



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
MARCH 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
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 17, 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

- 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 with stone and add signage to all four monuments to serve as entry monuments into



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300 NORTH NEW BALLAS RD
MARCH 2, 2026
6:00 PM**

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.

NEW BUSINESS

1. Public Hearing. Application #26-003: Review and Adoption of an Amendment to the Comprehensive Plan for the Bayer East Campus

Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an amendment to the City's adopted comprehensive plan. The submitted amendment would establish new goals and objectives and provide recommendations for the Bayer East campus in anticipation of future development. The preparation of a comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission pursuant to Section 405.1030.E. of the City's code of ordinances.

WORK AGENDA

PENDING APPLICATIONS

1. March 16th Meeting

- **1067 N. Warson CUP-PJP Construction**
- **Comprehensive Plan Update Resolution**
- **Graeser Station Rezoning, Site Concept Plan and Site Development Plan Revised Submittal**

April 6th Meeting

- **CIP Presentation from Public Works**

DEPARTMENT REPORTS

ADJOURNMENT



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MARCH 2, 2026
6:00 PM**

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

Posted by: _____
Date/Time posted: _____

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



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

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Tuesday, February 17, 2026, at 6:01 PM.

ROLL CALL

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

Ms. Kathleen Gmelich, Acting 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

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Tomlinson SECONDER: Mr. Buelter AYES: Mr. Buelter, Ms. LaBonte, Mr. Potashnick, Mr. Tomlinson NAYS: None</p>
--

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

APPROVAL OF MINUTES

- 1. February 2, 2026 Planning and Zoning Commission Draft Meeting Minutes**



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

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

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

PUBLIC COMMENT

No Public Comment.

UNFINISHED BUSINESS

No 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

Mr. Jaggi said we received some late information on the placement of the subdivision's monuments. New information is suggesting that some or all of them may be on the City right of way. Ms. Moore has been working with the trustees. Request to postpone this topic.

Motion to postpone this agenda item to the March 2, 2026 Planning and Zoning Commission meeting.

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

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

WORK AGENDA

1. 2026 Planning Division Work Program Discussion



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

2026 Planning Division Draft Work Program

- 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

Mr. Jaggi said that there are different uses that support the 39North ag tech district. The district is shrinking. We need to get the NAICS update to 2022 version. The Strategic Plan has a three-year life span and comes from the City Council. Mr. Jaggi requested that there be a mandatory preliminary review when the Planned Zoning District procedure is utilized. This has value and is a good way to introduce a project to the public.

Comprehensive Plan Review is of higher priority.

Mr. Jaggi said that the Boundary Commission Map Plan Follow Up Analysis is of lower priority.

There is a potentially significant development west of Hwy 270.

Mr. Buelter mentioned the Boundary Commission process and making the boundary less jagged. Mr. Jaggi said that it's a very complex process requiring vote of the County's residents.

Mr. Jaggi said that the Comprehensive Plan is to be reviewed every five years, and we are past that deadline. A thorough review is something we need to do.



**MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
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FEBRUARY 17, 2026
6:00 PM**

Olive Crest and Sona Lane subdivisions are along East Olive Boulevard, west of Spoede Road. Mr. Tomlinson asked if there are active homeowners associations on the East Olive Corridor. Mr. Jaggi said to some degree yes. The restrictions will need to be handled by a developer or some other means, and it's had the effect of slowing down movement in that area. The City has not been able to get consensus on what would be the best way to move forward. Mr. Potashnick encouraged that the East Olive Corridor matter to be a higher priority.

Mr. Buelter also discussed this matter. Mr. Jaggi said that it has been difficult to develop single-family residences with Olive frontage. We ran into a lot of concern about these properties in the past. It wouldn't take a tremendous amount of time to have a work session to start the discussion said Mr. Jaggi. Ms. LaBonte asked that the alderpeople for Ward One be invited to any work session. A target date was proposed of April 20, 2026.

PENDING APPLICATIONS

**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**

Graeser Station Rezoning Status Update: Ms. Moore said she received a revised plan that includes a reduction in units, increase in parking and elimination of the dog park. The revised parking study has not been received yet. March 16 is the meeting at which this will be addressed, and a draft ordinance will be prepared for Commission consideration. The changes will be explained by the developer.

There will be a dedicated left turn arrow from Graeser to Olive. Left turns will not be permitted to happen directly from the site onto Olive.

Ms. LaBonte asked if anyone has spoken with Thai Nivas. Mr. Jaggi said that he does not know if the developer has spoken with Thai Nivas.

Mr. Jaggi said that shared parking has been in the plan for a long time. Ms. LaBonte asked if we can find out how shared parking is working at other nearby developments. Mr. Potashnick is concerned about multiple residents in each apartment, and multiple



**MINUTES
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PLANNING AND ZONING COMMISSION
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FEBRUARY 17, 2026
6:00 PM**

cars per apartment and the parking impact. Mr. Tomlinson asked where we got the idea for shared parking and if it is the model from the Urban Land Institute. Mr. Jaggi said yes, it's been in the code for a while, and it's a common approach to parking in other suburban areas. Mr. Jaggi said that you need to figure on every unit having at least one car. Mr. Potashnick asked for the developer to be asked to provide information on how many cars per apartment. Mr. Jaggi said that most of the apartment complexes in Creve Coeur are at 90+% occupancy rate which says there is demand for these proposed apartments.

Bayer East Comprehensive Plan Status Update: Mr. Jaggi said we have sent a public hearing notice to the St. Louis Countian newspaper, the website has been updated, a public hearing postcard was sent to the adjacent landowners and trustees within 300 feet, and emails have been sent to the prior meeting attendees and those who submitted comments on the website. At the March 2 meeting, Catherine Hamacher of PGAV Planners will present the plan and focus on the recommendation details in the plan. Vote would not happen on March 2. Comments from the public will be taken at that meeting. The Commission will weigh their redevelopment plan against the Comprehensive Plan to see how it fits.

Ms. LaBonte asked about the Olive Graeser plan and Mr. Jaggi said that the first thing they would have to receive is the Commission's recommendation. Final approval rests with the City Council. The developer is interested in requesting development finance assistance, but their plan needs to be approved first.

ADJOURNMENT

Meeting adjourned at 7:08 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: Monday, March 2, 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. This item was continued from the February 17, 2026, Planning and Zoning Commission meeting.

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: 2/25/2026
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 adjacent to four of the properties within the subdivision, 29 and 30 Chaminade Drive and 294 and 302 S. Spoede Road. The monuments appear to be located within city right-of-way but are maintained by the neighborhood association. The applicants and staff have been unable to locate any specific documentation related to the original construction of the monuments or their location. Due to the age and location of the monuments likely within city right-of-way, they are considered pre-existing, non-conforming structures and are allowed to remain and be maintained, repaired, or remodeled as long as the no additional non-conformities result from this maintenance. Residential entry monuments in the City's right-of-way is not an uncommon condition in Creve Coeur given the age of many neighborhoods in the city. 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 will be removed. There is currently no landscaping around the monuments and given their location in the right-of-way, Staff is not recommending landscaping so as not to increase the degree of encroachment into the public right-of-way.

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.

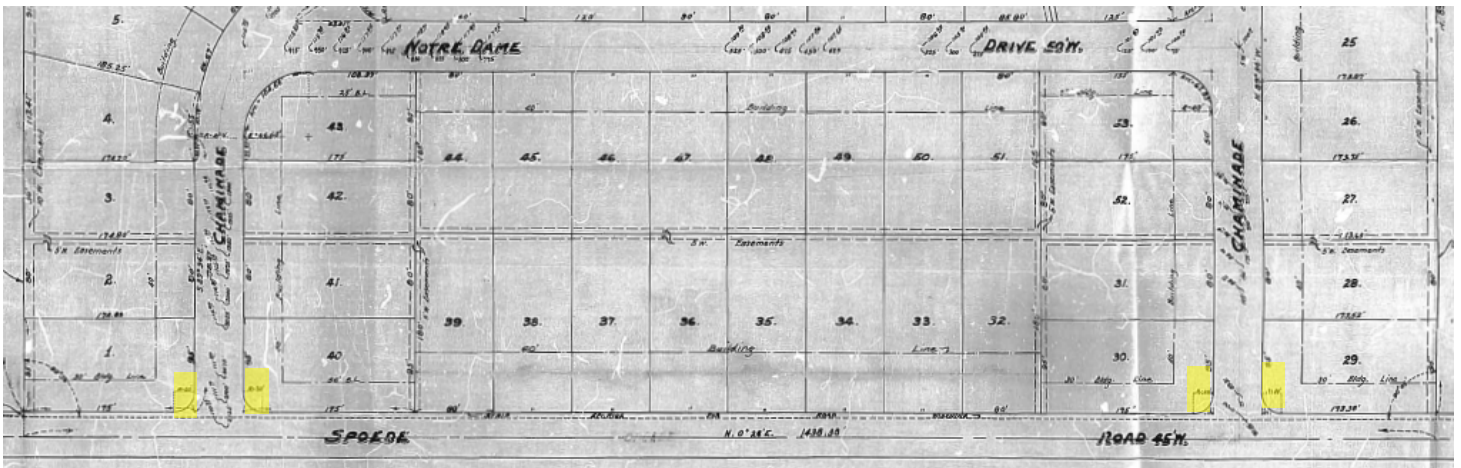


Figure 1: Chaminade Park Plat with locations of entry monuments highlighted.



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



Figure 3: Existing Entrance Monument and signage at 29 Chaminade Drive.



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 will be removing once the new signage is 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.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff has provided conditions for approval that will need to be met before sign permits can be issued.

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. No additional permanent Residential Development 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 March 2nd, 2026” (conditions may be added, eliminated, or modified by separate motion).

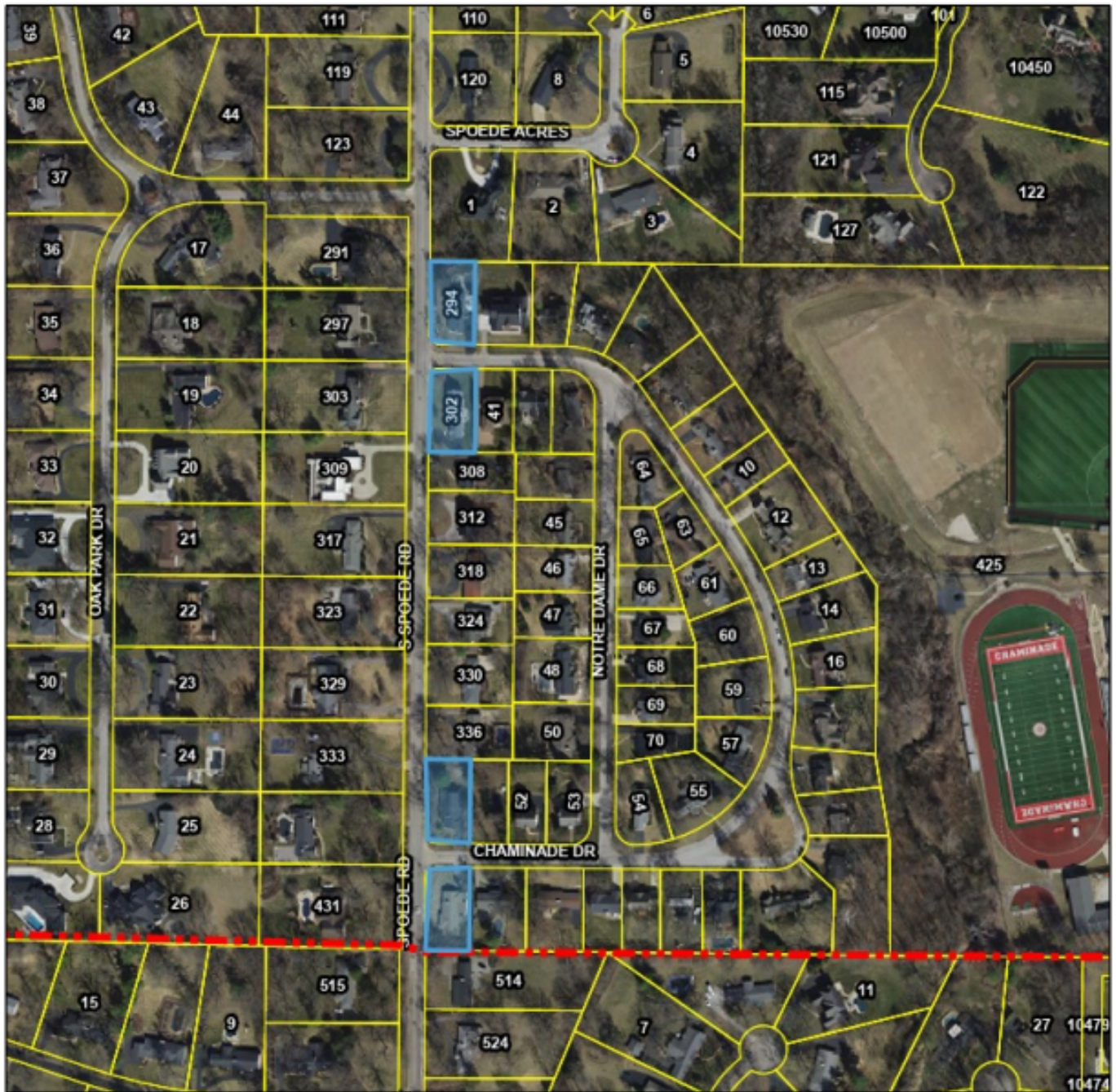
APPENDIX 1: COMPREHENSIVE PLAN AND DESIGN GUIDELINES



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

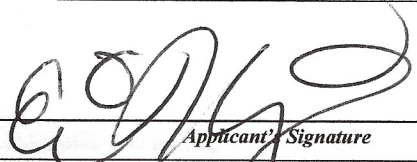

Title of Project: Chaminade Park Subdivision Entrance Refresh

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>Fax</i>	<i>Email</i>
<u>Applicant's Signature</u>		

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) |
| <input type="checkbox"/> Electronic copies of all materials | <input type="checkbox"/> \$2000 (refundable deposit) |
| | <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

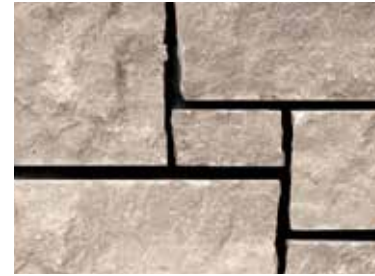


TUMBLED DIMENSIONAL



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







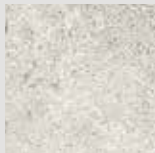





DRystack



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

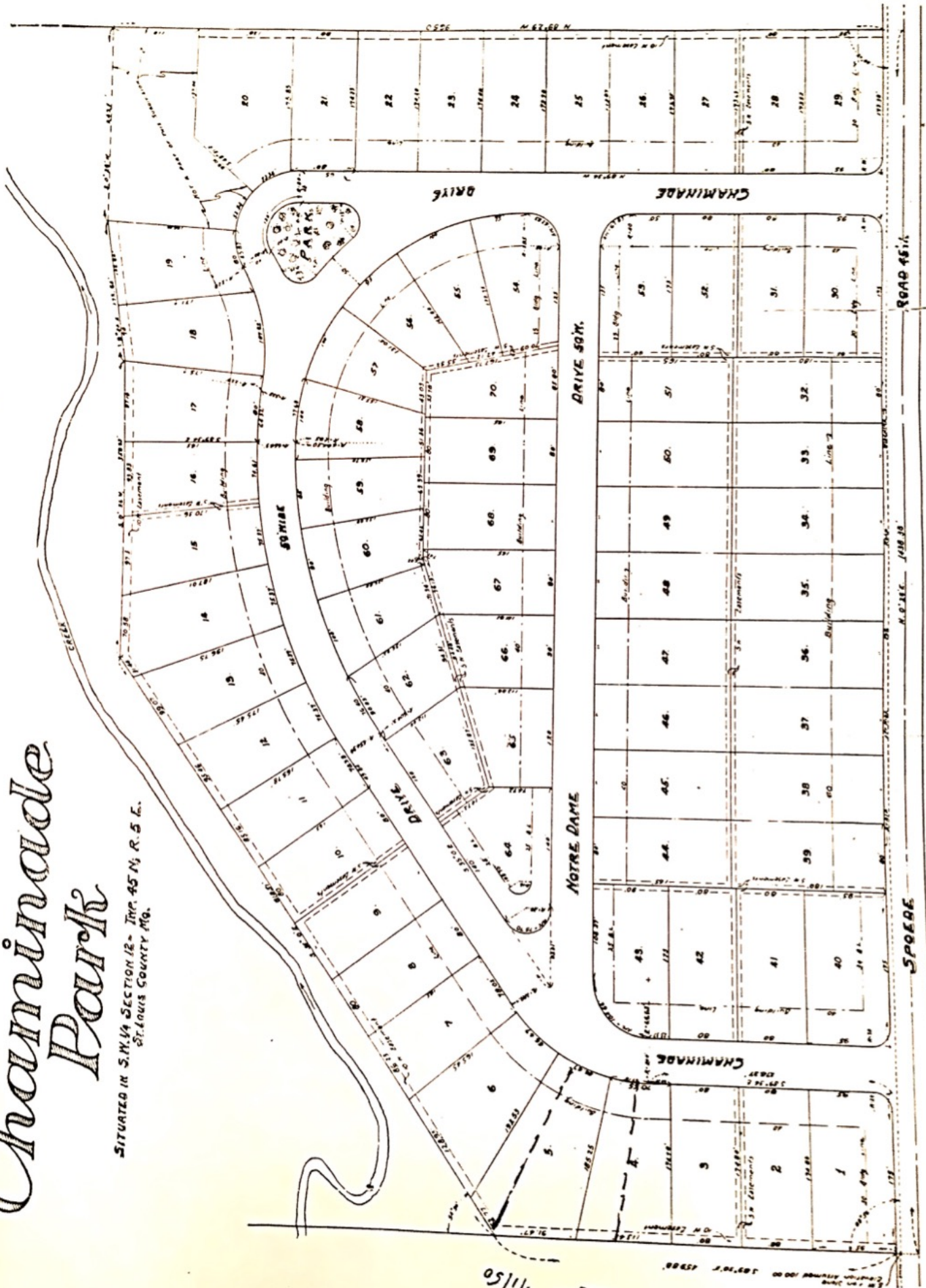


DRystack

LOTS 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

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
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APPLICATION TO PLANNING AND ZONING COMMISSION #26-003: FOR THE REVIEW AND ADOPTION OF AN AMENDMENT TO THE *COMPREHENSIVE PLAN*

FOR THE MEETING OF: March 2, 2026

LOCATION: Bayer East Campus, Southeast Intersection of Olive Boulevard and N. Lindbergh Boulevard

REQUEST: Jason Jaggi, Director of Community Development on behalf of the City of Creve Coeur, has submitted an amendment to the City’s adopted comprehensive plan. The City has determined there is a need to update the comprehensive plan due to the anticipated sale and potential redevelopment comprising approximately 90-acres of the existing Bayer East campus, located on the east side of Lindbergh Boulevard, south of Olive Boulevard, addressed as 800 North Lindbergh Blvd., within the 575-acre 39 North planning district. The City’s existing comprehensive plan, *Creve Coeur 2030*, was adopted by the Creve Coeur Planning and Zoning Commission in March 2017 and amended in June 2023 in response to the sale of the 96-acre Bayer West campus. The *39 North Master Plan* was adopted in June 2017 as a component of the City’s comprehensive plan. The submitted amendments would establish new goals and objectives and provide recommendations for the Bayer East campus in anticipation of future development.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a public hearing on this request on Monday, March 2, 2026, to consider adoption of all or part of the comprehensive plan amendment. A draft resolution for adoption will be prepared after review by the Commission upon conclusion of the public hearing. City Council action is not required. The development of the comprehensive plan and any amendments to the adopted plan are a function of the Planning and Zoning Commission.

APPLICANT: Jason Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY:

Jason W. Jaggi, AICP, Director of Community Development Date: 2/25/26

State Regulations:

- The comprehensive plan is developed and adopted by the planning commission. (89.340-89.370)
- Zoning regulations must be made in accordance with a comprehensive plan. (89.040).

Zoning Code References

- Section 405.1030: Planning and Zoning Commission

BACKGROUND

In March 2017, the Comprehensive Plan, *Creve Coeur 2030*, was adopted by the Planning and Zoning Commission. This document serves as the current Comprehensive Plan for the City of Creve Coeur. Soon after in June 2017, the 39 North Master Plan was adopted as a component of the Comprehensive Plan to foster opportunities for economic growth and reinforce Creve Coeur as a global hub for plant science and technology innovation through establishing the necessary framework for a thriving district of research activity, business and entrepreneurship. In 2023, the comprehensive plan and 39 North Master Plan was further amended and adopted by the Planning and Zoning Commission to facilitate a multi-phase mixed-use development on the former Bayer West campus now known as Olia Village.

In 2024, Bayer publicly announced their intention of selling approximately 90 acres of the Bayer East campus. This portion of the campus to be sold consists mostly of research and development buildings, including greenhouses and a large parking garage. Approximately 60 acres of land consisting of office buildings will remain under Bayer ownership and will continue to serve as headquarters for Bayer's North American Crop Science division. The City's comprehensive plan and 39 Master Plan did not contemplate any changes or reconfiguration to the Bayer campus. Similarly to the Bayer West Campus that was sold in 2022, the sale of such a prominent property in Creve Coeur and within the 39 North District, presents a unique opportunity for re-use and redevelopment that will contribute to the growth of the area.

Given the lack of guidance in the City's planning documents, an update to the City's comprehensive plan, *Creve Coeur 2030*, and 39 North Master Plan for the Bayer East Campus is needed. The focus of the plan update is to identify appropriate future land uses and development objectives in order to effectively position this 151-acre property to positively contribute to the future development of the 39 North AgTech District and the City as a whole.

To assist with this process, the City engaged the services of PGAV Planners, which began work in June 2025. Several work sessions were held with the Planning and Zoning Commission during the development of the plan to review progress and provide input and direction to staff and the consultant, including a work session to review the full draft plan with the consultant on February 2nd. At the conclusion of this review, the Commission directed staff and the consultant to incorporate the feedback that was given and to proceed with scheduling the public hearing for March 2nd.

PUBLIC ENGAGEMENT

Community feedback was solicited in several ways throughout the planning process. An online portal was created to provide updates and to allow for online comments to be submitted to staff and the consultant. Two open houses were held in the Summer and Fall 2025 to receive input on the existing conditions, future development of the site, and draft recommendations. Stakeholder meetings with Bayer representatives, 39 North and real estate entities were also held.

The public hearing notice and draft plan update document was posted on the City's website for public review on February 6th with the ability to submit comments through the web portal. Postcards were mailed to adjacent property owners and updates were emailed to prior open house attendees and participants in the process. The City's newsletter and social media accounts were also used to announce the public hearing date and promote the availability of the

draft plan for review. The comments received on the draft plan prior to the packet being generated are attached for review.

OVERVIEW OF THE COMPREHENSIVE PLAN AMENDMENT

The goal of the proposed amendment is to provide updated parameters and guidance for future development of the Bayer East Campus. This comprehensive plan amendment will be used by the City to evaluate any redevelopment proposal or rezoning of the property that may be submitted.

The Draft Comprehensive Plan Amendment includes the following components:

- Introduction and Background
- Existing Conditions Analysis
- Market Analysis
- Community Feedback
- Development Analysis
- Plan Recommendations
- Implementation

The recommendations of the plan are provided under the following three categories:

- Open Space and the Environment
- Transportation and Connectivity
- Future Land Use

The Draft Bayer East Comprehensive Plan Update (February 2026) is attached to this staff report for review.

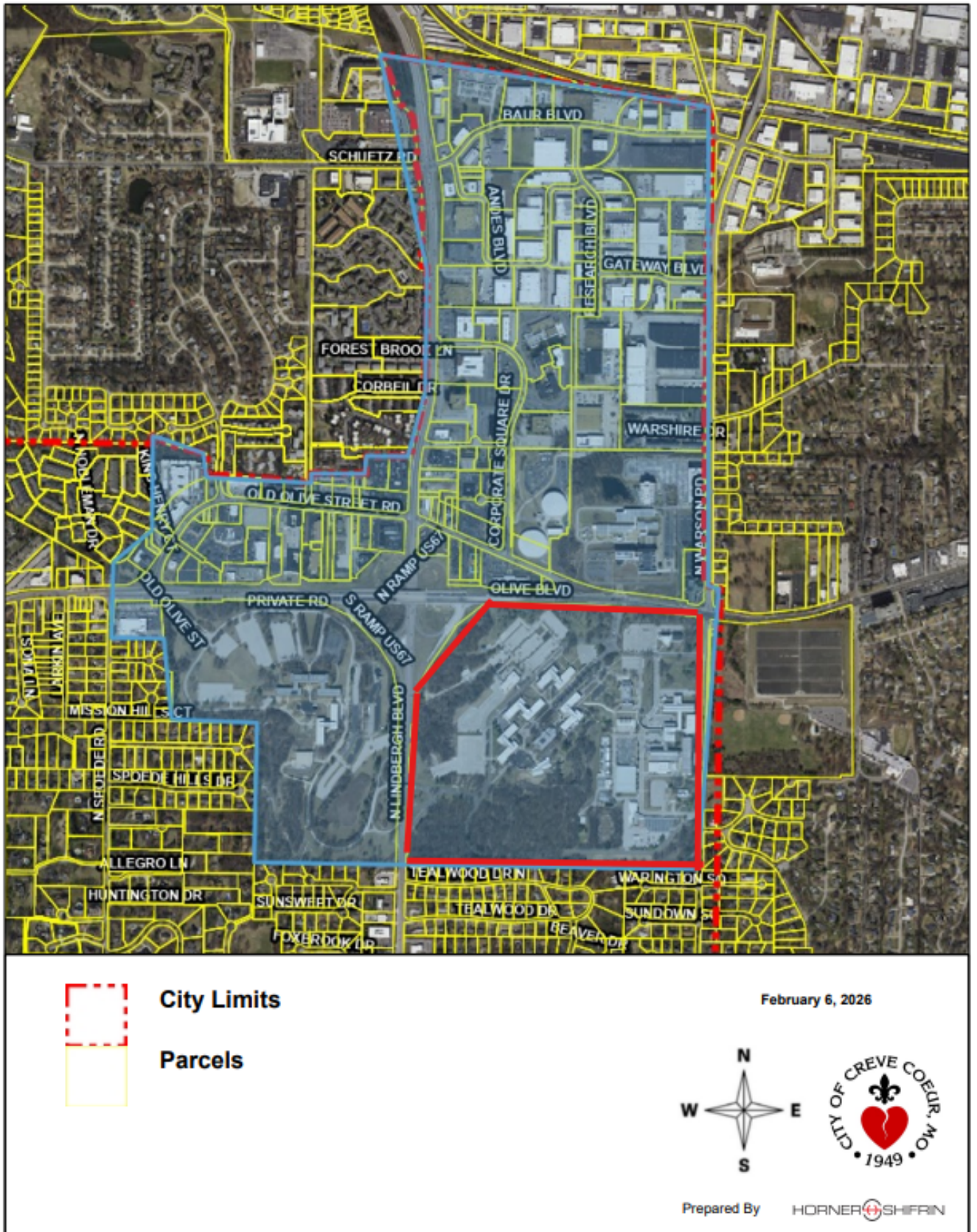
PGAV Planners will present the draft plan at the public hearing. Staff is not seeking a decision on the amendment at this time and is instead asking for feedback from the public and the Commission on the elements of the amendment. After comments have been received and direction given by the Commission, this application will return before the Planning and Zoning Commission scheduled for the March 16, 2026, meeting with a resolution for adoption.

ACTION AND MOTION

A draft resolution for adoption of the amendment has not been prepared at this time in order to accommodate discussion and feedback. The amendment will again come before the Planning and Zoning Commission for a decision at a future meeting date. The following would be an example motion for this application:

“I move to continue Application #26-003 to adopt an amendment to the City’s Comprehensive Plan to the March 16, 2026, Planning and Zoning Commission meeting.”

AERIAL PHOTO:





**BAYER EAST CAMPUS COMPREHENSIVE PLAN UPDATE
for the City of Creve Coeur, Missouri**

DRAFT - February 2026

Table of Contents

01	Introduction & Background	1
02	Existing Conditions	4
	<i>Community Profile</i>	
	<i>Site Characteristics</i>	
	<i>Building Evaluation</i>	
03	Market Analysis	16
	<i>Market Area</i>	
	<i>Existing Supply</i>	
	<i>Existing Demand</i>	
	<i>Implications</i>	
04	Community Feedback	33
05	Development Analysis	36
06	Plan Recommendations	42
	<i>Open Space & the Environment</i>	
	<i>Transportation & Connectivity</i>	
	<i>Future Land Use</i>	
07	Implementation	48

Acknowledgments

Planning & Zoning Commission

Julie LaBonte, Chair

Rhonda O'Brien, Vice Chair

Thomas Buelter, Commission Member

Larry Potashnick, Commission Member

Marjorie Richter, Commission Member

Stephan Tomlinson, Commission Member

A.J. Wang, Commission Member

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Donna Spence - Ward 1

Mark Manlin - Ward 1

Kim Norwood - Ward 2

Nicole Greer - Ward 2

Drew Newman - Ward 3

David Hoffman - Ward 3

Scott Saunders - Ward 4

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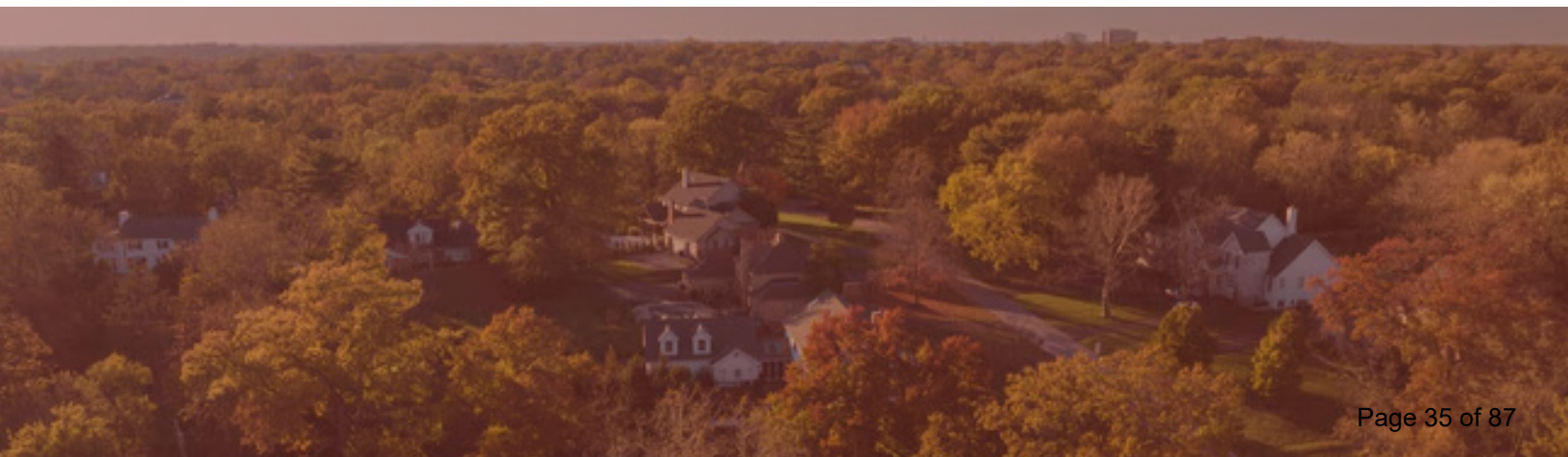
Claralyn Bollinger, Administrative Services Supervisor

Sharon Stott, Interim City Administrator

Carl Lumley, City Attorney

Consultant Team

PGAV Planners



The City of Creve Coeur's Community Vision

*Creve Coeur will continue to prosper as a **premiere livable and sustainable community** by preserving and capitalizing on new opportunities for the City's key residential, business, environmental, and civic assets.*

Utilizing comprehensive place-making**, Creve Coeur will enhance its unique and recognizable physical identity; its healthy and vibrant neighborhoods; and remain **a regional leader as a green and environmentally-friendly community.



INTRODUCTION & BACKGROUND

Introduction

The City of Creve Coeur adopted the Creve Coeur 2030 Comprehensive Plan in March of 2017 after 1.5 year-long planning and engagement process. As part of this process, a robust existing conditions analysis was completed to understand the current conditions in the community. Significant public engagement took place during the process to get a sense of community priorities and concerns. This plan provides long-term guidance for the community about a variety of community place types, residential neighborhoods, commercial corridors, and institutional areas. Other planning processes have taken place in the eastern section of Creve Coeur including the Old Olive Great Streets Plan, 39 North Master Plan, and 39 North Greenway Plan.

While much of the planning work done during these processes is still applicable, significant changes have occurred on the Bayer Campus. When the 39 North Master Plan and the 2030 Comprehensive Plan were adopted, none of these changes were predicted or planned and thus necessitated the city reconsider the long-term priorities for this location.

BAYER HISTORY IN THE COMMUNITY

Founded in 1901, Monsanto initially operated as a chemical company, but shifted to agricultural products in the mid 1900's. In 1957, the Creve Coeur campus was built, serving as the Monsanto headquarters for more than 60-years. It was at this campus that the company grew into an agricultural and bioscience enterprise, with significant campus and employee growth in the community.

In 2016, Bayer announced their intention to acquire Monsanto, with the deal completed in mid 2018. After the acquisition, the Monsanto name was discontinued and the campus in Creve Coeur was rebranded in the Bayer name. At the time, the company committed to maintaining a significant presence in St. Louis, integrating the longtime Monsanto Crop Science division into the broader business structure.

Dating back to the 1950's, the company has represented a significant economic engine and employment base

in Creve Coeur, leading to the development of many neighborhoods and nearby amenities for workers on campus.

BAYER TODAY

In 2022, Bayer sold their West Campus property at the southwest corner of Olive and Lindbergh. This sale prompted the city to undergo a significant planning process to update the Comprehensive Plan and establish the regulatory environment to facilitate future development on the site. What came out of that process was a several year long engagement with Jack Matthews Development and Fireside Financial, the group who acquired the site from Bayer. The 96-acre site was the topic of much discussion in the community with residents and elected officials engaging with the group to negotiate the details of a significant mixed-use project on the site, now known as Olia Village. The Olia Village rezoning and Site Concept Plan was approved by the City in November 2023 and the City is continuing to facilitate a development that is consistent with the updated 2030 Comprehensive Plan.

BAYER EAST CAMPUS

In 2025, Bayer announced the intent to sell off an additional 90-acres of property on the southeast corner of Olive and Lindbergh, known as the East Campus. The company put the property on the market and began offering the opportunity to interested buyers.

Similar to the West Campus property, the East Campus is located within the 39 North AgTech District at an important intersection in the community. Accessible from major roadways and central in the St. Louis region, the Bayer East Campus provides an important opportunity for the city to reimagine a large piece of property in the community. Adjacent to the under-construction Olia Village, the East Campus directly abuts neighborhoods to the south and residential areas in the City of Olivette to the east. It is directly south of the Danforth Plant Science Center.

Bayer is retaining the northwest portion of this site to continue in person operations for the Bayer Crop Science Corporate Headquarters. The portion to remain includes corporate offices, parking, a childcare center, and significant open space.

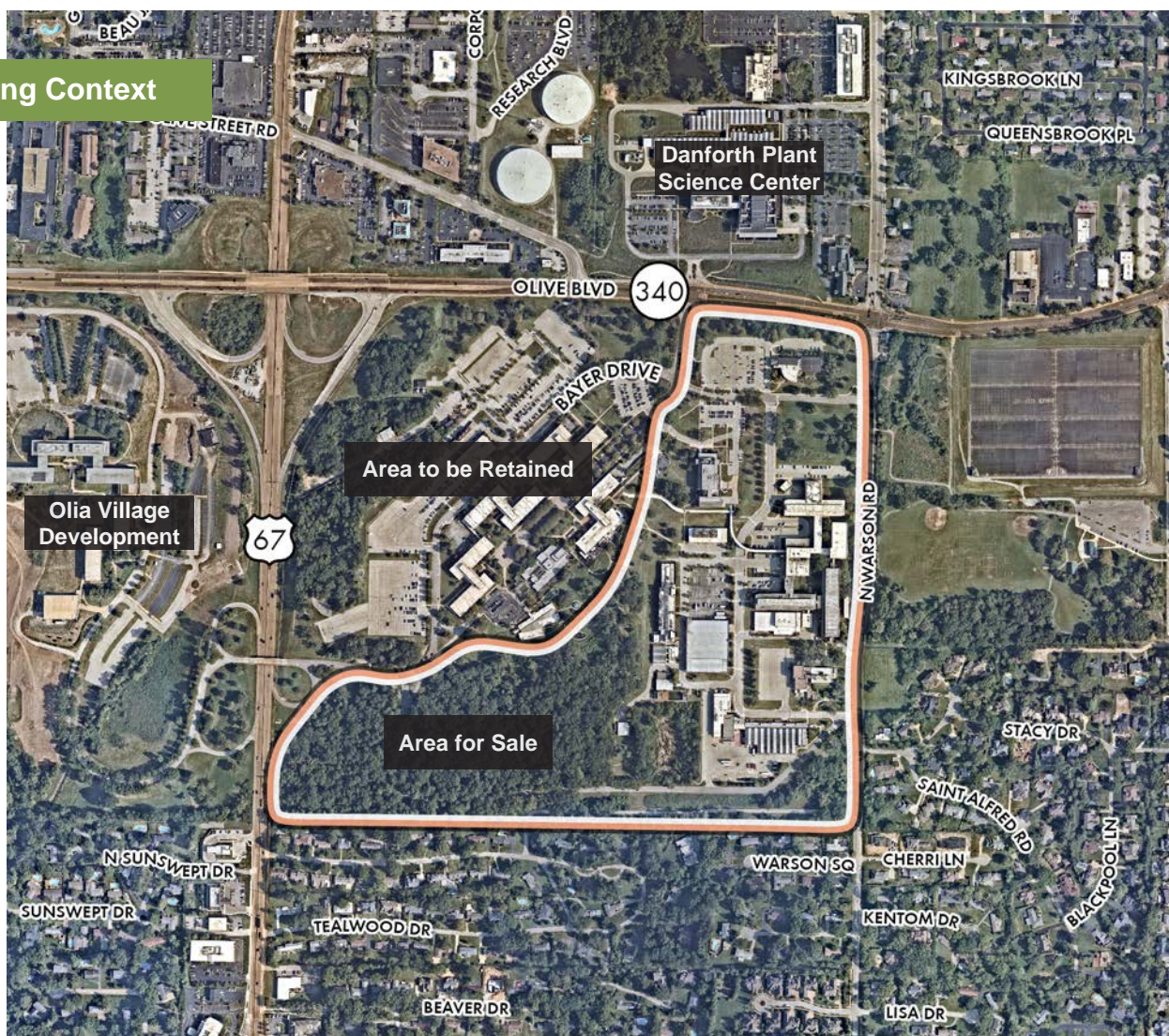
Purpose

Given the upcoming changes on the site associated with the upcoming sale, the City of Creve Coeur initiated a process to update the Comprehensive Plan and 39 North Master Plan to reflect the updated future for this part of the community. The intent of the update for the Bayer East Campus is to understand how this site fits within the 39 North AgTech District and the City's overall vision for the future. The primary goals of the planning process are to reflect the community's vision for the site, given new ownership and retention of the existing Corporate Headquarters on a portion of the site, and identify the principles and attributes important to retain with any future development.

The process began in June of 2025 and included several public meetings and opportunities for online engagement. Through this, the City worked with a consultant to understand the site's potential and craft objectives and recommendations that depict the community's vision for this 90-acres in the future.

The purpose of the planning process was primarily to provide updated parameters and guidance for the site's future development when it comes to future land use, density, open space, and connectivity. Significant regulatory processes will occur with any future development on the site, though they will be viewed in light of the adopted 2030 Comprehensive Plan and Bayer East Campus Update. Should any new uses be proposed on the retained campus, this plan may need to be revisited.

Existing Context





EXISTING CONDITIONS

Community Profile

The City of Creve Coeur is located in St. Louis County and is part of the Greater St. Louis Region. Home to over 18,000 residents on about 10 square miles, the community borders Unincorporated St. Louis County to the north, Olivette and Ladue to the east, Frontenac and Westwood to the South, Town and Country to the southwest, and Chesterfield to the northwest. Creve Coeur was incorporated in 1949 and grew primarily off Olive Boulevard, with development moving west over time.

CURRENT DEMOGRAPHICS

A wealthy community, Creve Coeur ranked third in highest assessed value in St. Louis County with the median income for a household in the city nearly \$100,000. Less than 3% of residents are below the poverty line.

According to the 2020 Census, the community is 70% White, 9% Black, and 12.5% Asian, with other minorities making up the remaining percentage. Overtime, the City has grown more diverse, with the percentage of White residents decreasing and the number of Black and Asian residents more than doubling since 2000. There have been no significant demographic shifts shown in the data since the 2030 Comprehensive Plan was adopted in 2017.

The western portion of Creve Coeur is part of the Parkway School District, while the eastern portion is served by the Ladue School District. The Pattonville District covers a small portion of the community in the northeast corner of the city. The quality, high-ranking public schools in the community are a significant driver for the residential strength seen throughout the community. They also drive much of the character of the community, where married households with or without children make up the largest demographic.

MAJOR EMPLOYERS

The community has maintained its economic base through significant growth in the St. Louis region. As residential development has moved west throughout St. Louis County and into adjacent St. Charles County in recent years, Creve Coeur has maintained its strong economy. Barnes-Jewish West County Hospital, Mercy Hospital, the Bayer Crop Science Division Headquarters, and the Donald Danforth Plant Science Center all maintain a significant presence in the community, providing jobs for residents in the region.

Site Characteristics

EXISTING SITE

The Bayer East Campus is a large 151-acre site at the southeast corner of Olive and Lindbergh in the City of Creve Coeur. Serving as the headquarters for Monsanto (now Bayer) since 1957, the property has seen no significant change or construction in recent years.

As part of a real estate restructuring plan, Bayer is selling the 90 acres outlined below. This includes 14 buildings comprising 877,000 square feet of office, research, and development space. The company is retaining the Bayer Crop Science Office Campus

at the northwest corner of the site which will house approximately 3,000 remaining employees. This shift reflects both the company's internal changes due to acquisition, research needs, and litigation, but is also part of a larger trend. Many corporations are shifting away from large, traditional office campuses, consolidating uses and offering more flexible work-from-home arrangements for employees.

Developed as one site, the 151-acres share one utility and drainage system. It is anticipated that an arrangement will be made with the future buyer of the 90-acres for sale to disentangle the utilities and separate the two into separate systems.

Existing Site



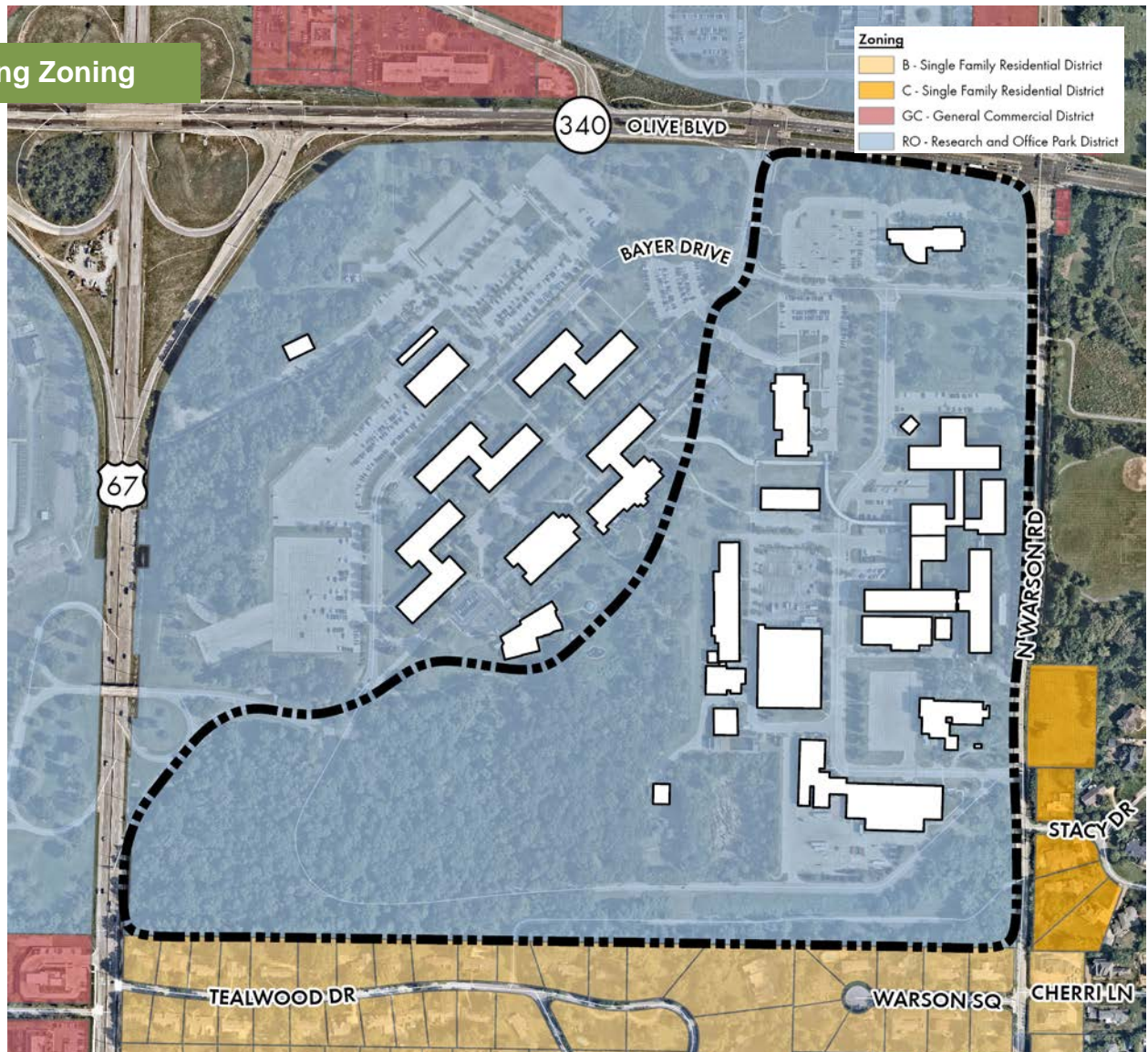
CURRENT ZONING

Today, the entire site is within the City's RO - Research and Office Park District zoning designation. This zoning district is intended to provide for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. Given the long history of the company in Creve Coeur, and the recent growth of the 39 North District, this zoning designation has captured much of the activity on site in recent years. The designation only exists in this part of the community, where research and office users are part of a larger campus context.

Given broader trends in office consolidation, it is unlikely that a single office or research user will occupy this large site and zoning updates will be required for any use change.

Currently, properties to the south are zoned Residential B, allowing single family homes on lots less than 1-acre. Those to the north are a mix of Research and Office and General Commercial. To the west, the Olia Village development is zoned Planned Mixed-Use Development, adopted by the City to serve as the regulatory framework for the future build out of this property. The site was similarly zoned Research & Office prior to development.

Existing Zoning



CURRENT ACCESS & CONNECTIVITY

As the map below displays, current access and connectivity within the site is relatively limited. Typical of a suburban office campus, entry and exit is restricted to controlled entrances. In this case, these exist off Olive Boulevard to the north and Lindbergh Boulevard to the west. Additional secondary entrances are provided off Warson Road to the east.

Circulation throughout the site is primarily for automobiles, moving employees and visitors between parking lots and buildings. Due to a system of underground and skywalk connections between campus buildings, there are limited on-street sidewalks or connections for cyclists within the site. Similarly, connections for pedestrians and bicyclists to the

surrounding area are limited.

A private bridge on Bayer Drive over Lindbergh Boulevard currently provides automobile and limited pedestrian access to the west side of Lindbergh. This bridge was previously owned and maintained by Bayer, though an agreement is currently in place for shared responsibilities with Olia Village.

On the south, a Tealwood access road known as Tealwood Drive provides a private easement through the site for the exclusive use by residents of the Tealwood subdivision. This easement was granted by Monsanto, while today, the roadway itself is maintained by subdivision residents through the homeowners association.



CONNECTIVITY

An additional potential connection in the area is planned, which could increase the pedestrian and bike connectivity of this project to the broader region. The 39 North Greenway has been proposed by Great Rivers Greenway, the public agency created to develop a park and greenway system in the St. Louis Region. This project, shown on the map below, is currently in the planning stages, but seeks to connect Stacy Park in Olivette, immediately east of the site, up through the 39 North District to the broader Centennial Greenway system stretching from Forest Park to St. Charles County. This connection would go through the northern portion of site, increasing the importance of its potential in facilitating broader regional connections.

The 39 North Master Plan, Creve Coeur 2030 Comprehensive Plan, and continued resident engagement have identified increasing bicycle and pedestrian connectivity as goals, so ensuring support for these types of connections is important and provide an additional opportunity for network connectivity.

Long term, other potential connections include a bridge with pedestrian and bicyclist accommodations over Lindbergh to the west, improved facilities on Olive and Warson, and additional internal site connectivity and access for a variety of users.



SLOPE & TOPOGRAPHY

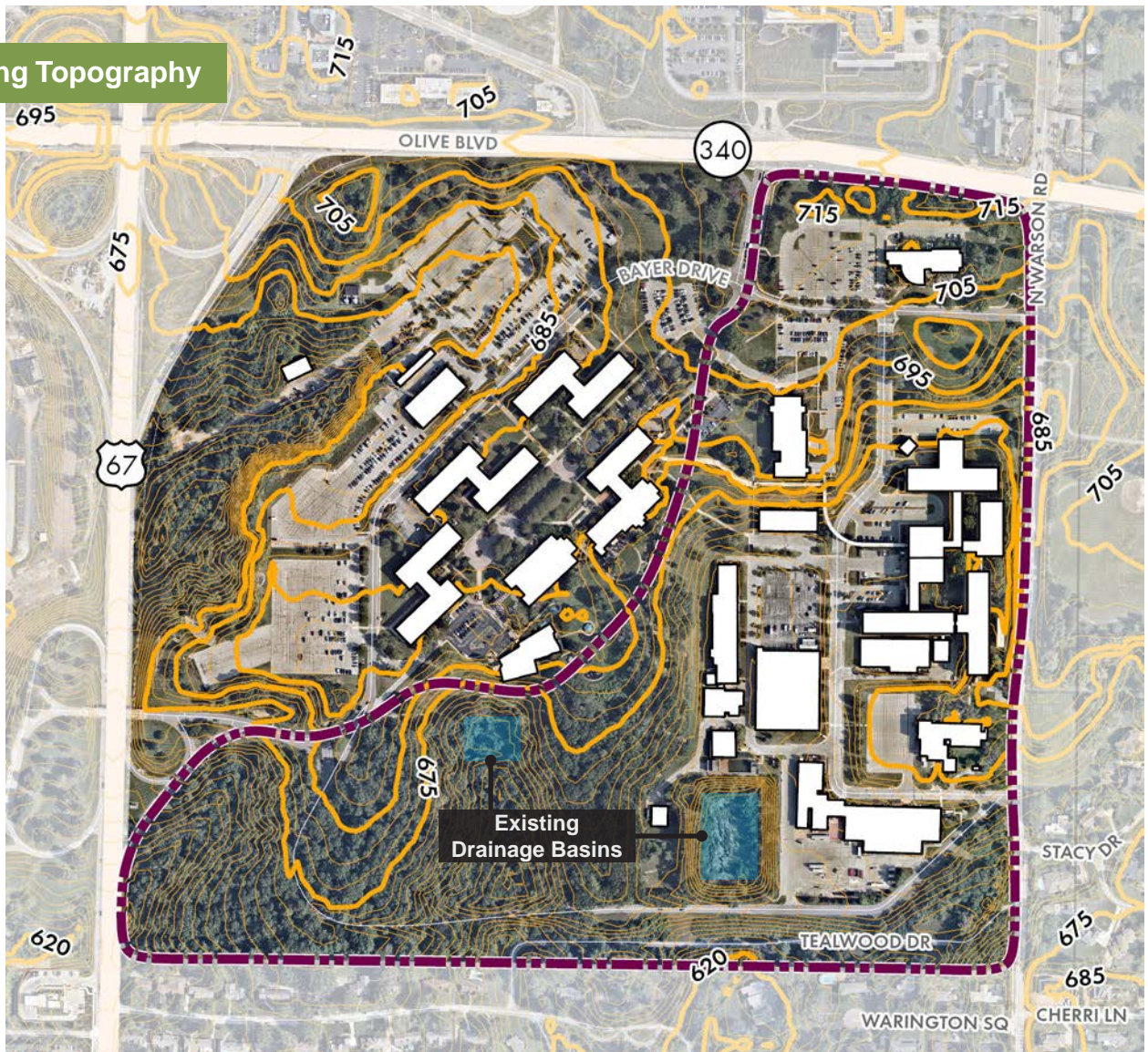
As the map below displays, slope and topography varies across the site. In general, the northwest corner of the site is higher than the southern edge of the site, with topography generally sloping to the south. Ridges, significant tree lines, and other natural features are also present on the site, creating unique topography, much of which was acknowledged with the placement of existing buildings on site.

A large drainage basin exists on the south, directly west of the greenhouse structure, north of Tealwood Drive. An additional drainage basin exists within the forested area just south of the childcare building. The slope of the

site is oriented thus that each building drains to these existing basins through a network of integrated sewers.

The existing slope and topography were considered when development first began in this area, dictating much of the development pattern. It is anticipated that significant engineering and site work may be needed in several locations to accommodate future redevelopment. Site work will include grading, stormwater detention areas, the addition and/or movement of utilities, and site clearance.

Existing Topography



EXISTING FLORA & FAUNA

An analysis of the existing flora and fauna on site was conducted in the summer of 2025 to understand existing assets on the site. This on-site analysis found that the 90-acre portion of the campus that is for-sale features a Developed Zone and an Undeveloped Zone.

The Developed Zone, shown in orange below, is home to the buildings on site and features trees and landscape typical of commercial office campuses. A buffer of mature trees is located along the north and east edges of the property. Both native and ornamental tree species were observed within this buffer. Among the existing buildings, planting beds containing both

native ornamentals and non-native ornamentals were observed, providing small pockets of pollinator and wildlife habitat on a localized basis.

The Undeveloped Zone, shown in red below, is home to over 30 species of native trees. The forest area is a typical dry-mesic upland hardwood forest, with oak and hickory being the dominant species. The bulk of forest canopy is estimated to be on average 60' to 80'+ tall, with occasional specimens exceeding this height. Based on the height of certain specimens, in conjunction with observed DBHs of 24"+ and past aerial imagery, it is estimated some tree specimens may substantially exceed 100 years of age. The presence of native tree

Existing Topography



saplings and seedlings within the understory indicates successful recruitment of younger plant generations and canopy rejuvenation. The forest understory also contained dense stands of invasive honeysuckle, with some areas containing little to no honeysuckle. Based on signage, the absence of honeysuckle in spots is a direct result of past invasive plant management efforts. The forest floor, where not dominated by honeysuckle, indicated the presence of native woodland wildflowers and spring ephemerals, in addition to other native herbaceous species.

Throughout the forested area, occasional dead trees and snags were observed, in addition to fallen trees and tree-throws. These features are typical of a healthy forest and create valuable wildlife habitat, supporting, among other species, woodpeckers, wild turkeys, owls, bats, small mammals, reptiles and amphibians, in addition to a broad range of native pollinator, insect, and fungi communities. The presence of fallen trees also creates small clearings, providing beneficial forest ecotones which further enhance the site's ability to support diverse biological communities.

A strip of land on the south side of the site between the Private Road and Tealwood Drive contains a restored tallgrass prairie community. Along with its standalone habitat and aesthetic values, its location in proximity to the undeveloped forest zone further elevates the wildlife habitat and ecological value.

During the on-site assessment, ample evidence of a large range of wildlife activity was observed, including deer and small mammal tracks, as well as small mammal scat. Numerous native pollinators, insects, and invertebrates were observed. Over 15 species of bird were visually spotted, with additional species being detected by ear. It is the opinion of the assessor that the species identified, both bird and otherwise, represent only a small fraction of those that utilize the site throughout the year – whether as a permanent home for year-round residents or a food and shelter source for migratory species.

Currently, a road partially bisects the forest. The road was added between 1965 and 1968 for campus access. An examination of topographical maps shows an elevation change of 90 feet across the site, with the highest point being approximately 720', on the north developed zone and the lowest portion being approximately 630' within the southeast undeveloped zone.

The site contains two man-made water bodies used as detention basins, which, despite their absence from the National Wetland Inventory website, both currently exhibit vegetation and hydrological characteristics typical of wetlands. Both contain dense cattail stands, and while these features were not-naturally occurring prior to the development of the site into a commercial campus, they represent additional wildlife habitat based on their hydrology, plant communities, and proximity to the undeveloped forested zone.

Stacy Park, located immediately east of the site in Olivette is home to a 3-acre reconstructed prairie, offering a diverse community of native grasses and wildflowers, providing an important food source and habitat for native species. Many animal species likely migrate between the Stacy Park habitat and that of the undeveloped forested area on the Bayer East site, continuing north to the area Bayer is retaining at the northwest portion of the site, which includes a heavily forested area.

There are very few forested areas in this part of St. Louis County. As development has occurred, these areas have been replaced, with very few large concentrations remaining. The ecosystem and biodiversity value of these locations is inherently greater in large concentrations, allowing for a biodiverse environment home to a variety of plants and animals.

Building Evaluation

The Bayer East Campus portion for sale includes 14 buildings and 877,000 square feet of building space. The buildings include a wide variety of uses including office, research, greenhouse, and parking. In addition, the property includes substantial open space and right-of-way, as well as several accessory buildings.

As the map below displays, buildings M, N, O, Q, R, S, T, U, V, V-Annex, W, W-Annex, and X are within the portion of the property for sale. Several water retention and treatment facilities are also located on site in addition to utility building Z and a parking garage. Bayer is retaining the northwest portion of the site which includes buildings A, B, C, D, E, PP, GMB, and the childcare center (CDC).

As part of the planning process, an evaluation of the existing building stock was conducted. This included on-site, interior review of several buildings, as well as an exterior inventory of all buildings. The reuse potential of each building was evaluated based on existing condition of facilities, recent renovations, and current use, and have been categorized based on that review as having easy, moderate, or difficult reuse potential.























The review of the buildings found the following:

- Building M is a standalone, 2 story structure built in 1999. Currently used as office, the building is isolated to the north and would be relatively easy to reuse.
- Building N is a detached 3 story structure built in 1955 connected via a skywalk and underground tunnel. This building is currently used as both office and research, making its reuse potential moderate,



as some modifications will likely be required.

- Building O is a 4 story structure built in 1981. This building is connected via underground tunnel and/or skywalk with buildings Q, R, S, T, and U. Currently used as office space, the reuse potential is high.
- Building Q is a 4 story structure with basement built in 1961 as part of the original campus. This building is connected to buildings O, R, S, T, and U and is currently used as office and research space. The reuse potential of this building is moderate.
- Building R is a 2 story structure built in 1961 as part of the original campus. This building is connected to buildings O, Q, S, T, and U and is currently being used for office and conference space. This building was recently renovated and has significant reuse potential for the same type of use.
- Building S is a 4 story structure with basement built in 1961 as part of the original campus. This building is connected to buildings O, Q, R, T, and U and is currently used as research space.
- Building T is a 4 story structure with basement built in 1961 as part of the original campus. This building is connected to buildings O, Q, R, S, and U and is currently used as research space.
- Building U is a 4 story structure with basement built in 1980. This building is connected to buildings O, Q, R, S, and T and is currently used as research space.
- Buildings V and V-Annex were built in 1961 and 1980 respectively and are standalone buildings. Building V is used for office and research while the Annex is used for small office space and as a greenhouse. The existing value of these buildings to Bayer is high, and there is interest in a lease-back arrangement for research purposes, but the reuse potential by another user is limited due to facility age.
- Buildings W and W-Annex were built in 1961 and 1974 respectively and include research and greenhouse space. These standalone structures are located immediately west of the parking garage, making their location on the site difficult for reuse.
- Building X was built in 1961 and is a one-story utility structure.
- Building Z was built in 1991 and is a one story research and greenhouse building.
- The 2 story parking garage on site is in good condition and is likely to be reused.

BUILDING LABEL	YEAR BUILT	STORIES	USE	CONNECTIVITY	SPECIALITY RATING	REUSE RATING
building M	1999	2+B		stand alone	●○○○○○	EASY
building N	1955	3	 	stand alone	●●●●○○	MODERATE
building O	1981	4		Q, R, S, T, U	●○○○○○	EASY
building Q	1961	4+B	 	O, R, S, T, U	●●●●○○	MODERATE
building R	1961	2	 	O, Q, S, T, U	●○○○○○	MODERATE
building S	1961	4+B		O, Q, R, T, U	●○○○○○	MODERATE
building T	1961	4+B		O, Q, R, S, U	●●●●○○	MODERATE
building U	1980	4+B		O, Q, R, S, T	●●●●○○	EASY
building V	1961	2	 	stand alone	●●●●○○	MODERATE
building V - annex	1980	1	 	stand alone	●●●●○○	MODERATE
building W	1961	2		stand alone	●●●●○○	DIFFICULT
building W - annex	1974	1	 	stand alone	●●●●○○	MODERATE
building X	1961	1		stand alone	●●●●●●	DIFFICULT
building Z	1991	1	 	stand alone	●●●●○○	MODERATE
Parking Garage		2+		stand alone	●●●●○○	EASY



Office Park Trends

The sale of this property and reuse potential of the existing buildings is impacted by broader trends in office development. While the office market has shifted significantly after the pandemic, the trends have been changing over the past several decades to reflect new and different needs of office users.

1960's: THE BIRTH OF OFFICE PARKS

The 1960's brought suburbanization and car culture to the U.S., allowing new demand for sprawling campuses. Lots of office parks were built during this area, providing a clean, safe, and modern alternative to the Downtown office of the past. Zoning of the time aligns with this development optimism and the postwar economic boom.

1970's: EXPANSIONISM ON THE RISE

In the 1970's, the rise of research-driven industry began, pharmaceutical, agri-science, and aerospace research began and offices responded. At the same time, highways continued to fuel suburban growth.

1980's: PEAK CORPORATE INFLUENCE

The 1980's brought the development of "big box" retail and large "mega campuses". Reagan-era trickle-down-policies reinforced corporate centrality and helped ensure that corporate investments were supported.

1990's: GOLDEN ERA OF CORPORATE CAMPUSES

The 1990's saw continued growth as the biotech and agri-tech industries thrived. Major campus expansion continued, with additional amenities provided for employees on site.

2000's: EARLY CRACKS APPEAR

In the early 2000's, globalization and the growth of digital work began to challenge the centralized office concept. Offices begin to shift priorities and the first office re-use projects are considered.

2010's: MISMATCH & VACANCY

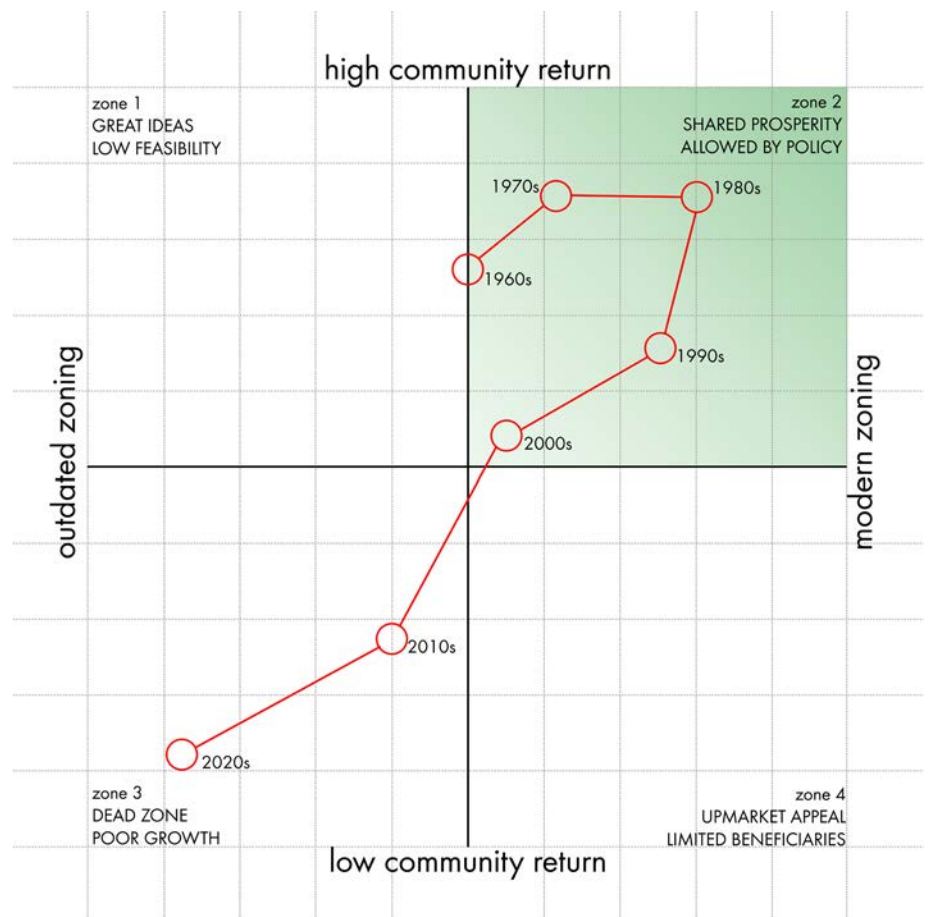
The 2010's brought the interest in mixed-use, walkable neighborhoods from a new generation of the workforce. Work-life balance desires continue to grow, driving new needs for office campuses. Corporate footprints begin to shrink, with remote and global work gaining traction. In some places, antiquated zoning causes stagnation and prevents cities from adapting with community needs.

2020's: MODEL COLLAPSE

The 2020's reflect the most significant shift in the office market to date. Post-pandemic, office needs look nothing like the past. Major employers have announced scale downs, mergers, or closing of entire campuses. No major corporations are opening office campuses.

FUTURE

As the office market looks to the future, cities look to mixed use communities that offer tax resilience and social benefits. Housing, innovation, and open-space-integration are key to property reuse. Continued zoning reform unlocks long-term success for the redevelopment of campuses and further integration with the community.



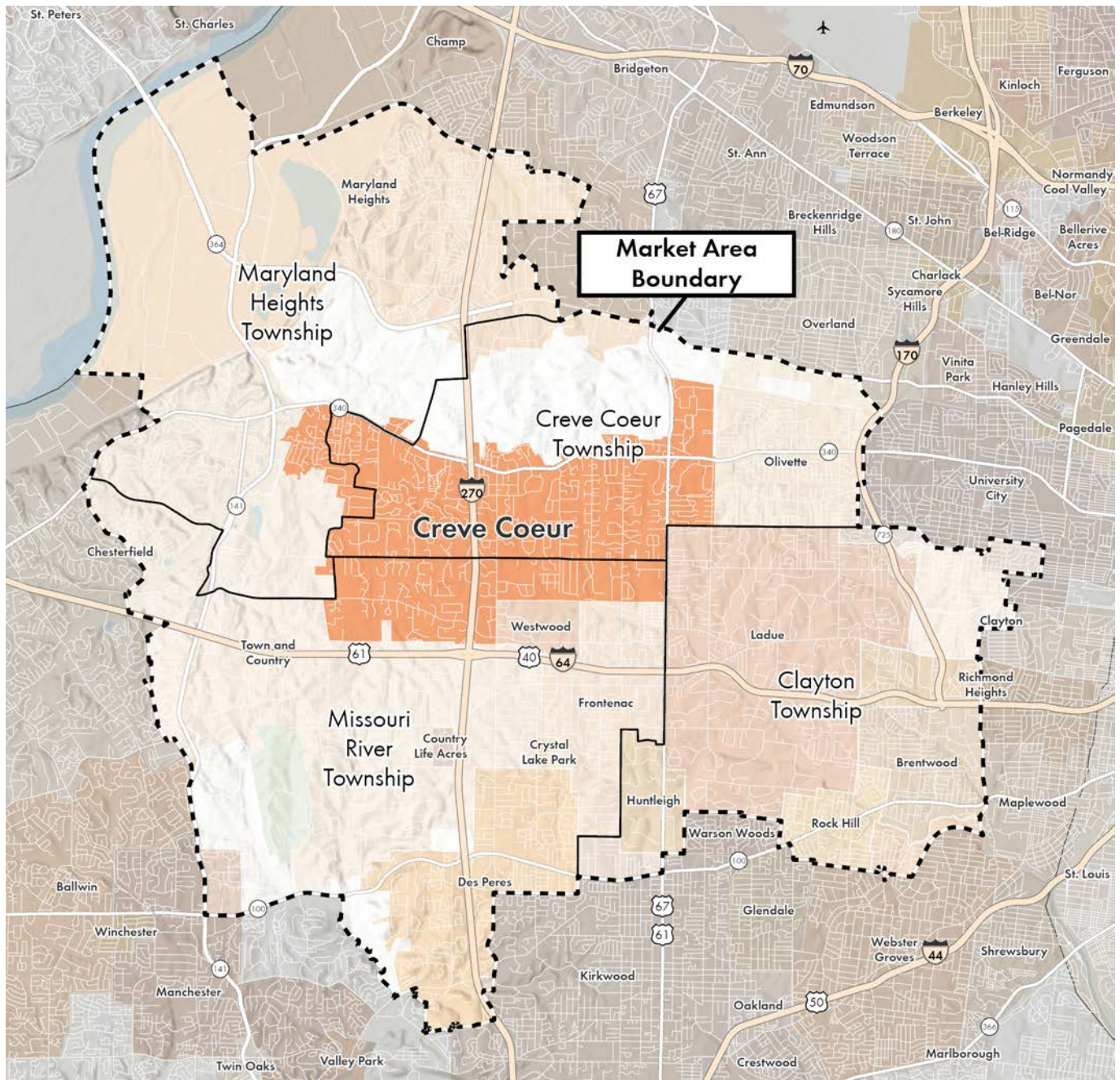


MARKET ANALYSIS

Housing Market Area

The housing market area used in this analysis is based on Census Townships - areas smaller than the county but larger than individual cities. The Census surveys these areas annually as part of the American Community Survey, which provides valuable data about demographics and trends that affect the housing market in Creve Coeur and the surrounding communities.

Parts of Creve Coeur fall into three townships - Creve Coeur Township, Missouri River Township, and a very small sliver in the Maryland Heights Township. The Clayton Township is immediately adjacent to the city and was also included in this analysis.



Housing

Types in Creve Coeur

Creve Coeur was home to approximately 8,754 housing units in 2025. Creve Coeur residents live in a mix of single family homes, condos, and apartments. The most common type of housing is single family housing, which makes up 55% of all housing units. Though the majority of these homes are occupied by owner occupants (53% of housing units), 2% of housing units are single family homes occupied by renters.

Creve Coeur is unique in the market area and metro due to the large percentage of condos in the city. These units make up 14% of housing units. Like single family homes, most condos (12% of housing units) are occupied by owner occupants, while a smaller percentage (about 2% of housing units) are occupied by renters.

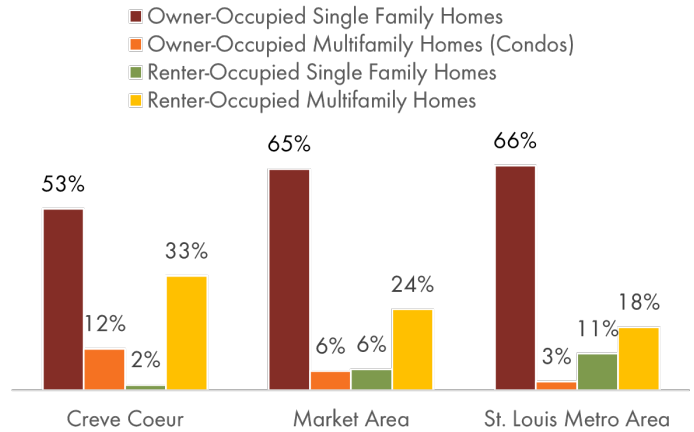
About 32% of housing units are located within apartment properties. These units are occupied by renters.

Overall, about 65% percent of Creve Coeur residents live in owner-occupied housing, in a mix of single family and condo residences. The remaining 35% live in rental housing, consisting mostly of apartment units, but with a smaller number renting single family homes or condos.

As shown in the map on the following page, most rental housing, consisting of apartments and condos, is located along Olive Boulevard, while the southern part of the city consists almost entirely of detached single family housing.

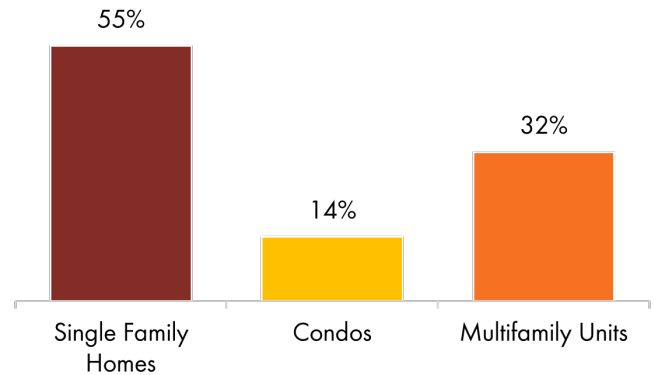
Households per Housing Type

U.S. Census ACS 5-Yr Data, 2020-2023



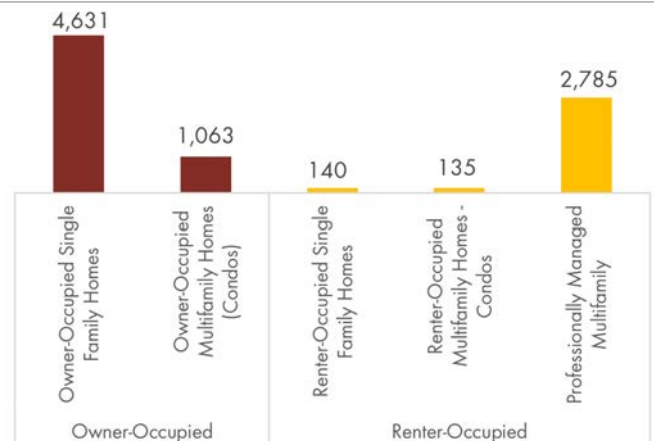
Housing Units by Type 2025

St. Louis County Parcel Data, 2025



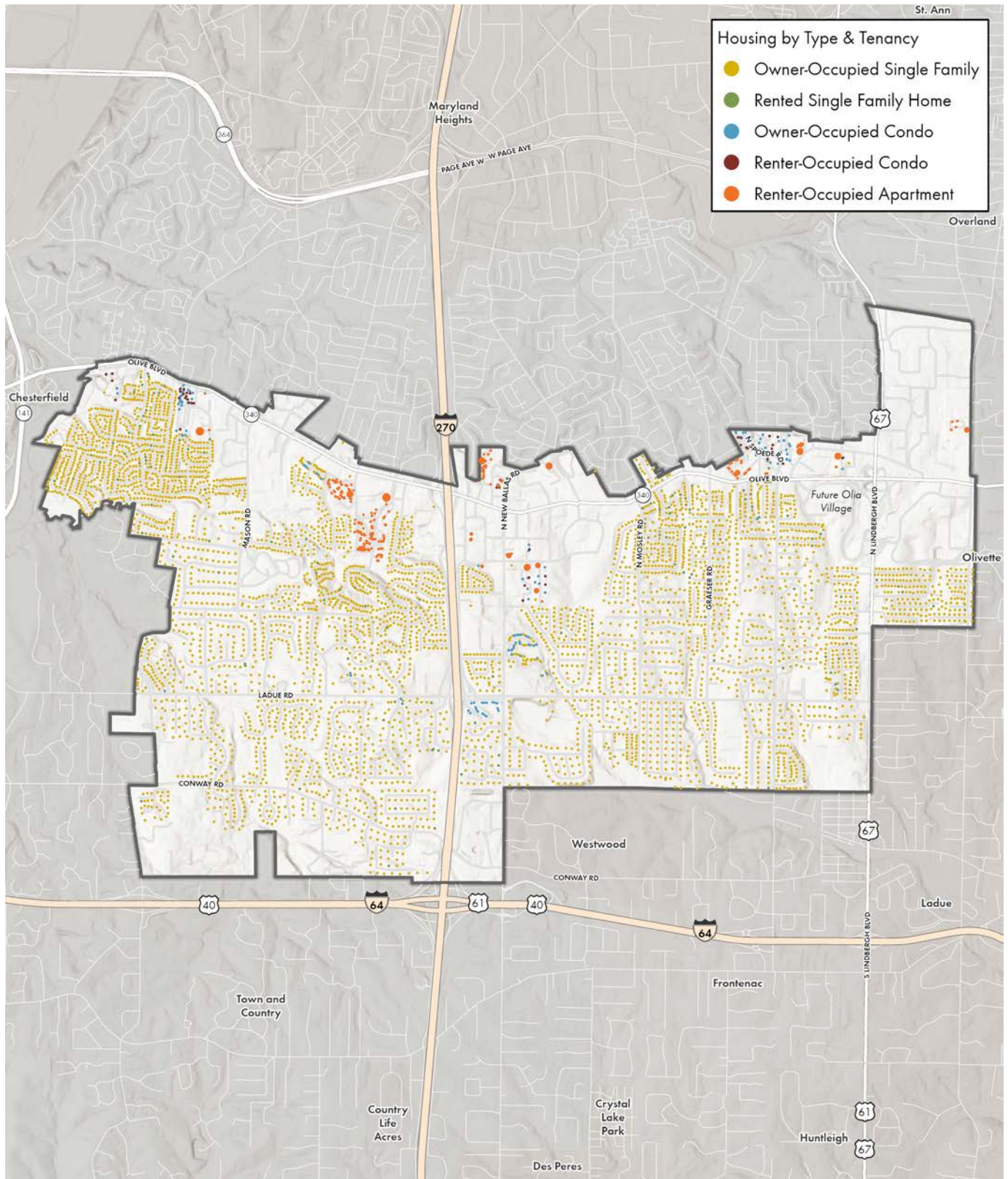
Estimated Total Units by Unit & Tenant Type

St. Louis County Parcel Data, 2025; Zillow, 2025, PGAV, 2025



Housing

Housing Type Locations



For Sale Housing

Existing Supply

The predominant era of homebuilding in Creve Coeur was the 1960s and 1980s, accounting for half of all housing units of all types in the City. Over 57% of single family homes were built during this time period. During the 1970s and especially the 1980s, condo building was at its peak. Seventy percent of condos date from this two-decade period. Since the 1980s, homebuilding has slowed considerably, although units are still being added to the market. Twenty-five percent of all housing units have been built since 1990.

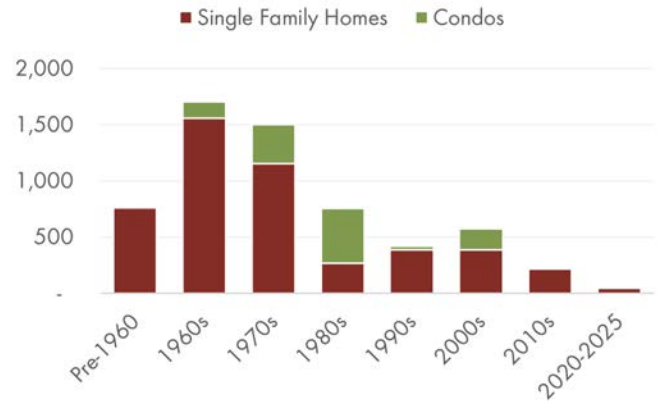
Compared to the market area and metro area, there are more smaller housing units (studio or one bedroom). These units account for 22% of all units, compared to 12% in the market and metro areas. At the other end of the spectrum, larger homes are also more common in Creve Coeur than in the other geographies. Thirty eight percent of units in Creve Coeur have four or more bedrooms, compared to 35% of units in the market area, and 22% in the metro area.

It's important to note that the smaller housing units are predominantly condos or, in some cases, smaller homes built in the 1950s and 1960s, while the larger homes are detached single family units. This difference has grown more exaggerated over time. The chart at bottom right shows the average size of a detached home or condo built in different decades. Since the 1960s, single family homes have grown larger, with the average single family home built after 2000 over double the size of one built in the 1960s. Condos have also grown larger, though this trend is not as pronounced. The average condo grew 600 square feet in size from 1960 to 1980, and has remained fairly stable since.

This trend in housing construction means that homebuyers seeking smaller homes are restricted to older homes or condos within Creve Coeur, while newer homes tend to be larger.

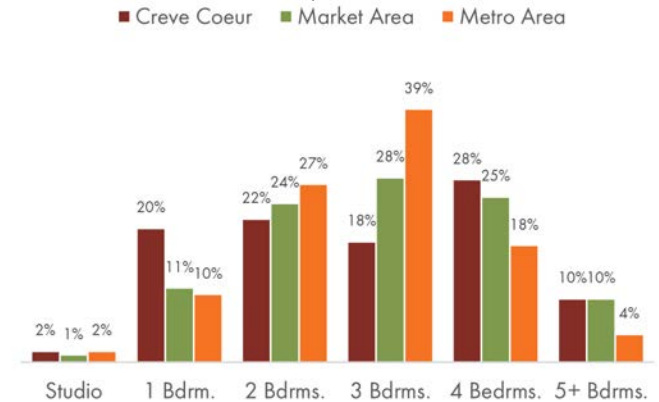
Housing by Type & Decade of Construction

St. Louis County Parcel Data, 2025



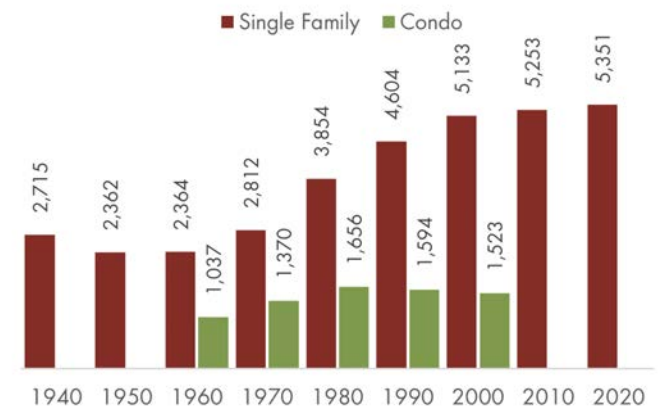
Housing by Size

St. Louis County Parcel Data, 2025



Housing by Square Foot, Type, and Era

St. Louis County Parcel Data, 2025



For-Sale Housing

Demand

Average price per square foot can reveal market preferences for different housing types. Detached single family housing is valued more on average per square foot than housing within the larger market area. Condos are valued at a lower value per square foot than detached single family homes, though this difference has decreased over time. In some cases, condos also have HOA costs that factor into the overall ownership cost, and put downward pressure on the sale price as a result.

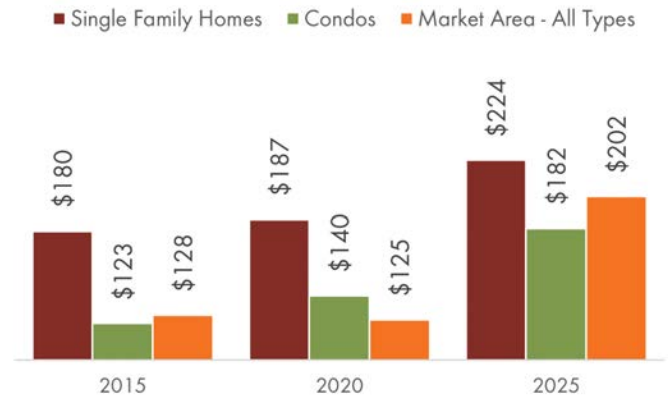
School district also plays a large role in the housing market within Creve Coeur. Potential single family homebuyers are willing to pay over \$50 per square foot more, on average, to buy a home located within the Ladue school district. This difference is not noted for condo owners, though this might also reflect differences in the quality of condo housing stock between both areas.

The table at below right compares the rate of housing price inflation from 2020 to 2025 for both housing types in Creve Coeur, all homes in the market area, all homes in the metro area, and the national housing price index. Though prices for homes have increased at a rapid rate since 2020, growing by between 3.9% and 5.1% annually in Creve Coeur, this rate of growth is lower than that of the market area (+10.1% on average annually) and the metro area (+9.1% on average annually). It's important to note that in 2020, housing prices per square foot were \$60 higher for single family homes in Creve Coeur (\$187) than within the market area (\$125), meaning that despite a faster rate of growth for homes in the market area, homes in Creve Coeur were and are still valued higher in the market.

These demand indicators show that Creve Coeur is perceived as a desirable community to live in, and that potential residents are willing to pay a premium to live in the city, and particularly within the Ladue school district.

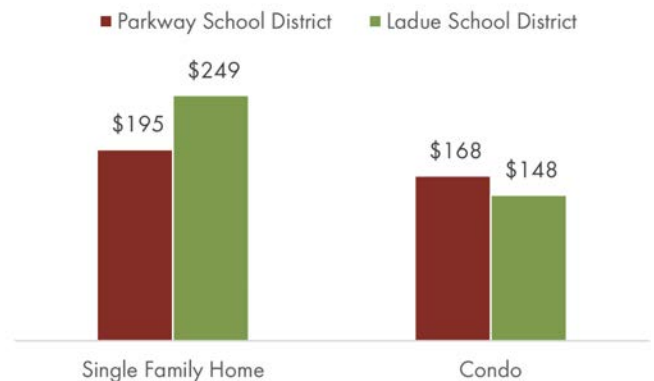
Average Sale Price per Square Foot

Zillow, 2025; PGAV, 2025



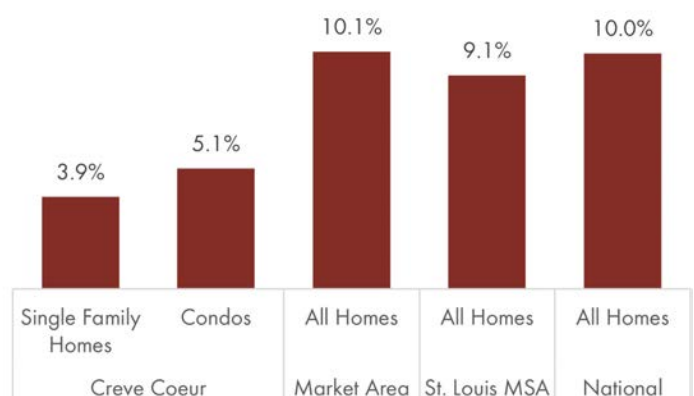
Average Sale Price per Square Foot by School District (2020-2025 Sales)

St. Louis County Parcel Data, 2025



Housing Price Inflation 2020 - 2025

St. Louis County Parcel Data, 2025



Rental Housing

Existing Supply

The two main types of rental housing in Creve Coeur are professionally-managed multifamily properties and individually-rented single- and multifamily properties. By far, managed apartment properties make up the largest share of rental housing (90%). Of these properties, garden apartments (2-3 story buildings without elevators and with surface parking) are the most common type of rental property. Units in these types of buildings make up 60% of rental housing units in the City.

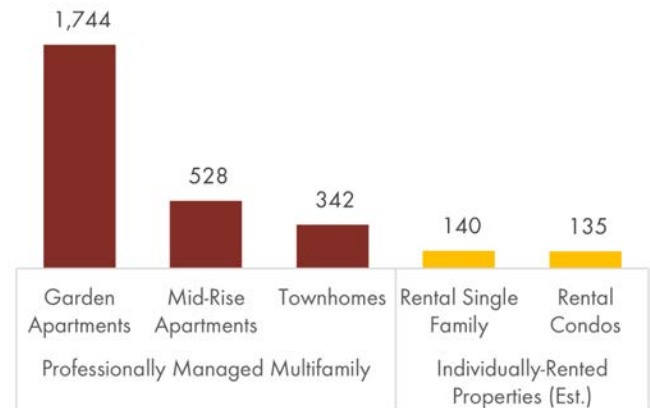
Overall, rental units tend to be smaller than single family homes. Forty-six percent of rental units have one bedroom and 43% have two bedrooms. Larger units with three or more bedrooms are more scarce in the rental market, accounting for only 9% of units. Renters looking for properties with four or more bedrooms are limited to the single-family home rental market.

Rental units reflect Creve Coeur’s overall development, with a large number added from 1960 through 1970, coinciding with the period of greatest housing development. Nearly 70% of rental units date from this era. A secondary spike in 2010 also added nearly 360 multifamily units to the market, accounting for 13% of all units.

Unlike purpose-built multifamily rental apartments, rental single-family homes and condos can enter and leave the market over time, so their supply is not fixed and unit characteristics can vary over time. However, based on current and historic rental listings in summer 2025, it was more likely that older homes from the 1950s to 1970s were available for rent in the Creve Coeur housing market.

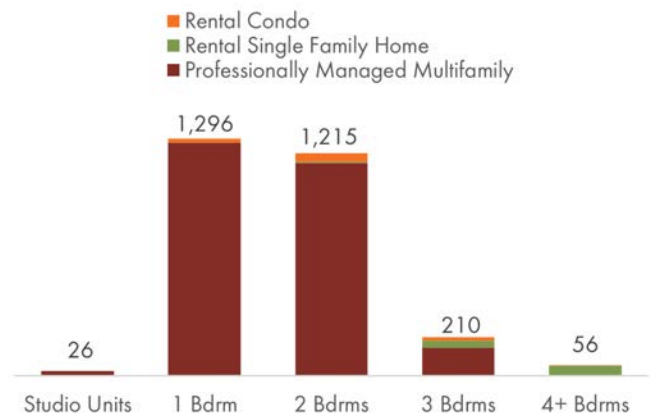
Rental Housing Units by Type

Zillow, 2025; PGAV, 2025; Costar, 2025;
St. Louis County Parcel Data, 2025



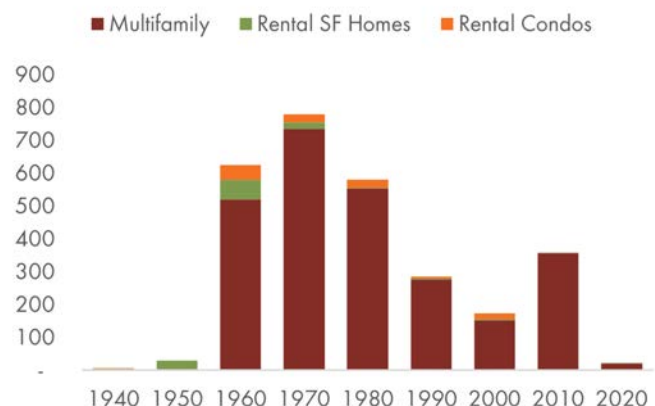
Rental Units by Number of Bedrooms

Zillow, 2025; PGAV 2025; St. Louis County Parcel Data, 2025



Rental Units by Era of Construction

St. Louis County Parcel Data, 2025



Rental Housing

Demand

Rental occupancy numbers in Creve Coeur indicate high demand for rentals, with occupancy for all unit sizes at or exceeding 95%, which is considered “full occupancy.”

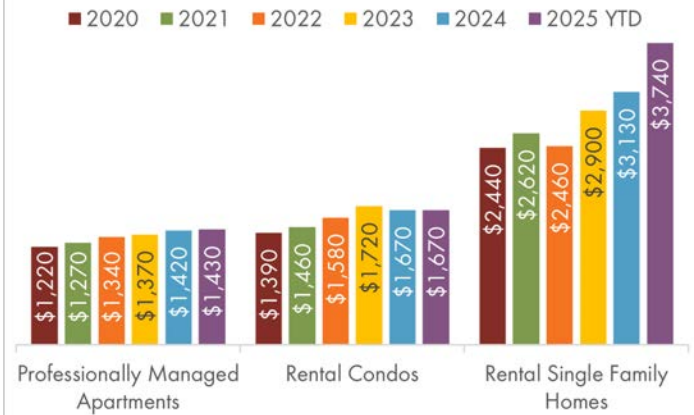
The table at right shows average rent by unit type over time. In 2025, the average apartment unit in a professionally-managed complex rented for \$1,430 monthly, condos rented for \$1,670 monthly, and single family homes rented for \$3,740 monthly. Overall, average rental price per square foot was consistent across all unit types, with apartments and single family homes renting for an average of \$1.46 per square foot and condos renting for \$1.51 per square foot. Therefore, the differences shown here reflect the difference in average size for each of these rental housing types.

Overall, there also isn't much difference between the median rent per square foot for apartment units in Creve Coeur versus units in the St. Louis metro area (\$1.46 in both cases), but again, size differences lead to a greater average monthly rent cost in Creve Coeur (\$1,430) than in the metro area (\$1,260). Average monthly rent cost per square foot in the market area is actually about 12% higher than it is in Creve Coeur (\$1.64 per square foot in the market area versus \$1.46 per square foot in Creve Coeur), but overall average monthly rental costs are comparable in both geographies (\$1,430 in Creve Coeur versus \$1,485 in the market area).

Comparing increase in rent cost across types of rentals and geographies shows that professionally-managed apartments in Creve Coeur were the most “inflation-proof,” increasing in cost at a rate below general rental housing inflation from 2020-2025. Monthly rents per square foot at rental condos and rental single family homes actually increased at a rate slightly higher than inflation during that same time period.

Average Rent Cost 2020-2025

Zillow, 2025; PGAV, 2025; Costar, 2025



Rental Occupancy by Number of Bedrooms

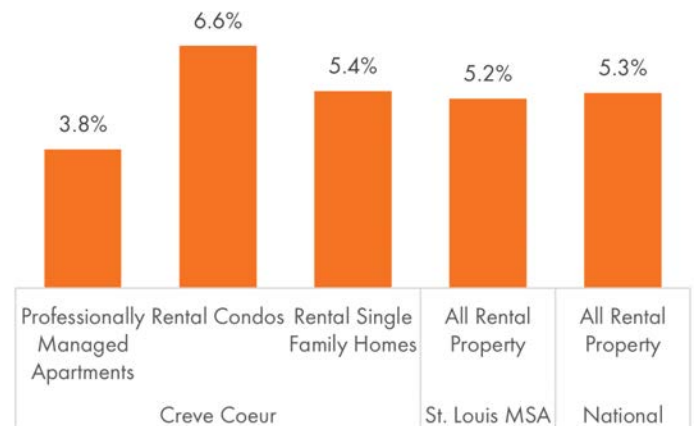
Costar, 2025



Avg. Annual Increase in Rent Cost by Type & Geography 2020 - 2025 YTD

Costar, 2025; Zillow, 2025; PGAV, 2025; Federal Reserve

Bank of St. Louis, 2025



Housing

Key Takeaways

Price and occupancy data indicates that homes in Creve Coeur are in demand, and that opportunities to build new housing are more constrained by a lack of developable sites than market factors. In the price analysis, certain types of homes appeared to be more in demand than others:

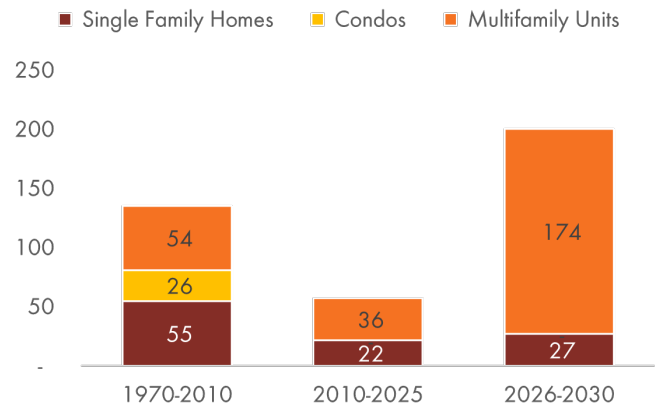
- Homes in the Ladue School District
- Smaller single family homes
- New homes and condos
- Homes in attractive, amenitized locations

Looking at these market preferences, it is clear that Creve Coeur residents (and potential residents) come from various income brackets and life stages. Families with children are looking for homes in highly-rated school districts. Smaller households, particularly those with older residents or with income restrictions, are looking for smaller and potentially more affordable homes, and, in some cases, low-maintenance homes such as condos or villas. Households with more resources are more likely to prefer new construction, more square footage, and attractive community amenities such as landscaping. Essentially, any type of housing is likely to find an audience in Creve Coeur, so decisions made about the types of housing to develop should also consider factors such as maximizing available sites, desired density, affordability, and also broader demographic trends toward smaller household sizes, a greater number of single-occupant households, and a greater number of seniors living alone.

Over the next five years, the 135 townhomes planned for Olia Village should substantially meet demand, particularly for newer and smaller housing. To date, 67 of these townhomes have been approved for development. Beyond this development, there is likely demand for additional, newer condos, since this is a popular housing type in Creve Coeur but one that has seen little recent development. In addition to the traditional, multifamily-style condos that are common in the City, additional types of development where common area maintenance is included, such as villas or townhome-style condo developments, are also typologies that capture market demand for this type of housing.

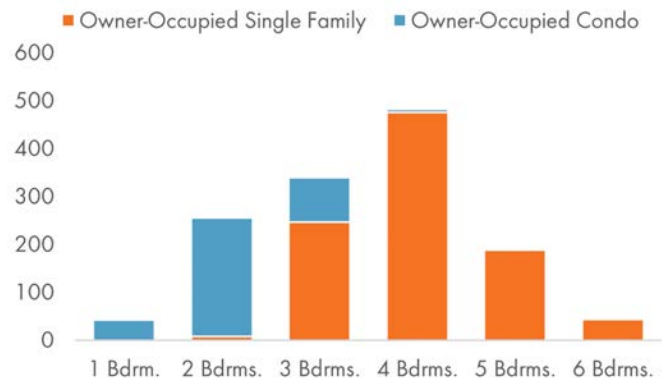
Average Units per Type Added per Year

St. Louis County Parcel Data, 2025



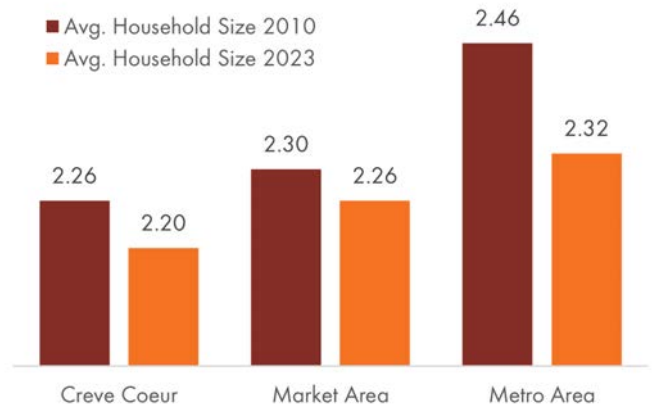
Total Sales by Number of Bedrooms 2020-2025

St. Louis County Parcel Data, 2025



Average Household Size Over Time

U.S. Census Bureau, 2025



Commercial Market Overview

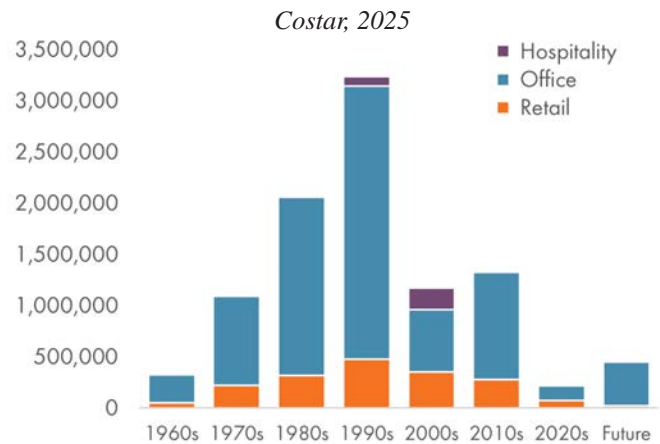
As shown in the map on the following page, there are three main commercial development nodes in Creve Coeur. Olive Boulevard is the main commercial corridor of Creve Coeur and the adjacent community of Olivette, and extends the length of the city on an east-west axis. The commercial uses along Olive Boulevard date from the mid-century or later, and consist of low-to-mid-rise office buildings and retail strips that are set back from the main road, often with parking in front.

To the southeast of Olive Boulevard's intersection with Interstate 270, there are a cluster of businesses around the intersection of North New Ballas Road and Old Ballas Road, southeast of the I-270 and Olive Boulevard interchange. Commercial buildings here largely consist of 1 or 2 story buildings with parking in front, though newer development, such as Kings Landing, is built up to the curb with three stories of apartments over ground floor retail, with structured parking behind. The third and smallest commercial cluster is located along North Lindbergh in the eastern part of the City, and is characterized by larger, single-story buildings accessed from side roads.

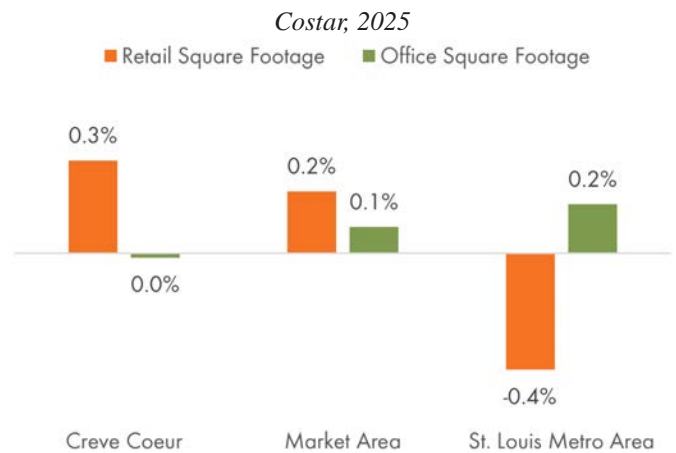
Office development is the predominant type of commercial development in Creve Coeur, accounting for 74% of the City's retail, office, and hospitality square footage. As seen in the chart at upper right, the 1970s and 1980s were characterized by large additions in commercial space, but particularly office space. While this trend slowed in the 1990s and onward, office space makes up the greatest percentage of development since then as well. The planned Olia Village development also contains nearly 500,000 square feet of planned office development.

Office concentrations also exist in the 39 North District where AgTech and research focused companies have found a home. While this node is in transition as a result of the downsizing of the Bayer presence and larger office-market trends occurring as a result of the COVID-19 pandemic, it is unique to Creve Coeur and reflects a

Commercial Space in Creve Coeur by Category & Decade of Construction



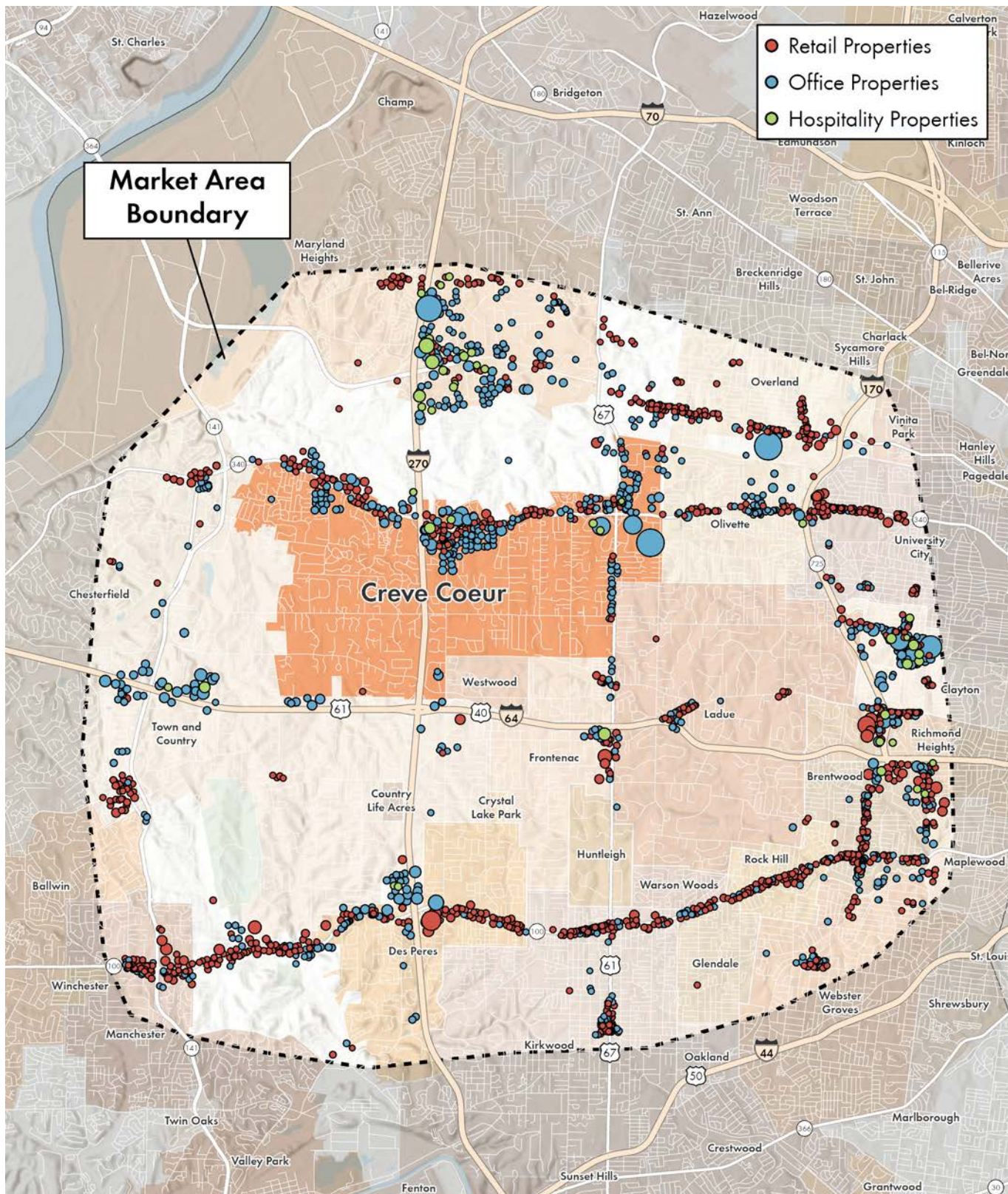
Office & Retail Inventory Rate of Growth 2010-2025 YTD



specific market. Because Research and AgTech uses often require an in-person component, they continue to have potential outside of the more traditional office market.

The map on the following page shows the commercial market area and the location of different types of development. The City's concentration of office and retail development along Olive Boulevard and near the I-270 interchange stands out for the number and size of commercial locations in the corridor.

Commercial Market Market Area



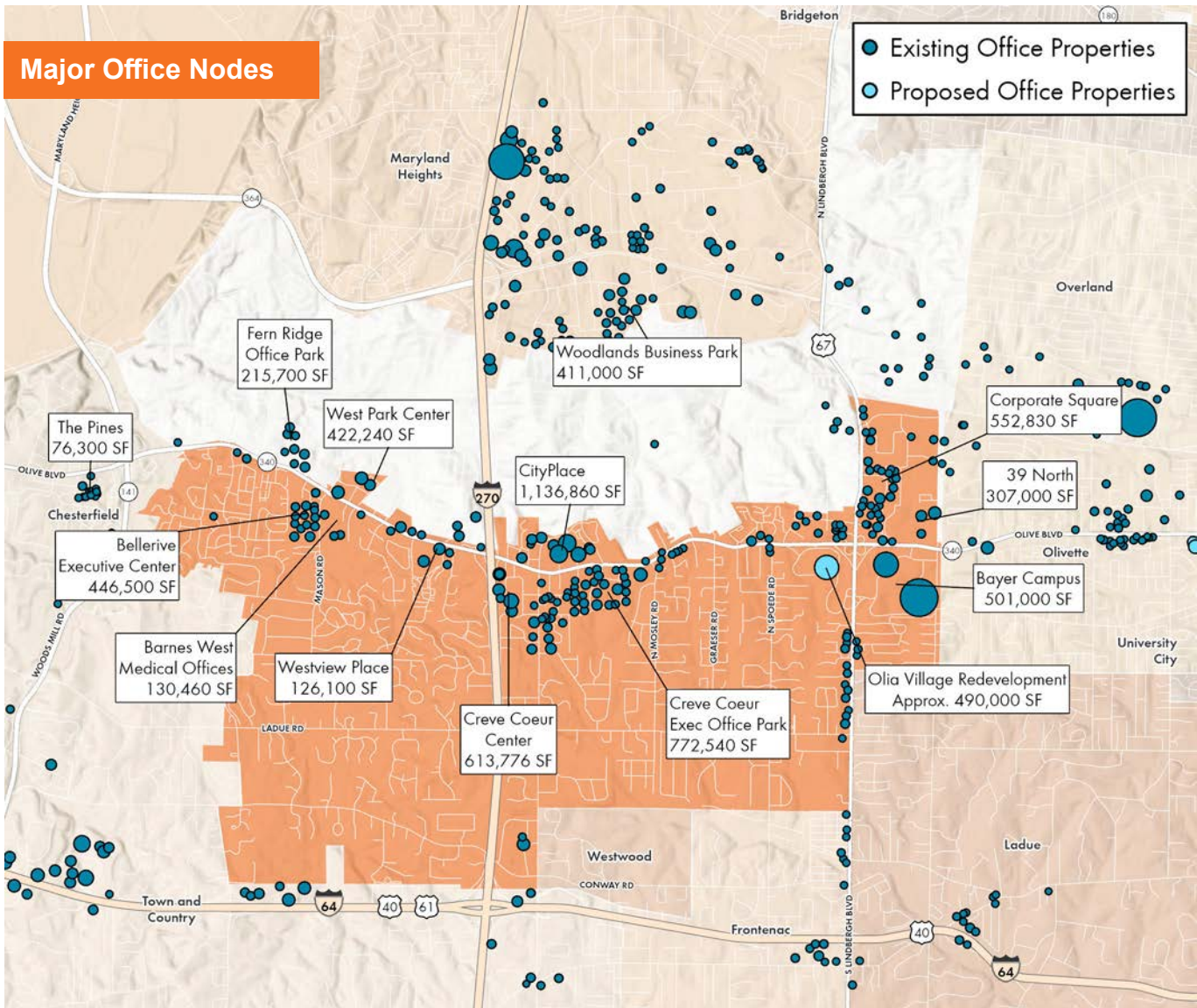
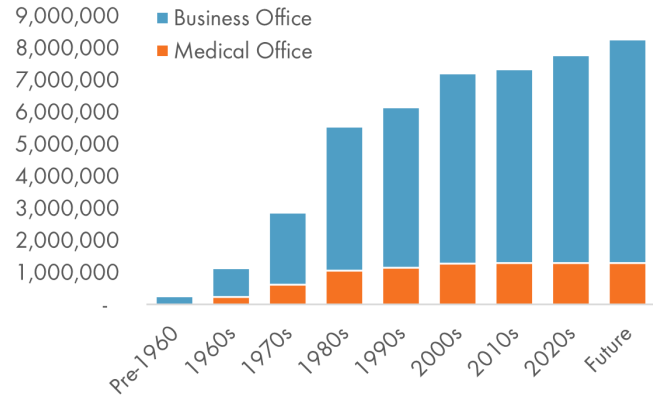
Commercial Market

Office Supply & Demand

Office development is largely located along Olive Boulevard in a number of master-planned multi-building office park or mixed use developments. CityPlace is the largest office development, incorporating over one million square feet of class A office space and medical office space within a mixed-use campus setting. Other notable office concentrations include Creve Coeur Executive Office Park (772,540 square feet), Creve Coeur Center (614,000 square feet), the Bayer Campus (501,000 square feet), and Corporate Square (552,800 square feet).

Cumulative Office Space by Decade

Costar, 2025



Commercial Market

Office Supply & Demand

From 2010 to 2025, Creve Coeur added an average of nearly 40,000 square feet of office space annually, with occupancy ranging from 85% to 93% during that time frame. This represented about 21% of the market area’s new office space during that time period, and 16% of the entire metro area’s new office supply. In general, the market area represents one of the strongest markets for office space in the region.

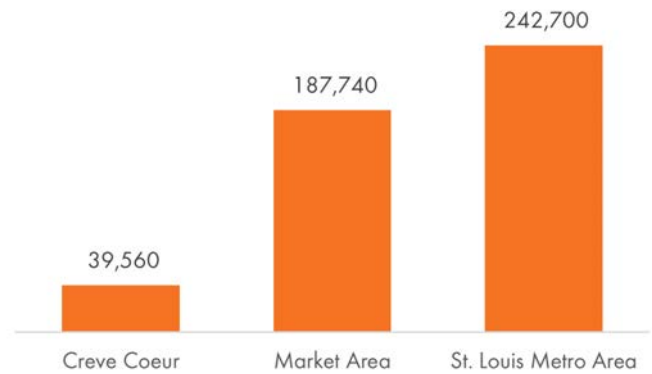
The market for office space, particularly traditional white-collar sector office space, underwent significant disruption due to the impacts of the COVID-19 pandemic and the resulting shift to hybrid and remote work. This trend impacted the market for office space across the nation and metro area, and was most impactful in cities with a major office presence, such as Creve Coeur.

Office occupancy in Creve Coeur decreased from 91% in 2019 to 84% in 2025. Bayer’s partial relocation had a major impact on citywide occupancy, as did the downsizing of firms located in various office properties. Occupancy is stronger for medical office space, which is approaching full occupancy (93%) within Creve Coeur and is at full occupancy (95%) in the market area, while more “traditional” office space is 85% occupied in Creve Coeur in 2025. Moving forward, demand will first be absorbed by reoccupying these vacant spaces before putting pressure on the market to deliver additional new construction office space.

An estimated 600,000 square feet of office space would need to be reoccupied to return to full occupancy within the city. If the city remains at historic demand levels of 40,000 new square feet per year, currently-vacant space represents enough space to meet demand for over 15 years. If this surplus of office space persists, some of the sites that currently house older or less competitive office buildings may become good candidates for redevelopment.

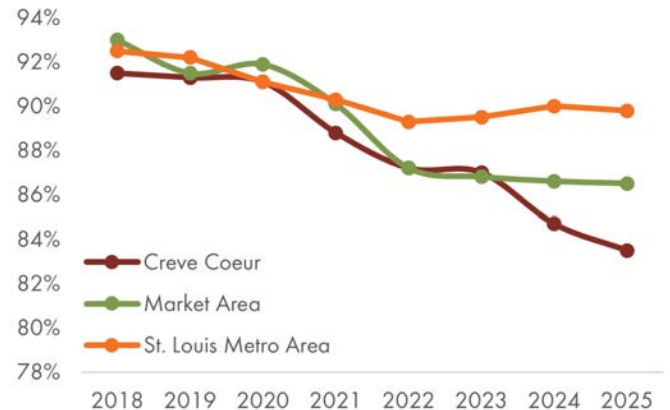
Avg. Net New Supply Added per Year 2010-2025

Costar, 2025



Office Occupancy 2010-2025 YTD

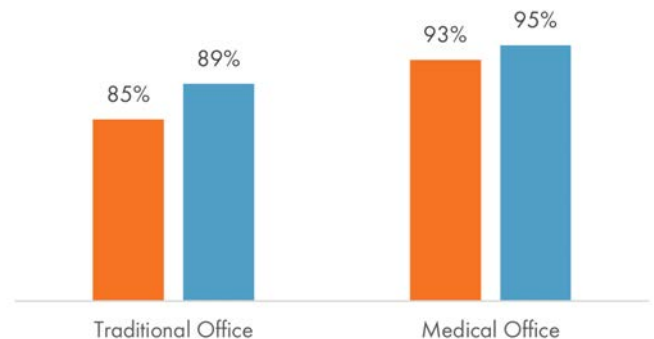
Costar, 2025



Occupancy by Office Type & Geography

U.S. Census Bureau, 2025

Creve Coeur Market Area



Commercial Market

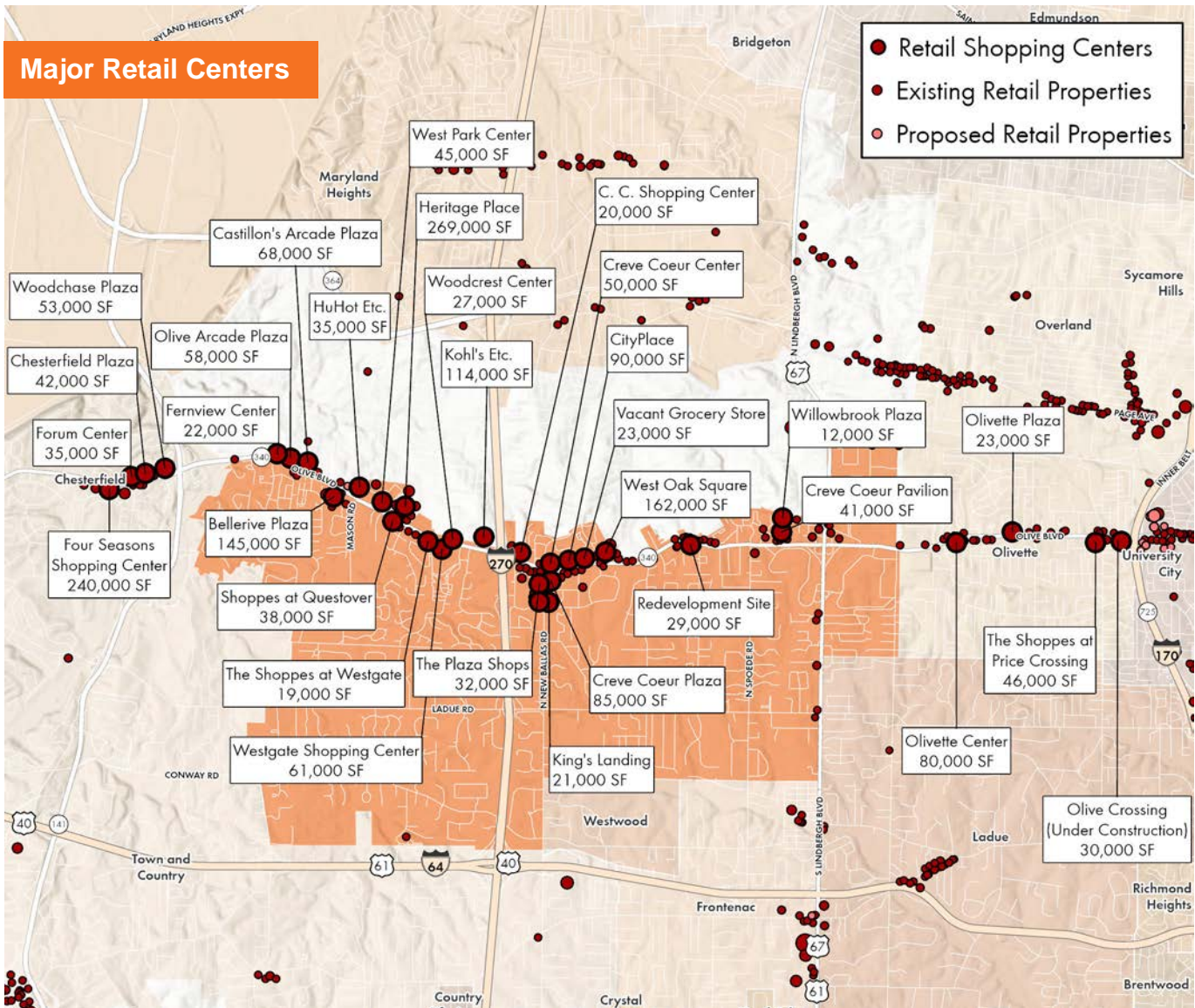
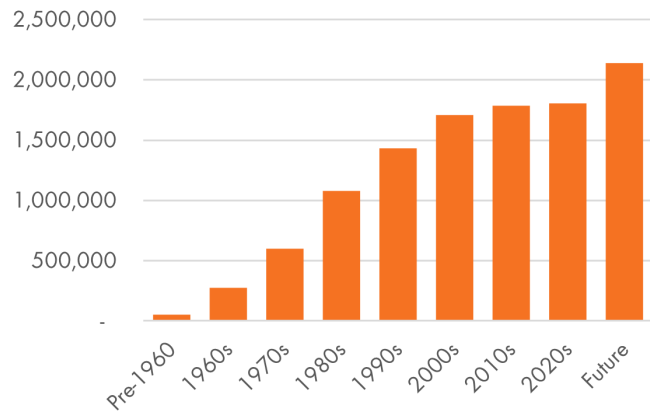
Retail Supply & Demand

Like office space, retail is also clustered linearly along the high-volume and high-visibility Olive Boulevard corridor, which serves as a major shopping location for market area residents. The dominant retail format along Olive is the anchored or unanchored retail strip, and these locations host a wide variety of both national retailers and independent local businesses.

Over half of Creve Coeur's retail space was developed before 1990, and retail spaces vary based on age and format, with some enjoying greater vacancy than others.

Cumulative Retail Space by Decade

Costar, 2025



Commercial Market

Retail Supply & Demand

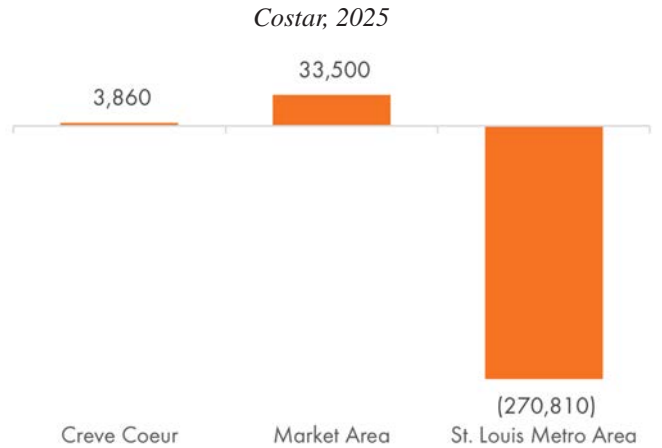
The abundance of retail space benefits residents of Creve Coeur, who have very good access to grocery stores, restaurants, banks, and personal care services. The wide availability of smaller retail spaces also benefits businesses, who have very good access to small storefront spaces at a variety of price points per square foot.

The two largest shopping centers in Creve Coeur are West Oak Square, a 162,000 square foot center anchored by a Dierbergs and home to a mix of retail and medical tenants, and Bellerive Plaza, also anchored by a grocery store, Schnucks, and a number of smaller tenants.

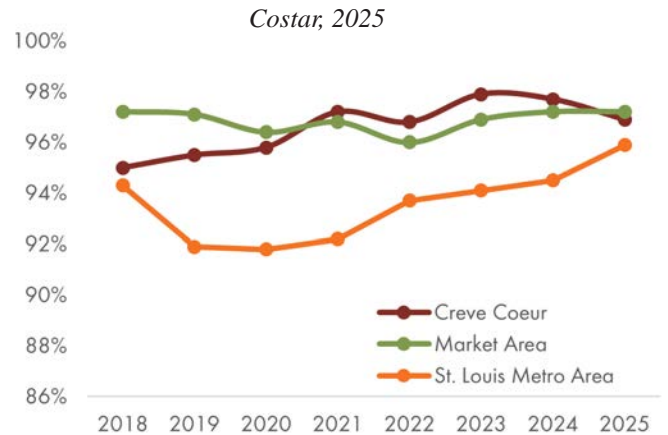
Since 2010, the net amount of retail square footage in Creve Coeur has increased by an average of 0.3% annually, or roughly 3,800 square feet per year. This represents about 12% of the market area's net new retail during this time. Existing retail spaces enjoy high occupancy, at or above 95%. Though some segments of retail, such as big box stores, have faced competition from online sales, there are few of these types of stores in Creve Coeur. Elsewhere in the region, the amount of retail space has actually decreased from 2010 to 2025.

Moving forward, it is likely that any additional smaller retail developments along Olive Boulevard will be successful, while under-performing older sites where vacancy is a challenge may be redeveloped into more attractive developments. There is also the opportunity to continue redeveloping existing sites with new developments that use strategies such as shared parking, structured parking, or mixed use developments combining apartments with ground floor retail to make more efficient use of Creve Coeur's existing land area while providing additional retail space.

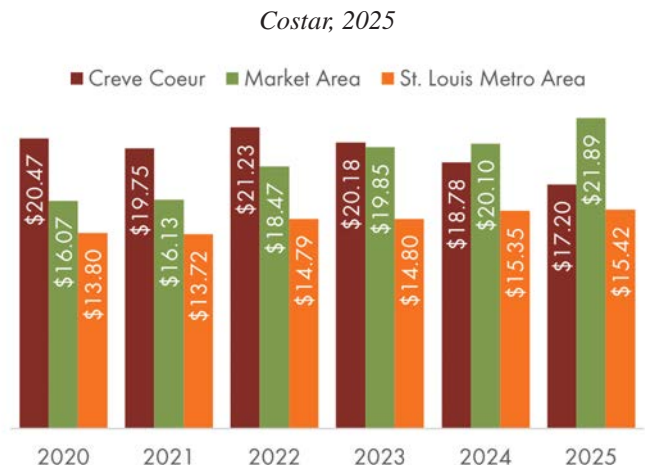
Retail Average Annual Growth Rate (SF)
2010-2025 YTD



Retail Occupancy 2018-2025 YTD



Retail Rent per Square Foot 2020 - 2025



Commercial Market

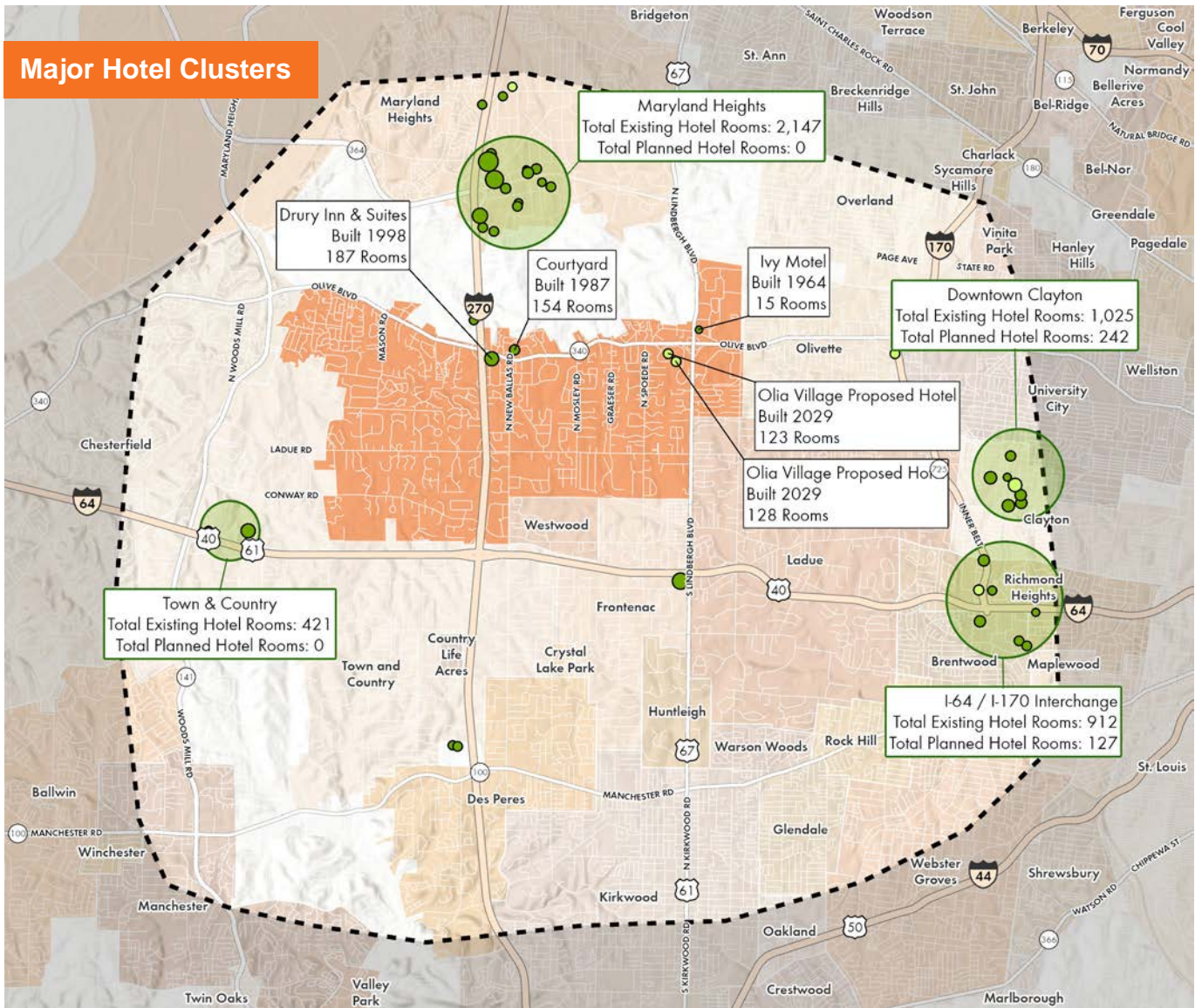
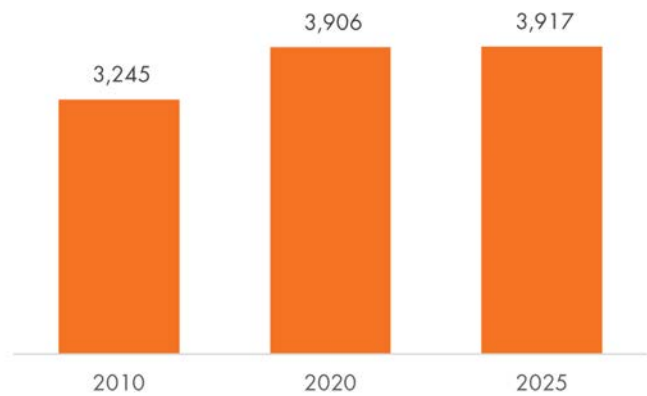
Hotel Supply & Demand

Hotel demand is generated regionally, mostly by visitors who live elsewhere. Hotels tend to cluster near major demand generators, such as interstate interchanges, airports, near conference facilities, tourist attractions, or within downtowns.

There are two hotels in Creve Coeur and one motel, totaling 356 rooms. The small Ivy Motel dates from Creve Coeur's early days and was built in the 1960s. The Courtyard was built in 1987 and the Drury Inn was built in 1998. These two hotels are located near the I-270 interchange.

Hotel Rooms in Market Area by Year

Costar, 2025



Commercial Market

Hotel Supply & Demand

Since 2010, the market area has added hotel rooms more rapidly than the metro area, growing from nearly 3,250 hotel rooms in 2010 to just over 3,900 in 2025. This represents an average annual growth rate of 1.3%, compared to 0.5% in the broader metro area. The largest hotel added during that time was the 210 room Drury Inn & Suites added in Brentwood, while the newest is the combined Courtyard and Residence Inn at 270 and Manchester.

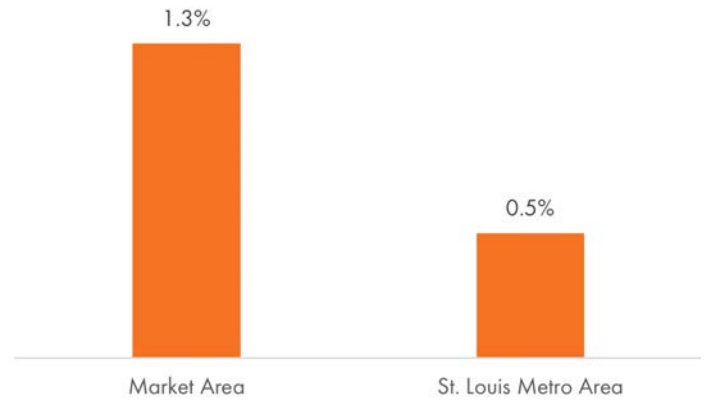
Since 2010, the market area has absorbed an average of 45 hotel rooms annually. As seen in the graph at the right, occupancy has remained stable and is considered good (>60%) despite adding new rooms, indicating that the hotel market has been growing. The impacts of the COVID-19 pandemic on travel are also visible in the graph, and indicate that occupancy hasn't quite returned to pre-pandemic levels as of 2025.

Overall, average revenue per room night is on par with the region, and has increased slightly in recent years, though this is likely a result of general price inflation and not rising demand.

It is likely that Creve Coeur could support an additional hotel around the I-270 interchange, where it could take advantage of interstate proximity and the existing variety of restaurants. Adding a conference facility serving 39 North, Bayer, and other nearby users could make a hotel or hospitality property in this location more successful, though planned development at Olia Village should be considered.

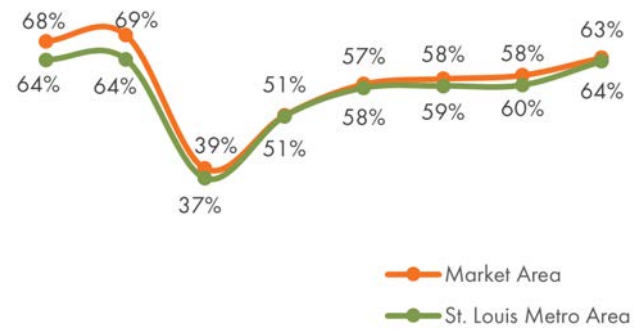
Average Annual Growth in the Number of Hotel Rooms 2010-2025 YTD

Costar, 2025



Average Nightly Occupancy 2020 - 2025 YTD

Costar, 2025



Average Revenue per Room Night 2018-2025 YTD

Costar, 2025





COMMUNITY FEEDBACK

Community Feedback Summary

Community feedback was solicited in several ways during the Comprehensive Plan process. This included two in-person open houses, an online comment portal, and individual stakeholder interviews. Residents, business owners, the real estate community, and potential purchasers of the Bayer site all participated in the process. Themes from this engagement are described below.

OPEN HOUSE #1

Held at the Creve Coeur Government Center, the first open house allowed community members to learn about the planning process, understand existing site conditions, and provide initial feedback on future development. Following a presentation from the Creve Coeur Director of Community Development and a representative from PGAV, participants provided feedback through conversations with consultants and City Staff, on sticky notes, on comment cards, and through several handouts. Communication prior to the event was conducted via website, newsletter, and postcards to nearby households. More than 70 people attended this event and provided their feedback.

Themes from the open house included:

- Strong desire for green and open space - Residents consistently showed support for parks, open green areas, preserved woodlands, walking and biking trails, and integration with Stacy Park.
- Clear opposition to certain residential development - While some residents were in strong support of single-family residential development, the vast majority were consistent in their opposition to dense multi-family uses or those that could exacerbate existing concerns about traffic, school capacity, and over-development.
- Environmental and infrastructure concerns - Attendees expressed a desire for environmentally responsible development including flood management and stormwater maintenance, preservation of trees and buffers, safe remediation

on site, and pollution controls during and after construction.

- Traffic and connectivity desires - Participants cited the need for traffic impact studies for Warson, Olive, and Lindbergh prior to any development projects. They also wanted a strong bike and pedestrian connectivity component to any future development.
- Desired land use and amenities - Residents expressed support for research and innovation uses, civic and cultural amenities, some interest in entertainment uses, and residential development.
- Focus on community character - Attendees saw this redevelopment as an important opportunity to maintain community character through the use of buffers, design quality, and community-scaled development.



OPEN HOUSE #2

The second open house was held in the lower-level of the Creve Coeur Government Center to allow for additional community participation. More than 80 attendees stopped by the event, listening to a presentation by PGAV regarding the background and emerging Objectives and Recommendations. PGAV also reviewed the purpose of the three development concepts, providing context for their use. Attendees completed worksheets and comment cards in response to the materials and presentation.

Themes from this engagement included:

- Concern about Tealwood access road - Several residents reiterated the need to maintain a separate Tealwood access road and followed up with background regarding the current agreement.
- Continued importance of retaining the forested area - Attendees continued to speak to their desire to retain the undeveloped area, keeping the forested area untouched where possible.
- Desire for a mix of uses - Residents spoke about a desire for a mix of uses on the site, with more intensive uses located on the northern portion, near Olive, and less intensive residential options to the south.

Overall, the feedback received at Open House #2 was positive and supported the current direction of the objectives and recommendations.

ONLINE COMMENT PORTAL

Throughout the process, the City of Creve Coeur provided an online comment portal to receive comments about the project on their website. This portal was utilized by residents and others concerned about the future of the property. Many residents also utilized this portal to stay up to date on any upcoming events and news related to the project.

Most feedback received through this mechanism urged caution when it comes to future development. The desire for some level of open space, retained trees, and connectivity was consistently expressed. Comments supported a variety of different land use types.

Concerns about traffic congestion, impact on the city's revenue base, and schools were also noted.

Significant feedback from Tealwood residents was also received through this portal regarding the existing easement and access road. Residents felt strongly that the existing access road remain in place, providing feedback and documents to support their perspective.

Overall, more than 50 individual comments were received through the feedback portal, allowing for significant ongoing engagement throughout the process.

STAKEHOLDER INTERVIEWS

In addition to broad public engagement, targeted stakeholder engagement was conducted with Bayer leadership to understand the existing constraints on the site, current sale process, and any desired land uses for the future. Because Bayer will continue to occupy the northwest portion of the site, they remain an important neighbor for any future development. Overall, leadership spoke to the desirability for complementary uses and services for their remaining workers. Additional engagement was conducted with 39 North leadership to ensure this property's future are consistent with future plans for the District.



DEVELOPMENT ANALYSIS

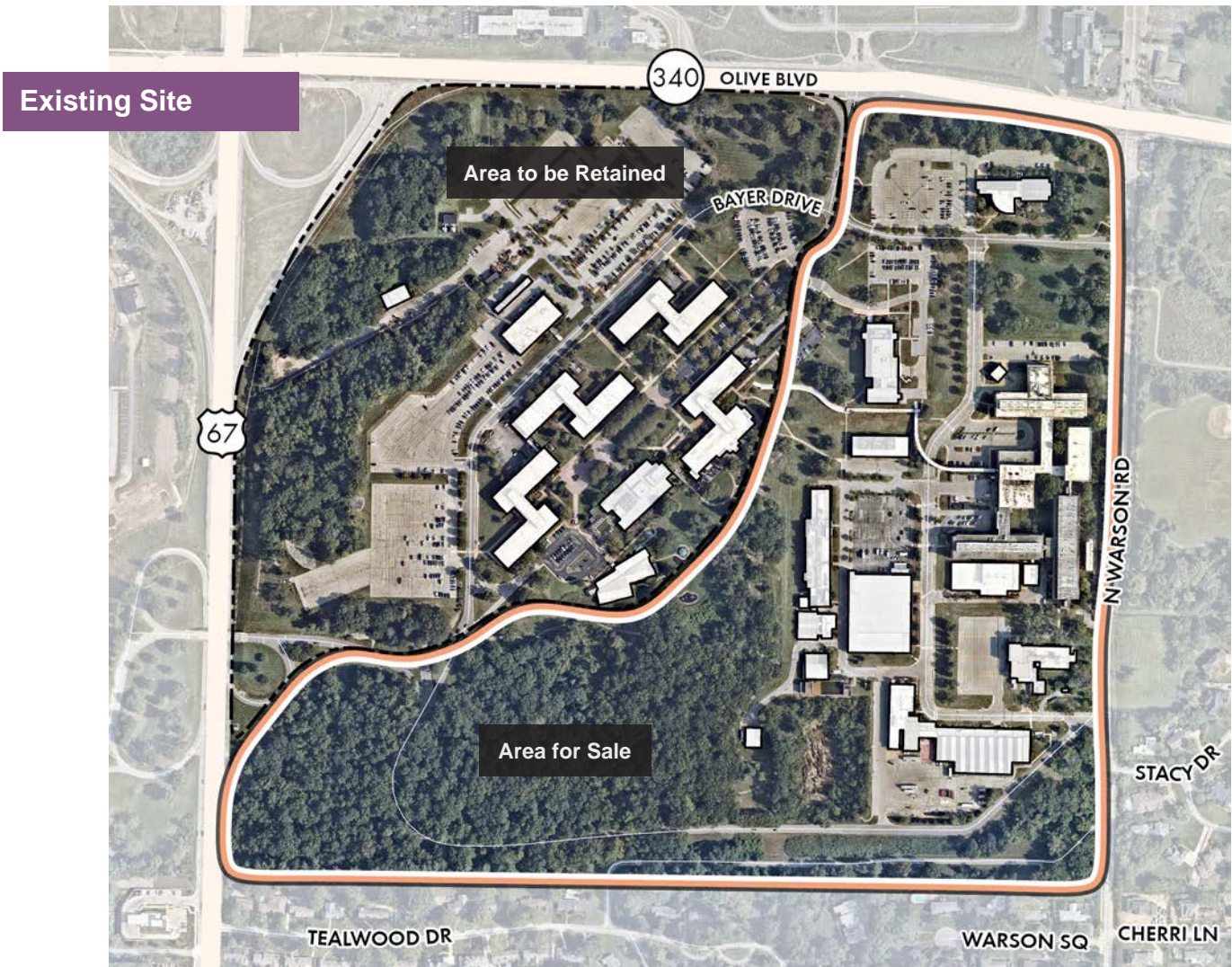
Development Analysis

The development analysis brings together the plan components, positioning this site to contribute to the broader goals of the City and 39 North District. Considering the market information, community feedback, and site constraints, the concept development component of this planning process helps to visualize potential site configurations. This exercise was conducted during the planning process and sought to consider several options and help stakeholders think through pros and cons.

This site presents a significant opportunity for the City. Land use and market changes have forced the transition of this site from a single-user to a more mixed land use environment, creating an opportunity to reconsider what

this part of Creve Coeur could look like in the long-term. The site provides the opportunity for the city to add residential inventory, consider compatible retail, and add new uses. Site constraints such as topography, existing Tealwood access road, and valuable forested land create some restrictions on the site that will impact future development. All of this has helped to inform concept development.

Future development will need to balance the desire for future development with the existing site constraints. For example, new development will bring changes to the site such as the construction of new roads, stormwater detention areas, and additional utility infrastructure. These necessary components of development will require clearing, including tree removal, and grading which will require changes to the site.



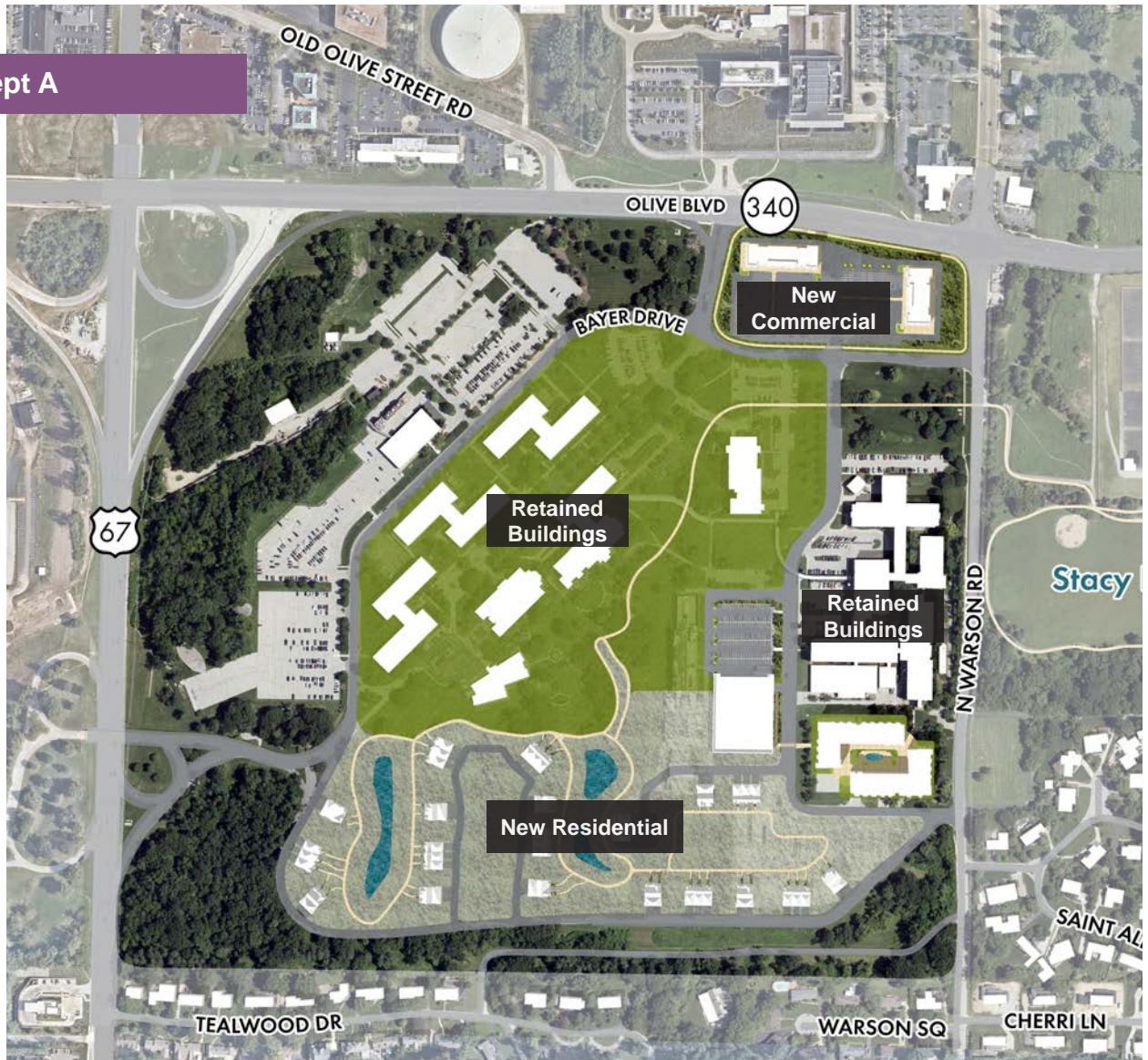
The objectives and recommendations that follow represent policy guidance for future development on the site and these concept plans help to visualize some of those ideas in a way that help residents think through long-term potential. While any future development on the site will require significant regulatory oversight by the City, these concepts provide guidance on the type and scale of development that could make sense in this location given constraints and community desires.

CONCEPT A

Concept A depicts retail to the north fronting Olive. In addition, an apartment building is shown south of buildings N, Q, O, R, S, T, U, Z. The existing garage is to remain. The concept shows several one-story townhomes and two-story duplexes or villas at the southern end, utilizing existing access points off Lindbergh and Warson. In total, this concept adds residential units, retains forested buffer, leaves many of the research buildings for reutilization, leaves Tealwood drive as-is, and expands the existing walking paths.

For illustrative purposes only

Concept A



CONCEPT B

Concept B depicts retail to the north fronting Olive. In addition, a series of one or two-story apartment buildings are shown south of buildings N, Q, O, R, and S. The existing garage is to remain. The concept shows single-family homes utilizing existing access points off Lindbergh and Warson. In total, this concept adds residential units, retains forested buffer, leaves many of the research buildings for reutilization, leaves Tealwood drive as-is, and expands the existing walking paths.

For illustrative purposes only

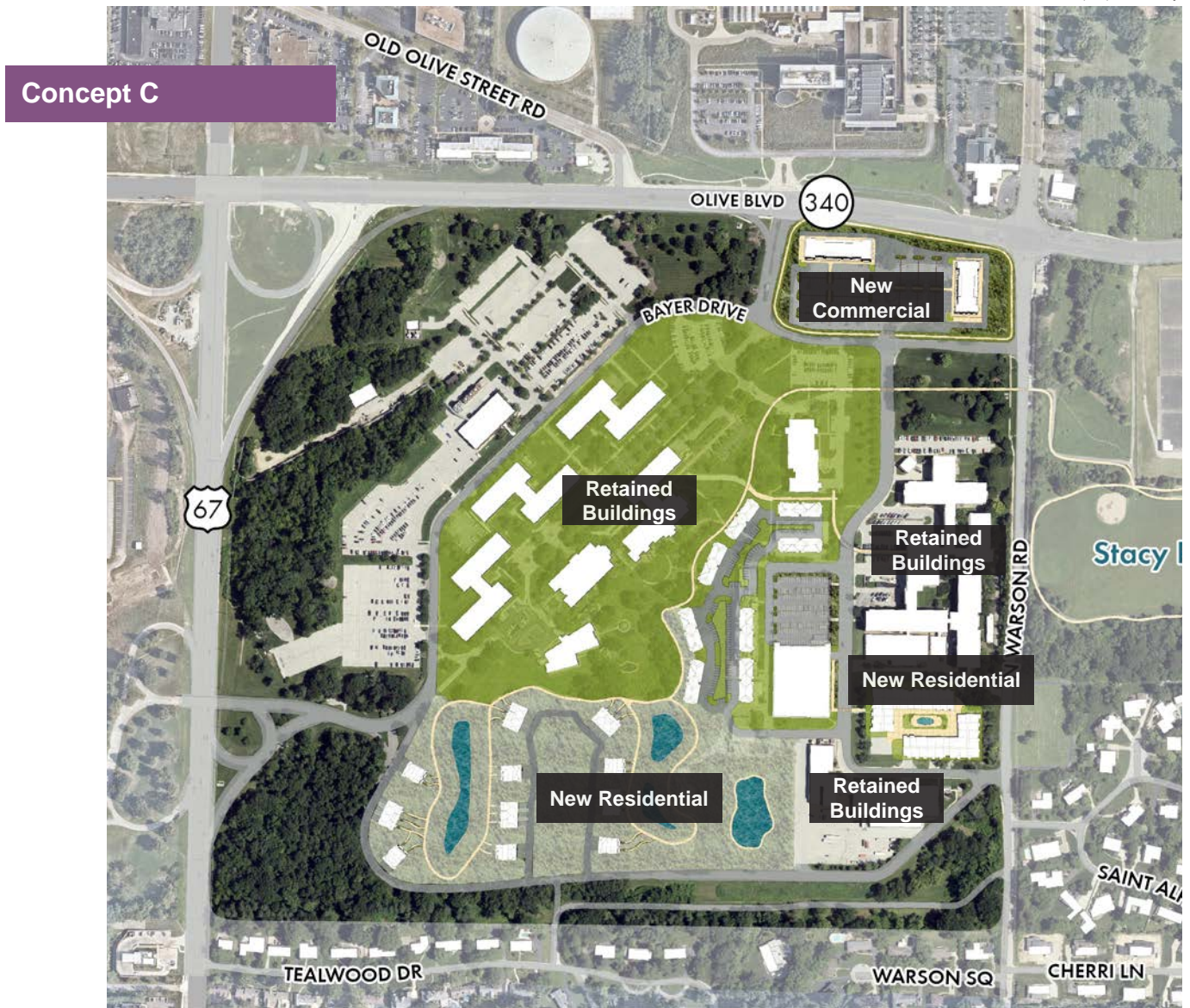


CONCEPT C

Concept C depicts retail to the north fronting Olive. In addition, several two-story townhomes are tucked just west of the existing garage to remain. Buildings N, Q, O, R, S, T, U, Z, and V-Annex remain. The concept shows an apartment building, one-story townhomes, and several two-story duplexes at the southern end, utilizing existing access points off Lindbergh and Warson and leaving the existing retention area in place.

In total, this concept adds residential units, retains forested buffer, leaves many of the research buildings and greenhouses for reutilization, leaves Tealwood drive as-is, and expands the existing walking paths.

For illustrative purposes only



The three concepts shown are presented to help illustrate development objectives such as areas for new development, types of land uses, pedestrian and vehicular connectivity, parking and buffering and other recommendations of the plan. These concepts are not intended to be exclusive, and any combination among them is acceptable. They are intended to help visualize plan concepts and are not engineered site plans taking into account typography nor do they convey specific dimensional or regulatory requirements.

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



PLAN RECOMMENDATIONS

Open Space & the Environment Recommendations

The Open Space & the Environment Recommendations address the desire for open greenspace to remain on the site, encouraging connections within and to surrounding areas.

OBJECTIVES

- Balance the needs of future development with a desire for a tree-rich environment.
- Where possible, incorporate the existing topography, and wooded areas to support the natural habitat within new development.
- Prioritize open space in a way that allows for development while maintaining a concentration of forested areas 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. Preserve connected forested areas, guided by existing southern roadways as natural boundaries and buffers.

Tree removal will be necessary to support future development. Future development should focus on retaining forested areas on the southern and western boundaries that serve as a natural buffer. Forested areas interior to the site may be more difficult to preserve to due development requirements, however any retention is encouraged. Replanting of trees in the appropriate areas in association with new development is strongly encouraged.

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

Many municipalities require a tree inventory as part of a development package. The City of Creve Coeur should require an inventory of trees on site in order to make recommendations regarding removal or preservation. Attention should be paid to the size, species, and age of trees to ensure habitat diversity remains.

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

The Warson Road side of the site includes a variety of healthy, mature trees that provide shade, screen the development from nearby residential and park uses, and provide a pleasant aesthetic for drivers and pedestrians. Where possible, these trees should be retained to encourage compatibility with nearby character.

Encourage the removal of invasive vegetation throughout the site.

A significant amount of invasive honeysuckle is present in several areas on site. As part of any redevelopment and habitat maintenance, the removal of invasive vegetation should be encouraged. This work has been started by Bayer in certain areas of the site, but should be prioritized in the future.

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

The existing tall grass prairie is part of a larger effort to restore prairies as environments for native pollinators in the St. Louis Region. Stacy Park, immediately east of the site, includes another restored prairie which creates a larger, connected habitat. Ensuring the existing habitat on site is considered during redevelopment is important.

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.

With significant slope and topography across the site, it is important that any redevelopment is designed in a way that will not create adverse effects on adjacent properties. This could include things like permeability requirements, rain gardens, and drainage basins. Stormwater is a consistent concern from nearby residents and the city should seek to mitigate any impacts by working with the developer to understand and measure potential downstream effects.

Transportation & Connectivity Recommendations

The Transportation & Connectivity Recommendations address the desire to better connect parts of Creve Coeur, both within the community and across the St. Louis Region. They focus on the growth of pedestrian and cyclist connectivity throughout the community.

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 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.

The existing private roadway access to the Tealwood subdivision provides both a natural buffer and controlled access to the neighborhood immediately south. The connection is important to residents and should be maintained moving forward.

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.

It is standard to require a traffic impact study for a significant development in the community and thus the City of Creve Coeur should require one for any development on this site. The traffic study should understand existing traffic flow and any potential impacts on Lindbergh, Olive, and Warson Road. It is likely that traffic will increase with new development on the site as much of the current space has been underutilized in

recent years, but impacts should be well understood and considered prior to any development approval.

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.

The bridge over Lindbergh Boulevard provides an important connection east and west in the community. Currently, the bridge is being maintained through an agreement with several parties. Moving forward, a long-term ownership and maintenance plan should be established to ensure this access remains in the future. The bridge is currently too narrow to accommodate bike and pedestrian access, though future consideration should be given to expanding access where possible.

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.

There is an existing connection between Bayer Drive and Stacy Park including a RRFB (Rectangular Rapid Flashing Beacon) allowing for safe pedestrian crossing over Warson. This connection currently provides a consistent sidewalk path between the Bayer East Campus and Stacy Park entrance. This connection should be maintained and additional pedestrian connectivity should be expanded throughout the site to allow for the planned 39 North Greenway segment and to the surrounding areas where possible.

Include walking paths and allow for public use.

The forested areas throughout the site do not currently have walking paths for public access. Community members repeatedly cited their interest in more pedestrian connections in the community and a desire to enjoy the forested areas and open space. Including walking paths would provide a passive way for these areas to be enjoyed by residents while also leaving the ecosystem undisturbed.

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

Lindbergh Boulevard is a restricted access roadway which provides limited pedestrian connectivity to the east and west. To the south of the Bayer East Campus, a signalized intersection at Tealbrook Drive and Quailways Drive where it intersects with Lindbergh Boulevard provides a marked crosswalk with pedestrian signals. Moving north, the next connection across Lindbergh Boulevard is not available until the Schuetz Road and Baur Boulevard intersection, more than 1.5 miles to the north. Olive Boulevard, which goes over Lindbergh includes pedestrian accommodations but there is currently no pedestrian route to get to Olive from Lindbergh.

Because of this restricted access, the potential of a new pedestrian and bike connection between the east and west sides of Lindbergh, connecting the Bayer East Campus with the Olia Village development should be considered. The existing automobile connection via the Bayer Drive bridge does not currently have the capacity to expand to include pedestrian or cyclist facilities, but shared access signage and shared lane markings could be considered to facilitate better connectivity.

Future Land Use Recommendations

The Future Land Use Recommendations address the desire for a mixed land use environment that is consistent with surrounding land uses and provides new offerings for existing and future residents of Creve Coeur.

OBJECTIVES

- Encourage a variety of new uses that are compatible with Bayer Crop Science's headquarters operations, advances the growth of the 39 North District and the City as a whole, and complements surrounding 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

RECOMMENDATIONS

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.

Today, this site includes a variety of land uses all owned by a single company. Moving forward, uses on this site should maintain a mix of uses and could include uses such as retail, recreational, service, government, commercial, housing, office, research, or hospitality. These uses can be situated on the site to maintain a consistency with surrounding uses while also offering new development types and services in the community.

Prioritize commercial and service retail on Olive Boulevard frontage. Discourage car-related uses in this area.

The Olive Boulevard frontage is an important commercial opportunity for the City of Creve Coeur and should be prioritized for commercial and service retail uses. Car-related uses such as gas stations,

car dealerships, car sales, and auto-repair shops should be discouraged, in favor of uses that are more compatible with a mixed land use environment. Potential developments should seek to provide new offerings in this area, rather than duplicate other businesses on the Olive corridor.

Support the establishment of context-sensitive commercial uses that complement the nearby Bayer campus, the broader 39 North District, and surrounding residential development, with an emphasis on neighborhood-serving uses such as quick-service restaurants and daily-needs retail. The remaining Bayer Campus and other office and research uses in the 39 North District provide a significant day-time population that desires adjacent uses that are compatible with the audience. Offering quick service restaurants or daily needs retail that cater to this population will add a compatible land use while also creating opportunities for local offerings.

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

Given surrounding land uses, the more intensive and dense uses of land should be located on the northern portion of the site. Where less dense single-family home development is located, just south of the site, any future development should be compatible in size and scale. In general, the height of existing buildings should not be exceeded where possible.

Work with the 39 North District, Bayer, and other partners to encourage building reuse with office and research & development users to support the growth of the 39 North AgTech District.

The 39 North District has seen significant strength in recent years, with new development and businesses

entering the area. To maintain this strength and capitalize on the area's identity, any future development on this site should seek to work with the 39 North District, Bayer, and others to encourage building reuse where possible. Additional research and development users would be compatible with the surrounding district and residential uses and, where there is market interest, should be supported.

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

The existing Bayer Conference Center, known as Building R, has high potential for reuse. The building was renovated in the last five years and sees regular use by Bayer. There is interest from Bayer in continuing to utilize this building through a lease-back or rental arrangement. There is also support in the market for this type of use in this area. As a result, the retention of Building R should be considered, providing a needed and compatible use in the area.

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.
- ***Multi-Family Housing.*** Multi-family residential uses including apartments and condos can be integrated within office or commercial uses. In the southern portion of the site, new multi-family residential development can be considered when appropriately buffered and designed for compatibility with adjacent land uses.
- ***Senior Housing.*** Support a variety of senior housing including, apartments, condos, and villas.

This site provides a significant opportunity for the City of Creve Coeur to add residential inventory to a community that has high demand. With a strong school district, central location, and high level of community desirability, adding residential housing options is an ideal use of this

site. To encourage residential diversity and new housing options in the community, future development in this location should consider the inclusion of single-family homes, multi-family housing, and senior housing.

Ensuring compatibility with surrounding residential uses and existing and future research and development uses will be important for any development. In addition, new housing should be designed in a way that allows for significant open space and incorporates forested areas into the design as much as possible.



IMPLEMENTATION

Development Procedures & Incentive Review

Because this site is significant in both size and importance, the City should pursue a special procedure known as a Planned Development to regulate future development on this site.

A Planned Development Ordinance is a zoning regulation that allows for a more flexible system of land use and design regulation within a specific geography. Instead of using a single zoning district, a Planned Development allows for the approval of an overall development plan and then the ability to flexibly use zoning and regulation procedures to approve development on a single site. In the case of the City of Creve Coeur, this approach is referred to as Planned Zoning Districts.

Section 405.390 - Planned Zoning Districts.

A. Purpose. The purpose of the Planned Zoning District is to allow a development project that is proposed on a single lot or multiple lots to be constructed in one (1) or more phases that is unable to meet the established zoning criteria due to project size, phasing, configuration, site conditions, or particular design features. The Planned Zoning District provides a mechanism to facilitate innovative design, solve problems on difficult sites, meet market niches, encourage housing in different forms and price ranges, promote well-designed developments, and encourage infill and redevelopment within the City.

B. Objectives. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:

1. Fulfillment of the goals and objectives of the Comprehensive Plan;
2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
3. Promotion of a creative approach to the use

of land and related physical facilities resulting in better design and development including aesthetic amenities;

4. Combination and coordination of architectural styles, building forms and building relationships;
5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;
6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.

A planned development style regulatory environment would be most suitable for the Bayer East Campus due to the likely mix of uses, large acreage available, and potentially complicated development plan required due to site constraints.

To implement this type of zoning, the City should pursue a Planned Mixed-Use Development (PMD) for this site as it is likely to utilize a mix of uses including residential, commercial, and other uses. This will require both a Site Concept Plan and a Site Development Plan be submitted by the developer and significant review procedures going into effect. This provides the City with the highest level of review of development on the site while also allowing for the flexibility needed to develop a site of this complexity.

In consideration of the size and complexities associated with changing from a single owner corporate campus to a multi-use property with different ownership, the City can anticipate receiving a request for development incentives. Any review of incentives should be guided by the recommendations of this comprehensive plan and any incentive policy adopted by the City Council.



Online Form Submittal: Bayer East Comprehensive Plan Update - Comment Form

noreply@civicplus.com <noreply@civicplus.com>

Sun, Feb 22, 2026 at 11:33 PM

Reply-To: noreply@civicplus.com

To: jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov, cbollinger@crevecoeurmo.gov, catherine.hamacher@pgav.com

Bayer East Comprehensive Plan Update - Comment Form

The public is invited to submit comments about the Bayer East Comprehensive Plan update draft plan, which will be received and reviewed by Planning Division staff and the City's consultant. Submitted comments will be distributed for Planning and Zoning Commission review at the public hearing.

All 3 proposed plans, A, B and C, decimate the woodland. There appears to be no listening by the Planning Division Staff nor the City's consultant to the many comments about preservation of the woodland area. This is extremely concerning and disappointing.

First Name	Deborah
Last Name	Fitzgerald
Email	debbos26@me.com

Check the box below if you would like to receive future updates about this project from the City.	<input checked="" type="checkbox"/> Yes, I would like to receive updates from the City.
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Online Form Submittal: Bayer East Comprehensive Plan Update - Comment Form

1 message

noreply@civicplus.com <noreply@civicplus.com>

Mon, Feb 23, 2026 at 3:12 PM

Reply-To: noreply@civicplus.com

To: jjaggi@crevecoeurmo.gov, bmoore@crevecoeurmo.gov, cbollinger@crevecoeurmo.gov, catherine.hamacher@pgav.com

Bayer East Comprehensive Plan Update - Comment Form

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Submitted comments will be distributed for Planning and Zoning Commission review at the public hearing.

I would like to see more single family condos and houses, especially single level for aging persons and not multifamily unit development. Do not want multistoried townhouses especially. I would like to retain as much forested areas as possible with trails and public use areas (can keep family plots smaller). Keeping some existing buildings especially a hotel and conference center seems wise.

First Name	Charles
Last Name	Crececius
Email	c_crececius@msn.com

Check the box below if you would like to receive future updates about this project from the City.	<input checked="" type="checkbox"/> Yes, I would like to receive updates from the City.
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