



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



**MINUTES
 PLANNING & ZONING COMMISSION
 ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
 MEETING OF MARCH 4, 2026 6:30 P.M.**

CALL TO ORDER:

Chairman Luehrs called the meeting to order at approximately 6:30 p.m.

INVOCATION:

A moment of silent prayer was observed.

PLEDGE OF ALLEGIANCE:

All in attendance said the Pledge of Allegiance.

ATTENDANCE:

Those in attendance were: Joseph Markus, Renee Tillman, Charles McBride; Alderman Rocky Reitmeyer; Shirley Moore; Leah Petras; Chairman John Luehrs; Madaline Barteau; Bill Yoffie; Gregg Sartorius; Terry Lesinski; Ken Braunfeld Planning Coordinator; Mark Struckhoff, Engineer; Julie Powers, Director of Planning, Community & Economic Development; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. Tony Friedman, City Engineer, and Steven Bailey were absent. City Attorney Drew Weber was also present.

MINUTES:

A motion was made by Mr. Yoffie and seconded by Ms. Tillman to approve the minutes of the February 4, 2026 Planning and Zoning Commission meeting. The motion carried unanimously.

COMMUNICATIONS AND REPORTS OF OFFICERS:

Chairman Luehrs explained the procedures for this evening’s meeting. Ms. Powers noted that the items requiring Board action will be on the March 26th BOA Agenda.

OLD BUSINESS

1. Other:

- a. JG Exteriors: north side of I-70 Service Road North, south of Brown Road – site plan reapproval.

Mr. Ken Braunfeld noted that the applicant was not in attendance and would like this item postponed until the March meeting. Mr. Bailey made a motion and Ms. Tillman seconded to postpone this item until the April 1, 2026 meeting. The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes

AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

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

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13.2 +/- acre tract. The property is located on the east side of Jungermann Road at Brentmoor Lane – 363 Jungermann Road.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that the potential new owners of the Watermark would like this postponed until the April 1st Planning and Zoning Commission meeting. Chairman Luehrs opened the public hearing at 6:40 p.m. and asked anyone wishing to speak to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 6:40 p.m. Ms. Petras made a motion and Mr. McBride seconded to postpone this item until the April 1st meeting. The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

NEW BUSINESS

1. Other:

- a. Little Brazil Catering: south side of Veterans Memorial Parkway, west of Costco Way – 311 Costco Way – Use Approval – temporary food sales.

Mr. Karine Silva, owner, presented this to the Commission for approval. Mr. Silva noted that he received a year-long approval in 2025 to conduct food truck sales in the parking lot of Hoods. Mr. Silva explained that he is seeking reapproval of this temporary use for 2026. The food truck will come to the location each day to operate. The employees of the food truck will use the Hoods bathrooms inside the building and the trash dumpsters behind the building. Mr. Sartorius made a motion and Mr. Yoffie seconded to approve this temporary use with the following contingencies:

1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.
2. Coordinate with the Planning Department at the time any outside seating area including decorative fencing.
3. Verify that trash will be placed in the trash enclosures by Hoods or removed from the site, and that restroom access for the food truck workers will be at Hoods.
4. Re-submit for review by P&Z in September, 2026.

The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

2. Record Plats:

- a. Upright Design Subdivision: south side of Salt River Road, east of Mid Rivers Mall Drive.

Mr. Cory Calkin, Upright Truss Co., presented this to the Commission for approval. Mr. Calkin explained that the property will create two lots. Lot A contains 3.22 +/- acres and Lot B contains 3.65 +/- acres. Currently Lot A is proposed for Upright Truss Company. The property to the south was recently platted to accommodate the Fort Zumwalt bus transportation facility. Access to both lots will be from their respective cross-access easement

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driveways onto Mid Rivers Mall Drive and Salt River Road. Ms. Petras made a motion and Mr. Sartorius seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Provide general utility easements along both sides of the property line between Lots and B.
2. The following items are to be provided prior to recording:
 - a. Provide signature and seal.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat.

The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

b. Genesis One: south side of Veterans Memorial Parkway, west of St. Peters Centre Boulevard.

Mr. Andrew Dixon, Stock & Associates, presented this to the Commission for approval. Mr. Dixon explained that the plat will adjust and consolidate the Genesis and Nissan dealership properties. Currently the Genesis building is on a separate lot from the remainder of the Genesis inventory parking lot and carwash. In addition, there will be a minor adjustment of the west property line with St. Charles Nissan to center it within the greenspace between the two properties. When complete, the Genesis building and its surrounding inventory parking will be on one lot and the carwash building will be on its own lot. Ms. Petras made a motion and Mr. Lesinski seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Obtain a variance for an accessory structure (carwash) on a separate lot.
2. Revise signature block to read Lisa L. Schroeder, City Clerk.
3. The following items are to be provided prior to recording:
 - a. Provide signature and seal.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat.

The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

3. Site Plans:

a. Kia – St. Peters: south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard.

Mr. Robert Bowman and Mr. Karl Schoenike, presented this to the Commission for approval. The proposed project will be located on a 2.309 parcel on the south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard. The Kia dealership initially received site plan and zoning approval from the Planning and Zoning Commission on November 5, 2003. The project includes a 20,000 +/- square foot expansion and remodel of the existing 15,000 +/- square foot Kia dealership for a total of 35,000 +/- square feet. The expansion will include a new front façade as well as an expansion of the sales area and rear service center. The existing block building is clad in decorative white metal panels with a glass storefront showroom. The proposed remodel will expand the front glass showroom and replace the white decorative metal panels with black panels. The sides of the sales area will be a combination of EFIS and block with a wainscot of stone. The expanded service area will be block. Parapets will be extended above the roof line to provide a finished appearance with rooftop utilities

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being shielded by secondary screens. Mr. McBride made a motion and Ms. Petras seconded to approve this site plan with the following contingencies:

1. Coordinate the final landscape plan with the Planning Department.
2. Coordinate the final lighting plan with the Planning Department.

The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

b. Upright Truss Company: south side of Salt River Road, east of Mid Rivers Mall Drive.

Mr. Cory Calkin, Upright Truss Company, presented this to the Commission for approval. Mr. Calkin explained that the proposed development will be located on a 3.94 acre tract at the southeast corner of Mid Rivers Mall Drive and Salt River Road. The project will include a 9,600 office/warehouse for the manufacturing of wood trusses. Access to the site will be from an existing curb cut to Salt River Road that is shared with the Fort Zumwalt Transportation Center to the south. A dedicated right turn lane is proposed for access to this site and the Fort Zumwalt Transportation Center. In addition, a separate bike trail is also proposed along Salt River Road. Outside equipment or materials will be appropriately screened. The proposed building will include concealed fastener metal panels, masonry wainscot around the building and additional masonry on the front façade. Ms. Barteau made a motion and Mr. Yoffie seconded to approve this site plan with the following contingencies:

1. Show the location of the proposed right turn lane and bike trail and revise the entering truck turning radius to be from the proposed new right turn lane, for a full size semi trailer.
2. Call out the minimum four foot landscape buffer strip and coordinate the design of the stormwater/water quality element, where there is no curb, on the west side of the north/south driveway.
3. Coordinate the final lighting design.
4. Provide and coordinate a landscape plan with the Planning Department.
5. Show the location of the trash enclosure.
6. Finalize the architectural design of the building with the Planning Department and note any future rooftop mechanical equipment shall be screened on all sides to the height of the units.

The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

c. St. Charles Automotive Genesis Service Expansion: south side of Veterans Memorial Parkway, west of St. Peters Centre Boulevard

Mr. Andrew Dixon, Stock and Associates, presented this to the Commission for approval. Mr. Dixon explained that the project will include the expansion of the recently constructed Genesis dealership. The existing 12,340 square foot building will be expanded 6,258 square feet for a total of 18,598 square feet, to provide for a larger service center. Access will remain the same to Veterans Memorial Parkway and to the adjacent dealerships via driveways covered with cross access easements. Landscaping and lighting will remain the same. The modern contemporary showroom architecture design will remain, which includes decorative alucobond materials with large glass windows and masonry block. The rear service center currently includes EIFS walls with a wainscot of masonry. The proposed expansion will maintain this same design. Rooftop utilities will be screened by a

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parapet and secondary panels. Ms. Barteau made a motion and Mr. McBride seconded to approve this site plan with no contingencies. The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

d. Lutheran High School Multi-purpose building: south side of Mexico Road, east of St. Peters Centre Boulevard.

Mr. Dan Bax, Bax Engineering, presented this to the Commission for approval. Mr. Bax explained that the proposed project is a 10,866 +/- square foot multi-purpose building for Lutheran High School. The facility will be located to the south of the existing high school and Spencer Creek, east of the Rec-Plex South building. The property is located in the floodplain with the building being elevated above the 100 year flood level. Vehicle access will be through the existing Rec-Plex parking/driveway via a cross-access driveway agreement that is being coordinated with the City of St. Peters. Pedestrian access will be from two existing pedestrian bridges, over the creek, to the high school. The main Lutheran High School parking lot will continue as the main parking lot the school and this facility. Parking at the site will be limited to only a few spaces for faculty/staff and pick-up drop-off for students. The proposed blue and gray building is metal with a wainscot of masonry and a large canopy to the east. Ms. Barteau made a motion and Mr. Yoffie seconded to approve this site plan with the following contingencies:

1. Obtain cross-access driveway approval from the City of St. Peters and note the document on the site plan.
2. Coordinate curbing or other edging along the driveway parking lot.

The motion was approved.

Sartorius: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman:
Yes Reitmeyer: Yes Lesinski: Yes Luehrs: Yes Barteau: Yes
AYES: 11 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

4. Public Hearings:

a. Petition SU26-01 – Ultimate K9 Training c/o Thaer Abdulkarim: a request for a Special Use Permit in the C-2 District for dog kenneling on a 0.5 +/- acre parcel. The subject site is located on the east side of Stoll Lane, north of Mexico Road (6180 Mexico Road).

Mr. Thaer Abdulkarim presented this to the Commission for approval. Mr. Abdulkarim explained that the proposed use will be located within an existing residence that was previously a veterinarian's office for over 30 years. Mr. Abdulkarim explained that he is planning to use the site for dog training, which is permitted; however he also plans to kennel dogs as an accessory to the training business; this requires a special use permit. The kennel will be within the existing home that previously functioned as the vet office. The vet did some kenneling to allow for the care of sick animal, so the lower level is set up to allow this use. Mr. Abdulkarim noted that as part of the special use he will be updating the building to look less residential. This includes the addition of an entrance feature or awning and new commercial door to enhance the front façade. In addition, landscape clean-up and enhancement and parking lot repairs are planned. As part of the training, only one dog will be trained at a time and will be conducted within the detached garage. Chairman Luehrs opened the public hearing at 7:38 p.m. and asked anyone wishing to speak on this petition to please come forward. The resident at 6170 Mexico Road spoke in opposition to this petition. Chairman Luehrs noted that the Commission received two emails in opposition to this petition – one from Cara Lottes, 10 Carriage Way East and one from Hung Nguyen, 6170

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Mexico Road. Seeing no one else present to comment, Chairman Luehrs closed the public hearing at 7:41 p.m. There was general discussion among the Commission regarding fencing around the property vs. fencing in a small outside area for dogs. The Commission decided to change item #4 of the Special Use Permit to read: a fenced area shall be installed adjacent to the rear of the main building. Mr. Lesinski made a motion and Mr. Markus seconded to approve this special use permit with the change made to item #4. The motion was approved.

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

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that Chapter 405.775 of the City Code includes requirements related to amendments of the zoning code, including notification. The state statute requirement of a notice in a public newspaper is stated in this section. In addition, City Code requires that letters be mailed to property owners within 1,000 feet of the property being rezoned or subject to a special use permit and a sign be posted on the subject property. The posting of a sign in front of an adjacent subdivision entrance is also referenced in the Code. Ms. Powers noted that many other cities in the region have shifted to a sign that includes a link to a web page rather than a sign that is printed for each proposed zoning or special use. Staff is recommending that the City of St. Peters proceed in this way – it will save staff time and effort in addition to printing costs. Staff is also recommending that the requirement to post a sign nearby a site be deleted. Chairman Luehrs opened the public hearing at 7:58 p.m. and asked anyone wishing to speak on this code change to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:58 p.m. Mr. Sartorius made a motion and Mr. Markus seconded to recommend approval of this code change to the Board of Aldermen. The motion was approved.

Ms. Barteau made a motion and Mr. Sartorius seconded to adjourn the meeting at 8:00 p.m. The motion was approved.

Respectfully submitted:

Melissa Vollmer,
Recording Secretary

John K. Luehrs, Chairman
Planning and Zoning Commission

**STAFF RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION MEETING
APRIL 1, 2026**

g. Old Business

1. Other:

Name/Location of Development:

- a. JG Exteriors Pro: north side of I-70 Service Road North, south of Brown Rd – site plan reapproval.

Staff Evaluation:

This applicant is seeking an extension of the site plan approval for one year as permitted by City Code. The project was previously approved by the Planning and Zoning Commission on November 2, 2022 and then again on November 6, 2024. The project was delayed while the sanitary sewer connection was finalized, including the design of the sanitary sewer grinder pump and force main.

The proposed development is located on the north side of Interstate 70 North Service Road, east of Highway 79. The 1.23-acre tract is zoned I-1 Light Industrial District and currently contains a house and detached commercial garage. The project will include renovation of the existing house to become a commercial office. The existing garage will also be renovated and used for storage.

Noting this, staff believes the extension of time for the site plan is reasonable and will allow the project to move forward.

Staff Recommendation:

Based on this analysis, staff recommends approval of the extension to the re-approval of the site plan with no contingencies.

Name/Location of Development:

- 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 property is located on the east side of Jungermann Road at Brentmoor Lane – 363 Jungermann Rd. (Ward 3)

Staff Evaluation:

The subject project – Watermark St. Peters – is located on a 13.25-acre site on the east side of Jungermann Road, at Orchard Hills Drive. Access to the site is via Brentmoor Lane which aligns with Orchard Hills Drive. The development includes one large building with individual units and separate villa units; parking is around the large building and at each villa unit.

Prior to 2022, the development was entirely independent living. At that time the owner approached the City with a plan to convert some of the units to assisted living. By converting some of the units to allow

nursing care, residents can transition from independent living to a higher level of care without having to relocate to another facility. Thus, residents and their families do not have the upheaval of looking for a new location and moving an individual or couple. As part of this process, the mayor and board members, along with staff, attended the Certificate of Need (CON) hearing for this matter in support of the project. The CON for the proposed units was reviewed and approved on January 4, 2022.

At that time the owners applied for a Planned Urban Development District (PUD) to allow the nursing home component at the development. Staff was of the opinion the proposed nursing home component could be accommodated in the existing development and would be a welcome and needed addition to the facility, noting that the site area is a mix of commercial and residential uses and that the development had been in place for twenty-one years and has functioned without issue at the subject location. Staff noted the operator was planning to convert twenty-two beds in the large building to assisted living beds. At that time (2022) there were 136 one-bedroom units, thirty-two-bedroom units, and twenty villas.

The PUD agreement as drafted permitted both types of units but did not limit the number of assisted living units. This allows the operator to obtain licensing for additional nursing care units in the future as needed.

Recently a signed copy of the PUD agreement was requested, and it was determined that a signed copy was never returned to the City. Noting this, the City Clerk's office advised of this situation and staff determined that reapproval of the PUD agreement is required. Noting that, this item is before the Planning Commission for re-approval such that an original signed document can be provided.

Staff Recommendation:

Based on the above review, staff recommends approval of the attached PUD agreement.

h. New Business

1. Other:

Name/Location of Development:

- a. Metro West Transport: west side of Jungermann Road, north of Sutters Mill Road – 500 Jungermann Road – CPD minor amendment. (Ward 3)

Staff Evaluation:

The subject site is located on the west side of Jungermann Road, north of Sutters Mill Road. The area includes an ice cream store to the west, a series of commercial uses in the C-1 and C-2 commercial districts along Jungermann Road to the south and southwest, and a larger commercial center to the south at Sutters Mill Road. Beyond Jungermann Road on both sides of the road are single family subdivisions.

The existing multi-tenant office/retail building was built in 1979. The building, located at 500 Jungermann Road, is a 8,735 square foot, two-story office/commercial center. It was originally zoned C-2 Community Commercial District but was rezoned to a Commercial Planned District (CPD) in 2010 to allow the sale of used merchandise. The CPD was also approved to allow uses permitted in the C-2 Community Commercial District and the sale of used merchandise. Staff, the P&Z, and the Board of

Aldermen were of the opinion the facility could operate without detriment to the area. The center fronts on Jungermann Road which is a well-traveled arterial road in the City.

In 2024 an application for an amended CPD to allow the limited sale of used vehicles from the site was approved. Specifically, the applicant would have office space within the building and would occasionally park two – three vehicles at the building. The applicant noted at Land Use Review that they have a larger facility in St. Louis County which houses the majority of their vehicles. Visually, the parking lot would appear to contain standard customer or employee vehicles. In addition, it was anticipated the vehicles would only be at the site for a very short time.

Staff notes that the applicant intends to transact in used vehicles; however, the CPD ordinance was written to allow used or new vehicles to allow an occasional new vehicle or to allow a shift to a different vehicle product.

The original applicant indicated the primary focus of their business will be a limited number of vehicles sales each month. Because of state requirements for vehicle sales, a commercial office location is required. Therefore, the applicant keeps an office at this location to buy and sell used vehicles. Vehicles may be transferred directly without coming to the property or a vehicle may be temporarily parked between customers or prior to sale. When approved, the parking of vehicles was limited to the north and west side of the parking lot. The CPD ordinance allows for up to three used vehicles to be parked outside on the parking lot at one time, in a manner that they do not appear to be for sale.

Since the amendment of the CPD to allow the limited used car sales, staff has become aware of another business in this center doing the same type of business. The CPD ordinance allows three parking spaces for vehicle sales; staff is recommending the wording be modified to allow three spaces per used car operator. The same limits on signage, flags, etc. would apply to all operators.

As previously noted, the site is located in a commercial area with other office and retail uses. Similar to the original analysis for the CPD, staff is of the opinion the site can be used for offices and related limited used car sales without issue – there is ample space on the site and the vehicle parking can occur in an appropriate fashion. Staff notes that a limitation on blocking the adjacent ice cream business has been included in the recommended minor amendment to ensure the parking of cars does not negatively impact the adjacent site. Staff further notes the ordinance includes strict requirements on the condition of the vehicles and the prohibition of advertising/displays customarily used for the sale of vehicles on the site.

Staff Recommendation:

Based on this analysis, staff recommends approval of a minor amendment to the CPD ordinance (Ord. 8079) as follows:

4. No more than three (3) used or new vehicles for sale *per operator that offices on the subject property* may be parked on the parking lot, at one time. *Vehicles for sale shall not be parked so as to block the view of the adjacent business to the west.*

Name/Location of Development:

- b. Homestead Steaks, LLC: east side of Spencer Road, south of Executive Centre Parkway – 151 Spencer Road – Use Approval – temporary meat sales. (Ward 1)

Staff Evaluation:

The subject use approval application is for a meat sales activity at Menards. The event will be held from April 3, 2026 to April 8, 2026. The location will be in the southwest corner of the parking area. A tent will be erected for the sales event.

Staff notes that the area planned for the event is typically minimally used for parking and would not be impacted by this event. The parking area used for the meat sales will include 8 parking stalls and is located away from the entrances such that they are unlikely to be impacted.

Staff anticipates that the sales hours will be similar to the Menards store hours. The set-up includes a tent to house the sales area and meat; patrons will enter the tent area to make their purchase.

Staff notes that the use of the temporary sales can easily be accommodated in the parking area; even if there are large amounts of traffic for this temporary use there is ample area for vehicles to park without impacting the parking. A previous meat sale in this area was similar in design and scope; there were no issues with that operation. Noting that, staff believes there will be no land use or site issues because of this use. Staff notes that health department approval and proper licensing must be obtained; the applicant has been communicating with the City’s Licensing Dept.

Staff Recommendation:

Based on the review above, staff is of the opinion this temporary use can operate safely with the following contingencies:

1. Obtain City Health Dept. approval and all required licenses.
2. Truck and canopy must be located so as to not impact a traffic lane.
3. Temporary signage shall comply with City Code.
4. Verify that trash will be placed in the Menards trash enclosures or removed from the site, and that restroom access for the workers will be at Menards.

2. Record Plats:

Name/Location of Development:

- a. Townhomes at Lienemann Park Plat Four: south side of Highway 364/South St. Peters Parkway, east of Cinnamon Hills Drive. (Ward 4)

Staff Evaluation:

The subject development was recommended by the Commission in November, 2023 and approved by the Board of Aldermen on Nov. 9, 2023. The development is under construction and will include 226 attached

townhome units and amenities. The development will occur in two phases and includes 19.34 acres which was donated to the City for use as a public, passive park.

Plat One was approved in February 2024; it created the phased areas of development and the park tract, thereby allowing the park donation to the City to move forward at the closing of the property between the property owner and developer. Plats Two and Three established lots and easements within the first phase of development. This phase extends from the western property line along Cinnamon Hills Drive to the development entrance from South St. Peters Parkway.

This current plat – Plat 4 - will create an additional ten lots that are under development along Sesame Loop. The issues related to this plat are standard plat contingencies which can all be easily addressed.

Staff Recommendation:

Based on the review above, staff recommends approval of the plat with the following contingency:

1. The following items are to be provided prior to recording:
 - a. Provide signature and seal.
 - b. Provide verification that all taxes have been paid.
 - c. Provide a digital media copy of the plat

3. Public Hearings:

Name/Location of Development:

- 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)

Staff Evaluation:

The subject site is in an existing shopping center located on the west side of Church Street, north of Mexico Road. The shopping center was rezoned from the C-2 District to a Commercial Planned District (CPD) in 2012 to allow a resale shop for miscellaneous items including clothing, household items, and home furnishings in addition to all C-2 permitted uses. The CPD ordinance was amended in August, 2016 to allow fitness salons and similar activities; a small personal training business was in the center. In February, 2017 the CPD was again modified to allow tattoo facilities and piercing.

The current applicant – U Haul - has requested the placement of trucks for rent on the property. Initially, there were 10 – 15 trucks parked on the north side of the property. Staff advised the owner of the resale shop, during an unrelated conversation, that truck rental is not permitted. Staff was then advised that the U Haul alliance is with the operators of the resale shop which is related to a charity. By facilitating the truck rental, the shop receives some payment from U Haul which is applied to the resale/thrift shop’s rent in the center.

Noting this, staff advised the U Haul representative that the truck rental would need to be relocated and reduced to be supported by staff. Staff advised that the number of trucks would be limited to five and they must be parked further to the rear of the site. Staff identified an area to the south of the building where the trucks should be parked. Subsequent to these recommendations at the Land Use Review meeting, the applicant has reduced and moved the trucks in compliance with the recommendations.

Staff notes that this area currently includes some parking identified for disabled persons. However, staff has reviewed the site and notes that the parking for disabled persons required by code is located in the parking spaces parallel to the front of the building as identified on the attached site plan; five spaces are required and eight are shown and in place. Therefore, the truck rental parking can be in the parking area in front of the excess parking for disabled persons, or the angled parking for disabled persons may be modified to be parking for the truck rental.

The CPD is located near a major roadway within the City and adjacent to C-2 District zoning to the north and east, C-3 District zoning to the south, and C-1 and C-2 District zoning to the west. Noting this, staff is of the opinion the amended CPD to add very limited truck rental would be appropriate at the proposed location. The spaces identified for the parking are to the side of the building and will not impact the customer parking, which is very ample. The rental use will have minimal customers at any one time which the center can accommodate.

Noting the above and given the minimal impact of the truck rental on the character of the area and traffic conditions in the area, staff is supportive of the proposed amendment to the Commercial Planned District (CPD).

Staff Recommendation:

Based on this analysis, staff recommends approval of Petition 26-03 to amend the CPD ordinance (Ord. 5776 as amended) as follows:

C. The Lessee, and any future owner of the Premises, may use the Premises for retail store(s) which include the sale of new and used merchandise, dance studios, fitness/aerobics salons, martial arts studios, and other indoor entertainment activities, tattoo and/or body piercing facilities and *truck rental* in addition to all permitted uses in the C-2 Community Commercial District.

- a. The sale of used merchandise shall be permitted on the Property, except for the following: weapons, guns, ammunition, knives (other than those knives typically used for food consumption which are part of a silverware set) whips, chains, rusty farm implements, automotive parts, any items that are donated for the purpose of re-sale, and any item which would fall under the definition of junk yard in Section 405.100 of the St. Peters City Code.
- b. Trucks for rent shall be parked on the south side of the existing building as indicated on Exhibit B.
 - i. A maximum of five (5) trucks for rent may be parked on the site at any one time.
 - ii. Trucks must be in good, working condition with no signs of damage or repairs needed.

Name/Location of Development:

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

Staff Evaluation:

Chapter 405 of the City Code was modified in October 2023 to remove residential uses as special uses in the commercial zoning districts. However, residential uses as special uses were retained in the SD Special District to continue encouraging residential development in the Special District, thereby creating a town center where residents could “work, play and live”.

During a recent code discussion, the issue of residential uses as special uses in the Special District was raised. It was determined that the use of the Planned Development Area within the Special District would be the better approach to future residential development in the town center. The Planned Development Area regulations, contained in Section M. of Section 405.260, require compliance with the minimum development area but allow the Board to approve a development agreement (ordinance) similar to a PUD ordinance that outlines the development details. Staff also recommends that the option of a density modification be added to the list of items that can be included in the development ordinance, mirroring the density bonuses allowed in the PUD section of the code.

As part of this modification discussion staff will present a map of the special district which outlines the properties available for development. Noting these are of varying sizes, staff also recommends that the minimum area for a Planned Development Area in the SD-OC subdistrict be reduced to five acres to be consistent with the SD-RC subdistrict which is generally adjacent to tracts zoned SD-OC.

Staff will also present information related to a moratorium on data centers. The Board of Aldermen has directed staff to prepare a moratorium to allow code language to be put in place to address this use. At this time there are no pending projects or applications but the Board is requesting staff be prepared for this possibility.

Staff Recommendation:

Staff recommends modification to the City Code as detailed in the attached summary sheet.

4. Public Hearings and Site Plans:

Name/Location of Development:

- 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)

Staff Evaluation:

The subject site has been the subject of three applications and related site plans before the Planning Commission. In October, the applicant proposed a 180 unit development on two tracts totaling 6.41 acres located between I-70 Service Road North and Brown Road, east of I-70 Service Road North. The P&Z Commission recommended this project but Board of Aldermen did not approve this initial request. In February, 2026, the development – with a density reduced by one building (12 units) - was again considered by the Planning Commission, but the Commission recommended denial. The Board of Aldermen had a tie vote on the project, which the mayor broke with a positive vote.

During the review period of the February submittal, the applicant was successful in obtaining a tract to the west of the site. The tract adds 1.3 acres for a total of 7.71 acres. The revised plan includes 192 multiple family units that would be marketed as affordable apartments. The plan includes 48 one-bedroom units, 96 two-bedroom units, and 48 three-bedroom units. The development will include amenities such as a playground, pool, and amenity building. Rents are anticipated to be between \$977 and \$1,200 dollars per month. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project would serve workers in the

Brown Road/Arrowhead business parks and other employers in the vicinity, as well as employers in Premier 370 and the larger community. The developer is planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. At this time, those tracts are north of Interstate 70.

The site is zoned I-1 Light Industrial District and is in an area that is a mix of uses. This older area of the City includes single family residential development along Brown Road and south of the site along the outer road, and non-residential uses along Brown Road including a restaurant distributor, a shooting range, the Missouri Extension Services office, an electric substation and an Am Vets meeting hall. Further to the east, along the outer road of I-70, there is an older multiple family development in the R-3 Residential District and various commercial uses in the C-3 Commercial District. These include a swimming pool company, lawn company, self-storage, and small commercial/industrial uses. To the northwest of the site are an older home being used as a roofing/construction company, and an older home being used for as an office/storage use.

In recent years the City has seen an increase in the development of multiple family residential development. These developments have been in a variety of locations so as to create living environments attractive to all ages, including millennials and baby boomers. The City notes the importance of attracting these groups, which comprise 40% of the County population, and references the study conducted by Partners for Progress in 2016 that indicated the need for all types of housing growth in St. Charles County to meet the projected housing need by 2030.

Recent demand for workers, including work force for businesses in industrial areas and within the City Center, including the Special District and the medical uses to the east of the Special District, have added to the need for additional affordable/workforce housing. Annual reviews of multiple family housing done by the City show most apartment complexes at or near full capacity, indicating an ongoing need for rental housing.

The proposed development will include 192 units in eight buildings that will be three stories in height and oriented to Brown Road and the I-70 outer road. Parking would be in the center area of the buildings. The amenities would also be located in the center area. Staff notes that since the initial submittal in September 2025, a building in the southeast area of the site has been removed, thereby increasing the green space within the development.

With that initial review, staff recommended the developer incorporate the parcels to the west into the development. This would make the land use pattern in the area more congruent, with the residential development extending eastward from the outer road. The developer approached the property owners multiple times, and while one is still unwilling to sell their property, one has adjusted their price such that the developer has purchased the property. With that additional area, staff believes the development will be an appropriate residential node at the entrance to the larger industrial area which will provide attainable housing for workers in the area and the community at large.

Staff notes the development layout orients the buildings to the outside of the site. This will be attractive, although residents on the west side could be impacted by noise from the remaining adjacent industrial development. Staff advises that buildings along the west side include information in the leases regarding possible noise from industrial neighbors, and that noise muffling be considered as a feature in the construction.

The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four colors. This mix of materials and colors presents an interesting design. The details and

trim add to the overall design. The City's Consulting Architect finds the design attractive but has advised that the brick be extended higher on the building facades. Staff will confirm that the final design includes this extended brick.

Staff notes that the developer is seeking a parking reduction which can be approved by the Commission per Section 405.560; a maximum of a 20% reduction can be granted for a development of the size proposed. The developer has indicated this reduction is workable based on other similar developments they have operated; they provided a parking justification study which reviews national trends, finding a range of 1.16 – 1.46 spaces per unit as a current reflection of demand. Review of the developer's developments, which include some student-based housing, showed a demand of .84 – 1.3 spaces per unit. The developer has also advised that the development population is anticipated to not have two cars per unit, based on the history of other developments. Noting this, staff believes the reduction to 1.5 spaces per unit would be reasonable.

The current plan includes 192 units on 7.70 acres which exceeds the permitted density of fourteen units per acre. Staff notes that density increases have been allowed in multiple developments in the City. The PUD section of the code allows some density bonuses based on plan features – landscaping, building arrangement, and pathways. In addition to this, a variance will be required to allow the requested density.

Staff is of the opinion that the proposed project can be developed in a manner that can be appropriate for the site area. Staff anticipates that light industrial and light commercial uses will continue to develop in the area, especially as tracts along Brown Road redevelop. This pattern could extend into the subject tract without issue. However, the placement of a residential development at one end of the general area, with proximity to the interstate, could also be compatible with the general area and would provide attainable housing that is greatly needed in the community.

Staff Recommendation

Noting the above review, staff recommends approval of Petition RZ 26-02 subject to the requirements of the attached PUD agreement.

Name/Location of Development:

- b. 460 Brown Road Apartments: east of Highway 79 north of I-70 Service Road North, south of Brown Road.

Staff Evaluation:

The subject site has been the subject of three applications and related site plans before the Planning Commission. In October, the applicant proposed a 180 unit development on two tracts totaling 6.41 acres located between I-70 Service Road North and Brown Road, east of I-70 Service Road North. The P&Z recommended this project, but the Board of Aldermen did not approve this initial request. In February, 2026, the development – with a density reduced by one building (12 units) was again considered by the Planning Commission, but the Commission recommended denial. The Board of Aldermen had a tie vote on the project, which the mayor broke with a positive vote.

During the review period of the February submittal, the applicant was successful in obtaining a tract to the west of the site. The tract adds 1.3 acres for a total of 7.71 acres. The revised plan includes 192 multiple family units that would be marketed as affordable apartments. The plan includes 48 one-

bedroom units, 96 two-bedroom units, and 48 three-bedroom units. The development will include amenities such as a playground, pool, and amenity building. Rents are anticipated to be between \$977 and \$1,200 dollars per month. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project would serve workers in the Brown Road/Arrowhead business parks and other employers in the vicinity, as well as employers in Premier 370 and the larger community. The developer is planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. At this time, those tracts are north of Interstate 70.

The proposed development will include 192 units in nine buildings that will be three stories in height and oriented to Brown Road and the I-70 outer road. Parking would be in the center area of the buildings. The amenities would also be located in the center area..

With that initial review, staff recommended the developer incorporate the parcels to the west into the development. This would make the land use pattern in the area more congruent, with the residential development extending eastward from the outer road. The developer approached the property owners multiple times, and while one is still unwilling to sell their property, one has adjusted their price such that the developer has purchased the property. With that additional area, staff believes the development will be an appropriate residential node at the entrance to the larger industrial area which will provide attainable housing for workers in the area and the community at large.

Staff notes the development layout orients the buildings to the outside of the site. This will be attractive, although residents on the west side could be impacted by noise from the remaining adjacent industrial development. Staff advises that buildings along the west side include information in the leases regarding possible noise from industrial neighbors, and that noise muffling be considered as a feature in the construction.

The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four colors. This mix of materials and colors presents an interesting design. The details and trim add to the overall design. The City's Consulting Architect finds the design attractive but has advised that the brick should be extended higher on the building facades. Staff will confirm that the final design include this extended brick, and include this as an exhibit in the final PUD agreement.

Staff notes that the developer is seeking a parking reduction which can be approved by the Commission per Section 405.560; a maximum of a 20% reduction can be granted for a development of the size proposed. The developer has indicated this reduction is workable based on other similar developments they have operated; they provided a parking justification study which reviews national trends, finding a range of 1.16 – 1.46 spaces per unit as a current reflection of demand. Review of the developer's developments, which include some student-based housing, showed a demand of .84 – 1.3 spaces per unit. The developer has also advised that the development population is anticipated to not have two cars per unit, based on the history of other developments. Noting this, staff believes the reduction to 1.5 spaces per unit would be reasonable.

The current plan includes 192 units on 7.70 acres which exceeds the permitted density of fourteen units per acre. Staff notes that density increases have been allowed in multiple developments in the City. The PUD section of the code allows some density bonuses based on plan features – landscaping, building arrangement, and pathways. In addition to this, a variance will be required to allow the requested density.

Other issues reflected in the contingencies for this plan include finalizing the landscape plan and final building elevations based on direction from the consulting architect. The City's Traffic Engineer has requested a traffic study to ensure that the roads are designed to accommodate any traffic generated by this development. Other minor details that are needed include the location of fire hydrants and easements. Also, a sight proof fence is required along the east property line; staff will coordinate this with the applicant. Finally, final engineering plans and details will be required in conjunction with the Engineering Plans.

Staff Recommendation:

Staff recommends approval of the site plan, with the parking reduction indicated on the plan, and building elevations with the following contingencies:

Recommended Contingencies:

1. Coordinate the final building elevations with the Planning Department, showing the extended brick treatment on the building facades, and show a typical building with entrances labeled on the final site plan.
2. Provide a final plan that includes boundary information, engineer's signature and seal, and all easements.
3. Show any existing and proposed fire hydrants on the plan and submit final landscaping and lighting plans.
4. Coordinate final site details, including utility service and stormwater management, with the Engineering and Utility departments.
5. Coordinate with the Planning and Building departments to determine the required accessible parking, including van accessible spaces.
6. Obtain a variance to authorize the increased unit density and provide a traffic study for the proposed development and coordinate suggested improvements with the City of St. Peters Engineering and Traffic departments.



USE APPROVAL APPLICATION

CITY OF ST. PETERS

Name of Applicant: Homestead Steaks LLC

ADDRESS: 1715 S Madison Ave Suite H, Webb City, MO 64870

TELEPHONE NUMBER: (417) 529-2939 FAX: E-MAIL: maegen.evans@outlook.com

Name of Property Owner: MENARD INC

ADDRESS: 5101 MENARD DR EAU CLAIRE, WI 54703

APPLICANT IS: Tenant

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL
--

- Location of Property: 151 SPENCER RD, ST PETERS, MO 63376
- Written consent of the property owner (see page 2)
- Details explaining the nature of the business and activity requested for use approval. (see page 2)
- A sketch/layout of the subject site indicating the project location and details, if applicable.

Explain project details: We are Homestead Steaks, a family-owned business, and we will be holding a temporary frozen meat sale in the City of St. Peters from April 3rd to April 8th. Our setup includes a 10x10 tent where customers can view our selection. We sell individually prepackaged, USDA-approved frozen steaks, chicken, pork, and seafood directly to customers. All products are safely stored in a refrigerated truck on-site. No cooking or food prep will occur, and we are fully self-sufficient—no electricity, water, or generators are needed. We will use 8 parking spaces for the event. We look forward to serving the St. Peters community!

Applicant's Signature: on file Date: 3/25/26

Property Owner's Signature: on file Date: 3/25/26

Applicant or their representative must attend the Planning and Zoning Commission Meeting to obtain use approval. The Planning and Zoning Commission typically meets on the first Wednesday of every month at 6:30 p.m. at the St. Peters Justice Center located at the intersection of Suemandy Drive and Grand Teton Drive.

For Office Use

Zoning District: SD-
RC

Application Number: UA26-000004

Planning and Zoning Commission Meeting Date: April 1, 2026





Menard, Inc.
5101 Menard Drive
Eau Claire, WI 54703

To Whom It May Concern,

Permission is hereby granted to Homestead Steaks LLC for the right to use the property, commonly referred to as Menards, 151 Spencer Rd, St Peters, MO 63376, United States, for the sale of premium steaks in the parking lot from April 3 to April 8, 2026.

It is understood that the grantees will be responsible for conducting the sales in accordance with all City, County, and State regulations, and the property will be left clean and free of debris, in addition to any and all of the requirements as set forth in the temporary license agreement.

Should you require any additional information, please do not hesitate to contact us.

Sincerely,

Jaymon Hajos

Leasing Representative
Real Estate Department
Menards

TOWNHOMES AT LIENEMANN PARK PLAT FOUR

A TRACT OF LAND BEING A SUBDIVISION OF LOT "A" OF "TOWNHOMES AT LIENEMANN PARK", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2024R-008529, AND ALSO BEING PART OF SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION, HAS CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED AS SHOWN ON THIS RECORD PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "TOWNHOMES AT LIENEMANN PARK PLAT FOUR".

THE UNDERSIGNED FURTHER DESIGNATES THAT THIS RECORD PLAT SHALL BE SUBJECT TO AND BENEFITED BY THE EASEMENTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, AND

PROTECTIVE COVENANTS FOR TOWNHOMES AT LIENEMANN PARK RECORDED AS DOCUMENT NO. 2025R-042837 OF THE ST. CHARLES COUNTY RECORDS.

PERMANENT AND SEMI-PERMANENT SURVEY MONUMENTS SHALL BE SET WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT WHICH MEET OR EXCEED THE REQUIREMENTS OF 20 CSR 2030-16.090, CHAPTER 16 - MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____, 2026.

LOMBARDO HOMES OF ST LOUIS LLC

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

LOMBARDO HOMES OF ST LOUIS LLC

STATE OF _____)

COUNTY OF _____) SS

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED

TO THE FOREGOING INSTRUMENT AS _____ OF THE LOMBARDO

HOMES OF ST LOUIS LLC, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME IN

THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE / SHE

EXECUTED THE SAME VOLUNTARILY ON BEHALF OF LOMBARDO HOMES OF ST LOUIS LLC

ON THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2026.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

AS SURVEYED LAND DESCRIPTION:
TOWNHOMES AT LIENEMANN PARK LOT "A":

A TRACT OF LAND BEING LOT A OF TOWNHOMES AT LIENEMANN PARK AS RECORDED AS DOCUMENT NO. 2024R-008529 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS AND ALSO BEING PART OF SECTION 16, TOWNSHIP 46 NORTH RANGE 4 EAST ST CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF FOREST SPRING ESTATES PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 19, PAGE 78 OF THE ST. CHARLES COUNTY RECORDERS OFFICE; THENCE NORTH 87°44'24" WEST 555.00 FEET TO A POINT; THENCE SOUTH 02°14'12" WEST 107.51 FEET TO A POINT; THENCE NORTH 87°42'14" WEST 755.31 FEET TO THE EASTERN RIGHT OF WAY LINE OF CINNAMON HILLS DRIVE; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE NORTH 02°22'02" EAST 14.35 FEET TO A POINT; THENCE NORTH 29°47'29" WEST 718.56 FEET TO THE POINT OF TRUE BEGINNING; THENCE CONTINUING NORTH 29°47'29" WEST 208.16 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF HIGHWAY 364; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE NORTH 14°27'33" EAST 173.90 FEET TO A POINT; THENCE NORTH 68°43'28" EAST 167.96 FEET TO A POINT; THENCE NORTH 85°25'16" EAST 131.60 FEET TO A POINT; THENCE SOUTH 88°56'31" EAST 133.23 FEET TO A POINT; THENCE SOUTH 85°44'03" EAST 202.14 FEET TO A POINT; THENCE NORTH 81° 07' 55" EAST 164.04 FEET TO A POINT; THENCE NORTH 69°17'53" EAST 327.74 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 08°40'33" EAST 91.40 FEET TO A POINT ON A CURVE TO THE LEFT, THENCE ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET AND ARC LENGTH OF 31.42, WHOSE LONG CHORD BEARS SOUTH 53°40'33" EAST FOR A CHORD DISTANCE OF 28.28 FEET; THENCE NORTH 81°19'27" EAST 93.77 FEET TO A POINT; THENCE SOUTH 08°40'33" EAST 86.39 FEET TO A POINT; THENCE SOUTH 01°49'29" WEST 157.64 FEET TO A POINT; THENCE SOUTH 43°10'31" 49.13 FEET TO A POINT; THENCE SOUTH 01°49'29" WEST 485.85 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 117.35 FEET WHOSE LONG CHORD BEARS NORTH 18°32'59" WEST FOR A CHORD DISTANCE OF 114.89 FEET; THENCE, NORTH 01°49'29" EAST 368.26' TO A POINT; THENCE, NORTH 88°10'31" WEST 250.53 FEET TO A POINT; THENCE, NORTH 20°39'17" WEST 161.00 FEET TO A POINT; THENCE, SOUTH 69°17'53" WEST 87.12 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 525.00 FEET AND AN ARC LENGTH OF 103.96 FEET WHOSE LONG CHORD BEARS SOUTH 74°58'15" WEST FOR A CHORD DISTANCE OF 103.79 FEET; THENCE SOUTH 80°38'36" WEST 1.01 FEET; THENCE, SOUTH 03°14'01" EAST 166.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 259.18 FEET WHOSE LONG CHORD BEARS SOUTH 41°45'59" WEST FOR A CHORD DISTANCE OF 233.35 FEET; THENCE, SOUTH 86°45'59" WEST 297.52 FEET TO A POINT ON A CURVE; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 165.00 FEET AND AN ARC LENGTH OF 157.14 FEET WHOSE LONG CHORD BEARS NORTH 65°57'05" WEST FOR A CHORD DISTANCE OF 151.26 FEET; THENCE, NORTH 38°40'08" WEST 72.49 FEET TO A POINT; THENCE, SOUTH 60°12'13" WEST 52.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 483,995 SQUARE FEET OR 11.11 ACRES MORE OR LESS.



SITE USGS AND VICINITY MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, "CHESTERFIELD" QUADRANGLE, "MO", DATED "2021"
SCALE 1" = 4000'

LAND DESCRIPTION:
LOTS 27, 28, 29, AND 30:

A TRACT OF LAND BEING PART OF LOT A OF TOWNHOMES AT LIENEMANN PARK AS RECORDED AS DOCUMENT NO. 2024R-008529, AND ALSO PART OF FUTURE DEVELOPMENT AREA "C" OF TOWNHOMES AT LIENEMANN PARK PLAT TWO AS RECORDED AS DOCUMENT NO. 2025R-042838 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL WITHIN SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 26 OF TOWNHOMES AT LIENEMANN PARK PLAT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2026R-006147 OF SAID ST. CHARLES COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING ON THE EASTERN RIGHT-OF-WAY LINE OF SESAME LOOP (50' WIDE); THENCE ALONG SAID RIGHT-OF-WAY NORTH 03°14'01" WEST A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOTS; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 03°14'01" WEST A DISTANCE OF 90.51 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 9.42 FEET WITH A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 10°15'28" EAST A CHORD DISTANCE OF 9.33 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 86°45'59" EAST A DISTANCE OF 66.57 FEET TO A POINT; THENCE SOUTH 03°14'01" EAST A DISTANCE OF 99.58 FEET TO A POINT; THENCE SOUTH 86°45'59" WEST A DISTANCE OF 68.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,840 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

LAND DESCRIPTION:
LOTS 31, 32, 33, 34, 35, AND 36:

A TRACT OF LAND BEING PART OF LOT A OF TOWNHOMES AT LIENEMANN PARK AS RECORDED AS DOCUMENT NO. 2024R-008529, AND ALSO PART OF FUTURE DEVELOPMENT AREA "B" OF TOWNHOMES AT LIENEMANN PARK PLAT TWO AS RECORDED AS DOCUMENT NO. 2025R-042838 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, ALL WITHIN SECTION 16, TOWNSHIP 46 NORTH, RANGE 4 EAST, ST CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF LOT 26 OF TOWNHOMES AT LIENEMANN PARK PLAT THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2026R-006147 OF SAID ST. CHARLES COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING ON THE EASTERN RIGHT-OF-WAY LINE OF SESAME LOOP (50' WIDE); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 03°14'01" EAST A DISTANCE OF 40.11 FEET TO A POINT OF CURVATURE; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 86°45'59" WEST A DISTANCE OF 50.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF SAID SESAME LOOP (50' WIDE), THENCE ALONG SAID RIGHT-OF-WAY NORTH 03°14'01" WEST A DISTANCE OF 4.37 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOTS; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 86°45'59" WEST A DISTANCE OF 69.00 FEET TO A POINT; THENCE NORTH 03°14'01" WEST A DISTANCE OF 144.17 FEET TO A POINT; THENCE NORTH 86°45'59" EAST A DISTANCE OF 67.32 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; SAID POINT ALSO BEING ON THE AFORESAID WESTERN RIGHT-OF-WAY LINE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 8.25 FEET WITH A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 15°03'15" WEST A CHORD DISTANCE OF 8.19 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 03°14'01" EAST A DISTANCE OF 136.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,943 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

GENERAL NOTES

- A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS INC.
- BASIS OF BEARING ADOPTED FROM MODOT VRS SYSTEM EASTERN ZONE (2401).
- (M) = MEASURED DIMENSION (R) = RECORD DIMENSION.
- THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 20 CSR 2030-16.010 AND THE RESULTS ARE SHOWN HEREON.
- THIS PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER NATIONAL FLOOD HAZARD LAYER FIRMETTE, MAP NO. 29183C0410G, DATED 01/20/2016.
- TOTAL AREA OF THIS PLAT IS 483,995 SQUARE FEET, OR 11.11 ACRES, MORE OR LESS.
- TYPICAL STREET ADDRESS: ###
- THERE ARE NO EXISTING PIPELINES FACILITIES WITHIN THE LIMITS OF THIS SUBDIVISION.
- ⊙ DENOTES PERMANENT MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
- CROSSES TO BE CUT AT ALL CENTERLINE INTERSECTIONS AND AT ALL P.C.'S AND P.T.'S OF CURVES AT THE STREET CENTERLINE.
- CROSSES TO BE CUT AT A PROLONGATIONS OF THE SIDE LOT LINES AFTER THE COMPLETION OF STREET CONSTRUCTION.
- SEMI-PERMANENT MONUMENTS TO BE SET AT THE REAR LOT CORNERS AFTER COMPLETION OF CONSTRUCTION ACTIVITIES.

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED FOR RECORDING BY THE CITY OF ST. PETERS, MISSOURI CITY ENGINEER

LIANE SARGENT, P.E, CITY ENGINEER

I, LISA L. SCHROEDER, CITY CLERK, CITY OF ST. PETERS, MISSOURI, DO HEREBY CERTIFY THAT THE ATTACHED RECORD PLAT OF TOWNHOMES AT LIENEMANN PARK PLAT FOUR WAS APPROVED FOR RECORDING BY THE CITY OF ST. PETERS CITY ENGINEER AND WAS APPROVED BY THE BOARD OF ALDERMEN BY ORDINANCE NO. _____ OF THE CITY OF ST. PETERS, MISSOURI DATED _____. I HEREBY ENDORSE SAID PLAT BY MY HAND AND SEAL OF ST. PETERS OF MISSOURI ON THE _____ DAY OF _____, 2025.

LISA L. SCHROEDER, CITY CLERK

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2024, BY THE HARVEY FRED LIENEMANN UNIFIED CREDIT TRUST DATED DECEMBER 13, 2005, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF SECTION 16, TOWNSHIP 46 NORTH RANGE 4 EAST, A TRACT OF LAND RECORDED IN DEED BOOK 4624, PAGE 2180 AS RECORDED IN ST CHARLES COUNTY, MISSOURI. THIS SURVEY AND THE PLAT SHOWN HEREON WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

DOUGLAS SCOTT TIEMANN, P.L.S. #2378
STATE OF MISSOURI
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CERTIFICATION/LICENSE NO. LS-2007031293

REVISION RECORD

NO	DATE	DESCRIPTION
1	11/05/25	ADDITIONAL STATE-PLANE COORDINATES PER CITY

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com



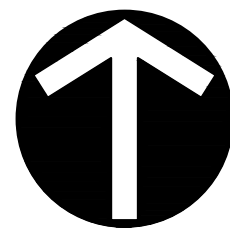
LOMBARDO HOMES OF ST. LOUIS LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304

TOWNHOMES AT LIENEMANN PARK
PLAT FOUR
RECORD PLAT

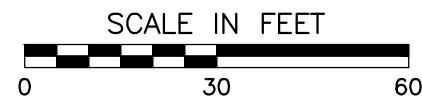
DATE: MARCH, 2026 DRAWN BY: KAS
DWG SCALE: N/A CHECKED BY: 337-200.0006
PROJECT NO: DRAFT

DRAWING NO.:
SV04

SHEET 1 OF 3

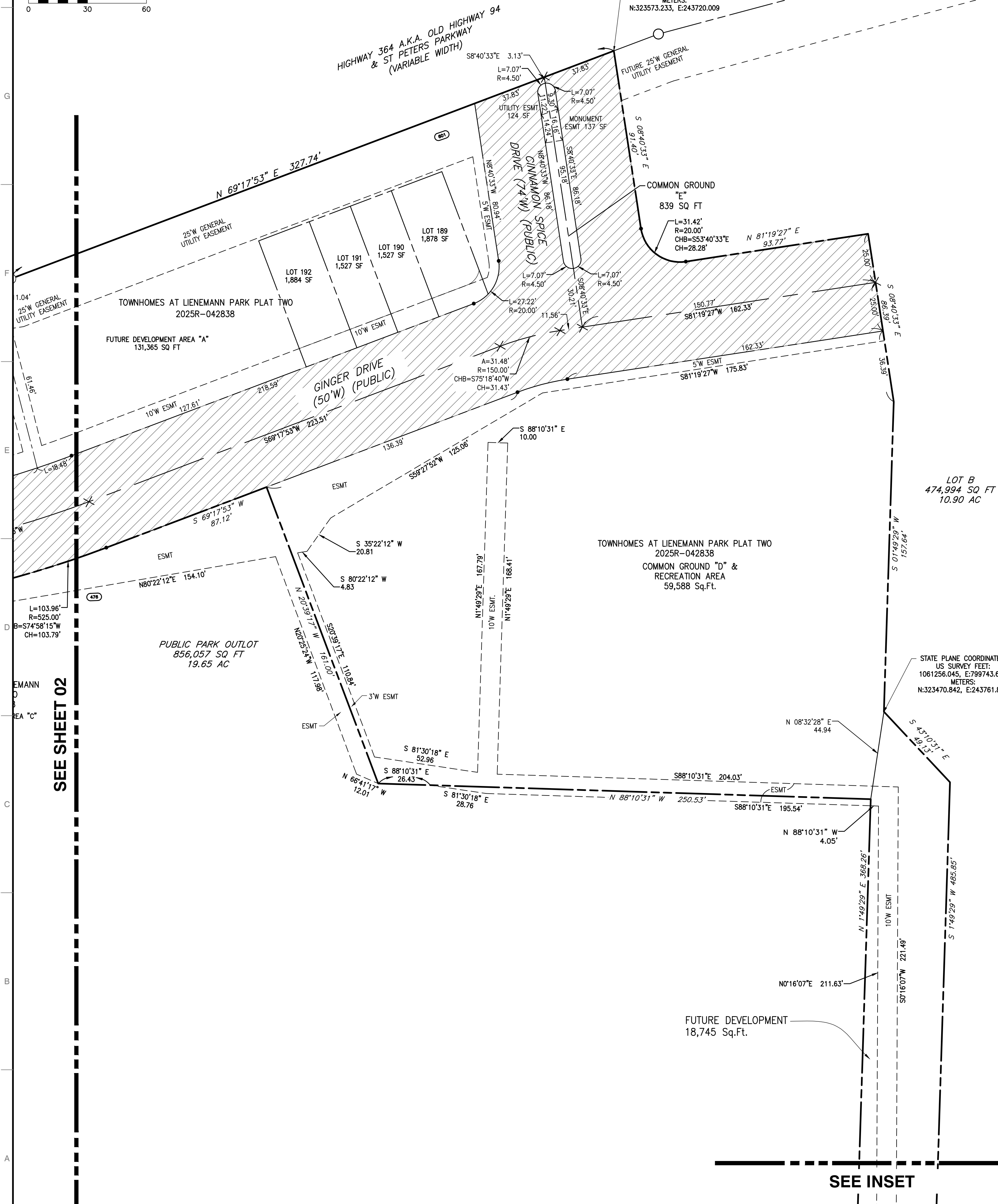


NORTH



HIGHWAY 364 A.K.A. OLD HIGHWAY 94
& ST PETERS PARKWAY
(VARIABLE WIDTH)

STATE PLANE COORDINATES:
US SURVEY FEET:
1061591.973, E:799806.330
METERS:
N:323573.233, E:243720.009

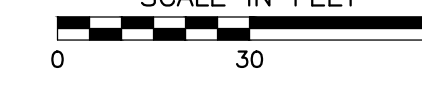


SEE SHEET 02

SEE INSET



NORTH

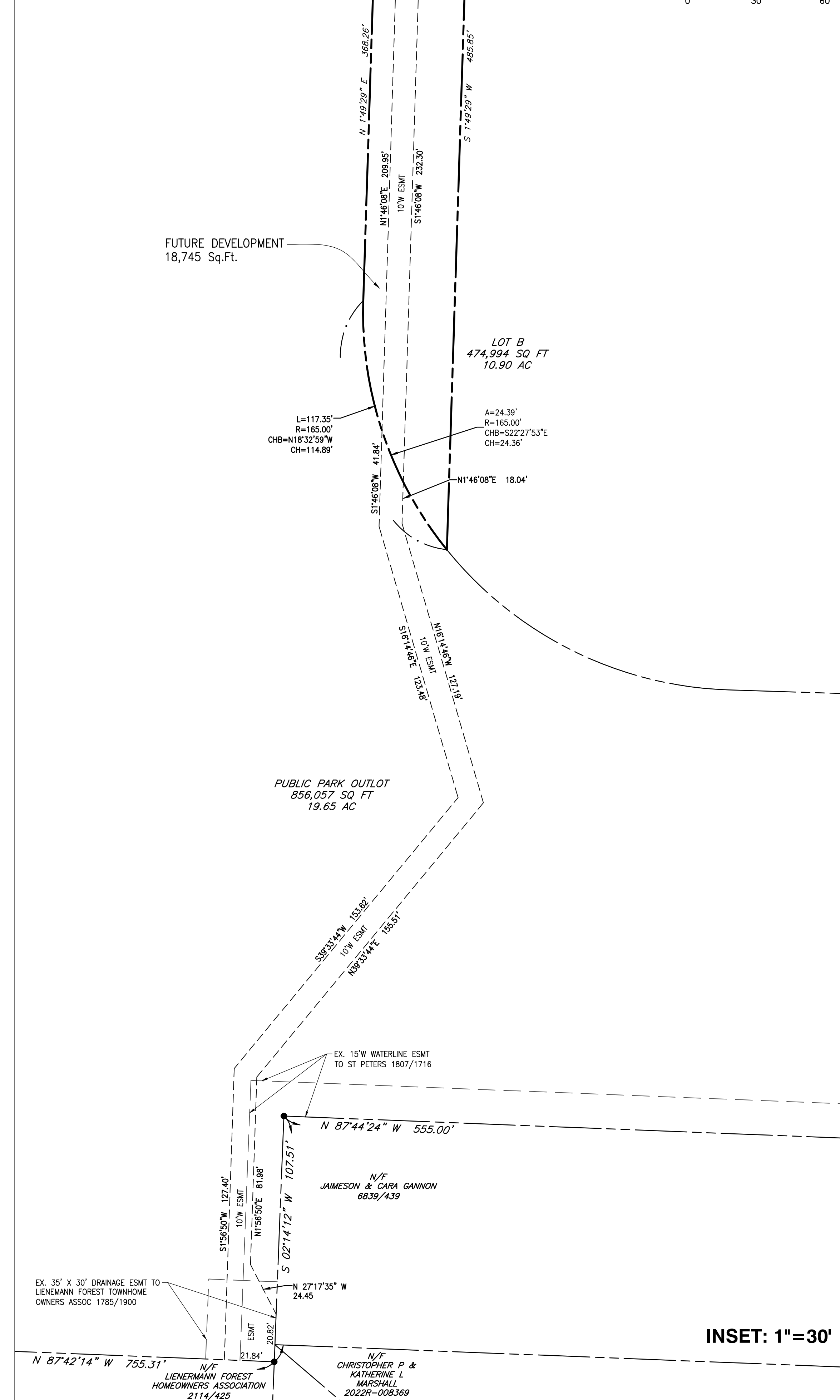


SEE INSET

FUTURE DEVELOPMENT
18,745 Sq.Ft.

LOT B
474,994 SQ FT
10.90 AC

PUBLIC PARK OUTLOT
856,057 SQ FT
19.65 AC



INSET: 1"=30'

NO.	DATE	DESCRIPTION
1	11/05/25	ADDITIONAL STATE PLANE COORDINATES PER CITY

1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com



LOMBARDO HOMES OF ST. LOUIS LLC
4 RESEARCH PARK DRIVE
ST. CHARLES, MO 63304

DATE:	OCTOBER, 2025	DRAWN BY:	DWD
DWG SCALE:	1"=30'	CHECKED BY:	KAS
PROJECT NO.:	337-208.0006	APPROVED BY:	DRAFT

TOWNHOMES AT LIENEMANN PARK
PLAT THREE
RECORD PLAT

DRAWING NO.:
SV04

SHEET 3 OF 3

A:\130-001\137-201-Sump\Draw\137201-SP4-REC0006.PLT - dwd - 8/11/2026 11:58 AM
 A:\130-001\137-201-Sump\Draw\137201-SP4-REC0006.PLT - dwd - 8/11/2026 11:58 AM

Proposed code modifications – April 2026

Section 405.260 St. Peters Centre Special District

D. Lot Area, Setbacks And Bulk Regulations. The following dimensional restrictions shall apply per each Subdistrict as indicated below:

	"SD-I"	"SD-LI"	"SD-OC"	"SC-RC"	"SD-T"
Minimum Planned Development Area	10 Acres	10 Acres	40 5 Acres	5 Acres	5 Acres
Minimum Lot Area	4 Acres	2 Acres	2 Acres	1 Acre	2 Acres
Minimum Lot Width	150 Ft.	150 Ft.	150 Ft.	150 Ft.	150 Ft.
Maximum Lot Coverage	80%	varies	varies	varies	varies
Maximum Heights*	45 Ft.	35 Ft.	75 Ft.	35 Ft.	35 Ft.

* The Planning and Zoning Commission may upon review approve such additional heights as may be deemed appropriate while considering the relationship of building height to bulk and density of adjacent properties and providing for the safety of the structure and its intended users.

M. Planned Development Area.

1. The total development area within all planned developments within the special district shall comply with the minimum lot area as designated in Subsection (D).
2. All uses within each planned development shall be uses permitted in the special district and multiple family uses.
3. Each application for a planned development shall comply with the application requirements outlined in Section **405.775**.
4. Each application for a planned development shall include a site plan that complies with the requirements outlined in Section **405.460**.
5. All planned developments shall meet the minimum requirements of the special district related to building architecture. Landscaping, signs, lighting and other site design features shall be as approved by the Board of Aldermen in the Planned Development Area agreement. ***Density modifications consistent with Section 405.250 E. 1. may be approved by the Board of Aldermen in the Planned Development Area agreement.***

N. Table 1 – Land Use Category

Land Use Category	"SD-I" (Institutional)	"SD-OC" (Office/Com)	"SD-RC" (Retail/Com)	"SD-LI" (Light Ind)	"SD-T" (Technical)
Residential uses:					
Single-family, attached single-family, or multiple-family uses	P	<i>PD</i>	<i>PD</i>	<i>P</i>	P

A — Allowed

U — Use Upon Review

S — Special Use

P — Prohibited

PD – Allowed within a Planned Development Area only

**PLANNED URBAN DEVELOPMENT AGREEMENT
460 Brown Road Apartments - St. Peters**

THIS PUD DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the 23rd day of April, 2026, by and among the CITY OF ST. PETERS, MISSOURI, a municipal corporation located in St. Charles County, Missouri (the “City”), and ELSEY HOLDINGS, LLC , D/B/A THE PRIME CO., a Delaware limited liability company (the “Owner under Contract”), and GARY B. BENTLEY AND CORTNEY S. BENTLEY (the “Owner”).

WITNESSETH:

WHEREAS, The Owners are the fee simple owner of an approximately 7.71 +/- acre tract of land legally described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the “Property”); and

WHEREAS, The Owner Under Contract is desirous of developing the Property for multiple-family dwellings; and

WHEREAS, the City, Property Owner and Owner Under Contract desire to enter into an agreement setting forth Owner Under Contract’s intended development of the Property, as contemplated by the City’s Zoning and Subdivision Regulations established by Title IV. Land Use, Chapter 405 of the St. Peters City Code, along with any amendments thereto (the “Zoning Ordinance”); and

WHEREAS, the Property is zoned I-1 Light Industrial District in St. Peters; and

WHEREAS, Property Owner and Owner Under Contract are requesting approval of an R-3 PUD Planned Urban Development to include multiple-family dwellings; and

WHEREAS, City, Property Owner, and Owner Under Contract desire that a Planned Urban Development, as defined and provided for by the appropriate sections of the Zoning Ordinance, be established upon the Property, and that the Property be developed in a manner consistent with the Development Plan attached hereto as Exhibit B and incorporated herein by this reference (the “Development Plan”); and

WHEREAS, City, in approving the Planned Urban Development (PUD) designation for the Property, and the Development Plan, requires that a contract be entered into for the purpose of providing for completion of the Development Plan so approved and restricting the land uses to those indicated in the Development Plan; and

WHEREAS, Owner Under Contract has not closed upon the purchase of the Property from Owner and, in the event Owner Under Contract does not close on the purchase of the Property in accordance with the terms of the Purchase Agreement by and between Owner and Owner Under Contract, Owner may desire to develop the Property in a different manner than that set out herein and therefore a separate PUD Agreement would be required if Owner Under Contract does not close upon the purchase of the Property from Owner in accordance with the terms of the Purchase Agreement by and between Owner and Owner Under Contract.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Owner Under Contract will proceed with construction of the Planned Urban Development in accordance with the aforementioned Development Plan (or in accordance with a revised Development Plan, if any such be proposed by the Owner Under Contract, or its successors or assigns, and subsequently be approved by the City, all in conformance with the then controlling sections of the Zoning Ordinance).
2. Owner Under Contract will cause to be prepared and submitted to the City for its approval, all necessary plans for the installation of public streets, streetlights, storm and sanitary sewers, waterlines, sidewalks, street signs and other appurtenant public structures required, if any.
3. Owner Under Contract will cause to be prepared and submitted to the City for its approval, a final plat, suitable for recording with the County Recorder of Deeds, upon which will be shown all land, if any, to be dedicated for public street purposes, and all easements necessary for the installation or maintenance of public utilities, if any.
4. Owner Under Contract agrees that construction of the public improvements will be commenced on the Property within a period of two (2) years from the date of this Agreement. In the event that such construction is not commenced on the Property within said two (2) year period, then the Development Plan approved by the Board of Aldermen, hereinafter referred to as the "Board", shall terminate and be deemed null and void unless such time period is extended by the Planning and Zoning Commission- (hereinafter referred to as the "Commission") - for due cause shown, and approved by the Board of Aldermen. Upon termination of the Development Plan, the Commission shall review any changes in the Zoning District Map approved herein. If the Commission finds said changes to no longer be appropriate, the Commission shall recommend to the

Board that the map be revised in accordance with the procedures for changes and amendments.

The Owner Under Contract further agrees that the construction of all public improvements shall be completed within three (3) years from the start of such construction, or five (5) years from the date hereof, whichever is less, unless such periods are extended by the Commission, for due cause shown, and approved by the Board.

5. The City agrees that Owner Under Contract (or its successors in interest) are entitled to develop the land described in Exhibit A in conformance with the Development Plan, except that as concerns those matters not addressed therein, Owner Under Contract will comply with the Ordinances of the City.
6. Owner Under Contract agrees that it will develop the Property for multiple-family dwelling units only as shown on the Development Plan, to be submitted to the City consistent with the requirements of the Zoning Ordinance, and Owner Under Contract and City further agree that if construction of the public improvements for the Property is not completed in accordance with the terms of Section 4 hereof and the aforesaid Development Plan, or such extension thereof as may be granted by the City, then the remaining undeveloped portion of the Property may not be developed nor will any building permits be issued unless and until a new Agreement is approved by the City and Owner Under Contract, or unless the undeveloped portion of the Property is first rezoned.
7. City will issue building permits with respect to the Property in as timely a manner as practicable, or will enumerate in writing the reasons, if any, why such permits cannot be issued, so that Owner Under Contract may efficiently pursue completion of the Development Plan within the time frames set forth herein.
8. Property Owner, having to the best of its knowledge provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a Planned Urban Development, agrees that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.
9. The uses permitted on the Property shall include a maximum of one hundred and ninety-two (192) multiple family units and recreation facilities including, but not limited to, a playground, amenity building and pool.
 - a. A maximum of twenty-five percent (25%) of the units may be less than eight hundred fifty (850) square feet. Of this group, no more than 5% may be a minimum of six hundred (600) square feet in area.
10. Building setbacks shall comply with the setback requirements in the R-3 Multiple Family Residential District.

11. Building height shall not exceed forty-five (45) feet or three (3) stories in height.
12. Access and Roadways:
 - a. Access to the development shall be as generally indicated on the Development Plan and may include access from Brown Road and I-70 Service Road North.
 - b. All drive aisles within the Property shall be private.
13. Landscaping:
 - a. Landscaping shall be in compliance with all requirements of the City Code and as generally shown on the Development Plan.
 - b. A sight proof fence shall be installed along all abutting residentially developed properties and shall be indicated on the Development Plan. The fence design shall be as approved by the Planning Department. The fence may be removed if the abutting properties are redeveloped with a non-residential use.
14. Recreation facilities shall be as generally shown on Exhibit B and shall include a playground, amenity building, and pool. Modifications to those shown on the approved Development Plan may be approved by the Planning Department.
15. The design of the multiple-family residential buildings and clubhouse shall be as substantially shown on Exhibit C. Any minor modifications to the building shall be approved by the Planning Department. Any substantive changes to the approved building shall first be approved by the Planning and Zoning Commission.
16. The Owner shall be permitted to install entrance monuments in compliance with Section 405.745 of the City Code.
17. The City will require detention for the site in accordance with City of St. Peters regulations.
18. City of St. Peters water and sanitary sewer service will be used to serve the subject development, unless otherwise authorized by the City Administrator.
19. City trash service shall serve the Property, including recycling services, until such time as not required by the City of St. Peters.
20. All electric service serving the Property shall be run underground, except as permitted by the St. Peters City Code.
21. The configuration of the site shall be as substantially shown on the Development Plan (Exhibit B). Any minor modifications to the site design shall be as approved

by the Planning Department. Any substantive changes to the approved site configuration shall first be approved by the Planning and Zoning Commission.

22. The City shall accept for dedication in accordance with City ordinances any public streets, streetlights, water, storm and sanitary sewer main lines serving the Property. Following the installation of all such public improvements on the Property by Property Owner, the City shall inspect the same and provided they conform to the plans and specifications approved by the City for the same, the City shall accept the same for dedication. The City and Property Owner shall enter into a standard escrow agreement for these public improvements whereby Property Owner shall deposit with the City a construction deposit, a sum for grading and restoration, and a maintenance deposit, all in compliance with and pursuant to Section 405.460.F of the St. Peters City Code.
23. Owner Under Contract may, with the prior written approval of the City, and until Owner Under Contract closes upon the purchase of the Property in accordance with the terms of the Purchase Agreement by and between Owner and Owner Under Contract, and with the approval of Owner, assign its rights and obligations under this Agreement in connection with any conveyance of its interest in all or part of the Property to any third party who is not a signatory to this Agreement, provided that (i) any such assignee agrees to assume the Owner Under Contract's obligations under this Agreement with respect to the Property, (ii) upon such assignment and assumption, the Owner Under Contract shall, as relates to the Property, be released from the terms hereof, and (iii) any assignment of the rights or obligations hereunder shall be in writing and shall be recorded in the records of the Office of the Recorder of Deeds of St. Charles County, Missouri. Anything to the contrary contained herein notwithstanding, this Agreement shall run with the land and shall be binding on and inure to the benefit of the parties hereto, and their successors and assigns.
24. In the event the parties hereto desire to make a non-material change to this Agreement, the City Administrator of the City shall have the power to enter into a written agreement incorporating such change into the Agreement and to bind the City thereby. No amendment or change to this Agreement shall be valid unless the same is in writing, signed by both parties.
25. If any provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
26. The City hereby approves the Development Plan attached to this Agreement as Exhibit B, subject to the qualifications contained herein. Property Owner agrees that all public improvements shall be constructed to meet all applicable state and local codes, and shall comply with all of the City's applicable Ordinances and street construction standards.

27. In the event that either party hereto brings an action or proceeding for a declaration of the rights of the parties under this Agreement or for any alleged breach or default thereof, the prevailing party to such action shall be entitled to an award of all of its costs, including reasonable attorney's fees, and any court costs incurred in said action or proceeding in addition to other damages or relief awarded, regardless of whether final judgment is entered in such action or proceeding.
28. Time is of the essence with respect to this Agreement.
29. This Agreement constitutes the entire undertaking between the parties hereto and supersedes any and all prior agreements, arrangements and understandings, if any, between the parties hereto or the predecessors in interest of either of them with respect to the subject matter hereof.
30. City, Owner and Owner under Contract each represent to the other that they have the full right, power and authority to enter into this Agreement and to fully perform their obligations hereunder. Each person executing this Agreement warrants and represents that each has the authority to execute this Agreement in the capacity stated and to bind the City and Owner and Owner Under Contract, respectively, except as otherwise specifically set forth herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the day and year first above written.

CITY OF ST. PETERS, MISSOURI

By: _____
William J. Malach, City Administrator

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

On this ____ day of _____, 2026, before me personally appeared WILLIAM J. MALACH to me personally known, who, being by me duly sworn did say that he is the City Administrator of the CITY OF ST. PETERS, MISSOURI, a municipal corporation and city of the fourth class of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Aldermen; and said WILLIAM J. MALACH acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My Commission Expires:

OWNER

GARY B. BENTLEY

By: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026 before me personally appeared Gary B. Bentley, a single individual, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

Notary Public

My Commission Expires:

OWNER

CORTNEY S. BENTLEY

By: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026 before me personally appeared Cortney S. Bentley, a single individual, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State the day and year first above written.

Notary Public

My Commission Expires:

Exhibit A

Legal Description

Parcel 1:

A tract of land being part of U.S. Survey 1808, Township 47 North, Range 3 East, more particularly described as follows beginning at a point marking the Northwest corner of U.S. Survey No. 1808 thence along the Northern Right of Way of a County Road (Brown Road) South 89 degrees 30 minutes East 703.63 feet to a point, which point, marks the beginning point of tract hereby described, thence South 89 degrees 30 minutes East 348.44 feet to a point; thence South 1 degree 10 minutes West 330.59 feet to an iron pipe thence Westwardly in a straight line a distance of 348 feet, more or less to an iron pipe located in the Southwest corner of the tract herein described which iron pipe is located South 1 degree 10 minutes West 315.35 feet from the beginning point of tract hereby described thence North 1 degree 10 minutes East 315.35 feet to the point of beginning.

EXCEPTING THEREFROM that part dedicated to The City of St. Peters for Public Road use forever in Book 1168 Page 1868 of the St. Charles County Records.

Parcel 2:

A tract of land being part of U.S. Survey 1808, Township 47 North Range 3 East, St. Charles County, Missouri, being more particularly, described as follows: Commencing at the North west corner of U.S. Survey 1808; thence along the North line of U.S. Survey 1808 and also being the North line of Brown Road, South 89 degrees 18' 00" East, 575.57 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along the North line of U.S. Survey 1808 South 89 degrees 18' 00" East, 128.06 feet to a point; thence leaving the North line of U.S. Survey 1808 South 1 degree 13 ' 05" West, 315.34 feet to a Point; thence North 86 degrees 57' 13" West, 130.17 feet to a point; thence North 1 degree 35' 43" East, 310.04 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that part dedicated to The City of St. Peters for Public Road use forever in Book 1168 Page 1876 of the St. Charles County Records.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT

CLIENT:
ELSEY HOLDINGS, LLC
2021 VANESTA PLACE, SUITE A
MANHATTAN KS, 66503

ARCHITECT:
PRIME DESIGN
2021 VANESTA PLACE, SUITE A
MANHATTAN, KS 66503
785.706.4048

DATE ISSUED:
12/18/2025

REVISIONS

460 BROWN ROAD APARTMENTS
460 BROWN RD, ST. PETERS, MO 63376

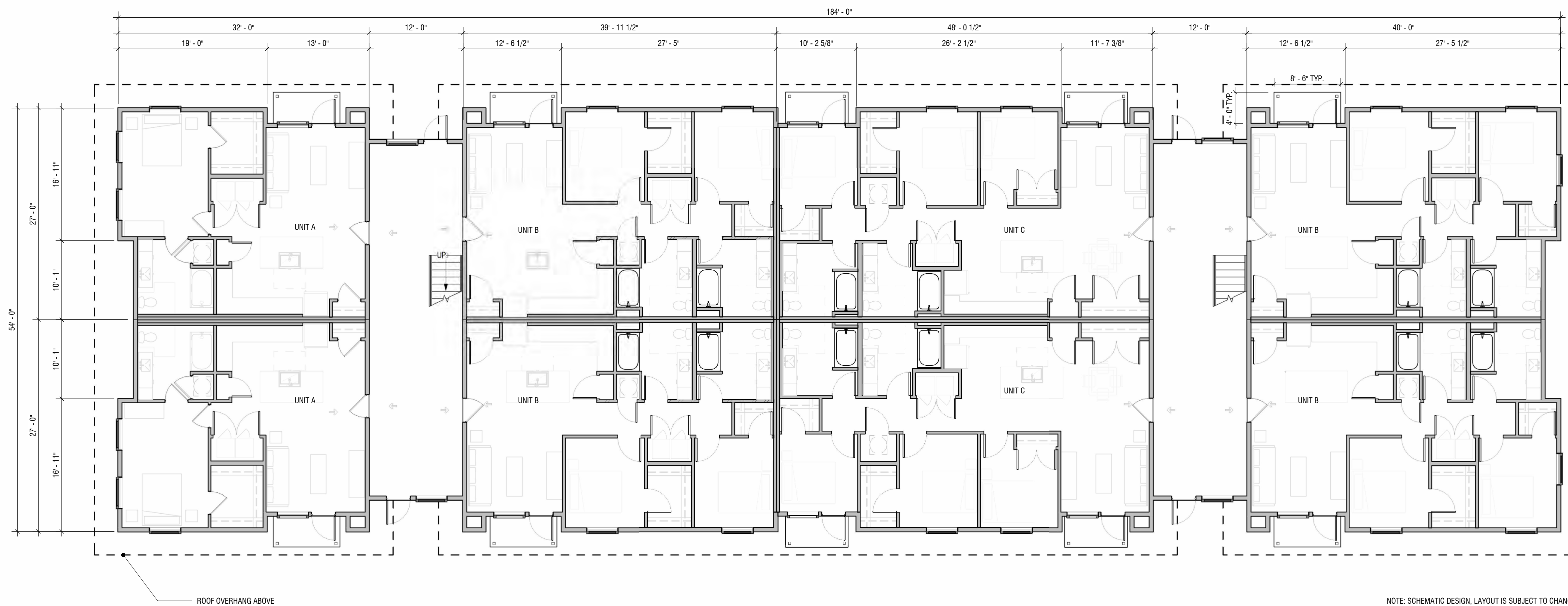
JOB NO.:
25.11

SHEET:
BUILDING FLOOR PLANS

A02



2 BUILDING TYPE B FLOOR PLAN
A02 1/8" = 1'-0"



1 BUILDING TYPE A FLOOR PLAN
A02 1/8" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT

CLIENT:
ELSEY HOLDINGS, LLC
2021 VANESTA PLACE, SUITE A
MANHATTAN, KS, 66503

ARCHITECT:
PRIME DESIGN
2021 VANESTA PLACE, SUITE A
MANHATTAN, KS 66503
785.706.4048

DATE ISSUED:
12/18/2025

REVISIONS

460 BROWN ROAD APARTMENTS
460 BROWN RD, ST. PETERS, MO 63376

JOB NO.:
25.11

SHEET:
ELEVATIONS

A03

