



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**ST. PETERS JUSTICE CENTER**  
**1020 GRAND TETON DR., ST. PETERS, MO 63376**  
**SEPTEMBER 4, 2019**  
**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 19-11 – TWG Development, LLC: a request for a special use permit in the SD-OC Special District Office/Commercial and SD-RC Special District Retail/Commercial to permit multiple family units on a 7.72 +/- acre parcel. The property is located on the south side of Executive Centre Parkway, west side of St. Peters Centre Boulevard. (Ward 1)

**2. SITE PLANS:**

- a. St. Peters Apartments: south side of Executive Centre Blvd., west of St. Peters Centre Blvd. (Ward 1)

**h. NEW BUSINESS**

**1. OTHER:**

- a. Queensbrooke Village: West of Harvester Road, south of Queensbrooke Boulevard – PUD Amendment. (Ward 4)

**2. PUBLIC HEARINGS:**

- a. Petition 19-12 – Delta Nine Extractions, LLC: A request for a change of zoning from the C-3 General Commercial District to the I-1 Light Industrial District for a .89 acre +/- acre tract. The subject site is located on the south side of South St. Peters Parkway, west of Harvestowne Industrial Drive - 4526 South St. Peters Parkway. (Ward 4)

**2. PUBLIC HEARINGS (continued):**

- b. Petition 19-13 – Auto Plaza St. Peters, LLC: A request for a change of zoning from the C-3 General Commercial District to a Planned Urban Development (PUD) for a 2.13 +/- acre parcel. The subject site is on the south side of Veterans Memorial Parkway, east of Belleau Creek Road. The proposed development may include the sale of used motor vehicles and all permitted uses in the C-3 General Commercial District. (Ward 1)

**3. SITE PLANS:**

- a. Auto Plaza St. Peters, LLC: south side of Veterans Memorial Parkway, east of Belleau Creek Road. (Ward 1)
- b. Diamond Car Wash: north side of Mexico Road, east of Spencer Road-amended site plan and elevations. (Ward 1)