



**CITY OF OLIVETTE
PETITION FOR NONRESIDENTIAL DEVELOPMENT
SITE PLAN AND COMMUNITY DESIGN REVIEW**

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- New Construction
- Major Addition and/or exterior modification
- Rezoning
- Special Permit Use
- General Site Plan Review
- Other

Address of Property: 9473, 9495 & 9499 OLIVE BOULEVARD
St. Louis County Tax ID No. 17L441192, 17L440773 AND 17L441169

Attach a complete legal description of property.

Attach copy of legal interest of property. If other than fee simple title, the copy of legal interest must contain the date of contract and date of expiration of contract.

PETITIONER

Name and Title: BRUCE POEHLMAN, PRESIDENT
Company Name: POEHLMAN & PROST, INC.
Address: P.O. BOX 1518 City: MARYLAND HEIGHTS Zip Code: 63043
E-mail Address: bipoehlman@poehlman-prost.com Phone Number: (314) 602-4886

As the petitioner, which of the following apply:

- Developer
- Registered Engineer
- Contractor
- Registered Architect
- Owner
- Licensed Surveyor

All correspondence prepared by staff shall be forwarded to the Petitioner. The Petitioner is responsible to distribute and forward this information to any other involved parties.

PROPERTY OWNERSHIP

Owner(s): SEE ATTACHED

If property is owned by a company or corporation, who is designated as the contact person:

Name: _____ Title: _____
Address: _____ City: _____ Zip Code: _____
E-mail Address: _____ Phone Number: (____) _____

This Petition application, four (4) sets of plans containing all the attached submission standards, PDF files of all plans, and required fee shall be submitted to the Department of Planning and Community Development thirty (30) days before a scheduled meeting. A list of fees and scheduled meeting dates is available at the Department of Planning and Community Development

Staff will review the Petition for compliance within 10 working days. Incomplete petitions shall be returned to the Petitioner for resubmission.

Completed petitions shall have staff remarks and preliminary recommendations forwarded to the Petitioner. The Petitioner will have 10 days to revise the petition and submit any revisions to the petition, including site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. All site plans shall be signed and sealed by a licensed surveyor or registered engineer. All building plans shall be signed and sealed by a registered architect or engineer.

To insure that the Petitioner has read and understands the petition and submission standards, described herein, please sign the following:


Petitioner

8/20/19
Date

PROPERTY OWNERSHIP

9473 Olive Boulevard:

City of Olivette
1140 Dielman Road
Olivette, MO
Barbara Sondag
314-993-0252 Ext. 5200
bsondag@olivettemo.com

9495 Olive Boulevard:

LER, LLC
9495 Olive Boulevard
Olivette, MO 63132
Alina Ilyashov
314-991-0994
No e-mail address

9499 Olive Boulevard:

Jade Garden, LLC
8396 Musick Memorial Drive
St. Louis, MO 63144
Qui Tran
314-503-8559
quitran75@gmail.com



Project Narrative:

The proposed development for the City Center Redevelopment Area is a four-story mixed-use development consisting of 151 multifamily units and approximately 5,000 square feet of retail space on 3.16 acres. The multifamily units are comprised of studios, 1 bedroom, and 2-bedroom units. The retail component will be an outlot building located at the southwest corner of the site with Olive Boulevard visibility. The multifamily project area includes a parking garage, dog park, leasing center, fitness center, club room, pool and sundeck.

Additionally, a large patio with firepits, barbeque grills, and ample green space will be located at the southeast corner of the site. The Olive Boulevard visibility will enhance the existing streetscape and transition the Olive corridor into a more inviting and pedestrian friendly environment.

Thank you for your review and look forward to your consideration.