

pt2: 03.02.2026: McCarthy Landfill Site and Site Plan

From: M Bret Blackford (bret_blackford@yahoo.com)
To: mxelders@mcknightcrossings.org; aowens@mcknightcrossings.org
Cc: mbardowell@gmail.com; emcpherson@cfserve.org
Date: Tuesday, March 3, 2026 at 09:07 AM CST

Guys, one additional note ...

Steve Walker will serve as the point person communicating with McCarthy, Vitale, and TriStar going forward.

Although we will communicate that the church properties are not for sale, Steve will continue to stay in contact with the developers to monitor how the project plans develop and to track timing. This will allow us to anticipate and plan for potential impacts such as construction noise, dust, truck traffic, and related disruptions.

Maintaining that line of communication should help us stay informed and prepared as the project progresses.

— Bret

----- Forwarded Message -----

From: M Bret Blackford <bret_blackford@yahoo.com>
To: MX MXElders <mxelders@mcknightcrossings.org>; Andrew Owens <aowens@mcknightcrossings.org>
Cc: Eric McPherson <emcpherson@cfserve.org>; Matthew Bardowell <mbardowell@gmail.com>
Sent: Tuesday, March 3, 2026 at 08:30:07 AM CST
Subject: 03.02.2026: McCarthy Landfill Site and Site Plan

Guys,

Below is the email thread discussing the building project McCarthy has planned for the quarry land adjacent to the McKnight church building (see attached concept plan.

After discussion, we agreed that the estimated \$4–\$5 million offer to purchase the McKnight church property is not something we wish to pursue at this time. We will communicate that we are not interested in further discussion regarding a sale.

At the same time, we reminded ourselves that the building is simply a tool to assist in our ministry. We should remain open to selling and relocating in the future if we believe another location in St. Louis would better position us to reach those seeking after God.

We also noted that we should be excited about the opportunity to have new residential development close to our building. As villas, townhomes, and apartments are built, we should be intentional about welcoming and reaching out to these new neighbors.

More details are below and in the attached materials.

— Bret

----- Forwarded Message -----

From: M Bret Blackford <bret_blackford@yahoo.com>
To: Bret Blackford <bret_blackford@yahoo.com>
Sent: Thursday, February 12, 2026 at 12:03:49 PM CST
Subject: 02.11.2026: McCarthy Landfill Site and Site Plan

Audio of meeting available [here](#) and proposed project map noted [here](#)

summary:

- **Who/when:** On **Feb 10**, Steve Walker spoke with **Vitale Development** (owner rep) and **TriStar Properties** (site developer) about the **McCarthy/Landfill area** and their early site concepts.

- **What's under contract:** The **100-acre landfill itself is *not* under contract**. The **50+ acres around the perimeter *are* under contract** for potential development.
- **Potential development (perimeter 50+ acres):** Three concepts are being considered:
 - **30+ luxury villas** (starting around **\$1.5M**)
 - **200+ high-end mixed-use apartments** with **~10,000 sq ft retail**
 - **8–10 single-family homes**
The attached concept plan visually identifies areas for “**30+ Villas**” and a **single-family homes** section, along with proposed internal roads/geometry. 

5216 - RHQ Overall Concept Plan...
- **Timeline:** Project application to the **City of Ladue** is expected **4/30/2026**. If approved, **groundbreaking could be Q1 2027**.
- **Site work / drainage:** Early work starts with **earthmoving near the villa site**, including raising that area about **8 feet**, plus **stormwater mitigation (e.g., retention ponds)**. Steve noted this *may* help reduce creek overflow contributing to flooding near one of the church rental properties.
- **Landfill closure / future:** Landfill is scheduled to **close in 2030**; only then could that portion be developed. No specific landfill-site development plans were disclosed.
- **MX property buyout (key decision point):** Developer **does not need** the McKnight Crossings property for the current plan, but is open to making an offer estimated **between \$4M and \$5M**. If MX is interested, they want the property **under contract within 30–45 days**; Steve committed to providing a response **within the next couple of weeks**.
- **Rental homes on the block:** Developer has little interest in buying **only one** home, but would be interested if **all homes on the block** were available.

----- Forwarded Message -----

From: Steve Walker <swalker@mcknightcrossings.org>

To: MXElders MX <mxelders@mcknightcrossings.org>; Jeff McGlawn <jmcglawn@mcknightcrossings.org>; Andrew Owens <aowens@mcknightcrossings.org>

Sent: Wednesday, February 11, 2026 at 02:20:04 PM CST

Subject: McCarthy Landfill Site and Site Plan

RE: McCarthy Landfill Site and Site Plan

On February 10th, I had a conversation with owner representative Vitale Development and Site Developer TriStar Properties.

The Landfill 100 acre property is not under contract. The 50 plus acres on the parameter of the landfill are under contract. On the 50 acres, there are three projects under consideration. They include 30 plus Villas with a starting price of \$1.5M. Two-hundred plus high-end, mixed-use apartments complex with 10,000 sq ft of retail and eight to ten single family homes.

Timeline: The projects has not been approved by Ladue. Application for the project will be submitted to Ladue on 4/30/2026. If Ladue approves the project, groundbreaking will happen Q1-2027. The first phase is moving dirt in and around the villa site. The site for the villas will be raised 8 feet. After water mitigation such as retention ponds and other improvements, the work should help with the overflowing creek that has caused flooding at one of our rental properties. As mentioned previously, the landfill is not under contract. The landfill is scheduled to close 2030 at which time the site can be developed. As of now the current developer did not disclose any plans to develop the landfill site

McKnight Crossings Buyout: The developer indicated they do not need the MX property for the current project. However, he's open to making an offer. The offer will be less than \$5M but more than \$4M. If we have interest, he will need the property under contract in the next 30-45 days. I did commit to giving him a response in the next couple of weeks. We briefly discussed the rental property on the south end of the block. The developer has little interest in acquiring just one of the properties. However, if all the homes on the block were to available, he would be interested in acquiring all of them.

The site plan is include as an attachment.

ROCK HILL QUARRIES - OVERALL CONCEPT PLAN

TRACTS OF LAND BEING LOCATED IN
U.S. SURVEY 1930, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN,
ST. LOUIS COUNTY, MISSOURI

LEGEND

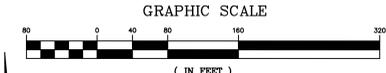
- EXIST. 500 YR. FLOODPLAIN
- EXIST. 100 YR. FLOODPLAIN
- EXIST. FLOODWAY
- CENTERLINE EXISTING CREEK
- EXISTING CONTOURS (BOTH FLOW + FIELD TOPO)
- 474

PROPERTY DESCRIPTION

The land referred to in this Commitment is situated in the State of Missouri, County of St. Louis and is described as follows:

Tract 4:

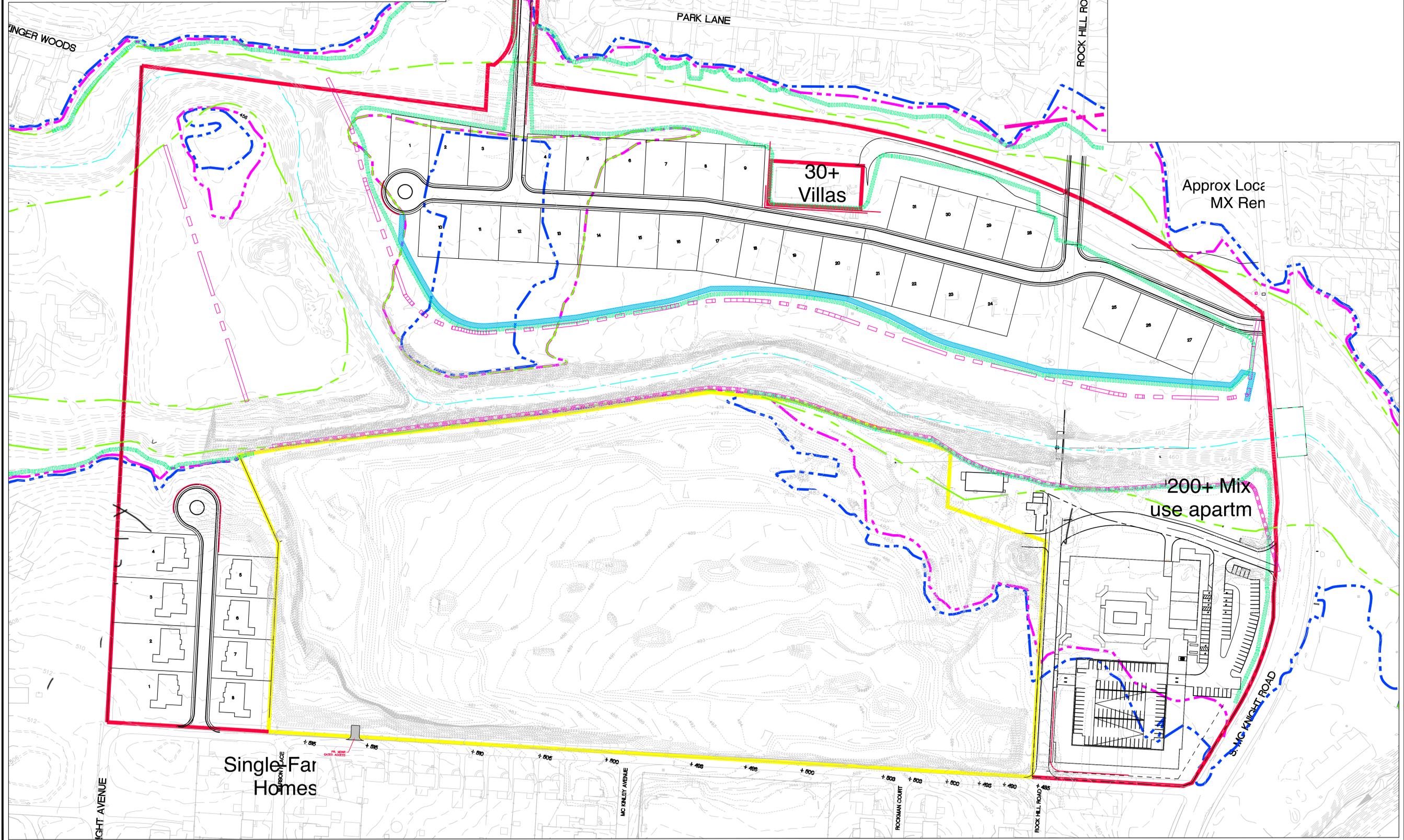
Lot 10 (Except the West 69.5 feet), all of Lots 11, 12, 13 and 14, and all that part of Lot 15 lying West of Rock Hill Road, 40 feet wide, of Eickermann's Subdivision of the Charlesville Tract, according to the plat thereof recorded in Plat Book 9 page 106 of the St. Louis City, (formerly county), Missouri, Recorder's Office.



PERTINENT DATA

- OWNER = ROCK HILL QUARRIES CO
- SITE ADDRESS = 1200 N. ROCK HILL ROAD LADUE, MO 63124
- MAILING ADDRESS = 1233 N. ROCK HILL ROAD LADUE, MO 63124
- FEDERAL NPDES PERMIT No. = MO-0138371
- STATE OPERATING PERMIT No. = 218904
- FEMA FIRM MAP No. = 29189C0326K WITH EFFECTIVE DATE 2/4/2015
- LOMR (Case:23-07-0790P) = Panel 326 of 445 ISSUE DATE 01/05/2024 EFFECTIVE DATE 05/20/2024

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK NUMBER 13-359 "L" ON NE CORNER AT NORTH END OF A REWALL AT THE CHURCH OF CHRIST, 50' WEST OF CENTERLINE MCKNIGHT ROAD AND 200' SOUTH OF CENTERLINE LITZINGER ROAD, ELEVATION 493.09, NGVD 1929.



PREPARED BY:



OVERALL CONCEPT PLAN FOR:

ROCK HILL QUARRIES

1200 N. ROCK HILL ROAD
LADUE, MISSOURI 63124

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: K.S.C.	CHECKED BY: G.M.S.
DATE: 09/03/2024	JOB NO: 213-5216
DES. P.#	BASE MAP P.
S.L.C. MAT.#	MAT SUP. #
M.D.N.R. #	

SHEET TITLE:
OVERALL CONCEPT PLAN

SHEET NO.:
C1.0