



PLANNING & ZONING COMMISSION

Thursday, June 4, 2020 - 5:00 pm

For more information, contact Brenda Cueller at 636-625-7936 or bcueller@lakesaintlouis.com.

This meeting will be conducted by video and teleconference only, via Zoom. The public may participate using the following information:

To join by computer or mobile application: <https://www.zoom.us/join>; or
(video and/or audio): <https://us02web.zoom.us/j/85894586028?pwd=TFRvLzVheVBHc2NCMW5NanpRTTFBZz09>

To join by telephone (audio only): +1 312-626-6799

Meeting ID: 858 9458 6028

Password: 9789255

AGENDA

I. CALL TO ORDER

II. ROLL CALL

	Present	Absent
Pearson Buell, Chairman	_____	_____
Tom Mispagel, Vice Chairman	_____	_____
Rhonda Ferrett	_____	_____
William Fridley	_____	_____
Glen Heiman	_____	_____
Tom O'Connor	_____	_____
Dominique Stoddard	_____	_____
Mayor Kathy Schweikert	_____	_____
Alderman John Pellerito	_____	_____

Also present: Louis Clayton, AICP, Director of Community Development
Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA

IV. APPROVAL OF MEETING MINUTES

Regular meeting of February 6, 2020

V. PUBLIC COMMENT

VI. PUBLIC HEARING - TABLED BUSINESS

VII. PUBLIC HEARING - NEW BUSINESS

1. 301 Parkway Industrial Drive – Lamb Construction Condominium Plat
Preliminary Subdivision Plat and Final Subdivision Plat: Consideration of a request by David Maxwell, Premier Design Group, applicant on behalf of Parkway Industrial Properties, LLC, owner, to convert an existing 11,948-square-foot commercial building into two condominium units.

2. 1744 Prospect Road – Purpose Wrecker
Zoning Amendment, Preliminary Subdivision Plat, Final Subdivision Plat, Special Use Permit, and Site Plan Review: Consideration of a request by Purpose Investments, applicant/owner, for the zoning, subdivision, use and development of the subject property in accordance with an approved pre-annexation agreement.

- Proposed Lot 1 measures 8.135 acres. The proposed zoning is “LI” Light Industrial. A new material and equipment storage yard is proposed.
- Proposed Lot 2 measures 13.302 acres. The proposed zoning is “SR-1” Single-Family Residential. No development is proposed.
- Proposed Lot 3 measures 7.101 acres. The proposed zoning is “BP” Business Park. No development is proposed.

VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

X. ADJOURNMENT

**CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2020**

The City of Lake Saint Louis Planning and Zoning Commission met on February 6, 2020, 7:00 p.m. at Lake Saint Louis Civic Center in Board Chambers, 200 Civic Center Drive, Lake Saint Louis, Missouri.

ROLL CALL:

Chairman Pearson Buell called the meeting to order. Present: Commissioners Rhonda Ferrett, William Fridley, Tom O'Connor, Dominique Stoddard, and Mayor Kathy Schweikert. Absent: Commissioners Glen Heiman, Tom Mispagel and Alderman John Pellerito. Also present: Louis Clayton, Director of Community Development and Brenda Cueller, acting as recording secretary.

PUBLIC COMMENT:

There were no comments made, the meeting continued.

APPROVAL OF AGENDA:

MOTION TO APPROVE AGENDA:

Commissioner Ferrett made a motion to approve the February 6, 2020 regular meeting agenda. The motion was seconded by Commissioner Stoddard and the motion carries.

MOTION TO APPROVE THE FEBRUARY 6, 2020 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: December 5, 2019

MOTION TO APPROVE MINUTES:

Commissioner Ferrett made a motion to waive the reading of the minutes from the December 5, 2019 Planning and Zoning Commission regular meeting and approve as submitted. The motion was seconded by Commissioner O'Connor and the motion carries.

THE MINUTES FROM THE DECEMBER 5, 2019 PLANNING AND ZONING

COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

PUBLIC COMMENT:

There were no comments, the meeting continued.

PUBLIC HEARING – TABLED BUSINESS:

There was no tabled business, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. South Ridge Shoppes

Amended Development Standards: Consideration of a request by Mark Harriman, BFA, Inc. for TAUC Properties LLC, applicant on behalf of Neil Kersten, Manager for SR Development, LLC, owner, to amend the adopted Development Standards for the South Ridge Shoppes Planned Development District as it relates to allowable signage.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above-noted topic.

Louis Clayton, Director of Community Development, stated the applicant was not present but he could speak on the proposed amendment. He noted the Board of Aldermen approved the amendment allowing a wall sign on all four building facades and tabled the consideration of requesting amendments related to monument sign design and materials. The Board of Aldermen sent back the request to amend the development standards making the proposed monument sign design and materials the standard for the entire development. Mr. Clayton stated he placed a rendering of the proposed monument sign and approved monument sign design side-by-side to have a better view. He noted the new text of the Development Standards to allow the installation of the signage as requested by the applicant is in the staff report. It was noted that all properties in The Shoppes at Hawk Ridge and South Ridge Shoppes are currently subject to the same monument sign design and materials in order to create visual conformity. The proposed monument sign design and materials is inconsistent with the approved design and materials for monument signs in

CITY OF LAKE SAINT LOUIS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2020
(JOURNAL & MINUTES)

The Shoppes at Hawk Ridge; however, monuments signs will be consistent throughout the South Ridge Shoppes Development. Staff recommends approval of the proposed amendments to the Board of Aldermen as submitted.

Commissioner Ferrett stated her opposition to the requested new design and materials for the monument sign for the entire development. She noted that the standards for The Shoppes at Hawk Ridge have been in place for 20 years and believes making changes at this point should not be granted.

Commissioner Fridley was in agreement with Commissioner Ferrett.

Public Hearing closed.

Mayor Schweikert agreed with Mr. Clayton noting the two developments were separated by Highway N and not opposed to the differences.

Chairman Buell stated while this development is in close proximity he did not view it as part of that property. He noted to have consistency is nice but he does not oppose the request.

The Commission discussed the proposed monument sign design and materials.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the proposed amendments to the Development Standards for South Ridge Shoppes to the Board of Aldermen as submitted. The motion was seconded by Mayor Schweikert. A roll call vote was taken. Ayes: Chairman Buell, Mayor Schweikert; Nays: Commissioner Ferrett, Commissioner Fridley, Commissioner O'Connor, Commissioner Stoddard. The vote is 4 to 2 against. The motion is not approved.

MOTION TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO THE DEVELOPMENT STANDARDS FOR SOUTH RIDGE SHOPPES TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY NOT APPROVED,

AS NOTED ABOVE.

2. 4009 Highway 40/61; 100 and 110 Freymuth Lane

Amended Preliminary Subdivision Plat: Consideration of a request by Skip Stone, Pinnacle Land Development, LLC, applicant, on behalf of KAPB, L.L.C.-Land Series, owner, for multiple amendments to the approved Preliminary Subdivision Plat for the Windsor Park Subdivision, consisting of 80 single-family residential lots.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Dale Bax, with Bax Engineering, representing Skip Stone developer of Windsor Park. Mr. Bax stated the location of the development being on 43.89 acres, zoned SR2 and displayed the previously approved plan. He discussed the requested changes made to the amended preliminary subdivision plat. Mr. Bax stated home builders were changed from McKelvey Homes and Payne Family Homes to Fischer and Frichtel and Consort Homes. Homes were displayed from Fischer & Frichtel and Consort Homes.

Skip Stone with Pinnacle Land Development stated Dale Bax went through the new plan. He said the previous applicant was K.A.P.B with the lots too expensive to build. We have had lot test holes made to determine where rock was located. Mr. Stone said with completing these tests, reduction in cost could be made.

Louis Clayton, Director of Community Development, stated the amended Preliminary Subdivision Plat complies with applicable requirements of the "SR-2" Zoning District and is generally consistent with the previously approved Preliminary Subdivision Plat and Final Subdivision Plat. The proposed use and density is consistent with the recommendations of the Comprehensive Plan.

The Commission had questions regarding the maintenance of the cul-de-sac islands.

Public Hearing closed.

MOTION TO RECOMMEND APPROVAL:

Commissioner Ferrett made a motion to recommend approval of the requested Amended Preliminary Subdivision Plat to the Board of Aldermen as submitted. The motion was seconded by Commissioner O'Connor and the motion passes.

MOTION TO RECOMMEND APPROVAL OF THE REQUESTED AMENDED PRELIMINARY SUBDIVISION PLAT TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

ADJOURNMENT:

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned at 7:25 p.m.

Brenda Cueller
Serving as recording secretary of the meeting



PLANNING & ZONING COMMISSION

STAFF REPORT

MEETING DATE	June 4, 2020
APPLICATION TYPE	Preliminary Subdivision Plat and Final Subdivision Plat
APPLICANT	David Maxwell, Premier Design Group
PROPERTY OWNER	Parkway Industrial Properties, LLC
PROPOSAL	Conversion of an existing 11,948-square-foot commercial building into two condominium units.
SITE AREA	1.6 acres
PROPERTY LOCATION	<p>301 Parkway Industrial Drive (Hawk Ridge Industrial Park, LSL #256, Lot 1)</p>
STAFF	Louis Clayton, AICP, Director of Community Development

BACKGROUND & SUMMARY

The subject property measures 1.6 acres in size and is located at the northwest corner of Parkway Industrial Drive and Stag Industrial Boulevard. The lot contains an 11,948-square-foot commercial building which was constructed in 2018. The subject property and adjacent properties are zoned "LI" Light Industrial.

The applicant proposes the conversion of the existing building into two condominium units measuring 4,105.15 square feet (Unit 1) and 11,948.36 square feet (Unit 2).

The Municipal Code does not have specific requirements or procedures for condominium plats; however, Section 415.040.B states:

No land shall be subdivided within the corporate limits of the City until:

- 1. The subdivider or his/her agent has submitted preliminary and final plats in accordance with the requirements and procedures established herein for review and action by the Planning and Zoning Commission and Board of Aldermen;*
- 2. Approval of the preliminary and final plat is obtained from the Planning and Zoning Commission and Board of Aldermen; and*
- 3. The approved plat is filed with the County Recorder of Deeds.*

Nonresidential condominium plats are uncommon, but have been approved in the past. For example, the nearby building at 301-315 Stag Industrial Boulevard was converted into eight condominium units in 2000.

CONCLUSION

Staff is of the opinion that the proposed condominium plat complies with the applicable requirements of the Municipal Code. Prior to recording the plat with St. Charles County, the applicant shall submit trust indentures to be reviewed and approved by staff and the City Attorney.

STAFF RECOMMENDATION

To ***recommend approval*** of the Preliminary Subdivision Plat and Final Subdivision Plat as submitted.

MOTION

The following motion can be read verbatim or modified as desired:

"I move to recommend approval of the Preliminary Subdivision Plat and Final Subdivision Plat to the Board of Aldermen as submitted".



PLANNING AND ZONING APPLICATION

Updated January 27, 2020

Application is hereby made to the Planning and Zoning Commission of the City of Lake Saint Louis to approve the following request as described below.

Applicant

Name	David Maxwell
Address	100 Midland Park Dr. Wentzville, Mo 63385
Email	DMaxwell@PremierCivil.com
Phone Number	314-925-7444
Interest in Property	Consultant producing the plat

Property Owner

Name	Parkway Industrial Properties LLC
Address	205 E. Elm St. O'Fallon, Mo 63366
Email	KLamb@LambConstructionCo.com
Phone Number	636-240-7901
Name, address, and title of all officers, partners, or control persons who have any interest in the application	Kevin Lamb 301 Parkway Industrial Ct. Lake Saint Louis, Mo 63367

Property Information

Property Address or General Location	301 Parkway Industrial Ct., Lake Saint Louis 63367
Legal Description	Lot 1 of Hawk Ridge Industrial Park Lake St. Louis Plat 256 per PB 44 PG 34
Size	1.6 Acres
Zoning	"LI" Light Industrial
Deed Restrictions. Attach a copy if applicable.	



PLANNING AND ZONING APPLICATION

Updated January 27, 2020

Requested Action

<i>Application Type</i>	<i>Fee</i>	
Subdivisions		
Preliminary Subdivision Plat - Resubdivision	\$200	
Preliminary Subdivision Plat - Residential	\$250.00 + \$25.00 per lot	
Preliminary Subdivision Plat - Nonresidential	\$75.00 per sheet + \$10.00 per acre	
Final Subdivision Plat	\$250.00 + \$25.00/lot	✓
Development Plans		
Preliminary Development Plan - Residential	\$250.00 + \$25.00 per lot	
Preliminary Development Plan - Nonresidential	\$75.00 per sheet + \$10.00 per acre	
Other		
Site Plan Review	\$100	
Special Use Permit	\$100	
Zoning Amendment	\$200	
Conceptual Review	No Fee	

Description of Proposed Project

Condominium Plat of existing building.

I, David Maxwell, hereby certify that the information given above is true and accurate and that I have reviewed the applicable land development regulations.

David Maxwell

4/29/20

Name of Owner/Agent

Signature of Owner/Agent

Date



PLANNING AND ZONING APPLICATION

Updated January 27, 2020

REAL ESTATE OWNER AFFIDAVIT

I, David Maxwell, am the owner or authorized agent of the owner of the parcel, which is the subject matter of the above application, and swears upon my oath that:

1. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to the parcel, which is the subject matter of this application.
2. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels in the City of Lake Saint Louis, owned by the same owner of the parcel of land which is the subject matter of this application.
3. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels of land owned by the control entities of the owner of the parcels which are the subject matter of this application.
4. All taxes and fees due and assessed by the City of Lake Saint Louis have been paid with regard to all parcels in the City of Lake Saint Louis owned by affiliates of the owner of the parcels which are the subject matter of this application, including those entities which are controlled by owner.

David Maxwell

A handwritten signature in blue ink, appearing to read "David Maxwell", written over a horizontal line.

4/29/2020

Name of Owner/Agent

Signature of Owner/Agent

Date



PLANNING AND ZONING APPLICATION

Updated January 27, 2020

Owner

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)

On this ___ day of ___, 20___, before me, a notary public in and for the State of Missouri, personally appeared ___ known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this ___ day of ___, 20___, in the County of St. Charles, State of Missouri.

Notary Public

My Commission Expires: _____

Authorized Agent

STATE OF MISSOURI)
COUNTY OF ST. CHARLES)

On this 27th day of April, 2020, before me, a notary public in and for the State of Missouri, personally appeared David Maxwell, who stated that he/she is the PLS of Premier Design Group Position Corporation, Partnership, Association, etc.

and that he/she has been authorized to make this application, and is further known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 27th day of April, 2020, in the County of St. Charles, State of Missouri.



Notary Public

My Commission Expires: May 15, 2020



PLANNING & ZONING COMMISSION

STAFF REPORT

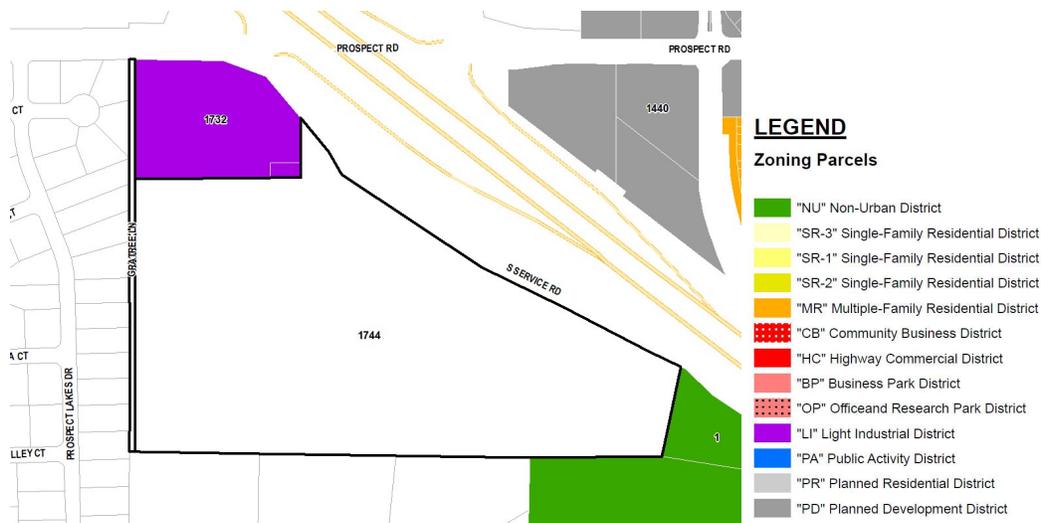
MEETING DATE	June 4, 2020
APPLICATION TYPE	Zoning Amendment, Preliminary Subdivision Plat, Final Subdivision Plat, Special Use Permit, and Site Plan Review
APPLICANT/ PROPERTY OWNER	Purpose Investments, LLC
PROPOSAL	The zoning, subdivision, use and development of the subject property in accordance with an approved preannexation agreement.
SITE AREA	28.537 acres
PROPERTY LOCATION	<p>1744 Prospect Road</p>
STAFF	Louis Clayton, AICP, Director of Community Development

BACKGROUND

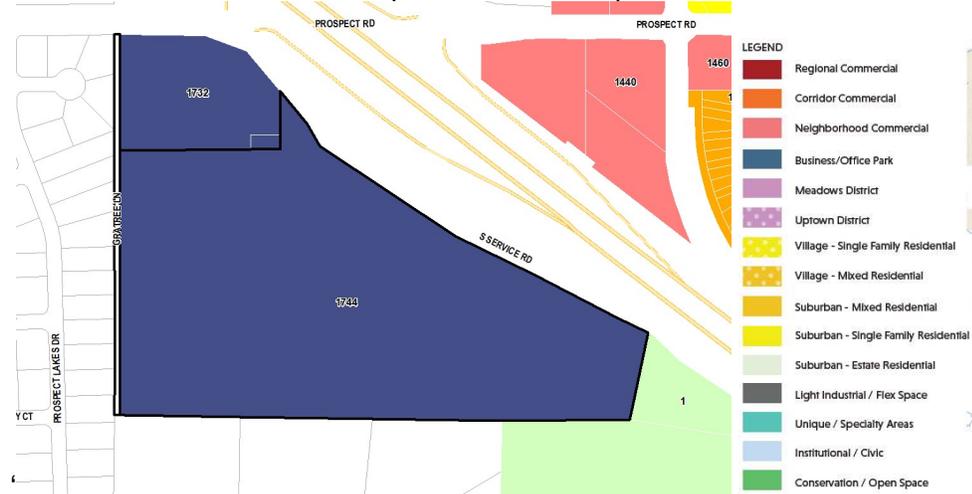
The subject property is located south of Prospect Road and South Outer 40 and measures 28.537 acres. The land uses and zoning designations of adjacent properties are summarized in the following chart and map:

Direction	Land Use	Name/Subdivision	Zoning District
North	Commercial	Purpose Wrecker	"LI" Light Industrial
East	Right-of-way	Interstate 64	
South*	Single-Family	Gratree	"A" Agricultural
West*	Single-Family	Prospect Lakes	"R1C" Single-Family Residential

*Unincorporated St. Charles County



The Comprehensive Plan's Future Land Use Map designates the subject property as "Business/Office Park". Excerpts from the Comprehensive Plan are included below.



ANNEXATION, ZONING AND SUBDIVISION

The property was voluntarily annexed into the City on May 18, 2020 (Ordinance 4116) in accordance with a preannexation agreement between the City and the property owner (Ordinance 4109). As specified in the preannexation agreement, the property is to be zoned, subdivided and developed as follows:

Lot	Size (acres)	Zoning	Use
Lot 1	8.135	"LI" Light Industrial	Parking and storage of vehicles and materials used in the operation of Purpose Wrecker, a distributor of tow trucks and equipment.
Lot 2	13.302	"SR-1" Single-Family Residential	Single-family (up to two lots)
Lot 3	7.101	"BP" Business Park	To be determined

As specified in the preannexation agreement, the property is exempt from screening and transition strip requirements specified in Sections 245.030(A)(3) and 245.030(A)(5) of the Municipal Code, and tree preservation requirements specified in Section 245.040 of the Municipal Code.

SITE PLAN AND SPECIAL USE PERMIT - LOT 1

Lot 1 will be used for the parking and storage of vehicles and equipment used in the operation of Purpose Wrecker, a distributor of tow trucks and equipment, located on the adjacent lot to the north, 1732 Prospect Road. The proposed equipment and storage yard requires approval of a Site Plan and Special Use Permit.

Lot 1 will have access to Prospect Road through a cross-access easement on the adjacent lot to the north, 1732 Prospect Road. The parking and storage area measures +/- 267,480 square feet (6.14 acres), and will be paved with asphalt millings. The area will be enclosed by a chain link fence. No exterior lighting is proposed.

Existing tree buffers along the western and southern property lines are to remain. The property is exempt from the screening and transition strip requirements specified in Sections 245.030(A)(3) and 245.030(A)(5) of the Municipal Code; however, the preannexation agreement states that the owner shall not remove trees (unless diseased or dead) on Lot 1 along the southern property line and along the western property line, and the owner shall prepare a plan for additional plantings to be installed on Lot 1 along the southern property line and along the western property line for the purpose of providing additional screening between Lot 1 and the residential properties to the south and west of Lot 1.

On May 27, 2020, the City Arborist inspected the site and found that the existing vegetation along the western and southern property lines provides an adequate screen between the subject property and the adjacent single-family properties. The City Arborist recommends the planting of 28 new trees along the western and southern property lines, spaced 50 feet on center, to provide additional screening in accordance with the approved preannexation agreement. Final tree numbers may be adjusted to mitigate the loss of existing trees due to upcoming grading activities and corresponding inspection. The location, species, and size of proposed trees shall be shown on the site plan and approved by the City Arborist.

Criteria for Approval

Approval or denial of a special use permit shall be based upon the following criteria found in Section 405.340.D of the Municipal Code:

1. The proposed special use complies with all applicable provisions of this Code, the City's Comprehensive Plan and good planning practice.
2. The proposed special use at the specified location will contribute to and promote the general welfare, health, safety and convenience of the public.
3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the real property with respect to streets giving access to it are such that the special use will not adversely affect the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will adversely affect the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the real property; and
 - b. The nature and extent of proposed landscaping and screening on the real property.
4. Off-street parking and loading areas will be provided in accordance with the standards set forth in this Code.
5. Adequate utilities, drainage and other such necessary facilities have been or will be provided on the real property.
6. Adequate access roads, entrances and exit drives shall be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion on public streets and alleys.

CONCLUSION

Staff is of the opinion that the proposed development complies with the applicable requirements of the Municipal Code and the approved preannexation agreement.

STAFF RECOMMENDATION

To ***recommend approval*** of the Zoning Amendment, Preliminary Subdivision Plat and Final Subdivision Plat as submitted; and, to ***recommend approval*** of the Special Use Permit and Site Plan Review with the following condition:

1. Twenty-eight new trees shall be planted along the western and southern property lines, spaced 50 feet on center, to provide additional screening in accordance with the approved preannexation agreement. Final tree numbers may be adjusted to mitigate the loss of existing trees due to upcoming grading activities and corresponding inspection. The location, species, and size of proposed trees shall be shown on the site plan and approved by the City Arborist.

MOTION

The following motion can be read verbatim or modified as desired:

“I move to recommend approval of the Zoning Amendment, Preliminary Subdivision Plat and Final Subdivision Plat to the Board of Aldermen as submitted; and, to recommend approval of the Special Use Permit and Site Plan Review with the condition listed in the staff report”.

**APPLICATION FOR SPECIAL USE PERMIT,
SITE PLAN REVIEW, SUBDIVISION DEVELOPMENT
PLAN REVIEW, OR ZONING AMENDMENT**

Application is hereby made to the Planning and Zoning Commission of the City of Lake Saint Louis to approve the following request as described below.

Applicant's Name: PURPOSE INVESTMENTS LLC

Applicant's Address: 1732 Prospect Rd., Wentzville, MO 63385

c/o SmithAmundsen LLC

Applicant's Email Address: bgoss@salawus.com

Applicant's Phone # 314-719-3702 Fax No. 314-719-3703

Property Owner's Name: PURPOSE INVESTMENTS LLC

Property Owner's Address: 1732 Prospect Rd., Wentzville, MO 63385

c/o SmithAmundsen LLC

Property Owner's Email Address: bgoss@salawus.com

Property Owner's Phone # 314-719-3702 Fax No. 314-719-3703

Legal Description of Property (legal description may be attached):

Attached.

Requested Action:

<input checked="" type="checkbox"/>	Subdivision – Preliminary Plat, Final Plat
<input checked="" type="checkbox"/>	Site Plan Review
<input checked="" type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Preliminary Development Plan
<input type="checkbox"/>	Zoning Amendment
<input checked="" type="checkbox"/>	Establish Zoning

General Location of Property: Gratree Ln and Prospect Rd

Size of Tract: 27.9300 AC

Zoning of Tract: Unincorporated St. Charles County

Applicant's Interest in Property: Owner
(Owner, Agent, Lease Option, Etc.)

Purpose of Request: Annex into Lake St. Louis in order to Develop City, add to existing business at abutting site.

Name, address, and title of all officers, partners, or control persons who have any interest in the application:

Andy Malpocker, Sole Member of Purpose Investments LLC

Description of Proposed Project: Complete the annexation of the Property in the City. Construct parking lot on Lot 1 as shown on the Plat to allow business expansion on the adjoining lot, continue to use Lot 2 as shown on Plat and Permit no more than 1 additional home on the lot, and zone Lot 3 as Business Park to allow future construction of office buildings or other uses allowed in BP District

Is there any deed restrictions on this property? _____

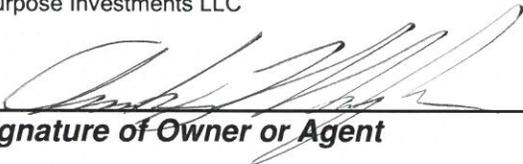
If so, please attach a copy of the property deed restrictions.

PLEASE NOTE: As specified in Section 405.320, paragraph C. of the Municipal Code, *“No site plan approval shall be valid for a period longer than twenty-four (24) months from the date of approval of the site plan application, unless within such period a building permit is obtained and construction is commenced.”*

For further information related to validity and extensions, please see the full text of the Code, available on line at www.lakesaintlouis.com or by request to the Community Development Department.

I, Andy Malpocker, hereby certify that the information given above is true and accurate and that I have reviewed the applicable land development regulations.

Purpose Investments LLC



Signature of Owner or Agent

11-19-19

Date

PLEASE SUBMIT THE FOLLOWING ALONG WITH THE COMPLETED APPLICATION:

[NOTE: COMPLETED APPLICATIONS ARE REQUIRED 35 DAYS IN ADVANCE OF THE MEETING DATE. APPLICATIONS LACKING ANY ONE OF THE FOLLOWING ITEMS ON DEADLINE SUBMITTAL DATE WILL BE CONSIDERED INCOMPLETE AND WILL NOT BE PLACED ON THE AGENDA.]

- Review Fee
- One (1) full size (24" by 36") plan set **FOLDED** to 8½" by 11".
- Vicinity map placed on plans.
- One (1) consolidated PDF of the plan via flash drive or email. Do not exceed 20 MB if emailing.
- **RESIDENTIAL ZONING: CERTIFIED list** from the St. Charles County Assessor's Office of property owners' names and addresses within **300 feet** of the property. List to be placed on letter-size mailing labels and submitted with original certified list.
- **COMMERCIAL ZONING: CERTIFIED list** from the St. Charles County Assessor's Office of property owners' names and addresses within **1,000 feet** of the property. List to be placed on letter-size mailing labels and submitted with original certified list.
- Mail-out Fee of letters to property owners.
- Cost of advertising in Newstime and St. Charles County Business Record.

Please note, the applicant or his representative is expected to be in attendance and make a presentation during the Public Hearing portion of the P&Z meeting. The meetings are held the 1st Thursday of each month.

PLANNING AND ZONING FEES

SUBDIVISION PLATTING FEE – RESIDENTIAL {Preliminary Development Plan} LOT/UNIT	\$250.00 + \$25.00 PER
SUBDIVISION PLATTING FEE – COMMERCIAL AND INDUSTRIAL {Preliminary Development Plan}	\$75.00 PER SHEET + \$10.00 PER ACRE
SITE PLAN REVIEW FEE	\$100.00
SPECIAL USE PERMIT	\$100.00
ZONING/REZONING REVIEW FEE	\$200.00
MAIL-OUT LETTER FEE	\$0.62 per letter plus one-time \$5.00
AD FEE (St. Charles Business Record and Newstime) <i>*This cost is an estimate. Once the ads have been placed, you will be notified regarding the difference.</i>	*\$400.00

**PLEASE NOTE THE APPLICATION FEE IS DUE AT TIME OF APPLICATION
SUBMITTAL. THERE WILL BE NO REFUND OF OVERPAYMENTS THAT ARE
LESS THAN \$3.00.**

*Lake Saint Louis City ordinances state no application may be approved if
the applicant, its entities or affiliates are in arrears as to payment of taxes
or fees. (SECTION 135.260: TAXES MUST BE PAID PRIOR TO THE ISSUANCE OF
ANY PERMIT, LICENSE OR FORMAL APPROVAL)*

TO BE COMPLETED BY CITY STAFF

Filing Fee Amount: _____ Mailing Fee Amount: _____
Date Fees Paid: _____

REAL ESTATE OWNER AFFIDAVIT

I, Andy Malpostet, am the owner or
(Owner or Agent)

authorized agent of the owner of the parcel, which is the subject matter of the above application, and swears upon my oath that:

1. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to the parcel, which is the subject matter of this application.
2. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels in the City of Lake Saint Louis, owned by the same owner of the parcel of land which is the subject matter of this application.
3. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels of land owned by the control entities of the owner of the parcels which are the subject matter of this application.
4. All taxes and fees due and assessed by the City of Lake Saint Louis have been paid with regard to all parcels in the City of Lake Saint Louis owned by affiliates of the owner of the parcels which are the subject matter of this application, including those entities which are controlled by owner.



Signature of Owner (if individual) or
Signature of Authorized Agent of Applicant

Owner

STATE OF MISSOURI)
)
COUNTY OF ST. CHARLES)

On this 22nd day of November, 2019, before me, a notary public in and for the State of Missouri, personally appeared Andrew Malpocker, known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 22nd day of 22nd November, 2019, in the County of St. Charles, State of Missouri.



Lori Smith

Notary Public

My Commission Expires: Feb 05, 2023

Authorized Agent

STATE OF MISSOURI)
)
COUNTY OF ST. CHARLES)

On this ____ day of _____, 20____, before me, a notary public in and for the State of Missouri, personally appeared _____, who stated that he/she is the _____ of _____

Position Corporation, Partnership, Association, etc.

and that he/she has been authorized to make this application, and is further known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this ____ day of _____, 20____, in the County of St. Charles, State of Missouri.

Notary Public

My Commission Expires: _____

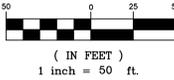


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*FIBER OPTICS ARE PRESENT

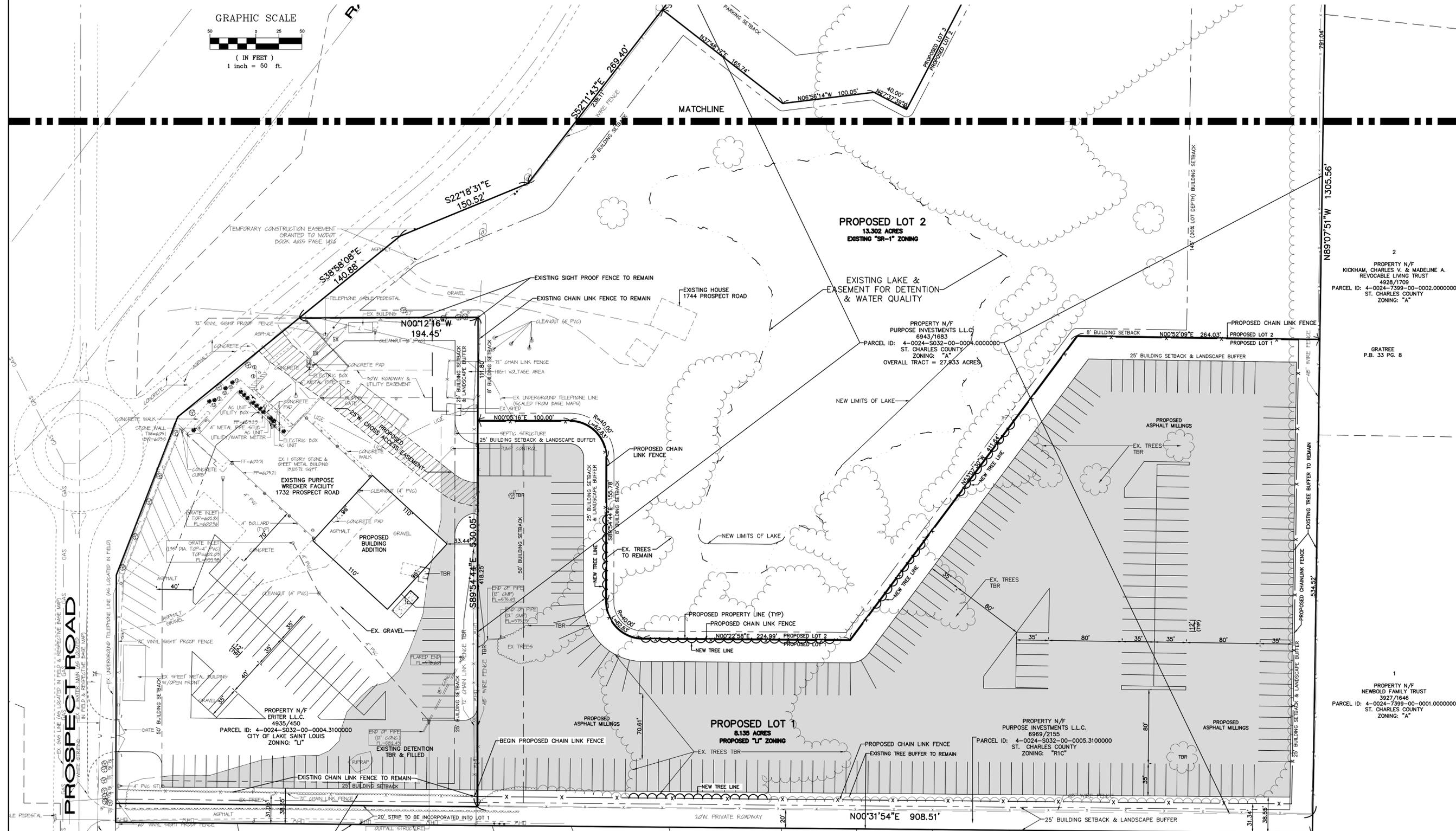
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GRAPHIC SCALE



LEGEND

ASPHALT MILLINGS



A PRELIMINARY PLAT FOR
PURPOSE WRECKER
1744 PROSPECT ROAD
WENTZVILLE, ST. CHARLES COUNTY, MISSOURI, 63385

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636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #001044

REVISIONS

NO.	DATE	DESCRIPTION

DISCLAIMER OF RESPONSIBILITY
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STATE OF MISSOURI
LARRY D. WALKER
PROFESSIONAL ENGINEER
NUMBER 000000000
PE 000000000
11/05/19
Larry D. Walker
Civil Engineer
Engineers License 2007020343

11-05-19
DATE
07-14134A
PROJECT NUMBER
14134A.PRE.DWG
FILE NAME
RKC
DRAWN
LDW LDW
DESIGNED CHECKED

SITE PLAN

C-2

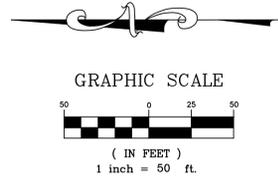
- 2 PROPERTY N/F KLEPPER, MICHAEL S. & PATRICIA M. 1778/24 PARCEL ID: 4-0024-6244-00-0002.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- 3 PROPERTY N/F IMBODEN, THERESA E. 4523/2472 PARCEL ID: 4-0024-6244-00-0003.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- 4-0024-6244-00-0004.3100000 CITY OF LAKE SAINT LOUIS ZONING: "LI"
- PROPERTY N/F ERITER L.L.C. 4935/450 PARCEL ID: 4-0024-5032-00-0004.3100000 ST. CHARLES COUNTY ZONING: "R1C"
- EXISTING DETENTION TBR & FILLED
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING TREE BUFFER TO REMAIN
- EXISTING SIGHT PROOF FENCE TO REMAIN
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING HOUSE 1744 PROSPECT ROAD
- EXISTING LAKE & EASEMENT FOR DETENTION & WATER QUALITY
- PROPERTY N/F PURPOSE INVESTMENTS L.L.C. 6943/1683 PARCEL ID: 4-0024-5032-00-0004.0000000 ST. CHARLES COUNTY ZONING: "A" OVERALL TRACT = 27,833 ACRES
- PROPOSED LOT 2 13.302 ACRES EXISTING "SR-1" ZONING
- PROPOSED LOT 1 8.135 ACRES PROPOSED "LI" ZONING
- PROPERTY N/F PURPOSE INVESTMENTS L.L.C. 6969/2155 PARCEL ID: 4-0024-5032-00-0005.3100000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F NEWBOLD FAMILY TRUST 3927/1646 PARCEL ID: 4-0024-7399-00-0001.0000000 ST. CHARLES COUNTY ZONING: "A"
- PROPERTY N/F KICKHAM, CHARLES V. & MADELINE A. REVOCABLE LIVING TRUST 4928/1709 PARCEL ID: 4-0024-7399-00-0002.0000000 ST. CHARLES COUNTY ZONING: "A"
- PROPERTY N/F ERITER L.L.C. 4935/450 PARCEL ID: 4-0024-5032-00-0004.3100000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F MAAS, EDWIN E. & JEAN E. REVOCABLE LIVING TRUST 5389/986 PARCEL ID: 4-0024-6244-00-0011.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F LAYO, ZACHARY & KAITLIN 6326/2126 PARCEL ID: 4-0024-6244-00-0012.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F MARTY, JAMES E. REVOCABLE LIVING TRUST 5389/986 PARCEL ID: 4-0024-6244-00-0013.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F ABEL, WENDY L.C. 1650/1432 PARCEL ID: 4-0024-6244-00-0014.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F BRINKLEY, JAMES W. & RACHELLE D. PARCEL ID: 4-0024-6244-00-0015.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F TULLMAN, SUE F. PARCEL ID: 4-0024-6992-00-0016.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F MOORE, E. LYNN & LOUISE LIVING TRUSTS PARCEL ID: 4-0024-6992-00-0017.0000000 ST. CHARLES COUNTY ZONING: "R1C"
- PROPERTY N/F RAYMOND, VICTORIA L. 5283/2358 PARCEL ID: 4-0024-6992-00-0018.0000000 ST. CHARLES COUNTY ZONING: "R1C"



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*FIBER OPTICS ARE PRESENT

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MISSOURI STATE HIGHWAY 40/61

SOUTH SERVICE ROAD

RAMP 4

PROPOSED LOT 3
7.101 ACRES
PROPOSED "BP" ZONING

PROPERTY N/F
PURPOSE INVESTMENTS L.L.C.
6943/1683
PARCEL ID: 4-0024-5032-00-0004.0000000
ST. CHARLES COUNTY
ZONING: "A"
OVERALL TRACT = 27.933 ACRES

3
PROPERTY N/F
ALBERS, JAMES & LAURA
5770/648
PARCEL ID: 4-0024-7399-00-003.0000000
ST. CHARLES COUNTY
ZONING: "A"

1
PROPERTY N/F
STATE OF MISSOURI
2752/1996
PARCEL ID: 4-0024-5297-00-0001.0000000
CITY OF LAKE SAINT LOUIS
ZONING: "NU"

2
PROPERTY N/F
STAWARSKI WILLIAM P.
3333/1157
PARCEL ID: 4-0024-5297-00-0002.0000000
CITY OF LAKE SAINT LOUIS
ZONING: "NU"

OAK BLUFF PRESERVE PLAT 1
P.B. 20 PG 163

A PRELIMINARY PLAT FOR
PURPOSE WRECKER
1744 PROSPECT ROAD
WENTZVILLE, ST. CHARLES COUNTY, MISSOURI, 63385

PREPARED FOR:
PURPOSE WRECKER
1744 PROSPECT ROAD
WENTZVILLE, MISSOURI, 63385
(314) 974-6482



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St. Charles, MO 63301
636-928-5552
FAX 928-1718

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

REVISIONS

NO.	DATE	DESCRIPTION

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LARRY D. WALKER
PROFESSIONAL ENGINEER
NUMBER
PE 000720343
11/05/19
Larry D. Walker
Civil Engineer
Engineers License 2007020343

11-05-19
DATE
07-14134A
PROJECT NUMBER
14134A_PRE.DWG
FILE NAME
RKC
DRAWN
LDW LDW
DESIGNED CHECKED

SITE PLAN

C-3

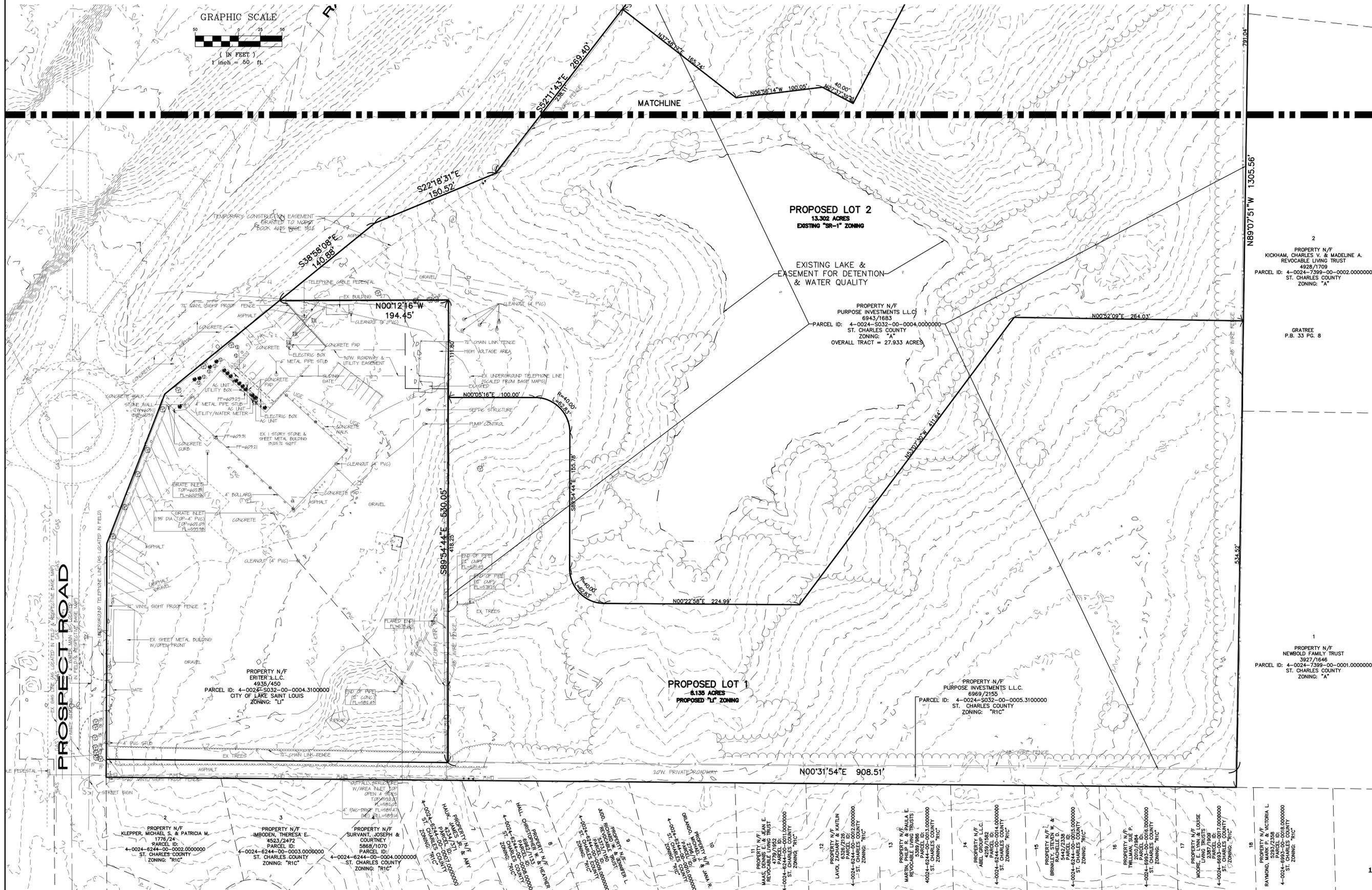
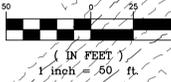


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GRAPHIC SCALE



PROSPECT ROAD

PROPERTY N/F
ERITER L.L.C.
4936/450
PARCEL ID: 4-0024-5032-00-0004.3100000
CITY OF LAKE SAINT LOUIS
ZONING: "U"

PROPOSED LOT 1
8.135 ACRES
PROPOSED "U" ZONING

PROPOSED LOT 2
13.302 ACRES
EXISTING "SR-1" ZONING

PROPERTY N/F
PURPOSE INVESTMENTS L.L.C.
6943/1683
PARCEL ID: 4-0024-5032-00-0004.0000000
ST. CHARLES COUNTY
ZONING: "A"
OVERALL TRACT = 27.933 ACRES

PROPERTY N/F
NEWBOLD FAMILY TRUST
3927/1646
PARCEL ID: 4-0024-7399-00-0001.0000000
ST. CHARLES COUNTY
ZONING: "A"

A PRELIMINARY PLAT FOR
PURPOSE WRECKER
1744 PROSPECT ROAD
WENTZVILLE, ST. CHARLES COUNTY, MISSOURI, 63385

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FAX 928-1718

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Engineering #000655
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Surveying #00144

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STATE OF MISSOURI
LARRY D. WALKER
NUMBER 000144
PROFESSIONAL ENGINEER
11/05/19
Larry D. Walker
Civil Engineer
Engineers License 2007020343

11-05-19
DATE
07-14134A
PROJECT NUMBER
14134A PRE.DWG
FILE NAME
RKC
DRAWN
LDW LDW
DESIGNED CHECKED

TOPOGRAPHIC
PLAN

C-4

PROPERTY N/F
KLEPPER, MICHAEL S. & PATRICIA M.
1776/24
PARCEL ID: 4-0024-6244-00-0002.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
BIBODEN, THERESA E.
4523/2472
PARCEL ID: 4-0024-6244-00-0003.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
SURVANT, JOSEPH & COURTNEY
5888/1070
PARCEL ID: 4-0024-6244-00-0004.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
MANK, JAMES L.
4004-6244-00-0001.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
LAVO, ZACHARY & KATLIN
6326/2126
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
MAAS, EDWIN E. & JEAN E.
REVOCABLE LIVING TRUST
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
MAYHEW, JILL E.
REVOCABLE LIVING TRUST
5389/996
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
ABEL, BRYAN L.
REVOCABLE LIVING TRUST
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
WILLMAN, SUE F.
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

PROPERTY N/F
MOORE, E. LYNN & LOUISE
LIVING TRUST
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"

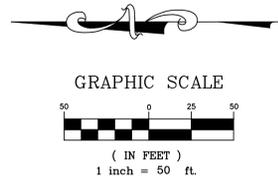
PROPERTY N/F
RAYMOND, VICTORIA L.
5293/2358
PARCEL ID: 4-0024-6244-00-0011.0000000
ST. CHARLES COUNTY
ZONING: "R1C"



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MISSOURI STATE HIGHWAY 40/61
RAMP 4

SOUTH SERVICE ROAD

PROPOSED LOT 3
7.101 ACRES
PROPOSED "B2" ZONING

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PURPOSE INVESTMENTS L.L.C.
6943/1683
PARCEL ID: 4-0024-5032-00-0004.0000000
ST. CHARLES COUNTY
ZONING: "A"
OVERALL TRACT = 27.933 ACRES

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STAWARSKI WILLIAM P.
3333/1157
PARCEL ID: 4-0024-5297-00-0002.0000000
CITY OF LAKE SAINT LOUIS
ZONING: "NU"

PERMANENT DRAINAGE EASEMENT
GRANTED TO STATE OF MISSOURI
BOOK 4625 PAGE 1426

TEMPORARY CONSTRUCTION EASEMENT
GRANTED TO MUDOT
BOOK 4625 PAGE 1426

OAK BLUFF PRESERVE PLAT 1
P.B. 20 PG 163

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1744 PROSPECT ROAD
WENTZVILLE, ST. CHARLES COUNTY, MISSOURI, 63385

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11/05/19
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TOPOGRAPHIC
PLAN

C-5

MATCHLINE