may be constructed not to exceed 3 stories or (40) feet in height; detached single family dwellings may be constructed not to exceed 2 ½ stories or (35) feet in height.

C. DIMENSIONAL REGULATIONS

1. Maximum Site Coverage.

- a. Maximum site coverage shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage used to define this calculation shall be the total PMD area, less any areas to be dedicated as public ROW or privately maintained streets, and shall be calculated as Site Coverage is defined in Section 405.120 of the City Code.
- b. Maximum site coverage for the entire PMD District shall not exceed 60%.

2. Maximum Floor Area Ratio (FAR).

- a. Floor Area Ratio shall be defined as the gross leasable floor area of all commercial buildings and all multifamily dwellings, and the dwelling unit floor area of all other residential buildings on any lot divided by the land area of such lots. Parking garages shall not be included in the Floor Area Ratio calculation.
- b. Maximum floor area ratio shall be determined globally for the entire PMD District and shall not be calculated on an individual site/lot or sub-district basis. The total acreage

used to define this calculation shall be the total PMD area less any land that has been dedicated for use as public ROW.

- c. The Maximum Floor Area Ratio for the entire PMD District shall not exceed 0.70.

3. Lot Size Requirements:

- a. Minimum Lot Area. The permitted use of any given site or lot shall be determined by the size of the site or lot under single ownership or other common legal control as prescribed in Section 405.370(B).
- b. CATEGORY A – “Main Street” Sub-district:
 - 1. Minimum Lot Area. One-half (1/2) acre.
 - 2. Minimum Lot Width. One Hundred (100) feet.
 - 3. Minimum Lot Depth. One Hundred (100) feet.
- c. CATEGORY B – Mixed Use Sub-district:
 - 1. Minimum Lot Area. One-half (1/2) acre.
 - 2. Minimum Lot Width. Seventy-Five (75) feet.
 - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- d. CATEGORY C – General Office Sub-district:
 - 1. Minimum Lot Size. One-half (1/2) acre.
 - 2. Minimum Lot Width. Seventy-Five (75) feet.
 - 3. Minimum Lot Depth. One Hundred Fifty (150) feet.
- e. CATEGORY D – Residential Sub-district:
 - 1. Minimum Lot Size. Eight hundred (800) square feet per lot.
 - 2. Minimum Lot Width. Fifteen (15) feet.
 - 3. Minimum Lot Depth. Forty (40) feet.

D. BULK REGULATIONS

1. Setback and Building Line Requirements within the Development (Internal):

- a. CATEGORY A – “Main Street” Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Buffer Yard. Not applicable internally.
- b. CATEGORY B – Mixed Use Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.
 - 2. Minimum Side Yard. Zero (0) feet.
 - 3. Minimum Rear Yard. Zero (0) feet.
 - 4. Buffer Yard. Not applicable internally.
- c. CATEGORY C – General Office Sub-district:
 - 1. Minimum Front Yard. Zero (0) feet.

2. Minimum Side Yard. Zero (0) feet.
 3. Minimum Rear Yard. Zero (0) feet.
 4. Minimum Distance Between Buildings or Unit Clusters. Zero (0) feet.
 5. Buffer Yard. Not applicable internally.
- d. CATEGORY D – Residential Sub-district:
1. Minimum Front Yard. Five (5) feet.
 2. Minimum Side Yard. None or seven and a Half (7.5) feet.
 3. Minimum Rear Yard. Five (5) feet.
 4. Minimum Distance Between Buildings or Unit Clusters. Fifteen (15) feet.
 5. Buffer Yard. Not applicable internally.
2. Buffer, Setback and Building Line Requirements to Adjacent Zoning Parcels (External to the PMD District):
- a. Any tract of land site abutting or adjoining a commercial development shall not require a buffer yard. Any tract of land site abutting or adjoining a single-family residential development shall only be required to meet the following requirements below:
- i. Provide a fifty (50) foot buffer yard on all sides of the PMD development that abut a single-family development. Provide a twenty (20) foot greenspace on the development side of retaining wall along the southern end of Lots 10 and 17 with evergreen screening at the top of retaining wall. Where greenspace is at the bottom of the retaining wall, deciduous trees shall be planted in this area in addition to the evergreen trees. The buffer yard shall otherwise be as defined in amended Section 405.390 of the City of Creve Coeur's zoning ordinance.
 - ii. No new commercial building may be located closer than twenty-five (25) feet to any required buffer yard.
- b. Setback and Building Line Requirements along Right-of-Ways:
- i. In every instance, the first ten (10) feet of the front yard setback measured from the right-of-way shall be provided with and maintained with sidewalks and/or landscaping including, but not limited to, deciduous street trees at regular intervals as shown on the concept plan.
 - ii. No building or structure shall be closer than ten (10) feet when abutting a non-residential zoned property.
 - iii. No maximum building line setback shall be enforced.
- c. Other CATEGORY D Regulations:
1. Maximum number of units per acre. Twenty (20).
 2. Minimum dwelling unit floor area. Seven hundred fifty (750) square feet/unit.
 3. Garages. No district restrictions will be required on garage facing, recessing, architectural details, or street facing frontage.

E. PARKING AND LOADING REQUIREMENTS

1. Parking Requirements:

- a. Required parking for this entire PMD District shall be determined globally for the entire District and shall not be calculated on an individual site/lot or sub-district basis; and shall be calculated as follows:
 - i. Required parking shall be calculated cumulatively per phase of development (as designated on the approved Phase Plan) based upon the sum of the square footage of individual land uses at the rate required by the City of Creve Coeur Code, less a fifteen percent (15%) reduction in the total number of spaces. Parking within the Residential Development District (CATEGORY D) shall not be provided with a fifteen percent (15%) reduction in the total number of spaces and shall adhere to the rate required by the City of Creve Coeur Code.
 - ii. Required parking shall be allowed on surface parking lots, parking garages, and on-street locations.
 - iii. No off-street surface parking locations will be allowed in any buffer yard or within the 10' yard setback along Right-of-Ways. Off-street surface parking locations shall be allowed in all other yards or setbacks within the development.
 - iv. Joint Parking Facilities. In the case of mixed-use buildings, the parking spaces required shall be computed separately for each use except as provided in Sections 405.800(G)(3-4) and 405.820(H)(6)(b).
 - v. On-street parking shall be allowed as approved by the City's Traffic Engineer and said parking shall count towards the required PMD parking noted in (i) above.
 - vi. No individual lot Site Development Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.

2. Loading Requirements:

a. Purpose And Intent:

- i. It is the developers' intent to provide sufficient off-street loading areas and to ensure that such areas are located in a convenient location to the extent feasible. Loading areas shall be provided for trash collection as well as general deliveries.
- ii. The developer also acknowledges that the complexity of the proposed development will require flexibility in providing loading spaces and zones. The developer shall work with the City to find a balance of meeting the needs of the tenants and lot owners while respecting the safety and aesthetics of the traveling public. This may include actions such as restricting on-street parking during off-peak hours to allow for loading zones within on-street parking spaces to occur during early morning or late evening

hours. The developer shall work with the City to provide loading spaces and zones to meet the needs of the development.

- iii. Loading areas utilized for the location of trash collection or compaction areas may coincide with the required building loading space.

b. Dimensions of Spaces:

- i. Loading spaces, where designated, shall have a minimum dimension of twelve (12) feet width by thirty-five (35) feet length with a vertical clearance of at least fourteen (14) feet as shown on the approved individual lot Site Development Plan. In addition, some uses may require loading zones of larger dimension to accommodate larger tractor-trailers. These zones shall be at least sixty (60) feet in length, as shown on the approved individual lot Site Development Plan.

c. Schedule of Off-Street Loading Spaces:

- i. Loading spaces and zones shall take a shared approach within Category A – Main Street, Category B – Mixed-Use, and Category C – General Commercial sub-districts. The required spaces and zones for each individual use will be determined based upon the sections below with the quantity to be provided for each lot based upon the minimum required for the highest individual use (not cumulative).

- 1. A combination of dedicated loading spaces and shared loading spaces / zones may be used by restricting on street parking during off peak hours to allow for loading spaces or zones within the on-street parking space areas to occur during early morning or late evening hours.

- 2. The required loading spaces shall be calculated based upon the maximum required uses as follows:

a. CATEGORIES A, B & C:

- i. Residential & Transient Residential (Hotels, etc.) Uses. Any building containing more than fifty (50) apartment dwelling / room units shall provide one (1) loading space for each two hundred (200) units or fraction thereof.
- ii. Office Uses. One (1) loading space shall be provided for each such use having greater than 6,000 square feet of gross floor space.
- iii. Non-Residential or Non-Office Uses. The required loading spaces and/or zones shall be calculated upon the following table:

Floor Area (square foot)	Number of Spaces	Number of Zones
0 – 3,000	0	0
3,000 – 24,999	1	0
25,000 – 49,999	0	1
50,000 – 150,000	1	1
Each additional 150,000	1 additional	1 additional

b. CATEGORY D – Residential Sub-district: No loading spaces or zones shall be required within this sub-district.

3. The loading spaces required for Lots 8, 14 & 15 shall be shared. The existing underground tunnel network between the existing buildings to remain will provide access from each building to the existing loading docks on Lot 14. Additional loading spaces & zones may be provided to meet the requirements above on any of the 3 lots and will be shared and accessible from the existing tunnel system.

4. The loading spaces and zones shall be provided based upon the approved Site Development Plan for each individual lot.

F. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Resource Protection Standards (Article V) of the City of Creve Coeur Code with the following exceptions:

a. Landscaping along Main Street within the City of St. Louis water main easement shall require City of St. Louis Water Department approval.

b. All parking and/or loading spaces adjoining interior public rights-of-way shall be screened based on-site conditions.

c. In addition to any landscaped front, back or side yard areas required by this or any other Section of the City of Creve Coeur code, a minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each five hundred (500) square feet of paved area within any surface parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. On-street parking provided within the development shall be exempt from this requirement. Existing surface parking lots to be repurposed as part of this development shall also be exempt from this requirement, even if maintenance is to be considered for said existing lots to remain.

d. Landscape plans for each parcel shall be coordinated and consistent with a Landscape Concept Plan for the applicable Category of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade, and screen utility areas.

- e. All medians greater than 4' in width (3' of plant-able space) within the development are required to be landscaped and irrigated and will be maintained by the developer.
 - f. All existing surface parking lots to remain on Lots 9, 13, & 15 shall not be required to meet Article V of the City of Creve Coeur Code. Existing surface parking lots to remain on Lot 13 shall be required to provide additional landscaping where appropriate during the Site Development Plan for that lot.
 - g. In order to present a healthy, neat and orderly appearance, all landscaped areas within the Main Street sub-district category, as well as Lots 1 and 3 of the Mixed-Use sub-district categories, the "Village Green" as identified on the Site Concept Plan (with the exception of back of house and service areas), and Lots 10 and 17 within the General Office sub-district category shall be provided with an installed, operated and maintained underground irrigation system. All other landscaped areas outside of these areas shall be landscaped with plant materials adapted to the region and not requiring irrigation to thrive unless proposed plant selections deem irrigation necessary.
 - h. All landscaped areas in parking areas or adjacent to parking areas or loading areas, or that can be encroached upon by a motor vehicle, shall be provided with adequate, vehicular deterrent (such as curb, bollard, wheel stop, or other design alternative to be approved by the Director of Public Works) to restrict the destruction of the landscape areas by vehicles.
2. The following tree conservation standards apply throughout the PMD District:
- a. Any removal of individual trees 6-inches in diameter at breast height (DBH) or larger or any removal of tree masses as identified on the approved Tree Preservation Plan of the Site Concept Plan that exceeds 50 percent removal shall require replacement within the PMD District. When replacement is required, the following standards shall apply:
 - i. Removed trees 6-inches at DBH or greater shall be replaced on the basis of a one-to-one ratio (1:1). All trees that are over 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1). All replacement trees shall be a minimum of two and one-half (2.5) caliper inches at time of planting. Such trees shall be of a species contained in the City's list of recommended trees and shall be in addition to any trees classified as street trees.
 - ii. The removal of any trees that are hazardous, in poor condition, dead, diseased or considered invasive by the Missouri Department of Conservation as determined by a licensed landscape architect, architect, engineer or International Society of Arboriculture (ISA) certified arborist or other evidence as deemed credible by the City, is not subject to these requirements.

G. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council in accordance with Section 405.955 of the Creve Coeur Sign Regulations. The comprehensive plan for signage shall show the location, size, height, extent and design of all proposed signs.

H. LIGHT REQUIREMENTS

1. Provide a lighting plan in accordance with the City of Creve Coeur Code for each phase of the PMD District as a component of the Site Development Plan submission.
2. All lighting proposed on lots within the development that are immediately adjacent to existing single family residential zoning districts (currently shown on the Site Concept Plan as Lots 10 & 17) shall provide occupancy sensors and full cut-off/shielded fixtures. The maximum light pole height within any surface or structured parking lots adjacent to existing single-family districts is 16-feet.
3. Individual Lighting Plans, including fixture types, shall be consistent with a Lighting Fixture Plan for the applicable category in this ordinance. The proposed Lighting Fixture Plan must provide for consistent and complementary fixture designs and styles throughout the PMD District.

I. ARCHITECTURAL REQUIREMENTS

1. For individual lot developments only, the developer shall submit a design package including, but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually appealing development pattern consistent with the intent and purpose of this PMD District. Architectural information is to be reviewed and approved by the Planning and Zoning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Building finish material types in Olia Village shall be generally specified as any combination of white, off-white, light grey, wood grain, or light beige. Accents are acceptable as dark grey, black, or dark bronze. Red, orange, or yellow brick or other bold color finish materials are prohibited. Masonry and glass are preferred. Metal, cementitious siding, and EFIS should not be used as the primary material on the building.
4. Trash enclosures: The location, material, and elevation of any trash enclosure will be as approved on the Site Development Plan. Trash receptacles shall be located indoors or be enclosed with an eight (8) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the individual lot-specific landscape plans.
5. Mechanical equipment placed on the ground shall be adequately screened with six (6) foot high sight proof enclosures or to a height equal to the height of the equipment (whichever is greater).
6. Rooftop mechanical equipment shall be screened on roofs with architecturally designed, fully enclosed screening materials that complement the building design at a height equal to or greater than the height of the equipment.

7. Flat roof surfaces below 5 stories shall incorporate ballast, green roof, artificial turf, or medium tone colored membrane to reduce daytime glare for upper-level tenants in adjacent buildings.

J. ACCESS/ACCESS MANAGEMENT

1. Street and drives related to this development shall be designed and located as directed by the Department of Public Works.
2. The location of public streets within the PMD District shall be determined by the Site Concept Plan.
3. The location of lot access points shall be determined by individual lot-specific Site Development Plans within the PMD District.
4. Access to the development from external roadways shall be as shown on the Site Concept Plan and as directed by the City of Creve Coeur, the Missouri Department of Transportation, and St. Louis County Department of Transportation, as applicable.
5. Adequate sight distance shall be provided. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Creve Coeur and the agency in control of the right of way off which the access is proposed.
6. Driveway access to internal streets shall comply with City Code.
7. No construction-related parking shall be permitted within right-of-way or on an existing roadway. All construction related to parking shall be confined to the development's boundary.
8. Any improvements within the Missouri Department of Transportation (MoDOT) right-of-way will require a permit from MoDOT. The entrance geometries and drainage design shall be in accordance with MoDOT standards.
9. Any request to install a gate in this development must be approved by the City of Creve Coeur and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
 - a. If a gate is allowed to be installed on a street in the development, the street(s) within the development or that portion of the development that is gated shall be private.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Approvals are to be obtained from the City of Creve Coeur Department of Public Works and/or the Missouri Department of Transportation as applicable.

2. The National Association of City Transportation Officials (NACTO) has an Urban Street Design Guide. All intersections of Olia Village shall conform to the principles of the NACTO Urban Street Design Guide.
3. Internal streets and sidewalks shall be private unless an agreement is reached and executed between the City of Creve Coeur and Olia Village whereby the City of Creve Coeur accepts the internal streets and/or sidewalks as public. All public streets shall be designed to meet the City of Creve Coeur's Code for the Development of Streets (Section 410.240), unless otherwise described herein.
4. Provide sidewalks, conforming to Americans with Disabilities Act (ADA) standards, along all frontages of the site and along internal roadways as shown on the Site Concept Plan. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency, or on private property within a sidewalk, maintenance, and utility easement dedicated to the City Creve Coeur for public use.
5. Pedestrian crossings for Olive Boulevard shall be provided as required by MoDOT.
6. Mid-block crossings internal to the PMD District shall be provided as shown on the approved Site Concept Plan, or as otherwise approved by the City's Traffic Engineer.
7. Obtain approvals from the City of Creve Coeur and Missouri Department of Transportation, as necessary, for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
8. Additional right-of-way and road improvements shall be provided, as required by the City of Creve Coeur and/or the Missouri Department of Transportation.
9. Provide a minimum 8-foot-wide shared use path for public use which connects to the existing sidewalk in right-of-way along the south side of Olive Boulevard.
 - a. The location of the shared use path within the PMD District shall be as shown in the approved Site Concept Plan.
10. Pedestrian circulation to be as shown on the approved Site Concept Plan.
11. Public Street Design Standards:

a. Minimum Right-Of-Way	26'
b. Maximum Grade at Centerline	10%
c. Minimum Grade at Centerline	1.0% Concrete
d. Minimum Pavement Width (Back-to-Back of Curb)	26'
e. Minimum Site Distance at Crest of Curve	150'
f. Minimum Horizontal Radius	150'

- | | | |
|----|--|--|
| | of Centerline | |
| g. | Minimum Horizontal Tangent Distance Between Reverse Curves | None |
| h. | Sidewalks | As shown on approved Site Concept Plan |
| i. | Curb & Gutter | Vertical Or Lip (Rolled) Concrete |

12. Public Street Pavement Standards:

- a. Concrete = minimum 8 inches on 4-inch compacted crushed limestone (typ. 1" minus rock)

13. Private Street Design Standards:

- | | | |
|----|--|--|
| a. | Minimum Right-Of-Way | N/A |
| b. | Maximum Grade at Centerline | 10% |
| c. | Minimum Grade at Centerline | 1.0% Asphalt / 1.0% Concrete |
| d. | Minimum Pavement Width (Back-to-Back of Curb) | 24' |
| e. | Minimum Site Distance at Crest of Curve | 150' |
| f. | Minimum Horizontal Radius of Centerline | 150' |
| g. | Minimum Horizontal Tangent Distance Between Reverse Curves | None |
| h. | Sidewalks | As shown on approved Site Concept Plan |
| i. | Curb & Gutter | Vertical or Lip (Rolled) Concrete |

14. Private Street Pavement Standards:

- a. Asphalt or Concrete. Pavement sections to be determined based upon recommendations from Geotechnical Report prepared for this development.

L. TRAFFIC IMPACT STUDY

1. External Roadway Network:

- a. The developer shall provide a traffic impact study as directed by the City of Creve Coeur & the Missouri Department of Transportation for impacts to the existing adjacent public roadway network. The scope of the study shall include external circulation and may be limited to specific impacts, such as the need for additional lanes, entrance configuration, geometries, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development remains consistent with the Site Concept Plan. The proposed trip generations included as part of this study shall be used as a baseline for the overall development of the PMD District and shall not be reviewed or required to be adhered to for each individual lot development. Should the actual trip generations for the entire PMD District increase by more than 10% from the density assumed in the traffic impact study approved by MoDOT within five (5) years of the initial

approved Site Concept Plan, an updated traffic study may be required by the City of Creve Coeur.

2. Internal Roadway Network:

- a. Both the City and the developer acknowledge that this development will include a built environment that is meant to encourage pedestrian activity and improve pedestrian mobility. This approach will include intentional roadway & sidewalk design geometries to be established to promote pedestrian access over vehicular where possible, while respecting the safety of both pedestrians and vehicles as well as emergency personnel. This will include a design which considers how people interact with the space to increase access for all community members, including ADA compliancy. As such, a comprehensive traffic impact study including traffic counts, trip generations, signal warrants, accessory warrants, etc. for the internal roadway network will not be required. Approval will be required by the City's Traffic Engineer, which may include more detailed analysis of isolated locations.

M. MISCELLANEOUS

1. Kiosks are allowed in the PMD District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of kiosks shall be as approved on the Site Concept Plan for the PMD District.
2. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Concept Plan.
3. The height of retaining walls required for the development shall conform to the approved Site Concept Plan or Site Development Plan corresponding with each phase, as appropriate.
4. Stream Buffer Protection Ordinance Requirements:
 - a. Stream bank shall be defined as the "ordinary high-water mark" as defined by the US Army Corps of Engineers.
 - b. Existing impervious encroachments into existing Stream Buffer Protection setbacks from any existing stream shall not be required to meet the Stream Buffer Protection Regulations in Chapter 430 of the City of Creve Coeur code regardless of whether improvements are proposed to be made to said existing impervious areas. No further impervious encroachment into existing Stream Buffer setbacks will be allowed.
5. The addition of Electric Vehicle (EV) charging stations will be provided where appropriate as determined during the Site Development Plan stage for individual lots.

6. Internal bus stops shall not be required within the development. The existing bus stop along the south side of Olive Boulevard, west of Pavilion shall be upgraded to include an architectural bus shelter meeting the following minimum criteria as acceptable to MoDOT & Metro:

- N. Pre-finished or painted steel 6' x 13' bus shelter with wind screen side, rear panels and shed roof. Shelter accessories to include a coordinating bench and waste receptacle. New 7' x 14' slab to match adjacent sidewalk finish and provide flush connection. The final bus stop shelter design will follow the Site Development Plan approval process.

O. PUBLIC ART REQUIREMENTS

1. A separate public art package shall be required and follow the City of Creve Coeur review processes for public art which include review and recommendation by the City's Arts Committee to the Planning and Zoning Commission with City Council approval of public art agreements for public access easements and owner maintenance.

PARCEL PLAN OLIA VILLAGE

SOUTHWEST QUADRANT OF OLIVE & LINDBERGH BOULEVARD
CREVE COEUR, MO



ONE WENTWORTH DRIVE, SUITE 100
ST. LOUIS, MO 63103
OFFICE NO. 314-418-1800
LICENSE NO. 044-00001

CONSULTANTS

SITE CONCEPT PLAN



SCALE IN FEET



LEGEND

- DEVELOPMENT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- CONCEPTUAL ALLOD FOOTPRINT
- PROPOSED EASEMENT
- A CATEGORY A - MAIN STREET DEVELOPMENT
- B CATEGORY B - MIXED USE DEVELOPMENT
- C CATEGORY C - GENERAL OFFICE DEVELOPMENT
- D CATEGORY D - RESIDENTIAL DEVELOPMENT

KEYNOTES

- (A) CONCEPTUAL BUILDING FOOTPRINT (TYP)
- (B) EXISTING BUILDING TO REMAIN AND BE REHABILITATED (TYP)
- (C) ST BUFFER (TYP)
- (D) REZONING
- (E) ST COMMERCIAL BUILDING ENTRANCE (BEYOND BUFFER)
- (F) ST ENTRANCE (TYP)
- (G) ST NATURAL VEGETATION BUFFER
- (H) ST NO IMPERVIOUS BUFFER

PARKING NOTES

1. TYPICAL PERPENDICULAR PARKING STALLS ARE 8' WIDE x 18' LONG. TYPICAL ANGULAR PARKING STALLS ARE 8' WIDE x 17' LONG TO FACE OF CURB. (ANGULAR PARKING REQUIRED PERPENDICULAR TO FACE OF CURB).
2. TYPICAL PARALLEL PARKING STALLS ARE 8' WIDE x 22' LONG.
3. EXACT NUMBER AND LOCATION OF ADA STALLS TO BE DETERMINED PER THE FINAL LOT LAYOUT AND WILL MEET THE REQUIREMENTS OF CREVE COEUR AND FEDERAL ACCESSIBILITY DESIGN STANDARDS.

ANTICIPATED PARKING SUMMARY													
LOT	GENERAL USE DESCRIPTION	ANTICIPATED	ANTICIPATED	ANTICIPATED		HOTELS AND		ANTICIPATED		TOTAL		PROVIDED	PROVIDED
		STALLS	STALLS	RESTAURANT	STORAGE	RESTAURANT	ACCOMMODATIONS	NUMBER OF	NUMBER OF	REQUIREMENTS	REQUIREMENTS		
		(SQ)	(SQ)	INTERIOR	EXTERIOR	INTERIOR	EXTERIOR	RESIDENTIAL	RESIDENTIAL	(TOTAL)	(TOTAL)	STALLS	STALLS
CATEGORY A, B & C													
K1	RETAIL	120,000								400	551	270	3
K2	RESTAURANT/RETAIL	6,700	6,700	11,300	300	750	50			207	232	16	195
K3	RESTAURANT/RETAIL	11,500		2,500	80	300	20			77	28	20	
K4	RETAIL/RESIDENTIAL/MULTIFAMILY	60,000	6,000	270	450	30		104,000	200	700	1,543	31	1,580
K5	RETAIL/RESTAURANT/RETAIL	6,000	30,000	14,300	400	450	30			207	41	41	
K6	RETAIL/RESTAURANT/RETAIL	45,000		1,200	75	450	30			175,000	176	30	185
K7	RETAIL/RESTAURANT/RETAIL	25,000		5,000	170	450	30			142,000	228	42	300
K8	RETAIL	55,000								100	0		
K9	OFFICE/RESEARCH	35,500								100	0		
K10	OFFICE	50,000								421	29	21	0
K11	RETAIL & RESEARCH/RETAIL		1,000	200	750	50	81,000	100	4	207	103	21	180
K12	RETAIL & RESEARCH/RETAIL						87,000	100	4	100	0	0	
K13	OFFICE/RESEARCH	60,000								100	222	102	40
K14	STORAGE/MULTIFAMILY	90,000						125,000	100	300	0		
K15	OFFICE	30,000								400	300	300	
K17	OFFICE	25,000								71	37	37	
TOTAL CATEGORY A, B & C													
SHARED USE PARKING (TOTAL) ****													
TOTAL CATEGORY D													
TOTAL CATEGORY D - 200													
TOTAL CATEGORY D - 200													
TOTAL CATEGORY D - 200													

* THE ANTICIPATED PARKING STRUCTURE GROSS FLOOR AREA IS BASED UPON THE LOT AREA SHOWN ON THE ANTICIPATED STRUCTURE SUMMARY INFORMATION SHEET AND IS SUBJECT TO CHANGE.

** THE PROPOSED DEVELOPMENT DEDICATES A 20% REDUCTION IN OVERALL REQUIRED PARKING DUE TO SHARED-USE PARKING IN CATEGORY A, B & C.

*** TOTAL PROVIDED PARKING COUNT DOES NOT ACCOUNT FOR REQUIRED ADA PARKING, WHICH OCCURS ON LOADING PLACES.

**** EXACT PARKING COUNTS AND LOCATION TO BE DETERMINED BASED UPON SITE DEVELOPMENT PLAN FOR THE SPECIFIC LOT.

***** SHARED PARKING AGREEMENTS WILL OCCUR BETWEEN PARCELS.