



**CITY OF WELDON SPRING  
PLANNING & ZONING COMMISSION  
ON MONDAY, JUNE 6, 2022, 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 June 6, 2022, 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. APPROVAL OF MINUTES:**
  - A. May 2, 2022 – Planning & Zoning Regular Meeting
  - B. May 4, 2022 – Planning & Zoning Work Session (at Persimmon Woods Golf Course)
- 5. VISITOR’S/PUBLIC COMMENT**
- 6. REPORT OF THE BOARD OF ALDERMEN**
- 7. UNFINISHED BUSINESS**
  - A. Conditional Use Permit Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility)
  - B. Area Plan Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility)
- 8. NEW BUSINESS:**

None
- 9. ADJOURNMENT**

**ZOOM MEETING INSTRUCTIONS:**

Time: June 6, 2022, at 07:30 PM

Zoom link:

<https://us02web.zoom.us/j/81724593722?pwd=dWNSK0p4TkFEcXd6NmVWVmNDcEdjZz09>

Meeting ID: 817 2459 3722

Passcode: 060622

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

Meeting ID: 817 2459 3722

Passcode: 060622

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION  
MAY 2, 2022**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, May 2, 2022, 2019 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 Commissioner Szilasi.

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

|                       |                      |
|-----------------------|----------------------|
| Commissioner Eash     | Commissioner Heyl    |
| Commissioner Marstall | Commissioner Nabholz |
| Commissioner Reiter   | Alderman Martiszus   |
| Mayor Lickliger       | Chairman Szilasi     |

Commissioners Castrop, Foster and Halbrook were absent. A quorum is present.

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

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES:** Mayor Lickliger made a motion to approve the September 13, 2021, regular meeting minutes as written, seconded by Commissioner Nabholz. The motion passed with 8 ayes.

Mayor Lickliger made a motion to approve the March 16, 2022, Conceptual/Sketch Plan Review meeting minutes as written, seconded by Commissioner Nabholz. The motion passed with 8 ayes.

**PUBLIC HEARING:**

**Consideration of a Conditional Use Permit & Area Plan for “New Perspective of Weldon Spring for the purpose of allowing a “Nursing & Residential Care Facility” at 400**

**Siedentop:** Chairman Szilasi opened up the public hearing. There was one communication message sent to the City Clerk on April 24 from the owners at 903 Hemingway Drive, which voice support for the project. Also, Benjamin Kent, from Persimmon Woods Golf Club, sent a letter to the City Planner on April 27, which outlined the club’s concerns with the project.

Both comments were distributed to the Commissioners prior to the meeting. Furthermore, the comments have been submitted into the public record by being attached to the minutes.

Benjamin Kent stated that he has a fiduciary responsibility to speak for all the members associated with Persimmon Woods. Mr. Kent stated the three concerns are the members’ sight line view from the 18<sup>th</sup> hole, erosion from storm water runoff, and noise.

Chairman Szilasi suggested to schedule a Work Session for 1:00 PM on May 4, 2022, at Persimmon Woods. This would give the commissioners a chance to tour the property line and get a better understanding of the concerns from Persimmon Woods.

Chairman Szilasi closed the public hearing.

**NEW BUSINESS:**

**Conditional Use Permit & Area Plan Discussion – “New Perspective of Weldon Spring” (Nursing & Residential Care Facility):** Chris Buday, from the Boldt Company, made a presentation on the proposed Nursing & Residential Care facility at 400 Siedentop Road. The presentation included a company overview, pictures from other developments, the company’s care model, and the benefits to the community.

Mr. Buday indicated that height of the proposed building is 51 feet high, which is higher than the current tree line and higher than the City’s requirement without approval from the Board of Aldermen. He added that they are working with Persimmon Woods to alleviate some of their concerns.

Alderman Martiszus asked about the parking for the employees. Mr. Buday stated that there could be approximately 35 employees on site during peak time, which is during a shift change. There was a lengthy discussion about parking and employees.

The construction cost of the building is \$26 million.

Mayor Lickliger wanted the applicants to be aware of the Architecture Review Commission (ARC) standards as they continue the process.

Mr. Lauer (City Planner) added that the developers received comments from staff last week and staff has not reviewed the revised area plan, which was submitted earlier today. A brief discussion took place.

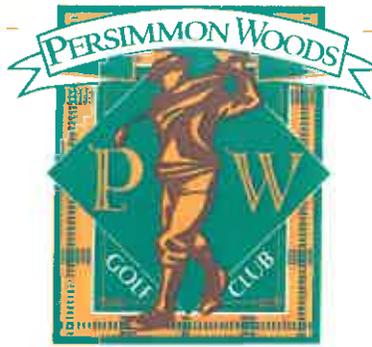
Commissioner Nabholz made a motion to table the recommendation on the Conditional Use Permit (CUP) and the Area Plan for New Perspective of Weldon Spring until the Planning & Zoning Commission meeting on June 6, seconded by Commissioner Eash. The **motion carried** with 8 ayes.

**ADJOURNMENT:** Mayor Lickliger made a motion to adjourn the meeting at 8:26 PM, seconded by Commissioner Nabholz. The motion passed with 8 ayes.

Respectfully submitted,

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William C. Hanks  
City Clerk



**EXECUTIVE SUMMARY**



April 27, 2022

City of Weldon Spring  
5401 Independence Road  
Weldon Spring, MO 63304

Attention: Mr. Steve Lauer, City Planner  
Mr. Tom Szilasi, Chairman, Planning & Zoning  
Mr. John Eash, Commissioner  
Mr. Larry Halbrook, Commissioner

Re: Proposed Development at 400 Siedentop Road

Dear Weldon Spring Leadership Team:

I respectfully request that the entirety of this letter be entered into the formal comments and minutes of the Planning and Zoning Commission Meeting scheduled for May 2, or any subsequent meeting in the event the meeting on May 2 is rescheduled.

Persimmon Woods has three major concerns in regard to the proposed development at 400 Siedentop Road. The concerns are all equally-important to us:

- Visibility of the new building from our private golf course, which will detract from our Member's Experience
- The additional water which will flow into Crooked Creek, just feet from our property, causing significant erosion, costing our Club thousands of dollars in repairs to creek beds and bridges
- The potential for noise from day-to-day operations from the proposed development, again, detracting from our Member's Experience

Below, is a comprehensive letter delineating these concerns in greater detail and providing some suggestions and recommendations which we believe would alleviate some of these concerns.

Thank you for your service to our community and for giving me the opportunity to present this to you.

Be well,

Benjiman Kent  
Partner, General Manager & Director of Golf

building would be highly visible from our 18<sup>th</sup> hole, distracting from the view we have enjoyed for years, and negatively impacting the experience of our Members during their final experience of their round. This is not a memory we want our Members to leave with and the potential long-term impact of this upon our business is negative.

To address these concerns, Persimmon Woods Golf Club would respectfully request the following:

- Permission to enter the adjacent property and utilize a drone, or other measuring device, in effort to accurately calculate the specific location of the proposed three-story portions of the building, so we can more accurately estimate how it would potentially be visible from our property. Once it is built, it is obviously too late. Based upon these findings, we may have additional concerns.
- Should construction proceed, we would ask that the city require and the developer agreeing to move the building as close to Siedentop Road as possible, with all parking located behind the building, near the property line shared with Persimmon Woods.
- Should construction proceed, all trees above 10' in height that lie within 30' of the respective property lines be left in place, both during and after construction.
- After removal of undesirable ground clutter on the developed property, such as honeysuckle and brush, a natural barrier of trees, shrubs or the like, be erected on the developed property and on Persimmon Woods property, at the developer's expense, to eliminate as much of the viewable portion of the proposed building as possible, from the 18<sup>th</sup> hole vantage point.

Our second major concern regarding the proposed development is the likelihood for a significant increase in erosion along our creek beds and bridges. Crooked Creek runs through the property upon which the development is proposed and then immediately on to Persimmon Woods Golf Club. It appears that the drainpipe which would discharge excess water from the proposed retention pond is less than 15' from our property line and 30' from an essential bridge on our course.

With the almost certain significant influx of water that would be discharged into Crooked Creek as a result of the proposed development, it would only be a matter of months before Persimmon Woods would have to bear the significant costs of repairs and reinforcements to the creek beds and bridges on our property.

With the significant construction and development in our area over the past 25 years, Persimmon Woods has already had to bear the cost of creek and bridge reinforcement because of increased waterflow – a cost well into the six-figures. A development adjacent to us has the potential to exacerbate this hardship for us in an accelerated manner. We do not feel like we should absorb any costs from the development on an adjacent property.

Therefore, here is what we are requesting in regard to this specific concern:

- A study by a hydrologist selected by Persimmon Woods, and paid by the developer, who would delineate the impact of the new development on Persimmon Woods Golf Club. We would then potentially amend our request regarding this concern, based upon the findings, and/or
  - The construction of a 40' long, 9' high gabion basket wall in the creek bed which would absorb the impact of the initial water from the retention pond discharge pipe. We also request significant reinforcement of the bridge on Hole # 18, with the reinforcements subject to Persimmon Woods' approval and satisfaction.



A final concern related to the operation of the proposed development that has to do with traffic from deliveries, frequent moves in and out, services such as waste removal, and the noise associated with this part of the business. Therefore, we are requesting the following consideration:

- An enforceable agreement that indicates all deliveries and trash pickup will occur before 10:00 a.m. This would minimize any noise pollution our Members might experience while playing the 18<sup>th</sup>, and final hole, of their round of golf. Golf is a quiet sport which requires concentration.

In conclusion, we are confident that in our (almost) 25 years of operation, Persimmon Woods Golf Club has enhanced the Weldon Spring community and the value of our neighbor's respective properties. How many municipalities in Missouri can boast being the home to a Top-Five Club? To the best of my knowledge, our existence has never had any negative impact on any of our neighbors. If the proposed development comes to fruition without the concerns delineated above being addressed, the risk of harm to our business, and subsequent impact on our community is significant.

Respectfully,



Benjiman Kent

Partner, General Manager & Director of Golf

CC: Mr. Brian Colby  
Director of Preconstruction  
Iconica  
901 Deming Way  
Madison, WI 53717



## City Clerk

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**From:** Pam Ahlvers <pamahivers1@gmail.com>  
**Sent:** Sunday, April 24, 2022 4:00 PM  
**To:** City Clerk  
**Subject:** Planning Zoning Meeting May 10

My husband and I live at 903 Hemingway Lane and received notice of the request for Nursing and residential care by Farquhar Hussein. We both feel that **would** be a good use of the property.

Thank you,

Dan and Pam Ahlvers  
314-640-0155

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION WORK SESSION  
MAY 4, 2022**

**CALL TO ORDER:** Members of the Planning and Zoning Commission met with Benjamin Kent (General Manager & Director of Golf of Persimmon Woods Golf Club) at Persimmon Woods Golf Course, which is located at 6401 Weldon Spring Road. The meeting started at 1:00 PM on Wednesday, May 4, 2022.

Commissioner Eash, Commissioner Marstall, Commissioner Nabholz, Chairman Szilasi, and Alderman Martiszus were present. Also, present was Bill Hanks (City Clerk), Steve Lauer (City Planner), Alderman Clutter, and Doug Tiemann (Civil Engineer from CEC).

**BUSINESS FOR DISCUSSION:**

**Meeting at Persimmon Woods Golf Club (6401 Weldon Spring Road) to View the Site Landscape for the Proposed New Perspective of Weldon Spring from the Golf Club**

**Property:** Benjamin Kent took the meeting's attendees on a tour of the golf course's property line that abuts 400 Siedentop Road to gain a better understanding of the erosion issue and the potential of additional storm water discharge concern from Crooked Creek to the Persimmon Wood's property with the proposed Nursing & Residential Care Facility development at 400 Siedentop Road. A brief discussion took place.

Next, Mr. Kent took the attendees to the 18<sup>th</sup> fairway to explain his sight line concern. Mainly, the concern surrounds the height of the proposed building being higher than the natural tree line and how the building would be highly visible to their members. A brief discussion took place. Mr. Tiemann indicated that the developer would continue to work with the golf course to alleviate their concerns

The meeting ended around 2:05 PM.

Respectfully submitted,

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William C. Hanks  
City Clerk



# CITY OF WELDON SPRING

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

## STAFF REPORT

**To:** Planning & Zoning Commission

**Date:** 04/25/2021

**From:** City of Weldon Spring Staff

**Subject:** New Perspective of Weldon Spring CUP Request for a Nursing and Residential Care Facility

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

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Staff has reviewed an application submitted by “**Weldon Springs RE, LLC**” requesting a Conditional Use Permit (CUP #22-0020) to allow a Nursing and Residential Care Facility (New Perspective of Weldon Spring) at 400 Siedentop Road for compliance with the City’s Zoning Regulations and present the following report for your review and consideration.

### **PROJECT SUMMMARY:**

#### **Existing Zoning:**

- “PC” Planned Commercial

#### **Proposed Use:**

- According to Section 405.110 “PC” Planned Commercial Zoning District Regulations and the Land Use Table (Appendix A) Nursing & Residential Care Facilities are permitted as a conditional use. (See also NAICS Code: 62)
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#### **Area:**

- Parcel 1 – 5.99 acres
- Parcel 2 - 0.99 acres

## Adjacent Zoning:

- North – “RS-1” (Persimmon Woods Golf Club)
- South – Siedentop Road
- East – “RS-1/2” (Faith Church)
- West – “RS-1/2” (Vacant)

The contact purchaser, Boldt Capital, LLC serving as or acting on behalf of the owner, Ronald & Kathleen Vogt, has submitted a Conditional Use Permit Application for a business that will include congregate care (independent) living units, and assistant living/memory care units.

## REGULATORY COMPLIANCE SUMMARY

- 1) The following section of the Code of Ordinances of the City of Weldon Spring would regulate the performance standards for Nursing and Residential Care Facilities:

### Section 405.225 (E) Performance Standards for Conditional Uses

Nursing and Residential Care Facilities may be allowed in the "PR," and "PC" zoning districts based on the following criteria:

1. Shall be on a site of at least five (5) acres.
2. The density of development (for apartment-type units) within a Nursing and Residential Care Facility shall not exceed fifteen (15) dwelling units per acre. Living units with cooking facilities shall count as one (1) dwelling unit and living units without cooking facilities shall count as two-thirds (2/3) of a dwelling unit for purposes of calculating the density of development.
3. Nursing and Residential Care Facilities shall be primarily residential in character; however, for Assisted Living, Congregate Care, Residential Care, & Skilled Nursing Facilities, centralized eating facilities for residents of the facility, medical facilities and similar uses associated with the long- or short-term care of patients may be included.
4. An accessible elevator is required for structures with two or more floors.
5. In compliance with other additional reasonable requirements designed to protect the safety and general welfare of adjoining landowners and other residents of the City.

- 2) According to Article VIII, Off-Street Parking and Loading, the following restrictions apply:

A. Off-street parking shall be provided pursuant to the City Code (Section 405.295), which includes the following requirements.

1. Senior housing facilities: Provide one (1) parking space per dwelling unit.
2. Assisted Living, Residential Care, & Skilled Nursing Facilities (Uses Within NAICS

Code 623): Provide one (1) parking space for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.

3. Congregate Care Facility: Provide one (1) parking space per dwelling unit.

B. Lighting of the parking area shall conform to the requirements of the City Code.

Generally, lighting shall not cast onto adjacent properties or rights of way.

- 3) According to the "PC" Planned Commercial District regulations, in the Land Use Table a Nursing and Residential Care Facility are 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 April 15, 2022, and April 22, 2022, and mailed to all owners within 500' of the subject site on April 14, 2022, and public hearings were scheduled for the May 2, 2022, Planning Commission Meeting and the May 10, 2022 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.

**Yes.** The Comprehensive Plan designates the subject site as Old Town, which is intended for limited residential, retail, office, commercial services, hospitality and entertainment, parks and institutional uses.

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

**Yes.** The site has been vacant and used for agricultural purposes. The surrounding properties on Sientop Road and Weldon Spring Road are being used as a church (Faith Church of Weldon Spring), multi-family dwellings (The Trace Apartments), vacant ground to the west, a future City Park across the street, and a golf course (Persimmon Woods Golf Club) to the north. The improvement of this site for a nursing and residential care facility would not have any negative impact on property values. This use will have limited impact on the school district, yet grow the city population as well as attract visitors to the City who will purchase fuel and other retail items.

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.

**Yes.** The proposed building. Which has a maximum of three (3) floor levels, would be consistent with the adjacent Trace Apartments, which also contains three (3) story buildings.

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.

**Yes.** The vehicular trip generation study completed by Civil & Environmental Consultants, Inc. (CEC) is acceptable as the hourly peak trip generation is less than fifty (50) trips.

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.

**Yes.** The use would be almost housed completely inside the building. The closest single-family residence is over 400 feet from the proposed nursing and residential care facility. The current number of off-street parking spaces would be one hundred (100). Some ambient noise would be generated by in the parking lot and the residents that go outdoors; however, noise levels would not be anticipated to create a nuisance.

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.

**Yes.** Lighting would be restricted to not create a negative impact on adjacent properties.

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

**Yes.** A concept Landscape plan shall be prepared. The Planned Commercial (PC) Zoning District states:

**Green Space:** At least thirty-five percent (35%) of the site shall consist of high-quality landscaping, pedestrian-ways, outdoor gathering areas, buffering, and preserved natural woodlands, creeks, and topography.

**Buffer Yards:** Twenty-five (25) feet when abutting a tract of land being used or zoned for single-family purposes in accordance with Section 405,250(E).

**Section 405,250(E)(5) - Sites Abutting Residentially Zoned Property:** Any site in a non-residentially zoned district that abuts a single-family zoning district or a single-family use in a "PR" District shall provide a buffer yard adjacent to such single-family zoned or used property. Buffer yards shall be at least twenty (20) feet in width and devoted entirely to landscape material, including trees, bushes, grasses, fences, walls and berms.

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.

**Yes.** With the increasing number of elderly citizens that are in need of nursing and residential care, the demand for these types of facilities will only increase in the future. According to the Health & Human Service Department (HHS), an estimated sixty-nine percent (69%) of Americans will require long-term care services at some point in their

lives for an average of about three (3) years. By the year 2030, 1 in 5 Americans is projected to be 65 years old and over. As the number of seniors in Missouri grows so will the demand for quality long term care.

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

**Yes.** Schools and hospitals would not require special protection from a nursing care facility. It is advantageous to have a hospital that is as close as Progress West to provide emergency medical care as it is needed.

According to Article IX, No conditional use permit shall be recommended by the Commission if the written findings of fact do not respond favorably to each of the aforementioned standards. Additional items that must be addressed is the aisle width on the side of the building and the requirement for additional off-street parking spaces.

The following conditions are recommended for Conditional Use Permit #22-0020:

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.

## **ACTION**

After considering the evidence provided during the public hearing, the opinions of law, and findings of fact, the Planning Commission shall make a motion to approve, approve with conditions or deny the Conditional Use Request. A written description responding to each of the nine (9) finding of fact shall be provided and referenced in the Planning Commission's motion.

The Planning Commission shall provide their report and recommendation to the Board within ninety (90) days of the close of the Public Hearing. If the Planning and Zoning Commission fails to file said report and recommendation with the Board of Aldermen within ninety (90) days, the application shall be forwarded to the Board of Aldermen with a favorable recommendation.



# CITY OF WELDON SPRING

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## STAFF REPORT

To: Planning & Zoning Commission Date: 05/31/22

From: Steve Lauer, City Planner

Subject: Area Plan – New Perspective of Weldon Spring

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

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The third revision of the New Perspective of Weldon Spring Area Plan was received on May 31, 2022. After review by the City Planner and City Engineer it was determined that the requested changes had been made. The only discrepancy is that the parking calculations on the Area Plan do not match the numbers listed in the corresponding May 31, 2022, letter from Karl A. Schoenike, PE Project Manager. The total number of parking spaces is the same at 91 on both the Area Plan and the letter. In checking with Mr. Schoenike, he indicated that the calculations in his letter are correct, and they will be subsequently corrected on the Area Plan.

May 31, 2022

Steve Lauer  
City Planner  
City of Weldon Spring  
5401 Independence Road  
Weldon Spring, MO 63304

Dear Mr. Lauer:

Subject: New Perspective of Weldon Spring Area Plan  
CEC Project 321-712.0001

Thank you for your review of the Area Plans for the above-mentioned project. We have addressed your comments as follows:

1. The Revision Record on the Area Plan needs to be completed for each revision with the No, Date and Description. The first revision was omitted. On the first line put under the headings of NO., Date and Description the following: 1, 05/02/22, City Comments. Move what is currently on the first line to the second line and add the NO. as 2. [The revision block has been updated as requested.](#)
2. On the Area Plan the I from the ten (10) foot building line on the west side of the overall parcel is not visible due to the layer of existing elevations. The ten (10) foot building line label needs to be moved so that it does not conflict with the existing elevation number. [The 10' Building line label on the west has been moved to eliminate overlapping text.](#)
3. For the current parking calculations, the comment from the Boldt Company is that Assisted Living units may contain more than one bed. See new parking calculation which includes total Assisted Living beds (Memory Care beds included in total Assisted Living bed count). With the current off-street parking count there cannot be more than one bed in the Assisted Living units unless additional off-street parking spaces are added to accommodate the additional beds. [The proposed parking calculation shown are based on the maximum beds for the Assisted Living units.](#)

(Ordinance 21-10 Paragraph K):

4. Assisted Living, Residential Care, & Skilled Nursing Facilities (Uses within NAJCS Code 623): One (1) parking space for every five (5) beds plus one (1) space for every one (1) employee on the maximum shift.
5. Congregate Care Facility: One (1) parking space per dwelling unit.

#### Parking Calculation

##### Required Parking

- Congregate Care
  - 1 Space Per Independent Living Unit

- 35 Units \* 1 Space per Unit = 35 Spaces
- Assisted Living
  - 1 Space Per 5 Beds Assisted Living
  - 118 Beds \* 1 Space Per 5 Beds = 24 Spaces
- Employees
  - 1 Space Per Every Employee on Max Shift
  - 32 Employees \* 1 Space Per Employee on Max Shift = 32 Spaces
- **Total Parking Required: 91 Spaces**

Provided Parking

**91 Surface Parking Spots Provided, Including 6 H/C.**

4. On the Concept Landscape Plan the Kindred Spirit Oak cannot be utilized as a street tree under the heading of Canopy-shade trees as it is not on the approved street tree list. **Kindred Spirit Oak Tree removed from plans.**
5. On the Concept Landscape plan under the heading **Landscape Calculations** (Grid sections): Grid Section B-I has a listing that thirty-five (35) percent of the trees are to be removed. On the Tree Preservation Plan only two trees are listed in Section B-1, and they are both labeled as being preserved. Please list each of the trees that are to be removed as part of the thirty-five (35) percent of the total trees to be removed in that Section. If any monarch trees are to be removed in Section B-1, please include the reason for removal. A Tree Removal Permit shall be required prior to the removal of any monarch or any protected tree except as exempted by Section 235.030.A of the Code of Ordinances of the City of Weldon Spring. **15 out of 15 Monarch trees are proposed to be preserved. Note added to bottom of Tree Preservation Plan to state Monarch trees are to be preserved. Trees in section B-1 include: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13.**

Trees 1 and 2 are proposed to be preserved. Trees 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 are proposed to be removed.

35 % of trees are proposed to be removed in excess of 50 %.

Replacement trees provided by tree preservation in all other grid areas per City of Weldon Spring ordinance for tree removal credits.

Refer to 'Landscape Calculations (Grid sections)' on sheet L1.01 for more information.

6. In non-residential districts lighting fixtures, except for traffic signals, shall not exceed a height equal to or less than the value three plus (3+) (D/3) where D is the distance in feet to the nearest property boundary. In no case shall the fixture exceed a height of twenty- four (24) feet. **All the streetlights have been reduced from 24' to 23' except the light west of the ADA parking, it is shown at 20' to meet the light standard height requirements.**
7. Please note that Section 410.630 Public Uses will need to be met as a part of this development. Direct land to be reserved for dedication to the City of Weldon Spring will not be required as the suggested area is not acceptable due to its size being less than two (2) acres and it being impractical and impossible to secure additional lands. The City of Weldon Spring, will in lieu of a land donation request a cash donation. The Board of Aldermen shall require, prior to final approval of the subdivision plat, that the applicant deposit with the City Treasurer a cash payment in lieu of land reservation. **As requested by the City of Weldon Spring, the Applicant will agree to make a cash payment in lieu of a land donation, so long as the value of the cash payment is**

equivalent to the corresponding value (\$/ square foot) of the Applicants land multiplied by the required City of Weldon Spring land donation square footage.

#### Comments from the City Engineer

1. Parking Lot drainage — Where are the parking lot inlets? The flow line shows the water goes to the east side of the parking lot, a storm pipe is shown near the edge of the parking lot, but the inlets to drain the lot are not shown. **The inlet symbols have been revised to be more visible and all the inlets have been labeled.**
2. There is a roadway curb inlet in the west entrance. The roadway drainage system would need to be modified by moving the curb inlet. The city does not want a grated inlet in the approach as these are higher maintenance items with grates/bolts frequently being broken by trucks, snowplows, etc. Suggest shifting the entrance to the east to miss this curb inlet. Both front entrances and parking could be shifted to the right, so roadway drainage is not in conflict. **The existing inlet in the west entrance shall be removed. A new curb inlet is proposed just West of the cross walk that will be piped to the location of the removed inlet.**
3. Proposed Crosswalk — Will need standard signing per MUTCD. (Does this align with where the city would prefer crosswalk for future park?) **The Signs have been labeled at the cross walk. The exact location of the walk will be coordinated with the City during the construction plan review and approval phase.**

Thank you again for your review and comments. Please advise if any additional comments arise. You can reach me at 314.656.4591 or by email at kschoenike@cecinc.com.

Sincerely,

PICKETT, RAY & SILVER, INC., PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Karl A. Schoenike, PE  
Project Manager

Enclosures: Revised Area Plans

cc: the Boldt Company







Loomis Associates  
Landscape Architects  
1000 N. Grand Blvd.  
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Consultants:

# New Perspective Senior Living

Weldon Spring, Missouri

Revisions:

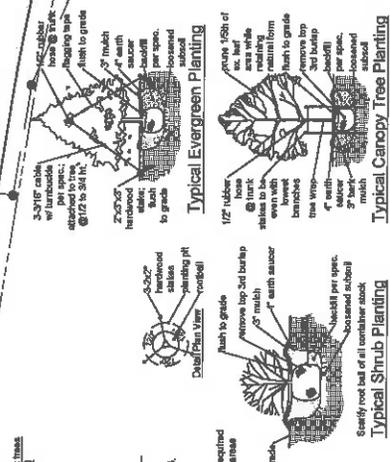
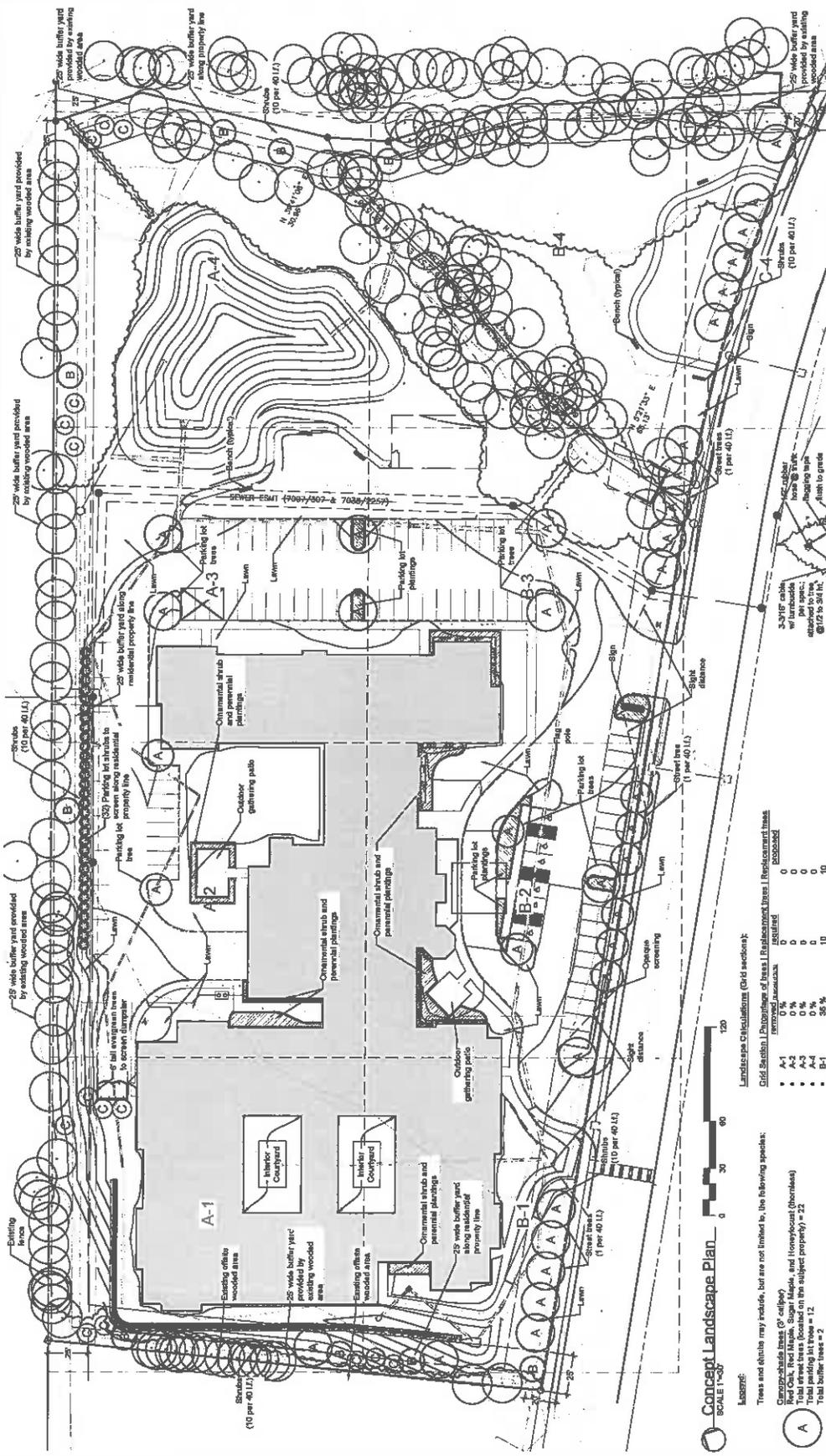
| Date  | Description   | No. |
|-------|---------------|-----|
| 07/22 | Site Comments | 1   |
| 08/22 | Site Comments | 2   |
| 08/22 | Site Comments | 3   |

Drawn: KP  
Checked: RB

Landscape Architects + Planners  
1000 N. Grand Blvd.  
St. Louis, MO 63103  
www.loomisassoc.com

Sheet: L1.01  
Title: Concept Landscape Plan

Date: 4/20/22  
Job #: 177104



**Landscaping Calculations (Old sections):**

| Site Station                                | Photograph of trees | Replacement trees | Replacement trees |
|---|---------------------|-------------------|-------------------|
|   | Estimated           | Required          | Estimated         |
| A-1   | 0%                  | 0                 | 0                 |
| A-2   | 0%                  | 0                 | 0                 |
| A-3   | 0%                  | 0                 | 0                 |
| B-1   | 35%                 | 10                | 10                |
| B-2   | 0%                  | 0                 | 0                 |
| B-3   | 0%                  | 0                 | 0                 |
| C-1   | 0%                  | 0                 | 0                 |
| C-4   | 0%                  | 0                 | 0                 |
| Total 3' caliper replacement trees proposed |                     | 10                | 10                |

**Landscaping Calculations:**

- Total site area = 304,113 s.f. (6.99 acre)
- Total green space area = 173,394 s.f. (3.96 acre)
- Total green space area = 57% of total site area
- 2.5% of parking area shall contain landscaped material
- Parking area = 49,240 s.f.
- 1,208 s.f. of landscaping required
- 49,240 s.f. x 2.5% = 1,231 s.f. of landscaping required
- 1,208 s.f. of landscaping proposed

- Legend:**
- Trees and shrubs may include, but are not limited to, the following species:
  - Group 1 trees (3' caliper): Red Oak, Red Maple, Sugar Maple, and Honeylocust (shortleaf)
  - Total trees = 12
  - Total planting lot trees = 12
  - Total buffer trees = 2
  - Group 2 trees (5' caliper): Sweetgum, Redbud, and Hornbeam
  - Total trees = 9
  - Group 3 trees (8' caliper): Honey Sycamore, Colorado Blue Spruce, Juniper, and Holly
  - Total trees = 12
  - Total buffer trees = 12
  - Total screening trees = 3
  - Shrub (2 gallon container size): Winterthur, Juniper, and Holly
  - Total shrub plants = 480
  - Ornamental shrub and Perennial Plantings (T.B.D.) = 3,382 s.f.
  - Painting lot plantings (T.B.D.)

Concept Landscape Plan  
SCALE 1"=30'





Weldon Spring, Missouri  
 63093-1000  
 Consultant:

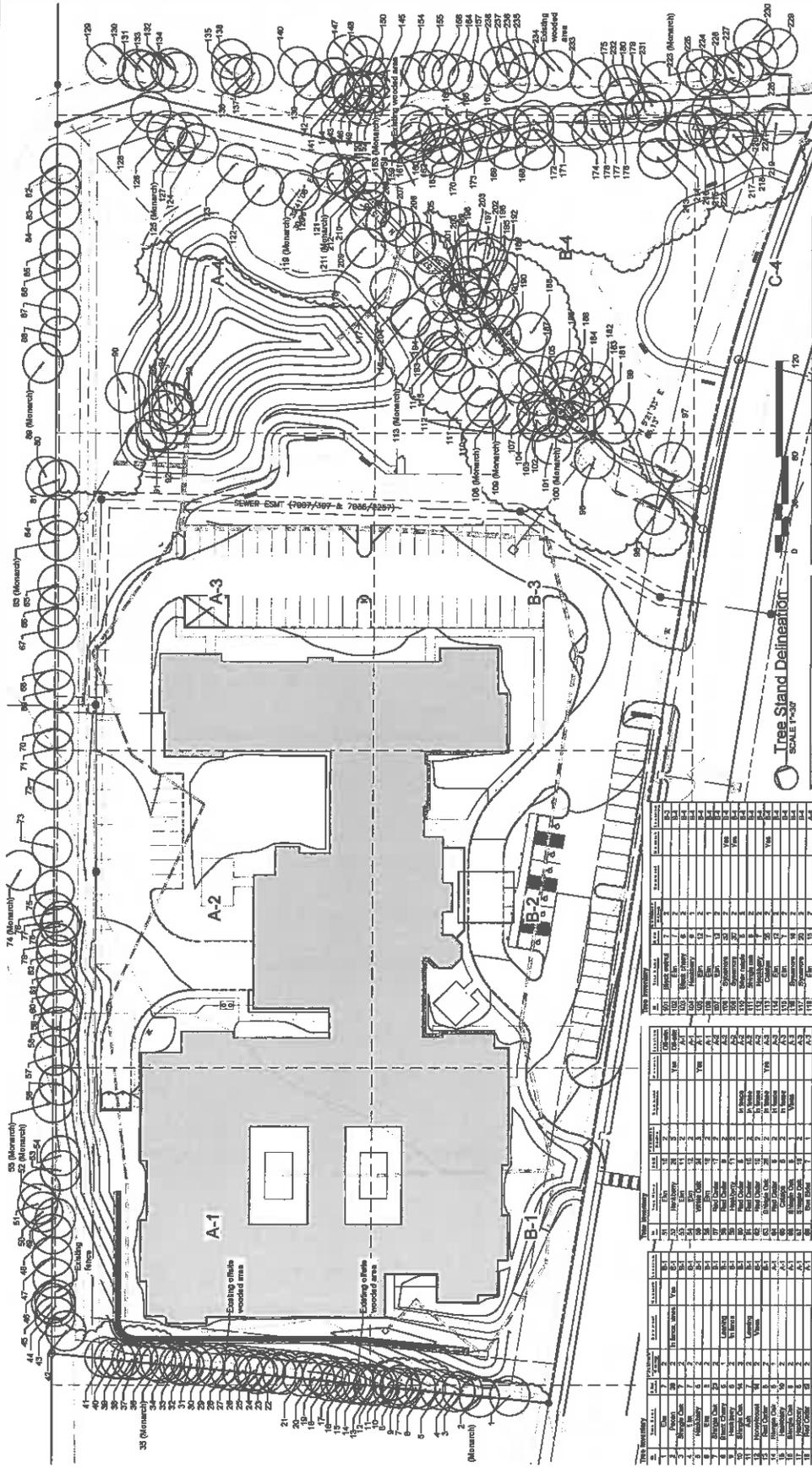
# New Perspective Senior Living

| Revisions: | Date     | Description   | No. |
|------------|----------|---------------|-----|
| 1          | 07/22/20 | City Comments | 1   |
| 2          | 07/22/20 | City Comments | 2   |
| 3          | 07/22/20 | City Comments | 3   |

Drawn: KCP  
 Checked: RS

Loomis Associates Inc.  
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 1000 N. 10th St.  
 Weldon Spring, Missouri 63093  
 License: State of Missouri # LC01000115

Sheet No.: TSD  
 Date: 6/26/22  
 Job #: 171.004



| Tree Inventory | Tree ID | Species   | DBH (in) | Height (ft) | Condition | Notes |
|----------------|---------|-----------|----------|-------------|-----------|-------|
| 1              | 1       | Red Oak   | 12       | 15          | Good      |       |
| 2              | 2       | White Oak | 10       | 12          | Good      |       |
| 3              | 3       | Black Oak | 8        | 10          | Good      |       |
| 4              | 4       | Red Oak   | 15       | 18          | Good      |       |
| 5              | 5       | White Oak | 12       | 15          | Good      |       |
| 6              | 6       | Black Oak | 10       | 12          | Good      |       |
| 7              | 7       | Red Oak   | 8        | 10          | Good      |       |
| 8              | 8       | White Oak | 12       | 15          | Good      |       |
| 9              | 9       | Black Oak | 10       | 12          | Good      |       |
| 10             | 10      | Red Oak   | 15       | 18          | Good      |       |
| 11             | 11      | White Oak | 12       | 15          | Good      |       |
| 12             | 12      | Black Oak | 10       | 12          | Good      |       |
| 13             | 13      | Red Oak   | 8        | 10          | Good      |       |
| 14             | 14      | White Oak | 12       | 15          | Good      |       |
| 15             | 15      | Black Oak | 10       | 12          | Good      |       |
| 16             | 16      | Red Oak   | 15       | 18          | Good      |       |
| 17             | 17      | White Oak | 12       | 15          | Good      |       |
| 18             | 18      | Black Oak | 10       | 12          | Good      |       |
| 19             | 19      | Red Oak   | 8        | 10          | Good      |       |
| 20             | 20      | White Oak | 12       | 15          | Good      |       |
| 21             | 21      | Black Oak | 10       | 12          | Good      |       |
| 22             | 22      | Red Oak   | 15       | 18          | Good      |       |
| 23             | 23      | White Oak | 12       | 15          | Good      |       |
| 24             | 24      | Black Oak | 10       | 12          | Good      |       |
| 25             | 25      | Red Oak   | 8        | 10          | Good      |       |
| 26             | 26      | White Oak | 12       | 15          | Good      |       |
| 27             | 27      | Black Oak | 10       | 12          | Good      |       |
| 28             | 28      | Red Oak   | 15       | 18          | Good      |       |
| 29             | 29      | White Oak | 12       | 15          | Good      |       |
| 30             | 30      | Black Oak | 10       | 12          | Good      |       |
| 31             | 31      | Red Oak   | 8        | 10          | Good      |       |
| 32             | 32      | White Oak | 12       | 15          | Good      |       |
| 33             | 33      | Black Oak | 10       | 12          | Good      |       |
| 34             | 34      | Red Oak   | 15       | 18          | Good      |       |
| 35             | 35      | White Oak | 12       | 15          | Good      |       |
| 36             | 36      | Black Oak | 10       | 12          | Good      |       |
| 37             | 37      | Red Oak   | 8        | 10          | Good      |       |
| 38             | 38      | White Oak | 12       | 15          | Good      |       |
| 39             | 39      | Black Oak | 10       | 12          | Good      |       |
| 40             | 40      | Red Oak   | 15       | 18          | Good      |       |
| 41             | 41      | White Oak | 12       | 15          | Good      |       |
| 42             | 42      | Black Oak | 10       | 12          | Good      |       |
| 43             | 43      | Red Oak   | 8        | 10          | Good      |       |
| 44             | 44      | White Oak | 12       | 15          | Good      |       |
| 45             | 45      | Black Oak | 10       | 12          | Good      |       |
| 46             | 46      | Red Oak   | 15       | 18          | Good      |       |
| 47             | 47      | White Oak | 12       | 15          | Good      |       |
| 48             | 48      | Black Oak | 10       | 12          | Good      |       |
| 49             | 49      | Red Oak   | 8        | 10          | Good      |       |
| 50             | 50      | White Oak | 12       | 15          | Good      |       |
| 51             | 51      | Black Oak | 10       | 12          | Good      |       |
| 52             | 52      | Red Oak   | 15       | 18          | Good      |       |
| 53             | 53      | White Oak | 12       | 15          | Good      |       |
| 54             | 54      | Black Oak | 10       | 12          | Good      |       |
| 55             | 55      | Red Oak   | 8        | 10          | Good      |       |
| 56             | 56      | White Oak | 12       | 15          | Good      |       |
| 57             | 57      | Black Oak | 10       | 12          | Good      |       |
| 58             | 58      | Red Oak   | 15       | 18          | Good      |       |
| 59             | 59      | White Oak | 12       | 15          | Good      |       |
| 60             | 60      | Black Oak | 10       | 12          | Good      |       |
| 61             | 61      | Red Oak   | 8        | 10          | Good      |       |
| 62             | 62      | White Oak | 12       | 15          | Good      |       |
| 63             | 63      | Black Oak | 10       | 12          | Good      |       |
| 64             | 64      | Red Oak   | 15       | 18          | Good      |       |
| 65             | 65      | White Oak | 12       | 15          | Good      |       |
| 66             | 66      | Black Oak | 10       | 12          | Good      |       |
| 67             | 67      | Red Oak   | 8        | 10          | Good      |       |
| 68             | 68      | White Oak | 12       | 15          | Good      |       |
| 69             | 69      | Black Oak | 10       | 12          | Good      |       |
| 70             | 70      | Red Oak   | 15       | 18          | Good      |       |
| 71             | 71      | White Oak | 12       | 15          | Good      |       |
| 72             | 72      | Black Oak | 10       | 12          | Good      |       |
| 73             | 73      | Red Oak   | 8        | 10          | Good      |       |
| 74             | 74      | White Oak | 12       | 15          | Good      |       |
| 75             | 75      | Black Oak | 10       | 12          | Good      |       |
| 76             | 76      | Red Oak   | 15       | 18          | Good      |       |
| 77             | 77      | White Oak | 12       | 15          | Good      |       |
| 78             | 78      | Black Oak | 10       | 12          | Good      |       |
| 79             | 79      | Red Oak   | 8        | 10          | Good      |       |
| 80             | 80      | White Oak | 12       | 15          | Good      |       |
| 81             | 81      | Black Oak | 10       | 12          | Good      |       |
| 82             | 82      | Red Oak   | 15       | 18          | Good      |       |
| 83             | 83      | White Oak | 12       | 15          | Good      |       |
| 84             | 84      | Black Oak | 10       | 12          | Good      |       |
| 85             | 85      | Red Oak   | 8        | 10          | Good      |       |
| 86             | 86      | White Oak | 12       | 15          | Good      |       |
| 87             | 87      | Black Oak | 10       | 12          | Good      |       |
| 88             | 88      | Red Oak   | 15       | 18          | Good      |       |
| 89             | 89      | White Oak | 12       | 15          | Good      |       |
| 90             | 90      | Black Oak | 10       | 12          | Good      |       |
| 91             | 91      | Red Oak   | 8        | 10          | Good      |       |
| 92             | 92      | White Oak | 12       | 15          | Good      |       |
| 93             | 93      | Black Oak | 10       | 12          | Good      |       |
| 94             | 94      | Red Oak   | 15       | 18          | Good      |       |
| 95             | 95      | White Oak | 12       | 15          | Good      |       |
| 96             | 96      | Black Oak | 10       | 12          | Good      |       |
| 97             | 97      | Red Oak   | 8        | 10          | Good      |       |
| 98             | 98      | White Oak | 12       | 15          | Good      |       |
| 99             | 99      | Black Oak | 10       | 12          | Good      |       |
| 100            | 100     | Red Oak   | 15       | 18          | Good      |       |

Tree Stand Delineator  
 SCALE: 1"=40'

