1. Agenda

   Documents:

   2019-01-03 P AND ZC PACKET.PDF
   JANUARY 3, 2019 AGENDA.PDF

2. Meeting Materials

   Documents:

   JANUARY 3, 2019 ACTIONS.PDF
AGENDA

I. CALL TO ORDER

II. ROLL CALL

<table>
<thead>
<tr>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pearson Buell, Chairman</td>
<td></td>
</tr>
<tr>
<td>Tom Mispagel, Vice Chairman</td>
<td></td>
</tr>
<tr>
<td>Rhonda Ferrett</td>
<td></td>
</tr>
<tr>
<td>William Fridley</td>
<td></td>
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<tr>
<td>Glen Heiman</td>
<td></td>
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<tr>
<td>Tom O’Connor</td>
<td></td>
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<tr>
<td>Dominique Stoddard</td>
<td></td>
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<tr>
<td>Mayor Kathy Schweikert</td>
<td></td>
</tr>
<tr>
<td>Alderman Jason Law</td>
<td></td>
</tr>
</tbody>
</table>

Also present: Louis Clayton, AICP, Director of Community Development
Matthew Kuelker, Senior Project Manager
Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA

IV. APPROVAL OF MEETING MINUTES

Regular meeting of December 6, 2018

V. PUBLIC COMMENT

VI. PUBLIC HEARING - TABLED BUSINESS

1. 2 Harbor Bend Drive – Lakeview Medical Building
   Site Plan Review: Consideration of a request by Sajjad A. Baig, applicant on behalf of Sajjad and Maimuna Baig, property owners, for the construction of five additional parking spaces.

VII. PUBLIC HEARING - NEW BUSINESS

1. Lake Saint Louis Boulevard – Hawk Ridge Crossing
   Zoning Amendment, Preliminary Development Plan, Special Use Permit: 
Consideration of a request by South Lake St. Louis Partners LLC, applicant and property owner, for the construction of a 76,000-square-foot office park consisting of 18 buildings.

2. Technology Drive – Imo’s Pizza
   Preliminary Subdivision Plat, Final Subdivision Plat, Site Plan Review:
   Consideration of a request by Jim Cook, applicant on behalf of ACC Properties LLC, property owner, for the subdivision of Adjusted Lot 2B into two lots, and construction of a 4,950-square-foot multi-tenant commercial building which will contain a 1,950-square-foot Imo’s restaurant and 3,000 square feet of retail space.

   (The applicant requests that this item be tabled until the next meeting.)

VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

X. ADJOURNMENT
The City of Lake Saint Louis Planning and Zoning Commission met on December 6, 2018, 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 William Fridley, Glen Heiman, Tom Mispagel, Tom O’Connor, Dominique Stoddard, Alderman Jason Law, and Mayor Kathy Schweikert. Absent: Commissioners Rhonda Ferrett. Also present: Louis Clayton, Director of Community Development, Matthew Kuelker, Senior Project Manager, and Brenda Cueller, acting as recording secretary.

PUBLIC COMMENT:

There were no comments made, the meeting continued.

APPROVAL OF AGENDA:

Vice Chairman Mispagel made a motion to approve the December 6, 2018 regular meeting agenda. The motion was seconded by Commissioner O’Connor and the motion carries.

MOTION TO APPROVE THE DECEMBER 6, 2018 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.

APPROVAL OF MINUTES: November 1, 2018

MOTION TO APPROVE MINUTES:

Vice Chairman Mispagel made a motion to waive the reading of the minutes from the November 1, 2018 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 NOVEMBER 1, 2018 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 being no “Tabled Business”, the meeting continued.

PUBLIC HEARING – NEW BUSINESS:

1. 2 Harbor Bend Drive – Lakeview Medical Building
   Site Plan Review: Consideration of a request by Sajjad A. Baig, applicant on behalf of Sajjad and Maimuna Baig, property owners, for the construction of five additional parking spaces.

MOTION TO TABLE:

Vice Chairman Mispagel made a motion to table the Site Plan Review for Lakeview Medical Building. The motion was seconded by Mayor Schweikert and the motion carries.

MOTION TO TABLE THE SITE PLAN REVIEW FOR LAKEVIEW MEDICAL BUILDING IS HEREBY APPROVED, AS NOTED ABOVE.

2. Lake Saint Louis Boulevard – Lakewood Park
   Site Plan Review and Special Use Permit: Consideration of a request by Heather Malone, applicant on behalf of Lake Saint Louis Community Association, property owner, for the reconstruction of Lakewood Park with additional parking, restrooms, and pickleball court.

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

Matt Fogerty and Jim DuBois with Premier Civil Engineering were present for the applicant.
Mr. Fogerty stated sanitary sewer reconstruction tore up the park. He said reconstruction of the park will be done with some additions phased into the construction as money becomes available. Mr. Fogerty discussed access to the site, parking, playground equipment, pickleball court, lighting and restrooms. He discussed the concerns regarding the proposed bioretention basin and the existing condition of the tributary to the lake.

The Commission discussed the additional parking and lighting.

Louis Clayton, Director of Community Development, stated stormwater runoff from the site will be directed to a new bioretention basin that is located at the end of the cul-de-sac which will also provide water quality measures. He noted that the proposed bioretention basin is located within the required 25-foot vegetated riparian buffer. This area is to be left in its natural state and bordered with vegetated buffers that are to remain undisturbed. Mr. Clayton noted that certain improvements and activities, detention basins are included, are permitted within the required vegetative buffer subject to approval by the City Development Administrator. Staff denied the proposed bioretention basin because the removal of trees and grading within the required vegetative buffer may adversely affect the stability of the streambank and a stormwater detention is not required for this site. A less intrusive filter could be used that would comply with the vegetative buffer requirements.

Mr. Clayton discussed ADA ramp to the boat dock, residential buffering from pickleball court, and lighting. He noted staff recommends approval of the requested Site Plan Review and Special Use Permit to the Board of Aldermen with the seven conditions listed in the Staff Report.

Mr. Fogerty presented pictures of the current state of the streambed and stated more study can be done to try to avoid more detention in the streambed.

Larry Hopen, 809 Conch Terrace, questioned the number of parking spaces, gated entrance and removal of the basketball.
Todd Hertzelle, 906 Ampere Place, stated he was glad where the fence will be located, improvement on play equipment for safety, and questioned if the court could be hybrid for basketball and pickleball.

Rachel Christopher, 905 Ampere Place, stated her concerns with a narrow play area and widening the parking lot.

Public hearing is closed.

The Commission discussed the bioretention basin and lighting.

Vice Chairman Mispagel stated a condition should be placed stating any proposed change in lighting requires approval by City Staff.

MOTION TO RECOMMEND APPROVAL:

Vice Chairman Mispagel made a motion to recommend approval of the requested Site Plan Review and Special Use Permit to the Board of Aldermen with the following conditions:

1. The pole lights adjacent to the pickleball lights courts shall be turned off by a timer every day no later than 9 pm.
2. Verify that the 25-foot vegetative buffer is measured laterally from the top of the streambank.
3. Work with City staff to devise a mutually agreeable solution regarding the location of the proposed bioretention basin and required water quality measures. If no solution is agreed upon by both parties, remove the bioretention basin and associated grading activities from the 25-foot vegetative buffer setback and provide water quality measures, subject to approval by City staff, in compliance with the 25-foot vegetative buffer setback.
4. Revise the plans to show that the 25-foot vegetative buffer setback does only applies to the stream, not to Lake Saint Louis.
5. A Floodplain Development Permit is required prior to the commencement of any land disturbance within the flood zone.
6. Provide one ADA accessible parking space adjacent to the boat dock ramp.
7. Any proposed change in lighting requires approval by City Staff.

The motion was seconded by Alderman Law and the motion carries.
MOTION TO RECOMMEND APPROVAL OF THE REQUESTED SITE PLAN REVIEW AND SPECIAL USE PERMIT TO THE BOARD OF ALDERMEN WITH CONDITIONS ONE THROUGH 7 LISTED ABOVE IS HEREBY APPROVED, AS NOTED ABOVE.

OTHER BUSINESS:

1. Election of Chairpersons for Planning and Zoning Commission

MOTION:

Glen Heiman made a motion to nominate Pearson Buell and Tom Mispagel as Chairman and Vice Chairman, respectively, of the Planning and Zoning Commission. Commissioner O'Connor seconded the motion and the motion was unanimously approved.

MOTION TO NOMINATE PEARSON BUELL AND TOM MISPAGEL AS CHAIRMAN AND VICE CHAIRMAN, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION IS HEREBY APPROVED, AS NOTED ABOVE.

COMMISSION DISCUSSION & COMMENTS FROM STAFF:

ADJOURNMENT:

There being 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 7:50 p.m.

________________________________________

Brenda Cueller
Serving as recording secretary of the meeting
## MEETING DATE
January 3, 2019

## PROJECT LOCATION
2 Harbor Bend Drive

## OWNER/APPLICANT
Saijad A. Baig

## LOT SIZE
1.37 acres

## ZONING
“CB” Community Business

## APPLICATION TYPE
Site Plan Review

## PROPOSAL
Construction of five additional parking spaces and related site improvements.

## STAFF
Louis Clayton, AICP, Director of Community Development
BACKGROUND

The subject property measures 1.37 acres in size and is located at the southeast corner of Veterans Memorial Parkway and Harbor Bend Court. The property contains a two story medical office building and 86-space parking lot. The land uses and zoning designations of adjacent properties are summarized in the following chart and map:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Name/Subdivision</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Right of Way</td>
<td>Interstate 70</td>
<td>None</td>
</tr>
<tr>
<td>South/Southwest</td>
<td>Multi-Family</td>
<td>Harbor Bend Condominiums</td>
<td>“PR” Planned Residential</td>
</tr>
<tr>
<td>East</td>
<td>Hospital</td>
<td>SSM St. Joseph Hospital</td>
<td>“PD” Planned Development</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
<td>Harbor Town</td>
<td>“MR” Multiple-Family Residential</td>
</tr>
</tbody>
</table>

![Map of land uses and zoning designations](image-url)
The Comprehensive Plan’s Future Land Use Map designates the subject property as “Uptown District”. Excerpts from the Comprehensive Plan are included below.

### Uptown District

The Uptown District is intended for the area near the dam and the intersection of Lake Saint Louis Boulevard and Interstate 70. The Uptown District is mixed-use with retail, dining, hotels, office, apartments, and condominiums. The Uptown District should be highly walkable, a mix of activities, views of the lake, and streetscape amenities. As one of the few areas with an opportunity for public views of the lake, great emphasis should be placed on public access to views of the lake. As the front door to the City from Interstate 70, the Uptown District should create a welcoming atmosphere and an architectural style that brings value to the City.

### Design Expectations

- A mix of uses including retail, dining, hotels, office, apartments, condominiums, townhomes, and destination activities.
- Great emphasis on the public realm including plazas, courtyards, mini-parks, and streetscape amenities.
- A highly walkable environment with building and street layouts encouraging a pedestrian friendly environment.
- A continuous, public accessible lakeside/bluff edge from SSM Health St. Joseph Hospital to Lake Saint Louis Boulevard.
- Recognition of the importance of lake views from residential areas toward Uptown by avoiding light spillage and extensive use of canopy trees to soften building facades.

### Details

<table>
<thead>
<tr>
<th>Building Placement</th>
<th>Limited setbacks to promote a pedestrian friendly environment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>50’ max along bluff line, 70’ max north and west of Lake Saint Louis Blvd. (See Height Limit map).</td>
</tr>
<tr>
<td>Density</td>
<td>Non-Residential: 3.0 FAR Residential: High Intensity.</td>
</tr>
<tr>
<td>Parking</td>
<td>Structured parking encouraged. Off-street parking.</td>
</tr>
<tr>
<td>Landscape</td>
<td>Extensive landscaping.</td>
</tr>
</tbody>
</table>

Note: Striping represents proposed land use for areas if annexed in the future.
PROJECT DESCRIPTION

The applicant proposes to increase the number of parking spaces on site from 86 to 90. Two 90-degree angle parking spaces will be added to the northwest corner of the site immediately adjacent to a landmark oak tree. The City’s contracted arborist is of the opinion that adequate tree protection measures have not be provided on the plans.

Three 45-degree angle parking spaces are proposed at the southwest corner of the site. The proposed parking spaces do not comply with the standards specified in the City’s Engineering and Plan Preparation Manual for Public Facilities which states that parking spaces are not permitted within the first 40 feet of the throat of the parking lot driveway. The parking spaces as proposed may cause a safety hazard for motorists entering and exiting the site. Two White Pine trees and a landscape berm are proposed to the south of the three proposed spaces to provide buffering for the adjacent homes.

Because the number of parking spaces is increasing, one parking lot tree is required. A parking space on the east side of the site will be converted to a landscape island with a tree.

New site landscaping is proposed in accordance with the previously approved site plans for the property. The City’s contracted arborist is of the opinion that the landscape design and plant selection is acceptable.

CONCLUSION

The applicant has not responded to staff’s comments which were sent on December 20, 2018. As detailed in staff’s comments, the plans are missing a considerable amount of information and a number of site issues remain unresolved. Most notably, three of the proposed parking spaces do not comply with City standards and adequate protection measures have not been provided to ensure that the existing landmark oak tree will be protected. For these reasons, staff recommends that the application be denied.

STAFF RECOMMENDATION

To recommend denial of the Site Plan to the Board of Aldermen as submitted.

MOTION

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

“I move to recommend denial of the requested Site Plan Review to the Board of Aldermen as submitted.”
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: [Name]
Applicant’s Address: #3 HARBER BEND CT
Applicant’s Email Address: [Email]
Applicant’s Phone #: 314-610-1489 Fax No. 636-625-4723
Property Owner’s Name: [Name]
Property Owner’s Address: [Address]
Property Owner’s Email Address: [Email]
Property Owner’s Phone #: [Phone]
Fax No. [Fax]

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

Requested Action: [Marked Requested Action]
- Subdivision – Preliminary Plat, Final Plat
- Site Plan Review
- Special Use Permit
- Preliminary Development Plan
- Zoning Amendment

General Location of Property: #3 HARBER BEND CT

Size of Tract: 1.37 acres
Zoning of Tract: CB
Applicant’s Interest in Property: [Interest]

Purpose of Request: [Purpose]

Page 1 of 6
Updated: February 15, 2017
Name, address, and title of all officers, partners, or control persons who have any interest in the application:

[Handwritten names: SAJ JASN A. BAI E. President, MAJ MUNA BAI E. Director]

Description of Proposed Project: add 5 parking

Is there any deed restrictions on this property? No

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 online at www.lakesaintlouis.com or by request to the Community Development Department.

I, [Handwritten name], hereby certify that the information given above is true and accurate and that I have reviewed the applicable land development regulations.

Signature of Owner or Agent

Date 10/16/18

Page 2 of 6
Updated: February 15, 2017
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
$25.00 + $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
$0.79 per letter

AD FEE (St. Charles County Business Record and Newstime)
*$300.00
*This cost is an estimate. Once the ads have been placed, you will be notified regarding the difference.

PLEASE NOTE THE APPLICATION FEE IS DUE AT TIME OF APPLICATION SUBMITTAL.

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: _____________________________

Page 4 of 6
Updated: February 15, 2017
REAL ESTATE OWNER AFFIDAVIT

I, ___________, 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.

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

Page 5 of 6
Updated: February 15, 2017
Owner

STATE OF MISSOURI

COUNTY OF ST. CHARLES

On this 16th day of October, 2018, before me, a notary public in and for the State of Missouri, personally appeared Sajjad A. Baig, 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 16th day of October, 2018, in the County of St. Charles, State of Missouri.

Brenda J. Culler
Notary Public

My Commission Expires: December 22, 2019

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 ____________________, 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: ____________________

Page 6 of 6
Updated: February 15, 2017
COMMERCIAL SITE PLAN
LAKEVIEW MEDICAL BUILDING
BEING LAKE SAINT LOUIS PLAT 252

VETERANS MEMORIAL PARKWAY

LANDSCAPING LEGEND
EXISTING LANDSCAPES

<table>
<thead>
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<th>SYMBOL</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>QUANT.</th>
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<tbody>
<tr>
<td></td>
<td>CEDAR</td>
<td>6&quot; DIA</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>RED MAPLE</td>
<td>8&quot; DIA</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>EASTERN WHITE PINE</td>
<td>16 12&quot; DIA</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>BURNING BUSH</td>
<td>7</td>
<td>6'</td>
</tr>
<tr>
<td></td>
<td>REED GRASSES</td>
<td>20 + VARIETY</td>
<td></td>
</tr>
</tbody>
</table>

NOTE:
1. OWNER/DEVELOPER: SAN, LLC
   2. TOTAL ACREAGE OF THE TRACT IS 1.54 AC. INCLUSION OF EASEMENT AREA
   3. THE SUBDIVISION IS RECORDED IN PLAT # 4-3-7-7
   4. CURRENT ZONING: OR-COMMUNITY BUSINESS
      SETBACKS: FRONT - 50 FT.
                 SIDES - 15 FT.
                 REAR - 45 FT.
   5. TOTAL PARKING SPACES PROPOSED = 4
   6. APPROX. GROSS LEASABLE AREA = 16,000 SQ. FT.
   7. PARKING REQUIREMENTS: SPACE PER 500 SF OF LEASABLE AREA; 1,600 SF OF LEASABLE AREA REQUIRES 16 SPACES. CURRENTLY, THERE ARE 16 SPACES. ADDITIONAL SPACES WILL BRING THE TOTAL TO 32 SPACES.
   8. THE AREA ON THE EAST SIDE OF THE 24" OAK TREE WILL HAVE 1 OUT OF 5 TO SUBURBANS, A 4' RETAINING WALL WILL BE CONSTRUCTED TO PROTECT THE ROOTS. 6 FEET ARE PROPOSED DURING CONSTRUCTION. POST ARIAL WILL OCCUR.

LANDMARK SURVEYING CO.
102 E. Main St., Saint Louis, Mo. 63105
314-532-9190, 314-893-5537, 314-892-9219
SHANE@LANDMARKJRS.COM

SITE PLAN FOR
ADDITIONAL PARKING SPACES

REV. 12-11-18: ADDRESS STAFF COMMENTS
Dr. Baig,

Staff has the following comments in response to the plans submitted on December 13, 2018. Comments that are struck through have been addressed, comments in bold are new or emphasized. This project is scheduled for the January 3, 2018 Planning and Zoning Commission meeting unless you submit in writing a request to table until a later meeting by Wednesday, December 26. Please make the applicable revisions and submit the following no later than Wednesday, December 26:

1. A letter stating how each of the comments below and attached are addressed, including references to applicable plan sheets. Provide your reasoning for any comment that is not being addressed.
2. 13 half-size plan sets (11” x 17” folded to 8.5” by 11”) with revisions not clouded.
3. 1 consolidated PDF of the revised plans (via flash drive or email), with revisions clouded and note referenced.

For questions regarding stormwater, right-of-way issues, or traffic and circulation, please contact Matt Kuelker at mkuelker@lakesaintlouis.com or 636-695-4221. For all other questions contact me directly.

Plan Review Comments
These comments are not necessarily, nor intended to be, inclusive of all errors or omissions. The design engineer is responsible for the technical accuracy, project decisions, engineering judgment, and quality of the plans and/or report. The review is performed to check compliance with City standards, but may also identify obvious inconsistencies and errors in the plans and/or calculations. It is the design engineer’s responsibility to thoroughly check all work and to determine applicability of the comments to the design and documentation of the project.

1. General
   a. Provide a brief project report including an explanation of the need for additional parking, the character of the proposed development, how the site design is compatible with surrounding developments, and the anticipated development schedule.
   b. Note on the plans the zoning designation of adjacent properties.
   c. The plans must be signed and sealed.
   d. Show the ratio scale on the plans.
   e. According to the recorded plat, Lot 1 is 1.37 acres, and the lease area is 0.17 acres. Please verify and revise note #2 accordingly.
   f. Correct the building square footage under the label “Ex. Two Story Brick Bldg”.

2. Parking
   a. No parking is allowed in the throat of the parking lot driveway. The minimum clear throat length is 40 feet. Move the three diagonal parking spaces out of the throat of the parking lot. (Contact Matt Kuelker}
b. Under note #5, add the following:
   i. Gross leasable square footage of the building (defined as: “The total interior floor area of a building or structure measured at the inside face of the exterior walls excluding stairwells, elevator shafts and space occupied by mechanical equipment or storage space related to the operation and maintenance of the building.”) The gross leasable square footage of the building must be determined in order to calculate the number of required parking spaces. There is conflicting information shown on the proposed site plan, the approved site plan (attached), and the floor plans from the approved building permit (attached).
   ii. Minimum parking requirements for medical office buildings based on the gross leasable square footage (refer to Article II: Off-Street Parking and Loading). Refer to comment 2.b.i above.
   iii. The number of existing and proposed parking spaces. Verify that the total number of parking spaces (existing + proposed) does not exceed 125% of the minimum number of required spaces. For example, if 100 spaces are required, no more than 125 spaces can be provided. Once the gross leasable area is confirmed, if the total number of parking spaces exceeds 120% of the minimum number of required spaces, submit a parking study prepared by a traffic engineer demonstrating, by clear and convincing evidence, that the expected vehicle use and parking space demand for the development will require the number of parking spaces that you propose.
   iv. Label all accessible parking spaces.
   v. Label the total number of parking spaces in each row.

3. Trees & Landscaping
   a. Provide landscaping in accordance with the previously approved site plans (see attached). Provide an explanation for any deviations from the approved site plans.
      i. Distinguish between existing and proposed landscaping and correct the landscaping legend.
      ii. The installation of landscaping in the right-of-way will require a permit from the Missouri Department of Transportation. Add this as a note to the plans.
   b. The 24” Oak Tree is considered a “landmark tree”. To ensure it is protected during construction, show a signed preservation fence placed at the drip line of the tree. If grading activities are to occur within 30 feet of this tree and roots are exposed, root pruning needs to occur. Revise the plans and add the applicable notes and details accordingly.
   c. Parking lots shall be planted with one (1) two and one-half (2½) inch caliper tree for every seven (7) parking spaces. With the addition of 5 new parking spaces, one new parking lot island/peninsula and tree is required. The required parking lot tree must be located in landscape islands or peninsulas within the parking lot itself. Trees located outside of the parking lot do not count towards this requirement.
   d. Pursuant to Section 410.360(F), provide the following on the south side of the proposed three parking spaces: A barrier consisting of an earthen berm adequate to shield adjoining non-residential properties from automobile headlights with densely branched evergreen screening trees, a minimum of four (4) feet in height at planting, placed a maximum of ten (10) feet apart, measured center to center.
   e. Label the retaining wall and clarify whether it is permanent or temporary.

Louis Clayton, AICP
Director of Community Development
City of Lake Saint Louis
200 Civic Center Dr.
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>January 3, 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT LOCATION</td>
<td>![Project Location Image]</td>
</tr>
<tr>
<td>OWNER/APPLICANT</td>
<td>South Lake St. Louis Partners, LLC</td>
</tr>
<tr>
<td>LOT SIZE</td>
<td>15.87 acres</td>
</tr>
</tbody>
</table>
| ZONING | “HC” Highway Commercial District (existing)  
“PD” Planned Development District (proposed) |
| PROPOSAL | Construction of a 76,000-square-foot office park consisting of 18 buildings. |
| APPLICATION TYPE | Zoning Amendment, Preliminary Development Plan, Site Plan Review, Special Use Permit |
| STAFF | Louis Clayton, AICP, Director of Community Development |
BACKGROUND

The subject property measures 15.87 acres and is bordered by Lake Saint Louis Boulevard to the east and Freymuth Lane to the west. The property is zoned “HC” Highway Commercial. The adjacent land uses and zoning designations are summarized in the following chart and map:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Name/Subdivision</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
<td>Vacant</td>
<td>Estates of Hawk Ridge</td>
<td>“PR” Planned Residential</td>
</tr>
<tr>
<td>Northwest</td>
<td>Agricultural</td>
<td>Windsor Park Subdivision (approved, not developed)</td>
<td>“SR-2” Single Family Residential</td>
</tr>
<tr>
<td>North/Northeast</td>
<td>Single-Family</td>
<td></td>
<td>“BP” Business Park</td>
</tr>
<tr>
<td>East</td>
<td>Right Of Way</td>
<td></td>
<td>None</td>
</tr>
<tr>
<td>Southeast</td>
<td>Improved Commercial</td>
<td>Great Southern Bank</td>
<td>“HC” Highway Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Government</td>
<td></td>
<td>“HC” Highway Commercial</td>
</tr>
<tr>
<td>Southwest</td>
<td>Vacant</td>
<td>Hawk Ridge Business Park</td>
<td>“BP” Business Park</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
<td></td>
<td>“HC” Highway Commercial</td>
</tr>
</tbody>
</table>
The Comprehensive Plan’s Future Land Use Map designates the subject property as “Business/Office Park” and a small portion of the property located on the west side of Freymuth Lane is designated as “Suburban – Single Family Residential”. Excerpts from the Comprehensive Plan are included below.

**Business / Office Park**

Business / Office Park are locations that are major employment centers with architecturally distinctive office buildings grouped to create a campus-like layout. Business / Office Park locations are primarily located along Lake Saint Louis Boulevard near the I-64 interchange with the goal of creating a synergy of an office campus to complement existing development such as NISC and MTM. Extensive open space and landscaping are a key feature of Business / Office Park locations. Pedestrian and bicycle connections are to be provided for internal circulation and to provide connections to citywide networks.

**Design Expectations**

- Public, multi-use trail connections shall connect to adjacent sites.
- Trail connections shall utilize common areas or buffer areas.
- Buildings grouped to create a campus-like layout that promotes common areas such as plazas and formal open space.
- Design of buildings should be architecturally distinctive and contribute to the architectural value of the City. High quality materials such brick, stone, and glass shall be utilized. Quality of design should be visible from a distance and also up close at a pedestrian scale.
- Buildings should be set in a natural setting with extensive landscaping. Large expanses of parking should be avoided.
- Extensive buffering between adjacent uses.

**Details**

<table>
<thead>
<tr>
<th>Building Placement</th>
<th>Grouped for campus-like layout that promotes pedestrian and bicycle connections.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td>65’ max. Taller structures may be allowed near I-64 and areas not impacting residential.</td>
</tr>
<tr>
<td>Density</td>
<td>2.0 FAR. Higher densities allowed if public amenities are provided.</td>
</tr>
<tr>
<td>Parking</td>
<td>Off-street. Shared parking is encouraged.</td>
</tr>
<tr>
<td>Landscape</td>
<td>Extensive landscaping, including street trees along internal drives and adjacent streets.</td>
</tr>
<tr>
<td>Other</td>
<td>40% of the site retained for open space. Public, multi-use trail connections shall connect to adjacent sites.</td>
</tr>
</tbody>
</table>
PROJECT DESCRIPTION

The applicant proposes the construction of a 76,000-square-foot office park consisting of 18 buildings. Each building will measure 4,000 square feet (six buildings are 50 feet deep by 80 feet wide, and 12 buildings are 40 feet deep by 100 feet wide). All buildings are one story except for Building F which is a two-story walk out. According to the applicant the project will be constructed in three phases. The project requires approval of a Zoning Amendment (change in zoning classification from “HC” Highway Commercial District to “PD” Planned Development District), Preliminary Development Plan, Site Plan Review, and Special Use Permit.

Subdivision Plat
Two existing parcels will be combined to into a 15.87-acre lot to be known as Hawk Ridge Crossing Lot 1. There are no minimum lot area, width or depth requirements in the “PD” Zoning District. The preliminary plat shows right-of-way reservations for the future alignment of the Hawk Ridge Trail extension (date and funding to be determined).

Access
The site will have access from an existing private street which connects to Lake Saint Louis Boulevard. The site will also have access from Freymuth Lane. The development will preserve right-of-way for the future Hawk Ridge Trail extension which will utilize part of the existing Freymuth Lane right-of-way.

A City project is anticipated to start by the end of summer 2019 to improve Freymuth Lane by replacing an existing box-culvert, adding two feet of pavement on each side of the roadway, overlaying the entire section, relocating the open ditch lines and possibly installing retaining walls and relaxing sharp curves that limit sight distance where feasible to improve driver safety.

Site Layout and Circulation
The proposed buildings are oriented towards a meandering internal driveway with parking on each side. New sidewalks are proposed on both sides of the internal driveway, and a 10-foot Roadway Utility Maintenance Easement for future sidewalks along Lake Saint Louis Boulevard is proposed.

Although there are no setback requirements in the “PD” Zoning District, a 50-foot building setback and 25-foot parking lot setback along the site perimeter is recommended (measured from the existing Lake Saint Louis Right of Way, the existing or future Freymuth Road right-of-way, whichever is greater, and all other property lines) to ensure compatibility with other nearby developments.

The City’s Comprehensive Plan sates that “Buildings should be grouped to create a campus-like layout that promotes common areas such as plazas and formal open space”. Staff recommends the following revisions (which are depicted in the following illustration) to the proposed site plan in order to achieve compliance with the Comprehensive Plan and ensure compatibility with adjacent land uses:

1. Add common areas such as plazas and formal open space that are in visible locations, accessible to the public, and include landscaping, benches, and other appropriate features.
2. Extend the existing street stub west through the site to improve internal circulation.
3. Avoid placing buildings where they will front on multiple streets or driveways.
This drawing is for illustrative purposes only, and other configurations may be acceptable if they address items 1-3 listed previously.

**Parking**
Pursuant to Section 430.170 of the Municipal Code, the parking requirements for offices uses are one parking space per 250 square feet of gross leasable area. For this project, the required number of parking spaces is 304, and 242 parking spaces (3.18 parking spaces per 1,000 square feet) are proposed.

The proposed number of parking spaces is 20.4 percent less than required by the Municipal Code. Pursuant to Section 430.120 of the Municipal Code, the total number of required parking spaces may be reduced in commercial developments “where same is justified to the satisfaction of the City by the parking analysis submitted by a traffic engineer or planner.” The applicant has submitted a parking analysis prepared by Doug Tiemann, engineer. The parking analysis includes estimated parking ratios from the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI) based on “suburban office” uses. The proposed parking ratio is less than what is recommended by ITE (3.45 parking spaces per 1,000 square feet), and higher than what is recommended by ULI (2.6 parking spaces per 1,000 square feet).

The parking analysis states that the project will be developed in phases, and that additional parking may be provided based on the actual parking demand. Areas reserved for future parking are not shown on the plans.
Stormwater Management
The existing detention basin on the north side of the property was designed to accommodate runoff from the entire site.

Landscaping
The proposed landscaping complies with the minimum requirements for street trees, parking lot trees and building foundation landscaping found in Section 245.030 of the Municipal Code and the City’s contracted arborist is of the opinion that the landscape design and plant selection is acceptable.

Landscape buffering between adjacent uses is not required; however, the City’s Comprehensive Plan recommends "extensive buffering between adjacent uses." Due to the site’s proximity to residential uses and visibility from Freymuth Lane, additional landscape buffering should be provided to minimize potential visual impacts.

The landscape plan shows a landscape buffer behind Buildings H, I, J and K only. The plan shows "native grasses" along the remaining perimeter of the site. While native grasses have many positive environmental benefits, they require regular maintenance and are considered by some to be unsightly.

Staff recommends the following revisions to the proposed landscape plan in order to achieve compliance with the Comprehensive Plan and ensure compatibility with adjacent land uses:

1. Add a "Condition A" landscape buffer around the perimeter of all buildings, as specified in Chapter 245 of the Municipal Code.
2. Add additional trees on the hillsides adjacent to Freymuth Road to establish a wooded area.
3. Replace native grasses with turf grass. All lawn areas (other than landscaped areas or wooded areas) shall be maintained and mowed in accordance with Section 220.210 of the Municipal Code.
4. Add additional landscaping to side and rear building foundations which are exposed to public view.

Lighting
Nineteen single-headed LED pole lights are proposed adjacent to the driveway and parking areas. The LED fixtures will not exceed 20 feet in height. The fixtures will be shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane. The photometric plan shows that along the northern and western property lines closest to existing single-family residences, light levels measure zero foot-candles. Any proposed building lighting will be subject to approval by the Development Review Board.

Building Design
The Development Review Board will consider the buildings' appearances to ensure compatibly in volume, height, material and color with the site, surrounding existing structures, and the established general character of design in the City. The City’s Comprehensive Plan recommends that “the design of buildings should be architecturally distinctive and contribute to the architectural value of the City" and “High quality materials such brick, stone, and glass shall be utilized. Quality of design should be visible from a distance and also up close at a pedestrian scale.” To achieve conformance with the Comprehensive Plan, staff recommends that subject to
approval by the Development Review Board, the building design and materials be subject to the following standards:

1. Four sided masonry is required.
2. Distinctive architectural design and materials should be used.
3. A minimum of three building designs with varying but compatible architectural features are required.
4. Identical building designs are not permitted adjacent to each other.

CONCLUSION

Staff is of the opinion that the proposed development complies with the applicable requirements of the “PD” Zoning District and the Land Use Code. The Comprehensive Plan’s Future Land Use Map designates the subject property as “Business/Office Park”. A small portion of the property located on the west side of Freymuth Lane is designated as “Suburban – Single Family Residential”, and will remain undeveloped. In general, the proposed development is consistent with the spirit of the Comprehensive Plan and is compatible with adjacent land uses; however, staff recommends that the plans be revised to address the items listed in the following section in order to achieve greater conformance with the Comprehensive Plan and ensure compatibility with adjacent land uses.

STAFF RECOMMENDATION

To **recommend approval** to the Board of Aldermen of the requested Zoning Amendment, Preliminary Development Plan, Site Plan Review, and Special Use Permit with the following conditions:

1. Setbacks
   a. Provide a 50-foot building setback and 25-foot parking lot setback along the site perimeter (measured from the existing Lake Saint Louis Right of Way, the existing or future Freymuth Road right-of-way, whichever is greater, and all other property lines). Show the setback requirements in the development notes and on the site plan. Remove all other setback dimensions (including platted setbacks).

2. Site Layout and Circulation
   a. Add common areas such as plazas and formal open space that are in visible locations, accessible to the public, and include landscaping, benches, and other appropriate features.
   b. Extend the existing street stub west through the site to improve internal circulation.
   c. Avoid placing buildings where they will front on multiple streets or driveways.

3. Parking
   a. Identify areas on the plans that will be reserved for additional parking.

4. Landscaping
   a. Add a “Condition A” landscape buffer around the perimeter of all buildings, as specified in Chapter 245.
   b. Add additional trees on the hillsides adjacent to Freymuth Road to establish a wooded area.
c. Replace native grasses with turf grass. All lawn areas (other than landscaped areas or wooded areas) shall be maintained and mowed in accordance with Section 220.210 of the Municipal Code.

d. Add additional landscaping to side and rear building foundations which are exposed to public view.

5. Architectural
   a. Add a note to the plans stating the following:
      i. Subject to approval by the Development Review Board, building design and materials are subject to the following standards:
         1. Four sided masonry is required.
         2. Distinctive architectural design and materials should be used.
         3. A minimum of three building designs with varying but compatible architectural features are required.
         4. Identical building designs are not permitted adjacent to each other.

MOTION

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

“I move to recommend approval of the requested Zoning Amendment, Preliminary Development Plan, Site Plan Review, and Special Use Permit to the Board of Aldermen, with conditions one through five listed in the City’s 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: South Lake St. Louis Partners LLC

Applicant’s Address: 854 Lone Star Dr., O’Fallon, MO 63366

Applicant’s Email Address: mike@steinigercos.com

Applicant’s Phone # 314-568-1561 Fax No. 

Property Owner’s Name: South Lake St. Louis Partners LLC

Property Owner’s Address: 854 Lone Star Dr., O’Fallon, MO 63366

Property Owner’s Email Address: mike@steinigercos.com

Property Owner’s Phone # 314-568-1561 Fax No. 

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

Requested Action: Subdivision – Preliminary Plat, Final Plat

Site Plan Review

X Special Use Permit

X Preliminary Development Plan

X Zoning Amendment

General Location of Property: Southwest of I-64 and Lake Saint Louis Boulevard Crossing

Size of Tract: 16.17 Acres

Zoning of Tract: Highway Commercial

Applicant’s Interest in Property: Owner

(Owner, Agent, Lease Option, Etc.)

Purpose of Request: To obtain approval for rezoning and preliminary Development Plan

Page 1 of 6
Updated: February 15, 2017
Name, address, and title of all officers, partners, or control persons who have any interest in the application:

Mike Steiniger, Kevin Keenoy

Description of Proposed Project: New Office Development consisting of 18 buildings in campus setting

Is there any deed restrictions on this property? Yes

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 online at www.lakesaintlouis.com or by request to the Community Development Department.

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

Signature of Owner or Agent

Date 11/28/18

Page 2 of 6
Updated: February 15, 2017
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

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee Details</th>
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<tbody>
<tr>
<td><strong>SUBDIVISION PLATTING FEE – RESIDENTIAL</strong></td>
<td>$250.00 + $25.00 PER LOT/UNIT</td>
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<tr>
<td>{Preliminary Development Plan}</td>
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<tr>
<td><strong>SUBDIVISION PLATTING FEE – COMMERCIAL AND INDUSTRIAL</strong></td>
<td>$75.00 PER SHEET + $10.00 PER ACRE</td>
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<tr>
<td>{Preliminary Development Plan}</td>
<td></td>
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<tr>
<td><strong>SITE PLAN REVIEW FEE</strong></td>
<td>$100.00</td>
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<tr>
<td><strong>SPECIAL USE PERMIT</strong></td>
<td>$100.00</td>
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<tr>
<td><strong>ZONING/REZONING REVIEW FEE</strong></td>
<td>$200.00</td>
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<tr>
<td><strong>MAIL-OUT LETTER FEE</strong></td>
<td>$0.79 per letter</td>
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<tr>
<td><strong>AD FEE (St. Charles County Business Record and Newstime)</strong></td>
<td>*$300.00</td>
</tr>
<tr>
<td><em>This cost is an estimate. Once the ads have been placed, you will be notified regarding the difference.</em></td>
<td></td>
</tr>
</tbody>
</table>

**PLEASE NOTE THE APPLICATION FEE IS DUE AT TIME OF APPLICATION SUBMITTAL.**

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)*

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**TO BE COMPLETED BY CITY STAFF**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Filing Fee Amount</td>
<td></td>
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<tr>
<td>Mailing Fee Amount</td>
<td></td>
</tr>
<tr>
<td>Date Fees Paid</td>
<td></td>
</tr>
</tbody>
</table>
REAL ESTATE OWNER AFFIDAVIT

I, _____________________________, 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.

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

STATE OF MISSOURI  

COUNTY OF ST. CHARLES  

On this 28th day of November, 2018, before me, a notary public in and for the State of Missouri, personally appeared Kevin T. Kenney, 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 28th day of November, 2018, in the County of St. Charles, State of Missouri.

Betsy B. Struckhoff  
Notary Public

My Commission Expires: February 01, 2019

-------------------------------------------------------------------------------------

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 _______________________________ 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: __________________________

-------------------------------------------------------------------------------------

Page 6 of 6  
Updated: February 15, 2017
PARCEL 1

A tract of land being part of Fractional Sectional 33, Township 47 North, Range 2 East, and Fractional Section 4, and U.S. Survey 825, Township 46 North, Range 2 East, St. Charles County, Missouri and excepting therefrom any additional dedicated right-of-way, and being more particularly described as follows:

BEGINNING at the Most Northern corner of Lot Three of Teszars Subdivision, a subdivision according to the plat thereof recorded in Plat Book 32 Page 204 of the St. Charles County Records, thence North 00 degrees 02 minutes 28 seconds West a distance of 454.00 feet to a point; thence South 89 degrees 41 minutes 00 seconds East a distance of 554.14 feet to a point; thence South 27 degrees 40 minutes 30 seconds East a distance of 554.40 feet to a point on the West right-of-way line of Lake Saint Louis Boulevard; thence following said West right-of-way line the following courses and distances: South 80 degrees 58 minutes 34 seconds West 124.61 feet; South 39 degrees 29 minutes 39 seconds West 231.44 feet to a point; thence leaving said West right-of-way line North 66 degrees 14 minutes 20 seconds West a distance of 591.14 feet to THE POINT OF BEGINNING.
PARCEL 2

A tract of land being part of Lot Three of Teszars Subdivision, a subdivision according to the plat thereof recorded in Plat Book 32 Page 204 of the St. Charles County Records, in U.S. Survey 825 and Fractional Sectional 4, Township 46 North, Range 2 East and U.S. Survey 825, Township 47 North, Range 2 East, St. Charles County, Missouri and excepting therefrom any additional dedicated right-of-way, and being more particularly described as follows:

BEGINNING at the Most Northern corner of Lot Three of said Teszars Subdivision, thence along the Northern line of said Lot Three South 66 degrees 04 minutes 53 seconds East a distance of 590.47 feet to the West right-of-way line of Lake Saint Louis Boulevard; thence along said right-of-way line the following courses and distances: South 03 degrees 13 minutes 02 seconds West 214.69 feet; South 36 degrees 46 minutes 05 seconds West 52.18 feet; South 53 degrees 43 minutes 55 seconds East 75.00 feet; along a curve to the left whose chord bears South 34 degrees 20 minutes 23 seconds West 197.06 feet and whose radius point bears South 53 degrees 43 minutes 23 seconds East 2914.79 feet from the last mentioned point, an arc distance of 197.10 feet to a point; thence leaving said West right-of-way line North 59 degrees 15 minutes 52 seconds West a distance of 197.49 feet to a point; thence South 30 degrees 44 minutes 08 seconds West a distance of 156.80 feet to a point on the North property line of property owned now or formerly by Freymuth as recorded in Deed Book 282 Page 648 of the St. Charles County Records; thence along said North property line South 89 degrees 57 minutes 25 seconds West a distance of 181.42 feet to a point now or formerly on the East right-of-way line of Freymuth Road, 30 feet wide; thence leaving said North property line and following said East right-of-way line North 00 degrees 02 minutes 14 seconds East a distance of 320.00 feet and along a curve to the left whose radius point bears North 89 degrees 57 minutes 46 seconds West 300.00 feet from the last mentioned point, a distance of 95.27 feet to a point; thence leaving said East right-of-way line North 00 degrees 02 minutes 14 seconds East to THE POINT OF BEGINNING.
PARCEL 3

A tract of land being part of Lot Three of Teszars Subdivision, a subdivision according to the plat thereof recorded in Plat Book 32 Page 204 of the St. Charles County Records, in U.S. Survey 825 and Fractional Sectional 4, Township 46 North, Range 2 East and U.S. Survey 825, Township 47 North, Range 2 East, St. Charles County, Missouri and excepting therefrom any additional dedicated right-of-way, and being more particularly described as follows:

Commencing at the Most Northern corner of Lot Three of said Teszars Subdivision, thence along the Northern line of said Lot Three South 66 degrees 04 minutes 53 seconds East a distance of 590.47 feet to the West right-of-way line of Lake Saint Louis Boulevard; thence along said right-of-way line the following courses and distances: South 03 degrees 13 minutes 02 seconds West 214.69 feet; South 36 degrees 46 minutes 05 seconds West 52.18 feet; South 53 degrees 43 minutes 55 seconds East 75.00 feet; along a curve to the left whose radius point bears South 53 degrees 43 minutes 55 seconds East 2914.79 feet from the last mentioned point, a distance of 278.21 feet; South 30 degrees 47 minutes 57 seconds West 84.14 feet to the point of BEGINNING; thence continuing along said West right-of-way South 30 degrees 47 minutes 57 seconds West to a point on the North right-of-way line of Hawk Ridge Drive; thence along said North right-of-way line the following courses and distances: South 75 degrees 47 minutes 57 seconds West 56.57 feet; North 59 degrees 12 minutes 03 seconds West 108.37 feet; North 31 degrees 27 minutes 44 seconds West 71.51 feet to a point; thence leaving said North right-of-way line North 00 degrees 02 minutes 14 seconds East a distance of 30.29 feet to a point on the South property line of property owned now or formerly by Freymuth as recorded in Deed Book 282 Page 648 of the St. Charles County Records; thence along said South property line North 89 degrees 53 minutes 13 seconds East a distance of 173.26 feet to the Southeast corner of said Freymuth property; thence along the East property line of said Freymuth property North 00 degrees 00 minutes 08 seconds East a distance of 191.01 feet to a point; thence leaving said Freymuth property South 59 degrees 15 minutes 52 seconds East a distance of 176.24 feet to THE POINT OF BEGINNING.
THIS DEED, Made and entered into 23rd day of July, 2001, by and between

F. Wayne Chlanda and E. Louise Chlanda, husband and wife, Trustees of the F. Wayne Chlanda Revocable Trust under agreement dated the 19th day of January, 1999

of the County of ST. CHARLES, State of Missouri, party or parties of the First Part, and

New Life Church of the Nazarene

Address: 9.69 ACRES ON FREYMUTH, LAKE ST. LOUIS, MO 63367
of the County of ST. CHARLES, State of Missouri, party or parties of the Second Part.

WITNESSETH, that the said party or parties of the First Part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the Second Part, the following described Real Estate, situated in the County of ST Charles County and State of Missouri, to wit:

A tract of land being part of Fractional Section 33, Township 47 North, Range 2 East, Fractional Section 4 and U.S. Survey No. 825, Township 46 North, Range 2 East, all of the 5th P.M., City of Lake St. Louis, St. Charles County, Missouri, to wit:

Beginning at a found axle located at the Northwest corner of property conveyed to Francis W. Chlanda and Louise Chlanda, husband and wife, as described by General Warranty Deed as recorded in Book 1974, Page 553, of the St. Charles County Records; thence along the North line of said Chlanda property S89 degrees-41 minutes-00 seconds E 554.14 ft. to a found iron rod at the Northeast corner; thence along the East line of said Chlanda property S27 degrees - 40 minutes - 30 seconds E 554.40 ft. to a point in the North right-of-way line of Lake St. Louis Boulevard; thence along said North right-of-way line S80 degrees - 58 minutes - 34 seconds W 124.61 ft. to a found right-of-way marker; thence S39 degrees - 29 minutes - 39 seconds W 231.44 ft. to a point; thence leaving said North right-of-way line along the South line of said Chlanda property N66 degrees - 14 minutes - 20 seconds W 591.14 ft. to a point; thence along the West line of said Chlanda property N00 degrees - 02 minutes - 28 seconds W 454.00 ft. to the point of beginning. Subject to any and all easements, restrictions, conditions, etc., of record.

Subject Property same as described in General Warranty Deed dated August 20, 1997 recorded in Book 1974, Page 553 of the St. Charles County Recorder of Deeds Office, excepting there from that part dedicated to the State of Missouri for Lake St. Louis Blvd. Extension.

Property Address: Freymuth Lane

Locator Number: PID# 4-060-0825-00-14.1

Subject to easements, conditions, restrictions, building lines and zoning regulations, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the Second Part, and to the heirs and assigns of such party or parties forever.

The said party of the First Part hereby covenanting that its successors shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the Second Part, and to the heirs and assigns of such party or parties forever against the lawful claims of all persons whosoever, excepting, however, the general taxes for the calendar year 2001 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the First Part has or have hereunto set their hand or hands the day and year first above written.

F. Wayne Chlanda, Trustee
E. Louise Chlanda, Trustee

STATE OF MISSOURI
County OF ST. CHARLES

On this 23rd day of July, 2001, before me personally appeared:

[Signature]

[Signature]

COUNTY OF ST. CHARLES
FILED FOR RECORD
2001 AUG - 2 AM 9: 42
RECORDE OF DEEDS

64371
BOOK 2633 PAGE 632
F. Wayne Chlanda and E. Louise Chlanda, husband and wife, Trustees of the F. Wayne Chlanda Revocable Trust under agreement dated the 19th day of January, 1999 to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, as the Grantors, party or parties of the first part.

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 written above.

Notary Public.

My term expires:______________

DANETTE VELLIA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires November 29, 2003

END OF DOCUMENT
GENERAL WARRANTY DEED
(CORPORATION - COUNTY)

787-900-A-000

THIS DEED, Made and entered into this 30th day of April, 2004, by and between

NEW LIFE CHURCH OF THE NAZARENE (Grantor)

a corporation, organized and existing under the laws of the State of MISSOURI, with its principal office in the County of ST. CHARLES, State of MISSOURI party of the First Part, and

SOUTH LAKE ST. LOUIS PARTNERS, LLC (Grantee)

Mailing Address: P. O. Box 235, Cottleville, MO 63338
Address: FREYMUTH LANE, LAKE ST. LOUIS, MO 63367

WITNESSETH, that the said parties of the First Part, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations paid by the said party or parties of the Second Part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the Second Part, the following described Real Estate, situated in the County of St. Charles and State of Missouri, to-wit:

See Exhibit "A"

Property Address: Freymuth
Subject to easements, conditions, restrictions, building lines and zoning regulations, if any.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the Second Part, and to the heirs and assigns of such party or parties forever.

The said party of the First Part hereby covenants that it and its successors, shall and will WARRANT AND DEFEND the title to the premises unto said party or parties of the Second Part, and to the heirs and assigns of such party or parties forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2004 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the First has caused these presents to be signed by its and its corporate seal to be hereunto affixed.

JANIE FLOWERS, SECRETARY
BRYAN DAVIS, CHAIRMAN

STATE OF MISSOURI
COUNTY OF ST. CHARLES

Janie Flowers, Secretary and Bryan Davis*

On this 28 April 2004, before me appeared who, being by me duly sworn, did say that they are the directors of a corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said 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 the day and year first above written.

My term expires: 3-11-05

Notary Public, CHRISTINE N. BURRIS

* Chairman
** New Life Church of the Nazarene
EXHIBIT A

A tract of land being part of Fractional Section 33, Township 47 North, Range 2 East, Fractional Section 4, and U. S. Survey No. 825, Township 46 North, Range 2 East, all of the 5th P. M., City of Lake St. Louis, St. Charles County, Missouri, to wit:

Beginning at a found axle located at the Northwest corner of property conveyed to Francis W. Chlanda and Louise Chlanda, husband and wife, as described by General Warranty Deed as recorded in Book 1974, Page 553, of the St. Charles County Records; thence along the North line of said Chlanda property, South 89 degrees, 41 minutes, 00 seconds East 554.14 feet to a found iron rod at the Northeast corner; thence along the East line of said Chlanda property South 27 degrees, 40 minutes, 30 seconds East 554.40 feet to a point in the North right-of-way line of Lake St. Louis Boulevard; thence along said North right-of-way line South 80 degrees, 58 minutes, 34 seconds West 124.61 feet to a found right-of-way marker; thence South 39 degrees, 29 minutes, 39 seconds West 231.44 feet to a point; thence leaving said North right-of-way line along the South line of said Chlanda property North 66 degrees, 14 minutes, 20 seconds West 591.14 feet to a point; thence along the West line of said Chlanda property North 00 degrees, 02 minutes, 28 seconds West 454.00 feet to the point of beginning.
2787 GENERAL WARRANTY DEED
(INDIVIDUAL - INDIVIDUAL)

THIS DEED, Made and entered into on December 03, 1999, by and between
DAVID J. BANGERT, TRUSTEE FOR THE DAVID J. BANGERT REVOCABLE INTERVIVOS TRUST
DATED 8/1/89, ACTING INDIVIDUALLY PURSUANT TO WAIVER OF MARTIAL RIGHTS
BY PATRICIA J. BANGERT, HIS WIFE, DATED 12/22/99 ANDRecorded ON 1/13/00
AS YEARLY # 2786.

of the ____________ County of ST. CHARLES State of MISSOURI party or parties of the first part, and
DOUBLE D, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BOOK 2352 PAGE 604

Address: 82 GILLETTE FIELD CLOSE, ST. CHARLES, MO 63303
of the ____________ County of ST. LOUIS State of MISSOURI party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other
valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged,
does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the
second part, the following described Real Estate, situated in the ____________ County of ST. CHARLES and State of
MO ____________ to-wit:

A tract of land being all of Parcel Three, less and excepting Lake St. Louis Blvd., Fremuth Lane Connector and the land South of Fremuth Lane Connector,
also being part of U.S. Survey 625, Township 46 North, Range 2 East, City of
Lake St. Louis, St. Charles County, Missouri and being more particularly
described as follows:

Beginning at the Northeast corner of property conveyed to Clarence Fremuth,
and wife, as described in deed recorded in Book 282 page 648 of the St. Charles
County Records; thence Westwardly along the North line of the Fremuth property
South 89 degrees 57 minutes 25 seconds West 194.22 feet to a point on the East
line of Fremuth Lane, 30 feet wide as travelled; thence Northwardly along said
East line North 00 degrees 02 minutes 14 seconds East 320.00 feet and along a
curbe to the left whose radius point bears North 89 degrees 57 minutes 46
seconds West 300.00 feet from the last mentioned point, a distance of 95.27
Continued on next page

Subject to: deed restrictions, easements, rights of way of record, and zoning regulations.

Locator Number: ____________

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said
party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors and
administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or
parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all
persons whomsoever, excepting, however, the general taxes for the calendar year 2000 and thereafter, and special
taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day
and year first above written.

DAVID J. BANGERT
TRUSTEE

STATE OF MISSOURI
COUNTY OF ST. CHARLES
FILED FOR RECORD
00 JAN-13 AM 10: 59

Barbara Hule
RECORDE OF DEEDS

On this 3RD day of December, 1999, before me personally appeared
DAVID J. BANGERT, TRUSTEE FOR THE DAVID J. BANGERT REVOCABLE INTERVIVOS TRUST
DATED 8/1/89, ACTING INDIVIDUALLY PURSUANT TO WAIVER OF MARTIAL RIGHTS
BY PATRICIA L. BANGERT, HIS WIFE, DATED 12/22/99 AND Recorded ON 1/13/00
AS YEARLY # 2786.

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that
HE executed the same as HIS free act and deed.

DIANE DEES
Notary Public
My term expires: November 07, 2001

DIANE DEES
Notary Public - Notary Seal
STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXP. NOV. 7, 2001
Legal Description Continued:
feet to a point; thence North 00 degrees 02 minutes 14 seconds East 322.84 feet
to a point on the South line of property conveyed to Public Water Supply
District No. 2 as described in the deed recorded in Book 978 page 74 of the St.
Charles County Records; thence Eastwardly along said South line South 66
degrees 04 minutes 53 seconds East 590.47 feet to a point on the proposed Lake
St. Louis Boulevard right-of-way line; thence along said right-of-way line the
following courses and distances; South 03 degrees 13 minutes 02 seconds West
214.69 feet, South 36 degrees 46 minutes 05 seconds West 52.18 feet, South 53
degrees 43 minutes 55 seconds East 75.00 feet, along a curve to the left whose
radius point bears South 53 degrees 43 minutes 55 seconds East 2914.79 feet
from the last mentioned point, a distance of 278.21 feet, South 30 degrees 47
minutes 57 seconds West 356.65 feet and South 75 degrees 47 minutes 57 seconds
West 56.57 feet to a point on the right-of-way line of Freymuth Lane connector;
thence along said right-of-way line the following courses and distances; North
59 degrees 12 minutes 03 seconds West 108.37 feet, North 31 degrees 27 minutes
44 seconds West 71.51 feet and North 00 degrees 02 minutes 14 seconds East
30.29 feet to a point on the South line of aforesaid Freymuth property; thence
Eastwardly along said South line North 89 degrees 53 minutes 13 seconds East
173.26 feet to a point; thence Northwardly along the East line of said Freymuth
property North 00 degrees 00 minutes 08 seconds East 208.46 feet to the point
of beginning.

END OF DOCUMENT
This Deed, made and entered into on November 08, 2004 by and between Grantor(s): Double D, L.L.C., a Limited Liability Company, organized and existing under the laws of the State of Missouri, with its principal office in the County of St. Charles, State of Missouri whose address is 82 Gillette Field Close, St. Charles, MO 63304, and Grantee(s): South Lake St. Louis Partners, L.L.C., a Missouri Limited Liability Company, of the County of St. Charles, State of Missouri.  

Mailing Address of the Grantee(s): 1782 St. Peters/Cottleville Road, St. Peters, MO 63376

Witnesseth, that the Grantor(s), for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, does by these presents Bargain and Sell, Convey and Confirm unto the Grantee(s), the following described Real Estate, situated in the County of County and State of Missouri, to-wit:

Exhibit "A" Attached

Subject to Building lines, easements, restrictions and conditions of record, if any, and to any zoning law or ordinance affecting the herein described property.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the Grantee(s), and to the heirs and assigns of such Grantee(s) forever.

The Grantor(s) hereby covenanting that Grantor(s) and the heirs, executors, administrators, and assigns of such Grantor(s), shall and will Warrant and Defend the title to the premises unto the Grantee(s), and to the successors and assigns of such Grantee(s) forever, against the lawful claims of all persons claiming by, through or under Grantor(s) but none other excepting, however, the general taxes for the calendar year 2004 and thereafter, and special taxes becoming a lien after the date of this deed.

In Witness Whereof, the Grantor(s) has or have executed these presents the day and year first above written.

File No.: NCS-93963-STLO
Double D, L.L.C., a Missouri Limited Liability Company

By: Debra S. Bax, Managing Member

By: David J. Bangert, Managing Member

STATE OF MISSOURI

County of St. Charles

On November 08, 2004, before me personally appeared Debra S. Bax and David J. Bangert, to me known, who, being by me duly sworn, did say that they are the Managing Members of Double D, L.L.C., a Limited Liability Company and that said instrument was signed in behalf of said Limited Liability Company, by authority of its Operating Agreement; and said Managing Members 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 aforesaid, the day and year first above written.

Kevin A. Wood
Notary Public

My term expires: November 15, 2007
Exhibit "A"

A tract of land being all of Parcel Three, less and excepting Lake St. Louis Blvd., Freymuth Lane Connector and the land South of Freymuth Lane Connector, also being part of U.S. Survey 825, Township 46 North, Range 2 East, City of Lake St. Louis, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of property conveyed to Clarence Freymuth, and wife, as described in deed recorded in Book 282 page 648 of the St. Charles County Records; thence Westwardly along the North line of the Freymuth property South 89 degrees 57 minutes 25 seconds West 194.22 feet to a point on the East line of Freymuth Lane, 30 feet wide as travelled thence Northwardly along said East line North 00 degrees 02 minutes 14 seconds East 320.00 feet and along a curve to the left whose radius point bears North 89 degrees 57 minutes 46 seconds West 300.00 feet from the last mentioned point, a distance of 95.27 feet to a point; thence North 00 degrees 02 minutes 14 seconds East 322.84 feet to a point on the South line of property conveyed to Public Water Supply District No. 2 as described in the deed recorded in Book 978 page 74 of the St. Charles County Records; thence Eastwardly along said South line South 66 degrees 04 minutes 53 seconds East 590.47 feet to a point on the proposed Lake St. Louis Boulevard right-of-way line; thence along said right-of-way line the following courses and distances; South 03 degrees 13 minutes 02 seconds West 214.69 feet, South 36 degrees 46 minutes 05 seconds West 52.18 feet, South 53 degrees 43 minutes 55 seconds East 75.00 feet, along a curve to the left whose radius point bears South 53 degrees 43 minutes 55 seconds East 2914.79 feet from the last mentioned point, a distance of 278.21 feet, South 30 degrees 47 minutes 57 seconds West 356.65 feet and South 75 degrees 47 minutes 57 seconds West 56.57 feet to a point on the right-of-way line of Freymuth Lane connector; thence along said right-of-way line the following courses and distances; North 59 degrees 12 minutes 03 seconds West 108.37 feet, North 31 degrees 27 minutes 44 seconds West 71.51 feet and North 00 degrees 02 minutes 14 seconds East 30.29 feet to a point on the South line of aforesaid Freymuth property; thence Eastwardly along said South line North 89 degrees 53 minutes 13 seconds East 173.26 feet to a point; thence Northwardly along the East line of said Freymuth property North 00 degrees 00 minutes 08 seconds East 208.46 feet to the point of beginning.
Institute of Transportation Engineers, ITE Parking Generation Rates – 4th Edition
Office Building, Suburban 701
  Weekday – Average - 2.84 parking spaces per 1000 square feet
  Weekday - 85th Percentile – 3.45 parking spaces per 1000 square feet
Office Building, Urban 701 (less than Suburban office; therefore, disregard requirements)
  Weekday – Average - 2.47 parking spaces per 1000 square feet
  Weekday - 85th Percentile – 2.98 parking spaces per 1000 square feet

Urban Land Institute (ULI)
The Urban Land Institute (ULI) is another commonly used source for estimating parking demands of different land uses. The ULI standard values based on Land Use Type for office uses 3.8 parking spaces per 1000 square feet. The ULI Shared Parking Manual calculates the peak at 2.6 parking spaces per 1000 square feet.

Applying the ITE and ULI parking generation numbers to the proposed development (76,000 square feet) office space would require the following number of the parking spaces.

ITE Office Building, Suburban
  Average (2.84 spaces per 1,000 SF) – 216 parking spaces occupied in Peak Period
  85th Percentile (3.45 spaces per 1,000 SF) – 262 parking spaces occupied in Peak Period

ULI Shared Parking Manual
  Standard Based Value (3.8 spaces per 1,000 SF) – 289 parking spaces
  Shared Parking Peak (2.6 spaces per 1,000 SF) – 198 parking spaces

A Parking Generation white paper series by Kimley Horn, dated May 2016 found the following results. The standard values for Office Parking are ULI – 3.8 and ITE – 2.84 per 1,000 Square Feet. The results at outputs collected were as follows:

<table>
<thead>
<tr>
<th>Community</th>
<th>Outputs per 1,000 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Durham, NC 2011</td>
<td>1.37</td>
</tr>
<tr>
<td>Durham, NC 2016</td>
<td>1.73</td>
</tr>
<tr>
<td>Houston, TX Museum District</td>
<td>0.75</td>
</tr>
<tr>
<td>Houston, TX Rice Village</td>
<td>2.28</td>
</tr>
<tr>
<td>Asheville, NC</td>
<td>1.27</td>
</tr>
<tr>
<td>Tempe, AZ</td>
<td>0.56</td>
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<tr>
<td>St. Petersburg, FL</td>
<td>1.14</td>
</tr>
<tr>
<td>Capital East Madison, WI</td>
<td>1.55</td>
</tr>
<tr>
<td>Salinas, CA</td>
<td>2.88</td>
</tr>
<tr>
<td>Gilbert, AZ</td>
<td>2.06</td>
</tr>
<tr>
<td>Crystal City, Arlington, VA</td>
<td>1.36</td>
</tr>
<tr>
<td>Fort Collins, CO</td>
<td>1.60</td>
</tr>
</tbody>
</table>

The highest measured output collected from the 12 locations was 2.88 spaces per 1,000 square feet.
Discussion
These parking generation white papers are based on all uses of office spaces – high, medium and low. The case studies also show that suburban offices have a lower level of employees per 1,000 square foot, at 2.38, versus a 3.74 level in urban locations. This development will be phased (minimum of three phases), the developer will monitor the parking usage at this development and adjust the overall number of parking spaces based on actual usage. The developer wants to have provide parking and is proposing approximately 3.18 parking spaces per 1,000 square feet, but if large areas of the parking are not used then parking spaces could be eliminated to create more open space and increase setbacks and buffer areas within the development. We expect the actual parking usage to approach the case study levels of 2 to 3 parking spaces per 1,000 square feet. Because the exact square footage of buildings may change due to demands in the marketplace, the development plan would be further refined to reflect the current parking and space demands. If additional parking is needed based on usage, we will modify the plan and add additional parking spaces to accommodate the parking needs.

Conclusion
We are proposing a total of 242 parking spaces for development, which is a parking ratio of 3.18 parking spaces per 1000 square feet. The parking rates for office developments using the ITE (85th Percentile was 3.45 parking spaces per 1000) and ULI (Shared Parking Peak 2.6 parking spaces per 1000). Therefore, we are proposing 242 parking spaces (3.18 parking spaces per 1000 square feet) for the office development.

Prepared by Douglas Tiemann, P.E., P.L.S.
Pickett, Ray & Silver Inc.
22 Richmond Center Court
St. Peters, MO 63376
Hawk Ridge Crossing – PUD Development
PRS Project No. 09026.SOLP.00R

The owner/developer is proposing an Office/Business Park development on the 16.34-acre tract. The development would consist of the 18 separate office style buildings clustered together on the top (plateau area) of the property. The large slope areas and existing ravine would remain in a natural condition. The slopes surrounding the development would continue to remain in native grasses, the ravine area and creek would not be disturbed along with the wooded areas along the northern property boundary. The proposed open space for the property would be 12.5 acres or 76.9%; therefore, only 23.1% of the site would be developed.

We are proposing full masonry buildings which would be approximately 4,000 square feet. These buildings could be single or multi-tenant buildings and would have a large residential style appearance. We are proposing 17 single story buildings and 1 two story building on the Preliminary Development Plan but would consider some 2 story buildings if prospective tenants requested this option. At this time, we are proposing the two-story building as a “walk-out” style building to match the existing grade. The proposed uses would include service establishments, business, institutional, educational, governmental, professional offices, financial institutions, medical and dental clinics. No drive-in or drive-thru facilities would be permitted.

The surroundings areas are Office/Business Park development to the south, large tract residential development to the north, and vacant property on the west and east. Residential subdivisions exist further west along Freymuth Road and a residential subdivision has been proposed in the agricultural ground west of the site.

The development would be proposed in three phases consisting of approximately six buildings per phase. The boundaries of the project phases are shown on the development plan. The timing for the phases would depend on the absorption rate for this type of product.
Hawk Ridge Crossing – PUD Development
PRS Project No. 09026.SOLP.00R

Tree Stand Delineation and Tree Preservation Plan.

The total area of the site is approximately 16.34 acres and the wooded area on the site is 3.58 acres (21.9%). The wooded area proposed to be cleared is 14,375 square feet (0.33 acres) which is 2.0% of the total site area. The area to be cleared is located on the eastern side of the site at the location of Building C. This area is primarily composed of cedar trees, hawthorn trees and multi-floral rose bushes which are considered “scrub trees and underbrush”. No valuable trees exist in this area, primarily because this area has been previously cleared. No trees in the proposed area to be cleared exceed 12 inches in diameter. Most of the existing cedar and hawthorn trees are 4 to 8 inches in diameter. Recently, the trees under the power lines were cleared by power company contractor to remove potential conflicts with power lines and provide access.

Approximately 141,570 square feet (3.25 acres) of wooded area will remain undisturbed on the site. Only 9.2% of the wooded area will be removed and 90.2% of the wooded area will remain. No grading or utility work is proposed near the remaining wooded areas.

Douglas S. Tiemann
ISA Certified Arborist, MW-4598A
Pickett, Ray & Silver. Inc.
22 Richmond Center Drive
St. Peters, MO 63376
AGENDA

I. CALL TO ORDER

II. ROLL CALL

<table>
<thead>
<tr>
<th>Name</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pearson Buell, Chairman</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tom Mispagel, Vice Chairman</td>
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<td></td>
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<tr>
<td>Rhonda Ferrett</td>
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<td>William Fridley</td>
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<td>Glen Heiman</td>
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<td>Tom O’Connor</td>
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<td>Dominique Stoddard</td>
<td></td>
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<tr>
<td>Mayor Kathy Schweikert</td>
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<td>Alderman Jason Law</td>
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<td></td>
</tr>
</tbody>
</table>

Also present: Louis Clayton, AICP, Director of Community Development
              Matthew Kuelker, Senior Project Manager
              Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA

IV. APPROVAL OF MEETING MINUTES

Regular meeting of December 6, 2018

V. PUBLIC COMMENT

VI. PUBLIC HEARING - TABLED BUSINESS

1. 2 Harbor Bend Drive – Lakeview Medical Building
   Site Plan Review: Consideration of a request by Sajjad A. Baig, applicant on behalf of Sajjad and Maimuna Baig, property owners, for the construction of five additional parking spaces.

VII. PUBLIC HEARING - NEW BUSINESS

1. Lake Saint Louis Boulevard – Hawk Ridge Crossing
   Zoning Amendment, Preliminary Development Plan, Special Use Permit:
Consideration of a request by South Lake St. Louis Partners LLC, applicant and property owner, for the construction of a 76,000-square-foot office park consisting of 18 buildings.

2. Technology Drive – Imo’s Pizza
Preliminary Subdivision Plat, Final Subdivision Plat, Site Plan Review: Consideration of a request by Jim Cook, applicant on behalf of ACC Properties LLC, property owner, for the subdivision of Adjusted Lot 2B into two lots, and construction of a 4,950-square-foot multi-tenant commercial building which will contain a 1,950-square-foot Imo’s restaurant and 3,000 square feet of retail space.

(The applicant requests that this item be tabled until the next meeting.)

VIII. OTHER BUSINESS

IX. COMMISSION AND STAFF COMMENTS

X. ADJOURNMENT
PLANNING & ZONING COMMISSION
Thursday, January 3, 2019 - 7:00 pm
200 Civic Center Drive, Lake Saint Louis, Missouri 63367
For more information or if individual accommodations are required, contact Brenda Cueller at 636-625-7936 or bcueller@lakesaintlouis.com.

ACTIONS
AGENDA

I. CALL TO ORDER
II. ROLL CALL

<table>
<thead>
<tr>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pearson Buell, Chairman</td>
<td>X</td>
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<td>Tom O’Connor</td>
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<td>Dominique Stoddard</td>
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<td>Mayor Kathy Schweikert</td>
<td>X</td>
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<td>Alderman Jason Law</td>
<td>X</td>
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</table>

Also present: Louis Clayton, AICP, Director of Community Development
Matthew Kuelker, Senior Project Manager
Brenda Cueller, Recording Secretary

III. APPROVAL OF AGENDA
APPROVED

IV. APPROVAL OF MEETING MINUTES
Regular meeting of December 6, 2018
APPROVED

V. PUBLIC COMMENT

VI. PUBLIC HEARING - TABLED BUSINESS

1. 2 Harbor Bend Drive – Lakeview Medical Building
   Site Plan Review: Consideration of a request by Sajjad A. Baig, applicant on behalf of Sajjad and Maimuna Baig, property owners, for the construction of five additional parking spaces.

TABLED
VII. PUBLIC HEARING - NEW BUSINESS

1. Lake Saint Louis Boulevard – Hawk Ridge Crossing
   Zoning Amendment, Preliminary Development Plan, Special Use Permit:
   Consideration of a request by South Lake St. Louis Partners LLC, applicant
   and property owner, for the construction of a 76,000-square-foot office park
   consisting of 18 buildings.

   RECOMMEND APPROVAL TO THE BOARD OF ALDERMAN WITH THE
   FOLLOWING CONDITIONS:
   1. Setbacks
      a. Provide a 50-foot building setback and 25-foot parking lot setback along
         the site perimeter (measured from the existing Lake Saint Louis Right of
         Way, the existing or future Freymuth Road right-of-way, whichever is
         greater, and all other property lines). Show the setback requirements in
         the development notes and on the site plan. Remove all other setback
         dimensions (including platted setbacks).
   2. Site Layout and Circulation
      a. Add common areas such as plazas and formal open space that are in
         visible locations, accessible to the public, and include landscaping,
         benches, and other appropriate features.
   3. Parking
      a. Identify areas on the plans that will be reserved for additional parking.
   4. Landscaping
      a. Add a "Condition A" landscape buffer around the perimeter of all
         buildings, as specified in Chapter 245.
      b. Add additional trees on the hillsides adjacent to Freymuth Road to
         establish a wooded area.
      c. Add additional landscaping to side and rear building foundations which
         are exposed to public view.
   5. Architectural
      a. Add a note to the plans stating the following:
         i. Subject to approval by the Development Review Board, building design
            and materials are subject to the following standards:
            1. Four sided masonry is required.
            2. Distinctive architectural design and materials should be used.
            3. A minimum of three building designs with varying but compatible
               architectural features are required.
            4. Identical building designs are not permitted adjacent to each other.
      6. Submit a more detailed photometric plan.
2. **Technology Drive – Imo’s Pizza**  
*Preliminary Subdivision Plat, Final Subdivision Plat, Site Plan Review:* Consideration of a request by Jim Cook, applicant on behalf of ACC Properties LLC, property owner, for the subdivision of Adjusted Lot 2B into two lots, and construction of a 4,950-square-foot multi-tenant commercial building which will contain a 1,950-square-foot Imo’s restaurant and 3,000 square feet of retail space.

*(The applicant requests that this item be tabled until the next meeting.)*

**TABLED**

**VIII. OTHER BUSINESS**

**IX. COMMISSION AND STAFF COMMENTS**

**X. ADJOURNMENT**

8:40 PM