
CITY OF CREVE COEUR

MAP PLAN 2024

ST LOUIS COUNTY BOUNDARY COMMISSION

SEPTEMBER 24, 2024



GENERAL INFORMATION ABOUT THE CITY OF CREVE COEUR



- Incorporated in 1949
- Charter Home Rule Community (since February 1976)
- City Administrator Form of Government
- 18,834 Residents (2020 Census)
- 11.36 square miles
 - 71% Residential
 - 19% Commercial/Office
 - 5% Industrial
 - 5% Public Parks
- \$31 Million Annual Budget



THE HEART OF COMMUNITY & COMMERCE

CREVE COEUR
M I S S O U R I

KEY SERVICES PROVIDED BY CREVE COEUR

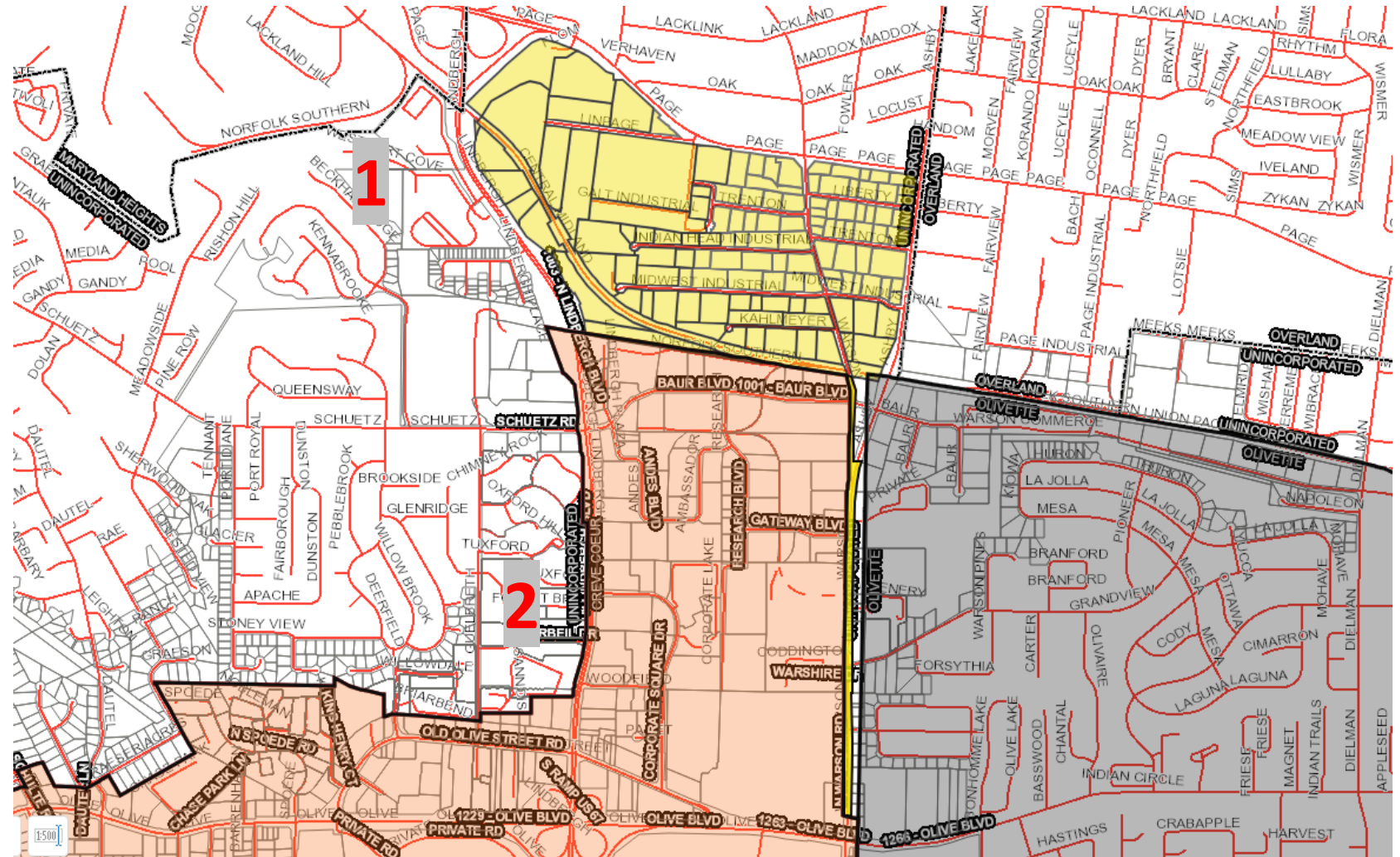


- 5-year Capital Improvement Program
- Annual Concrete Slab Replacement, Asphalt Resurfacing, and Micro-surfacing
- Sidewalk Replacement Program
- 100 Acres of Parks, Ice Arena and Golf Course
 - Business ID Card Program Offering Reduced Rates
- Police dispatching service through West Central Dispatch Center
- CALEA-accredited police department

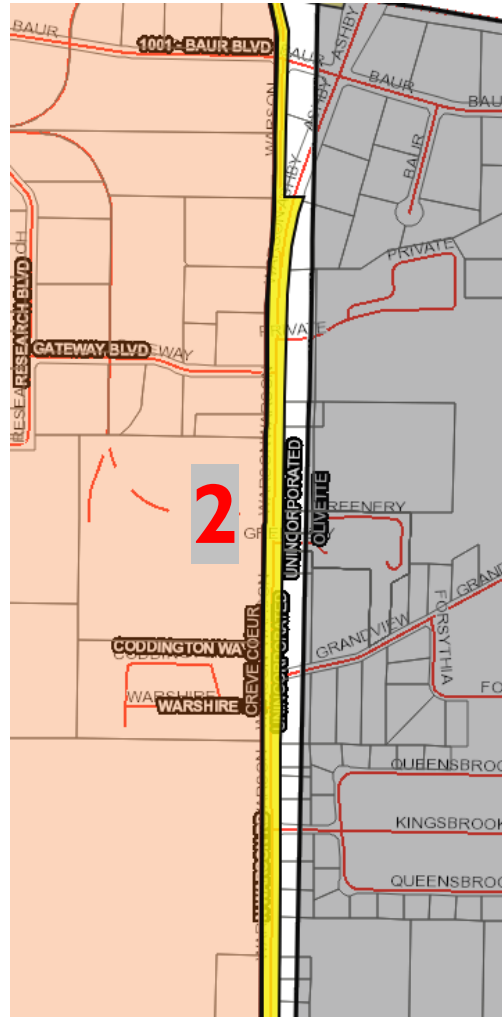
PROPOSED MAP PLAN



- **Area 1:**
 - 245 acres
 - 123 Parcels
- **Area 2:**
 - North Warson Road ROW Clean Up



PROPOSED MAP PLAN



**Close up of Annexation Area #2
North Warson Road R-O-W**

CRITERIA FOR INCLUDING THE SUBJECT AREA IN MAP PLAN



- Contiguous boundary with Creve Coeur city limits to the south provides natural expansion area
- Existing light industrial and flex buildings within this area could support additional users complimentary to 39 North District
- Coordination for economic development opportunities associated with adjacent 39 North District located in Creve Coeur
 - 39 North District is a regional initiative with prominent partners (39 North Organization, St. Louis Economic Development Partnership, Greater STL Inc, Bayer, Danforth Plant Science Center, Benson Hill, CoverCress)

THE 39 NORTH AGTECH INNOVATION DISTRICT



39 North:

- 575-acre District
- Non-Profit organization with three staff members
- **Mission:** 39 North was formed to develop, support, and amplify the St. Louis agtech innovation ecosystem, elevating the work of talented teams and community members to a local, national, and international audience.
- **Anchors:** Danforth Plant Science Center, Bayer, Benson Hill, CoverCress, Helix Center



IMPORTANCE FOR IMPLEMENTING MAP PLAN



- Fosters continued growth of the 39 North AgTech Innovation District
- Area suitable for lab/research facilities sought by 39 North businesses
- Expands on recent investments and synergies within the area:
 - Olive/Lindbergh Interchange Reconfiguration
 - Old Olive/Lindbergh Intersection Improvements
 - 39 North Greenway
 - Olia Village Planned Mixed-Use Development
 - Bayer East Campus Potential Redevelopment

CREVE COEUR IS THE BEST COMMUNITY TO SERVE THIS AREA



- Strong zoning and development standards contribute to high property values and community desirability
- Consistency in land use regulation
- Consistency in municipal services, including code enforcement, street maintenance and police services

CREVE COEUR'S ADVANTAGE TO SERVE THIS AREA



- Five-year Capital Improvement Plan budgeting process to identify street and stormwater capital projects
- Property owner and tenant opportunities through marketing support with inclusion in 39 North District.
- Expanding service capacity due to development of Olia Village (Police and Public Works)

POINTS TO SUPPORT PROPOSAL TO RESIDENTS



- No known residents are located within proposed annexation area
- No inquiries received
- City will conduct public outreach to property owners during next phase

PHASING CONSIDERATION



- Annexation to be completed in a single phase

TIMETABLE FOR MAKING PROPOSALS TO THE COMMISSION



- April, 2025 – July 2026: Analysis for municipal services and public outreach
- 2027: City submits annexation proposals to Boundary Commission

CITY OF CREVE COEUR MAP PLAN 2024



- Questions