



## Agenda

**Planning & Zoning Commission Meeting  
City of St. Peters Justice Center  
1020 Grand Teton Drive, St. Peters, MO 63376  
February 4, 2026, at 6:30 PM**

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Attendance
- E. Approval of Minutes
  - 1. Minutes - January 7, 2026
- F. Communications and Reports of Officers
  - 1. Consulting Architect's Report
  - 2. Staff Recommendations
- G. Old Business
  - 1. Other
    - a. Everhome Suites: south side of Interstate 70, west of Salt Lick Road – site plan and special use permit re-approval. (Ward 1)
    - b. JG Exteriors Pro: north side of I-70 Service Road North, south of Brown Rd – site plan reapproval. (Ward 1)
- H. New Business
  - 1. Public Hearing
    - 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)
  - 2. Public Hearing and Site Plan
    - a. Petition RZ 25-07 – The Prime Co.: a request for a rezoning from the I-I Light Industrial District to PUD Planned Urban Development to permit multiple family development on a 6.4 +/- acre tract. The property is located east of Highway 79 north of I-70 Service Road North, south of Brown Road. (Ward 1)
    - b. 460 Brown Road Apartments: east of Highway 79 north of I-70 Service Road North, south of Brown Road. (Ward 1)

I. Adjournment

Agenda Posted at City Hall: January 30, 2026 at 12:00 p.m.  
By: M. Vollmer, Planning, Community & Economic Development Specialist  
The meeting is available for viewing at [www.sptvnow.net](http://www.sptvnow.net)