



AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
MARCH 3, 2021
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. HOME OCCUPATIONS:**
 - a. The Crafted Bone, LLC (dog treat manufacturer/retail): Charles Saso, 162 Rhythm Point Dr. (Ward 2)

- 2. SITE PLANS:**
 - a. McKelvey Marketplace Apartments: west side of Mid Rivers Mall Drive, south of Willott Road. (Ward 2)

- h. NEW BUSINESS**

- 1. OTHER:**
 - a. Dascena, Inc.: south side of Veterans Memorial Parkway, east of Mid Rivers Mall Drive – Use Approval – temporary curbside COVID testing – Mid Rivers Mall. (Ward 1)

- 2. PUBLIC HEARINGS:**
 - a. Petition RZ 21-02– Bridgewater Communities: A request for a rezoning from the C-2 Community Commercial District to an R-3 Planned Urban Development (PUD) for a 4.5 +/- acre tract of ground. The subject site is located on the north side of Mexico Road, west of Deer Grove Drive. (Ward 1)
 - b. Petition RZ 21-03 – CJB 94, LLC c/o Joshua Castello (Detail Driven Car Wash): A request for an amendment to a Planned Urban Development (PUD) for a carwash on a 1.12 +/- acre parcel. The subject site is located on the south side of Highway 94, east of Florence Drive. (Ward 4)

3. SITE PLANS:

- a. Detail Driven Car Wash: south side of Highway 94, east of Florence Drive. (Ward 4)
- b. Francis Howell North High School: west side of Hackmann Road, north of McClay Road. (Ward 3)
- c. Discount Tire: north side of I-70 Service Road North, east of Mid Rivers Mall Drive. (Ward 1)