Re: CFS new building at McKnight property

From: Eric McPherson (emcpherson@cfserve.org)

To: bret_blackford@yahoo.com; dave-n-amy-weiler@juno.com; steve.awtrey@gmail.com; jmcglawn@mcknightcrossings.org; srainey6@yahoo.com; mbardowell@gmail.com; brad1125@swbell.net; bstevens@shandselbert.com

Date: Friday, July 17, 2026 at 04:46 PM CDT

I spoke with the engineer and architect and they both suggested this path as the best one. Yes, the church can do what they want but we still have to get approval from Ladue to build and they have to approve the site plan and drawings. There should be no problem getting a special use permit. We do not have to get it rezoned according to Ladue. But we would have to get a special use permit no matter what.

Get Outlook for iOS

From: Bradford L. Stevens <BStevens@shandselbert.com>
Sent: Friday, 17 July 2026 16:10:37
To: Eric McPherson <emcpherson@cfserve.org>; M Bret Blackford <bret_blackford@yahoo.com>; Dave Weiler <dave-n-amy-weiler@juno.com>; Steve Awtrey <steve.awtrey@gmail.com>; Jeff McGlawn <jmcglawn@mcknightcrossings.org>; Stephen Walker <srainey6@yahoo.com>; Matthew Bardowell <mbardowell@gmail.com>; Bradfor Stevens (brad1125@swbell.net) <brad1125@swbell.net>
Subject: RE: CFS new building at McKnight property

I do not why you would need a Special Use Permit when we are already in a zone (a church) that is permitted.

Bradford L. Stevens
Shands Elbert Gianoulakis & Giljum, LLP
Suite 700
8235 Forsyth Blvd.
Saint Louis, MO 63105-3925

Main: (314) 241-3963
Fax: (314) 206-5217
Direct: (314) 898-4317
Website: http://shandselbert.com
E-mail: bstevens@shandselbert.com

Cybersecurity Notice: If you receive an email from an e-mail address other than "bstevens@shandselbert.com" or that looks like it is from my office but looks suspicious, requests money you were not expecting to pay, requests your signature on a document you were not expecting to receive or sign, or asks you to open a document you were not expecting to receive, **STOP** and call our office immediately at 314-241-3963 before you do anything. **Stay vigilant and protect your information.**

From: Eric McPherson <emcpherson@cfserve.org>
Sent: Friday, July 17, 2026 1:25 PM
To: M Bret Blackford <bret_blackford@yahoo.com>; Dave Weiler <dave-n-amy-weiler@juno.com>; Steve Awtrey <steve.awtrey@gmail.com>; Jeff McGlawn <jmcglawn@mcknightcrossings.org>; Stephen Walker <srainey6@yahoo.com>; Matthew Bardowell <mbardowell@gmail.com>; Bradford L. Stevens <BStevens@shandselbert.com>; Bradfor Stevens (brad1125@swbell.net) <brad1125@swbell.net>
Subject: CFS new building at McKnight property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Gentlemen!

I just met with my engineer and architect about the corner property we would like to purchase. The engineer said that we can get a special use permit for the site within their zoning restrictions. We have to submit site plans and architectural drawings first to get approved, then we would work on purchasing the property.

The engineer is working to get the cad survey from the originator and will work on parking, setbacks, codes etc.

I will meet with the architect in the second half of August to design a basic drawing to approval.

Once Ladue approves, the CFS board will then negotiate with the elders on the purchase of the property.

We are moving ahead and will get approved one way or another.

Thanks for your patience and let me know if you have any questions!
Information contained in this email is privileged, confidential and protected under HIPAA regulations. It is intended only for the use of the individual or entity named above. If the reader of this email is not the intended recipient, please note that any dissemination, distribution, or copying of this transmission is strictly prohibited. If you have received this email in error please immediately notify us by telephone (314) 968-2216 or by emailing the sender.
Information contained in this email is privileged, confidential and protected under HIPAA regulations. It is intended only for the use of the individual or entity named above. If the reader of this email is not the intended recipient, please note that any dissemination, distribution, or copying of this transmission is strictly prohibited. If you have received this email in error please immediately notify us by telephone (314) 968-2216 or by emailing the sender.