



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
MAY 11, 2026
7:00 PM**

ZOOM MEETING INFORMATION

Members of the public may access live audio and/or video by accessing the following:

<https://us02web.zoom.us/j/89649688111>

phone: 1 312 626 6799

Webinar ID: 896 4968 8111

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC An opportunity for members of the public to address the City Council 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.

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

The next regular City Council meeting, including the public hearing and presentation of the FY2027 Annual Budget, will be held on Tuesday, May 26, 2026, at 7:00 p.m.

CONSENT AGENDA

1. Approval of April 27, 2026, City Council Joint Work Session Minutes
2. Approval of April 27, 2026, Regular Meeting Minutes

BILLS PAYABLE REPORT

For Information Only: Invoices Paid Listing 04/23/26 to 05/06/26

UNFINISHED BUSINESS



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- 3. Bill No. 6214 - An Ordinance authorizing a change of zoning from "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District and approving the Site Concept Plan and Site Development Plan for such development on the approximately 4.42 acre property located at 11004, 11026, 11032 AND 11056 Olive Boulevard and 825 and 827 Graeser Road. Final Reading and Passage.**

Summary: Garrison Hassenflu, of Garrison Companies, has submitted revised plans for a rezoning, site concept plan, site development plan, and a boundary adjustment application for the lots addressed as 11004, 11026, 11032, and 11056 Olive Boulevard; and 825 and 827 Graeser Road in order to construct a new four-story, mixed-use development known as Graeser Station. The lots comprise approximately 4.42 acres and are currently zoned "GC"-General Commercial Zoning District. The request includes rezoning the properties to "PMD" Planned Mixed-Use Development Zoning District in accordance with the procedures described in Section 405.390 Planned Zoning Districts. The Planning and Zoning Commission gave a recommendation of denial at the March 16th meeting.

- 4. Bill No. 6216 — An Ordinance of the City Council of the City of Creve Coeur, Missouri, authorizing the transfer of right-of-way at and adjacent to the northern intersection of North New Ballas Road and Olive Boulevard to the Missouri Highway and Transportation Commission. First Reading.**

Summary: MoDOT has an upcoming project to improve the sidewalks on Olive Boulevard east of I-270. During project planning, MoDOT staff found that right-of-way on the north side of Olive Boulevard, adjacent to 11733 Olive Boulevard, had been dedicated to the City in 1996. Because MoDOT is responsible for maintaining sidewalk along Olive Boulevard, staff believes it is appropriate and efficient to transfer this right-of-way to MoDOT.

NEW BUSINESS

- 5. Bill No. 6217 — 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. First Reading.**

Summary: Zahid Kaleem, of Fitness Labs, LLC, seeks Conditional Use Permit approval to operate an outpatient blood collection center, Medical Laboratories (NAICS 621511), in a 1,240 sq. ft. tenant space at 10425 Old Olive Street Rd.,



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Suite 200, zoned GC-General Commercial. No exterior changes are proposed. Hours will be Mon–Sat 7 AM–7 PM, closed Sun with 2–4 employees. The Planning & Zoning Commission recommended approval at the April 20th meeting.

- 6. Bill No. 6218 — 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. First Reading.**

Summary: 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 CUP request is for the operation of a nutrition-focused café with 16 indoor seats and hours of operation from 6:00AM to 4:00PM, 7 days a week. Review and approval by the City Council upon the recommendation of the Planning and Zoning Commission is required. The Planning and Zoning Commission recommended approval at the May 4th meeting.

- 7. Resolution No. 1868 — A Resolution of the City Council of the City of Creve Coeur, Missouri, adopting a Development Incentives Policy Manual.**

Summary: The Resolution formally adopts the Development Incentives Policy Manual, establishing the City of Creve Coeur's policies and procedures governing the use of development finance incentives.

BUSINESS FROM MAYOR AND CITY COUNCIL

- 8. *Council Liaison Reports***

BUSINESS FROM CITY ADMINISTRATOR

- 9. Building Code Board of Appeals and Personnel Appeals Board**

- 10. Concessions and Pro Shop Renovation Project Design Review**

Summary: Staff will present the final draft design of the renovation project for input and feedback. The project will be put out to bid once the final design is created, with formal consideration from the City Council in the month of July to award the construction contract.

ADJOURNMENT



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

Posted by: _____

Date/Time posted: _____

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