

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, FEBRUARY 3, 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 February 3, 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/8163394872?pwd=RNYzE5Nd5DShObDvpHoQv4u9J86M3g.1&omn=84522437265>

**Meeting ID816 339 4872
Password: 20250203**

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

**Meeting ID: 816 339 4872
Password: 20250203**

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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 COMMENTS**
- 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
 - B. Consideration of proposed amendments to the City of Weldon Spring’s Zoning regulations pertaining to Land Use Permit Applications & Architectural Review Design Standards
- 9. NEW BUSINESS:**
 - A. Request for Conditional Use Permit (CUP-2024-02) – 525, 540, & 550 Huber Park Drive **(Discussion/Recommendations)**
 - B. Major Site Plan for Huber Commercial Lots 3, 4, & 5 – 525, 540 & 550 Huber Park Court **(Discussion/Recommendations)**
 - C. Zoning Code Amendments – Land Use Permit Applications & Architectural Review Design Standards **(Discussion/Recommendations)**
- 10. 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, February 3, 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, February 13, 2025, 2024, 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 February 13, 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**

NOTICE OF PUBLIC HEARING City of Weldon Spring

NOTICE IS HEREBY GIVEN THAT given that the City of Weldon Spring will conduct a Public Hearing before the Planning & Zoning Commission on Monday, February 3, 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 on Thursday, February 13, 2025, at 7:30 P.M. in the Weldon Spring City Hall located at 5401 Independence Road, Weldon Spring, Missouri, concerning proposed amendments to the City's Zoning regulations, made in conformance with State Statutes and to update various zoning regulations (**pertaining to submission and review of Land Use Permit applications and architectural design standards**).

The public is invited to attend. Also, written comments are welcome and should be submitted to the City Clerk, Bill Hanks at bhanks@weldonspring.org. Anyone with disabilities needing assistance should contact City Hall at 636-441-2110 before the Hearing to make accommodations to attend.

For additional information please contact Steve Lauer, City Planner, at 636-441-2110 – ext. 106. Copies of all the proposed amendments are available for public inspection at the Weldon Spring City Hall and online at www.weldonspring.org.

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

**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



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: 1/24/25

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:	3.52 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.

The 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 January 17, 2025, and mailed to all owners within 500' of the subject site on January 15, 2025, and public hearings were scheduled for the February 3, 2025, Planning & Zoning Commission Meeting and the February 13, 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. The property to the north, which is owned by the Francis Howell School District is currently wooded for 450 feet to the north of this site. 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 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.

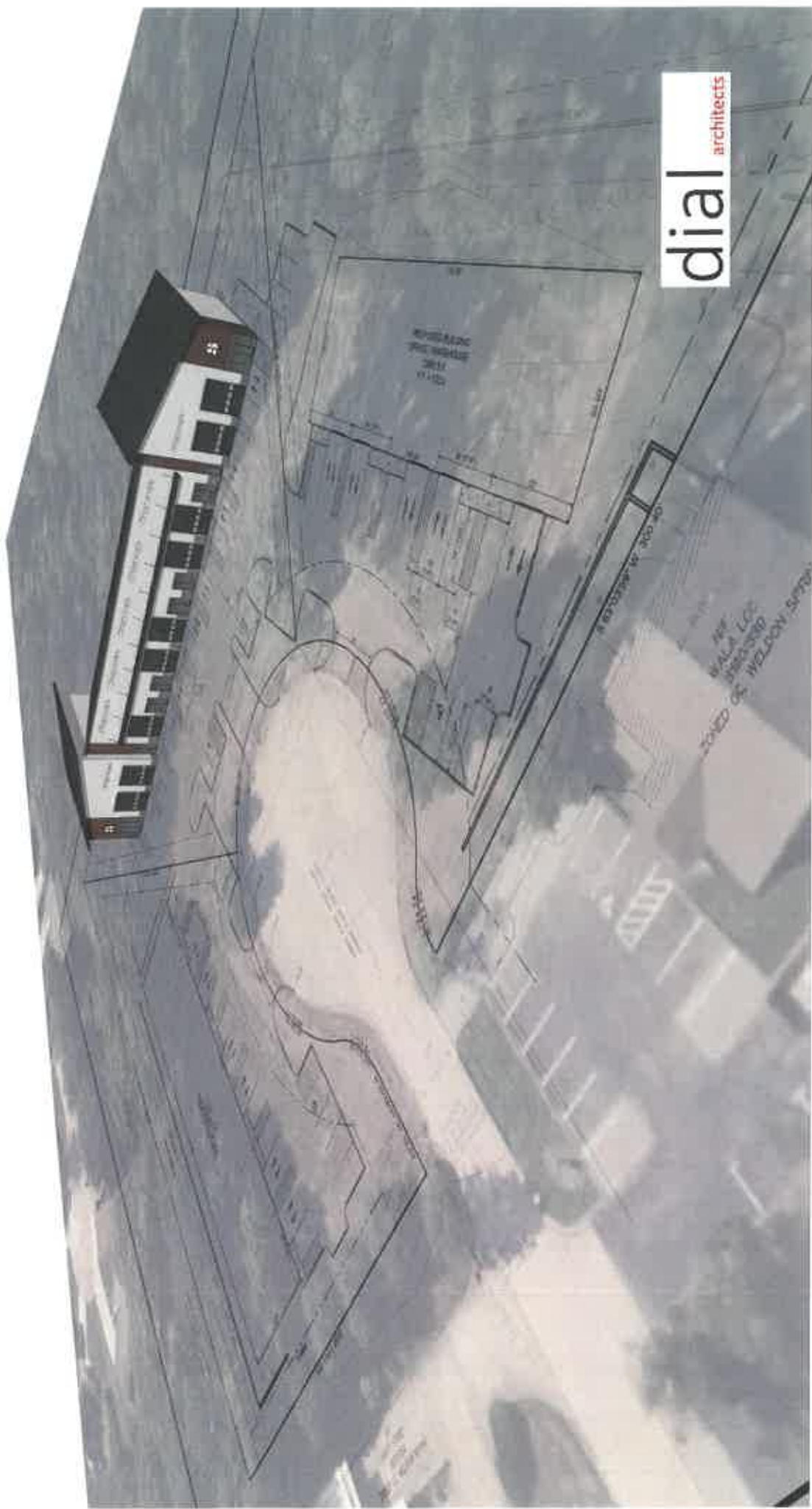
RECOMMENDATION:

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 a fully enclosed building.



dial
architects





dial architects



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: 1/24/25

From: Steve Lauer, City Planner

Subject: 525, 540 & 550 Huber Park Court – Huber Commercial Lots 3, 4, & 5 Site Plan

Cc: Mayor Don Lickliger, 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 Huber Commercial Lots 3, 4, & 5 submitted by St. Charles Engineering & Surveying, Inc., for a mini-warehouse (self storage) with office space at 525, 540 & 550 Huber Park Court and presents the following report for your review and consideration.

BACKGROUND:

The site is located at the terminus of Huber Park Court approximately 800 feet north of Highway 94. The proposed three (3) buildings would be located on Lots 3, 4, & 5 of the Huber Commercial Park subdivision. The subject site is currently vacant. There is an existing stormwater detention basin on the site, which is located on Lot 5.

The proposed mini-warehouse (self storage) buildings will be constructed in order to lease units in the buildings for entrepreneurs/hobbyists. Access to the site will utilize the existing cul-de-sac at the end of Huber Park Court, which has access to HWY 94. The use of the mini-warehouse (self storage) is contingent upon the approval of conditional use permit CUP-2024-02.

PROJECT SUMMARY:

Area: 3.52 acres

Proposed Use: Mini-warehouse (self-storage) with office space fully contained in the proposed three (3) buildings containing 29,652 feet, 39 foot-high buildings

Existing Zoning: GC, General Commercial

Adjacent Zoning:

North: SP, Public/Semi-Public – Francis Howell Middle School

South: GC, General Commercial – Lyndell Institute & Monticello Dental

East: GC, General Commercial – Messiah Lutheran Church & School

West: PR, Planned Residential – Cedar Glen Subdivision

STAFF COMMENTS & RECOMMENDATIONS:

1. The concept landscape plan which is included in your packet meets the required standards for landscaping in the GC, General Commercial District.
2. A variance has been requested to not construct a sidewalk along Huber Park Court for Lots 3, 4, or 5. Sidewalks were not required by St. Charles County for Huber Commercial Park Subdivision. There are currently no sidewalks on any of the other lots in Huber Commercial Park. A variance was previously granted at the October 25, 2007, Board of Aldermen meeting to not have sidewalks installed on these three (3) lots.
3. A variance has been requested to not submit a tree plan. A concept landscape plan has been submitted for the site to comply with the current requirement for tree planting, For the plan that was submitted for these three lots it was stated at the October 25, 2007, Board of Aldermen meeting that the tree plan variance was not needed since the applicant complied with the Tree Ordinance. The following section of the municipal code applies:

Section 235.040 (E): Variances. The Board of Aldermen shall retain the discretion to waive certain provisions of this Chapter in order to allow for reasonable development of tracts of ground, so long as the developer's plan is consistent with the need for conservation and protection of trees.

4. Upon approval of the site plan, the proposed buildings will need to be reviewed and approved by the Architectural Review Commission.

Staff recommends approval of the major site plan for Huber Commercial Lots 3, 4, & 5.

Mac and Hoff Enterprises, LLC

277 Clarkson Road, Suite 102

Ellisville, MO. 63011

December 27, 2024

City of Weldon Springs

Board of Aldermen

5401 Independence Rd

Weldon Spring, MO. 63304

Dear Members of the Board of Aldermen,

We respectfully submit this letter to formally request a tree plan variance for our property located at 525, 540 and 550 Huber Park (properties 3, 4 and 5). This request aligns with similar variances granted to the previous owners, and we believe our proposed plans are consistent with the city's environmental goals while addressing the unique conditions of the property.

We are committed to preserving the natural beauty of the site and ensuring compatibility with the city's landscape standards. Specifically, we propose the following:

1. **Preservation of Existing Woods:** We will retain a significant portion of the wooded area along the rear property lines, maintaining the natural buffer and contributing to the ecological value of the property.
2. **Enhancement Through New Plantings:** Our landscape plans include planting additional trees along the front of the property to enhance curb appeal, improve environmental benefits, and ensure a balanced integration of natural and designed landscaping.

Given the prior approval of a tree plan variance for this property, we believe our request is both reasonable and consistent with the city's precedent. Additionally, the preservation of the rear wooded area and the planting of new trees reflect our commitment to responsible land stewardship.

We would be happy to discuss our plans further or provide additional details as needed. Thank you for considering our request. We appreciate the board's dedication to balancing development and environmental preservation, and we look forward to your favorable review.

Sincerely,

Greg MacDoniels and Chris Meyerhoff
Co-Owners, Mac and Hoff Enterprises
Cell: 314.406.3313

Mac and Hoff Enterprises, LLC

277 Clarkson Road, Suite 102

Ellisville, MO. 63011

December 27, 2024

City of Weldon Springs

Board of Aldermen

5401 Independence Rd

Weldon Spring, MO. 63304

Dear Members of the Board of Aldermen,

I am writing to formally request a sidewalk variance for 525, 540 and 550 Huber Park (properties 3, 4 and 5). The purpose of this request is to highlight the unique circumstances of this area and to respectfully seek the Board's consideration in waving the sidewalk requirement for these properties.

The properties in question are situated in a commercial zone where pedestrian traffic is exceedingly minimal. Moreover, none of the surrounding properties currently have sidewalks, making the addition of sidewalks to properties 3, 4, and 5 inconsistent with the character and infrastructure of the area. Installing sidewalks solely for these properties would not contribute to pedestrian connectivity or utility, given the lack of demand and practical use.

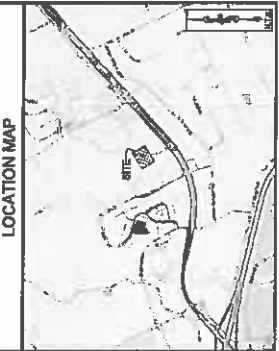
Additionally, the cost of constructing sidewalks in this area would be substantial, imposing a significant financial burden with little to no tangible benefit to the community.

I respectfully request that the Board of Aldermen grant a variance for properties 3, 4, and 5, considering the commercial nature of the area, the lack of pedestrian activity, and the financial implications of requiring sidewalks in this location.

Thank you for your time and thoughtful consideration of this request. Please do not hesitate to reach out to me if additional information or clarification is needed. I am happy to address any questions or concerns the Board may have.

Sincerely,

Greg MacDoniels and Chris Meyerhoff
Co-Owners, Mac and Hoff Enterprises
Cell: 314.406.3313



A SITE PLAN FOR

HUBER COMMERCIAL LOTS 3, 4 AND 5

LOTS 3 AND 4 OF HUBER COMMERCIAL PARK AS RECORDED IN P.B. 29 PG. 18 OF THE ST. CHARLES COUNTY RECORDS, AND NEW LOT 5 OF SUBDIVISION OF LOTS 5 & 6 OF HUBER COMMERCIAL PARK AS RECORDED IN P.B. 33 PG. 314 OF THE ST. CHARLES COUNTY RECORDS, CITY OF WELDON SPRINGER, ST. CHARLES COUNTY, MISSOURI

A SITE PLAN FOR
LOTS 3, 4 AND 5
HUBER COMMERCIAL
COVER / NOTES

P.F. CHARLES ENGINEERING & SURVEYING, INC.
901 E. PLYMOUTH STREET, SUITE 202
ST. CHARLES, MISSOURI 63301
TEL: (636) 947-0897 FAX: (636) 947-9448
MISSOURI STATE CONTRACTORS OF AUTHORITY - 001847 & 000374



DATE	REVISION

SOUTHVILLE FIRE PROTECTION DISTRICT NOTES

1. ALL FIRE HYDRANTS SHALL HAVE METERS, AND SHALL BE CAPABLE OF WITHSTANDING ONE (1) GPM OF PRESSURE FOR A MINIMUM OF 150 PSI.
2. ALL FIRE HYDRANTS SHALL BE INSTALLED AT THE CORNERS OF ALL LOTS AND AT THE MIDPOINT OF EACH SIDE OF EACH LOT.
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DARRETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

1. SANITARY DISTRICTS SHALL BE CONSTRUCTED TO A DEPTH OF 4 FEET BELOW FINISH GRADE AT THE PROPERTY LINE.
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ENFORCEMENT & EROSION CONTROL NOTES

1. ALL ENFORCEMENT NOTES SHALL BE IN ACCORDANCE WITH THE CITY OF WELDON SPRINGER ORDINANCES.
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DEVELOPMENT NOTES

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SHEET INDEX:

- 1 COVER / NOTES
- 2 EXISTING CONDITIONS
- 3 SITE PLAN
- 4 GRADING PLAN

LEGEND

SYMBOL	DESCRIPTION
	TOP OF FOUNDATION
	PROPOSED FOOTING
	PROPOSED FOUNDATION
	PROPOSED FOUNDATION
	PROPOSED FOUNDATION
	PROPOSED FOUNDATION

ENGINEER'S AUTHORIZATION

I, **P.F. CHARLES**, a Professional Engineer in the State of Missouri, do hereby authorize the use of this plan for the construction of the improvement shown hereon, and I hereby certify that the same conform to the requirements of the Missouri State Contract Act and the Missouri State Contract Code.

Professional Engineer License No. 46935
State of Missouri

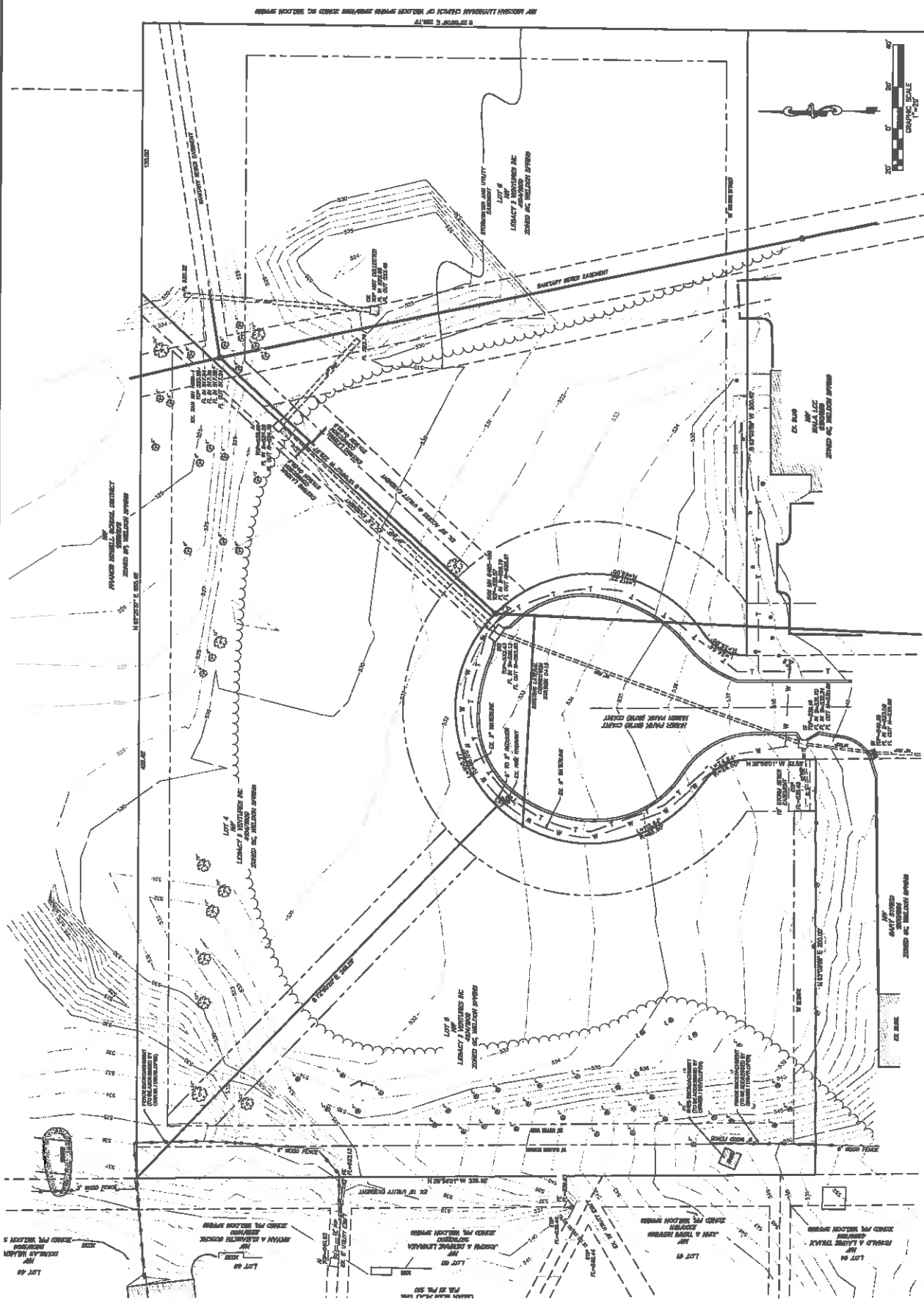
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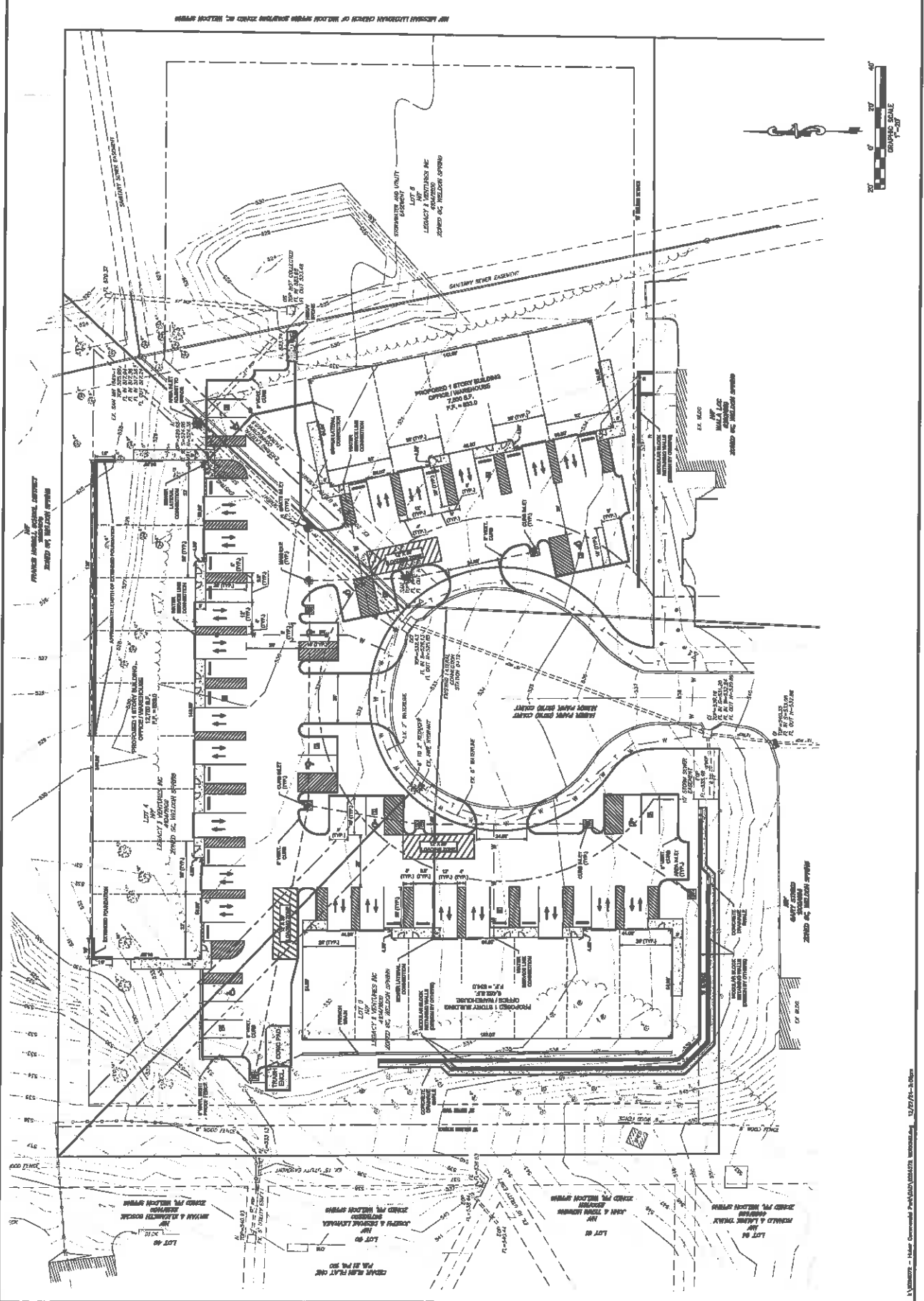
DATE	
ORDER NO.	
REVISIONS	



ST. CHARLES ENGINEERING & SURVEYING, INC.
 301 E. WYTHE STREET, SUITE 303
 ST. CHARLES, MISSOURI 63301
 TEL: (636) 947-0907 FAX: (636) 947-4440
S/E
 MISSOURI STATE CENTRALIES OF AUTHORITY - 001647 & 002375
 PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION

HUBER COMMERCIAL
 LOTS 3, 4 AND 5
 AS ITS PLAN FOR
 EXISTING CONDITIONS



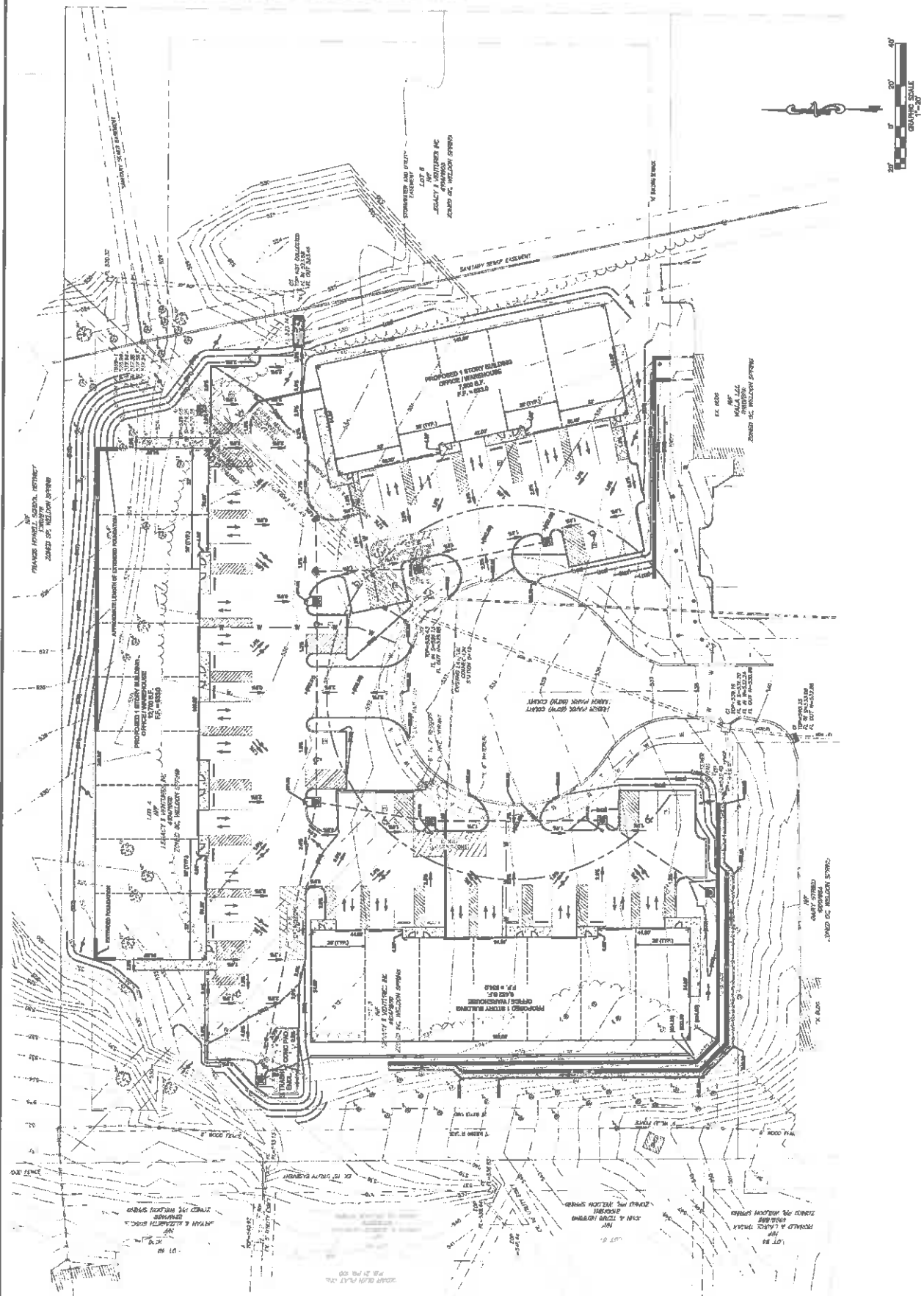


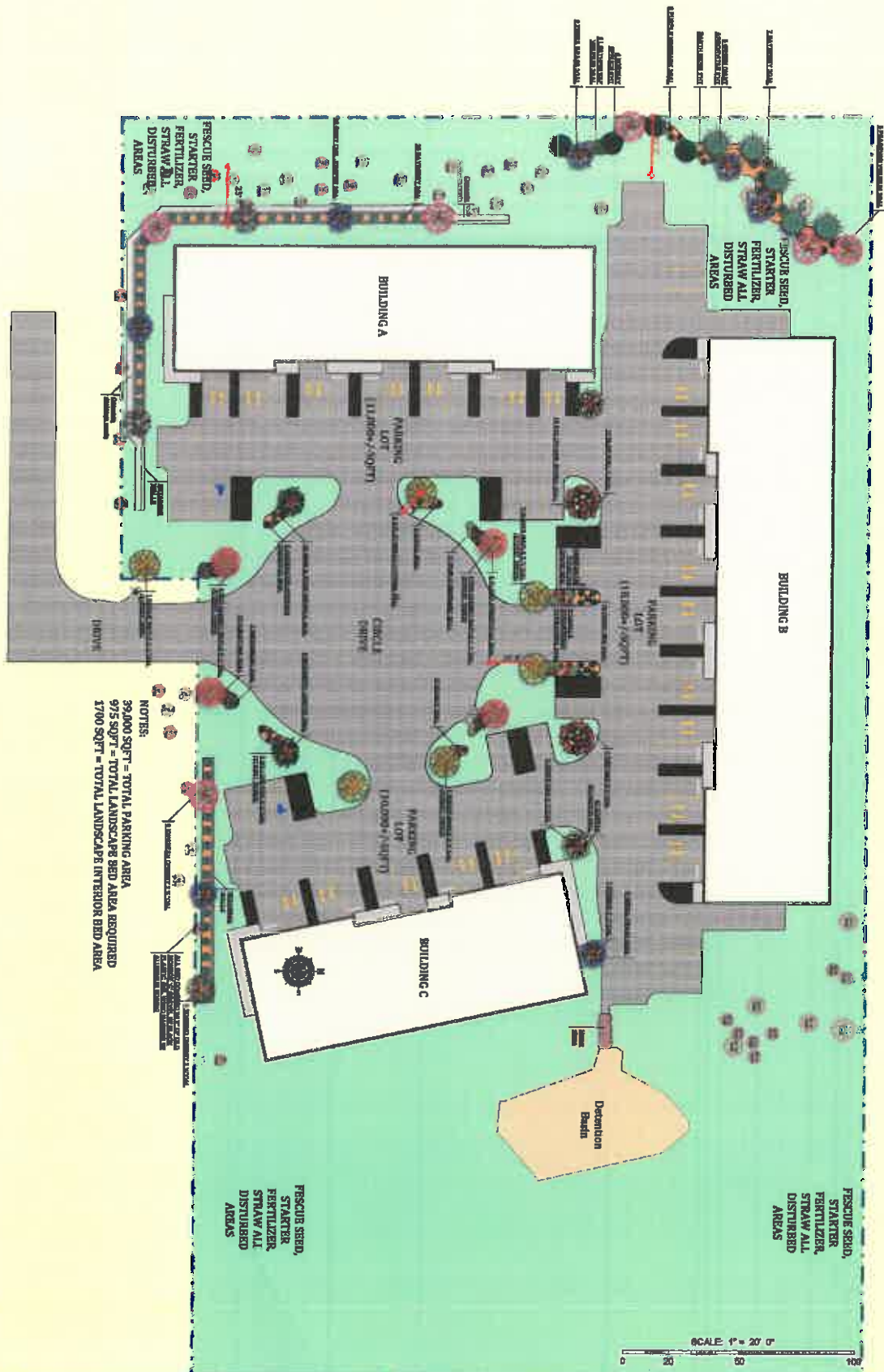


ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. JEFFERSON, SUITE 300
 ST. CHARLES, MO 63301
 TEL: (636) 947-0007 FAX: (636) 947-9448
 ST. CHARLES ENGINEERING AND SURVEYING, INC.
 PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
 MISSOURI STATE COMMISSION OF AUTHORITY - 01849 & 00029

ASBTE PLAN FOR
 LOTS 3, 4 AND 5
 HUBER COMMERCIAL
 GRADING PLAN

DATE	DESCRIPTION





L1

LANDSCAPE CONCEPT PLAN FOR
 MAC & HOFF ENTERPRISES LLC
 LOTS 3,4,&5 Huber Park Ct.
 Weldon Spring, Mo. 63304
 (314)406-3313



DESIGNED BY: James Scheve
 ORIGINAL DATE: 12/13/24
 REVISION DATE: 1/23/25
 GRAPHIC ART: WHW

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17259 Wildhorse Creek Rd.
 Chesterfield, MO 63005
 Ph: 636-532-1033
 Fax: 636-532-1258
 www.BaxterGardens.com

LANDSCAPE ESTIMATE

MAC & HOFF ENTERPRISES LLC
 277 CLARKSON RD. SUITE 102
 ELLISVILLE, MO 63011

Estimate #	Rep	Typist	Date
28231	JPS	BWJ	1/23/2025
Customer E-mail		Customer Phone	
gmacdoniels@gmail.com		(314)406-3313	

Qty	Description	Rate	Total
REVISION 2 BASED ON LANDSCAPE PLAN DATED 1/23/25			
JOBSITE: LOTS 3,4,5 HUBER COMMERCIAL			
32	BAYBERRY - 3 GALLON	70.00	2,240.00
18	GREY OWL JUNIPER - 3 GALLON	60.00	1,080.00
2	VARIEGATED RED TWIG DOGWOOD - 3 GALLON	75.00	150.00
12	WINE & ROSE WEIGELA - 3 GALLON	60.00	720.00
2	YUCCA - 3 GALLON	60.00	120.00
6	GOLD THREAD CYPRESS - 3 GALLON	65.00	390.00
18	PURPLE NINEBARK - 3 GALLON	65.00	1,170.00
4	RED SUNSET MAPLE - 2.5" CALIPER	495.00	1,980.00
6	GLOBE ARBORVITAE - 3 GALLON	65.00	390.00
8	VANILLA STRAWBERRY HYDRANGEA - 3 GALLON	65.00	520.00
16	DENSIFORMIS YEW - 3 GALLON	70.00	1,120.00
10	GOLD FLAME SPIREA - 3 GALLON	55.00	550.00
10	BLUE HOLLY - 3 GALLON	60.00	600.00
6	SUGAR MAPLE - 2.5" CALIPER	580.00	3,480.00
4	VARIEGATED FOUNTAIN GRASS - 3 GALLON	50.00	200.00
2	RED OAK - 2.5" CALIPER	495.00	990.00
12	QUINCE - 3 GALLON	60.00	720.00
12	KOREAN BOXWOOD - 3 GALLON	75.00	900.00
14	ZEBRA GRASS - 3 GALLON	50.00	700.00
6	REDBUD - 2.5" CALIPER	570.00	3,420.00
2	NORWAY SPRUCE - 6 FOOT	550.00	1,100.00
6	SEA GREEN JUNIPER - 3 GALLON	60.00	360.00
2	WILLOW OAK - 2.5" CALIPER	495.00	990.00
4	CHOCKECHERRY - 2.5" CALIPER	430.00	1,720.00
6	KWANZAN CHERRY - 2.5" CALIPER	430.00	2,580.00
3	YOSHINO CHERRY - 2.5" CALIPER	430.00	1,290.00
4	SMOKEBUSH - 5 GALLON	75.00	300.00
12	FORSYTHIA - 3 GALLON	60.00	720.00
4	NORWAY SPRUCE - 6 FOOT	550.00	2,200.00
8	LEATHERLEAF VIBURNUM - 3 GALLON	70.00	560.00
5	GREEN GIANT ARBORVITAE - 6 FOOT	350.00	1,750.00
5	PRAGENSE VIBURNUM - 3 GALLON	70.00	350.00
1	LABOR TO INSTALL ABOVE PLANT MATERIAL	17,680.00	17,680.00
60	MULCH - PER CUBIC YARD	42.00	2,520.00
30	COMPOST - PER CUBIC YARD	38.00	1,140.00
1	LABOR TO INSTALL ABOVE HARD GOODS	6,039.00	6,039.00



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LANDSCAPE ESTIMATE

MAC & HOFF ENTERPRISES LLC
 277 CLARKSON RD. SUITE 102
 ELLISVILLE, MO 63011

Estimate #	Rep	Typist	Date
28231	JPS	BWJ	1/23/2025
Customer E-mail		Customer Phone	
gmacdoniels@gmail.com		(314)406-3313	

Qty	Description	Rate	Total
	SUBTOTAL		62,739.00
	BUILDER'S DISCOUNT	-10.00%	-6,273.90
	OPTION IN LIEU OF MULCH: Not included in estimate total, please initial items wanted		0.00
	___ OLD MONROE GRAVEL & PLASTIC 4MM WEED BARRIER \$9,472.00 MORE THAN ESTIMATE TOTAL		

**** ESTIMATE DOES NOT INCLUDE WALLS, DETENTION BASIN, GRADING, TOPSOIL, SOD OR SEED & STRAW.

TOTAL \$56,465.10

STAFF REPORT – FEBRUARY 3, 2025, PLANNING & ZONING COMMISSION MEETING

1. Zoning Code Amendments:

Architectural Review Commission – All of the proposed amendments are part of Chapter 405, Article XI - Architectural Review Commission of the Code of Ordinances of the City of Weldon Spring. The proposed amendments were recommended by the Architectural Review Commission in their review of the section of code that pertains to the operation of their Commission.

Section 405.385 Applicability.

- A. This Article **XI** shall apply to all construction in all zoning districts and in order to maintain a homogeneous design throughout a planned development, this Article **XI** shall apply to any lot in a planned district (including the "PR" Planned Residential and "PC" Planned Commercial Districts) which received Area Plan approval after March 23, 1995, and shall also apply to any new development within a planned district which received Area Plan approval (or its equivalent) prior to March 23, 1995, if such development falls within any category described in Sections 405.385(C)(1)(A) and 405.385(C)(2)(B) below **it** shall apply to any lot or land area in a final development plan or section plan in a planned district when such final development plan or section plan deviates from the approved Area Plan significantly enough to be considered a substantive change as defined in Chapter **402**.

- B. For any portion of a development within a planned district which is not completed within five (5) years from the date of approval of the original Area Plan (or its equivalent) and for which no land use permit has been issued as a whole for a period of more than one (1) year, the property shall thereafter be subject to this Article **XI** for any subsequently approved final development plan or section plan.

Section 405.395 Meetings - Officers.

Meetings of the Architectural Review Commission shall be held at the call of the Chairman or the request of the Mayor. Except, however, that the Commission shall meet at least once per month unless there is no business to conduct in which case the meeting may be cancelled. Notice of any meeting shall be posted in a public place at least twenty-four (24) hours prior to such meeting. At its first (1st) meeting of each calendar year or as soon thereafter as practical, the Commission shall elect a Chairman, Vice Chairman, and Secretary from among its members. In the absence of the Chairman, the Vice Chairman shall act as Chairman. In the absence of the Chairman and Vice Chairman, the member next in seniority shall be the Acting Chairman. If two (2) or more members have served an equal period of time, the member with the later term expiration date shall be deemed next in seniority. No official action of the Commission shall be taken, except at a meeting open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question or, if absent or if failing to vote, indicating such fact. A majority of the Commission may adopt rules and regulations to govern the procedures before the Commission.

Section 405.400 Submission of Land Use Permit Applications.

- A. Every application for a land use permit for a lot or parcel of land within any applicable zoning district, as required by Section 405.385, except for

alterations and repairs not affecting the outward appearance of a building, shall be submitted along with plans, elevations, detail drawings and specifications to the Zoning Commissioner.

- B. All such plans, elevations and detail drawings shall be drawn to scale and be easily readable by the members of the Architectural Review Commission
- C. Every land use permit application for a principal building, every accessory building/~~structure~~, whether it has a foundation or not, which exceeds one hundred twenty (120) square feet in size and ~~every similar structure~~ shall be reviewed by the Architectural Review Commission prior to the issuance of a land use permit.
- D. Subdivision Improvement Agreement ~~And~~ and Land Use Permit ~~To~~ Include Lot Improvements.
 - 1. The applicant for a residential or commercial land use permit shall be required to pay for the permit and also to deposit a cash escrow to guarantee completion of all subdivision lot improvements or land use permit requirements, including, but not limited to: soil preservation; final grading; yard sodding and/or seeding; lot drainage; sidewalks; walls; landscaping; trails; fencing; removal of debris and waste; as well as for maintaining mud, material and debris-free streets; and all other lot improvements required by these regulations and the Board of Aldermen. (See estimated construction cost and cash escrow amounts listed in the fee schedule in the Municipal Code.)
 - 2. If necessary, the escrow deposit shall be drawn upon and used to enforce the requirements of this agreement. Whether or not occupancy of a structure on any parcel or plat of land created by subdivision has occurred, the City may enforce the provisions of the subdivision improvement agreement where the provisions of this Section or any other applicable law, ordinance or regulations have not been met. All improvements completed under this Section require a final inspection prior to the escrow deposit being returned to the applicant. Failure to comply with any requirement of the subdivision improvement agreement or land use permit shall result in forfeiture of the applicant's escrow to the City. A separate check in an amount based on the estimated construction cost listed in the fee schedule of the Municipal Code shall be made payable to the City of Weldon Spring. The amount shall not be included with the land use permit fee.

Section 405.405 Review ~~And~~ and Recommendation ~~Of~~ of Land Use Permit Applications.

- A. Within thirty (30) days after an application for a land use permit has been submitted to City Hall, the Zoning Commissioner will send copies of the

application to the members of the Architectural Review Commission who will review the application at their next scheduled meeting and recommend "approval," "conditional approval" or "denial." If the recommendation is "denial," then the applicant may appeal that decision to the Board of Aldermen.

- B. Notice of the time and place of the meeting of the Architectural Review Commission shall be given to the applicant and shall be posted in a public place at least twenty-four (24) hours prior to such meeting. At the meeting, the Commission shall examine the plans, finished elevations, detail drawings and specifications, review the location of the main building and all accessory **buildings/structures**, as well as hear the applicant in reference thereto and any other evidence that may be pertinent. Review and disposition of the decision of the application may occur without the applicant being present.
- C. At such meeting and after such hearing or at any meeting within thirty (30) days subsequent thereto, the Architectural Review Commission shall recommend approval of the application if, in its opinion, the proposed **building/structure** will conform to proper architectural standards of appearance and design, will be in general conformity with the Area Plan as established by prior approvals and the style and design of surrounding structures, will be conducive to the proper architectural development of the City and complies with all applicable City ordinances including the design standards of this Article XI. Written confirmation of this action shall be forwarded to the applicant and to the Zoning Commissioner by the Commission.

Section 405.430 Design Standards.

- A. The Architectural Review Commission shall use the following design standards when reviewing land use permit applications in any applicable zoning district for permanent buildings. For purposes of this Section 405.430, residential **and multi-family** buildings shall include single-family, single-family attached villas, and multi-family dwellings; commercial buildings shall include retail, office and related uses allowed in the "MED" Medical District, "GC" General Commercial District, **and "PC" Planned Commercial District and "HTO" High Technology Office District**; institutional buildings shall include private schools, hospitals, skilled nursing facilities, and similar institutional uses in any applicable zoning district; industrial buildings shall include manufacturing, warehousing and similar industrial uses allowed in "LI" Light Industrial District; major recreational buildings shall include ice rinks, indoor soccer facilities and buildings housing similar uses allowed in the "LI" Light Industrial District; and agricultural buildings shall include barns, kennels and similar buildings, whether principal or accessory, used for agricultural, livestock or large animal support or other accessory uses when located in the "AG" Agricultural District or "RS-3" Single-Family Residential District.

B. Residential And Multi-Family Buildings.

1. **Non-Trim Permissible Building Materials.** Residential buildings whether new, enlarged, diminished or modified should have exterior material of brick, stone masonry, painted wood or a material such as vinyl siding which resembles painted wood. **Flat or low-gloss steel siding may be allowed in certain instances.** Glass block may be used as an accent material. Building materials that are neither specifically permitted under this Section 405.430(B)(1) nor prohibited under Section 405.430(B)(2) below may be allowed by the Architectural Review Commission if they are deemed appropriate based on the design of the structure and surrounding buildings. **Painting of brick or masonry requires ARC review and approval.**
2. **Non-Trim Prohibited Building Materials.** In residential developments subject to this Article XI, no new residential building and no residential building which is enlarged, diminished or modified in exterior appearance shall have an exterior material of **smooth** metal, smooth masonite, permastone, concrete cinder block, plywood, half timber, logs or concrete bricks.
3. **Building Colors.** Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors, include, but are not limited to, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent **and pastel** colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. **All exterior buildings or dwellings to include brick, siding, front doors, garage doors, trim pieces, doorways, columns, shutters, sun control devices and shingles cannot exceed five (5) different colors that are neutral and compatible.** Materials for screening dumpsters must be harmonious in color with the color of the principal building. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this Section 405.430(B)(3), provided that these additional colors are not specifically prohibited by this Section 405.430(B)(3).
4. **Trim Colors/Window Colors.** Trim colors and the colors of window frames shall be earth tones, white, **black** or a color that clearly complements the main color of the building. Fluorescent **and pastel** colors shall not be allowed.
5. **Residential Front Facade.** The front facade of every residential building shall ~~be comprised~~ **consist of not less than seventy percent (70%)** of brick or stone masonry, unless alternative material is approved by the Architectural Review Commission based on the design of the structure.

The front facade of every residential building shall wrap around and continue a minimum of twenty-four (24) inches on each side of the building. All dwellings shall present a good, well-maintained frontage, harmonious in design to the surrounding vicinity. The Architectural Review Commission may allow any individual house or a specific model of house to deviate from the building material requirements of this paragraph based on the design of the house. If architecturally acceptable, other materials such as painted wood and vinyl siding could be considered for front facades.

6. **Roofs.** The roof of any residential dwelling shall be covered by slate, tile, cedar shake, fiberglass/asphalt shingles or architectural metal shingles. The pitch of the roof shall have at least a four-foot rise to twelve-foot horizontal run and shall be subject to review and approval of the Architectural Review Commission. For minor additions to an existing home, the roof slope for the addition may be less than for the main roof. This provision is limited to the portions of the roof not exceeding ~~ten~~ **twenty-five percent (10%) (25%)** of the existing roof area and is subject to review and approval of the Architectural Review Commission. Materials covering dormers, bay windows and similar architectural features may be any of the above materials or may be copper or a similar material provided that such material is in harmony with the roof material of the rest of the dwelling.
7. **Single-Family Residential Garages.** All garages for single-family detached dwellings shall be side-entry or rear entry except:
 - a. A Front-entry garage can be considered for approval for a single-family residential building, which was either completed or under construction prior to March 11, 1997, and currently has a front entry garage.
 - b. For any residences in the "AG" Agricultural Zoning District; however, garage doors in the "AG" Agricultural Zoning District shall not be visible from the front elevation of a house.
8. **Driveways.** Driveways shall be a minimum of ten (10) feet wide. Driveways shall extend at least twenty-five (25) feet from the face of the garage and shall have a minimum turn radius of fifteen (15) feet. Driveways shall not have a slope over fifteen percent (15%), and driveways over two hundred (200) feet shall not have a slope over twelve percent (12%). Variances from the fifteen percent (15%) limit may be approved by the Architectural Review Commission. Driveways shall be set back at least four (4) feet from the side lot line from the point of

intersection with the street right-of-way to the front line of the house. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway, unless a retaining wall is used to minimize the slopes. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt, concrete, paver stones or other suitable paving material except for driveways in the "RS-3" Single-Family Residential District and the "AG" Agricultural District which exceed two hundred fifty (250) feet in length, which shall be exempt from this requirement.

9. **Foundations.** Concrete foundations shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.
10. **Walkways.** All walkways shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.
11. **Native Prairie Plants Required.** Residential lots shall provide native prairie plants, as approved by the Missouri Department of Conservation, on steep slopes of 3:1 or greater pitch. Except, however, that such plants shall not be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Native prairie plants shall be required on all stormwater runoff areas (please see the Native Landscaping Manual; A Guide to Native Landscaping in Missouri prepared by Shaw Nature Reserve for more details).
12. **Retaining Walls.** See Section 405.160(~~G~~)(H).
13. **Height, Scale ~~And~~ and Mass.** The height, scale and mass of a building must be considered and shall be in proportion to other buildings in the vicinity. Where other neighbors are not in the vicinity, the Architectural Review Commission shall consider the overall character of that part of the City as well as its Comprehensive Land Use Plan in making a determination (see Section 405.380).
14. **Architectural Style.** The style of any building shall be harmonious with the existing styles in the vicinity. Where neighbors are not in the vicinity, the Architectural Review Commission shall consider the overall character of that part of the City as well as its Comprehensive Land Use Plan in making a determination (see Section 405.380).
15. **Fences In Yards Abutting City Roads.** See Section 405.160(D).

16. **Mechanical Equipment — Multi-Family.** All mechanical equipment on multi-family buildings (such as air conditioning units) shall be completely screened from view. All buildings shall be architecturally designed so that roof-mounted equipment is hidden from all sides of the building when the building is ready for occupancy. In addition, any mechanical equipment shall be hidden so that it is not visible from the property line of the multi-family development or subdivision in which the building is located or from any residential property. Except, however, that in the case of multi-family buildings located at a lower grade than surrounding properties, the screening requirement for roof-mounted equipment shall be reduced to screening material the height of the roof-mounted equipment on all sides of the building.
17. **Electric Vehicle (EV) Charging Stations.** EV charging stations shall be located in the garage for single-family residential buildings. For multi-family buildings EV charging stations may be located either in the garage or on the exterior of the property.

C. Commercial And Institutional Buildings.

1. **Non-Trim Permissible Building Materials.** Commercial and institutional buildings shall have exterior material of brick, stucco, textured masonite, stone masonry, split-faced block or glass. Glass block may be used as an accent material. Building materials should conform to the current list of recommended material published by the Architectural Review Commission.
2. **Non-Trim Prohibited Building Materials.** No new commercial or institutional building and no remodeled, enlarged or diminished commercial or institutional building shall have an exterior material of **smooth** metal, smooth masonite, permastone, concrete cinder block, tilt-up concrete, concrete brick, vinyl or wood.
3. **Trim And Accent Materials.** Trim and accent materials may include architectural metal provided that it does not exceed fifteen percent (15%) of the exterior material of the building.
4. **Building Colors.** Building colors, except for trim colors, shall be subdued earth tones, white or similar suitable colors. Earth tone colors,] include, but are not limited to, mauve, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent **and pastel** colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. Materials for screening dumpsters must be harmonious in color with the color of the principal building.

5. Trim Colors/Window Colors. Trim colors and the colors of window frames shall be earth tones, white, black or a color that clearly complements the main color of the building. Fluorescent and pastel colors shall not be allowed.
6. Roofs. Roofs on buildings with three (3) or more stories may be flat or pitched as approved by the Architectural Review Commission. Roofs on one-story buildings shall not be flat or nearly flat except for the center portion of the roof (not to exceed forty percent (40%) of the entire roof when seen in plain view) that is not visible from ground level. At least sixty percent (60%) of the roof area on a one-story building, when seen in plain view, must be pitched. The pitch of such roof shall have at least a four-foot rise to twelve-foot horizontal run but shall not exceed a twelve-foot rise to twelve-foot horizontal run. Roofs on two-story buildings shall follow the same requirements as one-story buildings except for any two-story building exceeding twenty thousand (20,000) square feet in floor area which may have a flat roof if such roof is consistent with other commercial buildings in the area as determined by the Architectural Review Commission. All roofs shall be subject to review and approval of the Architectural Review Commission for materials, pitch and color. Colors for roof materials shall not deviate from the list of permissible building colors unless such material is a shade of dark gray or black that is not designed to call attention to the building or such material is not visible from any nearby property or roadway.
7. Garages. Garages may be front, side or rear-entry although attempts shall be made to design all commercial and institutional buildings such that buildings do not have garage doors facing any street. Garages should conform architecturally to the principal building and its environs.
8. Driveways. Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the building. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt or concrete.
9. Foundations. Concrete foundations shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.
10. Walkways. All walkways shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.

11. **Sod Required.** On non-residential lots, no slopes shall be permitted in excess of 3:1. Except, however, that sod shall not be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Sod shall be required on all stormwater runoff areas.
12. **Mechanical Equipment.** All mechanical equipment on commercial and institutional buildings (such as air conditioning units) shall be completely screened from view. All buildings shall be architecturally designed so that roof-mounted equipment is hidden from all sides of the building when the building is ready for occupancy. In addition, any mechanical equipment shall be hidden so that it is not visible from the property line of the business or industrial park or subdivision in which the building is located or from any residential property. Except, however, that in the case of commercial and institutional buildings located at a lower grade than surrounding properties, the screening requirement for roof-mounted equipment shall be increased to screening material the height of the roof-mounted equipment on all sides of the building.
13. **Facades.** Each facade (see Section 402.020 for definition of facade) on every commercial and institutional building, excluding window glass, shall be comprised of brick or stone masonry unless alternative material is approved by the Architectural Review Commission based on the design of the building. All buildings shall present good, well-maintained frontages, harmonious in design to the building. All buildings shall present good, well-maintained frontages, harmonious in design to the surrounding vicinity. If architecturally acceptable, glass could be considered for part of a facade.
14. (Reserved)
15. **Retaining Walls.** See Section 405.160(G)(H).
16. **Fences In Yards Abutting City Roads.** See Section 405.160(D).
17. **Architectural Design Theme.** See Sections 405.140(J) and 405.145(I).

D. Industrial And Major Recreational Buildings.

1. **Non-Trim Permissible Building Materials.** Industrial and major recreational buildings shall have exterior material of brick, stucco, textured masonite, stone masonry, split-faced block, tilt-up concrete, pre-painted steel siding, concrete brick or glass. Glass block may be used as an accent material. Building materials should conform to the current list of recommended materials published by the Architectural Review Commission.

2. **Prohibited Building Materials.** No new industrial or major recreational building and no remodeled, enlarged or diminished industrial or major recreational building shall have an exterior material of metal (except pre-painted steel siding), smooth masonite, permastone, concrete cinder block, vinyl or wood.
3. **Building Colors.** Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors, include, but are not limited to, beige, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent **and pastel** colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. Materials for screening dumpsters must be harmonious in color with the color of the principal building. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this Section 405.430(D)(3), provided that these additional colors are not specifically prohibited by this Section 405.430(D)(3).
4. **Trim Colors/Window Colors.** Trim colors and the colors of window frames shall be earth tones, white, **black** or a color that clearly complements the main color of the building. Fluorescent **and pastel** colors shall not be allowed.
5. **Roofs.** New roofs shall match the pitch of the existing roof. Roofs shall be subject to review and approval of the Architectural Review Commission for materials and pitch.
6. **Garages.** Garages may be front, side or rear-entry although attempts shall be made to design all industrial and major recreational buildings such that buildings do not have garage doors facing any street. Garages should conform architecturally to the principal building and its environs.
7. **Driveways.** Driveways shall be set back at least four (4) feet from the side lot line from the point of intersection with the street right-of-way to the front line of the building. Any driveway located within ten (10) feet of a driveway on an adjoining lot shall be at an elevation not exceeding one (1) foot in vertical rise for every three (3) feet of horizontal distance from the adjacent driveway. Driveways and parking pads shall consist of only stabilized surfaces such as asphalt or concrete.
8. **Foundations.** Concrete foundations shall be covered with a permissible building material so that no more than twelve (12) inches in height of the concrete of any building shall be visible.

9. **Walkways.** All walkways shall consist of stone, brick or concrete. Asphalt walkways are expressly prohibited.
10. **Sod Required.** On non-residential lots, no slopes shall be permitted in excess of 3:1. Except, however, that sod shall not be required for areas of the site which have a slope exceeding a 3:1 pitch prior to site development and which will remain in an undisturbed natural state. Sod shall be required on all stormwater runoff areas.
11. **Mechanical Equipment.** All mechanical equipment on industrial and major recreational buildings (such as air conditioning units) shall be screened from view. All buildings shall be architecturally designed so that roof-mounted equipment is hidden from all sides of the building when the building is ready for occupancy. In addition, any mechanical equipment shall be hidden so that it is not visible from the property line of the business or industrial park or subdivision in which the building is located or from any residential property. Except, however, that in the case of industrial buildings located at a lower grade than surrounding properties, the screening requirement for roof-mounted equipment shall be reduced to screening material the height of the roof-mounted equipment on all sides of the building.
12. **Front Facade.** A minimum of sixty percent (60%) of the non-glass surface of the front facade of every industrial and major recreational building shall be comprised of brick, stucco or stone masonry unless alternative material is approved by the Architectural Review Commission based on the design of the building. When calculating this percentage, the area occupied by windows or other glass shall not be included as part of the sixty percent (60%). All buildings shall present a good, well-maintained frontage, harmonious in design to the surrounding vicinity.
13. **Retaining Walls.** See Section 405.160(G)(H).
14. **Fences In Yards Abutting City Roads.** See Section 405.160(D).
15. **Architectural Design Theme.** See Sections 405.140(J) and 405.145(I).

E. Agricultural Buildings.

1. **Non-Trim Permissible Building Materials.** Agricultural buildings whether new, enlarged, diminished or where the front facade is modified shall have exterior material of brick, stucco, textured masonite, smooth masonite, permastone, stone masonry, prepainted metal siding, painted concrete cinder block, painted wood or a material such as vinyl siding which resembles painted wood. Building materials that are neither specifically permitted under this Section 405.430(E)(1) nor prohibited under

Section 405.430(E)(2) below may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building material.

2. **Non-Trim Prohibited Building Materials.** On lots or tracts of land used for agricultural purposes subject to this Article XI, no new agricultural building and no agricultural building which is enlarged or where the front facade is modified in exterior appearance shall have an exterior material of metal (except pre-painted metal siding), unpainted concrete cinder block, plywood, half timber, logs or concrete bricks.
3. **Building Colors.** Building colors, except for trim colors, shall be earth tones, white or similar suitable colors. Earth tone colors, include, but are not limited to, beige, barn red, taupe brown, granite gray, gray blue, greenish blue and dark brown. Fluorescent and pastel colors shall not be allowed. Building colors that are neither specifically permitted nor prohibited by this paragraph may be allowed by the Architectural Review Commission if they are deemed similar to a permitted building color. The Architectural Review Commission may adopt a list of building colors that are permitted to supplement the list in this Section 405.430(E)(3), provided that these additional colors are not specifically prohibited by this Section 405.430(E)(3).
4. **Trim Colors/Window Colors.** Trim colors and the colors of window frames shall be earth tones, white, black or a color that clearly complements the main color of the building. Fluorescent and pastel colors shall not be allowed.
5. **Roofs.** The roof of any agricultural building shall be covered by slate, tile, cedar shake or fiberglass/asphalt shingles or may be metal. Flat roofs are prohibited. New roofs shall match the pitch of the existing roof if any. The pitch of the roof shall be subject to review and approval of the Architectural Review Commission. Materials covering dormers, bay windows, cupolas and similar architectural features may be any of the above materials or may be copper or a similar material provided that such material is in harmony with the roof material of the rest of the dwelling.
6. **Foundations.** Concrete foundations shall be covered with a permissible building material so that no more than forty-eight (48) inches in height of the concrete of any building shall be visible.

F. **Accessory Buildings/Structures.** Accessory buildings/structures shall have the same requirements for color and roof slopes as the associated primary buildings; metal buildings are allowed, subject to these restrictions. Accessory buildings/structures must also comply with the size, height, setback and other requirements of Section 405.165.

Section 405.440 Exceptions To ARC Approval.

A. Notwithstanding the other provisions of this Article XI, the following improvements shall be exempt from review and approval of the Architectural Review Commission:

1. Interior remodeling of any building which does not affect the exterior appearance of the building or increase the gross floor area of the building.
2. Routine maintenance and repair, including, but not limited to, painting, replacing shingles, replacing doors, replacing windows and similar maintenance provided that there is no change to the general appearance of the front facade of the building other than the color of the paint and provided that paint colors do not deviate from those allowed by the appropriate Sections of this Article XI and that any new shingles not deviate from the approved list of shingles.
3. An addition to an existing residential building not exceeding twenty-five percent (25%) of the dwelling unit size, provided that the addition does not extend or modify the front facade of the house. The allowance for an addition exceeding twenty-five percent (25%) of the dwelling unit size shall include cumulative additions to the residence based on the dwelling unit size on the effective date of this Chapter. For example, an addition equal to ten percent (10%) of the dwelling unit size is allowed. A second (2nd) addition equal to ten percent (10%) of the dwelling unit size on the effective date of this Chapter is allowed, but a third (3rd) addition equal to ten percent (10%) of the dwelling unit size on the effective date of this Chapter requires approval by the Architectural Review Commission.
4. Construction of an accessory building not exceeding one hundred twenty (120) square feet in area or eight (8) feet in height.
5. Agricultural buildings/structures on property that continues to be used solely for farm and agriculture related purposes.

B. If there is any question concerning whether a proposed building addition or modification requires a recommendation for approval of the Architectural Review Commission, the Zoning Commissioner shall render a decision, in writing, outlining the reasons for the decision. Within ten (10) days of receipt of the written decision, the applicant may appeal the decision of the Zoning Commissioner to the Architectural Review Commission who will make the final decision.