



09/13/2023

Mr. Jason Jaggi
Director of Community Development
300 North New Ballas Road
City of Creve Coeur, MO 63141

Re: Applications #23-027 & #23-028
Olia Village Mixed-Use Development
CMT Project No. 23005201.00

Mr. Jaggi,

The following revisions have been made to the Site Concept Plan, Site Development Plan & Preliminary Plat dated 08/11/23 in response to the PGAV memo dated 08/15/23, the City of Creve Coeur's 2nd staff review letter dated 08/23/23, as well as correspondence during the project review calls with staff on 08/24/23 & 09/05/23 and the 1st Planning & Zoning Public Hearing held on 09/05/23. Additionally, edits to Attachment B have been included.

SITE CONCEPT PLAN:

1. The Olive Boulevard & Pavilion Drive intersection has been updated to show crosswalks for both pedestrians and the shared use path across Olive.
2. The ROW for Bayer Drive has been updated to indicate the Bayer Drive overpass to remain private. The Roadway Information table on Sheet C-107 has been updated accordingly.
3. The ROW for Harvest Drive has been updated to indicate Future ROW between the Schnucks' property and Arbor Lane. The Roadway Information table on Sheet C-107 has been updated accordingly.
4. A new 8' wide looped shared use path has been provided within the development to connect Olive Boulevard to Lindbergh Boulevard. The existing sidewalk along the south side of Olive is now shown to be replaced with a new 8' wide shared use path. A new sidewalk / rolled curb extension at the northeast corner of the Vantage Credit Union property has been shown along the west side of Lindbergh Boulevard to extend north and to tie into the new shared use path just south of the existing southbound exit ramp.
5. The proposed Residential Buffer Yard has been extended to 40' for all sections of the development. The residential building setback has been changed to 10' (for a total of 50' – no change) and the commercial building setback has been changed to 35' (for a total of 75' – no change).
6. The retaining wall behind Lots 1, 10 & 17 has been straightened and placed 40' off the existing property line.
7. The new nature trail along Lots 1, 10 & 17 has been removed from the drawings. The existing nature trail to the south through the common ground areas has been shown to remain. Connections from the trail to the proposed sidewalk along Olive Cove on the north end and along Olia Drive on the south end will remain.
8. Sheet LD-100 has been further refined to include updates to the tree preservation plan based upon these changes along with further updates to the collection of data.

9. Sheet L-140 has been updated to include a new landscaped vegetative screen on the residential side of the retaining wall along Lots 1, 10 & 17.

SITE DEVELOPMENT PLAN:

1. The Olive Boulevard & Pavilion Drive intersection has been updated to show crosswalks for both pedestrians and the shared use path across Olive.
2. The ROW for Bayer Drive has been updated to indicate the Bayer Drive overpass to remain private. The Roadway Information table on Sheet C-107 has been updated accordingly.
3. The ROW for Harvest Drive has been updated to indicate Future ROW between the Schnucks' property and Arbor Lane. The Roadway Information table on Sheet C-107 has been updated accordingly.
4. A new 8' wide looped shared use path has been provided within the development to connect Olive Boulevard to Lindbergh Boulevard. The existing sidewalk along the south side of Olive is now shown to be replaced with a new 8' wide shared use path. A new sidewalk / rolled curb extension at the northeast corner of the Vantage Credit Union property has been shown along the west side of Lindbergh Boulevard to extend north and to tie into the new shared use path just south of the existing southbound exit ramp.
5. The proposed Residential Buffer Yard has been extended to 40' for all sections of the development. The residential building setback has been changed to 10' (for a total of 50' – no change) and the commercial building setback has been changed to 25' (for a total of 75' – no change).
6. The retaining wall behind Lots 1, 10 & 17 has been straightened and placed 40' off the existing property line.
7. The new nature trail along Lots 1, 10 & 17 has been removed from the drawings. The existing nature trail to the south through the common ground areas has been shown to remain. Connections from the trail to the proposed sidewalk along Olive Cove on the north end and along Olia Drive on the south end will remain.
8. Sheet LD-100 has been further refined to include updates to the tree preservation plan based upon these changes along with further updates to the collection of data.
9. Sheet L-140 has been updated to include a new landscaped vegetative screen on the residential side of the retaining wall along Lots 1, 10 & 17.
10. Sheet L-140 has been updated to include a turf grass hatch for the Public Park along Main Street. Please note that this is the intended finished condition of the park at the completion of the Phase 1 improvements. A separate Site Development Plan will be submitted at a later date specific to the hardscape and amenities to be included as part of the final development of the Public Park.

PRELIMINARY PLAT:

1. The ROW for Bayer Drive has been updated to indicate the Bayer Drive overpass to remain private. The Common Ground 6 acreage and the Roadway Information table on Sheet C-107 has been updated accordingly.
2. The ROW for Harvest Drive has been updated to indicate Future ROW between the Schnucks' property and Arbor Lane.
3. The proposed Residential Buffer Yard has been extended to 40' for all sections of the development. The residential building setback has been changed to 10' (for a total of 50' – no change) and the commercial building setback has been changed to 25' (for a total of 75' – no change).

4. A new sidewalk easement has been added for the shared use path along the east side of the development to connect Olive Boulevard to Lindbergh Boulevard.
5. The proposed Residential Buffer Yard has been extended to 40' for all sections of the development. The residential building setback has been changed to 10' (for a total of 50') and the commercial building setback has been changed to 25' (for a total of 75').

PLANNED MIXED-USE DEVELOPMENT DISTRICT ORDINANCE (ATTACHMENT B):

1. A redlined version of Attachment B and accompanying Table A have been included for the City's review.

Thank you,

Matthew J. Pfund

President – Jack Matthews Development

Christopher J. Stritzel, P.E.

Project Manager - CMT

CC: Kristie Bailey, Fireside Financial
Michael Bailey, Fireside Financial
Toby Heddinghaus, Gray Design Group
Wes Haid, SWT Design
Jamie Mansfield, Armstrong Teasdale