



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
JANUARY 5, 2022
6:30 P.M.**

- a. CALL TO ORDER**
- b. INVOCATION**
- c. PLEDGE OF ALLEGIANCE**
- d. ATTENDANCE**
- e. MINUTES**
- f. COMMUNICATIONS AND REPORTS OF OFFICERS**

g. OLD BUSINESS

1. Public Hearings:

- a. Petition SU 21-11 – TWG Development, LLC c/o Kimley-Horn: A request for a special use permit in the SD-RC Special District Retail/Service Commercial to permit multiple family units on a 5.42 +/- acre parcel. The site is located on the south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard. (Ward 1)

2. Site Plans:

- a. Reserve at St. Peters: south side of Veterans Memorial Parkway, east of St. Peters Centre Boulevard. (Ward 1)

h. NEW BUSINESS

1. Home Occupations:

- a. Union Counselors, LLC (counseling services): Justin Glose, 524 Aventura Way. (Ward 1)
- b. Electric Vehicle Charging Station, LLC (home office): Joseph Cotton, 26 Elmdale Lane. (Ward 2)
- c. Big Moves Real Estate, LLC (short-term rental): Casey Krause, 3 Gold Run Drive. (Ward 3)
- d. Rooted.Grounded.Soul (online coaching/business support): Tabitha Casey, 1007 Cobbler Lane. (Ward 4)

2. Other:

- a. Reckitt Benckiser (RB) – fence placement: west side of Salt River Road, south side of Arrowhead Industrial Blvd. (Ward 1)

3. Record Plats:

- a. Veterans Memorial Parkway site: south side of Veterans Memorial Parkway, east of St. Peters Centre Blvd. (Ward 1)

4. Public Hearings:

- a. Petition SU 21-13 – Edison Real Estate Fifteen, LLC (Tidal Wave Luxury Car Wash) c/o CEDC: a request for a special use permit in the C-2 Community Commercial District to permit a carwash on a 1.095 +/- acre parcel. The property is located on the west side of Mid Rivers Mall Drive, north of Mexico Road (355 Mid Rivers Mall Drive). (Ward 1)
- b. Petition RZ 21-15 – Faith Haven House: a request for a rezoning from C-1 Neighborhood Commercial District to Commercial Planned District (CPD) to permit a residential use (transitional housing) and commercial uses including, but not limited to, offices and service uses, on a 0.14 +/- acre tract. The property is located on the north side of Mexico Road, west of Church Street – 7338 Mexico Road. (Ward 1)
- c. Petition RZ 21-16 – Tegethoff Development c/o Stock and Associates: a request for an amendment to a Commercial Planned District (CPD) to permit multi-family residential units and attached single-family units on an 11.47 +/- acre tract. The property is located on the east side of Mid Rivers Mall Drive and the south side of Dye Club Dr. (Ward 4)

5. Site Plans:

- a. Tidal Wave Luxury Car Wash: west side of Mid Rivers Mall Drive, north of Mexico Road. (Ward 1)
- b. Old Hickory Village: east side of Mid Rivers Mall Drive and the south side of Dye Club Dr. (Ward 4)
- c. Powder Works: west side of Indacom Drive, north of Boone Hills Road (187 Indacom Dr.) (Ward 3)