



Agenda

Planning & Zoning Commission Meeting
City of St. Peters Justice Center
1020 Grand Teton Drive, St. Peters, MO 63376
April 1, 2026, at 6:30 PM

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
 - 1. Minutes
- F. Communications and Reports of Officers
 - 1. Staff Recommendations
- G. Old Business
 - 1. Other:
 - a. JG Exteriors Pro: north side of I-70 Service Road North, south of Brown Rd – site plan reapproval. (Ward 1)
 - 2. Public Hearings:
 - a. Petition RZ 26-01 – Watermark St. Peters c/o Vessel Architects: a request for a rezoning from R-3 Multiple Family Residential District to Planned Urban Development District (PUD) to permit the conversion of living units from independent living to assisted living and/or skilled nursing units on a 13.2 +/- acre tract. The
- H. New Business
 - 1. Other:
 - a. Metro West Transport: west side of Jungermann Road, north of Sutters Mill Road – 500 Jungermann Road – CPD minor amendment. (Ward 3)
 - b. Homestead Steaks, LLC: east side of Spencer Road, south of Executive Centre Parkway – 151 Spencer Road – Use Approval – temporary meat sales. (Ward 1)
 - 2. Record Plats:
 - a. Townhomes at Lienemann Park Plat Four: south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive. (Ward 4)
 - 3. Public Hearings:
 - a. Petition RZ 26-03 – U-Haul: a request for an amended Commercial Planned

District (CPD) to allow the additional use of truck rental on a 2.12 +/- acre parcel. The subject site is located on the west side of Church Street, north of Mexico Road (427 South Church Street). (Ward 1)

- b. Update to Title IV Land Use (Chapter 405) of the St. Peters Municipal Code (miscellaneous).

4. Public Hearings and Site Plans:

- a. Petition RZ 26-02 – The Prime Co.: a request for a rezoning from the I-I Light Industrial District and PUD Planned Urban Development to Amended PUD Planned Urban Development to permit multiple family development on a 7.71 +/- acre tract. The property is located east of Highway 79 north of I-70 Service Road North, south of Brown Road. (Ward 1)
- b. 460 Brown Road Apartments: east of Highway 79 north of I-70 Service Road North, south of Brown Road. (Ward 1)

I. Adjournment

Agenda Posted at City Hall: 3/27/2026 at 1:00 p.m.

By: M. Vollmer, Planning, Community & Economic Development Specialist

Next Regular Planning and Zoning Meeting: 5/6/2026

The meeting is available for viewing at www.sptvnow.net