



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141  
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[www.crevecoeurmo.gov](http://www.crevecoeurmo.gov)

## NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION  
#23-027 AND #23-028: APPLICATIONS FOR A REZONING FROM “RO”  
RESEARCH OFFICE DISTRICT TO THE OLIA VILLAGE “PMD” PLANNED  
MIXED-USE DEVELOPMENT DISTRICT WITH A SITE CONCEPT PLAN AND  
PHASE ONE SITE DEVELOPMENT PLAN WITH ASSOCIATED  
PRELIMINARY PLAT FOR THE 96 ACRE PROPERTY AT 10300 OLIVE  
BOULEVARD**

**FOR THE MEETINGS OF: Tuesday, September 5, 2023, 6:00 PM and Monday,  
September 18, 2023, 6:00 PM**

**LOCATION:** 10300 Olive Boulevard, former Bayer West Campus, located south of Olive Boulevard and west of Lindbergh Boulevard.

**REQUEST:** Matt Pfund, of Jack Matthews Development, representing 10300 Olive, LLC, has submitted an application to amend the Official Zoning Map of the City of Creve Coeur to change the zoning of the property of approximately 96 acres located at 10300 Olive Boulevard, from "RO" Research Office to "PMD" Planned Mixed Use Development District, referred to as Olia Village. In accordance with Section 405.390 of the Zoning Code for Planned Zoning Districts, the applicant has submitted the Site Concept Plan and Phase One Site Development Plan for review and approval by the City.

The proposed uses within the overall development include commercial buildings, restaurants, mixed-use buildings with ground floor retail/commercial uses and multi-family dwelling units on the upper floors within a “Main Street” type setting, hotels, apartments, office and research office buildings, as well as, attached townhomes. The existing buildings formerly used by Bayer are shown to remain and will be repurposed for office and residential uses.

The submitted Site Development Plan for Phase One consists of site clearing, grading, site utilities and roadway construction. Building construction and related site improvements will be submitted for review by the City at a later date in association with each of the outlined phases as provided in the Site Concept Plan. A preliminary plat has been submitted to subdivide the property into individual lots and to establish streets and easements.

**ADDITIONAL INFORMATION:** The Planning and Zoning Commission is scheduled to review this request on Tuesday, September 5, 2023, at 6:00 p.m. and on Monday, September 18, 2023 for recommendation to the City Council. Meetings are held in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. We encourage you to attend if you have any questions or wish to make a statement.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at [www.crevecoeurmo.gov/447/Current-Planning-Projects](http://www.crevecoeurmo.gov/447/Current-Planning-Projects). You may also call (314) 872-2504 or e-mail [jjaggi@crevecoeurmo.gov](mailto:jjaggi@crevecoeurmo.gov).

### Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the criteria for Planned Zoning Districts as provided in Section 405.390?
- Does the project provide Public Benefits and meet the Design Criteria as a Planned Mixed-Use Development District?

### Creve Coeur 2030 Plan References

- Mixed Use Innovation Campus District (MUIC)
- 39 North Master Plan
- Comprehensive Plan and 39 North Master Plan Amendment for the Former Bayer West Site

### Zoning Code References

- Section 405.390 Planned Zoning Districts

**APPLICANT'S REPRESENTATIVE:** Matt Pfund  
Jack Matthews Development  
90 Edwardsville Professional Park  
Edwardsville, IL 62025

**PROPERTY OWNER:** 10300 Olive, LLC  
90 Edwardsville  
Professional Park  
Edwardsville, IL 62025



**STAFF CONTACT:** Jason W. Jaggi, AICP Director of Community Development

**CC:** Heather Silverman and Mark Manlin - Ward 1

