

AN ORDINANCE OF THE CITY OF GREEN PARK, MISSOURI,
APPROVING A LIMITED DEVELOPMENT PLAN SUBMITTED
BY THE MED BAR LLC FOR 5706 S. LINDBERGH
BOULEVARD AND DIRECTING THAT SAME BE RECORDED
WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS

Whereas, The Med Bar LLC, on behalf of Charles Williams, owner of the property located at 5706 S. Lindbergh Boulevard (collectively referred to as the “Applicant”), has submitted an application for an amendment to the approved Limited Development Plan to allow the use of the property at 5706 S. Lindbergh Boulevard as a wellness and medical spa; and

Whereas, the Planning & Zoning Commission recommended approval of the Amended Development Plan on October 7, 2025; and

Whereas, Section 405.465.B.1.b of the Green Park Zoning Code requires the submittal of a limited development plan when there is a change in the use from a use on property for which a limited development plan has already been approved; and

Whereas, the limited development plan application was not submitted with an application to change the zoning district category because (1) the property is already zoned CC-LP by virtue of Ordinance 462, and (2) the proposed use as a Medical Office is permitted in the CC District and there does not require any of the formalities required for a zoning change; and

Whereas, the Board of Aldermen, after holding a public hearing, reviewed the proposed Limited Development Plan on October 20, 2025; and,

Whereas, the Board of Aldermen has determined that approval of the Amended Development Plan is in the best interests of the City, is in conformance with the City’s comprehensive plan and meets all other criteria for approval of an amendment to the Limited Development Plan under Section 405.465 of the Green Park Zoning Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GREEN PARK, MISSOURI AS FOLLOWS:

Section One. The attached and incorporated Limited Development Plan submitted by and on behalf of the Applicant for 5706 S. Lindbergh Boulevard (Locator No. 28K530701) (hereinafter the “Property”) which is zoned CC-LP per Ordinance No. 462, is approved by the Board of Aldermen of the City of Green Park subject to the conditions set forth in Section Four.

Section Two. Pursuant to Section 405.465 of the Green Park Code, within 60 days of the Board of Aldermen's approval of this Ordinance, the Applicant shall file a copy of this Ordinance and the Limited Development Plan signed by the designated City official with the Recorder of Deeds of St. Louis County. All filing fees shall be paid by the Applicant. The authorization for the use approved by the limited development plan shall not become effective until a copy of the recorded plan bearing its recordation notations shall be returned and placed on file with the City Clerk.

Section Three. The St. Louis County Recorder of Deeds is directed to record this Ordinance and Limited Development Plan referenced herein.

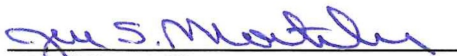
Section Four. The Property shall be used as a Medical Office, subject to the following conditions:

1. The use of the Property may in the future be converted to any other permitted use in the CC District without submission of a new Limited Development Plan provided that the new use does not trigger the requirements of §405.460.B of the Green Park Zoning Code.
2. The existing landscaping shall be maintained or improved.
3. All improvements on the Property and noted herein shall be made and maintained in accordance with the Green Park Municipal Code. All owners and occupants of the Property shall be responsible for the maintenance of all elements of the approved Limited Development Plan. The restrictions on redevelopment and the responsibility for continuing maintenance and compliance with the approved Limited Development Plan, including all landscaping, shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in the City Code.
4. No outside storage of any kind shall be permitted.
5. The existing pylon sign and wall sign may be used in place subject to a sign permit.
6. No outdoor trash dumpster will be used by the Applicant. Any future addition of a trash dumpster must be enclosed or screened in conformance with Section 405.350(G)(11) of the Green Park Municipal Code.
7. The use shall be subject to compliance with, and the continued existence of the Easement recorded in Book 6884, Page 1600 of the St. Louis County Recorder of Deeds.

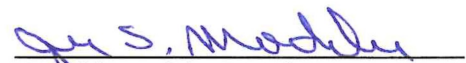
Section Six. The Limited Development Plan approved by Ordinance No. 462 is hereby repealed in its entirety and replaced with the Limited Development Plan adopted under this Ordinance. Any use authorized by Ordinance No. 462, along with any provision or clause that conflicts with this Ordinance, is likewise repealed.

Section Seven. This ordinance shall be in full force and effect on and after its passage and approval by the Mayor.

PASSED AFTER HAVING BEEN READ IN FULL OR BY TITLE TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF GREEN PARK, MISSOURI THIS 20th DAY OF OCTOBER 2025.



Presiding Officer

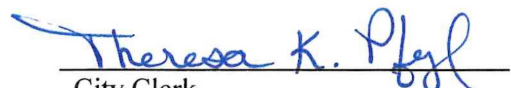


President of the Board

Attest:



City Clerk



City Clerk

Exhibit 1

The City of



Green Park

Application Date: 9-29-25

Permit No.: 25-192

Fee: \$500.00

-- LIMITED DEVELOPMENT PLAN APPLICATION --

The Limited Development Plan application constitutes a petition for amending the applicable zoning regulations as set forth in Section 405.465. The Limited Development Plan and any accompanying documents shall be submitted and shall be accompanied by all general application requirements, including review and processing fees as set forth in Section 400.120.

Information Concerning Applicant: Applicant hereby submits the following information concerning the proposed site:

Business Name: The Med Bar LLC

5706 S Lindbergh Blvd Saint Louis MO 63123
Address of Property City State Zip Code

(314) 406-0094 () Sarahaegerling@gmail.com
Phone Number Fax Number Email Address

Mailing Address (if different than above)

684 Clover Lane Saint Louis Mo 63126
Address City State Zip Code

(314) 406-0094 () Sarahaegerling@gmail.com
Phone Number Fax Number Email Address

Name of Business Owner and/or Name and title of Company Officer for above business:

Sarah Geerling Owner + Family Nurse Practitioner
Name Title

684 Clover Lane Saint Louis MO 63126
Address City State Zip Code

(314) 406-0094 () Sarahaegerling@gmail.com
Phone Number Fax Number Email Address

Name of Property Owner: Charles Williams

123 KENSALE BLUFF COURT WENTZLEMOORE MO 63017
Address City State Zip Code

(314) 583-5130 () CWILLIAMJLSA@GMAIL.COM
Phone Number Fax Number Email Address

Name of Architect and/or Engineer: N/A ()
(If Applicable) Name Phone Number

Lot locator number: 28K530701 Current Zoning: SPECIAL USE Proposed Zoning: PER GREEN PARK

What are the proposed business hours of operation? FOR AUTO LEASING AUTHORIZED USE

Mon - Fri: 8 a.m./p.m. to 5 a.m./p.m. & Sat & Sun: 9 a.m./p.m. to 4 a.m./p.m.

Will product be sold which is subject to retail sales tax? Yes No

Date business plans/proposes to begin operation in The City of Green Park: December 1, 2025
Date

Maximum number of employees 10 and maximum per any one-shift 3.

Current signage structure will be used with new business name or will new signage to be installed

Outside storage proposed? Yes No If yes, enclosed or not enclosed

Does business have any fleet vehicles? Yes No If yes, how many _____.

Will proposed vehicles be parked on site during non-business hours? Yes No & Inside or Outside

Total Number of parking spaces, not including handicap: 10 Total Number of handicap: 1

Define expected Parking needs: 10 CAR PARKING CURRENTLY. WILL USE CURRENT PARKING.

Approximate Gross Floor Area 1596 square feet and a breakdown of how floor space will be used.
(Attached additional sheets if more space is needed)

Please see attached document "Details of Proposed Improvements" for break down of how floor space will be used.

The applicant shall initially submit three (3) copies of the following information:

- A detailed description of the proposed use for the property. Attachment A
- A description of the types of products to be sold or services to be provided. Attachment B
- A description of any other existing uses and/or tenants on the property (if applicable).
- A description of the uses of adjacent (all properties that abut the property) properties. Attachment C
- Details of any proposed improvements to the property. Attachment D
- A sketch plan of the site (may be hand drawn) showing approximate location of buildings, other structures and lot arrangements as well as any proposed landscaping or exterior improvements and proposed location and type signage.

The applicant shall initially also submit three (3) copies of the following: (Check all that have been included)

- Any State or St. Louis County licensing requirements for the proposed use (attach copies of all licenses). Nurse Practitioner License
- A written statement explaining the need for a change in the applicable zoning district regulations to allow the applicants proposed use. The statement shall address the potential positive and negative impact on the proposed use on the surrounding properties and uses. Attachment E

To facilitate review by the City, the Applicant may also submit, but is not required to: (Check all that have been included)

- ~~Statements of other tenants consent: If the property contains more than one tenant, the applicant may provide the City with letters from the other tenants supporting the application.~~

After initial review and at such time as determined by City Hall, the applicant shall submit fourteen (14) copies of documents for Planning & Zoning Commission and twelve (12) copies for Board of Alderman.

Representation Concerning Authority & Compliance with Laws:

I am authorized by the Applicant(s) to sign on his/her/its behalf and have read this application in its entirety. The information contained herein is true, and correct and complete to the best of my knowledge, information, information and belief.

Applicant hereby represents that the business conducted by Applicant does not and will not violate any ordinance of the City of Green Park and now complies and will continue to comply fully with the laws of the State of Missouri. Applicant acknowledges that failure to truthfully complete this application or failure to comply with all laws may result in revocation of this permit.

Signature of Principal Officer

Date

Verification by Owner and Tenant(s):

If the application is on behalf of a tenant for property owned by a person or entity other than the tenant, the Owner must verify that the Owner has read the application and consents to its review and possible approval by the City. If the Owner submits the application only, tenants need not sign the application.

The undersigned hereby acknowledges that she or he has read the application, understands that it seeks a rezoning of the property and approves of its submission to the City for review and possible approval.

CHM
Signature of Property Owner

MANAGER
Title

CHARLES WILLIAMS
Print Name

9/26/25
Date

Sarah Greer
Signature of Tenant

THE MED BAR OWNER + NURSE PRACTITIONER
Title

SARAH GREERING
Print Name

9/26/25
Date

If more than one tenant is applying, attach all tenants signatures on a separate sheet.

City Use Only

Planning & Zoning Commission:

Limited Development Plan – Recommendation:

Date: _____

- Approval Conditional Approval (see attachment) Disapproval

Comments:

Board of Aldermen:

Limited Development Plan:

Date: _____

- Bill: _____ Ordinance: _____ Approved Disapproved

Comments:

1595 sf Free Standing Retail
Sale/Lease/Build to Suit

5706 S. Lindbergh | St. Louis, Mo 63123



\$22.55 psf NNN

\$695,000 Sale

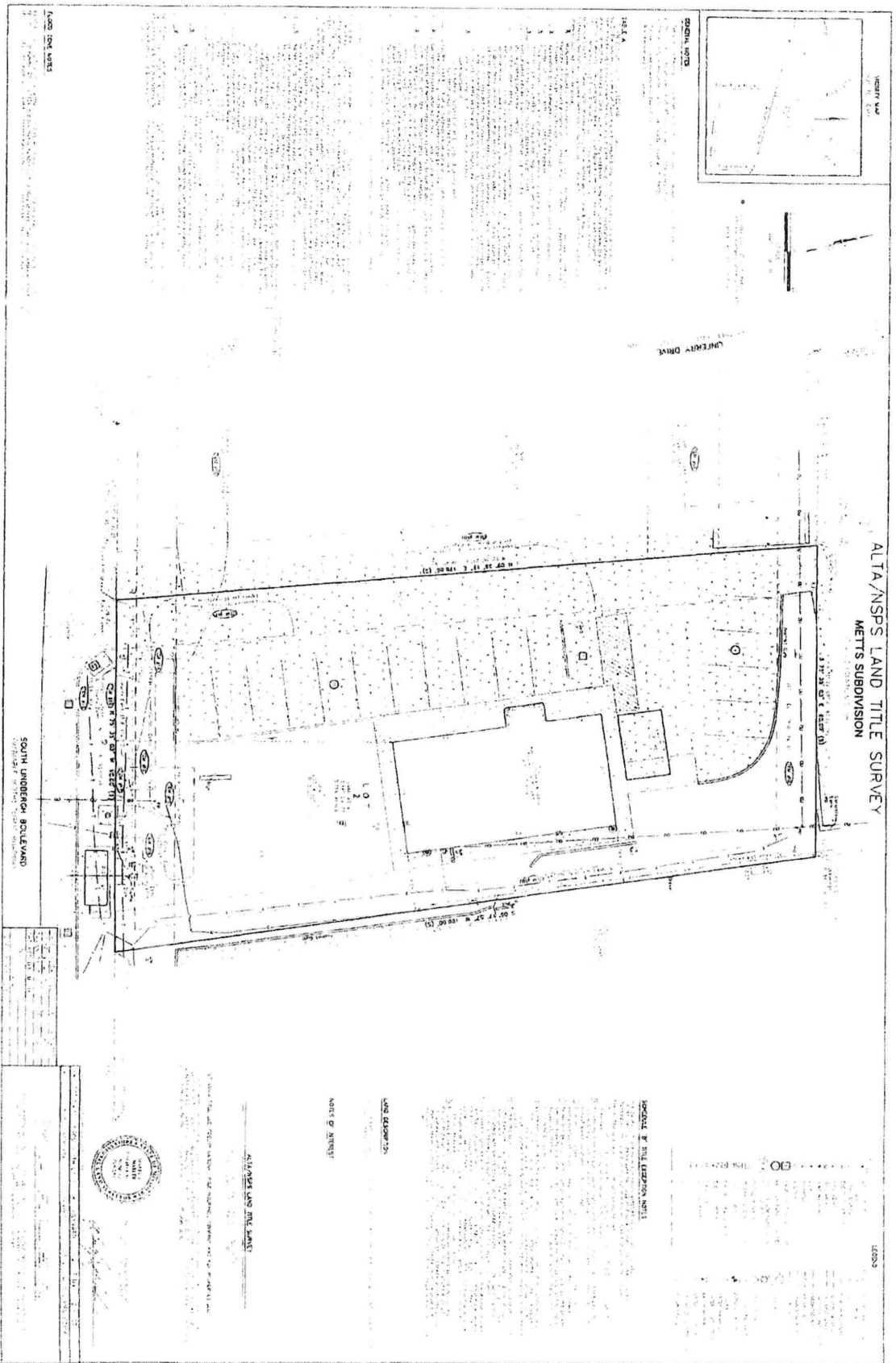
\$45 psf Ground Lease

Commercial Realty LLC
Owner Broker

314-583-5130

cawrealty@mindspring.com

- 1595 SF
- .35 ac drive thru potential
- 90' frontage near Tesson Ferry
- Pylon sign
- 32,000 vpd
- 80,000 3 mi population
- \$87,000 3mi avg. hh income
- 2 pts ingress/egress
- 16 car parking



ALTA/NSPS LAND TITLE SURVEY
METTIS SUBDIVISION



LUREN DRIVE

SOUTH UNDERBACH BOULEVARD

NOTICE TO THE PUBLIC

LAND EXAMINER

NOTE TO BUYER

ALTA/NSPS LAND TITLE SURVEY



ATTACHMENT A

DETAILED DESCRIPTION OF PROPOSED USE

The building will be used as a wellness and medical spa that focuses on preventative concierge services provided by a Registered Nurse and Board-Certified Nurse Practitioner, under the supervision of a collaborating physician and medical director (MD). The purpose of the business is to support clients in optimizing their health goals and helping them look and feel their best through individualized, wellness-oriented care.

The services offered will include IV hydration therapy, vitamin injections, hormone optimization consultations and management, individualized weight loss programs, and aesthetic treatments such as Botox, filler, and microneedling.

The business will operate during standard business hours and will not create significant noise, odor, or traffic impacts. Client volume will be comparable to other small professional service offices, with most visits lasting 30 - 60 minutes.

The interior will be organized into a reception area, one private treatment room, an open IV lounge, one office, and a storage area. The exterior will remain largely unchanged and will utilize the existing signage.

All use will comply with city codes, ADA accessibility standards, and state healthcare regulations. The Board-Certified Nurse Practitioner license will be included with this application. Once a medical director is selected, their license may also be submitted. All Registered Nurses will be required to be licensed in Missouri.

ATTACHMENT B

DETAILED DESCRIPTION OF PRODUCTS AND SERVICES

The Med Bar will provide a range of wellness and aesthetic services under the care of a Board-Certified Nurse Practitioner and Registered Nurse under the supervision of a collaborating physician in accordance with Missouri's state laws and regulations. Services are elective, individualized, and designed to help clients optimize their health, appearance, and overall well-being.

Services Offered

- Nurse Practitioner Consultations - Individualized consultations for lab review, health optimization, weight loss, hormone management, and wellness planning.
- IV Hydration Therapy - Custom vitamin and mineral infusion bags tailored for hydration, energy, recovery, immunity, and wellness support.
- Vitamin & Wellness Injections - Intramuscular administration of B-vitamins, amino acids, and other nutrients to support metabolism, energy, and overall health.
- Hormone Replacement Therapy - Consultations, laboratory testing, and ongoing management for hormone optimization and balance. This includes hormone pellet procedures in office.
- Aesthetic Services - Minimally invasive procedures including Botox, filler, and microneedling to enhance appearance and skin health.
- Weight Loss Programs - Medically supervised programs tailored to each client's individual needs and goals. These may include lifestyle counseling, nutrition guidance, and prescription weight management options when appropriate. All programs will be overseen by the Nurse Practitioner with physician collaboration to ensure safe, effective, and sustainable results.

Products Offered

The Med Bar will offer a limited selection of Biote's nutraceuticals. These products will be available as part of individualized care plans and are intended to complement in-office services like IV therapy, hormone health, weight loss, and wellness programs.

All nutraceuticals will be offered under the guidance of the Nurse Practitioner to ensure safe, effective use aligned with evidence-based practices.

ATTACHMENT C

DESCRIPTION OF USES OF ADJACENT PROPERTIES

The subject property is located along South Lindbergh Boulevard and is surrounded by a variety of established and compatible commercial uses:

- Adjacent Property to the Left: A retail space that will soon open as an ice cream store, currently preparing for business operations.
- Adjacent Property to the Right: A multitenant commercial building that includes *Clarice's Bridal* and other retail/service-oriented businesses.
- Across South Lindbergh Boulevard: A *Tesla dealership*, operating as an automotive sales and service facility.

These adjacent and nearby properties are consistent with general commercial activity along South Lindbergh. The proposed use of the subject property as a wellness and medical spa is compatible with these surrounding uses and will contribute to the mix of professional, retail, and service businesses in the area.

ATTACHMENT D

DETAILS OF PROPOSED IMPROVEMENTS

The Med Bar will complete minor interior improvements to prepare the building for use as a wellness and medical spa. These improvements are limited in scope and will not involve any structural modifications or expansion of the building footprint. A drawing of intended use of space will be included with this application.

Proposed Interior Improvements

- Construction of three non-structural interior walls to create one private treatment room and one office. Minor electrical work as needed to support outlets for the new interior walls, completed under permit and inspection in compliance with applicable codes
- Installation of new flooring throughout the building
- Interior painting to update and refresh the space for a professional, welcoming environment

Proposed Exterior Improvements

- No changes to the exterior are planned
- Property owner will re-seal and stripe parking lot
- Existing building signage will be updated with The Med Bar branding, in accordance with city signage regulations and landlord approval

All improvements will comply with city building codes, ADA accessibility requirements, and fire safety standards.

ATTACHMENT E

WRITTEN STATEMENT OF NEED AND IMPACT

The proposed use of the subject property as a wellness and medical spa requires a change in the applicable zoning district regulations in order to permit medical office and wellness services within this location.

Need for Zoning Change

The subject property is currently zoned for automobile rental services, a classification that historically supported Hertz.

The proposed use of the property as a wellness and medical spa will be lower impact than auto rental operations, generating less traffic, no outdoor vehicle storage, and no associated noise or outdoor activity. Allowing this use will bring a new and beneficial health service option to the community while maintaining compatibility with the surrounding businesses.

Positive Impacts

The proposed use will enhance community wellness by offering preventative and concierge medical services in a professional setting. Operations will generate low traffic volume, comparable to small professional service offices. The existing building footprint and exterior will remain unchanged aside from minor interior improvements, maintaining the current character of the property. Services will be provided under professional, licensed medical oversight and in compliance with Missouri law.

In addition to these benefits, The Med Bar will contribute to the economic vitality of Green Park by generating sales tax revenue and supporting local employment. Overall, the business will integrate well with and complement nearby uses such as Clarice's Bridal.

Anticipated Impacts

No significant negative impacts are anticipated. The business will operate quietly within the existing building, will not generate noise, odor, or waste beyond normal office activity, and will not increase parking demand due to its current designated parking spaces and short appointments times. The proposed use will not alter the established commercial character of the area and is expected to integrate smoothly with surrounding businesses.

Conclusion

For these reasons, the proposed zoning change is appropriate, will not adversely affect surrounding properties, and will allow The Med Bar to contribute positively to the local community and commercial district.



QuickConfirm License Verification Report

Primary Source Boards of Nursing Report Summary for

SARAH ELIZABETH GEERLING [NCSBN ID: ██████████]

As of Sunday September 28 2025 02:14:37 PM US Central Time

Disclaimer of Representations and Warranties

Through a written agreement, participating individual state boards of nursing designate Nursys as a primary source equivalent database. NCSBN posts the information in Nursys when, and as, submitted by the individual state boards of nursing. NCSBN may not make any changes to the submitted information and disclaims any responsibility to update or verify such information as it is received from the individual state boards of nursing. Nursys displays the dates on which a board of nursing updated its information in Nursys.

This report is not sufficient when applying to another board of nursing for licensure. Use the "Nurse License Verification for Endorsement" service to request the required verification of licensure.

Contact the board of nursing for details about the Nurse Practice Act, which includes nurse scope of practice and privileges and information about advanced nursing practice roles (practice privileges, prescription authority, dispensing privileges & independent practice privileges).

UNENCUMBERED means that the nurse has a full and unrestricted license to practice by the state board of nursing.

Name on License	Type	License State	License	Active	License Status	License Original Issue Date	License Expiration Date	Compact Status
GEERLING, SARAH ELIZABETH	RN	MISSOURI	██████████	YES	UNENCUMBERED	06/30/2020	04/30/2027	MULTISTATE

Name on License	Type	License State	License	Active	License Status	License Original Issue Date	License Expiration Date	Compact Status
GEERLING, SARAH ELIZABETH	CERTIFIED NURSE PRACTITIONER	MISSOURI	██████████	YES	UNENCUMBERED	07/09/2024	04/30/2027	N/A
Advanced Practice license/recognition information								
<ul style="list-style-type: none"> • Focus/Specialty: Family/Individual across the lifespan • Prescription authority: YES • Certification expiration date: 06/30/2029 • Focus/Specialty expiration date: 06/30/2029 								

Where can the nurse practice as an RN and/or PN?

Authorized to Practice in

ALABAMA (RN)	MAINE (RN)	RHODE ISLAND (RN)
ARIZONA (RN)	MARYLAND (RN)	SOUTH CAROLINA (RN)
ARKANSAS (RN)	MISSISSIPPI (RN)	SOUTH DAKOTA (RN)
COLORADO (RN)	MISSOURI (RN)	TENNESSEE (RN)
DELAWARE (RN)	MONTANA (RN)	TEXAS (RN)
FLORIDA (RN)	NEBRASKA (RN)	UTAH (RN)
GEORGIA (RN)	NEW HAMPSHIRE (RN)	VERMONT (RN)
GUAM (RN)	NEW JERSEY (RN)	VIRGINIA (RN)
IDAHO (RN)	NEW MEXICO (RN)	WASHINGTON (RN)
INDIANA (RN)	NORTH CAROLINA (RN)	WEST VIRGINIA (RN)
IOWA (RN)	NORTH DAKOTA (RN)	WISCONSIN (RN)
KANSAS (RN)	OHIO (RN)	WYOMING (RN)
KENTUCKY (RN)	OKLAHOMA (RN)	
LOUISIANA (RN)	PENNSYLVANIA (RN)	

APRN authorization to practice details are not available.

UNENCUMBERED means that the nurse has a full and unrestricted license to practice by the state board of nursing.

License type information

- **RN:** Registered Nurse
- **PN:** Practical Nurse (aka Licensed Practical Nurse (LPN), Vocational Nurse (VN), Licensed Vocational Nurse (LVN))
- **CNP:** Certified Nurse Practitioner
- **CNS:** Clinical Nurse Specialist
- **CNM:** Certified Nurse Midwife
- **CRNA:** Certified Registered Nurse Anesthetist

License status information

- Unencumbered (full unrestricted license to practice)
- Cease & Desist
- Denial of License
- Expired
- Other license action
- Probation
- Reprimand
- Restriction
- Revoked
- Suspension
- Voluntary agreement to refrain from practice
- Voluntary Surrender

Nurse Licensure Compact (NLC) information

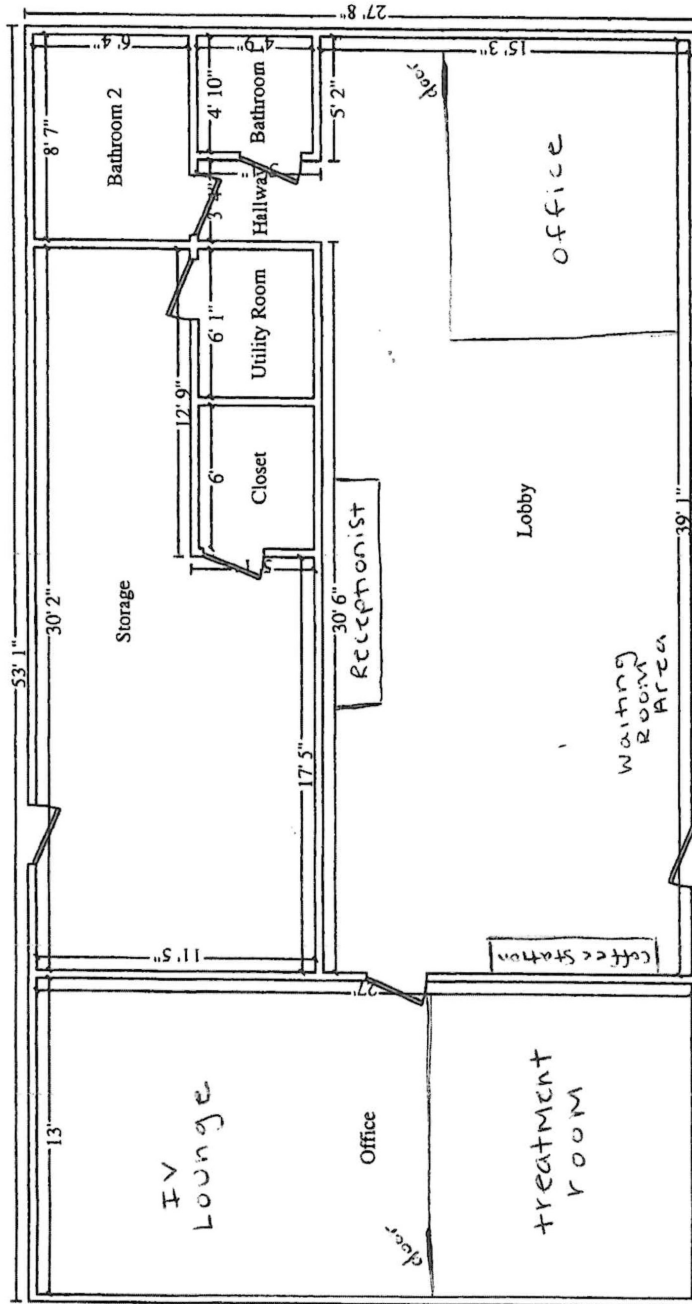
- **Multistate licensure privilege:** Authority to practice as a licensed nurse in a remote state under the current license issued by the individual's home state provided both states are party to the Nurse Licensure Compact (NLC) and the privilege is not otherwise restricted.
- **Single state license:** A license issued by a state board of nursing that authorizes practice only in the state of issuance.
- **Privilege to Practice (PTP):** Multistate licensure privilege is the authority under the Nurse Licensure Compact (NLC) to practice nursing in any compact party state that is not the state of licensure. All party states have the authority in accordance with existing state due process law to take actions against the nurse's privilege such as: revocation, suspension, probation or any other action which affects a nurse's authorization to practice.



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Main Level



Main Level

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7/24/2024

WSK_PROPERTIES_LLC

