



**CITY OF WELDON SPRING  
PLANNING & ZONING COMMISSION  
ON MONDAY, MAY 2, 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 May 2, 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. September 13, 2021 – Planning & Zoning Regular Meeting
  - B. March 16, 2022 – Conceptual/Sketch Plan Review Meeting
- 5. VISITOR'S/PUBLIC COMMENT**
- 6. REPORT OF THE BOARD OF ALDERMEN**
- 7. PUBLIC HEARING:**
  - A. Consideration of a Conditional Use Permit for "New Perspective of Weldon Spring for the purpose of allowing a "Nursing & Residential Care Facility" at 400 Siedentop Road.
  - B. Consideration of an Area Plan for a Development known as New Perspective of Weldon Spring for a "Nursing & Residential Care Facility" at 400 Siedentop Road
- 8. NEW 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)
- 9. ADJOURNMENT**

**CITY OF WELDON SPRING  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 13, 2021**

**CALL TO ORDER:** The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, September 13, 2021, 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 Foster  
Commissioner Marstall  
Chairman Szilasi  
Mayor Licklider

Commissioner Castrop  
Commissioner Halbrook  
Commissioner Heyl  
Alderman Martiszus

Commissioners Reiter and Nabholz were absent. Also, present was Bill Hanks (City Clerk), and Steve Lauer (City Planner).

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

**APPROVAL OF MINUTES:** Commissioner Eash made a motion to approve the August 2, 2021, minutes as written, seconded by Commissioner Foster. The **motion carried** with 9 ayes.

**CITIZEN COMMENTS:**

**Janet Kolb, 300 Wolfrum Road:** She stated that she is speaking as a business owner (Kolb Grading) and not as an elected official. She stated that she found the language used for shipping containers to be very confusing. Furthermore, she believes the City needs to quit comparing the aesthetics of the light industrial park to the aesthetics of a residential subdivision. Moreover, she feels that these types of restrictions would create an unnecessary burden on businesses because the current shipping containers are not really a safety concern and the city would be asking thee business owners to spend labor hours and money to comply with the new restrictions.

**REPORT OF THE BOARD OF ALDERMEN:** Alderman Martiszus stated that the biggest thing the Board is working on is to approve the FY 2022 Budget.

**UNFINISHED BUSINESS:**

**Chapter 400 Zoning Code Change:** Steve Lauer (City Planner) briefly discussed all the changes to proposed Bill, which was recommended at the August 2, 2021, Planning & Zoning meeting. Commissioner Halbrook asked about the City stance on replacements of any shipping containers. It was decided that any shipping containers replaced would be treated like a new shipping container, which would be required to go through the permit process.

A brief discussion took place about the permitting process and the site plan requirement for shipping containers. Then, there was a lengthy discussion on the differences between permanent and temporary structures.

Alderman Martiszus only concern is about the need to include a conditional use permit (CUP) process for senior living housing in residential zoned district. A brief discussion took place.

Commissioner Heyl made a motion to recommend the Bill with staff recommendations, as presented at the September 13, 2021, Planning & Zoning Commissioner, to move forward to the Board of Aldermen for consideration, seconded by Commission Maristall. On a roll call vote the **motion passed** with an 8-1 vote. Commissioner Castrop, Commissioner Eash, Commissioner Foster, Commissioner Marstall, Commissioner Heyl, Chairman Szilasi, Alderman Martiszus, Mayor Licklider voted yes, and Commission Halbrook abstained.

**ADJOURNMENT:** Mayor Licklider made a motion to adjourn the meeting at 8:33 PM, seconded by Alderman Martiszus. The motion passed with 9 ayes.

Respectfully submitted,

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William C. Hanks  
City Clerk

Conceptual/Sketch Plan Review Meeting Notes  
Weldon Spring City Hall  
5401 Independence Rd.  
Weldon Spring, MO 63304  
636-441-2110

**Project Name: New Perspective of Weldon Spring**

Project Location: 400 Siedentop Road

**Conceptual Review Meeting Date:** March 16, 2022  
Time: 9:00 AM – 11:00 AM

**In attendance:**

Don Licklider – Mayor of Weldon Spring  
Michael Padella – City Administrator  
Tom Szilasi – Weldon Spring Planning & Zoning  
John Eash – Weldon Spring Planning & Zoning  
Larry Halbrook – Weldon Spring Planning & Zoning  
Andy Clutter – Weldon Spring Board of Aldermen  
Phil Martiszus – Weldon Spring Board of Aldermen  
Tom Yeager – Weldon Spring Board of Aldermen  
Bill Schnell – Weldon Spring City Engineer  
Steve Lauer – City Planner  
Doug Tiemann – CEC Engineers  
Brian Colby – Iconica  
Jeremy Frommelt - Iconica  
Benjamin Kent – Persimmon Woods Golf Club/Adjacent Landowner  
Matt Jaspering – MAWC  
Mike Merkt – Duckett Creek Sanitary District  
Mony Rawlings – Duckett Creek Sanitary District  
Chris Buday - Weldon Springs [sic] RE LLC  
Phil Clemons – Faith Church, Adjacent landowner

**Property Details:**

Current Zoning – PC, Planned Commercial      Gross Acreage – 6.98  
Current Land Use - vacant      Future Land Use Map Designation – Old Town  
Proposed Land Use – Nursing and Residential Care Facility

**Meeting Summary:**

Tom Szilasi called the meeting to order at approximately 9:00 AM. Mr. Szilasi recognized the members present and mentioned the adjacent property owners, Faith Church, Trace Apartments, Persimmon Woods Golf Club, Larry Nesslage, and the

Grace Reynolds Trust. The applicant was represented by Chris Buday and one member online, Faeq Hussain.

Mr. Szilasi turned the meeting over to Steve Lauer, City Planner. Mr. Lauer welcomed attendees and passed around a sign-in sheet. Mr. Lauer stated the site and proposed development would encompass 6.98 acres. The project name is known as New Perspective of Weldon Spring. The zoning is PC, Planned Commercial and it will be considered a nursing and residential care facility. Mr. Lauer stated that a Conditional Use Permit and area plan would need to go to the Planning and Zoning Commission and the Board of Aldermen for approval.

Chris Buday with Bolt Capital was introduced and gave his presentation. Weldon Springs LLC (WSLLC) will ultimately own the building. This would be their 30<sup>th</sup> community. Their ultimate goal is to own and operate communities from Wisconsin to Florida. Mr. Buday further stated that they own all their properties and will not “flip” these properties to another owner.

There are 131 units proposed in the new buildings; one building is three stories and the other one is a single level. There will be three levels of care in the facility: independent living, assisted living and memory care. Mr. Buday stated the company’s idea was one of “aging in place” and not having to move if the person’s needs changed as they became older and needed a greater level of care. He stated that New Perspective has their background in food service and the center would be known as New Perspective of Weldon Spring. The facility would have amenities including a library, movie theater, patio areas, large grass park area, facilities for large groups to meet, and a dog walk area. Mr. Buday said that they encourage residents to have pets.

The 2 parcels contain almost 7 acres and is bisected by Duckett Creek Sanitary Sewer lines. They plan for paved walking trails which would be ADA compliant and border a retention pond for water control.

Mayor Licklider asked about the “triangle” area of the property and Mr. Szilasi asked if the developers would “clean it up” and Mr. Buday said they would if the City wished it.

Mr. Szilasi asked about backfilling of the area as it is of different elevations. Mr. Buday stated that the area would be leveled, and the building would be on a slab with no basement. There would be a water retention pond as Mr. Kent representing the Golf Club expressed concerns about water problems from runoff in prior years adjacent to the site. Mr. Buday also indicated that WSLLC is interviewing builders but has not yet chosen one for this project. He further stated that he wants input from the City on the architectural design of the buildings.

Mr. Halbrook then said, “I’m your architectural guy!” Mr. Halbrook asked about the location of the dumpsters and roadway thru the complex.

Mr. Lauer stated that under City ordinance, there had to be 35% green space in the project and Mr. Buday said that would be no problem.

Mr. Szilasi asked to see photographs of WSLLC's other projects. Mr. Buday said that the most recent project was in Danville, Indiana, and was the latest of these facilities to be built. It is called New Perspective of Danville. Mr. Szilasi asked of the 30 properties, how many were built by WSLLC. The answer was 7 were built by them, and the other properties were acquired later. Mr. Martiszus asked to see photos of the older properties.

The meeting was recessed at approximately 9:20 AM to go to the proposed job site.

9:40 AM at the proposed job site

All present at the meeting at City Hall were on site with exception of Mayor Licklider and City Administrator Padella. Pastor Phil Clemons from the Faith Church joined the group at the site.

Mr. Buday outlined where the proposed buildings would be located; he showed where the dining area would be in the 3-story building ('where the pile of hay in the field is now') and the center courtyard specifically designed for the memory care residents and stated that their safety was a primary concern while they were outdoors. He discussed slope and the second cut for ingress and egress. He believes the site is relatively balanced but if there is a need for it, fill may be brought in.

Mr. Szilasi asked about plans for the "triangle" area. Mr. Buday stated that they had no plans for it. City Engineer Bill Schnell said that the United States Army Corps of Engineers (USACE) has jurisdiction over the area as it is a blue line creek. No grading or disturbance to the creek should be proposed.

Discussion on the City's property across the street from the proposed job site was held. The City owns the area and has a "pocket park" planned for the area but nothing in concrete is planned at this time. Mr. Kent discussed runoff from the proposed construction area and reported that during heavy rain events, water builds up on the golf course.

City Engineer Schnell discussed invasive, non-native species of vegetation that should be addressed if the "triangle" area is to be cleaned up, such as bush honeysuckle and wild pear trees could be removed.

Mr. Szilasi asked what the WSLLC's time frame for construction would be estimated to be, and Mr. Buday said approximately 12 to 15 months, barring construction material and labor shortages which may affect the time for completion.

The Duckett Creek easement was discussed, and Mr. Halbrook asked if any berms were being considered near the Duckett Creek easement. Mr. Buday replied they were not considering berms at this time.

Mr. Buday was asked about building material for the project and he responded that “we shy away from 100% brick” and stated that the Trace Apartments are a mix of materials along the lines of what they use. Mr. Szilasi stated the City would not allow “rectangle boxes clad in vinyl. Mr. Buday stated that they do not use vinyl siding.

Mr. Martiszus discussed the pocket park spaces, potentially for pickleball or other uses that could be available for the use of the residents of the property.

The outdoor meeting at the proposed job site then concluded to meet back at City Hall.

Meeting reconvened at City Hall at approximately 10:25 AM.

Mr. Kent spoke on two concerns of Persimmon Woods Golf Club's; one was water as mentioned earlier and the flow onto the course. The flooding concern was a significant expense to the Golf Club in the past. Mr. Kent had walked to the edge of the proposed job site when out there and realized that there was more space between the properties than he first thought.

The second concern was the three-story building itself. Persimmon Woods was rated 5<sup>th</sup> best private golf club in the State and it is because of its layout. It is rated up with Old Warson and Bellerive due to its unspoiled views. They only have adjacent homes on the 3, 4, 5, 6, 14 and 17<sup>th</sup> holes; their concern is at the 18<sup>th</sup> hole how will seeing a 3-story building affect the player's golf experience at the end of the round.

Mayor Licklider spoke of the size of Persimmon Woods at being nearly 200 acres for one 18-hole golf course. Mr. Szilasi stated that the City would pay particular attention to their common property lines.

Mr. Lauer asked if there were any further questions.

Mr. Szilasi reiterated that he wished to see pictures of the 7 other facilities that they had built. He wants the “triangle” area to be more visually attractive and referred that to City Engineer Schnell. Mr. Szilasi stated that the “triangle” area will become more visually important.

Mr. Halbrook discussed parking and overflow parking in the pocket park across the street from the facility. He said that the curb cuts needed to be across from each other for ease of traffic between the two. The City already has a site plan for this pocket park, according to City Administrator Padella.

Mr. Szilasi asked again about the finish material for the project and was assured that there would be no vinyl anywhere; they will use cultured stone, brick, and hardie board

siding in different colors. Mr. Szilasi stated that from a Planning & Zoning standpoint, he would encourage them to be as architecturally creative as possible. He said, "be a good neighbor in Weldon Spring" and Mr. Buday replied, "we are on the same page".

Mr. Buday discussed the private dining room for independent living residents, assisted living residents and their families for functions and parties; there will also be a pub where dinner and drinks can be served.

City Engineer Schnell stated there will need to be a traffic study for peak hours and stated that the curb cuts need to align with the park. Mr. Halbrook said the pocket park needed to have handicap access to accommodate those needing wheelchair access.

The meeting was adjourned at approximately 11:00 AM

Respectfully submitted,

/s/ Laura Brown CCA





# Conditional Use Permit Application Form

5401 Independence Road  
Weldon Spring, MO 63304

## FOR OFFICE USE ONLY

Application Number: 22-0020 Application Date: 4-8-22 Fee Amount Paid: [REDACTED]

Conditional Use Permit Approved (Yes/No): \_\_\_\_\_ Date Approved: \_\_\_\_\_

Application is made to the City of Weldon Spring for a Conditional Use Permit pursuant to the provision of the Weldon Spring Municipal Code (Section 405.310). Fee for Conditional Use Permit Application is \$920 plus \$250 for publication costs.

Project Name: New Perspective of Weldon Spring

### Property Details:

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

Current Zoning: PC Gross Acreage/Square Footage: 6.98 Acres/~137000 SF

Current Land Use: ☐ Commercial ☐ Industrial ☐ Residential ☒ Agricultural

Proposed Land Use: ☒ Commercial ☐ Industrial ☐ Residential

### Applicant Information:

Contact: [REDACTED] Phone: [REDACTED]

Company: Weldon Springs RE, LLC.

Address: [REDACTED]

E-mail: [REDACTED]

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

Surveyor: Cardinal Surveying Phone: [REDACTED] Email: [REDACTED]

### Property Owner Information:

Contact: Ronald K. Vogt & Jeanette R. Vogt Phone: \_\_\_\_\_

Company: N/A

Address: [REDACTED]

Email: [REDACTED]

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

Signature of Applicant: Faeq Hussain Date: 4/8/2022

Digitally signed by Faeq Hussain  
DN: cn=Faeq Hussain, o=Weldon Springs  
RE, LLC, ou=Owner's Representative, cn=Faeq Hussain  
Date: 2022.04.08 15:22:58 -0500

Questions? Contact the City of Weldon Spring Zoning Commissioner:

City of Weldon Spring ~ 5401 Independence Road ~ Weldon Spring, MO 63304 ~ (636) 441-2110 ~ [www.weldonspring.org](http://www.weldonspring.org)

Project Support from Mayor:



City of Weldon Spring  
*City of Tradition and Progress*

5401 Independence Road

Weldon Spring, MO 63304

Phone: 636-441-2110

Fax: 636-441-8495

Email: [cityofweldonspring@weldonspring.org](mailto:cityofweldonspring@weldonspring.org)

February 14, 2022

Missouri Department of Health and Senior Services  
Certificate of Need Program  
3418 Knipp Drive, Suite F  
Jefferson City, MO 65102

Dear Certificate of Need Reviewer,

Historically, the City of Weldon Spring, Missouri ordinances did not specifically allow for senior living communities to be developed without following standard multi-family dwelling requirements. This was changed with a passage of Ordinance 21-10 in October 2021 that updated city regulations to allow for the thoughtful development of senior living communities within Weldon Spring. These updates are tied to our understanding that the City's population is aging, and residents will benefit from having access to quality senior housing accommodations that allow them to remain close to family, friends and familiar surroundings.

A Project like the currently proposed New Perspective Weldon Spring, located along Siedentop Rd. is an example of the type of projects we desire to be constructed in Weldon Spring for our residents.

For the reasons specified above, we respectfully ask that you approve the Certificate of Need application for the New Perspective Weldon Spring project and other similar projects within our community.

Thank you for your time and consideration of this matter.

Sincerely,

  
Donald D. Licklider, Mayor

CC: Bill Hanks, City Clerk  
Chris Buday, VP of Planning

## ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT

**THIS ASSIGNMENT OF REAL ESTATE PURCHASE AGREEMENT** ("Assignment") is made and entered into by and among **BOLDT CAPITAL, LLC**, a Wisconsin limited liability company ("Assignor"), and **WELDON SPRINGS RE, LLC**, a Missouri limited liability company ("Assignee"), effective as of the date last written below.

**WHEREAS**, Assignor is the Purchaser under a certain Purchase and Sale Agreement with Ronald K. Vogt and Jeanette R. Vogt ("Seller"), as seller, effective as of March 10, 2022, for the purchase and sale of certain real property located in Weldon Spring, Missouri, which is described more particularly in said Agreement, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference; and,

**WHEREAS**, Assignor desires to assign, transfer, and convey to Assignee all of Assignor's right, title and interest in, to and under said Real Estate Purchase Agreement; and Assignee desires to receive all of Assignor's right, title and interest in, to and under said Real Estate Purchase Agreement;

**NOW, THEREFORE**, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignor hereby assigns, transfers and conveys unto Assignee all of Assignor's right, title and interest in, to and under said Real Estate Purchase Agreement;
2. Assignee hereby accepts such assignment and assumes and agrees to perform all of Assignor's duties and obligations under said Real Estate Purchase Agreement.

**DATED**, as of the last date written below.

**ASSIGNOR:**

**BOLDT CAPITAL, LLC**

Date: February 15, 2022

By: 

Print Name: Jacob Garro

Its: Authorized Representative

**ASSIGNEE:**

**WELDON SPRINGS RE, LLC**

Date: February 15, 2022

By: 

Print Name: Jacob Garro

Its: Authorized Representative

**EXHIBIT A**

**PURCHASE AND SALE AGREEMENT**

**SEE ATTACHED**

## PURCHASE AND SALE AGREEMENT

**THIS PURCHASE AND SALE AGREEMENT** ("Agreement") is made and entered into by and among **RONALD K. VOGT AND JEANETTE R. VOGT** (together, "Seller") and **BOLDT CAPITAL, LLC**, a Wisconsin limited liability company, or its assigns ("Purchaser"), dated as of March 10th, 2021 (the "Effective Date").

### RECITALS

- A. Seller is the owner of approximately 6.98 acres of land located on Siedentop Road in Weldon Spring, Missouri (as further defined below);
- B. Purchaser desires to purchase the Property from Seller, upon the terms and conditions set forth herein.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the Recitals, the covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Property to be Sold and Purchased. Upon and subject to the terms, covenants and conditions hereinafter set forth, Seller shall sell and convey to Purchaser and Purchaser shall purchase and acquire from Seller, at Closing (as hereinafter defined) all right, title and interest of Seller in and to the real property legally described on Exhibit A, attached hereto and incorporated herein by this reference (collectively referred to as the "Property"). The Property shall by definition include the following items:

- a. Approximately 6.98 acres of land located at on Siedentop Road in Weldon Spring, Missouri, commonly known as Parcel ID # 3-0160-1796-00-0001.5000000 and 3-0160-1796-00-0001.5200000), together with (a) all hereditaments and appurtenances thereunto belonging, and (b) all of Seller's rights under easements and rights of way benefiting the real property (collectively, the "Real Property"), which Real Property is generally depicted in Exhibit B attached hereto;
- b. All buildings, structures and other improvements located on the Real Property, if any (collectively, the "Improvements");
- c. All fixtures which are physically attached to or so closely associated with land and improvements so as to be treated as part of the real estate (the "Fixtures"), but not including trade fixtures owned by tenants of the property or personal property located on the Property (which shall be removed prior to closing);
- d. All right, title and interest of Seller, if any, in: (i) all oil, gas, minerals and/or water rights appurtenant to or underlying the Real Property; (ii) all transferable permits, licenses, approvals, utility rights, development rights, and similar rights related to the Property, if any; and (iii) all assignable warranties and guaranties pertaining to the Fixtures and Improvements;
- e. Each contract, agreement or commitment which affects or relates to the Real Property and Improvements and their operation, including service contracts,

supply contracts, management contracts and maintenance contracts (collectively, "Service Contracts"); provided, however, that Purchaser shall have the right to notify Seller prior to the expiration of the Due Diligence Period (as hereinafter defined) which Service Contracts Purchaser will request Seller to cancel at Closing (the "Rejected Contracts"), and Seller hereby agrees to cause the cancellation of the same prior to Closing, at Seller's sole cost and expense; and

- f. All of Seller's right and interest, if any, as "declarant" or otherwise, under any CC&R's or similar document(s) affecting the Real Property, if any.

2. Purchase Price. The purchase price (the "Purchase Price") for the Property shall be The Purchase Price, after application of all credits, and all adjustments and prorations, shall be payable by Purchaser to Seller by immediately available funds at Closing. Within five (5) business days after the Effective Date, Purchaser shall place in escrow with First American Title Insurance Company (the "Title Company") earnest money in the amount of [REDACTED] (the "Earnest Money") to be applied against the Purchase Price at closing. The Earnest Money shall be fully refundable during the Due Diligence Period described below, after which it shall become non-refundable.

3. Seller's Deliveries. Within ten (10) business days after the Effective Date, Seller shall deliver to Purchaser copies of all material documents relating to the Property in Seller's possession or control, including, but not limited to, the following, if existing or applicable (collectively, the "Seller's Deliveries"):

- a. as-built building plans and specifications for the Improvements;
- b. existing ALTA survey;
- c. all leases, lease files and correspondence, license agreements and other agreements relating to the occupancy of the Property, together with all exhibits and schedules attached;
- d. all environmental, soils, drainage and geotechnical reports;
- e. all documents, agreements, studies, reports, inspection reports, real and personal property tax bills, utility bills, as-built architectural plans and specifications, approvals of or from any governmental authority, evidence of water rights, plats, maps and plans and specifications;
- f. CC&R's;
- g. all documents relating to entitlements for the Property, zoning information and use permits, if any, and certificates of occupancy;
- h. operating/financial statements for the Property for the previous three (3) years;
- i. copies of any and all contracts, agreements, maintenance reports, property condition reports, deferred maintenance schedules, operating budget for the prior year and current year, warranties, guaranties, permits and licenses affecting the Property;
- j. income and expense statements, books and records, and common operating expenses, paid by tenants, together with a reconciliation thereof;
- k. certified rent roll, in form and substance acceptable to Purchaser; and
- l. Identification of any litigation affecting the Property or any tenants thereof.
- m. Traffic, utility plans, and engineering plans and reports.

4. Condition of Title. Title to the Property shall be good and marketable and free and clear of all liens and encumbrances, excepting only matters appearing of public record on the Effective Date and approved by Purchaser in accordance with this Agreement. Within ten (10) business days after the Effective

**DATED**, as of the Effective Date.

**SELLER:**  
**RONALD K. VOGT**

By: Ronald K. Vogt  
Print Name: Ronald K. Vogt

ASSENT OF SPOUSE: Kathleen Ann Vogt, wife of Ronald K. Vogt, hereby assents to the transaction described on the foregoing instrument, and agrees to waive all marital rights in the subject property at closing.

Kathleen Ann Vogt  
KATHLEEN ANN VOGT

**JEANETTE R. VOGT**

By: Jeanette R. Vogt  
Print Name: Jeanette R. Vogt

[Signatures Continue on Next Page]

**PURCHASER:**

**BOLDT CAPITAL, LLC,**  
a Wisconsin limited liability company



By: \_\_\_\_\_  
Print Name: Jacob Garro  
Title: Authorized Representative



## EXHIBIT A

### LEGAL DESCRIPTION OF REAL PROPERTY

#### TRACT 1:

A tract of land being part of U.S. Survey 1796, Township 47 North, Range 3 East of the Fifth Principal Meridian, City of Weldon Spring, St. Charles County Missouri and being more particularly described as follows:

Commencing at the Northwest corner of Lot C of "Vogt Subdivision", a subdivision according to the plat thereof recorded in Plat Book 50, Pages 239-240 of the St. Charles County Records; thence leaving the said Northwest corner of Lot C of "Vogt Subdivision", North 20 degrees 39 minutes 38 seconds West 60.08 feet to a point on the East line of property conveyed to Larry D. and Barbara J. Nesslage according to the deed thereof recorded in Book 3919 Page 504 of the said Records and being the Actual Point of Beginning of the tract of land herein described; thence along the said East line of the Nesslage property, North 20 degrees 39 minutes 38 seconds West 313.69 feet to a point on the Southeast line of property conveyed to Haenssler Family L.P. according to the deed thereof recorded in Book 1876 Page 1682 of the said Records; thence along the Southeast line of the Haenssler Family L.P. property, North 63 degrees 19 minutes 23 seconds East 772.58 feet to a point on the West line of property conveyed to Faith Church St. Louis according to the deed thereof recorded in Book 6262 Page 2303 of the said Records; thence along the said West line of the Faith Church St. Louis property, the following courses and distances, South 45 degrees 11 minutes 14 seconds East 56.89 feet; and South 13 degrees 23 minutes 32 seconds East 121.86 feet to a point on the West line of property conveyed to Siedentop Professional Park Partnership, LLC according to the deed thereof recorded in Book 5108 Page 799 of the said Records; thence along the said West line of the Siedentop Professional Park Partnership, LLC property, the following courses and distances, South 40 degrees 10 minutes 11 seconds West 31.02 feet; South 18 degrees 15 minutes 38 seconds West 45.79 feet; South 15 degrees 22 minutes 57 seconds West 58.54 feet; South 23 degrees 35 minutes 36 seconds West 64.67 feet; South 21 degrees 14 minutes 18 seconds West 65.68 feet; and South 05 degrees 21 minutes 33 seconds West 65.13 feet to a point on the North right-of-way line of Siedentop Road, 60 feet wide, as established by deed recorded in Book 3186 Page 1690 of the said Records; thence along the said North right-of-way line of Siedentop Road, the following courses and distances, along a curve to the left whose chord bears South 72 degrees 26 minutes 57 seconds West 4.06 feet and whose radius point bears South 17 degrees 26 minutes 16 seconds East 1030.00 feet from the last mentioned point, an arc distance of 4.06 feet; and South 72 degrees 20 minutes 11 seconds West 565.38 feet to the Point of Beginning, containing 6.008 acres according to calculations by Bax Engineering Company during September, 2019.

#### TRACT 2:

A tract of land being part of U.S. Survey 1796, Township 47 North, Range 3 East of the Fifth Principal Meridian, City of Weldon Spring, St. Charles County Missouri and being more particularly described as follows:

Commencing at the Northwest corner of Lot C of "Vogt Subdivision", a subdivision according to the plat thereof recorded in Plat Book 50, Pages 239-240 of the St. Charles County Records; thence leaving the said Northwest corner of Lot C of "Vogt Subdivision", North 20 degrees 39 minutes 38 seconds West 60.08 feet to a point on the East line of property conveyed to Larry D. and Barbara J. Nesslage according to the deed thereof recorded in Book 3919 Page 504 of the said Records; thence along the said East line of the Nesslage property, North 20 degrees 39 minutes 38 seconds West 313.69 feet to a point on the Southeast line of property conveyed to Haenssler Family L.P. according to the deed thereof recorded in Book 1876 Page 1682 of the said Records; thence along the Southeast line of the Haenssler Family L.P. property, North 63 degrees 19 minutes 23 seconds East 772.58 feet to a point on the West line of property conveyed to Faith Church St. Louis according to the deed thereof recorded in Book 6262 Page 2303 of the said Records; thence along the said West line of the Faith Church St. Louis property, the following courses and distances, South 45 degrees 11 minutes 14 seconds East 56.89 feet; and South 13 degrees 23 minutes 32 seconds East 121.86 feet to the Actual Point of Beginning of the tract of land herein described; thence continuing along the said West line of the Faith Church St. Louis property, the following courses and distances, South 22 degrees 49 minutes 08 seconds East 48.36 feet; South 43 degrees 54 minutes 18 seconds East 80.96 feet; South 26 degrees 37 minutes 36 seconds East 32.39 feet; and South 29 degrees 44 minutes 03 seconds East 160.84 feet to a point on the North right-of-way line of Siedentop Road, 60 feet wide, as established by deed recorded in Book 3186 Page 1690 of the said Records; thence along the said North right-of-way line of Siedentop Road, along a curve to the left whose chord bears South 80 degrees 13 minutes 56 seconds West 274.94 feet and whose radius point bears South 02 degrees 05 minutes 53 seconds East 1030.00 feet from the last mentioned point, an arc distance of 275.76 feet to a point on the East line of property conveyed to Mary Jane Vogt, Trustee of the Carl G Siedentop and Emma K Siedentop Revocable Living Trusts according to the deed thereof recorded in Book 6387 Page 1491 of the said Records; thence along the said East line of the Vogt property, the following courses and distances, North 05 degrees 21 minutes 33 seconds East 65.13 feet; North 21 degrees 14 minutes 18 seconds East 65.68 feet; North 23 degrees 35 minutes 36 seconds East 64.67 feet; North 15 degrees 22 minutes 57 seconds East 58.54 feet; North 18 degrees 15 minutes 38 seconds East 45.79 feet; and North 40 degrees 10 minutes 11 seconds East 31.02 feet to the Point of Beginning, containing 0.959 acres according to calculations by Bax Engineering Company during September, 2019.

**EXHIBIT B**

**DEPICTION OF REAL PROPERTY**





NORTH

INDICATED PLANT UP

8' 0"

10' 0"

12' 0"

14' 0"

16' 0"

18' 0"

20' 0"

22' 0"

24' 0"

26' 0"

28' 0"

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606' 0"

608' 0"

**SECTION 3:** That Section 405.225 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and stricken] type):

Section 405.225 Performance Standards for Conditional Uses

E. Nursing and Residential Care Facilities [~~Nursing homes and residential care facilities~~] may be allowed in the "PR," and "PC" zoning districts based on the following criteria: **Current parcel zoning: PC**

1. Shall be on a site of at least five (5) acres. **6.98 Acres**
2. The density of development (for apartment-type units) within a **Nursing and Residential Care Facility** shall not exceed [~~twenty (20)~~] **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. **Max: 104.7-  
Proposed: 104.5**
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. **Centralized dining and nursing stations provided.**
4. [~~The maximum floor area ratio, as defined in Chapter 402, shall be two-tenths (0.2). For example, if a five (5) acre site was developed at a FAR of two-tenths (0.2) it may have a single story building with forty three thousand five hundred sixty (43,560) square feet of gross floor area or a two (2) story building on the same lot with twenty one thousand seven hundred eighty (21,780) square feet of gross floor area for each level, etc.~~] **An accessible elevator is required for structures with two or more floors. 2 Elevators Provided.**
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.**

Unit Counts:		Weldon Zoning		Weldon Zoning	
		Total Count		Total Count	
5 acre min parcel size		12.54		12.54	
6.98 acres - our parcel		3.94		3.94	
15 dwelling units per acre		8.96		8.96	
units w/o cooking count as 2/3		1.32		1.32	
		8.58		8.58	
		19.14		19.14	
		16		16	
		8		8	
		29		29	
		104.5		104.5	

Weldon Counts		Weldon Zoning		Weldon Zoning	
		MC		Count/Unit	
Studio - no dining		0		0.66	
Conversion - kitchenette		0		0.66	
Double		0		0.66	
Triple		0		0.66	
Studio - microwave / no range / no dishwasher		13		0.66	
1 bed - microwave / no range / no dishwasher		29		0.66	
1 bed		16		0.66	
1 bed + den		8		0.66	
2 bed		0		0.66	
Total		55		170	
Grand Totals		95		131.0	

**SECTION 4:** That Section 405.295 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and stricken] type):

Section 405.295 Minimum Required Off-Street Parking Spaces

B. General Parking Requirements.

**Parking Minimum: 94  
Parking Provided: 100**

3. Residential Uses.

- e. [~~Assisted living~~] **Senior housing** facilities: one (1) space per dwelling unit.



# 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)

#### **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 Siedentop 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.



## 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.

FOR OFFICE USE ONLY	
Application Number: <u>22-0020</u>	Application Date: <u>4-8-22</u>
Fee Paid: <u>[REDACTED]</u>	Reviewed By: <u>[REDACTED]</u>
Approval Date: <u>[REDACTED]</u>	Approved By: <u>[REDACTED]</u>

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/~137000 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: 131

Brief Description of Project: A 3 story - 131 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 wide board/stone clad building.

### Contact Information:

Applicant Name: [REDACTED] 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 (if different than applicant): Ronald K. Vogt & Jeanette R. Vogt

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

Faeq Hussain

Digitally signed by Faeq Hussain  
DN: cn=Faeq Hussain, o=Weldon Springs RE, LLC,  
ou=Owner's Representative, cn=Faeq Hussain  
Date: 2022.04.08 15:20:50 -0500

Faeq Hussain

4/8/2022

Signature of Applicant

Print Name

Date

Questions? Contact the Zoning Commissioner:

City of Weldon Spring ~ 5401 Independence Road ~ Weldon Spring, MO 63304 ~ (636) 441-2110 ext. 106 ~ [www.weldonspring.org](http://www.weldonspring.org)  
Revised February 4, 2013

Page 1 of 1

**Consultant:**  
Jerald Saunders - Landscape Architect  
MA License # LA-007

## Weldon Spring, Missouri

**LOOMIS ASSOCIATES**  
landscape architects + planners  
710 north 40 park drive, chesapeake, missouri 63006  
t 636-718-8868  
www.loomis-associates.com

Looria Associates Inc.  
11500 Midway, Courtside of America, St. Louis, Missouri 63141

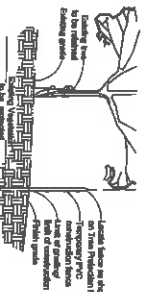
Date: 4/8/22  
Job #: 771.034



Age Group	No opinion	Not a problem	Minor problem	Moderate problem	Major problem
18-24	10%	10%	10%	10%	10%
25-34	10%	10%	10%	10%	10%
35-44	10%	10%	10%	10%	10%
45-54	10%	10%	10%	10%	10%
55-64	10%	10%	10%	10%	10%
65-74	10%	10%	10%	10%	10%
75+	10%	10%	10%	10%	10%

**Trans and others may include, but are not limited to, the following species:**

- ### Tree Protection Detail



Chapter 235, Tree Conservation and Protection - Section 235.03D, Tree Removal Regulations

[illegible]

No equipment, construction materials or debris of any kind shall be driven or placed within the protective barrier. In the event of construction the barrier must not be disturbed during the duration of the work.

preparation or other development activities of very kind will occur. This area also be designated by placing tables in maximum of twenty-five (25) feet apart and being ribbon, plastic bags, tapes or other suitable material to restrict access to the middle of the area. The maximum size of the area shall be determined by the number of people who are to be present.

Required protection barriers and signposts must also remain in place until all construction activity is completed within the protected area. It is recommended that the following minimum standards be followed:

2. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical or other material or type of any kind shall be stored or allowed in any manner to be stored within a building, structure or enclosure.

2. The equipment shall be designed within a required production barrier or performance line.

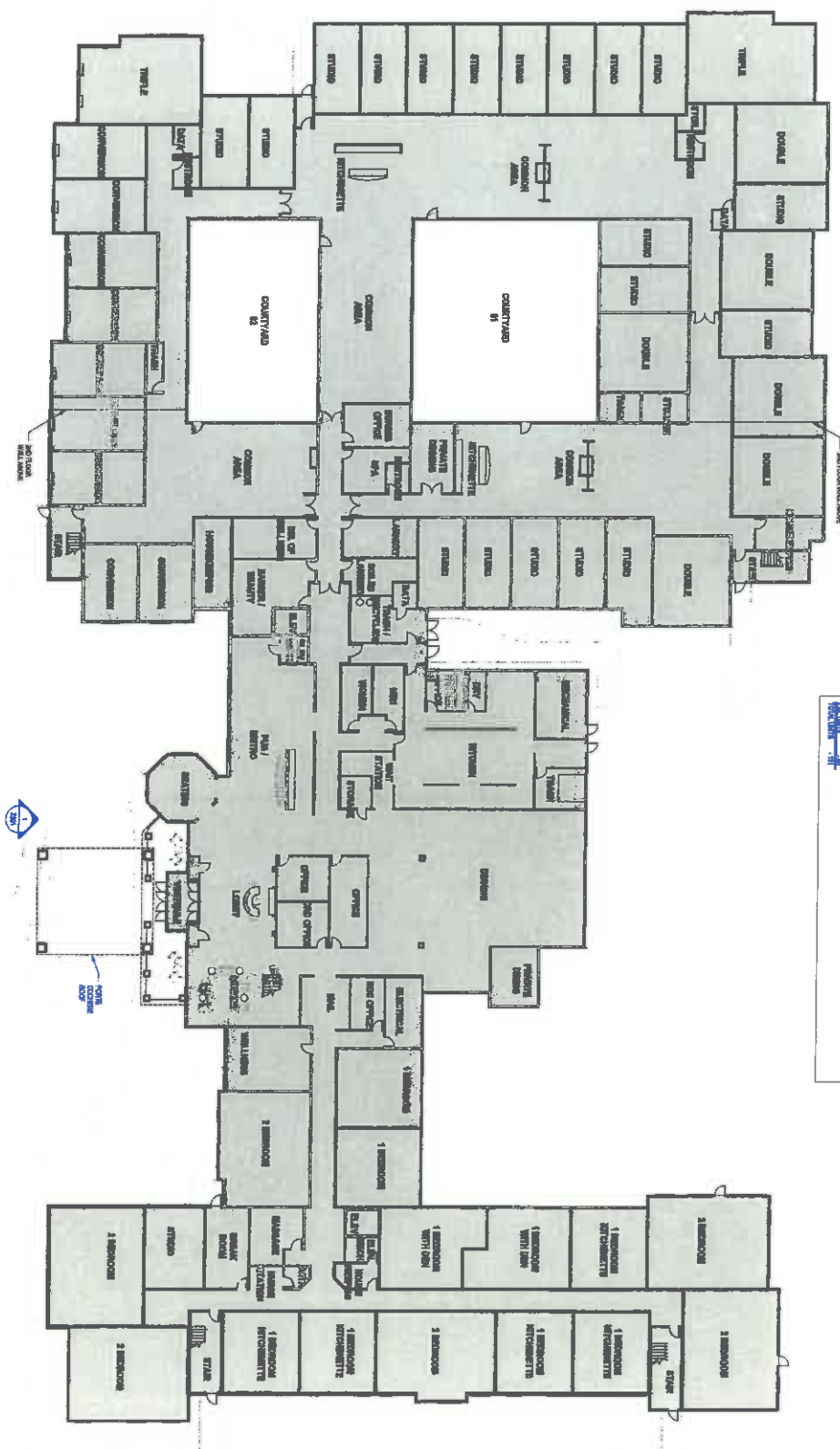
trans due to any grade changes within the true protection zone shall be submitted with the site development plan, minor site plan or preliminary subdivision plat application and shall be approved by the zoning Commissioner or designee prior to commencement of development.

4. **Injuries By Excavations.**
2. **Water, sewer, gas and other similar utility lines** should be marked around the tree-protection zones of mature trees and protected trees.

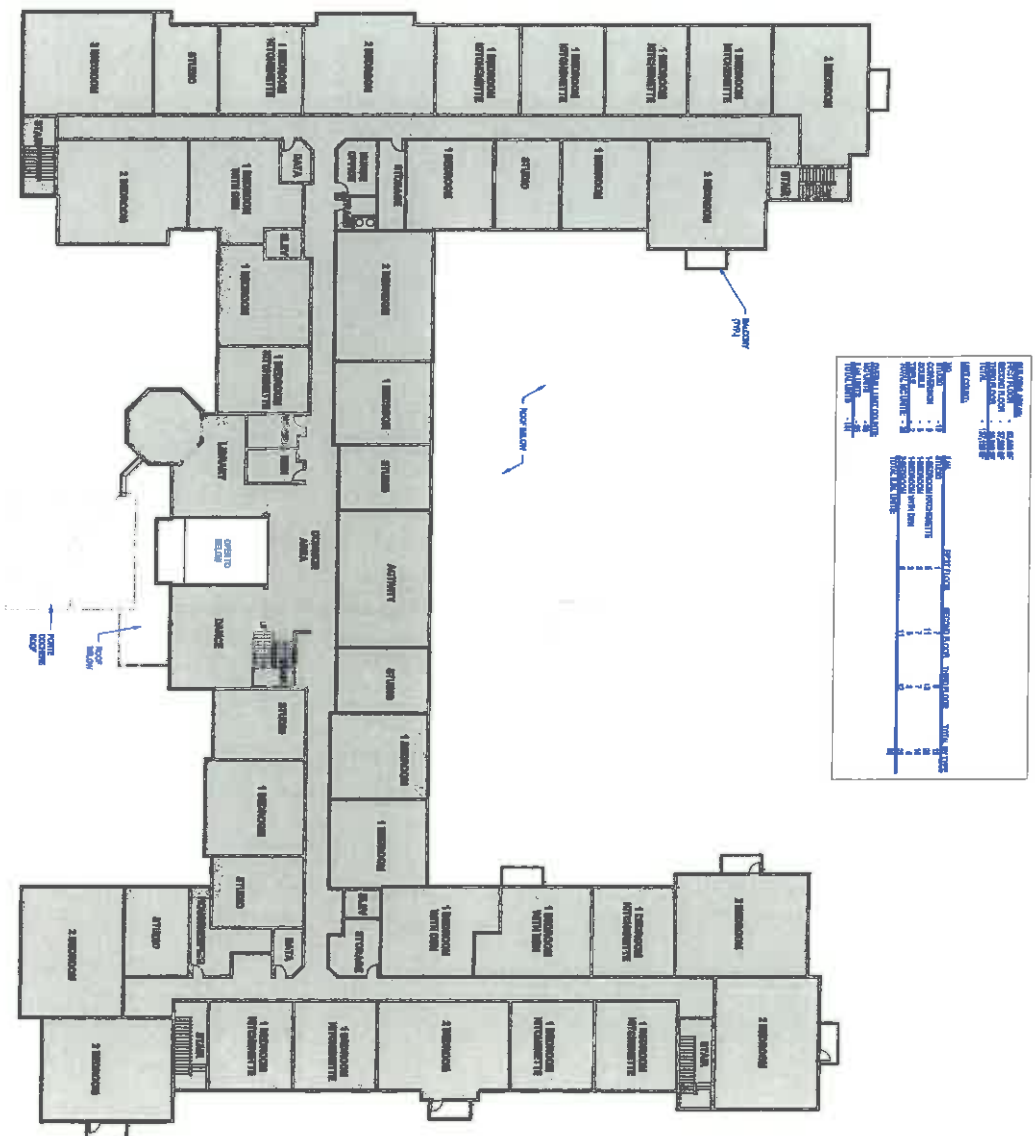
5. If a wire correct necessary be required around the fire-protection zone, the fire shall be turned instead of trench beneath the area within this zone. The tunnel shall be closed on the side of the trunk to prevent damage to the main hydrocable.

person or persons, or any dog, animal, or vehicle, or any other cause, so long as no damage is inflicted to the tree by grade change, construction of the bed, or any other cause.

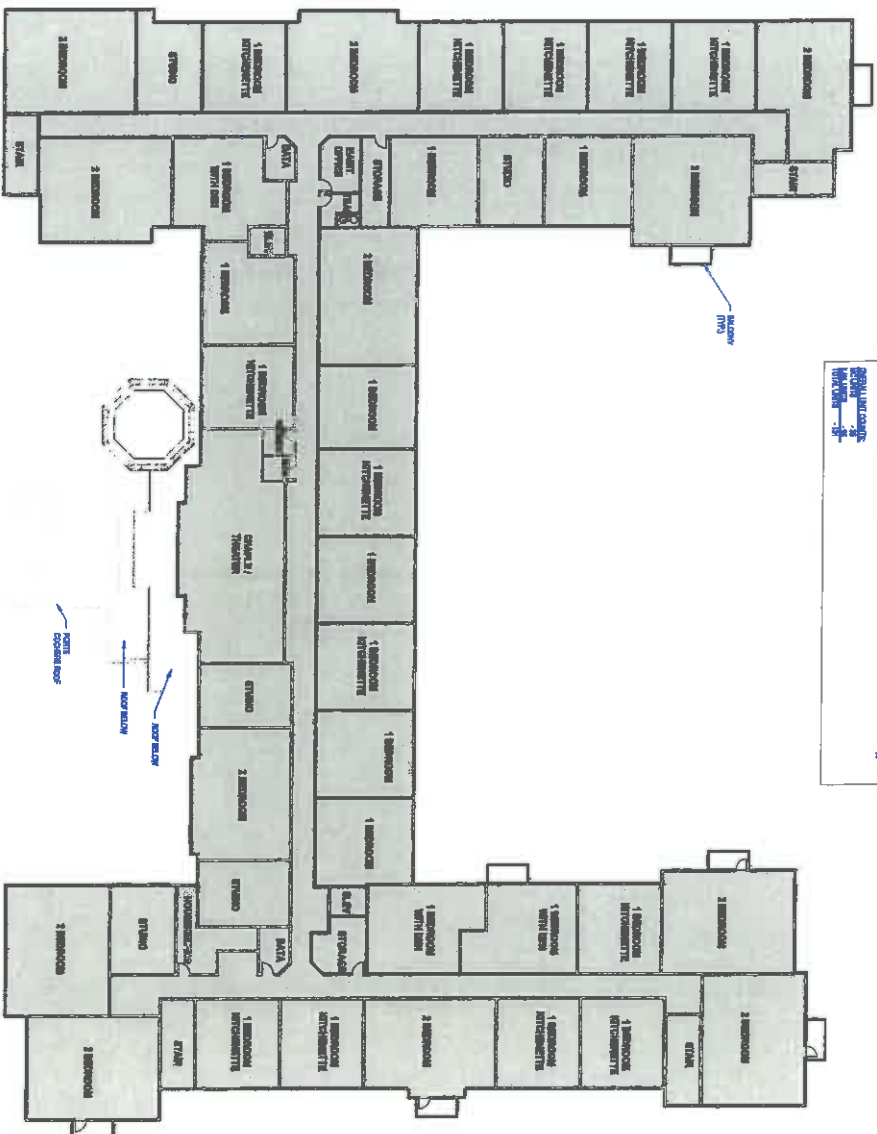
## FIRST FLOOR PLAN

[illegible]

## SECOND FLOOR PLAN



PLAN  
1  
2000  
1/4" = 1'-0"  
**THIRD FLOOR PLAN**

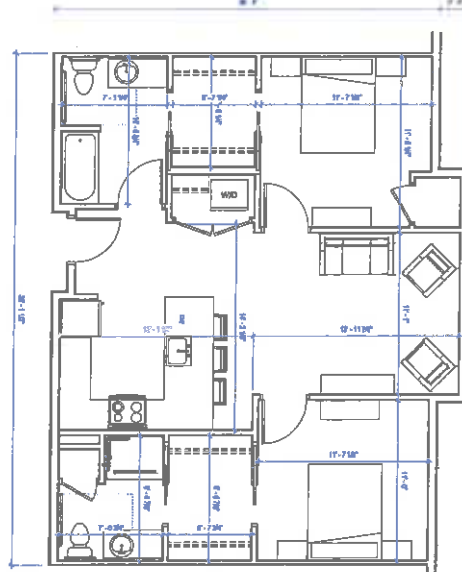
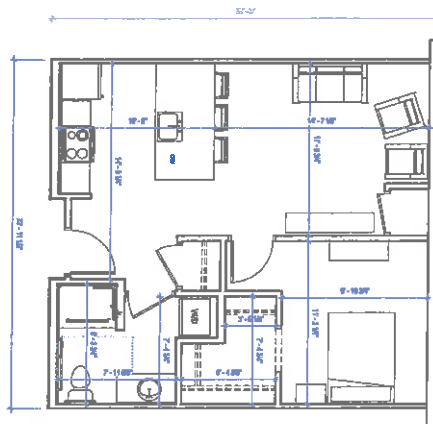
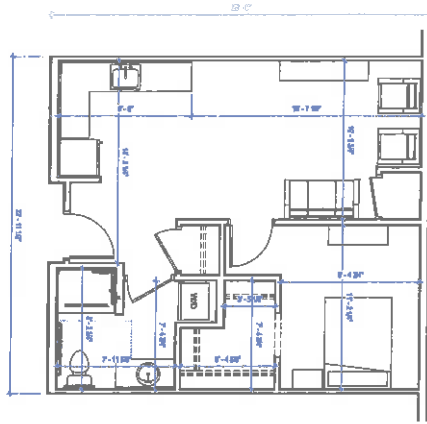
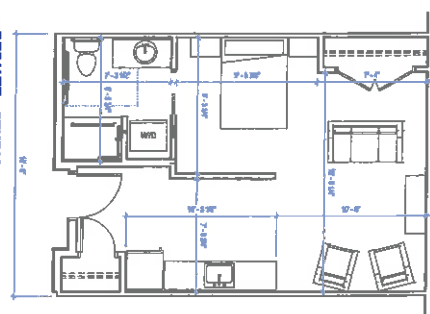
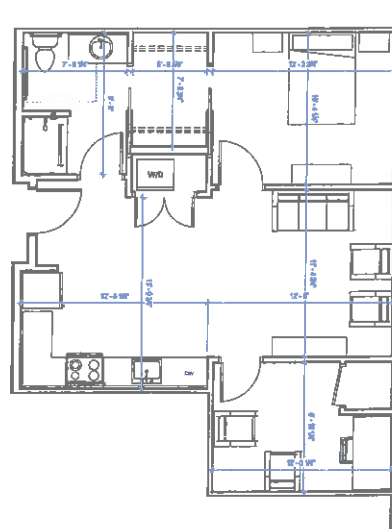
[illegible]

EXTERIOR FINISH SCHEDULE				APPROXIMATE QUANTITY	UNIT	APPROXIMATE TOTAL QUANTITY
WORK ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT	APPROXIMATE TOTAL QUANTITY	APPROXIMATE TOTAL QUANTITY
1. EXTERIOR WALLS	CONCRETE	SQ. YD.	100	SQ. YD.	100	100
2. EXTERIOR ROOF	ASPH/FLT	SQ. YD.	50	SQ. YD.	50	50
3. EXTERIOR FLOOR	CONCRETE	SQ. YD.	200	SQ. YD.	200	200
4. EXTERIOR STAIRS	CONCRETE	SQ. YD.	10	SQ. YD.	10	10
5. EXTERIOR PORCH	CONCRETE	SQ. YD.	50	SQ. YD.	50	50
6. EXTERIOR DRIVEWAY	CONCRETE	SQ. YD.	100	SQ. YD.	100	100
7. EXTERIOR PATIO	CONCRETE	SQ. YD.	50	SQ. YD.	50	50
8. EXTERIOR WALKWAY	CONCRETE	SQ. YD.	10	SQ. YD.	10	10
9. EXTERIOR FENCE	WOOD	LINEAL FT.	100	LINEAL FT.	100	100
10. EXTERIOR GATE	WOOD	SQ. YD.	10	SQ. YD.	10	10
11. EXTERIOR LIGHTING	ELECTRICAL	FIXTURE	10	FIXTURE	10	10
12. EXTERIOR PAINT	PAINT	SQ. YD.	100	SQ. YD.	100	100
13. EXTERIOR LANDSCAPING	PLANTING	SQ. YD.	100	SQ. YD.	100	100
14. EXTERIOR FURNITURE	FURNITURE	PIECE	10	PIECE	10	10
15. EXTERIOR ACCESSORIES	ACCESSORIES	PIECE	10	PIECE	10	10
16. EXTERIOR SIGNAGE	SIGNAGE	PIECE	10	PIECE	10	10
17. EXTERIOR SECURITY	SECURITY	PIECE	10	PIECE	10	10
18. EXTERIOR MAINTENANCE	MAINTENANCE	PIECE	10	PIECE	10	10
19. EXTERIOR INSULATION	INSULATION	SQ. YD.	100	SQ. YD.	100	100
20. EXTERIOR VENTILATION	VENTILATION	SQ. YD.	100	SQ. YD.	100	100
21. EXTERIOR SOUNDING	SOUNDING	SQ. YD.	100	SQ. YD.	100	100
22. EXTERIOR HEATING	HEATING	SQ. YD.	100	SQ. YD.	100	100
23. EXTERIOR COOLING	COOLING	SQ. YD.	100	SQ. YD.	100	100
24. EXTERIOR AIR QUALITY	AIR QUALITY	SQ. YD.	100	SQ. YD.	100	100
25. EXTERIOR ENERGY	ENERGY	SQ. YD.	100	SQ. YD.	100	100
26. EXTERIOR WATER	WATER	SQ. YD.	100	SQ. YD.	100	100
27. EXTERIOR SEWER	SEWER	SQ. YD.	100	SQ. YD.	100	100
28. EXTERIOR GAS	GAS	SQ. YD.	100	SQ. YD.	100	100
29. EXTERIOR RADIANT	RADIANT	SQ. YD.	100	SQ. YD.	100	100
30. EXTERIOR SOLAR	SOLAR	SQ. YD.	100	SQ. YD.	100	100
31. EXTERIOR WIND	WIND	SQ. YD.	100	SQ. YD.	100	100
32. EXTERIOR EARTH	EARTH	SQ. YD.	100	SQ. YD.	100	100
33. EXTERIOR SPACE	SPACE	SQ. YD.	100	SQ. YD.	100	100
34. EXTERIOR TIME	TIME	SQ. YD.	100	SQ. YD.	100	100
35. EXTERIOR WEIGHT	WEIGHT	SQ. YD.	100	SQ. YD.	100	100
36. EXTERIOR STRENGTH	STRENGTH	SQ. YD.	100	SQ. YD.	100	100
37. EXTERIOR BEHAVIOR	BEHAVIOR	SQ. YD.	100	SQ. YD.	100	100
38. EXTERIOR COMPOSITION	COMPOSITION	SQ. YD.	100	SQ. YD.	100	100
39. EXTERIOR DISTRIBUTION	DISTRIBUTION	SQ. YD.	100	SQ. YD.	100	100
40. EXTERIOR MOTION	MOTION	SQ. YD.	100	SQ. YD.	100	100
41. EXTERIOR FORCE	FORCE	SQ. YD.	100	SQ. YD.	100	100
42. EXTERIOR MOMENTUM	MOMENTUM	SQ. YD.	100	SQ. YD.	100	100
43. EXTERIOR PRESSURE	PRESSURE	SQ. YD.	100	SQ. YD.	100	100
44. EXTERIOR TEMPERATURE	TEMPERATURE	SQ. YD.	100	SQ. YD.	100	100
45. EXTERIOR HUMIDITY	HUMIDITY	SQ. YD.	100	SQ. YD.	100	100
46. EXTERIOR WIND SPEED	WIND SPEED	SQ. YD.	100	SQ. YD.	100	100
47. EXTERIOR WIND DIRECTION	WIND DIRECTION	SQ. YD.	100	SQ. YD.	100	100
48. EXTERIOR WIND FREQUENCY	WIND FREQUENCY	SQ. YD.	100	SQ. YD.	100	100
49. EXTERIOR WIND INTENSITY	WIND INTENSITY	SQ. YD.	100	SQ. YD.	100	100
50. EXTERIOR WIND DURATION	WIND DURATION	SQ. YD.	100	SQ. YD.	100	100
51. EXTERIOR WIND VELOCITY	WIND VELOCITY	SQ. YD.	100	SQ. YD.	100	100
52. EXTERIOR WIND ACCELERATION	WIND ACCELERATION	SQ. YD.	100	SQ. YD.	100	100
53. EXTERIOR WIND DE						



## 04/05/22 | Z301





**ICONICA**  
9041 EXETER DRIVE • BIRMINGHAM, AL 35243  
Ph: 205.944.4444 • Fax: 205.944.4444  
www.iconica.com

## NPSL - WELDON SPRING

PARCEL 1: 3-0160-1796-00-0001.50 / PARCEL 2: 3-0160-1796-00-0001.52  
SHEDENTOP ROAD, WELDON SPRING, MISSOURI 63304

**WELDON SPRINGS RE, LLC.**  
1110 N. DR. MARTIN LUTHER KING, JR. DRIVE  
MILWAUKEE, WISCONSIN 53203

RANGE DATES:	
From	Thru
CA	CAPACITY REVIEW
PA	PROGRAMS SET

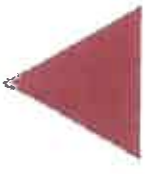
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## ALL TYPICAL UNIT LAYOUTS

Z601



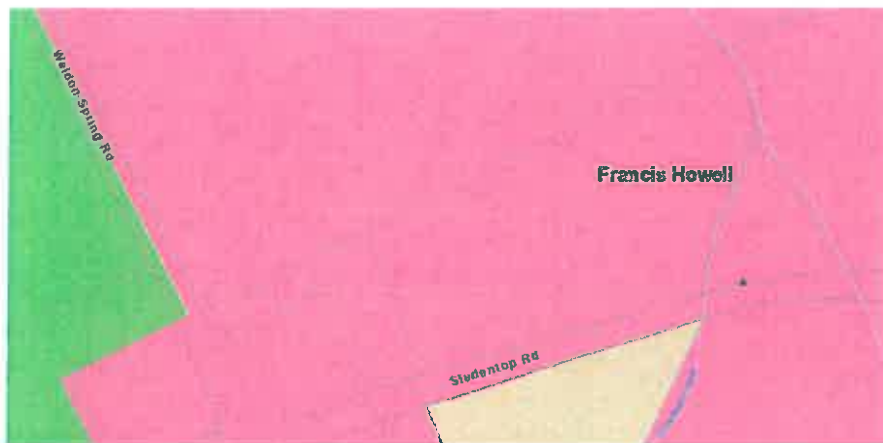
# Company Overview – *New Perspective* Past Projects



## City Limits - Weldon Spring



## School District



## Fire District



## Water District



## Development Timeline

### New Perspective of Weldon Spring

Project Process	2022 1st Qtr.	2022 2nd Qtr.	2022 3rd Qtr.	2022 4th Qtr.	2023 1st Qtr.	2023 2nd Qtr.	2023 3rd Qtr.	2023 4th Qtr.
Site Due Diligence								
City Site Plan Approval								
State CON Approval								
Land Acquisition								
Building Permitting								
Construction: Foundations								
Construction: Enclosure								
Construction: Interiors & Finishes								
Licensing								
Building Opening								

**SECTION 3:** That Section 405.225 of the Municipal Code is hereby amended as follows (added text is shown in boldface type, deleted text shown in [bracket and stricken] type):

Section 405.225 Performance Standards for Conditional Uses

E. Nursing and Residential Care Facilities [~~Nursing homes and residential care facilities~~] may be allowed in the "PR," and "PC" zoning districts based on the following criteria: **Current parcel zoning: PC**

1. Shall be on a site of at least five (5) acres. **6.98 Acres**
2. The density of development (for apartment-type units) within a **Nursing and Residential Care Facility** shall not exceed [~~twenty (20)~~] **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. **Max: 104.7- Proposed: 104.5**
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. **Centralized dining and nursing stations provided.**
4. [~~The maximum floor area ratio, as defined in Chapter 402, shall be two-tenths (0.2). For example, if a five (5) acre site was developed at a FAR of two-tenths (0.2) it may have a single story building with forty three thousand five hundred sixty (43,560) square feet of gross floor area or a two (2) story building on the same lot with twenty one thousand seven hundred eighty (21,780) square feet of gross floor area for each level, etc.~~] **An accessible elevator is required for structures with two or more floors. 2 Elevators Provided.**
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.

Unit Counts:		Weldon Zoning		Weldon Zoning	
		Beas		County/Unit	
		Weldon Counts		Total Count	
		U/LAL		Total Count	
		MC		Total Count	
		Beas		Total Count	
		U/LAL		Total Count	
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		U/LAL		Total Count	
		MC			



April 4, 2022

Mr. Faeq Hussain  
Project Manager  
Weldon Springs RE, LLC  
1110 N. Dr. Martin Luther King, Jr. Drive  
Suite 610  
Milwaukee, Wisconsin 53203

'1

Dear Mr. Hussain:

Subject: Summary of Anticipated Trip Generation  
Proposed Siedentop Road Senior Living Development  
City of Weldon Spring, St. Charles County, Missouri  
CEC Project 321-712

Civil & Environmental Consultants, Inc. (CEC) has completed calculations in order to determine the anticipated trip generation of the proposed Siedentop Road senior living development, to be located along the northern side of Siedentop Road, east of Weldon Spring Road, in the City of Weldon Spring, St. Charles County, Missouri. The purpose of this correspondence is to provide you with a summary of the results of these trip generation calculations.

The anticipated vehicular trip generation of the proposed Siedentop Road senior living development was calculated using data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation*, Eleventh Edition, 2021. Land Use Code 252, *Senior Adult Housing - Multifamily*, was used to determine the anticipated trip generation of the proposed 54 units of independent living development, Land Use Code 254, *Assisted Living*, was used to determine the anticipated trip generation of the proposed 64 beds of assisted living development, and Land Use Code 620, *Nursing Home*, was used to determine the anticipated trip generation of the proposed 46 beds of memory care development.

Using this methodology, the proposed Siedentop Road senior living development can be anticipated to generate approximately 463 vehicular trips during a typical weekday, with approximately 33 of these trips occurring during the weekday A.M. peak hour (18 trips entering/15 trips exiting) and approximately 38 of these trips occurring during the weekday P.M. peak hour (17 trips entering/21 trips exiting).

Copies of the calculations performed in order to determine the anticipated trip generation of the proposed Siedentop Road senior living development have been included with this correspondence.

The anticipated trip generation of the proposed Siedentop Road senior living development, which is anticipated to include 46 units of independent living development, 64 beds of assisted living development and 46 beds of memory care development, has been summarized in Table 1, a copy of which has been included with this correspondence.

Mr. Faeq Hussain  
CEC Project 321-712  
Page 2  
April 4, 2022

This completes our summary of the anticipated trip generation comparison of the proposed Siedentop Road senior living development, to be located along the northern side of Siedentop Road, east of Weldon Spring Road, in the City of Weldon Spring, St. Charles County, Missouri. Should you have any questions or require anything additional, please do not hesitate to contact us.

Very truly yours,

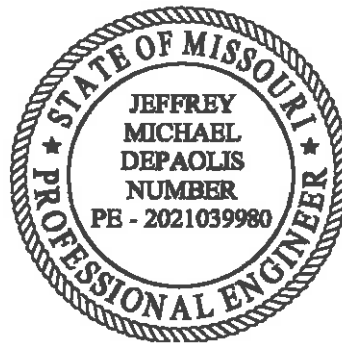
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Chris A. Droznek II, PTP  
Project Manager



Jeffrey M. DePaolis, P.E., PTOE  
Principal



Enclosures

321-712-L-Trip Generation-04-04-22

**TABLE 1**  
**TRIP GENERATION COMPARISON**  
**Proposed Siedentop Road Senior Living Development**  
**City of Weldon Spring, St. Charles County, Missouri**

ITE Land Use Code	Description	Size	Trip Generation <sup>(1)</sup>						
			Weekday 24-Hour	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
				In	Out	Total	In	Out	Total
252	Senior Adult Housing - Multifamily	54 Dwelling Units	156	4	7	11	8	6	14
254	Assisted Living	64 Beds	166	7	5	12	6	9	15
620	Nursing Home	46 Beds	141	7	3	10	3	6	9
Total – Proposed Siedentop Road Senior Living Development			463	18	15	33	17	21	38

(1) Anticipated trip generation calculated using the rates and formulae contained within the Institute of Transportation (ITE) publication *Trip Generation*, Eleventh Edition, 2021.

Source: Analysis by CEC

**Trip Generation Calculations**  
**Proposed Siedentop Road Senior Living Development**  
**City of Weldon Spring, St. Charles County, Missouri**

April 4, 2022

54	Dwelling Units	ITE Land Use Code	252	Senior Adult Housing - Multifamily					
Weekday 24-Hour	=====>	T =	2.89	(	X	)	+	24.82	( 50 % Entering/ 50 % Exiting)
		T =	2.89	(	54	)	+	24.82	
		T =			156.06				
		T =			156				( 78 Entering/ 78 Exiting)
A.M. Peak Hour	=====>	T =	0.19	(	X	)	+	0.90	( 34 % Entering/ 66 % Exiting)
		T =	0.19	(	54	)	+	0.90	
		T =			11.16				
		T =			11				( 4 Entering/ 7 Exiting)
P.M. Peak Hour	=====>	T =	0.25	(	X	)	+	0.07	( 56 % Entering/ 44 % Exiting)
		T =	0.25	(	54	)	+	0.07	
		T =			13.57				
		T =			14				( 8 Entering/ 6 Exiting)



**Trip Generation Calculations**  
**Proposed Siedentop Road Senior Living Development**  
**City of Weldon Spring, St. Charles County, Missouri**

**April 4, 2022**

64	Bed	ITE Land Use Code	254	Assisted Living
	Weekday 24-Hour	=====>	T = 2.60 ( X ) T = 2.60 ( 64 ) T = 166.4 T = 166	( 50 % Entering/ 50 % Exiting) ( 83 Entering/ 83 Exiting)
	A.M. Peak Hour	=====>	T = 0.18 ( X ) T = 0.18 ( 64 ) T = 11.52 T = 12	( 60 % Entering/ 40 % Exiting) ( 7 Entering/ 5 Exiting)
	P.M. Peak Hour	=====>	T = 0.24 ( X ) T = 0.24 ( 64 ) T = 15.36 T = 15	( 39 % Entering/ 61 % Exiting) ( 6 Entering/ 9 Exiting)

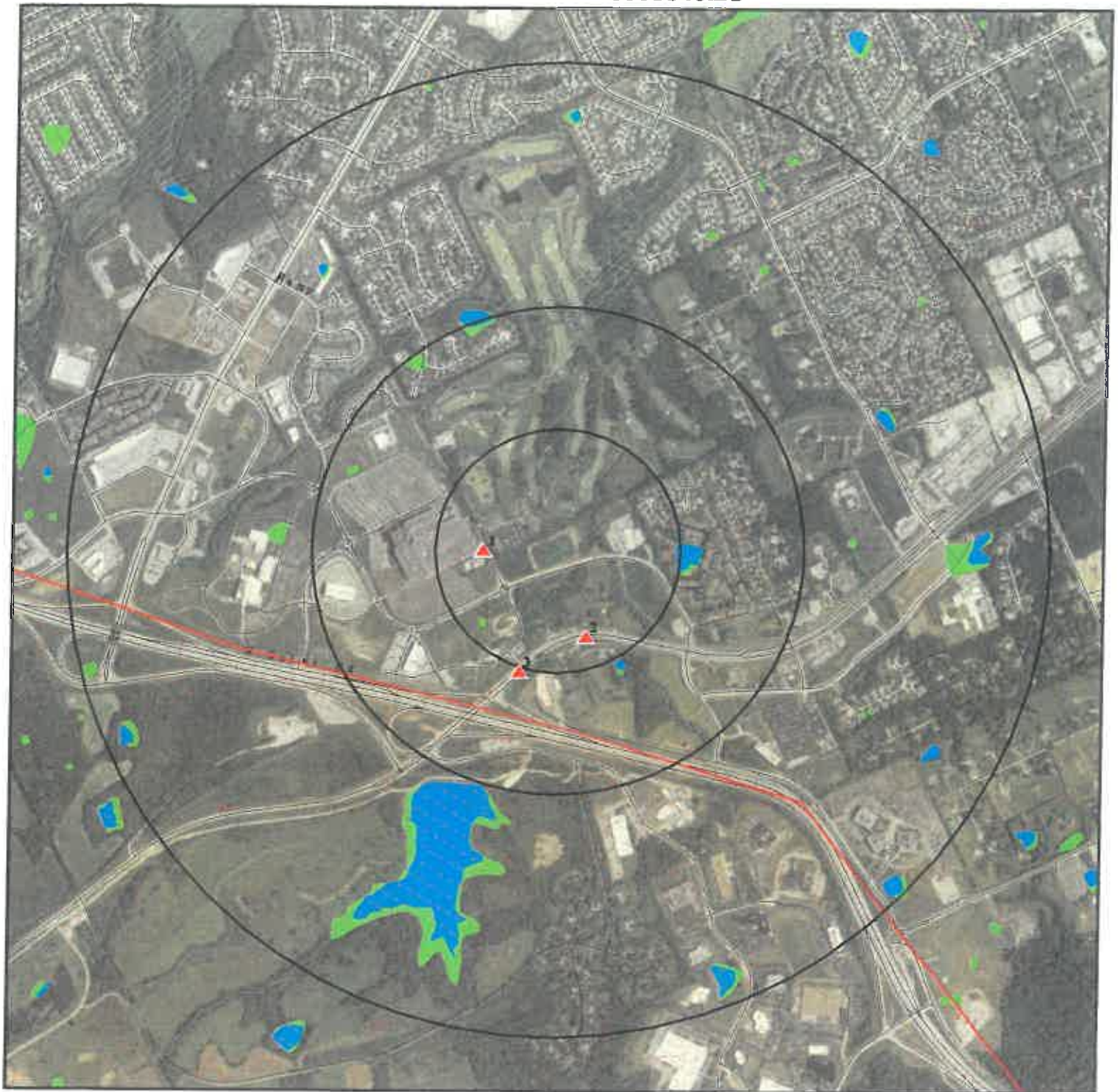
**Trip Generation Calculations**  
**Proposed Sledentop Road Senior Living Development**  
**City of Weldon Spring, St. Charles County, Missouri**

**April 4, 2022**

46	Bed	ITE Land Use Code	620	Nursing Home
Weekday 24-Hour	=====> 4	T = T = T = T =	3.06 ( X ) 3.06 ( 46 ) 140.76 141	( 50 % Entering/ 50 % Exiting)  ( 71 Entering/ 70 Exiting)
A.M. Peak Hour	=====>	T = T = T = T =	0.10 ( X ) + 5.42 0.10 ( 46 ) + 5.42 10.02 10	( 72 % Entering/ 28 % Exiting)  ( 7 Entering/ 3 Exiting)
P.M. Peak Hour	=====>	T = T = T = T =	0.11 ( X ) + 3.98 0.11 ( 46 ) + 3.98 9.04 9	( 33 % Entering/ 67 % Exiting)  ( 3 Entering/ 6 Exiting)



# OVERVIEW MAP - 6808540.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

**SITE NAME:** Weldon Springs - Senior Living Facility  
**ADDRESS:** 302 Siedentop Road  
 Saint Charles MO 63304  
**LAT/LONG:** 38.716662 / 90.687051

**CLIENT:** Horner & Shifrin Inc.  
**CONTACT:** Bridgett Jacquot  
**INQUIRY #:** 6808540.2s  
**DATE:** January 05, 2022 11:05 am

Page 22 of 29