

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, NOVEMBER 6, 2023, 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 November 6, 2023, at 5401 Independence Road Weldon Spring, Missouri, 63304, with the following tentative agenda:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. VICE-CHAIRMAN ELECTION**
- 5. APPROVAL OF MINUTES:**
 - A. July 10, 2023 – Planning & Zoning Regular Meeting
- 6. VISITOR'S/PUBLIC COMMENT**
- 7. REPORT OF THE BOARD OF ALDERMEN**
- 8. PUBLIC HEARING:**
 - A. Consideration of an amendment of the Area Plan for a development known as New Perspective of Weldon Spring a "Nursing & Residential Care Facility" at 400 Siedentop Road
 - B. Consideration of proposed amendments to the City of Weldon Spring's Zoning regulations pertaining to front entry garages, billboards, electronic billboards and temporary signage.
- 9. NEW BUSINESS:**
 - A. Area Plan Amendment Discussion – "New Perspective of Weldon Spring" (Nursing & Residential Care Facility)
 - B. Zoning Code Amendments Discussion – Front entry garages, billboards/electronic billboards and temporary signage.
- 10. ADJOURNMENT**

ZOOM MEETING INSTRUCTIONS:

Zoom link: <https://us02web.zoom.us/j/8163394872?pwd=K25WekUzU0dIWUdZR0dIVDV6eGVHQT09>

Meeting ID: 816 339 4872

Passcode: 11623PZ

Or Dial in by Telephone: 1-312-626-6799

Meeting ID: 816 339 4872

Passcode: 0554512

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

**CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
JULY 10, 2023**

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, July 10, 2023, 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 Vice-Chairman Halbrook.

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

Commissioner Foster	Commissioner Heyl
Commissioner Marstall	Commissioner Reiter
Alderman Martiszus	Mayor Licklider
Vice-Chairman Halbrook	

Commissioners Castrop, Eash, Nabholz and Chairman Szilasi were absent. A quorum is present.

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

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Mayor Licklider made a motion to approve the September 12, 2022, regular meeting minutes as written, seconded by Alderman Martiszus. The motion passed with 6 ayes.

Commissioner Marstall joined the meeting at 7:32 PM.

VISTOR'S/PUBLIC COMMENT:

There were no public comments.

BOARD REPORT:

Alderman Martiszus updated the commissioners on the Board of Aldermen progress with the Park Improvements Project.

NEW BUSINESS:

Final Development Plan – “Enterprise Rent-A-Car”: Commissioner Reiter made a motion to open this item for discussion, seconded by Commissioner Maristall. **Motion carried with 7 ayes.**

Mayor Licklider started the discussion by giving a brief history on how this became the Enterprise Campus. He stated that Enterprise is the applicant and they have submitted a Final

Development Plan to separate the office building and the data center. This is Enterprise's desire because this would allow Enterprise to sell the office building portion, but keep the data center.

Rick Dames (Avison Young), the listing broker for Enterprise, stated that the Enterprise Campus would be divided into five (5) lots with the buyer purchasing lots one (1), four (4), and five (5). He mentioned that Lot one (1) contains the office building according to the Final Development Plan. Lots four (4) and five (5) is the vacant land touching Siedentop Road to the east. Mr. Dames added that Enterprise would retain ownership of Lots two (2), which contains the data center, and three (3).

There was brief discussion about potential traffic issues.

Commissioner Halbrook asked about any reciprocal maintenance agreements between Enterprise and the buyers. Mr. Dames stated that the reciprocal maintenance agreement is almost finalized and the agreement would include responsibilities on items, such as the detention basin, lighting, fence, share drives, and utilities. Susan Hansard, the Vice President of Real Estate for Enterprise Holding, Inc., added that the agreement would be executed and recorded at the closing of the office building sale. Also, she offered to share a copy with the City after the agreement is finalized.

Vice-Chairman Halbrook asked what improvements will be made to the office building. Gary Follman, the representative for the buyer, indicated that there will only be internal improvements to the office building.

Alderman Martiszus made a motion to recommend approval of the Final Development Plan for Enterprise Rent-A-Car, seconded by Commissioner Marstall. **Motion carried with 7 ayes.**

Final Plat – "Enterprise Rent-A-Car": With no questions on this topic by the Commission, Alderman Martiszus made a motion to recommend approval of the Final Plat for Enterprise Rent-A-Car. The motion was seconded by Commissioner Foster. **Motion carried with 7 ayes.**

ADJOURNMENT: Mayor Licklider made a motion to adjourn the meeting at 7:46 PM, seconded by Alderman Martiszus. The motion passed with 7 ayes.

Respectfully submitted,

William C. Hanks
City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City of Weldon Spring's Planning & Zoning Commission at its regular meeting on Monday, November 6, 2023, and the Board of Aldermen at its regular meeting on Thursday, November 9, 2023, will conduct Public Hearings to consider an application for the amendment of an Area Plan filed on October 17, 2023, by Faeq Hussain of "Weldon Springs RE, LLC," known as New Perspective of Weldon Spring a "Nursing & Residential Care Facility" at 400 Siedentop Road.

Both Public Hearings will be held in the Board Room at Weldon Spring City Hall, 5401 Independence Road, Weldon Spring, Missouri at 7:30 p.m.

All interested parties are invited to appear and be heard at the time and date of said Public Hearing or to submit written comments to the City Clerk at City Hall or bhanks@weldonspring.org. Case documentation will be provided to the applicant electronically.

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, November 6th, 2023, 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, November 9th, 2023, 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 front entry garages, billboards, electronic billboards, and temporary signage)**.

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

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: 10/30/2023

From: Steve Lauer, City Planner

Subject: 11/6/23 Planning & Zoning Report

Cc: Michael Padella (City Administrator), Bill Schnell (City Engineer), & Bill Hanks (City Clerk)

1. Substantive Area Plan Amendment – New Perspective of Weldon Spring

A modification to the approved Area Plan for the New Perspective of Weldon Spring has been proposed that results in the increase of floor area/footprint of the building and an increase in the number of dwelling units. This substantive change to the Area Plan requires the Area Plan to go through the standard Area Plan review process with a recommendation from the Planning & Zoning Commission and approval from the Board of Aldermen.

The modifications to the Area Plan include the following: 1.) A door was added for additional egress as requested by the Missouri Department of Health and Senior Services (DHSS) to satisfy smoke compartment requirements. With the addition of the door the sidewalk layout was revised, and two memory care studio units were added. 2.) The maintenance shop in the memory care wing was converted into two additional memory care units. One (1) independent living unit was converted into a maintenance shop on level one. A stoop was added out of this room to allow maintenance technicians to egress the building safely. 3.) Two bollards were added to the walkway leading to the dog park to enhance safety and visibility for the residents.

The total square footage to be added to the footprint at the southwest side of the memory care building is two hundred seventy-seven (277) square feet. The net gain to the lot density calculation is one unit without a kitchen which equals an

increase of 0.67 unit or rounded off as 0.7 unit. The parking calculations overall remained the same as one space was lost from the congregate care and one space was added from the assisted living.

The proposed modifications were reviewed by the City Planner and City Engineer and found to be in compliance with the appropriate City codes.

2. Municipal Code Amendments

- **Architectural Review Commission Design Standards (Single Family Residential Garages):** The initial request for the City to look at front entry garages was made by a lot owner in a subdivision that was recorded prior to City being incorporated. After review by the Architectural Review Commission (ARC) and the Board of Aldermen an amendment was proposed whereby the ARC would be able to approve a front entry garage for residences constructed prior to the incorporation of the City if meeting specific requirements.

Additional scenarios for consideration for front entry garages would be for certain multi-family developments such as attached villas, the neighborhood character (if there are existing homes that have existing front entry garages), the design of the structure and configuration and topography of the lot.

- **Signage (Temporary Signage):** The initial request to review temporary signage was brought up by one of the Board of Aldermen. The proposed amendments for temporary signage and enforcement of the regulations for this signage were a result of discussion on the Board level.
- **Signage (Electronic Billboards):** The initial request for the City to consider converting one of the billboards in the City to an electronic billboard was made by a representative of the company that owns the billboards in the City. The recommendation for the revision/amendment of this section was made by the City Planner.

In preparing the text for electronic billboards, staff reviewed five (5) jurisdictions (St. Charles, St. Peters, O'Fallon, Wentzville and Foristell) within St. Charles County that currently permit electronic billboards. One of the proposed regulations that would benefit the City requires the owner of the electronic billboard to provide the City with five (5) hours of community and public service messaging per month.

The annual business tax fee for the continuing inspection of a billboard was deleted as this fee has not been collected and violates Section 226.540.7.b of the Revised Statutes of Missouri which states, "A county or municipality may charge a reasonable one-time permit or inspection fee to assure compliance with local wind load and electrical requirements when the sign is first erected, but a county or municipality may not charge a permit or inspection fee for such sign after such initial fee. Changing the display face or performing routine maintenance shall not be considered as erecting a new sign;"



Area Plan, Final Development Plan or Section Plan Application Form

Instructions: Submit five (5) hard copies and one (1) electronic PDF version of the plans along with applicable application fee.

AMENDMENT
APPLICATION

FOR OFFICE USE ONLY	
Application Number: _____	Application Date: _____
Fee Paid: _____	Reviewed By: _____
Approval Date: _____	Approved By: _____

See "Fee Schedule -- Section 412.010" for applicable fee for the submission with this application.

Application Type: ☒ Area Plan ☐ Final Development Plan ☐ Section Plan

Project Name: New Perspective of Weldon Spring

Location/Subdivision: 400 Siedentop Rd - Coordinates: 38.716611, -90.687153

Current Zoning: PC Gross Acreage/Square Footage: 6.98 Acres/304112 SF

Current Land Use: Vacant Agricultural (A)

Proposed Land Use/Zoning: Nursing/Residential/Congregate Care Facility Rezoning Requested: ☐ Yes ☒ No

Type of Plan: ☒ Commercial ☐ Industrial ☐ Residential

Number of Buildings: 1 Number of Units: 137

Brief Description of Project: A 3 story - 137 unit senior living building in Weldon Spring, MO

This community was designed for wellness, personal choice, and independence. It is a place where residence can "live life on purpose" with a stimulating and meaningful lifestyle.

Amenities include a full-service spa, activity center, library, theater, & chapel in an aesthetic hardie board/stone clad building.

Contact Information:

Applicant Name: Faeq Hussain Phone: [REDACTED]

Company: Weldon Springs RE, LLC

Address: [REDACTED]

E-mail: [REDACTED] Fax: [REDACTED]

Engineer/Surveyor/Designer: Civil & Environmental Consultants, Inc. Phone: [REDACTED] Email: [REDACTED]

Name of Property Owner Weldon Springs RE, LLC

I, the undersigned do certify the accuracy of the information given on all the above.

[Signature]
Signature of Applicant

Faeq Hussain
Print Name

10/16/2023
Date

Weldon Spring RE, LLC

1110 N. Dr. Martin Luther King Jr. Drive
Suite 610
Milwaukee, WI 53203

Chris Buday
414.305.4930

Faeq Hussain
414.232.9881

October 13, 2023

Greetings,

Please find attached application for amendment of approved Area Plan for New Perspective Senior Living of Weldon Spring parcel 3-0160-D309-00-000A.0000000.

Project Description:

A 3 story – 137-unit senior living building in Weldon Spring, MO. This community was designed for wellness, personal choice, and independence. It is a place where residents can “live life on purpose” with a stimulating and meaningful lifestyle. Amenities include a full-service spa, activity center, library, theater, & chapel.

Minor site plan modifications listed below:

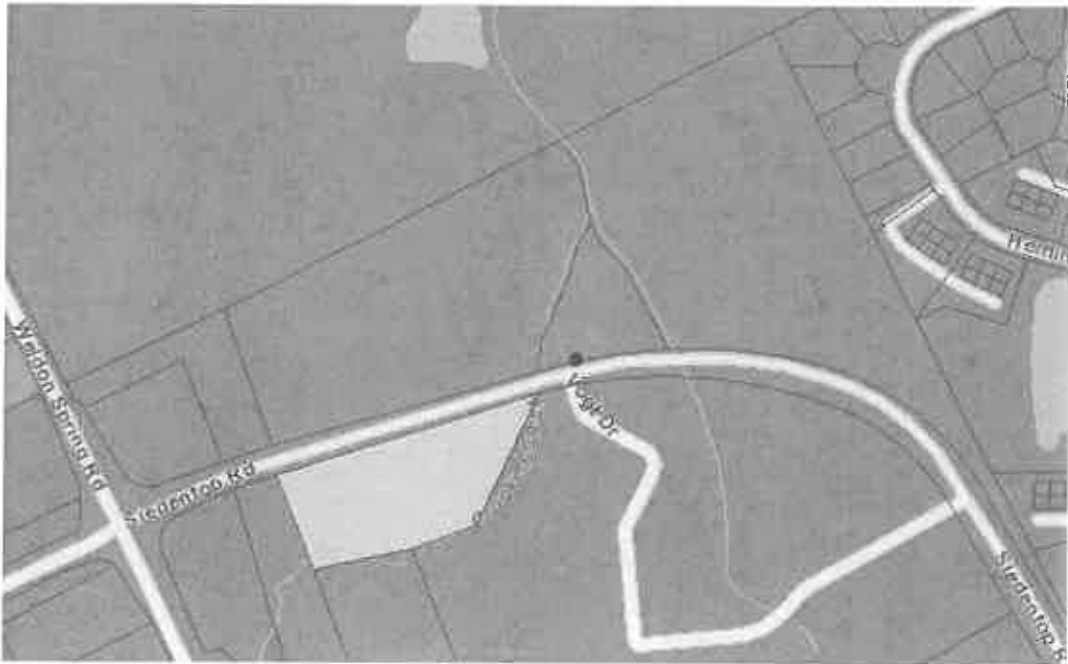
- **C000 COVER SHEET**
 1. Revised parking calculation.
 2. Revised lot density calculation.
 3. Revised sanitary sewer flow estimate.
- **C200 SITE PLAN**
 1. Revised sidewalk layout.
 - Added door for additional egress path requested by Missouri DHSS to satisfy smoke compartment requirements. (2) memory care studio units were added – (2) additional beds.
 2. Revised sidewalk.
 3. Added door and concrete stoop to allow for egress onto back lawn.
 - The maintenance shop in MC wing was converted to the additional MC units noted above. (1) independent living unit was converted into a maintenance shop on level one make up for this. A stoop was added out of this room to allow maintenance technicians to egress safely.
- **C700 LIGHTING PLAN**
 1. (2) bollards added leading to the dog park to enhance safety & visibility for the resident.



Sincerely,
Faeq Hussain

Weldon Springs Senior Living Facility List of Neighbors

- **Faith Church of Weldon Spring - (314) 635-2000**
300 Siedentop Rd, Weldon Spring, MO 63304
- **The Trace Apartments - (636) 487-6677**
1100 Vogt Dr, Weldon Spring, MO 63304
- **Persimmon Woods Golf Club - (636) 926-7227**
6401 Weldon Spring Pkwy, Weldon Spring, MO 63304
- **NESSLAGE LARRY D*NESSLAGE BARBARA J REVOC TRUST**
38.716258, -90.688330
- **REYNOLDS GRACE E TRUST *[May be outside of 185 ft]***
38.715994, -90.688899

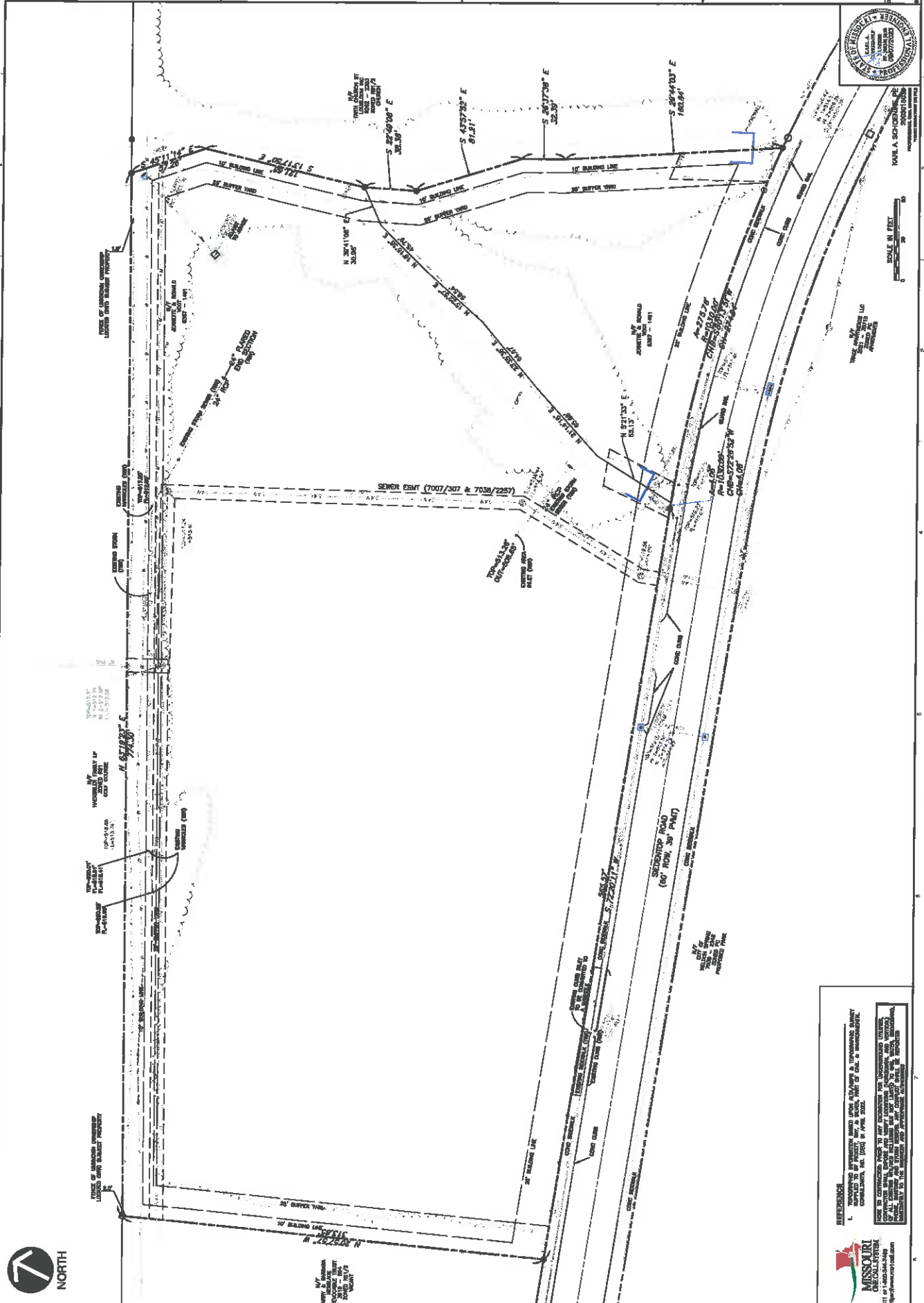




BEFORE CB#8 CHANGES



AFTER CB#8 CHANGES



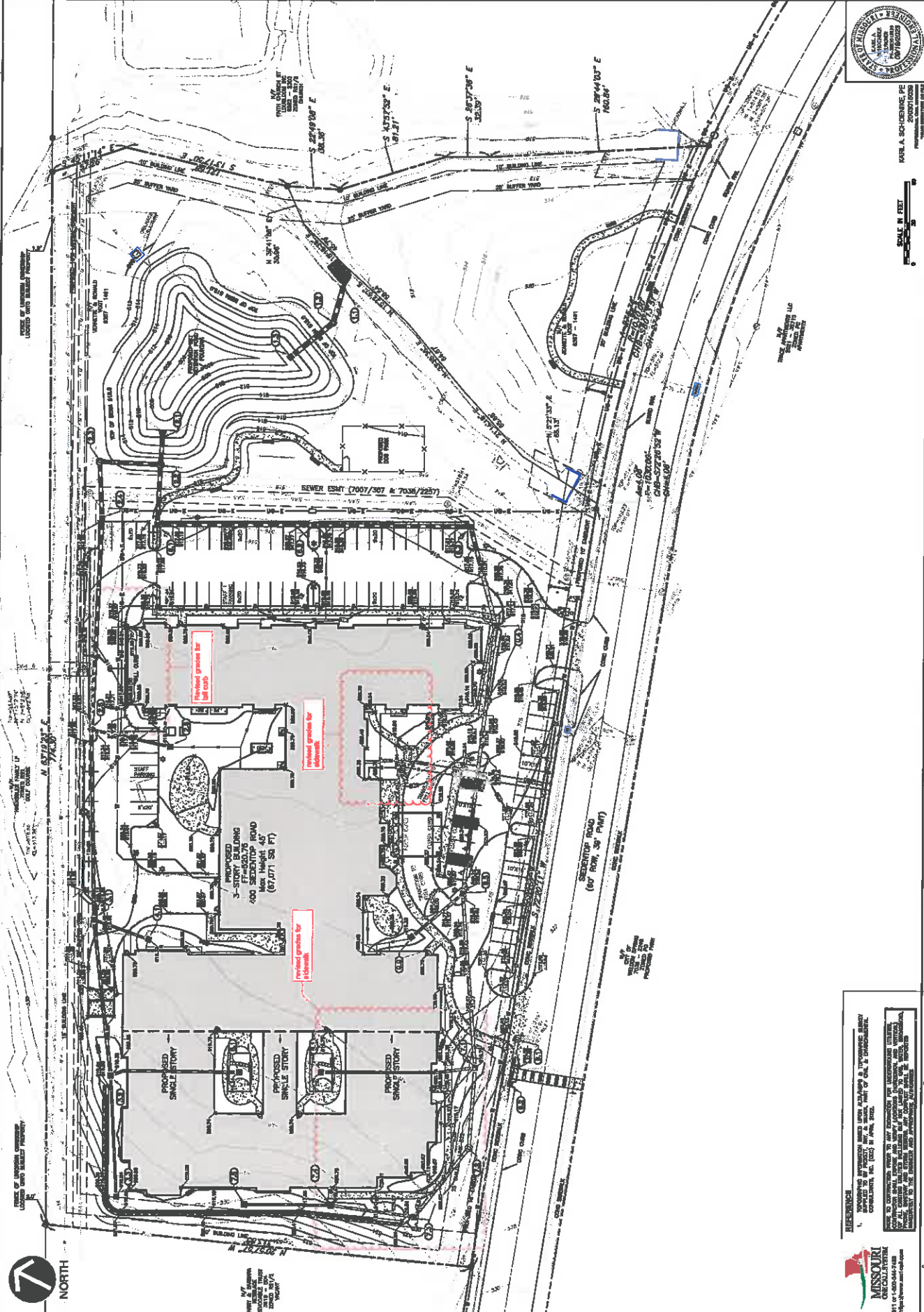


NO.	DATE	DESCRIPTION
1	09/19/2023	ISSUED FOR BIDDING
2	09/19/2023	ISSUED FOR BIDDING
3	09/19/2023	ISSUED FOR BIDDING
4	09/19/2023	ISSUED FOR BIDDING
5	09/19/2023	ISSUED FOR BIDDING
6	09/19/2023	ISSUED FOR BIDDING
7	09/19/2023	ISSUED FOR BIDDING
8	09/19/2023	ISSUED FOR BIDDING
9	09/19/2023	ISSUED FOR BIDDING
10	09/19/2023	ISSUED FOR BIDDING

Pickett Ray-Silver
 Part of Civil & Environmental Consultants, Inc. (CEC)
 248-210-1451
 1110 N. Dr. Martin Luther King Jr. Ste 610
 Milwaukee, WI 53203
 raecq.hussain@boldt.com

Weldon Spring RE, LLC
 1110 N. Dr. Martin Luther King Jr. Ste 610
 Milwaukee, WI 53203
 248-210-1451
 raecq.hussain@boldt.com

C300
 NEW PERSPECTIVE OF WILSON SPRING
 IMPROVEMENT PLANS
 GRADING PLANS



MISSOURI ONE CONSULTING
 1110 N. Dr. Martin Luther King Jr. Ste 610
 Milwaukee, WI 53203
 248-210-1451
 raecq.hussain@boldt.com

SCALE IN FEET
 0 10 20 30 40 50 60 70 80 90 100

PROFESSIONAL SEAL
 KATHA A. SCHENCK, P.E.
 2000710009
 09/19/2023

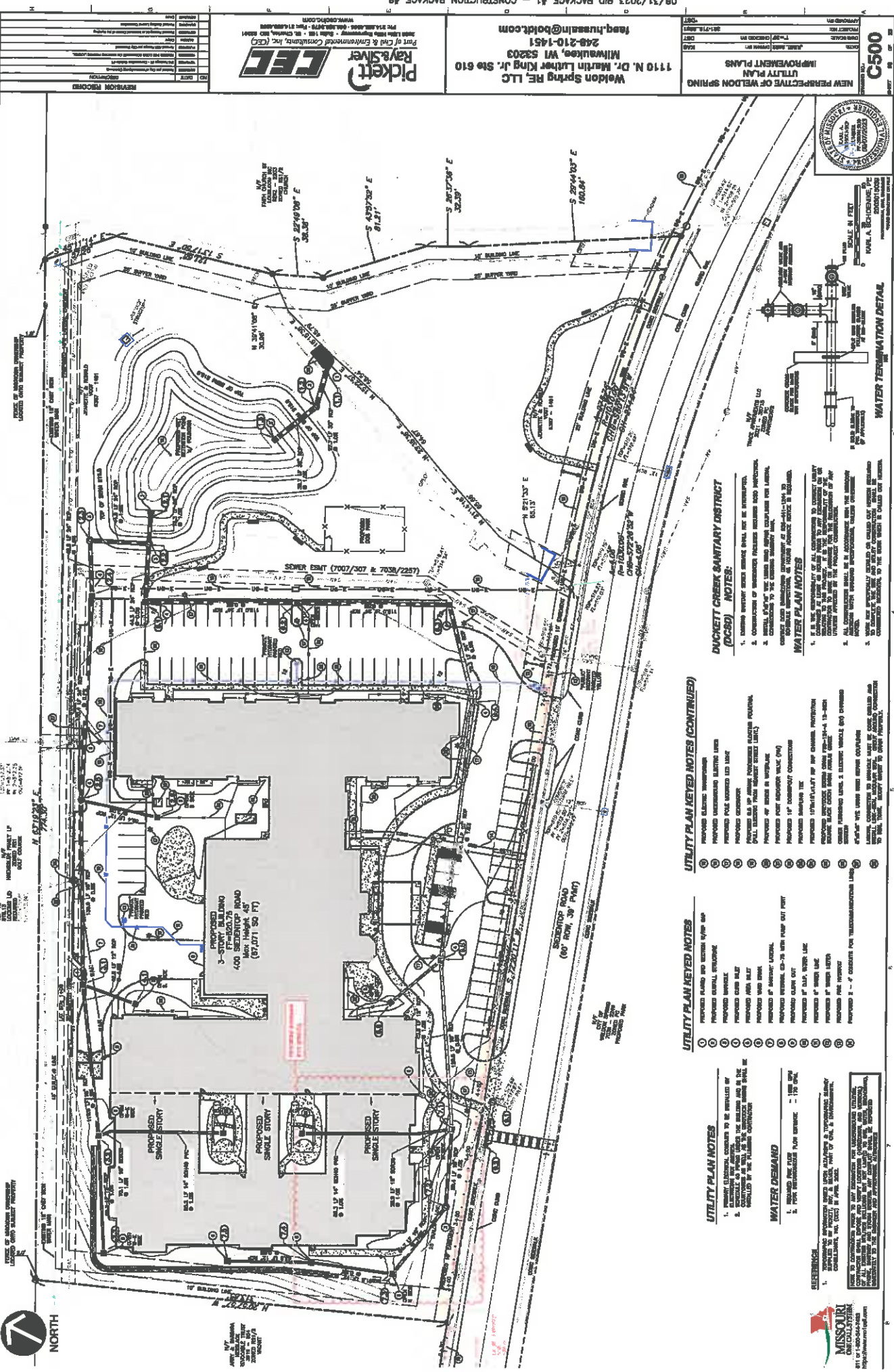
PROFESSIONAL SEAL
 KATHA A. SCHENCK, P.E.
 2000710009
 09/19/2023

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 2000710009
 09/19/2023

PROFESSIONAL SEAL
 KATHA A. SCHENCK, P.E.
 2000710009
 09/19/2023



C500
NEW PERSPECTIVE OF WELDON SPRING
IMPROVEMENT PLANS
UTILITY PLAN
DATE: 08/31/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 40'

Weldon Spring RE, LLC
1710 N. Dr. Martin Luther King Jr. Ste 610
Milwaukee, WI 53203
248-210-1451
feng.huang@weldonspring.com

Pickett
Part of Civil & Environmental Consultants, Inc. (CEC)
2000 Lake Road, Suite 100 - St. Charles, MO 63301
P: 314.588.0888 - F: 314.588.0889
www.pickettcec.com

NO.	DATE	REVISION
1	08/31/2023	ISSUED FOR PERMIT
2	08/31/2023	REVISION RECORD

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

1. DUCTT CREEK SANITARY DISTRICT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SANITARY FACILITIES INCLUDING ROAD IMPROVEMENTS.
2. DUCTT CREEK SANITARY DISTRICT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SANITARY FACILITIES INCLUDING ROAD IMPROVEMENTS.
3. DUCTT CREEK SANITARY DISTRICT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SANITARY FACILITIES INCLUDING ROAD IMPROVEMENTS.

WATER PLAN NOTES:

1. A. THE RESPONSIBILITY OF ALL CONSTRUCTORS TO CONSTRUCT WATER FACILITIES SHALL BE TO THE WATER UTILITY DISTRICT.
2. A. THE RESPONSIBILITY OF ALL CONSTRUCTORS TO CONSTRUCT WATER FACILITIES SHALL BE TO THE WATER UTILITY DISTRICT.
3. A. THE RESPONSIBILITY OF ALL CONSTRUCTORS TO CONSTRUCT WATER FACILITIES SHALL BE TO THE WATER UTILITY DISTRICT.

UTILITY PLAN KEYED NOTES (CONTINUED)

1. PROPOSED ELECTRIC IMPROVEMENTS
2. PROPOSED UNDERGROUND ELECTRIC LINES
3. PROPOSED POLE SERVICE LINES
4. PROPOSED CABLES
5. PROPOSED 12" AIRCRAFT ENGINEERED RADIANT HEATING
6. PROPOSED 12" AIRCRAFT ENGINEERED RADIANT HEATING
7. PROPOSED 12" AIRCRAFT ENGINEERED RADIANT HEATING
8. PROPOSED 12" AIRCRAFT ENGINEERED RADIANT HEATING
9. PROPOSED 12" AIRCRAFT ENGINEERED RADIANT HEATING
10. PROPOSED 12" AIRCRAFT ENGINEERED RADIANT HEATING

UTILITY PLAN KEYED NOTES

1. PROPOSED BUILDING AND SECTION 1/8" ON 1"
2. PROPOSED BUILDING AND SECTION 1/8" ON 1"
3. PROPOSED BUILDING AND SECTION 1/8" ON 1"
4. PROPOSED BUILDING AND SECTION 1/8" ON 1"
5. PROPOSED BUILDING AND SECTION 1/8" ON 1"
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8. PROPOSED BUILDING AND SECTION 1/8" ON 1"
9. PROPOSED BUILDING AND SECTION 1/8" ON 1"
10. PROPOSED BUILDING AND SECTION 1/8" ON 1"

UTILITY PLAN NOTES

1. PRIMARY ELECTRICAL CONDUITS TO BE INSTALLED AT 18" DEPTH.
2. ALL ELECTRICAL CONDUITS TO BE INSTALLED AT 18" DEPTH.
3. ALL ELECTRICAL CONDUITS TO BE INSTALLED AT 18" DEPTH.

WATER DEMAND

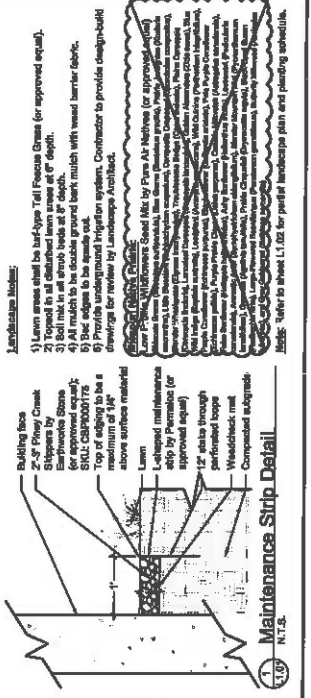
1. REQUIRED FLOW RATE - 1.50 GPM
2. REQUIRED FLOW RATE - 1.50 GPM

REFERENCE

1. MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI DEPARTMENT OF TRANSPORTATION.

Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	10/18/22
Job #:	771.034

Sheet Title:	Landscape Plan
Sheet No:	L1.01
Date:	10/18/22
Job #:	771.034



197

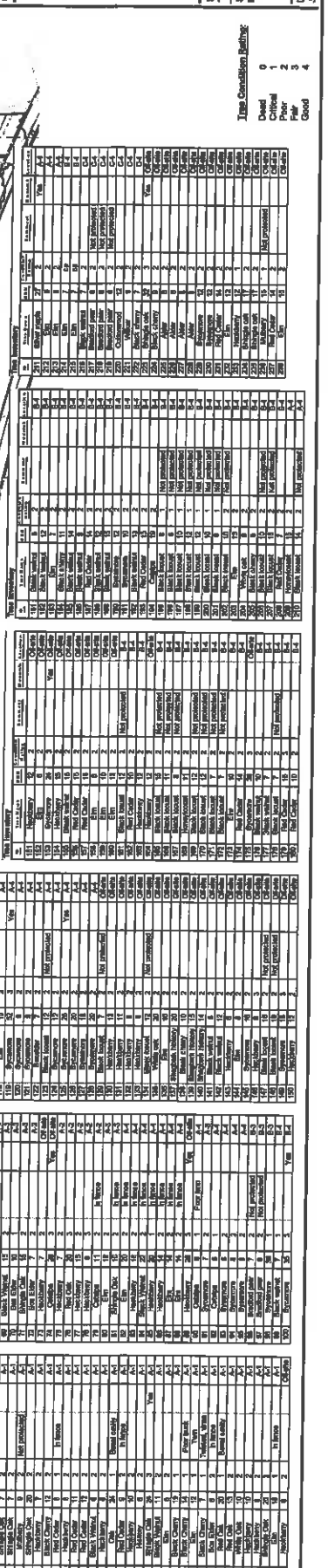
COURTYARD PLANTING SCHEDULE	
PLANT	PLANTING PERIOD
aa	Spider plant
bb	Golden Currant
cc	Virginia Sweetshrub
dd	New Jersey Tea
ee	Black Elder
ff	Red Pine
gg	Land Plant
hh	Golden Alexander
ii	24 Yr Goldenrod
jj	Black Sweetgum
kk	Black Sycamore
ll	Red Maple
mm	Red Pine
nn	White-topped Sycamore

Courtyard Planting Schedule Note:
Florida may make plants.

The diagram shows a grid of plants with various labels indicating plant types and dimensions:

- Top Row Labels:** Iris, Aspidistra, Hosta, Primula, Geranium / Impatiens, Marguerite, Petal sp.
- Bottom Row Labels:** 80 bell, Blackberry, Saxifrage, Saxifrage, Saxifrage
- Dimensions:**
 - Vertical dimension: 4' 1 1/2" - 4' 1 1/2"
 - Horizontal dimension: 6'
- Plant Spacing:** "per space with antirrhinum"

COUNTRY PRINCIPAL ENGLISH
Provide each male player.



January 26, 2023
NPSL Weldon Spring
Miscellaneous Revisions



Boldt
Real Estate Development
1110 N Dr. Martin Luther King, Jr Drive
Suite 610
Milwaukee, WI 53203

January 19, 2022

Mr. Larry Halbrook
Chairman of the Architectural Review Commission
Weldon Spring City Hall
5401 Independence Road,
Weldon Spring, Missouri 63304

Subject: New Perspective Senior Living: January 2023 Revisions

Dear Larry/Steve,

I am writing regarding the planned nursing & residential facility located at 400 Siedentop Rd.

We understand deviations from the approved exterior building materials & finishes require review by a representative of Weldon's ARC or Steve Lauer.

List of minor changes around facility entry - See attached **Exhibit A** for summary of changes.:

1. Changed stone to siding at Chapel bump out and 2'nd floor bump out over Vestibule.
2. Changed stone on each side of Vestibule to windowsill height with siding above. Kept full height stone at 3 walls of Vestibule. Stone was removed above sill height on level one to improve constructability by eliminating excessive flashing that could cause water/moisture leakage in future.
3. Omitted the side gable roof elements from the Porte Cochere.

Attached is our proposal to modify roof pitches on the 3-story portion to remove flat roof area that would not be visible from grade either way. Please reference **Exhibit B to C** attached to note change.

We understand per § 405.430(C)(6) of Weldon code *roofs on buildings with three (3) or more stories may be flat or pitched as approved by the Architectural Review Commission*. Please let me know if this change can be signed off on.

For your information, recently Missouri Department of Health and Senior Services required us add a stairwell in the building to allow assisted living residents the ability to egress without going through independent living space. This therefore decreased the egress distance for the handicapped residents that need it most. This change has added roughly 350 SF to the building, which is shown on Exhibit B in green bubble. A sidewalk was added to connect exterior slab from added stairwell to main sidewalk path. Please reference **Exhibit D** for more information & **Exhibit E** for an updated site plan.

Sincerely,

Faq Hussain
414-232-9881

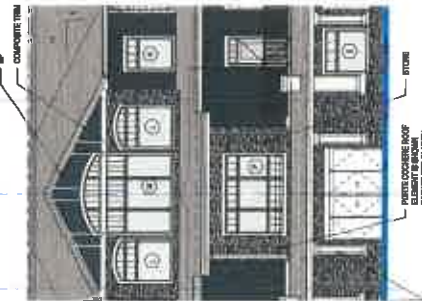
faq.hussain@boldt.com

CC: Chris Buday – Boldt

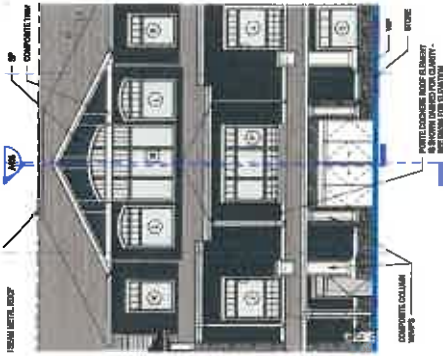
Approved By Steve Lauer*
Date 1-26-23

*Reviewed by Larry Halbrook

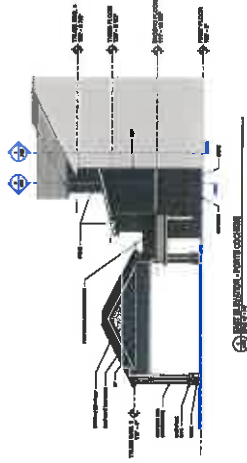
7/19/22 ARC Approved Plan



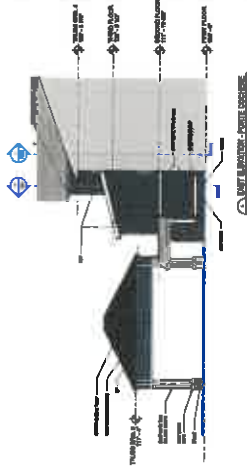
1/8/23 Proposed Modification #1



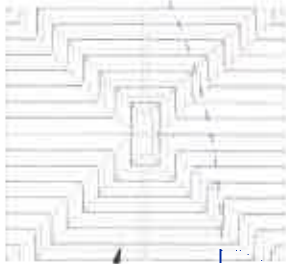
7/18/22 ARC Approved Plan



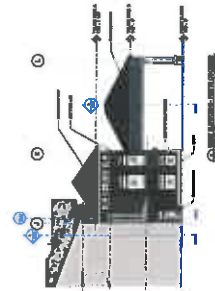
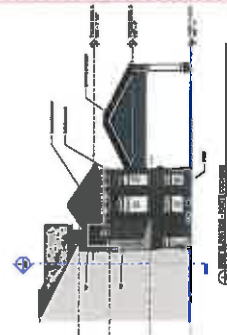
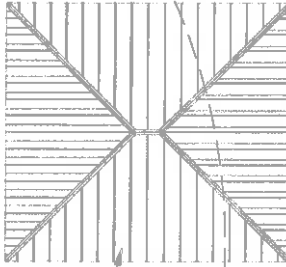
1/8/23 Proposed Modification #2



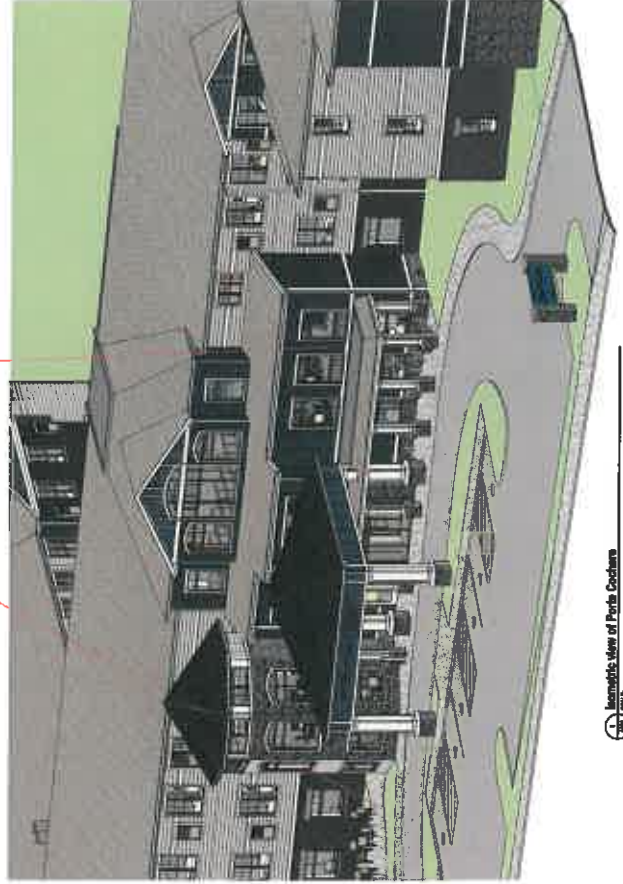
7/19/22 ARC Approved Plan



1/8/23 Proposed Modification #3



Removed door & rail on second floor
walkout space. Door replaces with rail.
This outdoor space was moved to outside
of Pub off of level 1.



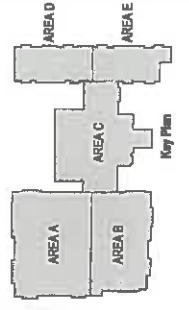
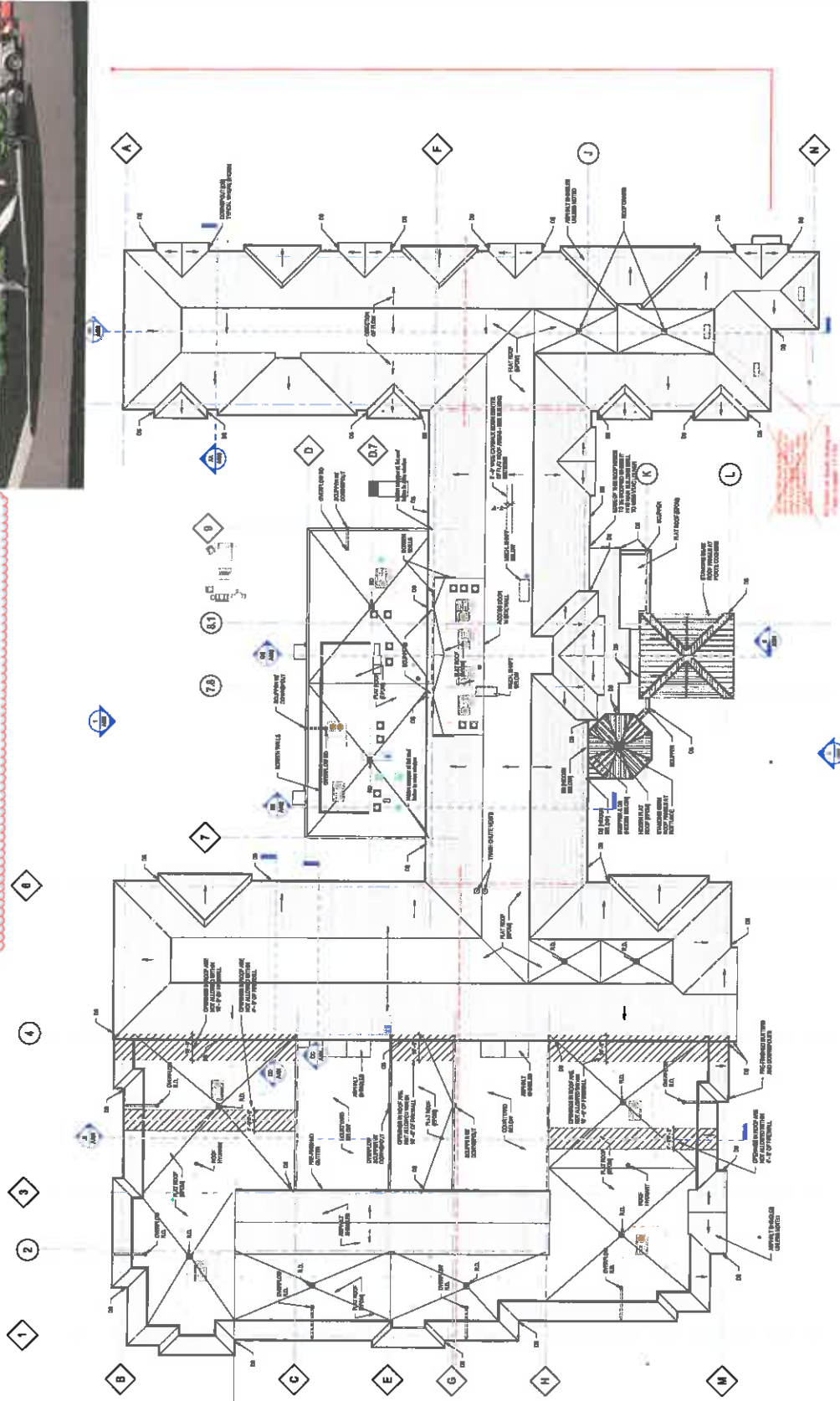
Isometric View of Pines Coaches

1/9/23 Isometric View -
Exhibit A

Exhibit B

7/19/22 ARC Approved Roof Plan:

"Roofs on buildings with three (3) or more stories may be flat or pitched as approved by the ARC. Roofs on one-story buildings shall not be flat or nearly flat except for the center portion of the roof (not to exceed forty (40%) percent of the entire roof when seen in plan view) that is not visible from ground level. Part of the proposed building is three stories in height and part of the building is one story in height."



ROOF PLAN
SCALE: 1/8" = 1'-0"

Key Plan

A204

1. The drawings are prepared in accordance with the provisions of the International Building Code, 2018 Edition, and the International Residential Code, 2018 Edition, as applicable. The drawings are not to be used for any other purpose without the written consent of the architect.

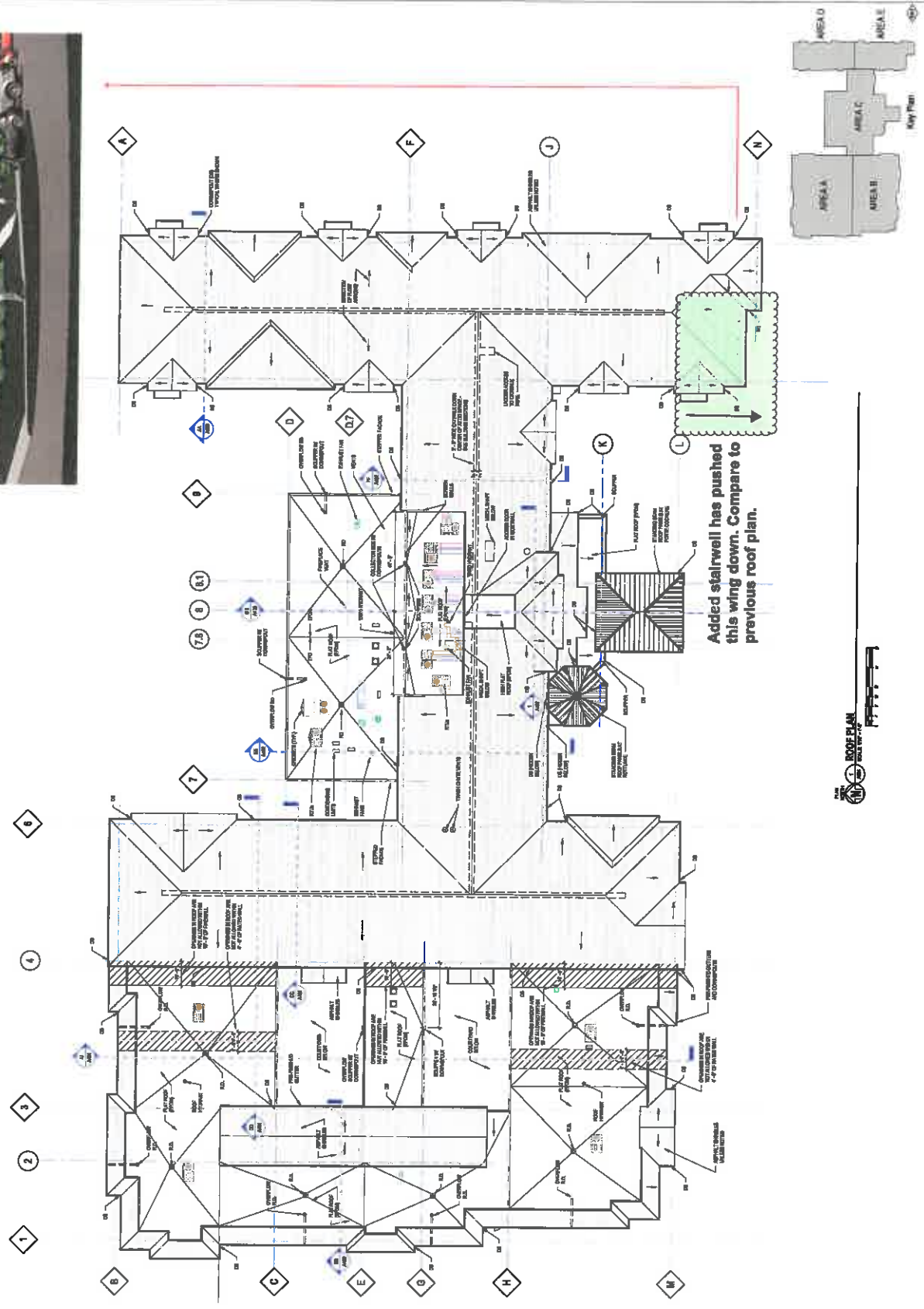
PROJECT: WELDON SPRING RE, LLC
SHEET: ROOF PLAN
DATE: 08/15/22
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

NPSL - WELDON SPRING
400 BEECHCROFT ROAD, WILKINSON, MISSISSIPPI 39380
WELDON SPRING RE, LLC
1119 K. ST. WILKINSON, MISSISSIPPI 39380





Exhibit C
Proposed Roof Plan Modification
 Modified pitch to remove majority of flat roof area on 3-story portion of facility.
 Flat roof area will not be viable from grade.



SITE PLAN KEYED NOTES

- [illegible]

Exhibit E
Updated Site Plan
1/18/2023

REFERENCE

1. **MISSOURI CEMENT & CONCRETE** is a 100% employee-owned company with a long history of providing quality products and services to the construction industry. We are currently seeking a highly motivated and experienced individual to join our team as a Regional Sales Manager. The ideal candidate will have a minimum of 10 years of experience in the construction industry, with a focus on sales and marketing. The position will involve traveling throughout the region to meet with clients, develop new business, and manage existing accounts. The successful candidate will be responsible for achieving sales targets and maintaining a high level of customer satisfaction. We offer a competitive salary, a comprehensive benefits package, and the opportunity for professional growth. If you are interested in this position, please send your resume and cover letter to: **Missouri Cement & Concrete, Inc., Human Resources Department, 1234 Main Street, St. Louis, MO 63101.** We are an equal opportunity employer.

MISSOURI CEMENT & CONCRETE
100% EMPLOYEE-OWNED

811 OF 1-800-844-7611
<http://www.mccm.com>

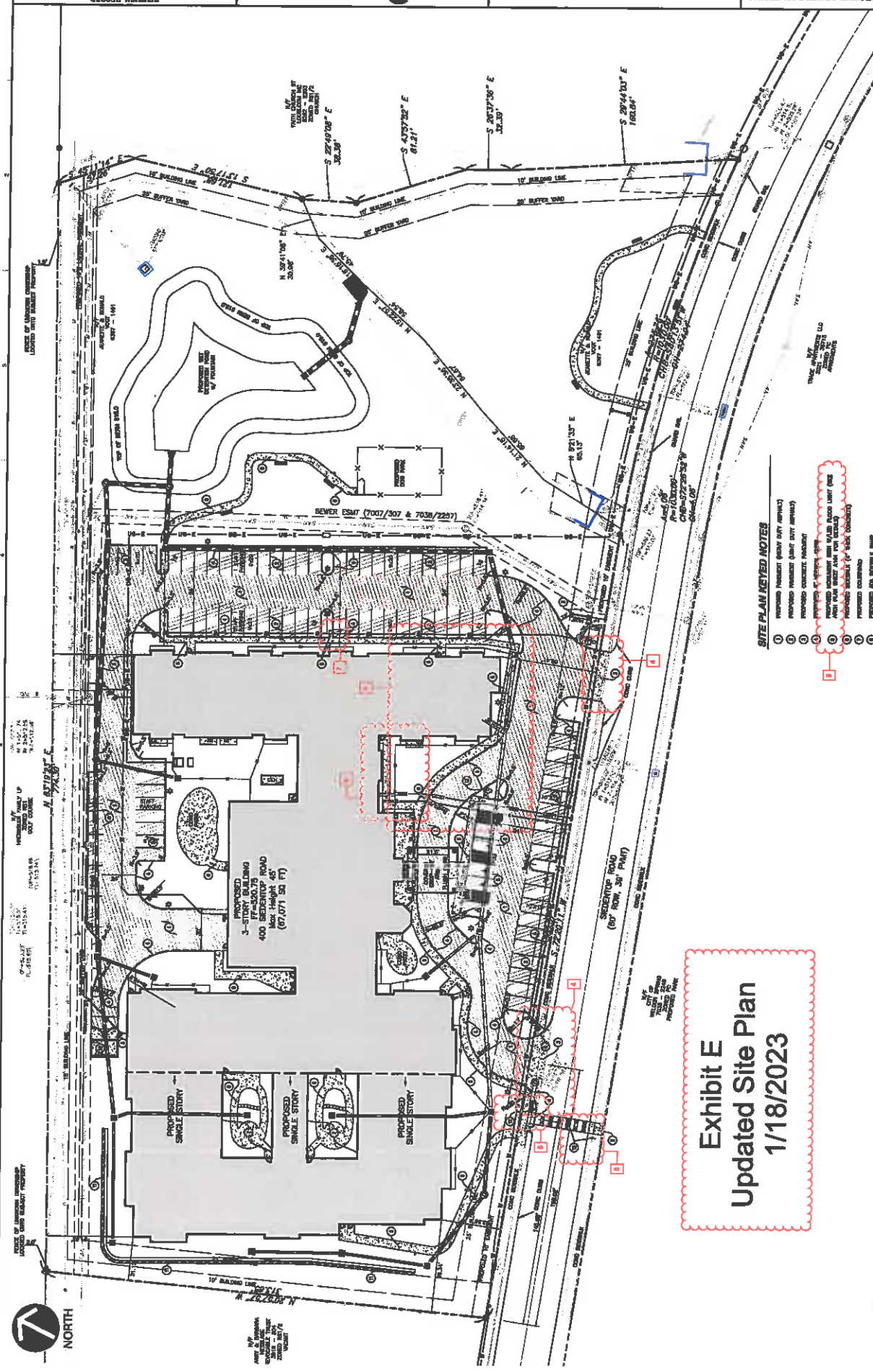


Exhibit E

NEW PERSPECTIVE OF WELDON SPRING

01/18/2022 Bid Package #1 - Construction Bulletin #2

Redlined Plan Set

1/18/2023

COMMENT #		SHEET	COMMENT
1		C000	REVISED SHEET TABLE LIST (NEW DETAIL PAGE)
2		C000	UPDATED DATE ON PLAN SET
3		C100	EXISTING STORM SEWER LABELED AS ADJUST TO GRADE WITH PIPE REMIAING IN PLACE
4		C200	CONCRETE PAVEMENT CALLED OUT IN PUBLIC RIGHT OF WAY AT ENTRANCES
5		C200	BUILDING FOOTPRINT AND PAVEMENT REVISED BASED ON NEW ARCHITECTURAL PLANS
6		C200	SIDEWALK ADDED AT FRONT OF BUILDING
7		C200	CONCRETE PADD ADDED FOR ELECTRIC CHARGING STATION
8		C200 C803	FLASHING CROSS WALK SIGNS
9		C200	NOTES ADDED TO SEE ATRCH PLANS FOR MONUMENT SIGN AND TRASH ENCLOSURE
10		C300	GRADING REVISED TO WORK WITH NEW BUILDING FOOTPRING AND PARKING AISLE LAYOUT
11		C500	UTILITY PLAN NOTES ADDED
12		C500	LATERAL REVISED FROM 6" TO 8" PVC
13		C500	UNDERGROUND DOWNSPOUT CONNECTIONS REMOVED - WILL BE SPLASHED AT GRADE
14		C500 C600	REVISED STORM SEWER PIPE TYPE
15		C500	REVISED COURTYARD AI'S TO BE GREYDOCK ATRIUM GRATES
16		C500	CIRCLE NOTE 26 ADDED FOR EV CHARGING STATION
17		C802	CONCRETE CURB WITH SIDEWALK DETAIL ADDED
18		C803	CURB RAMP DETAILS ADDED
19		C803	ENTRANCE PAVEMENT DETAILS ADDED
20		C803	TRUNCATED DOME DETAILS ADDED
21		C805	GREYDOCK ATRIUM GRATE DETAIL ADDED

2022

NPSL Weldon Spring

Approved Final Development Plan

proceeding Land Use Permit/ARC Approval.

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR NEW PERSPECTIVE OF WELDON SPRING AND MATTERS RELATING THERETO

WHEREAS, Weldon Springs, RE LLC, came to a contractual real estate purchase agreement with Ronald K. & Jeanette R. Vogt to purchase a tract of land at 400 Siedentop Road”; and

WHEREAS, Boldt Capital, LLC, and Weldon Springs, RE LLC , are representatives of the developer for a proposed senior living facility to be known as New Perspective of Weldon Spring; and

WHEREAS, the City of Weldon Spring granted a Conditional Use Permit (CUP) to allow a Nursing and Residential Care Facility to be known as New Perspective of Weldon Spring in a “PC” Planned Commercial Zoning District, with the passage of Ordinance 22-04 on June 23, 2022; and

WHEREAS, the City of Weldon Spring approved the Area Plan for New Perspective of Weldon Spring with the passage of Ordinance 22-05 on June 23, 2022; and

WHEREAS, the City Planning & Zoning Commission recommended approval of the Final Development Plan for New Perspective of Weldon Spring on September 12, 2022.

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

SECTION 1: That Weldon Springs. RE, LLC (New Perspective of Weldon Spring) has provided the City of Weldon Spring with the proper plans and documentation, which have been received by the City Staff, Mayor, & Aldermen.

SECTION 2: That after a public hearing by the Planning & Zoning Commission on May 2, 2022, and a public hearing by the Board of Aldermen on May 10, 2022, a Conditional Use Permit (CUP) was granted by the Board of Aldermen in Ordinance 22-04 with the following conditions:

1. The entrances on Siedentop Road will need to be aligned with the future Weldon Spring Park entrances.
2. An area plan must be submitted to the City of Weldon Spring and be approved for the site.
3. The facility must be licensed to operate as an Long Term Care Facility by the Missouri Department of Health & Senior Services.

SECTION 3: That the City Planner and City Engineer have reviewed the final development plan and all the conditions have been met in regard to the plan.

SECTION 4: On September 12, 2022, the Planning & Zoning Commission recommended approval of the final development plan after determining that it complies with the conditions of the ordinance authorizing the development.

SECTION 5: That the Board of Aldermen hereby approved the Final Development Plan.

SECTION 6: That 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 11th DAY OF October 2022.***


Donald D. Licklider, Mayor

Attest:


William C. Hanks, City Clerk



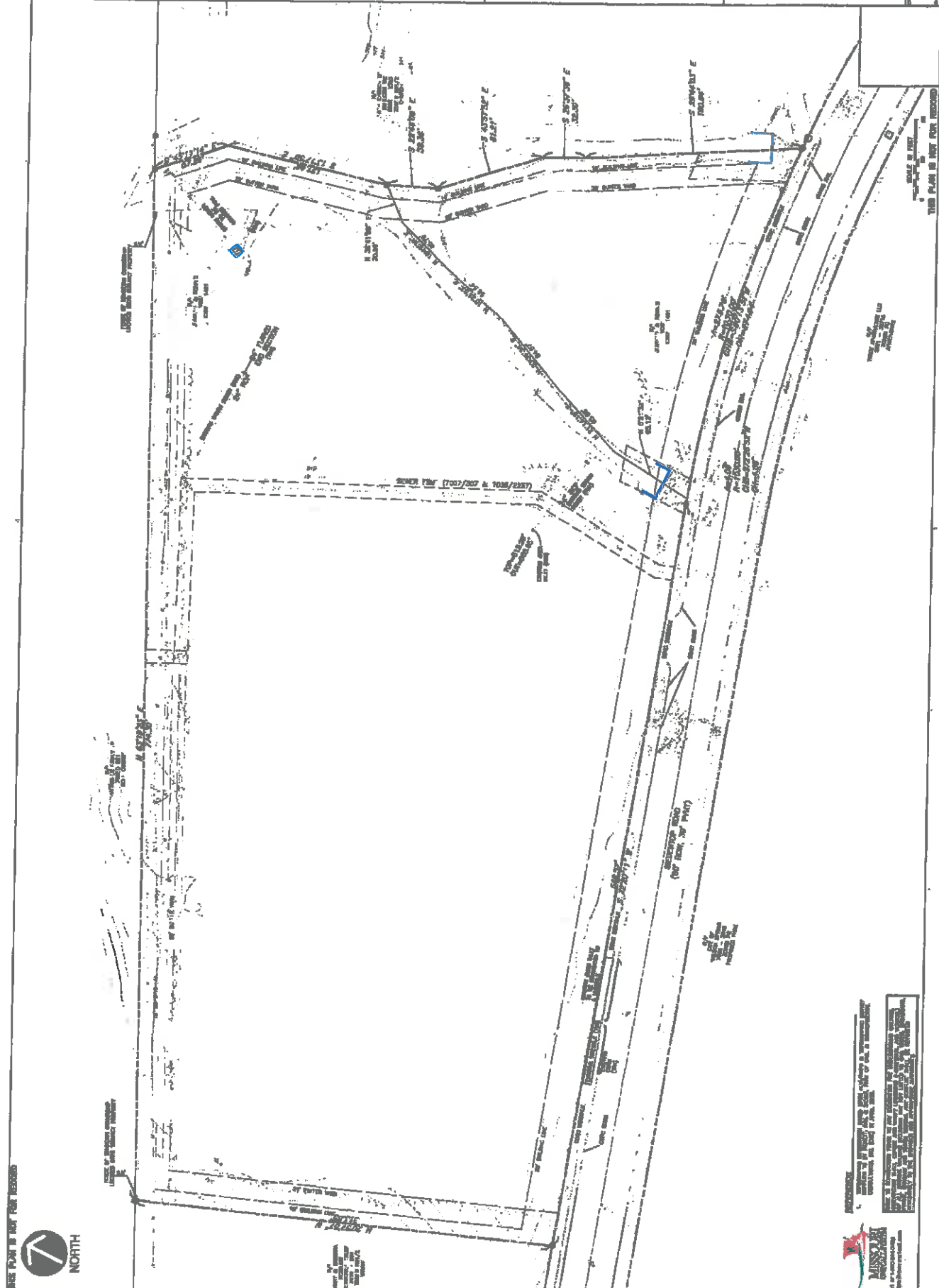
THE PLAN IS NOT FOR NEEDY

NEW PERSPECTIVE OF WELDON SPRING
FINAL DEVELOPMENT PLAN
JULY 2002
REVISED 10/02

THE BOLDT COMPANY
680 John Nelson Dr., Suite 120
Madison, WI 53713
(608) 250-0400

Pickett
Reynolds
Part of Civil & Environmental Consultants, Inc. (CEC)
P.O. Box 1000 • 1000 N. Monona Dr. • Madison, WI 53706

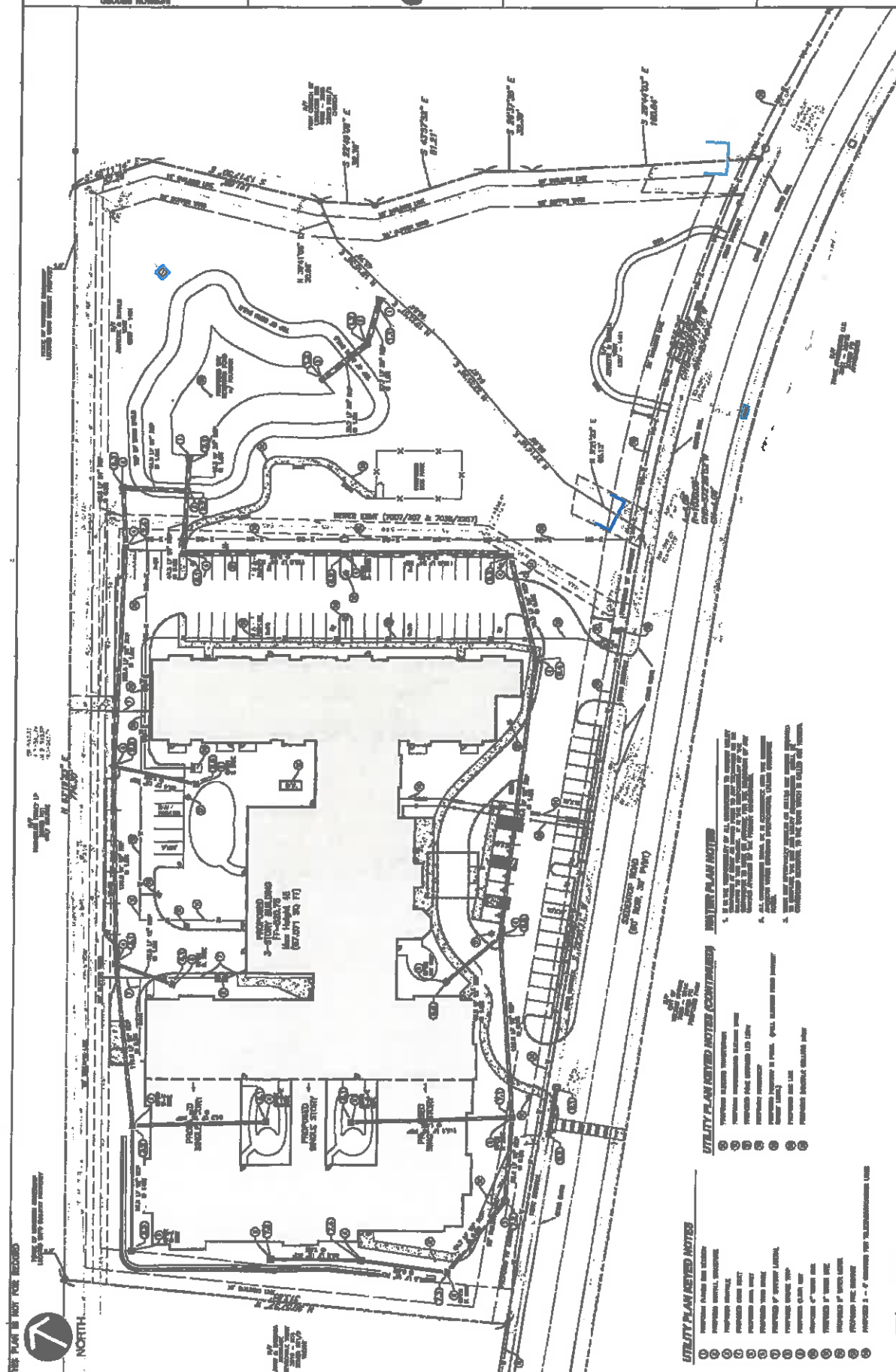
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1	ISSUED FOR PERMITTING
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS
6	REVISED FOR COMMENTS
7	REVISED FOR COMMENTS
8	REVISED FOR COMMENTS
9	REVISED FOR COMMENTS
10	REVISED FOR COMMENTS



NOTES:
1. THE BOLDT COMPANY HAS BEEN ADVISED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THAT THE WELDON SPRING IS A WETLAND.
2. THE BOLDT COMPANY HAS BEEN ADVISED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THAT THE WELDON SPRING IS A WETLAND.
3. THE BOLDT COMPANY HAS BEEN ADVISED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THAT THE WELDON SPRING IS A WETLAND.

THIS PLAN IS NOT FOR RECORD
NORTH
↑

Pickett
Ray/Singer
Part of Oak & Environmental Consultants, Inc. (ECI)
2000 Lakes Park Drive • Suite 100 • St. Charles, MO 63304
Tel. 636-586-9999 • Fax 636-586-9999
www.eciconsultants.com

[illegible]

THE PLAN IS NOT FOR BIDDING

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UTILITY PLAN KEYED NOTES

UTILITY PLAN NOTED NOTED CONTINUED

SWITCH PLAYS

[illegible]

REVISION	DATE	BY	CHKD
1	01/13/2011		
2	01/13/2011		
3	01/13/2011		
4	01/13/2011		
5	01/13/2011		

NEW PERSPECTIVE OF WELDON SPRING
FINAL DEVELOPMENT PLANS
LIGHTING PLAN

THE BOLDT COMPANY
680 John Nolen Dr., Suite 120
Madison, WI 53713
(609) 250-6600

Pidgett
Rev. 1/13/11
City of Oak & Environmental Consulting, Inc. (CEC)
1000 Lincoln Highway, Suite 1000, Oak Ridge, TN 37830
www.pidgett.com

NO.	DATE	DESCRIPTION
1	01/13/2011	REVISION RECORD
2	01/13/2011	
3	01/13/2011	
4	01/13/2011	
5	01/13/2011	

Lighting layout diagram showing footcandle distribution with color-coded zones (red, blue, green).

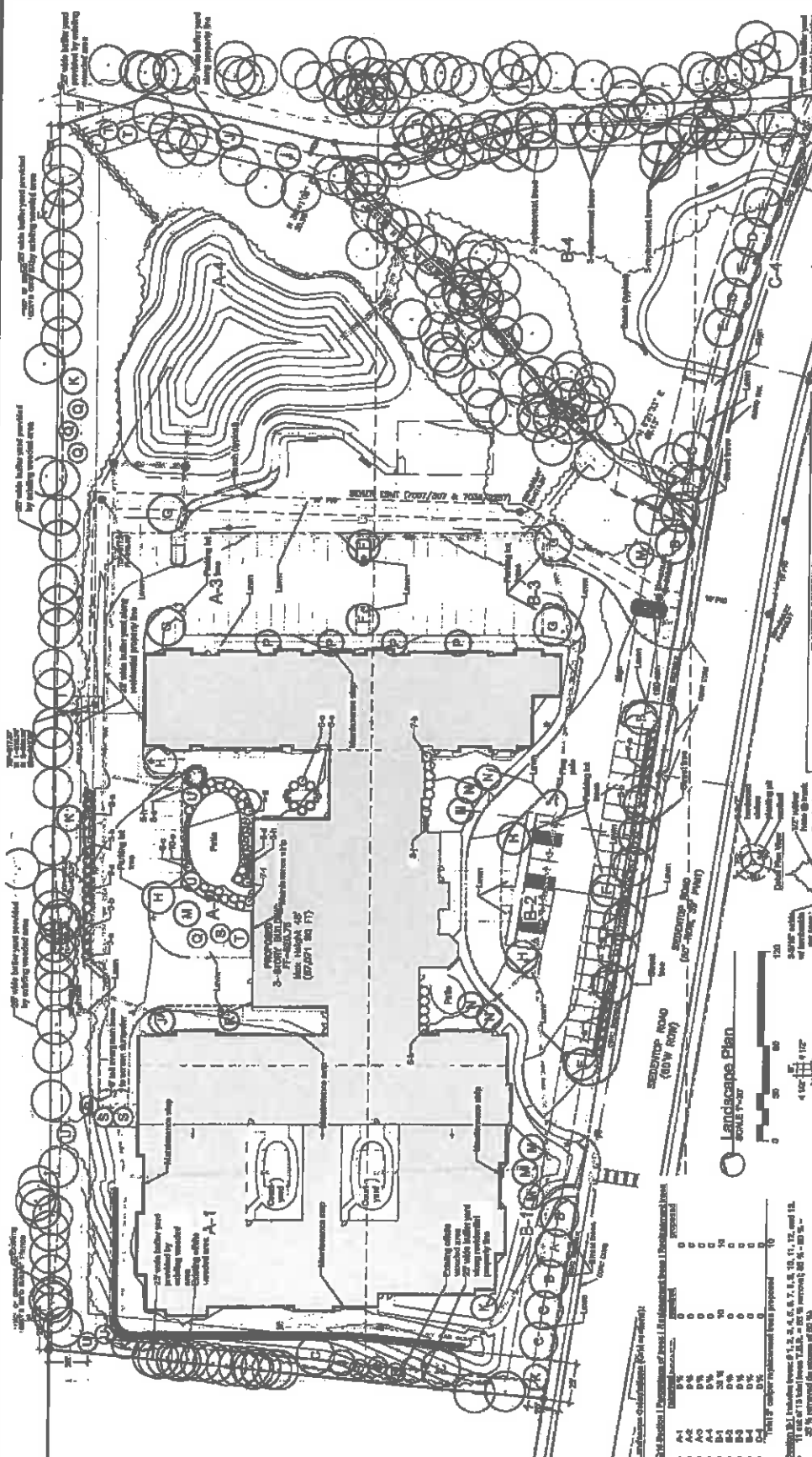
Lighting layout diagram showing footcandle distribution with color-coded zones (red, blue, green).

Lighting layout diagram showing footcandle distribution with color-coded zones (red, blue, green).

Site plan map showing property boundaries, roads, and surrounding areas.

LED 75000 LIGHT NOTES

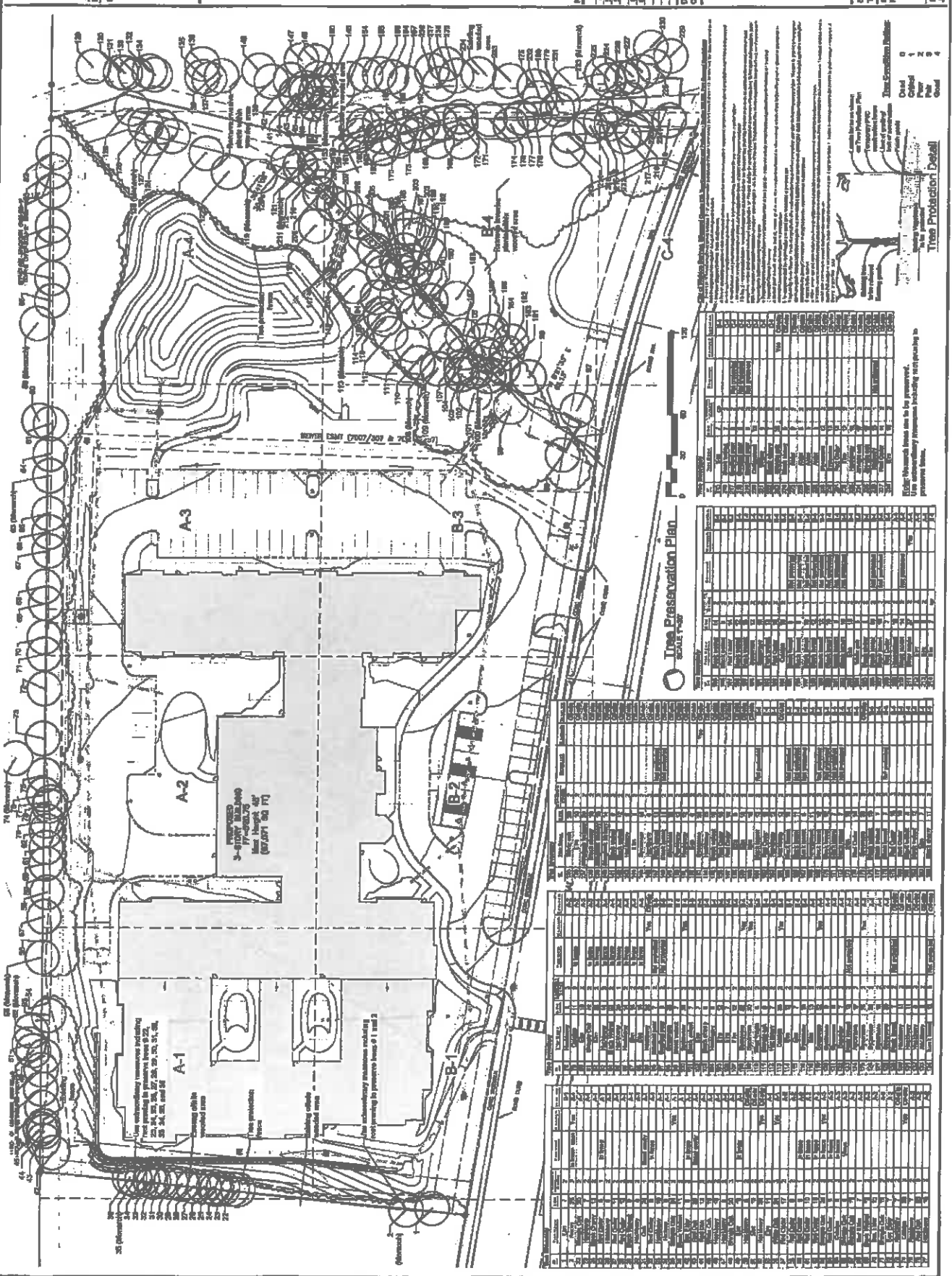
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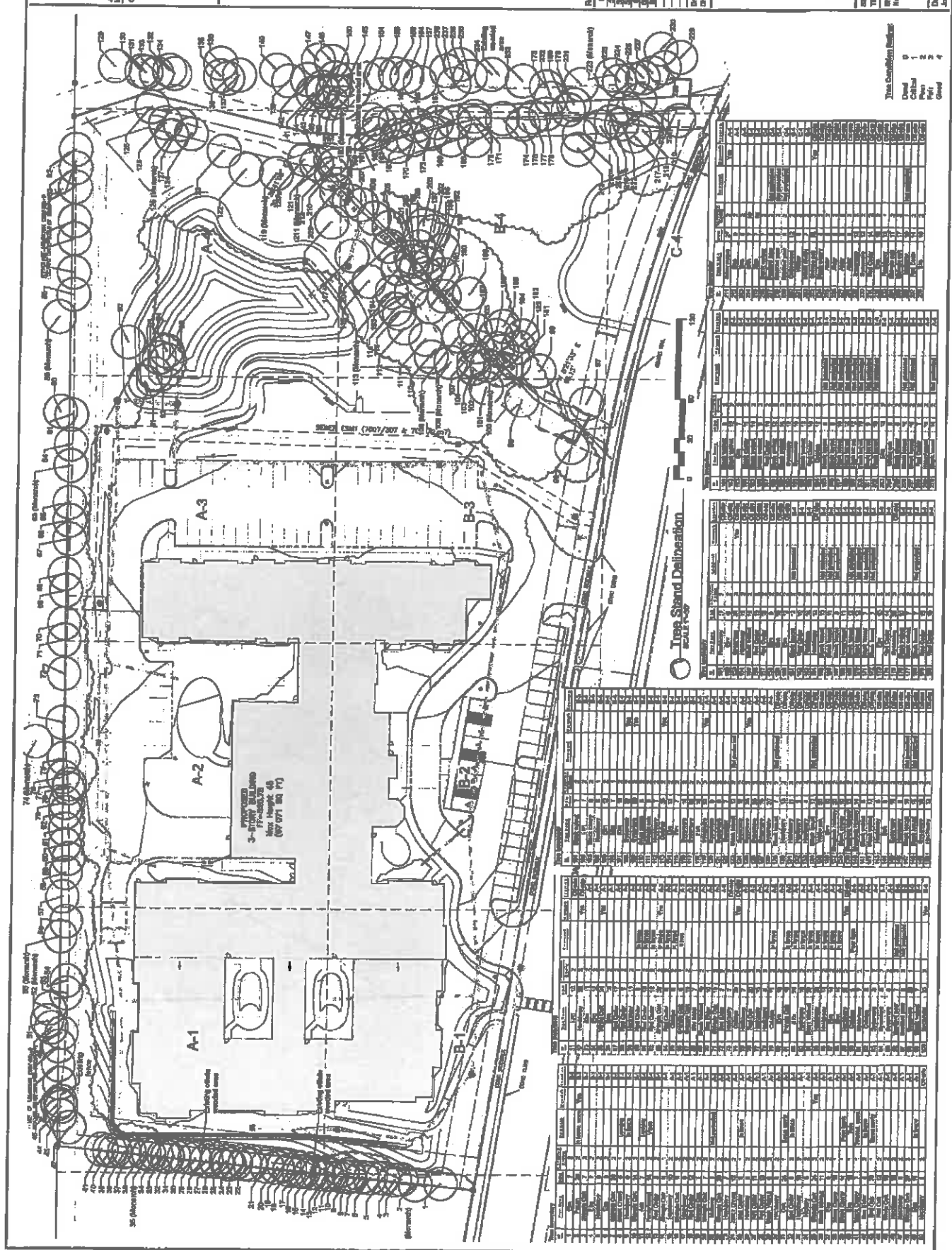


SRI Lanka		1979-80		1980-81	
EXPENDITURE		1979-80		1980-81	
	1979-80	1980-81		1979-80	1980-81
a	27	27	Grav Out	2.6	17.0 e.e.
b	29	29	Grav Out	2.6	17.0 e.e.
c	14	14	Grav Out	2.6	17.0 e.e.
d	14	14	Grav Out	2.6	17.0 e.e.
e	14	14	Grav Out	2.6	17.0 e.e.
f	14	14	Grav Out	2.6	17.0 e.e.
g	14	14	Grav Out	2.6	17.0 e.e.
h	14	14	Grav Out	2.6	17.0 e.e.
i	14	14	Grav Out	2.6	17.0 e.e.
j	14	14	Grav Out	2.6	17.0 e.e.
k	14	14	Grav Out	2.6	17.0 e.e.
l	14	14	Grav Out	2.6	17.0 e.e.
m	14	14	Grav Out	2.6	17.0 e.e.
n	14	14	Grav Out	2.6	17.0 e.e.
o	14	14	Grav Out	2.6	17.0 e.e.
p	14	14	Grav Out	2.6	17.0 e.e.
q	14	14	Grav Out	2.6	17.0 e.e.
r	14	14	Grav Out	2.6	17.0 e.e.
s	14	14	Grav Out	2.6	17.0 e.e.
t	14	14	Grav Out	2.6	17.0 e.e.
u	14	14	Grav Out	2.6	17.0 e.e.
v	14	14	Grav Out	2.6	17.0 e.e.
w	14	14	Grav Out	2.6	17.0 e.e.
x	14	14	Grav Out	2.6	17.0 e.e.
y	14	14	Grav Out	2.6	17.0 e.e.
z	14	14	Grav Out	2.6	17.0 e.e.
aa	14	14	Grav Out	2.6	17.0 e.e.
ab	14	14	Grav Out	2.6	17.0 e.e.
ac	14	14	Grav Out	2.6	17.0 e.e.
ad	14	14	Grav Out	2.6	17.0 e.e.
ae	14	14	Grav Out	2.6	17.0 e.e.
af	14	14	Grav Out	2.6	17.0 e.e.
ag	14	14	Grav Out	2.6	17.0 e.e.
ah	14	14	Grav Out	2.6	17.0 e.e.
ai	14	14	Grav Out	2.6	17.0 e.e.
aj	14	14	Grav Out	2.6	17.0 e.e.
ak	14	14	Grav Out	2.6	17.0 e.e.
al	14	14	Grav Out	2.6	17.0 e.e.
am	14	14	Grav Out	2.6	17.0 e.e.
an	14	14	Grav Out	2.6	17.0 e.e.
ao	14	14	Grav Out	2.6	17.0 e.e.
ap	14	14	Grav Out	2.6	17.0 e.e.
aq	14	14	Grav Out	2.6	17.0 e.e.
ar	14	14	Grav Out	2.6	17.0 e.e.
as	14	14	Grav Out	2.6	17.0 e.e.
at	14	14	Grav Out	2.6	17.0 e.e.
au	14	14	Grav Out	2.6	17.0 e.e.
av	14	14	Grav Out	2.6	17.0 e.e.
aw	14	14	Grav Out	2.6	17.0 e.e.
ax	14	14	Grav Out	2.6	17.0 e.e.
ay	14	14	Grav Out	2.6	17.0 e.e.
az	14	14	Grav Out	2.6	17.0 e.e.
ba	14	14	Grav Out	2.6	17.0 e.e.
bb	14	14	Grav Out	2.6	17.0 e.e.
bc	14	14	Grav Out	2.6	17.0 e.e.
bd	14	14	Grav Out	2.6	17.0 e.e.
be	14	14	Grav Out	2.6	17.0 e.e.
bf	14	14	Grav Out	2.6	17.0 e.e.
bg	14	14	Grav Out	2.6	17.0 e.e.
bh	14	14	Grav Out	2.6	17.0 e.e.
bi	14	14	Grav Out	2.6	17.0 e.e.
bj	14	14	Grav Out	2.6	17.0 e.e.
bk	14	14	Grav Out	2.6	17.0 e.e.
bl	14	14	Grav Out	2.6	17.0 e.e.
bm	14	14	Grav Out	2.6	17.0 e.e.
bn	14	14	Grav Out	2.6	17.0 e.e.
bo	14	14	Grav Out	2.6	17.0 e.e.
bp	14	14	Grav Out	2.6	17.0 e.e.
bq	14	14	Grav Out	2.6	17.0 e.e.
br	14	14	Grav Out	2.6	17.0 e.e.
bs	14	14	Grav Out	2.6	17.0 e.e.
bt	14	14	Grav Out	2.6	17.0 e.e.
bu	14	14	Grav Out	2.6	17.0 e.e.
bv	14	14	Grav Out	2.6	17.0 e.e.
bw	14	14	Grav Out	2.6	17.0 e.e.
bx	14	14	Grav Out	2.6	17.0 e.e.
by	14	14	Grav Out	2.6	17.0 e.e.
bz	14	14	Grav Out	2.6	17.0 e.e.
ca	14	14	Grav Out	2.6	17.0 e.e.
cb	14	14	Grav Out	2.6	17.0 e.e.
cc	14	14	Grav Out	2.6	17.0 e.e.
cd	14	14	Grav Out	2.6	17.0 e.e.
ce	14	14	Grav Out	2.6	17.0 e.e.
cf	14	14	Grav Out	2.6	17.0 e.e.
cg	14	14	Grav Out	2.6	17.0 e.e.
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cv	14	14	Grav Out	2.6	17.0 e.e.
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cy	14	14	Grav Out	2.6	17.0 e.e.
cz	14	14	Grav Out	2.6	17.0 e.e.
da	14	14	Grav Out	2.6	17.0 e.e.
db	14	14	Grav Out	2.6	17.0 e.e.
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dj	14	14	Grav Out	2.6	17.0 e.e.
dk	14	14	Grav Out	2.6	17.0 e.e.
dl	14	14	Grav Out	2.6	17.0 e.e.
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gt	14	14	Grav Out	2.6	17.0 e.e.
gu	14	14	Grav Out	2.6	17.0 e.e.
gv	14	14	Grav Out		

PASTING 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NEW PERSPECTIVE SENIOR LIVING RETAINING WALL

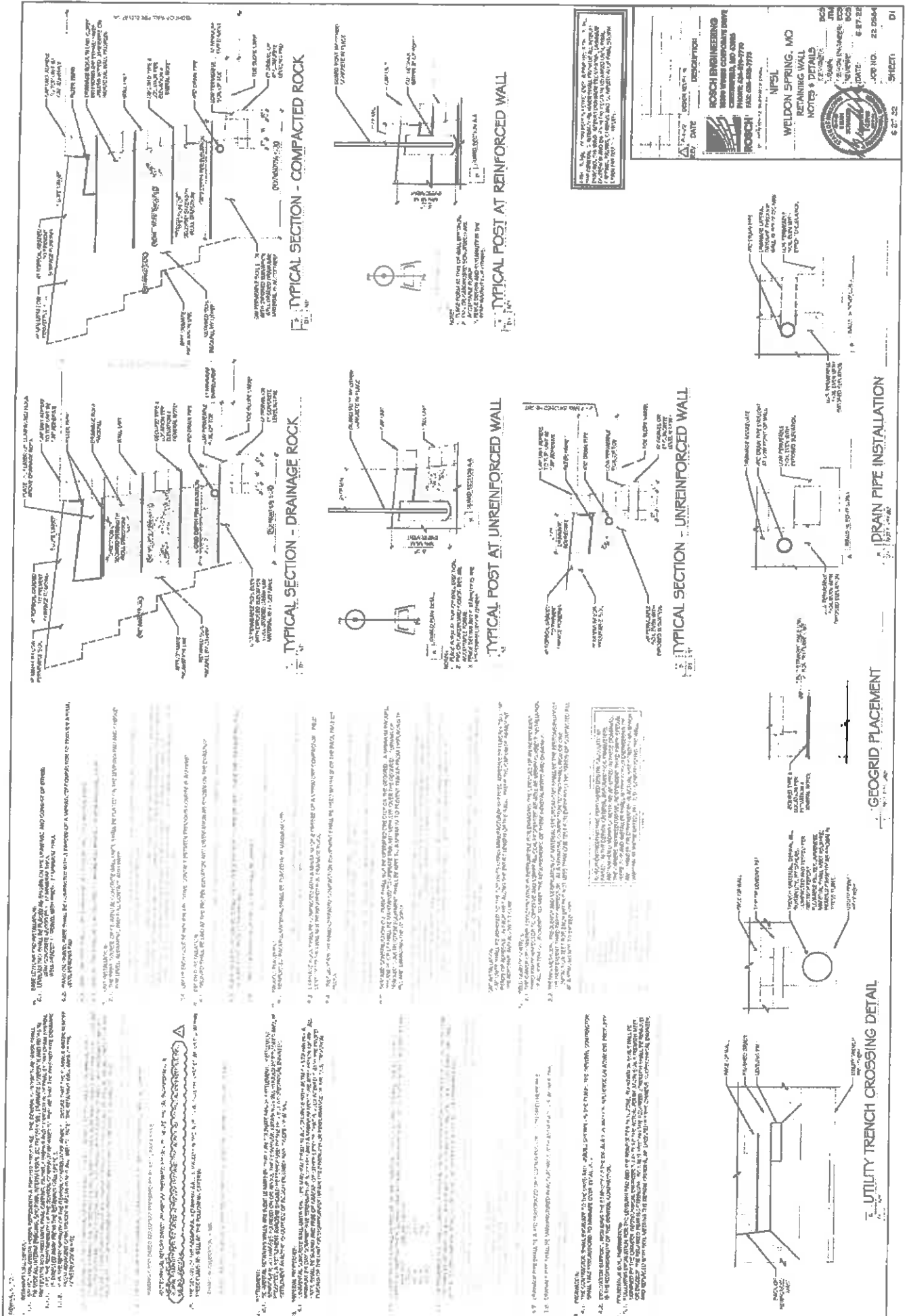


ROSCHE ENGINEERING 1000 WILSON CENTER DRIVE CHICAGO, IL 60606 PHONE: 312-644-7778 FAX: 312-644-7779		PROJECT NO.: DRAWING NO.: DATE:
PROJECT NAME: WELDON SPRING, MO RETAINING WALL COVER SHEET		DESIGNED BY: CHECKED BY: DATE:

NPSL
 WELDON SPRING, MO
 RETAINING WALL
 COVER SHEET

SHEET NO. 22 OF 24
 COVER

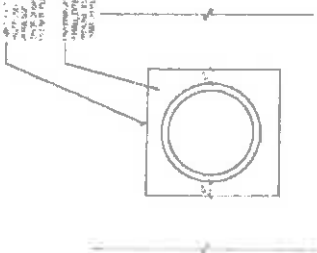
NOTE: ALL WALLS SHALL BE CONSTRUCTED TO A MINIMUM OF 12" TOLERANCE. THE WALLS SHALL BE CONSTRUCTED TO A MINIMUM OF 12" TOLERANCE. THE WALLS SHALL BE CONSTRUCTED TO A MINIMUM OF 12" TOLERANCE. THE WALLS SHALL BE CONSTRUCTED TO A MINIMUM OF 12" TOLERANCE.



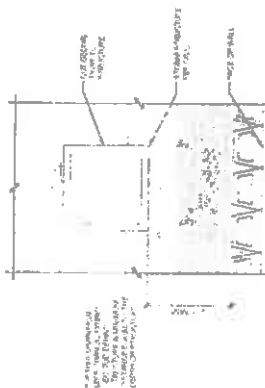
1.0	GENERAL NOTES	1.0
2.0	REINFORCED CONCRETE WALLS	2.0
3.0	UNREINFORCED WALLS	3.0
4.0	GEOTEXTILES	4.0
5.0	UTILITY TRENCH CROSSING DETAIL	5.0
6.0	DRAIN PIPE INSTALLATION	6.0
7.0	REINFORCED CONCRETE WALLS	7.0
8.0	UNREINFORCED WALLS	8.0
9.0	GEOTEXTILES	9.0
10.0	UTILITY TRENCH CROSSING DETAIL	10.0
11.0	DRAIN PIPE INSTALLATION	11.0

1. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE PROTECTED FROM WEATHER AND DAMAGE DURING CONSTRUCTION.

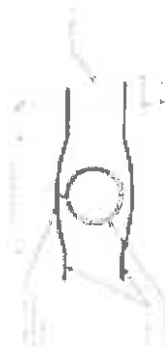
2. ALL CONCRETE SHALL BE CAST IN PLACE AND SHALL BE PROTECTED FROM WEATHER AND DAMAGE DURING CONSTRUCTION.



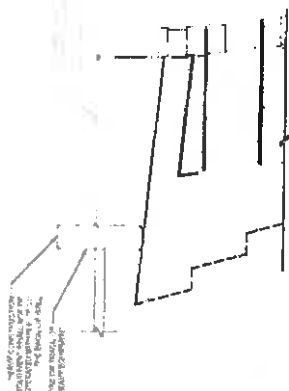
TYPICAL CONCRETE HEADWALL



TYPICAL SECTION - AT STRUCTURE



TYPICAL SECTION - AT PIPE



FLOW ELEMENT AT TOP OF WALL



TYPICAL CONCAVE CORNER DETAIL

FOR MORE INFORMATION
CALL 1-800-451-7243
WWW.451-7243.COM

451-7243
451-7243
451-7243



**AN ORDINANCE AMENDING SECTION 405.430 (B) (7) 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 89.050 of the Missouri Revised Statutes; and

WHEREAS, That That the Board of Alderman believe it is in the best interests of the residents of the City "to preserve and protect the character of the City by ensuring that new construction conforms to the City's character" as set out in Section 405.380 of the Municipal Code pertaining to the City's Architectural Review Commission; and

WHEREAS, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on November 6, 2023, and the Public Hearing held by the Board of Aldermen on November 9, 2023; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Section 405.430 (B) (7) 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.

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

SECTION 1: That Section 405.430 (B) (7) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and stricken] type):

405.430 Design Standards.

B. Residential and Multi-Family Buildings

7. Single-Family Residential Garages. All garages for single-family detached dwellings shall be side-entry or rear entry except: [~~for garages in the "AG" Agricultural District which shall be exempt from this requirement. Except in the "AG" Agricultural District, garage doors shall not be visible from the front elevation of a house.~~]

A. For residences built prior to the incorporation of the City of Weldon Spring, which was on November 8, 1984, which have a front entry garage so long as the proposed addition complies with setback regulations and

BILL NO. _____

ORDINANCE NO. _____

the existing grade if the topography of the property prevents the construction of a side or rear 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.

For corner lots with two (2) front yards, a garage shall be considered side entry if the garage doors are oriented at a right angle to the front elevation of the house, even if the garage entry faces the adjacent street. Garages should conform architecturally to **that of** the principal building and its environs. Carports are not a permitted accessory structure to single-family dwellings or attached single-family villas in Single-family residential areas.

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

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2023.

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: _____

**AN ORDINANCE AMENDING SECTIONS 415.080 (J) AND 415.110 (A) 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 89.050 of the Missouri Revised Statutes; and

WHEREAS, The Board of Aldermen have recently become aware of the proliferation of business and other signs that should be reasonably regulated, as well as the need for clarification in regard to compliance and enforcement; and

WHEREAS, The Board of Aldermen have also become aware of business signs that have appeared on residential lots based upon an incentive to the residential lot owners; and

WHEREAS, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on November 6, 2023, and the Public Hearing held by the Board of Aldermen on November 9, 2023; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Sections 415.080 (J) and 415.110 (A) 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.

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

SECTION 1: That Section 415.080 (J) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~bracket and stricken~~ type):

415.080 Allowed Sign Uses.

J. Election Signs

1. Zoning. Residential and non-residential.
2. Permit/Fee. No permit required, except the permission of the property owner; no fee required.

3. Sign Area. Election signs shall have a maximum sign area of six (6) square feet, except those fronting on State or Federal highways may be thirty-two (32) square feet.
4. Duration. Election signs may be displayed forty (40) days prior to and five (5) days after any election held within St. Charles County.
5. Number. Not more than **two (2)** ~~[one (1)]~~ election signs per individual candidate, **which may include multiple candidates on one sign**, and/or proposition shall be permitted ~~[per twenty five (25) feet width of]~~ **on** any lot.

SECTION 2: That Section 415.110 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

415.110 Enforcement; Violations And Penalties.

A. Enforcement

1. Notification. Once a sign is determined to be non-compliant, the owner or person in charge of the sign shall be notified by the City and informed that the sign must be removed or altered and/or repaired in a manner that will make the sign compliant.
2. Non-Compliant Permanent Signs. All non-compliant permanent signs shall be removed or brought into compliance by the owner within fifteen (15) days of notice by the City. If the owner fails to act after fifteen (15) days' notice to the owner of the property, such sign will be considered a violation, subject to the penalties described below.
3. Non-Compliant Temporary Signs. All non-compliant temporary signs on private property shall be removed or brought into compliance by the owner within three (3) days of notice by the City. If the owner fails to act after three (3) days' notice, such sign may be removed by the City, and the cost of the removal shall be charged to the owner of such sign. All non-compliant signs on road rights-of-ways are subject to immediate removal by the City without any notification
4. Prohibited Signs. All prohibited signs are subject to immediate removal by City staff without any notice or warnings being issued.
5. Sign Removal:~~[-All signs removed by City staff become City property and may be destroyed. The parties from whom the signs are taken will not be entitled to compensation or remuneration.]~~

BILL NO. _____

ORDINANCE NO. _____

- a. All signs removed by City staff become City property and may be destroyed. The parties from whom the signs are taken will not be entitled to compensation or remuneration.
 - b. Signs within the road right-of-way or which obstruct traffic view are subject to be removed summarily, without notice, by the City.
6. As Section 415.030 (D) – Off Premises., clearly restricts and limits off-premises signs, any business that is not in compliance with Section 415.030 (D) will be subject to enforcement procedures after a two-day notice from the City.

SECTION 3: That this ordinance shall be in full force and effect from and after its enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2023.

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	_____	_____	_____
Lickliden	_____	_____	_____

Absent: _____

**AN ORDINANCE AMENDING SECTIONS 415.020, 415.080 (C)
AND 415.090 (B) (2) 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, said notices of public hearings were published at least fifteen (15) days in advance of the Public Hearing held by the Planning & Zoning Commission on November 6, 2023, and the Public Hearing held by the Board of Aldermen on November 9, 2023; and

WHEREAS, the Planning & Zoning Commission has recommended the following changes to Sections 415.020, 415,080 (C), and 415.090 (B) (2) 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.

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

SECTION 1: That Section 415.020 of the Municipal Code is hereby amended as follows (added text is shown in boldface type):

415.020 Definitions.

Electronic Billboard

Any structure or portion thereof upon which alphanumeric characters, graphics or symbols defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area, including computer programmable, microprocessor controlled electronic displays and projected images or messages with these characteristics are utilized to advertise a person, thing, product or service not located or sold on the lot upon which the electronic billboard is placed.

SECTION 2: That Section 415.080 (C) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

415.080 Allowed Sign Uses.

C. Billboards/**Electronic Billboards**

- 1. Billboards and electronic billboards shall comply with Missouri State law and Federal law.**
- 2. Abandoned billboards/electronic billboards. Where a billboard structure does not include advertising information for the use of the billboard for a period of one hundred twenty (120) continuous calendar days, the billboard structure shall be deemed in violation of this Ordinance and shall be removed.**
- ~~1.~~ **3. Zoning. Non-residential only. A billboard may only be placed on lands zoned "PC" Planned Commercial District or "LI" Light Industrial District.**
- ~~2.~~ **4. Location. All billboards must be located within six hundred sixty (660) feet of the nearest edge of the right-of-way of an interstate or primary highway (as defined by the Missouri Department of Transportation), and the interstate or primary highway must not be a scenic roadway.**
- ~~3.~~ **5. State Statutes. The billboard shall, at a minimum, comply with all provisions of Sections 226.500 through 226.600, RSMo., as to size, lighting and other considerations.**
- ~~4.~~ **6. Size, Height And Mounting. The size, height and mounting of billboards shall be regulated by the following:**
 - a. The maximum area for any one (1) sign shall be eight hundred (800) square feet with a maximum height of thirty (30) feet and a maximum length of seventy-two (72) feet, inclusive of border and trim, but excluding the base or apron, supports and other structural members.
 - b. The maximum height of a billboard shall not exceed forty-five (45) feet above the natural grade where the sign is installed.
 - c. No sign shall be located on the roof of a building or on a non-sign structure.
 - d. Billboards may not be stacked such that a billboard sign face is placed immediately above or below another billboard sign face.
- ~~5.~~ **7. Fall Line Requirements. Any person, firm, partnership or corporation erecting or constructing a billboard shall provide a fall line equal to the height of said structure in a three-hundred-sixty-degree radius where no other structure or parking area is currently or in the future will be located.**
- ~~6.~~ **8. Separation Requirements. No billboard or any part of the billboard structure shall be erected:**
 - a. Within fifty (50) feet of the property line of the lot on which the billboard structure is located;

- b. Within two hundred (200) feet of any residentially zoned property;
 - c. Within fifty (50) feet of any existing building or parking area;
 - d. Within two hundred (200) feet of any park, playground, school, library or place of worship;
 - e. Within fifty (50) feet of an overhead power line;
 - f. Within one thousand four hundred (1,400) feet of another billboard.
- ~~7.~~ **9.** Permits. A permit from the City is required to erect a billboard, but no permit to allow a billboard to be newly erected shall be issued by the City without a permit issued by the Missouri Highways and Transportation Commission.
- ~~8.~~ **10.** Inspection Reports. Whenever a billboard is erected or maintained within the City, the owner of such billboard shall cause an inspection of it by a civil engineer at least every five (5) years, and a copy of the inspection report shall be submitted to the City Administrator.

11. Standards for Electronic Billboards

- a. Location and Spacing. Electronic billboards shall meet all requirements for location and spacing found in Section 415.080.C Billboards/Electronic Billboards except that:**

- 1. No electronic billboard shall be erected, located or placed within two thousand six hundred forty (2,640) feet of another electronic billboard on either side of Interstate Highway 64. This distance shall be measured along the nearest edge of the pavement at points directly opposite the electronic billboard along each side of the highway and shall apply to electronic billboards located on either side of the highway in computing the distance between electronic billboards.**
 - 2. No electronic billboard shall be erected, located, or placed within six hundred sixty (660) feet of the nearest edge of the right-of-way of State Highway 94.**
 - 3. No electronic billboard shall be located within two hundred fifty (250) feet of an existing on-premise monument electronic display sign.**
- b. Duration of Message. The electronic billboard image of any portion thereof shall have a minimum duration of at least ten (10) seconds and shall be a static display. No portion of the image may flash, scroll, twirl, change color, or in any manner imitate movement.**

- c. Transition of Message.** Where the electronic billboard image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.
- d. Video Display Prohibited.** No portion of any electronic billboard may change its message or background in a manner or by a method of display characterized by motion or pictorial imagery, or depict action or a special effect to imitate movement, or the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion or the illusion of moving objects, moving patterns or bands of light or expanding or contracting shapes.
- e. Brightness and Illumination.**

 - 1. Brightness.** The electronic billboard sign shall not exceed a minimum of five thousand (5,000) nits (candelas per square meter) during daylight hours and a maximum illumination of four hundred (400) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.
 - 2. Fluctuating or Flashing Illumination.** No portion of any electronic billboard may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles, or that in any manner creates the illusion of movement.
 - 3. Dimmer Control.** Electronic billboards shall be equipped with an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between sundown and sunrise.
- f. Audio.** Audio speakers are prohibited in association with an electronic billboard.
- g. Text Size Requirements.** Every line of copy and graphics displayed on an electronic billboard shall be at least twelve (12) inches in height on a road with a speed limit of forty-five (45) miles per hour or greater and fifty-four (54) miles per hour or less, and at least fifteen (15) inches in height on a road with a speed limit of fifty-five (55) miles per hour or greater.
- h. Malfunction and Non-Compliance.** Electronic billboards shall be designed and equipped to freeze the device in one (1) position if a malfunction occurs. The electronic billboards shall be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner shall immediately stop the dynamic display when notified by the City that it is not complying with standards of this code.

- i. **Provision of Community and Public Service Messaging.** The owner of an electronic billboard shall enter into an agreement with the City to provide the City no less than five (5) hours [one thousand eight hundred (1,800) ten (10) second spots] per month per electronic billboard in the City or community and public service messages at such times as shall be determined by the City.
- j. **I-64 Corridor Billboard Replacement.** The owner of a billboard existing on the effective date of this Section may, by application which must meet all current applicable billboard/electronic billboard regulations, relocate the billboard structure for the purpose of installing an electronic billboard; provided all the following performance standards are satisfied:
 1. The property upon which the billboard is located shall be directly adjacent to Interstate 64 right-of-way;
 2. All existing billboards and on-premise monument electronic display signs and their supporting structures shall be permanently removed from the property upon which the electronic billboard is to be located prior to the issuance of a Multi-Purpose Land Use (Sign) Permit for the electronic billboard;
 3. No on-premise monument electronic display sign or billboards shall be located on the property upon which an electronic billboard is located;
 4. The electronic billboard shall be located on the same property, within the property boundaries existing upon the effective date of this Section, and within two hundred fifty (250) feet of the existing billboard being replaced;
 5. The property upon which the electronic billboard is located shall consist of a lot not less than five (5) acres in size.
 6. The maximum number of sign faces or surfaces permitted on the electronic billboard shall not exceed two (2).

SECTION 3: That Section 415.090 (B) (2) of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in ~~[bracket and stricken]~~ type):

415.090 Permits, Fees, And Variances.

B. Fees. Fees are required for all sign permits, unless otherwise noted in Section 415.070 or 415.080. The fee for sign permits shall be two dollars (\$2.00) per

BILL NO. _____

ORDINANCE NO. _____

square foot of sign area except that:

1. The minimum fee for any sign permit shall be thirty dollars (\$30.00);
2. For a billboard the City shall charge a[n-initial] fee of five hundred dollars (\$500.00) for the [initial] inspection to assure compliance with the City wind load and electrical requirements when the sign is first erected [~~and shall charge a one-hundred-dollar annual business tax for the inspection of such sign~~].

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

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS _____ DAY OF _____ 2023.

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: _____