



**AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
APRIL 20, 2026
6:00 PM**

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick
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. April 4, 2026 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

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

UNFINISHED BUSINESS

NEW BUSINESS

- 1. Application #26-010: Minor Site Plan For A Temporary Use Permit for Congregation Shaare Emeth at the Property Addressed as 11645 Ladue Road**

Valerie Cundy, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 68-day period in order to hold Camp Emeth, a summer day camp, on the property. Camp Emeth will run from 9:00 AM to 3:30 PM from June 1 to August 7. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section



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405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

2. Public Hearing. #26-006: A Conditional Use Permit for a Medical Laboratories Use for Fitness Labs Located at 10425 Old Olive Street Road, Suite 200

Zahid Kaleem, of Fitness Labs, LLC, has submitted a conditional use permit application for a 1,240 square foot space located at 10425 Old Olive Street Road, Suite 200. The property is zoned "GC"-General Commercial Zoning District. Fitness Labs, LLC will have their office at this location for an outpatient blood collection center with 2-4 employees at busiest shift. The hours of operation shall be from 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM Saturdays, and closed Sundays. No exterior changes are proposed. Medical Laboratories, NAICS 621511, is a conditional use in the GC zoning district and requires a conditional use permit. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

WORK AGENDA

- 1. East Olive Corridor--Prior Zoning Code Update Initiatives Discussion**

PENDING APPLICATIONS

- 1.
 - **Conditional Use Permit Application for Wholesome MD Cafe located at 1001 Old Olive Street Road within The Vue apartment complex****

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or



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communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____
Date/Time posted: _____

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



**DRAFT MINUTES
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
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6:00 PM**

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Monday, April 6, 2026, at 6:00 PM.

ROLL CALL

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

**Ms. Stephanie Karr, 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

RESULT: APPROVED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Tomlinson AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Tomlinson, Mr. Wang NAYS: None
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The vote on the motion being 5 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES

1. March 16, 2026 Planning and Zoning Commission Draft Meeting Minutes



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RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Wang

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

NAYS: None

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

PUBLIC COMMENT

No Public Comments tonight.

UNFINISHED BUSINESS

No Unfinished Business tonight.

NEW BUSINESS

1. Capital Improvement Program Fiscal Years 2027-2031

Ms. Dione Garson, Assistant Director of Public Works, gave the presentation on the Capital Improvement Program (CIP) for Fiscal Years (FY) 2027-2031. On April 13 there will be a public hearing and possible adoption by the City Council.

The CIP has three allocation categories: Capital Fund, Parks & Stormwater Fund and Building Project Bond Fund

\$55.7 million is planned to be spent in FY 2027-2031.

Street and sidewalks are the majority of the money scheduled to be spent.

Mr. Tomlinson asked if the use tax that was recently passed is part of this? Not yet per Ms. Garson.

\$600,000 is earmarked for the design concept phase for the Government Center. A major goal is to not disrupt the public processes during a future rebuilding project.

A \$525,000 Municipal Parks Grant has been received for the Dielmann Recreation Center concessions and Pro Shop renovation. There will be east parking lot milling and resurfacing too.

The projects discussed all have a basis in the Strategic Plan.



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Pavement maintenance program consists of concrete pavement replacement, asphalt pavement resurfacing and microsurfacing. The street pavement index determines when streets are addressed. The worst condition is addressed first.

Improvements to Olive Boulevard at Olia Village median and irrigation plantings:

- Removal of existing trees and landscaping within two islands
- Install new irrigation system to both islands
- Development of a planting plan

Old Olive Road improvements:

- Installation of a signal light at the intersection at Old Olive Road and Lindbergh Boulevard
- The City will take over ownership of the roadway
- Apply for grant funding for rehabilitation

Old Olive Lindbergh interchange enhancements are being considered too.

All phases of North New Ballas Road are federal surface transportation block grant funded. There are four phases:

- Phase 1, Olive Blvd to Craig Rd, FY2025
- Phase 2, Conway Rd to Ladue Rd, FY2027
- Phase 3, Ladue to Magna Carta, FY2028
- Phase 4, Magna Carta to Olive, FY2029

Federal Surface Transportation Block Grant

Ladue Road Improvements

- City maintains 2.1 miles Emerson Rd to Lindbergh Blvd
- Resurfacing asphalt pavement
- Sidewalk accessibility updates
- Traffic signal updates

Pedestrian plan for sidewalks is a Federal Transportation Alternatives Program Grant

- Fernview Drive sidewalks - three phases
- Falaise Drive sidewalks

\$3,000,000 is typically spent on streets and sidewalks annually.



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- Parks and Stormwater Fund
Funding Sources
- Half-Cent Parks & Stormwater Tax
 - Grants and Outside Funding
- Categories Financed
- Parks Projects
 - Stormwater Projects
 - Capital Project Administration
 - Parks Maintenance

There is an \$11,000,000 Great Rivers Greenway grant.

CMAQ and CRP grants (from presentation)

- Parks Projects
Millennium Park Improvements Phase 2
- Trail enhancements & Ridgemoor Forest pedestrian bridge

- Playground Replacement
- Malcolm Terrace Park in FY2027
 - Conway Park in FY2030
- Lake School Park Renovations
- Phase One – playground & parking lot – in design
 - Phase Two – tennis courts & paths – FY2028

Stormwater projects: higher benefit cost ratio programs are scheduled before lower benefit cost programs

- Stormwater Projects
Engineering Design FY2027
Oak Hollow Drive (CC-C-23)
- Creebank erosion is threatening three habitable structures
- Villa Hill Lane (CC-C-16)
- Streambank erosion is threatening a home

Beaver Drive crossing replaces metal pipe with a concrete culvert and will address structural and yard flooding



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Ms. O'Brien asked about Millennium Park's entrance and parking. Per Ms. Garson there will be work focused on the south part of the park, some areas are in 100-year floodplain, and the work will seek to increase useful features of the park.

Mr. Wang asked about racquet sports court maintenance. Pickleball courts are only at Conway Park per Ms. Garson.

Motion to recommend to the City Council approval of the CIP for FY 2027-2031

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Tomlinson

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

NAYS: None

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

WORK AGENDA

PENDING APPLICATIONS

1. April 20, 2026

- **Conditional Use Permit for Fitness Labs, LLC at 10425 Old Olive Street Road**
- **Site Development Plan for Temporary Tents for Children's Summer Camp at Shaare Emeth, 11645 Ladue Road**

DEPARTMENT REPORTS

East Olive discussion is scheduled for April 20 per Mr. Jaggi. Staff will provide a summary of the implementation efforts previously considered by the Planning and Zoning Commission after adoption of the 2030 Comprehensive Plan in 2017. The Commission concurred.

1. Missouri American Water Tanks Replacement Update (9989 Old Olive Blvd)

Mr. Jaggi said that Missouri American Water is encountering difficulty with reusing the infrastructure. They propose to move the water tanks to be 48 feet and 40 feet from the



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property line and make them an additional 6 feet taller. They will be farther from the setback than the current tanks. 67-foot-tall tanks are proposed (61 foot had been proposed). These are minor adjustments/minor changes to the approved plan that staff will approve.

Ms. Richter has officially resigned her position with the Commission. Mr. Jaggi read a letter of thanks from Ms. Richter.

Mr. Jaggi introduced Mr. Chris Clark to the Commission. He is considering applying to join the Commission.

ADJOURNMENT

Meeting adjourned at 6:45 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 • Relay MO 1-800-735-

APPLICATION TO PLANNING AND ZONING COMMISSION
#26-010: MINOR SITE PLAN FOR A TEMPORARY USE PERMIT FOR CONGREGATION SHAARE EMETH AT THE PROPERTY ADDRESSED AS 11645 LADUE ROAD

FOR THE MEETING OF: Monday, April 20, 2026, 6:00 PM

LOCATION: 11645 Ladue Road, zoned A-Single Family Residential

REQUEST: Valerie Cundy, of Congregation Shaare Emeth, has submitted an application for a minor site plan for a temporary use permit to utilize two 20x20 pole tents for a 68-day period in order to hold Camp Emeth, a summer day camp, on the property. Camp Emeth will run from 9:00 AM to 3:30 PM from June 1 to August 7. Section 405.480 (D) *Temporary Uses* limits temporary use permits to a period of 45 days. Section 405.480 (E) allows temporary use permits that do not meet the conditions outlined in Section 405.480 to be reviewed and acted on by the Planning and Zoning Commission. City Council approval is not required.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Is the request consistent with the required findings for a temporary use permit?

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.480: Temporary Uses
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

APPLICANT: Valerie Cundy
Congregation Shaare Emeth
11645 Ladue Road
St. Louis, MO 63141

OWNER: Robert Colton, Director of Operations
Congregation Shaare Emeth
11645 Ladue Road
St. Louis, MO 63141



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 4/15/26
ATTACHMENTS: Applicant's materials

PROJECT DESCRIPTION

Congregation Shaare Emeth will be hosting their annual summer day camp, Camp Emeth, for children aged Kindergarten to 8th grade. The camp will run from June 1st to August 7th and will utilize two 20x20 pole tents for the 68-day period. The camp has been operating for several years in the same location and received approval from the Planning and Zoning Commission for similar requests the last three years. A temporary use permit is required for the tents and is limited to 45 days. Section 405.480 (E) *Temporary Uses* allows the Planning and Zoning Commission to review and approve temporary use permits that do not meet these conditions. The applicant is asking for an extension of the 45-day time limit by 23 days in order to have the tents for the entirety of the 68-day camp. The tents will be located at the rear of the property behind the building and parking lots north of the camp pavilion. The tents will be used to shade the activities and luncheon areas. If the extension is granted, the applicant will need to apply for a temporary use permit application for the tents and an inspection will be done. Staff suggests the site plan approval be granted for a 3-year period as long as no substantial changes are proposed, or significant complaints have been received as has been the case for the past three years. If the 3-year period is approved, then the applicant would only need to seek a temporary use permit and inspection every year of the three-year approval before returning to the Planning and Zoning Commission for future approvals.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Residential	B-RDD Residential Zoning District	N/A
South	Residential	A-RDD Residential Zoning District	Ladue Road
East	Residential	A-Single Family Residential Zoning District	N/A
West	Residential	A-Single Family Residential and B-RDD Residential Zoning District	N. New Ballas Road

ZONING REVIEW

Section 405.480 outlines the conditions for temporary uses and structures. Section 405.480 (D) limits the period of validity to not exceed 45 days. Section 405.480 (E) states,

“Should the Director of Planning or his/her designee determine such an application does not meet the spirit, intent and conditions outlined above and cannot be administratively approved, the application, as requested by the applicant, may be reviewed and acted on by the Planning and Zoning Commission and/or City Council as a proposed site plan per the procedures in Section **405.1080**.”

The applicant has submitted a site plan application for the two 20x20 tents for a period of 68 days instead of 45 days to cover the entirety of Camp Emeth.

The location of the tents appears to meet the requirements of Section 405.480 with respect to their placement on the property being outside of the required buffer areas adjacent to residential uses. The tents are located in the rear of the property behind the building and are not highly visible from the street. The camp operates during the daytime hours which would not create an undue burden to adjacent residential uses.

MOTION

The motion for the 68-day temporary use permit for two 20x20 pole tents at 11645 Ladue Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application:

“I move to approve the site plan for two 20x20 pole tents to be located at the rear of the property in the fields north of the camp pavilion within the Congregation Shaare Emeth property at 11645 Ladue Road

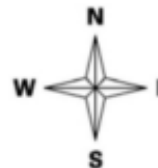
for a period of 68 days starting on or about June 1 each year for the next three years, expiring on September 1, 2028, as discussed within the Staff Report for Application #26-010 for the April 20, 2026, Planning and Zoning Commission meeting with the condition that the applicant apply each year for a temporary use permit for staff approval with an accompanying inspection of the tents by the Building Division. (Modification or revisions may be included by preceding motion).

Aerial Photo



 **City Limits**
 **Parcels**

April 8, 2026



Prepared By **HORNER SHIFFRIN**

March 30, 2026

City of Creve Coeur

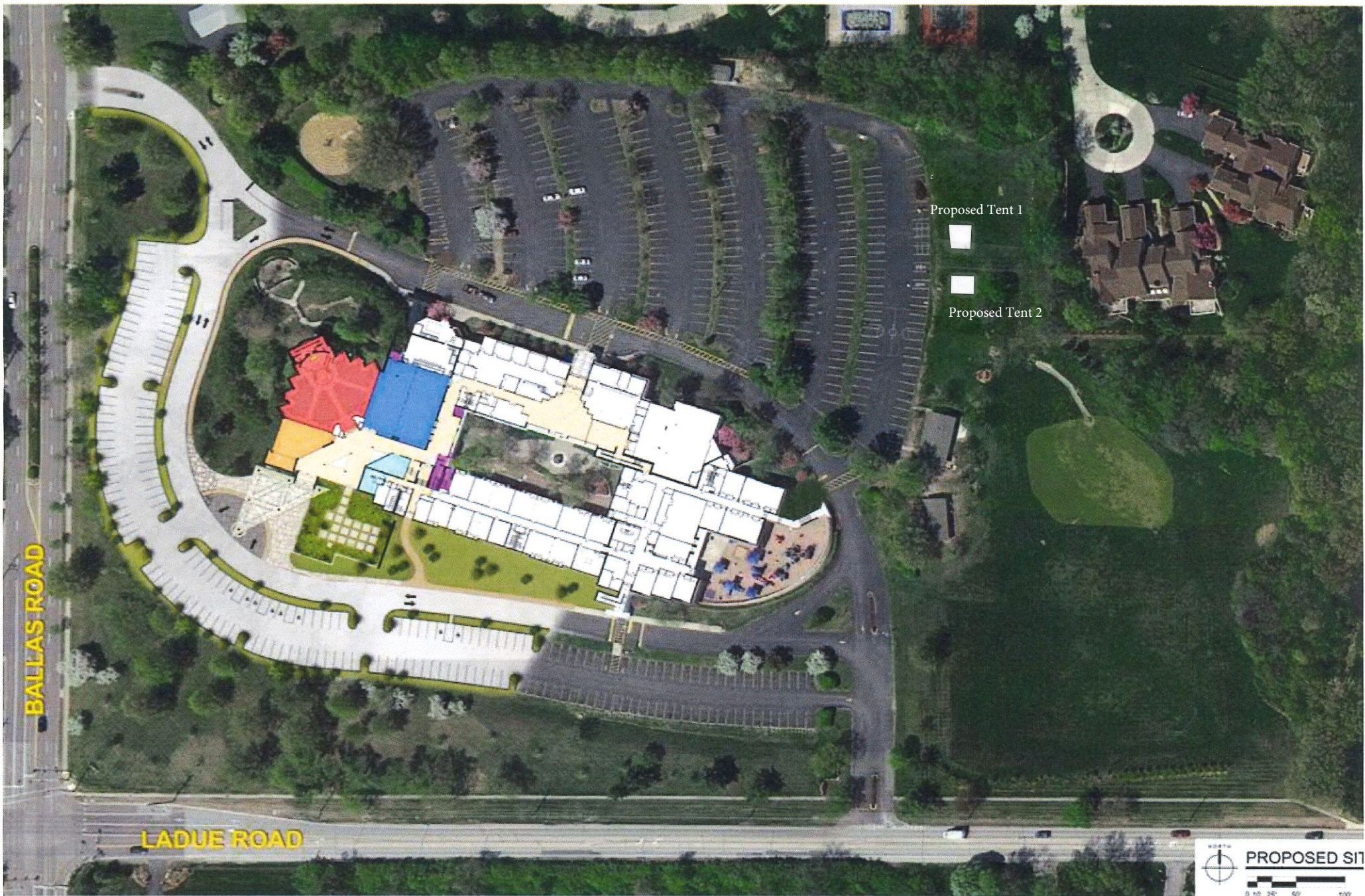
Rational Document for Congregation Shaare Emeth – Application for Zoning Permit Tent Usage

Congregation Shaare Emeth would like to utilize two 20'x20' Capital Pole tents during our summer Jewish Day Camp (Camp Emeth). The tents will be positioned in the northern section of Shaare Emeth property, specifically in two locations within the fields directly east of the parking lot.

Camp Emeth serves approximately 250 campers and staff during the hot and humid summer months (June 1 – August 7). The Jewish Day Camp provides a full-day, immersive summer experience with hours from 9:00 a.m. to 3:30 p.m., featuring extended evening programming during the final three days. The camp emphasizes outdoor activities, utilizing large tents as shaded areas, lunch spots, and activity hubs throughout the day.



Robert Colton
Director of Operations
Congregation Shaare Emeth



Congregation Shaare Emeth
Tent – Use Zoning Permit Application
Current Surrounding Structures/Landscape

1. View from the proposed tent site to the north of the Pavilion



2. View from the proposed tent site to the north side of Shaare Emeth



3. View from the north parking lot toward the proposed tent site



4. View from the proposed tent site towards the north parking lot



Shelter Your Events with a Sturdy & Stylish 20x20 Pole Tent



20 x 20

Capitol Pole Tent



Details & Features

Sometimes that extra half inch—or in this case, 175 square feet—can make all the difference. Like its sister, the 15-by-15 pole tent, our 20-by-20 is a stunning addition to anyone's tent inventory. However, with just 5 more feet on each side, the 20-by-20 gives you 400 square feet. Be it a baptism or a beauty pageant, the 20-by-20 will have you covered. Another of our most reliable renters, this tent will be one of the best investments you or your business can make.

Features:

Made from 16 oz blockout vinyl Made right here in the USA
Reinforced welded patches at each pole Heavy duty grommets at corners and centers
UV coated, fire resistant vinyl meets NFPA 701-2 standards

Materials & Accessories

While it is up to you as to what you do under this tent, American Tent is here to help you get just the look you'd like on top of it. We offer custom branding made possibly by state-of-the-art manufacturing equipment and our best-in-class sales team. We are here to help you realize your tent dreams. So go on and give us a call. Whatever the occasion, we can match you with your perfect tent.

American Tent is American made. As a commitment to this philosophy, we use only American-made vinyl and heavy duty thread for our tent tops. Our thread is 135 gauge. Our vinyl complies with NFPA 701-2 standards. It is fire-resistant and UV coated.

Thank you, from our team to yours, for showing your support for American manufacturing by choosing American Tent.

Top + premium poles + stakes + ratchets

[Add to Cart](#)

Details & Features

20x20 Pole Tent Specifications

Tent Size	20x20
Tent Style	Pole Tent
Tent Top Weight	75
Center Pole(s) Height	12'
Color	White
Tent Top Piece Count	1
Fabric Translucency	Blockout
Tent Top Material	16 oz PVC vinyl
Commercial Grade?	Yes
Water Resistant	Yes
UV Coated	Yes
Flame Resistant	Yes
Custom Logo Printing	Yes
Best For	Grass, asphalt, and anywhere you can safely drive stakes into the ground.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #26-006: A CONDITIONAL USE PERMIT FOR A MEDICAL LABORATORIES USE FOR FITNESS LABS LOCATED AT 10425 OLD OLIVE STREET ROAD, SUITE 200

FOR THE MEETING OF: Monday, April 20, 2026

LOCATION: 10425 Olive Street Road, in the GC (General Commercial) Zoning District

REQUEST: Zahid Kaleem, of Fitness Labs, LLC, has submitted a conditional use permit application for a 1,240 square foot space located at 10425 Old Olive Street Road, Suite 200. The property is zoned "GC"-General Commercial Zoning District. Fitness Labs, LLC will have their office at this location for an outpatient blood collection center with 2-4 employees at busiest shift. The hours of operation shall be from 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM Saturdays, and closed Sundays. No exterior changes are proposed.

ADDITIONAL INFORMATION: Medical Laboratories, NAICS 621511, is a conditional use in the GC zoning district and requires a conditional use permit. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the requirements for a conditional use permit?

Creve Coeur 2030 Comprehensive Plan References

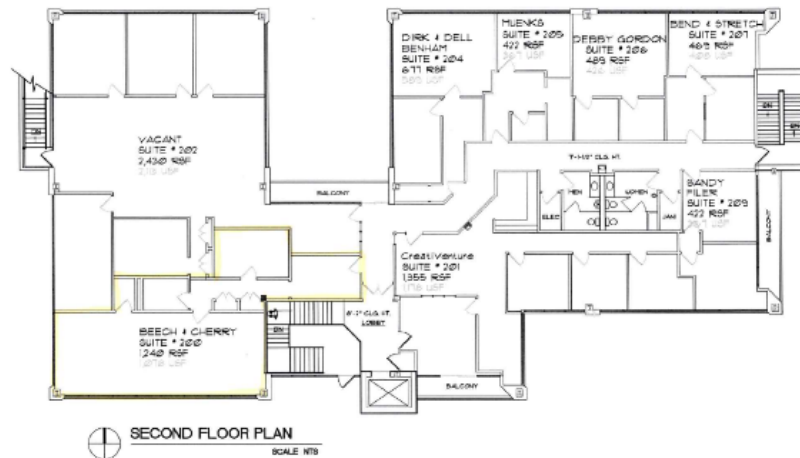
- Mixed-Use Innovation Campus District

Zoning Code References

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

APPLICANT: Zahid Kaleem
FitnessLabs, LLC
10425 Old Olive Street Road, Ste 200
Creve Coeur, MO 63141

OWNER: Shazia Zahid
12898 Thornhill Court
St. Louis, MO 63131



REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: 4/15/2026

ATTACHMENTS: Applicant's Materials
Draft Ordinance

PROPOSED USE

The applicant has applied for a Conditional Use Permit for a 1,240 square foot office space to use for an outpatient blood collection center, Fitness Labs. Fitness Labs will provide routine blood specimen collection services ordered by physicians and healthcare providers. Specimens collected at the facility are transported to certified laboratories for analysis and no on-site testing is performed. Through discussions of the proposed use with the applicant and review of NAICS codes, the NAICS code that most closely aligns with the proposed use was chosen and the applicant applied for the Conditional Use Permit. The applicant will have 2-4 employees and will operate within the hours of 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM on Saturday and will be closed on Sunday. The space will not be modified on the exterior to accommodate the request. NAICS 621511, Medical Laboratories is a Conditional Use in the “GC” General Commercial zoning district requiring approval from the City Council with a positive recommendation from the Planning and Zoning Commission.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Multi-family Residential	Unincorporated St. Louis County	N/A
South	Commercial	“CB” Core Business	Old Olive Street Road
East	Commercial	“GC” General Commercial	N/A
West	Commercial	“GC” General Commercial	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) located on the west end of Old Olive Street Road. The Comprehensive Plan recommends that a variety of active, office and residential uses be allowed and encouraged with side and rear lot parking. The MUIC is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development, multi-family housing, and other community amenities. The focus of the MUIC is to develop the 39 North plant science and agricultural technology district. Since the proposed use will only be taking up a small portion of the existing building with no exterior changes, this use is compatible in terms of the Comprehensive Plan guidelines. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan as much as such a use could.

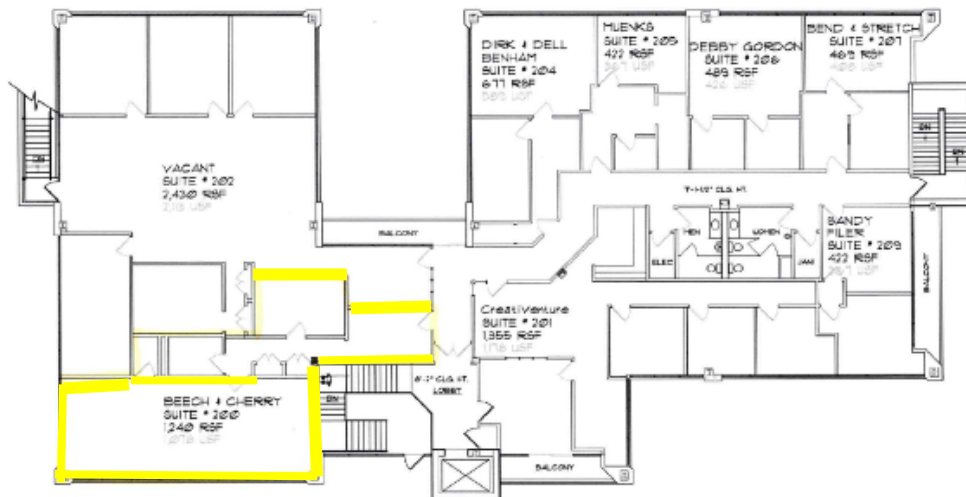


Figure 1: Floor plan with Fitness Labs location highlighted in yellow.



Figure 2: Aerial view of Property.

ZONING REVIEW

As the proposed use is utilizing an existing space within a multi-tenant office building, and will not be making any changes to the exterior of the building or site, staff does not have any concerns with this use. Due to the age of the subject, there are non-conformities on the site. One of the non-conformities is that the required amount of street trees is not met. Given that no construction will be taking place that will result in any exterior changes, staff is not recommending the installation of street trees as part of this Conditional Use Permit. A condition of approval has been added that a trash enclosure be installed to screen the existing dumpster from view. The asphalt parking lot is in fair condition but will need to be resealed and striped in the near future.

Parking

There are 86 total parking spaces on site that are shared between the office space tenants. The applicant's use, Medical Labs (NAICS 621511), requires 5 parking spaces per the requirement of 4 parking spaces per 1000 square feet of space. The total required amount of parking required by all uses is 77 spaces, which leaves a surplus of 9 parking spaces on site.

Below is the current parking table for the building:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
Suite 200-Fitness Labs	Medical Labs	1,240	4/1000 sq. ft.	5
Suite 201-Cruises and Tours Worldwide	General Retail	1,178	4/1000 sq. ft.	5
Suite 202- MAP Pilates	Fitness	2,113	1/150 sq. ft.	15
Suite 204- Dirk and Susan Henson	Counseling Services	589	4/1000 sq. ft.	3
Suite 205-Muenks Income Taz	Finance	367	4/1000 sq. ft.	2
Suite 206- Greg Kreuger	Counseling Services	426	4/1000 sq. ft.	2
Suite 207-Your Comfort Care	Home Health	408	4/1000 sq. ft.	2
Suite 209-Sandy Filer	Counseling Services	367	4/1000 sq. ft.	2
Suite 101-Vacant	General Retail	2,199	4/1000 sq. ft.	9
Suite 103-Vacant	General Retail	3,352	4/1000 sq. ft.	14
Suite LL1-Gifted Resource Council	Educational Support Services	1,733	1/300 sq. ft.	6
Suite LL2-Geneva Financials	Finance	1,833	4/1000 sq. ft.	8
Suite LL3-Bio Balance	General Retail	923	4/1000 sq. ft.	4
Total # of Parking Spaces Required:				77
Total Available On-site:				86
Excess Parking:				9

Trash Enclosure

Currently, there is not a trash enclosure around the dumpster on site. From google street view images, this condition has been present for several years. The dumpster is visible from the street and is not compliant with Creve Coeur Design Guidelines. A condition of approval has been added that the applicant and landlord submit plans for a trash enclosure for staff review and approval prior to final occupancy of this tenant space.



Figure 3: Existing Dumpster.

RECOMMENDATION

Based on the above analysis, the request for a conditional use permit meets the requirements of the Zoning Ordinance and is not in conflict with the goals of the Comprehensive Plan. If approved by the Planning and Zoning Commission, Staff recommends the following conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 1,240 square foot medical laboratory space, located at 10425 Old Olive Street Road.
2. The hours of operation shall be: 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM on Saturday and will be closed on Sunday.
3. Additional business hours may be permitted with the Zoning Administrator’s approval.
4. Applicant shall submit plans for a trash enclosure to be reviewed and approved by Staff before the approval of a final occupancy certificate.
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

MOTION

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of the conditional use permit for Fitness Labs according to the draft ordinance attached to the staff report on Application #26-006, for the meeting of April 16, 2026.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS		Photo Date:4/15/26
	<p>Description: Parking lot existing conditions.</p>	
	<p>Description: Subject Property.</p>	



city
of

CREVE COEUR

File # _____

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 CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<p>Zahid Kaleem Name</p> <p>FitnessLabs, LLC Company (If Applicable)</p> <p>10425 Old Olive St. Rd, Ste 200 Address</p> <p>Creve Coeur MO 63141 Address</p> <p>Telephone # 314-368-1540</p> <p>Fax # _____</p> <p>Email: admin@szproperties.llc</p> <p> Applicant's Signature</p>	<p>_____ Name</p> <p>_____ Company (If Applicable)</p> <p>_____ Address</p> <p>_____ Address</p> <p>Telephone # _____</p> <p>Fax # _____</p> <p>Email: _____</p> <p>_____ Applicant's Representative's Signature</p>

Property Information:	Owner's Acknowledgement (if different from applicant):
<p>10425 old Olive Street rd, ste 200 Address</p> <p>Creve Coeur MO 63141 Address</p> <p>Old Olove Plaza Development Name (if any)</p> <p>GC Current Zoning</p> <p>_____ Prior CUP Approvals (if known)</p> <p>_____</p> <p>_____</p>	<p>Shazia Zahid Name</p> <p>_____ Company (If Applicable)</p> <p>12898 Thornhill Court Address</p> <p>Saintg Louis MO 63131 Address</p> <p>Telephone # 314-591-3892</p> <p>Fax # _____</p> <p>Email: shazia@corelab.email</p> <p> Owner's Signature</p>

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Fitnesslabs will provide routine blood specimen collection services ordered by physicians and healthcare providers.

Gross Floor Area – Existing and Proposed: 1240 RSF

Number of Seats (for restaurant only): _____

Number of Employees at the busiest shift: 2 - 4

Hours of Operation: 7 am - 4 pm M-F & 7 am - 12 pm Saturday

Current or Most Recent Use of the Property: Vacant

Will the applicant apply for a liquor license: Yes No

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

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

Preferred Public Hearing Date: Monday, _____, 20____.

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

Conditional Use Permit Statement

Proposed Blood Draw Center (Phlebotomy Collection Facility)

Location: 10425 Old Olive Street Road, Ste 200, Creve Coeur, Missouri 63141

1. Rationale for Conditional Use Permit

The applicant respectfully requests approval of a Conditional Use Permit to operate a **blood draw center (phlebotomy specimen collection facility)** within an existing commercial office building located at 10425 Old Olive Street Road in Creve Coeur, Missouri.

The proposed facility will provide routine blood specimen collection services ordered by physicians and healthcare providers. This type of facility functions similarly to a small medical office and represents a **low-impact healthcare service** that is consistent with the professional and medical office uses commonly found within commercial office buildings.

The subject property is located along Old Olive Street Road within an established commercial and professional office corridor. The building currently accommodates office and service-oriented businesses, making the proposed use compatible with surrounding activities. The blood draw center will not generate noise, outdoor activity, or other impacts that would negatively affect nearby businesses or residences.

By utilizing an existing commercial space, the proposed use represents an efficient reuse of an established building while providing convenient healthcare services to residents and workers in the surrounding community.

2. Operational Description

The proposed facility will operate as a **small outpatient blood collection center** where trained medical staff perform routine blood draws for laboratory testing. Specimens collected at the facility will be properly labeled, prepared, and transported to certified laboratories for analysis. No diagnostic laboratory testing will be performed on-site other than standard specimen preparation.

The center will be staffed by trained healthcare personnel, including certified phlebotomists and administrative staff.

Anticipated staffing:

- Approximately 2–4 employees during operating hours

Estimated patient volume:

- Approximately 20–40 patients per day

Patient visits are generally brief and typically last **5–15 minutes**. Most visits will be scheduled appointments, although limited walk-in services may be available. Because appointments are spread throughout the day, patient traffic remains steady but low in volume.

3. Hours of Operation

The proposed hours of operation are:

Monday – Friday: 7:00 AM – 4:00 PM

Saturday: 7:00 AM – 12:00 PM (limited services)

Sunday: Closed

These hours are typical for outpatient specimen collection centers and are designed to accommodate patients who require early morning testing before work or medical appointments.

No overnight operations, emergency services, or ambulance traffic will occur at this location.

4. Parking and Traffic Impacts

The blood draw center will generate minimal traffic compared with many other commercial uses. Because patient visits are brief and scheduled throughout the day, large groups of visitors do not arrive simultaneously.

Typical patient visits last approximately 5–15 minutes, resulting in **high parking turnover but low simultaneous occupancy**. At most times, only a small number of patients will be present in the waiting area.

The existing parking facilities at the property are sufficient to accommodate both staff and visitors. Staff will occupy only a limited number of spaces, and the staggered scheduling of appointments will prevent congestion.

Traffic generated by the facility will be similar to or lower than that of a standard professional office suite and will not significantly affect traffic conditions on Old Olive Street Road or surrounding streets.

5. Minimizing Impacts on Surrounding Properties

The applicant is committed to operating the facility in a manner that minimizes impacts on surrounding businesses and nearby residential areas. The following measures will be implemented:

- Operations will occur during normal daytime business hours.
- Patient appointments will be scheduled to avoid crowding.
- No outdoor activities or equipment will be used.
- All medical waste will be stored in approved containers and removed by licensed medical waste disposal services.
- The facility will operate quietly and will not generate noise, odors, or visual impacts.

Because the facility functions similarly to a small medical office, it is not expected to create any disturbance to neighboring businesses or the surrounding community.

6. Building and Landscape Design

The proposed blood draw center will occupy an existing tenant space within the building. No structural modifications or exterior building changes are proposed.

Interior tenant improvements may include standard medical office finishes such as:

- Phlebotomy chairs and workstations
- Cabinets and specimen preparation areas
- Waiting area seating
- Reception and administrative workspace

These improvements will occur entirely within the existing building interior.

No changes to the exterior façade, building footprint, parking areas, or landscaping are proposed. Existing landscaping and site features will remain unchanged and will continue to be maintained by property management.

7. Security and Patient Flow

The facility will be designed to ensure an orderly and professional patient experience.

Patients will check in at a reception desk and wait in a small waiting area before being escorted to a phlebotomy station for specimen collection. Because procedures are brief, patient turnover is quick and waiting times are typically minimal.

Staff will monitor the waiting area and patient flow throughout the day to ensure the facility operates efficiently and comfortably.

The center will maintain a clean, professional healthcare environment consistent with other outpatient medical offices.

8. Consistency with Local Zoning and Community Benefit

The proposed blood draw center represents a **low-intensity healthcare use** that is consistent with the character of existing professional and medical offices in the area. The facility will operate within an existing commercial building without requiring major physical changes to the site.

Approval of the Conditional Use Permit will allow the community to benefit from convenient access to routine medical testing services. Residents and employees in the surrounding area will have a nearby location for physician-ordered laboratory testing, reducing travel time and improving access to healthcare services.

Because the proposed use has minimal traffic generation, limited staffing, no outdoor impacts, and standard daytime operating hours, it is compatible with surrounding commercial activities and will not negatively affect nearby properties.

9. Conclusion

The proposed blood draw center is a **low-impact medical service use** that fits appropriately within an existing commercial office building. The facility will operate during normal business hours, generate minimal traffic, and maintain professional medical standards for safety and waste handling.

No exterior changes to the building or site are proposed, and the existing parking and infrastructure are sufficient to support the operation.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit for the proposed blood draw center at **10425 Old Olive Street Road, Creve Coeur, Missouri.**

PROJECT SUMMARY SHEET

Conditional Use Permit Application

Project Name:

Blood Draw Center (Phlebotomy Specimen Collection Facility)

Project Address:

10425 Old Olive Street Road, Ste 200
Creve Coeur, Missouri 63141

Type of Request:

Conditional Use Permit (CUP)

Proposed Use:

Outpatient blood specimen collection center providing phlebotomy services for physician-ordered laboratory testing.

Description of Operation:

The facility will operate as a small medical service office where trained phlebotomists collect blood specimens from patients. Specimens will be labeled, prepared, and transported to certified laboratories for analysis. No diagnostic laboratory testing will occur on-site.

Suite Location:

Existing tenant space within the building.

Building Changes:

No exterior building modifications are proposed.

Interior improvements will consist of standard medical office finishes and equipment only.

Landscape Changes:

None proposed. Existing landscaping will remain unchanged.

Hours of Operation:

Monday – Friday: 7:00 AM – 4:00 PM

Saturday: 7:00 AM – 12:00 PM (limited services)

Sunday: Closed

Number of Employees:

Approximately 2–4 employees during operating hours.

Estimated Patient Volume:

Approximately 20–40 patients per day.

Parking:

Existing on-site parking will be utilized. No additional parking is required.

Traffic Impact:

Minimal. Patient visits are brief (5–15 minutes) and appointments are scheduled throughout the day.

Medical Waste Handling:

All sharps and medical waste will be stored in approved containers and removed by a licensed medical waste disposal contractor in compliance with all applicable regulations.

Outdoor Activity:

None.

Community Benefit:

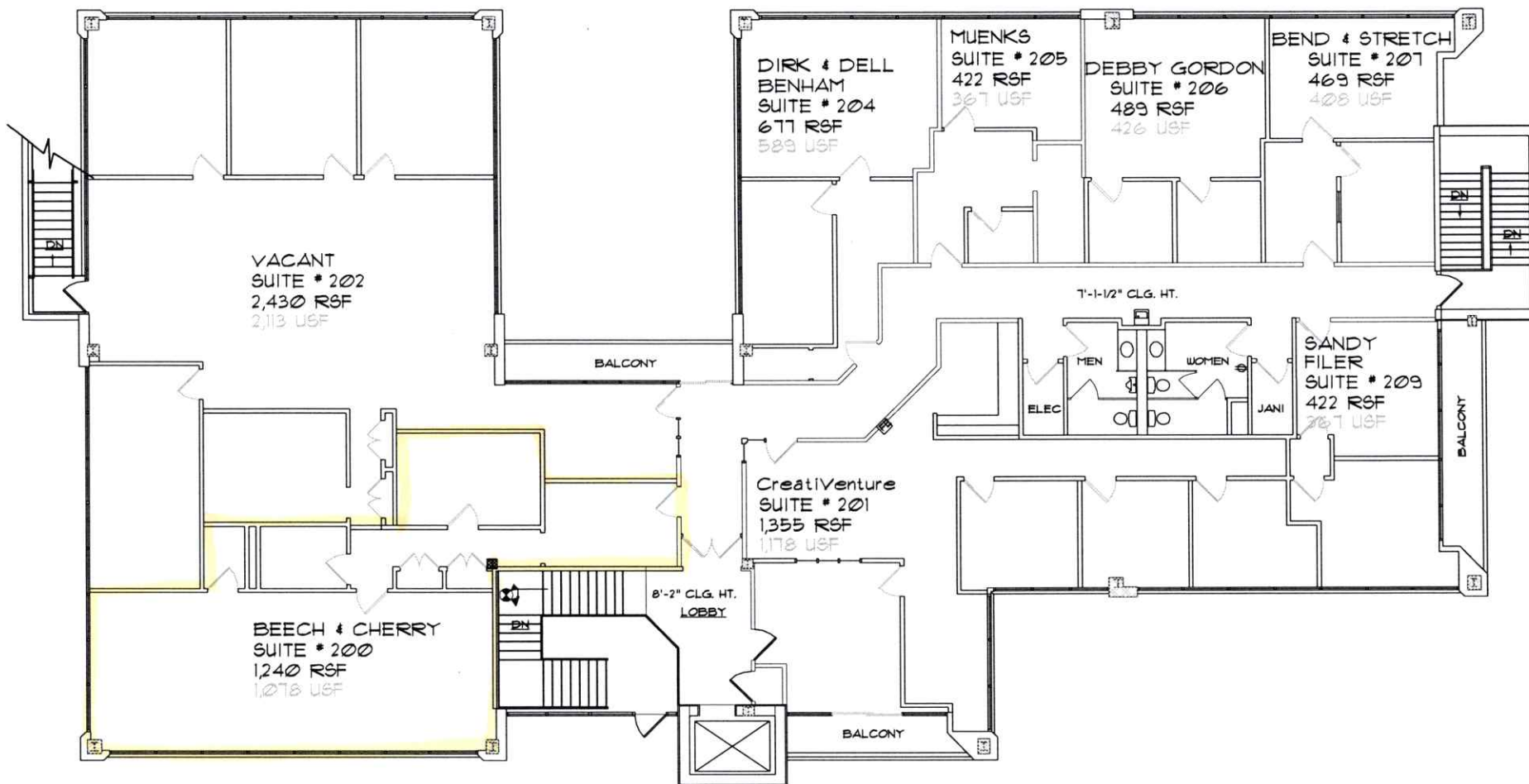
The proposed facility will provide convenient access to physician-ordered laboratory specimen collection services for residents and employees in the surrounding area.

Applicant Request:

The applicant respectfully requests approval of a Conditional Use Permit to operate the proposed blood draw center within the existing commercial building.

Access and Parking Plan:

The property at 10425 Old Olive Street Road provides approximately 86 on-site surface parking spaces that serve the existing office building and its tenants. Access to the site is provided from Old Olive Street Road through an existing driveway entrance that connects to the building's internal parking lot. The proposed blood draw center will generate minimal parking demand because patient visits are brief, typically lasting between 5 and 15 minutes, and appointments are scheduled throughout the day to reduce congestion. The facility will employ approximately 2–4 staff members, and only a small number of patients are expected to be present at any one time. Therefore, the existing parking supply and access arrangement are sufficient to accommodate staff and visitors without creating parking shortages or traffic impacts on surrounding businesses or nearby streets.



SECOND FLOOR PLAN

SCALE NTS

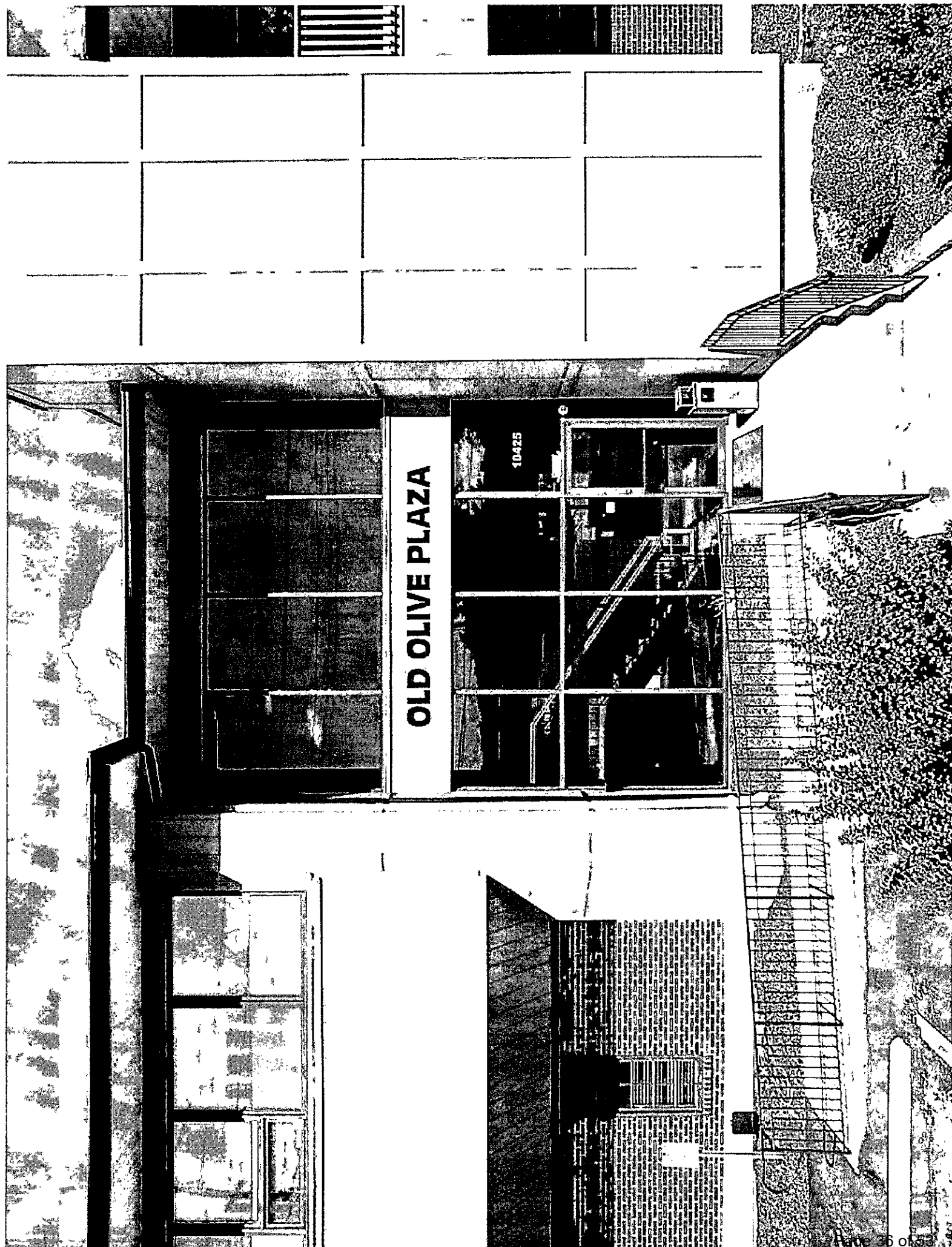
SECOND FLOOR

10425 OLD OLIVE STREET
ST. LOUIS, MISSOURI 63141





OLIVE PLAZA



OLD OLIVE PLAZA

10425



dhmash DESIGNSOURCE

up Pilates

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 1,240 SQUARE-FOOT MEDICAL LABORATORIES USE (NAICS 621511) LOCATED AT 10425 OLD OLIVE STREET ROAD, SUITE 200

WHEREAS, under Section 405.360(C), medical laboratories in the “GC” General Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Zahid Kaleem, of FitnessLabs, LLC, has submitted an application for a new conditional use permit for a 1,240 square foot medical laboratories space, Fitness Labs, at 10425 Old Olive Street Road, Suite 200; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 20, 2026, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ___ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 20, 2026; and

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

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

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

BILL NO. _____

ORDINANCE NO. _____

adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a medical laboratory (NAICS 621511) located at 10425 Old Olive Street Road, Suite 200, in the "GC" General Commercial zoning district, whose legal description is as follows:

GUELBRATH SUBDIVISION, LOT B, PART OF LOT 10, according to the plat thereof record in the records of St. Louis County, Missouri.

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

1. The Conditional Use Permit shall be for the operation of a 1,240 square foot medical laboratories space, located at 10425 Old Olive Street Road.
2. The hours of operation shall be: 7:00AM to 4:00PM Monday through Friday, 7:00AM to 12:00PM on Saturday and will be closed on Sunday.
3. Additional business hours may be permitted with the Zoning Administrator's approval.
4. Applicant shall provide plans for a trash enclosure to be reviewed and approved by Staff before the approval of a final occupancy certificate.
5. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
6. Any future enlargement, extension, expansion or exterior alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or exterior alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

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

BILL NO. _____

ORDINANCE NO. _____

ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2026.

MARK MANLIN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2026.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: April 20, 2026

Subject: **Discussion Item: Prior Plan Implementation Efforts within the East Olive Corridor**

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

Attachments: **East Olive Corridor, Comprehensive Plan Section 5**

The Planning and Zoning Commission asked staff to provide information on the recent history of prior planning efforts within the East Olive Corridor. To begin this discussion, staff will provide a brief summary of the comprehensive plan as it relates to the corridor and prior updates to the zoning code that have been contemplated (but never adopted) by the Planning and Zoning Commission after the adoption of the *Creve Coeur 2030* comprehensive plan.

Comprehensive Plan Framework

The City's comprehensive plan, *Creve Coeur 2030*, was initiated in 2015 with the assistance of planning consultant, H3 Studio. The plan was adopted by resolution of the Planning and Zoning Commission in March 2017. The purpose of a comprehensive plan is to serve as a guide to inform future actions for the entire community with a typical lifespan of 10-20 years. The plan provides the basis for the zoning code and is also used as a guide to evaluate rezoning requests. The zoning code provides the legal, regulatory framework in which decisions are made and is a key component to *implement* the plan.

Specifically for the East Olive Corridor, the plan provides a general vision and offers reasons why the revitalization of the corridor has faltered. It goes on to describe the Neighborhood Commercial (NC) District place type which is conterminous with the East Olive corridor. In the *Creve Coeur 2030* plan, the place type typology is used in place of a traditional Future Land Use Map. The plan specifically acknowledges the residentially-zoned properties in the corridor on the south side of Olive and recommends continued review to determine if redevelopment or improvements to these existing properties are being undertaken. Chapter 4, Section 5, which discusses the East Olive Corridor, is attached for further review (pp 88-94).

Although not mentioned in the plan, the existence of restrictive subdivision covenants that do not allow other uses/structures other than single family residences are in place for the residentially-zoned properties fronting Olive Boulevard adjacent to Deaver Avenue, Sona Lane, and Larkin Avenue. These covenants apply only to the Olive Crest and Sona Lane subdivisions. They are private agreements between property owners and are not managed or enforced by the City.

Zoning Code Updates—Prior Initiatives

Following the adoption of the *Creve Coeur 2030* comprehensive plan, staff proposed zoning code updates to implement the recommendations of the plan. While other zoning code updates were made to implement the plan, a significant focus was directed at the East Olive corridor. Numerous work sessions were held with staff and the Planning and Zoning Commission between 2018-20. Joint work sessions were also occasionally held with the City Council during this time.

The first approach was to establish a new zoning district within the corridor to match the NC—Neighborhood Commercial place type. This new zoning district would be called the NC-Neighborhood Commercial District. The new zoning district would establish allowable uses, prohibit some existing allowable uses, and provide development standards specific to the new district following the guidance of the comprehensive plan. This option was met with resistance from the property owners/real estate community as it was viewed as a “down-zoning” because, in their view, these changes would negatively impact the value of their properties by restricting currently allowed uses.

In early 2020, a different approach was taken that would involve the establishment of a zoning Overlay District that would also follow the comprehensive plan’s boundaries of the NC-place type. An overlay district is a zoning tool that allows for the establishment of zoning regulations for a specific area without changing the base zoning district. Mixed-use, multi-family, and townhomes were to be allowed through a conditional use permit process and the planned zoning district option was made available for development proposals that did not meet with these requirements. Additional development standards were proposed within the overlay district. New residential uses were introduced but no existing uses were to be eliminated.

Two stakeholder meetings were scheduled to provide an opportunity for public review and input for the proposed East Olive overlay district. The first meeting was to be held on March 25, 2020 for the commercial property owners within the overlay district. Following this meeting, a second meeting was planned with the adjacent residential property owners for their review and input. Neither meeting was held due to the start of the COVID-19 pandemic during this time.

The East Olive Corridor implementation efforts were revisited in the Summer of 2021. A neighborhood meeting was held with Planning staff, Ward 1 Council members and the City Administrator at the driveway of a resident on Deaver Avenue. This meeting was arranged to discuss the existing conditions and the future of the corridor including the recommendations of the comprehensive plan with area residents. Approximately 20-25 residents attended the meeting. The meeting generated a wide variety of opinions about what could be done to revitalize the corridor but no clear consensus emerged. No further updates to the zoning code specific to the East Olive Corridor have been undertaken.

Staff will be available at the meeting to discuss this information and answer any questions the Commission may have.



East Olive Corridor

The Vision for East Olive is to create a walkable corridor of destination retail boutiques, neighborhood service businesses, small-scale restaurants, attached townhomes, and low-density multi-family homes and single family homes. Development of the East Olive corridor should encourage pedestrian access from adjacent neighborhoods and prioritize walkability between neighboring lots while accommodating car access and easy parking.

Revitalization of East Olive has continued to falter due to the challenges of shallow lot depths, direct adjacency to established residential neighborhoods, and frontages onto Olive Boulevard. Existing lot constraints limit development options for these properties. In many cases, current zoning regulations have made the redevelopment of existing commercial buildings financially infeasible. This is due to current parking and landscaping requirements, which often dictate that an existing building must be rebuilt with a smaller square footage to meet requirements.

The East Olive corridor comprises the Neighborhood Commercial District (NC) place type, and for existing residentially-zoned properties on the south side of Olive Boulevard between Graesser Road and North Spoeede Road, the Estate

Neighborhood 1 place type (ER-1). The NC place type supports the development of a variety of medium- to low-density commercial, retail, office, neighborhood service business, and residential development in a commercial corridor with shallow lot depths. This district is designed to provide a transition between more intense commercial districts to the east and west. Existing properties in this district are ideal for many types of smaller, specialty retail, service, and office businesses, providing both easy automobile access and a walkable, pedestrian environment. The Neighborhood Commercial District provides for lot-by-lot, incremental revitalization and redevelopment that builds toward a coherent corridor identity.

For the residentially-zoned properties fronting the south side of Olive Boulevard between Graesser Road and North Spoeede Road, within the ER-1 place type, continued review should be undertaken to ensure progress towards redevelopment or improvement to existing properties are being met. Examples of such progress include the removal and replacement of existing residential structures; the construction of new residential structures on existing vacant lots, or renovations to existing residential structures substantially affecting the exterior appearance. The Planning and Zoning Commission should review this area in the short/medium term (approximately 5 years) to determine if the appropriate level of residential development or reinvestment has occurred based upon these stated objectives.



4.6. NEIGHBORHOOD COMMERCIAL DISTRICT (NC) FRONTAGE PLAN

The East Olive recommendations on pages 93-94 should apply as properties are redeveloped or undergo significant renovations. Refer to pages 61-62 for additional frontage plan information.

- Primary Streets
- Secondary Streets
- Service Streets

PRIMARY STREETS

- » Olive Boulevard
- » N. Mosely Road
- » Graeser Road
- » N. Spoede Road

SECONDARY STREETS

- » Park West Drive
- » Bal Harbour Drive
- » Renee Lane

SERVICE STREETS

There are no streets classified as Service Streets in the East Olive Corridor.

East Olive Corridor

Existing Conditions Character Images



SCOTSMAN COIN & JEWELRY (OLIVE BOULEVARD @ GRAESER ROAD)



EAST OLIVE CORRIDOR



EAST OLIVE CORRIDOR

Vision & Best Practices Character Images



MARKETPLACE – CLAYTON ROAD (LADUE, MISSOURI)



MARKETPLACE – CLAYTON ROAD (LADUE, MISSOURI)



DEMUN POINTE (CLAYTON, MISSOURI)



MARKETPLACE – CLAYTON ROAD (LADUE, MISSOURI)



STATION PLAZA (KIRKWOOD, MISSOURI)



MARKET AT MCKNIGHT (ROCK HILL, MISSOURI)

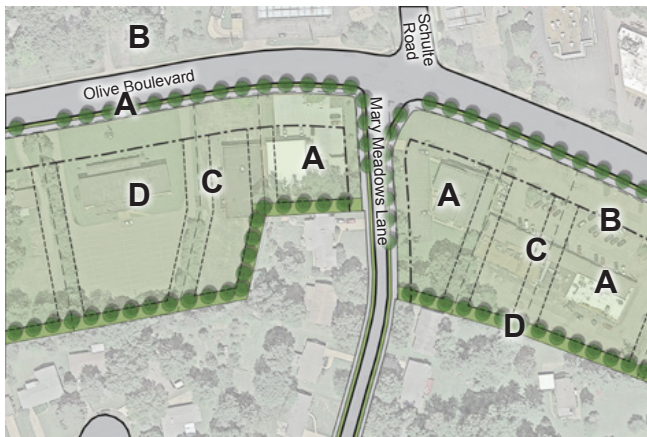
East Olive Corridor

Proposed Development Examples

The diagrams below illustrate the Plan concepts for redevelopment in the East Olive Corridor, including pedestrian and vehicular access, cross-lot connections, parking, buffering, and other recommendations contained herein. These diagrams are not site plans nor do they convey specific dimensional or regulatory requirements.

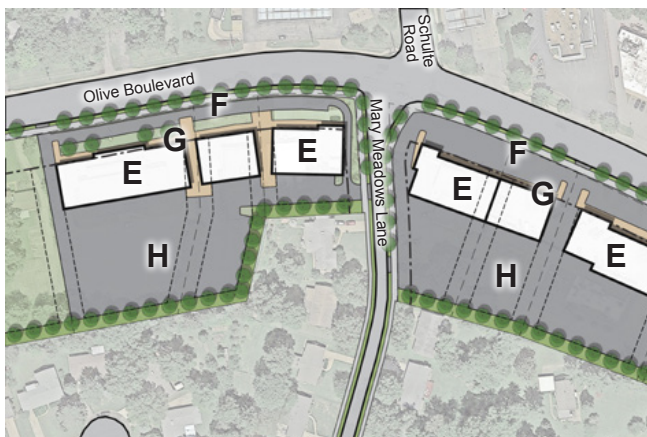


Existing Conditions



Proposed Consistent Setback and Buffer Zone Examples

- A. Existing Parcels
- B. Primary Street Consistent Setback Zone (dimension to be determined)
- C. Side Setback Zone (dimension to be determined)
- D. Buffer Zone (from adjacent residential properties; dimension to be determined)



New Building and Parking Configuration Examples

- E. Example New Buildings
- F. Example Frontage Shared Parking with cross-lot access and optional public space and landscape amenities
- G. Consistent "Second-Tier" Pedestrian Zone with cross-lot access
- H. Example Rear- and Side-Lot Shared Auxiliary Parking and service areas

Recommendations for the East Olive Corridor

FRONTAGE RECOMMENDATIONS – PRIMARY STREETS

- » Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Primary Streets.
- » Require primary building entrances to face the Primary Street.
- » Parking can be located in front of buildings, but parking to the side or rear of buildings and in shared facilities, through the use of cross-access easements, is encouraged.
- » When parking is located in front of buildings, a consistent zone of pedestrian amenities (i.e. a sidewalk, landscaping, trees, and pedestrian lighting) must be provided along the front facade of each building to create a “second tier” private sidewalk along the building, break up parking facilities, support active uses, and provide a buffer zone between parking and buildings.
- » Develop consistent landscaping standards along Olive Boulevard with street trees, lighting, and pedestrian amenities.
- » Encourage outdoor dining and retail site amenities.

FRONTAGE RECOMMENDATIONS – SECONDARY STREETS

- » Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Secondary Streets.
- » Encourage side-lot and rear lot parking frontages and parking lots.
- » Encourage outdoor dining and retail site amenities.

SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS

- » Allow and encourage the use of building signs on all buildings.
- » Allow smaller monument signs on Primary Streets for developments meeting a minimum size and give consideration to increased sign area for multi-tenant monument signs. Monument signs on secondary streets should be discouraged. Secondary and service streets should allow for small, ground-mounted directional signs.

LOT DEVELOPMENT STANDARDS

- » Establish pedestrian facility requirements to encourage walkable access, including 1) the provision of walkways between buildings and the public sidewalk; 2) walkways that provide pedestrian cross-access between neighboring lots; and 3) walkways connecting parking facilities to buildings.
- » Promote cross-access between adjacent sites to encourage shared parking and reduce curb cuts onto Primary Streets.
- » Establish standards for buffers between Neighborhood Commercial district (NC) lots and adjacent residential district lots.
- » Support sustainable and low impact site development practices such as permeable pavement, bio-retention, native landscaping, and energy efficient lighting through the use of zoning incentives such as site or density bonuses.
- » Develop design guidelines to achieve the desired character of the place type.

STREET & CONNECTIVITY STANDARDS

- » Provide street and public realm facility enhancements according to street type classifications (**refer to pages 118-122**).
- » Develop bicycle facilities, pedestrian, and multi-use pathways (**refer to pages 116-117**).

STORMWATER & RUNOFF MITIGATION

- » Complete development of and enact a local Stormwater Ordinance to address land disturbance of less than one (1) acre; this Ordinance should aim to limit the adverse effects of runoff produced by development, using on-site mitigation and site design to limit runoff to what exists today.

TREE COVERAGE STANDARDS

- » Establish minimum tree coverage requirements for commercial surface parking lots.
- » Establish tree planting and coverage standards for non-residential lots subject to redevelopment.

GREEN SPACE PRESERVATION

- » Establish a minimum percentage of green space to be preserved on site.

----- Forwarded message -----

From: **'Neal Breitweiser' via Mayor Council** <mayor-council@crevecoeurmo.gov>

Date: Wed, Apr 15, 2026 at 9:04 PM

Subject: [Mayor-Council] East Olive Comprehensive Plan

To: <Mayor-council@crevecoeurmo.gov>

Greetings:

Writing you today from the East Olive corridor in the Olive Crest subdivision first edition

It is my understanding that the East Olive comprehensive plan is being reviewed once more. I thought a little of the history might help you understand how we got here, as none of you currently holding office were present when the original comprehensive plan was designed.

First and foremost , the final version of the comprehensive plan was created with 100% input from Ward One residents .Staff and some council members attempted to interject their own agenda into the plan directly (without public input) which was subsequently exposed when an illegal email correspondence was found in a freedom of information request. The exposure of the email during public meetings, resulted in the council member that sent the email to not run for reelection and the dispensing of their campaign. Though it may not be pleasant. Those are the facts. I mentioned this because there has been a repeated attempt over the years for staff and certain particular members of the council to attempt to circumvent the citizens and recreate the East Olive comprehensive plan without the proper notification of the residents , (who are being impacted by any potential changes).

Bringing us back to today for a moment, to my knowledge not the Mayor or any member of the current Council have ever participated in such an attempt to subvert the residents . I'm merely pointing out that it happened in the past ,and it's a matter of record, all the people that were involved during that time have since term limited out of office or chose not to run.

Unfortunately, our subdivision had to hire a Land use attorney to represent us. George Weber joined with our subdivision to fight for our rights to exist in Creve Coeur.

The original comprehensive plan that was made without public input. Let's call it "The draft" included the elimination of Deaver lane, Sona Lane and Larkin Lane as well as Weber Chevrolet. I was assured by the city clerk "don't worry, Neal your subdivision won't be wiped out right away"

I certainly hope and expect the Mayor and the Council will perform their duties above board and to include the residents not just certain staff members who do have an agenda, (absolutely my opinion).

It was a long and arduous project helping to create the current comprehensive plan in the East Olive corridor. One of the overwhelming tenants is that it remain primarily single-family dwellings and limited small special use permitted businesses to operate in the homes along the East Olive corridor ;that already had existed, in my opinion I think it's worked out well.

Please preserve our right to exist in the most wonderful City in the world.

Thank you,

Best regards ,

Neal

Neal Breitweiser
847 Deaver lane
East Olive residential corridor
Creve Coeur Mo 63141
314 805 6020
Sent from my iPhone