

**CITY OF OLIVETTE  
ZONE 5 PROJECT MANAGEMENT TEAM  
MEETING MINUTES  
JUNE 27, 2018**

The City of Olivette Zone-5 Project Management Team (PMT) met on June 27, 2018, at 3:30 PM in the Large Conference Room of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri.

**1. ROLL CALL:**

On roll call, the following members were present: Bradley Abel of the Planning and Community Design Commission, Jeff Springer of the Economic Development Commission, Council Person J. Gregory Carl, City Manager Barbara Sondag, and Planning Director Carlos Trejo.

A quorum being present, the meeting ensued in session for the transaction of business.

**2. MEETING MINUTES:**

No meeting minutes were distributed for review.

**3. PUBLIC COMMENTS:**

There were no public comments.

**3. UPDATES ON TASK AND ASSIGNMENTS:**

Mr. Trejo noted the PMTs scope of work and that the final report is due June 29<sup>th</sup>, 2018.

**4. DISCUSSION WITH REAL ESTATE DEVELOPER:**

Christopher Zoellner with Balke Brown Transwestern spoke to the PMT regarding his perspective of redevelopment opportunities in Zone-5. He found 9398 Olive Boulevard developable as a single site with about 8,000 square feet of retail. He noted, however, the zoning would need to be flexible to allow a drive thru. If the site were expanded, particularly south along Dielman, he envisioned opportunities for incorporating a residential component. He did not find the area conducive for a multi-story building. He noted the trees along Veteran's Park limit visibility, as so does the 3-story Premier building to the east.

Rick Randal and Ryan Geringer with Pace Properties spoke to the PMT regarding their perspective of redevelopment opportunities in Zone-5. They noted redevelopment along Olive is difficult given the shallow commercial depth. They saw an opportunity for an assembled site with 8,000 to 10,000 square feet. They noted parking would present limits to only developing 9398 Olive Boulevard. They thought the assembled site could also provide the City an opportunity to obtain an access road to connect to the office buildings to the east at 9374 and 9378 Olive. With 9398 Olive by itself, there is an opportunity for a quick service type restaurant, assembled with properties to the south, they saw an opportunity for expanded retail and multi-family attached residences. They did not find multi-story development conducive and did not see merits in expanding Zone-5 east of 9398 Olive.

**5. ADJOURNMENT:**

The meeting adjourned at 5:28 PM.

  
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Prepared by Carlos Trejo, Planning Director

Accepted: 2018 XX-XX