



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



**MINUTES
PLANNING & ZONING COMMISSION
ST. PETERS JUSTICE CENTER, 1020 GRAND TETON DR, ST PETERS, MO 63376
MEETING OF JANUARY 7, 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; Steven Bailey; Bill Yoffie; Madaline Barteau; Tony Friedman, City Engineer; Julie Powers, Director of Planning, Community & Economic Development; Melissa Vollmer, Recording Secretary and George Olivas, Building Commissioner. Terry Lesinski and Ken Braunfeld, Planning Coordinator; were absent. 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 December 2, 2025 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 January 22nd BOA Agenda.

OLD BUSINESS

1. Other:

- a. California Exteriors: north side of Brown Road, east of Highway 79 – Special Use Permit time extension and site plan re-approval.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the special use permit and site plan for this project were approved by the Planning Commission on January 8, 2025. As part of the special use permit approval, the applicant was to apply for a building permit within one year of the approval of the special use permit. In addition, City Code requires that the special use or construction related to the special use begin within one year or an extension is required. A site plan extension is also required after one year if substantial construction has not begun. The applicant has indicated they intend to begin work on the project in the Spring of 2026. Noting this, staff believes the extension of the special use permit and site plan is reasonable. Mr. Bailey made a motion and Mr. McBride seconded to approve the special use permit time extension and site plan time extension with the following contingencies:

1. Obtain approval for the special use permit and note approval on the site plan.
2. Show the location of Phase 1 and Phase 2.
3. Call out the building mounted wall lights to be downcast.
4. Coordinate the location of the water line and appropriate easements at the southwest corner of the site.
5. Coordinate the final landscape plan with the Planning Department, including additional tree plantings along the west side of the site.
6. Coordinate the final architectural design of the building with the Planning Department.

The motion was approved.

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Barteau: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes
Reitmeyer: Yes Lesinski: Absent Luehrs: Yes Bailey: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

NEW BUSINESS

1. Other:

- a. Que Chilero Guate-Mex Food Truck: west side of S. Church Street, north of Mexico Road – temporary food truck.

Mr. Mauro Gonzalez, owner, presented this to the Commission for approval. Mr. Gonzalez explained that he received approval from the Planning Commission in October to operate a food truck in the parking lot of the Steeplechase shopping center. He has been successful at this location and would like to request an additional three months, or more, to continue operating at this location. Ms. Barteau made a motion and Ms. Tillman seconded to allow a six month approval instead of three. The motion was approved. Ms. Barteau made a motion and Alderman Reitmeyer seconded to approve this temporary use with the following contingencies:

1. Obtain approval from the Business Licensing Department, Health Department and the Building Department for food sales.
2. Coordinate with the Planning Department at the time any outside seating area including decorative fencing.
3. Verify that trash will be placed in the trash enclosures at the center or removed from the site, and that restroom access for the food truck workers will be at a business in the center.
4. This approval is for six (6) months, ending July 1, 2026.

The motion was approved.

Barteau: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes
Reitmeyer: Yes Lesinski: Absent Luehrs: Yes Bailey: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

- b. Petition RZ 23-05 – Grant Shelton: terminus of Twill Valley Court, east of Jungermann Road – CPD minor Amendment.

Mr. Carter Flotron presented this to the Commission for approval. Mr. Flotron explained that in 2024 the subject site was rezoned to a Commercial Planned District (CPD) to allow the limited sale of used vehicles from the site. At this time they are requesting a minor amendment to the CPD to allow the sale of “powersports” vehicles – ATV’s, dirt bikes, and similar. These types of vehicles will only be stored inside the building; they will not be parked outside in the designated spaces. There was general discussion about not allowing any type of test-driving on the road/property. Mr. Bailey made a motion and Ms. Tillman seconded to approve the minor CPD amendment, with the added requirement that there shall be no outside test-driving of vehicles/powersports permitted. The motion was approved.

Barteau: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes
Reitmeyer: Yes Lesinski: Absent Luehrs: Yes Bailey: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

2. Record Plats:

- a. St. Peters Apartments Plat 2: north side of Mexico Road, east of St. Peters Centre Boulevard. ¶

Mr. Shawn Ackley, The Engenuity, presented this to the Commission for approval. Mr. Ackley explained that the proposed plat corresponds with the planned Mia Rose development approved for Mexico Road. The existing plant

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nursery and home will be removed and the site will be redeveloped with multiple family units. The current lot configuration includes three tracts – one with the nursery, one with the home, and a third area used for plants. The new configuration will include two lots – one for the multiple family development and a second, smaller lot for a proposed drive-through coffee facility near the front of the site. Mr. Bailey made a motion and Mr. Markus seconded to recommend approval of this record plat to the Board of Aldermen with the following contingencies:

1. Coordinate the utility easements with the Engineering and Utility Departments in conjunction with the review of the construction plans.
2. Provide an eight-foot wide Permanent Pedestrian/Biking trail easement along the rear property line.
3. Provide a Permanent Road Maintenance & Utility Easement for the traffic signal and appurtenances at the intersection. (size to be determined with review of the constructions plans)
4. Correct the City Clerk’s name to Lisa L. Schroeder.
5. Label the existing parcel lines “to be removed”.
6. 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.

Barteau: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes
Reitmeyer: Yes Lesinski: Absent Luehrs: Yes Bailey: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

b. Jungermann Villas: west side of Jungermann Road, north of Omar Court.

Ms. Julie Powers presented this to the Commission for approval. Ms. Powers explained that the subject site was approved for the development of eight villas to be known as Jungermann Villas. The plat includes the individual development lots along with common ground area and an outlot on the northwest side of the creek. The plat was originally approved in March, 2024 but inadvertently included easements along the lot lines which would not be included due to the attached units – easements are not permitted under buildings. 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.

Barteau: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes
Reitmeyer: Yes Lesinski: Absent Luehrs: Yes Bailey: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

3. Public Hearings:

a. Petition SU 25-11 – King Technologies, Inc.: a request for a special use permit in the SL St. Peters Lakeside 370 Special District to permit chemical storage and processing. The site is located on the north side of Spencer Road, west of Lakeside Park Drive.

Mr. Carson King, King Technology, presented this to the Commission for approval. Mr. King explained that the subject property is located on the north side of Spencer Road in the Lakeside Logistics development. The site is developed with a 490,000 square foot building that was developed by NorthPoint. Two areas of the building are in use; however the central portion remains vacant. Mr. King noted that they have been working with the Greater STL to find a location in the St. Louis area. The subject location in the existing building meets their needs but a special use

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permit is required to allow the processing and storage of chemicals. Mr. King explained that they would use 165,000 square feet of the existing building for distribution of products related to water care for swimming pools and hot tubs. The facility would be used for packaging and assembly, which would include some combining of chemicals. The chemicals come in bulk packaging which are stored on pallets inside the building; no outside storage is planned. A designated area within the building will be used for all chemical processing. The wastewater from the facility will be domestic strength; no impact on the water or stormwater system will result. The facility would also be used for warehousing of the applicants products. Thirty to fifty jobs will be created by 2030, with ten being leadership positions and the others in production, assembly and warehousing. Chairman Luehrs opened the public hearing at 7:08 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 7:08 p.m. Mr. Bailey made a motion and Mr. Markus seconded to approve this special use permit. The motion was approved.

Barteau: Yes Yoffie: Yes McBride: Yes Petras: Yes Markus: Yes Moore: Yes Tillman: Yes
Reitmeyer: Yes Lesinski: Absent Luehrs: Yes Bailey: Yes
AYES: 10 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

Mr. Bailey made a motion and Mr. Markus seconded to adjourn the meeting at 7:09 p.m. The motion was approved.

Respectfully submitted:

Melissa Vollmer,
Recording Secretary

John K. Luehrs, Chairman
Planning and Zoning Commission

January 29, 2026

Architectural Review For:

Brown Road Apartments
South Side of Brown Road, East and North of North Service Road.
St. Peters, MO

Brief Project Description:

This proposed project is a new 168-unit apartment development. There are seven buildings with 24 units. The development also includes an amenity building near the center on the development adjacent to the pool. Color exterior elevations and site plans have been provided by Prime Design.

Summary:

The proposed project includes eight separate buildings. Seven are 24-unit three story apartment buildings containing 24 units each and one single story amenity building. The 7 apartment buildings are located around the perimeter of the site and the amenity building is located near the center of the site. The central part of the site also has various amenities including the pool, clubhouse, playground and mailroom. The exterior materials are a combination of brick and cement fiber siding. The proposed elevation has minimal brick on the perimeter of the building with brick accents at the entry points. In general, the level of brick usage falls short of the level the city has approved of in similar developments. Overall, the buildings are thoughtfully designed with various materials and interest. With additional brick will be similar to other apartment projects in the city.

Questions / Comments / suggestions:

1. The brick wainscot is minimal, and in my opinion, is too low. The base wainscot should be extended to the top of the first-floor windows. This will give the apartment buildings a three-tiered appearance.
2. Please confirm that there is not any exposed roof top mechanical equipment or confirm that the parapets are tall enough to screen any roof top mounted HVAC equipment.
3. The site plan does not appear to show the location of the trash enclosure(s). Please provide locations on the site plan and indicate that the trash enclosures are to be clad in comparable materials to the main buildings on the site.

The project with the additional brick indicated above will be comparable to other multi-family developments in the city. I recommend that the developer coordinate and verify acceptance of the city planning staff prior to final approval of the project.

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

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cc: ACT/File

**STAFF RECOMMENDATIONS TO THE
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 4, 2026**

g. Old Business

1. Other:

Name/Location of Development:

- a. Everhome Suites: south side of Interstate 70, west of Salt Lick Road – site plan and special use permit re-approval.

Staff Evaluation:

The Everhome Suites hotel site plan and special use permit (SU 24-05) were approved by the Planning and Zoning Commission on August 7, 2024; the special use was then granted a six-month extension on August 6, 2025, and the site plan was re-approved for one year. As permitted under the zoning code, the developer is seeking an additional six-month extension of the special use permit from the Planning and Zoning Commission as they have not started construction.

The site is a 2.61-acre lot zoned C-3 General Commercial District, adjacent to the Woodspring Suites Hotel on the south side of Veterans Memorial Parkway west of Salt Lick Road. The proposed four-story 59,800+/- square foot building will include one hundred and fifteen rooms. One hundred thirty-eight parking spaces will be provided on site. Access to the site is from Veterans Memorial Parkway, which is controlled by MoDOT, and a cross-access easement with the adjacent Woodspring Suites Hotel. Stormwater for both hotels will be collected and managed in a joint stormwater detention basin.

The building design includes a mix of materials including a natural looking stone, polished stone, brick, EFIS and cement fiber board. It is noted the natural stone will wrap around the entire first floor of the building. The roof top utilities will be screened by the building's parapet. Staff is of the opinion that the design is appropriate for the interstate corridor and provides a design that is contrasting but complimentary to the Woodspring Suites Hotel currently under construction.

Staff Recommendation:

Based on the review above, staff recommends the granting of a six month extension of the special use permit.

Name/Location of Development:

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

Staff Evaluation:

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

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

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

Staff Recommendation:

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

h. New 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.

2. Public Hearing and Site Plan:

Name/Location of Development:

- 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.

Staff Evaluation:

The subject site consists of two tracts totaling 6.41 acres located between I-70 Service Road North and Brown Road, east of I-70 Service Road North. The tracts currently include single family residences. The proposal is for a 168-unit multiple family development. The units will be marketed as affordable apartments that include 42 one-bedroom units, 84 two-bedroom units, and 42 three-

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

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

In recent years the City has seen an increase in the development of multiple family residential development. These developments have been in a variety of locations so as to create living environments attractive to all ages, including millennials and baby boomers. The City notes the importance of attracting these groups, which comprise 40% of the County population, and references the study conducted by Partners for Progress in 2016 that indicated the need for all types of housing growth in St. Charles County to meet the projected housing need by 2030. Recent demand for workers, including work force for businesses in industrial areas and within the City Center, including the Special District and the medical uses to the east of the Special District, have added to the need for additional affordable/workforce housing. Annual reviews of multiple family housing done by the City show most apartment complexes at or near full capacity, indicating an ongoing need for rental housing.

The proposed development will include 168 units in seven buildings that will be three stories in height and oriented to Brown Road and the I-70 outer road. Parking would be in the center area of the buildings. The amenities would also be located in the center area. Staff notes that since the initial submittal in September 2025, a building has been removed, thereby increasing the green space within the development.

When initially submitted, staff recommended the developer incorporate the parcels to the west into the development. This would make the land use pattern in the area more congruent, with residential development extending eastward from the outer road. The developer approached the property owners, but they were unwilling to sell their properties, or the prices were inflated so as to be cost prohibitive. Noting that, staff requested the design include a stub/connection to the west to allow for a future phase of multiple family development. In staff's opinion, that additional phase and the subject tract would create an appropriate residential node at the entrance to the larger industrial/commercial area which would provide attainable housing for workers in the area and the community at large.

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

The building design includes a mix of materials and colors which include brick in two colors and fiber cement in four colors. This mix of materials and colors presents an interesting design. The details and trim add to the overall design. The City's Consulting Architect finds the design attractive but provided a full report which includes a request for additional brick treatment.

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

The current plan includes 168 units on 6.41 acres which exceeds the permitted density of fourteen units per acre, but is less than the 180 units previously requested. Staff notes that density increases have been allowed in multiple developments in the City. The PUD section of the code allows some density bonuses based on plan features – landscaping, building arrangement, and pathways. In addition to this, a variance will be required to allow the requested density.

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

Staff Recommendation

Noting the above review, staff recommends approval of Petition SU 25-07 subject to the requirements of the attached PUD agreement.

Name/Location of Development:

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

Staff Evaluation:

The subject site consists of two tracts totaling 6.41 acres located between I-70 Service Road North and Brown Road, east of I-70 Service Road North. The tracts currently include single family residences. The proposal is for a 168-unit multiple family development. The units will be marketed as affordable apartments that include 42 one-bedroom units, 84 two-bedroom units, and 42 three-bedroom units. The development will include amenities such as a playground, pool, and amenity building. Rents are anticipated to be between \$977 and \$1,200 dollars per month. The units will have quality finishes and will provide new, attractive housing for single persons and families. It is anticipated that the project would serve workers in the Brown Road/Arrowhead business parks and other employers in the vicinity, as well as employers in Premier 370 and the larger community. The developer is planning to use funding authorized through the state and federal governments which dictate the census tracts which qualify for the funding. At this time, those tracts are north of Interstate 70.

The proposed development will include 168 units in eight buildings that will be three stories in height and oriented to Brown Road and the I-70 outer road. Parking would be in the center area of the buildings. The amenities would also be located in the center area. Initially, the developer submitted a plan for 180 units which was considered and recommended by the Planning Commission in October, 2025; the Board of Aldermen did not approved the requested rezoning.

With that initial review, staff recommended the developer incorporate the parcels to the west into the development. This would make the land use pattern in the area more congruent, with the residential development extending eastward from the outer road. The developer has approached the property owners multiple times, but they are unwilling to sell their properties, or the prices were inflated to be cost prohibitive. Noting that, staff requested the initial and current design include a stub/connection to the west to allow for a future phase of multiple family development. In staff's opinion, that additional phase and the subject tract would create an appropriate residential node at the entrance to the larger industrial area which would provide attainable housing for workers in the area and the community at large.

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

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

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

The current plan includes 168 units on 6.41 acres which exceeds the permitted density of fourteen units per acre, but is less than the 180 units previously requested. Staff notes that density increases have been allowed in multiple developments in the City. The PUD section of the code allows some density bonuses based on plan features – landscaping, building arrangement, and pathways. In addition to this, a variance will be required to allow the requested density.

Other issues reflected in the contingencies for this plan include finalizing the landscape plan and final building elevations based on direction from the consulting architect. Other minor details that are needed include the location of fire hydrants and easements. Also, a sight proof fence is required along the east property line; staff will coordinate this with the applicant. Finally, final engineering plans and details will be required in conjunction with the Engineering Plans.

Staff Recommendation:

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

Recommended Contingencies:

1. Coordinate the final building elevations with the Planning Department, 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.



RECEIVED JUL 31 2024



Everhome Suites Overall Perspective

ST. PETERS, MO

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client approved drawings take precedence and provide final direction for design, printing and production.

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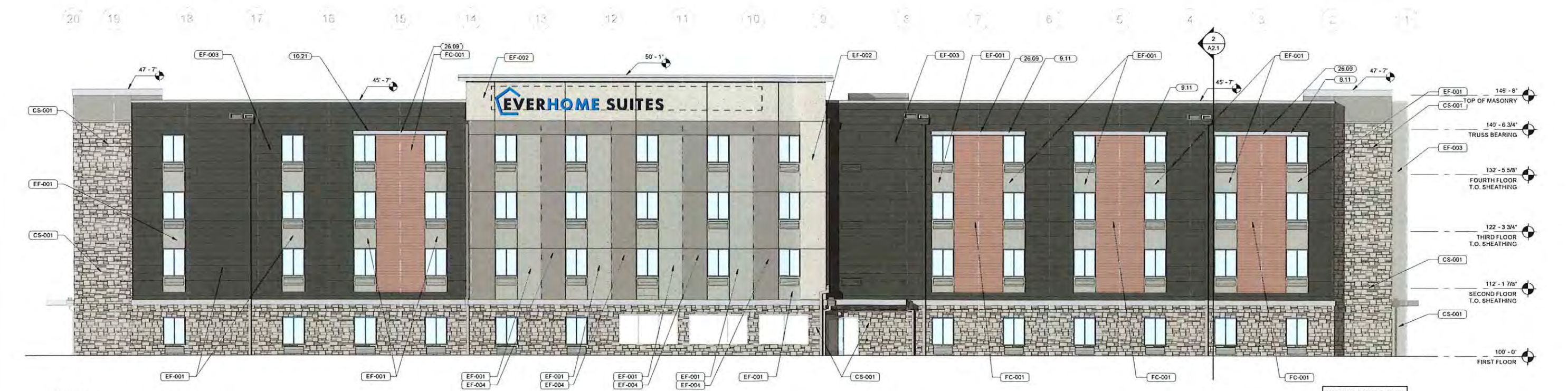
07/03/2024

| KEYNOTES | | FINISH KEYNOTES | |
|----------|--|-----------------|--|
| Tag | Keynote Description | Tag | Keynote Description |
| 5.08 | METAL TRELLIS | CS-001 | CULTURED STONE - EL DORADO "GRAND BANKS LIMESTONE" |
| 9.11 | EFS BUMP OUT ACCENT BAND, REF A500 | EF-001 | LONGITUDE24 BY EL DORADO STONE - SW 2850 "SILENT GREY" |
| 10.21 | WOOD FRAMED WINDOW BAND | EF-002 | EFS - SW 7056 "RESERVED WHITE" |
| 11.05 | BUILDING SIGNAGE UNDER SEPARATE PERMIT. PROVIDE BLOCKING AND COORDINATE LOCATION AND CONNECTION REQUIREMENTS POWER WITH SIGNAGE VENDOR | EF-003 | LONGITUDE24 BY EL DORADO STONE "FOGGY MEADOW" |
| | | EF-004 | EFS - SW 9163 "TIN LIZZIE" |
| 26.09 | EXTERIOR LIGHTING, REF MEP | FC-001 | FIBER CEMENT - NICHHA VINTAGEWOOD "SPRUCE" |



2 FRONT ELEVATION
1/8" = 1'-0" REF: A1.2 / 1

| MATERIAL PRECENTAGES | |
|----------------------|-----|
| STONE | 51% |
| EFS | 35% |
| FIBER CEMENT | 11% |



1 REAR ELEVATION
1/8" = 1'-0" REF: A1.2 / 1

| MATERIAL PRECENTAGES | |
|----------------------|-----|
| STONE | 56% |
| EFS | 33% |
| FIBER CEMENT | 11% |



EVERHOME SUITES EXTERIOR ELEVATIONS
ST. PETERS, MO

DESIGN REPRESENTATION ONLY AND NOT FOR CONSTRUCTION
This drawing is a representation of the proposed design and is not a contract document. It is subject to change without notice. The contractor shall be responsible for verifying all dimensions and conditions of the site and existing structures. The architect shall not be responsible for any errors or omissions in this drawing or any other documents prepared by the architect or its consultants.

A2.0
05/20/2022

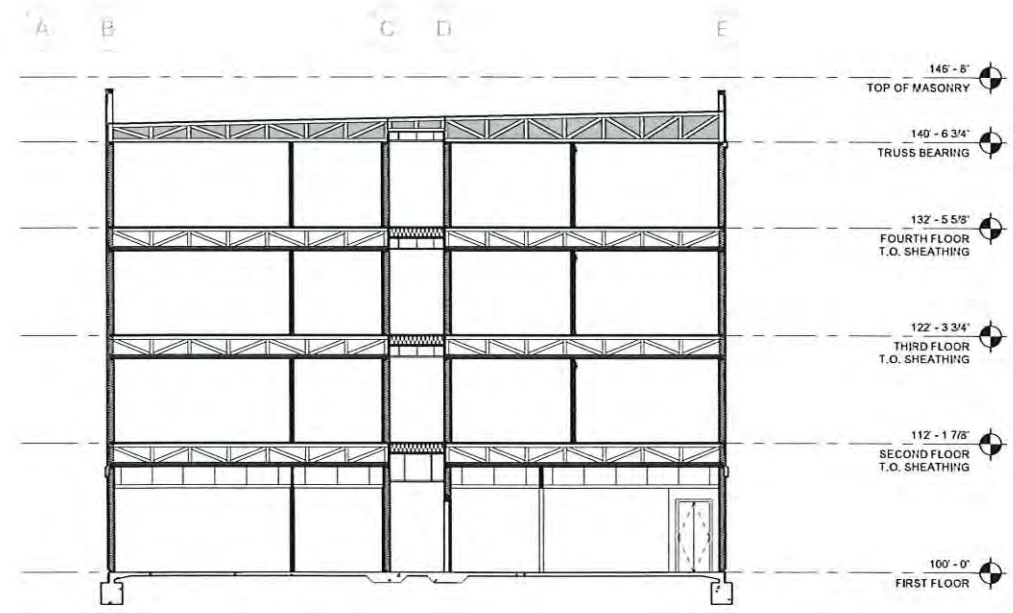
| KEYNOTES | |
|----------|---------------------|
| Tag | Keynote Description |
| 5.08 | METAL TRELLIS |

| FINISH KEYNOTES | |
|-----------------|---|
| Tag | Keynote Description |
| CS-001 | CULTURED STONE - EL DORADO "GRAND BANKS LIMESTONE" |
| EF-001 | LONGITUDE24 BY ELDORADO STONE - SW 2550 "SILENT GREY" |
| EF-002 | EIFS - SW 7056 "RESERVED WHITE" |
| EF-003 | LONGITUDE24 BY ELDORADO STONE "FOGGY MEADOW" |
| EF-004 | EIFS - SW 9163 "TIN LIZZIE" |
| FC-001 | FIBER CEMENT - NICHHA VINTAGEWOOD "SPRUCE" |

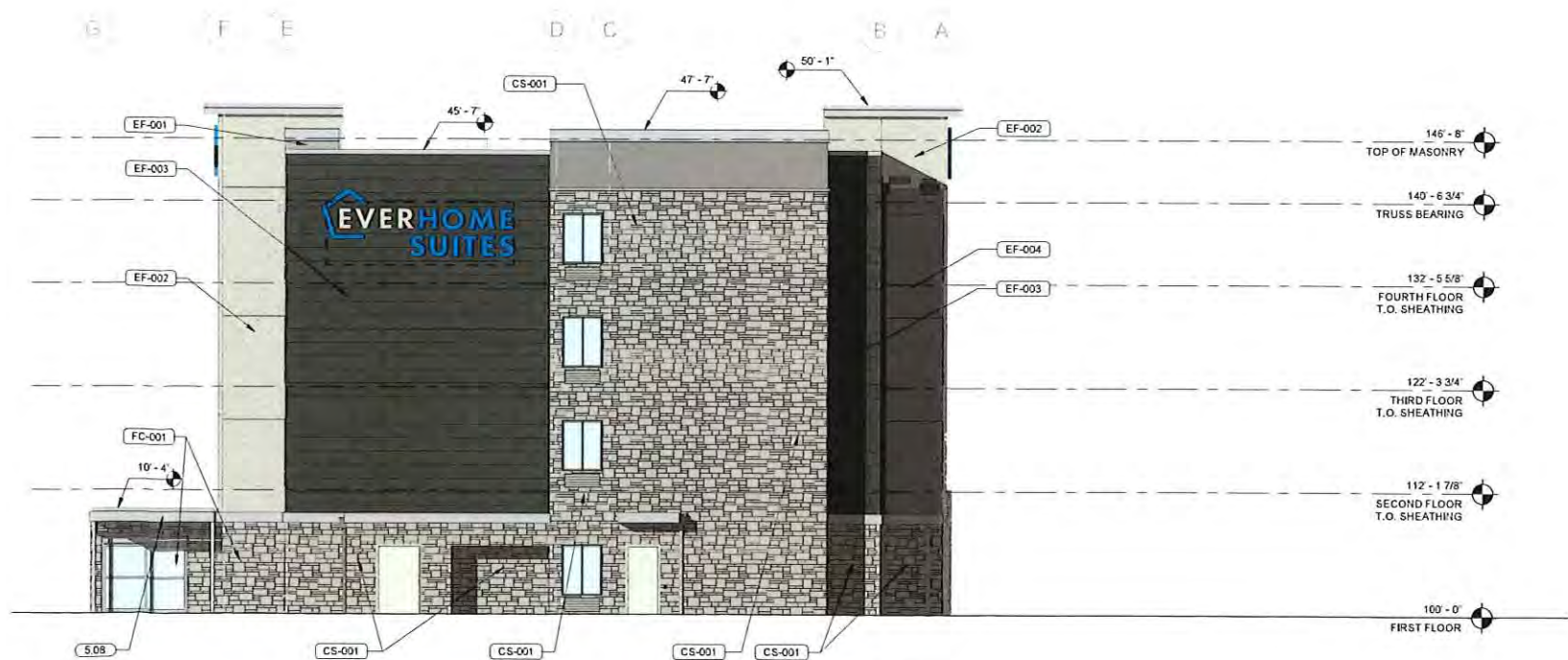


3 LEFT ELEVATION
1/8" = 1'-0" REF. A1.2 / 1

| MATERIAL PRECENTAGES | |
|----------------------|-----|
| STONE | 78% |
| EFS | 22% |



2 BUILDING SECTION
1/8" = 1'-0" REF. A1.1 / 1



1 RIGHT ELEVATION
1/8" = 1'-0" REF. A1.2 / 1

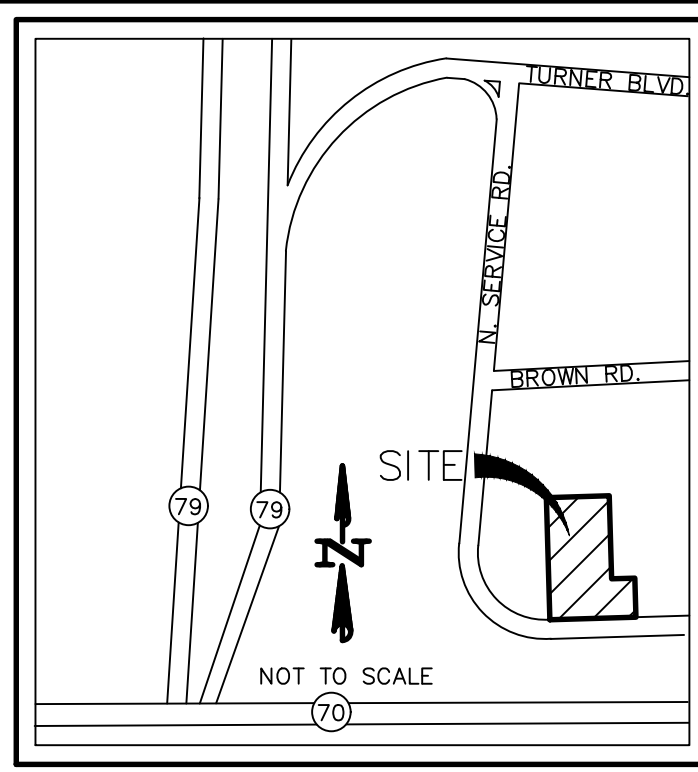
| MATERIAL PRECENTAGES | |
|----------------------|-----|
| STONE | 78% |
| EFS | 22% |



EVERHOME SUITES EXTERIOR ELEVATIONS
ST. PETERS, MO

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
This drawing is a preliminary architectural rendering of the proposed project. It is not intended to be used for construction or to represent the final design. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

A2.1
06/21/2024



Location Map

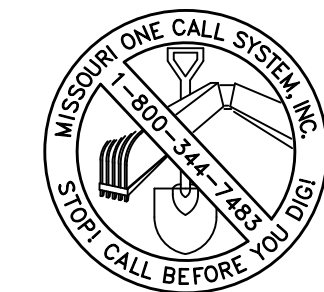
General Notes:

- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- No area shall be cleared without the permission of the Project Engineer.
- All grades shall be within 0.2 feet of those shown on the Grading Plan.
- No slope shall be steeper than 3:1. All slopes shall be sodded or seeded and mulched.
- All construction and materials used shall conform to current City of St. Peters standards.
- All mechanical equipment to be screened from public view.
- Proposed building will comply with current American Disability Act requirements.
- See architectural drawing for all building dimensions, service connections, details, etc.
- All utilities shown are existing unless otherwise noted. All new utilities shall be located underground.
- All dimensions are to back of curb unless otherwise noted.
- All construction methods and practices shall conform with current O.S.H.A. Standards.
- All signs on the site or any structure must have sign permits approved by the City of St. Peters.
- Exterior lighting shall be shielded so that artificial light intensity at the property line will not exceed 0.5 footcandles except as allowed along public Right-Of-Ways.
- All necessary utilities (public and private) will be available, functioning, and usable at the time any stage of the project or the total project is ready for occupancy.
- Developer must supply the City Construction Inspectors with soil reports prior to or during site soil testing.
- All storm sewer pipes shall be gasket o-ring type.
- All water mains, valves, fittings, hydrants and related items are to be installed in accordance with the current City of St. Peters guidelines and specifications.
- Forty-eight (48) hours notice shall be given to the St. Peters City Engineer: (636) 477-6600 before any grading operations are to begin to allow scheduling of required inspections.
- Forty-eight (48) hours notice shall be given to the St. Peters City Engineer: (636) 477-6600 before any storm sewer construction is to begin to allow scheduling of required inspections.
- All sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor shall notify the Project Engineer. Ensure at least one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.
- Standard Pavement design shall comply with the City of St. Peters specifications.

Grading Quantities:

| | |
|----------------|-------------------------|
| 700 C.Y. CUT | (INCLUDES SUBGRADE) |
| 300 C.Y. FILL | (INCLUDES 8% SHRINKAGE) |
| 400 C.Y. HEAVY | |

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. THIS DOES NOT INCLUDE ANY SEWER OR UTILITY SPOILS.



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

A SET OF CONSTRUCTION PLANS FOR JG EXTERIORS PRO

A TRACT OF LAND BEING PART OF U.S. SURVEY 1808
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF ST. PETERS
ST. CHARLES COUNTY, MISSOURI



Grading Notes:

- All fill placed under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the right-of-way shall be compacted to 90 percent maximum road density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557). All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations. All test report results shall be faxed to the St. Peters City Engineer: (636) 477-9077.
- All filled places in proposed and existing roads shall be compacted from the bottom of the fill up to 90 percent maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557). Paved areas in cuts shall meet the same compaction requirements. All tests shall be verified by a Soils Engineer concurrent with grading operations.
- All wells and/or springs which may exist on this property shall be located and sealed in a manner acceptable to the City of St. Peters.
- All trash and debris on-site, either existing or from construction, must be removed and properly disposed of off-site.
- Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location.
- All excavations, grading or filling shall have a finished grade not to exceed a 3:1 slope (33%).
- Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Upon completion of storm sewers, siltation control shall be provided around all open sewer inlets and shall remain until the disturbed drainage areas have been properly stabilized.
- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion.
- When mechanized land clearing activities are completed or suspended for more than 14 days, either temporary vegetation must be established or temporary siltation control measures must be put in place with the review and approval of the City Engineer.
- When grading operations are completed or suspended for more than 14 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendation.
- All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
- All areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the "Model Sediment & Erosion Control Regulations" or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.
- Site to comply with City of St. Peters Chapter 530 Grading Ordinance.
- Contractor to supply City of St. Peters inspector with copies of the compaction test reports.
- Siltation controls shall be installed and inspected by the city of St. Peter's construction inspector, prior to disturbance of site, contact Matt Adams at 636-477-6600 Ext. 1329.

Grading/Sediment and Erosion Control Notes:

- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Erosion control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of St. Peters. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or City of St. Peters may, at their option, direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud onto new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of St. Peters.
- Perimeter siltation control shall be installed prior to any land disturbance of the site.
- Inspection of siltation control devices shall take place once every seven days and after any one-quarter (1/4) inch of more rain event.
- Any siltation control in need of repair shall be fixed immediately.
- All slopes or drainage channels, once constructed to final grade, shall be seeded and mulched per specifications within seven (7) days.
- Silt fences shall be installed immediately around each storm sewer structure once final construction of each individual structure is complete.
- All siltation control devices shall remain in place until upslope areas have been permanently stabilized.

SCHEDULE IMPLEMENTATION

- Perimeter siltation control and construction entrance to be installed.
- Begin placing aggregate base in proposed paved areas once area has reached final grade to prevent erosion.
- Place silt fence around each storm sewer structure as it is completed.
- Immediately seed areas that are to be permanently seeded upon reaching final grade.

SILTATION CONTROL DEVICE MAINTENANCE

- Silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
- Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
- Sediment deposits should be removed after each rainfall. Sediment deposits shall be removed when the level of deposition reaches approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence barrier is no longer required shall be pressed to conform to the existing grade, prepared and seeded.

| VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A | |
|---|---|
| SEEDING RATES: | |
| PERMANENT: | |
| Tall Fescue | 30 lbs./ac. Smooth |
| Brome | 20 lbs./ac. |
| Combined - Fescue | 15 lbs./ac. AND Brome 10 lbs./ac. |
| TEMPORARY: | |
| Wheat or Rye | 150 lbs./ac. (3.5 lbs. per 1,000 s.f.) |
| Oats | 120 lbs./ac. (2.75 lbs. per 1,000 s.f.) |
| SEEDING PERIODS: | |
| Fescue or Brome | March 1 to June 1 |
| Wheat or Rye | August 1 to October 1 |
| Oats | March 15 to September 15 |
| MULCH RATES: | |
| 100 lbs. per 1,000 sq. ft. (4,356 lbs. per ac.) | |
| FERTILIZER RATES: | |
| Nitrogen | 30 lbs./ac. |
| Phosphate | 30 lbs./ac. |
| Potassium | 30 lbs./ac. |
| Lime | 600 lbs./ac. ENM* |
| * ENM = effective neutralizing material as per State evaluation of quarried rock. | |

Legend

| | | | |
|-----|--------------|---------|--------------------|
| WTR | WATER METER | — UGE — | BURIED ELECTRIC |
| WV | WATER VALVE | — OHW — | OVERHEAD UTILITIES |
| FD | FIRE HYDRANT | — GAS — | BURIED GAS |
| YD | YARD DRAIN | — W — | BURIED WATER |
| CO | CLEANOUT | — FO — | BURIED FIBER OPTIC |
| GP | POWER POLE | — T — | BURIED TELEPHONE |
| GW | GUY WIRE | — SAN — | SANITARY SEWER |
| TR | TREE | [] | FIBER OPTIC VAULT |
| B | BUSH | [] | MAILBOX |
| TS | TREE STUMP | [] | SIGN |
| | | [] | UIP USE IN PLACE |

Benchmarks:

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE RB GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "SC-06" WITH A PID OF AA8597 AND A PUBLISHED ELEVATION OF 529.0 (NAVD88).

DESCRIPTION:

DESCRIPTION BY MISSOURI DEPARTMENT OF NATURAL RESOURCES 1990: STATION, AZIMUTH MARKS AND REFERENCE TIES THE STATION IS LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST. CHARLES COUNTY. IT IS 280 FT NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 53762 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC. 14.82 FT (4.52 M) SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.72 FT (4.49 M) NE OF ANOTHER, 12.40 FT (3.78 M) EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.06 FT (0.63 M) SOUTH OF A CARSONITE WITNESS POST THE AZIMUTH MARK, SC-06 A 2, 1994 IS ABOUT 0.3 MILE (0.5 KM) SE OF THE STATION AND ON THE WEST RIGHT-OF-WAY FOR THE I-70 NORTH OUTER ROAD EAST IT IS 57.6 FT (17.6 M) WEST OF A TRAFFIC SIGN NEAR THE END OF THE CONCRETE MEDIAN, 41.6 FT (12.7 M) WEST OF THE WEST EDGE OF PAVEMENT, 1.6 FT (0.5 M) EAST OF A RIGHT-OF-WAY MARKER, AND 2 FT (0.6 M) NORTH OF A CARSONITE WITNESS POST STATION AND AZIMUTH MARK TO REACH TO REACH THE STATION FROM THE CENTER OF I-70 EXIT 220 (MISSOURI HWY 79 AND SALT LICK RD.) GO NORTH ON HWY 79 FOR 0.5 MILES (0.8 KM) TO THE STATION SITE ON RIGHT (EAST) AS DESCRIBED, TO REACH THE AZIMUTH MARK FROM THE CENTER OF I-70 EXIT 220, GO NORTH ON HWY 79 FOR 0.25 MILES (0.40 KM) TO THE I-70 NORTH OUTER ROAD EAST (TURNER AVE), TURN RIGHT AND GO EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE OUTER ROAD EAST TURNS SOUTH, TURN RIGHT AND GO SOUTH ON NORTH OUTER ROAD EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE ROAD MAINTENANCE CHANGES FROM STATE TO COUNTY AND AZIMUTH MARK ON RIGHT AS DESCRIBED, THE 1990 AZIMUTH IS STILL IN PLACE, BUT THE LINE OF SIGHT TO THE STATION IS BLOCKED BY A BUILDING. DATE OF REPORT 6-06-1995.

SITE BENCHMARK (NAVD 88) - IRON PIPE LOCATED AT SOUTHWEST CORNER OF SUBJECT PROPERTY (ELEVATION=467.89)

Developer:

JORGE GONZALES
435 NORTH SERVICE ROAD
ST. PETERS MO, 63376
(636) 233-1187
gonz2362@gmail.com

Sheet Index:

- | | |
|-----|--|
| C1 | COVER SHEET |
| C2 | DEMOLITION PLAN & SITE PLAN |
| C3 | GRADING PLAN & SWPP PLAN |
| C4 | RETAINING WALL & ENTRANCE DETAILS |
| C5 | SANITARY FORCE MAIN PLAN & PROFILE |
| C6 | GRINDER PUMP DETAILS |
| C7 | EXISTING & PROPOSED DRAINAGE AREA MAPS |
| C8 | SWPPP DETAILS |
| C9 | CONSTRUCTION DETAILS |
| C10 | STORM SEWER CALCULATIONS |

Development Notes:

- AREA OF TRACT: 1.12 ACRES (PARCEL 1)
0.11 ACRES (PARCEL 2)
- THIS PROPERTY IS CURRENTLY LISTED UNDER THE FOLLOWING PARCEL LOCATOR NUMBER IN THE ST. CHARLES COUNTY ASSESSORS OFFICE: 2-0111-1808-00-0025.000000
- EXISTING ZONING: I-1 LIGHT INDUSTRIAL DISTRICT (CITY OF ST. PETERS)
- PROPOSED USE: OFFICE/STORAGE
- THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS:
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 10 FEET
MINIMUM REAR YARD: 15 FEET, OR 40 FEET IF ADJACENT TO RESIDENTIAL BUILDING HEIGHT: 45 FEET
- PROPERTY OWNER: JORGE GONZALES
435 NORTH SERVICE ROAD
ST. PETERS MO, 63376
- SITE IS SERVED BY:
AMEREN UE ELECTRIC COMPANY (636) 387-6633
SPIRE GAS COMPANY (314) 658-5417
CITY OF ST. PETERS WATER (636) 447-6600
CITY OF ST. PETERS SEWER (636) 447-6600
CENTURYLINK (636) 322-7705
CHARTER COMMUNICATIONS (636) 387-6632
CENTRAL COUNTY FIRE & RESCUE (636) 970-9700
- TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): CITY OF ST. PETERS, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0242C, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
COMMUNITY: CITY OF ST. PETERS
NUMBER: 290319
PANEL: 0242
SUFFIX: G

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE."

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THIS DATE.

- SITE COVERAGE CALCULATIONS:
TOTAL AREA = 53,783 SQ. FT. (1.23 ACRES)
BUILDING = 2,695 SQ. FT. = 5%
GRAVEL & PAVEMENT = 11,930 SQ. FT. = 22%
GREEN SPACE = 39,158 SQ. FT. = 73%

- DIFFERENTIAL RUNOFF
EXISTING: BUILDING & PAVEMENT = 0.10 ACRES @ 3.54 = 0.35 CFS
GRAVEL = 0.20 ACRES @ 3.15 = 0.63 CFS
GRASS = 0.93 ACRES @ 1.70 = 1.58 CFS
TOTAL EXISTING RUNOFF = 2.56 CFS
PROPOSED: BUILDING & PAVEMENT = 0.32 ACRES @ 3.54 = 1.13 CFS
GRASS = 0.91 ACRES @ 1.70 = 1.55 CFS
TOTAL PROPOSED RUNOFF = 2.68 CFS

TOTAL DIFFERENTIAL = 2.68 CFS - 2.56 CFS = 0.12 CFS INCREASE RUNOFF
NO STORM WATER DETENTION IS REQUIRED.

- PARKING CALCULATIONS:
OFFICE - 3.3 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA
169 SQ.FT. (13'x13') OFFICE SPACE = 1 PARKING SPACE REQUIRED

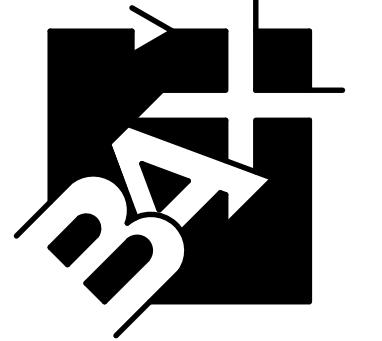
STORAGE/WAREHOUSE - 0.5 SPACES PER 1,000 SQ. FT. GROSS FLOOR AREA
2,343 SQ.FT. STORAGE AREA = 1 PARKING SPACE REQUIRED

TOTAL PARKING REQUIRED = 2 SPACES
TOTAL PARKING PROVIDED = 7 SPACES (INCLUDES 1 ACCESSIBLE SPACES)

- LANDSCAPE:
STREET TREE FRONTAGE:
1 TREE PER 60 FT. STREET FRONTAGE = 163.91' DEVELOPED FRONTAGE/60' = (2.73)-3 TREES REQUIRED.
TOTAL TREES REQUIRED = 3 TREES
TOTAL TREES PROVIDED = 3 TREES
CREDITS:
TOTAL SITE AREA-53,783 SQ.FT.
OPEN SPACE-51,269 SQ.FT.=95% (10% CREDITS REQUIRED=5,378 CREDITS NEEDED)
EXISTING TREES ON SITE = 6,200 CREDITS (SEE ATTACHED DOCUMENT ITEMIZING EXISTING TREES)
PROPOSED STREET TREES = 600 CREDITS
TOTAL CREDITS REQUIRED = 5,378
TOTAL CREDITS PROVIDED = 6,800

- ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF ST. PETERS.
- ALL SITE LIGHTING SHOWN IS FOR PRESENTATION ONLY AND EXACT LOCATIONS WILL DEPEND UPON A LIGHTING LAYOUT BY A QUALIFIED LIGHTING CONSULTANT. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
- ALL BUILDING MOUNTED LIGHTS SHALL BE A DECORATIVE DOWNCAST SHADOWBOX STYLE UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED AND SCREENED PER CITY OF ST. PETERS ZONING CODE.
- ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH OSHA STANDARDS.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF ST. PETERS STANDARDS.
- SITE SHALL COMPLY WITH CHAPTER 550 STORM WATER REGULATIONS.
- SITE SHALL COMPLY WITH CHAPTER 530 GRADING REGULATIONS.
- SITE SHALL COMPLY WITH CHAPTER 535 TREE AND LANDSCAPE REGULATIONS.
- ADDITIONAL PERMITS MAY BE REQUIRED PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION BY THE CITY ENGINEERING DEPARTMENT OR THE CITY BUILDING DEPARTMENT. PLEASE CONTACT THOSE DEPARTMENTS TO OBTAIN ANY ADDITIONAL PERMIT INFORMATION THAT WILL BE REQUIRED PRIOR TO DEVELOPMENT.
- PLEASE CONTACT CENTRAL COUNTY FIRE & RESCUE TO DETERMINE ANY ADDITIONAL REQUIRED APPROVALS (FIRE DISTRICTS ARE INDEPENDENT AGENCIES AND NOT UNDER THE JURISDICTION OF THE CITY).
- ANY EXISTING WELLS ON SITE ARE TO BE REMOVED/ABANDONED PER MISSOURI DNR AND CITY OF ST. PETERS SPECIFICATIONS.
- THIS PROPERTY CONSISTS OF TWO PARCELS. IF THERE IS EVER ANY FUTURE DEVELOPMENT, A CONSOLIDATION PLAT MAY BE REQUIRED TO COMBINE THE TWO PARCELS INTO ONE.
- ALL RETAINING WALLS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF ST. PETERS BUILDING DEPARTMENT.
- FLYING DIRT AND DUST SHALL BE CONTROLLED BY WATERING METHODS.
- CONTRACTOR SHALL PROVIDE A PROPOSED HAUL ROUTE FOR THE CUT MATERIAL WHICH MUST BE APPROVED BY THE CITY PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- THE CITY ENGINEER HAS GIVEN THIS DEVELOPMENT A WAIVER FROM PROVIDING WATER QUALITY AND DETENTION SINCE THE DIFFERENTIAL RUNOFF FOR THE SITE IS LESS THAN 1 CFS AND THE DISTURBED AREA IS LESS THAN 1 ACRE.
- ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE A VALID ST. PETERS BUSINESS LICENSE.
- ALL DRIVING AND PARKING SHALL BE ON A PAVED SURFACE.
- ALL OUTSIDE STORAGE OF MATERIALS, EQUIPMENT, VEHICLES AND TRAILERS MUST BE ON A PAVED SURFACE.
- ALL OUTSIDE STORAGE OF MATERIALS, EQUIPMENT AND DUMPSTERS SHALL BE SCREENED FROM VIEW ON ALL SIDES.

A SET OF CONSTRUCTION PLANS FOR
JG EXTERIORS PRO
435 NORTH SERVICE ROAD
ST. PETERS, ST. CHARLES COUNTY, MO, 63376



ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

| REVISIONS | |
|-----------|----------------|
| 02-15-24 | MODOT COMMENTS |
| 06-04-24 | CITY COMMENTS |
| 10-10-24 | CITY COMMENTS |
| 04-03-25 | CITY COMMENTS |
| 04-21-25 | CITY COMMENTS |
| | |
| | |
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DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

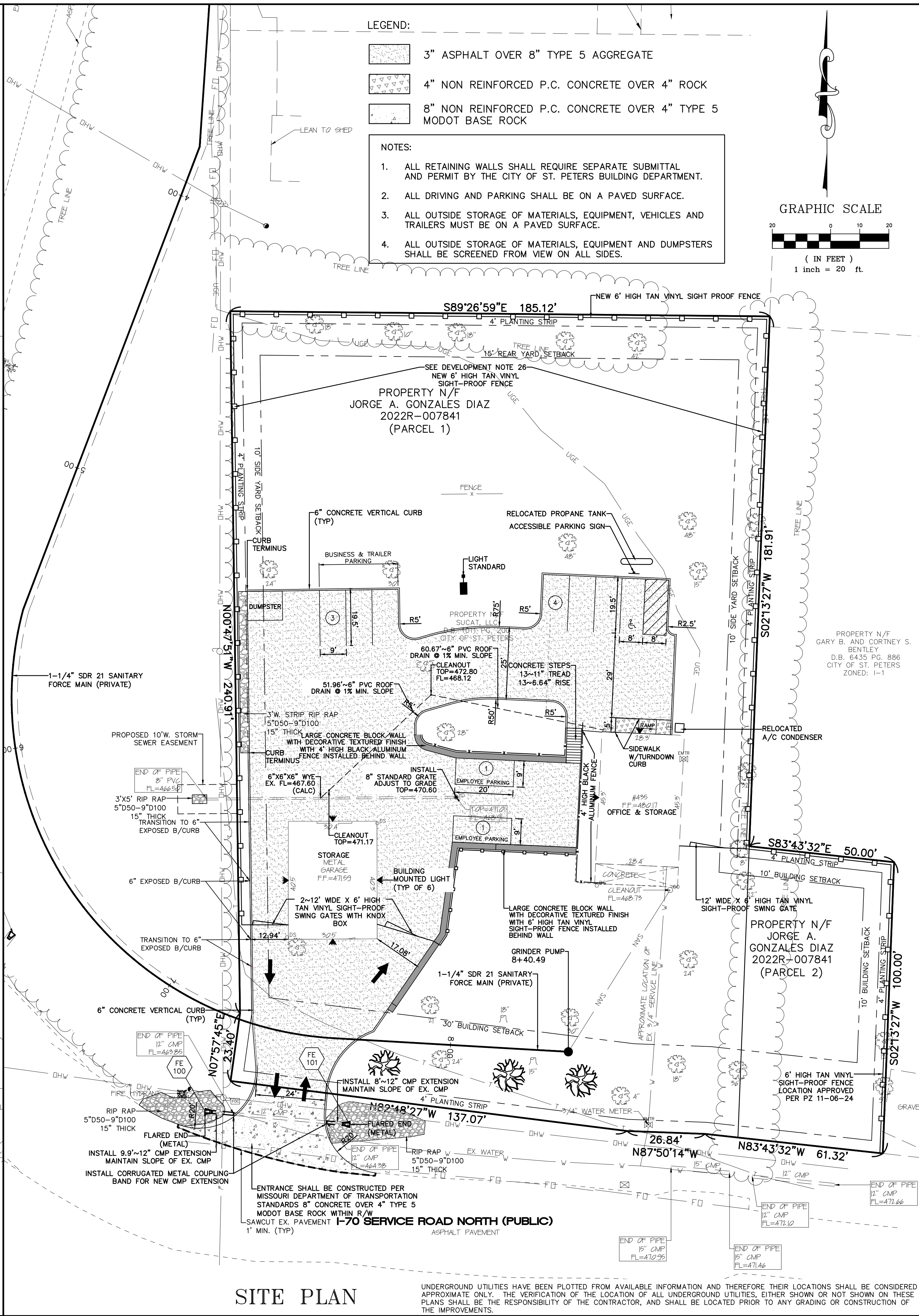
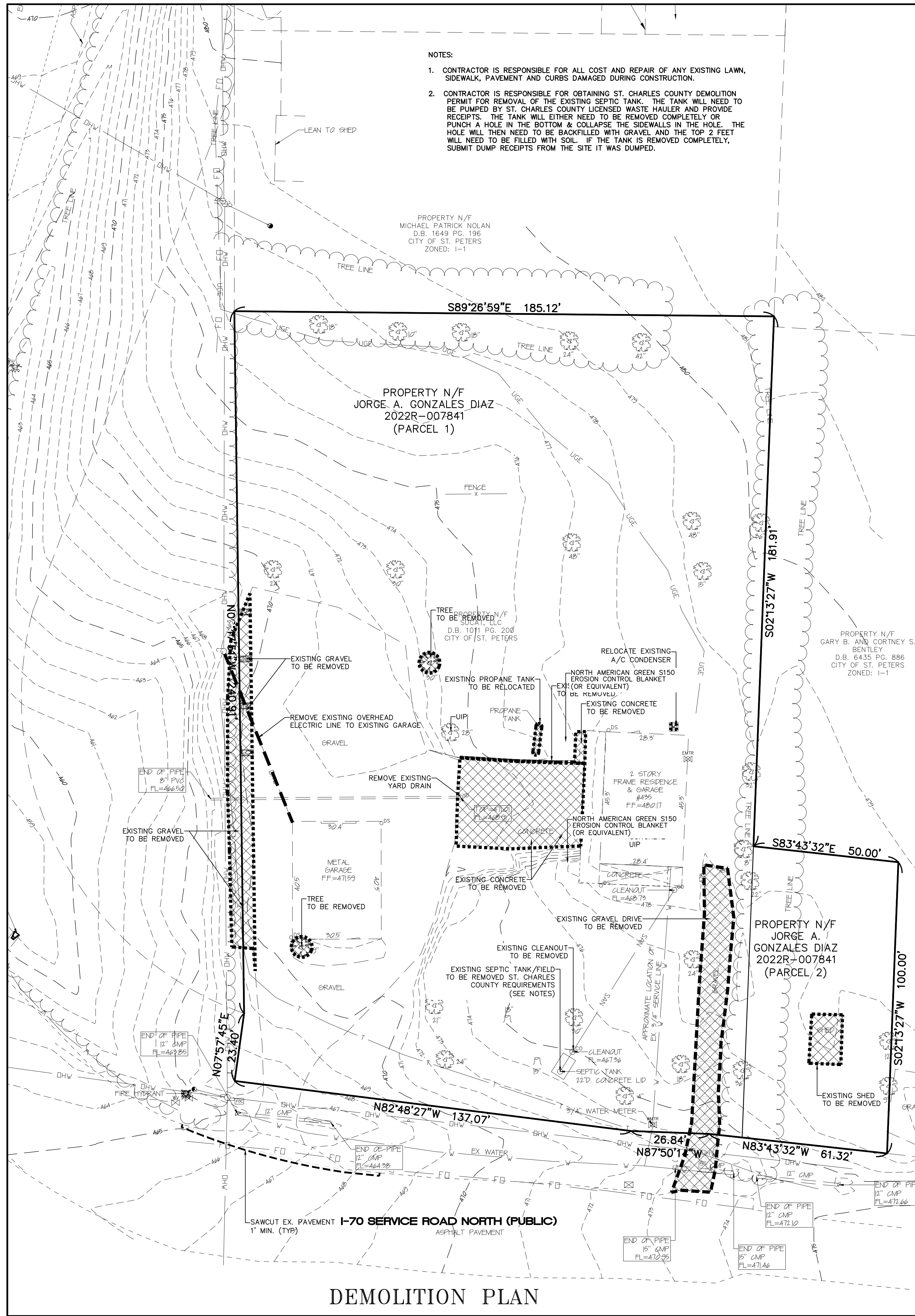


Larry D. Walker
Professional Engineer
Engineers License No. 2007020343

| | |
|--------------|----------------|
| 02-13-24 | DATE |
| 22-18700 | PROJECT NUMBER |
| 18700con.DWG | FILE NAME |
| BWF | DRAWN |
| RKC | LDW |
| DESIGNED | CHECKED |

COVER SHEET

C-1



A SET OF CONSTRUCTION PLANS FOR
JG EXTERIORS PRO
435 NORTH SERVICE ROAD
ST. PETERS, ST. CHARLES COUNTY, MO, 63376

PREPARED FOR:
JORGE GONZALEZ
435 NORTH SERVICE ROAD
ST. PETERS, MO, 63376
636-928-5552

BAT
ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #00144

| REVISIONS |
|--------------------------|
| 02-15-24 MODOOT COMMENTS |
| 06-04-24 CITY COMMENTS |
| 10-10-24 CITY COMMENTS |
| 04-03-25 CITY COMMENTS |
| 04-21-25 CITY COMMENTS |

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

STATE OF MISSOURI
LARRY DAVID WALKER
NUMBER
PE-2007020343
PROFESSIONAL ENGINEER
04/11/25
Lorry D. Walker
Civil Engineer
Engineers License No. 2007020343

02-13-24
DATE

22-18700
PROJECT NUMBER

18700con.DWG
FILE NAME

BWF
DRAWN

RKC LDW
DESIGNED CHECKED

DEMOLITION
PLAN &
SITE PLAN

C-2

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

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

THIS PUD DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of the 4th day of September 2025, by and among the CITY OF ST. PETERS, MISSOURI, a municipal corporation located in St. Charles County, Missouri (the “City”), and ELSEY HOLDINGS, LLC , D/B/A THE PRIME CO., a Delaware limited liability company (the “Owner under Contract”), and GARY B. BENTLEY AND CORTNEY S. BENTLEY (the “Owner”).

WITNESSETH:

WHEREAS, The Owners are the fee simple owner of an approximately 6.4 +/- acre tract of land legally described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the “Property”); and

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

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

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

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

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

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

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

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

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

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

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

5. The City agrees that Owner Under Contract (or its successors in interest) are entitled to develop the land described in Exhibit A in conformance with the Development Plan, except that as concerns those matters not addressed therein, Owner Under Contract will comply with the Ordinances of the City.
6. Owner Under Contract agrees that it will develop the Property for multiple-family dwelling units only as shown on the Development Plan, to be submitted to the City consistent with the requirements of the Zoning Ordinance, and Owner Under Contract and City further agree that if construction of the public improvements for the Property is not completed in accordance with the terms of Section 4 hereof and the aforesaid Development Plan, or such extension thereof as may be granted by the City, then the remaining undeveloped portion of the Property may not be developed nor will any building permits be issued unless and until a new Agreement is approved by the City and Owner Under Contract, or unless the undeveloped portion of the Property is first rezoned.
7. City will issue building permits with respect to the Property in as timely a manner as practicable, or will enumerate in writing the reasons, if any, why such permits cannot be issued, so that Owner Under Contract may efficiently pursue completion of the Development Plan within the time frames set forth herein.
8. Property Owner, having to the best of its knowledge provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a Planned Urban Development, agrees that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.
9. The uses permitted on the Property shall include a maximum of one hundred and sixty-eight (168) multiple family units and recreation facilities including, but not limited to, a playground, amenity building and pool.
 - a. A maximum of twenty-five percent (25%) of the units may be less than eight hundred fifty (850) square feet. Of this group, no more than 5% may be a minimum of six hundred (600) square feet in area.
10. Building setbacks shall comply with the setback requirements in the R-3 Multiple Family Residential District.

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

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

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

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

CITY OF ST. PETERS, MISSOURI

By: _____
William J. Malach, City Administrator

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

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

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

Notary Public

My Commission Expires:

OWNER UNDER CONTRACT

ELSEY HOLDINGS, LLC D/B/A THE PRIME CO.

By: _____
Bryan Elsey, Manager

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026 before me personally appeared BRYAN ELSEY, to me personally known, who, being by me duly sworn, did say that he is the Manager of ELSEY HOLDINGS, LLC d/b/a THE PRIME CO. and that said instrument was signed on behalf of said limited liability company; and said BRYAN ELSEY 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:

OWNER

GARY B. BENTLEY

By: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

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

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

Notary Public

My Commission Expires:

OWNER

CORTNEY S. BENTLEY

By: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

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

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

Notary Public

My Commission Expires:

Exhibit A

Legal Description

Parcel 1:

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

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

Parcel 2:

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

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

Exhibit B Development Plan

PRIME DESIGN

1111 WASHINGTON BLVD
SUITE 100
BOSTON, MA 02111
TEL: 617.552.1111
WWW.PRIMEDSIGN.COM

PROJECT: 460 BROWN ROAD APARTMENTS
DATE: 01/13/2025

460 BROWN ROAD APARTMENTS
1450 BROWN RD SUITE 100
BOSTON, MA 02111
PROJECT NO: 2024-0001
SHEET: 02/11
SITE PLAN

DATE: 01/13/2025

| APARTMENT UNIT | TYPE | AREA (SQ FT) | PRICE |
|----------------|--------|--------------|-------------|
| 100 | 1 BR | 650 | \$120,000 |
| 200 | 2 BR | 950 | \$180,000 |
| 300 | 3 BR | 1250 | \$250,000 |
| 400 | 4 BR | 1550 | \$300,000 |
| 500 | 5 BR | 1850 | \$350,000 |
| 600 | 6 BR | 2150 | \$400,000 |
| 700 | 7 BR | 2450 | \$450,000 |
| 800 | 8 BR | 2750 | \$500,000 |
| 900 | 9 BR | 3050 | \$550,000 |
| 1000 | 10 BR | 3350 | \$600,000 |
| 1100 | 11 BR | 3650 | \$650,000 |
| 1200 | 12 BR | 3950 | \$700,000 |
| 1300 | 13 BR | 4250 | \$750,000 |
| 1400 | 14 BR | 4550 | \$800,000 |
| 1500 | 15 BR | 4850 | \$850,000 |
| 1600 | 16 BR | 5150 | \$900,000 |
| 1700 | 17 BR | 5450 | \$950,000 |
| 1800 | 18 BR | 5750 | \$1,000,000 |
| 1900 | 19 BR | 6050 | \$1,050,000 |
| 2000 | 20 BR | 6350 | \$1,100,000 |
| 2100 | 21 BR | 6650 | \$1,150,000 |
| 2200 | 22 BR | 6950 | \$1,200,000 |
| 2300 | 23 BR | 7250 | \$1,250,000 |
| 2400 | 24 BR | 7550 | \$1,300,000 |
| 2500 | 25 BR | 7850 | \$1,350,000 |
| 2600 | 26 BR | 8150 | \$1,400,000 |
| 2700 | 27 BR | 8450 | \$1,450,000 |
| 2800 | 28 BR | 8750 | \$1,500,000 |
| 2900 | 29 BR | 9050 | \$1,550,000 |
| 3000 | 30 BR | 9350 | \$1,600,000 |
| 3100 | 31 BR | 9650 | \$1,650,000 |
| 3200 | 32 BR | 9950 | \$1,700,000 |
| 3300 | 33 BR | 10250 | \$1,750,000 |
| 3400 | 34 BR | 10550 | \$1,800,000 |
| 3500 | 35 BR | 10850 | \$1,850,000 |
| 3600 | 36 BR | 11150 | \$1,900,000 |
| 3700 | 37 BR | 11450 | \$1,950,000 |
| 3800 | 38 BR | 11750 | \$2,000,000 |
| 3900 | 39 BR | 12050 | \$2,050,000 |
| 4000 | 40 BR | 12350 | \$2,100,000 |
| 4100 | 41 BR | 12650 | \$2,150,000 |
| 4200 | 42 BR | 12950 | \$2,200,000 |
| 4300 | 43 BR | 13250 | \$2,250,000 |
| 4400 | 44 BR | 13550 | \$2,300,000 |
| 4500 | 45 BR | 13850 | \$2,350,000 |
| 4600 | 46 BR | 14150 | \$2,400,000 |
| 4700 | 47 BR | 14450 | \$2,450,000 |
| 4800 | 48 BR | 14750 | \$2,500,000 |
| 4900 | 49 BR | 15050 | \$2,550,000 |
| 5000 | 50 BR | 15350 | \$2,600,000 |
| 5100 | 51 BR | 15650 | \$2,650,000 |
| 5200 | 52 BR | 15950 | \$2,700,000 |
| 5300 | 53 BR | 16250 | \$2,750,000 |
| 5400 | 54 BR | 16550 | \$2,800,000 |
| 5500 | 55 BR | 16850 | \$2,850,000 |
| 5600 | 56 BR | 17150 | \$2,900,000 |
| 5700 | 57 BR | 17450 | \$2,950,000 |
| 5800 | 58 BR | 17750 | \$3,000,000 |
| 5900 | 59 BR | 18050 | \$3,050,000 |
| 6000 | 60 BR | 18350 | \$3,100,000 |
| 6100 | 61 BR | 18650 | \$3,150,000 |
| 6200 | 62 BR | 18950 | \$3,200,000 |
| 6300 | 63 BR | 19250 | \$3,250,000 |
| 6400 | 64 BR | 19550 | \$3,300,000 |
| 6500 | 65 BR | 19850 | \$3,350,000 |
| 6600 | 66 BR | 20150 | \$3,400,000 |
| 6700 | 67 BR | 20450 | \$3,450,000 |
| 6800 | 68 BR | 20750 | \$3,500,000 |
| 6900 | 69 BR | 21050 | \$3,550,000 |
| 7000 | 70 BR | 21350 | \$3,600,000 |
| 7100 | 71 BR | 21650 | \$3,650,000 |
| 7200 | 72 BR | 21950 | \$3,700,000 |
| 7300 | 73 BR | 22250 | \$3,750,000 |
| 7400 | 74 BR | 22550 | \$3,800,000 |
| 7500 | 75 BR | 22850 | \$3,850,000 |
| 7600 | 76 BR | 23150 | \$3,900,000 |
| 7700 | 77 BR | 23450 | \$3,950,000 |
| 7800 | 78 BR | 23750 | \$4,000,000 |
| 7900 | 79 BR | 24050 | \$4,050,000 |
| 8000 | 80 BR | 24350 | \$4,100,000 |
| 8100 | 81 BR | 24650 | \$4,150,000 |
| 8200 | 82 BR | 24950 | \$4,200,000 |
| 8300 | 83 BR | 25250 | \$4,250,000 |
| 8400 | 84 BR | 25550 | \$4,300,000 |
| 8500 | 85 BR | 25850 | \$4,350,000 |
| 8600 | 86 BR | 26150 | \$4,400,000 |
| 8700 | 87 BR | 26450 | \$4,450,000 |
| 8800 | 88 BR | 26750 | \$4,500,000 |
| 8900 | 89 BR | 27050 | \$4,550,000 |
| 9000 | 90 BR | 27350 | \$4,600,000 |
| 9100 | 91 BR | 27650 | \$4,650,000 |
| 9200 | 92 BR | 27950 | \$4,700,000 |
| 9300 | 93 BR | 28250 | \$4,750,000 |
| 9400 | 94 BR | 28550 | \$4,800,000 |
| 9500 | 95 BR | 28850 | \$4,850,000 |
| 9600 | 96 BR | 29150 | \$4,900,000 |
| 9700 | 97 BR | 29450 | \$4,950,000 |
| 9800 | 98 BR | 29750 | \$5,000,000 |
| 9900 | 99 BR | 30050 | \$5,050,000 |
| 10000 | 100 BR | 30350 | \$5,100,000 |

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

CLIENT:
ELSEY HOLDINGS, LLC
2021 VANESSA PLACE, SUITE A
MANHATTAN, KS 66503
785.706.4048

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

DATE ISSUED:
XXXXXXXXXX

REVISIONS

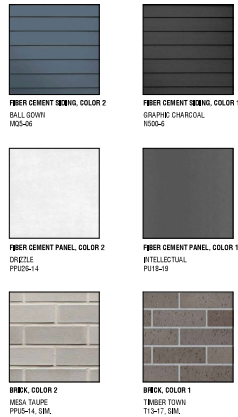
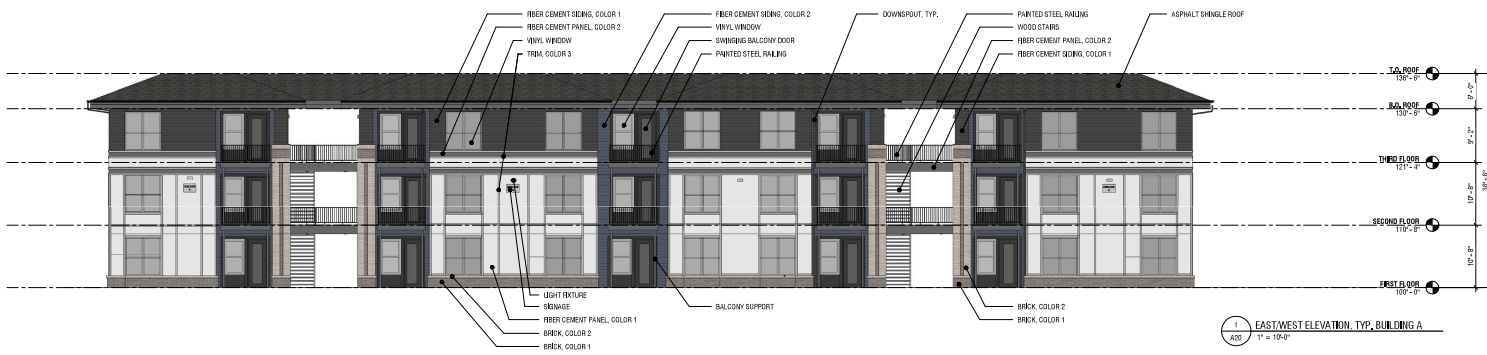
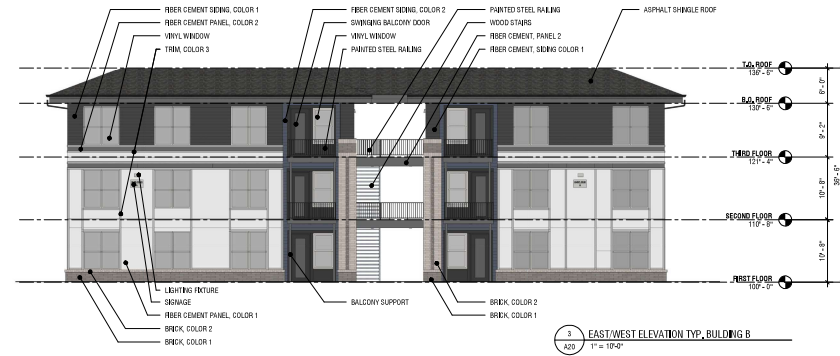
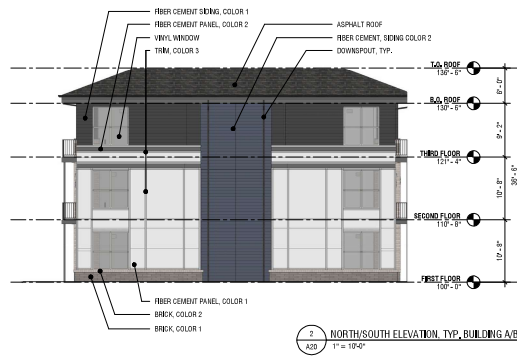
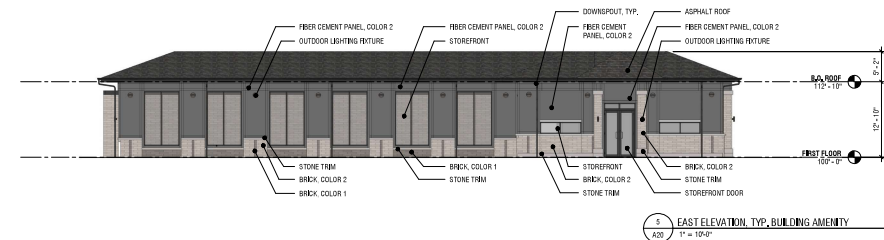
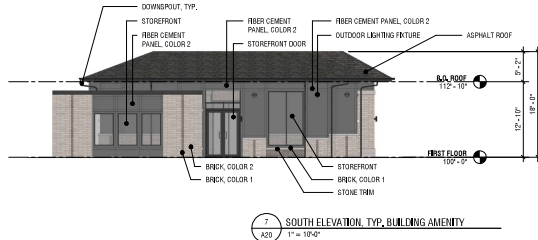
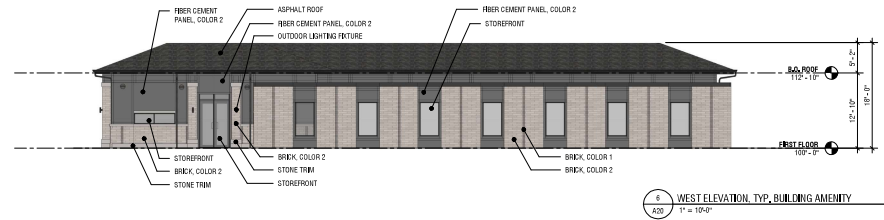
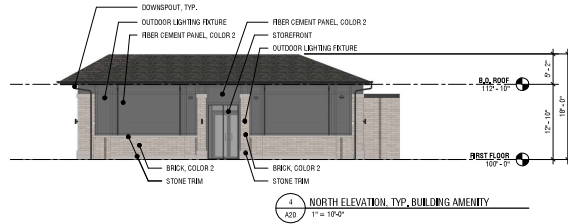
460 BROWN ROAD APARTMENTS
460 BROWN RD, ST. PETERS, MO 63376

JOB NO: 25.11

SHEET:

ELEVATIONS

A20



MATERIAL COLOR, REBEHR

