



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
OCTOBER 6, 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 15, 2025 Planning and Zoning Commission Draft Meeting Minutes**
- 2. September 29, 2025 Planning and Zoning Commission Special Meeting Draft Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Public Hearing. #25-031: A Conditional Use Permit with Associated Site Development Plan for Firebird's Wood Fired Grill Located at 10590 Old**



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Olive Street Road

Mindy Bernard, of CDS Development Services, on behalf of Firebirds International, LLC, has submitted an application for a conditional use permit with a site development plan for exterior site and building changes associated with a Firebird's Wood Fired Grill location in the previous California Pizza Kitchen building located at 10590 Old Olive Street Road, within the Creve Coeur Pavilion Shopping Center. Firebird's is an upscale, casual sit-down restaurant serving steaks and seafood as well as beer, wine and cocktails. There will be 183 seats for dining with a new outdoor dining patio. Hours of operation will be Sunday 10:00 AM to 10:00 PM, Monday-Thursday 11:00 AM-10:00 PM, Friday 11:00 AM-11:00 PM, and Saturday 10:00 AM-11:00 PM. The property is in the "GC" General Commercial zoning district. Full-Service Restaurants, NAICS 722511, 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.

WORK AGENDA

- 1. Bayer East Comprehensive Plan Update--Progress Report**
- 2. 2026 Planning and Zoning Commission Meeting Schedule**

PENDING APPLICATIONS

- 1.**
 - **Ballas Dental Boundary Adjustment and Site Concept/Development Plan for 11647 Studt Avenue**
 - **Olivia Village Lot 16 Townhomes**

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



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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 Monday, September 15, 2025, at 6:00 PM.

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter – arrived at 6:07 PM
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
Dione Garson, PE, Interim Assistant Director of Public Works

ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Wang SECONDER: Ms. O'Brien AYES: Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson, Mr. Wang NAYS: None
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The vote on the motion being 6 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

**1. September 2, 2025 Planning and Zoning Commission Draft Meeting
Minutes**

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RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Wang

SECONDER: Ms. O'Brien

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

NAYS: None

The vote on the motion being 6 ayes and 0 nays, motion carried.

PUBLIC COMMENT

There were no public comments tonight.

UNFINISHED BUSINESS

There was no unfinished business tonight.

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

Mr. Jason Jaggi gave the City's presentation. There are three parcels on White Bridge Lane. There is a very narrow parcel between the northern and southern parcels that is proposed to be split between the adjacent parcels. The northern property has three front yard setbacks. The southern property has a side yard setback.

Ms. Laura Headrick, with Altea Land Surveying, spoke about the item. 10370 property owner is interested in building a pool house and maybe an ice skating rink in their backyard.

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Ms. Richter

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

NAYS: None

The vote on the motion being 6 ayes and 0 nays, motion carried.

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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.

Those wishing to speak were sworn.

Mr. Buelter arrived at 6:07 PM.

Danny Richardson with Horner and Shifrin gave a presentation. The current pair of 11,000,000 gallon tanks is 60 years old. All water for St. Louis County goes through these tanks. Prestressed concrete tanks have been chosen as the replacement tanks. Tank exterior options: match orange exterior of Danforth Plant Science Center or brick masonry facade finish. Exterior finish selection has not yet been made. They hope to have the first tank operational by the winter of 2026 and the second tank operational by the end of 2028.

Discussion occurred about the tank coating. Mr. Richardson said the tank exterior orange coating could be an EFIS coating and cost \$10,000-\$20,000 on top of the price of the tank. Mr. Buelter asked about which roads will be used to access the site, blocking of any roads and are cranes needed? Mr. Richardson replied that Old Olive Street Road will be used with staging on site. No blocking of Corporate Drive or Olive Boulevard. Yes cranes will be involved.

Mr. Jaggi gave the City's presentation. There has been a water distribution facility in this location since the 1920's and it was expanded in 1954. The 2019 Conditional Use Permit was for the pumping station. The water company won't accept a private logo on the tanks. The tanks are located within the 39 North District. A manufacturer and contractor have not yet been selected. Design and color to complement the adjacent buildings. There is an easement along the property that can be used in the future Old Olive Great Streets Plan. We would like to pick the third option if it's possible. That has the texture and brick look to it; that's the top-shelf option. But if that's not feasible, staff is comfortable that a color selection be made to blend in with those buildings. We did put in there that we want the final selection with the paint in the draft ordinance.

The Creve Coeur logo will not be on the tanks. Mr. Jaggi said that it was considered, but we really wanted to identify 39 North, not the City. They did say they have worked with other communities on using City logo options. Mr. Potashnick asked several questions about the tanks. Mr. Richardson said we cannot put them underground

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because the existing system pumps water to a duty point into these tanks and gravity flow is needed at the tanks. Operationally it wouldn't work. It will be partially buried, but it cannot be fully underground. To lower the duty point, we'd have to replace the entire infrastructure of the system. We're replacing the tanks in place because we don't need to change any other assets that Missouri American Water currently has. It's a critical project. Roughly our engineering estimated a \$24,000,000 project which is privately funded by Missouri American Water. Mr. Jaggi said we understood there are practical limitations to the tanks and what could be designed. We were comfortable with the replacement proposal. Our long-range plans recognize that these tanks are going to be there for the foreseeable future. Nothing in our plans suggests that these tanks should go away. When they are replaced, our recommendation is to see if the aesthetics could be improved. We're getting something that will speak to that.

Mr. Jaggi explained that there are two facade options. One would be the brick-look which is the highest level of treatment for these tanks based on the options presented. The second option would be the color that has a coating on the outside and that's acceptable to the City staff as well. We're okay with either option. The main goal is that the color blends in with the area. Mr. Richardson explained that tank manufacturers are not on the project yet. Final design is not complete. Based on the two options, it would be \$1,300,000 - \$1,500,000 for each tank for the brick facade look which would be paid for by the water company customers for something that doesn't necessarily improve any of their services. Mr. Buelter asked about the bid package. Does the \$24,000,000 estimate include the \$3,000,000 brick estimate? Mr. Richardson said no, that is not included. Final selection has not yet been made for the tank exterior. Ms. O'Brien brought up concerns about delaying the project over the exterior treatment. Mr. Richardson said we know this is atypical for this process, but due to the nature of accelerated design, this is the best we can do with what we have. It's all going to come down to money. Ms. O'Brien said it's a tank; don't you just want it to blend into the background? Mr. Jaggi said that was staff's view of this and in our discussions with 39 North. The focus is we get the tanks to blend in better with the environment they are in. We also prefer the brick, but we have to understand that may not be feasible. Ms. LaBonte asked to put in the ordinance subject to final approval of color, material and texture by staff? Mr. Wang asked can somebody paint something whimsical on the tanks? Mr. Jaggi said we talked with the water company about a mural, but it couldn't be done due to maintenance and upkeep concerns.

No public comments.

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Mr. Lumley entered the exhibits into the record.

Ms. O'Brien made a motion to recommend approval of Application #25-025 for a Conditional Use Permit in the form of an amendment to Ordinance 5649 and Site Development Plan for approval for replacement of two water tanks located at 9989 Old Olive Street Road. Subject to the conditions contained in the draft ordinance of September 15, 2025 and subject to final approval of color, material and texture by staff.

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Wang

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

NAYS: None

DID NOT VOTE / OUT OF THE ROOM: Mr. Tomlinson

The vote on the motion being 6 ayes and 0 nays, motion carried.

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

Mr. Matt Pfund with Jack Matthews Development spoke. This is the first lot of the development. They are very excited that Schnucks will be the anchor tenant. Joe Miller with Crawford Murphy and Tilly is present via Zoom.

Mr. Brian Paul with Gray Design Group gave a presentation about the design of Lot 1, the northeast corner of the development. There is a water easement on part of Lot 1 and that informs how the project will be designed. The design of the materials was discussed as being an upscale and sophisticated aesthetic across the Olia Village project. Building elevation illustrations for the lot were discussed. Landscaping was also discussed.

Mr. Buelter asked about trucks making deliveries? Do they mingle with customer traffic? Mr. Paul showed on one of the slides how trucks would drive into the lot and leave. Mr. Buelter asked about customer traffic in and out? Is this phase going on when the other area is under construction? Mr. Pfund said Lots 1, 2 and 3 will be fully developed before Schnucks opens in the fall of 2027. You would have the old Olive entrance, the Pavillion entrance and the Lindbergh entrance. Mr. Buelter asked about how big are the water lines under the project and how old? Mr. Pfund said there are two 60 inch and one 72 inch water line. They're old; the youngest one was done in the

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1970's. We built a concrete vault that the pipes are in for future maintenance. Mr. Buelter asked about the stormwater runoff? Mr. Pfund said the area above the pipes is locked in place and we cannot adjust the grade very much. The stormwater gathers in the lowest area of the parking lot and is piped away underground.

Ms. Moore gave the City's presentation. This request is for Lot 1 of 17 lots at Olia Village. Development standards were previously approved in Ordinance 5862. There is a 50-foot residential buffer plus an additional 25-foot commercial building setback. The grocery store is 67,000 square feet and the other building that will house two tenants is 38,000 square feet. 360 parking spaces are required and 437 are provided between the parking garage and surface parking lot.

The landscaping plan was presented with interior parking landscaping provided beyond the required 10 square feet per 500 square feet of pavement. The loading areas will have landscaping with street trees and landscaping along the solid wall that blocks the full length of the delivery trucks.

Buffer landscaping and building materials were presented. Building elevations were presented with materials consisting of brick, metal panels, wood-look panels and concrete masonry units (CMU) on the rear elevation of the grocery store and as accents on the front elevations, primarily at the base of the buildings. Parking garage walls will be a minimum of 42 inches tall to block headlights and minimize glare onto single-family residential properties. Lights atop the parking garage will be downcast and 16 feet tall including the base.

Stormwater collection has been designed for the entire development in the form of multiple detention basins.

Conditions of Approval:

1. Final exterior building material sample colors to be approved by staff prior to issuance of any permits.
2. Additional evergreen trees shall be provided adjacent to the garage ramp to provide additional headlight screening for staff approval.
3. Pedestrian crosswalk material to be approved by staff prior to issuance of any permits.
4. Any ground or roof-mounted mechanical equipment shall be properly screened with approved materials with final design and materials selection approved by staff.

There is a required sprinkler system for landscaping. There will be fencing along property line to the east with a safety fence on top of the retaining wall and landscaping buffer. There is an ornamental fence along the property line top of wall. There will be 11 vehicle chargers split between the surface lot and garage. There will be lighting added at some point in time behind

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the building for security.

No public comments.

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

The vote on the motion to recommend approval subject to the stated conditions being 7 ayes and 0 nays, motion carried.

WORK AGENDA

No items on Work Agenda tonight.

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**

Lot 16 at Olia Village will most likely be moved to second meeting in October.

Mr. Jaggi said the draft of consultant's recommendations will be given to the Commission before the September 29 special work session. Target date is September 24. Ms. Richter asked if this final plan is basically what we'd like to see happen on the East Campus? Mr. Jaggi said it is the recommendation for the whole campus and

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particularly the area that is for sale. It will have land use recommendations, where they would be appropriate, connectivity goals, buffering next to residential properties, etc. This is our guide as we use the Comprehensive Plan with any future development proposals.

Ms. LaBonte asked do we have any idea of the value of the 25 wooded acres? Mr. Jaggi said we don't have that information. Ms. LaBonte said it would be a great way to keep the land preserved. Mr. Jaggi said the preservation of that area, maintaining portions of that wooded area in a sensitive manner could come from this process. Mr. Potashnick said we could ask Bayer to donate that wooded area to the City. Mr. Jaggi said I don't know if that's a realistic option. I think there could be some alternatives.

Ms. LaBonte said we should be thinking about it as a community because it's going to destroy a lot of our amazing ecosystem that we have in Creve Coeur to lose land like that. Creve Coeur is the only place I think you can live and have all of this development, but still all of this nature. We don't want to disrupt all of that to me.

People choose to live in Creve Coeur because of that. I don't know how parks get started. How does that happen? Mr. Wang said maybe we can apply for a grant with the county parks tax? Mr. Jaggi said I think these are all good thoughts and the work session would be a good opportunity to discuss these issues. Mr. Potashnick asked if staff could send information on the parks and stormwater tax fund? Mr. Lumley said it's available on the website. Mr. Jaggi said we can send the link.

DEPARTMENT REPORTS

Mr. Jaggi sent link out with the City Administrator recruiting survey. Deadline is September 22.

October 27 6:00-7:00 PM is the biannual ethics training

Sept 29 is the Special Meeting Work Session on the Bayer East Comprehensive Plan. Dinner will arrive at 5:15 PM. Meeting is 6:00-7:00 PM.

Bayer East Comprehensive Plan Final Open House is scheduled for Wednesday, October 29th. 6:00pm

ADJOURNMENT

Meeting adjourned at 7:44 PM.

Submitted by:

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Recording Secretary

Chair



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CALL TO ORDER

ROLL CALL

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

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

DISCUSSION ITEMS

1. Bayer East Campus Comprehensive Plan Update

Mr. Jaggi welcomed the Commission members. He and Ms. Moore worked with PGAV Planners on this presentation. This is an opportunity for the Commission to provide feedback to the consultant and staff on the progress made to-date, particularly on the initial draft recommendations.

Ms. Catherine Hamacher with PGAV Planners gave the presentation.

Purpose and Use:

- *Update the 2017 Creve Coeur Comprehensive Plan and 39 North Master Plan to reflect the updated future for this site
- *Understand how this site fits within 39 North and City's overall plan for the future
- *Reflect the community's vision for this property
- *Identify principles and attributes important to retain
- *Provide recommendations for future use of the site

Site analysis was done and natural features vary throughout the site. Some of the buildings have specific uses, some are generic office space. Some buildings have more potential for reuse than other buildings. Market Analysis was done. For-sale housing has



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large demand in Creve Coeur. Compatible space to 39 North in the AgTech area with reusable buildings.

Discussion among the Commission members about softening the language and purpose of the recommendations. Mr. Jaggi: This will be a guide for when we do receive a development proposal.

Hotel development should be prioritized on the Olia Village land to take advantage of the walkable retail planned there, though the inclusion of a conference facility could make this site a viable option.

Market observations were discussed. Development Analysis was done. Goal was to consider the future role of this property in light of Olia Village and the 39 North District. Policy Guide will recommend an appropriate zoning procedure for implementation and financial incentive review criteria.

Public Outreach included stakeholder engagement with Bayer and 39 North and resident input.

The site presents a significant opportunity for the City. Land use and market changes have forced the transition of this site from single-user to a more mixed land use environment. Significant opportunity to add residential inventory to the area. Compatible retail is seen as a positive attribute. Residents are most concerned with: retaining Tealwood access road, seeing compatible uses on the site and ensuring the existing forested land is not clear cut for development.

Question was raised if the Tealwood Road could be donated by Bayer to the City and then maintained by the City. Mr. Jaggi: We typically don't accept donated roads because we don't know the condition of the road for maintenance purposes. The road access agreement dates from the 1960's and the road is no longer maintained by Bayer. The goal is for some type of private access road to be maintained.

Mr. Potashnick: Who owns the bridge over Lindbergh Blvd.? Mr. Jaggi: Bayer owns the bridge with an agreement with Olia Village on usage.

Ms. Hamacher spoke about mixed-size housing to take into account different housing needs.

Initial Draft Recommendations for discussion and feedback:

Open Space & the Environment

Objectives:

*Incorporate the existing topography, wooded area and the natural habitat into new development.



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*Prioritize open space in a way that allows for development while also preserving the existing tree canopy and maintaining a concentration of forested area in the southern and western portions of the site.

*Ensure a suitable buffer is provided between this site and the residential neighborhoods to the south.

Recommendations:

*Avoid extensive tree removal. Prioritize the preservation of connected forested areas, utilizing the existing roadways on the southern portion of the site as a natural boundary and buffer.

*Require a tree inventory and wildlife assessment as part of the development review process.

*Retain existing, mature trees on Warson Road that provide shade for pedestrians and a pleasant aesthetic for drivers and pedestrians.

*Encourage the removal of invasive vegetation throughout the site.

*Retain or re-establish the tallgrass prairie component on the southern end of the site to support bio-diversity.

*All site components should be designed such that the proposed conditions will not increase the volume or speed of stormwater runoff to adjacent property and that all new development on the site has no adverse effect.

Discussion about the Open Space and Environment bullet points.

Transportation & Connectivity

Objectives:

*Preserve existing site access to the surrounding roadway network while establishing new streets within the site that appropriately connect the various land use components, including the remaining Bayer corporate headquarters.

*Encourage pedestrian access throughout the site and connections to adjacent areas.

Recommendations:

*Ensure roadway access to the Tealwood subdivision is provided. This could be in the form of a new roadway through the Bayer site that connects to North Warson Road or a reconfiguration of this road to provide an equivalent means of access. Establish a long-term maintenance plan for this connection working with the Tealwood subdivision.

*Require a traffic study for any future development on the site to understand the current traffic generation and future traffic demands based on proposed uses.

*Ensure there is a long-term ownership and maintenance plan for bridge over Lindbergh to provide necessary access to Olia Village, Bayer campus and development in the area.

*Maintain the pedestrian connection at Bayer Drive to Stacy Park and facilitate



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connections to the planned 39 North Greenway.

*Include walking trails within the forested area and allow for public use.

*Consider the long-term potential of new pedestrian and bike connectivity between the east and west sides of Lindbergh connecting the Bayer campus with the Olia Village development.

Discussion of Transportation & Connectivity bullet points.

Future Land Use

Objectives:

*Allow a variety of new uses on the site that are compatible with the continued presence of the Bayer Crop Science headquarters but do not compete with the Olia Village development.

*Consider reuse of existing research facilities by other users while remaining open to alternate land uses based on market demand.

*Locate new uses on the site in the appropriate locations that are compatible with adjacent uses, particularly single-family residential uses.

Recommendations:

*Appropriate uses on the site include retail, recreational, commercial, various forms of housing and offices, research and development facilities, and hotel with conference center.

*Prioritize commercial and service retail on Olive Boulevard frontage. Discourage auto-oriented uses such as gas stations, auto shops, dealerships, etc. in this area.

*Encourage commercial uses that are compatible with the nearby Bayer campus such as a quick service restaurant or daily needs retail.

*Consider a mix of housing types to encourage residential diversity. The following housing types are appropriate:

*Single-Family Homes. Single-family detached and attached residential uses are favored on the southern portion of the site adjacent to the existing single-family residential neighborhoods. Buffering from the adjacent office and R & D uses to minimize conflicts should be incorporated. New residential development should be sensitive to the existing wooded conditions in this area.

*Multi-family Apartments. Multi-family residential uses with higher density can be integrated with the office or commercial uses to serve as a transition to the single-family uses to the south.

*Senior Housing. Support a variety of senior housing including apartments, condos, and villas. Higher density housing should be concentrated on the central and northern portions of the site.

*Due to the size and location of the site adjoining two major roadways, higher density is appropriate; however, taller buildings (generally over 4 stories) and the most intense



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activity should be located toward the central and northern portions of the site to minimize impacts to adjoining residential neighborhoods.

*Work with the 39 North District, Bayer and other partners to encourage building reuse with office and Research and Development (R & D) users to support the growth of the 39 North AgTech District.

*Retention of the existing Bayer conference center (Building R) with a possible hotel component should be considered.

Discussion about the Future Land Uses bullet points.

Financial Incentives

Objectives:

*Responsibly consider targeted incentives to encourage investment on this site and facilitate desirable re-use.

*Work collaboratively with the School District to find a solution that meets their needs.

*Ensure collaboration with Police and Fire, ensuring new development considers budgetary constraints.

Recommendations to be created after discussion with City Council

Discussion about the Financial Incentives bullet points.

Planning Scenarios

Keeping in mind the site analysis, community feedback and draft recommendations, several planning scenarios were produced to understand potential site layout and visualize ways these recommendations could exist on the site.

These scenarios are concept-level and the goal is to get a sense of how uses could relate to one another on the site.

Two possible scenarios and maps were presented by Ms. Hamacher. Maps were discussed by the Commission members.

Ms. Hamacher: We are in the middle of the Planning Process.

Next Steps:

*Finalize draft recommendations with Staff for review and comment at Open House

*October 13th - City Council incentive discussion

*October 29th - Open House in the Multipurpose Room

*PGAV to prepare Comprehensive Plan Update

*November 7th - Post Draft for review

*November 17th - Present Draft to P & Z and conduct public hearing



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*December 1st - Adoption by P & Z

Discussion about the next steps.

There was more discussion about Open Space and the Environment and Future Land Use bullet points.

ADJOURNMENT

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Buelter

SECONDER: Mr. Potashnick

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

NAYS: None

The vote on the motion being 6 ayes and 0 nays, motion carried.
Meeting adjourned at 8:07 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

APPLICATION TO PLANNING AND ZONING COMMISSION

#25-031: A CONDITIONAL USE PERMIT WITH ASSOCIATED SITE DEVELOPMENT PLAN FOR FIREBIRD'S WOOD FIRED GRILL LOCATED AT 10590 OLD OLIVE STREET ROAD

FOR THE MEETING OF: Monday, October 6th, 2025

LOCATION: 10590 Old Olive Road, zoned GC-General Commercial Zoning District

REQUEST: Mindy Bernard, of CDS Development Services, on behalf of Firebirds International, LLC, has submitted an application for a conditional use permit with a site development plan for exterior site and building changes associated with a Firebird's Wood Fired Grill location in the previous California Pizza Kitchen building located at 10590 Old Olive Street Road, within the Creve Coeur Pavilion Shopping Center. Firebird's is an upscale, casual sit-down restaurant serving steaks and seafood as well as beer, wine and cocktails. There will be 183 seats for dining with a new outdoor dining patio. Hours of operation will be Sunday 10:00 AM to 10:00 PM, Monday-Thursday 11:00 AM-10:00 PM, Friday 11:00 AM-11:00 PM, and Saturday 10:00 AM-11:00 PM.

ADDITIONAL INFORMATION:

The property is in the "GC" General Commercial zoning district. Full-Service Restaurants, NAICS 722511, 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.

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 (MUIC) District

Zoning Code References

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

APPLICANT: Mindy Bernard
CDS Development Services
16775 Addison Road, Suite 550
Addison, TX 75001

PROPERTY OWNER'S AGENT: Craig Bellew
Altus Properties, LLC
231 S. Bemiston Ave, Suite 650
St. Louis, MO 63105



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

DATE: 10/1/2025

ATTACHMENTS: Applicant's Materials received September 25, 2025 and revised October 2, 2025
Draft Ordinance

PROPOSAL

The applicant is proposing to renovate the former California Pizza Kitchen restaurant for a new Firebird's Wood Fired Grill restaurant. Firebird's is an upscale, casual sit-down restaurant serving steaks and seafood as well as beer, wine and cocktails. Their outdoor fire feature is a signature element of their restaurants. The applicant intends to reuse the existing building and build two new additions on the north and south ends to include the new bar area and provide additional space for the service area that combined will total just under 2,000 square feet. The existing restaurant building is 5,720 square feet. The project also includes the construction of a new covered patio adjacent to the new bar area that will face Olive Boulevard and include the outdoor fire feature. Additional landscaping around the new patio and throughout the site is proposed to fill in any areas that need attention. The location of the proposed restaurant is an out lot within the existing Creve Coeur Pavilion development. The site has pre-existing legal non-conformities with the site coverage per Section 405.610. Site coverage is determined for the entire development and not on a lot-by-lot basis. The development has an existing site coverage of 70.3% when 63% site coverage is allowed in the GC zoning district under the current zoning code or 70% with a site coverage bonus. The non-conforming site coverage percentage of 70.3% will not increase due to this project. The applicant proposes to install a new covered patio which is exempt from site coverage calculations per Section 405.360. There will be 183 indoor seats and 44 outdoor seats on the patio. Hours of operation include Sunday 10:00 AM to 10:00 PM, Monday-Thursday 11:00 AM-10:00 PM, Friday 11:00 AM-11:00 PM, and Saturday 10:00 AM-11:00 PM with 25 employees at the busiest shift. The former California Pizza Kitchen building has been vacant for about a year and the site is in need of minor repairs. The applicant's proposal plans to correct the areas in need of repair and create a new sit-down restaurant with outdoor dining.

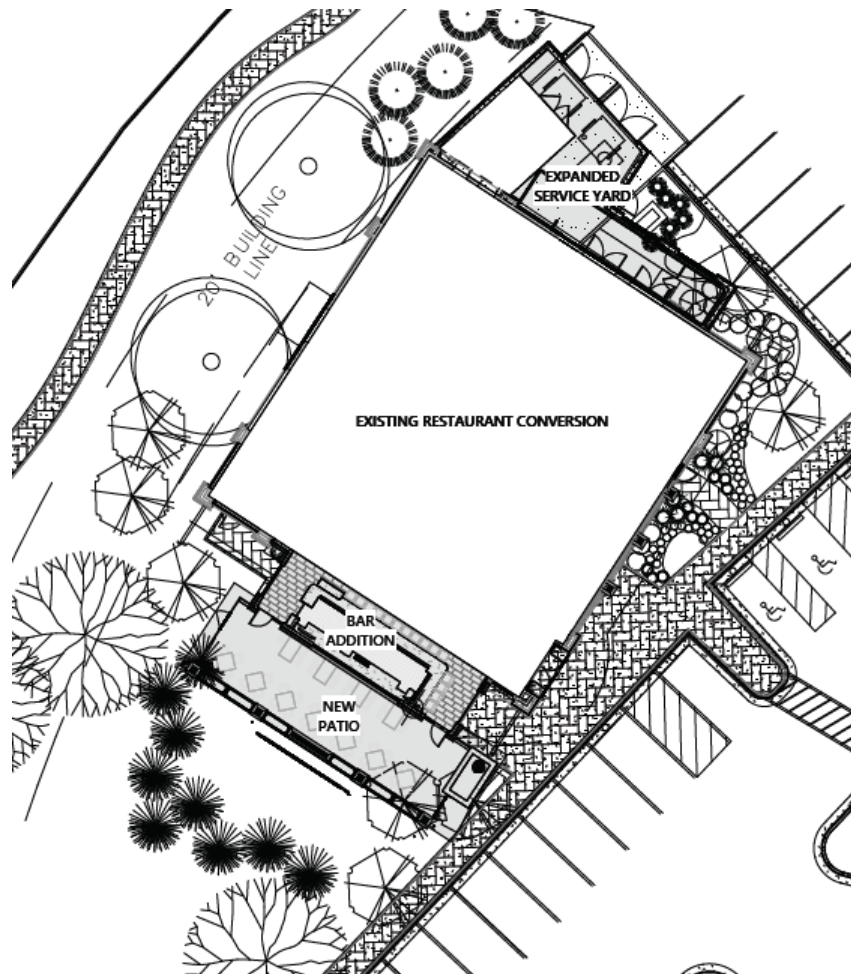


Figure 1: Proposed Building Additions



Figure 2: North and East Elevations with materials shown.



Figure 4: South and West Elevations.

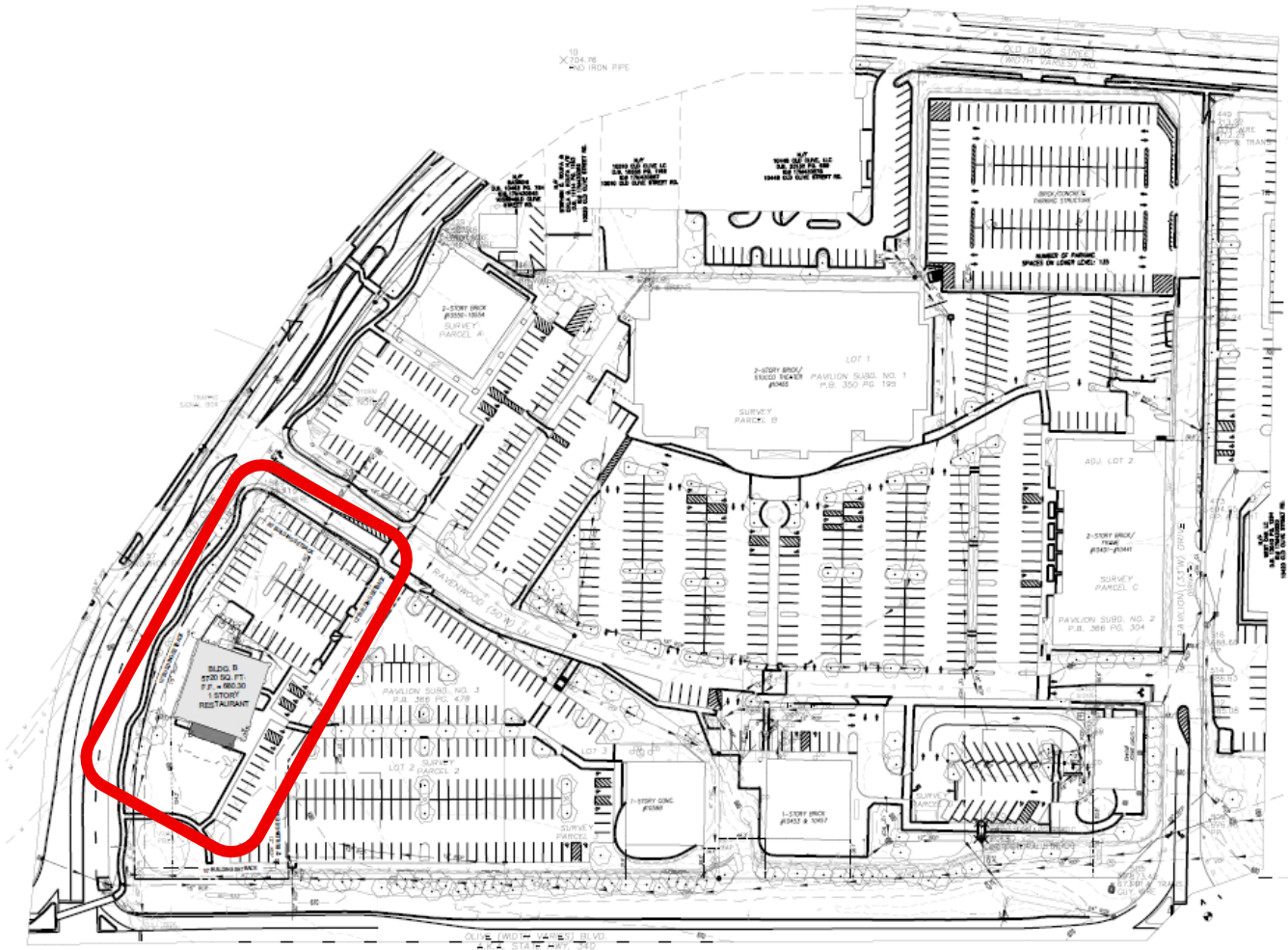


Figure 5: Proposed Site Plan for Creve Coeur Pavillion with subject property in red.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial District	Ravenswood Drive
South	Olivia Village-Mixed-Use	PMD-Planned Mixed-Use Development	Olive Boulevard
East	Commercial	GC-General Commercial District	N/A
West	Commercial	GC-General Commercial District	Old Olive Street Road

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District which is envisioned as a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in a vibrant, mixed-use environment. This district is supported by diverse housing options, active uses, and other community amenities in support of the 39 North Master Plan. Recommendations for this area include encouraging active, office and residential ground floor uses, and public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy, with building service functions to service streets that includes internal drives, rights-of-way, and interior circulation in existing development. (p.97-99).

Firebird's is re-using an existing building and site with minor changes in order to accommodate a new restaurant. The applicant will be expanding the building footprint by adding an addition to the north to provide additional service space and an addition to the southern portion of the building to include the bar area and a new outdoor covered patio. The inclusion of a new outdoor dining component and the re-use of this building as a sit-down restaurant meets with the goals of the Comprehensive Plan for vibrancy and supportive uses within the 39 North District.

Design Guidelines Review

The Design Guidelines call for defined outdoor spaces including courtyards, patios, plazas, covered walkways, arcades, colonnades, gardens, trellised areas and similar activity centers, to be incorporated into the building designs (p.7). Trash or utility areas should be positioned to minimize view and visual impact. Building equipment and utilities are to be located, designed and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties (p.10). Outdoor seating areas should be compatible and of an attractive design that is integrated with the main building's architecture (p.11). The applicant is seeking to renovate and re-use an existing building on a developed site while making minor changes to convert the space for their use. The proposed design alterations to the building's exterior will provide for a more modern, updated building design than the current façade and will also provide updates to a site that has been vacant for several months. The additions will match the exterior building materials to help them seamlessly blend in to the existing building. The new patio area will also add a positive pedestrian amenity to the existing site that will be compliant with the design guidelines and the comprehensive plan recommendations.



BRK-1
EXISTING BRICK TO REMAIN
BRK-2
BURNT ALMOND, TO MATCH
EXISTING



BRK-4
EXISTING BRICK STAINED BLACK
BRK-5 & BRK-6
NEW BRICK STAINED BLACK TO
MATCH



PNT-1
SHERWIN WILLIAMS
AURORA BROWN



PNT-4
EIFS PAINTED
SHERWIN WILLIAMS
SUPERIOR BRONZE



Figure 5: Materials

Building Materials

The City's Design Guidelines recommend that materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. Highly reflective and/or synthetic materials are discouraged. All elevations should receive equal design consideration as the primary elevation. Rear and side facades should be designed with similar architectural detailing and materials to be compatible with the principal facades of the building. The design of the existing building will not change; however, the existing materials will be painted and/or stained in order to update the building. The color palette chosen is neutral and fits in well with the surrounding development. The design and materials for the additions match the existing building and blend seamlessly into the existing building footprint. The rooftop mechanical equipment is currently screened with materials that match the building and will be painted to match the updated elevations.

ZONING REVIEW

NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. Although the previous use was a restaurant, due to the age of the use and the site changes Staff determined a new CUP was required. The entire Creve Coeur Pavillion shopping center is 13.39 acres with approximately 93,951 square feet of retail space. The proposal is for 6,285 square feet thus representing roughly 6.7% of the complex's square footage.

Landscaping

The landscaping for the site is in need of maintenance and some areas of missing landscaping need to be filled in. The landscaping plan submitted shows a mix of existing and new landscaping proposed for the site. A total of 24 new trees will be planted on site including 11 new street trees along Old Olive Street Road and 2 new street trees in front of the retaining wall along Olive Boulevard in compliance with the street tree requirements in Section 405.540. These areas are missing street trees that had been removed at some point in time and will now be replaced. Additional site landscaping includes a mix of shrubs along the building facing Old Olive Street Road and within the front yard area directly in front of the new patio. The existing hedge row between the parking lot and Old Olive Street Road will remain with new plantings to be installed to fill in gaps in order to block headlight glare onto Old Olive Street Road. New landscaping will also be provided to fill in empty spaces in the landscaping islands in the parking lot. The site has

existing irrigation that will be checked for proper function and expanded in any areas that need it to address new landscaping.

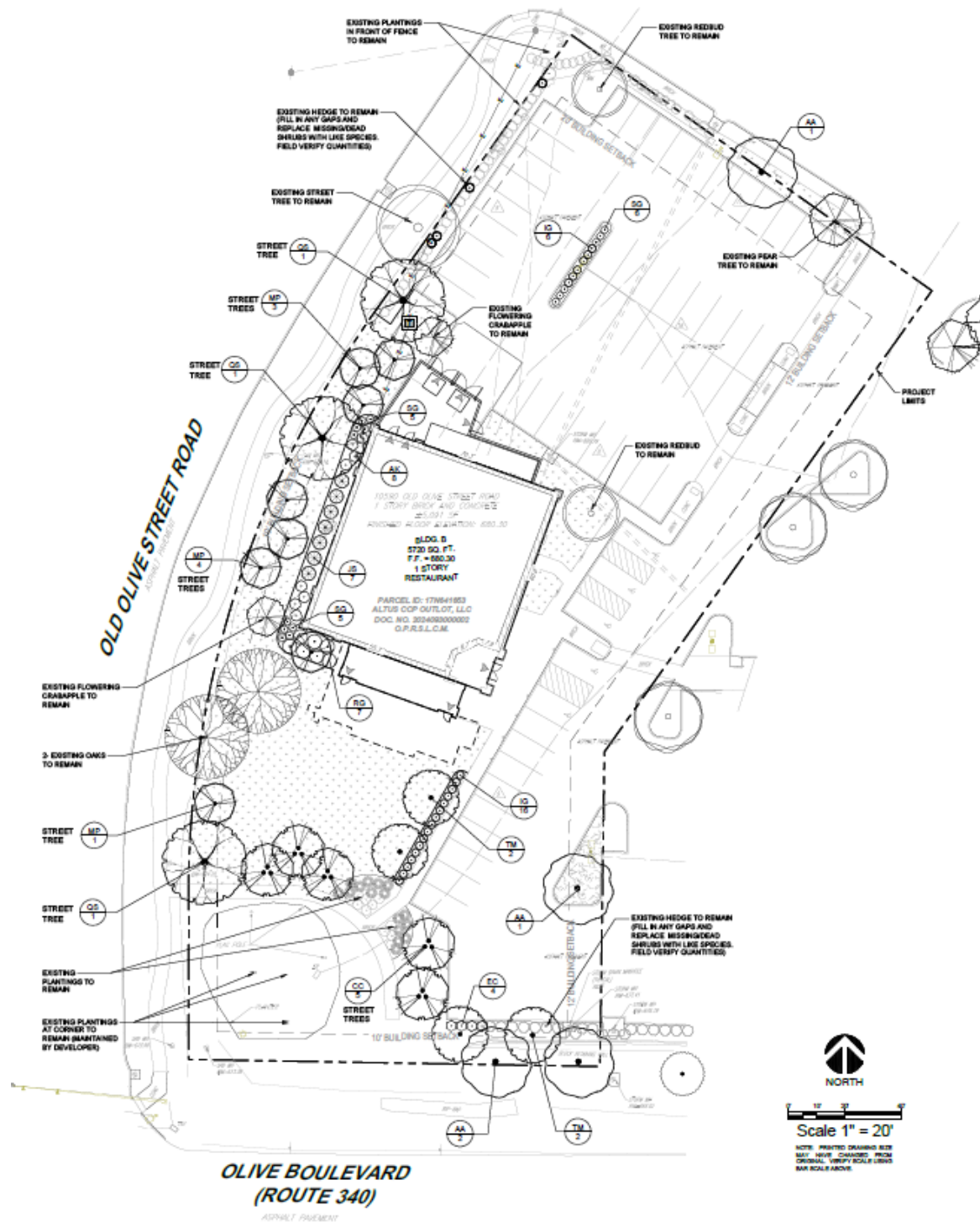


Figure 5: Landscape Plan

Lighting

No new site lighting is proposed for this location. New building lighting is proposed and is compliant with the requirements of Section 405.680.



Figure 6: Proposed Lighting Fixtures

Parking

The parking on site is shared between all users within the Creve Coeur Pavillion development. There are 949 parking spaces total on site between all surface parking lots and the parking garage. Per Section 405.820, calculating the required parking for this restaurant use requires 1 parking space per 250 square feet of floor space and 1 parking space per 3 indoor seats. The outdoor seating is no longer considered for required parking spaces per Ordinances 5806 and 5807 passed in October 2022. The total required parking for this use with 6,285 square feet of floor space, including the new additions, and 183 indoor seats is 87 parking spaces. The total number of required parking spaces for the current uses is 752. Section 405.820 (B)(1) allows for a 15% reduction in total number of parking spaces required for shopping centers designed for restaurant, retail and personal services uses. Therefore, 639 parking spaces are required where 949 are provided. There is an excess of 310 parking spaces on site.

Below is the current parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
10550 Old Olive Street Road-Bread Co *	Restaurant (156 indoor seats)	4,563	<i>1/3 seats in CUP, + 1/250 sq. ft..</i>	64
10552 Old Olive Street Road-Christian Science Reading Room	General Retail	1,059	<i>4/1000 sq. ft.</i>	5
10554 Old Olive Street Road-Great Clips	Hair Salon	968	<i>4/1000 sq. ft.</i>	4
200 Old Olive Street Road-State Farm	Insurance	1,675	<i>3.3/1000 sq. ft.</i>	6
210 Old Olive Street Road-Independent Home	Health Care	1,161	<i>4/1000 sq. ft.</i>	5

Care				
220 Old Olive Street Road-Blackwell Professional Support	Office	2,232	4/1000 sq. ft.	9
230 Old Olive Street Road-Compassionate Care STL	Health Care	1,161	4/1000 sq. ft..	5
250 Old Olive Street Road-IFAG Advisors	Office	2,700	4/1000 sq. ft.	11
10401 Olive Boulevard- My Salon Suites	Hair Salon	6,232	4/1000 sq. ft.	25
10413 Olive Boulevard- Ideal Image Development	Personal Care Services	3,744	1/200 sq. ft	19
10425 Olive Boulevard- Top Crown	Nail Salon	1,900	4/1000 sq. ft.	8
10429 Olive Boulevard- KidStrong	Fitness and Recreational Sports Centers	4,133	1/150 sq. ft.	28
10441 Olive Boulevard- Kim Cheese	Restaurant (65 Indoor Seats)	2,925	1/3 seats in CUP, + 1/250 sq. ft..	34
10445 Olive Boulevard- Panda Express	Restaurant (58 indoor seats)	2,600	1/3 seats in CUP, + 1/250 sq. ft..	31
10453 Olive Boulevard- Vacant	General Retail	3,000	4/1000 sq. ft.	12
10457 Olive Boulevard- Freddy's	Restaurant (84 indoor seats)	3,000	1/3 seats in CUP, + 1/250 sq. ft..	20
10465 Olive Boulevard- AMC Theatres	Theater (2,130 seats)	39,799	1 space per 6 seats	355
10590 Olive Boulevard- Firebird's	Restaurant (183 indoor seats)	6,285	1/3 seats in CUP, + 1/250 sq. ft..	87
10598 Old Olive Street Road-Vacant	General Retail	5,930	4/1000 sq. ft.	24
Sub-total:				752
Minus 15% Reduction				-113
Total # of Parking Spaces Required:				639
Total Available On-site:				949
Excess Parking:				310

Note: * Original CUP issued prior to 2000 did not include seating count. The number provided here is based upon a prior analysis.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal meets with the Comprehensive Plan, Design Guidelines, as well as with the Zoning Regulations. After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, 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 this proposal.

1. 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 25, 2025, as bound together and submitted in conjunction with Application #25-031 by Starr Design, except as modified below.
2. A Final Landscape Plan shall be submitted with the Building Permit application in substantial conformance with the Landscape Plan received September 25, 2025, as bound together and submitted in conjunction with Application #25-031 by Bohler.
3. Indoor seating capacity shall be limited to 183 seats in order to comply with the required parking spaces per capacity and building square footage. Additional seats may be approved by Staff upon review of parking requirements.
4. 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. The accessible parking spaces and signage shall be in compliance with Section 405.840.
6. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials, per plans.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to 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 AND MOTION

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

“I move to recommend approval of a Conditional Use Permit with Minor Site Development Plan for a Firebird’s restaurant at 10590 Old Olive Street Road, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of October 6, 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 MAP



APPENDIX 4: SITE PHOTOGRAPHS



Description:
Existing trash
enclosure and
location of service
area addition.



Description:
Location of new bar
and patio addition.



Description: Vacant Stir-Crazy restaurant space across shared parking lot from subject property.



Description: Existing shrubs adjacent to parking lot to be filled in to block headlight glare.



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):
Mindy Bernard <i>Name</i> CDS Development Services <i>Company (If Applicable)</i> 16775 Addison Road, Suite 550 <i>Address</i> Addison, TX 75001 <i>Address</i> Telephone # 469-936-0194 <i>Telephone #</i> Fax # N/A <i>Fax #</i> Email: mbernard@cdsdevelopment.com <i>Email:</i> <i>Applicant's Signature</i>	<i>Name</i> <i>Company (If Applicable)</i> <i>Address</i> <i>Address</i> <i>Telephone #</i> <i>Fax #</i> <i>Email:</i> <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
10590 Old Olive Street Road <i>Address</i> Creve Coeur, MO 63141 <i>Address</i> Creve Coeur Pavilion Phase II <i>Development Name (if any)</i> GC (General Commercial District) <i>Current Zoning</i> California Pizza Kitchen (project # UNKN) <i>Prior CUP Approvals (if known)</i> <i></i> <i></i>	Daren Knight <i>Name</i> Firbirds International, LLC <i>Company (If Applicable)</i> 8700 Red Oak Blvd, Unit J <i>Address</i> Charlotte, NC 28217 <i>Address</i> Telephone # 803-804-8809 <i>Telephone #</i> Fax # <i>Fax #</i> Email: dknight@fbgrill.com <i>Email:</i> <i>Owner's Signature</i>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Firebirds is a well-known polished casual restaurant known for its woodfired steaks & seafood as well as local beer, diverse wine list and craft cocktails.

Gross Floor Area – Existing and Proposed: 5,040sf Existing - 5,592sf Proposed

Number of Seats (for restaurant only): 183

Number of Employees at the busiest shift: 25

Hours of Operation: Sun: 10am-10pm, Mon-Thurs: 11am-10pm, Fri: 11am-11pm, St: 10am-11pm.

Current or Most Recent Use of the Property: Former California Pizza Kitchen restaurant

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, October 6, 2025.

****See Planning & Zoning Commission schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete

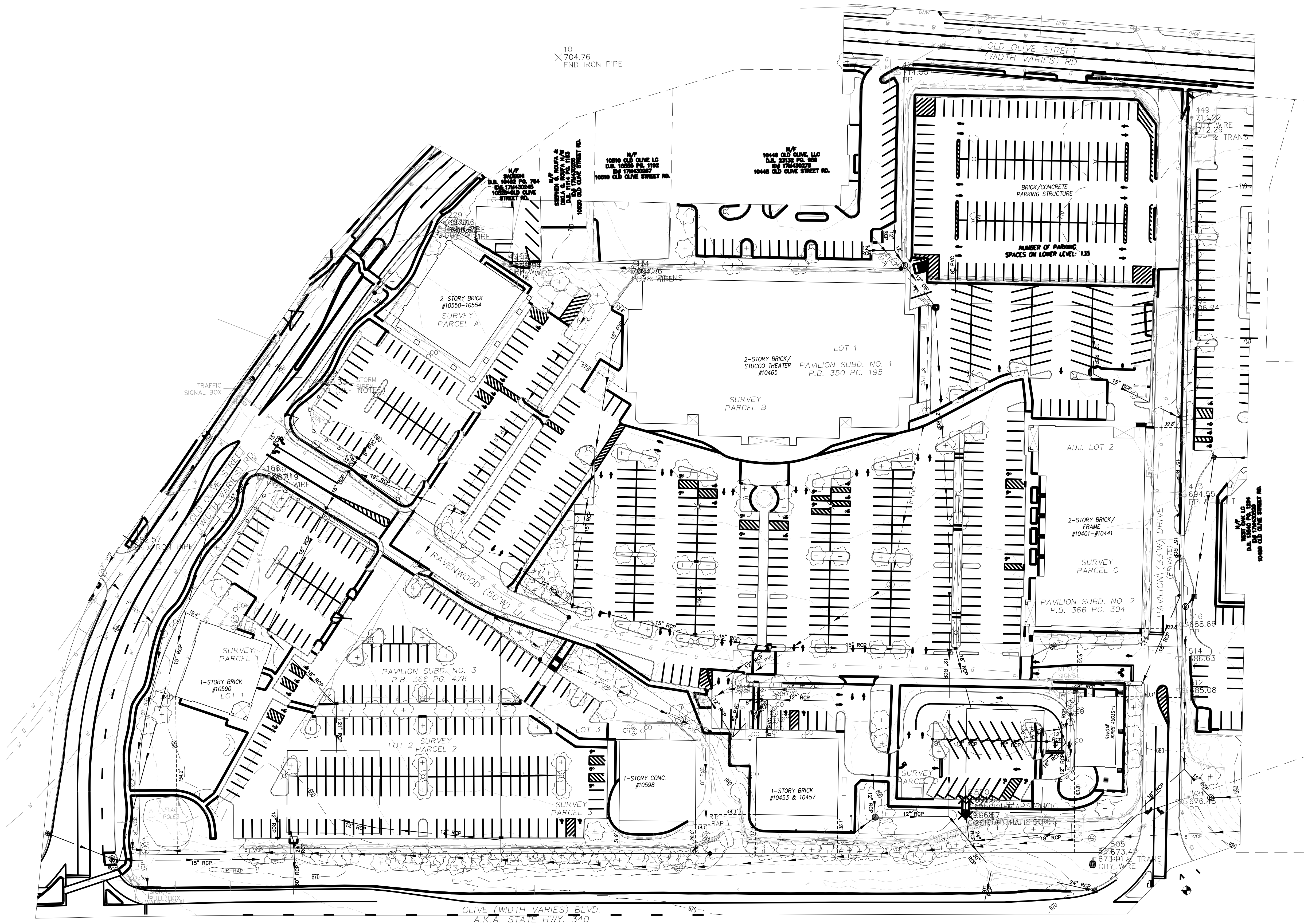
☐ All Documents, incl. e-Copies

☐ Fees Paid

Received By: _____

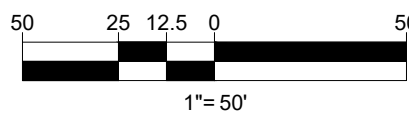
Date: _____

Revised: 7/22



EXISTING SITE DATA TABLE	
LOT SIZE (FROM GIS)	13.39 AC (583268.4 SF)
BUILDING SETBACK LINES	FRONT: 10', SIDE: 12', REAR: 20'
CURRENT ZONING	GC - GENERAL COMMERCIAL
PROPOSED ZONING	GC - GENERAL COMMERCIAL
ADJACENT ZONING	N: GC - GENERAL COMMERCIAL E: GC - GENERAL COMMERCIAL S: GC - GENERAL COMMERCIAL W: GC - GENERAL COMMERCIAL
MAXIMUM BUILDING HEIGHT	45' (3 STORIES)
BUILDING HEIGHT	24' (1 STORY)
MAXIMUM FAR	0.40
BUILDING FAR	0.15
MAXIMUM SITE COVERAGE	63.0%
OVERALL SITE COVERAGE (FROM GIS)	70.3% (9.16 AC/ 13.39 AC)
OVERALL SITE PARKING REQUIRED	1014
TOTAL AVAILABLE PARKING	791

THIS PLAN TO BE UTILIZED
FOR DEMOLITION PURPOSES
ONLY



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA250157.00-0A
DRAWN BY: LUD
CHECKED BY: AAAMUJH
DATE: 09/25/2025
CAD ID: P-CIVL-EXDOM

PROJECT:

SITE
DEVELOPMENT
PLAN
FOR

PROPOSED
DEVELOPMENT
10590 OLD OLIVE STREET RD
CREVE COEUR, MO 63141

BOHLER

2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065



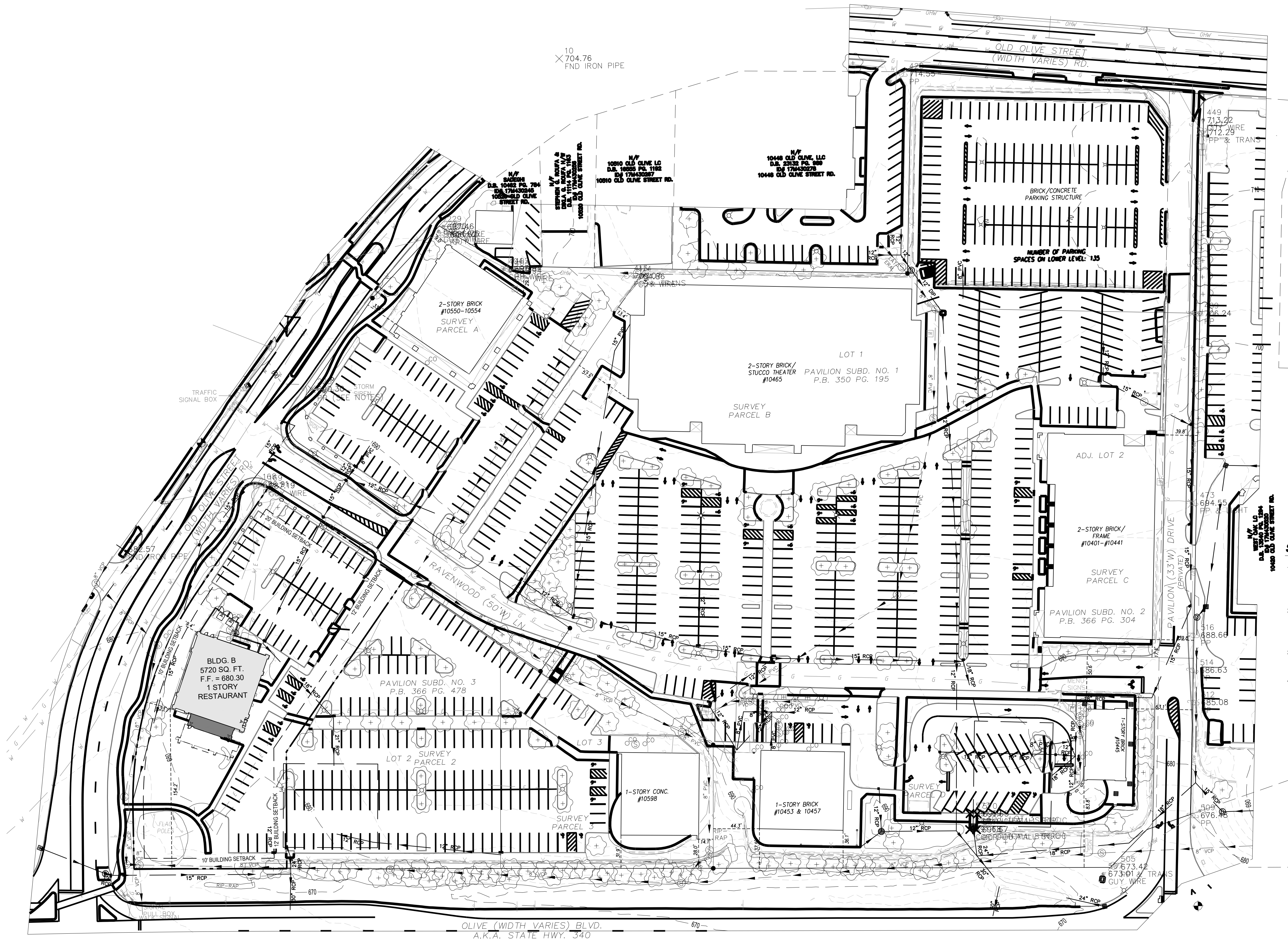
SHEET TITLE:

EXISTING
CONDITIONS
PLAN

SHEET NUMBER:

C-201

ORG. DATE - 09/25/2025



SITE DATA TABLE	
LOT SIZE (FROM GIS)	13.39 AC (583268.4 SF)
BUILDING SETBACK LINES	FRONT: 10', SIDE: 12', REAR: 20'
CURRENT ZONING	GC - GENERAL COMMERCIAL
PROPOSED ZONING	GC - GENERAL COMMERCIAL
ADJACENT ZONING	N: GC - GENERAL COMMERCIAL E: GC - GENERAL COMMERCIAL S: GC - GENERAL COMMERCIAL W: GC - GENERAL COMMERCIAL
MAXIMUM BUILDING HEIGHT	45' (3 STORIES)
BUILDING HEIGHT	24' (1 STORY)
MAXIMUM FAR	0.40
BUILDING FAR	0.15
MAXIMUM SITE COVERAGE	63.0%
OVERALL SITE COVERAGE (FROM GIS)	70.3% (9.17 AC/13.39 AC)
OVERALL SITE PARKING REQUIRED	1018
TOTAL AVAILABLE PARKING	791

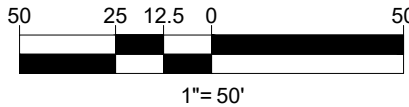
LEGAL DESCRIPTION:
A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LAUDIE SCHOOL DISTRICT
DEER CREEK WATERSHED

SITE NOTES:

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. ARCHITECTURAL STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING, LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THIS PLAN WAS PREPARED WITH SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM DOCUMENTS PROVIDED BY ALTUS GROUP AND ST. LOUIS COUNTY GIS.
- THE PROPERTY AREA IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP, NUMBER 29189C0191K, DATED 02/04/2014.

**THIS PLAN TO BE UTILIZED
FOR DEMOLITION PURPOSES
ONLY**



REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY



**NOT APPROVED FOR
CONSTRUCTION**

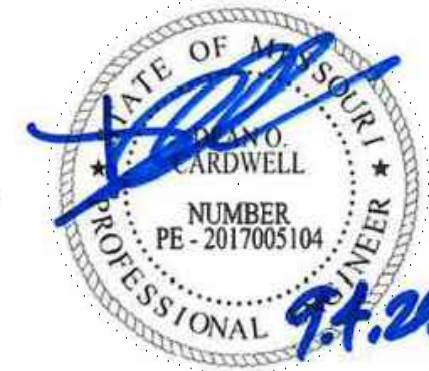
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA250157.00-0A
DRAWN BY: LJD
CHECKED BY: AAAMJH
DATE: 09/25/2025
CAD ID: P-CIVL-EXDM

PROJECT:
**SITE
DEVELOPMENT
PLAN**
FOR

PROPOSED
DEVELOPMENT
10590 OLD OLIVE STREET RD
CREVE COEUR, MO 63141

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBP# NO. 18065



SHEET TITLE:
**OVERALL
PROPOSED
SITE PLAN**

SHEET NUMBER:
C-301

ORG. DATE - 09/25/2025

FIREBIRDS WOOD FIRED GRILL
CREVE COEUR PAVILION



Project Narrative

Background:
Creve Coeur Pavilion is a well-established retail center located in Creve Coeur, Missouri. Strategically situated in a high-traffic corridor from two major St. Louis thoroughfares, the proposed Firebirds property benefits from strong visibility and accessibility. The project area is surrounded by a mix of retail, restaurants and office spaces, including Bayer Headquarters, as well as an AMC movie theater that contributes to a potentially vibrant active commercial environment.

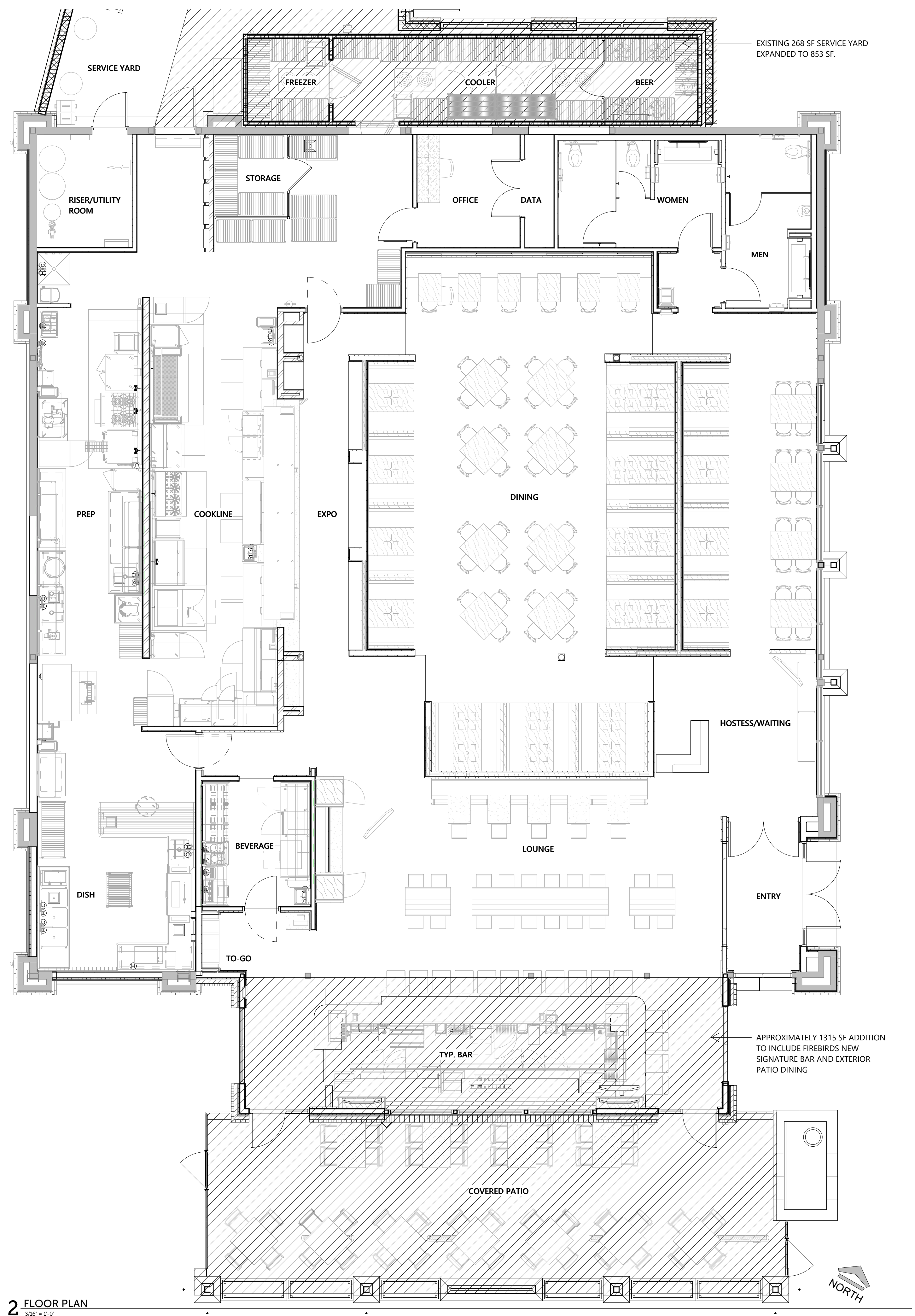
The proposed Firebirds property will serve as an anchor for the Olive Boulevard and Old Olive Street Road intersection and will enhance the overall appeal for the development.

Program:
The program is to build an approximately 5,720 sf restaurant, Firebirds Woodfired Grill, with an additional approximately 770 sf outdoor dining patio and an approximately 565 exterior enclosed service yard.
Firebirds is a well-known polished casual restaurant known for its woodfired steaks & seafood as well as local beer, diverse wine list and craft cocktails. The building will front Olive Boulevard with its entrance on a private road in the shopping center. The restaurant's outdoor dining patio will be visible from Hull Street serving as a visual social hub within the greater development. The building will be surrounded by landscape and hardscape supporting the development's overall aesthetic.

Architecture:
Architectural responses to the design guidelines include the consistent use of approved materials, different roof levels and signature building elements. The main dining area focuses on a woodfired grill-anchored exhibition kitchen. The service yard areas are fully enclosed and connect to the restaurant.



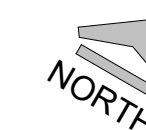
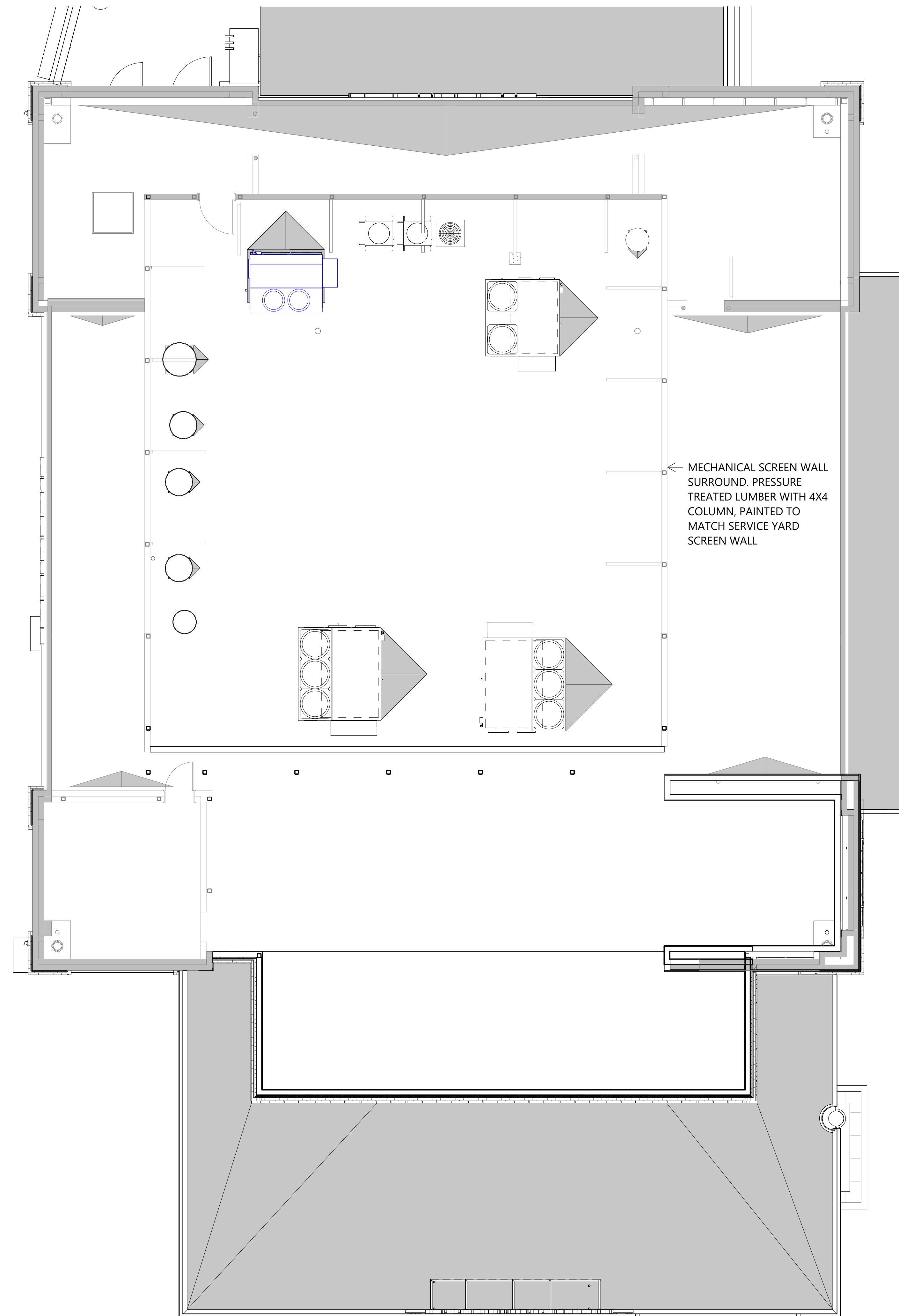
1 KEY PLAN
1" = 20'-0"



2 FLOOR PLAN
3/16" = 1'-0"

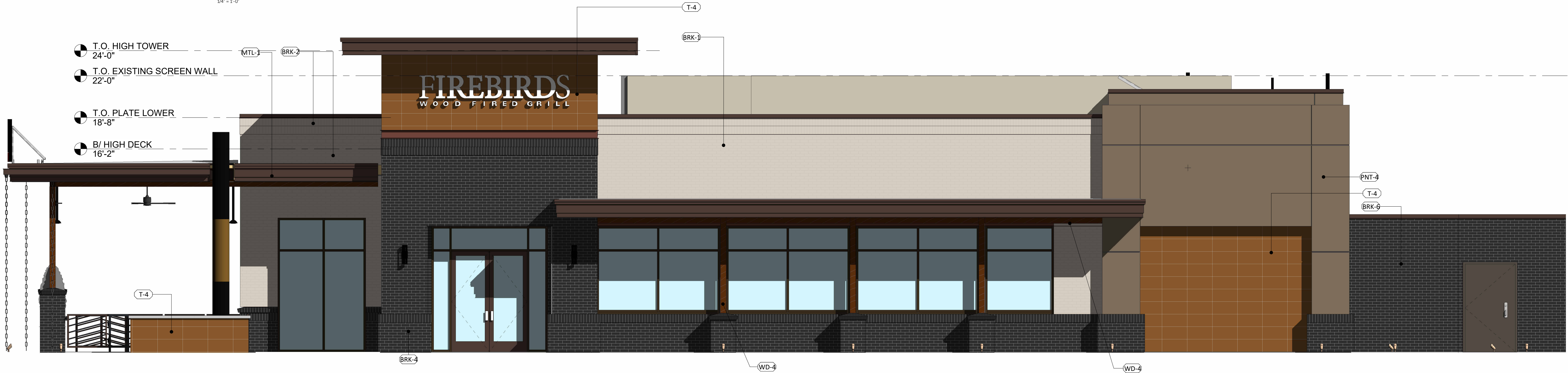
FLOOR PLAN

FIREBIRDS, CREVE COEUR





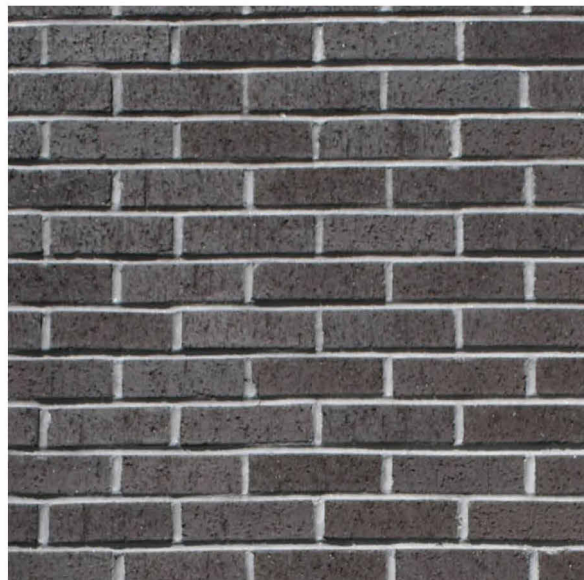
NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



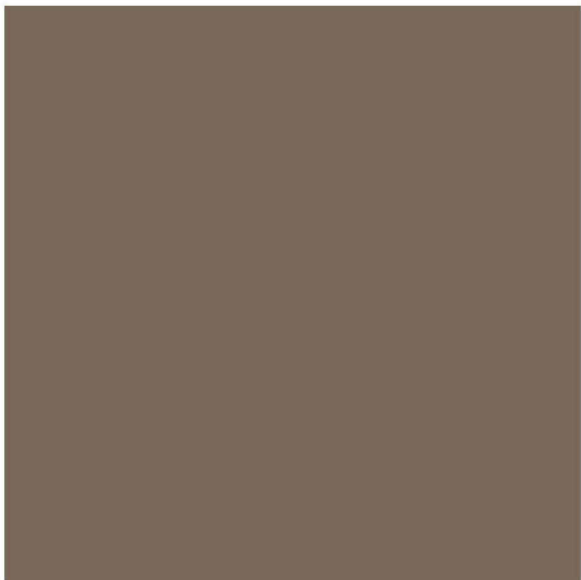
BRK-1
EXISTING BRICK TO REMAIN
BRK-2
BURNT ALMOND, TO MATCH
EXISTING



BRK-4
EXISTING BRICK STAINED BLACK
BRK-5 & BRK-6
NEW BRICK STAINED BLACK TO
MATCH



PNT-1
SHERWIN WILLIAMS
AURORA BROWN



PNT-4
EIFS PAINTED
SHERWIN WILLIAMS
SUPERIOR BRONZE



PNT-7
EIFS PAINTED
SHERWIN WILLIAMS
FELTED WOOL



T-4
CROSSVILLE
ALTERED STATE COPPER CORE



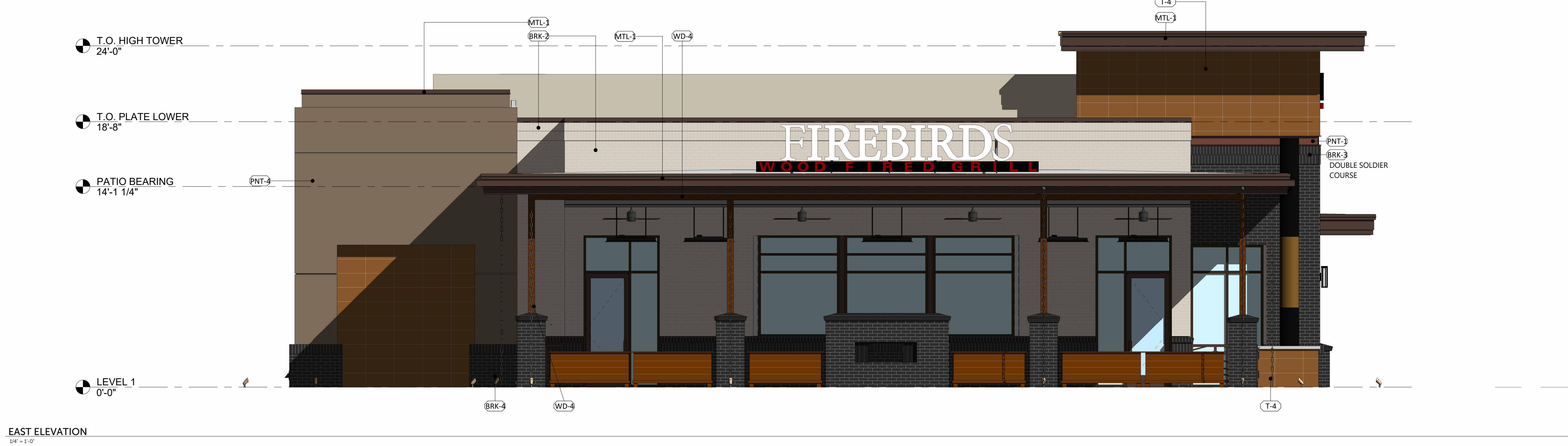
MTL-1
PAC-CLAD
DARK BRONZE



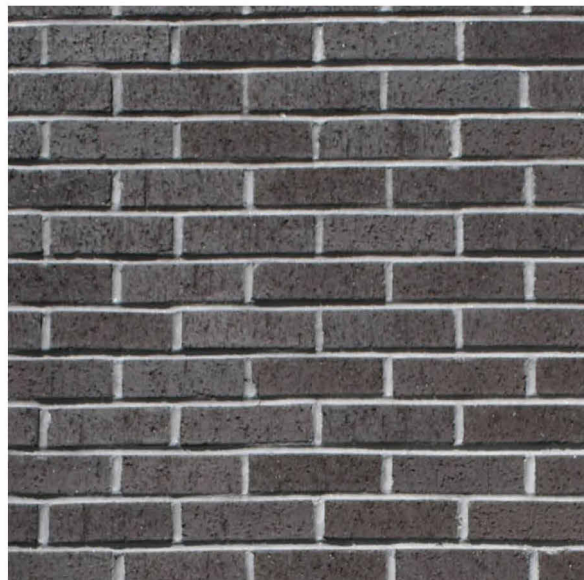
WD-4
ROUGH SAWN CEDAR
NATURAL MH-500

EXTERIOR ELEVATIONS

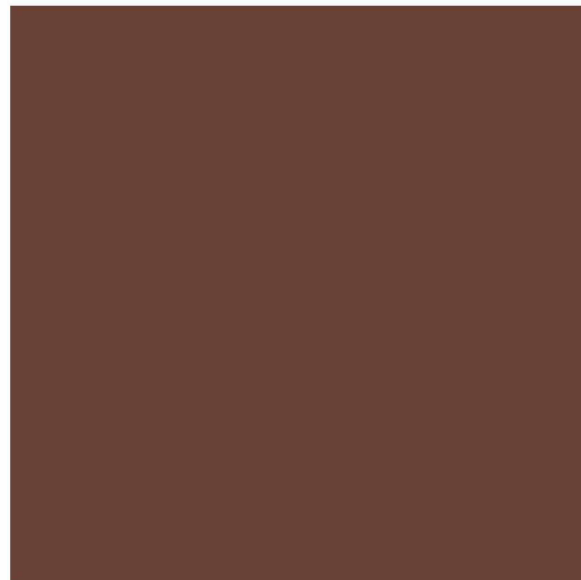
FIREBIRDS, CREVE COEUR



BRK-1
EXISTING BRICK TO REMAIN
BRK-2
BURNT ALMOND, TO MATCH
EXISTING



BRK-4
EXISTING BRICK STAINED BLACK
BRK-5 & BRK-6
NEW BRICK STAINED BLACK TO
MATCH



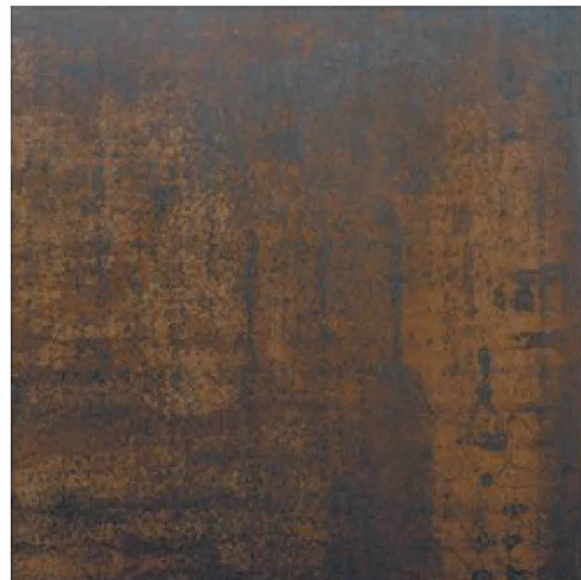
PNT-1
SHERWIN WILLIAMS
AURORA BROWN



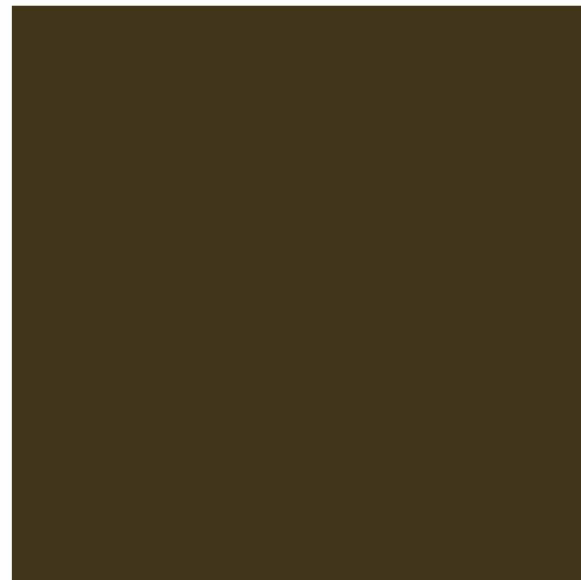
PNT-4
EFS PAINTED
SHERWIN WILLIAMS
SUPERIOR BRONZE



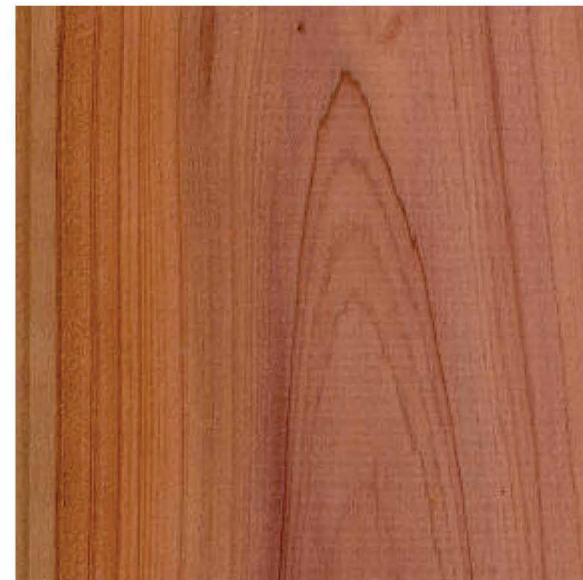
PNT-7
EFS PAINTED
SHERWIN WILLIAMS
FELTED WOOL



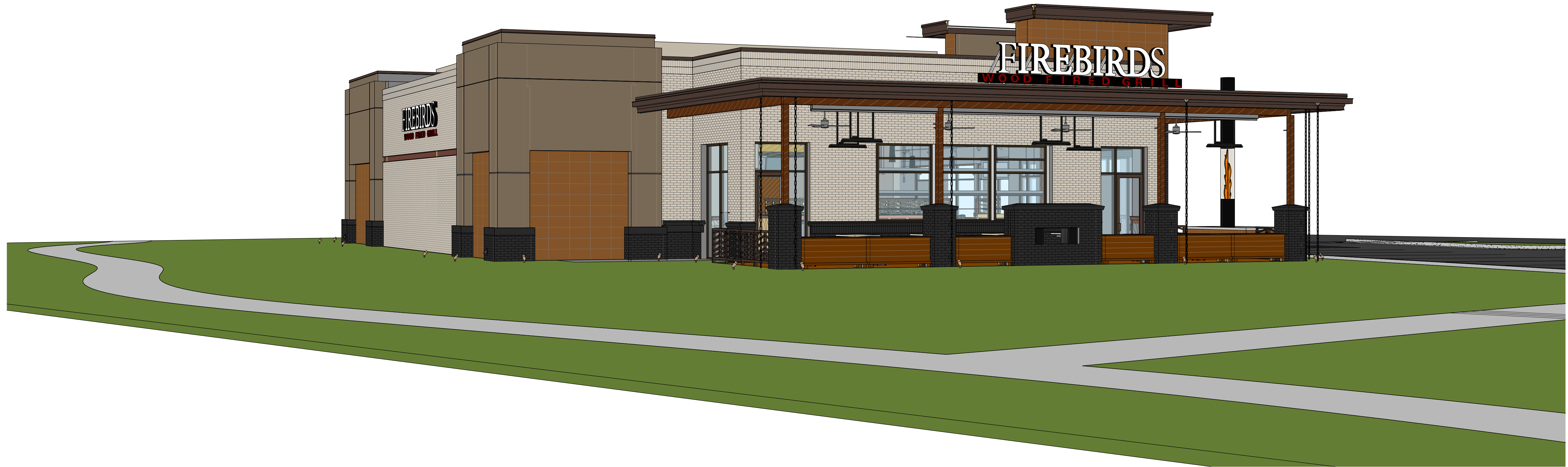
T-4
CROSSVILLE
ALTERED STATE COPPER CORE



MTL-1
PAC-CLAD
DARK BRONZE



WD-4
ROUGH SAWN CEDAR
NATURAL MH-500





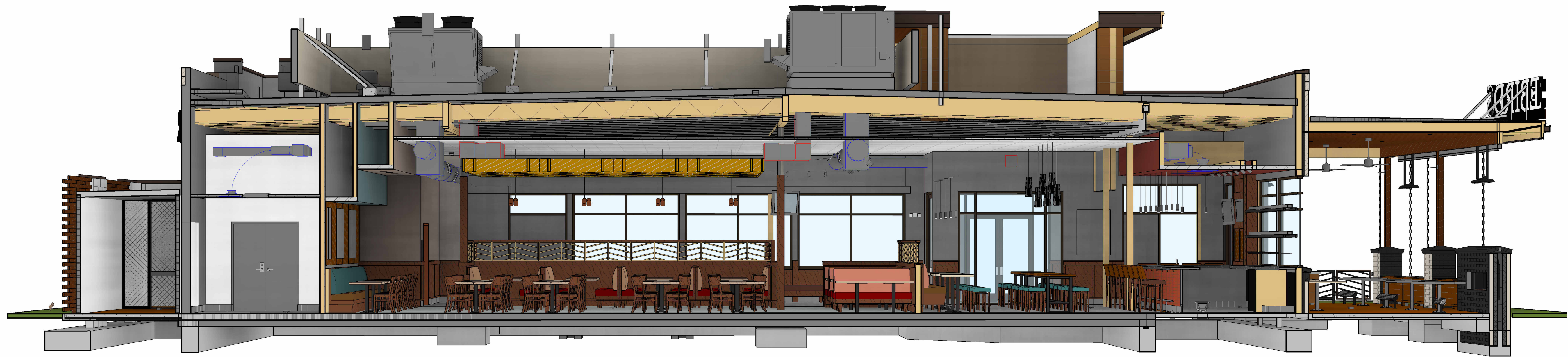
OLIVE BOULEVARD VIEW



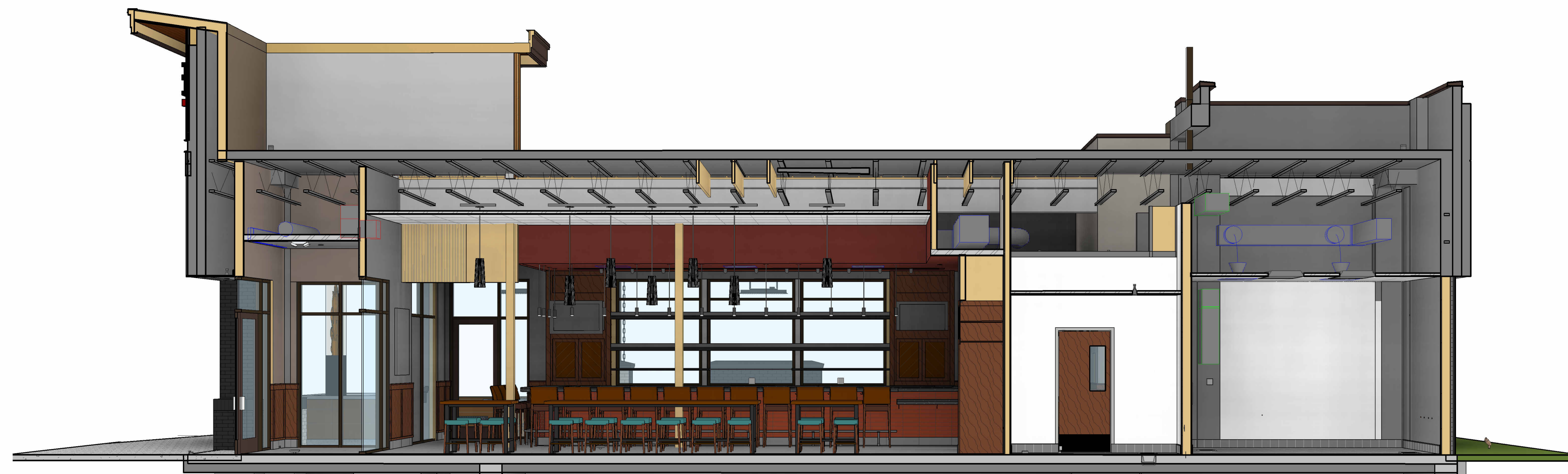
OLD OLIVE STREET VIEW



PATIO VIEW



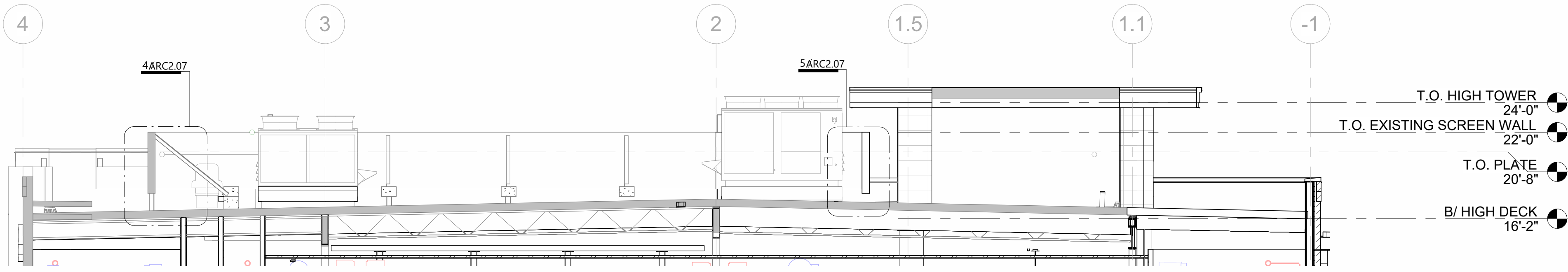
29 LONGITUDINAL SECTION



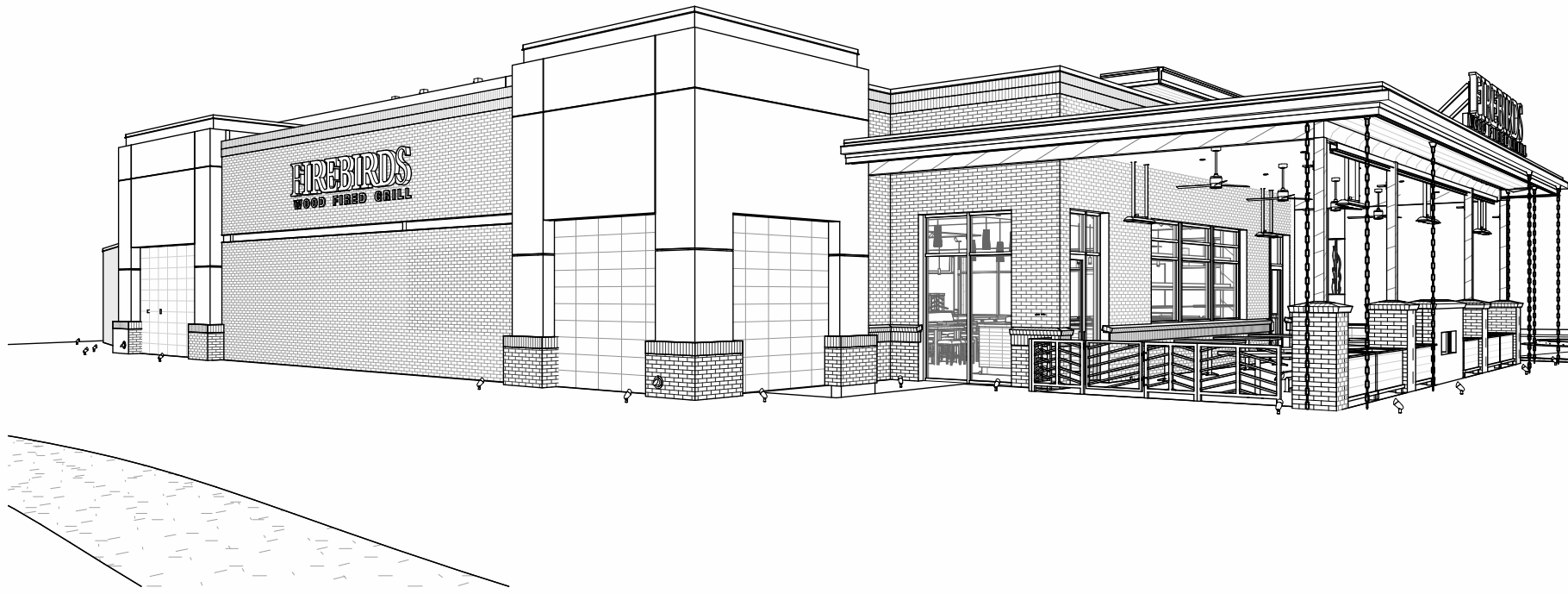
1 LATITUDINAL BUILDING SECTION



A VIEW FROM SITE



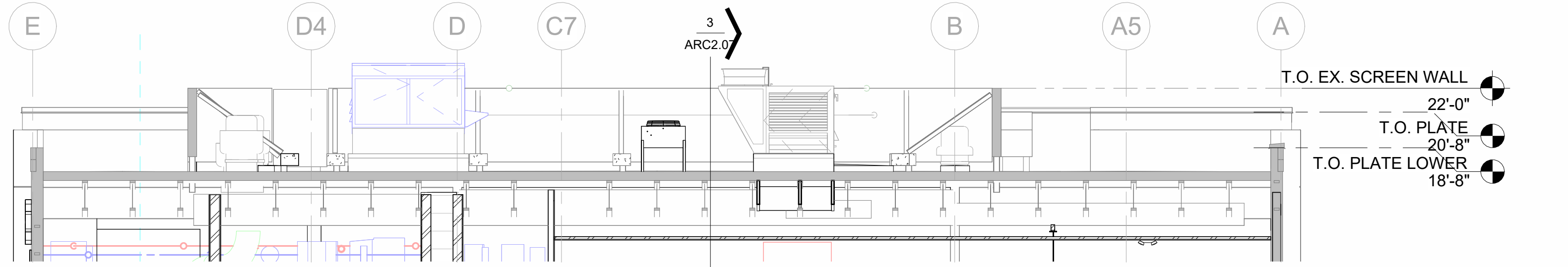
LONGITUDINAL BUILDING SECTION AT PATIO



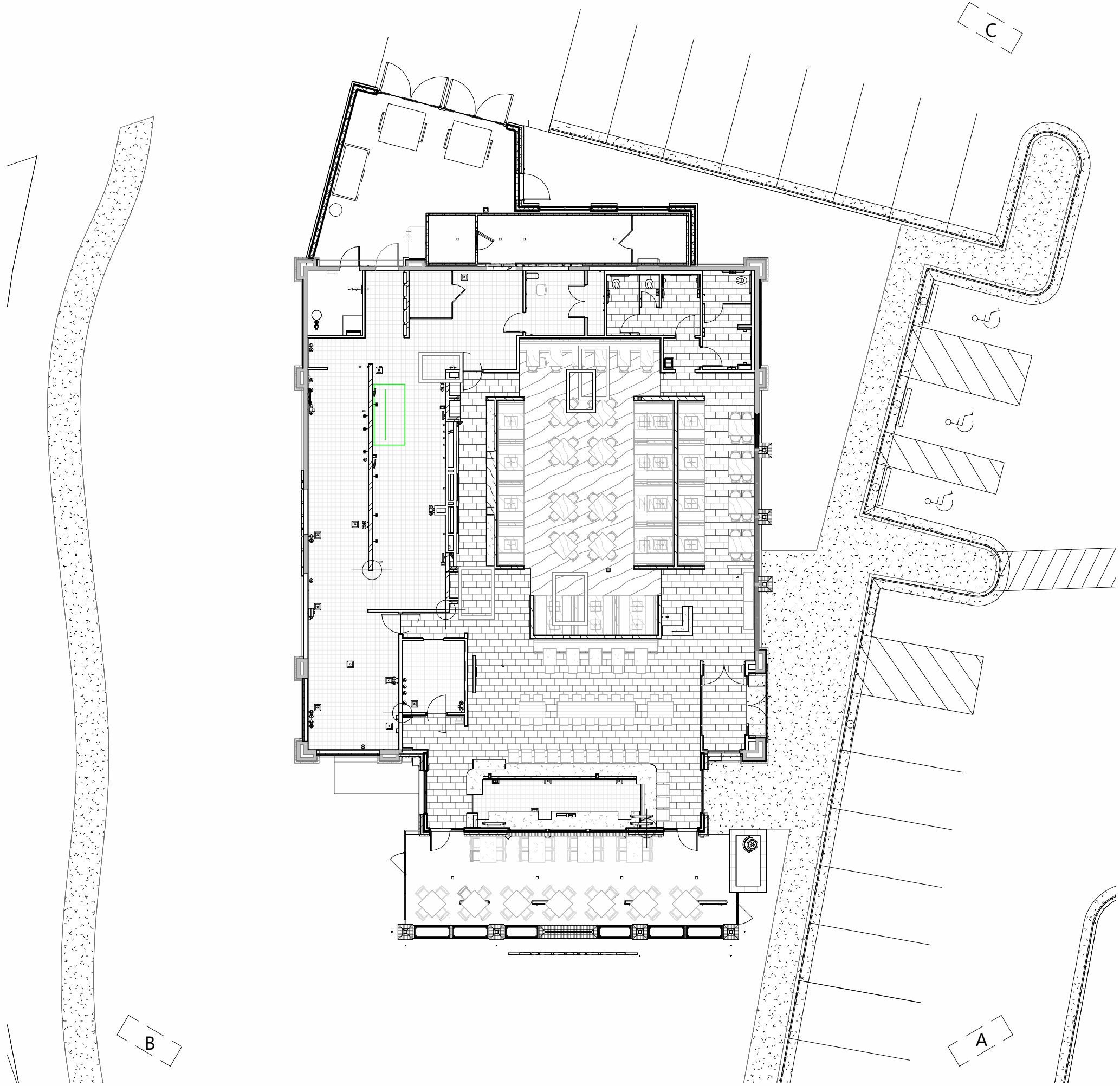
B VIEW FROM SITE



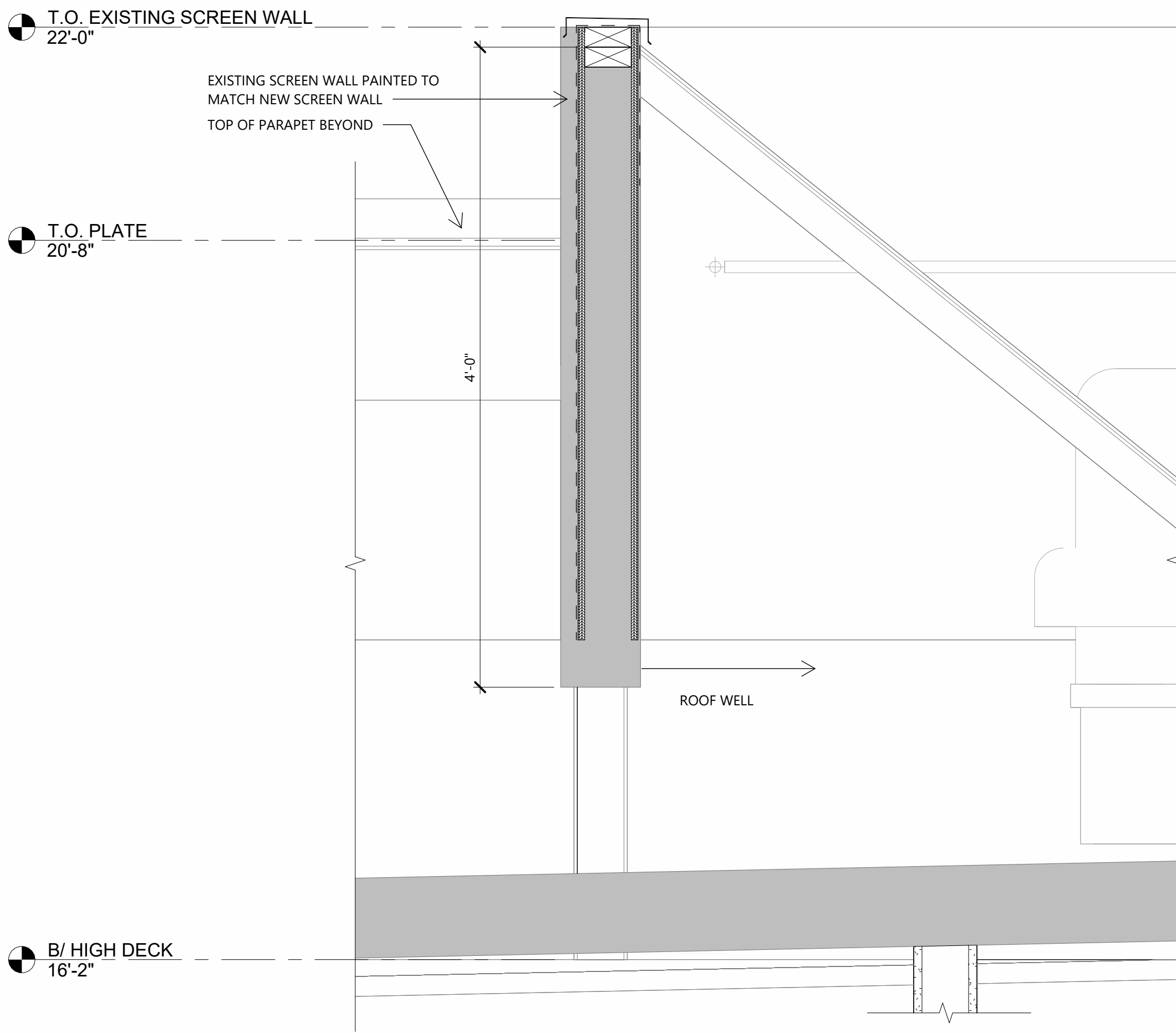
C VIEW FROM SITE



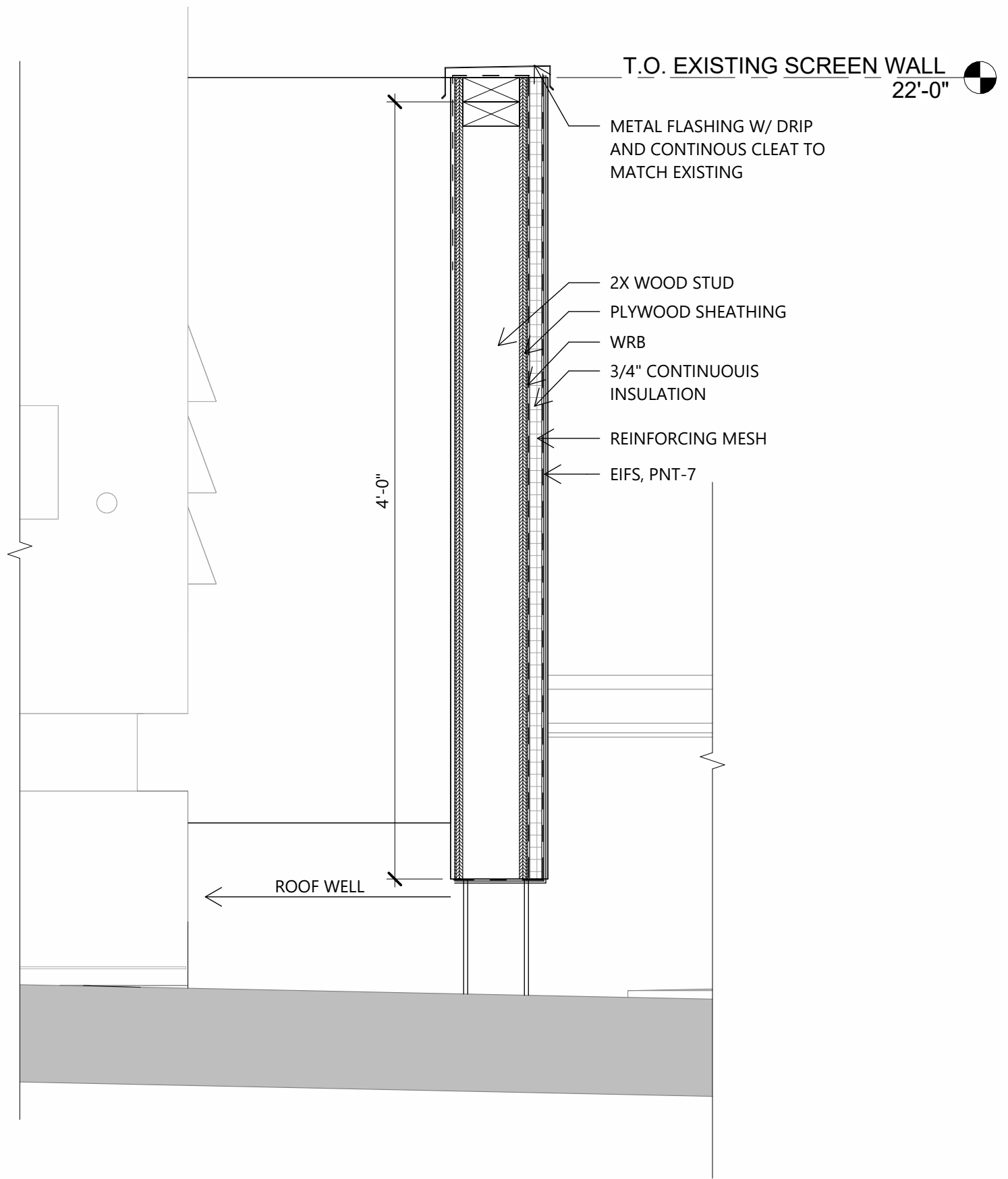
LATITUDINAL BUILDING SECTION



SITE PLAN



ENLARGED SECTION THROUGH EXISTING SCREENING



ENLARGED SECTION THROUGH NEW SCREENING



ROUGH SAWN CEDAR IN BUTTERNUT STAIN FINISH



Creve Coeur Pavilion

10560 Old Olive St. Rd.

UNIT	TENANT	SF
10550	Panera, Inc.	4,563
10552	Christian Science Reading Room	1,059
10554	Cuatro Clippers, LLC	968
200	State Farm Insurance	1,675
210	Independent Home Care	1,161
220	Blackwell Professional Support	2,232
230	Compassionate Care STL	1,161
250	IFG Advisors	2,700

10401-10441 Olive Blvd.

UNIT	TENANT	SF
10401	My Salon Suites	6,232
10413	Ideal Image Development	3,744
10425	Top Crown	1,900
10429	KidStrong	4,133
10441	Kim Cheese	2,925

10445 Olive Blvd.

UNIT	TENANT	SF
10445	Panda Express	2,600

10453-10457 Olive Blvd.

UNIT	TENANT	SF
10453	AVAILABLE	3,000
10457	Freddy's	3,000

10465 Olive Blvd.

UNIT	TENANT	SF
10465	American Multi-Cinema	39,799

10590 Olive Blvd.

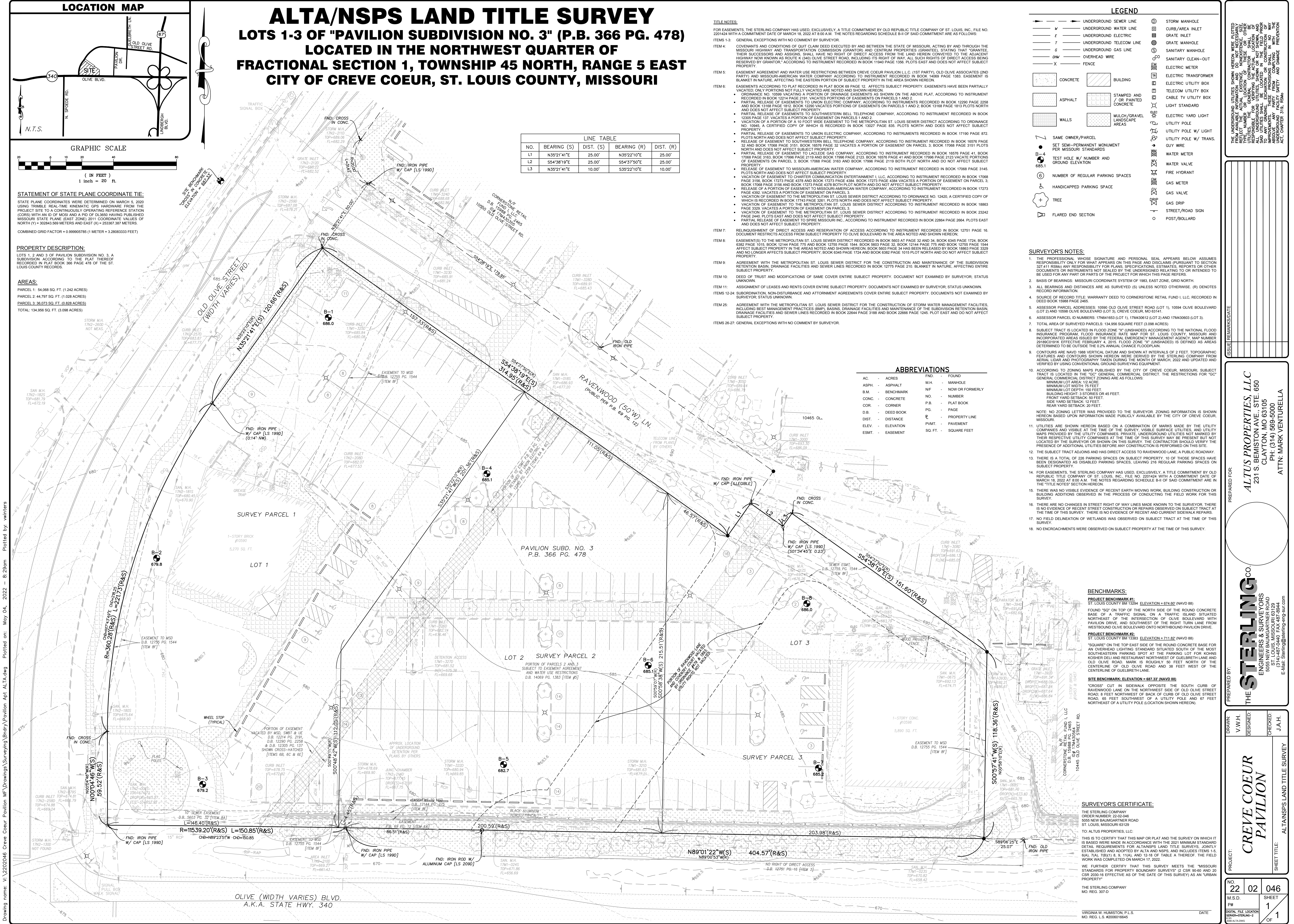
UNIT	TENANT	SF
10590	Firebirds	5,169

10598 Old Olive St. Rd.

UNIT	TENANT	SF
10598	AVAILABLE	5,930

Total Center Size = 93,951 SF





Drawing name: V:\2202046 Creve Coeur Pavilion MDrawings\Surveying\Bodry\Pavilion.dwg Plotted on: May 04, 2022 - 8:28am Plotted by: winters

PREPARED FOR:

ALTUS PROPERTIES, LLC
231 S. BEMISTON AVE., STE. 650
CLAYTON, MO 63105
PH: (314) 569-5000
ATTN: MARK VENTURELLA

THE STERLING CO.
ENGINEERS & SURVEYORS
3141 MISSOURI BLVD.
ST. LOUIS, MISSOURI 63103
PH: (314) 487-0440 FAX 487-8844
E-Mail: Sterling@sterling-eng.com

PROJECT: CREVE COEUR PAVILION

SHEET TITLE: ALTANSPS LAND TITLE SURVEY

NO. 22 02 046

M.S.D. P# 1

SHEET 1 OF 1

DIGITAL FILE LOCATION: C:\Users\winters\OneDrive\Documents\22-02-046

DATE: VIRGINIA W. HUMSTON, P.L.S. DATE: DATE

BASE MAP

Page 50 of 50

TYPE:	MODEL:
PROJECT:	

PRODUCT FEATURES

Wattage	5 – 20 W
Voltage	120 – 277 VAC
Lumens	135 – 1212 Delivered Lumens
Distribution	16° (VNS), 19° (NS), 30° (MF), 45° (WF)
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Multi-Volt 120-277VAC with tri-modal dimming capabilities
Dimensions	3" DIA x 7½" D

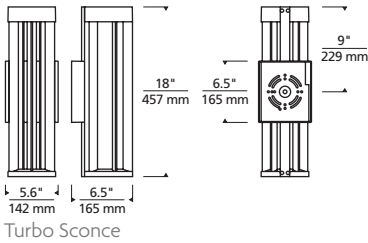


ORDERING INFORMATION

EXAMPLE: 1043-GM-MF-27-A-MV-PCT-FS

MODEL	FINISH			DISTRIBUTION	COLOR TEMP	LUMENS	VOLTAGE	DIMMING	ACCESSORIES	
1043							MV			
MODEL	FINISH					DISTRIBUTION	COLOR TEMPERATURE			
1043	B	Black	BR	Architectural Brick	G	Verde	VNS	Very Narrow Spot	*	27 2700K (Not available with F Lumen Package) 30 3000K 35 3500K 40 4000K 50 5000K
	Z	Architectural Bronze	LZ	Light Bronze	P	Pewter	NS	Narrow Spot	**	
	DZ	Dark Bronze	SB	Special Bronze	M	Mocha	MF	Medium Flood	**	
	GT	Granite	GG	Glossy Gray	OF	Olde Finish	WF	Wide Flood	**	
	W	White	R	Rust						
			HG	Hunter Green						
			WB	Weathered Bronze						
			WI	Weathered Iron						
			GM	Graphite Metallic						
DELIVERED LUMENS		VOLTAGE		DIMMING		ACCESSORIES		ORDERING NOTES		
A	0-200 Lumens	MV	Multi Volt (120-277VAC)	ND	Non Dimming	BD	Barn Doors	* 1043-VNS is only available in A, B Delivered Lumen Packages ** 1043-NS, MF, WF only available in B, C, D, E, F Delivered Lumen Packages *** Not available with VNS dist.		
B	200-400 Lumens			010	0-10V	FS	Full Light Shield			
C	400-600 Lumens			PCT	Phase Cut (TRIAC/ELV-120VAC only)	HS	Half Light Shield			
D	600-750 Lumens					CS	Cast Shield			
E	750-1050 Lumens					HL	Honeycomb Louver ***			
F	1050-1250 Lumens					5	5 Foot Wire Lead			
If fixture is to be used in conjunction with Extended Arm Mount (EAM): Must specify with extended wire length										

TURBO WALL SCONCE

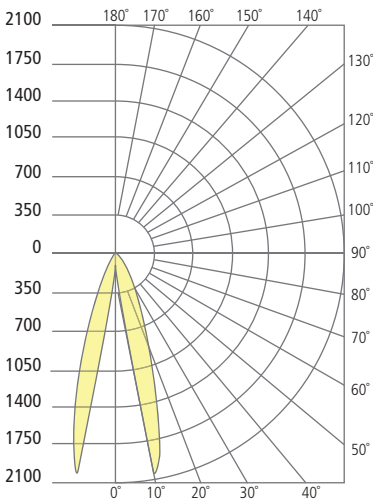


Integrated height adjustment system allows you to customize your fixture position. Low, Mid or High.

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

TURBO WALL
Total Lumen Output: 598
Total Power: 15.7
Luminaire Efficacy: 37.8
Color Temp: 3000K
CRI: 80+
BUG Rating: BI-U2-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



GENERATION BRANDS
7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500



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Nova Flex 24 Volt 240 Series - Flexible LED Ribbon Lighting

OVERVIEW

Nova Flex® LED ribbon lighting offers dynamic solutions for your lighting needs. Orders can be custom cut to meet your specifications. Our experienced representatives will work with you to achieve ideal lighting for almost any application.

FEATURES

- High reliability
- Long life
- Dimming available
- Can be cut every third LED
- Custom made to your specs

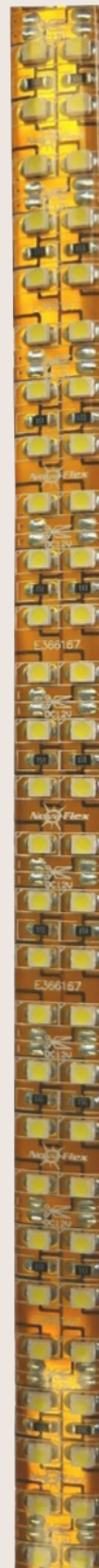
Input Voltage	24V DC
Lamp life	50,000 hours
Viewing Angle	120°
LEDs (per foot)	72/ft
Wattage	5.7 watts/ft.
Operating Temp.	-15°F to 140°F
Maximum Continuous Run	16 feet
Dimensions	9/16" Wide, 1/8" Tall
Minimum Run.	6 LEDs
Mounting Options	3M adhesive backing, Nova Flex Tracking
Environment	Dry, Damp, Wet
Certifications	UL Listed
IP Rating	IP67
Available Colors	Warm White 3225K & 2700K, Pure White 4100K & 6500K, Red, Blue, Green, Yellow

APPLICATIONS

- Indoor / Outdoor
- Signage / Displays
- Accent / Backlighting
- Pathway / Stairway
- Kitchen / Bathroom
- Cove / Shelving
- Deck / Patio
- Unlimited Possibilities!

LUMENS/FT

Warm White	504 lm/ft
Pure White	504 lm/ft
Cool White	504 lm/ft
Red	158.4 lm/ft
Blue	86.4 lm/ft
Green	288 lm/ft
Yellow	158.4 lm/ft



Dimensions: 9/16 Inch Wide 1/8 Inch Tall

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
FIREBIRD'S WOOD FIRED GRILL AT 10590 OLD OLIVE STREET ROAD WITHIN
THE CREVE COEUR PAVILION SHOPPING CENTER, ZONED GC-GENERAL
COMMERCIAL**

WHEREAS, under Section 405.360(C), NAICS 722515 Full-Service Restaurants require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Mindy Bernard, of CDS Development, on behalf of Firebirds International, LLC, submitted an application for a conditional use permit for a 6,285 square foot restaurant with 183 indoor seats, at 10590 Olive Boulevard, within Creve Coeur Pavilion; and

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

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a __ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on October 6, 2025; and

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

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

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

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: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a full-service restaurant located at 10590 Old Olive Street Road, in the “GC” General Commercial zoning district, within Creve Coeur Pavilion, whose legal description is as follows:

Lots 1, 2 and 3 of Pavilion Subdivision No. 3, according to the plat thereof recorded in Plat Book 366, Page 478 of the St. Louis County Records.

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

1. The 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 25, 2025, as bound together and submitted in conjunction with Application #25-031 by Starr Design, except as modified below.
2. A Final Landscape Plan shall be submitted with the Building Permit application in substantial conformance with the Landscape Plan received September 25, 2025, as bound together and submitted in conjunction with Application #25-031 by Bohler.
3. Indoor seating capacity shall be limited to 183 seats in order to comply with the required parking spaces per capacity and building square footage. Additional seats may be approved by Staff upon review of parking requirements.
4. 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. The accessible parking spaces and signage shall be in compliance with Section 405.840.
6. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials, per plans.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such

BILL NO. _____ **ORDINANCE NO.** _____

period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

11. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to 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: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2025.

MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2025.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING SCHEDULE

2026

SCHEDULED MEETING

APPLICATION DEADLINE

***TUESDAY, JANUARY 20, 2026**
(IN OBSERVANCE OF DR. MARTIN LUTHER KING, JR. DAY)

FRIDAY, DECEMBER 19, 2025

MONDAY, FEBRUARY 2, 2026
***TUESDAY, FEBRUARY 17, 2026**
(IN OBSERVANCE OF PRESIDENTS DAY)

FRIDAY, JANUARY 2, 2026
FRIDAY, JANUARY 16, 2026

MONDAY, MARCH 2, 2026
MONDAY, MARCH 16, 2026

FRIDAY, FEBRUARY 6, 2026
FRIDAY, FEBRUARY 20, 2026

MONDAY, APRIL 6, 2026
MONDAY, APRIL 20, 2026

FRIDAY, MARCH 6, 2026
FRIDAY, MARCH 20, 2026

MONDAY, MAY 4, 2026
MONDAY, MAY 18, 2026

FRIDAY, APRIL 3, 2026
FRIDAY, APRIL 17, 2026

MONDAY, JUNE 1, 2026
MONDAY, JUNE 15, 2026

FRIDAY, MAY 1, 2026
FRIDAY, MAY 15, 2026

***TUESDAY, JULY 7, 2026**
(IN OBSERVANCE OF INDEPENDENCE DAY)
MONDAY, JULY 20, 2026

FRIDAY, JUNE 5, 2026

FRIDAY, JUNE 19, 2026

MONDAY, AUGUST 3, 2026
MONDAY, AUGUST 17, 2026

THURSDAY, JULY 2, 2026
FRIDAY, JULY 17, 2026

***TUESDAY, SEPTEMBER 8, 2026**
(IN OBSERVANCE OF LABOR DAY)
***TUESDAY, SEPTEMBER 22, 2026**
(IN OBSERVANCE OF YOM KIPPUR)

FRIDAY, AUGUST 7, 2026

FRIDAY, AUGUST 21, 2026

MONDAY, OCTOBER 5, 2026
MONDAY, OCTOBER 19, 2026

FRIDAY, SEPTEMBER 4, 2026
FRIDAY, SEPTEMBER 18, 2026

MONDAY, NOVEMBER 2, 2026
MONDAY, NOVEMBER 16, 2026

FRIDAY, OCTOBER 2, 2026
FRIDAY, OCTOBER 16, 2026

MONDAY, DECEMBER 7, 2026
MONDAY, DECEMBER 21, 2026

FRIDAY, NOVEMBER 6, 2026
FRIDAY, NOVEMBER 20, 2026

*Meetings are held at 6:00 PM in the Council Chambers of the Creve Coeur Government Center
the first and third Mondays of the month unless otherwise specified.

Applications are due by 5:00 P.M. on the dates listed.

Filing an application in accordance with this schedule does not guarantee placement on a meeting agenda.