



Agenda

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

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
 - 1. Minutes - April 1, 2026
- F. Communications and Reports of Officers
 - 1. Staff Recommendations
 - 2. Consulting Architect Report
- G. Old Business
 - 1. 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 property is located on the east side of Jungermann Road at Brentmoor Lane – 363 Jungermann Rd. (Ward 3)
- H. New Business
 - 1. Other:
 - a. Haley Properties, LLC: south side of Mexico Road, east of Knaust Road, 8065 Mexico Road – use approval – temporary pop-up shop. (Ward 1)
 - b. Mezon Street Tacos: west side of Jungermann Road, north of Sutters Mill Road, 510 Jungermann Road – use approval – temporary food sales. (Ward 3)
 - c. Keva Works, LLC d/b/a Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary carnival at Mid Rivers Mall. (Ward 1)
 - d. Aahaar Vihaar LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary food sales at Mid Rivers Mall. (Ward 1)
 - 2. Record Plats:

- a. St. Lukes of St. Peters Amended Plat: north side of Mexico Road, east of Spencer Road. (Ward 1)
3. Public Hearings:
 - a. Intent to establish zoning for newly annexed properties. Cleary/Loomis, 1824 Elm Tree Street. (Ward 3)
 - b. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre trach to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road – 7860 Mexico Road. (Ward 1)
 4. Site Plans:
 - a. Axium Plastics: north side of Premier Parkway, east of Executive Centre Parkway – amended site plan. (Ward 1)

- I. Adjournment

Agenda Posted at City Hall: 05/01/2026 at 4:00 p.m.

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

Next Regular Planning and Zoning Meeting: June 3, 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 APRIL 1, 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; Steven Bailey; Terry Lesinski; Ken Braunfeld Planning Coordinator; Tony Friedman, City Engineer; Julie Powers, Director of Planning, Community & Economic Development; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. City Attorney Drew Weber was also present.

MINUTES:

A motion was made by Mr. Bailey and seconded by Mr. Markus to approve the minutes of the March 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.

Ms. Barteau made a motion and Mr. Yoffie seconded to withdraw this item from the agenda. The motion was approved.

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

Planning and Zoning Commission Meeting Minutes
April 1, 2026

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers noted that she has not heard back from the new owners of Watermark and that she is requesting the Commission postpone this item for one additional month. Mr. Bailey made a motion and Mr. Markus seconded to postpone this item until the May 6th Planning and Zoning Meeting. The motion was approved.

Bailey: 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. Metro West Transport: west side of Jungermann Road, north of Sutters Mill Road – 500 Jungermann Road – CPD Minor Amendment.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject site is located on the west side of Jungermann Road, north of Sutters Mill Road. The area includes Fritz’s Frozen Custard to the west of the parking lot. The existing multi-tenant office/retail building was built in 1979. The building 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. 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 to three vehicles at the building. 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. Ms. Petras made a motion and Ms. Tillman seconded to approve this minor CPD Amendment. The motion was approved.

Bailey: 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. Homestead Steaks, LLC: east side of Spencer Road, south of Executive Centre Parkway – 151 Spencer Road – Use Approval – temporary meat sales.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject approval application is for a meat sales activity at Menards. The event will be held from April 3, 2026 to April 12th, 2026. The location will be in the southwest corner of the parking rea. A tent will be erected for the sales event. The area planned for the event is typically minimally used for parking and would not be impacted by this event. Mr. Bailey made a motion and Mr. Markus seconded to approve this temporary use with the following contingencies:

1. Obtain City Health Department approval and all required licenses.
2. Truck and canopy must be located 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 enclosure or removed from the site, and that restroom access for the works will be at Menards.

The motion was approved.

Bailey: 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. Townhomes at Lienemann Park Plat Four: south side of Highway 364/South St. Peters Parkway, east of Cinnamon hills Drive.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject development was approved in November 2023. The development is under construction and will include 226 attached townhome units and amenities. The development will occur in two phases and include 19.34 acres which was donated to the City for use as a public park. Plat One was approved in February 2024; it created the phased areas of the development and the park tract. Plat 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. Ms. Petras made a motion and Mr. Yoffie seconded to recommend approval of this record plat to the Board of Aldermen, 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.

The motion was approved.

Bailey: 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. 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).

Mr. Tim Evans, U-Haul, presented this to the Commission for approval. Mr. Evans explained that 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 in 2012 to allow a resale shop for miscellaneous items including clothing, household items and home furnishings. The CPD ordinance was amended in August 2016 to allow fitness salons and similar activities. In February 2017 the CPD was again modified to allow tattoo facilities and piercing. Mr. Evans noted that U-Haul is requesting the placement of trucks for rent on the property. Initially there were 10-15 trucks parked on the north side of the property; however staff notified the owner of the release shop that truck rental is not

Planning and Zoning Commission Meeting Minutes
April 1, 2026

permittee. 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. Staff advised U-Haul that the number of trucks would be limited to five and they must be parked further to the rear of the site. Chairman Luehrs opened the public hearing at 6:55 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 6:55 p.m. Mr. Lesinski made a motion and Ms. Barteau seconded to recommend approval of this CPD amendment to the Board of Aldermen. The motion was approved.

Bailey: 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. 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 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 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. 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. 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 issue. At this time there are no pending projects or applications but the Board is requesting staff be prepared for this possibility. Chairman Luehrs opened the public hearing at 7:04 p.m. and asked anyone wishing to speak on this item to please come forward. Seeing no one present to comment, Chairman Luehrs closed the public hearing at 7:04 p.m. Ms. Tillman made a motion and Ms. Moore seconded to recommend approval of these code changes to the Board of Aldermen. The motion was approved.

Bailey: 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 and Site Plans:

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

Mr. Bryn Elsey, The Prime Co., presented this to the Commission for approval. Mr. Elsey explained that the subject development was approved by the Board of Aldermen in February 2026 with a density reduced by one building (12 units). During the review period of the February submittal, they were successful in

Planning and Zoning Commission Meeting Minutes
April 1, 2026

obtaining a tract to the west of the site. This tract adds 1.3 acres for a total of 7.71 acres. The revised 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 \$1200 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 will 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. Mr. Elsey noted that they are planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. 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 will be in the center of the buildings and the amenities will also be located in the center area. The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four areas. This mix of materials and colors presents an interesting design. The current plan includes 192 units on 7.70 acres which exceeds the permitted density of fourteen units per acre. 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. Mr. Elsey noted that they have applied for the variance and will be on the April 15th Board of Adjustment meeting agenda. Chairman Luehrs opened the public hearing at 7:25 p.m. and asked anyone wishing to speak on this petition to please come forward. Seeing no one present to commend, Chairman Luehrs closed the public hearing at 7:25 p.m. Alderman Reitmeyer made a motion and Ms. Tillman seconded to recommend approval of this rezoning to the Board of Aldermen. The motion was approved.

Bailey: No Yoffie: No McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: No Luehrs: Yes Barteau: Yes
AYES: 8 NAYS: 3 ABSTENTIONS: 0 ABSENT: 0

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

Mr. Bryan Elsey, The Prime Co., presented this to the Commission for approval. Mr. Elsey explained that the subject development was approved by the Board of Aldermen in February 2026 with a density reduced by one building (12 units). During the review period of the February submittal, they were successful in obtaining a tract to the west of the site. This tract adds 1.3 acres for a total of 7.71 acres. The revised 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 \$1200 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 will 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. Mr. Elsey noted that they are planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. 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 will be in the center of the buildings and the amenities will also be located in the center area. The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four areas. This mix of materials and colors presents an interesting design. The current plan includes 192 units on 7.70 acres which exceeds the permitted density of fourteen units per acre. 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

Planning and Zoning Commission Meeting Minutes
April 1, 2026

pathways. In addition to this, a variance will be required to allow the requested density. Mr. Elsey noted that they have applied for the variance and will be on the April 15th Board of Adjustment meeting agenda. Alderman Reitmeyer made a motion and Ms. Barteau seconded to approve this site plan with the following 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.

The motion was approved.

Bailey: No Yoffie: No McBride: Yes Petras: Yes Markus: Yes Moore: Yes
Tillman: Yes Reitmeyer: Yes Lesinski: No Luehrs: Yes Barteau: Yes
AYES: 8 NAYS: 3 ABSTENTIONS: 0 ABSENT: 0

Respectfully submitted:

Melissa Vollmer,
Recording Secretary

John K. Luehrs, Chairman
Planning and Zoning Commission

**STAFF RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION MEETING
MAY 6, 2026**

g. Old Business

1. Public Hearings:

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. Haley Properties, LLC: south side of Mexico Road, east of Knaust Road, 8065 Mexico Road – use approval – temporary pop-up shop. (Ward 1)

Staff Evaluation:

The applicant is proposing a craft tent in the parking lot at 8065 Mexico Road. The proposed temporary use will be on the owner’s property that is developed with an office. The tent will be placed near Mexico Road for one or two days per month from April – October. The products will include handmade baked goods, crafts, jellies, syrups, sauces, spices/herbs, salves and balms, bath salts, teas, plants and cards/paintings.

Staff anticipates that the use will have minimal impact on the site, as there is ample parking for office users and visitors to the temporary sales use. Also, it is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department to meet the licensing regulations. Staff notes the office building is available for restroom use, and the onsite trash enclosure can be used as needed.

Noting this is a new use at this location, staff recommends this temporary use be permitted for this calendar year and the applicant be required to submit in early 2027 for next year if the operators choose to continue the use at that time. Overall, staff believes the craft sales use will provide a source of locally made merchandise for residents and provide a chance for possible future business owners to test their wares. The overall impact on permanent businesses should be minimal.

Staff Recommendation:

Staff recommends approval of the temporary business location with the following contingencies:

Recommended Contingencies:

- 1. Obtain approval from the Business Licensing Department.
- 2. Coordinate with the Planning Department and Building Dept. regarding the tent location and installation.

3. Verify that trash will be placed in the trash enclosures onsite or removed from the site, and that restroom access for the operators will be in the building onsite.

Name/Location of Development:

- b. Mezon Street Tacos: west side of Jungermann Road, north of Sutters Mill Road, 510 Jungermann Road – use approval – temporary food sales. (Ward 3)

Staff Evaluation:

The applicant is proposing a food truck location in the parking lot at 510 Jungermann Road. The proposed use is for a food truck selling Mexican food. The applicant has approval from the property owner to operate.

The applicant has indicated the food truck will come to the location on various days to operate, often Thursday – Sunday. The operator anticipates they will be open in the spring, summer and fall. It is staff’s understanding they will open for lunch and dinner carryout, and they would like to be at this location for as long as permitted. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department and Health Department, to meet the various health and safety regulations.

Food will be cooked at the applicant’s restaurant. Staff understands that the food truck operators will use the bathroom inside the building on the site and the trash dumpsters on site. Ample customer parking is available in the parking lot.

In this case, the applicant will be operating from a standard food truck, which will contain the operation of the business. It is noted the market is shifting and that “pop-up” food vendors and/or food trucks are becoming more popular. This includes two seasonal businesses, The Shaved Ice Shack at the Promenade and the Kiraboos Shaved Ice in front of Schnucks, and also the food truck and food stand in the Hood’s parking lot and in the center adjacent to Hoods. Noting the acceptance of food trucks, placement in the parking lot will be appropriate. In addition, the location will not interfere with pedestrian or vehicle circulation. No on-site eating is proposed at this time; however, there is room to accommodate a limited outside seating, if appropriately fenced.

Staff believes the use will be appropriate at the subject location given the accessory nature of food trucks, and the availability of parking, trash service, and bathrooms. Staff notes that other food trucks and stands have been limited in the length of time given the potential impact on “brick and mortar” businesses. However, in this case, the operator has operated a permanent business in St. Peters for fifteen years in the southeast quadrant of Interstate 70 and Salt Lick Road. Noting this long-term investment, staff recommends an indefinite timeframe for operation of the food truck for this operator at this location.

Staff Recommendation:

Staff recommends approval of the temporary business location with the following contingencies:

Recommended Contingencies:

1. Obtain approval from the Business Licensing Department and Health 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 onsite or removed from the site, and that restroom access for the food truck workers will be in the building onsite.

Name/Location of Development:

- c. Keva Works, LLC d/b/a Fun Time Shows: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary carnival at Mid Rivers Mall. (Ward 1)

Staff Evaluation:

The subject use approval application is for a carnival at Mid Rivers Mall. The event, including set up and take down, would be held from May 21- May 31, 2026, in the parking area between Sears and J.C. Penney, near Best Buy.

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 for Dick’s Sporting Goods store is in this area, but the parking used for the carnival is located away from the Dick’s entrance such that they are unlikely to be impacted. It is also noted that this area has successfully hosted numerous carnivals and a circus without issue.

The use will provide an extra recreational activity for the community and has previously been held at this location with success.

Staff Recommendation:

Staff recommends approval of the temporary activity with the following contingencies:

Recommended Contingencies:

1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.

Name/Location of Development:

- d. Aahaar Vihaar LLC: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – use approval – temporary food sales. (Ward 1)

Staff Evaluation:

The applicant is proposing a food truck location in the parking lot at Mid Rivers Mall. The proposed use is for a food truck selling South Indian food. The applicant has approval from the property owner to operate.

The applicant has indicated the food truck will come to the location on most days of the week during premium shopping hours – 9:00 a.m. – 9:00 p.m. The operator would like to be at this location for as long as permitted. It is noted that if the hours or days of operation expand or contract, it would not affect the appropriateness of the use at this location. The applicant will continue to work with the Business Licensing Department and Health Department, to meet the various health and safety regulations.

Food will be cooked in the food truck. Staff understands that the food truck operators will use the bathroom inside the mall and the trash dumpsters on site. Ample customer parking is available in the parking lot.

In this case, the applicant will be operating from a standard food truck, which will contain the operation of the business. It is noted the market is shifting and that “pop-up” food vendors and/or food trucks are becoming more popular. This includes two seasonal businesses, The Shaved Ice Shack at the Promenade and the Kiraboos Shaved Ice in front of Schnucks, and also the food truck and food stand in the Hood’s parking lot and in the center adjacent to Hoods. Noting the acceptance of food trucks, placement in the parking lot will be appropriate. In addition, the location will not interfere with pedestrian or vehicle circulation. No on-site eating is proposed at this time; however, there is room to accommodate a limited outside seating, if appropriately fenced.

Staff believes the use will be appropriate at the subject location given the accessory nature of food trucks, and the availability of parking, trash service, and bathrooms. Staff notes that other food trucks and stands have been limited in the length of time given the potential impact on “brick and mortar” businesses. Therefore, staff recommends the applicant be permitted to operate for three (3) months (May – July) at this location.

Recommended Contingencies:

- 1. Obtain approval from the Business Licensing Department, Health Department, and the Building Department for food sales.

2. Record Plats:

Name/Location of Development:

- a. St. Lukes of St. Peters Amended Plat: north side of Mexico Road, east of Spencer Road. (Ward 1)

On July 2, 2025, The Planning and Zoning Commission recommended approval of the St. Lukes St. Peters record plat. The plat consolidated several parcels into one 3.264-acre lot for the development of the St. Lukes Medical Building. It was recently discovered the general utility easement was drawn on the plat, but the script was omitted; however, the plat was already recorded. This amended plat will include the general utility easement script and will then be (re)recorded.

Staff Recommendation:

Based on the review above, staff recommends approval of the plat to the Board of Alderman with no contingencies.

3. Public Hearings:

Name/Location of Development:

- a. Petition SU 26-02 – Gorilla Express Autowash: a request for a special use permit in the C-2 Community Commercial District for a 1.21 +/- acre trach to allow a car wash. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive, east of Salt Lick Road – 7860 Mexico Road.

Staff Evaluation:

The applicant has requested this item be postponed to the June Planning and Zoning Commission meeting to allow more time for finalization of the proposed modifications to the building and site.

Name/Location of Development:

- b. Intent to establish zoning for newly annexed properties. Cleary/Loomis, 1824 Elm Tree Street.

Staff Evaluation:

| Owner | Description | Approximate Acreage | Recommended Zoning |
|---------------|-------------------------------------------------------------------------|---------------------|----------------------------------------|
| Cleary/Loomis | East side of Elm Tree Street north of Circle Way - 1824 Elm Tree Street | .386 +/- | R-1 Single Family Residential District |

4. Site Plans:

Name/Location of Development:

- a. Axium Plastics: north side of Premier Parkway, east of Executive Centre Parkway. (Ward 1)

Staff Evaluation:

The proposed project will be an expansion of Axium Plastics which was originally approved by the Planning and Zoning Commission on May 7, 2025. The facility is located in the Premier 370 Business Park. The 29.68-acre property is currently under construction and will be developed in two phases. Phase 1 includes a 203,176 square foot warehouse/manufacturing building along Premier Parkway that is under construction. The proposed expansion will add an additional 63,500 square feet for a total of 266,676 square feet. The vacant ground to the rear of the lot is available for a future phase 2, which can accommodate a similar sized building.

The site will include 243 employee parking spaces and 42 trailer spaces. Seventeen truck docks will be located on the north side of the building. Access to the site will continue to be from two curb cuts to Premier Parkway. One of the curb cuts will be to the signalized intersection that also serves Amazon on the south side of Premier Parkway. Although the previous project received Levee District approval, the proposed expansion requires its own approval. Noting this, staff is working with the Lakeside 370 Levee District to verify their continued approval of the project.

An extensive landscape plan was previously submitted, which includes street trees along Premier Parkway. In addition, and as required by code, this included an irrigation system along the front portion of the lot.

The building expansion will match the existing building that is under construction. This includes concrete tilt up panels painted light and dark gray. The entrance office area will remain the same and include decorative gray and woodgrain composite panels to provide additional interest.

The northeast side of the building was approved for eight pellet storage tanks used to make the applicant's products. These will be painted a dark gray to match the field color of the building. With this project, eight additional storage tanks will be constructed at the northwest corner of the building and also painted to match the building. These are shown on the site plan but also need to be shown on the elevation drawings.

It is noted that two large ground mounted chiller units will be constructed behind the previously approved storage tanks, at the northeast corner of the building. These units will be screened by an eight-foot-tall grey vinyl fence. Given the distance from the road and its placement behind the storage tanks, the proposed screening will be appropriate

Overall, the building is consistent with the business park, including a more attractive office area towards Premier Parkway.

Staff Recommendation:

Staff recommends approval of the site plan and building elevations with the following contingencies:

Recommended Contingencies:

1. Obtain plan approval from the Lakeside 370 Levee District.
2. Show the additional silos on the elevation drawing.

April 30, 2026

Architectural Review For:

Axium Plastics
North side of Premier Parkway West of Harry S. Truman.
St. Peters, MO

Brief Project Description:

This project is an addition to the existing office / warehouse / manufacturing building approved last year in May. The building appears to closely match the existing typical tilt-up concrete wall panel building with upgraded office / entry area with metal panels fascia and storefront glazing. The building expansion plan indicates the expansion to the building looks good and fits well in the business park setting. The rendered building elevations were provided by Powers Brown Architecture, and the site plans have been provided by The Clayton Engineering Company, Inc.

Summary:

The proposed project is a 65,500 s.f. tilt-up wall panel building matching the existing building. The Office area finishes include aluminum composite metal wall panels above storefront glass which compliments the exiting building. There are some "silos" on the northwest side of the building that show on the site plan but are not indicated on the building elevations. It is assumed these "silos" will be painted to be similar color of the building. The existing silos for the original building were shown to be similar to the building colors. It assumed this would be the case here. The site plan also indicates there will be new equipment located in two places on the northeast and northern sides of the existing building. This equipment is noted to be screened with grey vinyl 8' tall fence. Overall, the building expansion will be attractive and fit with the existing building in the business park.

Questions / Comments / suggestions:

1. Please describe the material planned for the silos located at the east end of the building. Are these to be painted to match the building or will there be some other materials?
2. Please show these silos on the exterior elevations.
3. Clarify the height of the silos. Will they be similar to the existing silos on the east side of the building?
4. It appears that any rooftop equipment will be sufficiently screened from view at the property line, however the planning department will advise if the screening is sufficient.
5. The new equipment should be sufficiently screened with the grey vinyl fence. Confirm the 8" height is as tall as the equipment being screened.

The project as presented and with the comments listed above, will be consistent and complimentary to the existing building and other projects located in the business park. The developer should supply the staff with final elevations showing the finish material for the silos. Pending the silo materials, this project will be consistent and compatible with the other adjacent properties.

Please let me know if you have questions. I will be happy to answer any questions with my thoughts and comments.



Kevin W. Harms
Casco / Consulting Architect

Cc: File

Direct: 314.238.2037
Cell: 314.504.9091
kevin.harms@thecdcompanies.com

cc: ACT/File

PLANNED URBAN DEVELOPMENT AGREEMENT
Watermark

THIS PUD DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of March, 2022 by and among the CITY OF ST. PETERS, MISSOURI, a Fourth Class City in the County of St. Charles, Missouri, and a municipal corporation organized and existing under the laws of the State of Missouri (hereinafter collectively referred to as “City”) and Bre Knight SH MO Owner, LLC (hereinafter referred to as “Owner”) and Watermark St. Peters, LLC (hereinafter referred to as “Tenant/Licensee”).

WITNESSETH:

WHEREAS, Owner is the fee simple owner of an approximately 13.245 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, Owner and Tenant/Licensee are desirous of maintaining and modifying the Property for a nursing home and multiple family dwelling units; and

WHEREAS, the City and Property Owner 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 R-3 Multiple Family Residential District; and

WHEREAS, Property Owner and Tenant/Licensee are requesting approval of a R-3 Planned Urban Development to include multiple-family dwellings and a nursing home; and

WHEREAS, City and Property Owner 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 Site 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.

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. Property Owner and Tenant/Licensee will continue with maintenance 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 Property Owner, 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. Property Owner and Tenant/Licensee will cause to be prepared and submitted to the City for its approval, all necessary plans for the installation of public streets, street lights, storm and sanitary sewers, waterlines, sidewalks, street signs and other appurtenant public structures required, if any.
3. Property Owner and Tenant/Licensee agree 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 Property Owner and Tenant/Licensee further agree 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.

4. The City agrees that Property Owner (or its successors in interest) are entitled to maintain the land described in Exhibit A in conformance with the Development Plan, except that as concerns those matters not addressed therein, Property Owner will comply with the Ordinances of the City.

5. Property Owner and Tenant/Licensee agree that it will develop the Property for multiple-family dwelling uses and a nursing home only as shown on the Development Plan, to be submitted to the City consistent with the requirements of the Zoning Ordinance, and Property Owner 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 Property Owner, or unless the undeveloped portion of the Property is first rezoned.
6. 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 Property Owner and Tenant/Licensee may efficiently pursue completion of the Development Plan within the time frames set forth herein.
7. Property Owner and Tenant/Licensee, 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.
8. The uses permitted on the Property shall include multiple family dwellings and a nursing home.
9. Building setbacks shall be as follows:
 - a. The building shall comply with the following setback regulations:
 1. One hundred (100) feet from Jungermann Road.
 2. Twenty (20) feet from the north property line of the Property.
 3. Fifty (50) feet from the south property line of the Property.
 4. Twenty (20) feet from the east property line of the Property.
11. Access and Roadways:
 - a. The Property shall be accessed via an entrance from Jungermann Road as generally shown on the Site Development Plan and as approved by the City of St. Peters Engineering Department.
12. Management of stormwater shall comply with the St. Peters City Code.
13. Landscaping:
 - a. Landscaping shall be generally as approved on the Site Development Plan.
 - b. The existing tree area shall be retained as generally shown on the Site Development Plan.

14. City trash service shall serve the Property, including recycling services, until such time as not required by the City of St. Peters.
15. All electric service serving the Property shall be run underground unless otherwise waived by the City Engineer.
16. 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.
17. Property Owner may, with the prior written approval of the City, 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 Property Owner's obligations under this Agreement with respect to the Property, (ii) upon such assignment and assumption, Property Owner 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.
18. 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.
19. 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.
20. The City hereby approves the Development Plan attached to this Agreement as Exhibit B, subject to the qualifications contained herein.

21. Property Owner and Tenant/Licensee agree 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.
22. 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.
23. Time is of the essence with respect to this Agreement.
24. 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.
25. 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.

SEAL

CITY OF ST. PETERS, MISSOURI

By: _____
William J. Malach, City Administrator

Attest:

Lisa L. Schroeder, City Clerk

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

On this _____ day of _____, 2026, before me appeared William J. Malach, City Administrator, 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, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed in behalf of said City, by authority of its Board of Aldermen; and said City Administrator acknowledged said instrument to be the free act and deed of said City.

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:

BRE KNIGHT SH MO OWNER, LLC

By:

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

On this _____ day of _____, 2026 before me personally appeared _____, to me personally known, who, being by me duly sworn, did say that he/she is a member of BRE KNIGHT SH MO OWNER, LLC , a Delaware limited liability corporation, and that said instrument was signed on behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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:

TENANT/LICENSEE:

WATERMARK ST. PETERS, LLC

By: David Barnes

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

On this _____ day of _____, 2026 before me personally appeared David Barnes, to me personally known, who, being by me duly sworn, did say that he is a _____ of WATERMARK ST. PETERS, LLC, a Missouri limited liability corporation, and that said instrument was signed on behalf of said limited liability company; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

A tract of land being part of Fractional Section 33, Township 47 North, Range 4 East, St. Charles County, Missouri, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 265, Cave Springs Estates Plat 4, as recorded in Plat Book 20, Page 74 of the St. Charles County Recorder's Office; thence South $01^{\circ}22'34''$ East, 134.05 feet to the POINT OF BEGINNING of the tract herein described; thence continuing South $01^{\circ}22'34''$ East, 366.95 feet to a point; thence South $14^{\circ}56'27''$ West, 364.38 feet to a point; thence South $89^{\circ}48'26''$ West, 337.06 feet to a point; thence South $01^{\circ}02'34''$ East, 149.95 feet to a point; thence South $89^{\circ}48'26''$ West, 265.67 feet to a point on the eastern line of Jungermann Road 80' feet wide; thence along said eastern line North $00^{\circ}30'54''$ East, 807.82 feet to a point of curvature; thence along curve to the left having a radius of 2011.54 feet, an arc length of 187.69 feet to a point; thence leaving said right-of-way line North $89^{\circ}12'00''$ East, 483.15 feet to a point; thence South $00^{\circ}41'54''$ East, 134.04 feet to a point; thence North $89^{\circ}12'00''$ East, 200.23 feet to the POINT OF BEGINNING and containing 13.2 acres more or less



USE APPROVAL APPLICATION
CITY OF ST. PETERS

Name of Applicant: HALEY PROPERTIES LLC

ADDRESS: 8065 MEXICO RD, ST. PETERS, MO 63376

TELEPHONE NUMBER: (314) 280-1885 FAX: E-MAIL: DEBBIE@HALEYPROPERTIESLLC.COM

Name of Property Owner: HALEY PROPERTIES LLC

ADDRESS: 1691 DUVAL CT DARDENNE PRAIRIE, MO 63368

APPLICANT IS: Property Owner

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

- Location of Property: 8065 MEXICO 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: This application is for a temporary pop-up shop under a 10x10 canopy in the corner of the parking lot, no more than 1-2x per month, April - October in good weather. Days of the week and hours of operation will not interfere with any existing tenant businesses. The application is limited to our daughters, Hannah and Lauren Haley and items they make and sell; baked goods, hand-sewn items, jellies, syrups, sauces, dried spices, salves/balms, and dried herbs, bath salts, teas, live plants, stationary cards and paintings.

Applicant's Signature: on file Date: 04/28/2026

Property Owner's Signature: attached Date: 04/28/2026

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: C-2

Application Number: UA26-000006

Planning and Zoning Commission Meeting Date: May 6, 2026



April 2, 2026

St. Peters City Hall
Attn: Planning and Zoning
1 Executive Centre Pkwy
St. Peters, MO 63376

Attention Planning and Zoning,

This letter serves as written permission as the property owner at 8065 Mexico Road, St. Peters, Missouri 63376, to apply for an additional Use Approval Application for a temporary pop up shop. The permission and the application is limited to our daughters, Hannah Haley and Lauren Haley. Details of the pop up shop, frequency, hours of operation, exact location, design, etc. will be described in the application.

Sincerely,

A handwritten signature in black ink that reads 'Debbie Haley'.

Debbie Haley
Haley Properties
debbie@haleypropertiesllc.com
314-280-1885



USE APPROVAL APPLICATION
CITY OF ST. PETERS

Name of Applicant: MEZON STREET TACOS

ADDRESS: 140 SALT LICK RD., ST PETERS, MO 63376

TELEPHONE NUMBER: FAX: E-MAIL: luisdorado1@icloud.com

Name of Property Owner: CUTTING EDGE PROPERTIES LLC

ADDRESS: 1518 CAULKS HILL RD ST CHARLES, MO 63304

TELEPHONE NUMBER: _____ FAX: _____ E-MAIL: _____

APPLICANT IS:

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL

- Location of Property: 510 JUNGERMANN 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 WILL BE SELLING TACOS,BURRITOS,QUESADILLAS AND BURRITOS .WE WILL NOT HAVE ANY TABLES OUTSIDE.

Applicant's Signature: on file Date: 04/28/2026

Property Owner's Signature: attached Date: 04/28/2026

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: PUD Application Number: UA26-000009

Planning and Zoning Commission Meeting Date: May 6, 2026

CEP-STL LLC

510 Jungermann Rd
St. Peters, MO 63376

4-17-2026

To Whom It May Concern,

This letter is to confirm that I, Mark Stehr, as the owner/authorized representative of CEP-STL LLC, located at 510 Jungermann Rd, hereby grant permission for Los Cunados Food Trucks LLC / Luis Gonzalez to operate a food truck on my property.

The food truck will be permitted to conduct business within the designated parking lot area of the property, subject to all applicable city ordinances, health regulations, and licensing requirements. This permission is granted beginning on 5/1/2026 and will remain in effect until further notice, unless otherwise revoked in writing.

We understand that the food truck operator is responsible for complying with all local, state, and federal regulations, including permits, health inspections, and any required approvals from the City. If you have any questions or require additional information, please feel free to contact me directly at 636-541-1362 or mark@newedgeconstruction.com.

Sincerely,



Mark Stehr
Owner, CEP-STL LLC]





USE APPROVAL APPLICATION
CITY OF ST. PETERS

Name of Applicant: KevaWorks, LLC

ADDRESS: 75108 Gerald Ford Dr Suite 3, Palm Desert, CA 92211

TELEPHONE NUMBER: FAX: E-MAIL: tthiessen@kevaworks.com

Name of Property Owner: MID RIVERS MALL CMBS LLC

ADDRESS: 2030 HAMILTON PLACE BLVD STE 500 CHATTANOOGA, TN 37421-6000

TELEPHONE NUMBER: _____ FAX: _____ E-MAIL: _____

APPLICANT IS:

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL

- Location of Property: 1600 MID RIVERS MALL DR, 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: Temporary community carnival with rides, games and food at the Mid Rivers Mall for the event dates of May 21 - 31, 2026. Operated by Big C's Enterprises, LLC dba Fun Time Shows.

Applicant's Signature: on file Date: 04/28/2026

Property Owner's Signature: attached Date: 04/28/2026

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: C-4

Application Number: UA26-000008

Planning and Zoning Commission Meeting Date: May 6, 2026



1600 Mid Rivers Mall
St. Peters, MO 63376
Ph: (636) 970-2610

April 24, 2026

St. Peters City Hall
C/O Business Licensing Office
One St. Peters Centre Blvd
P.O. Box 9
St. Peters, MO 63376

SUBJECT: Fun Time Shows

To Whom it May Concern:

This is to inform you that **Big C's Enterprises** is in receipt of a **license agreement** and has permission to operate **Fun Time Shows** located at **parking lot** space **#PL-01A** located on the **Mid Rivers Mall** property. This business will be in operation for the period of **May 21, 2026 – May 31, 2026** with an option to extend the term.

If you have any questions, please call me at (636) 970.2610. I will help in any way possible.

Sincerely,

CBL & Associates Management, Inc

Rachel Vogel
Sr. Local Leasing and Advertising Manager
Mid Rivers Mall Management



USE APPROVAL APPLICATION
CITY OF ST. PETERS

Name of Applicant: AAHAAR VIHAAR LLC

ADDRESS: 15 Worthington Access Drive, Maryland Heights, MO 63043

TELEPHONE NUMBER: FAX: E-MAIL: aahaarvihaarstl@gmail.com

Name of Property Owner: MID RIVERS MALL CMBS LLC

ADDRESS: 2030 HAMILTON PLACE BLVD STE 500 CHATTANOOGA, TN 37421-6000

TELEPHONE NUMBER: _____ FAX: _____ E-MAIL: _____

APPLICANT IS: Tenant

THE FOLLOWING INFORMATION MUST BE SUBMITTED FOR EACH USE APPROVAL

- Location of Property: 1600 MID RIVERS MALL DR, 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: The proposed project is a mobile food truck operation located within the parking lot of Mid Rivers Mall in St. Peters, MO. The food truck will serve South Indian cuisine including items such as dosas, idli, and other freshly prepared foods.

The operation will be temporary and mobile in nature, with no permanent construction or structural modifications to the site. The food truck will occupy a designated parking space approved by the property owner and will comply with all local health department and fire safety regulations.

Hours of operation are expected to be 9:00 AM – 9:00 PM (with 2-3 hour Break , primarily during peak shopping hours. Adequate waste disposal measures will be implemented, and the surrounding area will be maintained clean at all times.

Customer parking will utilize existing mall parking facilities. No additional signage or permanent fixtures will be installed without prior approval.

The applicant will obtain all necessary Health Department permits and any required city licenses prior to operation.

Applicant's Signature: on file Date: 5/1/2026

Property Owner's Signature: to be provided Date: 05/01/2026

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: <u>C_4</u> | Application Number: <u>UA26-000010</u> |
| Planning and Zoning Commission Meeting Date: <u>May 6, 2026</u> | |

MODOT NETWORK BENCHMARK

The bearings shown hereon are grid bearings based on the Missouri Coordinate System of 1983, East Zone. Bearings were determined from project horizontal control points established in the project using Trimble GPS receivers utilizing real time kinematic, GPS methods in reliance on the MODOT GNSS RTK Network operated by the Missouri Department of Transportation. Elevations as provided by the Modot Network are in the datum of NAVD83.



OWNER'S CERTIFICATION

The undersigned, owner of the land described on this plat and in the Surveyor's Certification set forth hereon (sometimes referred to herein as "Grantor"), has caused said tract of land to be subdivided as shown on this plat, which subdivision shall hereafter be known as:

"RECORD PLAT IN PART OF US SURVEY 763"

The sole purpose of this plat is to dedicate a 10-foot wide and a 15-foot wide utility easement along the boundaries of the subject parcel, as shown hereon.

The 10-foot wide and 15-foot wide utility easements depicted on this plat are hereby dedicated to the City of St. Peters, Missouri American Water Company, Spire Energy Inc. (f.k.a. Laclede Gas Company), Union Electric Company, d/b/a AmerenMissouri, AT&T, and Charter Communications, their successors and assigns for the purpose of improving, constructing, reconstructing, maintaining, and repairing of utilities.

Permanent and/or semi-permanent monuments will be set at all lot corners, to aid in later recovery, within twelve months after the recording of this subdivision plat, in accordance with Division 2030, Chapter 16, 20 CSR 2030-16.090 of the Missouri Minimum Standards for Property Boundary Surveys. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinances of the City of St. Peters, Missouri will be set.

This plat does not create any new nor vacate any existing easements.

All taxes which are due and payable against said tract of land have been paid in full.

St Peters Mo Medical, LLC

By: _____

Print Name: _____

Print Title: _____

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

On this ___ day of _____, 2025, before me, the undersigned, a Notary Public, appeared Brian E Hayes, to me personally known, who, being by me duly sworn, did say that he is the _____ of St Peters Mo Medical, LLC, known to me to be the person who executed the within Consolidation Plat in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated

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

Name: _____

Notary Public in and for said State

My commission expires: _____

GENERAL NOTES:

1) Subject property is Zoned SD-RC, General Retail/ Service Commercial

Building Setbacks: Front 35 feet
Rear 25 feet
Side 15 feet
Parking Setbacks: Front 15 feet
Rear 10 feet
Side 15 feet

Note: The above zoning provided by the City of St. Peters and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29183C0261G with and effective date of 1/20/2016.

PREPARED FOR:
PITT DEVELOPMENT GROUP
1900 N. Le Compte Rd. SUITE 15
SPRINGFIELD, MO. 65802
ATTN: MR. BRIAN HAYES - GENERAL MANAGER

ST. LUKES OF ST. PETERS

AMENDED PLAT
A TRACT OF LAND BEING PART OF U.S. SURVEY 762
TOWNSHIP 47 NORTH, RANGE 4 EAST
ST. CHARLES COUNTY, MISSOURI

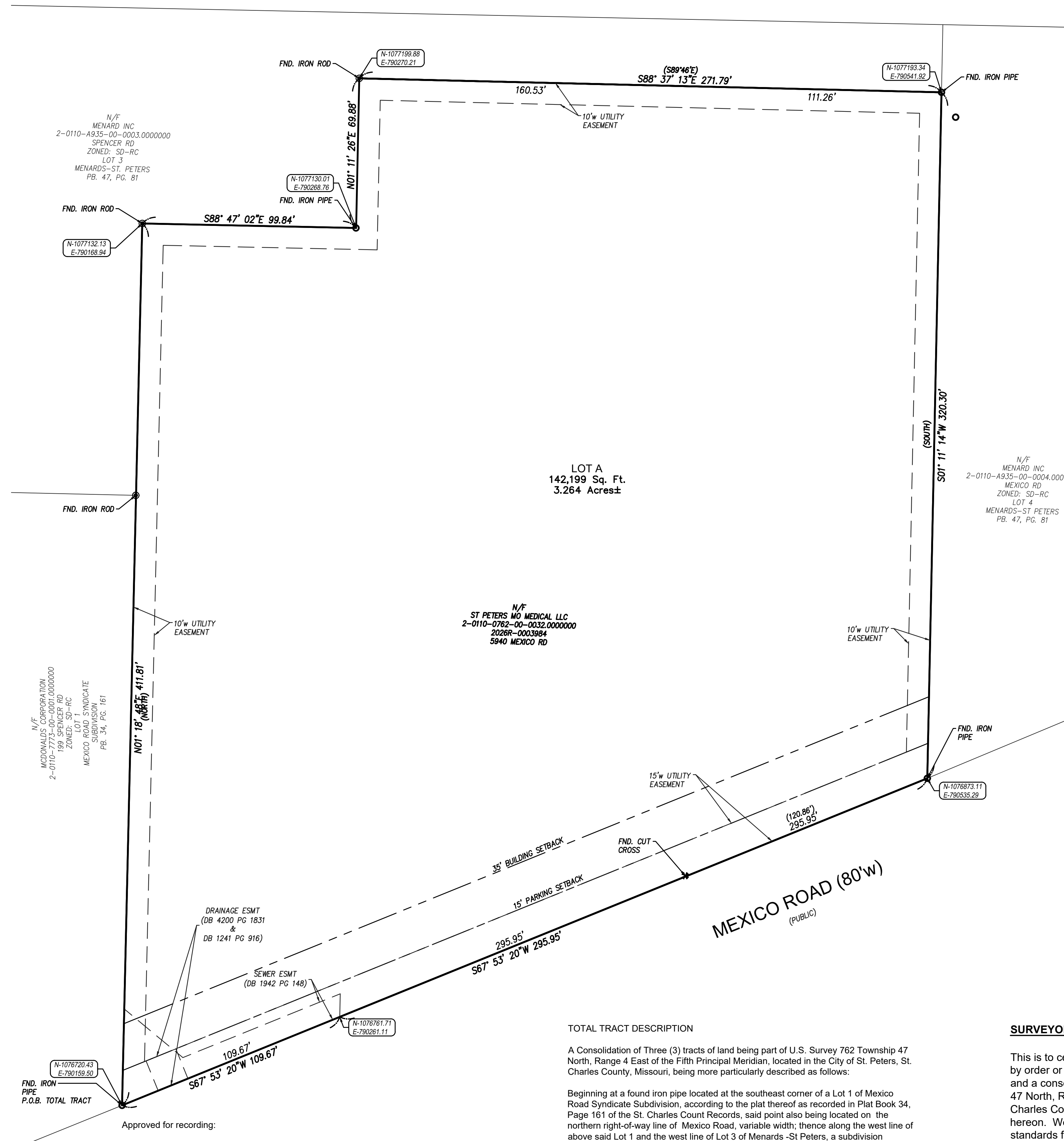
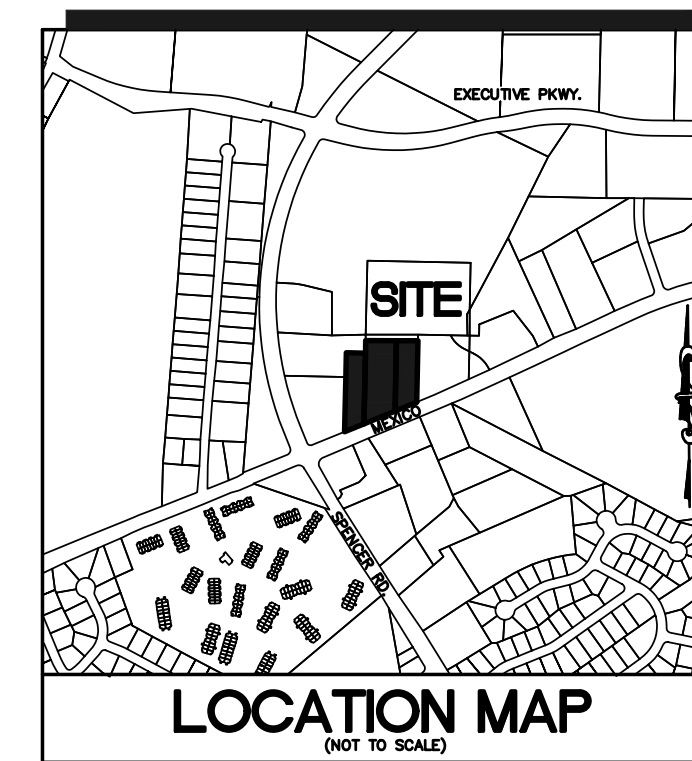
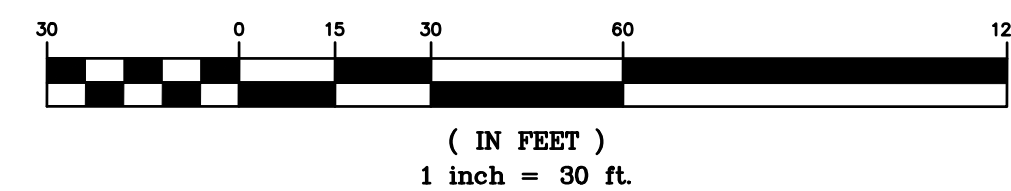
LEGEND

- ⊕ BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- △ RIGHT OF WAY MARKER

ABBREVIATIONS

- DB. - DEED BOOK
- FL - FLOWLINE
- FT - FEET
- FND. - FOUND
- N/F - NOW OR FORMERLY
- PL. - PLAT BOOK
- PG. - PAGE
- SQ. - SQUARE
- (66'w) - RIGHT-OF-WAY WIDTH

GRAPHIC SCALE



ORIGINAL PROPERTY DESCRIPTION

PARCEL 1:
A TRACT OF LAND BEING PART OF U.S. SURVEY 762, TOWNSHIP 47 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD STONE MARKING THE MOST EASTERN CORNER OF U.S. SURVEY 762, TOWNSHIP 47 NORTH, RANGE 3 EAST, THENCE ALONG THE EASTERN LINE OF SAID SURVEY 762, NORTH 63 DEGREES 30 MINUTES WEST, 20.44 CHAINS TO A POINT ON OR NEAR THE CENTER OF MEXICO ROAD; THENCE ALONG OR NEAR THE CENTER OF MEXICO ROAD, SOUTH 67 DEGREES WEST 180.14 MINUTES TO THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG OR NEAR THE CENTER OF SAID MEXICO ROAD, SOUTH 67 DEGREES WEST 120.86 FEET TO A POINT; THENCE LEAVING ALONG OR NEAR THE CENTER OF SAID MEXICO ROAD AND RUNNING NORTH 415.44' TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 46 MINUTES EAST, 111.28' TO AN IRON PIPE; THENCE SOUTH 367.64' TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM, THAT PORTION CONVEYED TO ST. PETERS FOR WIDENING MEXICO ROAD, AS RECORDED IN BOOK 1241 PAGE 923 OF THE ST. CHARLES COUNTY RECORDS.

PARCEL 2:
A TRACT OF LAND BEING PART OF U.S. SURVEY NO. 762, TOWNSHIP 47 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN OLD STONE MARKING THE MOST EASTERN CORNER OF U.S. SURVEY NO. 762, TOWNSHIP 47 NORTH, RANGE 4 EAST, THENCE ALONG THE EASTERN LINE OF SURVEY NO. 762 NORTH 63 DEGREES 30 MINUTES WEST 20.44 CHAINS TO A POINT IN THE CENTER OF THE MEXICO ROAD; THENCE ALONG THE CENTER LINE OF SAID MEXICO ROAD SOUTH 67 DEGREES WEST, 301 MINUTES TO A POINT, WHICH POINT MARKS THE BEGINNING POINT OF THE TRACT HEREBY DESCRIBED; THENCE CONTINUING ALONG THE CENTER LINE OF SAID ROAD SOUTH 67 DEGREES WEST 174.8 TO A POINT; THENCE NORTH 295.3' TO AN IRON PIPE; THENCE NORTH 89 DEGREES 34 MINUTES EAST 159.8' TO AN IRON PIPE; THENCE SOUTH 226.4' TO THE POINT OF BEGINNING, CONTAINING ONE (1) ACRE, MORE OR LESS, INCLUDING ONE-HALF OF SAID MEXICO ROAD BEING THE SAME TRACT OF LAND CONVEYED TO GRANTORS HEREIN, BY DEED DATED APRIL 29TH, 1959, FROM CATHERINE STOLL, A WIDOW, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR THE COUNTY OF ST. CHARLES, MISSOURI, IN BOOK 326 AT PAGE 151;

AND
A TRACT OF LAND BEING PART OF U.S. SURVEY 762, TOWNSHIP 47 NORTH, RANGE 4 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL IN THE MEXICO ROAD, NORTH 63 DEGREES 30 MINUTES WEST 20.44 CHAINS ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY NO. 762 FROM THE MOST EASTERN CORNER OF SAID U.S. SURVEY NO. 762; THENCE ALONG OR NEAR THE CENTER OF SAID ROAD, SOUTH 67 DEGREES 00' WEST 180.14; THENCE NORTH 367.64' TO AN IRON PIPE; THENCE NORTH 89 DEGREES 46 MINUTES WEST 111.28 TO AN IRON PIPE; SAID IRON PIPE BEING THE BEGINNING POINT OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM SAID BEGINNING POINT, SOUTH 189.04; THENCE NORTH 89 DEGREES 46 MINUTES WEST 160.80' TO AN OLD IRON PIPE THENCE NORTH 189.04' TO A POINT; THENCE SOUTH 89 DEGREES 46' EAST 160.80 TO THE POINT OF BEGINNING.

PARCEL 3:
A TRACT OF LAND BEING PART OF U.S. SURVEY 762, TOWNSHIP 47 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE EASTERN CORNER OF U.S. SURVEY 762; THENCE ALONG SAID U.S. SURVEY, NORTH 63 DEGREES 30 MINUTES WEST, 1349.04 FEET A RECORD BEARING AND DISTANCE TO A POINT IN THE CENTERLINE OF MEXICO ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 67 DEGREES 00 MINUTES WEST, 475.80 FEET A RECORD BEARING AND DISTANCE TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE CENTERLINE OF MEXICO ROAD, SOUTH 67 DEGREES 00 MINUTES WEST, 108.84 FEET TO A POINT; THENCE DEPARTING FROM SAID CENTERLINE NORTH 458.82 FEET TO AN IRON PIPE, THENCE EAST 100.00 FEET TO AN IRON PIPE; THENCE SOUTH 414.38 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.000 ACRES, MORE OR LESS, EXCEPTING THEREFROM EASEMENT RECORDED IN BOOK 1241 PAGE 916; BOOK 1942 PAGE 148; AND BOOK 4200 PAGE 1831, ALL PERTAINING TO ROAD WIDENING AND EASEMENTS.

TOTAL TRACT DESCRIPTION

A Consolidation of Three (3) tracts of land being part of U.S. Survey 762 Township 47 North, Range 4 East of the Fifth Principal Meridian, located in the City of St. Peters, St. Charles County, Missouri, being more particularly described as follows:

Beginning at a found iron pipe located at the southeast corner of a Lot 1 of Mexico Road Syndicate Subdivision, according to the plat thereof as recorded in Plat Book 34, Page 161 of the St. Charles County Records, said point also being located on the northern right-of-way line of Mexico Road, variable width; thence along the west line of above said Lot 1 and the west line of Lot 3 of Menards-St. Peters subdivision, a subdivision according to the plat thereof as recorded in Plat Book 47, Page 81 of above said records; North 01 degree 18 minutes 48 seconds East, 411.81 feet; thence along the south and east lines of said Lot 3 the following courses and distances: South 88 degrees 47 minutes 02 seconds East, 99.84 feet; North 01 degree 11 minutes 26 seconds East, 69.88 feet; thence South 88 degrees 37 minutes 13 seconds East, 271.79 feet to the west line of Lot 4 of above said Menards-St. Peters subdivision; thence along said west line, South 01 degree 11 minutes 14 seconds West, 320.30 feet to its intersection with the northern right-of-way line of above said Mexico Road; thence along said right-of-way line the following, South 67 degrees 53 minutes 20 seconds West, 295.95 feet and South 67 degrees 53 minutes 20 seconds West, 109.67 feet to the POINT OF BEGINNING.

Containing 142,199 square feet or 3.264 acres, more or less.

SURVEYOR'S CERTIFICATION

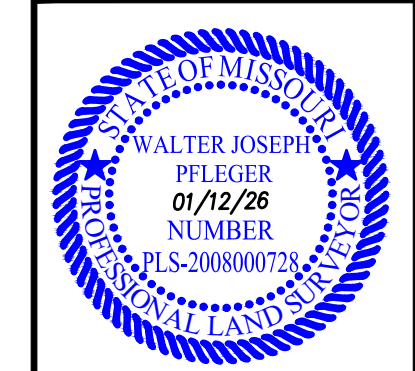
This is to certify that Stock & Associates Consulting Engineers, Inc. have, during May 2025 by order or the use of the Pit Development Group executed a Property Boundary Survey and a consolidation plat of three (3) tracts of land being part of U.S. Survey 762 Township 47 North, Range 4 East of the Fifth Principal Meridian, located in the City of St. Peters, St. Charles County, Missouri, and that the results of said survey and Consolidation is shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: _____
Walter J. Pfeleger, Missouri P.L.S. No. 2008-000728

PREPARED BY:

AMENDED PLAT



WALTER J. PFELEGER P.L.S.
NO. P.L.S. #2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

| DATE | BY | REVISION |
|------|----|----------|
| | | |
| | | |

| | |
|-----------------------|-----------------------|
| DRAWN BY: J.K./SMG | CHECKED BY: W.J.P. |
| DATE: 05/01/26 | JOB NO: 225-7789 |

SHEET TITLE:
AMENDED PLAT

SHEET NO.:
1 OF 1

257 Chesterfield Business Parkway
St. Louis, MO 63015 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com Web: www.stockassoc.com

Stock & Associates
Consulting Engineers, Inc.

MEXICO ROAD
5930 & 5940 MEXICO ROAD
ST. PETERS, MISSOURI

**NOTICE OF INTENT TO ESTABLISH ZONING
CLASSIFICATION OF NEWLY ANNEXED PROPERTY**

The Planning and Zoning Commission of the City of St. Peters will hold a public hearing at 6:30 p.m. on May 6, 2026 at the St. Peters Justice Center. The Justice Center is located at the intersection of Suemandy Drive and Grand Teton Drive (1020 Grand Teton Drive). The Planning and Zoning Commission may recommend, and the Board of Aldermen may enact by ordinance, the zoning classification for the newly annexed property briefly described below. A complete legal description of the property is available for review at City Hall.

All interested citizens will have an opportunity to give written and oral comment. Senior citizens are encouraged to attend and comment. Persons with disabilities needing assistance should contact the government before the meeting by calling or writing to the City Administrator P.O. Box 9, St. Peters Missouri, 63376, Ph: 477-6600 or 278-2244 extension 1670.

| Owner | Description | Approximate Acreage | Recommended Zoning |
|---------------|-------------------------------------------------------------------------|---------------------|----------------------------------------|
| Cleary/Loomis | East side of Elm Tree Street north of Circle Way - 1824 Elm Tree Street | .386 +/- | R-1 Single Family Residential District |

A detail legal description of these properties are available at St. Peters City Hall. One St. Peters Centre Boulevard.

Done by order of the Board of Aldermen.

Lisa L. Schroeder
Lisa L. Schroeder, City Clerk

1824 Elm Tree Street



R=35.40'
0°00'00"
L=55.61'

N/F
LAKESIDE LEVEE DISTRICT
PARCEL ID
6-0003-1606-00-0006,0000000

The original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company, the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

Call Before you DIG
Dial 811 or TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

Copyright 2008
The Clayton Engineering Co.
All Rights Reserved
ENGINEERS - SURVEYORS - PLANNERS
228 W. MISSOURI INDUSTRIAL COURT
ST. LOUIS, MISSOURI 63102-4722
11150 Lindbergh Blvd. Suite 1000
St. Louis, MO 63141
E-Mail: clayton@claytoneng.com
Web: www.claytoneng.com

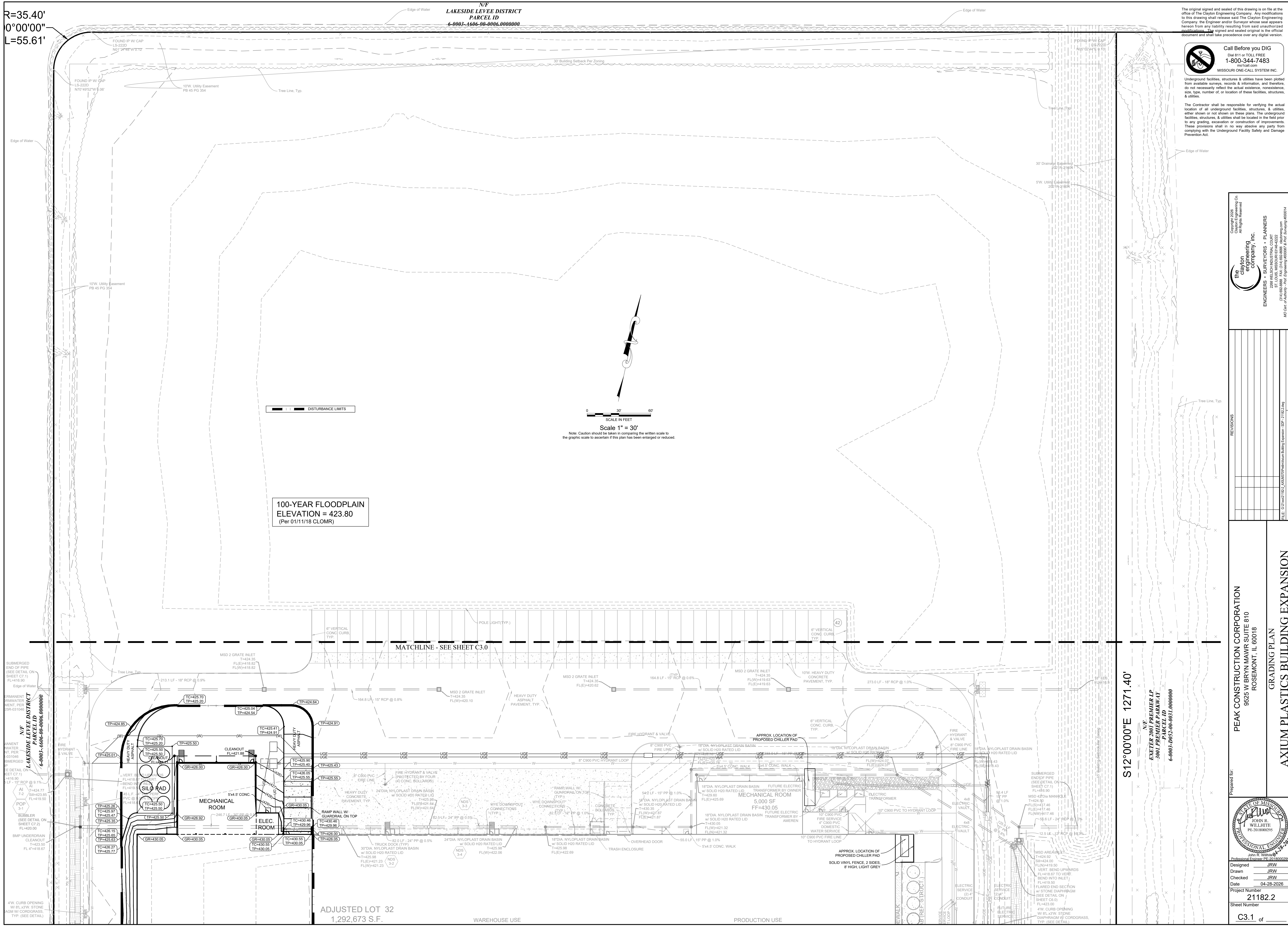
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

Prepared for:
PEAK CONSTRUCTION CORPORATION
9525 W BRYN MAWR SUITE 810
ROSEMONT, IL 60018

Professional Engineer
JOHN R. WILLIAMS
Professional Engineer No. 6201800206
Professional Seal

Designed by: JRW
Drawn by: JRW
Checked by: JRW
Date: 04-28-2026
Project Number: 21182.2
Sheet Number: C3.1 of



DISTURBANCE LIMITS

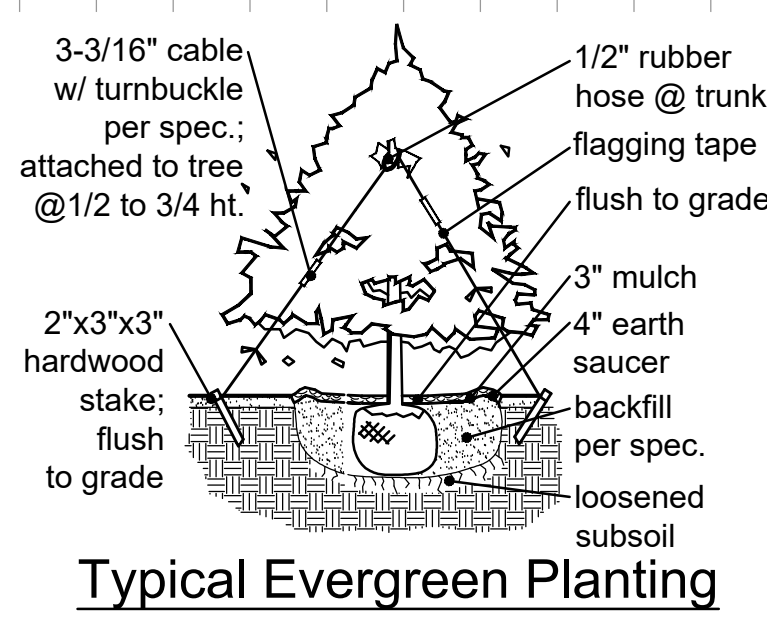
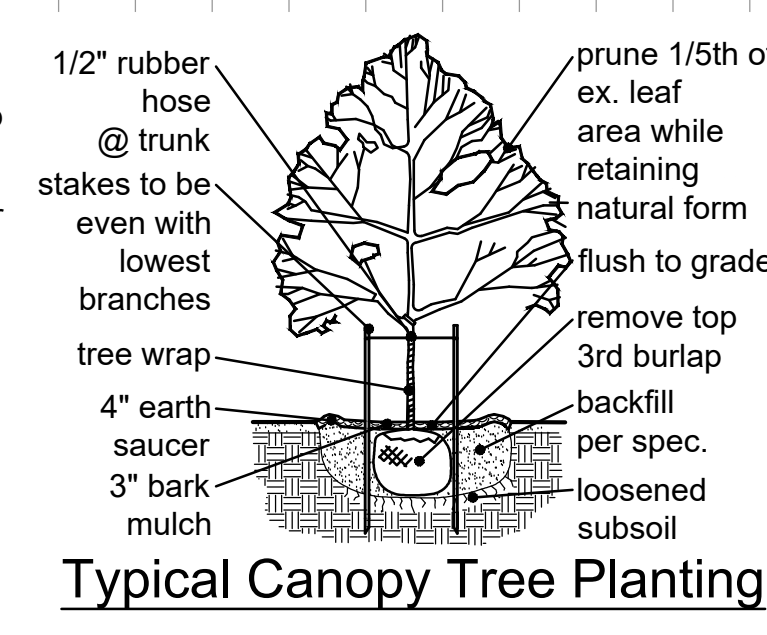
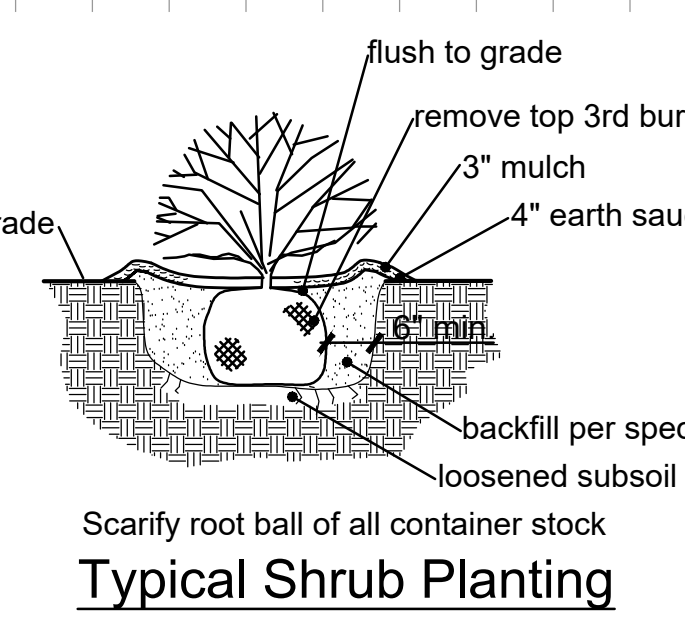
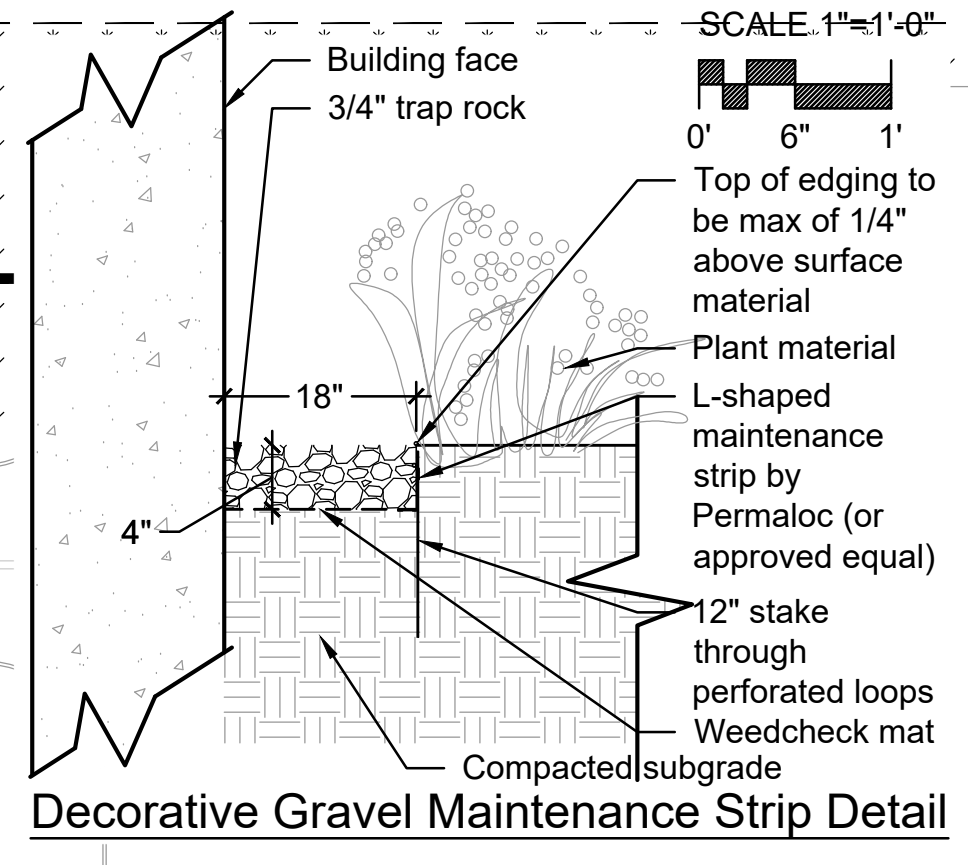
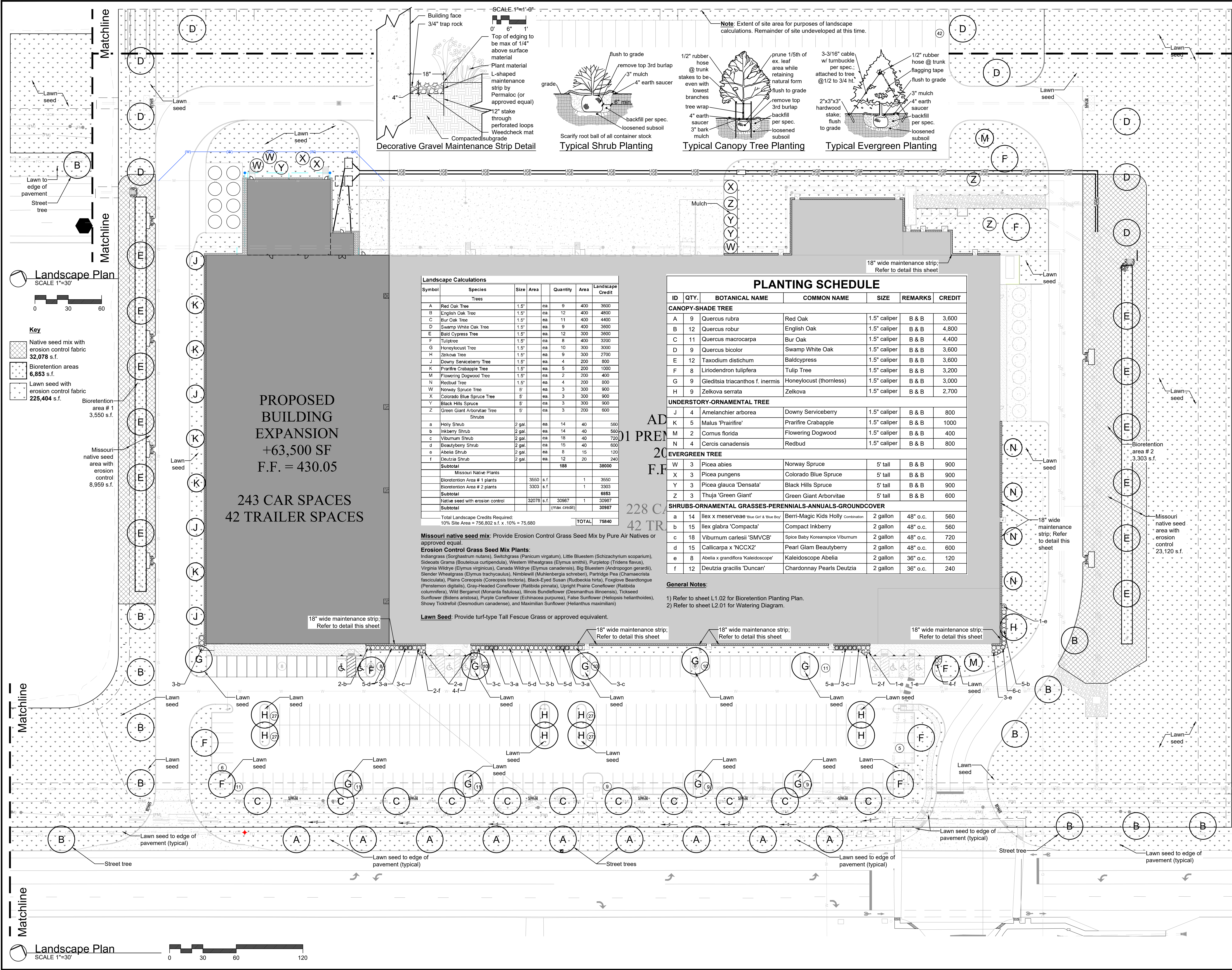
Scale 1" = 30'

100-YEAR FLOODPLAIN
ELEVATION = 423.80
(Per 01/11/18 CLOMR)

ADJUSTED LOT 32
1,292,673 S.F.

WAREHOUSE USE

PRODUCTION USE



Landscape Calculations

| Symbol | Species | Size | Area | Quantity | Area | Landscape Credit |
|-----------------------------------------------------------------------------------|-----------------------------|-------|----------------------------------|------------|--------------|--------------------|
| Trees | | | | | | |
| A | Red Oak Tree | 1.5" | ea | 9 | 400 | 3600 |
| B | English Oak Tree | 1.5" | ea | 12 | 400 | 4800 |
| C | Bur Oak Tree | 1.5" | ea | 11 | 400 | 4400 |
| D | Swamp White Oak Tree | 1.5" | ea | 9 | 400 | 3600 |
| E | Bald Cypress Tree | 1.5" | ea | 12 | 300 | 3600 |
| F | Tulip Tree | 1.5" | ea | 8 | 400 | 3200 |
| G | Honeylocust Tree | 1.5" | ea | 10 | 300 | 3000 |
| H | Zelkova Tree | 1.5" | ea | 9 | 300 | 2700 |
| J | Downy Serviceberry Tree | 1.5" | ea | 4 | 200 | 800 |
| K | Prairifire Crabapple Tree | 1.5" | ea | 5 | 200 | 1000 |
| M | Flowering Dogwood Tree | 1.5" | ea | 2 | 200 | 400 |
| N | Redbud Tree | 1.5" | ea | 4 | 200 | 800 |
| W | Norway Spruce Tree | 5' | ea | 3 | 300 | 900 |
| X | Colorado Blue Spruce Tree | 5' | ea | 3 | 300 | 900 |
| Y | Black Hills Spruce | 5' | ea | 3 | 300 | 900 |
| Z | Green Giant Arborvitae Tree | 5' | ea | 3 | 200 | 600 |
| Shrubs | | | | | | |
| a | Holly Shrub | 2 gal | ea | 14 | 40 | 560 |
| b | Inkberry Shrub | 2 gal | ea | 14 | 40 | 560 |
| c | Viburnum Shrub | 2 gal | ea | 18 | 40 | 720 |
| d | Beautyberry Shrub | 2 gal | ea | 15 | 40 | 600 |
| e | Abelia Shrub | 2 gal | ea | 8 | 15 | 120 |
| f | Deutzia Shrub | 2 gal | ea | 12 | 20 | 240 |
| Subtotal | | | | | | |
| | | | | 188 | | 38000 |
| Missouri Native Plants | | | | | | |
| | | | Bioretention Area # 1 plants | 3550 s.f. | 1 | 3550 |
| | | | Bioretention Area # 2 plants | 3303 s.f. | 1 | 3303 |
| Subtotal | | | | | | 6853 |
| | | | Native seed with erosion control | 32078 s.f. | 1 | 32087 |
| Subtotal | | | | | (max credit) | 32087 |
| Total Landscape Credits Required: 10% Site Area = 756,802 s.f. x .10% = 75,680 | | | | | | TOTAL 75840 |

PLANTING SCHEDULE

| ID | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | CREDIT |
|-----------------------------------------------------------------|------|-----------------------------------------|------------------------------------|--------------|----------|--------|
| CANOPY-SHADE TREE | | | | | | |
| A | 9 | Quercus rubra | Red Oak | 1.5" caliper | B & B | 3,600 |
| B | 12 | Quercus robur | English Oak | 1.5" caliper | B & B | 4,800 |
| C | 11 | Quercus macrocarpa | Bur Oak | 1.5" caliper | B & B | 4,400 |
| D | 9 | Quercus bicolor | Swamp White Oak | 1.5" caliper | B & B | 3,600 |
| E | 12 | Taxodium distichum | Baldcypress | 1.5" caliper | B & B | 3,600 |
| F | 8 | Liriodendron tulipifera | Tulip Tree | 1.5" caliper | B & B | 3,200 |
| G | 9 | Gleditsia triacanthos f. inermis | Honeylocust (thornless) | 1.5" caliper | B & B | 3,000 |
| H | 9 | Zelkova serrata | Zelkova | 1.5" caliper | B & B | 2,700 |
| UNDERSTORY-ORNAMENTAL TREE | | | | | | |
| J | 4 | Amelanchier arborea | Downy Serviceberry | 1.5" caliper | B & B | 800 |
| K | 5 | Malus 'Prairifire' | Prairifire Crabapple | 1.5" caliper | B & B | 1000 |
| M | 2 | Cornus florida | Flowering Dogwood | 1.5" caliper | B & B | 400 |
| N | 4 | Cercis canadensis | Redbud | 1.5" caliper | B & B | 800 |
| EVERGREEN TREE | | | | | | |
| W | 3 | Picea abies | Norway Spruce | 5' tall | B & B | 900 |
| X | 3 | Picea pungens | Colorado Blue Spruce | 5' tall | B & B | 900 |
| Y | 3 | Picea glauca 'Densata' | Black Hills Spruce | 5' tall | B & B | 900 |
| Z | 3 | Thuja 'Green Giant' | Green Giant Arborvitae | 5' tall | B & B | 900 |
| SHRUBS-ORNAMENTAL GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER | | | | | | |
| a | 14 | Ilex x meserveae 'Blue Girl & Blue Boy' | Berri-Magic Kids Holly Combination | 2 gallon | 48" o.c. | 560 |
| b | 15 | Ilex glabra 'Compacta' | Compact Inkberry | 2 gallon | 48" o.c. | 560 |
| c | 18 | Viburnum carlesii 'SMVCB' | Spice Baby Koreanspice Viburnum | 2 gallon | 48" o.c. | 720 |
| d | 15 | Callicarpa x 'NCCX2' | Pearl Glam Beautyberry | 2 gallon | 48" o.c. | 600 |
| e | 8 | Abelia x grandiflora 'Kaleidoscope' | Kaleidoscope Abelia | 2 gallon | 36" o.c. | 120 |
| f | 12 | Deutzia gracilis 'Duncan' | Chardonnay Pearls Deutzia | 2 gallon | 36" o.c. | 240 |

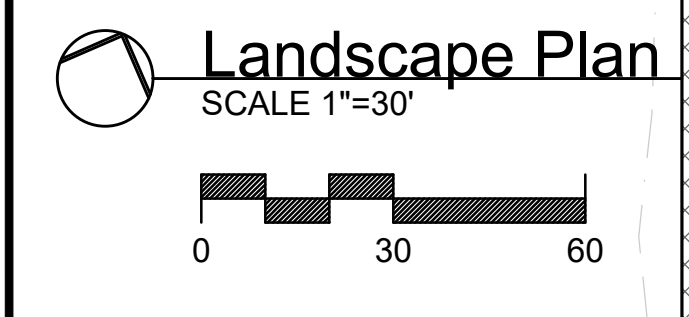
General Notes:

- 1) Refer to sheet L1.02 for Bioretention Planting Plan.
- 2) Refer to sheet L2.01 for Watering Diagram.

Missouri native seed mix: Provide Erosion Control Grass Seed Mix by Pure Air Natives or approved equal.

Erosion Control Grass Seed Mix Plants:
 Indiangrass (Sorghastrum nutans), Switchgrass (Panicum virgatum), Little Bluestem (Schizachyrium scoparium), Sidecoats Grama (Bouteloua curtipendula), Western Wheatgrass (Elymus smithii), Purpletop (Tridens flavus), Virginia Wildrye (Elymus virginicus), Canada Wildrye (Elymus canadensis), Big Bluestem (Andropogon gerardii), Slender Wheatgrass (Elymus trachycalulus), Nibblewill (Muhlenbergia schreberi), Partridge Pea (Chamaecrista fasciculata), Plains Coreopsis (Coreopsis tinctoria), Black-Eyed Susan (Rudbeckia hirta), Foxglove Beardtongue (Penstemon digitalis), Gray-Headed Coneflower (Ratibida pinnata), Upright Prairie Coneflower (Ratibida columnifera), Wild Bergamot (Monarda fistulosa), Illinois Sundellflower (Desmanthus illinoensis), Tickseed Sunflower (Bidens aristata), Purple Coneflower (Echinacea purpurea), False Sunflower (Helopsis helianthoides), Showy Ticktrefoil (Desmodium canadense), and Maximilian Sunflower (Helianthus maximiliani)

Lawn Seed: Provide turf-type Tall Fescue Grass or approved equivalent.



Key

- Native seed mix with erosion control fabric 32,078 s.f.
- Bioretention areas 6,853 s.f.
- Lawn seed with erosion control fabric 225,404 s.f.

Bioretention area # 1 3,550 s.f.

Missouri native seed area with erosion control 8,959 s.f.

PROPOSED BUILDING EXPANSION
 +63,500 SF
 F.F. = 430.05

243 CAR SPACES
42 TRAILER SPACES

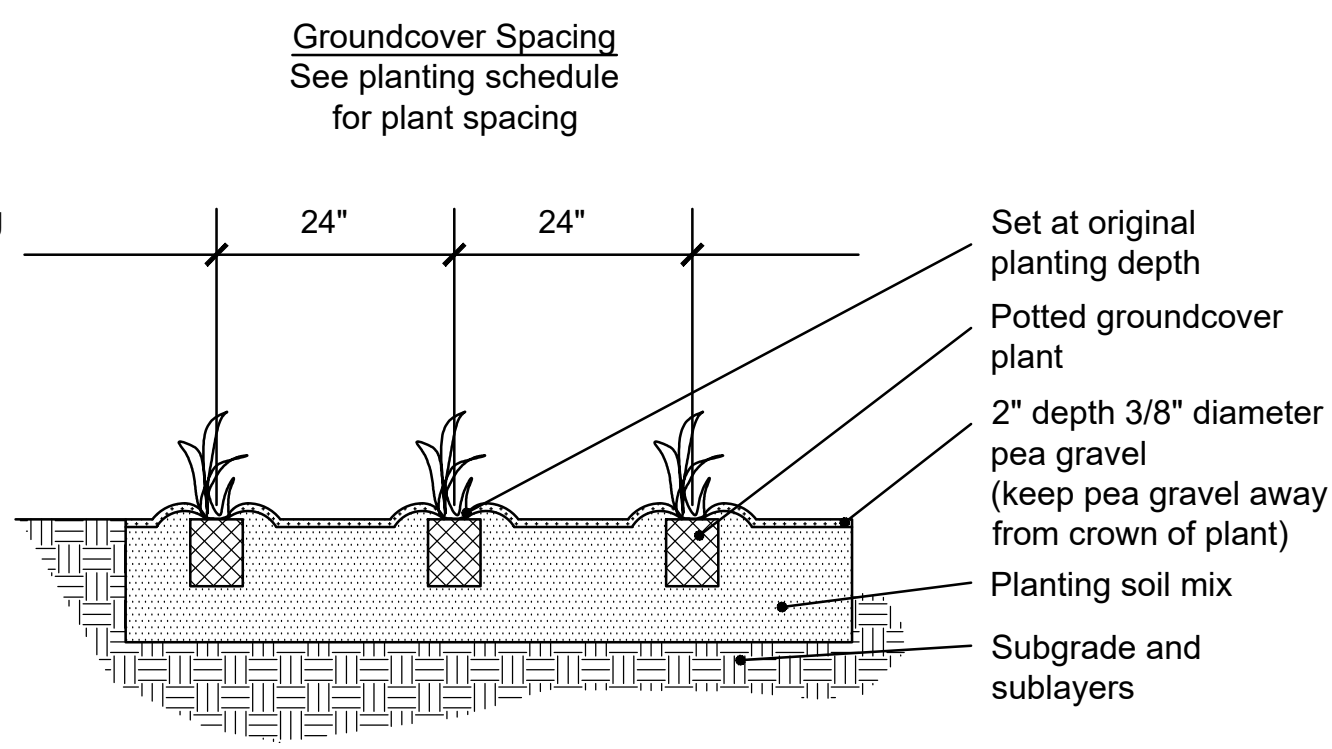
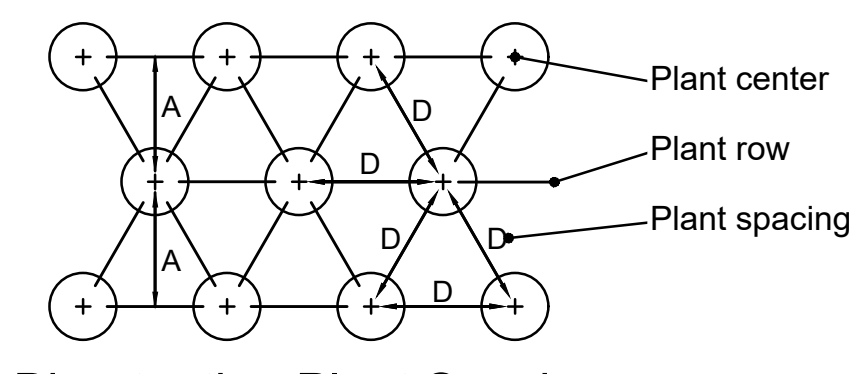
BUILDING EXPANSION
 Axium Plastics
 4001 PREMIER PARKWAY
 SAINT PETERS, MISSOURI

Revisions:

| Date | Description | No. |
|---------|----------------|-----|
| 4/2/26 | Bldg. Addition | 3 |
| 4/28/26 | Bldg. Addition | 4 |

Drawn: KP
 Checked: RS
LOOMIS ASSOCIATES
 landscape architects + planners
 750 spitt 40 park drive, chesterfield, missouri 63005
 t. 636-519-8668 www.loomis-associates.com
 Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000119

Sheet Title: Landscape Plan
 Sheet No: **L1.01**
 Date: 4/3/2026
 Job #: 1091.001



Bioretention Plant Spacing

| PLANT SPACING TABLE | | |
|---------------------|---------|-----------------------|
| SPACING 'D' | ROW 'A' | # OF PLANTS / SQ. FT. |
| 30" | 26" | 0.16 |
| 24" | 20.8" | 0.25 |
| 18" | 15.6" | 0.45 |
| 15" | 13" | 0.64 |
| 12" | 10.4" | 1.00 |
| 10" | 8.66" | 1.44 |
| 8" | 6.93" | 2.25 |

- Notes:**
1. Remove spent flowers prior to planting.
 2. Loosen root mass at bottom of rootball.
 3. Top of rootball stripped of 1/4" surface growing media and covered with 1/4" landscape bed mix plus surface mulch.

Bioretention Plant Spacing Schedule

Note: Plant quantities to be determined by multiplying area (square feet) by number of plants / square feet for required spacing. Table and diagram taken from "Landscape Guide for Stormwater Best Management Practice Design" by MSD with a revised date of May 2, 2012.

TABLE 1: PLANTING, WATER, AND MULCH REQUIREMENTS

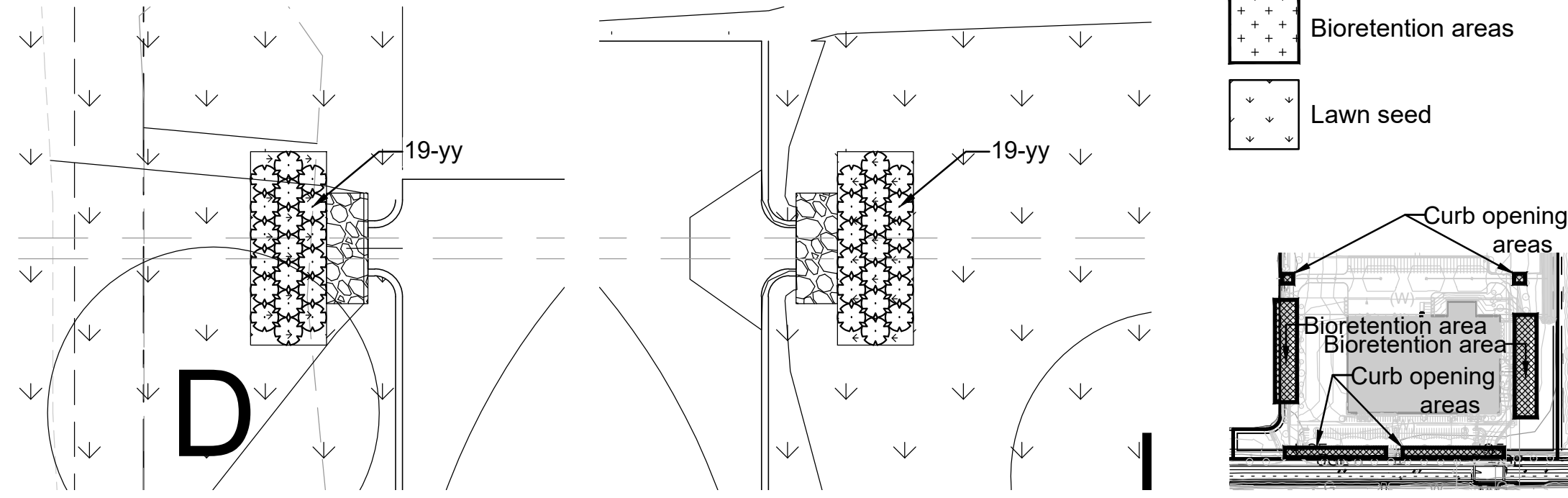
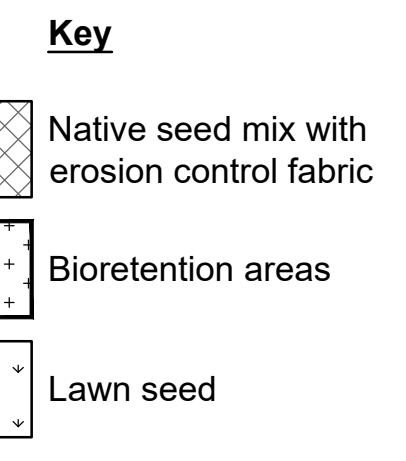
| Water Availability | Required Planting Period | Minimum Container Size | Water Requirement First 3 Weeks | Water Requirement After 3 Weeks* | Maximum Mulch Depth**** |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------|
| No ability to water after initial planting | Late February - April only | 2.25"x3.75" or larger (plug) | Water each plug immediately after planting | | 1.5" for plugs |
| Manual watering with standard sprinkler | Late February - Early June September-October | 4.5"x5" (quart) or larger in summer and fall | 1" (60 min) every 4 days | 1" (60 min) every 7 days until plants established*** | 1.5" for plugs 2.5" for quarts |
| Automatic irrigation (set to water more frequently than normal during first two months after planting) | Late February - Early October | 2.25"x3.75" (plug) or larger in spring 4.5"x5" (quart) or larger in summer and fall | 1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer | 1" (60 min) every 7 days until plants established*** | 1.5" for plugs 2.5" for quarts |

*This water amount includes natural rainfall. If you get a 1/2 inch of natural rain, then you will need to add a 1/4 inch of water to meet the 1 inch requirement.
 **Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
 ***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
 ****Shredded leaf compost is recommended for use with perennials and grasses. Mulch is recommended for tree and shrub plantings at a depth of 3 inches.

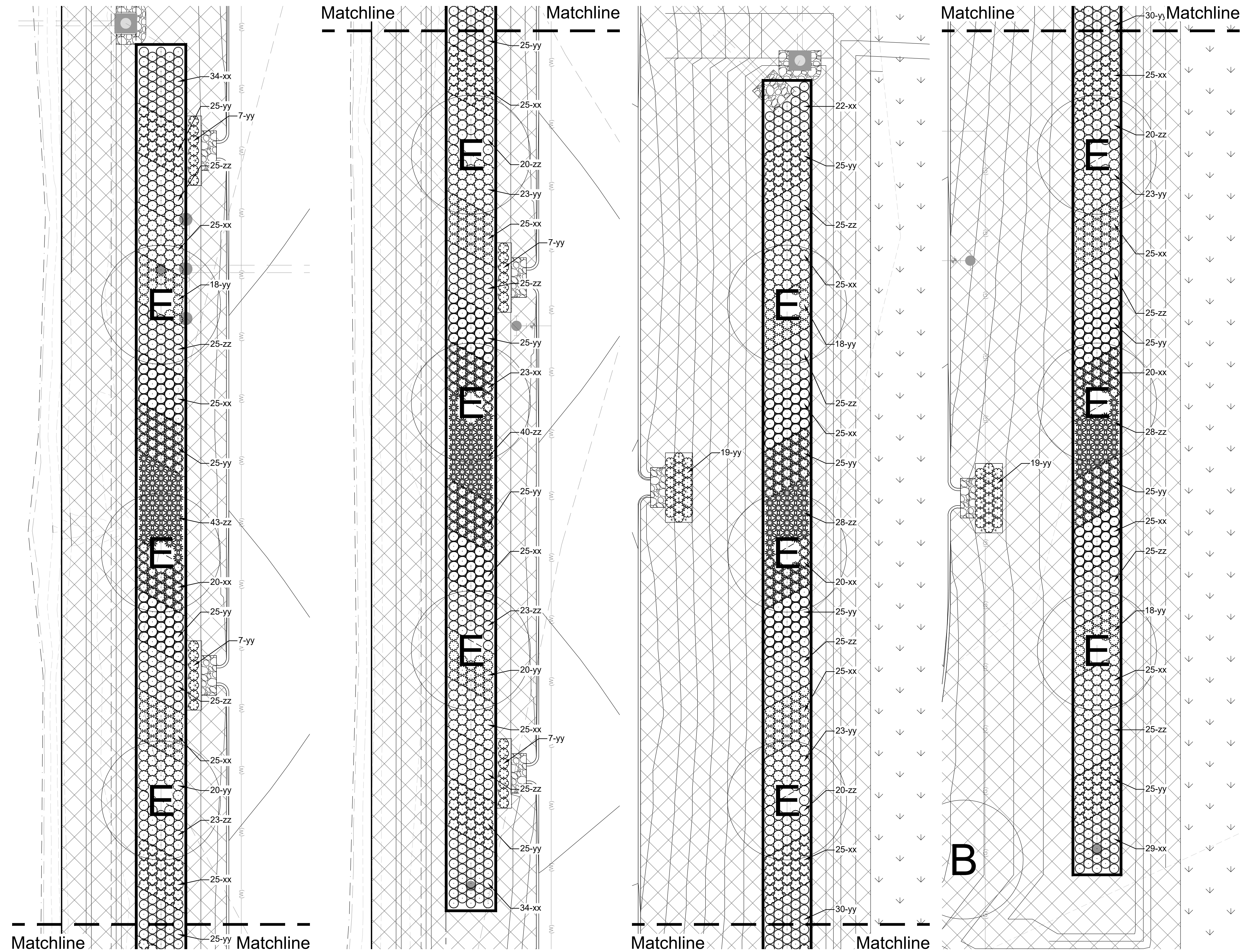
BIORETENTION PLANTING SCHEDULE

| ID | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|----|------|-------------------------|-------------|--------|----------|
| xx | 602 | Carex muskingumensis | Palm Sedge | 38 DCP | 24" o.c. |
| yy | 774 | Chasmanthium latifolium | River Oats | 38 DCP | 24" o.c. |
| zz | 520 | Panicum virgatum | Switchgrass | 38 DCP | 24" o.c. |

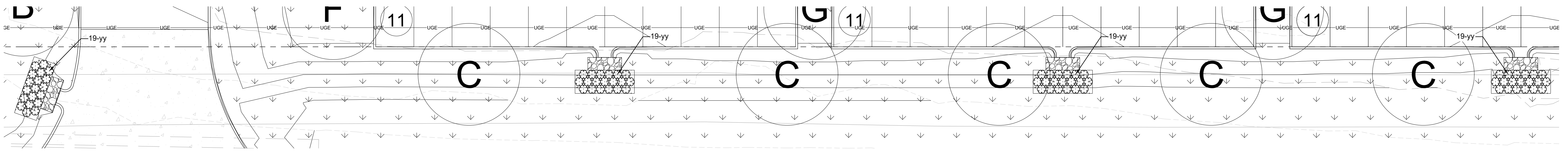
Total: 1,896 Bioretention area and curb opening area Missouri native plants



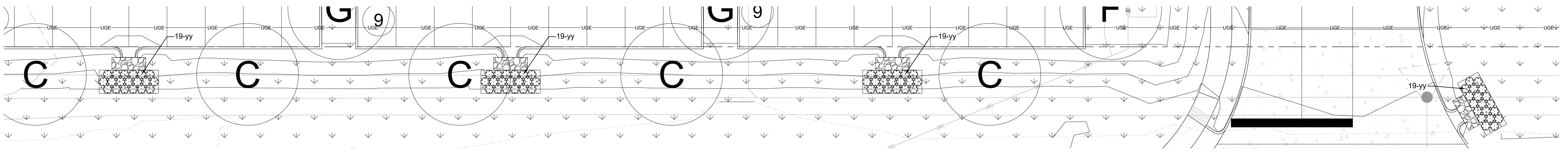
Landscape - Northwest SCALE 1"=10'
Landscape - Northeast SCALE 1"=10'
Key Plan SCALE 1"=500'



Bioretention Area # 1 A SCALE 1"=10'
Bioretention Area # 1 B SCALE 1"=10'
Bioretention Area # 2 A SCALE 1"=10'
Bioretention Area # 2 B SCALE 1"=10'



Partial Landscape Plan - Southwest SCALE 1"=10'



Partial Landscape Plan - Southeast SCALE 1"=10'

Consultants:

Axiom Plastics
 St. Peters, Missouri

Revisions:

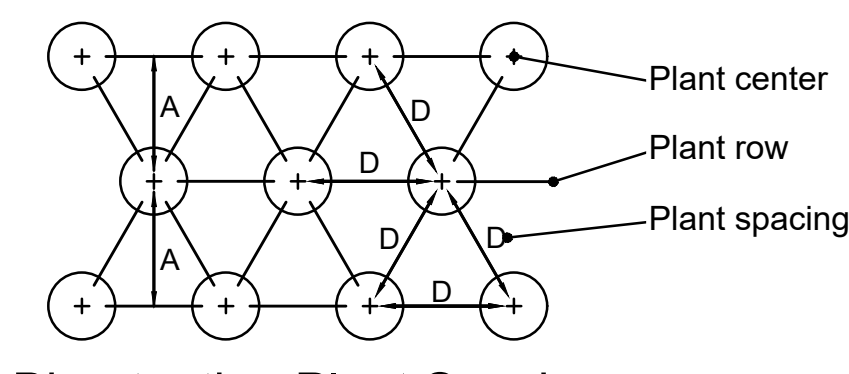
| Date | Description | No. |
|---------|---------------|-----|
| 5/15/25 | Permit Set | 1 |
| 6/27/25 | City Comments | 2 |

Drawn: KP
 Checked: RS

Sheet Title: Bioretention Planting Plan / Landscape Plan
 Sheet No: **L1.02**

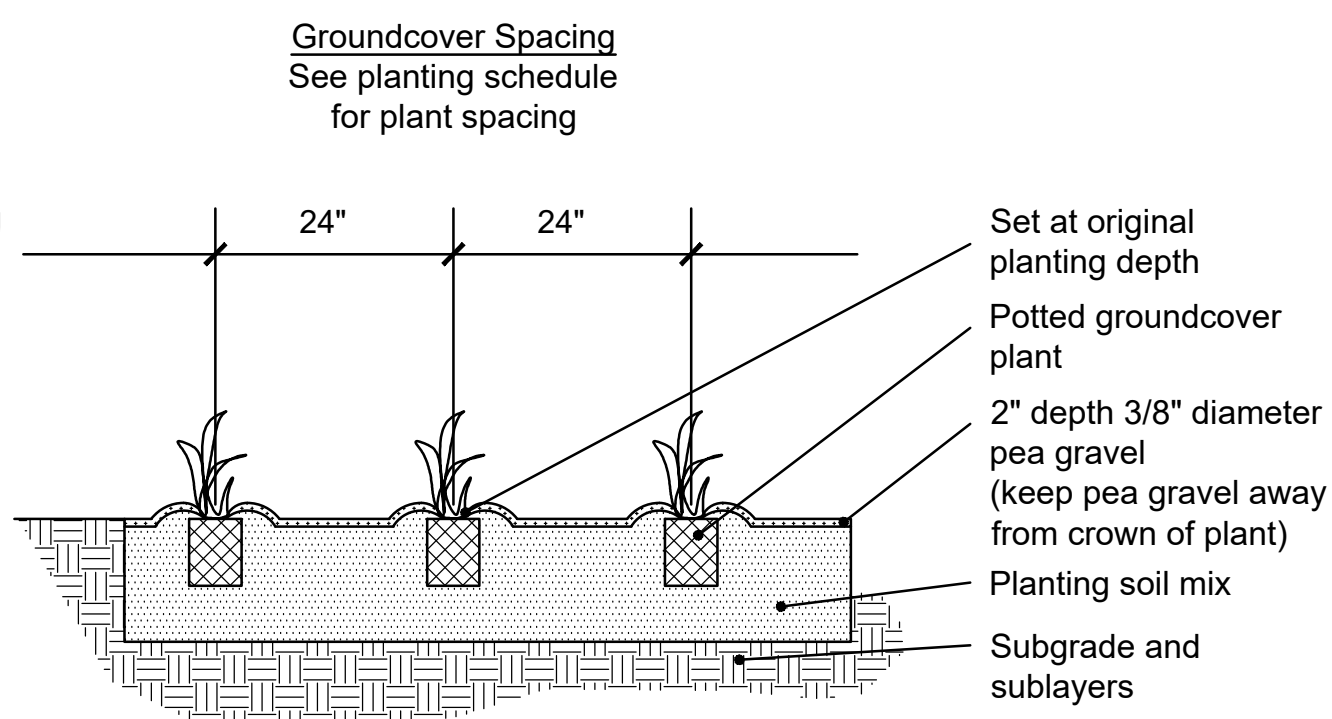
Date: 5/15/25
 Job #: 1091.001

Note: Refer to L1.01 for Planting Schedule and Landscape Calculations



Bioretention Plant Spacing

| PLANT SPACING TABLE | | |
|---------------------|---------|-----------------------|
| SPACING 'D' | ROW 'A' | # OF PLANTS / SQ. FT. |
| 30" | 26" | 0.16 |
| 24" | 20.8" | 0.25 |
| 18" | 15.6" | 0.45 |
| 15" | 13" | 0.64 |
| 12" | 10.4" | 1.00 |
| 10" | 8.66" | 1.44 |
| 8" | 6.93" | 2.25 |



Notes:

1. Remove spent flowers prior to planting.
2. Loosen root mass at bottom of rootball.
3. Top of rootball stripped of 1/4" surface growing media and covered with 1/4" landscape bed mix plus surface mulch.

Bioretention Plant Spacing Section

Note: Plant quantities to be determined by multiplying area (square feet) by number of plants / square feet for required spacing. Table and diagram taken from "Landscape Guide for Stormwater Best Management Practice Design" by MSD with a revised date of May 2, 2012.

TABLE 1: PLANTING, WATER, AND MULCH REQUIREMENTS

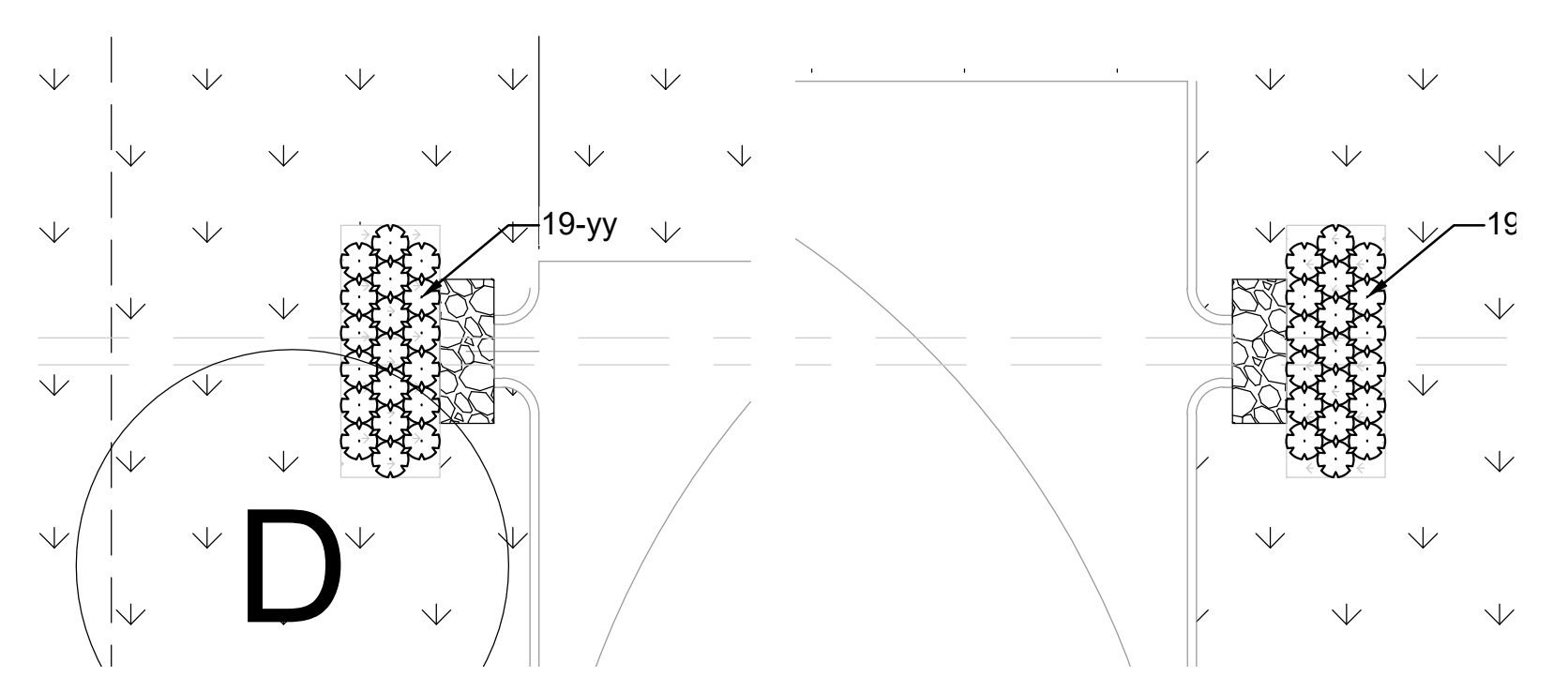
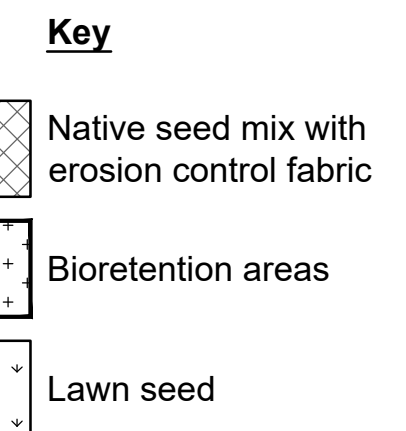
| Water Availability | Required Planting Period | Minimum Container Size | Water Requirement First 3 Weeks | Water Requirement After 3 Weeks* | Maximum Mulch Depth**** |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------|
| No ability to water after initial planting | Late February - April only | 2.25"x3.75" or larger (plug) | Water each plug immediately after planting | | 1.5" for plugs |
| Manual watering with standard sprinkler | Late February - Early June September-October | 4.5"x5" (quart) or larger in summer and fall | 1" (60 min) every 4 days | 1" (60 min) every 7 days until plants established*** | 1.5" for plugs 2.5" for quarts |
| Automatic irrigation (set to water more frequently than normal during first two months after planting) | Late February - Early October | 2.25"x3.75" (plug) or larger in spring 4.5"x5" (quart) or larger in summer and fall | 1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer | 1" (60 min) every 7 days until plants established*** | 1.5" for plugs 2.5" for quarts |

*This water amount includes natural rainfall. If you get a 1/2 inch of natural rain, then you will need to add a 1/4 inch of water to meet the 1 inch requirement.
 **Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
 ***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
 ****Shredded leaf compost is recommended for use with perennials and grasses. Mulch is recommended for tree and shrub plantings at a depth of 3 inches.

BIORETENTION PLANTING SCHEDULE

| ID | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|----|------|-------------------------|-------------|--------|----------|
| xx | 602 | Carex muskingumensis | Palm Sedge | 38 DCP | 24" o.c. |
| yy | 774 | Chasmanthium latifolium | River Oats | 38 DCP | 24" o.c. |
| zz | 520 | Panicum virgatum | Switchgrass | 38 DCP | 24" o.c. |

Total: 1,896 Bioretention area and curb opening area Missouri native plants



Landscape - Northwest
SCALE 1"=10'

Landscape - Northeast
SCALE 1"=10'

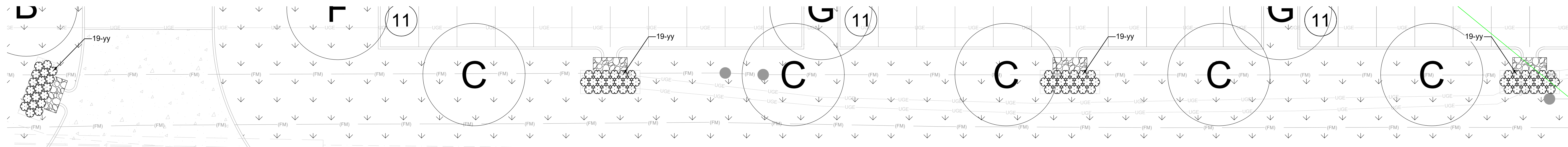
Key Plan
SCALE 1"=500'

Bioretention Area # 1 A
SCALE 1"=10'

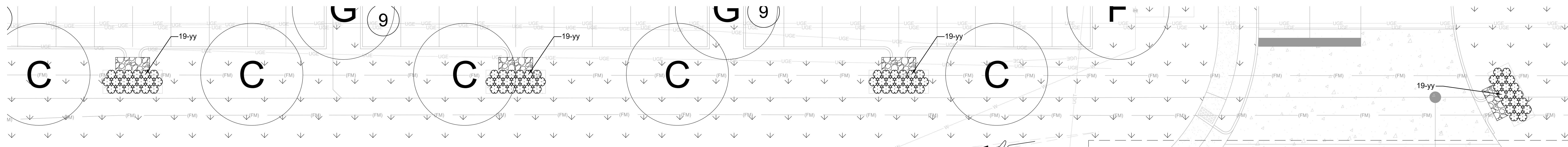
Bioretention Area # 1 B
SCALE 1"=10'

Bioretention Area # 2 A
SCALE 1"=10'

Bioretention Area # 2 B
SCALE 1"=10'



Partial Landscape Plan - Southwest
SCALE 1"=10'



Partial Landscape Plan - Southeast
SCALE 1"=10'

Consultants:

BUILDING EXPANSION
Axiom Plastics
 4001 PREMIER PARKWAY
 SAINT PETERS, MISSOURI

Revisions:

| Date | Description | No. |
|---------|----------------|-----|
| 4/2/26 | Bldg. Addition | 3 |
| 4/28/26 | Bldg. Addition | 4 |

Drawn: KP
Checked: RS

Sheet Title: Bioretention Planting Plan / Landscape Plan
 Sheet No: **L1.02**

Date: 4/3/2026
 Job #: 1091.001

Note: Refer to L1.01 for Planting Schedule and Landscape Calculations

Consultants:

BUILDING EXPANSION
Axiom Plastics
 4001 PREMIER PARKWAY
 SAINT PETERS, MISSOURI

Revisions:

| Date | Description | No. |
|---------|----------------|-----|
| 4/2/26 | Bldg. Addition | 3 |
| 4/28/26 | Bldg. Addition | 4 |

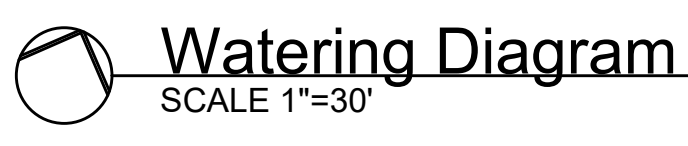
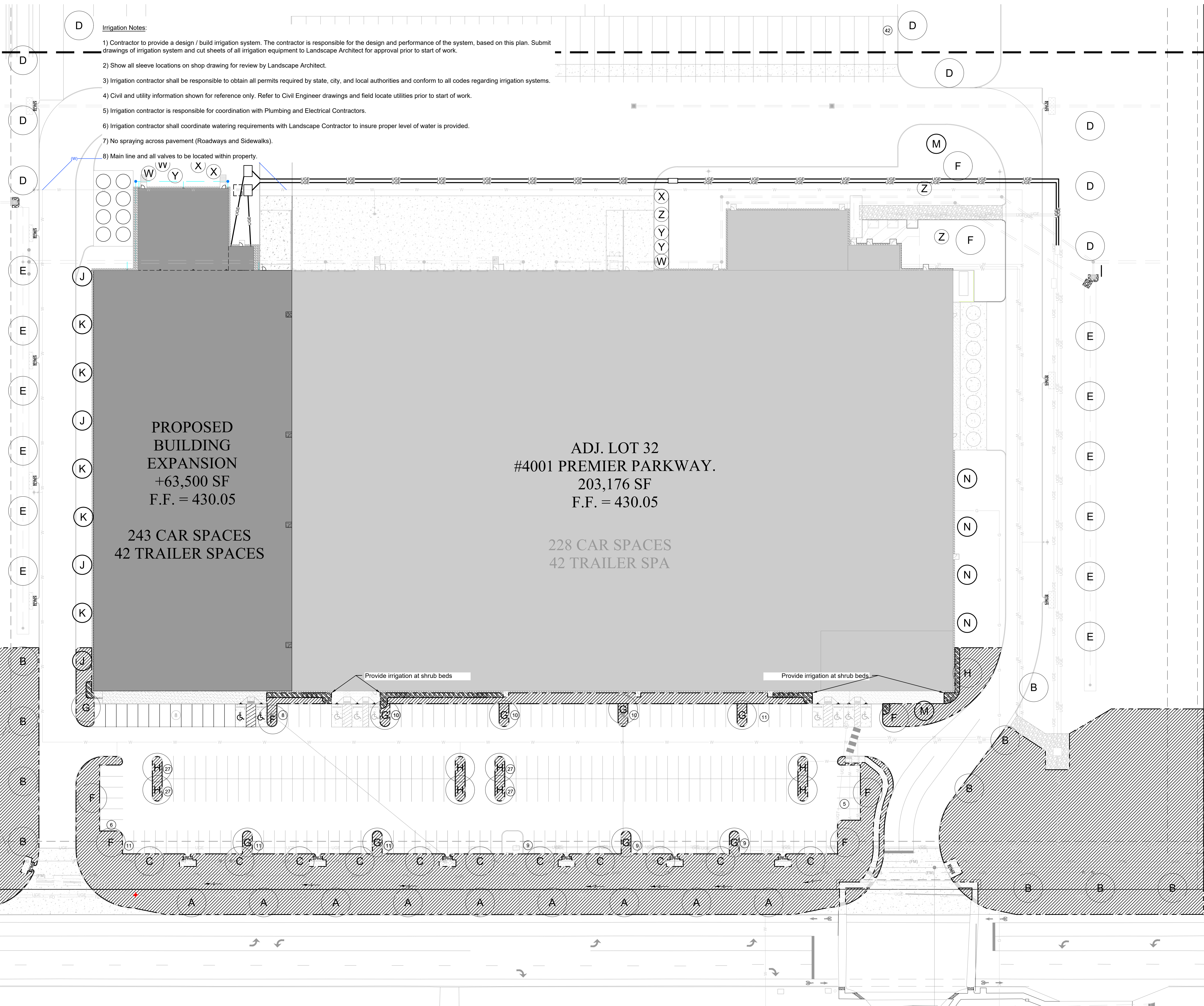
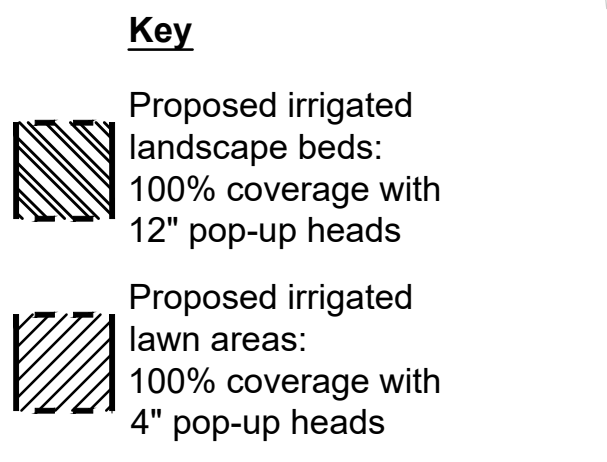
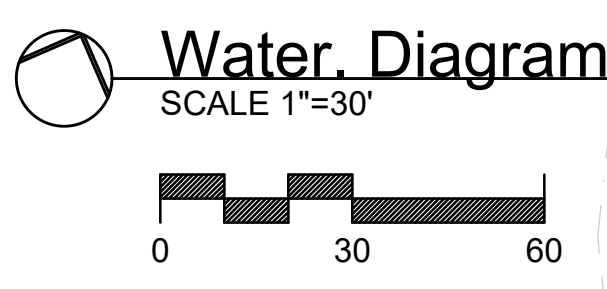
Drawn: KP
 Checked: RS

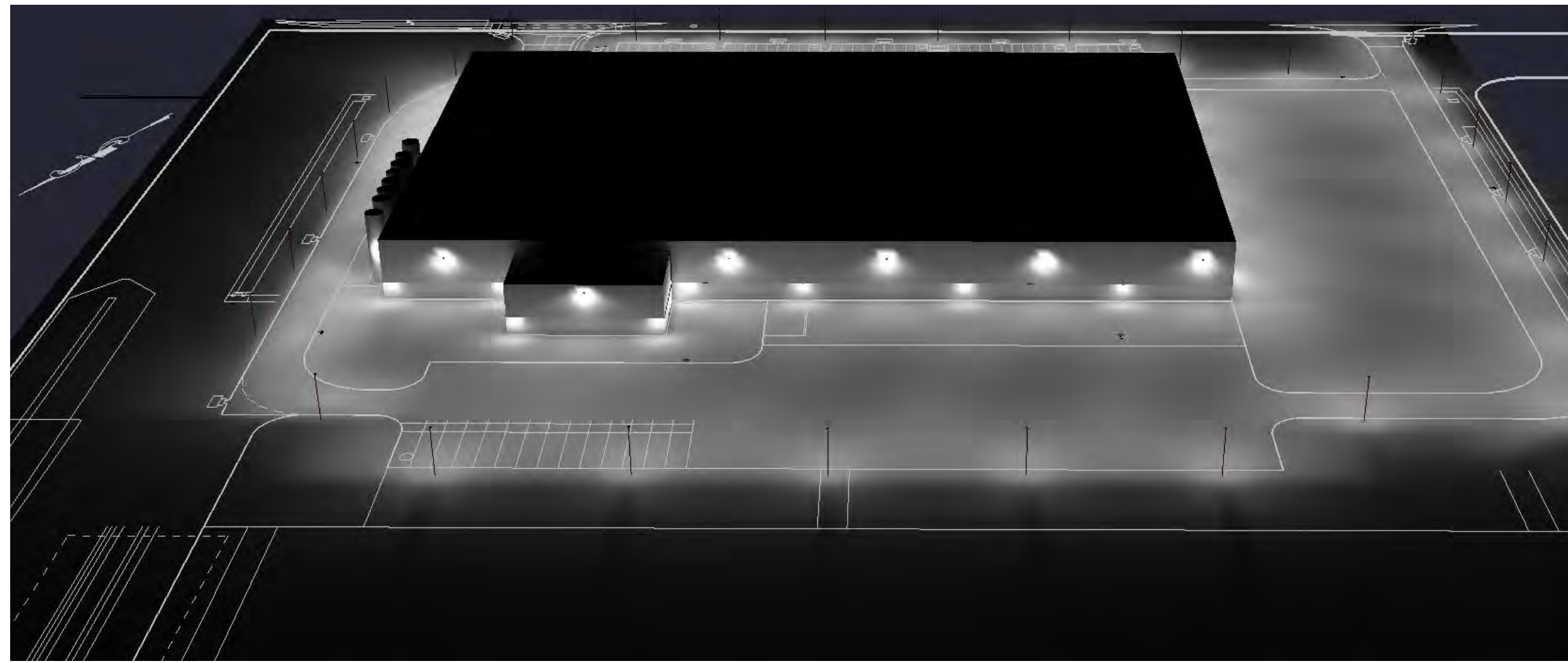
LOOMIS ASSOCIATES
 landscape architects + planners
 750 spartan 40 park drive, chesterfield, missouri 63005
 t. 636-519-8668
 www.loomis-associates.com

Loomis Associates, Inc.
 Missouri State Certificate of Authority # LAC #000019

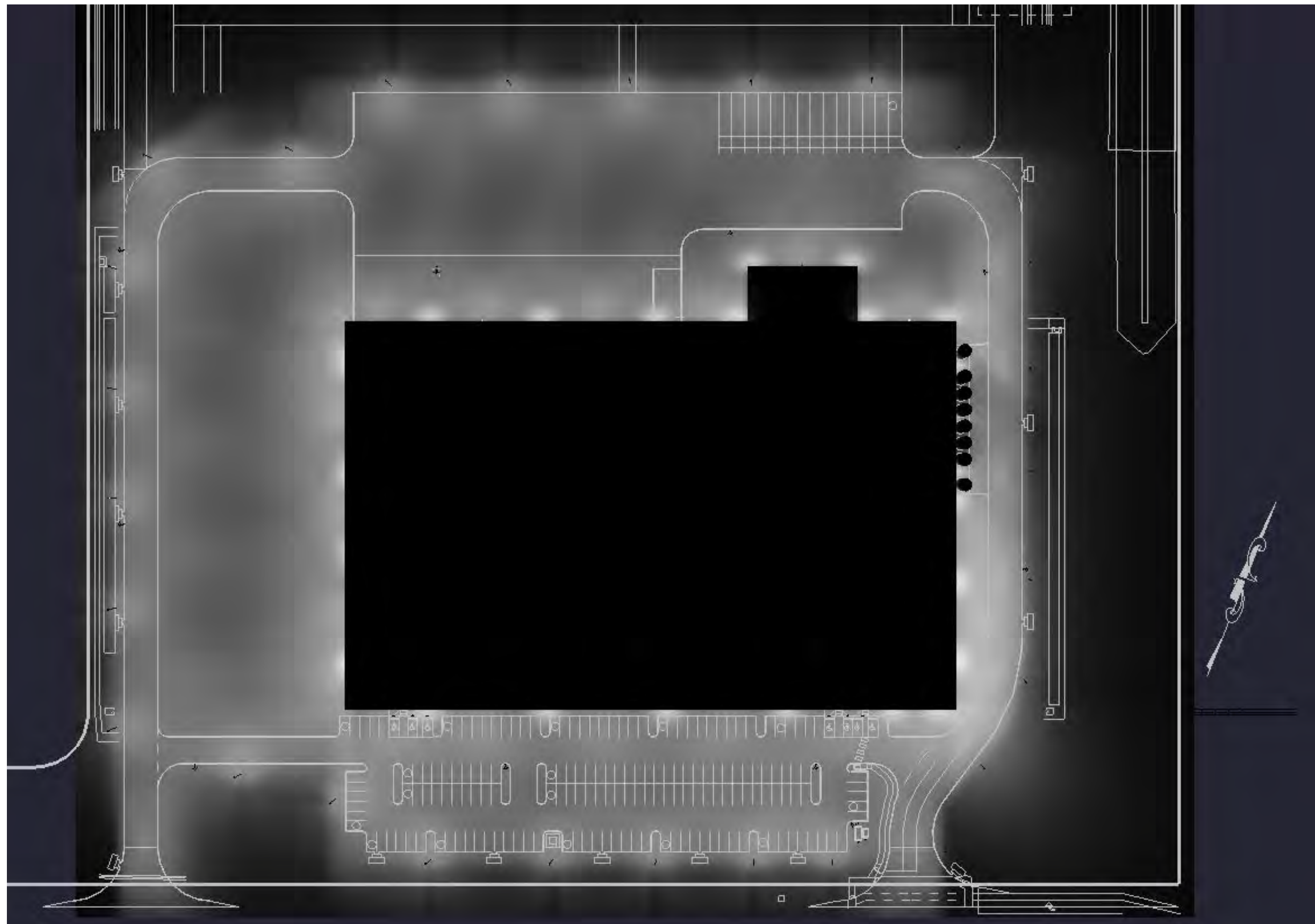
| | |
|--------------|------------------|
| Sheet Title: | Watering Diagram |
| Sheet No.: | L2.01 |
| Date: | 4/3/2026 |
| Job #: | 1091.001 |

- Irrigation Notes:**
- 1) Contractor to provide a design / build irrigation system. The contractor is responsible for the design and performance of the system, based on this plan. Submit drawings of irrigation system and cut sheets of all irrigation equipment to Landscape Architect for approval prior to start of work.
 - 2) Show all sleeve locations on shop drawing for review by Landscape Architect.
 - 3) Irrigation contractor shall be responsible to obtain all permits required by state, city, and local authorities and conform to all codes regarding irrigation systems.
 - 4) Civil and utility information shown for reference only. Refer to Civil Engineer drawings and field locate utilities prior to start of work.
 - 5) Irrigation contractor is responsible for coordination with Plumbing and Electrical Contractors.
 - 6) Irrigation contractor shall coordinate watering requirements with Landscape Contractor to insure proper level of water is provided.
 - 7) No spraying across pavement (Roadways and Sidewalks).
 - 8) Main line and all valves to be located within property.

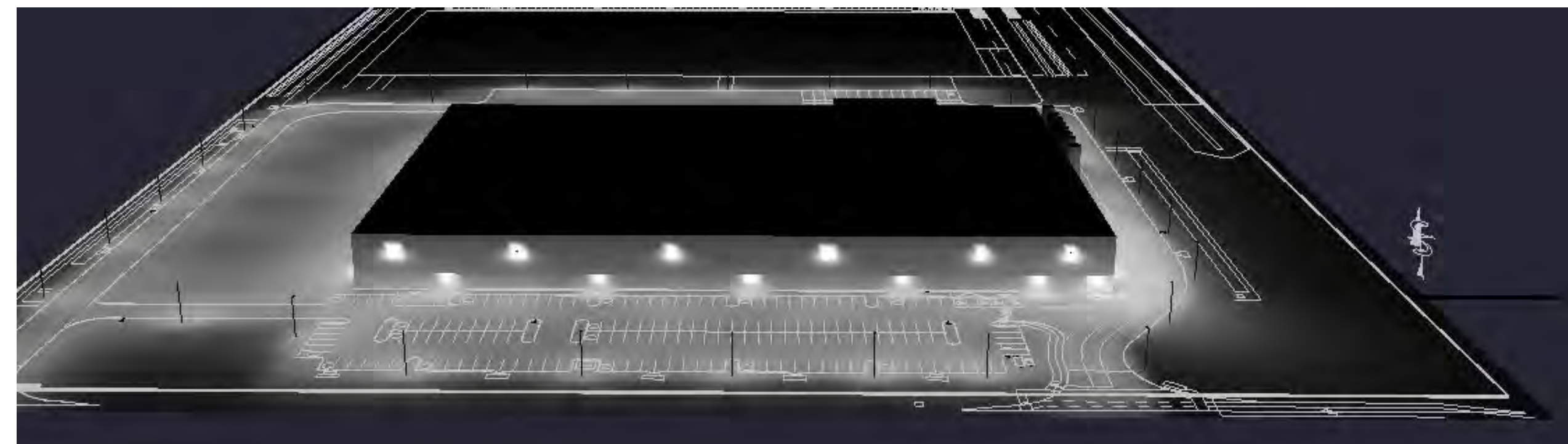




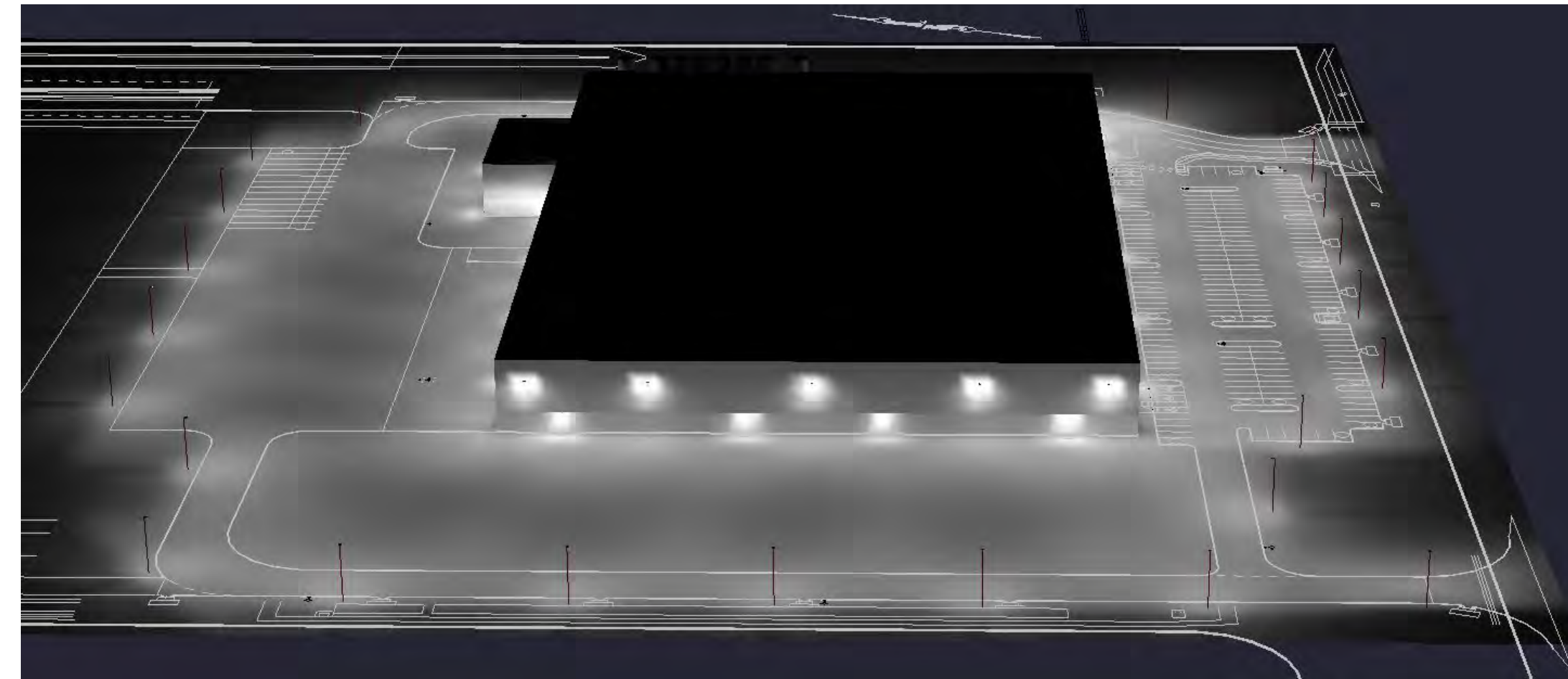
VIEW LOOKING SOUTH



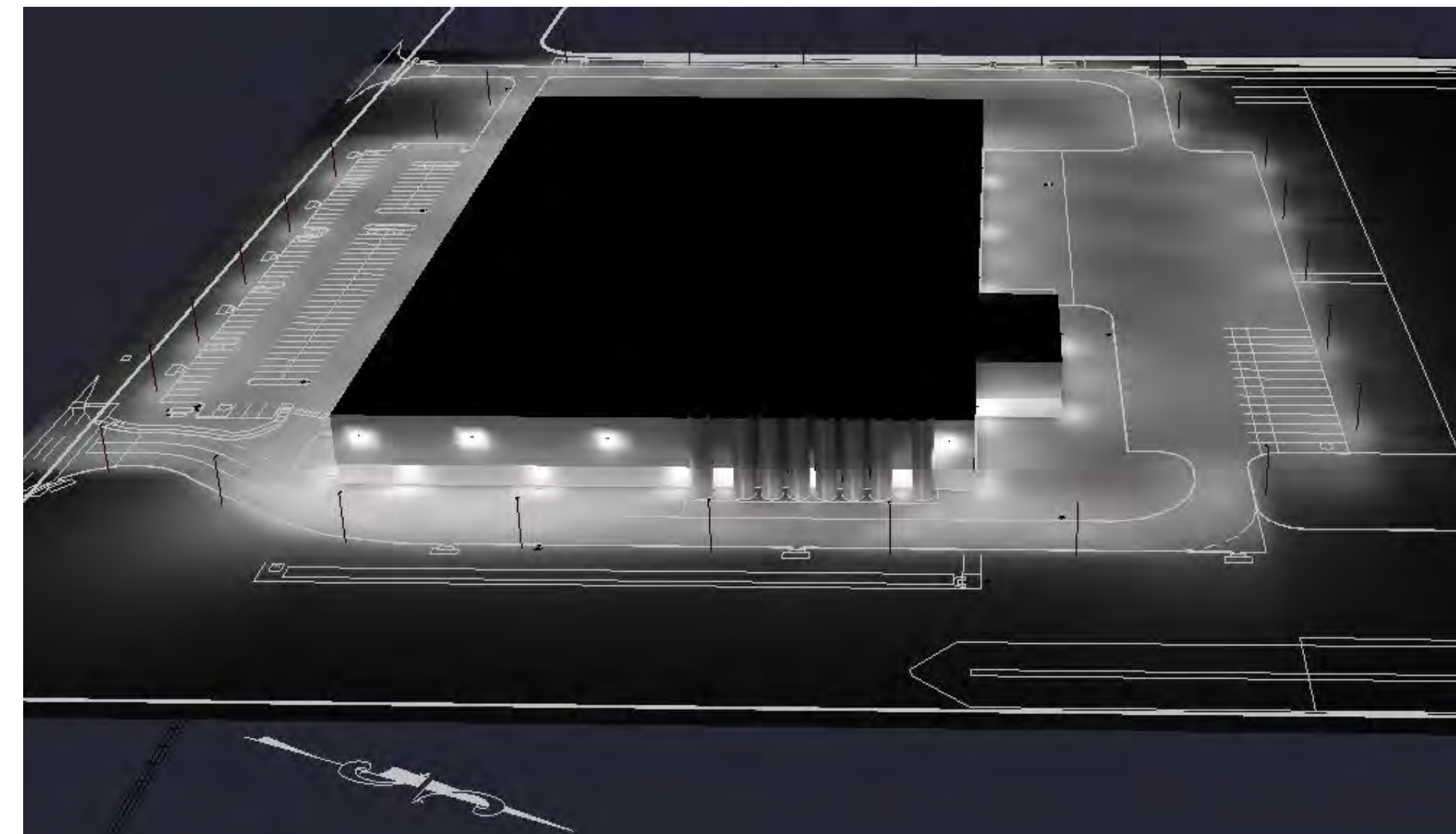
PLAN VIEW



VIEW LOOKING NORTH



VIEW LOOKING EAST



VIEW LOOKING WEST

ALL BUILDING AND PARKING LOT LIGHTS WILL BE DOWNCAST, UNLESS DECORATIVE AS APPROVED BY THE PLANNING DEPARTMENT

PROJECT TITLE

PEAK AXIUM BTS - ST. LOUIS

ST. PETERS, MO

A PROJECT FOR
PEAK CONSTRUCTION

GENERAL NOTES

| △ | DATE | REVISION |
|---|------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PROJECT NO: 247057
DRAWN BY: Author
CHECKED BY: Checker

SHEET NAME

SITE PHOTOMETRIC
ELEVATIONS

SEAL SHEET NUMBER

E-402

PROJECT TITLE
AXIUM BTS - ST. PETERS

4001 PREMIER PARKWAY
 ST. PETERS, MISSOURI 63301

A PROJECT FOR
PEAK CONSTRUCTION

- GENERAL NOTES**
- A EXTEND ALL VERTICAL REVEALS, EXTERIOR PAINT AND TEXTURE ON TILTWALL PANEL TO FINISHED GRADE
 - B EXTEND ALL HORIZONTAL REVEALS, EXTERIOR PAINT AND TEXTURE AROUND SIDES OF EXPOSED TILTWALL PANELS
 - C CAULK INTERIOR AND EXTERIOR OF PANEL JOINTS

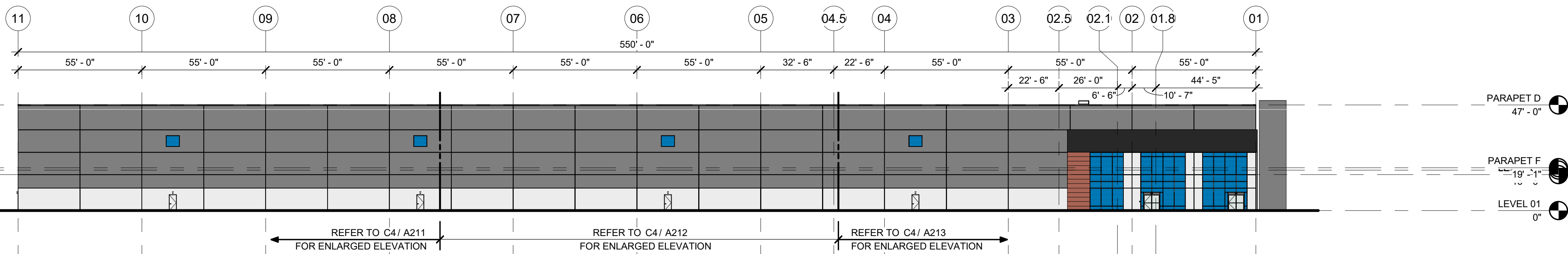
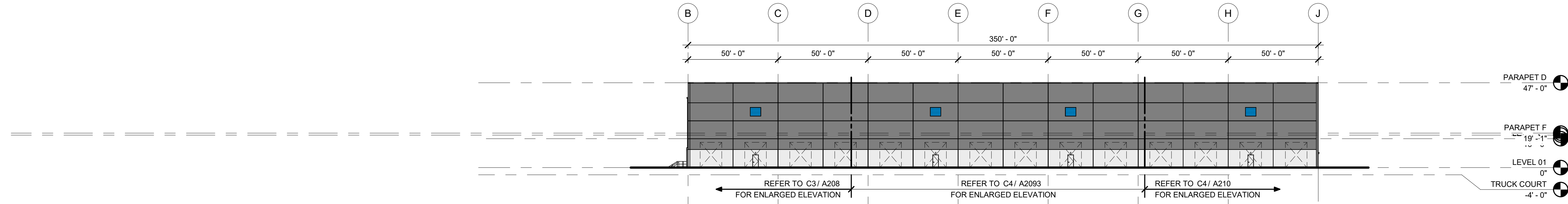
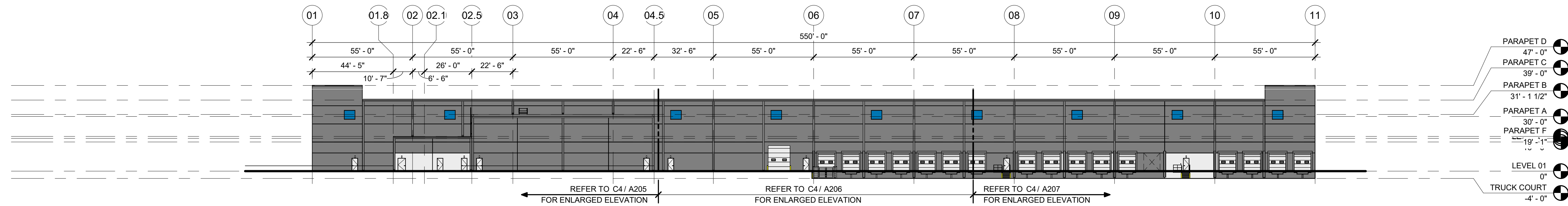
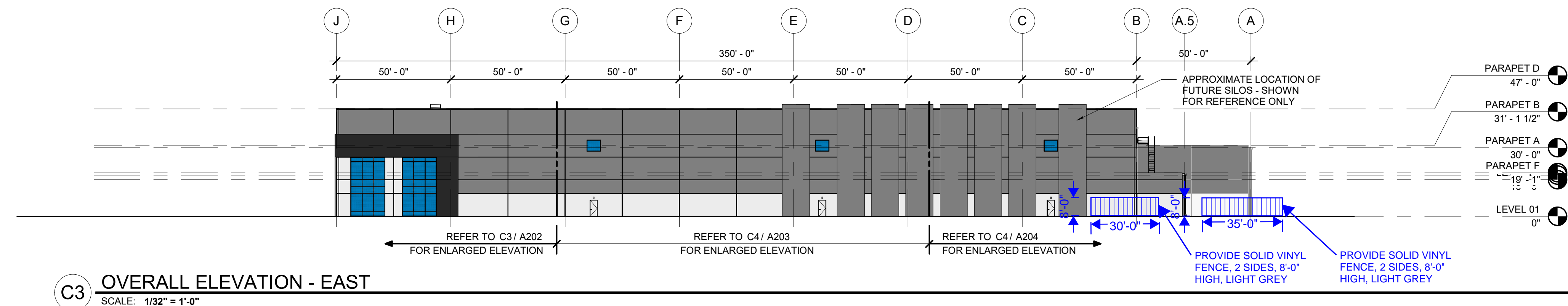
- LEGEND - OVERALL ELEVATIONS**
- FIELD PAINT - BENJAMIN MOORE: KENDALL CHARCOAL / HC-166
 - ACCENT PAINT 1 - BENJAMIN MOORE: STONINGTON GRAY / HC-170
 - GLAZING - VISION, COLOR: GREY TINT WITH LOW-E ON #3 PANE OF IGU
 - GLAZING - SPANDREL, COLOR: GREY TINT WITH LOW-E ON #3 PANE OF IGU, FRIT ON #4 PANE, COLOR TO BE SELECTED BY ARCHITECT
 - ALUMINUM COMPOSITE METAL PANEL: ALPOLIC 4MM FR TBL BLACK
 - ALUMINUM COMPOSITE METAL PANEL: ALPOLIC WLN WALNUT
 - ALTERNATE: TRESPA METEON COMPOSITE PANEL: NW08 ITALIAN WALNUT, MATT

| DATE | REVISION |
|------------|------------------------------|
| 2025-05-02 | PROGRESS SET |
| 2025-05-16 | ISSUE FOR PERMIT |
| 2025-07-08 | ADDENDUM A: CLIENT REVISIONS |
| 2026-04-28 | CHILLER SCREENING |

PROJECT NO: 247057
 DRAWN BY: LJ
 CHECKED BY: JDM

OVERALL BUILDING ELEVATIONS

SEAL: SHEET NUMBER: **A201**

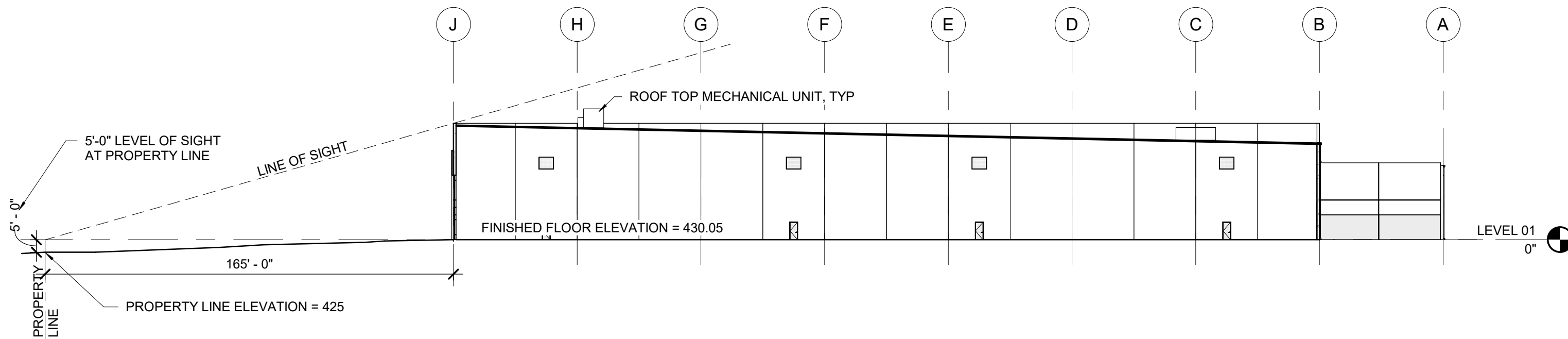


Autodesk Docs://Peak Axium BTS - St. Louis, Mo/247057_ARCH_Peak Axium BTS St Louis_R25.rvt 7/8/2025 10:12:11 AM

PR-SIGHT LINES STUDIES

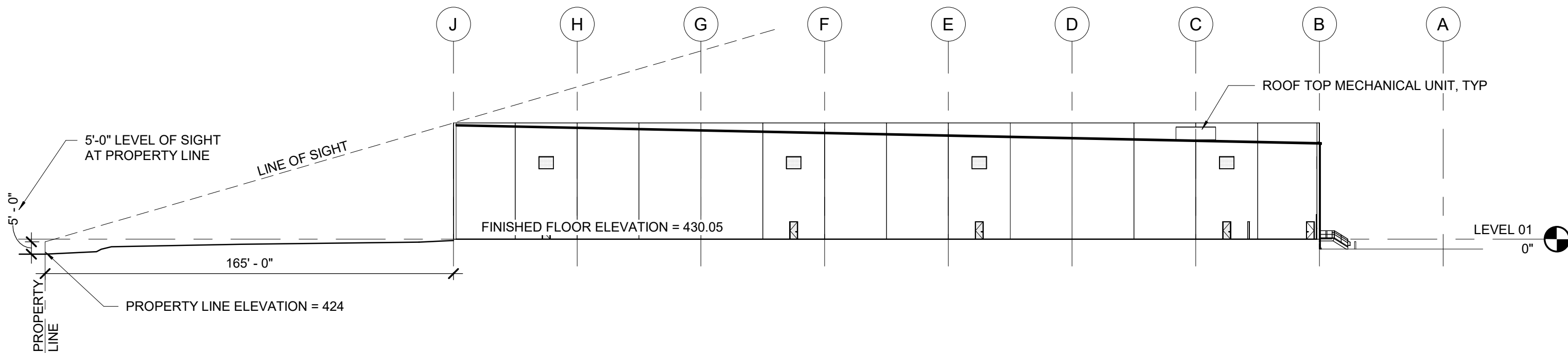
SECTIONS

SCALE: 1" = 40'-0"



2 N/S SIGHT LINE STUDY

SCALE: 1" = 40'-0"



1 N/S SIGHT LINE STUDY

SCALE: 1" = 40'-0"

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
 *ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

COPYRIGHT © 2025 POWERS BROWN ARCHITECTURE. THIS DRAWING AND THE ARCHITECTURAL WORK DEPICTED THEREIN ARE THE SOLE PROPERTY OF POWERS BROWN ARCHITECTURE. NO PORTION OF THIS DRAWING MAY BE COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.