



AGENDA
PLANNING AND ZONING COMMISSION MEETING
ST. PETERS JUSTICE CENTER
1020 GRAND TETON DR., ST. PETERS, MO 63376
MAY 6, 2020
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 RZ 20-01 - Luetkenhaus Properties, Inc.: A request for a rezoning from the R-1 Single Family Residential District to a Planned Urban Development (PUD) for a 9.09 acre +/- tract of ground. The subject site is located on the west side of Spencer Road, north of Willott Road (724 Spencer Road). Proposed Use: Multiple family (attached) residences. (Ward 3)

- 2. **SITE PLANS:**
 - a. Dallavalle Tract: west side of Spencer Road, north of Willott Road. (Ward 3)

- h. **NEW BUSINESS**

- 1. **HOME OCCUPATIONS:**
 - a. Deboe's Dogs (dog training/grooming/boarding): Annie Sandfort, 1223 Birdie Hills Road. (Ward 2)
 - b. VHP bio decon services (bio decontamination services): Edwin Jauregui, 201 Timothy William Court. (Ward 2)

- 2. **OTHER:**
 - a. Petition 19-04 – Stangle Investments, LLC: west side of Mid Rivers Mall Drive, south side of Didion Dr. - Special Use Permit time extension and reapproval of site development plan. (Ward 1)
 - b. Complete Auto Body: north side of Interstate 70, east of Patmos Drive – 4490 I-70 Service Road North – building addition – architectural modification. (Ward 1)

3. PUBLIC HEARINGS:

- a. Petition RZ 20-02 – Lou Fusz Motor Company: A request for a rezoning from the C-3 General Commercial District to a Commercial Planned District (CPD) to permit used vehicle sales on a 3.38 acre +/- parcel. The subject site is located on the east side of Executive Centre Parkway, north of Interstate 70. (Ward 3)
- b. Petition RZ 20-03 - Moose Leach LLC: A request for a change of zoning from the C-3 General Commercial District to an R-3 Planned Urban Development (PUD) for a 9.09 acre +/- acre tract. The subject site is located on the south side of South St. Peters Parkway, west of Harvester Court and east of Woodstone Drive. Proposed Use: Multiple Family units and accessory recreational facilities. (Ward 4)
- c. Intent to establish zoning for newly annexed property. Simmonds property, 1911 Oak Tree Street. (Ward 3)
- d. Intent to establish zoning for newly annexed property. Spies property, 8 Le Jer Lane. (Ward 3)
- e. Intent to establish zoning for newly annexed property. Mikulus property, 6 Patty Ann Court. (Ward 2)

4. SITE PLANS:

- a. Woodstone Apartments: south side of South St. Peters Parkway, west of Harvester Court and east of Woodstone Drive. (Ward 4)
- b. Dollar Tree: south side of South St. Peters Parkway, west of Woodstone Drive. (Ward 4)
- c. Great Central Lumber: east side of Mid Rivers Mall Drive at the terminus of Ecology Drive. (Ward 1)