

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
PLANNING & ZONING COMMISSION
ON MONDAY, JANUARY 6, 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 Planning & Zoning Commission will hold a meeting at 7:30 PM on January 6, 2025, at 5401 Independence Road Weldon Spring, Missouri, 63304. The 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/84090873887?pwd=BaaJkbMIeTK2Dx6LAWrHtCXqbHWV5B.1>

Meeting ID: 840 9087 3887

Password: 01062025

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

Meeting ID: 840 9087 3887

Password: 01062025

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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.

******Tentative Agenda******

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES:**
 - A. November 4, 2024 – Planning & Zoning Regular Meeting Minutes
- 5. VISITOR’S/PUBLIC COMMENT**
- 6. REPORT OF THE BOARD OF ALDERMEN**
- 7. PRESENTATION:**
 - A. 525, 540, & 550 Huber Park Drive Conditional Use Permit & Concept Plan
- 8. 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
- 9. NEW BUSINESS:**
 - A. Request for Conditional Use Permit (CUP-2024-02) – 525, 540, & 550 Huber Park Drive
(Discussion/Recommendations)
- 10. ADJOURNMENT**

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

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
NOVEMBER 4, 2024**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, November 4, 2024, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by Chairman Szilasi.

ROLL CALL: The following Planning and Zoning members were present:

Commissioner Foster	Mayor Licklider
Commissioner Marstall	Alderman Martiszus
Commissioner Wagner	Chairman Szilasi

Commissioner Busching, Commissioner Castrop, Commissioner Eash, Commissioner Heyl, and Commissioner Reiter were absent. A quorum is present.

Also, present were Don Stolberg (City Administrator), Bill Hanks (City Clerk), and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Wagner made a motion to approve the August 5, 2024, Planning & Zoning Commission meeting minutes as submitted, seconded by Commissioner Marstall. The motion carried with 6 ayes.

VISTOR’S/PUBLIC COMMENT:

There were no Visitor’s/Public Comments at this time.

BOARD REPORT:

Alderman Martiszus state the Board of Aldermen recently had a strategic planning session and the top three priorities for the City are improvements to the lake at Weldon Spring City Park, a Comprehensive Plan update for the City, and improvements to “back” Wolfrum Road to improve safety.

PRESENTATION:

450 Technology Drive Conditional Use Permit & Site Plan: The presentation started with Mark Branstetter, from Panattoni Development Company, Inc., explaining, in detail, what is the intent of the proposed project and clear up any misconceptions about the proposal. Next, Steven Quigley, from the Clayton Engineering Group, showed the Planning & Zoning Commission renderings with elevations heights and the landscaping associated with the proposal.

Finally, Julie Nolfo, from the Lochmueller Group, summarized the traffic study and answered questions from the Commission.

There were questions about the height of the building, the roundabout, and Meadows Parkway.

PUBLIC HEARING:

Conditional Use Permit (CUP-2024-01) filed by Steve Quigley of “The Clayton Engineering Company,” (applicant) for Forty Nine Fifty, LLC, (owner) for the purpose of allowing a “light industrial use” (Flex Office/Warehouse) at 450 Technology Drive: Chairman Szilasi opened the public hearing at 8:02 PM. With no comments from the public, Chairman Szilasi closed the public hearing at 8:03 PM.

NEW BUSINESS:

Request for Conditional Use Permit (CUP-2024-01) for the purpose of allowing a “light industrial use” (Flex Office/Warehouse) at 450 Technology Drive: Mr. Lauer (City Planner) briefly summarized the staff report for the CUP request, which was in the Planning & Zoning Meeting Packet.

Chairman Szilasi raised questions about the traffic study and the number of parking spaces. A brief discussion took place. Furthermore, Chairman Szilasi was concerned about the frequency of trucks associated with the proposed development and the access points on Meadows Parkway and Technology Drive.

Mr. Branstetter stated that this was a speculative building, and development would never happen if the developer/City waits for tenants. Ms. Nolfo added that the traffic study satisfied the Missouri Department of Transportation’s (MoDOT) requirement.

Mayor Licklider asked Mr. Lauer (City Planner) if the proposed development satisfies the City’s parking requirements. Mr. Lauer stated that they met the parking requirements.

Mr. Barnstetter stated that they decided to apply for a Conditional Use Permit (CUP) before securing a tenant because they wanted the market to drive the development, and time is the essence in corporate America. Mayor Licklider stated that this site had been on the market for years. He added that the City granted approval for an office building about 10-12 years ago; however, the office building was never developed.

Commissioner Wagner made a motion to recommend approval of the Conditional Use Permit (CUP) with conditions, which was filed by Steve Quigley of “The Clayton Engineering Company,” (applicant) for Forty Nine Fifty, LLC, (owner), for the purpose of allowing a “light industrial use” (flex office/warehouse) at 450 Technology Drive. The motion was seconded by Commissioner Marstall. On a roll call vote, the motion carried as followed:

- AYES: 4 – Commissioner Foster, Mayor Licklider, Commissioner Marstall, Commissioner Wagner
- NOES: 2 – Alderman Martiszus & Chairman Szilasi
- ABSENT: 5 – Commissioner Busching, Commissioner Castrop, Commissioner Eash, Commissioner Heyl, and Commissioner Reiter

Major Site Plan for Weldon Spring Pointe – 450 Technology Drive: Commissioner Wagner made a motion to recommend approval of the Major Site Plan for Weldon Spring Pointe, which is located at 450 Technology Drive. The motion was seconded by Commissioner Marstall. On a roll call vote, the motion carried as followed:

AYES: 4 – Commissioner Foster, Mayor Licklider, Commissioner Marstall,
Commissioner Wagner
NOES: 2 – Alderman Martiszus & Chairman Szilasi
ABSENT: 5 – Commissioner Busching, Commissioner Castrop, Commissioner Eash,
Commissioner Heyl, and Commissioner Reiter

ADJOURNMENT:

Commissioner Marstall made a motion to adjourn the meeting at 8:28 PM, seconded by Commissioner Wagner. The motion carried with 6 ayes.

Respectfully submitted,

William C. Hanks
City Clerk

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. 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.

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



CITY OF WELDON SPRING

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

STAFF REPORT

To: Planning & Zoning Commission

Date: 12/30/24

From: Steve Lauer, City Planner

Subject: 525, 540, & 550 Huber Park Court 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

BACKGROUND:

Application Number: CUP-2024-02

Property Address: 525, 540, & 550 Huber Park Court

Property Owner: Legacy II Ventures, Inc.

Applicant: Christian Meyerhoff of Hoff & Mac, LLC

Current Zoning: GC, General Commercial District

Current Use: Vacant

Proposed Use: Mini-Warehouse (Self-Storage) with Office Space

2015 Comprehensive Plan: Commercial

Area: 3.39 acres

Location: 525, 540, & 550 Huber Park Court, which is located at the terminus of Huber Park Court approximately 800 feet north of HWY 94

**Adjacent Land Uses
& Zoning:**

Direction	Zoning	Current Land Use
North	SP	Francis Howell Middle School
South	GC	Lyndell Institute & Monticello Dental
East	GC	Messiah Lutheran Church & School
West	PR	Cedar Glen Subdivision

Public Service:

School District – Francis Howell School District
 Fire District – Cottleville Fire Protection District

Utilities:

Water – Missouri American Water Company
 Sewer – Duckett Creek Sanitary District
 Electric – Ameren UE
 Gas – Spire

ANALYSIS:

The applicant is seeking approval for a conditional use permit in order to construct three (3) mini-warehouse (self-storage) buildings. Each unit will also contain office space. The major site plan (Huber Commercial Lots 3, 4, & 5) for this development has been submitted for review by City Staff.

The site has been previously subdivided as part of the Huber Commercial Park subdivision. The subdivision was approved by St. Charles County and recorded on December 6, 1988. Huber Commercial Park was annexed into the City of Weldon Spring in 1992. In September of 1996, the City of Weldon Spring approved the resubdivision of Lots 5 & 6 of Huber Commercial Park. This plat was recorded on October 2, 1996. On October 25, 2007, the City of Weldon Spring approved Ordinance 07-25, which approved the site plan for Huber Park Commercial Park Lots 3, 4, & 5 for three office buildings; however, the development was never constructed.

This site has access off Huber Park Court. Stormwater detention for the subdivision is located on lot 5. Water would be provided to the site by Missouri American Water Company and sanitary sewer service would be provided by Duckett Creek Sanitary District.

AERIAL VIEW:



CONDITIONAL USE PERMIT (CUP) CRITERIA:

- 1) According to the "GC" General Commercial District regulations, in the Land Use Table a mini-warehouse (self-storage) 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 December 18, 2024, and mailed to all owners within 500' of the subject site on December 18, 2024, and public hearings were scheduled for the January 6, 2025, Planning & Zoning Commission Meeting and the January 9, 2025, 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.

Commercial service and office are recommended uses for the Commercial Land Use category. These three (3) lots are the only vacant lots left in Huber Commercial Park.

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

The proposed site is bordered by properties on two sides with the same GC, General Commercial Zoning District. Four hundred fifty (450) feet of the area to the north is currently wooded and is owned by the Francis Howell School District. To the west is Cedar Glen Subdivision, which is a single-family residential neighborhood. A twenty-five (25) foot buffer yard must be maintained along the western border adjacent to Cedar Glen. 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 largest proposed building is 12,700 square feet in size. The total area of the largest building in Huber Commercial Park is 14,760 square feet in size. The proposed buildings 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.

Huber Commercial Park is served by a cul-de-sac street approximately 625 feet in length with access to Highway 94. There is no other stub or intersecting streets that could add additional traffic.

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 vehicular traffic and the loading and unloading at each unit. 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 will be provided that meets the design standards for the City.

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 buildings will be set up for 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 Francis Howell Middle School is located north of the proposed development. There is currently a four hundred fifty foot buffer of existing woodlands on the Francis Howell property. The Messiah Lutheran Church & School is located east of the proposed development. The existing common ground easement for the storm water detention basin will act as a buffer to the Messiah Lutheran Church & School.

RECOMMENDATION:

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

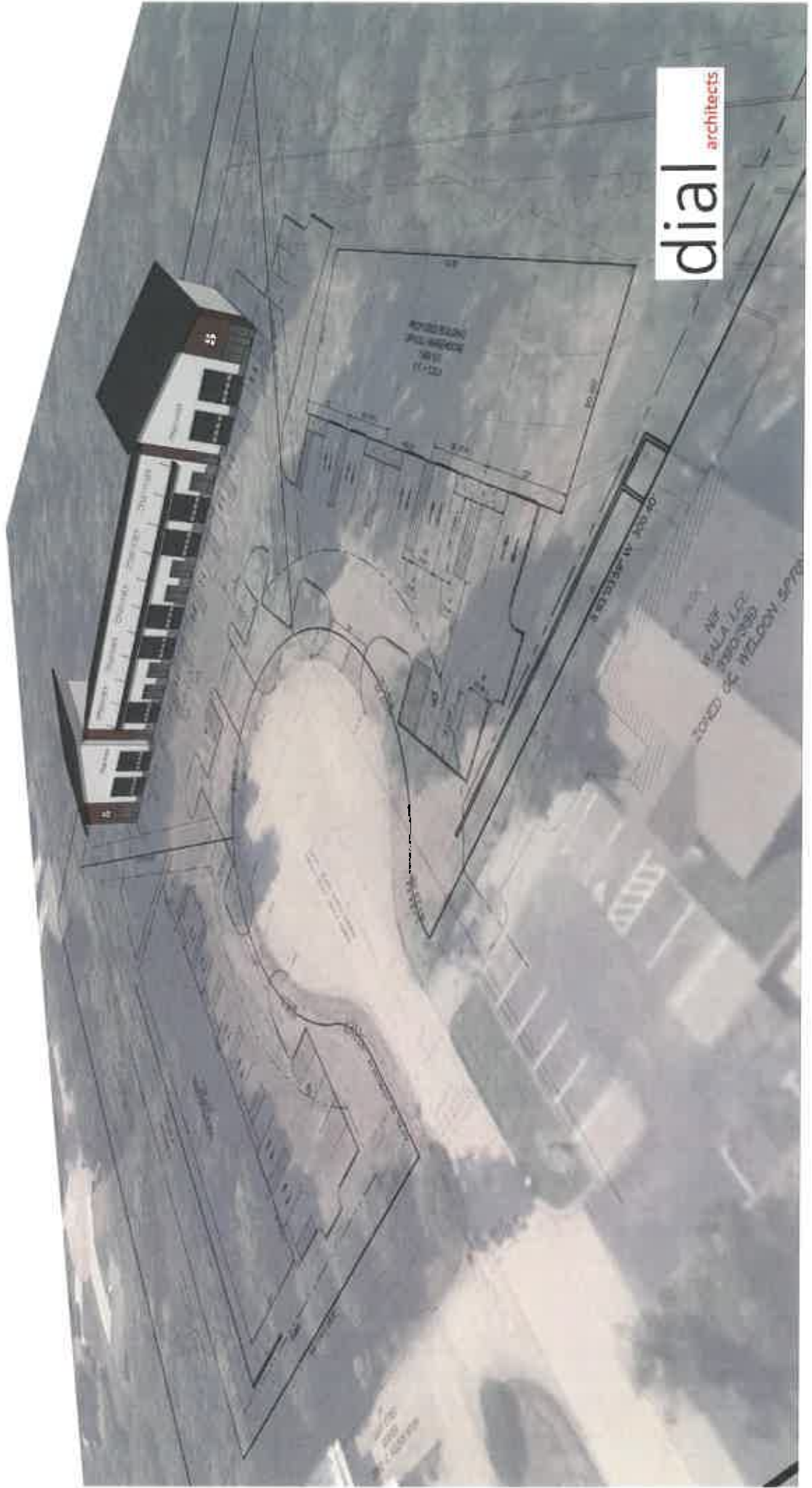
1. All operations shall take place within the fully enclosed buildings.
2. All storage of materials and equipment shall be within the fully enclosed buildings.



dial
architects



dial architects



dial architects

APPROVED FOR THE BOARD OF SUPERVISORS
BY THE BOARD OF SUPERVISORS
ON 11/11/10

10000 N. 100th ST.
SUITE 1000
MILWAUKEE, WI 53222

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