

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 WORK SESSION
ON THURSDAY, FEBRUARY 27, 2025, AT 6:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304**

******TENTATIVE AGENDA******

A NOTICE IS HEREBY GIVEN that the Board of Aldermen Work Session 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=hqRPwDxNxyNwIyMGexNLEUQcx3lsIO.1&omn=86778435501>

Meeting ID: 816 339 4872

Password: 20250227

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

Meeting ID: 816 339 4872

Password: 2025022

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.

******WORK SESSION AGENDA 2/27/25 at 6:30 PM******

1. CALL TO ORDER

2. NEW DISCUSSION

A. Personnel Policies Discussion

3. OTHER DISCUSSION

4. ADJOURN WORK SESSION

***** No votes are to be taken at a Work Session.**



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**CITY OF WELDON SPRING
BOARD OF ALDERMEN REGULAR MEETING
ON THURSDAY, FEBRUARY 27, 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=hqRPwDxNxyNwlyMGexNLEUQcx3lsIO.1&omn=86778435501>

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PAGE 1 OF 2

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******BOARD OF ALDERMEN REGULAR AGENDA -2/27/25 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) prior to the Board meeting. Anyone wishing to speak shall state their name, their address, and limit their remarks to 3 minutes.
- 5. APPROVAL OF MINUTES**
 - A. February 13, 2025 – Regular Board Meeting Minutes
- 6. CITY TREASURER'S PACKET**
 - A. Paid Bills (February 7, 2025 – February 20, 2025)
- 7. UNFINISHED BUSINESS**
 - A. An Ordinance Granting Conditional Use Permit (Cup #2024-02) for Legacy II Ventures, Inc., LLC, to Allow a Mini-Warehouse (Self Storage) in the "Gc" General Commercial Zoning District on a Certain Tract of Land Located at 525, 540, & 550 Huber Park Court the City of Weldon Spring, Missouri – **Alderman Martiszus**
 - B. An Ordinance Approving the Recommended Huber Commercial Lots 3, 4, & 5 Major Site Plan for A Mini-Warehouse (Self Storage) with Office Space at 525, 540, & 550 Huber Park Court & Matters Relating Thereto – **Alderman Baker**
 - C. An Ordinance Amending the Following Sections (405.385, 405.400, 405.405, 405.430, And 405.440) of the Weldon Spring, Missouri, Municipal Code & Matters Relating Thereto – **Alderman Clutter**
- 8. NEW BUSINESS**
 - A. ROW Mowing Bids Results – **City Administrator**
- 9. REPORTS & COMMITTEES**
 - A. City Administrator Report (Informational) – **City Administrator**
 - B. Mayor's Appointment(s)
- 10. RECEIPTS & COMMUNICATIONS**
- 11. 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.



CITY OF WELDON SPRING
REGULAR MEETING OF THE BOARD OF ALDERMEN
City Hall 5401 Independence Road Weldon Spring, MO 63304
February 13, 2025 - Time: 7:30 PM

CALL TO ORDER: Mayor Donald Licklider at 7:30 PM

PLEDGE OF ALLEGIANCE: Mayor Licklider led in reciting the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM:

Aldermen present:

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

***Note:** Aldermen Baker joined the meeting via Zoom.

A quorum was declared.

Also present:

Mayor Donald Licklider

Don Stolberg, City Administrator

Bob Wohler, City Attorney

Debbie Russom, City Administrative Assistant

CITIZEN COMMENTS: Representing Williamsburg on The Green - Ron Landers
(5250 Roanoke Dr. (636)219-8468 email:rrlanders2@yahoo.com)

Mr. Landers presented the board with printed information regarding the street dedication / situation at Williamsburg on the Green.

The following questions were presented with his information:

1. Can the Board of Aldermen provide more concrete assurance in writing?
2. It appears that the city will allow WOTG to dedicate streets only. Is this correct?

PUBLIC HEARING:

A.

B.

APPROVAL OF MINUTES: January 23, 2025

A: Work Session

Alderman Clutter made a motion to amend the minutes from the January 23rd Board of Aldermen Special Work Session

- Leave out the Pledge of Allegiance (as it was not recited at the work session)
- Motion was seconded by Alderman Yeager.

B: Regular Meeting

Motion to Approve: Alderman Clutter
Carried

Seconded Alderman Yeager

CITY TREASURER PACKET

A: BILLS PAID January 17 – February 6

Motion to Approve: Alderman Clutter
Carried with 6 ayes.

Seconded Alderman Yeager

B. DECEMBER CREDIT CARD BILLS

Motion to Approve: Alderman Clutter
Carried with 6 ayes.

Seconded Alderman Yeager

UNFINISHED BUSINESS:

None

NEW BUSINESS:

BILL #1239

A. An ordinance granting conditional use permit (Cup#2024-02 for Legacy II Ventures, Inc., LLC to allow a Mini-Warehouse (self-storage) in the General Commercial Zoning District on a certain tract of land located at 525, 540, & 550 Huber Park Court – **Alderman Martiszus**

BILL #1240

B. An ordinance approving the recommended Huber Commercial Lots 3, 4, & 5 major site plan for a mini-warehouse (self-storage) with office space at 525, 540 & 550 Huber Park Court & matters relating thereto – **Alderman Baker**

BILL#1241

C. An Ordinance amending the following sections
(405.385,405.400,405.405,405.430 and 405.440 of the Weldon Spring Missouri municipal code & matters relating thereto – **Alderman Clutter**

Resolution #02-13-2025

D. A resolution opposing the proposed rate increase by Ameren and urging the Missouri Public Service Commission to deny or significantly reduce the requested increase – **Alderman Yeager**

Discussion on New Business

A: Bill #1239 Tabled

B: Bill #1240 Baker – motioned

Clutter – second

Discussion about trees in back

C: Bill #1241 Clutter – motioned

Yeager – second

Wohler and aldermen had discussion on colors

D: Resolution #2-13-2025 Yeager – motioned

Clutter - second

REPORTS & COMMITTEES

A: PUBLIC SAFETY: Sergeant Hoefle from St. Charles County Police Department provided Crime Statistics Report for Weldon Spring.

B: FINANCE COMMITTEE: Alderman Clutter – reported that reviewing 1st Quarter budget – nothing outstanding. Reviewed city investments – renewed CD

C: PRAC COMMITTEE: Alderman Conley – equipment for playground not chosen; committee thought it best to wait until after July 4th Celebration to start on playground renovation

D: CITY ADMINISTRATOR REPORT: Don Stolberg - Informational report provided

RECEIPTS AND COMMUNICATIONS:

Alderman Clutter suggested that an updated book on H.O.A is needed.

✕ Change name on Resolution from Dardenne Prairie to Weldon Spring

Alderman Conley stated that was nice that Williamsburg on the Green came with a plan instead of complaints.

Alderman Martiszus brought up Centerpoint snow plowing issues
Next meeting - Assessment on uneven sidewalks – city wide

ADJOURNMENT MOTIONED BY

ALDERMAN KOLB: 9:01

SECONDED BY ALDERMAN CLUTTER

CARRIED

PAID BILLS TO BE APPROVED
Feb 7, 2025 -- Feb 20, 2025

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS
27TH DAY OF FEB 2025 _____, MAYOR

CLAIMS REPORT:02/20/25				
VENDOR	REFERENCE	AMOUNT	CHECK #	CHECK DATE
AMEREN MISSOURI	TRAFFIC CAMERAS 12/12-01/15/25	\$18.12	10240525	2/11/2025
AMEREN MISSOURI	SIEDENTOP ROAD PARK	\$13.73	10240526	2/11/2025
BUILDINGSTARS OPERATIONS INC	MONTHLY HOUSEKEEPING FEB2025	\$240.00	10240527	2/11/2025
CUIVRE RIVER ELECTRIC	MON ELE 12/24-01/22/25	\$493.70	10240528	2/11/2025
CUIVRE RIVER ELECTRIC	MON ELE SHED 12/24-01/22/25	\$306.90	10240529	2/11/2025
CUIVRE RIVER ELECTRIC	MON ELE CABIN 12/24-01/22/25	\$312.98	10240530	2/11/2025
CUIVRE RIVER ELECTRIC	MON ELE NANCY LANE 12/24-01/22	\$39.00	10240531	2/11/2025
DIMENSIONAL SECURITY SYSTEMS	Q3 ALARM MONITORING APR TO JUN	\$48.00	10240532	2/11/2025
DOUGLAS R SMITH	MUNI COURT PA JAN 2025	\$650.00	10240533	2/11/2025
DUCKETT CREEK SANITARY DISTRIC	SEWER FEE DEC2025	\$26.75	10240534	2/11/2025
QUADIENT LEASING USA, INC	POSTAGE MACHINE LEASE Q2	\$149.91	10240535	2/11/2025
Accounts Payable Total		\$2,299.09		



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

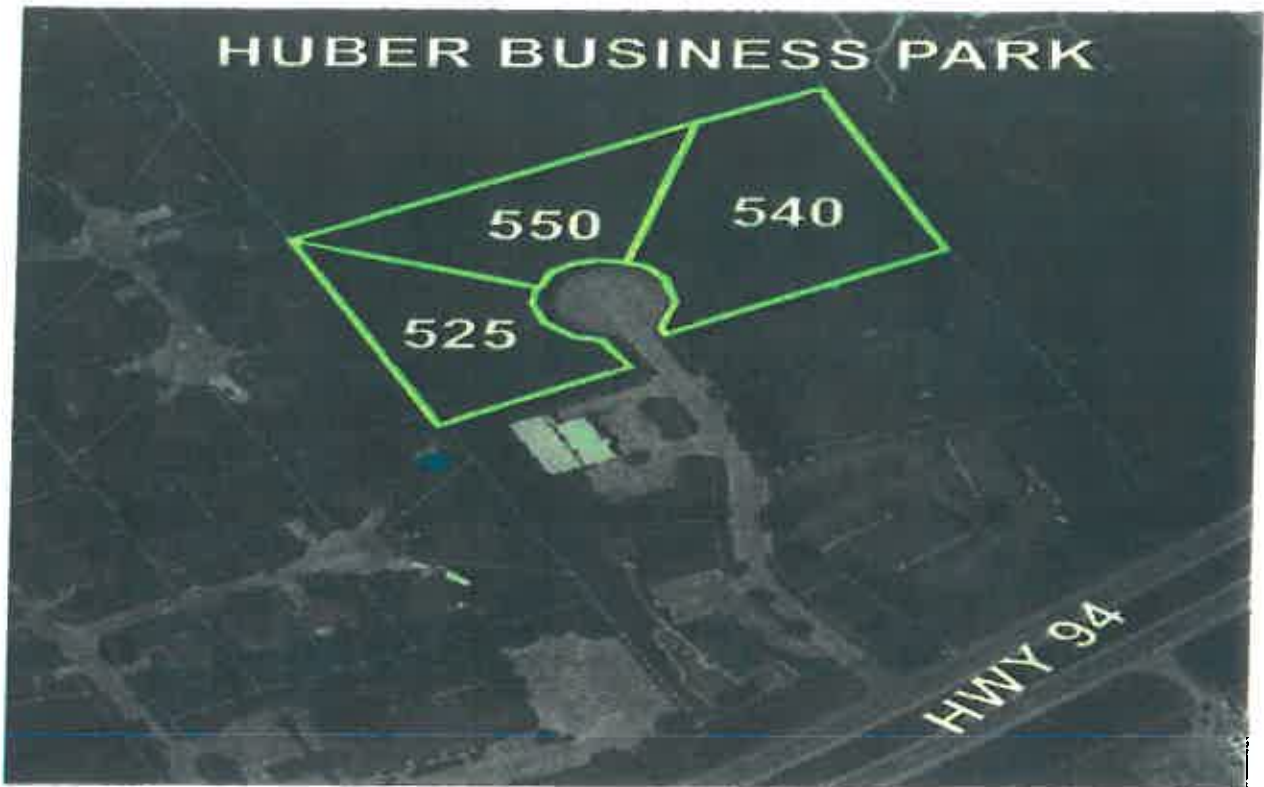
ANALYSIS:

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





BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING CONDITIONAL USE PERMIT
(CUP #2024-02) FOR LEGACY II VENTURES, INC., LLC, TO ALLOW A MINI-
WAREHOUSE (SELF STORAGE) IN THE "GC" GENERAL COMMERCIAL ZONING
DISTRICT ON A CERTAIN TRACT OF LAND LOCATED AT 525, 540, & 550 HUBER
PARK COURT THE CITY OF WELDON SPRING, MISSOURI

WHEREAS, Legacy II Ventures, Inc., is the owner of a tract of land (3.52 acres) located on 525, 540, & 550 Huber Park Court as described in the attached "Exhibit A"; and

WHEREAS, Christian Meyerhoff, of Hoff & Mac, LLC, filed a request for a Conditional Use Permit (CUP #2024-02) on November 7, 2024, to allow a Mini-Warehouse (Self Storage) in the "GC" General Commercial Zoning District at 525, 540, & 550 Huber Park Court 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, Mini-Warehouse (Self Storage) is a use permitted as a conditional use within the "GC" General Commercial 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 February 3, 2025, and the Board of Aldermen held a public hearing on February 13, 2025, on the Conditional Use Permit Application; and

WHEREAS, on February 3, 2025, 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 #2024-02) for Legacy II Ventures, Inc.

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 Legacy II Ventures, Inc., 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 the fully enclosed buildings.
2. All storage of materials and equipment shall be within the fully enclosed buildings.

SECTION 2: This Ordinance shall be in full force and effect upon its enactment 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	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____



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 Licklider, 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

Waldon 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**

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECOMMENDED HUBER COMMERCIAL LOTS 3, 4, & 5 MAJOR SITE PLAN FOR A MINI-WAREHOUSE (SELF STORAGE) WITH OFFICE SPACE AT 525, 540, & 550 HUBER PARK COURT AND MATTERS RELATING THERETO

WHEREAS, Legacy II Ventures, Inc., is the owner of property at 525, 540, & 550 Huber Park Court; and

WHEREAS, Christian Meyerhoff & Greg MacDoniels, of Hoff & Mac, LLC, have submitted an application for a major site plan on behalf of the owner, which is in the "GC" General Commercial Zoning District, to erect a mini-warehouse (self storage) with office space buildings; and

WHEREAS, the Huber Commercial Lots 3, 4, & 5 Major Site Plan has been reviewed by the City Engineer, City Planner, and by the Planning and Zoning Commission at a duly called public hearing on February 3, 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 St. Charles Engineering & Surveying, Inc., 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 St. Charles Engineering & Surveying, Inc.

SECTION 3: The Board of Alderman after its review hereby approves the Huber Commercial Lots 3, 4, & 5 Major Site Plan, which in the attached Exhibit "A", for the Legacy II Ventures, Inc., and hereby authorizes the Zoning Commissioner to sign and approve the Huber Commercial Lots 3, 4, & 5 Major Site Plan for 525, 540, & 550 Huber Park Court.

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. Licklider, Mayor

Attest:

William C. Hanks, City Clerk

BILL NO. _____

ORDINANCE NO. _____

To approve Bill

Motioned: _____

Seconded: _____

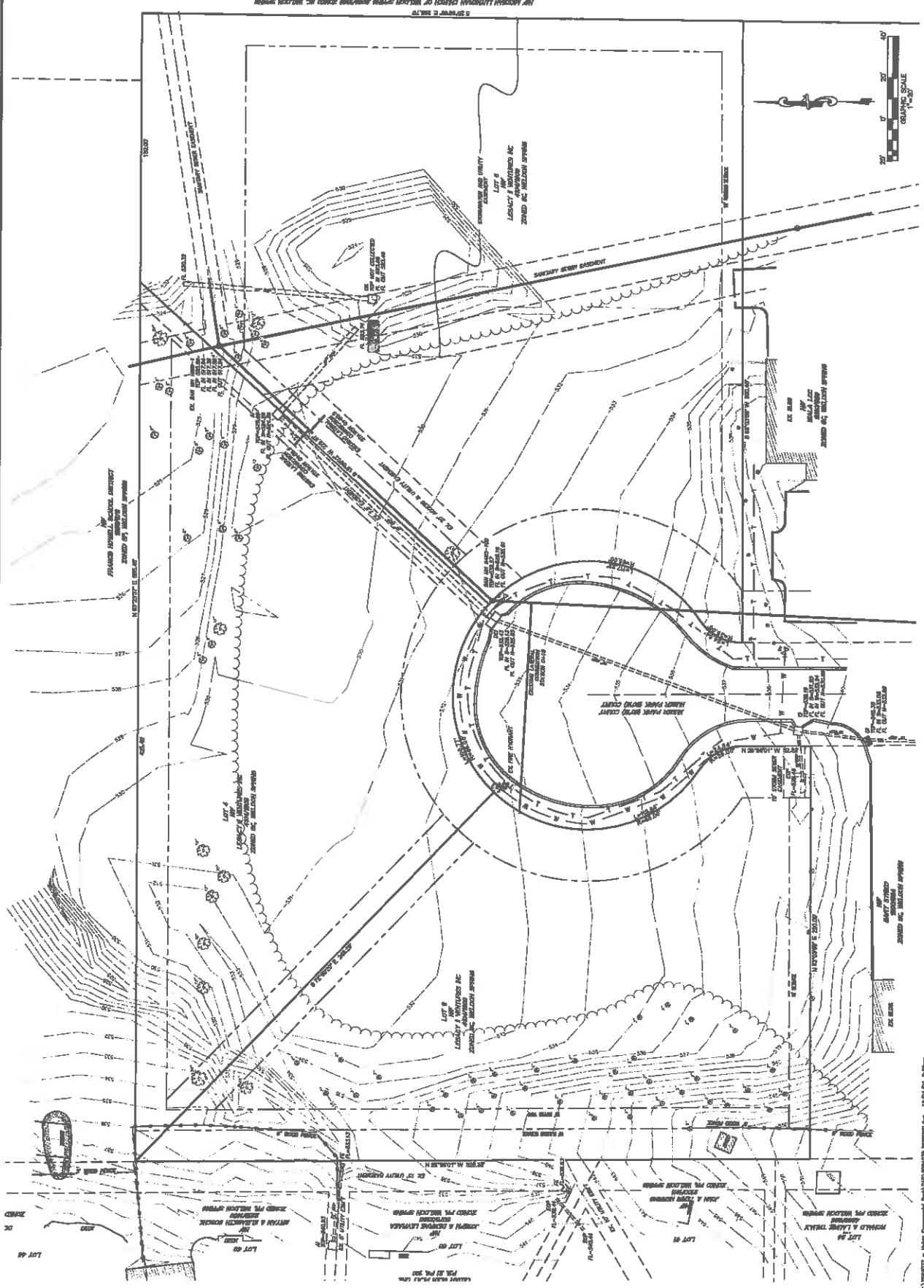
	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: _____

DATE	10/24/2014
ORDER NO.	10/24/2014-2014
PROJECT	ST. CHARLES ENGINEERING & SURVEYING, INC.

ST. CHARLES ENGINEERING & SURVEYING, INC.
 401 S. PETERS STREET, SUITE 202
 ST. CHARLES, MO 63301
 TEL: (636) 947-0007 FAX: (636) 947-9448
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 000437 & 000579
 PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION

HUBER COMMERCIAL
LOTS 3, 4 AND 5
 A SITE PLAN FOR
 EXISTING CONDITIONS

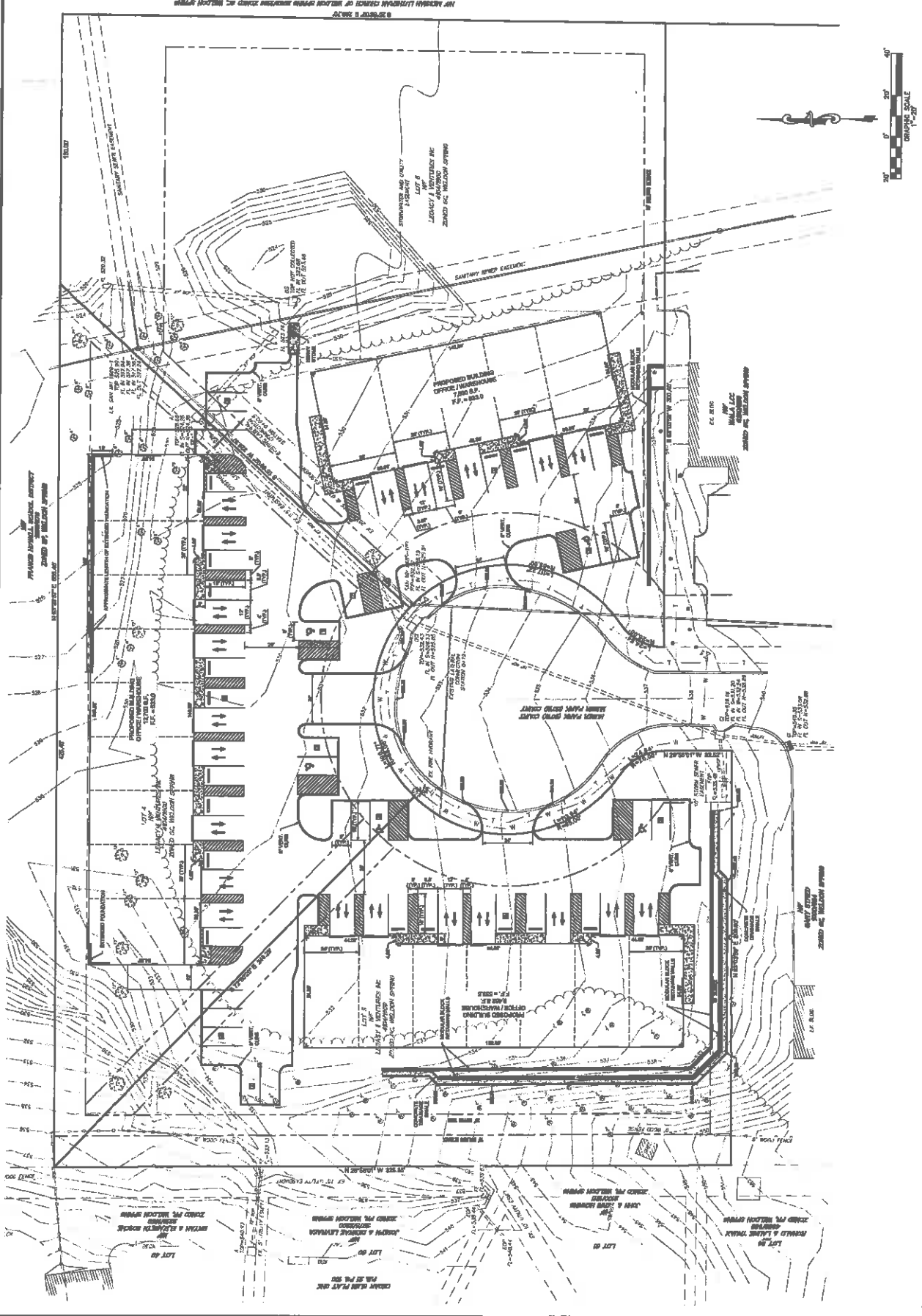




S	E
C	S

301 S. PLETH STREET, SUITE 303
 ST. CHARLES, MO 63101
 TEL: (800) 947-0607 FAX: (800) 947-9445
 ST CHARLES ENGINEERING AND SURVEYING, INC.
 PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
 MISSOURI STATE CERTIFICATES OF AUTHORITY # 000467 & 000579

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

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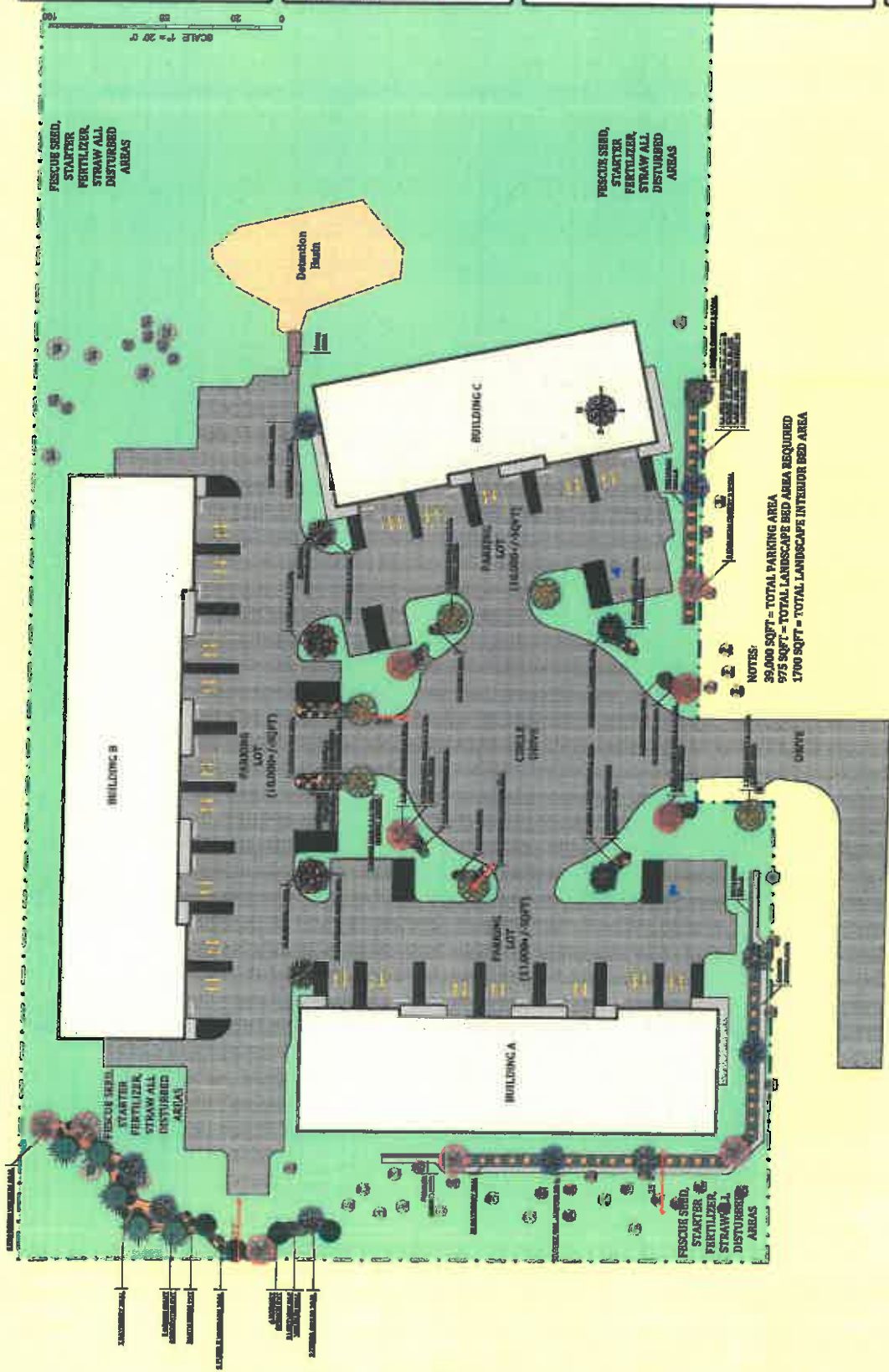


L1

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 Schmitt
 PREPARED DATE: 10/1/14
 NO VISUAL DATE: 11/1/14
 DRAWING DATE: 11/1/14



NOTES:
 39,000 SQFT - TOTAL PARKING AREA
 975 SQFT - TOTAL LANDSCAPE BED AREA REQUIRED
 1700 SQFT - TOTAL LANDSCAPE INTERIOR BED AREA

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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	CHOKECHERRY - 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



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

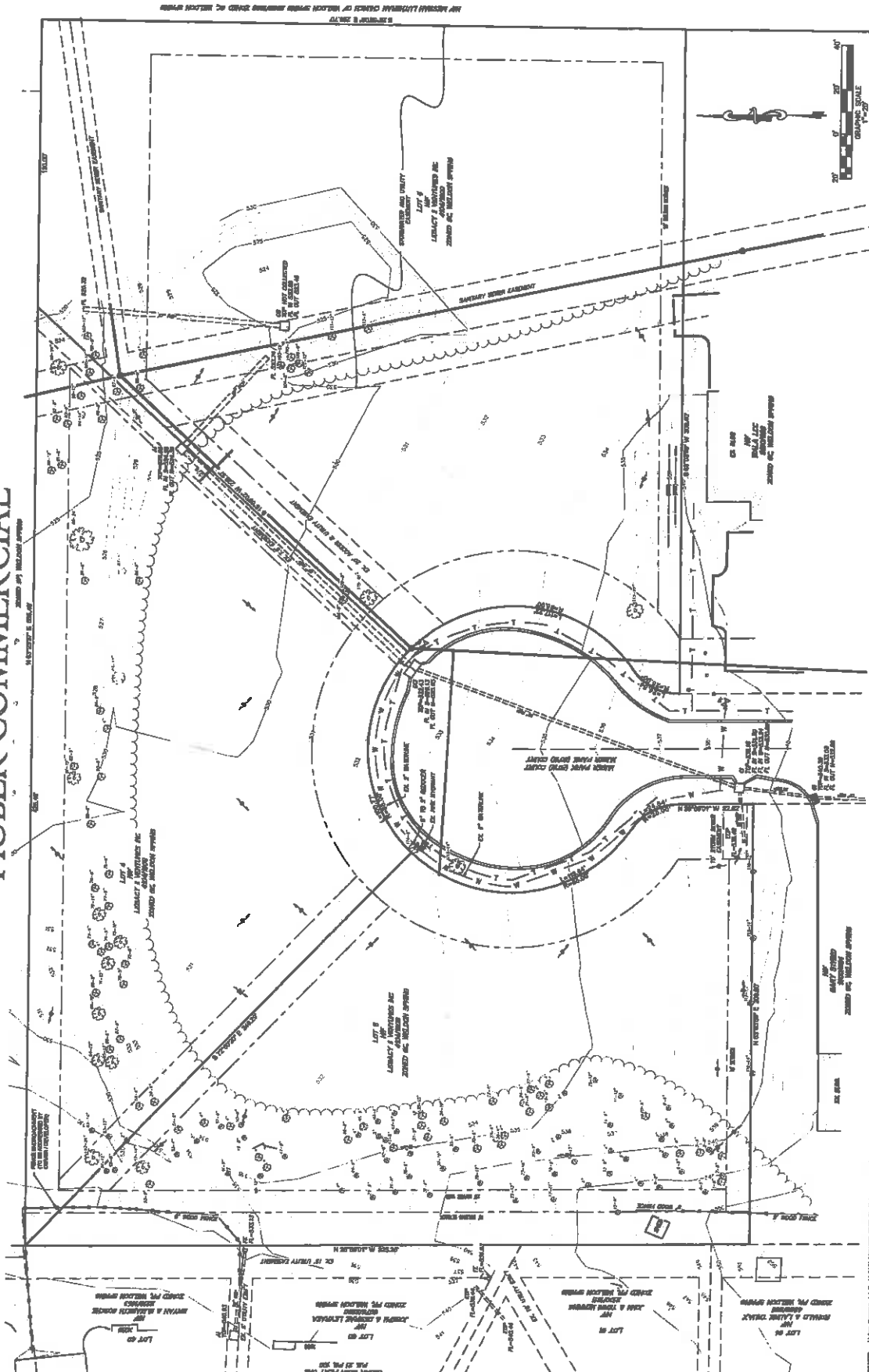
Estimate #	Rep	Typist	Date
28231	JPS	BWJ	1/23/2025

Customer E-mail	Customer Phone
gmacdoniels@gmail.com	(314)406-3313

Qty	Description	Rate	Total
	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

TREE PLAN LOTS 3, 4 AND 5 HUBER COMMERCIAL



TREE PLAN
LOTS 3, 4 AND 5
HUBER COMMERCIAL

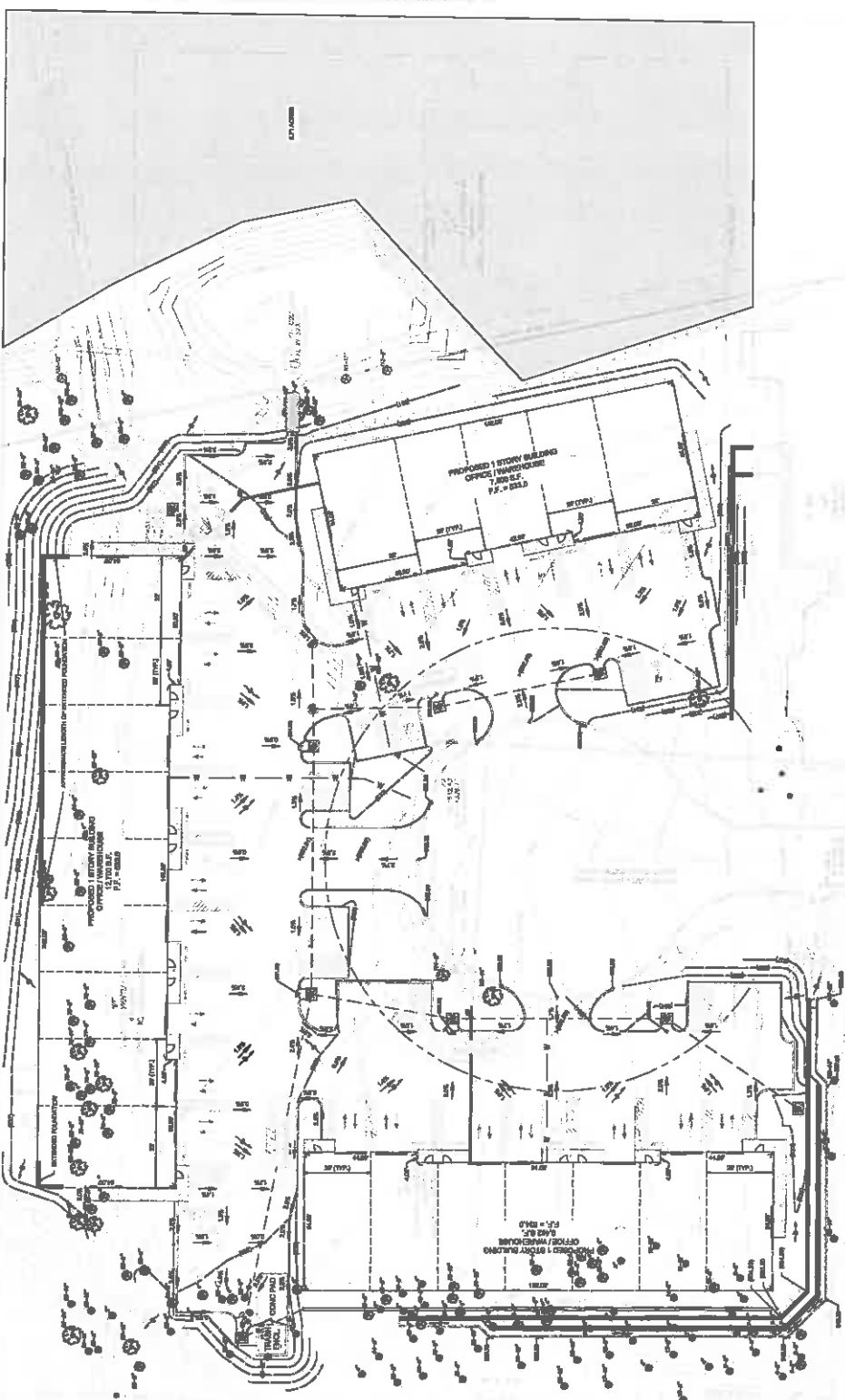
ST. CHARLES ENGINEERING & SURVEYING, INC.
401 S. PLYM STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 447-0007 FAX: (636) 447-4448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND SURVEYING
MISSOURI STATE CERTIFICATE OF AUTHORITY - 00047 & 00079

S/C
E/S



NO. 000000
DATE
BY
SCALE
1" = 100'

1/10/2007 - Huber Commercial Tree Plan Survey - SEE P. 001-010



ST. CHARLES ENGINEERING & SURVEYING, INC.
601 S. FIFTH STREET, SUITE 301
ST. CHARLES, MO 63601
TEL: (800) 547-0507 FAX: (800) 547-0449
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000378

TREE PLAN
 LOTS 3, 4 AND 5
 HUBER COMMERCIAL

[illegible]

ORDER NO.	DATE
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T. CHARLES ENGINEERING & SURVEYING, INC.
801 S. PLYM STREET, SUITE 302
ST. CHARLES, MO 63301
TEL. (314) 947-0077 FAX. (314) 947-4448
17 QUARTER ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001847 & 000379

TREE PLAN
 LOTS 3, 4 AND 5
 HUBER COMMERCIAL

NUMBER	SIZE	SPECIES	MONARCH UNPROTECTED CONDITION	REMOVAL	COMMENTS
1	6"				
2	6"				
3	6"			X	
4	6"				
5	6"			X	
6	6"				
7	6"				
8	6"				
9	6"				
10	6"			X	
11	12"			X	
12	6"				
13	6"				
14	6"			X	
15	12"			X	
16	12"			X	
17	12"				
18	6"				
19	6"			X	
20	6"			X	
21	6"			X	
22	6"			X	
23	10"				
24	6"			X	
25	12"				
26	6"			X	
27	6"			X	
28	6"			X	
29	12"				
30	6"			X	
31	6"				
32	10"				
33	6"			X	
34	10"			X	
35	6"				
36	6"				
37	6"			X	
38	10"			X	
39	6"				
40	6"			X	
41	6"				
42	6"			X	
43	6"			X	

NUMBER	SIZE	SPECIES	MONARCH UNPROTECTED CONDITION	REMOVAL	COMMENTS
44	6"				
45	6"			X	
46	6"			X	
47	6"			X	
48	12"			X	
49	6"			X	
50	6"				
51	6"			X	
52	6"			X	
53	6"			X	
54	14"			X	
55	6"			X	
56	6"				
57	16"			X	
58	6"				
59	6"				
60	12"				
61	12"				
62	26"		M		
63	14"				
64	12"			X	
65	12"				
66	6"			X	
67	6"			X	
68	10"			X	
69	6"			X	
70	6"			X	
71	12"			X	
72	6"			X	
73	6"			X	
74	6"			X	
75	10"			X	
76	10"			X	
77	6"			X	
78	6"			X	
79	6"			X	
80	6"			X	
81	10"			X	
82	6"			X	
83	6"			X	
84	6"			X	
85	12"			X	
86	6"			X	

NUMBER	SIZE	SPECIES	MONARCH UNPROTECTED CONDITION	REMOVAL	COMMENTS
87	6"				
88	6"				
89	24"		M		
90	12"				
91	6"				
92	6"				
93	6"				
94	14"				
95	6"				
96	12"				
97	6"			X	
98	6"				
99	24"		M		
100	12"				
101	6"				
102	12"				
103	12"				
104	6"				
105	6"				
106	6"				
107	12"				
108	6"				
109	6"				
110	46"		M		
111	12"				
112	6"				
113	22"				
114	6"				
115	14"				
116	14"				
117	16"				
118	14"				
119	12"				
Total number of collected trees 6" and larger in collect topography area is 119 trees					74 REMOVED
The 119 trees 6" and larger include 4 monarch trees.					45 SAVED
The collected trees 6" and larger include 115 trees that are not Monarch trees.					
55% of 115 trees 6" and larger other than Monarch trees is 57.5 or 58 trees can be removed.					
The total number of collected 6" and larger trees to be removed is 74 trees that include two Monarch trees.					
Monarch replacements are 24 trees					
Removal of 72 trees that are not Monarch trees less 58 tree credits equals 14 trees to be replaced.					
Tree trees to remain on Lots 5 is 30,658 square feet divided by 1,000 square feet is 30 tree credits.					
Tree replacement total is 24 trees plus 14 trees that equals 38 replacement trees.					
38 replacement trees less 30 tree credits equals 8 replacement trees. The landscape plan includes 30 trees					

11B	12	
Total number of collected trees 6" and larger in collected topography area is 119 trees		74 REMOVED 45 SAVED
The 119 trees 6" and larger include 4 monarch trees.		
The collected trees 6" and larger include 115 trees that are not Monarch trees.		
50% of 115 trees 6" and larger other than Monarch trees is 57.5 or 58 trees can be removed.		
The total number of collected 6" and larger trees to be removed is 74 trees that include two Monarch trees.		
Monarch replantments are 24 trees		
Removal of 72 trees that are not Monarch trees less 38 tree credits equals 14 trees to be replaced.		
Tree mass to remain on Lots 5 is 30,358 square feet divided by 1,000 square feet is 30 tree credits.		
Tree replacement total is 14 trees plus 24 that equals 38 replacement trees.		
38 replantment trees less 20 tree credits equals 18 replantment trees. The difference after land area 40 trees		

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS (405.385, 405.400, 405.405, 405.430, AND 405.440) OF THE WELDON SPRING, MISSOURI, MUNICIPAL CODE AND MATTERS RELATING THERETO

WHEREAS, That Missouri cities of the fourth class, Weldon Spring being such, have the authority from time to time to amend, supplement, change, modify or repeal its regulations and restrictions pursuant to the provisions of Section 89.060 of the Missouri Revised Statutes; and

WHEREAS, notice of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on February 3, 2025, and the Public Hearing held by the Board of Aldermen on February 13, 2025; and

WHEREAS, the Planning & Zoning Commission has recommended the following amendments, which are outlined and set out in this legislation to the Board of Aldermen for consideration; and

WHEREAS, the Board of Aldermen has taken up this matter based upon the recommendations made by the Planning & Zoning Commission of the City of Weldon Spring, Missouri.

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

SECTION 1: That Section 405.385 of the Municipal Code is hereby amended as follows (added text is shown in **boldface** type, deleted text shown in ~~[bracket and stricken]~~ type):

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 2: That Section 405.400, of the Municipal Code is hereby amended as follows (added text is shown in **boldface** type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.400 Submission ~~[Of]~~ **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]~~ **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 3: That Section 405.405 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

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 4: That Section 405.430 of the Municipal Code is hereby amended as follows (added text is shown in **boldface** type, deleted text shown in ~~[bracket and striken]~~ type):

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 [plan] **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 [plan] **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 5: That Section 405.440 of the Municipal Code is hereby amended as follows (added text is shown in **boldface** type, deleted text shown in ~~[bracket and stricken]~~ type):

Section 405.440 Exceptions ~~[To]~~ **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.

SECTION 6: 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: _____

Weldon Spring ROW Mowing - Bid Results							
Bid Opening Date: 02/11/25							
Bid #:	Low Bid #:	Company Name:	Address:	Phone #:	Contact:	Email:	Total Project Cost:
1	3	MACC CONTRACTING	8870 FROST AVE. ST. LOUIS, MO 63134	(314) 346-5251	NICK BOERKCEER	NICK@MACCCONTR ACTING.COM	\$36,000
2	1	TEAM ORION LLC	1900 WALES DR. O'FALLON, MO 63366	(314) 308-4505	BRIAN BISHOP	TEAMORIONLLC@G MAIL.COM	\$21,600
3	2	CONTEMPORARY LANDSCAPE	11744 RIVERVIEW DR. BLDG 2 ST. LOUIS, MO 63138	NONE GIVEN	NONE GIVEN	NONE GIVEN	\$22,279
4							
5							