



city
of **CREVE COEUR**

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www.creve-coeur.org

NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION
#20-002: BOUNDARY ADJUSTMENT, SITE DEVELOPMENT PLAN AND
CONDITIONAL USE PERMIT FOR QUIKTRIP GAS STATION WITH
CONVENIENCE STORE AT 11004, 11026, AND 11032 OLIVE BOULEVARD
AND 825 AND 827 GRAESER ROAD, AND THE REDEVELOPMENT OF THE
ADJACENT RETAIL CENTER AT 11032 AND 11056 OLIVE BOULEVARD**

**FOR THE MEETING OF: Monday, June 1, 2020, at 6:00 PM, and Wednesday,
June 3, 2020 at 6:00 PM.**

LOCATION: 11004, 11026, 11032 and 11056 Olive Boulevard and 825-827
Graeser Road, zoned GC-General Commercial District

REQUEST: Gwen Keen, Real Estate Project Manager, QuikTrip Corporation, has
submitted an application for a Conditional Use Permit and Site Development Plan
at 11004, 11026, 11032 and 11056 Olive Boulevard and 825-827 Graeser Road,
for a new gas station with convenience store, that includes the redevelopment of
the adjacent retail center at 11032 and 11056 Olive Boulevard. Gasoline Stations
with Convenience Stores (NAICS 447110) require a conditional use permit in the
GC-General Commercial District subject to a public hearing and recommendation
of the Planning and Zoning Commission with final approval by the City Council.

ADDITIONAL INFORMATION: In anticipation of significant public comments, the
Planning and Zoning Commission will review the proposal at its meeting on
Monday, June 1, 2020 and continue the public comment period to a special
meeting on Wednesday, June 3, 2020. Meetings are held at 6:00 P.M. 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. Those that wish to speak at the public
hearing are asked to register in advance of the meeting. 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. You may
also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Gwen Keen
Real Estate Project Manager
QuikTrip Corporation
2255 Bluestone
St. Charles, MO 63303

PROPERTY OWNER: Thomas A. Stern
BG Olive & Graeser LLC
Forsyth Investments LLC
150 N. Meramec Ste 500
St. Louis, MO 63105

Key Issues:

- Does the request further or implement the goals of the Comprehensive Plan?
- Does the request meet the requirements for a Conditional Use Permit?

Comprehensive Plan References

- East Olive Corridor
- Neighborhood Commercial District

Zoning Code References

- Section 405.360: GC-General Commercial Business District
- Section 405.470: Conditional Uses
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Heather Silverman and Alexis Travers, Ward I

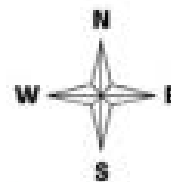
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City Limits

Parcels

May 13, 2020



Prepared By

HORNER BHFFIN