

*Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.*



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN REGULAR MEETING  
ON THURSDAY, JANUARY 9, 2025, AT 7:30 P.M.  
WELDON SPRING CITY HALL  
5401 INDEPENDENCE ROAD  
WELDON SPRING, MISSOURI 63304**

**\*\*\*\*TENTATIVE AGENDA\*\*\*\***

A NOTICE IS HEREBY GIVEN that the Regular Board of Aldermen Meeting will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. Also, the public can attend virtually by video-conference and/or audio-conference call, you may attend the meeting on a desktop, laptop, mobile device, or telephone by following the highlighted instructions below.

**Link to join Zoom Video-Conference Meeting:**

**<https://us02web.zoom.us/j/8163394872?pwd=EBeYYCvUhJVpKbr5kbjHC7hQAYe4iO.1&omn=86812553207>**

**Meeting ID: 816 339 4872  
Password: 1092025**

**Or by telephone dial: 1-312-626-6799**

**Meeting ID: 816 339 4872  
Password: 1092025**

**PAGE 1 OF 2**

*Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.*

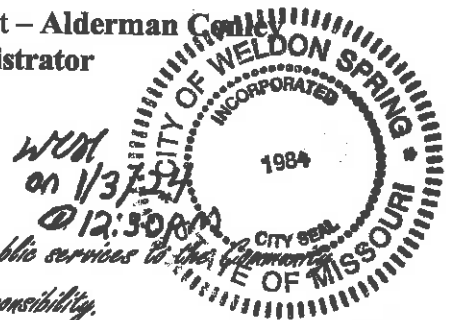
*Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.*

**\*\*\*\*BOARD OF ALDERMEN REGULAR AGENDA – 1/9/25 at 7:30 PM\*\*\*\***

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL and DETERMINATION OF A QUORUM**
- 4. CITIZENS COMMENTS** – The public must be in person to speak during Citizens Comments or send comments in writing to the City Clerk (at [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org)) prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.
- 5. PRESENTATION:**
  - A. 525, 540, & 550 Huber Park Drive Conditional Use Permit & Concept Plan
- 6. PUBLIC HEARING:**
  - A. Conditional Use Permit (CUP-2024-02) filed by Christian Meyerhoff of “Hoff & Mac, LLC,” (applicant) for Legacy II Ventures, Inc., (owner) for the purpose of allowing a “Mini-Warehouse” (Office/Self-Storage) at 525, 540, & 550 Huber Park Drive
- 7. APPROVAL OF MINUTES**
  - A. December 12, 2024 – Regular Board Meeting Minutes
- 8. CITY TREASURER’S PACKET**
  - A. Paid Bills (December 6, 2024 – January 2, 2025)
  - B. November 2024 Credit Card Bills
- 9. UNFINISHED BUSINESS**
  - A. Bill #1234 – An Ordinance Granting Conditional Use Permit (CUP #2024-01) for Forty Nine Fifty, LLC, to Allow a Flex Office/Warehouse in the “HTO” High-Technology Office Zoning District on a Certain Tract of Land Located at 450 Technology Drive in the City of Weldon Spring, Missouri – **Alderman Yeager**
  - B. Bill #1235 – An Ordinance Approving the Recommended Weldon Spring Pointe Major Site Plan for a Flex Office/Warehouse at 450 Technology Drive and Matters Relating Thereto – **Alderman Baker**
  - C. Bill #1236 – An Ordinance Enacting a New Section (Section 210.1805) for the City of Weldon Spring, Missouri, Municipal Code Pertaining to Certain Drug Offenses and the Legalization of Marijuana – **Alderman Clutter**
  - D. Bill #1237 – An Ordinance Amending Chapter 675 of the City Of Weldon Spring, Missouri, Municipal Code Relating to the Regulation of Marijuana in Compliance with Section XIV of the Missouri Constitution – **Alderman Conley**
- 10. NEW BUSINESS**
  - A. An Ordinance Enacting New Chapter (390) of the Weldon Spring, Missouri, Municipal Code Relating to Regulations of Commercial Truck Traffic on Residential Streets – **Alderman Kolb**
- 11. REPORTS & COMMITTEES**
  - A. Public Safety Report – **SCCPD Representative**
  - B. Parks & Recreation Advisory Committee (PRAC) Report – **Alderman Conley**
  - C. City Administrator Report (Informational) – **City Administrator**
- 12. RECEIPTS & COMMUNICATIONS**
- 13. ADJOURNMENT**

PAGE 2 OF 2

*Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.*



## **NOTICE OF PUBLIC HEARING**

### **City of Weldon Spring**

**NOTICE IS HEREBY GIVEN THAT** the City of Weldon Spring will conduct Public Hearings before the Planning & Zoning Commission at its regular meeting on Monday, January 6, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, and before the Board of Aldermen at its regular meeting on Thursday, January 9, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, to consider a request for a Conditional Use Permit (CUP-2024-02) filed by Christian Meyerhoff of “Hoff & Mac, LLC,” (applicant) for Legacy II Ventures, Inc., (owner) for the purpose of allowing a Mini-Warehouse (Self Storage) use. The land is currently zoned “GC” General Commercial District. The property that has been named in this application consists of approximately 3.39 acres and is located at 525, 540, & 550 Huber Park Court, which is located at the terminus of Huber Park Court approximately 800 feet north of Highway 94.

All interested parties are invited to appear and be heard at the time and date of said Public Hearing or to submit written comments by 7:30 PM on January 9, 2025, to the City Clerk, Bill Hanks, at City Hall or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org). Anyone with a disability requiring reasonable accommodation should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Bill Hanks, City Clerk, City of Weldon Spring, at (636) 441-2110 (ext. 103) or [bhanks@weldonspring.org](mailto:bhanks@weldonspring.org).

**NOTICE OF PUBLIC HEARING**  
**CITY OF WELDON SPRING**

CITY OF WELDON SPRING  
REGULAR MEETING OF THE BOARD OF ALDERMEN  
DECEMBER 12, 2024

**CALL TO ORDER:** The Weldon Spring Board of Aldermen met for their regular meeting at Weldon Spring City Hall, 5401 Independence Road on Thursday, December 12, 2024, at 7:30 PM with Mayor Donald Lickliger presiding.

**PLEDGE OF ALLEGIANCE:** Mayor Lickliger asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

**ROLL CALL AND DETERMINATION OF QUORUM:** On a roll call, the following Aldermen were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

A quorum was declared.

Also, present were Mayor Lickliger, Bob Wohler (City Attorney), Don Stolberg (City Administrator), and Bill Hanks (City Clerk).

**PUBLIC COMMENTS:**

There were no public comments at this time.

**MINUTES:**

**November 14, 2024 – Regular Board Meeting Minutes:** Alderman Clutter moved to approve the minutes from the November 14, 2024, regular meeting, as submitted. The motion was seconded by Alderman Yeager. **Motion carried** with 5 ayes. Alderman Martiszus abstained from voting.

**TREASURER’S REPORT:**

Alderman Clutter made a motion to accept the Treasurer’s packet of paid bills from November 8, 2024, to December 5, 2024, and the October 2024 Credit Card Bill, as submitted. The motion was seconded by Alderman Yeager. **Motion carried** with 6 ayes.

Alderman Clutter informed the Board that the \$8,393.71 the City paid to Dell Technologies was for a new server was discussed with the Finance Committee during the budget process and was already budgeted for FY 2024.

## **PRESENTATION:**

**450 Technology Drive Conditional Use Permit & Site Plan:** The presentation started with Tim Convey, from Revel Commercial Real Estate, explaining what the intent of the proposed project, which is a rear loaded service center for 2 to 3 tenants, and clear up any misconceptions about the proposal. Next, Steven Quigley, from the Clayton Engineering Group, showed the Board renderings with elevations heights and the landscaping associated with the proposal.

Finally, Julie Nolfo, from the Lochmueller Group, summarize the traffic study and answered questions from the Aldermen. There was a brief discussion on steps to mitigate any additional truck traffic on residential streets.

Mr. Quigley stated that developers have already taken steps to mitigate traffic taking a left turn on Meadows Parkway by creating less radius (room) for trucks to make a left turn and signage requiring trucks to only make right turns on to Meadows Parkway. Also, Mr. Quigley stated that the proposal will adhere to any restrictions set by the City to deter truck traffic from using residential streets.

Tim Convy requested that the Board consider extending the length of the Conditional Use Permit (CUP) to begin construction from one year to two years, which would begin with the approval of the CUP. He stressed the need for more time is to market the property to find the right tenant for this proposal.

## **NEW BUSINESS:**

**Bill #1234 - An Ordinance Granting Conditional Use Permit (CUP #2024-01) for Forty Nine Fifty, LLC, to Allow a Flex Office/Warehouse in the "HTO" High-Technology Office Zoning District on a Certain Tract of Land Located at 450 Technology Drive in the City of Weldon Spring, Missouri:** Alderman Yeager moved to introduce Bill #1234 for its first reading by title only, seconded by Alderman Clutter. **The motion carried.**

There was a lengthy discussion about Missouri State Statute 304.120 (4) regarding the regulation of commercial vehicle traffic on streets. After the discussion, the City Attorney and City Staff will make changes (based on the discussions from tonight's meeting) to Bill #1234 before the next Board meeting.

Bill #1234 was tabled in accordance with City Code.

**Bill #1235 – An Ordinance Approving the Recommended Weldon Spring Pointe Major Site Plan for a Flex Office/Warehouse at 450 Technology Drive and Matters Relating Thereto:** Alderman Baker moved to introduce Bill #1235 for its first reading by title only, seconded by Alderman Clutter. **The motion carried.**

There was a brief discussion about the entrance onto Meadows Parkway and different types of ways to deter truck traffic on residential streets.

Bill #1235 was tabled in accordance with City Code.

**Bill #1236 – An Ordinance Enacting a New Section (Section 210.1805) for the City of Weldon Spring, Missouri, Municipal Code Pertaining to Certain Drug Offenses and the Legalization of Marijuana:** Alderman Yeager moved to introduce Bill #1236 for its first reading by title only, seconded by Alderman Clutter. **The motion carried.**

The Board decided that there was no emergency to invoke the emergency clause so Bill #1236 was tabled in accordance with City Code.

**Bill #1237 – An Ordinance Amending Chapter 675 of the City of Weldon Spring, Missouri, Municipal Code Relating to the Regulation of Marijuana in Compliance with Section XIV of the Missouri Constitution:** Alderman Yeager moved to introduce Bill #1237 for its first reading by title only. Alderman Clutter seconded the motion, and **the motion carried.**

Bill #1237 was tabled in accordance with the City Code.

#### **REPORTS & COMMITTEES:**

**Public Safety Report:** The November Crime Statistic Report was submitted to the elected officials prior to the meeting.

**City Administrator Report:** The City Administrator Report was submitted to the Board prior to the meeting.

There was a brief discussion about the City’s Comprehensive Plan and the process of updating the Comprehensive Plan.

Mr. Stolberg notified the Board that Sikich sent an engagement letter to begin the FY 2024 audit process. The audit engagement martial, which was provided by Sikich, was included in the Board of Aldermen’s meeting packet for informational purposes.

#### **CLOSED SESSION:**

Alderman Yeager made a motion to go into closed session according to Missouri State Statute 610.021 paragraph (1) – legal actions, cause of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body and its representatives and its attorneys - at 8:46 PM. The motion was seconded by Alderman Martiszus and **the motion carried** on a roll call vote:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 0

Alderman Martiszus made a motion to go into open session at 8:57 PM. The motion was seconded by Alderman Clutter and the **motion carried** on a roll call vote:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 0

**ADJOURNMENT:**

Alderman Kolb moved to adjourn the meeting at 8:58 PM, seconded by Alderman Clutter. **Motion carried** with 6 ayes.

Respectfully submitted,

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William C. Hanks, City Clerk

**PAID BILLS TO BE APPROVED  
DEC 6, 2024 -- JAN 2, 2025**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS  
9TH DAY OF JAN 2025 \_\_\_\_\_, MAYOR



**CLAIMS REPORT 1/02/2025**

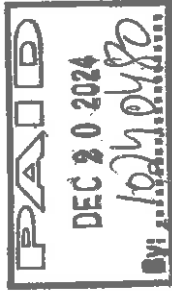
<b>VENDOR</b>	<b>REFERENCE</b>	<b>AMOUNT</b>	<b>CHECK #</b>	<b>CHECK DATE</b>
AMEREN MISSOURI	SIEDENTOP PARK 10/23-11/24/24	\$13.52	10240454	12/12/2024
BANKCARD SVCS - CENTRAL BANK	LIGHTS FOR SANTA EVENT	\$2,508.79	10240480	12/30/2024
BOMBSHELL CONSTRUCTION SVCS	WS PARK	\$57,954.05	10240461	12/12/2024
BUILDINGSTARS OPERATIONS INC	MONTHLY HOUSEKEEPING DEC24	\$240.00	10240455	12/12/2024
CUIVRE RIVER ELECTRIC	MON ELE CITY HALL 10/22-11/24	\$224.18	10240456	12/12/2024
CUIVRE RIVER ELECTRIC	MON ELE SHED 10/22-11/24	\$208.10	10240457	12/12/2024
CUIVRE RIVER ELECTRIC	MON ELE CABIN 10/22-11/24	\$120.42	10240458	12/12/2024
CUIVRE RIVER ELECTRIC	MON ELE BARN 10/22-11/24	\$45.00	10240459	12/12/2024
DEBBIE RUSSOM	MILEAGE COURT	\$8.51	10240471	12/23/2024
DOUGLAS R SMITH	MUNI COURT PA NOV.2024	\$650.00	9939	12/12/2024
FASTSIGNS	SIGNAGE EVENT SIGNS	\$1,035.93	9940	12/12/2024
GWORKS	ANNUAL LIC/SUPPORT FEE CLOUD	\$9,810.00	9938	12/6/2024
INCREDIBLE ENGRAVINGS	NAME PLATE P&Z COM	\$22.58	16904	12/18/2024
INFRASTRUCTURE MANAGEMENT INC	SIDEWALK EXTENSION WESTWOOD	\$279,735.88	16900	12/9/2024
LAURA BROWN	CHRISTMAS CARDS	\$55.58	10240470	12/23/2024
MISSOURI AMERICAN WATER COMPAN	WS PARK WATER 10/17-11/19/24	\$55.87	10240472	12/24/2024
MISSOURI AMERICAN WATER COMPAN	SIEDENTOP PARK 11/05-12/03/24	\$69.00	10240473	12/24/2024
PILOT ROCK	NEW GRILL	\$1,132.00	10240479	12/30/2024
REPUBLIC SERVICES	TRASH SERVICE DEC2024	\$197.80	10240464	12/12/2024
ROBERT WOHLER	LEGAL FEES NOV 2024	\$375.00	9942	12/23/2024
ST CHARLES COUNTY SHERIFF	240229711 MICHAEL WINCHESTER	\$16.75	16901	12/9/2024
ST CHARLES COUNTY SHERIFF	CASE#230867481 DEVIN COPE	\$16.75	16902	12/9/2024
ST CHARLES IT	IT SERVICES NOV24	\$712.50	9941	12/12/2024
VERIZON WIRELESS	MONTHLY CELL 10/20-11/19	\$326.37	10240460	12/12/2024
<b>Accounts Payable Total</b>		<b>\$355,534.58</b>		

**PAID CREDIT CARD BILLS TO BE APPROVED  
NOV CHARGES**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS  
9TH DAY OF JAN 2025 \_\_\_\_\_, MAYOR

Mastercard  
24-Dec  
NOV CHARGES

Account #	Account Description	ALBERT	BOB	BILL	DON	MITCHELL	HOWIE	TOTAL
10.10.5201	Meals, Travel, Lodging				\$ 20.00	\$ 192.95		\$ 212.95
10.10.5212	Printing			\$ 8.27				\$ 8.27
10.10.5213	Postage			\$ 9.00				\$ 9.00
10.10.5243	City Hall Office Supplies						\$4.93	\$ 4.93
20.20.5217	4th of July	\$301.72					\$17.30	\$ 319.02
20.20.5219	Santa Claus	\$378.90	\$ 607.72			\$ 322.65	\$37.96	\$ 1,347.23
20.20.5231	Signs	\$141.90						\$ 141.90
20.20.5236	Park - Repairs / Maintenance						\$94.77	\$ 94.77
20.20.5237	Park Equipment-Repairs/Maint	\$214.38					\$156.34	\$ 370.72
<b>TOTAL</b>		\$ 1,036.90	\$ 607.72	\$ 17.27	\$ 20.00	\$ 515.60	\$ 311.30	\$ 2,508.79



ENTREPRENEUR



# CITY OF WELDON SPRING

5401 Independence Road  
Weldon Spring, MO 63304  
phone: (636) 441-2110  
fax: (636) 441-8495  
[www.weldonspring.org](http://www.weldonspring.org)

## STAFF REPORT

**To:** Planning & Zoning Commission

**Date:** 10/24/24

**From:** Steve Lauer, City Planner

**Subject:** 450 Technology Drive Conditional Use Permit (CUP) Request

**Cc:** Mayor Don Licklider, City Administrator Don Stolberg, City Clerk Bill Hanks, City Planner Steve Lauer, City Engineer Bill Schnell & City Attorney Bob Wohler

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### **BACKGROUND:**

**Application Number:** CUP-2024-01

**Property Address:** 450 Technology Drive

**Property Owner:** Forty Nine Fifty, LLC

**Applicant:** The Clayton Engineering Company

**Current Zoning:** HTO, High-Technology Office District

**Current Use:** Vacant

**Proposed Use:** Light Industrial Use (Flex Office/Warehouse)

**2015 Comprehensive Plan:** High Tech

**Area:** 8.330 acres

**Location:** 450 Technology Drive, which is located at the northwest corner of the intersection of Technology Drive & Meadows Parkway

**Adjacent Land Uses  
& Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Current Land Use</b>
North	HTO	Verizon
South	HTO	Vacant (Meadows Parkway)
East	HTO	Verizon
West	N/A	Technology Drive/Interstate 64

**Public Service:** School District – Francis Howell School District  
 Fire District – Cottleville Fire Protection District

**Utilities:** Water – Public Water Supply District No. 2  
 Sewer – Duckett Creek Sanitary District  
 Electric – Cuivre River Electric  
 Gas – Spire

**ANALYSIS:**

The applicant is seeking approval for a conditional use permit in order to construct a flex office/warehouse which is a light industrial use in the HTO, High-Technology Office District. In addition to the warehouse unit(s) there will be an office for each unit. The major site plan (Weldon Spring Pointe) for this development has been submitted for review by the Planning & Zoning Commission contingent upon the approval of the conditional use permit.

The site has been previously subdivided as part of the Weldon Spring Crossing subdivision. The proposed site is Lot B of the Weldon Spring Crossing subdivision with Lot A being the Verizon campus which is owned by WorldCom Technologies Inc. The site has access off Meadows Parkway and Technology Drive through cross access ingress/egress easements along the common boundary of Lots A and B of Weldon Spring Crossing.

A traffic impact study was performed by Lochmueller group for this site. The conclusions of the study are as follows:

- Analysis of the 2024 baseline operating conditions determined that the study area intersections operate acceptably during the morning and afternoon peak hours of the day demonstrating a surplus of capacity in the roadway network. Operations

for the three study intersections showed Level of Service A for all approaches during the morning and afternoon peak hours.

- A total of nine crashes occurred within the study area during a 5-year period. None of these crashes resulted in fatalities, however one resulted in suspected serious injury and three resulted in minor injuries. The most common crash type was out-of-control, with five crashes being this type.
- The proposed development will add a 100,800 SF building on Lot B of Weldon Spring Crossing. Of the total SF of this building, 15,120 SF is planned as office space, and the remaining 85,680 SF as warehouse space. Consequently, the proposed development would generate a total of approximately 67 and 72 trips during the weekday morning and evening peak hours, respectively upon completion.
  - Access is to be provided to the development via three full access drives: one onto Meadows Parkway and two others from the internal access drives serving Weldon Spring Crossing. Direct access to Technology Drive West is not proposed. The access drives are located as follows:
    - Access onto Meadows Parkway – 485 feet north of the roundabout with Technology Drive, 310 feet south of the existing drive to the adjacent parking area
    - Access onto the Internal Loop Road – 290 feet east of the internal intersection with the Access Drive
    - Access onto the Internal Access Drive – 67 feet south of the internal intersection with the loop road, 230 feet north of Technology Drive
- The analysis of the 2024 forecasted operating conditions determined the adequacy of the surrounding road network to accommodate the additional traffic generated by the proposed development and concluded that no mitigation will be necessary to accommodate the development.

Stormwater detention for the subdivision is located on lot A, a maintenance agreement is needed. Water would be provided to the site by Public Water Supply District No. 2 and sanitary sewer service would be provided by Duckett Creek Sanitary District.

**AERIAL VIEW:**



**CONDITIONAL USE PERMIT (CUP) CRITERIA:**

- 1) According to the "HTO" High-Technology Office District regulations, in the Land Use Table a Light Industrial Use is permitted as a Conditional Use. In accordance with Article IX: Conditional Use Regulations, notice of the public hearing was made in the local newspaper with general circulation on October 18, 2024, and mailed to all owners within 500' of the subject site on October 18, 2024, and public hearings were scheduled for the November 4, 2024, Planning & Zoning Commission Meeting and the November 14, 2024 Board of Aldermen Meeting. After the public hearing, the Planning and Zoning Commission shall review the application based on evidence presented during the public hearing. Consideration should be given to the effect of the requested use on the health, safety, morals and general welfare of the residents of the area in the vicinity of the property in question and the residents of the City generally.

In considering the conditional use, the Planning and Zoning Commission shall also consider

the following standards and ensure the Commission's response to each is in the affirmative.

1. Whether the proposed conditional use is consistent with the City's Comprehensive Plan and will not impede normal orderly development of the neighborhood.

Office and Light manufacturing are recommended uses for the High-Tech Land Use category.

2. The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.

The proposed site is surrounded by properties with the same HTO, High-Technology Office Zoning District. There should be no negative impact on surrounding property values.

3. The comparative size, floor area, mass and general appearance of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

The proposed building is 100,800 square feet in size. The total area of the adjacent Verizon buildings is 361,166 square feet in size. The proposed building would need to meet the design standards of the Architectural Review Commission.

4. The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

A Traffic Impact Study was prepared by Lochmueller Group for this site. Overall, it was concluded that the study intersections can easily accommodate the proposed development and that additional infrastructure improvements are not necessary to offset the traffic generated by the proposed development.

5. The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.



As the businesses are located inside the building the added noise would be the truck traffic and the loading and unloading of the trucks. Any sound levels and impulse type noises shall comply with the City's noise standards.

6. The impact of night lighting in terms of intensity, duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.

The lighting of the building and parking areas will have to meet the standards of the City's Lighting Regulations.

7. The impact of the landscaping of the proposed use in terms of landscaped areas, buffers and screens.

A landscape plan has been provided for the site that meets the design standards for the City. In the HTO District there were additional landscape standards that had to be met.

8. The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.

The building will be set up for one or multiple tenants. With the flexibility of rental space, the building should not become vacant or unused.

9. Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

The Independence Elementary School, the Bryan Middle School and the Early Childhood Development Center are all located to the east of the proposed development off Meadows Parkway and Independence Road. Meadows Parkway is gated between 9:30 AM and 3:30 PM Monday through Friday. The analysis of the Traffic Impact Study assumed none of the site's traffic would use Meadows Parkway to travel to the north past the school. In order to ensure that the site's truck traffic does not utilize Meadow Parkway to access Independence Road, the entrance on Meadows Parkway will be designed to limit trucks turning left, a condition could be added to restrict truck traffic from this development using

**Meadows Parkway to the east of the site and Francis Howell could consider closing the road permanently or during off hours to discourage truck traffic.**

**RECOMMENDATION:**

Due to the limited amount of property designated High-Technology Office District and the potential impact of such development, the Planning & Zoning Commission needs to review, and the Board of Aldermen approve all future high tech development on a case by case basis.

City staff recommends approval of this conditional use application with the following Conditions:

1. All operations shall take place within a fully enclosed building.
2. All storage of materials and equipment shall be within a fully enclosed building or a screened rear yard not visible to any adjacent property.
3. No use shall store or discharge beyond its lot or site boundaries any toxic matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to property or business.
4. Any operation producing noise, glare or heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard beyond the boundaries of the lot on which such building is located.
5. No activity involving radiation hazards shall be permitted which causes exposure to persons at or beyond the lot lines in excess of the maximum permitted by the general population in applicable Federal, State and local laws and regulations.
6. Tractor Trailer Trucks from this facility are restricted from using Meadows Parkway east of the site.
7. The uses within the warehouse must be limited to uses permitted within the HTO, High-Technology Office District unless a separate Conditional Use Permit (CUP) is approved by the City for other light industrial uses.



**Weldon Spring Crossing - Lot B**

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

COLOR OPTION 1

27124101.00

08/24/24

**49FIFTY**  
REAL ESTATE





**Weldon Spring Crossing - Lot B**

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

COLOR OPTION 2

2713-001 00

082424

**49FIFTY**  
REAL ESTATE

gray



**Weldon Spring Crossing - Lot B**

Technology Drive & Meeflows Parkway, Weldon Spring, Missouri

INTERSTATE VIEW  
- LOCKING NORTH

2/1/2001:00

0902474

**49FIFTY**  
REAL ESTATE





**Weldon Spring Crossing - Lot B**

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

FRONT PERSPECTIVE -  
LOOKING NORTH

2/12/2001.00

002/0/4

**49FIFTY**  
REAL ESTATE





**Weldon Spring Crossing - Lot B**

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

FRONT PERSPECTIVE -  
LOOKING NORTHWEST

2712-4001.00

09/24/24

**49FIFTY**  
REAL ESTATE

gray



**Weldon Spring Crossing - Lot B**

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

FRONT PERSPECTIVE -  
LOOKING SOUTHEAST

27124001.30

08/24/24

**49FIFTY**  
REAL ESTATE







**Weidon Spring Crossing - Lot B**

Technology Drive & Meadows Parkway, Weidon Spring, Missouri

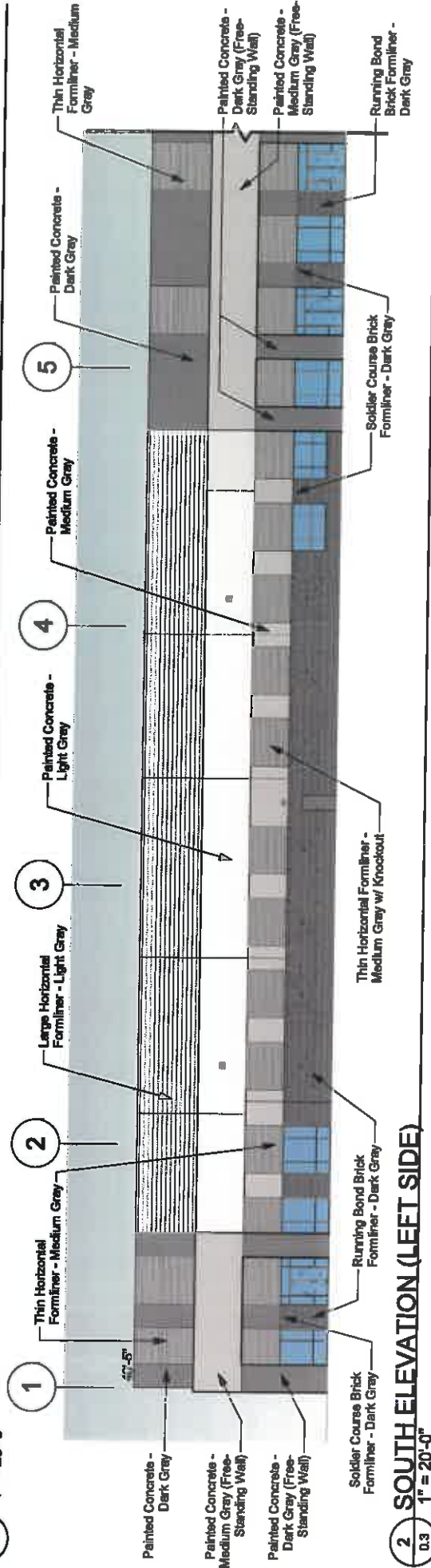
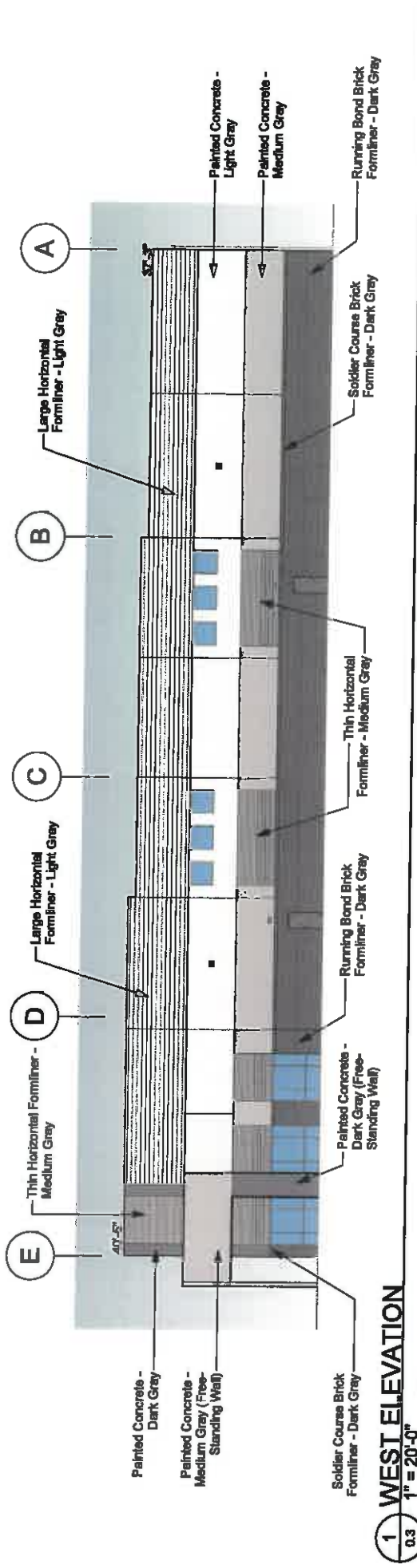
REAR PERSPECTIVE -  
LOOKING WEST

27124001.00

09/24/24

**49FIFTY**  
REAL ESTATE

gray



Weldon Spring Crossing - Lot B

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

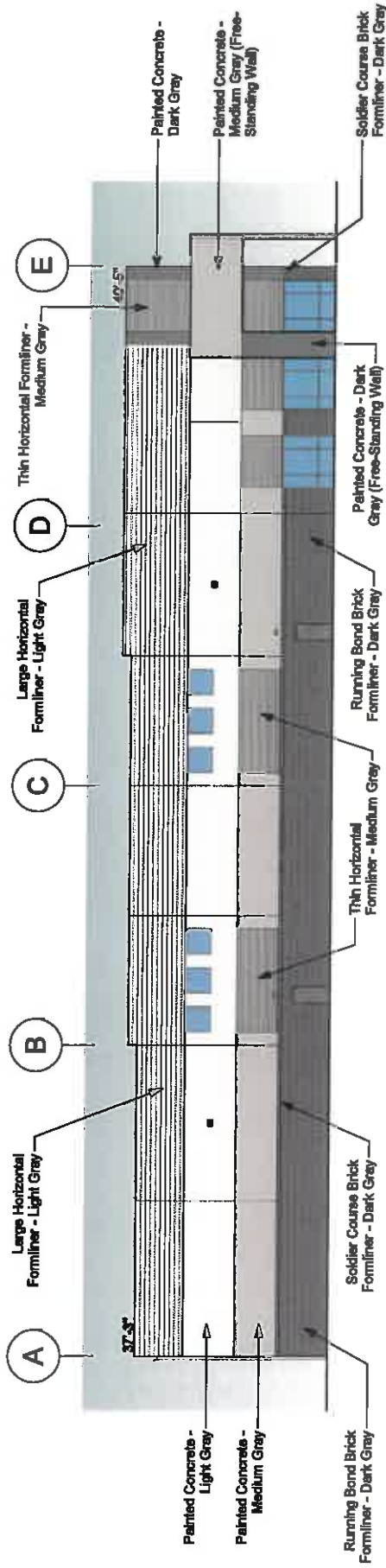
South & West  
Elevation - Alternate

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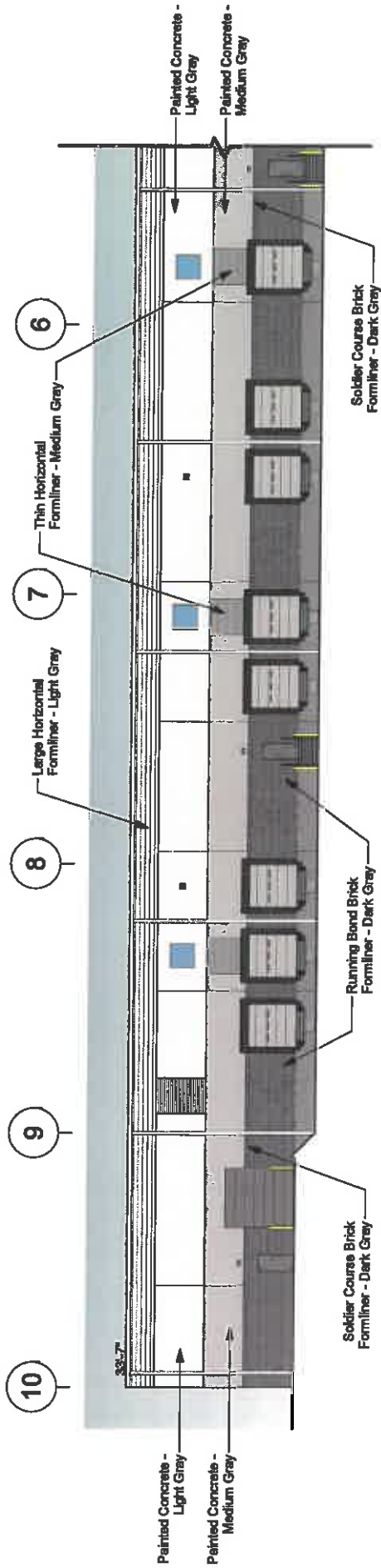
08/01/24

**49FIFTY**  
REAL ESTATE





1 EAST ELEVATION  
0.4 1" = 20'-0"



2 NORTH ELEVATION (LEFT SIDE)  
0.4 1" = 20'-0"

Weldon Spring Crossing - Lot B

Technology Drive & Meadows Parkway, Weldon Spring, Missouri

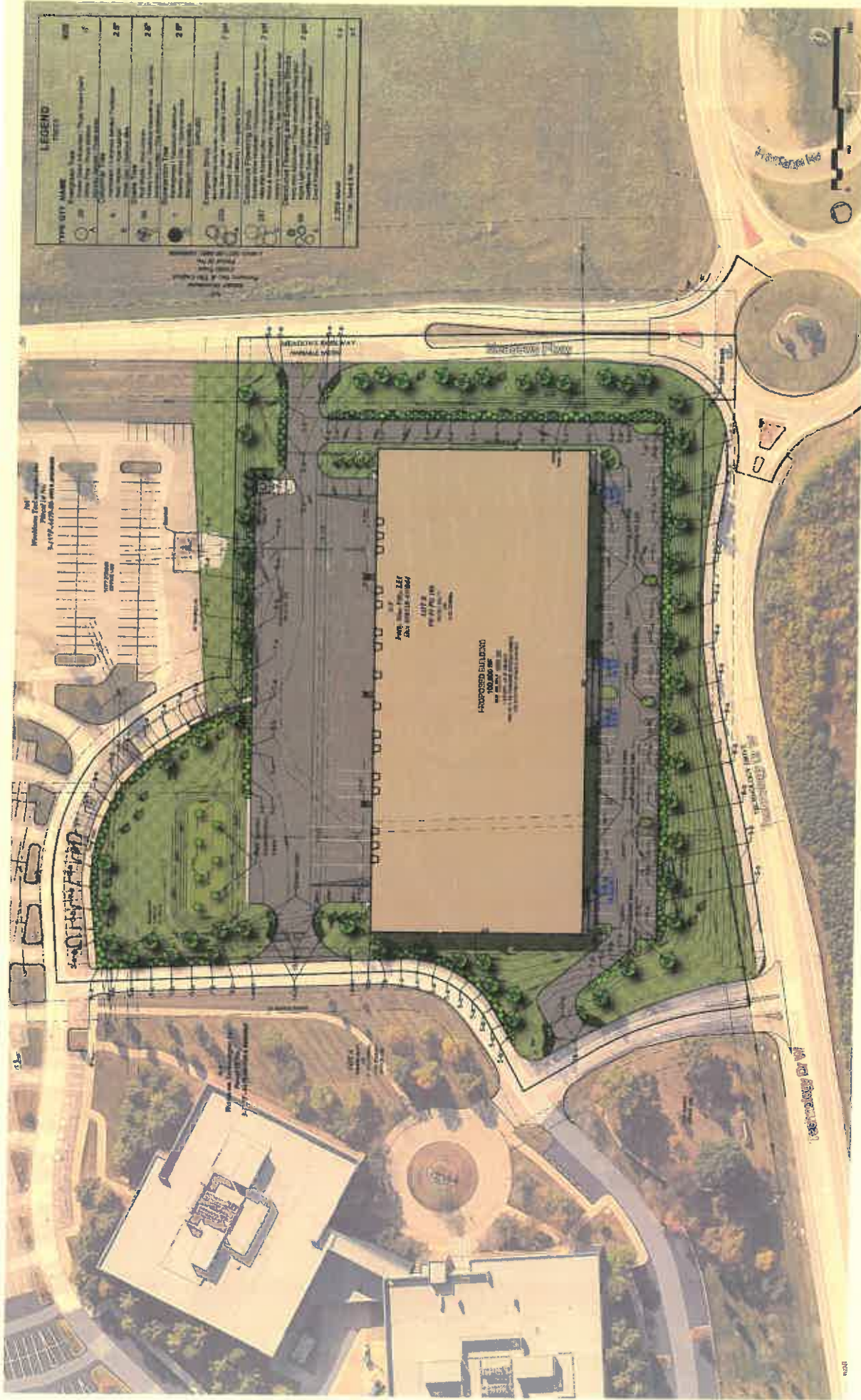
North & East  
Elevation - Alternats

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08/01/24

49 FIFTY  
REAL ESTATE





**LEGEND**

TYPE	SYMBOL	DESCRIPTION
1. CITY	○	City Limits
2. ROAD	—	Proposed Road
3. DRIVEWAY	—	Proposed Driveway
4. SIDEWALK	—	Proposed Sidewalk
5. CURB	—	Proposed Curb
6. LANDSCAPE	○	Proposed Landscape
7. TREE	○	Proposed Tree
8. GRASS	○	Proposed Grass
9. PAVEMENT	○	Proposed Pavement
10. CONCRETE	○	Proposed Concrete
11. BRICK	○	Proposed Brick
12. STONE	○	Proposed Stone
13. METAL	○	Proposed Metal
14. GLASS	○	Proposed Glass
15. WOOD	○	Proposed Wood
16. PLASTER	○	Proposed Plaster
17. GYPSUM	○	Proposed Gypsum
18. CEILING	○	Proposed Ceiling
19. FLOOR	○	Proposed Floor
20. WALL	○	Proposed Wall
21. DOOR	○	Proposed Door
22. WINDOW	○	Proposed Window
23. ROOF	○	Proposed Roof
24. FOUNDATION	○	Proposed Foundation
25. UTILITY	○	Proposed Utility
26. MECHANICAL	○	Proposed Mechanical
27. ELECTRICAL	○	Proposed Electrical
28. PLUMBING	○	Proposed Plumbing
29. HVAC	○	Proposed HVAC
30. INSULATION	○	Proposed Insulation
31. PAINT	○	Proposed Paint
32. FINISH	○	Proposed Finish
33. FURNITURE	○	Proposed Furniture
34. EQUIPMENT	○	Proposed Equipment
35. MATERIALS	○	Proposed Materials
36. FINISHES	○	Proposed Finishes
37. UTILITIES	○	Proposed Utilities
38. MECHANICALS	○	Proposed Mechanicals
39. ELECTRICALS	○	Proposed Electricals
40. PLUMBINGS	○	Proposed Plumblings
41. HVACS	○	Proposed HVACs
42. INSULATIONS	○	Proposed Insulations
43. PAINTS	○	Proposed Paints
44. FINISHES	○	Proposed Finishes
45. FURNITURES	○	Proposed Furnitures
46. EQUIPMENTS	○	Proposed Equipments
47. MATERIALS	○	Proposed Materials
48. FINISHES	○	Proposed Finishes
49. UTILITIES	○	Proposed Utilities
50. MECHANICALS	○	Proposed Mechanicals
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54. INSULATIONS	○	Proposed Insulations
55. PAINTS	○	Proposed Paints
56. FINISHES	○	Proposed Finishes
57. FURNITURES	○	Proposed Furnitures
58. EQUIPMENTS	○	Proposed Equipments
59. MATERIALS	○	Proposed Materials
60. FINISHES	○	Proposed Finishes
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63. ELECTRICALS	○	Proposed Electricals
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67. PAINTS	○	Proposed Paints
68. FINISHES	○	Proposed Finishes
69. FURNITURES	○	Proposed Furnitures
70. EQUIPMENTS	○	Proposed Equipments
71. MATERIALS	○	Proposed Materials
72. FINISHES	○	Proposed Finishes
73. UTILITIES	○	Proposed Utilities
74. MECHANICALS	○	Proposed Mechanicals
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76. PLUMBINGS	○	Proposed Plumblings
77. HVACS	○	Proposed HVACs
78. INSULATIONS	○	Proposed Insulations
79. PAINTS	○	Proposed Paints
80. FINISHES	○	Proposed Finishes
81. FURNITURES	○	Proposed Furnitures
82. EQUIPMENTS	○	Proposed Equipments
83. MATERIALS	○	Proposed Materials
84. FINISHES	○	Proposed Finishes
85. UTILITIES	○	Proposed Utilities
86. MECHANICALS	○	Proposed Mechanicals
87. ELECTRICALS	○	Proposed Electricals
88. PLUMBINGS	○	Proposed Plumblings
89. HVACS	○	Proposed HVACs
90. INSULATIONS	○	Proposed Insulations
91. PAINTS	○	Proposed Paints
92. FINISHES	○	Proposed Finishes
93. FURNITURES	○	Proposed Furnitures
94. EQUIPMENTS	○	Proposed Equipments
95. MATERIALS	○	Proposed Materials
96. FINISHES	○	Proposed Finishes
97. UTILITIES	○	Proposed Utilities
98. MECHANICALS	○	Proposed Mechanicals
99. ELECTRICALS	○	Proposed Electricals
100. PLUMBINGS	○	Proposed Plumblings

## Weldon Spring Pointe

450 Technology Drive  
Weldon Spring, Missouri

405 PITY REAL CORP  
 138 W. Morris Avenue, Ste. 200  
 St. Louis, MO 63122

**TRAFFIC FLOW EXHIBIT**  
**WELDON SPRING POINTE**

405 PITY REAL CORP  
 138 W. Morris Avenue, Ste. 200  
 St. Louis, MO 63122

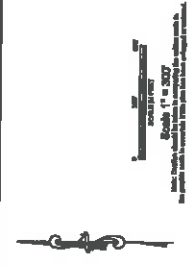
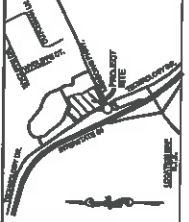
DATE	

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**SDP 1.0**

Project Name: WELDON SPRING POINTE  
 Date: 02/20/11  
 Scale: 1" = 500'



**Call Before You Dig**  
 811 or 1-888-486-4868  
 Missouri One-Call System

**NO STOPPING**

MAY 15, 2024

Weldon Spring Crossing: Development  
on Lot B  
Traffic Impact Study

Prepared for:

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## Introduction

Lochmueller Group has completed a traffic study pertaining to a proposed development in Weldon Spring, Missouri. This traffic study is intended to analyze the impact of the proposed development, which consists of a 100,800 SF building on Lot B of Weldon Spring Crossing, which would be comprised of both office and warehouse uses.

Figure 1 depicts the location of the proposed development. Access is to be provided, as shown in the concept plan illustrated in Figure 2, via three full access drives: one onto Meadows Parkway and two others from the internal access drives serving Weldon Spring Crossing. Direct access to Technology Drive West is not proposed.

The intent of this traffic study is to identify the traffic generation associated with the proposed development, analyze the traffic impacts associated with the development, and determine modifications to the supporting road system, if necessary.



Figure 1. Proposed Development Site Area



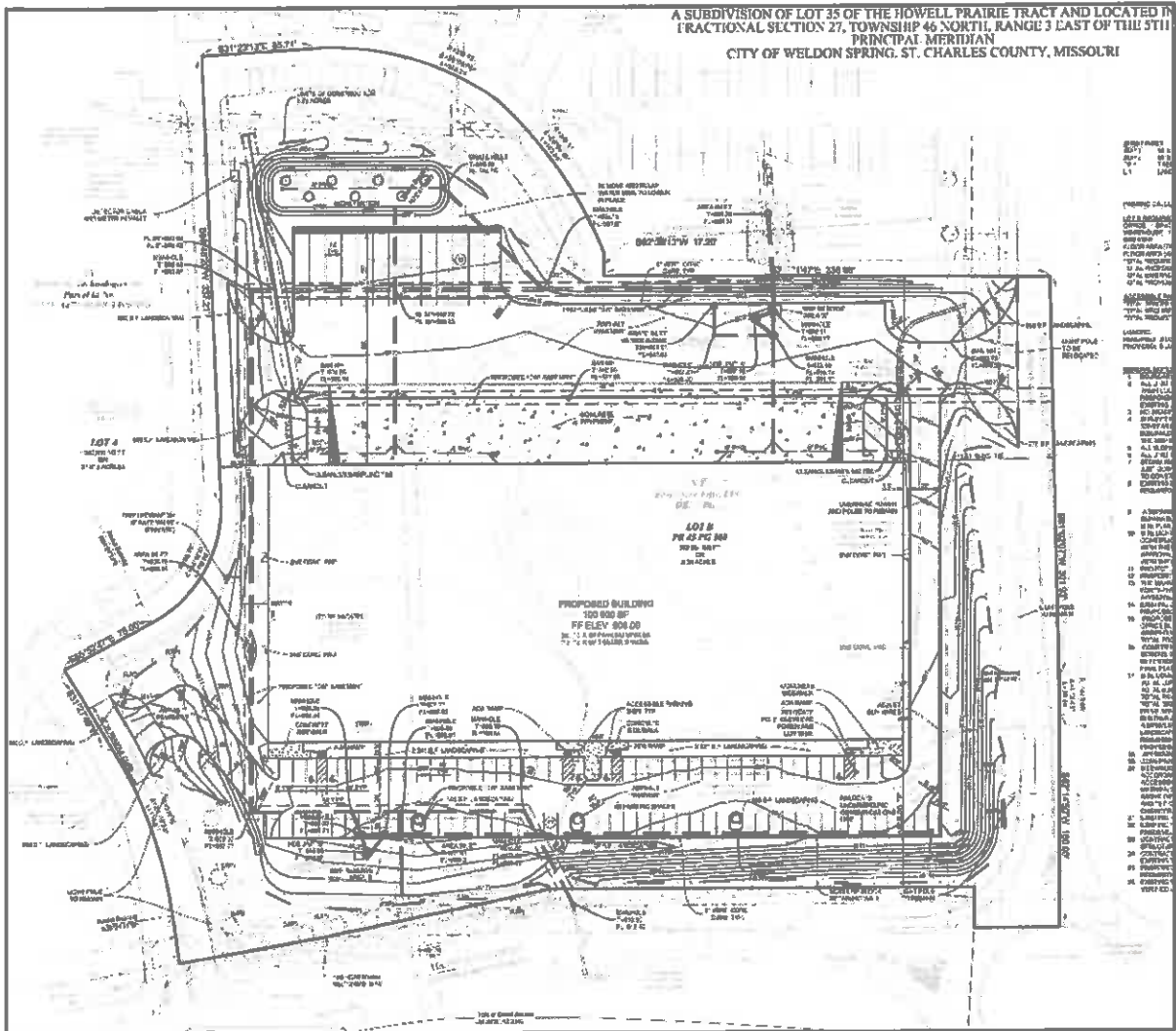


Figure 2: Proposed Concept Plan (Provided by Others)

## Existing Conditions

To identify the traffic impacts associated with the proposed development, it was first necessary to quantify roadway, traffic, and operating conditions as they currently exist.

## Baseline 2024 Roadway Network

Given the intended uses and the surrounding area, traffic data was collected during the weekday morning (7:00 AM to 9:00 AM) and weekday evening (4:00 PM to 6:00 PM) peak periods. The following intersections are to be included in the study:

- Internal Intersection of Weldon Spring Crossing access drives adjacent to Lot B (unsignalized)
- Technology Drive W & the access Drive to Weldon Spring Crossing (unsignalized)
- Technology Drive W & Meadows Parkway (roundabout)

Technology Drive is functionally classified as a major collector with a posted speed limit of 35 miles per hour (mph) and one lane in each direction. For the purposes of this study, Technology Drive runs east-west within the study area since it is essentially the outer road to adjacent I-64. The road intersects Meadows Parkway in a single lane roundabout intersection, where Technology Drive is the west leg, Meadows Parkway is the north leg, Technology Drive/Wolfrum Road is the east leg, and the I-64 Westbound Off-Ramp is the southeast leg.

Within the study area, Technology Drive is intersected by the access drive serving the Weldon Spring Crossing development in a T-intersection, where the access road is stop-controlled and Technology Drive flows freely. Southeast of the study area, Technology Drive provides access to I-64 Eastbound On and Off-Ramps at Research Park Circle. Northwest of the study area, Technology Drive connects to Highway 94 via Siedentop Road, which then provides access to both Eastbound and Westbound I-64.

Meadows Parkway is functionally classified as a major collector with a posted speed limit of 20 mph. The road has one lane in each direction. It provides access Weldon Spring Crossing development as well as to Independence Elementary School and Meadows Parkway Early Childhood Center. The road is privately owned, with the adjacent property owners each owning half of the roadway for the first 950 feet back from Technology Drive. Beyond that, the roadway is owned and maintained by the Francis Howell School District until its termini at Patriotic Trail. The School District closes the roadway to through traffic via gates between 9:30 AM and 3:30 PM Monday through Friday. Note, this closure is outside of the peak traffic hours of the day, and therefore, does not impact the analysis within this report.

The access drive to Weldon Spring Crossing is a private driveway along Technology Drive that serves the Weldon Spring Crossing development. As mentioned previously, it intersects Technology Drive in a T-intersection, with stop control for those exiting via the access drive. At this intersection the access drive, serving as the southbound approach, has dedicated left-turn and right-turn lanes. Technology Drive has an eastbound left-turn lane with 415' of storage, and no other dedicated turn lanes.

The access drive intersects a loop road within the Weldon Spring Crossing complex at an internal intersection with side-street stop-control. The side street in this intersection is the loop road.

**Figure 3** illustrates the existing lane configurations and traffic control at the intersections included in the study. For purposes of this analysis, Technology Drive was considered to run east-west and Meadows Parkway runs north-south.

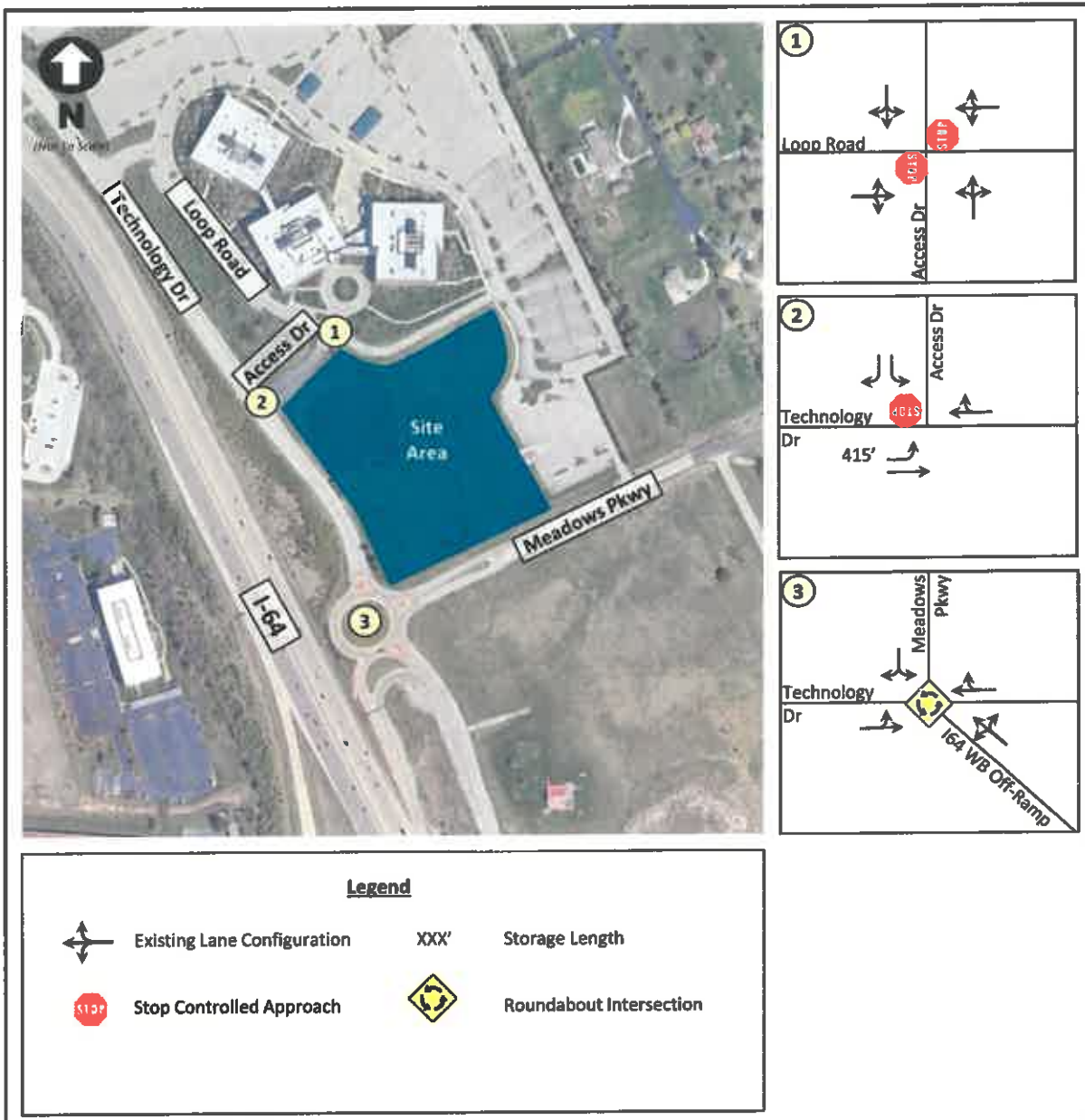


Figure 3. Existing Lane Configuration and Traffic Control

### Crash History

A safety analysis of the study area was performed using the most recent five years of available crash data from MoDOT, which corresponded to 2018 through the end of 2022. A total of nine crashes occurred in the study area over that period. Five crashes, or 55% of crashes, resulted in property damage only. Three crashes, or 33%, resulted in minor injury. One crash resulted in suspected serious injury. No fatalities occurred within the study area during the years analyzed. A crash dashboard depicting all crashes within the study area and analyzed years is shown in Figure 4. The dashboard includes a map showing the locations of crashes by type (color) and severity (size).

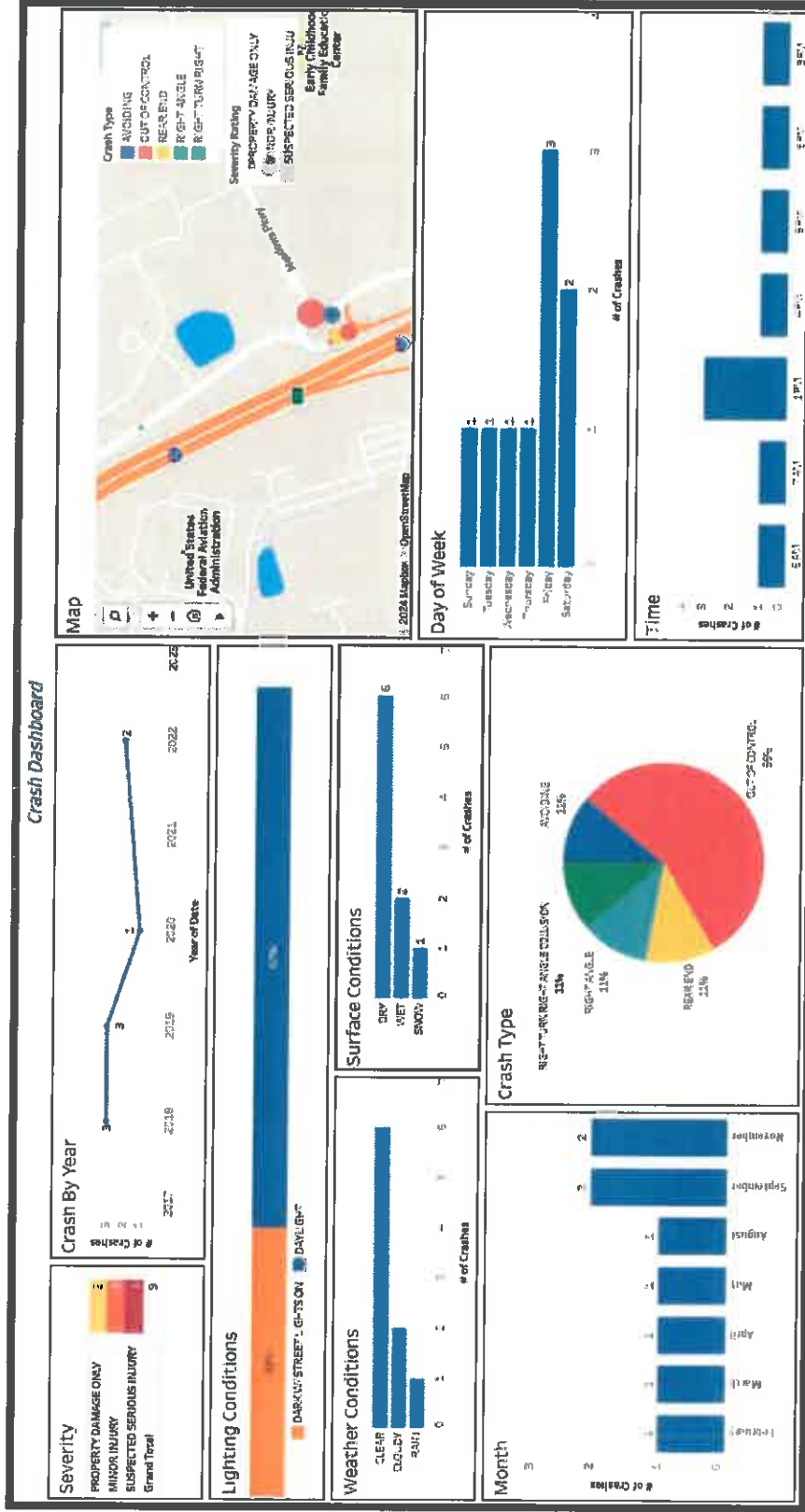


Figure 4. Crash Dashboard (2018-2022)

Eight out of the nine crashes occurred at the roundabout intersection, including all crashes resulting in injury. The most common crash type was classified as out-of-control, with five crashes of this type. One crash of each of the following also occurred: right turn right angle, right angle, avoiding, and rear end. The crash resulting in suspected serious injury was an out-of-control crash occurring in the roundabout.

### Baseline 2024 Traffic Volumes

Traffic counts were collected on March 13, 2024, while school was in session and weather conditions were favorable. Based upon review of the data, it was determined that the peak hours of traffic flow along the area roadways were from 7:45 AM to 8:45 AM for the weekday AM peak hour and from 4:00 PM to 5:00 PM for the weekday PM peak hour. It should be noted that the gates on Meadows Parkway should have been open to traffic at this time. The 2024 Baseline Traffic Volumes are shown below in Figure 5.

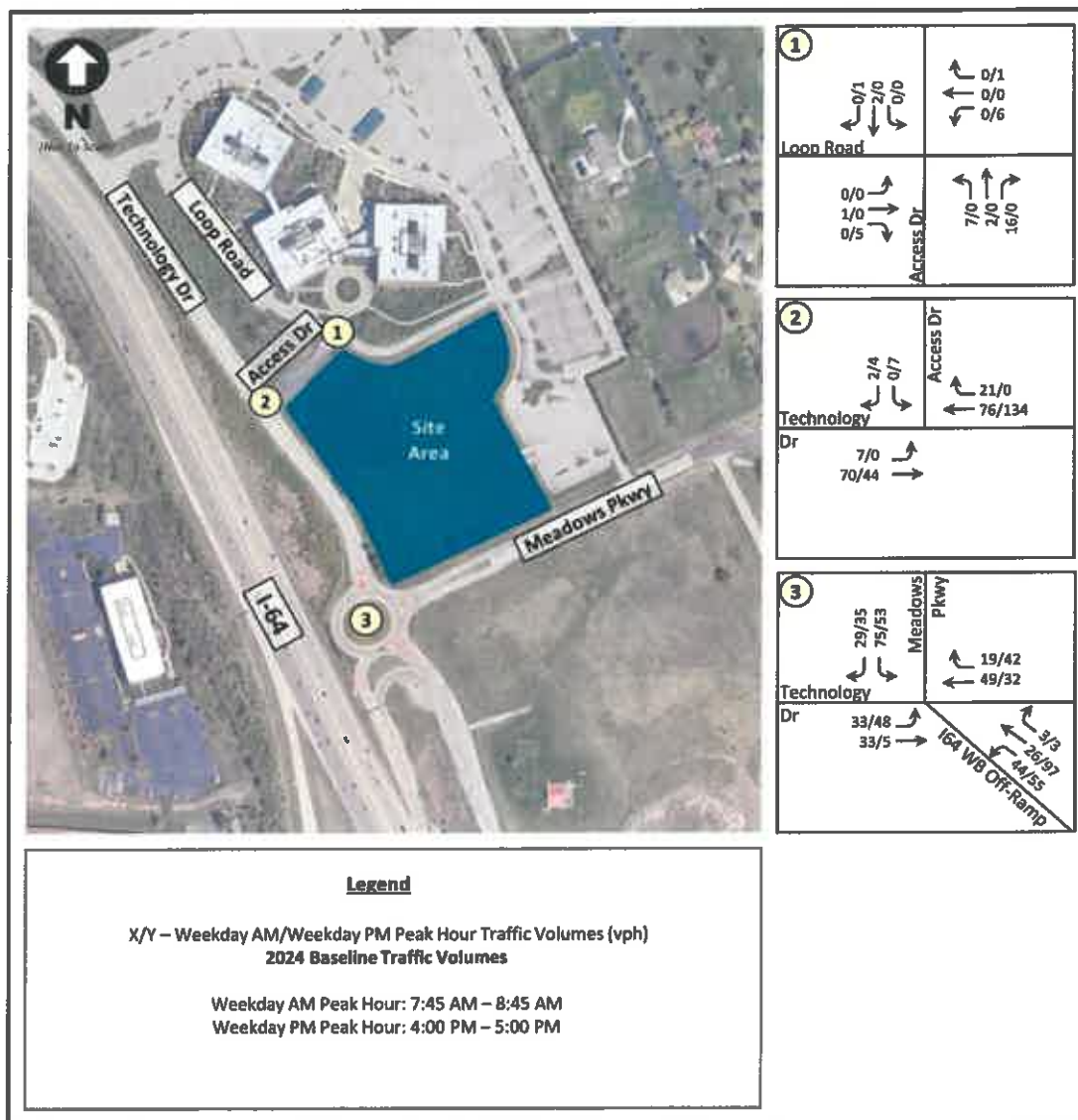


Figure 5. 2024 Baseline Traffic Volume

### Baseline 2024 Operating Conditions

The baseline traffic operating conditions at the critical study intersections were evaluated based upon the traffic volumes presented in Figure 5. The analysis was completed using Synchro 11 traffic modeling software, which is based upon the methodologies outlined in the “Highway Capacity Manual” (HCM) published by the Transportation Research Board as well as SIDRA 9.1, calibrated using MoDOT’s Engineering Policy Guide.

Intersection performance or traffic operations are quantified by six Levels of Service (LOS), which range from LOS A (“Free Flow”) to LOS F (“Fully Saturated”). LOS C is normally used for design purposes and represents a roadway with volumes ranging from 70% to 80% of its capacity. LOS E is considered acceptable for peak period conditions in urban areas and would be an appropriate benchmark of acceptable traffic for the study area road system.

Levels of service for intersections are determined based on the average delay experienced by motorists. Signalized intersections reflect higher delay tolerances as compared to unsignalized and roundabout locations because motorists are accustomed to and accepting of longer delays at signals. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and then aggregated for each approach and the intersection as a whole. For intersections with partial (side-street) stop control, the delay is calculated for the minor movements only (side-street approaches and major road left-turns) since thru traffic on the major road is not required to stop.

Table 1 summarizes the criterion for both signalized and unsignalized intersections, as defined by the Highway Capacity Manual (HCM) 6th Edition, last updated in 2016 by the Transportation Research Board.

**Table 1. Intersection Level of Service Thresholds**

Level of Service	Control Delay per Vehicle (sec/veh)	
	Signalized	Unsignalized
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

Operating conditions at the study intersections are summarized in Table 2. The measures of effectiveness reported include LOS, delay, queue, and volume-to-capacity ratio (v/c). The delay is reported in seconds per vehicle. The queue is reported in ft (ft) as the 95th percentile queue. The v/c ratio compares vehicle demand to the capacity of an associated lane group. A v/c ratio of 1.0 represents a road segment that is at full capacity.

**Table 2. Year 2024 Baseline Traffic Operating Conditions**

Intersection & Movements	LOS (Delay, sec) [Queue Length, feet] <v/c ratio>	
	AM Peak Hour	PM Peak Hour
<b>1) Loop Rd &amp; Access Dr (unsignalized)</b>		
Eastbound	A (9.4) [<25] <0.01>	A (0) [<25] <0.00>
Westbound	A (0) [<25] <0.00>	A (0) [<25] <0.00>
Northbound	A (7.2) [<25] <0.01>	A (0) [<25] <0.00>
Southbound	A (0) [<25] <0.00>	A (0) [<25] <0.00>
<b>2) Technology Dr &amp; Access Dr (unsignalized)</b>		
Eastbound Left-Turn	A (7.5) [<25] <0.01>	A (0) [<25] <0.00>
Southbound Left-Turn	A (0) [<25] <0.00>	A (9.7) [<25] <0.02>
Southbound Right-Turn	A (8.9) [<25] <0.00>	A (9.1) [<25] <0.01>
<b>3) Technology Dr &amp; Meadows Pkwy / I-64 WB Off-Ramp (roundabout)</b>		
<b>Overall Intersection</b>	<b>A (5.6)</b>	<b>A (4.7)</b>
Eastbound	A (3.0) [<25] <0.06>	A (3.2) [<25] <0.07>
Westbound	A (5.9) [<25] <0.05>	A (3.1) [<25] <0.04>
Northbound	A (5.9) [<25] <0.09>	A (5.4) [<25] <0.08>
Southbound	A (7.3) [<25] <0.06>	A (5.7) [<25] <0.13>

Delay presented in vehicles per second

\*Roundabout intersection results from SIDRA software

As shown, the baseline traffic conditions operate with level of service A for all approaches in both peak hours. The study area intersections carry very low traffic volumes during the peak hours and the study area has a surplus of capacity. Intersection approach results are shown in the table even if they did not carry any traffic volumes, and thus have no associated delay or queue. It can be concluded that the study intersections operate acceptably.

## Proposed Development

The trip generation methodology and calculations, as well as the proposed directional distributions, associated with the proposed development were provided to the City of Weldon Spring and MoDOT for review prior to completion of the forecasted analysis in a Technical Memorandum dated April 9, 2024. Upon review of the provided Technical Memorandum, MoDOT determined that due to the low traffic generation projections, they would no longer be requiring a Traffic Impact Study for their review. The existing access points are, in their opinion, sufficient for the development to move forward. However, approvals from the City of Weldon Spring are independent of MoDOT's review and approval. Therefore, the Traffic Impact Study was prepared for the City's review.

This section summarizes the approved assumptions presented in the Technical Memorandum.

### Trip Generation

In forecasting the proposed use's impacts upon traffic conditions, it is necessary to identify the site's trip generation potential, as any impacts to the surrounding road system would be tied to the net increase in trip generation.

As previously stated, the Weldon Spring Crossing development consists of a 100,800 SF building. Of which 15,120 SF is planned as office space, and the remaining 85,680 SF as warehouse space. The site-generated traffic volumes for the development were estimated using data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition utilizing square footage as the determining variable. Land Use 710: General Office Building Land Use was used for the office space while Land Use 150: Warehousing was utilized for the remaining square footage dedicated to warehouse space. While the land use code for warehousing includes office and maintenance areas in addition to warehouse space in a development, it was determined that the office and warehouse space would be calculated separately for a more conservative estimate.

The forecasted trips that would be generated by the proposed development are summarized in Table 3. As shown, the proposed development would generate a total of approximately 67 and 72 trips during the weekday morning and evening peak hours, respectively upon completion.

**Table 3. Proposed Trip Generation**

Land Use Land Use	Unit	Size	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
General Office Building	SF	15.1	29	4	33	6	29	35
Warehousing	SF	85.6	26	8	34	10	27	37
<b>Total:</b>			<b>55</b>	<b>12</b>	<b>67</b>	<b>16</b>	<b>56</b>	<b>72</b>

Due to the proposed development's use as a warehouse, the number of trucks generated by the development were also calculated. The estimates were based on the Truck Trip Generation Data Plots provided in the TGM Appendices to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. In this case, Land Use 150: Warehousing, was again utilized. Throughout the day, per ITE's data, a warehouse would generate about 0.60 truck trips per 1,000 SF of GFA. However, during the peak hours considered in this study, which coincide with the commuter peak hours, truck trip generation is about 0.05 trucks per 1,000 GFA. The forecasted truck percentages that would be generated by the proposed development are summarized in Table 4.

**Table 4. Proposed Truck Generation**

Land Use Land Use	Unit	Size	Weekday AM Peak Hour			Weekday PM Peak Hour		
			In	Out	Total	In	Out	Total
Warehousing	SF	85.6	1	1	2	1	2	3

As shown, the proposed warehouse development would generate a total of approximately 2 and 3 truck trips during each the weekday morning and evening peak hours, respectively. The reader is reminded that these trucks are included in the total traffic generation estimates provided in Table 3. Table 4 simply identifies the truck only trip generation numbers.

Access is to be provided to the development via three full access drives: one onto Meadows Parkway and two others from the internal access drives serving Weldon Spring Crossing. Direct access to Technology Drive West is not proposed. The access drives are located as follows:



- Access onto Meadows Parkway – 485 feet north of the roundabout with Technology Drive, 310 feet south of the existing drive to the adjacent parking area
- Access onto the Internal Loop Road – 290 feet east of the internal intersection with the Access Drive
- Access onto the Internal Access Drive – 67 feet south of the internal intersection with the loop road, 230 feet north of Technology Drive

### Directional Distribution

The development's trip generation would be assigned to the study area roadways in accordance with an anticipated directional distribution that reflects prevailing traffic patterns of the area based on the proposed development's uses. Table 5 presents the directional distribution proposed for the development. The directional distribution is presented graphically in Figure 6. Given the proposed development's uses, it was assumed that vehicles to and from the development would primarily utilize the major highways in the area to access the site rather than local roads.

**Table 5. Directional Distribution Percentages**

To/From	Percentage
To/From the West on I-64	40%
To/From the East on I-64	35%
To/From the Northeast on Highway 94	20%
To/From the Southwest on Highway 94	5%



**Figure 6. Directional Distribution**



Figure 7. Site Generated Traffic Volumes

## Year 2024 Forecasted Conditions

Forecasted operating conditions were evaluated using the same methodology applied to the baseline conditions. The site generated traffic, shown in Figure 7, was aggregated with the baseline traffic volumes (Figure 5) to produce a forecasted conditions scenario that reflects the addition of the proposed development. The resulting 2024 traffic forecast is illustrated in Figure 8.

### Forecasted Operating Conditions

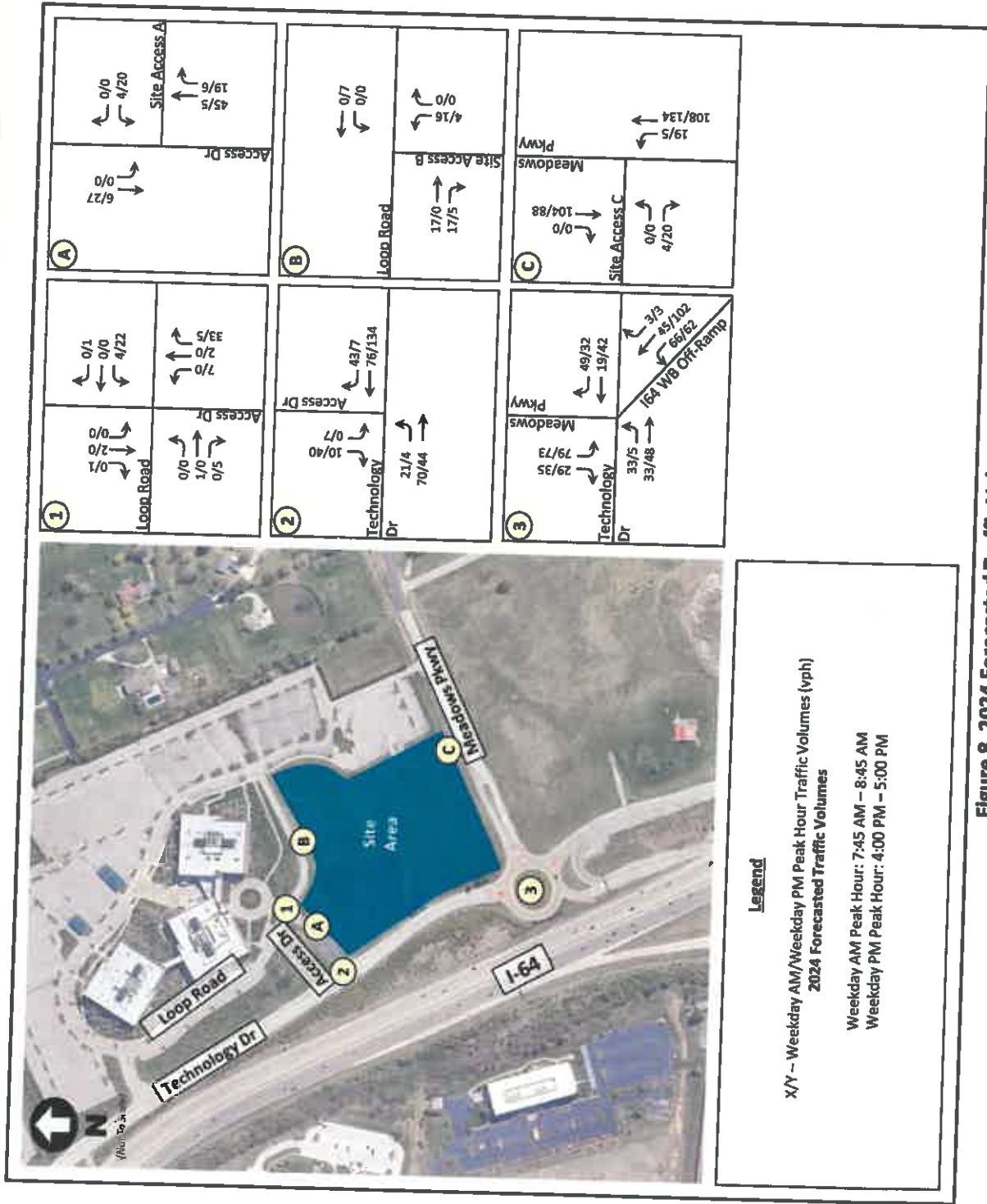
The 2024 forecasted operating conditions at the study intersections were analyzed based upon the 2024 forecasted traffic volumes illustrated in Figure 8. The 2024 forecasted conditions determined the adequacy of the road network to accommodate the additional traffic generated by the proposed development and identify any further mitigation measures that may be necessary. The 2024 forecasted operating conditions are summarized in Table 6. As shown, traffic conditions at the study intersections are anticipated to remain favorable, with LOS A for each approach at intersections during both peak hours of the day.

**Table 6. Year 2024 Forecasted Traffic Operating Conditions**

Intersection & Movements	LOS (Delay, sec) [Queue Length, feet] <v/c ratio>	
	AM Peak Hour	PM Peak Hour
<b>1) Loop Rd &amp; Access Rd (unsignalized)</b>		
Eastbound	A (9.6) [<25] <0.01>	A (8.3) [<25] <0.01>
Westbound	A (9) [<25] <0.01>	A (8.8) [<25] <0.05>
Northbound	A (7.2) [<25] <0.01>	A (0) [<25] <0.00>
Southbound	A (0) [<25] <0.00>	A (0) [<25] <0.00>
<b>2) Technology Dr &amp; Access Road (unsignalized)</b>		
Eastbound Left-Turn	A (7.5) [<25] <0.02>	A (7.5) [<25] <0.00>
Southbound Left-Turn	A (0) [<25] <0.00>	A (9.8) [<25] <0.02>
Southbound Right-Turn	A (9) [<25] <0.02>	A (9.4) [<25] <0.08>
<b>3) Technology Dr &amp; Meadows Pkwy / I-64 WB Off-Ramp (roundabout)</b>		
Overall Intersection	A (5.8)	A (5.0)
Eastbound	A (3.2) [<25] <0.06>	A (3.3) [<25] <0.07>
Westbound	A (5.9) [<25] <0.05>	A (3.2) [<25] <0.04>
Northbound	A (6.1) [<25] <0.09>	A (5.9) [<25] <0.09>
Southbound	A (7.2) [<25] <0.10>	A (5.9) [<25] <0.15>
<b>4) Site Access A &amp; Access Dr (unsignalized)</b>		
Westbound Left-Turn	A (8.9) [<25] <0.01>	A (8.8) [<25] <0.02>
<b>5) Loop Rd &amp; Site Access B (unsignalized)</b>		
Northbound Left-Turn	A (8.7) [<25] <0.00>	A (8.6) [<25] <0.02>
<b>6) Site Access C &amp; Meadows Pkwy (unsignalized)</b>		
Eastbound Approach	A (8.8) [<25] <0.01>	A (8.8) [<25] <0.02>
Northbound Left-Turn	A (7.5) [<25] <0.01>	A (7.4) [<25] <0.01>

Delay presented in vehicles per second

\*Roundabout intersection results from SIDRA software



Therefore, it is evident that all study area intersections and approaches would be expected to operate at an overall level of service A during both peak hours of the day. The additional traffic generated by the proposed development is anticipated to be easily accommodated by the existing roadway network. Even with the additional traffic generated by the development roadways would have ample capacity to accommodate future growth.

## Conclusions

Lochmueller Group has completed the preceding traffic study pertaining to the proposed office-warehouse building in Weldon Spring, Missouri. Based on the preceding study, the following can be concluded:

- Analysis of the 2024 baseline operating conditions determined that the study area intersections operate acceptably during the morning and afternoon peak hours of the day demonstrating a surplus of capacity in the roadway network. Operations for the three study intersections showed Level of Service A for all approaches during the morning and afternoon peak hours.
- A total of nine crashes occurred within the study area during a 5-year period. None of these crashes resulted in fatalities, however one resulted in suspected serious injury and three resulted in minor injuries. The most common crash type was out-of-control, with five crashes being this type.
- The proposed development will add a 100,800 SF building on Lot B of Weldon Spring Crossing. Of the total SF of this building, 15,120 SF is planned as office space, and the remaining 85,680 SF as warehouse space. Consequently, the proposed development would generate a total of approximately 67 and 72 trips during the weekday morning and evening peak hours, respectively upon completion.
- Access is to be provided to the development via three full access drives: one onto Meadows Parkway and two others from the internal access drives serving Weldon Spring Crossing. Direct access to Technology Drive West is not proposed. The access drives are located as follows:
  - Access onto Meadows Parkway – 485 feet north of the roundabout with Technology Drive, 310 feet south of the existing drive to the adjacent parking area
  - Access onto the Internal Loop Road – 290 feet east of the internal intersection with the Access Drive
  - Access onto the Internal Access Drive – 67 feet south of the internal intersection with the loop road, 230 feet north of Technology Drive
- The analysis of the 2024 forecasted operating conditions determined the adequacy of the surrounding road network to accommodate the additional traffic generated by the proposed development and concluded that no mitigation will be necessary to accommodate the development.

Overall, it was concluded that the study intersections can easily accommodate the proposed development and that additional infrastructure improvements are not necessary to offset the traffic generated by the proposed development.

Please contact our office at (314) 446-3791 with any questions or comments concerning this report.

**Completed by Lochmueller Group, Inc**

\*\*\*\*\*

AN ORDINANCE GRANTING CONDITIONAL USE PERMIT  
(CUP #2024-01) FOR FORTY NINE FIFTY, LLC, TO ALLOW A FLEX  
OFFICE/WAREHOUSE IN THE "HTO" HIGH-TECHNOLOGY OFFICE ZONING  
DISTRICT ON A CERTAIN TRACT OF LAND LOCATED  
AT 450 TECHNOLOGY DRIVE IN THE CITY OF WELDON SPRING, MISSOURI  
\*\*\*\*\*

**WHEREAS**, Forty Nine Fifty, LLC, are the owners of a tract of land (8.330 acres) located on 450 Technology Drive as described in the attached "Exhibit A"; and

**WHEREAS**, Steve Quigley, with the Clayton Engineering Company, has filed a request for a Conditional Use Permit (CUP #2024-01) on July 9, 2024, to allow a Flex Office/Warehouse in the "HTO" High-Technology Office Zoning District at 450 Technology Drive within the City of Weldon Spring, Missouri; and

**WHEREAS**, in accordance with the Land Use Table, shown as Attachment 1 in Chapter 405 of the Municipal Code, Flex Office/Warehouse is a use permitted as a conditional use within the "HTO" High-Technology Office Zoning District, pursuant to the conditions of the approved Conditional Use Permit; and

**WHEREAS**, following proper notice, the Planning and Zoning Commission held a public hearing on November 4, 2024, and the Board of Aldermen held a public hearing on November 14, 2024, on the Conditional Use Permit Application; and

**WHEREAS**, on November 4, 2024, the Planning and Zoning Commission reviewed the application for a Conditional Use Permit and made a positive recommendation to the Board of Aldermen for the Conditional Use Permit (CUP #2024-01) for Forty Nine Fifty, LLC.

**NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:**

**SECTION 1:** That the Conditional Use Permit for the Forty Nine Fifty, LLC, development previously submitted and reviewed after proper notice and public hearing, is hereby approved with the following conditions:

1. All operations shall take place within a fully enclosed building.
2. All storage of materials and equipment shall be within a fully enclosed building or a screened rear yard so that they are not visible to any adjacent property.
3. No use shall store or discharge beyond its lot or site boundaries any toxic matter in such concentrations so as to be detrimental to, or endanger the

public health, safety, comfort or welfare, or cause injury or damage to property or business.

- 4. Any operation producing noise, glare or heat shall be performed within a completely enclosed building in such a manner as not to create a public nuisance or hazard beyond the boundaries of the lot on which such building is located.
- 5. No activity involving radiation hazards shall be permitted which causes exposure to persons at or beyond the lot lines in excess of the maximum permitted by the general population in applicable Federal, State and local laws and regulations.
- 6. Tractor trailer trucks from this facility are to be discouraged and restricted from using Meadows Parkway east of the site by explicit signage (no left turn) design and construction of a sharp radius strictly oriented to assure compliance with current City ordinances on traffic regulations for public safety in certain residential streets within the City.
- 7. The retaining wall at the site is to be composed of boulder walls in order to be consistent with City standards.
- 8. The uses within the warehouse must be limited to uses permitted within the HTO, High-Technology Office District unless a separate Conditional Use Permit (CUP) is approved by the City for other light industrial uses.

**SECTION 2:** The Board of Alderman hereby extends the timing of this Conditional Use Permit from twelve (12) months to twenty-four (24) months to become in place and in active use from the approval date. If the Conditional Use Permit (CUP) is not in place and in active use within twenty-four (24) months) from the approval date, the Conditional Use Permit (CUP), shall be null and void.

**SECTION 3:** This Ordinance shall be in full force and effect upon its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk



**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_



# CITY OF WELDON SPRING

5401 Independence Road  
Weldon Spring, MO 63304  
phone: (636) 441-2110  
fax: (636) 441-8495  
[www.weldonspring.org](http://www.weldonspring.org)

## STAFF REPORT

To: Planning & Zoning Commission

Date: 10/24/24

From: Steve Lauer, City Planner

Subject: 450 Technology Drive – Weldon Spring Pointe Site Plan

Cc: Mayor Don Liddler, City Administrator Don Stolberg, City Clerk Bill Hanks, City Planner Steve Lauer, City Engineer Bill Schnell & City Attorney Bob Wohler

---

Staff has reviewed a Site Plan application for Weldon Spring Pointe submitted by The Clayton Engineering Company for a flex office/warehouse at 450 Technology Drive and presents the following report for your review and consideration.

### **BACKGROUND:**

The site is located at the northwest corner of Technology Drive and Meadows Parkway. The proposed building would be located on Lot B of the Weldon Spring Crossing subdivision. The only other lot in this subdivision is Lot A which contains the adjacent Verizon campus. The subject site is currently vacant. There is an existing pond on the site. The Corps of Engineers has issued a letter stating that the pond is located in an upland area with no apparent flow into a water of the United States and is determined to be isolated. Therefore, it does not fall under the jurisdiction of Section 404 and no permit is required from the Corps of Engineers for the project of draining the pond.

The proposed flex office/warehouse building will be constructed in order to lease the building or partial units to a service type facility. Access to the site will utilize the existing access points off Technology Drive and Meadows Parkway. The light industrial use of the warehouse is contingent upon the approval of conditional use permit CUP-2024-01.

**PROJECT SUMMARY:**

**Area:** 8.330 acres

**Proposed Use:** Office/Warehouse fully contained in the proposed 100,800 square foot, 40.5-foot-high building.

**Existing Zoning:** HTO, High-Technology Office District

**Adjacent Zoning:**

North:	HTO, High-Technology Office - Verizon
South:	HTO, High-Technology Office – Meadows Parkway/Vacant
East:	HTO, High-Technology Office - Verizon
West:	Technology Drive/I-64

**STAFF COMMENTS & RECOMMENDATIONS:**

1. The concept landscape plan which is included in your packet meets the required standards for landscaping in the HTO, High Technology Office District.
2. A shared use path as delineated on the City of Weldon Spring Parks and Greenway Master Plan is depicted along the frontage on Technology Drive.
3. The radius for the entrance on Meadows Parkway has been reduced to limit the use of the western portion of Meadows Parkway for large truck traffic.
4. Upon approval of the site plan, the proposed building will need to be reviewed and approved by the Architectural Review Commission.

Staff recommend approval of the major site plan for Weldon Spring Pointe.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

\*\*\*\*\*  
**AN ORDINANCE APPROVING THE RECOMMENDED WELDON SPRING  
POINTE MAJOR SITE PLAN FOR A FLEX OFFICE/WAREHOUSE  
AT 450 TECHNOLOGY DRIVE AND MATTERS RELATING**  
\*\*\*\*\*

**WHEREAS**, Forty Nine Fifty, LLC, is the owner of property at 450 Technology Drive;  
and

**WHEREAS**, Steve Quigley, with the Clayton Engineering Company, has submitted an application for a major site plan on behalf of the owner, which is in the HTO” High-Technology Office Zoning District, to erect a flex office/warehouse building; and

**WHEREAS**, the Weldon Spring Pointe Major Site Plan has been reviewed by the City Engineer, City Planner, and by the Planning and Zoning Commission at a duly called public meeting on November 4th, 2024, and made a positive recommendation on the major site plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:**

**SECTION 1:** That the Clayton Engineering Company has provided the City of Weldon Spring, Missouri, with the proper plans and documentation, which have been received by the City Staff, Mayor, and Board of Aldermen.

**SECTION 2:** That the City Planning and Zoning Commission has reviewed and made a positive recommendation on the major site plan submitted by the Clayton Engineering Company.

**SECTION 3:** The Board of Alderman after its review hereby approves the Weldon Spring Pointe major site plan, which in the attached **Exhibit “A”**, for the Clayton Engineering Company and hereby authorizes the Zoning Commissioner to sign and approve the Weldon Spring Pointe Major Site Plan for 450 Technology Drive.

**SECTION 4:** That this ordinance shall be in full force and effect upon its enactment and approval.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF  
WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.*

\_\_\_\_\_  
Donald D. Lickliger, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliger	_____	_____	_____

Absent: \_\_\_\_\_



**SDP 1.0**

Project Number: **232001**


Client: **WELDON SPRING POINTS**

Address: **138 1/2 Avenue Avenue, S.W. 200, St. Louis, MO 63122**

Scale: **1" = 40'**

Project: **48674 REAL ESTATE**

Site Plan



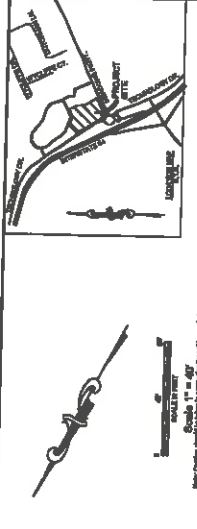
**REVISIONS - PLANS**

No.	DATE	DESCRIPTION
1		
2		
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13		
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15		

DESIGNED BY: **DR. [Name]**

DATE: [Date]

**SITE PLAN**  
**FOR WELDON SPRING POINTE**  
 A TRACT OF LAND BEING WELDON SPRING CROSSING  
 A SUBDIVISION OF LOT 55 OF THE HOWELL PARK CENTER, LOT  
 FRACTIONAL SECTION 27, TOWNSHIP 46 NORTH RANGE 3 EAST OF THE 5TH  
 PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY, MISSOURI



**PROPOSED MAINTENANCE**

PROPOSED MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WELDON SPRING MAINTENANCE SCHEDULE.
2. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE MAINTENANCE SCHEDULE.
3. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL MAINTENANCE SCHEDULE.
4. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL MAINTENANCE SCHEDULE.
5. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN MAINTENANCE SCHEDULE.
6. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN MAINTENANCE SCHEDULE.

**PROPOSED ROADS**

PROPOSED ROADS SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL ROADS SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE ROAD SCHEDULE.
2. ALL ROADS SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ROAD SCHEDULE.
3. ALL ROADS SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL ROAD SCHEDULE.
4. ALL ROADS SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ROAD SCHEDULE.
5. ALL ROADS SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN ROAD SCHEDULE.

**PROPOSED UTILITIES**

PROPOSED UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE UTILITY SCHEDULE.
2. ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL UTILITY SCHEDULE.
3. ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL UTILITY SCHEDULE.
4. ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN UTILITY SCHEDULE.
5. ALL UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN UTILITY SCHEDULE.

**PROPOSED LANDSCAPE**

PROPOSED LANDSCAPE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL LANDSCAPE SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE LANDSCAPE SCHEDULE.
2. ALL LANDSCAPE SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL LANDSCAPE SCHEDULE.
3. ALL LANDSCAPE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL LANDSCAPE SCHEDULE.
4. ALL LANDSCAPE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN LANDSCAPE SCHEDULE.
5. ALL LANDSCAPE SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN LANDSCAPE SCHEDULE.

**PROPOSED SIGNAGE**

PROPOSED SIGNAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SIGNAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE SIGNAGE SCHEDULE.
2. ALL SIGNAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL SIGNAGE SCHEDULE.
3. ALL SIGNAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL SIGNAGE SCHEDULE.
4. ALL SIGNAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN SIGNAGE SCHEDULE.
5. ALL SIGNAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN SIGNAGE SCHEDULE.

**PROPOSED LIGHTING**

PROPOSED LIGHTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL LIGHTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE LIGHTING SCHEDULE.
2. ALL LIGHTING SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL LIGHTING SCHEDULE.
3. ALL LIGHTING SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL LIGHTING SCHEDULE.
4. ALL LIGHTING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN LIGHTING SCHEDULE.
5. ALL LIGHTING SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN LIGHTING SCHEDULE.

**PROPOSED SECURITY**

PROPOSED SECURITY SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SECURITY SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE SECURITY SCHEDULE.
2. ALL SECURITY SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL SECURITY SCHEDULE.
3. ALL SECURITY SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL SECURITY SCHEDULE.
4. ALL SECURITY SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN SECURITY SCHEDULE.
5. ALL SECURITY SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN SECURITY SCHEDULE.

**PROPOSED ACCESSIBILITY**

PROPOSED ACCESSIBILITY SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL ACCESSIBILITY SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE ACCESSIBILITY SCHEDULE.
2. ALL ACCESSIBILITY SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ACCESSIBILITY SCHEDULE.
3. ALL ACCESSIBILITY SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL ACCESSIBILITY SCHEDULE.
4. ALL ACCESSIBILITY SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ACCESSIBILITY SCHEDULE.
5. ALL ACCESSIBILITY SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN ACCESSIBILITY SCHEDULE.

**PROPOSED SOUND**

PROPOSED SOUND SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SOUND SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE SOUND SCHEDULE.
2. ALL SOUND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL SOUND SCHEDULE.
3. ALL SOUND SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL SOUND SCHEDULE.
4. ALL SOUND SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN SOUND SCHEDULE.
5. ALL SOUND SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN SOUND SCHEDULE.

**PROPOSED VIBRATION**

PROPOSED VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE VIBRATION SCHEDULE.
2. ALL VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL VIBRATION SCHEDULE.
3. ALL VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL VIBRATION SCHEDULE.
4. ALL VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN VIBRATION SCHEDULE.
5. ALL VIBRATION SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN VIBRATION SCHEDULE.

**PROPOSED AIR QUALITY**

PROPOSED AIR QUALITY SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL AIR QUALITY SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE AIR QUALITY SCHEDULE.
2. ALL AIR QUALITY SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL AIR QUALITY SCHEDULE.
3. ALL AIR QUALITY SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL AIR QUALITY SCHEDULE.
4. ALL AIR QUALITY SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN AIR QUALITY SCHEDULE.
5. ALL AIR QUALITY SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN AIR QUALITY SCHEDULE.

**PROPOSED CLIMATE**

PROPOSED CLIMATE SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL CLIMATE SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE CLIMATE SCHEDULE.
2. ALL CLIMATE SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL CLIMATE SCHEDULE.
3. ALL CLIMATE SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL CLIMATE SCHEDULE.
4. ALL CLIMATE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN CLIMATE SCHEDULE.
5. ALL CLIMATE SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN CLIMATE SCHEDULE.

**PROPOSED ENERGY**

PROPOSED ENERGY SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL ENERGY SHALL BE PERFORMED IN ACCORDANCE WITH THE MISSOURI STATE ENERGY SCHEDULE.
2. ALL ENERGY SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ENERGY SCHEDULE.
3. ALL ENERGY SHALL BE PERFORMED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY SCHEDULE.
4. ALL ENERGY SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ENERGY SCHEDULE.
5. ALL ENERGY SHALL BE PERFORMED IN ACCORDANCE WITH THE EUROPEAN ENERGY SCHEDULE.



Call Before You Dig  
 1-800-242-7289  
 MISSOURI STATE HIGHWAY (MSH) - (A-1)

DESIGNER'S SEAL: [Name], Professional Engineer, No. [Number], State of Missouri

DATE: [Date]

CONTRACT: [Number]

PROJECT: [Name]

PREPARED BY: [Name]

SCALE: [Scale]

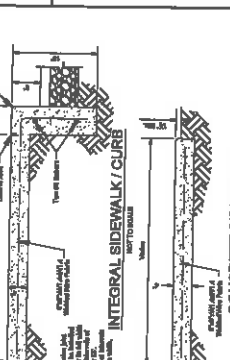
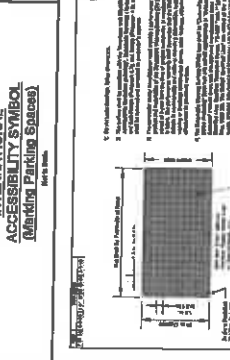
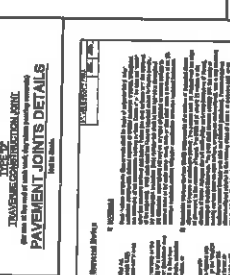
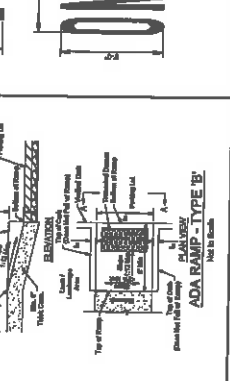
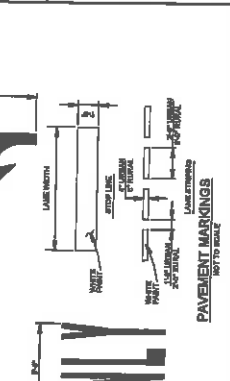
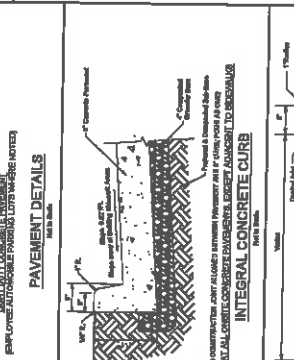
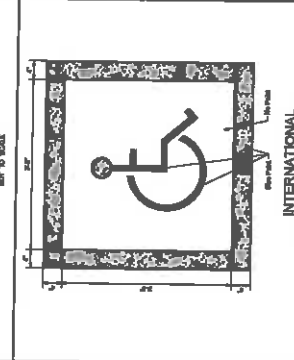
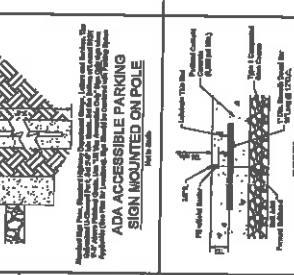
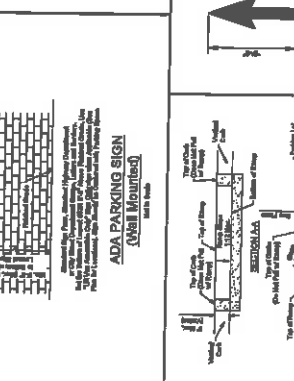
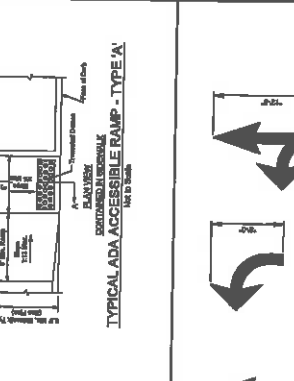
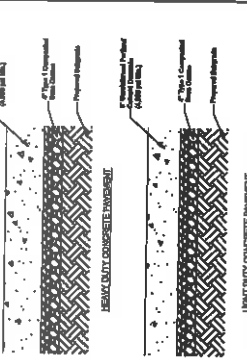
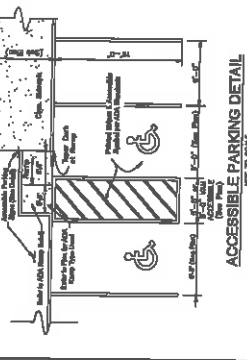
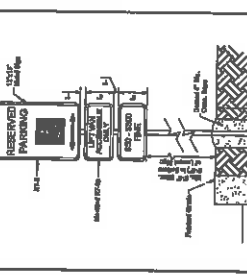
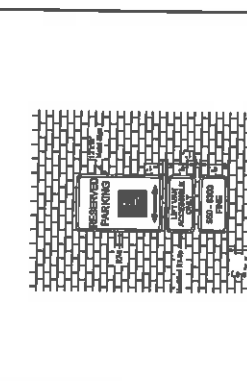
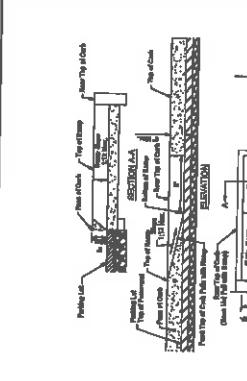
THIS PLAN WAS PREPARED BY THE ENGINEER NAMED ABOVE AND THE ENGINEER'S SEAL AND SIGNATURE ARE HEREBY AFFIXED TO THIS PLAN.

IT IS HEREBY CERTIFIED THAT THE ENGINEER HAS BEEN DULY LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF MISSOURI.

NO PART OF THIS PLAN OR THE INFORMATION CONTAINED THEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER NAMED ABOVE.







**REMARKS:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION (2012 ADA STANDARDS).  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND EXISTING STRUCTURES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE.  
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND STRUCTURES.  
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND EXISTING STRUCTURES AT ALL TIMES.  
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**REMARKS:**  
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 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
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**Call Before You Dig**  
 1-800-4-A-DIG  
 1-800-444-7485  
 MISSOURI ONE-CALL CENTER

The City of St. Louis is committed to providing a safe and sound environment for all its citizens. To ensure the safety of our citizens and the integrity of our infrastructure, we have implemented a "Call Before You Dig" program. This program requires all utility owners to mark their lines before any excavation work begins. This helps prevent accidental damage to underground utilities, which can be costly and dangerous. For more information, please contact the Missouri One-Call Center at 1-800-4-A-DIG or 1-800-444-7485.

\*\*\*\*\*

AN ORDINANCE ENACTING A NEW SECTION (SECTION 210.1805) FOR THE CITY OF WELDON SPRING, MISSOURI, MUNICIPAL CODE PERTAINING TO CERTAIN DRUG OFFENSES AND THE LEGALIZATION OF MARIJUANA.

\*\*\*\*\*

WHEREAS, on November 8, 2022, Missouri voters passed Amendment 3 which amended the state constitution to provide for the use of recreational marijuana; and

WHEREAS, Article XN, Section 2.5(6) of the state constitution now provides that local political subdivisions may enact ordinances not in conflict with the Constitution governing the time and place where marijuana may be consumed, used or smoked in public areas within the locality; and

WHEREAS, the City of Weldon Spring’s Board of Aldermen has determined that smoking marijuana in public places should be regulated to safeguard citizens who do not wish to be exposed to marijuana smoke; and

WHEREAS, the City of Weldon Spring’s Board of Aldermen hereby adopts this ordinance to prohibit smoking marijuana in public places or meetings.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: Chapter 210 of the Municipal Code of the City of Weldon Spring, Missouri is hereby amended by the enactment of a new section, to be designated as Section 210.1805, to read as follows:

Section 210.1805 Limitations on Public Use of Marijuana

A. It shall be unlawful for any person:

- 1. To consume, smoke or burn marijuana in a public place; and
- 2. To smoke or burn marijuana in a location where smoking tobacco is prohibited.

B. As used in this Section, a "public place" means any public or private property, or portion of public or private property, that is open to the general public, including, but not limited to, sidewalks, streets, bridges, parks, schools, and businesses.

C. For purposes of this Section, a "public place" shall not mean the residence of the person consuming marijuana or the residence of another person when the person in control of that property has consented to the consumption of marijuana.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**SECTION 2:** The vote of the aforesaid being deemed an emergency by the Board of Alderman, the Board does hereby waive and dispense with the tabling procedure set forth in City Code, Section 110.070 (A)(3) and does hereby authorize the reading of the above bill twice at the meeting, and a vote there to immediately following said reading.

**SECTION 3:** This Ordinance shall be in full force and take effect from and after its final passage and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
Donald D. Lickliger, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

To approve Bill #

Motioned: \_\_\_\_\_

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliger	_____	_____	_____

Absent: \_\_\_\_\_

\*\*\*\*\*

AN ORDINANCE AMENDING CHAPTER 675 OF THE CITY OF WELDON SPRING, MISSOURI, MUNICIPAL CODE RELATING TO THE REGULATION OF MARIJUANA IN COMPLIANCE WITH SECTION XIV OF THE MISSOURI CONSTITUTION

\*\*\*\*\*

Whereas, Effective December 6th, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana; and

Whereas, effective December 8th, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, regarding recreational marijuana; and

Whereas, it is necessary to amend the ordinances of this City to conform to the provisions of the Constitution;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

**SECTION 1:** That Section 405.395 of the Weldon Spring Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and striken] type):

**Chapter 675**            **[~~Medical~~] Marijuana Regulations**

**Article I**            **Generally**

**Section 675.005**      **Authority**

The Board of Aldermen of Missouri Cities of the fourth class, Weldon Spring being such, have the authority to enact ordinances providing for the reasonable regulation of businesses and activities within the City limits in order to protect the public health and safety and maintain the peace, good government and welfare of the City and its trade and commerce as set out in Section 79.450, RSMo.

**Section 675.010**      **Title**

This Chapter shall be known as [~~"The Medical Marijuana Ordinance for the City of Weldon Spring, Missouri."~~] **"Marijuana Regulations."**

**Section 675.020**      **Applicability**

The provisions of this Chapter shall apply within the municipal boundaries of the City of Weldon Spring, Missouri.

**Section 675.030 Purpose**

It is the purpose of this Chapter to regulate [~~medical marijuana businesses~~] **marijuana facilities** and related activities to promote the health, safety and general welfare of the citizens of the City of Weldon Spring and to establish reasonable and uniform regulations to prevent the possible deleterious operation, location and concentration of [~~medical marijuana businesses~~] **marijuana facilities** within the City of Weldon Spring. It is not the intent nor effect of this Chapter to deny access [~~by qualifying patients~~] to [~~medical~~] **marijuana** as provided by Amendment 2 **and Amendment 3** which [~~is~~] **are** codified as Article XIV, Section 1, **and Article XIV, Section 2**, of the Missouri Constitution **respectively**. It is neither the intent nor effect of this Chapter to condone or legitimize the illicit possession, distribution or delivery of any controlled substance.

**~~Section 675.040~~ — ~~Legislative Findings Of Fact~~**

~~A. Based upon evidence concerning marijuana and secondary effects of medical marijuana facilities on the community including factual findings incorporated in the following documents listed below, the Board of Aldermen finds that:~~

- ~~1. Since 1937, Federal law prohibits the cultivation, possession, sale and use of marijuana without regard to a claimed medical need. See, Marijuana Tax Act of 1937. Pub.L. 75-238, repealed 1970, replaced by Comprehensive Drug Abuse Prevention and Control Act of 1970.~~
- ~~2. On August 23, 2013, the United States Department of Justice issued a memorandum entitled "Guidance for Marijuana Enforcement." The memorandum established eight (8) guidelines for states regarding Federal priorities in determining whether Federal enforcement of controlled substance laws should commence against persons involved in specific activities related to marijuana cultivation and distribution. This Chapter places the highest priority on meeting the memorandum guidelines; particularly guidelines related to protecting the public health and safety, restrictions on the availability of marijuana to minors, and the prevention of the illegal trafficking and profiteering in marijuana.~~
- ~~3. In 2014, the United States Congress enacted the Rohrabacher Farr Amendment which prohibits the United States Department of Justice from spending funds to interfere with the implementation of state medical marijuana laws.~~
- ~~4. In 1996, through Proposition 215, medical marijuana was introduced in California.~~

- ~~5. As of 2018, Twenty nine (29) states and the District of Columbia permit some form of medical marijuana.~~
- ~~6. As of November, 2018, Ten (10) states and the District of Columbia have adopted laws legalizing marijuana for recreational use. See, Governing, (January 2019).~~
- ~~7. In November 2018, the voters of Missouri passed Amendment 2 to the Missouri Constitution legalizing the growing, manufacturing, transportation, and consumption of marijuana for medicinal purposes. Amendment 2 is codified as Article XIV, Section 1 of the Missouri Constitution and provides in Section 1.7(11) that:  
  
*Unless allowed by the local government, no new medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana dispensary facility, or medical marijuana infused products manufacturing facility shall be initially sited within one thousand (1,000) feet of any then existing elementary or secondary school, child day care center, or church. No local government shall prohibit medical marijuana cultivation facilities, medical marijuana testing facilities, medical marijuana infused products manufacturing facilities, or medical marijuana dispensary facilities, or entities with a transportation certification either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome in the jurisdiction. However, local governments may enact ordinances or regulations not in conflict with this Section, or with regulations enacted pursuant to this Section, governing the time, place, and manner of operation of such facilities in the locality. A local government may establish civil penalties for violation of an ordinance or regulations governing the time, place, and manner of operation of a medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana infused products manufacturing facility, medical marijuana dispensary facility, or entity holding a transportation certification that may operate in such locality.*~~
- ~~8. Do Medical Marijuana Centers Behave Like Locally Undesirable Land Use? Implications for the Geography of Health and Environmental Justice. Urban Geography (2013).~~
- ~~9. Medical Marijuana Meets Zoning: Can You Grow, Sell, and Smoke That Here? American Planning Association. Planning & Environmental Law. Vol. 62, No. 8, p.3 (Aug. 2010).~~
- ~~10. Analysis of the medical use of marijuana and its societal implications. J. Am. Pharm. Assoc. (Wash) (Mar-Apr 1998).~~



- ~~11. New Study Highlights the Social Impacts of Cannabis Legalization in California, Forbes, (May 17, 2018).~~
- ~~12. The Health and Social Effects of Nonmedical Cannabis Use. World Health Organization, (2016).~~
- ~~13. The average medicinal marijuana cardholder is a thirty two (32) year old white male with no history of chronic illness and a history of substance abuse. See, The Marijuana Experiment Considerations of Legalization In Illinois, Illinois Association for Behavioral Health (power point presentation).~~
- ~~14. Local Impacts of Commercial Cannabis, International City/County Management Association. (September 2018).~~
- ~~15. The outright prohibition of medical marijuana businesses is in contravention of Amendment 2; but reasonable time, place and manner regulation of such businesses so as to curtail and prevent pernicious secondary effects is both permissible and desirable. See, Section 7(11) of Amendment 2.~~
- ~~16. When marijuana plants begin to flower and for a period of up to two (2) months or more during the growing season, produce a pungent and strong odor detectable beyond property boundaries and that can adversely impact the peace and enjoyment of persons on nearby properties.~~
- ~~17. The public health, safety, welfare and convenience of the residents of the City require that medical marijuana businesses and their locations be regulated in order to reduce the potential for harm and in order to preserve and protect the quality of life in the residential and business environs of the City.~~
- ~~18. It is the duty and responsibility of the Mayor and Board of Aldermen to protect and preserve the public health, safety and welfare of the City and its residents, the stability of the value and use of property within the City and the character of its neighborhoods and developments.~~
- ~~19. In order to preserve the public peace and good order and to safeguard and promote the health, safety and welfare of the City and its citizens, therefore, it is necessary and advisable to regulate and restrict the location and operation of medical marijuana businesses.~~

~~20. The general welfare, health, morals and safety of the citizens of this City will be promoted by enactment of this Chapter.~~

~~B. The requirements of this Chapter advance the public health, safety and welfare by providing regulations governing the location and operation of medical marijuana businesses within the municipal boundaries of the City.]~~

**Section 675.050      Definitions**

A. For the purposes of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**AMENDMENT 2:** A voter-initiated amendment to the Missouri constitution adopted November 6, 2018, codified as Section 1 of Article XIV to the Missouri Constitution.

**AMENDMENT 3: A voter-initiated amendment to the Missouri Constitution adopted November 8, 2022, codified as Sections 1 and 2 of Article XIV to the Missouri Constitution.**

**DEPARTMENT:** The State of Missouri Department of Health and Senior Services, or its successor agency.

~~**[FACILITY:** A medical marijuana cultivation facility, marijuana-infused products manufacturing facility, medical marijuana testing facility or medical marijuana dispensary facility, or any combination thereof, or any business related to the possession, sale, use, cultivation or manufacture of marijuana.]~~

~~**[IDENTIFICATION CARD:** The card issued by the Missouri Department of Health and Senior Services that permits a qualified patient or primary caregiver to purchase medical marijuana.]~~

~~**[LICENSEE:** An entity issued a licensee or certification by the Department for the cultivation, manufacture, dispensing, sale, testing, tracking, and transportation of marijuana for medical use.]~~

**MARIJUANA or MARIHUANA:** Cannabis indica, Cannabis saliva, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood, within the scientific community to constitute marijuana, as well as, resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" does not include industrial hemp containing a crop-

wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent (0.3%) on a dry weight basis, as defined by Missouri Statutes, or commodities or products manufactured from industrial hemp.

**MARIJUANA CULTIVATION FACILITY:** A facility licensed by the State of Missouri Department of Health and Senior Services, or its successor agency, to acquire, cultivate, process, store, transport, and sell marijuana to a Marijuana Dispensary Facility, Marijuana Testing Facility, or to a Marijuana-Infused Products Manufacturing Facility.

**MARIJUANA DISPENSARY FACILITY:** A facility licensed by the State of Missouri Department of Health and Senior Services, or its successor agency, to acquire, store, sell, transport and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana as provided for in this Section to a consumer, a qualifying patient, a primary caregiver, another Marijuana Dispensary Facility, a Marijuana Testing Facility, or a Marijuana-Infused Products Manufacturing Facility.

**MARIJUANA FACILITY:** A marijuana cultivation facility, Marijuana-Infused Products Manufacturing Facility, Marijuana Testing Facility or Marijuana Dispensary Facility, or any combination thereof, or any business related to the possession, sale, use, cultivation or manufacture of marijuana.

**MARIJUANA-INFUSED PRODUCTS:** Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

**MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY:** A facility licensed by the State of Missouri Department of Health and Senior Services, or its successor agency, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Marijuana Dispensary Facility, a Marijuana Testing Facility, or to another Marijuana-Infused Products Manufacturing Facility

**MARIJUANA TESTING FACILITY:** A facility certified by the State of Missouri Department of Health and Senior Services, or its successor agency, to acquire, test, certify, and transport marijuana.

**MARIJUANA WHOLESALE FACILITY:** A facility licensed by the State of Missouri Department of Health and Senior Services, or its successor agency, to acquire, cultivate, process, package, store on-site or off-site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana-infused products to a Marijuana Dispensary Facility, or other Marijuana Wholesale Facility, or Marijuana Testing Facility.

~~[MEDICAL MARIJUANA CULTIVATION FACILITY: A facility licensed by the department to acquire, cultivate, process, store, transport, and sell or provide marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility.]~~

~~[MEDICAL MARIJUANA DISPENSARY FACILITY: A facility licensed by the department, to acquire, store, sell, transport and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana as provided for in this Chapter to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.]~~

~~[MEDICAL MARIJUANA TESTING FACILITY: A facility certified by the department to acquire, test, certify, and transport marijuana.]~~

~~[PATIENT or QUALIFYING PATIENT: Has the meaning provided in Amendment 2 and any other related regulations promulgated by the State of Missouri.]~~

~~[PRIMARY CAREGIVER: Has the meaning provided in Amendment 2 and any other related regulations promulgated by the State of Missouri.]~~

- B. In addition to the definitions provided in Subsection (A) of this Section, the other defined terms in Amendment 2 are incorporated into this Chapter by reference.

**Article II                      Location, Building and Signage Regulations**

**Section 675.100              Limitation and Delivery**

Each ~~[medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana-infused products manufacturing facility or medical marijuana~~

~~dispensary facility~~ **marijuana facility** shall be operated from a permanent location. No **marijuana** facility described in this Section shall be permitted to deliver or operate from a movable, mobile or transitory location. No ~~medical~~ marijuana ~~dispensary~~ facility shall dispense **or sell** marijuana via **a** drive-thru window or lane.

### Section 675.110 Prohibited Locations

- A. **A** ~~[Medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana infused products manufacturing facility or medical marijuana dispensary facility]~~ **marijuana facility** shall be located in the general commercial zoning district only.
- B. No ~~[medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana infused products manufacturing facility or medical marijuana dispensary facility]~~ **marijuana facility** shall be located at the following locations:
1. Within one thousand (1,000) feet of a ~~[licensed childcare facility]~~ **daycare as defined in Article 14 of the Missouri Constitution;**
  2. Within one thousand (1,000) feet of any educational institution or school **as defined in Article 14 of the Missouri Constitution,** either public or private;
  3. **Within one thousand (1,000) feet of any church as defined in Article 14 of the Missouri Constitution;**
  4. ~~[3]~~ Within one thousand (1,000) feet of any public park, public pool or public or private recreational facility;
  5. ~~[4]~~ Within one thousand (1,000) feet of any halfway house or correctional facility;
  6. ~~[5]~~ Within one thousand (1,000) feet of any other ~~[non-affiliated medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana infused products manufacturing facility or medical marijuana dispensary facility]~~ **marijuana facility;** or
  7. Within ~~[seven hundred fifty (750)]~~ **five hundred (500)** feet of any building or structure that contains a residential unit.
- C. The distances described in Subsection (B) of this Section shall be computed by direct measurement from the nearest building line of the land not used for the above purposes to the nearest portion of the building housing the ~~medical~~

~~marijuana cultivation facility, medical marijuana testing facility, medical marijuana infused products manufacturing facility or medical marijuana dispensary~~ **marijuana facility** using a straight line.

- D. It shall be unlawful for any person to use a residential property to sell, distribute, transmit, give, dispense or otherwise provide [~~medical~~] marijuana as a home occupation.
- E. No **marijuana** facility or the activities within the facility shall emit an odor or in any way cause a nuisance as set forth in this Code.

**Section 675.120 Sign Requirements**

All signage for a [~~medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana infused products manufacturing facility or medical marijuana dispensary facility~~] **marijuana facility** shall comply with the requirements of this Code. Signage is to be discrete and not obtrusive or distracting and be in compliance with the City's sign ordinance.

**Section 675.130 Required Warning to be Posted**

- A. There shall be posted in a conspicuous location in each facility a legible sign containing the following warnings:
  1. A warning that the use of [~~medical~~] marijuana may impair a person's ability to drive a motor vehicle or operate machinery, and that it is illegal under State law to drive a motor vehicle while under the influence of or impaired by marijuana;
  2. A warning that loitering in or around a **marijuana** facility is prohibited;
  3. A warning that possession and distribution of marijuana is a violation of Federal law;
  4. A warning that no one under eighteen (18) years of age is permitted within the **marijuana** facility; and
  5. A warning that no [~~guns~~]**weapons** are allowed on premises except for law enforcement.

**Article III Limitation on Number, Size, Floor Plan, Hours of Operation, Sale of Alcohol, Age Restrictions**

~~[Section 675.200 — Limitations~~

~~There shall be no more than one (1) of any of the following facilities: either a medical marijuana dispensary facility or testing facility or an infused products manufacturing facility, or any combination of the above; and such facility shall have no more than two thousand (2,000) square feet of floor plan and be a one (1) story building. A cultivation facility shall have no more than thirty thousand (30,000) square feet and be one (1) story structure.]~~

**Section 675.210 Hours of Operation**

A [medical] marijuana dispensary facility may open no earlier than nine o'clock (9:00) a.m. and shall close no later than seven o'clock (7:00) p.m. the same day. A [medical] marijuana dispensary facility may be open seven (7) days a week.

~~[Section 675.220 — Separation Of Dispensing Area From Waiting Area~~

~~The waiting area and the area of a medical marijuana dispensary facility where marijuana or marijuana-infused products are physically delivered to a qualifying patient or primary caregiver shall be separated by a solid wall and solid door so that persons in the waiting area are obstructed from observing the delivery of the marijuana-infused products to the qualifying patient or primary caregiver.]~~

**Section 675.230 Display of Marijuana**

No marijuana or marijuana-infused product shall be displayed so as to be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of a **marijuana** facility.

**Section 675.240 Sale of Alcohol Prohibited**

The sale or consumption of alcohol within a **marijuana** facility is prohibited.

**Section 675.250 Age Restrictions**

No person under the age of eighteen (18) years shall be allowed in any portion of a [~~medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana-infused products manufacturing facility or medical marijuana dispensary facility~~] **marijuana facility**, except [~~that~~] **for** a qualifying patient who is under the age of eighteen (18) years who has been emancipated by a court order and a qualifying patient under the age of eighteen (18) years when accompanied by the qualifying patient parent or guardian. The entrance to a **marijuana** facility shall be clearly and legibly posted with notice indicating that persons under the age of eighteen (18) are precluded from entering the premises.

~~[Section 675.260 — Requirement To Display Identification Card; Failure To Exhibit Identification Card; Possession Or Production Of Fraudulent Identification Card~~

- ~~A. A medical marijuana dispensary shall require every qualifying patient or primary caregiver to display the medical marijuana identification card or other proof of eligibility of purchase to enter the medical marijuana dispensary and at the time of each purchase.~~
- ~~B. It shall be unlawful for a qualifying patient or primary caregiver when in the possession of marijuana to fail to exhibit on the demand of any peace officer a medical marijuana identification card.~~
- ~~C. It shall be unlawful for any person to possess, produce, manufacture, sell, or otherwise distribute a fraudulent document, photocopy, or image displayed on a mobile electronic device intended to serve as a medical marijuana identification card.~~
- ~~D. Background Check For All Employees. No drug related convicted employees allowed. No positive drug tested employees allowed. Medical marijuana sales only with a physician's certification from a licensed physician and filled at a licensed medical marijuana distribution facility (MMDF).~~
- ~~E. It is unlawful to possess medical marijuana without a valid identification card as defined herein.]~~

~~[Article IV — Packaging And Limitations On Quantity Dispensed~~

~~Section 675.300 — Packaging And Limitations On Quantity Dispensed~~

~~A medical marijuana dispensary facility shall not dispense more than four (4) ounces of a usable form of medical marijuana per patient in a thirty (30) day period, except as otherwise allowed by law [Art. 2m sec 3(13)]. All marijuana sold or otherwise distributed shall be in a sealed container. Such packaging shall have a label that indicates the quantity and advises the purchaser that the marijuana is intended for use solely by the patient, and that any resale or redistribution to any third person is a criminal violation.]~~

Article ~~[H]~~ **IV** On-Site Consumption or Cultivation, Sale of Paraphernalia; Disposal

Section 675.400 On-Site or Public Consumption

It shall be unlawful to consume, inhale or personally use marijuana or ~~[medical]~~ marijuana-infused products on or within the premises of a **marijuana facility** ~~[medical marijuana cultivation facility, medical marijuana testing facility,~~



~~medical marijuana-infused products manufacturing facility, medical marijuana dispensary facility~~], or in a public place, except that a [~~medical~~] marijuana testing facility may consume marijuana during the testing process and only as the consumption relates to the testing process. A surveillance camera shall be operable at all times to insure compliance with this and other requirements of this Chapter.

**Section 675.410 On-Site Cultivation**

The growing or cultivation of marijuana on the premises of a [~~medical~~] marijuana dispensary facility is prohibited.

**Section 675.420 Sale of Paraphernalia**

Paraphernalia as defined in Section 195.010(17)(l)(a) through (l)(f), excluding (1) of the Revised Statutes or Missouri, as may be amended, may lawfully be sold at a [~~medical~~] marijuana dispensary facility. Such items may not be publicly displayed and may be sold, displayed and provided only to patients or primary caregivers of patients.

**Section 675.430 Disposal of Marijuana And Marijuana-Infused Products**

No person shall dispose of marijuana or marijuana-infused products in an unsecured waste receptacle not in possession or control of a licensee and designed to prohibit unauthorized access.

**Article VI Security**

**Section 675.500 Security**

A. A [~~medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana-infused products manufacturing facility or medical marijuana dispensary facility~~] **marijuana facility** shall provide adequate security on the premises including but not limited to the following:

1. Surveillance. Security surveillance cameras installed to monitor each entrance to the **marijuana** facility along with the interior and exterior of the premises to discourage and to facilitate the reporting and investigation of criminal acts and nuisance activities occurring at the premises. Security video shall be preserved for at least ninety (90) days, and be made available to Law Enforcement Officers upon demand and without a search warrant.
2. Inventory. All salable inventory of marijuana **or marijuana-infused products** must be kept and stored in a secured, locked manner.

3. Safe. A locking safe or secure vault permanently affixed or built into the premises to store any currency on site. ~~[Marijuana, including plants, and marijuana-infused products shall be secured in a safe or vault permanently affixed or built into the premises.]~~ The building will be designed to prevent vehicle crash and grab thefts.
4. Lighting. Exterior lighting that illuminates the exterior walls of the **marijuana** facility premises but is otherwise discrete and not obtrusive or distracting.
5. Alarm System. Professionally monitored robbery alarm and burglary alarm systems shall be installed and maintained in good working condition within the **marijuana** facility at all times.
6. Emergency Contact. Each **marijuana** facility shall provide the Chief of Police with the name, cellular telephone number, electronic mail address, ~~and facsimile number~~ of an on-site facility employee to whom the City may provide notice of any operating problems associated with the **marijuana** facility. It shall be the responsibility of the licensee to keep up-to-date the contact information of the **marijuana** facility employee.
7. ~~[Access. Only an employee, qualified patient or primary caregiver shall be permitted in a medical marijuana dispensary facility.]~~

**Article VII                      Recordkeeping**

**Section 675.600              Ledger Require.**

**Records shall be maintained in accordance with Section 1 and Section 2 of Article 16 of the Missouri Constitution and applicable state law.**

- A. ~~[A medical marijuana dispensary facility shall keep a ledger, for three (3) years from the creation of the record, which shall record the following information, and which shall be made available to the City upon demand:~~
1. ~~The quantities of medical marijuana dispensed in each transaction;~~
  2. ~~The type of medical marijuana dispensed;~~
  3. ~~The total amount paid by the patient or primary caregiver for the transaction for each of the goods and services provided, before relevant taxes;~~
  4. ~~The patient identifying information permitted by law;~~

~~5. Confirmation that the employee confirmed the identity of the patient or primary caregiver receiving the medical marijuana with a valid State-issued identification; and~~

~~6. The date and time dispensed.]~~

## **Article VIII            Operating Plans**

### **Section 675.700        Operating Plans**

- A. As a condition of processing of a business license application, a **marijuana** facility operator shall provide at the time of filing of the business license application a detailed operations plan and, upon issuance of a license, shall operate the **marijuana** facility in accordance with the plan. Such plan shall include:
1. **Floor Plan.** A plan showing the layout of the **marijuana** facility and the principal uses of the floor area depicted. A medical marijuana dispensary facility shall have a lobby waiting area at the entrance to the center to receive clients, and a separate and secure designated area for dispensing medical marijuana to qualified patients or designated primary caregivers. The primary entrance of any stand-alone facility shall be located and maintained clear of barriers, landscaping and similar obstructions so that it is clearly visible from public streets, sidewalks or site driveways.
  2. **Storage.** A **marijuana** facility shall provide a storage plan in compliance with Section **675.500** of this Chapter.
  3. **Security Plan.** A **marijuana** facility shall provide a security plan in compliance with Section **675.500** of this Chapter.
  4. **Lighting Plan.** A **marijuana** facility shall provide a lighting plan in accordance with this Code. Such plan shall also include any illumination for the purposes of cultivation and any mitigation controls to lessen adverse impacts to the surrounding properties.
  5. **Odor Controls.** A **marijuana** facility shall provide a plan for the mitigation and control of odors and other environmental impacts which may emanate from a **marijuana** facility. Such plan shall describe the ventilation system for the premises. Appropriate ventilation systems to prevent any odor or marijuana or fumes leaving the premises of a **marijuana** facility or other changes to a **marijuana** facility may be required to abate a public nuisance. No **marijuana** facility shall emit any odor of marijuana which is capable of being

smelled by a person of ordinary senses outside the boundary of the lot on which the **marijuana** facility is located.

6. Product And Service Description. A description of the products and services to be provided by the **marijuana** facility.
7. Employee List. A list of all employees of the **marijuana** facility.

**Article IX Licenses, Fees and Taxes**

**Section 675.800 Business License Required; Penalty For Non-Compliance**

Each **marijuana** facility shall at all times possess a current City business license. By obtaining a City business license, the **marijuana** facility licensee irrevocably consents to the immediate closure and cessation of operation of the **marijuana** facility in addition to all other penalties or remedies available by law for the failure to process a current City business license.

**Section 675.810 Fees and Taxes**

At all times, a **marijuana** facility licensee shall remain current and not delinquent on any real or personal property tax, sales tax or fee.

**Section 675.820 Sales Taxes**

Each [*medical*] **marijuana** dispensary facility shall pay sales tax on all [*medical*] **marijuana**, and other tangible personal property sold at the **marijuana** facility.

**Article X Administration, Enforcement, Violations and Penalties**

**Section 675.900 Administration and Enforcement**

The City's Law Enforcement Officer shall be responsible for administering and [*enforcement*] **enforcing the provisions** of this Chapter. The Law Enforcement Officer is authorized to inspect any **marijuana** facility to determine compliance with this Chapter.

**Section 675.910 Penalty; Revocation of Business License**

- A. It shall be unlawful for any person to violate any of the provisions of this Chapter. Upon conviction thereof, such persona shall be fined up to the Statutory maximum fine as provided by Missouri law for a municipal ordinance violation (five hundred dollars (\$500.00)) or be punished by imprisonment (ninety (90) days) as provided by Missouri law for a municipal ordinance violation, or be punished by both such fine and imprisonment. Each day's violation of or failure, refusal or neglect to comply with any provision of this Chapter shall constitute a separate and distinct offense. The penalties

provided in this Section are cumulative and in addition to and are separate from any civil action to enforce this Chapter.

- B. Violation of any provision of this Chapter by a licensee shall result in forfeiture of the licensee's City business license.

**Section 675.920 Injunction**

With or without the initiation of criminal prosecution or any other legal proceedings, the City may apply to the appropriate court for injunctive relief, which would require the correction or abatement of any violation of this Chapter. The initiation or exhaustion of one (1) of these enforcement proceedings shall not be a prerequisite to the initiation of any other of these enforcement proceedings. Different types of enforcement proceedings may be pursued concurrently.

**Section 675.930 Conflicting Law**

All ordinances, codes, regulations and orders or parts thereof in conflict with the provisions of this Chapter shall not apply.

**Section 675.940 No Waiver of Governmental Immunity**

In adopting this Chapter, the Board of Aldermen is relying on and does not waive or intend to waive any of the monetary limitations or any other rights, immunities and protections provided by the Sections 537.600 and 537.610, RSMo., as from time to time amended, or any other limitation, right, immunity, or protection otherwise available to the City, its officers or its employees.

**Section 675.950 No City Liability**

By accepting a business license, the **marijuana** facility licensee releases the City, its officers, elected officials, employees, attorneys and agents from any liability for injuries, damages or liabilities of any kind that may result from any arrest or prosecution of facility owners, operators, employees, clients or customers for a violation of City, State or Federal laws, rules or regulations. The City Clerk may require a **marijuana** facility licensee to execute a written instrument confirming the provisions of this Chapter.

**Section 675.960 Indemnification of City**

By accepting a business license, a **marijuana** facility licensee, jointly and severally, if more than one (1), agrees to indemnify and defend the City, its officers, elected officials, employees, attorneys, agents, and insurers against all liability, claims and demands, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever which arise out of or are in any manner connected with the operation of a

**marijuana** facility that is the subject of Amendments 2 and 3. The **marijuana** facility licensee further agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at its own expenses, and to bear all other costs and expenses related thereto, including court costs and attorney fees. The City Clerk may require a licensee to execute a written instrument confirming the provisions of this Chapter.

**Section 675.970 Other Laws Remain Applicable**

The provisions of this Chapter do not protect facility licensees, operators, employees, customers and clients of a **marijuana** facility from prosecution pursuant to any laws that may prohibit cultivation, sales, use or possession of controlled substances. In addition, as of the date of the adoption of this Chapter, the cultivation, sale, possession, distribution and use of marijuana remain violations of Federal and State law (except for conduct covered by Amendments 2 and 3), and this Chapter affords no protection against prosecution under such Federal and State laws. Licensees, operators, employees, customers and clients of a **marijuana** facility assume any and all risk and any and all liability arising or resulting from the operation of a **marijuana** facility under any City, State or Federal law. Further, to the greatest extent permitted by law, any actions taken under the provisions of this Chapter by any public officer or officers, elected or appointed officials, employees, attorneys and agents of the City shall not become a personal liability of such person of the City.

**Section 675.980 Severability**

It is hereby declared to be the intention of the Board of Aldermen that the Sections, paragraphs, sentences, clauses and phrases of this Chapter are severable, and if any phrase, clause, sentence, paragraph or Section of this Chapter shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and Sections of this Chapter, since the same would have been enacted by the Board of Aldermen without the incorporation in this Chapter of any such unconstitutional phrase, clause, sentence, paragraph or Section.

**SECTION 2:** This Ordinance shall be in full force and take effect from and after its final passage and approval.

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF  
WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Lickliger	_____	_____	_____

Absent: \_\_\_\_\_



\*\*\*\*\*

AN ORDINANCE ENACTING NEW CHAPTER (390) OF THE WELDON SPRING, MISSOURI, MUNICIPAL CODE RELATING TO REGULATIONS OF COMMERCIAL TRUCK TRAFFIC ON RESIDENTIAL STREETS

\*\*\*\*\*

WHEREAS, the City of Weldon Spring is primarily a residential community and

WHEREAS, state statutes permit reasonable regulation of traffic as set out in Section 79.410 and 304.120 RS Mo

WHEREAS, subsection 4 of Section 304.120 RS Mo permits municipalities such as the City of Weldon Spring MO. To

(4) Limit the use of certain designated streets and boulevards to passenger vehicles, except that each municipality shall allow at least one route, with lawful traffic movement and access from both directions, to be available for use by commercial motor vehicles to access any roads in the state highway system. Under no circumstances shall the provisions of this subdivision be construed to authorize a municipality to limit the use of all routes in the municipality. The use by commercial motor vehicles of a municipality-designated route for such vehicles in compliance with any ordinances of the designating municipality shall not be deemed a nuisance or evidence of a nuisance. Nothing contained in this subdivision is intended to modify or limit recovery for any claim that is independent of a nuisance claim.

WHEREAS, While the City will continue to provide alternate North/South and East/West routes that can accessed within the City it is the intent of the Board of Alderman to restrict tractor trailer trucks on the Meadows Parkway, Patriotic Trail, Weldon Spring Parkway, and Wolfram Road east of Independence Road except for local deliveries.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

SECTION 1: Chapter 390 of the Municipal Code of the City of Weldon Spring, Missouri is hereby Established by the enactment of a new section, to be designated as Section 390.010, to read as follows:

Section 390.010: Commercial Truck Traffic

Commercial trucks over 24,000 LBS GVW are not permitted within certain residential streets of the City unless making local deliveries consistent within the limits of Section 304.120 RSMo. Specifically Meadows Parkway eastbound beyond the entrance to 450 Technology Drive, Patriotic Trail, Wolfram Road east of Patriotic Trail, and Weldon Spring Parkway. Any operators of commercial trucks over 24,000 LBS GVW that violate this

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**section, shall, upon conviction, be subject to a fine of up to \$500 (five hundred dollars).**

**SECTION 2:** That this ordinance shall be in full force and effect from and after its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

**BILL NO.** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_