



# 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

## PUBLIC NOTICE

### APPLICATION TO PLANNING AND ZONING COMMISSION #21-002: FOR A MINOR SITE DEVELOPMENT PLAN APPROVAL FOR A 5 YEAR EXTENSION FOR THE MODULAR BUILDINGS

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: **Tuesday,  
January 19, 2021, 6:30 PM.**

**LOCATION:** 1 College Park Drive. The property is zoned HE-Higher Education District (see attached map).

**REQUEST:** Ken Revenaugh, on behalf of Missouri Baptist University, has submitted an application for a 5-year extension to the use of two modular buildings, currently used for facility offices and Public Safety offices. In 2014, the University received approval for a revised Site Concept Plans that allowed for a five year use of the modular buildings, until the construction of the new buildings. The Planning Director may approve a one-year extension upon receipt of a written request from the school, prior to the date of plan approval expiry. Additional extensions require approval by the Planning Commission of a new Site Development Plan. In the Higher Education District, all site concept and site development plans require Planning Commission approval, City Council action is not required.

**ADDITIONAL INFORMATION:** The Planning and Zoning Commission will review this request on Tuesday, January 19, 2021 at 6:30 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

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) 872-2501 or e-mail [wkelly@crevecoeurmo.gov](mailto:wkelly@crevecoeurmo.gov).

**PROPERTY OWNER/  
APPLICANT** Ken Revenaugh, Sr. Vice President, Business Affairs  
Missouri Baptist University  
1 College Park Drive  
Creve Coeur, MO 63141

#### Key Issues:

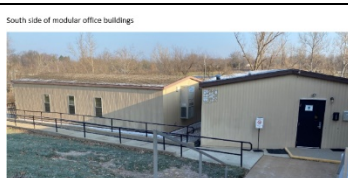
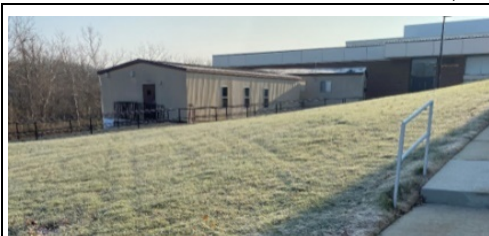
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

#### Comprehensive Plan References

- Campus (CP) District

#### Zoning Code References

- Section 405.300: HE-Higher Education District
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval



STAFF CONTACT: Whitney Kelly, AICP, City Planner  
CC: Charlotte D'Alfonso and Robert Hoffman, Ward 3



# Aerial Photo



City Limits

Parcels

January 4, 2021



Prepared By

HORNER SHIFFRIN



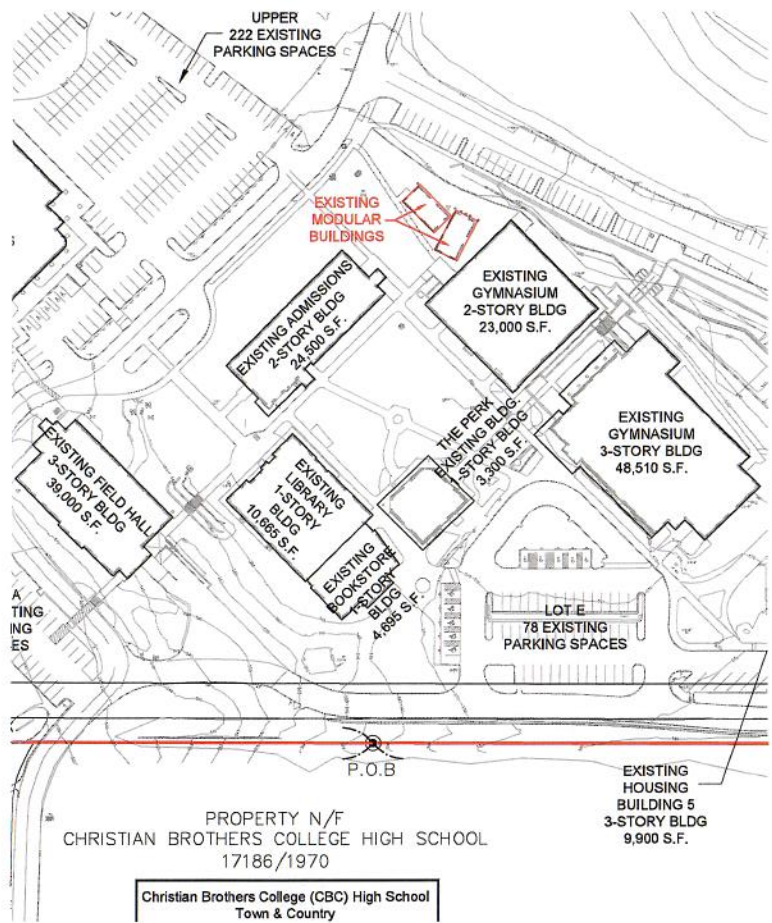
RE-ADJUSTED LOT 2

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 2 OF THE 'MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT', ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35, AND PART OF LOT 'B' OF 'ROSSMAN SCHOOL SUBDIVISION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

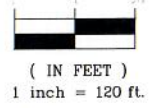
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES, THENCE ALONG THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF 'ROSSMAN SCHOOL SUBDIVISION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS, THENCE ALONG THE SOUTH LINE OF SAID 'ROSSMAN SCHOOL SUBDIVISION', SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 847.29 FEET TO THE SOUTHWEST CORNER OF LOT 'B' OF SAID 'ROSSMAN SCHOOL SUBDIVISION', THENCE ALONG THE WEST LINE OF SAID LOT 'B' NORTH 04 DEGREES 48 MINUTES 33 SECONDS EAST, 203.05 FEET TO A POINT, THENCE LEAVING SAID WEST LINE SOUTH 63 DEGREES 45 MINUTES 35 SECONDS EAST, 461.03 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 'B', THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.94 FEET TO THE SOUTHEAST CORNER OF SAID 'ROSSMAN SCHOOL SUBDIVISION', THENCE ALONG THE EAST LINE OF SAID 'ROSSMAN SCHOOL SUBDIVISION', NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF 'THE ROSSMAN SCHOOL CONSOLIDATION PLAT', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID LOT 'A', THE EAST LINE OF LOT 5 OF 'CONWAY WOOD', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 861.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD, THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF 'CONWAY PINE ESTATES', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS, THENCE ALONG THE WEST LINE OF SAID 'CONWAY PINE ESTATES', SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 'CONWAY PINE ESTATES', THENCE ALONG THE SOUTH LINE OF SAID 'CONWAY PINE ESTATES', THE SOUTH LINE OF 'CONWAY PINE ESTATES ADDITION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF 'CONWAY AIRE' A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 'CONWAY AIRE', THENCE ALONG THE EAST LINE OF SAID 'CONWAY AIRE', NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD, THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF 'ROLLING VIEW FARM', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS, THENCE ALONG THE EASTERN LINE OF SAID 'ROLLING VIEW FARM' THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID 'ROLLING VIEW FARM'; THENCE ALONG THE SOUTH LINE OF SAID 'ROLLING VIEW FARM', SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF 'BALCON ESTATES', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID 'BALCON ESTATES', SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT 'A' OF 'THE BOUNDARY ADJUSTMENT PLAT', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS, THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT 'A', NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.98 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 'B' OF 'PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT', THENCE ALONG WEST LINE OF SAID LOT 'B', NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.260 ACRES MORE OR LESS.

# MINOR SITE PLAN FOR MISSOURI BAPTIST UNIVERSITY

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY/ROSSMAN SCHOOL SUBDIVISION BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366 AT PAGE 96-97 CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE



STATE OF MISSOURI  
 GEORGE MICHAEL STOCK  
 NUMBER PB-25116  
 12/16/20  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

MINOR SITE PLAN FOR EXISTING MODULAR BUILDINGS  
 1 COLLEGE PARK DRIVE  
 CITY OF CREVE COEUR  
 MISSOURI

DATE: 12/16/20  
 J.E.B.  
 SHEET NO. C1.0  
 JOB NO. 218-6317.3

STOCK & ASSOCIATES  
 Consulting Engineers, Inc.

PREPARED FOR:  
 MISSOURI BAPTIST UNIVERSITY  
 CONTACT:  
 KEN REVENAUGH -  
 SR. VICE PRESIDENT, BUSINESS AFFAIRS  
 PHONE: 314-392-2356  
 EMAIL: revenaug@mobap.edu

PROPERTY N/F  
 CHRISTIAN BROTHERS COLLEGE HIGH SCHOOL  
 17186/1970

Christian Brothers College (CBC) High School  
 Town & Country