



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 17, 2026
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. February 2, 2026 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Application #26-002: An Application for a Site Development Plan for Residential Subdivision Entry Signs for the Chaminade Park Subdivision Located at Both Entrances on S. Spoede Road**

Erin Kerrigan, of the Chaminade Park Board of Trustees, has submitted an application for a site development plan for the Chaminade Park subdivision in the "A" Single Family Residential zoning district, in order to place signage on the four existing entry monuments. The proposal is to reface the existing brick monuments



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 17, 2026
6:00 PM**

with stone and add signage to all four monuments to serve as entry monuments into the subdivision. Section 405.940 (B) *Residential Development Signs* allows for subdivision entry signage through Planning and Zoning Commission review and approval of a site development plan. City Council action is not required.

WORK AGENDA

- 1. 2026 Planning Division Work Program Discussion**

PENDING APPLICATIONS

- 1. Bayer East Comprehensive Plan Update Public Hearing--March 2nd
Graeser Station Rezoning Continuation--March 16th Tentative**

DEPARTMENT REPORTS

- **Graeser Station Rezoning Status Update**
- **Bayer East Comprehensive Plan Status Update**

ADJOURNMENT

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

Posted by: _____

Date/Time posted: _____



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CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 17, 2026
6:00 PM**

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



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
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 – absent
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

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

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

APPROVAL OF MINUTES

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

**RESULT: APPROVED (UNANIMOUS)
MOVER: Mr. Wang
SECONDER: Ms. O'Brien**



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
6:00 PM**

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson, Mr. Wang
NAYS: None

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

PUBLIC COMMENT

No public comments.

UNFINISHED BUSINESS

No unfinished business.

NEW BUSINESS

No new business.

WORK AGENDA

1. Draft Comprehensive Plan Update for the Bayer East Campus

Mr. Jaggi stated this work session item is to review the draft plan update and determine if it is acceptable to the Commission prior to moving forward with scheduling a public hearing. Some adjustments have been made based on the feedback that was received.

Ms. Catherine Hamacher with PGAV Planners gave a presentation. Purpose and Use of the plan were reviewed. Existing Conditions and Site Characteristics sections were reviewed. Market Analysis found that the types of homes in most demand: homes in the Ladue School District, smaller single-family homes, new homes and condos, and homes in attractive amenitized locations. Any type of housing is likely to do well in Creve Coeur.

Additional retail fronting Olive will likely be successful. It is likely that Creve Coeur could support an additional hotel - most likely location at 270 interchange, though serving 39N and Bayer could make a hospitality facility here make sense. Community Feedback section was reviewed: desire for retained green and open space, openness to new residential development, traffic and density concerns with any change, desire for additional pedestrian connectivity, concern about Tealwood Access Road, and prefer a mix of uses. Development Analysis looks at multiple concepts where different uses could go on the Bayer East property, including:



MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
6:00 PM

Concept A: new retail to the north fronting Olive; retained buildings and garage on the middle of the site; new residential to the south with new apartment building shown south of retained buildings adjacent to Warson; and new townhomes, duplexes or villas to the south.

Mr. Jaggi emphasized that these are helpful illustrations to convey planning-level concepts, but are not actual engineered site plans. Ms. O'Brien asked about two stormwater detention areas on the property. Mr. Buelter expressed concerns about stormwater runoff from Tealwood residents he spoke with at past public meetings. Mr. Jaggi said that buffering to the south was something that was raised at the past public meetings. The amount of wooded area to be retained, while desirable, is a balancing act. Ms. LaBonte said that N Building is connected to other buildings underground and by skywalk enclosed bridge.

Concept B: new retail to the north fronting Olive; retained buildings and garage on the middle of the site; new residential to the south: new 1-2 story apartment or condo buildings shown south of retained buildings adjacent to Warson and new single-family homes to the south

Concept C: new retail to the north fronting Olive; retained buildings and garage on the middle of the site and retained greenhouse to the south; new residential to the south: 2-story townhomes tucked just west of existing garage, new apartment building shown south of retained buildings adjacent to Warson and new 1-story townhomes and 2-story duplexes to the south

Development Analysis: guidance from each concept should be considered, particularly related to:

- *Retaining a concentration of forested area
- *Keeping a buffer between development and residential to the south
- *Density to be concentrated on the northern portion of the site
- *A focus on creating a mix of uses
- *Encouraging new pedestrian connections throughout the site

Ms. LaBonte asked about the bridge across Lindbergh Blvd and who is responsible for enhancing it. Mr. Jaggi said that there is an agreement between Bayer and Olia Village, but he does not know what is in the agreement. Discussion was held about implementing a bike lane on the bridge and the narrowness of the bridge. The bridge is private per Mr. Jaggi. Mr.

Lumley will pursue getting a copy of the bridge maintenance agreement from Olia, Bayer or Missouri Dept. of Transportation. Ms. Hamacher said we want general language in the plan that supports a pedestrian connection, acknowledging there are technical and financial considerations yet to be determined.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
6:00 PM**

Open Space and the Environment

Recommendations:

*Avoid extensive tree removal. Preserve connected forested areas, guided by existing southern roadways as natural boundaries and buffers

*Shifted language slightly to acknowledge difficulty of retaining forested areas associated with new development while still stressing importance of tree preservation for overall development plan.

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

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

*Encourage the removal of invasive vegetation throughout the site.

*Retain or replace a tall-grass prairie component on the southern end of the site in proximity to wooded areas to support bio-diversity.

*All site components should be designed such that the proposed conditions will not create an adverse effect on adjacent properties through an increase in the volume or intensity of stormwater runoff.

Mr. Jaggi said that focusing on the southern and western areas are where trees can more easily be retained and also serve as natural buffers. Mr. Potashnick asked about tree removal. Mr. Jaggi said that the plan can give guidance about tree retention. Ms. Hamacher said that the plan doesn't specify how many acres of trees must be kept.

Transportation and Connectivity

Recommendations (part 1):

*Ensure private roadway access to the Tealwood Subdivision is provided in accordance with the current easement agreement or a new mutually beneficial agreement between all parties.

*Shifted language to cement the importance of keeping the access road as-is

*Require a traffic impact 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 Boulevard to provide necessary access to Olia Village, Bayer campus and development in the area.

*Clarified difficulty and limitations of existing bridge

Recommendations (part 2):

*Maintain the pedestrian connection from Bayer Drive to Stacy Park and enhance internal site connectivity while supporting implementation of the planned 39 North Greenway in this area.

*Including walking paths and allow for public use.

*Consider the long-term potential of new pedestrian and bike connectivity between the



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
6:00 PM**

east and west sides of Lindbergh Boulevard connecting the Bayer campus with the Olia Village development.

*Added language to acknowledge limitations of existing bridge connection, but provides additional commentary on potential improvements that will require further review

There are a lot of technical aspects to the bridge, and you don't have the width to add dedicated bike lanes and pedestrian walkways per Mr. Jaggi.

Future Land Use

Recommendations (part 1):

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

*Prioritize commercial and service retail on Olive Boulevard frontage. Discourage auto-oriented uses in this area.

*Encourage commercial uses that are complimentary with the nearby Bayer campus and broader 39 North District such as a quick service restaurant or daily needs retail.

*Due to the size and location of the site adjoining two major roadways, greater density is appropriate; however, taller building and the most intense activity should be located toward the central and northern portions of the site to minimize impacts to adjoining residential neighborhoods.

Recommendations (part 2):

*Work with the 39 North District, Bayer, and other partners to encourage building reuse with office and research and development 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.

*Consider a mix of housing types to encourage residential diversity.

Next Steps

Feb. 2-6: PGAV finalize draft plan for public review

Feb. 6: City to post notice and draft for public review

March 2: Present draft to P & Z and conduct public hearing



**MINUTES
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PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
6:00 PM**

March 16: Resolution for adoption will be prepared for this meeting

The Commission agreed with the proposed schedule, including setting the public hearing date. Mr. Potashnick and Ms. LaBonte made some suggested changes to the draft plan in terms of language.

PENDING APPLICATIONS

Ms. Moore said that a residential subdivision sign project has been submitted.

Mr. Jaggi said that a discussion of goals for 2026 will be part of the next meeting.

DEPARTMENT REPORTS

Graeser Station update: they are looking at their plan and seeing what adjustments can be made. Mr. Jaggi indicated city will republish for the next hearing date.

ADJOURNMENT

Meeting adjourned at 7:55 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 #26-002: AN APPLICATION FOR A SITE DEVELOPMENT PLAN FOR RESIDENTIAL SUBDIVISION ENTRY SIGNS FOR THE CHAMINADE PARK SUBDIVISION LOCATED AT BOTH ENTRANCES ON S. SPOEDE ROAD

FOR THE MEETING OF: Tuesday, February 17, 2026, 6:00 P.M.

LOCATION: 29 and 30 Chaminade Drive and 294 and 302 S. Spoede Road, Entrances to Chaminade Park Subdivision (see attached map). Zoned A-Single Family Residential District.

REQUEST: Erin Kerrigan, of the Chaminade Park Board of Trustees, has submitted an application for a site development plan for the Chaminade Park subdivision in the “A” Single Family Residential zoning district, in order to place signage on the four existing entry monuments. The proposal is to reface the existing brick monuments with stone and add signage to all four monuments to serve as entry monuments into the subdivision.

ADDITIONAL INFORMATION: Section 405.940 (B) *Residential Development Signs* allows for subdivision entry signage though Planning and Zoning Commission review and approval of a site development plan. City Council action is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?

Creve Coeur 2030 Comprehensive Plan References:

- Estate Neighborhood 1
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential District
- Section 405.940: Signs in Residential Districts
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Erin Kerrigan
Chaminade Park Board of Trustees
53 Chaminade Drive
Creve Coeur, MO 63141

OWNER: Jacob Beckerle, President
Chaminade Park Board of Trustees
60 Chaminade Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 2/11/2026
ATTACHMENTS: Applicant's Materials received Feb 2, 2026

SITE DEVELOPMENT PLAN PROPOSAL

The Chaminade Park subdivision was platted in 1939 and predates the City of Creve Coeur. There are 70 lots within the subdivision. The existing monuments sit on four of the properties within the subdivision, 29 and 30 Chaminade Drive and 294 and 302 S. Spoede Road. The monuments may not be on easements, as documentation has not yet been provided, but are maintained by the neighborhood association. On January 6, 2026, the subdivision trustees submitted a sign permit application to reface the existing entry monuments with stone and install subdivision identification signage. The sign permit applications are on hold pending review and approval of the proposed signage by the Planning and Zoning Commission, as required by the Zoning Code.

The applicants, trustees of Chaminade Park, have submitted an application for a site development plan in order to reface four existing entrance monuments at both entrances to the subdivision and install new signage on the monuments. The existing monuments are brick and would be refaced with natural stone veneer. New signage for the subdivision will be installed on the face of each monument, and two new solar lights will be mounted on the ground facing each monument. An existing wrought iron subdivision sign at each entrance would remain. There is currently no landscaping around the monuments and no landscaping is proposed.

Section 405.940 (B) *Residential Development Signs* allows for the following:

Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section **405.1080**. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

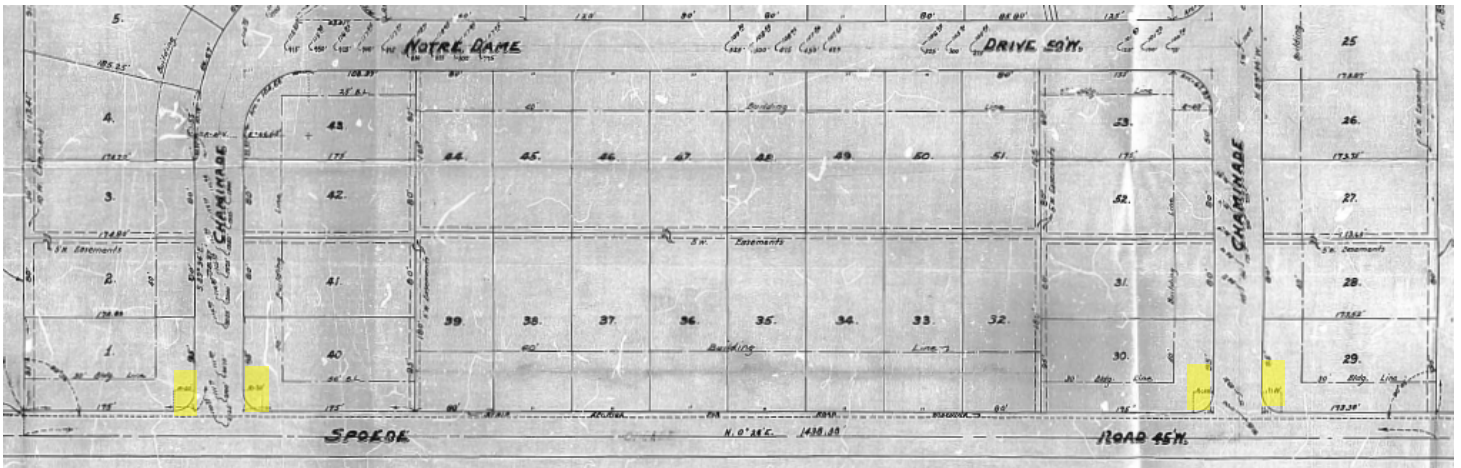


Figure 1: Chaminade Park Plat with locations of entry monuments highlighted.



Figure 2: Existing Entrance Monument and signage at 294 Spoede Road.





- 1/4" Flat Cut Aluminum Stud Mount to Monument Faces
- Monument #1: 25" (h)
- Monument #2: 19.50" (h)
- Monument #3: 26" (h)
- Monument #4: 21" (h)

Figure 4: Proposed refaced entry monuments and signage.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residential	A Single Family Residential	N/A
South	Single-Family Residential	A Single Family Residential	N/A
East	Chaminade College Preparatory School	A Single Family Residential	N/A
West	Single-Family Residential	A Single Family Residential	Spoede Road

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

Section 405.940 *Residential Development Signs* allows for permanent signage for subdivisions, neighborhoods or multi-family developments through Planning and Zoning Commission review and approval of a site development plan. Signs are limited to 12 square feet per sign face and a maximum of 2 sign faces. The proposal includes four new signs, one on each entrance monument, which will be just under 12 square feet each. There are two existing wrought iron signs, one at each entrance, that the applicants would like to leave in place. Although Section 405.940 does not limit the amount of residential development signage, typically entry monuments are not accompanied by additional neighborhood signage. The Commission should discuss the request for the existing signage to remain with the applicant.

Landscaping

There is currently no existing landscaping around the entry monuments; however, Google Street View does show vegetation around the signs in previous years. The application does not include planned landscaping, but landscaping is typically requested by Staff for neighborhood entrance monuments and is a common component for these types of signs. Staff recommends that some form of landscaping be provided to soften the appearance of the monument signs in order to be cohesive with other subdivision monument signs throughout the city. A condition of approval has been added for a landscaping plan to provide plantings around the base of the sign to be provided for staff review and approval before a sign permit can be approved.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff has provided conditions for approval that will need to be met before sign permits can be issued. The Commission should also consider the request to allow the existing wrought iron-style pole signs to remain in addition to the proposed new signage. Such a condition should be added to the suggested conditions below.

1. The Applicant shall follow the Site Development Plan received February 4, 2026 for the sign reface for the subdivision entrance monuments, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Site Development Plan, unless approved by the City of Creve Coeur.
2. The applicant shall obtain approval of sign permits for the proposed sign refacing as shown in the Site Development Plan and as approved by the Planning and Zoning Commission prior to installation.
3. The Applicant shall provide a landscape plan for the monument signs that is consistent with landscaping provided for subdivision development signs throughout the city, that includes the use of native and evergreen plants, around the base of the sign for staff approval in conjunction with the sign permit.
4. The trustees are responsible for any necessary agreements with property owners for the installation, repair and maintenance of existing and proposed signs. Proof must be oprovided prior to issuance of permit.
5. No additional permanent signage is allowed for the neighborhood except as approved herein.

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Site Development Plan proposal for the Chaminade Park Subdivision is consistent with the purpose and requirements of Section 405.940 then a motion can be made. Action on the proposal will come in the form of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to approve the Site Development Plan for the Chaminade Park Subdivision, submitted with Application #26-002, subject to the conditions in the staff report for the meeting of February 17th, 2026” (conditions may be added, eliminated, or modified by separate motion).

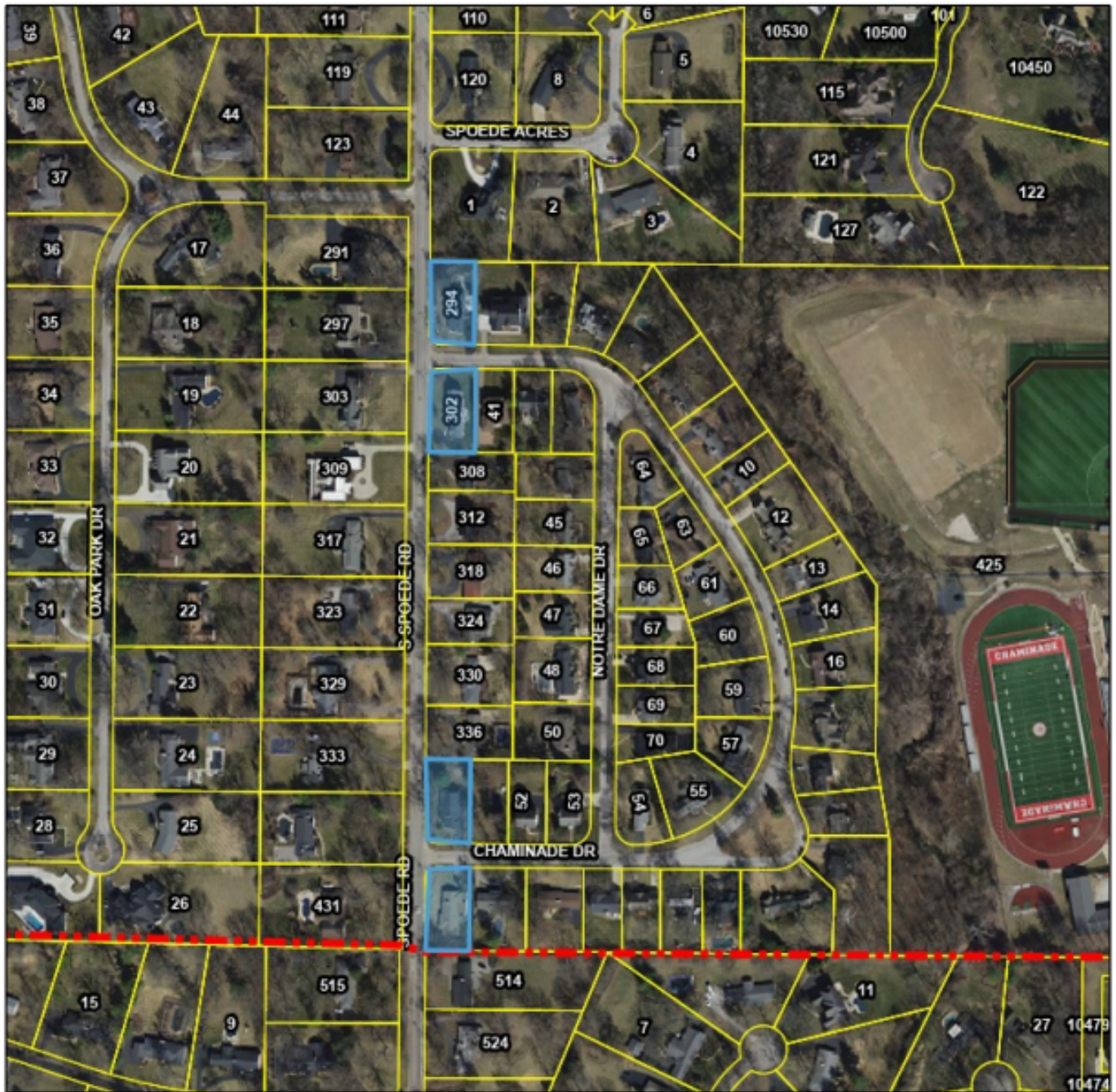
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES



Included and attached by reference.

APPENDIX 2: ZONING CODE

Included and attached by reference.

Aerial Photo



 City Limits
 Parcels

February 6, 2026



Prepared By HORNER SHIFFRIN

Description: 29
Chaminade Drive



Description:
Existing
neighborhood sign.





Description: 294
Spoede Road



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: Chaminade Park Subdivision Entrance Refresh

Location of Project: 29 and 30 Chaminade Dr and 294 and 302 S Spoede Rd Locator # _____

Subject for Agenda: Chaminade Park Subdivision Entrance Refresh

Applicant:

Architect Engineer Contractor Agent Owner

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
<u>Erin Kerrigan</u>	<u>Molly Sumner</u>
<i>Name</i>	<i>Name</i>
<u>Chaminade Park Board of Trustees</u>	<u>Chaminade Park Board of Trustees</u>
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
<u>53 Chaminade Dr</u>	<u>7 Chaminade Dr</u>
<i>Address</i>	<i>Address</i>
<u>Creve Coeur, MO 63141</u>	<u>Creve Coeur, MO 63141</u>
<i>Address</i>	<i>Address</i>
<u>Telephone # 503-409-5761</u>	<u>Telephone # 618-920-0967</u>
<i>Telephone #</i>	<i>Telephone #</i>
<u>Fax #</u>	<u>Fax #</u>
<i>Fax #</i>	<i>Fax #</i>
<u>Email: ErinKerrigan83@gmail.com</u>	<u>Email: mesumner14@gmail.com</u>
<i>Email</i>	<i>Email</i>
	
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

<i>Owner's Acknowledgement (if different from applicant):</i>	
<u>Jacob Beckerle</u>	<u>Chaminade Park Board of Trustees, President</u>
<i>Name</i>	<i>Company (If Applicable)</i>
<u>60 Chaminade Dr Creve Coeur, MO 63141</u>	
<i>Address</i>	
<u>314-283-7632</u>	<u>jjbeckerle@gmail.com</u>
<i>Phone</i>	<i>Email</i>
<u>_____</u>	
<i>Applicant's Signature</i>	

Description of Request (attach additional sheets as needed)

General Description: Please see attached page

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.

Please see the attached page

Submittal Checklist

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

Preferred Public Hearing Date: Monday, February 17, 2026.

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

Office Use Only

<input type="checkbox"/> All Sections Complete	Received By: _____
<input type="checkbox"/> All Documents, incl. e-Copies	_____
<input type="checkbox"/> Fees Paid	Date: _____

Revised: 7/22

Project Description:

This project proposes a comprehensive refresh for the four existing brick monuments located at the Chaminade Park community entrances (29 and 30 Chaminade Drive, and 294 and 302 S Spoede Road). The initiative is intended to enhance the appearance and identity of our subdivision and has received approval from the Chaminade Park Board of Trustees as well as residents in October 2025. The project scope does not include the 2 black pole signs, one at each entrance.

The scope of work includes:

Masonry Work: Existing brick caps and column caps will be removed and replaced with Gabouri natural stone veneer and new caps, executed by American Stonecrafters. The Gabouri stone selected is a buff, greige limestone. Wire metal lath will be attached to the brick at minimum intervals of 16 inches horizontally and 8 inches vertically prior to the stone installation. This upgrade aims to revitalize the current painted brick structures without changing the existing footprint of the monuments.

Demolition: The project entails demolition of two internal brick columns within the community. The contractor will be responsible for dismantling these columns, site cleanup, and debris removal. Originally constructed as street signs for Notre Dame cross street, these columns are no longer maintained or functional, as the city has installed pole signs as replacements.

Signage: Custom dimensional aluminum lettering reading "Chaminade Park" will be installed on each renovated monument by Landmark Sign Company. The signage measures 11.93 square feet per monument. Historically, these entrance monuments featured lettering that was subsequently stolen; the new signage will restore this original feature.

Landscaping: To minimize the impact on the residents next to the entrances, the plan is to keep the same grass, which surrounds the areas of the existing monuments today.

Lighting: Solar lighting will be purchased and installed to illuminate the new signage during nighttime hours, with two solar lights allocated per monument.

Project Rationale:

Following careful consideration and a community vote, the trustees and homeowners of Chaminade Park have elected to enhance the entrance monuments. The improvements—including updated masonry, signage, and lighting—will elevate the visual appeal and increase the prominence of the community's gateways without changing the existing footprint, resulting in a welcoming and well-lit environment for both residents and visitors. Demolishing internal columns removes ongoing maintenance concerns and mitigates potential safety risks, creating a cleaner and more cohesive entrance. Research indicates that subdivisions with maintained entrance signage can experience up to a 7% increase in property values. Upgrading these entrances fosters community pride and may attract prospective residents who share this commitment to neighborhood excellence.



13.75" 125" 11" CHAMINADE  PARK



1/4" Flat Cut Aluminum Stud Mount to Monument Faces

- Monument #1: 25" (h)
- Monument #2: 19.50" (h)
- Monument #3: 26" (h)
- Monument #4: 21" (h)

1 Chaminade Dr | Creve Coeur, MO 63141

SALES PERSON: Paige Skinner
 PROOF DATE: 1/29/2026
 DESIGNER: MATT WIESE

SC#250955

SIGNATURE: _____ DATE: _____

★ NOTE: APPROVAL IS NEEDED BEFORE PRODUCTION / FABRICATION CAN BEGIN. ★
 COLORS OF PRINTED PROOF AND ELECTRONIC PROOF MAY VARY FROM ACTUAL COLORS OF COMPLETED SIGNS.

- APPROVED AS IS
- APPROVED WITH NOTED CHANGES
- REVISE AND RESUBMIT



175 Chesterfield Industrial Boulevard
 Chesterfield, MO 63005 • 636-536-0400
www.landmarksignusa.com
info@landmarksignusa.com

CLIENT: Chaminade Park - Monument
 CONTACT: Jacob J. Beckerle
 314.283.7632
jjbeckerle@gmail.com

Qty 4 Sets



EARTHWORKS
The Natural Stone Experts



TRANSFORMING THE STONE INDUSTRY WITH A PASSION FOR **EXCELLENCE.**

Established in 1995 by Kevin Thieret, Earthworks, Inc. is a cherished family-owned business driven by a shared dream to revolutionize the customer stone buying experience. Today, Kevin and his son, Aaron, work hand in hand with a dedicated team of over 165 employees, ensuring their unwavering vision remains at the core of everything they do.

In 1997, Earthworks proudly unveiled their first of seven quarries, strategically located throughout the Midwest, alongside a cutting-edge manufacturing



facility in Ste. Genevieve, Missouri. This father and son duo spearheaded several expansion efforts, enabling Earthworks to provide customers with an extensive array of rock, quarry blocks, finished dimensional cut stones, landscaping materials, and top-quality stone veneers for residential and commercial projects nationwide.

With a vast network of distribution partners across the United States and Canada, Earthworks stands ready to tackle projects of all sizes. From small-scale residential ventures to large



commercial undertakings, historical restoration projects, and landscape design initiatives, our comprehensive operations cater to diverse needs with expertise and finesse.

At Earthworks, our vision has always been to reimagine industry standards, explore the limitless possibilities of tomorrow, and exceed customer expectations at every turn. We strive to set new benchmarks, fuel creativity, and deliver an extraordinary experience for each valued customer we have the privilege to serve.



HARVEST MIX TUMBLED RANDOM HEIGHTS WITH INDIANA BUFF CUT STONE DOOR & WINDOW ACCENTS

Earthworks' veneer collection is thoughtfully curated to enhance any architectural style. Featuring an extensive selection of marbles, limestones, sandstones, and granites, our offerings are sourced from both our own quarries and trusted international partners.

The timeless beauty of natural stone is exemplified within all of our collections. Our market expertise allows our team of specialists to help guide you with selecting the ideal stone for your specific application.

Splitface:

Stone that has been mechanically split to reveal a rough, textured surface. The resulting face has a rugged, natural appearance with rich character.

Bedface:

The natural top or bottom surface of layered sedimentary stone. This face retains its organic texture and is often referred to as a "natural cleft."

Rockface:

A bold, chiseled texture created by hand or machine along the edges of the stone. It features a prominent, convex surface that adds visual depth and strength.

Natural Bed:

The original plane on which sedimentary stone was formed. This surface is used to maintain the structural integrity and aesthetic of the stone.

Thin Bed:

Stone cut to a depth of approximately 1 to 1.5 inches. Thin bed veneer is lighter in weight and ideal for non-load-bearing applications. Matching corner pieces are available.

Full Bed:

Stone sawn or chopped to a depth of approximately 3 to 5 inches. Full bed veneer provides a traditional masonry appearance and is typically used in structural applications.

Ledgestone:

A linear stone pattern characterized by horizontal layering. Pieces can be stacked tightly with minimal visible mortar, emphasizing horizontal lines for a modern, sleek look. Stones can run between 1.5 to 2.5 inches in height depending on the variety.

Drystack:

A masonry technique where stones are carefully stacked without the use of mortar. This style creates a clean, seamless, and rustic aesthetic.

Dimensional:

Stone that has been sawn on the top and bottom, with snapped ends. It is then shaped into specific, consistent sizes based on the project specifications.

Tumbled Dimensional:

Dimensional stone that has been mechanically tumbled to soften edges and corners. It may be sawn or chopped to meet size requirements, giving it a weathered, antique look.

Random Heights:

Stone that is snapped or broken along its natural bedding planes, either by hand or machine, resulting in a rustic and organic face. Stones are typically 2-9" in height.

Tumbled Random Heights:

Snapped or natural bed stone that has been broken and then tumbled to smooth out sharp edges. The result is a soft, timeworn appearance. Stones are typically 2-9" in height.

Mosaic / Webwall / Rubble:

Featured in Earthworks' Euro Series, a design composed of irregularly shaped stones arranged in a puzzle-like pattern. This style creates a natural, artistic look with varied shapes and textures.

Rects & Squares:

A masonry layout using square and rectangular stones with either a smooth or textured finish. This clean and structured pattern offers timeless appeal and can also be referred to as castlerock.

Note:

We strive to present the most accurate photography possible; however, colors may vary slightly due to the printing process. For precise color matching, we recommend viewing actual product samples.



Aux Vases

by Earthworks

PRODUCT HIGHLIGHT

A timeless blend of soft cream and muted gray-blues, the Aux Vases splitface veneer by Earthworks showcases delicate veining and a tight grain for a refined, natural look. Its subtle tones and classic texture bring understated elegance and enduring character to any home or commercial space.



DIMENSIONAL



RANDOM HEIGHTS



TUMBLED
RANDOM HEIGHTS



DIMENSIONAL

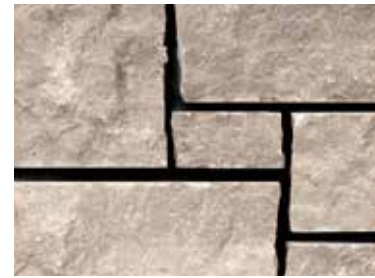


TUMBLED DIMENSIONAL



PRODUCT HIGHLIGHT

Gabouri features a distinctive splitface texture and a unique color palette that blends earthy grays, soft browns, and subtle hints of buff. Its natural variation pairs beautifully with a wide range of design elements, making it a versatile choice for any project. Also available in cut stone, Gabouri brings character and depth to both interior and exterior applications with a look that's as adaptable as it is eye-catching.



DIMENSIONAL



TUMBLED
DIMENSIONAL






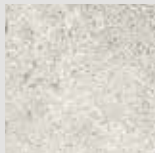




DRystack



LEDGESTONE

Gabouri Cut Stone Options

Light					
	Brushed	Bush Hammer	Honed	Polished	Machine Sandblasted
Dark					
	Brushed	Bush Hammer	Honed	Polished	Machine Sandblasted



CUT STONE FULL COLOR BLEND



TUMBLED DIMENSIONAL

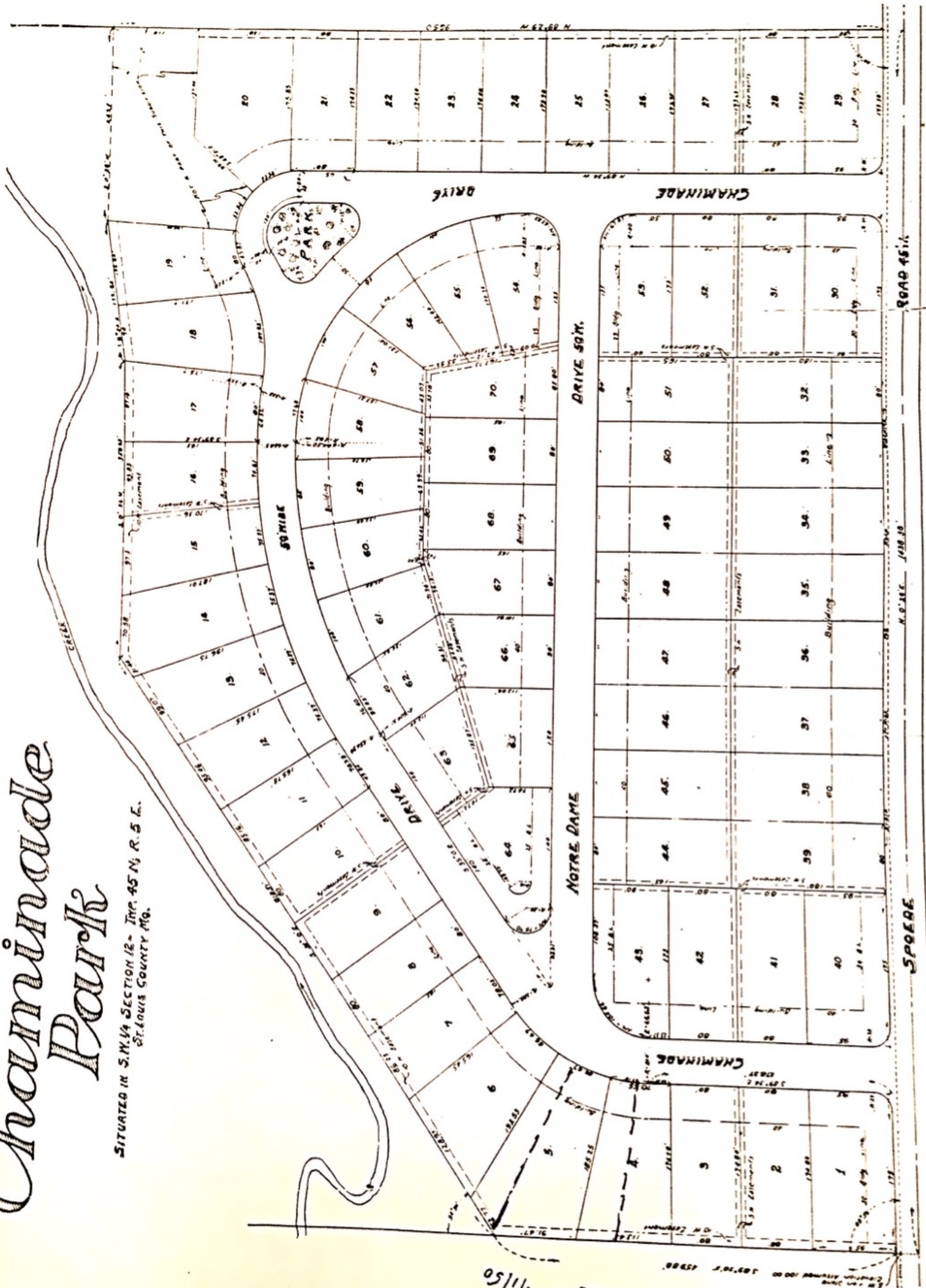


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LOUIS FOR SALE BY
T. P. McNULTY, Realtors
 8908 ST. CHARLES ROAD — Winfield 3500

Chaminade Park

SITUATED IN S.W. 1/4 SECTION 12 - Twp. 45 N., R. 5 E.
 ST. LOUIS COUNTY MO.



See Plan 2/1/50
 Layout 2/1/50



city of **CREVE COEUR**

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MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: February 17, 2026

Subject: **2026 Planning Division Work Program Discussion**

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

Attachments: 2026 Work Program Projects List

Staff will review with the Commission the attached draft work program to identify planning priorities for this calendar year.

2026 Planning Division Draft Work Program (Feb. 17th P&Z Meeting)

- **On-going:** Bayer East Comprehensive Plan Update and Graeser Station Development Application
- Land Use Code Update—2012 NAICS to 2022 NAICS Version
 - Expand Research Office (RO) zoning district uses to support 39 North District
 - Expand Planned Office (PO) zoning district uses to encourage reutilization of existing office buildings in office parks
 - Other revisions to improve efficiencies (Strategic Plan)
 - Website updates
 - Require preliminary review by Planning and Zoning Commission for Planned Zoning District applications and other significant development proposals
- Comprehensive Plan Review—Conduct review of document, review implementation to date, etc.
 - East Olive Corridor Plan Review/Zoning Updates
- Boundary Commission Map Plan Follow Up Analysis
- **Large Developments on the Horizon**
 - Continuation of Olia Village
 - Bayer East site
 - Craig and Olive site
 - Others