



**AGENDA  
CITY OF CREVE COEUR  
PLANNING AND ZONING COMMISSION  
300 NORTH NEW BALLAS RD  
MAY 4, 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 20, 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. Public Hearing. Application #26-011: A Conditional Use Permit for a Limited-Service Restaurant Use for Wholesome MD Cafe Located at 1001 Old Olive Way inside the Vue at Creve Coeur Apartments**

Brian Ivy, AIA, NCARB, of Idea Architects, has submitted a conditional use permit application on behalf of Wholesome MD Cafe for a 2,300 square foot restaurant space addressed as 1001 Old Olive Way Road, suites A and B, within the Vue at Creve Coeur Apartments. The property is zoned "PRD"-Planned Residential Development Zoning District. The CUP request is for the operation of a nutrition-



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focused café with 16 indoor seats, hours of operation from 6:00AM to 4:00PM, 7 days a week, and 4 employees at the busiest shift. Only minor exterior changes are proposed. Limited-Service Restaurants, NAICS 722513, is a conditional use in the PRD 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**

**PENDING APPLICATIONS**

1.
  - Bayer East Campus Boundary Adjustment Application

**DEPARTMENT REPORTS**

**ADJOURNMENT**

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

Posted by: \_\_\_\_\_  
Date/Time posted: \_\_\_\_\_



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***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  
300 NORTH NEW BALLAS RD  
APRIL 20, 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 Monday, April 20, 2026, at 6:00 PM.

**ROLL CALL**

**Ms. Julie LaBonte (Chair)  
Mr. Thomas Buelter –  
arrived at 6:16 pm  
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**

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

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

**APPROVAL OF MINUTES**

- 1. April 4, 2026 Planning and Zoning Commission Draft Meeting Minutes**

**RESULT: APPROVED (UNANIMOUS)**



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**MOVER:** Ms. O'Brien  
**SECONDER:** Mr. Wang  
**AYES:** Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Mr. Tomlinson, Mr. Wang  
**NAYS:** None

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

**PUBLIC COMMENT**

There were no Public Comments tonight.

**UNFINISHED BUSINESS**

There was no Unfinished Business tonight.

**NEW BUSINESS**

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

Shaare Emeth Executive Director Craig Neuman gave the synagogue's presentation. June 1 - August 7, 2026 are the summer camp dates. They request multi-year approval of the tents and will apply annually for tent permits.

Ms. Moore gave the City's presentation. A Temporary Use Permit is usually only allowed for short term. Consider approval of the temporary tents for the next three years beginning on June 1, 2026 and expiring on September 1, 2028. Tents will still require annual permit and need to be inspected annually.

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

The vote on the motion to approve as stated in the staff report being 5 ayes and 0 nays, motion carried.

**2. Public Hearing. #26-006: A Conditional Use Permit for a Medical**



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**Laboratories Use for Fitness Labs Located at 10425 Old Olive Street Road,  
Suite 200**

Those wishing to speak were sworn.

Mr. Zahid Kaleem of Fitness Labs LLC proposed opening a blood draw center offering low-cost testing for individuals without insurance or those seeking alternatives to traditional labs. When asked about expected volume, he estimated anywhere from 0 to 100 patients per day, noting that companies like LabCorp and Quest Diagnostics already provide similar direct-access testing.

Questions were raised about inspections and scope. Mr. Kaleem clarified that Core Lab Diagnostics would handle all testing, while this permit covers only the blood draw function. He also inquired about expanding the permit to additional suites.

Ms. Moore explained the permit applies only to Suite 200. Any expansion would require further review, including parking. The site currently lacks a trash enclosure, but the applicant agreed to install one as a condition of approval. The use requires 5 parking spaces, with 77 already required for the building overall.

Proposed operating hours were initially 7:00 AM–4:00 PM weekdays and 7:00 AM–12:00 PM Saturdays, but Mr. Kaleem requested extending hours to 7:00 AM–7:00 PM Monday through Saturday to better serve working individuals.

Lynn Berry of 626 Graeser Road asked about medical waste disposal. Mr. Kaleem stated that used needles are sent along with blood samples to Core Lab Diagnostics for proper disposal.

Mr. Lumley offered the exhibits into the record.

Mr. Buelter arrived at 6:16 PM.

**RESULT: APPROVED (UNANIMOUS)**

**MOVER:** Mr. Wang

**SECONDER:** Mr. Tomlinson

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

**NAYS:** None



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The vote on the motion to recommend approval subject to the conditions stated in the draft ordinance, with hours of operation revised to continue to 7:00 PM each day other than Sunday, being 5 ayes and 0 nays, motion carried.

**WORK AGENDA**

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

Mr. Jaggi reviewed the history of the East Olive Corridor, noting the 2017 plan adoption and later rezoning discussions that faced resistance from property owners concerned about added restrictions. Progress stalled during COVID-19, and no clear consensus has emerged since.

The corridor runs from Mosley Road to Spoede Road along Olive Blvd. Commissioners discussed how to restart the process, emphasizing the need for clear goals, Council direction, and significant public engagement will be important elements. Key issues include plan review (now overdue), current single-family zoning, deed restrictions, and concerns about development, vacancies, and walkability.

There is no current budget for a planning consultant, though funding could be added if approved. Workload and capacity were also concerns. Commissioners highlighted the importance of aligning with City Council, potentially through a joint work session, before moving forward.

Public comments questioned the City's role, emphasized adherence to the Comprehensive Plan, and raised concerns about process transparency and resident involvement.

Ms. Linda Rezny of 104 Graeser Acres St. asked about the Commission talking to the Council before talking to the residents of the East Olive Corridor. Is City a matchmaker for what happens in the Corridor?

Mr. Mark Rothstein of 10912 Little Creek Road said that the overlay districts have been applied to alternative town center and non-residential districts. The Comprehensive Plan is like a constitution. Many sessions went into the Comprehensive Plan. He requested to add a memorandum from 2018 into the meeting record.

Mr. Gene Rovak of 766 Gascogne Dr. read his comment that was emailed to Mr. Jaggi and Ms. Moore today. He stated the plan should be followed or it should be amended first.



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Staff will discuss potential joint work session with the City Administrator.

**PENDING APPLICATIONS**

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

Ms. Moore said that Wholesome MD Cafe would have nutrition coaching, prepared food, 16 seats inside and outdoor seating is proposed.

Mr. Jaggi said that parking is coming into play because there are no extra parking spots for the restaurant because the parking was factored with the commercial spaces as retail use with 4 parking spaces per 1,000 square feet.

**DEPARTMENT REPORTS**

City Council took up the first reading of the Olive Graeser rezoning on April 13. The additional public comments will be in the packet to the Council. May 11 is the next meeting at which this matter will be addressed.

Ms. Moore and Mr. Jaggi will be attending the national American Planning Association conference in Detroit starting on Friday, April 25.

Mr. Tomlinson asked if Creve Coeur will be the new headquarters for St. Louis County. Mr. Jaggi said that the article in the newspaper was the first he heard of the County possibly renting office space in Creve Coeur.

**ADJOURNMENT**

Meeting adjourned at 7:05 PM.

Submitted by:

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Recording Secretary

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Chair



# city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

## APPLICATION TO PLANNING AND ZONING COMMISSION #26-011: A CONDITIONAL USE PERMIT FOR A LIMITED-SERVICE RESTAURANT USE FOR WHOLESOME MD CAFE LOCATED AT 1001 OLD OLIVE WAY INSIDE THE VUE AT CREVE COEUR APARTMENTS

**FOR THE MEETING OF:** Monday, May 4th, 2026, 6:00 PM

**LOCATION:** 1001 Old Olive Way Road (see attached map). Zoned PRD-Planned Residential Development Zoning District.

**REQUEST:** Brian Ivy, AIA, NCARB, of Idea Architects, has submitted a conditional use permit application on behalf of Wholesome MD Cafe for a 2,300 square foot restaurant space addressed as 1001 Old Olive Way Road, suites A and B, within the Vue at Creve Coeur Apartments. The property is zoned “PRD”-Planned Residential Development Zoning District. The CUP request is for the operation of a nutrition-focused café with 16 indoor seats, hours of operation from 6:00AM to 4:00PM, 7 days a week, and 4 employees at the busiest shift. Only minor exterior changes are proposed.

**ADDITIONAL INFORMATION:** Limited-Service Restaurants, NAICS 722513, is a conditional use in the PRD 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 required findings for a conditional use permit?

### Creve Coeur 2030 Plan References

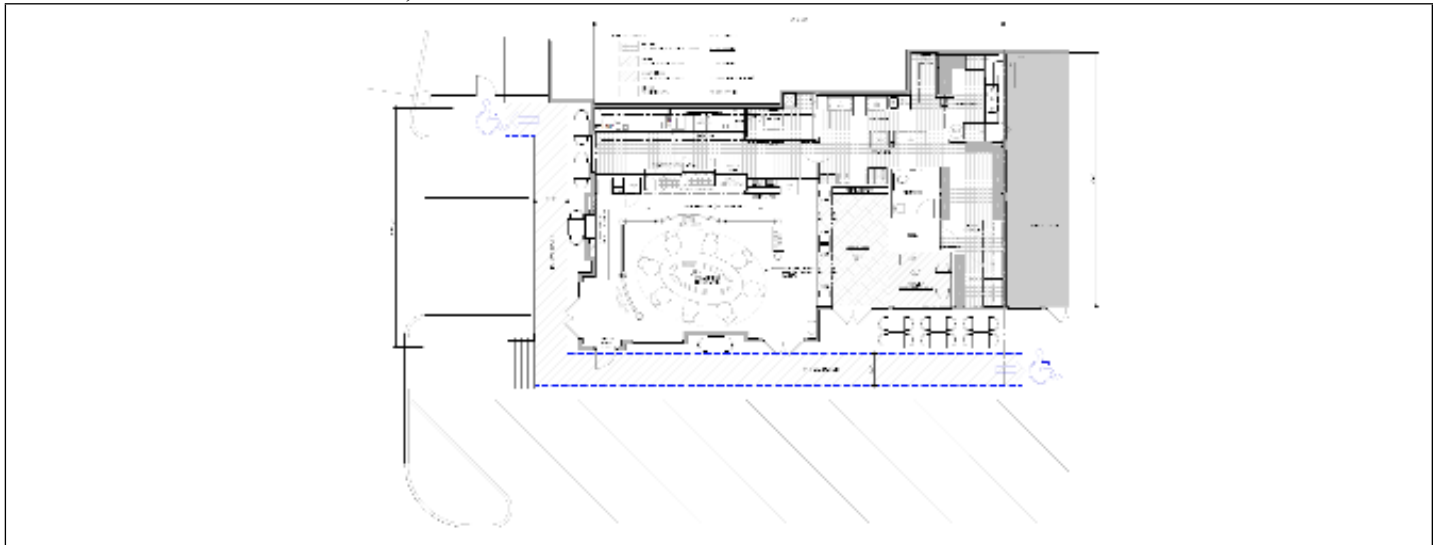
- Mixed-Use Innovation Campus

### Zoning Code References

- Section 405.390: Planned Zoning Districts
- Section 405.1070: Conditional Use Permits

**APPLICANT:** Brian Ivy, AIA, NCARB  
Idea Architects, LLC  
130 Lockwood Ave, Ste 2  
Webster Groves, MO 63119

**PROPERTY OWNER:** BCC PARTNERS LLC  
231 S. Bemiston Ave, Suite 650  
St. Louis, MO 63105



**REPORT PREPARED BY:** Bethany Moore, AICP, City Planner

**DATE:** 4/29/2026

**ATTACHMENTS:** Applicant’s Materials received 4/3/26 and 4/22/26  
Draft Ordinance

**PROJECT DESCRIPTION**

The Applicants are seeking approval for a new conditional use permit for Wholesome MD Café, a limited-service restaurant within The Vue at Creve Coeur apartment complex to fill the retail space at 1001 Old Olive Way Road, Suites A and B. According to the information provided by the applicant, Wholesome MD Café is a nutrition company that focuses on educating, supporting, and creating better health through prepared healthy meals, light cooking/food prep, and related nutrition and beverage retail sales. This location will provide freshly prepared meals to be consumed on site, consultation services regarding achieving health and wellness goals, and a retail component where guests can purchase prepared healthy meals, beverages and nutritional supplements for consumption off-site.

The Vue at Creve Coeur apartment complex is a multi-building, multi-family and mixed-use development that was approved in 2013 by Ord. 5344. When the complex was approved, the parking for the commercial spaces was calculated based on the required parking for general retail uses, which is 4 parking spaces required per 1,000 square feet of floor area. The Vue was originally approved with 4,600 square feet of retail floor area, requiring 19 parking spaces. In 2015, administrative approval was given to reduce the overall height of the building and reduce the retail space to 3,500 square feet, along with other minor reductions. The retail spaces have been vacant since the completion of the complex in 2017. The applicant will be using 2,300 square feet of the available retail space, suites A and B, and will have no more than 16 indoor seats, which allows the required parking spaces to be calculated at the 4/1,000 general retail ratio. Outdoor seating is proposed adjacent to the building but does not require additional parking. The adjacent retail space, suite C, will remain vacant and available for lease. The restaurant will have 4 employees at busiest shift and will have hours of operation from 6:00 AM to 4:00 PM, 7 days a week. The applicant is proposing a minor exterior change to include an additional entry door in the existing store front for safety purposes.

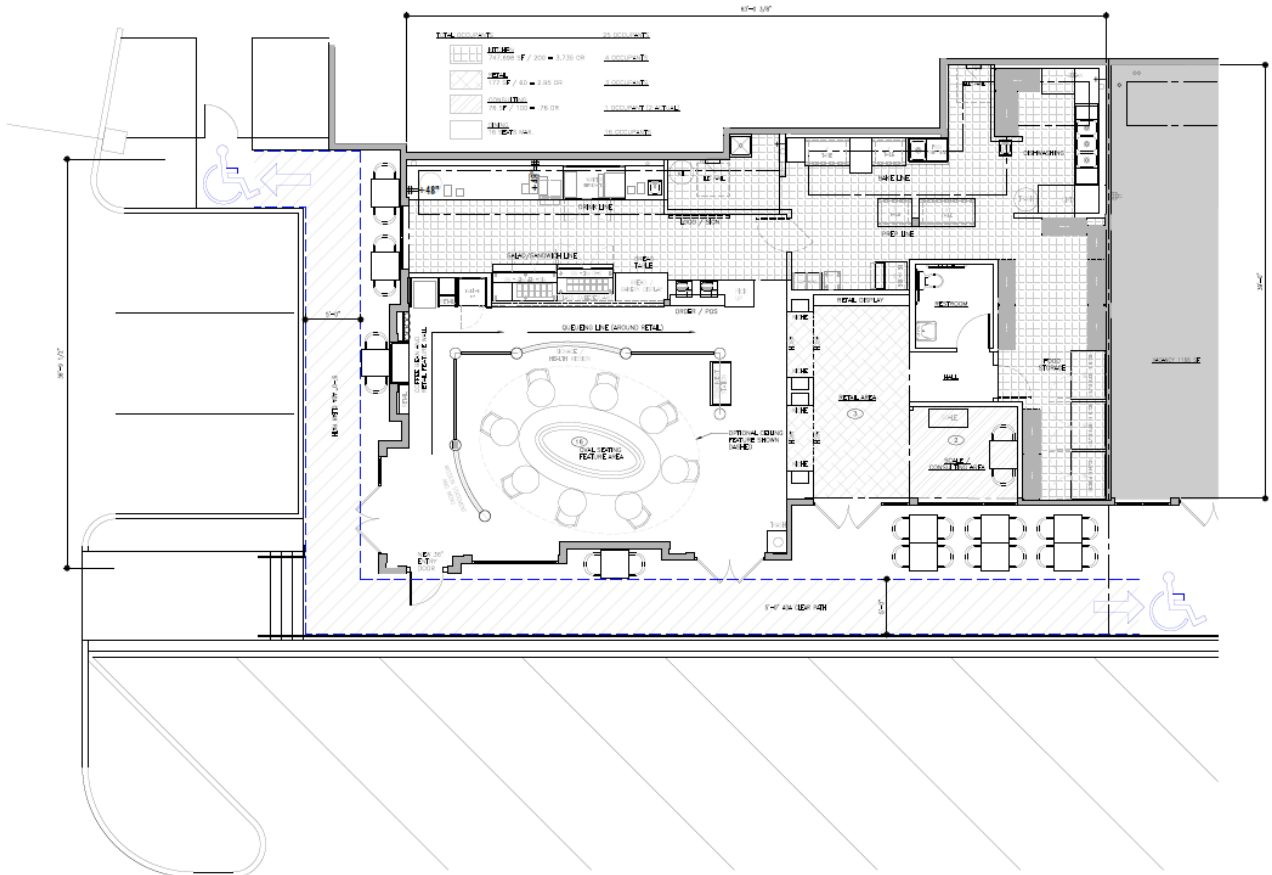


Figure 1: Floor Plan.

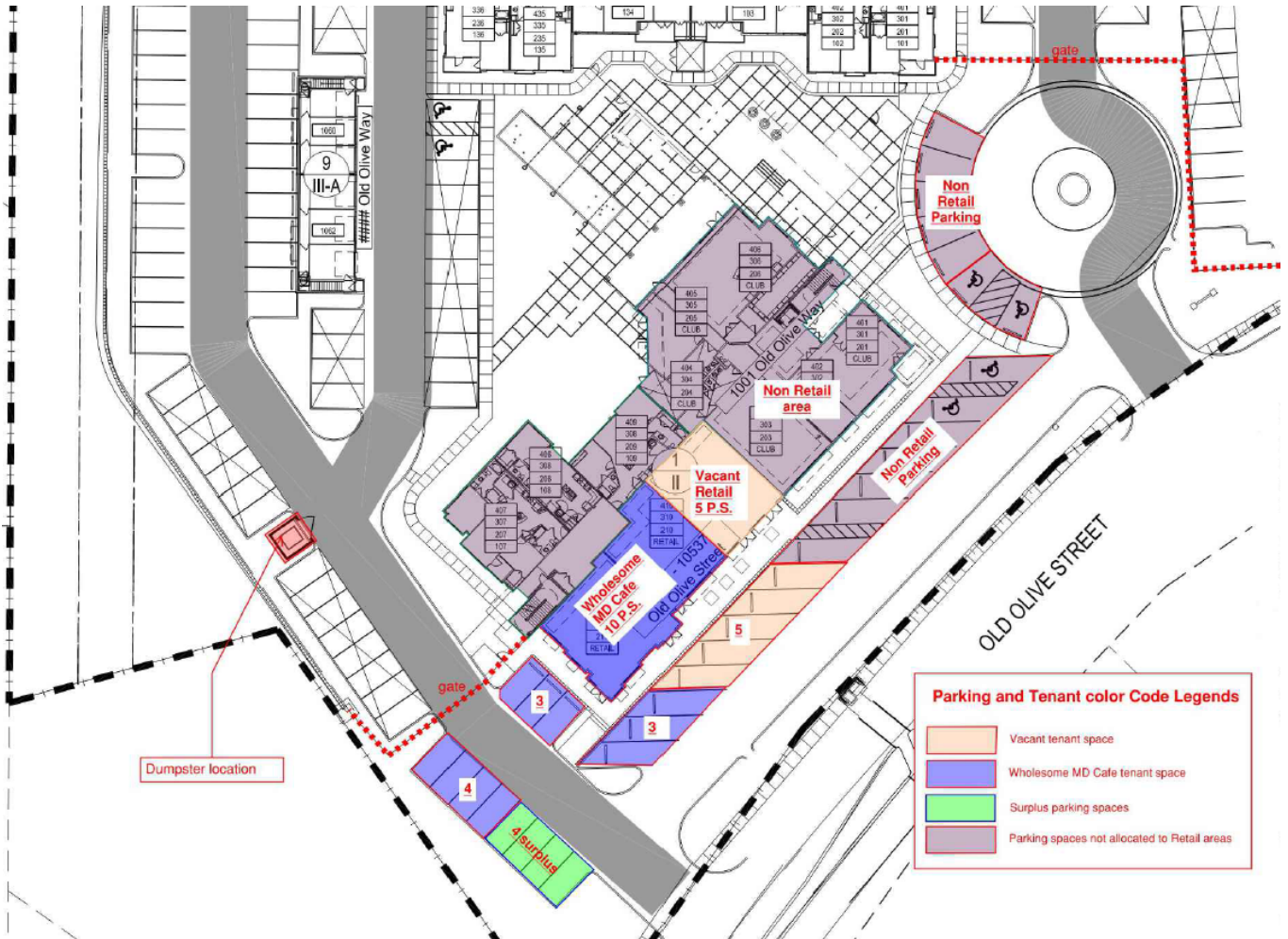


Figure 2: Proposed Location Site Plan. Wholesome MD Café shown in purple.

**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/Multi-Family Residential | Unincorporated St. Louis County                       | N/A                   |
| South     | Commercial   | GC-General Commercial                                 | Old Olive Street Road |
| East      | Multi-Family Residential/Commercial                | Unincorporated St. Louis County/GC-General Commercial | N/A                   |
| West      | Multi-Family Residential                           | Unzoned   | 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 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 (p.59). The focus of the MUIC is to develop the 39 North plant science and agricultural technology district. The proposed use will be occupying a previously vacant ground floor retail space within the existing multi-family building with minor exterior changes. Therefore, the proposed use would satisfy the goals and objectives of the Comprehensive Plan.

### **ZONING REVIEW**

NAICS 722513 Limited-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission as provided by Ordinance 5344 which approved the Planned Residential Zoning District for this development and established the allowable uses. The Vue at Creve Coeur apartments development provides space for 3,500 square feet of ground floor retail that is currently vacant. The proposal is for 2,300 square feet thus representing about 2/3 of the complex's available square footage. Suite C is roughly 1,100 square feet and will remain available for lease.

#### *Parking:*

Parking regulations for eating and drinking establishment with 16 or fewer seats are discussed under Section 405.820(F)(5)(b) which requires parking spaces to be required at the ratio for basic retail uses, 4/1,000 square feet of floor area. The proposed space is 2,300 square feet with 16 indoor seats so 10 parking spaces are required for this use. The complex has 19 parking spaces allocated on site for use by the retail tenant spaces. 5 parking spaces are available for the use of any future tenant in Suite C with a surplus of 4 parking spaces for overflow. Parking for the residential uses are separate and can only be accessed via a gate for the residential tenants.

### **OTHER REVIEW ITEMS**

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure appears to be in good condition. The parking lot and landscaping are in good condition, and the existing lighting appears to be compliant with the Zoning Code requirements.

### **RECOMMENDED CONDITIONS FOR APPROVAL**

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinance and is consistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorably, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of a 2,300 square foot Limited-Service Restaurant, NAICS 722513, establishment at 1001 Old Olive Way Road, Suites A and B within The Vue at Creve Coeur Apartments.
2. Maximum seating permitted is limited to 16 indoor seats. A maximum of 20 outdoor seats is permitted, based upon the outdoor seating plan provided Any additional indoor seating would require review and approval by the Zoning Administrator to verify adequate on-site parking.
3. Hours of operation shall be 6:00 a.m. to 4:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.

5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require a separate permit approval.
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
8. 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.
9. 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.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

**ACTION**

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes of the Comprehensive Plan and regulations of the Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

**MOTION**

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

“I move to recommend approval of a Conditional Use Permit for Wholesome MD Cafe located at 1001 Old Olive Way Road, Suites A and B, within The Vue at Creve Coeur Apartments, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of May 4, 2026” (conditions may be added, eliminated, or modified by preceding motion).

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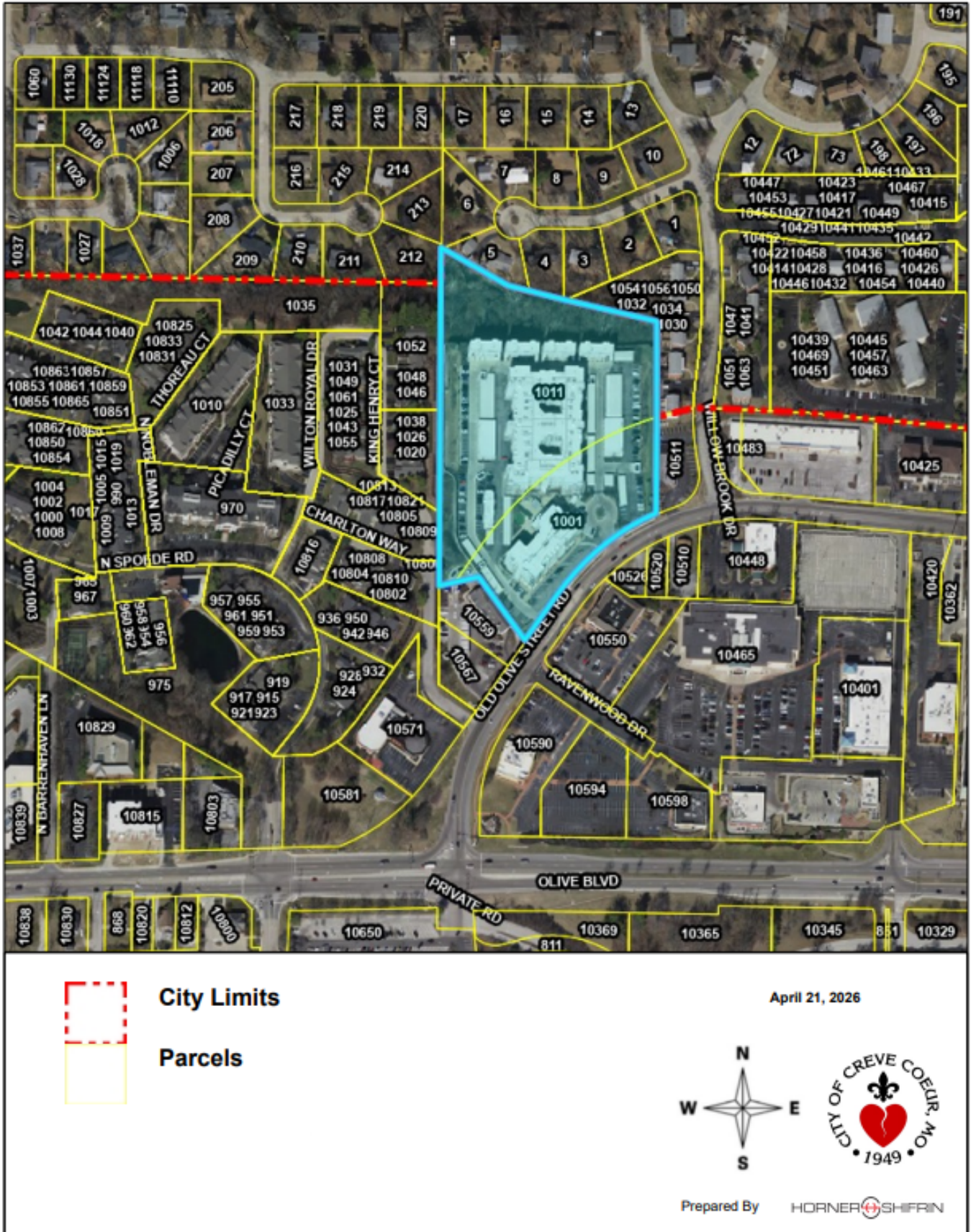
**APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES**

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**



Description:  
March 2025  
Google  
Streetview  
image of The  
Vue.



Description:  
Suites A and B  
for  
Wholesome  
MD Café's  
use.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 2,300 SQUARE-FOOT LIMITED-SERVICE RESTAURANT USE (NAICS 722513) LOCATED AT 1001 OLD OLIVE WAY ROAD, SUITES A AND B**

**WHEREAS**, under Section 405.210, limited-service restaurants require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

**WHEREAS**, Brian Ivy, AIA, NCARB, of Idea Architects, has submitted an application for a new conditional use permit for a 2,300 square foot limited-service restaurant, Wholesome MD Cafe, at 1001 Old Olive Way Road, Suites A and B; and

**WHEREAS**, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 4, 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 May 4, 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 adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**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 limited-service restaurant (NAICS 722513) located at 1001 Old Olive Way Road, Suites A and B, in the Terra West Planned Residential Development Zoning district, whose legal description is as follows:

A Tract of Land being a part of Share A of Guelbreth's Subdivision situated in the Northwest 1/4 of Section 1, Township 45 North, Range 5 East, and the Southwest 1/4 of Section 36, Township 46 North, Range 5 East, being in the City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the common line between Sections 35 and 36 of Township 46 North, Range 5 East, said point being distant North 00°20'15" East 82.86 feet from a concrete monument found for the common South corner of said Sections and the Southeast corner of Lot 212 of Willow Brook Section 7 as per the plat thereof recorded in Plat Book 103 Page 44 of the St. Louis County records; said beginning point also being the Southwest corner of Lot 5 of Willow Brook Section 3 as per the plat thereof recorded in Plat Book 82 Page 50 of the St. Louis County records; thence departing the said section line with the South line of said Willow Brook Section 3, South 58°51'10" East 184.52 feet and South 77°23'25" East 367.27 feet to the Northeast corner of the herein described tract of land and being a corner of Willow Brook Condominium as recorded in Plat Book 187 Page 8 of the St. Louis County records; thence, Southerly, with the West line of said Willow Brook Condominium and the West line of a tract of land described in a deed to Willow Brook Medical Building, LLC recorded in Deed Book 12955 Page 639 of the St. Louis County records, South 00°21'30" West 457.75 feet to a point on the Northwest line of Old Olive Street Road, 60 feet wide; thence, with the Northwest line of said Old Olive Street Road, being 30' Northwest and parallel to the centerline thereof, the following courses and distances: South 55°12'06" West 150.86 feet, South 43°42'06" West 134.41 to a found iron rod, and South 35°16'06" West 143.32 feet to the Southernmost corner of the herein described tract of land; thence, departing said Old Olive Street Road with the North line of a tract of land described in a deed to Moller Properties, LLC recorded in Deed Book 18033 Page 483 of the St. Louis County records, North 35°00'06" West 187.50 feet to an angle point and South 74°43'51" West 101.39 feet to a point on the East line of Briarcliff Condominiums; thence with the East line of said Briarcliff Condominiums, being also the East line of Lot 5 of the Subdivision of the M.B. O'Reilly Farm recorded in Plat Book 9 Page 19 of the St. Louis County records, North 00°20'15" East 810.58 feet to the Point of Beginning and containing 8.05 Acres, more or less, according to a survey by THE STERLING COMPANY during the month of September, 2013 under order number 12-11-314.

**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 2,300 square foot Limited-Service Restaurant, NAICS 722513, establishment at 1001 Old Olive Way Road, Suites A and B within The Vue at Creve Coeur Apartments.
2. Maximum seating permitted is limited to 16 indoor seats. A maximum of 20 outdoor seats is permitted, based upon the outdoor seating plan provided Any additional indoor

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

seating would require review and approval by the Zoning Administrator to verify adequate on-site parking.

3. Hours of operation shall be 6:00 a.m. to 4:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require a separate permit approval.
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
8. 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.
9. 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.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

**Section 3:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
SCOTT SAUNDERS  
PRESIDENT OF CITY COUNCIL

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
DR. ROBERT  
HOFFMAN  
MAYOR

ATTEST:

\_\_\_\_\_  
KELLIE HENKE  
CITY CLERK



city of **CREVE COEUR**  
 PLANNING DIVISION


File # \_\_\_\_\_

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

**PLANNING AND ZONING COMMISSION AGENDA APPLICATION**  
**CONDITIONAL USE PERMIT**

PLEASE COMPLETE FRONT AND BACK PAGES

| <b>Applicant:</b>   | <b>Applicant's Representative (if applicable):</b>   |
|---|--|
| <p>Priyanka Yerragorla<br/> <i>Name</i></p> <p>WholesomeMD LLC d/b/a WholesomeMD Cafe<br/> <i>Company (If Applicable)</i></p> <p>41 Oak Park Dr.<br/> <i>Address</i></p> <p>Creve Coeur, 63141<br/> <i>Address</i></p> <p>Telephone # 314 563 2005</p> <p>Fax # n/a</p> <p>Email: info@wholesomemd.com</p> <p><br/> <i>Applicant's Signature</i></p> | <p>Brian Ivy<br/> <i>Name</i></p> <p>Idea Architects, LLC<br/> <i>Company (If Applicable)</i></p> <p>130 W. Lockwood Ave. Ste. 2<br/> <i>Address</i></p> <p>Webster Groves, MO 63119<br/> <i>Address</i></p> <p>Telephone # 314.801.8601</p> <p>Fax # n/a</p> <p>Email: brian@ideaStL.com</p> <p><small>Digital signed by Brian Ivy<br/>                 CN: Brian Ivy, OU: Idea Architects, LLC, OU: Architects, OU: Brian Ivy<br/>                 Reason: I am approving this document<br/>                 Date: 2020.04.21 17:25:44-0500</small> </p> <p><i>Applicant's Representative's Signature</i></p> |

| <b>Property Information:</b>  | <b>Owner's Acknowledgement (if different from applicant):</b>  |
|---|--|
| <p>Wholesome MD Cafe<br/> <i>Address</i></p> <p>1001 Old Olive Blvd. suite A &amp; B,<br/> <i>Address</i></p> <p>Creve Coeur, (St. Louis County) MO 63141<br/> <i>Development Name (if any)</i></p> <p>The Vue<br/> <i>Current Zoning</i></p> <p>PDR<br/> <i>Prior CUP Approvals (if known)</i></p> | <p>Robert H Johnson<br/> <i>Name</i></p> <p>BCC Partners, LLC<br/> <i>Company (If Applicable)</i></p> <p>231 S. Bemiston Ave<br/> <i>Address</i></p> <p>Suite 650<br/> <i>Address</i></p> <p>Telephone # (314) 569-5000</p> <p>Fax # (314) 569-5059</p> <p>Email: rjohnson@altusproperties.com</p> <p>DocuSigned by:<br/> <br/>                 E914BED7F0584AC...<br/> <i>Owner's Signature</i></p> |

**Description of Requested Use (attach additional sheets as needed)**

General Description of Business: Nutrition company dedicated to educating, supporting, and creating  
better health through prepared healthy meals, light cooking/food prep, and related nutrition and beverage retail sales

Gross Floor Area – Existing and Proposed: 2307

Number of Seats (for restaurant only): 16

Number of Employees at the busiest shift: 4

Hours of Operation: 6.00 a.m. to 4.00 p.m. 7 days a week

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 type="checkbox"/>            | Photographs of existing structures                          |
| <input checked="" type="checkbox"/> | Access and parking plan; (may be shown on site plan) | <input type="checkbox"/>            | Materials samples   |
| <input 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)<br>\$2000 (refundable deposit) |
| <input type="checkbox"/>            | Electronic copies of all materials                   | <input checked="" type="checkbox"/> | Other items as requested by staff                           |

**Preferred Public Hearing Date:** Monday, MAY 4, 2026, 20<sup>26</sup>

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

| <b>Office Use Only</b>                                 |                    |
|--|--------------------|
| <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



130 W. Lockwood Ave. Webster Groves, MO 63119

o. 314.801.8601

www.IdeaStL.com

April 2, 2026

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

RE: Project Rational– Conditional Use Permit for Wholesome MD Cafe  
1001 Old Olive Blvd., Creve Coeur, MO 63141

Mr. Jaggi,

Please accept this letter as rationale in support of the above-mentioned project.

The tenant proposes to establish and operate a nutrition-focused café dedicated to promoting health education, support, and overall wellness. The business will provide freshly prepared healthy meals, utilizing light cooking and food preparation methods with ventless electric equipment, along with retail sales of nutrition-oriented food and beverage products.

In addition, the café will feature a body composition scale and a designated consultation area where customers can receive guidance in interpreting their results. This service will support informed decision-making regarding their health and wellness goals, including recommendations for appropriate nutritional supplements available in the café's adjacent retail space.

The proposed location is a first-floor, street-facing retail space developed in conjunction with the Vue Apartment complex. This café will serve as an amenity not only for residents of the Vue, but also for the surrounding community. Currently, there is no request to alter the exterior of the building or landscaping, except for a new storefront door facing the street. This door will be installed within the existing modular storefront window system. Tenant signage is the only other anticipated exterior modification and will be submitted under a separate permit.

We propose to use 10 of the allocated 19 parking spaces reserved for the retail areas which will leave 5 parking spaces for the adjacent vacant retail space's use once occupied as well as 4 surplus parking spaces.

Regarding potential impacts on surrounding residences and businesses, noise and traffic are typically the primary considerations. Delivery-related traffic will be largely contained on site, and every effort will be made to schedule deliveries before or after café operating hours to minimize traffic impacts and business disruptions. Approximately two-thirds of the first-floor tenant space will be occupied by Wholesome MD Café; therefore, when the café is closed, ample parking will be available to accommodate those deliveries.



130 W. Lockwood Ave. Webster Groves, MO 63119

o. 314.801.8601

www.IdeaStL.com

All employee parking, material storage, and refuse collection will be contained on site. The tenant will utilize existing dumpsters and will actively monitor waste volume to determine whether the current pickup schedule is adequate or if increased service is required.

Normal levels of noise and traffic are anticipated during business hours, proposed from 6:00 a.m. to 4:00 p.m., with limited activity occurring shortly before and after opening and closing for preparation and deliveries. There are no plans for outdoor speakers, outdoor events, or site or building modifications that would be disruptive to the surrounding neighborhood.

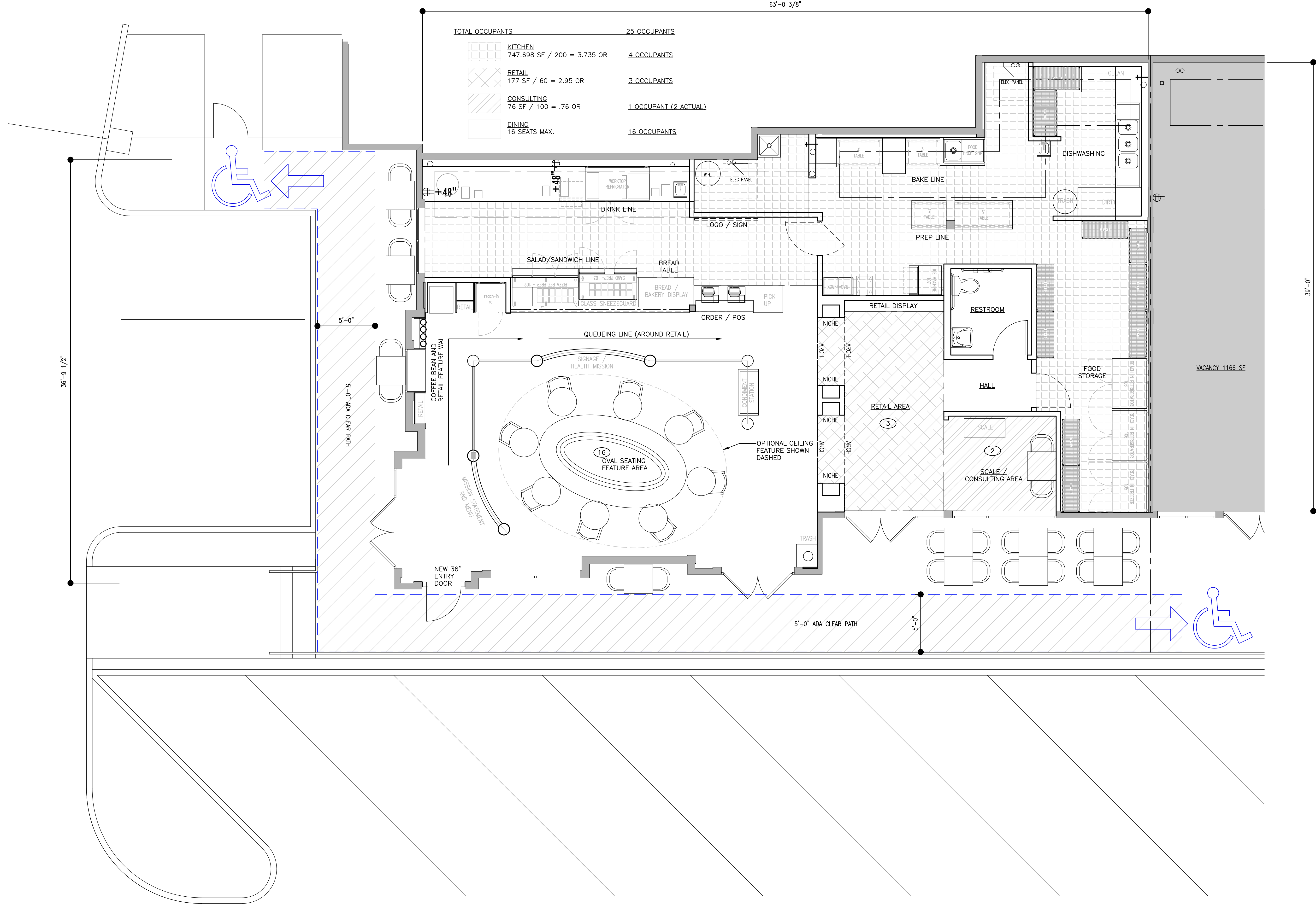
Overall, this project represents a fresh and thoughtful approach to a healthy café, with a mission centered on supporting healthy lifestyles through fresh, natural foods and beverages, vitamins, and supplements in a clean, modern, and sophisticated environment. We believe this use will be a positive and welcome amenity for both the Vue Apartment community and the broader neighborhood.

Please let us know if any additional information or documentation is required to complete your review of the CUP application.

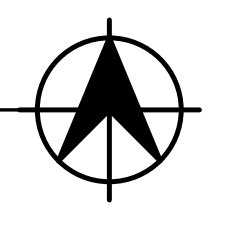
Thank you,

A handwritten signature in black ink, appearing to read "B. K. Ivy", with a stylized flourish at the end.

Brian K. Ivy,  
AIA, NCARB



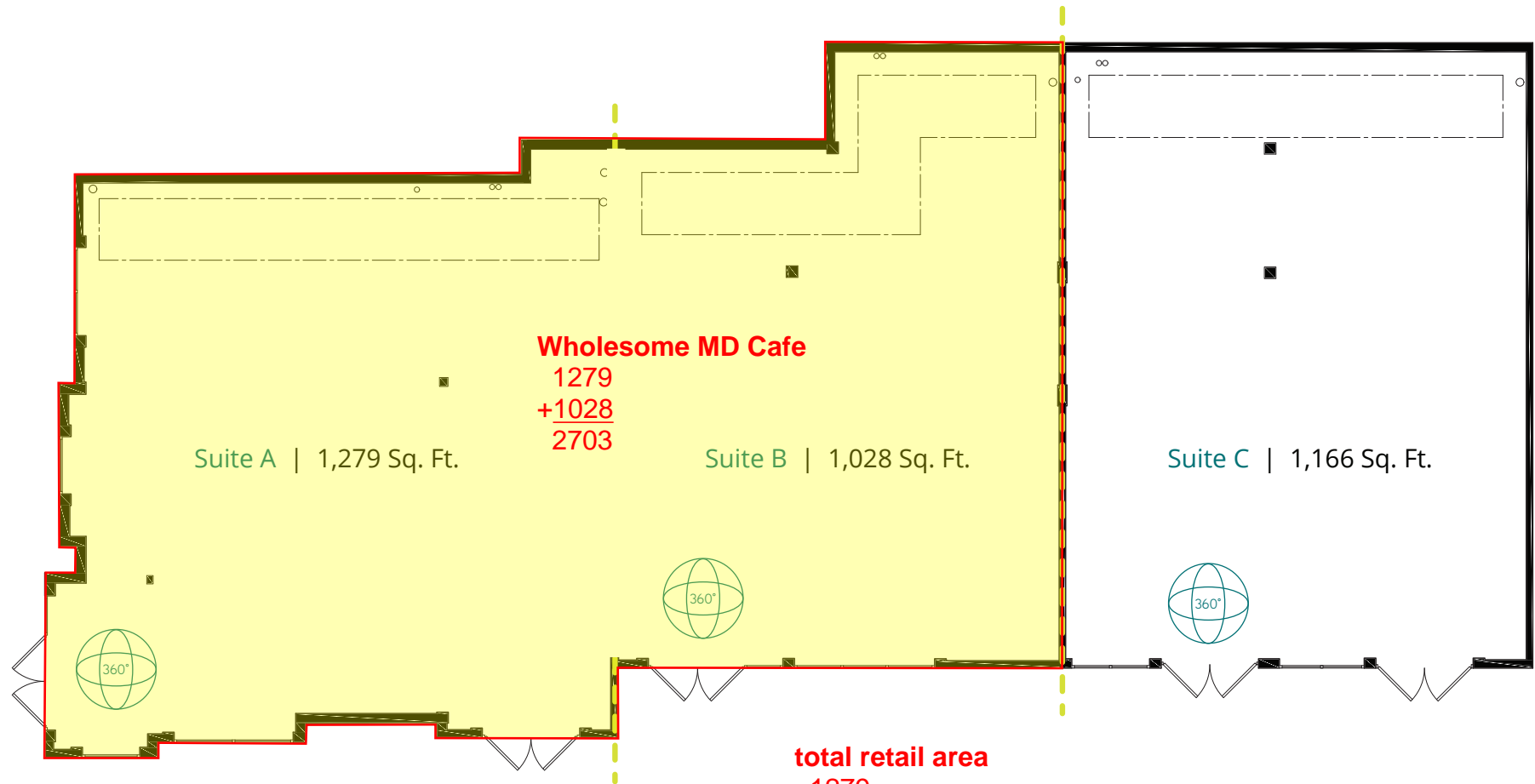
**9 TENANT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



|                        |                |
|------------------------|----------------|
| <b>DATE:</b>           | 04.02.2026 CUP |
| <b>REVISIONS:</b>      |                |
|                        |                |
|                        |                |
|                        |                |
|                        |                |
|                        |                |
| <b>DRAWN BY:</b>       | Bivy           |
| <b>PROJECT NUMBER:</b> | 2025-087       |
| <b>SHEET NUMBER:</b>   |                |

Retail Suites A, B, & C

~~Total Contiguous 2,194 SF~~



\*Grade change between Suites A & B  
Dimensions are Deemed as Accurate but not to Scale







1/29/2026

Bethany L. Moore, AICP  
City Planner  
City of Creve Coeur  
300 North New Ballas Road  
Creve Coeur, MO 63141

RE: Lease and Use Information – Conditional Use Permit for Wholesome MD Cafe  
1001 Old Olive Blvd., Creve Coeur, MO 63141

Dear Ms. Moore,

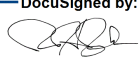
I am writing to provide lease and use details in support of the Conditional Use Permit application for the premises located at **1001 Old Olive Blvd., Creve Coeur, MO 63141**.

The **Landlord** for the premises is **BCC Partners, LLC**, a Missouri limited liability company. The **Tenant** is **Wholesomemd LLC**, a Missouri limited liability company doing business as **Wholesome MD Cafe**.

The leased premises is approximately **2,307 square feet** in size and will be used for the operation of a **nutrition company dedicated to educating, supporting, and creating better health through prepared healthy meals, light cooking/food prep with ventless electric equipment, and related nutrition and beverage retail sales**

Please let me know if you need any additional information or documentation to complete your review of the CUP application.

Altus Realty Advisors, LLC – Manager for Owner/Landlord

DocuSigned by:  
  
E914BED7F0584AC...

By: Robert H. Johnson

Manager

Altus Realty Advisors, LLC