



FEBRUARY 18, 2026
TENTATIVE AGENDA

REGULAR COUNCIL MEETING AGENDA
Amended and reposted: 2:00 pm, Tuesday, February 17, 2026

Voting Order 1-2-3-M

7:00 P.M. CITY OF ELLISVILLE – GOVERNMENT CENTER

- I. Call to Order – Mayor Mike Roemerman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Agenda
- V. Approval of Minutes – January 21, 2026 Regular Council Meeting and January 23, 2026 Special Council Meeting [Pages 5-7 and Page 9-11](#)
- VI. Public Comments I
- VII. Chief Steve Lewis – Retirement Proclamation [Page 13](#)
- VIII. Petitions
 - A. Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State Road within the M-1 Light Industrial District of the City of Ellisville. ***Discussion only, final consideration will be done during legislation.*** [Pages 15-26 and plans](#)
- IX. Receipt/filing Planning and Zoning Recommendation Report
 - A. Receipt and filing of Planning and Zoning Commission’s favorable recommendation dated February 11, 2026 relative to the petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State Road within the M-1 Light Industrial Zoning District of the City of Ellisville. [Pages 31-32](#)
 - B. Receipt and filing of Planning and Zoning Commission’s favorable recommendation dated February 11, 2026 relative to the petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the “C-5” Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express, with a pick up window and to approve a conditional use permit to authorize the sale of liquor at the location known and numbered as 309 Clarkson Road within the City of Ellisville, Missouri. [Pages 33-36](#)

IX. Public Hearings

- A. The Council will discuss and consider the petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the “C-5” Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express, with a pick up window and to approve a conditional use permit to authorize the sale of liquor at the location known and numbered as 309 Clarkson Road within the City of Ellisville, Missouri. [Pages 37-80 and plans](#)

X. Legislation

- A. [Bill #3860](#) [Pages 87-89](#) AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR THE PARCEL KNOWN AND NUMBERED AS 114 OLD STATE ROAD, WITHIN THE CITY OF ELLISVILLE, MISSOURI.
- B. [Bill #3861](#) [Pages 91-97](#) AN ORDINANCE AMENDING ORDINANCE 3479 OF THE CITY OF ELLISVILLE, MISSOURI, AND AMENDING THE FINAL SITE DEVELOPMENT PLAN, AND AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO WASABI EXPRESS, LLC, TO ALLOW LIQUOR SALES IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT ALL FOR THE PROPERTY AT THE LOCATION KNOWN AND NUMBERED AS 309 CLARKSON ROAD, IN THE “C-5” PLANNED COMMERCIAL ZONING DISTRICT.
- C. [Bill #3862](#) [Pages 99-102](#) AN ORDINANCE AMENDING TITLE II: PUBLIC HEALTH, SAFETY, AND WELFARE; CHAPTER 210: OFFENSES; ARTICLE VI: OFFENSES CONCERNING WEAPONS AND FIREARMS; SECTION 210.250, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING CONCEALED WEAPONS AND OTHER UNLAWFUL USES OF WEAPONS.
- D. [Bill #3863](#) [Pages 103-107](#) AN ORDINANCE OF THE CITY OF ELLISVILLE, MISSOURI AUTHORIZING AN AMENDED AGREEMENT BETWEEN THE CITY OF ELLISVILLE, MISSOURI AND ST. LOUIS COUNTY, MISSOURI FOR HOUSING OF MUNICIPAL INMATES.
- E. [Bill #3864](#) [Pages 109-119](#) AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF ELLISVILLE, MISSOURI TO ENTER INTO AN AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI FOR CERTAIN SERVICES RELATED TO THE STATE CRISIS INTERVENTION GRANT PROGRAM.

XI. Public Comments II

XII. Notice is hereby given that the City Council of the City of Ellisville may, subject to a motion duly made and adopted, conduct a closed session, for the purpose of considering one or more of the following matters pursuant to Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys, (2) real estate, and/or (3) hiring/firing or individually identifiable personnel information.

XIII. Adjournment

Respectfully submitted,

A handwritten signature in blue ink that reads "Leigh A. Dohack". The signature is written in a cursive style with a large initial 'L'.

Leigh A. Dohack, CMC/MRCC
City Clerk

Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance. Representatives of the news media may obtain copies of the notice by contacting the City Clerk at (636) 227-9660.

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**CITY OF ELLISVILLE
COUNCIL MEETING**

JANUARY 21, 2026

Mayor Roemerman opened this Regular Council Meeting at 7:01 p.m. In attendance were Council Members Niebling, Compton, Cahill, Sanborn, Hildebrand, and Boggs.

Also present were: City Attorney Malone, City Manager Schwer, Police Chief Lewis, Capt. Vaughn, and City Clerk Dohack.

All those in attendance recited the Pledge of Allegiance led by Council Member Boggs.

APPROVAL OF AGENDA

Mayor Roemerman moved to approve the evening's agenda, seconded by Council Member Hildebrand. The votes on the approval were all "AYES".

APPROVAL OF MINUTES

Mayor Roemerman moved to approve the minutes from January 7, 2026 Regular Council Meeting, seconded by Council Member Compton. The votes on the approval were: Hildebrand "AYE", Boggs "AYE", Roemerman "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", and Sanborn "AYE".

PUBLIC COMMENTS I

There were no public comments.

LEGISLATION

Ord #3624 – Appoints William Biermann as Municipal Judge

Council Member Cahill introduced Bill #3857, AN ORDINANCE APPOINTING WILLIAM BIERMANN AS MUNICIPAL JUDGE PURSUANT TO THE CHARTER OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Cahill moved for consideration and perfection of Bill #3857, seconded by Council Member Boggs. The votes on the first reading of Bill #3857 were: Roemerman "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE". Council Member Cahill introduced Bill #3857 for final passage, AN ORDINANCE APPOINTING WILLIAM BIERMANN AS MUNICIPAL JUDGE PURSUANT TO THE CHARTER OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Cahill moved for final passage of Bill #3857, seconded by Council Member Hildebrand. The votes on the second reading were: Roemerman "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE". Bill #3857 becomes ORDINANCE #3624.

Ord #3625 – Appoints Charles W. Billings as Provisional Municipal Judge

Council Member Sanborn introduced Bill #3858, AN ORDINANCE APPOINTING CHARLES W. BILLINGS AS PROVISIONAL MUNICIPAL JUDGE PURSUANT TO THE CHARTER OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Sanborn moved for consideration and perfection of Bill #3858, seconded by Council Member Compton. The votes on the first reading of Bill #3858 were: Roemerman “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”. Council Member Sanborn introduced Bill #3858 for final passage, AN ORDINANCE APPOINTING CHARLES W. BILLINGS AS PROVISIONAL MUNICIPAL JUDGE PURSUANT TO THE CHARTER OF THE CITY OF ELLISVILLE, MISSOURI. Council Member Sanborn moved for final passage of Bill #3858 seconded by Council Member Cahill. The votes on the second reading were: Roemerman “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”. Bill #3858 becomes ORDINANCE #3625.

Res #01-21-2026 - MoDOT Highway Safety Grant for Violations Enforcement

Mayor Roemerman introduced Res #01-21-2026, A RESOLUTION AUTHORIZING THE COUNCIL TO EXECUTE A GRANT APPLICATION ON BEHALF OF THE CITY OF ELLISVILLE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION HIGHWAY SAFETY AND TRAFFIC DIVISION FOR VIOLATIONS ENFORCEMENT. Mayor Roemerman moved for consideration and perfection of Res. #01-21-2026, seconded by Council Member Compton. The votes on the motion to approve the resolution were: Roemerman “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”. Resolution #01-21-2026 was approved.

PUBLIC COMMENTS

There were no public comments.

MAYOR/COUNCIL BUSINESS/REPORTS

Council Member Cahill noted that a local business, Truck Norris, has been having a hard time and suggested that all in attendance try to go visit to boost business.

Proclamation for Honoring Judge Donald K. Anderson

Mayor Roemerman read a proclamation honoring Judge Donald K. Anderson on his 47 years of service to the City of Ellisville and wishing him well on his retirement as Municipal Judge.

ACTIVE COMMITTEE STATUS/UDPATES

Discussion took place on the progress of the Route 66 mural grant to honor its anniversary. Staff will follow up on the process and will report back to the Council.

Additional discussion occurred regarding the 250th anniversary of America. Council Member Cahill inquired about adding special elements to the July 4th Celebration, and City Manager Schwer noted that Park Director Grobelny is already working on additional items in recognition of the 250th anniversary.

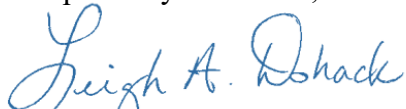
CLOSED SESSION

Mayor Roerman moved to go back into Closed Session for continued discussion of the following matters pursuant to Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys, and (2) real estate. The motion was seconded by Council Member Sanborn. The votes on the motion were: Roerman “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand "AYE", and Boggs “AYE”.

The Council entered the Closed Session at 7:17 p.m.

After the Closed Session the Council adjourned the regular meeting at 8:28 p.m.

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk

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CITY OF ELLISVILLE
SPECIAL COUNCIL MEETING

JANUARY 23, 2026

Mayor Roemerman opened this Regular Council Meeting at 5:03 p.m. In attendance were Council Members Compton, Cahill, Sanborn, Hildebrand, and Boggs. Council Member Niebling was absent.

Also present were: City Attorney Malone, City Manager Schwer, and City Clerk Dohack.

All those in attendance recited the Pledge of Allegiance led by Council Member Sanborn.

APPROVAL OF AGENDA

Mayor Roemerman moved to approve the evening's agenda, seconded by Council Member Hildebrand. The votes on the approval were all "AYES". Council Member Compton was assigned the sponsor for Bill #3859

PUBLIC COMMENTS I

Benjamin Kay, 1520 Pheasant Ridge - questioned whether the Ellisville Athletic Association is closing, asked if the City is paying \$3.6 million for it, requested clarification on the situation, and inquired whether any of the funds could be used to refurbish the trail from Bentshire Court to the Athletic Association.

LEGISLATION

Ord #3626 – Calls for Election pertaining to General Obligation Bonds (Ellisville Athletic Assoc)
Council Member Compton introduced Bill #3859, AN ORDNANCE CALLING AN ELECTION IN THE CITY OF ELLISVILLE, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATIONS BONDS.

Discussion began pertaining to legislation. City Attorney Malone wanted to call the Council's and the audience's attention to the amended bill on the dais. City Attorney Malone stated that after review of the original proposed legislation by the City's Bond Counsel, it was noted that the ordinance made reference to operating the baseball fields as part of the project for which the bond funds would be utilized. City Attorney Malone was informed that those funds could only be used for purchasing the real property and the capital improvements. City Attorney Malone prepared the amended draft ordinance, which eliminates those references to operating the existing baseball fields as one of the purposes of the bond funds and noted that a motion would be required to consider the amended Bill #3859 presented at this meeting.

Council Member Compton moved to utilize the amended version of Bill #3859 provided by City Attorney Malone. The motion was seconded by Council Member Boggs. The votes on the amendment were: Roemerman "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE".

Mayor Roemerman requested that Council Member Hildebrand share with the public the specifics of an email sent to the Council. Council Member Hildebrand referenced prior discussions and a written opinion prepared by the City Manager and the Finance Director regarding projected financial losses associated with the project. Mayor Roemerman stated that the information provided to the Council was before the idea for the bond measure initiative. Discussion took place pertaining to who brought up the bond measure idea and Council Member Cahill stated that it was his idea to discuss the bond measure.

Mayor Roemerman provided some financial information previously circulated regarding EAA operations, including recent operating losses and expense categories that would be reduced or eliminated if the City acquired the property. Mayor Roemerman noted that interest, legal, accounting, and insurance costs could be lowered or removed under City management.

Mayor Roemerman also discussed the proposed \$3,600,000 bond issue which includes an estimated acquisition cost of approximately \$250,000, including satisfaction of existing debt; turf installation for six infields (one field to remain grass); replacement of fencing and screening; lighting upgrades, potentially to LED; and additional site improvements

Mayor Roemerman explained that the bond would temporarily increase the City's property tax levy for ten (10) years, after which it would return to its current level. The average annual impact per household was estimated and discussed. Mayor Roemerman noted that the matter had previously been discussed in closed session due to real estate negotiations and that this special meeting was necessary to meet the deadline for placement on the April ballot.

EAA President Jesse Walters addressed the Council Members regarding tournament demand and operations. Mr. Walters provided some information about tournament operator, GMB, willingness to commit approximately \$400,000 annually in tournament activity if turf improvements were completed noting the operator would serve as the primary weekend tournament provider. It was noted that increased tournament activity would significantly increase concession revenue, historically EAA's primary profit center and turf fields allow guaranteed games, making the facility more competitive regionally. Discussion ensued about comparable facilities in neighboring municipalities (including Eureka) have experienced increased bookings and positive cash flow after turf installation. Mayor Roemerman commented that Eureka's facility was reported to be fully booked for the upcoming season.

Council Members expressed concerns regarding long-term turf replacement costs, public bidding requirements for improvements, long-term taxpayer impact, competition with Chesterfield and Eureka Athletic Associations, availability of local play time for Ellisville residents, and hotel capacity and regional tournament logistics.

EAA leadership confirmed that league fees were increased approximately 15% this year, the first increase in five years, and that annual fundraising efforts generate approximately \$15,000–\$20,000. Potential grant funding opportunities for improvements and parking expansion, after property acquisition, was also discussed

Council Members expressed differing perspectives regarding financial risk, long-term sustainability, and taxpayer impact. Some Council members stated support for placing the question before voters to determine whether the City should proceed with acquisition and capital improvements. Mayor Roerman stated that information could be provided to the residents to inform but not campaign in support or against the proposition.

Mayor Roerman called for the vote on Bill #3859, as amended. The votes on the first reading of Bill #3859, as amended, were: Roerman “AYE”, Compton “AYE”, Cahill “NAY”, Sanborn “AYE”, Hildebrand “NAY”, and Boggs “AYE”. Council Member Compton introduced Bill #3859, as amended, for final passage, AN ORDINANCE CALLING AN ELECTION IN THE CITY OF ELLISVILLE, MISSOURI, ON THE QUESTION OF ISSUING GENERAL OBLIGATIONS BONDS. Council Member Compton moved for final passage of Bill #3859, as amended, seconded by Mayor Roerman. The votes on the second reading were: Roerman “AYE”, Compton “AYE”, Cahill “NAY”, Sanborn “AYE”, Hildebrand “NAY”, and Boggs “AYE”. Bill #3859 becomes ORDINANCE #3626.

PUBLIC COMMENTS

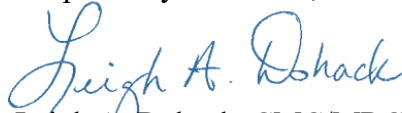
There were no public comments.

CLOSED SESSION

There was no Closed Session.

The Council adjourned the special meeting at 6:03 p.m.

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk

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CITY OF ELLISVILLE

PROCLAMATION

WHEREAS, Chief Steven O. Lewis has devoted more than thirty-six (36) years to distinguished law enforcement service, beginning with the St. Louis Metropolitan Police Department in 1989 and later serving Chesterfield and Ellisville with honor and integrity; and

WHEREAS, since May 2017, he has served as Chief of Police for the City of Ellisville, providing strong leadership as Chief Executive Law Enforcement Officer and Emergency Manager, overseeing departmental operations and public safety planning; and

WHEREAS, during his tenure, he strengthened community trust, enhanced officer training and preparedness, and upheld the highest standards of professional policing; and

WHEREAS, he has earned national recognition for his expertise in active shooter response, emergency management, and de-escalation training, and in 2024 was selected as an FBI National Fellow, later serving in 2025 as Chief of Staff and Executive Advisor to the FBI Deputy Director; and

WHEREAS, his career has been defined by integrity, courage, and steadfast dedication, leaving a lasting legacy upon the department, the City, and all who have had the privilege to serve alongside him; and

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and City Council of the City of Ellisville, Missouri, that we hereby recognize and honor Chief Steven O. Lewis for his exemplary service to the City of Ellisville and the law enforcement profession; and

BE IT FURTHER PROCLAIMED that the City of Ellisville expresses its sincere gratitude for Chief Lewis's years of leadership and public service, and extends best wishes for continued success in his service as the United States Marshal for the Eastern District of Missouri and in all future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Ellisville, Missouri to be affixed on this 18th day of February, 2026.

CITY OF ELLISVILLE

MAYOR MIKE ROEMERMAN

ATTEST:

City Clerk

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Memo

To: Bill Schwer, City Manager
 From: Ada Hood, City Planner *[Signature]*
 Meeting
 Date: February 18, 2026
 Re: Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State within the M-1 Light Industrial Zoning District of the City of Ellisville.

SUMMARY

The property owner, STL Ellisville, LLC, proposes to subdivide approximately 7.15 acres from the northern portion of an existing 31.11-acre site. The property is currently developed as part of the Eaton-Bussman campus.

The proposed subdivision would result in the following lots:

Lot	Size	Zoning
Existing Lot	31.11 acres	M-1
New Lot A	7.15 acres	M-1
New Lot B (remainder of site)	23.96 acres	M-1

In addition to meeting all plat submittal requirements, the proposed subdivision must satisfy the following criteria, as determined by the Planning and Zoning Commission and/or the City Council:

1. Consistency with the Comprehensive Plan;
2. Compatibility of lot size and density;
3. Creation of a lot which provides adequate dimensions to construct improvements of similar size and nature to the surrounding area;
4. Creation of a lot which is in compliance with the area and frontage requirements (no flag lots), as specified in Chapter 400, Zoning Regulations, and provides for an orderly pattern of development;

5. Creation of a lot with substantially rectangular dimensions (no irregularly shaped lots);
6. Promotion of a creative approach to the use of land and related physical facilities resulting in better site layout and development;
7. Preservation and enhancement of desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion;
8. Enhancement of water quality;
9. Elimination of incompatible land configurations;
10. Consistency with good planning practices;
11. Compliance with all applicable codes, ordinances, and standards.

Staff has requested that the applicant submit additional information to demonstrate that Lot B—the remaining portion of the Eaton-Bussman campus—will continue to comply with all applicable codes and requirements, including landscaping standards. The applicant has been advised that, should Lot B be found noncompliant with the Landscape Ordinance as a result of the subdivision, a waiver request must be submitted to and approved by the City Council.

RECOMMENDATION

Staff recommends approval of the requested plat, subject to the following condition:

1. That the applicant submit documentation demonstrating that Lot B will remain in compliance with all applicable requirements, including but not limited to landscaping standards.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION COVER SHEET

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE AND CONSISTENT WITH SUBMITTED MATERIALS

Property Address: 114 Old State Road, Ellisville, MO 63021

Project Description: Lot Split Plat

Project Name: Lot Split Plat for 114 Old State Road

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants: In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: Gabe DuBois, Director of Civil Engineering

Address: _____

Phone Number: _____

Email: _____

Name of Business Owner(s) - if different than above: Robert Tiemann

Address: _____

Phone Number: _____

Email: _____

Name of Property Owner(s) - if different than above: L Ellisville, LLC

Address: _____

Phone Number: N/A

Email: N/A

Name of Architect, Landscape Architect, Planner or Engineer: See "Applicant" above

Address: _____

Phone Number: _____

Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: 114 : Old State Road

Locator No.: 23U620122

Lot No.: N/A

Block No.: N/A

Current Zoning: "M-1" Light Industrial

Current Use of Site: Industrial

Proposed Use of Site: No Change

PART C: PART A: COST/BENEFIT DATA (ALL INFORMATION PROVIDED WILL BECOME A MATTER OF PUBLIC RECORD)

Description	Quantity	
	Existing	Proposed
Property value:		
Property tax to the City:		
Property tax to the School District:		
Property tax to the Fire District:		
Adjacent property values:		
Retail sales tax generated:		
Maintenance cost to the City (new street/trail/park maintenance, additional police services, trash/recycle service):		

Type of business:	# similar businesses already existing in the City:
Does the project compete with other existing uses in the City:	To what degree (qualitative and quantitative):
Will project result in loss of retail sales tax revenue from other businesses in the City?	Project potential loss:

PART D: APPLICATIONS FILED (Check the applications you will submit. A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where, when, etc.)

- | | | |
|--|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Consolidation Plat |
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Boundary Adjustment Plat |
| <input checked="" type="checkbox"/> Other: <u>Lot Split Plat</u> | <input type="checkbox"/> Variance to the Board of Adjustment | <input type="checkbox"/> Condominium Plat |

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): Gabe DuBois Date: 11/18/2025

PRINT NAME: Gabe DuBois Title/Interest in Property: Engineer/Applicant

Signature of Property Owner (Required): _____ Date: _____

PRINT NAME: _____ Title/Interest in Property: _____

PLEASE NOTE: We do not send payment instructions for wire transfers or fax. We will never send an email with instructions containing EMAIL COMMUNICATION ONLY. If received, ALWAYS CALL TO VERIFY (636) 227-9660. Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using known contact information to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

*pd. \$400
ck# 7902*

APPLICATION FOR SUBDIVISION, LOT CONSOLIDATION, BOUNDARY ADJUSTMENT OR CONDOMINIUM PLAT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$400.00
APPLICATION FEE MUST ACCOMPANY THIS APPLICATION

Property Address: 114 Old State Road, Ellisville, MO, 63021

Applicant: Gabe DuBois

Project Name: Lot Split Plat for 114 Old State Road

PART A: LOT INFORMATION

EXISTING LOT

Lot size: 1,355,253 Sq. Ft. or 31.11 Acres

Topography: N/A

Existing Zoning: "M-1" Light Industrial District

PROPOSED LOT

No. Lots: 2 Lot Size(s): 23.96 Ac. & 7.15 Ac.

Topography: N/A

Water features/creeks/wetland and stormwater detention

Existing: Pond on property, not effected by this plat

Proposed: N/A

Layout of streets, right of way widths and street names:

Existing: MO State Hwy 100 (Variable Width), Ruck Road (60'W), Old State Road (Variable Width)

Proposed: No Change

Location and width of pedestrian ways and easements:

Existing: N/A

Proposed: N/A

Location of all utilities:

Existing: Not Contracted to Identify

Proposed: N/A

Revised: June 2, 2020

PART F: STORM WATER QUALITY PROTECTION STANDARDS:

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

- 1. As proposed, has land disturbance been minimized to the maximum extent feasible? Lot Split Only
- 2. Can additional greenspace be preserved within the project boundary? Lot Split Only
- 3. Can the proposed development be located in already developed areas? Lot Split Only
- 4. Has stormwater been captured and infiltrated into the ground as part of the project? Lot Split Only
- 5. Has stormwater been captured and reused for irrigation or décor as part of the project? If not, why not? Lot Split Only
- 6. Have permeable surface materials been used to promote infiltration and limit runoff? Lot Split Only
- 7. Can land disturbance be restricted to less sensitive areas within the project? Lot Split Only
- 8. Is the development located outside the 100 year flood plain? Yes
- 9. Is the development located outside the stream bank setback buffer? Yes
- 10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No
- 11. Does the development plan avoid sensitive areas? Lot Split Only
- 12. Does the site development plan utilize stormwater credits? Lot Split Only
- 13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? Lot Split Only
- 14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? Lot Split Only
- 15. Is over 1 acre of impervious area being added? Lot Split Only
- 16. Is the development tributary to any existing basins that need to be upgraded? Lot Split Only

PART G: CRITERIA

In addition to the plat requirements, all plats must meet the following criteria as determined by the Planning and Zoning Commission and/or the City Council. Please respond to each criteria. 'Yes' to indicate compliance. 'No' to indicate non-compliance:

- Yes 1. Is your plat consistent with the Comprehensive Plan?
- Yes 2. Does your plat feature lot size(s) and density which is consistent with adjacent properties?
- Yes 3. Are you proposing the creation of a lot or lots, which provide(s) adequate dimensions to construct improvements of similar size and nature to the surrounding area?
- Yes 4. Are you proposing the creation of a lot which is in compliance with the area and frontage requirements (no flag lots), as specified in Chapter 400, Zoning Regulations, and provides for an orderly pattern of development?
- No 5. Are you proposing the creation of a lot with substantially rectangular dimensions (no irregularly shaped lots)?
- N/A 6. Are you promoting a creative approach to the use of land and related physical facilities resulting in better site layout and development?
- N/A 7. Are you preserving and enhancing desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion?

- N/A 8. Are you improving or enhancing water quality?
- N/A 9. Are you eliminating incompatible land configurations?
- N/A 10. Is your project consist with good planning practices?
- N/A 11. Is your project in compliance with all applicable codes, ordinances, and standards?

PART H: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.
2. The City also offers all applicants the opportunity to meet with the City Council in a Preliminary Conceptual Meeting. The Preliminary Conceptual Meeting is designed to provide the applicant with an opportunity to present a concept to the City Council for initial feedback, before the applicant incurs significant costs for detailed drawings or plans. The meeting is informal and non-binding. There is no cost to schedule a meeting, an applicant need only submit the Preliminary Conceptual Meeting form at least seven (7) days prior to the regularly scheduled City Council meeting date.
3. All requests for Plat approval must be made by submitting the Application Cover Sheet and the Plat Application form, associated fees and plats.
4. To initiate the process, please submit one copy of the application forms and nine (9) copies of the plans for 'staff review.' This initial submittal must be made a minimum of thirty (30) days prior to the Planning and Zoning Commission meeting date. In the case of high traffic uses, where a traffic impact study will be required, the submittal should be made at least forty-five (45) days prior to the Planning and Zoning Commission meeting date. Staff will route the plans to various departments and applicable agencies for their review. Within fifteen (15) days of receipt of submittal, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration by the Planning and Zoning Commission, unless said timeframe is mutually waived. The applicant must respond to the City Planner's list of deficiencies within seven (7) days to be scheduled at the next Planning and Zoning Commission meeting. Delays in resubmitting will delay consideration of the application to the following month. Applicants must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. The resubmittal should include revised applications and documents, as applicable, and twenty-five (25) sets of plans, folded to approximately 8 ½ x 11 or 8 ½ x 14 in size.
5. The Planning and Zoning Commission will consider the request and make a recommendation to the Council within sixty (60) days of official submission to the Commission unless said time period is extended by mutual agreement in writing. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approved. The "date of official submission" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
6. Upon receipt of the recommendation, the City Council consider the request. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least five (5) members of the City Council will be required to approve any application contrary to the Planning and Zoning Commission recommendation.

PART I: CHECKLIST (submit only applicable items)

- Completed Application Cover form (only one form is needed per project)
- Letter describing the proposed project (who, what, where, when, why, etc)
- \$800 deposit for Landscape Plan Review, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- \$6,000 deposit for Traffic Report, if applicable. Depending on what the actual cost of the third party review,

an applicant may be owed a refund or may be billed for additional monies.

_____ Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan

_____ Existing and proposed landscaping, including name and size of plant material.

_____ Wooded areas indicating Young and Mature Woodlands.

_____ Lighting Plan and Photometric Plan in compliance with Section 400.350. A Sidewalk Luminaire plan in compliance with Section 400.351, if applicable.

_____ Location and height of all light poles and type of lighting and shielding.

Name of subdivision, which **name shall not duplicate or be alike in pronunciation** of the name of any plat theretofore recorded in the City.

Location by section, town, range or by other legal description and small scale map showing location. Municipal, township and county.

Names and addresses of the owner, subdivider, surveyor and designer of the plat.

North point, graphic scale, date of preparation, total acreage

Property lines, layout of platted streets, location and width of proposed pedestrian ways, utility easements showing right-of-way widths, minimum front and side street building setback lines indicating dimensions and names of streets.

Areas, other than streets, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.

Permanent buildings and other structures, existing sewers, water mains, culverts or other underground facilities.

_____ Topography showing lakes, watercourses, swamp areas and contour at vertical intervals of not more than two (2) feet unless steep terrain enables five-foot contours to adequately portray the land conditions; contour lines shall be shown by means of dashed lines on the preliminary plat and shall be numbered to the United State Geological datum

Layout, numbers and minimum dimensions of lots. Proposed use of all parcels

_____ Whenever a portion of a tract is proposed for platting and it is intended or of a size for future enlargement of such platted portions from time to time, a tentative plat for the future subdivision of the entire tract shall be submitted.

_____ Draft of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

_____ A grading plan shall be included in the preliminary plat showing existing and proposed contours at intervals sufficient to clearly show the slope of the existing ground surfaces and the extent of the proposed grading. It shall be prepared on a plat showing the subdivision layout as proposed on the final plat, the location and first floor elevation of each building proposed to be built in the subdivision, and all existing trees 2.5 inches caliper and larger and other pertinent site features which could be affected by grading.

_____ If applicable supplemental engineering data may be required by the Commission on (1) water supply (2) sewage disposal (3) drainage (4) flood control (5) soil and test borings (6) grading and street profiles.

- ✓ True angles and distance tied to the nearest established street lines or official monuments which shall be accurately described in the plat. Complete curve data, including radii, internal angles, tangent bearings, and length of all arcs.
- ✓ Accurate location of all monuments.
- ✓ Certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown thereon exist as located and that all dimensional and geodetic details are correct.
- ✓ Notarized certification by owner, and by any mortgage holder of record, of the adoption of the plat and the dedication of streets and other public areas in the form approved by the city attorney.

PLEASE NOTE: *We do not send payment instructions for wire transfers or fax.* We will never send an email with instructions containing EMAIL COMMUNICATION ONLY. If received, **ALWAYS CALL TO VERIFY (636) 227-9660.**

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using known contact information to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.



Monday, December 22, 2025

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #1
11 Ellisville Towne Ctr. Dr.
terraspec Job No. 11003.103

Dear Ms. Hood:

Per your request we have reviewed the above referenced project, as it pertains to landscape improvements, and submit for consideration the following comments in **red**. Please note, the information submitted is inadequate for a thorough review. We have outlined the general tree preservation and landscape requirements so the applicant is aware there will likely be landscape improvements required to bring existing and proposed conditions into Ordinance compliance, as a result of the subdivision process.

Minimum Requirements per City regulations
Section 400.485 - Tree and Landscape Ordinance

- F. Plan Submission Requirements for Tree Preservation and Landscaping.
3. Landscape and/or Tree Preservation Plan Submittal Required: **Both LP & TPP are required w/ a Subdivision.**
 5. Tree Preservation Plan Requirements: **No Tree Preservation Plan Submitted. Following are City Tree Preservation Ordinance drawing requirements.**
 - a.
 - 1) Drawing scale, orientation
 - 2) Property lines, esmts, ROW's (including dimensions)
 - 3) Ex. & Prop. Contours (5' min)
 - 4) Limits of Disturbance and Clearing Limits
 - 5) Location / Dimensions - bldgs., pavt's, walls, etc.
 - 6) Size / Location - Ex. & Prop. Utilities
 - 7) Location, Size, Species - Ex. Trees to Remain
 - 8) Location, Size, Species - Ex. Trees to be Removed
 - 9) Tree Protection Measures Identified.
 - 10) Name, Address, Phone - Prop. Owner
 - 11) Name, Address, Phone - Plan Preparer (Must be Mo. Registered Landscape Architect)
 - b. Tree Preservation Plan prepared, signed and sealed by MO. landscape architect, urban forester or certified arborist
 6. Landscape Plans **No Landscape Plan Submitted. Following are City Landscape Ordinance drawing requirements.**
 - a.
 - 1) Drawing scale, orientation
 - 2) Property lines, esmts, ROW's (including dimensions)
 - 4) Zoning - Site & Adj. Prop.
 - 5) Ex. & Prop. Contours (5' min)
 - 6) Location / Dimensions - bldgs., pavt's, walls, etc.
 - 7) Size / Location - Ex. & Prop. Utilities
 - 8) Location, Size - Prop. Trees & Landscape
 - 9) Location, Size, Species - Ex. Trees to Remain

LAND PLANNING RECREATION PLANNING AND DESIGN LANDSCAPE ARCHITECTURE
11426 GRAVOIS ROAD, SUITE 102 ST LOUIS, MISSOURI 63126

10. Const. Details - Planting, Fence, Etc.
 11. Estimated Planting Schedule
 12. Name, Address, Phone - Prop. Owner
 13. Name, Address, Phone - Plan Preparer (Must be Mo. Registered Landscape Architect)
- b. Landscape Plan prepared, signed and sealed by MO. landscape architect, urban forester or certified arborist

G. Preservation of Trees, Woodlands, and Natural Features

1. Preservation of Trees, Woodlands, and Natural Features (note: see Section in Landscape Ord. for additional requirements)
2. Preservation, Removal, and Replacement of Protected Trees (Not Woodland Trees) (note: see Section in Landscape Ord. for additional requirements)
3. Additional Tree Preservation, Removal, And Maintenance Provisions (note: see Section in Landscape Ord. for additional requirements)
4. Tree Protection Standards (note: see Section in Landscape Ord. for additional requirements)

H. Tree and Landscape Requirements

1. Street Yard Landscape Requirements (note: see Section in Landscape Ord. for additional requirements)
2. Tree Requirements (note: see Section in Landscape Ord. for additional requirements)
3. Landscape Requirements (note: see Section in Landscape Ord. for additional requirements)

If there are any questions or additional information is required, please don't hesitate to contact this office.

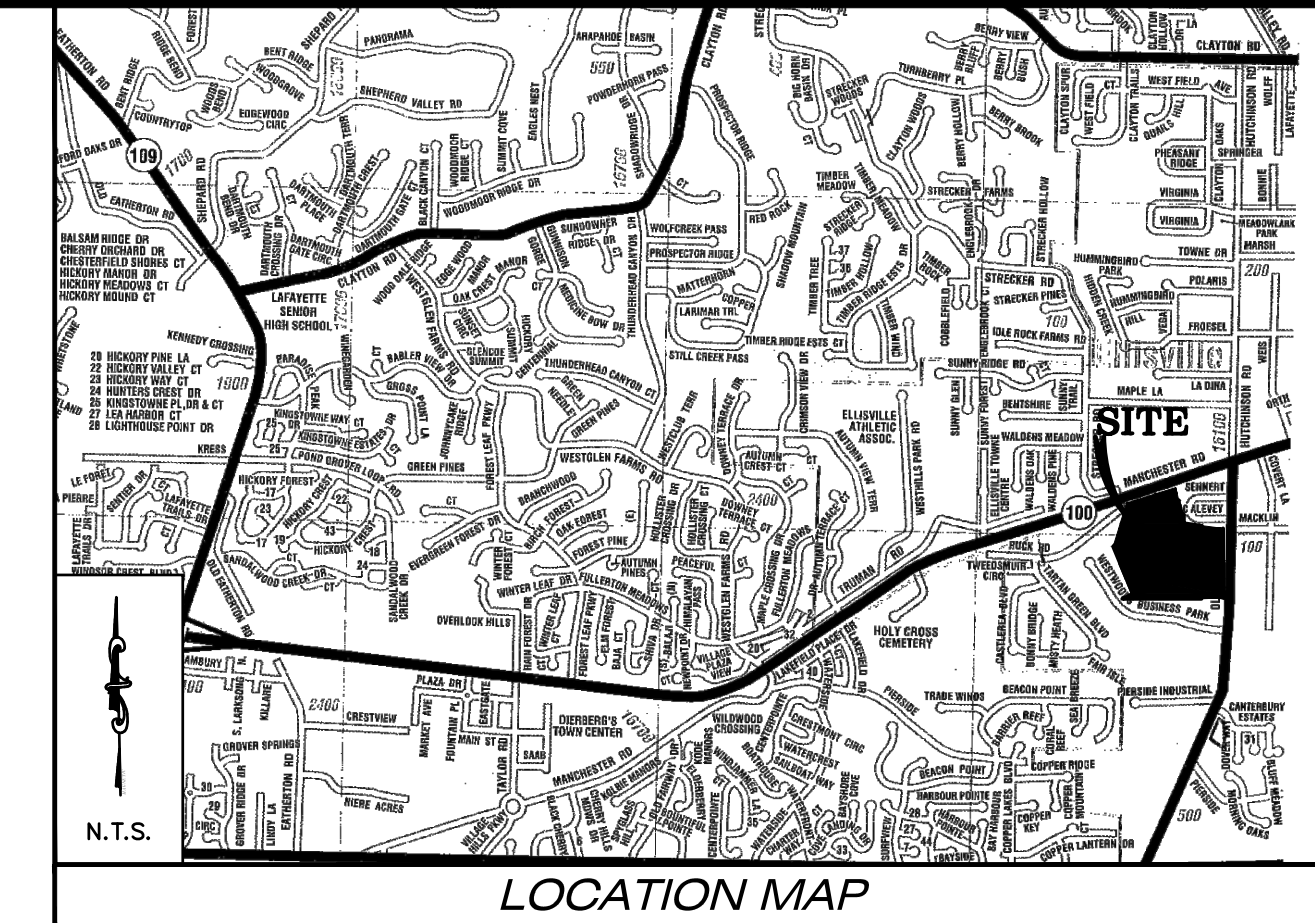
Sincerely,
terraspec

KJ Keitel

Kenneth J. Keitel, PLA, ASLA
Landscape Architect



A LOT SPLIT PLAT FOR
114 OLD STATE ROAD
 A TRACT OF LAND BEING ADJUSTED PARCEL "B" OF
 QUIKTRIP NO. 634, P.B. 349 PG. 578,
 PART OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST,
 OF THE FIFTH PRINCIPAL MERIDIAN
 ST. LOUIS COUNTY, MISSOURI



OWNER'S CERTIFICATION:

THE UNDERSIGNED, OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SPLIT IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "A LOT SPLIT PLAT FOR 114 OLD STATE ROAD".

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

THE UNDERSIGNED FURTHER STATES THAT SAID TRACT IS NOT ENCUMBERED BY DELINQUENT TAXES, IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2025.

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

DATE: _____ DATE: _____

OWNER'S NOTARY

STATE OF _____)
 COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, APPEARED _____ TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED RECORDED IN BOOK _____ PAGE _____ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS LOT SPLIT PLAT FOR "114 OLD STATE ROAD"

IN WITNESS WHEREOF, SAID HOLDER OR LEGAL OWNER HAS SIGNED AND SEALED THIS SUBDIVISION PLAT THIS _____ DAY OF _____, 2025.

LENDER: _____

BY: _____

PRINT NAME: _____

TITLE: _____

LENDER'S NOTARY

STATE OF _____)
 COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, APPEARED _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF _____ A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF _____ AND THAT THE SEAL, AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF THE BOARD OF DIRECTORS AND THAT SAID _____ DECLARED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN, IN THE STATE AND COUNTY FIRST ABOVE WRITTEN.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

CITY CERTIFICATE

THIS IS TO CERTIFY THAT BY AUTHORITY OF THE PLANNING AND ZONING COMMISSION PURSUANT TO CITY OF ELLISVILLE CODE OF ORDINANCES, THIS LOT SPLIT PLAT OF "114 OLD STATE ROAD" WAS APPROVED BY THE CITY OF ELLISVILLE, MISSOURI, ON THE _____ DAY OF _____, 2025.

CHAIRMAN, PLANNING & ZONING COMMISSION _____

CITY CLERK/CITY ADMINISTRATOR _____

DEVELOPMENT NOTES:

1. SITE ADDRESS: 114 OLD STATE ROAD, ELLISVILLE, MO 63021, LOCATOR NO. 23U620122
2. OWNER INFORMATION: STL ELLISVILLE LLO, 1034 S. BRENTWOOD BLVD, STE. 1300, SAINT LOUIS, MO 63117, PARCEL 1 LOCATOR NO. 23U620122, PARCEL 2 LOCATOR NO. 23U340435
3. AREA OF TRACTS: ORIGINAL PARCEL: 1,355,253 SQUARE FEET OR 31.11 ACRES, MORE OR LESS. LOT A: 1,043,767 SQUARE FEET OR 23.96 ACRES, MORE OR LESS. LOT B: 311,486 SQUARE FEET OR 7.15 ACRES, MORE OR LESS
4. PRESENT ZONING: "M-1" LIGHT INDUSTRIAL DISTRICT (CITY OF ELLISVILLE)
 "M-1" LIGHT INDUSTRIAL DISTRICT DIMENSIONAL REQUIREMENTS:
 FRONT YARD SETBACK: 30 FEET
 SIDE YARD SETBACK: 15 FEET
 REAR YARD SETBACK: 15 FEET
 MINIMUM SITE AREA: 1 ACRE
 MAXIMUM BUILDING HEIGHT: 30 FEET
5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0278K DATED FEBRUARY 4, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.
6. THD DESIGN GROUP HAS USED EXCLUSIVELY THE INFORMATIONAL TITLE REPORT SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS-1189922-CLE, HAVING AN EFFECTIVE DATE OF AUGUST 18, 2023. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.
 COMMITMENT NO. NCS-1189922-CLE
 ITEM 1-8: ARE NOT OF A SURVEY NATURE.
 ITEM 9: EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 9, PAGE 60 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, SURVEY RECORD BOOK 1, PAGE 120, PLAT BOOK 141, PAGE 99, AND PLAT BOOK 349, PAGE 578. (AS SHOWN HEREON)
 ITEM 10: TERMS AND PROVISIONS OF SITE DEVELOPMENT PLANS, ACCORDING TO PLATS RECORDED IN PLAT BOOK 125, PAGE 31 AND PLAT BOOK 141, PAGE 31. (AS SHOWN HEREON)
 ITEM 11: EASEMENT GRANTED EDISON ELECTRIC LIGHT AND POWER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 1344, PAGE 347. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEM 12: EASEMENT GRANTED UNION ELECTRIC LIGHT AND POWER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 1395, PAGE 23. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEMS 13-15: ARE NOT OF A SURVEY NATURE.
 ITEM 16: EASEMENT GRANTED STATE OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 4608, PAGE 510. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEM 17: ARE NOT OF A SURVEY NATURE
 ITEM 18: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5240, PAGE 598. (AS SHOWN HEREON)
 ITEM 19: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5240, PAGE 600. (AS SHOWN HEREON)
 ITEM 20: EASEMENT GRANTED TO THE ST. LOUIS COUNTY WATER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6165, PAGE 316. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEMS 21-22: ARE NOT OF A SURVEY NATURE.
 ITEM 23: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 106, PAGE 2016. (AS SHOWN HEREON)
 ITEM 24: EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7176, PAGE 1839. (AS SHOWN HEREON)
 ITEM 25: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8393, PAGE 1340. (AS SHOWN HEREON)
 ITEM 26: EASEMENT GRANTED TO THE ST. LOUIS COUNTY WATER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8508, PAGE 1118. (AS SHOWN HEREON)
 ITEM 27: EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8846, PAGE 1204. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEM 28: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 10286, PAGE 1175. (AS SHOWN HEREON)
 ITEM 29: EASEMENT GRANTED MISSOURI-AMERICAN WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 16365, PAGE 825. (AS SHOWN HEREON)
 ITEMS 30-32: ARE NOT OF A SURVEY NATURE.
7. BASIS OF BEARINGS: GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD'83 DATUM, EAST ZONE.
8. ALL SURVEY MONUMENTS SHOWN TO BE SET HEREON SHALL BE SET WITHIN 1 CALENDAR YEAR OF THE RECORDING OF THIS PLAT.

LAND DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1:
 ADJUSTED PARCEL "B" OF QUIKTRIP NO. 634, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349 PAGE 578 OF THE ST. LOUIS COUNTY RECORDS; EXCEPTING THEREFROM THAT PORTION CONVEYED TO ST. LOUIS COUNTY, MISSOURI BY INSTRUMENT RECORDED IN BOOK 16848 PAGE 2350.

SYMBOL LEGEND	
* FOUND CROSS	⊙ SET IRON ROD
○ FOUND IRON PIPE	⊕ BENCHMARK

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF THOMPSON HINE LLP, WE HAVE DURING THE MONTH OF APRIL 2025, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF JULY, 2025, PREPARED A LOT SPLIT PLAT FOR A TRACT OF LAND BEING ADJUSTED PARCEL "B" OF QUIKTRIP NO. 634, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349 PAGE 578 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (4CSR30 16.010-16.110)" THIS SURVEY IS BASED ON RECORD SOURCES. THD DESIGN GROUP, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE AFOREMENTIONED RECORDS. RESULTS OF SAID SURVEY ARE SHOWN ON THE PLAT HEREON.

Brian J. Fischer (LS-002584) 09/24/25
DATE

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD, STE. E, CHESTERFIELD, MO 63005
 TEL: 636-294-2972
 FAX: 636-294-3027
 WEB: THDDESIGN.COM
 Corporate Certificate of Authority #2011004412

LOT SPLIT PLAT
114 OLD STATE ROAD
 TITLE PAGE



Date: Sep 24, 2025
 Brian J. Fischer
 License No. LS-002584
 Professional Land Surveyor

PROJECT NUMBER: 25-5003

DATE: 09/24/2025

DRAWN BY: GAH

LAND DESCRIPTION: (PER SURVEY)

ORIGINAL PARCEL:

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL B OF QUIKTRIP NO. 634 IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349 PAGE 578 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD ON THE WESTERN RIGHT-OF-WAY OF OLD STATE ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL B OF QUIKTRIP NO. 634;

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID ADJUSTED PARCEL B NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST A DISTANCE OF 1227.56 FEET TO A FOUND IRON PIPE ON THE NORTHEAST LINE OF LOT 12 OF WESTWOODS BUSINESS PARK ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 293 PAGE 61 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG SAID NORTHEASTERN LINE NORTH 22 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 576.68 FEET TO A FOUND IRON ROD WITH CAP ON THE SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, 60 FEET WIDE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF JESUS & ANA GUTIERREZ PER DEED BOOK 19771 PAGE 1262 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, NORTH 47 DEGREES 09 MINUTES 39 SECONDS EAST A DISTANCE OF 831.90 FEET TO A FOUND IRON ROD ON THE SOUTHERN RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 100, COMMONLY KNOWN AS MANCHESTER ROAD, AND HAVING A VARIABLE WIDTH;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF MANCHESTER ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 71 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 230.14 FEET TO A SET IRON ROD;

NORTH 63 DEGREES 15 MINUTES 14 SECONDS EAST A DISTANCE OF 252.21 FEET TO A FOUND RIGHT-OF-WAY MARKER;

NORTH 71 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 37.91 FEET TO A FOUND IRON ROD BEING THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF THE MERWIN R. CROW & GLORIA DAVIS JOINT LIVING TRUST; SAID TRACT ALSO BEING LOT 1 OF BURGER KING PLAT I, A SUBDIVISION RECORDED IN PLAT BOOK 366 PAGE 379 OF THE ST. LOUIS COUNTY MISSOURI RECORDS;

THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF MANCHESTER ROAD AND ALONG THE WESTERN LINE OF SAID LOT 1 OF BURGER KING PLAT I THE FOLLOWING COURSES AND DISTANCES:

SOUTH 05 DEGREES 08 MINUTES 06 SECONDS EAST A DISTANCE OF 51.04 FEET TO A FOUND IRON PIPE;

SOUTH 13 DEGREES 59 MINUTES 00 SECONDS A DISTANCE OF 100.33 FEET TO A FOUND IRON ROD;

SOUTH 20 DEGREES 49 MINUTES 34 SECONDS A DISTANCE OF 76.96 FEET TO A FOUND IRON PIPE;

SOUTH 56 DEGREES 27 MINUTES 41 SECONDS EAST A DISTANCE OF 33.99 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF 40 OLD STATE ROAD, LLC, HAVING A LOCATOR NUMBER OF 23T410834, SAID POINT ALSO BEING LOT 2B OF THE RESUBDIVISION OF LOT 2 OF THE CLANCY TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 348 PAGE 249 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG THE WESTERN LINE OF SAID LOT 2B, SOUTH 00 DEGREES 24 MINUTES 59 SECONDS WEST A DISTANCE OF 140.16 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 2B;

THENCE SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 286.77 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID OLD STATE ROAD, VARIABLE WIDTH, FROM WHICH POINT A FOUND CROSS BEARS NORTH 72 DEGREES 19 MINUTES 04 SECONDS WEST A DISTANCE OF 3.10 FEET;

THENCE ALONG SAID WESTERN RIGHT-OF-WAY OF OLD STATE ROAD SOUTH 00 DEGREES 29 MINUTES 34 SECONDS WEST A DISTANCE OF 877.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1,355,253 SQUARE FEET OR 31.11 ACRES, MORE OR LESS, AS PER THE SURVEY PERFORMED BY THD DESIGN GROUP, INC DURING APRIL, 2025.

LAND DESCRIPTION: (LOT SPLIT - PER SURVEY)

LOT A:

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL B OF QUIKTRIP NO. 634 IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349 PAGE 578 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD ON THE WESTERN RIGHT-OF-WAY OF OLD STATE ROAD, VARIABLE WIDTH, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL B OF QUIKTRIP NO. 634;

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID ADJUSTED PARCEL B NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST A DISTANCE OF 1227.56 FEET TO A FOUND IRON PIPE ON THE NORTHEAST LINE OF LOT 12 OF WESTWOODS BUSINESS PARK ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 293 PAGE 61 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG SAID NORTHEASTERN LINE NORTH 22 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 576.68 FEET TO A FOUND IRON ROD WITH CAP ON THE SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, 60 FEET WIDE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF JESUS & ANA GUTIERREZ PER DEED BOOK 19771 PAGE 1262 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, NORTH 47 DEGREES 09 MINUTES 39 SECONDS EAST A DISTANCE OF 251.70 FEET TO A SET IRON ROD;

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG A MEANDER LINE WITH THE FOLLOWING COURSES AND DISTANCES:

A CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 11 DEGREES 36 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 26.97 FEET, A RADIUS OF 36.71 FEET, AND AN ARC DISTANCE OF 27.62 FEET TO A SET IRON ROD;

SOUTH 38 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 131.72 FEET TO A SET IRON ROD;

A CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 71 DEGREES 34 MINUTES 38 SECONDS EAST, A CHORD DISTANCE OF 31.75 FEET, A RADIUS OF 27.73 FEET, AND AN ARC DISTANCE OF 33.81 FEET TO A SET IRON ROD;

NORTH 72 DEGREES 47 MINUTES 59 SECONDS EAST A DISTANCE OF 123.35 FEET TO A SET IRON ROD;

NORTH 64 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 89.96 FEET TO A SET IRON ROD;

A CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 58 DEGREES 55 MINUTES 13 SECONDS EAST, A CHORD DISTANCE OF 130.69 FEET, A RADIUS OF 954.52 FEET, AND AN ARC DISTANCE OF 130.79 FEET TO A SET IRON ROD;

NORTH 53 DEGREES 56 MINUTES 04 SECONDS WEST A DISTANCE OF 167.88 FEET TO A SET IRON ROD;

A CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 68 DEGREES 25 MINUTES 45 SECONDS EAST, A CHORD DISTANCE OF 129.51 FEET, A RADIUS OF 328.41 FEET, AND AN ARC DISTANCE OF 130.36 FEET TO A SET IRON ROD;

A CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 85 DEGREES 13 MINUTES 25 SECONDS EAST, A CHORD DISTANCE OF 40.97 FEET, A RADIUS OF 121.60 FEET, AND AN ARC DISTANCE OF 41.16 FEET TO A SET IRON ROD;

SOUTH 71 DEGREES 14 MINUTES 15 SECONDS EAST A DISTANCE OF 23.94 FEET TO A SET IRON ROD;

A CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 84 DEGREES 17 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 21.83 FEET, A RADIUS OF 18.99 FEET, AND AN ARC DISTANCE OF 23.25 FEET TO A SET IRON ROD;

NORTH 45 DEGREES 13 MINUTES 28 SECONDS EAST A DISTANCE OF 30.41 FEET TO A SET IRON ROD;

A CURVE TO THE RIGHT HAVING A CHORD BEARING NORTH 61 DEGREES 27 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 70.75 FEET, A RADIUS OF 143.56 FEET, AND AN ARC DISTANCE OF 71.49 FEET TO A SET IRON ROD;

NORTH 81 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 135.71 FEET TO A FOUND IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 2B OF THE RESUBDIVISION OF LOT 2 OF THE CLANCY TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 348 PAGE 249 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTH 81 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 286.77 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF SAID OLD STATE ROAD, VARIABLE WIDTH, FROM WHICH POINT A FOUND CROSS BEARS NORTH 72 DEGREES 19 MINUTES 04 SECONDS WEST A DISTANCE OF 3.10 FEET;

THENCE ALONG SAID WESTERN RIGHT-OF-WAY OF OLD STATE ROAD SOUTH 00 DEGREES 29 MINUTES 34 SECONDS WEST A DISTANCE OF 877.41 FEET TO THE POINT OF BEGINNING, CONTAINING 1,043,767 SQUARE FEET OR 23.96 ACRES, MORE OR LESS, AS PER THE SURVEY PERFORMED BY THD DESIGN GROUP, INC DURING APRIL, 2025.

LAND DESCRIPTION: (LOT SPLIT - PER SURVEY)

LOT B:

A TRACT OF LAND BEING PART OF ADJUSTED PARCEL B OF QUIKTRIP NO. 634 IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349 PAGE 578 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD WITH CAP ON THE SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, 60 FEET WIDE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF JESUS & ANA GUTIERREZ PER DEED BOOK 19771 PAGE 1262 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, NORTH 47 DEGREES 09 MINUTES 39 SECONDS EAST A DISTANCE OF 251.70 FEET TO A SET IRON ROD, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED AS FOLLOWS:

THENCE CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY OF RUCK ROAD, NORTH 47 DEGREES 09 MINUTES 39 SECONDS EAST A DISTANCE OF 580.20 FEET TO A FOUND IRON ROD ON THE SOUTHERN RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 100, COMMONLY KNOWN AS MANCHESTER ROAD, AND HAVING A VARIABLE WIDTH;

THENCE CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY OF MANCHESTER ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 71 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 230.14 FEET TO A SET IRON ROD;

NORTH 63 DEGREES 15 MINUTES 14 SECONDS EAST A DISTANCE OF 252.21 FEET TO A FOUND RIGHT-OF-WAY MARKER;

NORTH 71 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 37.91 FEET TO A FOUND IRON ROD BEING THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF THE MERWIN R. CROW & GLORIA DAVIS JOINT LIVING TRUST; SAID TRACT ALSO BEING LOT 1 OF BURGER KING PLAT I, A SUBDIVISION RECORDED IN PLAT BOOK 366 PAGE 379 OF THE ST. LOUIS COUNTY MISSOURI RECORDS;

THENCE DEPARTING THE SOUTHERN RIGHT-OF-WAY OF MANCHESTER ROAD AND ALONG THE WESTERN LINE OF SAID LOT 1 OF BURGER KING PLAT I THE FOLLOWING COURSES AND DISTANCES:

SOUTH 05 DEGREES 08 MINUTES 06 SECONDS EAST A DISTANCE OF 51.04 FEET TO A FOUND IRON PIPE;

SOUTH 13 DEGREES 59 MINUTES 00 SECONDS A DISTANCE OF 100.33 FEET TO A FOUND IRON ROD;

SOUTH 20 DEGREES 49 MINUTES 34 SECONDS A DISTANCE OF 76.96 FEET TO A FOUND IRON PIPE;

SOUTH 56 DEGREES 27 MINUTES 41 SECONDS EAST A DISTANCE OF 33.99 FEET TO A SET IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF 40 OLD STATE ROAD, LLC, HAVING A LOCATOR NUMBER OF 23T410834, SAID POINT ALSO BEING LOT 2B OF THE RESUBDIVISION OF LOT 2 OF THE CLANCY TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 348 PAGE 249 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE ALONG THE WESTERN LINE OF SAID LOT 2B, SOUTH 00 DEGREES 24 MINUTES 59 SECONDS WEST A DISTANCE OF 140.16 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 2B;

THENCE DEPARTING SAID WESTERN LINE OF LOT 2B AND ALONG A MEANDER LINE WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 81 DEGREES 58 MINUTES 24 SECONDS WEST A DISTANCE OF 135.71 FEET TO A SET IRON ROD;

A CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 61 DEGREES 27 MINUTES 10 SECONDS WEST, A CHORD DISTANCE OF 70.75 FEET, A RADIUS OF 143.56 FEET, AND AN ARC DISTANCE OF 71.49 FEET TO A SET IRON ROD;

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SOUTH 64 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 89.96 FEET TO A SET IRON ROD;

SOUTH 72 DEGREES 47 MINUTES 59 MINUTES WEST A DISTANCE OF 123.35 FEET TO A SET IRON ROD;

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NORTH 38 DEGREES 30 MINUTES 30 SECONDS WEST A DISTANCE OF 131.72 FEET TO A SET IRON ROD;

A CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 11 DEGREES 36 MINUTES 17 SECONDS WEST, A CHORD DISTANCE OF 26.97 FEET, A RADIUS OF 36.71 FEET, AND AN ARC DISTANCE OF 27.62 FEET TO THE POINT OF BEGINNING, CONTAINING 311,486 SQUARE FEET OR 7.15 ACRES, MORE OR LESS, AS PER THE SURVEY PERFORMED BY THD DESIGN GROUP, INC DURING APRIL, 2025.

THD DESIGN GROUP, INC.

"your solution for engineering and surveying"

148 CHESTERFIELD INDUSTRIAL BLVD STE E, CHESTERFIELD, MO 63005
TEL. 636-294-2972
FAX 636-294-3070
WEB: www.thd.com
Corporate Certificate of Authority #2011004412

LOT SPLIT PLAT
LOT SPLIT PLAT

TITLE PAGE

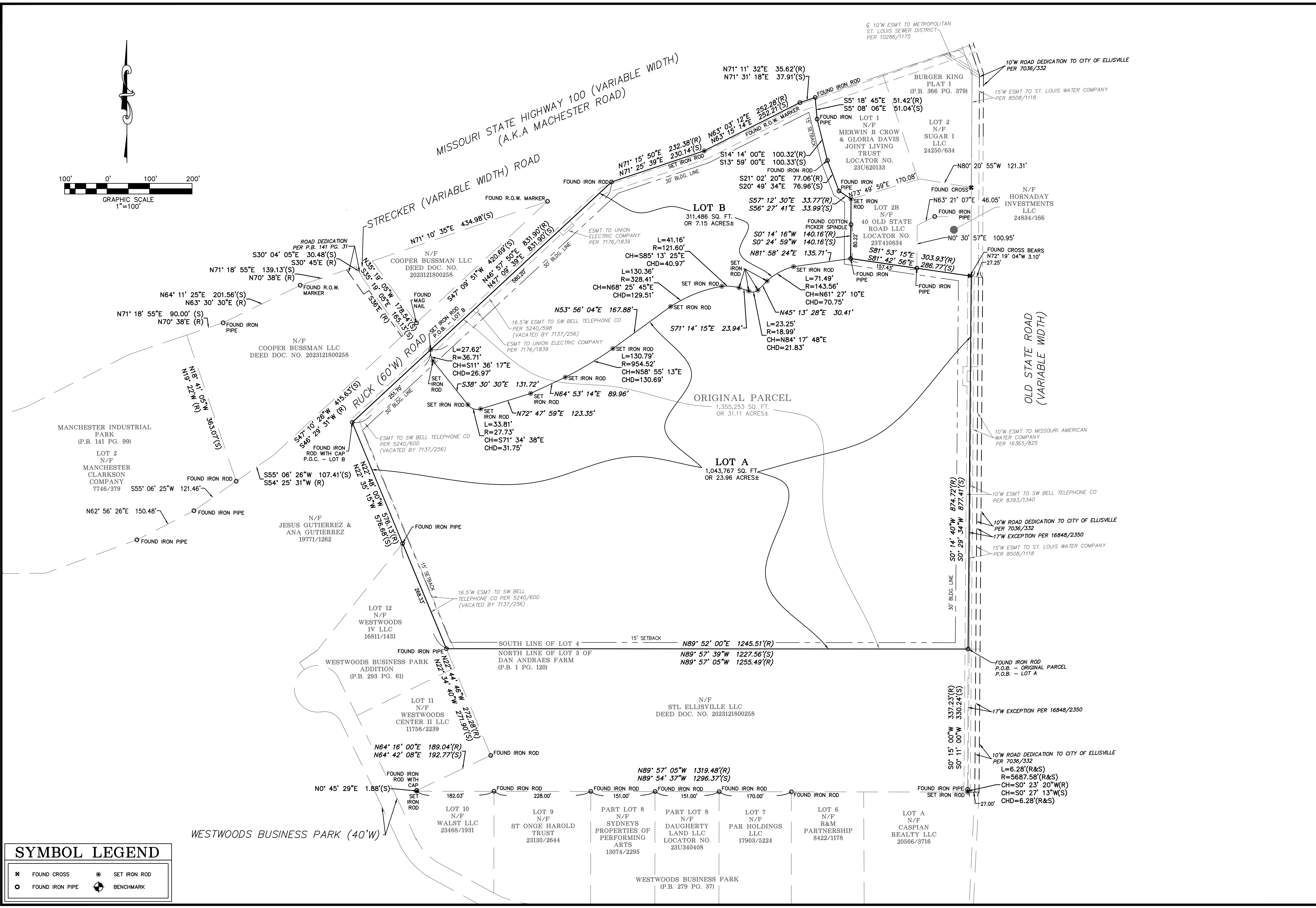
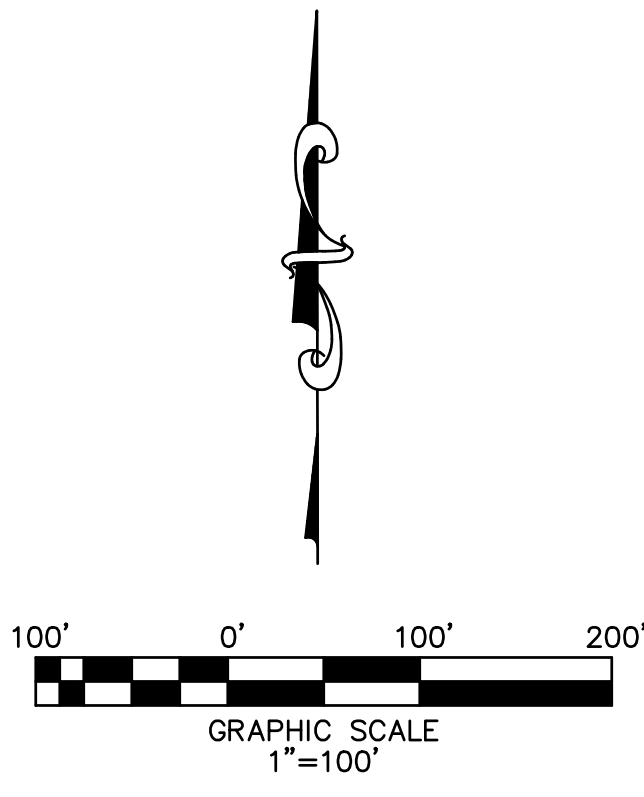


Date: Sep 24, 2025
Brian J. Fischer
License No. LS-002584
Professional Land Surveyor

PROJECT NUMBER: 25-5003

DATE: 09/24/2025

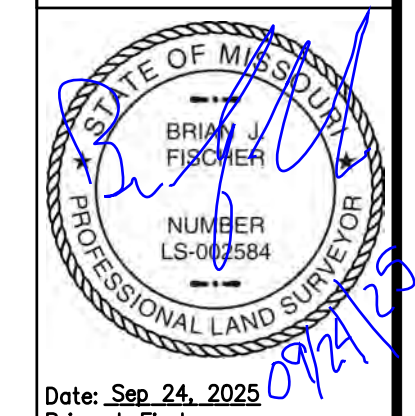
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SYMBOL LEGEND	
✱	FOUND CROSS
○	FOUND IRON PIPE
⊙	SET IRON ROD
⊕	BENCHMARK

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD. STE. E, CHESTERFIELD, MO 63005
 TEL. 636-294-2922
 FAX. 636-294-3027
 WEB. THDDESIGN.COM
 Professional Land Surveyor
 Certificate of Authority #2011004412

LOT SPLIT PLAT
114 OLD STATE ROAD
 RECORD PLAT



Date: Sep 24, 2025
 Brion J. Fischer
 License No. LS-002584
 Professional Land Surveyor
 PROJECT NUMBER: 25-5003
 DATE: 09/24/2025
 DRAWN BY: GAH

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City of Ellisville

1 Weis Avenue
Ellisville, Missouri 63011
636-227-9660

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

February 12, 2026

Mayor Mike Roemer
City Council
City of Ellisville

Petition #26-02-02: Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State Road within the M-1 Light Industrial Zoning District of the City of Ellisville.

The Planning and Zoning Commission, in its role as the City’s primary land use advisory board, reviewed Petition #26-02-02: Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State Road within the M-1 Light Industrial Zoning District of the City of Ellisville.

The Planning and Zoning Commission held an open meeting on February 11, 2026 and discussed the following comments and concerns:

- **Landscape Plan Review:** Question regarding the status of the landscape plan and whether the applicant had reviewed comments from the City’s third-party landscape architect. Applicant stated they are working with City staff to address the comments and ensure compliance with the City’s landscape requirements.
- **Compliance with Landscape Requirements:** Question regarding whether the applicant would be able to fully comply with the landscape requirements. Applicant confirmed that full compliance is anticipated.

On February 11, 2026, the Planning and Zoning Commission duly-adopted a motion to forward a favorable recommendation to the City Council of the aforementioned Petition #26-02-02, with the following condition:

1. That the applicant submit documentation demonstrating that Lot B will remain in compliance with all applicable requirements, including but not limited to landscaping standards.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mark Stuart
 Mindy Kelley
 Kameron Lawson
 John Scatizzi
 Sandie McGrath
 Lee Foster
 Mahmoud Kaaki

Pursuant to Operation Rules and Procedures Article I, Section 6, approval by the Commission shall require the affirmative vote of at least five (5) members of the Commission. As five affirmative votes were received, the motion passes and the Commission forward a positive recommendation.

Sincerely,



 MIKE BECKER, Chair



City of Ellisville

1 Weis Avenue
Ellisville, Missouri 63011
636-227-9660

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

February 12, 2026

Mayor Mike Roemerman
City Council
City of Ellisville

Petition #26-02-03: Petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the "C-5" Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express, and to approve a conditional use permit to authorize the sale of liquor at the location known and numbered as 309 Clarkson Road within the City of Ellisville, Missouri.

The Planning and Zoning Commission, in its role as the City's primary land use advisory board, reviewed Petition #26-02-03: Petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the "C-5" Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express, and to approve a conditional use permit to authorize the sale of liquor at the location known and numbered as 309 Clarkson Road within the City of Ellisville, Missouri.

The Planning and Zoning Commission held a Public Hearing on February 11, 2026 and discussed the following comments and concerns:

- Customer Payment Method: When would customers pay? Applicant stated payment would be made through the mobile application.
- Concept Implementation: Has this concept been previously implemented? Applicant stated it had not, but was developed in response to COVID and found to be efficient.
- Hours of Operation: What are the hours and days of operation? Applicant stated the restaurant would operate seven days a week, 11:30 a.m. to 9:00 p.m., with peak lunch and dinner periods.
- Maximum Wait Time: What is the anticipated maximum wait time? Applicant stated the maximum wait is anticipated at 30 minutes from order to pickup, with a goal of reducing it to approximately 20 minutes.
- Traffic on Clarkson Road / Site Access: Clarkson Road is very busy; can additional trips be accommodated? Applicant acknowledged congestion, noting personal experience.

- Three-Lane Site Configuration / Field Road Egress: Can the site be configured with one ingress and two egress lanes and no Field Road egress? City Planner stated Missouri Department of Transportation (MoDOT) approval would be required and MoDOT would not approve widening the cut.
- Vehicle Pickup Timing: How long would vehicles wait once they arrive for pickup? Applicant stated pickup should be immediate, with customers notified when orders are ready.
- Traffic Near Residential Area: How will traffic be managed given proximity to a residential street? Applicant stated designated parking would be provided for DoorDash drivers, employees, and customers, and dine-in service would also be available.
- Point-of-Sale System: Will the point-of-sale system track timing and traffic? Applicant stated orders are monitored as received, allowing staff to manage traffic flow.
- Field Avenue Access / Fire Safety: Is there adequate room for a fire truck to back up? Applicant stated Metro West Fire Protection District requires access; measurements would be provided.
- Will gates be installed on Field Avenue egress, or can customers use it? Applicant stated customers would be allowed to use Field Avenue, but pickup window traffic would primarily use Clarkson Road.
- Can online orders be directed toward Clarkson Road instead of Field Avenue? Applicant confirmed online orders would be directed to Clarkson Road.
- Bicyclist and Pedestrian Safety: How will bicyclist and pedestrian safety be addressed? Applicant stated bike racks and a crosswalk are proposed.
- Order Management and Dining Capacity: Can the point-of-sale system regulate orders given ~60% carryout business? Applicant confirmed POS management, adequate wait staff, and that the pickup window is an enhancement.
- How many customers are anticipated in the 80-seat dining area? Applicant hopes for full occupancy.
- Outdoor Seating and Liquor License: How many outdoor tables and seats; what type of liquor license? Applicant stated four outdoor tables (12 seats) and plans to seek a full liquor license.
- Alternatives to Field Avenue Egress: What alternatives were considered for Field Avenue egress? Applicant stated other options were reviewed, but Field Avenue access is required for fire protection compliance.
- Noise Mitigation and Landscaping: How will noise be mitigated; will large trees be installed? Applicant stated privacy fencing, landscaping, and employee parking placement will reduce noise; trees will be installed on the south side due to space limitations on the east side.
- Dumpster and Trash Pickup: Location, pickup frequency, truck access, and noise concerns. Applicant stated a masonry enclosure will be provided and pickup times can be coordinated.
- Fire Truck Access: Can fire trucks park on Field Avenue rather than enter the lot? Applicant stated fire protection requires access close to the building and full circulation around the structure is preferred.
- Delivery Trucks: Question about delivery schedule and impact. Applicant stated deliveries would occur approximately twice per week around 10:00 a.m., prior to opening, and would use the parking lot while it is empty.

- Traffic Volume and Mitigation: Question about resident traffic concerns. Applicant stated the proposal anticipates approximately 60 vehicles per day between 11:30 a.m. and 9:00 p.m. and suggested restricting left-hand turns during peak hours as a possible mitigation.
- On-Street Parking Along Field Avenue: Question about no-parking signs. City Planner stated Field Avenue is a public street where on-street parking is currently allowed; the Commission could recommend restrictions to City Council.

The following comments were made by the public:

- Residents expressed that traffic in the area is already heavy and that the proposed restaurant, including a pickup window, would significantly worsen conditions. Estimates ranged from 60–90 additional trips.
- Several residents opposed access to Field Avenue, suggesting alternative site access, such as from the adjacent office property, and noting that crossing Clarkson Road is dangerous.
- Concerns were raised about noise impacts on eastern neighbors; suggestions included installing a concrete block wall instead of a fence.
- Some residents highlighted that the site is small and may not safely accommodate high-traffic uses, particularly with Metro West Fire Protection District requirements for full circulation.
- Residents expressed surprise at the perception that the project was already approved and emphasized that traffic congestion, parking, and safety should be carefully considered.
- Several comments suggested that the site would be more appropriate for office or medical use rather than a high-traffic restaurant.
- Concerns were also raised regarding dumpster placement near residences and the potential for future drive-through operations without updated traffic studies.

After holding a Public Hearing on February 11, 2026, the Planning and Zoning Commission duly adopted a motion to forward a favorable recommendation to the City Council of the aforementioned Petition #26-02-03, with the following conditions:

1. Applicant shall obtain ARB approval; and
2. Installation of a gate on Field Avenue egress so that only Metro West Fire Protection District and the trash hauler are allowed to use it; and
3. The dumpster enclosure shall be relocated away from the adjacent residence; and
4. No-parking signs shall be installed on Field Avenue; and
5. Metro West Fire Protection District shall be allowed to provide input on site access and circulation.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sandie McGrath.....
Lee Foster.....
Mahmoud Kaaki

Pursuant to Operation Rules and Procedures Article I, Section 6, approval by the Commission shall require the affirmative vote of at least five (5) members of the Commission. As five affirmative votes were received, the motion passes and the Commission forward a positive recommendation.

Sincerely,

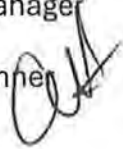


MIKE BECKER, Chair



Memo

To: Bill Schwer, City Manager

From: Ada Hood, City Planner 

Meeting

Date: February 18, 2026

Re: Petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the "C-5" Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express, with a pickup window and to approve a conditional use permit to authorize the sale of liquor at the location known and numbered as 309 Clarkson Road

BACKGROUND

On May 19, 2021, the City approved Ordinance No. 3479 authorizing a change in zoning to the C-5 Planned Commercial Zoning District and the associated site development plan for the property located at 309 Clarkson Road.

A general comparison of the previously approved use and the currently proposed use is provided below:

Ordinance No. 3479 Approval	Current Proposal
Medical Office	Fast Casual Restaurant
4,165 square feet	2,660 square feet
31 parking spaces	30 parking spaces

SUMMARY

The applicant proposes to construct and operate a Wasabi Express restaurant with a pickup window on the subject site. The property consists of approximately 0.59 acres, and the proposed building will contain 2,660 square feet of floor area. The restaurant will have a seating capacity of 40 patrons. Approximately 60 percent of the business is anticipated to be pickup or takeout service.

Proposed hours of operation will be 11:30 a.m. to 9:00 p.m., Sunday through Saturday.

Parking

Per the zoning code, parking is required at a minimum rate of 11.0 spaces per 1,000 square feet of gross floor area and a maximum of 16.0 spaces per 1,000 square feet. Based on these standards, the minimum required parking is 30 spaces.

The applicant proposes 30 parking spaces, which meets the minimum requirement and is well below the maximum allowable total of 43 spaces.

Lighting

The applicant has submitted a lighting plan and has indicated they will comply with all applicable requirements, including but not limited to:

- For commercial or industrial uses, such lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles pertaining.
- Illumination at the ground level of the property line of subject property shall be zero (0) footcandles.
- Every reasonable effort shall be made (through placement and lighting control devices) to minimize the visibility of any lamp that is required to be fully shielded.
- Fixtures (building and parking) lighting the exterior area of non-residential property shall be turned off within one (1) hour after closing of business. Only security lighting may be used following one (1) hour after closing of business. Security lighting must be reduced to twenty-five percent (25%) or less of the normal lumen output. Motion sensor activation may be allowed to cause the light to resume normal lumen output only when activated and to be reduced back to twenty-five percent (25%) or less of normal lumen output within five (5) minutes after activation has ceased, and the light shall not be triggered by activity off the property.
- Light standards are limited to twenty (20) feet, measured from the ground to the highest point of the standard.
- Total outdoor light output, including proposed and existing street lights, pedestrian lights, building lights, landscape lights, and any other lighting and signage lighting, shall not exceed five footcandles (5 fc). The applicant must submit sufficient information to enable the Director of Planning to determine compliance.
- Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with new construction.
- Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of two thousand seven hundred (2,700) K

Landscape

The applicant has stated that the most recently submitted landscape plan complies with City regulations. A copy of the plan has been forwarded to the City's landscape architect.

Cross Access

Although cross access is typically required, it has been determined that existing and proposed site grades do not allow for a practical connection to the property to the north. City Council previously granted a waiver of the cross-access requirement with the original approval of this site.

Trash Enclosure

The applicant will construct a trash enclosure along the east side of the parking area, located approximately 15 feet from the east property line. Details regarding enclosure materials have not been provided. The enclosure will be required to be constructed of masonry materials that match the primary building materials.

Traffic

The City's third-party traffic consultant reviewed the proposed site plan and prepared a Traffic Assessment (an update to the 7 Brew Traffic Study). The consultant's letter is attached for review. A summary of the findings is provided below.

Based on prior studies of the subject site and Clarkson Road corridor, unsignalized approaches to Clarkson Road experience failing levels of service and long delays during peak periods. This condition reflects congestion along Clarkson Road, which carries nearly 40,000 vehicles per day. High traffic volumes make left turns onto Clarkson Road difficult, even with a center turn lane.

Northbound traffic frequently queues back from the signalized intersection at Clayton Road and blocks unsignalized intersections, occasionally extending south of Field Avenue and Ozark Trail. This condition is most prevalent during the morning peak hour when northbound volumes are highest. During the midday peak hour, queues occasionally extend nearly to the access drive at 317 Clarkson Road. During the afternoon peak hour, northbound queues generally do not extend into the study area.

Unlike the previously proposed 7 Brew use, the Wasabi Express restaurant would not operate during the critical morning peak hour when northbound congestion is most severe.

When the Wasabi Express restaurant is operating, motorists exiting the site are expected to experience delays similar to those currently experienced at Field Avenue, Ozark Trail, and Oregon Trail. Left-turning vehicles will rely on the center turn lane and complete turns in two stages. Based on the anticipated trip generation, the exit queue is expected to average one to two vehicles, which can be accommodated by the proposed 50-foot throat depth.

The planning and zoning Commission forwards a positive recommendation with the following conditions:

1. Applicant shall obtain ARB approval; and
2. Installation of a gate on Field Avenue egress so that only Metro West Fire Protection District and the trash hauler are allowed to use it; and
3. The dumpster enclosure shall be relocated away from the adjacent residence; and
4. No-parking signs shall be installed on Field Avenue; and
5. Metro West Fire Protection District shall be allowed to provide input on site access and circulation.

RECOMMENDATION

Staff recommends the City Council approves the petition with the following conditions:

1. Applicant shall obtain ARB approval; and
2. No-parking signs shall be installed on Field Avenue; and
3. Metro West Fire Protection District shall be allowed to provide input on site access and circulation.



Wasabi Express — Concept Summary

Building on the trusted Wasabi Sushi Bar brand that has proudly served the Greater St. Louis area since 2003, Wasabi Express represents the next evolution of the Wasabi experience — a modern, fast-casual concept designed for efficiency, value, and accessibility. The Express model leverages Wasabi's two decades of strong local brand recognition, loyal customer base, and proven operational standards while adapting to today's demand for speed, convenience, and takeout flexibility.

Brand Heritage & Market Position

Since opening its first location in 2003, Wasabi Sushi Bar has grown into one of the most recognized and respected Japanese restaurant brands in the Greater St. Louis region. With six successful full-service locations, Wasabi has built a strong reputation for fresh, high-quality sushi, exceptional service, and modern dining environments. The brand enjoys a loyal following and broad name recognition across multiple communities, creating a solid foundation for Wasabi Express to quickly gain traction in both new and existing markets.

Key Operating Metrics

- Seating Capacity: 40 seats
- Pickup / Takeout Business: ~60% of total sales
- Average Daily Guests: ~100 customers
- Hours of Operation: 11:30 AM – 9:00 PM (Sunday – Saturday)
- Peak Hours: 12:00 – 1:30 PM and 5:00 – 8:00 PM

Concept Highlights

- Streamlined menu featuring top-performing categories: Appetizers, Maki, Mini Bento, and Bowls & Plates.
- Quick-service format emphasizing smaller protein portions for optimized pricing, faster throughput, and consistent quality.
- Strong off-premise performance through pickup and third-party delivery, targeting ~60% of total business.
- Optimized for compact spaces (~2,000 sq ft) with low labor requirements and high operating efficiency.
- Builds upon Wasabi's 20+ year reputation for premium sushi, modern design, and dependable guest experiences across multiple full-service locations.

January 26, 2026

Ms. Ada Hood
The City of Ellisville
1 Weis Avenue
Ellisville, MO 63011

Subject: Wasabi Express – 309 Clarkson Rd – Comment Response

Dear Ms. Ada Hood:

In response to the comments received on January 5, 2026, please see the information below:

Planning

1. Please clarify in the Concept Summary whether alcohol sales are proposed. If alcohol will not be sold, a Conditional Use Permit (CUP) application will not be required.
 - o **Response:** Alcohol sales are proposed. Wasabi Express will continue with the Conditional Use Permit Application as required.
2. It may be beneficial to include projected tax revenue information in the Concept Summary Letter.
3. Applicable fees are as follows:
 - a. Planned Development Amendment Application: **\$500**
 - o **Response:** Acknowledged by Applicant
 - b. Publication Fee: **\$50**
 - o **Response:** Acknowledged by Applicant
 - c. Site Plan Application Fee: **\$50**
 - o **Response:** Acknowledged by Applicant
 - d. CUP Application Fee (if required for alcohol sales): **\$350** (no additional publication fee required)
 - o **Response:** Acknowledged by Applicant

Spiegelglass Construction Company

Since 1904

- e. Architectural Review Board (ARB) Application Fee: **\$50**
 - o **Response:** Acknowledged by Applicant
- f. Landscape Review Deposit: **\$800**
 - o **Response:** Acknowledged by Applicant
- g. Traffic Letter Fee: **\$6,400**
 - o **Response:** Acknowledged by Applicant
- 4. Please submit **ten (10) full-size hard copies** of the plan sets. Several officials prefer printed copies for detailed review.
 - o **Response:** Acknowledged by Applicant. These sets will be printed and submitted to The City of Ellisville for review.
- 5. A photometric lighting plan was not included in the submittal. Please review all applicable lighting regulations and indicate in the Concept Summary Letter whether the project will comply fully or if relief from any requirement will be requested from City Council.
 - o **Response:** Please see attached photometric lighting plan. The lighting plan will comply fully with provided statement of requirements and will not request relief from the City Council.
- 6. Please review the attached illustration regarding required street lighting and indicate in the Concept Summary Letter whether the project will comply or whether relief will be requested at a later date.
 - o **Response:** The street lighting used within this site will comply fully with provided statement of requirements and will not request relief from the City Council.
- 7. The maximum height for parking lot lighting is **20 feet**, including the base. All fixtures must be **dark-sky certified**. Additional lighting requirements are outlined in Ellisville Code Sections **400.492** and **400.493**.
 - o **Response:** Acknowledged by Applicant

Spiegelglass Construction Company

Since 1904

8. Please review Section **400.490(I)** of the Zoning Code regarding pedestrian accessibility, crosswalks, and walkways, and confirm that the plans comply.
 - **Response:** Section 400.490(I) of the Zoning Code has been reviewed. Please see attached revised Civil Plans that show additions/revisions to the routing from ADA parking to building and ROW parking.

9. **Parking Requirements:**

- Sit-down restaurant: minimum **14.0** spaces per 1,000 square feet (GFA), maximum **20.0**
- Fast-food restaurant: minimum **11.0** spaces per 1,000 square feet (GFA), maximum **16.0**

Please specify the restaurant type and confirm compliance with the applicable parking requirements.

- **Response:** Wasabi Express will be classified as a fast-food restaurant. Please see attached revised civil plans showing adherence to the applicable requirements.
10. Please explain how noise generated by delivery vehicles and trash collection will be mitigated along the rear (east) property line.
 - **Response:** Noise generated by delivery vehicles and trash collection along the rear (east) property line will be mitigated through the installation of permanent physical buffering elements. A continuous 6-foot vinyl privacy fence will be constructed along the east property line to function as a solid noise and visual barrier between service areas and adjacent properties. In addition, a landscaped buffer consisting of green columnar junipers will be planted along the fence line to provide year-round screening and additional sound attenuation. Together, these measures are intended to reduce noise transmission from service and refuse activities and minimize impacts to neighboring properties along the east property line.
 11. Installation of bicycle racks will be required unless a waiver is granted by City Council. Please either annotate the plans to show bike rack locations or include a waiver request in the Concept Summary.
 - **Response:** Three Bike racks have been added to the revised Civil Drawings. Please see attached plans for placement details.

Police Department

- No issues noted.
 - **Response:** Acknowledged by Applicant.

Engineering Department

1. A Site Improvement Permit from the City of Ellisville will be required.
 - **Response:** Acknowledged by Applicant.
2. A permit from the Metropolitan St. Louis Sewer District (MSD) will be required, including stormwater easements, water quality maintenance agreements, and related documentation.
 - **Response:** Acknowledged by Applicant.
3. A permit from MoDOT will be required for all work within MoDOT right-of-way.
 - **Response:** Acknowledged by Applicant.
4. A permit from Metro West Fire Protection District will be required
 - **Response:** Acknowledged by Applicant.
5. Ellisville building permit(s) will be required.
 - **Response:** Acknowledged by Applicant.
6. St. Louis County permits will be required for mechanical and electrical work.
 - **Response:** Acknowledged by Applicant.
7. Please include a note on the cover sheet stating that the contractor shall comply with Ellisville work hours per Ellisville Code **Section 500.040, Item 5**.
 - **Response:** Please see SP-1 development notes #10 on revised civil drawings for the addition of this above mentioned note.
 -
8. Site lighting must comply with Ellisville Code Sections **400.492** and **400.493**.
 - **Response:** Acknowledged by Applicant.
9. Landscaping must comply with Ellisville Code Section **400.480** and be approved by the City's third-party Landscape Architect.
 - **Response:** Acknowledged by Applicant.

10. Sidewalks shall be upgraded as necessary to provide a minimum **5-foot width** and ADA compliance per Ellisville Code Section **400.494**.

- **Response:** Acknowledged by Applicant. Please see added note to SP-1 of the revised Civil Drawings.

The City's review does not assume responsibility for the design or accuracy of the submitted documents. The owner and/or their agents remain solely responsible for compliance with all applicable laws, ordinances, codes, and regulations.

- **Response:** Acknowledged by Applicant.

Landscape Review

1. Please see the attached comments. Add a statement to the Concept Summary Letter clearly identifying the proposed landscaping, landscape buffers, and tree plantings. If any waivers are requested, they must also be explicitly stated in the Concept Summary Letter.
 - **Response:** Please see attached landscaping plan. This plan was developed using the City code as well as the direction provided by the third party landscape architect for The City of Ellisville.

Metro West Fire Protection District

- Comments have not yet been received.
 - **Response:** Acknowledged by Applicant.

Best Regards,

Tim Spiegelglass
Spiegelglass Construction Company



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION COVER SHEET

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE AND CONSISTENT WITH SUBMITTED MATERIALS

Property Address: 309 Clarkson Rd., Ellisville, MO 63011

Project Description: Demolish existing structure and construct a new fast casual sushi restaurant called Wasabi Express

Project Name: Wasabi Express

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants: In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: Spiegelglass Construction Co., Inc.

Address: _____

Phone Number: _____

Email: _____

Name of Business Owner(s) - if different than above: Wasabi Express, LLC

Address: _____

Phone Number: _____

Email: _____

Name of Property Owner(s) - if different than above: Robert Srote

Address: _____

Phone Number: _____

Email: _____

Name of Architect, Landscape Architect, Planner or Engineer: Patrick Bennett - Civil & Environmental Consultants

Address: 1 _____

Phone Number: _____

Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: _____

Locator No.: 22T510403

Lot No.: _____

Block No.: _____

Current Zoning: C-5 Planned Commercial

Current Use of Site: Medical Office

Proposed Use of Site: Restaurant

PART C: PART A: COST/BENEFIT DATA (ALL INFORMATION PROVIDED WILL BECOME A MATTER OF PUBLIC RECORD)

Description	Quantity	
	Existing	Proposed
Property value:		
Property tax to the City:		
Property tax to the School District:		
Property tax to the Fire District:		
Adjacent property values:		
Retail sales tax generated:		
Maintenance cost to the City (new street/trail/park maintenance, additional police services, trash/recycle service):		

Type of business: Fast casual sushi restaurant with options to dine in or a pickup/drive-up window. There will be no ordering via drive up.	# similar businesses already existing in the City: 0
Does the project compete with other existing uses in the City:	To what degree (qualitative and quantitative):
Will project result in loss of retail sales tax revenue from other businesses in the City?	Project potential loss:

PART D: APPLICATIONS FILED (Check the applications you will submit. A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where, when, etc.)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subdivision Plat |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Consolidation Plat |
| <input checked="" type="checkbox"/> Architectural Review | <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> Boundary Adjustment Plat |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Variance to the Board of Adjustment | <input type="checkbox"/> Condominium Plat |

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required):  Date: 12/15/2025
 PRINT NAME: Tim Spiegelglass Title/Interest in Property: General Contractor
 Signature of Property Owner (Required):  Date: 12.15.2025
 PRINT NAME: Robert Srote Title/Interest in Property: Owner

PLEASE NOTE: We do not send payment instructions for wire transfers or fax. We will never send an email with instructions containing EMAIL COMMUNICATION ONLY. If received, ALWAYS CALL TO VERIFY (636) 227-9660. Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using known contact information to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.



City of Ellisville

One Weis Avenue
 Ellisville, MO 63011
 (636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR PLANNED DEVELOPMENT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE. APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE SIGNED & SEALED DRAWINGS AND FOLDED TO APPROXIMATELY 8 ½ x 11 or 8 ½ x 14 IN SIZE. A \$500.00 APPLICATION FEE AND \$50.00 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION

NOTE: IF FILING MULTIPLE APPLICATIONS WHICH REQUIRE A PUBLIC HEARING, ONLY SUBMIT ONE FEE (\$50) TO COVER ALL PUBLIC HEARINGS.

Property Address: 309 Clarkson Road., Ellisville, MO 63011

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART A: PROPOSED PROJECT

Briefly describe the project and intended use(s) Demolish the existing structure and construct a new fast casual Sushi restaurant with a drive-up window.

Please provide a tabulation of how the Total Square Footage in the project breaks down for each intended use. Examples of uses are the principle building, parking, storage, landscaping, deck/patio, or other:

<u>Intended Use</u>	<u>Designated Square Footage of Floor Area</u>	<u>Percentage</u>	<u>Conditional Use or Permitted Use</u>
Restaurant	2625 sf	100%	Conditional Use

PART B: AMENDMENT TO A PLANNED DEVELOPMENT

Briefly describe the project as approved: This address was previously submitted for 7Brew

Briefly describe the amendment to the project: This is a drive-up restaurant rather than a drive-thru restaurant.

Will street and other means of access to the proposed development be suitable and adequate to any anticipated traffic without overloading the adjacent streets? Yes

If not, how will this be resolved? _____

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians?

Please see attached civil plan for details.

Utilities:

Are the existing or proposed utility services adequate for the proposed development? No

PART D: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No).

No a. Will the character of the neighborhood be negatively affected?

No b. Will traffic conditions be negatively affected?

Yes c. Will the change increase fire hazards?

No d. Will public utility facilities be negatively affected?

No e. Will other matters pertaining to the public health, safety and general welfare of the community be negatively affected?

For Planned Residential Developments:

_____ Will the project create a district suitable for low density, urban low density and medium-density residential developments?

_____ Will the project feature modern, integrated, imaginative architectural design, site arrangement and City planning?

_____ Will the project be laid out and developed as a unified development?

For Planned Commercial Developments:

Yes Are the proposed plans and conditions consistent with good planning practice?

Yes Is the project compatible with permitted developments and uses in adjoining districts?

Yes Does the project protect and promote the general welfare?

Yes Is the project based on guidance from the land use element narrative and land use plan contained in the Ellisville Comprehensive Plan?

PART E: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

Vibration. Will the use be operated so that the maximum ground vibration generated is not perceptible (without instruments) at any point on the lot line of the lot on which the use is located; excluding vehicular traffic unrelated to the subject use? Yes

Noise. Will the use be operated so that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

PART C: COMPREHENSIVE PLAN AND ZONING

How does proposed development meet good planning practices, enhance the City and surrounding neighborhood?

The addition of Wasabi to Ellisville brings a local restaurant to the area that serves different cuisine than currently available.

How does the proposed development meet the general planning goal of the City and the City's Comprehensive Plan?

Being locally owned, Wasabi will further the goal by engaging a local restaurant and local business owner to bring a new community gathering space and restaurant.

How does the development implement the Great Streets Master Plan and the Bikeable Walkable Community Plan?

n/a

Give a statement showing how the proposed Planned Development differs from the zoning ordinance:

Currently this address is zoned residential, we are proposing a commercial use.

Explain why this difference from the zoning ordinance is necessary for the project to proceed: _____

We are proposing to build a restaurant/commercial business that will enhance the city by bringin a new cuisine to the area.

What aspects of this project make it unusual and desirable enough for the City to allow the flexibility from the zoning ordinance: The drive up window will allow for more customers without the queue of vehicles.

What, if any, public benefit is the developer willing to provide the City: Barriers between commercial property and residential area

Adjacent Land Use:

How is the proposed development compatible with the surrounding neighborhood? The rest of the street has commercial buildings on it currently.

Describe impact on the surrounding neighborhood or the City as a whole? It provides a space for the community to come together and eat in the restaurant or bring food home on the go. Its options for dining in or quick pickup make it ideal for this location.

Describe buffering be provided to protect adjacent land uses from light, noise, etc.? All light will be captured within our site
There will be no exterior speakers.

How are the operating and delivery hours compatible with the adjacent land use? The restaurant will not open until 11:30am so morning traffic will not be negatively impacted.

Architecture:

How are the architecture and building materials consistent with a high quality development and adjacent area?

Wasabi and Spiegelglass Construction only use high quality materials to ensure high quality building in both construction and aesthetics.

Describe how the development preserves significant architectural/environmental features of the property. _____

The proposed project fits well with the existing contour lines.

Describe how the development preserves the designated historical features of the property. _____

n/a

Landscape:

Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City. There will be a landscape buffer between the neighbors and this proposed project. We will use landscaping to beautify the area surrounding the building.

What provisions will be made for care and maintenance of greenspace areas? Wasabi has a landscaping company that will maintain the landscaping throughout the year.

Traffic:

Odor. Will the use be operated so that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

Smoke. Will the use be operated so that no smoke from any source is emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines?
Yes

Toxic gases. Will the use be operated so that there is no emission of toxic, noxious or corrosive fumes or gases?
Yes

Emission. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes

Air pollution. Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes

Radiation. Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes

Operations, heat and glare. Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes

Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

Grease extraction efficiency: Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? Yes

Maintenance: Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? Yes

Cleaning: Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this standard? Yes

PART F: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment?: No it will not adversely impact the environment

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?

No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART G: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.

2. The City also offers all applicants the opportunity to meet with the City Council in a Preliminary Conceptual Meeting. The Preliminary Conceptual Meeting is designed to provide the applicant with an opportunity to present a concept to the City Council for initial feedback, before the applicant incurs significant costs for detailed drawings or plans. The meeting is informal and non-binding. There is no cost to schedule a meeting, an applicant need only submit the Preliminary Conceptual Meeting form at least seven (7) days prior to the regularly scheduled City Council meeting date.
3. All requests for Planned Developments must be made by submitting the Application Cover Sheet and the Planned Development Application form, associated fees and plans.
4. To initiate the process, please submit one copy of the application forms and nine (9) copies of the plans for 'staff review.' This initial submittal must be made a minimum of thirty (30) days prior to the Planning and Zoning Commission meeting date. In the case of high traffic uses, where a traffic impact study will be required, the submittal should be made at least forty-five (45) days prior to the Planning and Zoning Commission meeting date. Staff will route the plans to various departments and applicable agencies for their review. Within fifteen (15) days of receipt of submittal, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration by the Planning and Zoning Commission, unless said timeframe is mutually waived. The applicant must respond to the City Planner's list of deficiencies within seven (7) days to be scheduled at the next Planning and Zoning Commission meeting. Delays in resubmitting will delay consideration of the application to the following month. Applicants must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. The resubmittal should include revised applications and documents, as applicable, and twenty-five (25) sets of plans, folded to approximately 8 ½ x 11 or 8 ½ x 14 in size.
5. The Planning and Zoning Commission shall hold a public hearing. The Planning and Zoning Commission will consider the request and make a recommendation to the Council within sixty (60) days of official submission to the Commission unless said time period is extended by mutual agreement in writing. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approved. The "date of official submission" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
6. Upon receipt of the recommendation, the City Council shall hold a public hearing in relation to the request. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least five (5) members of the City Council will be required to approve any application contrary to the Planning and Zoning Commission recommendation.

PART H: CHECKLIST

- _____ Completed Application Cover form (only one form is needed per project) and Application for Rezoning
- _____ Letter describing the proposed project (who, what, where, when, why, etc)
- _____ One fully executed copy of the sale contract or lease agreement, if applicable.
- _____ \$800 deposit for Landscape Plan Review, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- _____ \$6,000 deposit for Traffic Report, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- _____ Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan
- _____ Landscaping plan must show existing to remain, existing to be removed and proposed new landscaping. Note name, size and number of trees, shrubs and other plant material. Include plans for preserving existing trees and replacing removed trees.

- _____ Lighting Plan and Photometric Plan in compliance with Section 400.350. A Sidewalk Luminaire plan in compliance with Section 400.351, if applicable.
- _____ Location map, including north arrow and map scale.
- _____ Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- _____ Proposed use of the building, construction type and distance from adjacent property lines.
- _____ Proposed uses. In single lot developments approximate location of buildings and other structures as well as parking areas shall be indicated. In multiple-lot developments, conceptual location and configuration of buildings, approximate locations of common ground areas, major utility easements, and storm water retention areas shall be indicated. Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- _____ Type and availability of all utilities and of sanitary sewage treatment and storm water drainage facilities, including detention and retention ponds.
- _____ Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site.
- _____ Existing and proposed landscaping, including name and size of plant material.
- _____ Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses, and proposed landscaping. Existing and proposed landscaping, including name and size of plant material.
- _____ Existing and proposed contour lines or elevations based on mean sea level datum, at intervals of five (5) feet or less.
- _____ Location and size of existing and proposed freestanding signs.
- _____ Location and identification of all right-of-ways and easements (existing and proposed).
- _____ Location and height of all light poles and type of lighting and shielding.
- _____ Overall dimensions of all buildings and the gross floor area of each building.
- _____ Preliminary plan for sanitation and drainage facilities, including location of any storm water drainage facilities, retention or detention facilities, sink holes and springs, silt berms, and other siltation control facilities.
- _____ Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- _____ At least two (2) section profiles through the site showing existing and/or proposed structures, as well as existing natural grade and/or proposed final grade.
- _____ Proposed ingress and egress to the site, including adjacent streets, and approximate alignments of internal roadway systems.
- _____ Demonstration of capacity to fulfill requirements imposed in conjunction with the application if approved in original or amended form.

PLEASE NOTE: *We do not send payment instructions for wire transfers or fax.* We will never send an email with instructions containing EMAIL COMMUNICATION ONLY. If received, **ALWAYS CALL TO VERIFY (636) 227-9660.**

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using known contact information to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR SITE PLAN REVIEW

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
PLANS MUST BE FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE, A \$50.00
APPLICATION FEE MUST ACCOMPANY THIS APPLICATION**

PART A:

Property Address: 309 Clarkson Road, Ellisville, MO 63011

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART B: SITE DEVELOPMENT

Briefly describe the Proposed Project and intended use(s):

Demolish existing structure and construct a new fast casual sushi restaurant with options for dine in or drive-up

Is the intended use: Permitted Conditionally Permitted: Part of a Planned Development:

Total Square Footage of Site: 25,901 Total Square Footage of Building(s): 2625 sf

Building Lot Coverage: ~10% Total Impervious Lot Coverage: 16,600SF

Building(s) Height(s): 18'-4" Number of Floors: 1

Abutting Land Uses: C1 Commercial Field Rd. R1 Single Family Clarkson Road

North South East West

Building Setbacks Provided/Required: 110' / 136' 35' / 59.07' 10' / 18' 10' / 18' (Please see SP-2 for detailed plan)

Landscape Buffer Provided/Required: / / / /

Front Rear Side Side

Parking Lot Landscape: Required: / Provided: Please see SP-2 For landscaping plan

Total Number of Parking Spaces Provided: 30 Required by City Code: 15

HVAC Units/other equipment: 1 Location: / Screening: Parapet

Location of Trash Enclosure: Rear of Building (north side) # Pick Ups/Week: / P/U time: /

Location of Loading/Delivery/Dock: / # Deliveries/week: / P/U Time: /

Fence: Required: No Location: East of building Type/Material: Vinyl Height: 8'

Wall (Screen/Sound): Required: No Location: n/a Type/Material: n/a Height: n/a

Public Art or Benefit Provided: No Describe: n/a

PART C: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

Vibration. Will the use be operated so that the maximum ground vibration generated is not perceptible (without instruments) at any point on the lot line of the lot on which the use is located; excluding vehicular traffic unrelated to the subject use? Yes

Noise. Will the use be operated so that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

Odor. Will the use be operated so that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

Smoke. Will the use be operated so that no smoke from any source is emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines?
Yes

Toxic gases. Will the use be operated so that there is no emission of toxic, noxious or corrosive fumes or gases?
Yes

Emission. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? _____

Air pollution. Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? Yes

Radiation. Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? Yes

Operations, heat and glare. Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? Yes

Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

Grease extraction efficiency: Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? Yes

Maintenance: Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? Yes

Cleaning: Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this standard? Yes

PART D: STORM WATER QUALITY PROTECTION STANDARDS:

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. As proposed, has land disturbance been minimized to the maximum extent feasible? Yes
2. Can additional greenspace be preserved within the project boundary? No
3. Can the proposed development be located in already developed areas? Yes

list of deficiencies within seven (7) days to be scheduled at the next Planning and Zoning Commission meeting. Delays in resubmitting will delay consideration of the application to the following month. Applicants must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. The resubmittal should include revised applications and documents, as applicable, and twenty-five (25) sets of plans, folded to approximately 8 ½ x 11 or 8 ½ x 14 in size.

PART G: CHECKLIST

- Completed Application Cover form (only one form is needed per project)
- Letter describing the proposed project (who, what, where, when, why, etc)
- One fully executed copy of the sale contract or lease agreement, if applicable.
- \$800 deposit for Landscape Plan Review, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- \$6,000 deposit for Traffic Report, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan
 - Landscaping plan must show existing to remain, existing to be removed and proposed new landscaping. Note name, size and number of trees, shrubs and other plant material. Include plans for preserving existing trees and replacing removed trees.
- Lighting Plan and Photometric Plan in compliance with Section 400.350. A Sidewalk Luminaire plan in compliance with Section 400.351, if applicable.
 - Type, location, height, shielding and degree of brightness of all exterior lighting.
 - Boundary Map showing all boundaries, existing setbacks and other physical features.
 - Location map showing north arrow.
 - Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
 - Dimensions of existing and proposed roadway pavements, sidewalks and right-of-way width for streets abutting the site. The proposed ingress and egress to the site including adjacent streets.
 - Location and identification of all easements (existing and proposed).
 - Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped. Depict loading areas.
 - Topographical survey showing all topography and drainage. Existing and proposed contour lines or elevations based on mean sea level datum at intervals of five (5) feet or less. Plan must depict any changes to topography and the natural flow of drainage. Note type, size and location of storm water drainage facilities and sanitary sewage treatment.
 - Approximate location of any storm water retention or detention facilities, sink holes and springs, silt berms, and other siltation control facilities.
 - Location, dimension, and character of all proposed infrastructure improvements.
 - Plans showing all existing and proposed utilities.
 - Proposed use of the building and its construction type and distance from adjacent property lines. Overall dimensions of all buildings and the gross floor area of each building.
 - At least two (2) section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.

4. Has stormwater been captured and infiltrated into the ground as part of the project? No
5. Has stormwater been captured and reused for irrigation or décor as part of the project? If not, why not? No
6. Have permeable surface materials been used to promote infiltration and limit runoff? Yes
7. Can land disturbance be restricted to less sensitive areas within the project? No
8. Is the development located outside the 100 year flood plain? Yes
9. Is the development located outside the stream bank setback buffer? Yes
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? n/a
11. Does the development plan avoid sensitive areas? Yes
12. Does the site development plan utilize stormwater credits? No
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? no N/A
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? N/A
15. Is over 1 acre of impervious area being added? No
16. Is the development tributary to any existing basins that need to be upgraded? No

PART E: ENVIRONMENTAL STATEMENT

Will the proposed request adversely impact the environment?: No

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request? No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART F: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.
2. The City also offers all applicants the opportunity to meet with the City Council in a Preliminary Conceptual Meeting. The Preliminary Conceptual Meeting is designed to provide the applicant with an opportunity to present a concept to the City Council for initial feedback, before the applicant incurs significant costs for detailed drawings or plans. The meeting is informal and non-binding. There is no cost to schedule a meeting, an applicant need only submit the Preliminary Conceptual Meeting form at least seven (7) days prior to the regularly scheduled City Council meeting date.
3. All requests for Site Plan review must be made by submitting the Application Cover sheet, the Application for Site Plan form, associated fees and plans.
4. To initiate the process, please submit one copy of the application forms and nine (9) copies of the plans for 'staff review.' This initial submittal must be made a minimum of thirty (30) days prior to the Planning and Zoning Commission meeting date. In the case of high traffic uses, where a traffic impact study will be required, the submittal should be made at least forty-five (45) days prior to the Planning and Zoning Commission meeting date. Staff will route the plans to various departments and applicable agencies for their review. Within fifteen (15) days of receipt of submittal, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration by the Planning and Zoning Commission, unless said timeframe is mutually waived. The applicant must respond to the City Planner's

- _____ Natural Resources Plan must show all existing resources; Show all wetlands, major waterways, 100 and 500 year flood plains, stream buffer, areas prone to flooding, stream erosion areas, sinkholes, springs, seeps, other karst features, areas with shallow depth to bedrock, existing topography, identify areas with slopes greater than 20%, show site soil type, areas with erodible soil, gullies, swales, ditches, ponds, existing detention basins, show forests and prairie areas, existing impervious areas and utilities and stormwater "credit areas."
- _____ Provide an existing and proposed BMP area drainage map.
- _____ Location and screening of trash and recycling containers.
- _____ Location and screening of HVAC equipment.
- _____ Location of proposed amenities.
- _____ Location and size of existing and proposed freestanding signs.
- _____ The seal, signed and dated, of the licensed person who prepared the drawing or under whose immediate personal supervision the drawing has been prepared.
- _____ All amendments should be "clouded" and note referenced.

PLEASE NOTE: *We do not send payment instructions for wire transfers or fax.* We will never send an email with instructions containing EMAIL COMMUNICATION ONLY. If received, ALWAYS CALL TO VERIFY (636) 227-9660.

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using known contact information to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE. APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. A \$350.00 APPLICATION FEE AND \$50.00 PUBLIC HEARING FEE MUST ACCOMPANY THIS APPLICATION. NOTE: IF FILING MULTIPLE APPLICATIONS WHICH REQUIRE A PUBLIC HEARING, ONLY SUBMIT ONE FEE (\$50) TO COVER ALL PUBLIC HEARINGS.

Property Address: 309 Clarkson Rd., Ellisville, MO 63011

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART B: SUMMARY

Briefly describe the Proposed Project and intended use(s) and Reason for Requesting a Conditional Use Permit:
Demolish the existing structure and construct a new fast casual sushi restaurant with a drive up window.

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: n/a

Please describe why the proposed amendment is necessary: n/a

PART D: SITE DESIGN

Total Square Footage of Site: 25,900sf Total Square Footage of Building(s): 2625sf

Building Lot Coverage: 2625sf Total Impervious Lot Coverage: 16,600sf

Building(s) Height(s): 18'4" Number of Floors: 1

Abutting Land Uses: C1 Commercial Field Road R1 Single Family Clarkson Road

Building Setbacks Provided/Required: North 110' / 136' South 35' / 59.07' East 10' / 18' West 10' / 18' (Please see SP-2 for detailed plan)

Landscape Buffer Provided/Required: Front / Rear / Side / Side

Parking Lot Landscape: Required: Provided: Please see attached SP-2 for proposed plan

Total Number of Parking Spaces Provided: 30 Required by City Code: 15

HVAC Units/other equipment: 1 Location: Screening: Parapet

Location of Trash Enclosure: Rear of building (north side) # Pick Ups/Week: P/U time:

Location of Loading/Delivery/Dock: # Deliveries/week: P/U Time:

Fence: Required: No Location: East Type/Material: Vinyl Height: 8'

Revised: June 2, 2020

Wall (Screen/Sound): Required: No Location: n/a Type/Material: n/a Height: n/a
Public Art or Benefit Provided: No Describe: n/a

PART E: OPERATION

Days of Operation: 7 days/week Hours of Operation: 11:30am - 9:00pm
Total # of Employees: 6 #Employees on Maximum Shift: 6 Property Owned/Leased: _____
Describe Any Loud Noise and Proposed Mitigation: n/a - No music will be played
Describe Any Odors/Smoke and Proposed Mitigation: Exhaust fans
Describe Any Other Potential Concerns to Abutting Properties and Proposed Mitigation: n/a

Describe How Storm Water will be accommodated: _____

Architectural review is required for any exterior renovation or façade changes. If any of these items are part of the project, complete an Architectural Review Board Application.

PART F: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

Vibration. Will the use be operated so that the maximum ground vibration generated is not perceptible (without instruments) at any point on the lot line of the lot on which the use is located; excluding vehicular traffic unrelated to the subject use? Yes

Noise. Will the use be operated so that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? Yes

Odor. Will the use be operated so that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? Yes

Smoke. Will the use be operated so that no smoke from any source is emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines?
Yes

Toxic gases. Will the use be operated so that there is no emission of toxic, noxious or corrosive fumes or gases?
Yes

Emission. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? Yes

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Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

Grease extraction efficiency: Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? Yes

Maintenance: Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? Yes

Cleaning: Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this standard? Yes

PART G: STORM WATER QUALITY PROTECTION STANDARDS:

All development and redevelopment must comply with storm water quality protection standards. To the maximum extent feasible, the development plan should preserve and/or protect existing natural resource areas that facilitate pollutant removal and reduce runoff.

1. As proposed, has land disturbance been minimized to the maximum extent feasible? Yes

2. Can additional greenspace be preserved within the project boundary? No

3. Can the proposed development be located in already developed areas? Yes

4. Has stormwater been captured and infiltrated into the ground as part of the project? No

5. Has stormwater been captured and reused for irrigation or décor as part of the project? No

If not, why not? _____

6. Have permeable surface materials been used to promote infiltration and limit runoff? Yes

7. Can land disturbance be restricted to less sensitive areas within the project? No

8. Is the development located outside the 100 year flood plain? Yes

9. Is the development located outside the stream bank setback buffer? Yes

10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No

11. Does the development plan avoid sensitive areas? Yes

12. Does the site development plan utilize stormwater credits? No

13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? No

14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? n/a

15. Is over 1 acre of impervious area being added? No

16. Is the development tributary to any existing basins that need to be upgraded? No

PART H: ENVIRONMENTAL STATEMENT

Will the proposed request adversely impact the environment?: No (Yes or No)

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request? No (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART I: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No). Please be sure to respond to all questions (a-s).

- No a. Will the use have any negative effect upon traffic conditions?
- Yes b. Will the use substantially increase fire hazards?
- No c. Will the use adversely affect the character of the neighborhood?
- No d. Will the use adversely affect the general welfare of the community?
- No e. Will the use overtax the sewage or public utilities?
- No f. Will the use adversely affect or overtax Police or other City services?
- Yes g. Will the use be the highest and best use of the location applied for? Describe: This site will become a Community gathering place where people can come enjoy a family meal, or stop for food on their way home.
- No h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- No i. Will the use have a substantial negative impact on the environment?
- Yes j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how: This will be part of a planned commercial development and is right beside other commercial businesses.
- Yes k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- No l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas from buildings, sidewalk, drives, parking and service areas?
- No m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Yes n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- No o. Does the proposed use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Yes p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: Green space will be maximized, Planned with Emergency Vehicles and trash vehicles in mind to come and go easily.
- Yes q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: This is a locally owned restaurant and the first of this concept. It will have options for dining in/pickup/delivery
- Yes s. Have sufficient measures been taken or will be taken by the applicant to negate, to an acceptable level, potentially adverse impacts? Describe the measures and how they will negate negative impacts: Fencing and landscaping along residential area, setback guidelines are followed, striping in parking lot to direct traffic flow
- Yes t. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

PART J: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.
2. The City also offers all applicants the opportunity to meet with the City Council in a Preliminary Conceptual Meeting. The Preliminary Conceptual Meeting is designed to provide the applicant with an

opportunity to present a concept to the City Council for initial feedback, before the applicant incurs significant costs for detailed drawings or plans. The meeting is informal and non-binding. There is no cost to schedule a meeting, an applicant need only submit the Preliminary Conceptual Meeting form at least seven (7) days prior to the regularly scheduled City Council meeting date.

3. All requests for Conditional Use Permits must be made by submitting the Application Cover Sheet and the CUP Application form, associated fees and plans.
4. To initiate the process, please submit one copy of the application forms and nine (9) copies of the plans for 'staff review.' This initial submittal must be made a minimum of thirty (30) days prior to the Planning and Zoning Commission meeting date. In the case of high traffic uses, where a traffic impact study will be required, the submittal should be made at least forty-five (45) days prior to the Planning and Zoning Commission meeting date. Staff will route the plans to various departments and applicable agencies for their review. Within fifteen (15) days of receipt of submittal, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration by the Planning and Zoning Commission, unless said timeframe is mutually waived. The applicant must respond to the City Planner's list of deficiencies within seven (7) days to be scheduled at the next Planning and Zoning Commission meeting. Delays in resubmitting will delay consideration of the application to the following month. Applicants must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. The resubmittal should include revised applications and documents, as applicable, and twenty-five (25) sets of plans, folded to approximately 8 ½ x 11 or 8 ½ x 14 in size.
5. The Planning and Zoning Commission may require a public hearing before their body. The Planning and Zoning Commission will consider the request and make a recommendation to the Council within sixty (60) days of official submission to the Commission unless said time period is extended by mutual agreement in writing. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approved. The "*date of official submission*" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
6. Upon receipt of the recommendation, the City Council shall hold a public hearing in relation to the request. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least five (5) members of the City Council will be required to approve any application contrary to the Planning and Zoning Commission recommendation.
7. Amendments: Any change in the scope, use or aspect of an operation approved for a conditional use permit which results in a condition that differs from the provisions contained in the approved conditional use permit requires the approval of an amendment. Requests for amendments that are deemed by the Director of Planning to represent minor change(s) from the provisions of the originally approved conditional use permit may be approved by the Planning and Zoning Commission on a consent agenda. Minor amendments may include:
 - (1) Change in hours of operation;
 - (2) Change in days of operation;
 - (3) Increasing or decreasing outdoor dining capacity;
 - (4) Change in business or trade name, where ownership and nature of business or trade remains the same;
 - (5) Change in ownership of business not affecting the intensity of the use; and
 - (6) Other similar changes deemed minor by the Director of Planning.

PART K: CHECKLIST

_____ Completed Application Cover form (only one form is needed per project)

- _____ Letter addressed to the City Council describing the proposed use and providing a complete account of the proposed operation.
- _____ One fully executed copy of the lease, if applicable.
- _____ \$800 deposit for Landscape Plan Review, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- _____ \$6,000 deposit for Traffic Report, if applicable. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.
- _____ Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan
- _____ Existing and proposed landscaping, including name and size of plant material.
- _____ Lighting Plan and Photometric Plan in compliance with Section 400.492. A Sidewalk Luminaire plan in compliance with Section 400.493, if applicable.
- _____ Location and height of all light poles and type of lighting and shielding.
- _____ Location map, including north arrow and map scale.
- _____ Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- _____ Name, address and telephone number of the person or firm submitting the application, the submitter's legal interest and the person or firm who desires the review comments to be forwarded to them.
- _____ Proposed use of the building and its construction type and distance from adjacent property lines.
- _____ Off-street parking and loading spaces, required and proposed, including the number, size and location of those designated for the handicapped.
- _____ Type and availability of all utilities and of sanitary sewage treatment and stormwater drainage facilities, including detention and retention ponds.
- _____ Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site.
- _____ Existing and proposed contour lines or elevations, based on mean sea level datum, at intervals of five (5) feet or less.
- _____ Location and size of existing and proposed freestanding signs.
- _____ Location and identification of all right-of-ways and easements (existing and proposed).
- _____ Overall dimensions of all buildings and the gross floor area of each building.
- _____ Approximate location of any stormwater retention or detention facilities, sink holes and springs, silt berms, ponds and other silt control facilities.
- _____ At least two (2) section profiles through the site showing existing and/or proposed structures, as well as existing natural grade and/or proposed final grade.
- _____ The proposed ingress and egress to the site including adjacent streets.
- _____ A plan showing the proposed design intent as it relates to architectural consideration. Plans should be in sufficient detail to allow evaluation of the proposal and should show color, texture and material to be used for all exterior construction.
- _____ Use(s) proposed to be operated on the subject improved property.
- _____ Demonstration of capacity to fulfill requirements imposed in conjunction with the application if approved in original or amended form.

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Monday, December 22, 2025

Ms. Ada Hood, A.I.C.P.
Director of Planning and Community Development
City of Ellisville
1 Weis Avenue
Ellisville, Mo 63011

Re: Landscape Plan Review #1
309 Clarkson Rd. - Wasabi
terraspec Job No. 11003.102

Dear Ms. Hood:

Per your request we have reviewed the above referenced project, as it pertains to landscape improvements, and submit for consideration the following comments in red.

Minimum Requirements per City regulations
Section 400.485 - Tree and Landscape Ordinance

- F. Plan Submission Requirements for Tree Preservation and Landscaping.
 - 3. Landscape and/or Tree Preservation Plan Submittal Required: **Both LP & TPP are required w/ CUP**
 - 5. Tree Preservation Plan Requirements: **No Tree Preservation Plan (TPP) Submitted for Review**
 - 6. Landscape Plans **Landscape Shown on Site Development Plan - No Bonafide Landscape Plan Submitted. Following are City Landscape Ordinance drawing requirements w/ compliance/non compliance noted adjacent in red.**
 - a) Landscape plans submitted digitally or in printed form.....
 - 1) Drawing scale, orientation **Complies**
 - 2) Property lines, esmts, ROW's (including dimensions) **Partially Complies - Property Lines, Easements shown but no labels or dimensions.**
 - 3) Zoning - Site & Adj. Prop. **Complies**
 - 4) Ex. & Prop. Contours (5' min) **Complies.**
 - 5) Location / Dimensions - bldgs., pavt's, walls, etc. **Partially Complies - Not all sizes indicated**
 - 6) Size / Location - Ex. & Prop. Utilities **Partially Complies - Sizes not indicated**
 - 7) Location, Size - Prop. Trees & Landscape **Partially Complies - No Sizes, Species, Etc.**
 - 8) Location, Size, Species - Ex. Trees to Remain **Complies (Shown on Existing Cond. Plan)**
 - 9) Const. Details - Planting, Fence, Etc. **Does not Comply**
 - 10) Estimated Planting Schedule **Does not Comply - No Planting Timeline**
 - 11) Name, Address, Phone - Prop. Owner **Does not Comply - No Owner Info**
 - 12) Name, Address, Phone - Plan Preparer (Must be Mo. Registered Landscape Architect) **Does not Comply - Plan not prepared by Mo. Landscape Architect**
 - b) Landscape plans submitted shall be prepared, signed, and sealed by a Missouri landscape architect.
- H. Tree and Landscape Requirements
 - 1. Street Yard Landscape Requirements
 - a) 20' minimum width (note: see Section in Landscape Ord. for additional requirements) **Does not Comply**
 - 2. Tree Requirements
 - d) Street Tree Req. **Complies**
 - e) Open Space Tree Req. - 1 tree / 5000 sf of area w/ no bldgs. or structures **Complies**
 - 3. Landscape Requirements
 - a. General Requirements **Does not Comply. All non-paved, no structures areas are required to be landscaped and irrigated by a 100% automatic irrigation system**
 - b. Landscape Buffer Req. **Does not Comply. High Impact Buffer is required between High Impact Comm. and Single Family Residential per Landscape Buffer Requirement Matrix**

- c. Parking / Vehicular Use Area Landscape Req.
1. Parking / VUA Perimeter:
 - Min. 250 sf of Landscape Area Req. **Does not Comply - Landscape Not Shown**
 - 25 sf of Landscape Area per Parking Space **Does not Comply 30 Sps x 25 SF = 750 SF required. - Landscape Not Shown**
 - 50% Evergreen Min. **Does not Comply Landscape Not Shown**
 2. Parking / VUA Interior
 - End-cap Landscape Islands for 10 spaces or more Req. **Complies**
 - Islands w/ Tree - 9' Min. width, 150 sf / Tree **Complies**
 - Islands w/ No Tree - 6' Min. width **N/A**
 - End Cap Island - 9' Min. width **Complies**
 3. Parking / VUA Tree Req.
 - No Parking more than 50' from Canopy Tree **Complies**
 - Trees to be from Group 'B' or 'C' **Does not Comply**

Additional Comments/Recommendations

1. Submit a Bonafide Landscape Plan

If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
terraspec

KJ Keitel

Kenneth J. Keitel, PLA, ASLA
Landscape Architect



MEMO

To: City of Ellisville
 Ms. Ada Hood, AICP
 Director & City Planner

From: Ms. Julie Nolfo, PE, PTOE
 Brayden Maule

Date: February 1, 2026

Subject: Wasabi Traffic Assessment
 City of Ellisville On-Call – Work Order #36
 Lochmueller #517-0057

Lochmueller Group has prepared the following traffic assessment for the proposed fast casual restaurant, Wasabi, to be located at 309 Clarkson Road in Ellisville, Missouri. The site is proposed in the northeast quadrant of the intersection of Clarkson Road and Ozark Trail Drive/Field Avenue, as shown in **Figure 1**.



Figure 1. Wasabi Site Area

It is our understanding that the Wasabi restaurant would consist of 2,660 square feet with a small outdoor dining area and a pick-up window with drive up lane. The preliminary site plan is shown in **Figure 2**.

411 North 10th Street, Suite 200
 St. Louis, Missouri 63101
 PHONE: 314.621.3395

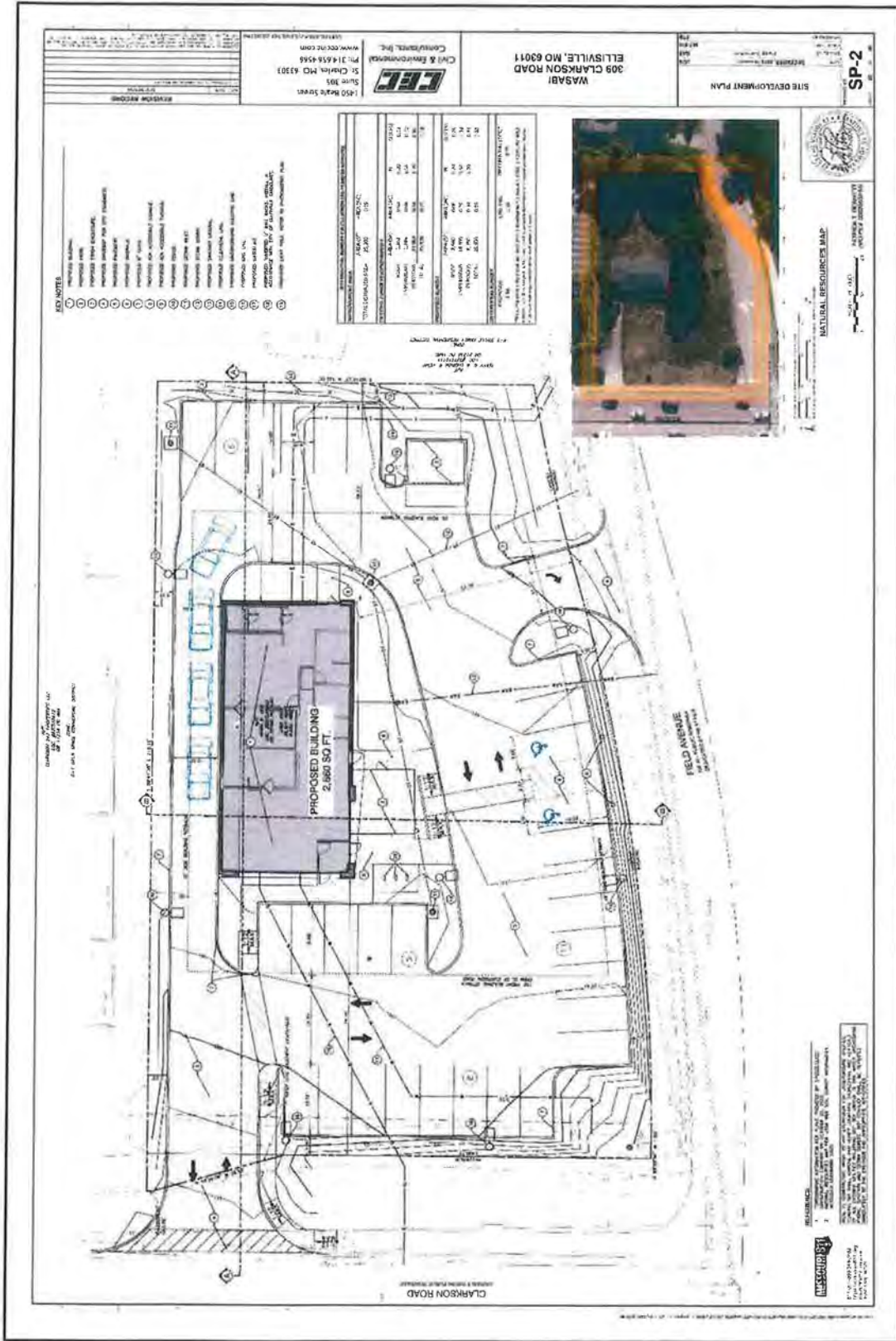


Figure 2. Wasabi Preliminary Site Plan (Prepared by Others)

Access to the site is provided via two proposed drives, one located on Clarkson Road and the other on Field Avenue. The full access drive on Clarkson Road would serve the majority of Wasabi customers and is to remain at the same location as the existing residential drive. The access on Field Avenue would be limited to rights out only, a necessary egress for emergency and trash trucks to circulate out. The proposed Wasabi restaurant has both dine-in services and a drive-through window, but the drive-through is only for pick-up of orders placed online or over the phone; customers cannot use it to order food.

This memorandum provides a review of the anticipated trips generated by the site due to the proposed restaurant, offers commentary on the relative impact of these trips on the adjacent road system, and discusses the site’s access points and internal circulation. The City of Ellisville requested this assessment to evaluate the feasibility of developing the site to accommodate the proposed Wasabi Restaurant.

Trip Generation

In assessing the proposed use’s impacts upon traffic conditions, it is necessary to identify the site’s trip generation potential, as any impacts to the surrounding road system are tied to the net increase in trip generation.

As previously stated, the Wasabi restaurant consists of 2,660 SF of floor area. Data provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition utilizing square footage as the determining variable was considered to estimate the proposed restaurant’s traffic generation. It was determined that LUC 930: Fast Casual Restaurant is the most applicable land use code to forecast the trips due to the characteristics of the Wasabi. Per the operator, the seating capacity within the restaurant would be approximately 40 seats and approximately 60% of the restaurant’s total sales are projected to be through pickup and third-party delivery.

The forecasted trips based upon the ITE methodology for the three critical time periods are summarized in **Table 1**. As shown, the proposed development could generate a total of approximately 94, 62, and 87 trips during the weekday midday, weekday evening, and Saturday midday peak hours, respectively. Given the hours of operation for the Wasabi Restaurant are 11:30 AM to 9:00 PM, the site would not generate any traffic during the weekday morning peak hour.

Table 1. Wasabi Trip Generation

Land Use	Size	Weekday MD Peak Hour			Weekday PM Peak Hour			Saturday MD Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
LUC 930: Fast Casual Restaurant	2,660 SF	61	33	94	47	15	62	48	39	87

This site was previously considered for the development of a 7 Brew Coffee and a traffic impact study was completed in September 2022. The proposed development of the 7 Brew considered a 510-square-foot coffee shop with no indoor seating and two drive-through lanes. The trips generated by the 7 Brew Coffee, as presented in the original study, are shown in **Table 2** and are based upon LUC 938: Coffee/Donut Shop with Drive-Through and No Indoor Seating.

Table 2. 7 Brew Coffee Trip Generation Estimate from September 2022 TIS

Land Use	Size	Weekday AM Peak Hour			Weekday MD Peak Hour			Weekday PM Peak Hour			Saturday MD Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
LUC 938	2 Drive-Thru Lanes	45	44	89	10	11	21	15	15	30	15	15	30

Comparatively, the 7 Brew Coffee would generate the majority of its traffic during the morning peak hour whereas the proposed Wasabi would not be open during that time frame. During the weekday and Saturday midday peak hours and the weekday evening peak hour, the Wasabi restaurant would generate more traffic than the previously proposed 7 Brew. **Table 3** compares the trips generation of the two uses.

Table 3. Trip Generation Comparison

Land Use Size	Weekday AM Peak Hour			Weekday MD Peak Hour			Weekday PM Peak Hour			Saturday MD Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
7 Brew: 510 SF / 2 Drive-Thru Lanes	45	44	89	10	11	21	15	15	30	15	15	30
Wasabi: 2,660 SF / 1 Pick Up Window	0	0	0	61	33	94	47	15	62	48	39	87
Difference (Wasabi compared to 7 Brew)	-45	-44	-89	+51	+22	+73	+32	0	+32	+33	+24	+57

Internal Circulation Review

A cursory review of the development’s internal circulation was performed to verify safe and efficient mobility within the site itself. The internal circulation within the site was determined to be acceptable in terms of vehicles circulating through the drive-through lane to the pick-up window and access to the parking provided on site. There are 30 total parking spaces provided on site, inclusive of two ADA parking space, which is compliant with the City’s parking requirements.

The site’s primary means of access, and only means of ingress, is proposed along Clarkson Road approximately 150 feet north of its intersection with Field Avenue. Upon entering the site, a motorist can opt to park within the 30 provided spaces throughout the site, two of which are ADA parking, or proceed through the drive through lane to the pick-up window, presuming they have already placed an

The drive-through lane is for pick-up only; orders are placed online or over the phone prior to arriving at the site. Hence, the transaction time at the window and the time associated with a vehicle to be in the queue is considerably less than a traditional drive-through operation. There would not be any interactive boards, menus, or cashiers, but rather simply a window in which the customer or third-party delivery operator can pick up an order from the convenience of their vehicle. A pick-up window derives its efficiency from the fact that it has eliminated two actions that contribute to the overall service time: ordering and paying. Therefore, the reduced volume coupled with the reduced service time results in

shorter vehicle queues. Typically, the time at the pick-up window itself is one minute or less and the volume of traffic in the queue itself is comparable to 1/3 or less of a typical drive-thru operation with average number of vehicles in the queue equal to four vehicles or less.

As shown, the proposed pick-up lane can accommodate four vehicles along the north side of the building without impacting parking. Therefore, it is our opinion that the proposed queuing for the proposed pick-up window should be adequate for Wasabi. However, this is contingent upon the operations within the Wasabi being efficient with orders ready at the promised time and not prepared or packaged upon arrival of the recipient.

The remainder of the site's circulatory is sufficient with 24-foot drive aisles, a disbursement of available parking along the west, south and east side of the lot, and maneuverability for emergency and service (trash) vehicles.

It is recommended that a Stop Bar be provided for motorists exiting the drive-through lane, so that the right-of-way is clear for traffic exiting the parking areas. Furthermore, "Do Not Enter" or "One Way" signage should be provided for traffic entering the site, so they do not inadvertently enter the drive-through exit lane.

With regards to cross access, it is undeniable that the provision of cross access between adjacent parcels is essential in access management along Clarkson Road. Given the layout and anticipated operations of the site and the grade differences with respect to the property to the north, the only opportunity for cross access is on the western portion of the site, adjacent to Clarkson Road. Consequently, the cross-access drive, if required, would be less than 50 feet separated from the curb lane of northbound Clarkson Road. Since the access to 317 Clarkson Road is only 65 feet to the north, cross access at this location would impact both access drives from Clarkson Road. Given this location, there are some concerns that the provision of cross access at this location could result in vehicular conflicts that could impact operations along Clarkson Road. Therefore, the provision of cross-access to the adjacent parcel to the north should be carefully considered before being required if it is to be required at all.

Site Access

Access to the site is proposed via one existing access drive located on Clarkson Road and a second proposed access drive on Field Avenue. The access drive on Clarkson Road would be approximately 150 feet north of Ozark Trail Drive/Field Avenue, 65 feet south of 317 Clarkson Road Access Drive, and 220 feet south of Oregon Trail drive/Commercial Drive. The proposed drive is essentially in the same location of the existing residential drive, although it is proposed to be improved to a width of 24 feet. The intention is that this drive will be full access.

The drive on Field Avenue is proposed to be located approximately 185 feet east of the extended curb of Clarkson Road and will be restricted to egress only. Based upon the layout of the site, the access proposed along Field Avenue is only advantageous for a portion of the parking spaces (approximately 1/3) and the exit movement of the trash hauler and/or emergency vehicles that may need to access the site.

Sight distance for motorists exiting both drives is imperative. Therefore, both drives should conform to the sight distance requirements set forth by the American Association of State Highway and Transportation Officials (ASHTO). Field observations along Clarkson Road indicate adequate sight distance in both directions, assuming that the northbound queues do not extend past the proposed driveway

(which is not uncommon during the morning peak hour, although the proposed restaurant would not be operational at that time). With respect to Field Avenue, there is adequate sight distance to the east and west given the presumed travel speed of 25 mph or less. Nevertheless, as part of the design process, care should be given to ensure that signage and/or landscaping does not pose sight distance limitations at any of the proposed drive locations.

Compliance with Ellisville Code Section 400.496

Section 400.496 Traffic Impact Considerations is intended to provide guidance with regards to traffic and land use standards that increase safety, access, and the flow of traffic. These standards may guide the consideration of a development at a specific location and its potential impact on traffic.

Per Section 400.496.C, the following access standards are to be considered:

1. Full access driveways located on the same side of the street must be separated by a minimum of one hundred sixty (160) feet, measured from centerline-to-centerline of the driveways.

The proposed access drive via Clarkson Road is approximately 150 feet north of Field Avenue and 65 feet south of the adjacent parcel access drive and therefore does not meet these requirements. However, it should be noted that there is no location along the Clarkson Road frontage that would satisfy this and the following requirement with regards to both Field Avenue and the existing access drive to 317 Clarkson Road.

2. Full access driveways must be a minimum of one hundred sixty (160) feet from the nearest public street, measured from centerline-to-centerline.

As proposed, access to Wasabi would be approximately 150 feet north of Field Avenue, so this requirement is not met. However, it should be noted that there is no location along the property's Clarkson Road frontage that would satisfy this and the preceding requirement with regards to both Field Avenue and the existing access drive to 317 Clarkson Road.

3. Full access driveways located on opposite sides of the street must line up directly in front of each other.

There is not a full access driveway located on the opposite side of the street from the proposed Wasabi access drive.

4. If full access driveways located on opposite sides of the street cannot line up, then they must be separated by a minimum of two hundred (200) feet, measured from centerline-to-centerline of the driveways if the left-turn movements into those driveways could potentially conflict with each other.

As proposed, access to Wasabi would be approximately 220 feet south of Oregon Trail Drive, and 150 feet north of Ozark Trail Drive/Field Avenue. There is no location along the property's Clarkson Road frontage that would satisfy this requirement with regards to both Oregon Trail Drive and Ozark Trail Drive.

5. All proposed drives must conform with the sight distance requirements set forth by the Missouri Department of Transportation (MoDOT) or Saint Louis County Department of Transportation (STLCDOT), as applicable to the impacted route. Sight distance requirements for local roads not governed by MoDOT or STLCDOT (i.e., local roads) should default to the STLCDOT sight distance requirements.

A preliminary field inspection performed for the previously proposed 7 Brew location indicated that there are no sight distance concerns in the vicinity of the proposed access drive, assuming that northbound queues are not extending past the proposed driveway. Care should be given as the site redevelops that the access drive should conform to the sight distance requirements set forth by the American Association of State Highway and Transportation Officials (AASHTO) and that signage and/or landscaping does not pose sight distance limitations at the proposed access drive's intersection with Clarkson Road.

6. Throat widths for driveways must be a minimum of twenty-four (24) feet and a maximum of forty (40) feet for two-way operation and a minimum of fifteen (15) feet and a maximum of twenty (20) feet for one-way operation. If centered channelizing islands are used in a two-way driveway, clearance widths of one percent (1%) to two (2) feet should be added on both sides of the center island. The radius used to increase the driveway opening at the curb or pavement edge is not less than ten (10) feet nor more than forty (40) feet and should not extend beyond the property line.

The proposed full access drive onto Clarkson Road would be 24 feet in width, and therefore, complies. The radius used at the driveway opening is approximately 20 feet and does not extend beyond the property line and is, therefore, in compliance.

Section 400.496.D states that a traffic analysis shall be required for all high trip generator uses, defined as any use which generates 100 or more trips, entering or exiting the site, during any one peak hour. Based on the trip generation, Wasabi would not generate 100 or more trips in any of the peak hours considered. Therefore, a detailed traffic analysis is not warranted based upon anticipated trip generation levels reported by the applicant.

Section 400.496.E outlines additional triggers for consideration of Traffic Analysis. These triggers include the following:

1. The proposed use would be located in an area exhibiting roadway congestion and within a designated high-hazard area, as identified in Exhibit 1, below, and/or a high rate of population or employment growth is anticipated.

The proposed development is located within one of the High Hazard areas along Clarkson Road as designated in Exhibit 1 of Section 400.496.E.1.

2. The proposed use requires rezoning to a higher intensity (i.e., residential to commercial, etc.).

The site is currently zone C-5 Planned Commercial.

3. A new traffic signal and/or a roundabout is proposed in conjunction with the proposed development.

Neither means of traffic control are proposed in conjunction with the proposed development.

4. If, in the opinion of the City, the proposed development has the potential to create adverse operational or safety impacts on the road network. Including, but not limited to:

a. Substandard horizontal or vertical sight distances at its proposed access.

Field inspection indicates that there are no sight distance concerns posed by the horizontal and/or vertical curvature of Clarkson Road in the vicinity of the existing access drives.

b. A need for a dedicated left or right turn lane(s) in order to accommodate the proposed development's traffic.

There is not a need for dedicated turn lanes.

Based upon the above review of the triggers set forth in Section 400.496.E, additional traffic analysis of the proposed development is not recommended at this time.

Potential Impact of Proposed Wasabi

Based upon a previous study of the subject site, as well as along Clarkson Road in general, it is apparent that unsignalized approaches to Clarkson Road within the study area experience failing levels of service and lengthy delays during the peak periods. This is indicative of the congestion along Clarkson Road, which can carry nearly 40,000 vehicles per day. The heavy volume on Clarkson Road makes it challenging for motorists to turn left onto the roadway, even with the presence of a center turn lane.

At times, northbound traffic on Clarkson Road extends back from its signalized intersection with Clayton Road and obstructs the unsignalized intersections, occasionally extending south of Field Avenue/Ozark Trail. This condition is most prevalent in the morning peak hours when northbound traffic on Clarkson Road is heaviest. However, even during the midday peak hour, it has been observed that the rolling back of the northbound queue would occasionally extend nearly to the access drive to 317 Clarkson Road. During the afternoon peak hour, northbound queues from the signal do not extend into the study area.

As compared to the previously considered 7 Brew, the proposed Wasabi restaurant would not be operational during the critical morning peak hour, when northbound traffic on Clarkson Road is at its heaviest and the queues routinely extend back past Field Avenue.

When the Wasabi is operational, it is expected that motorists exiting onto Clarkson Road would experience some delay, likely comparable to that experienced by motorists who today use Field Avenue, Ozark Trail, or Oregon Trail. At these times, left turning traffic will experience some delays and they have to rely upon the center turn lane to complete their turn in two stages. However, given the anticipated trip generation, it is likely the queue to exit the site via the access drive will average one to two vehicles, which can be accommodated by the proposed throat depth of 50 feet.

We trust that the above information provides an understanding of the trip generation and site access characteristics associated with the proposed improvements to the property located at 309 Clarkson Road. We appreciate your review of the above traffic assessment. Please contact Julie Nolfo at jnolfo@lochgroup.com/314-446-3791 should any questions arise during your review.

SPONSORED BY: COUNCIL MEMBER DUFFY
INTRODUCED BY: COUNCIL MEMBER DUFFY

BILL NO. 3710
ORDINANCE NO. 3479

AN ORDINANCE APPROVING A CHANGE IN ZONING TO THE "C-5" PLANNED COMMERCIAL ZONING DISTRICT AND ASSOCIATED SITE DEVELOPMENT PLAN FOR THE PROPERTY KNOWN AND NUMBERED AS 309 CLARKSON ROAD, WITHIN THE "R-1" SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, Reis Orthodontics ("Petitioner"), has petitioned for a change in zoning to the "C-5" Planned Commercial Zoning District, and for approval of an associated site development plan, for the property known and numbered as 309 Clarkson Road, within the "R-1" Single-Family Residential Zoning District of the City of Ellisville, Missouri; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City of Ellisville on May 12, 2021, pursuant to legal notices and Title IV, Land Use, of the Municipal Code of the City of Ellisville, regarding said petition, and the Planning and Zoning Commission forwarded a favorable recommendation of said petition and recommendations for the district conditions to the City Council; and

WHEREAS, a public hearing was held by the Council of the City of Ellisville on May 19, 2021, pursuant to legal notices and Title IV, Land Use, of the Municipal Code of the City of Ellisville, regarding said petitions; and

WHEREAS, all persons present at such hearing were given an opportunity to be heard and were heard; and

WHEREAS, the Council finds that the change in zoning: (1) will not adversely affect the character of the neighborhood, (2) will not have any negative effect upon traffic conditions; (3) will not substantially increase fire hazards; (4) will not overtax the sewage or public utilities; (5) will not adversely affect the public health, safety and general welfare of the community, (6) is consistent with good planning practice, (7) is compatible with surrounding uses and the surrounding neighborhood, and (8) will comply with all applicable provisions of Title IV, Land Use; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: Rezoning.

The zoning district for 309 Clarkson Road (referred to herein as the "Property"), is hereby changed from the "R-1" Single-Family Residential Zoning District to the to the "C-5" Planned Commercial Zoning District of the City of Ellisville, Missouri.

SECTION 2: Site Development Plan.

A. *Approval.* The site development plans for the Property submitted by Petitioner on April 9, 2021 and April 28, 2021 (referred to collectively herein as the "Site Development Plan"), are hereby approved, subject to satisfaction of the conditions and requirements set forth in Section 3(B), below.

B. *Conditions of Site Development Plan Approval.* Approval of the Site Development Plan granted herein is contingent upon and subject to the following conditions and requirements:

1. That a new five-foot (5') sidewalk is installed along the portions of the Property abutting Field Avenue; and
2. That Petitioner installs the following additional landscaping within the Vehicular Use Area:
 - a. three additional shade trees; and
 - b. replace at least one parking space along Field Avenue with a landscape island including a shade tree; and
 - c. install a shade tree in the island at the entrance to the Property.
3. Petitioner shall install a trash enclosure which matches the building's exterior finish;
4. Petitioner installs ADA compliant parking spaces on the parking lot located in front of the building at the north side of the Property; and
5. To reduce overflow parking off of the adjacent street, the Council hereby prohibits parking of motor vehicles on the north and south side of Field Avenue from the intersection at Manchester back to the property line of 309 Clarkson Road.
 - a. That the Director of Public Works is hereby authorized to post "No Parking" signs on Field Avenue, as specified above; and
 - b. That after the posting of said signs by the Director of Public Works, it shall be unlawful for any person to park a motor vehicle within said area, as provided in Section 355.010 of the Ellisville Municipal Code.

SECTION 3: Planned District General Regulations.

A. *Applicability of "C-1" Open Space Commercial Zoning District Regulations.* All district regulations not provided for in this Ordinance shall be applied as though the planned district were located in the "C-1" Open Space Commercial Zoning District. In the event of a conflict between this Ordinance and the "C-1" Open Space Commercial Zoning District regulations, the regulations of this Ordinance shall control and prevail over any inconsistent provision.

B. *Permitted Uses.* The following land uses are permitted in this district:

Medical Office

C. *Lot Coverage.* Up to seventy-five percent (75%).

D. *Parking.*

- a. Minimum: fifteen (15).
- b. Maximum: thirty-one (31).

E. *Parking/Pavement Setback.*

1. *Rear.* Twenty-five feet (25').

F. *General Development Conditions.*

1. The Property shall at all times comply with all applicable and lawful zoning and subdivision ordinances, building and other technical codes, fire district regulations, and any other lawful regulation, requirement, or order of the City.
 - a. *Exceptions.*
 - i. *Bike racks:* No bike racks are required.
 - ii. *Cross-access:* No cross-access or curb-cut sharing is required.
2. Failure to comply with any or all the conditions of this Ordinance shall be adequate cause for revocation of permits issued by the City. The City Planner and City Engineer shall enforce the conditions of this Ordinance.

SECTION 4: Recordings.

A. The rezoning and site development plan approvals granted by this Ordinance are conditioned on Petitioner recording the Site Development Plan, together with a certified copy of this Ordinance, with the St. Louis County Recorder of Deeds. Within ten (10) days after such recording Petitioner shall file with the City Clerk a copy of the recorded documents reflecting the book and page number thereof.

B. The City Planner, City Manager, and City Attorney are authorized and directed to review the recordable documents to determine compliance with this Ordinance, and on such compliance the Mayor and City Clerk are authorized and directed to endorse the recordable documents with the approval of the City as provided herein.

SECTION 5: The zoning map of the City of Ellisville shall be changed so that the Property shall appear on the map as a "C-5" Planned Commercial District.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval by the Council.

This Bill No. 3710 having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this 19th day of May, 2021.

First Reading votes:

DATE: 05/19/2021

Second Reading votes:

DATE: 05/19/2021

	AYE	NAY	ABSTAIN
MCGRATH		Absent	
COMPTON	X		
CAHILL	X		
REEL	X		
DUFFY		X	
BOGGS		X	
ROEMERMAN	X		

	AYE	NAY	ABSTAIN
		Absent	
	X		
	X		
	X		
		X	
		X	
	X		

ATTEST:

Leigh A. Whacke
CITY CLERK

CITY OF ELLISVILLE

Mike Roerman
MAYOR MIKE ROEMERMAN

Approved as to legal content and form:

[Signature]
City Attorney

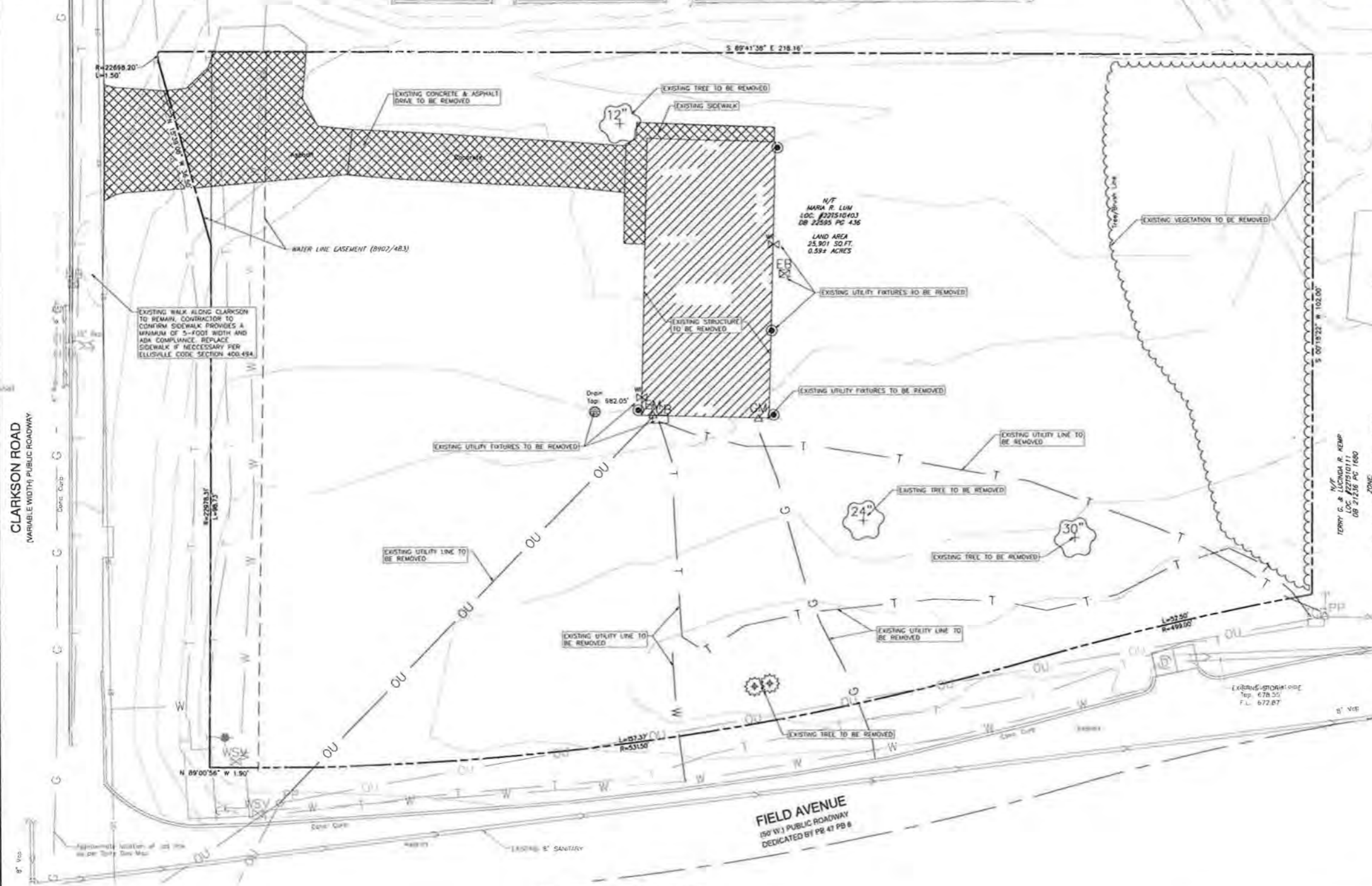


NORTH

CLARKSON 242 PROPERTIES LLC
LOC. #221510412
DB 11234 PG 484
ZONE:
C-1 OPEN SPACE COMMERCIAL DISTRICT



SITE USGS AND LOCATION MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, MANCHESTER QUADRANGLE, MISSOURI DATED 2021.
SCALE 1" = 2,000'



DEVELOPMENT NOTES:

1. PARCEL ID: 221510403
2. SITE ADDRESS: 309 CLARKSON ROAD
3. LOT AREA: 0.59± ACRES (25,901 SQ.FT.)
4. ZONING: EXISTING - PROPOSED - C-5 PLANNED COMMERCIAL (UNDER ORDINANCE #3479) C-5 PLANNED COMMERCIAL (AMENDED ORD. #3479)
5. USES PERMITTED USE (ORD.3479): MEDICAL OFFICE RESTAURANT
6. BUILDING SETBACKS PER ORD.3479: 115 FT FROM THE CENTERLINE OF CLARKSON ROAD SIDE YARD 10 FT (25 FT ABUTTING RESIDENTIAL) REAR YARD 35 FT
7. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
8. ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
9. FLOOD PLAIN NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NUMBER 29189C 0277K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES WITHIN ZONE X UNSHADED (0.2% ANNUAL CHANCE FLOOD).
10. CONTRACTOR SHALL COMPLY WITH ELLISVILLE WORK HOURS PER CODE SECTION 20.04.0.2. HOURS AUTHORIZED. ANY ACTIVITY REQUIRING ISSUANCE OF A BUILDING PERMIT FOR OUTDOOR CONSTRUCTION ACTIVITY AS SET FORTH IN SUBSECTION (a), EXCEPT IN THE CASE OF EMERGENCY INVOLVING PUBLIC SAFETY, SHALL ONLY BE VALID DURING THE FOLLOWING TIMES:
 - a. BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. ON MONDAY THROUGH SATURDAY, SUBJECT TO SUBSECTION (c)
 - b. BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. ON SUNDAY
 - c. BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. ON NEW YEAR'S DAY, EASTER, MEMORIAL DAY, JULY 4TH, LABOR DAY, THANKSGIVING, AND CHRISTMAS.
11. LANDSCAPE REQUIREMENTS:

STREET PLANTINGS REQUIRED

 - = 1 SHRUB PER 10 LF OF STREET FRONTAGE = 345 LF / 10 = 35 SHRUBS
 - = 1 TREE PER 50 LF OF LOT FRONTAGE = 345 LF / 50 = 7 TREES

OPEN SPACE PLANTINGS REQUIRED

 - = 1 TREE PER 5,000 SQ.FT. OF OPEN LOT AREA = 23,240 SQ.FT./5,000 = 5 TREES

MEDIUM IMPACT BUFFER ALONG EAST PROPERTY LINE

 - REQUIRED = 20 FT WIDE WITH FENCE, PROVIDED = 5 FT
 - REQUIRED = 1 CANOPY TREE PER 40 LF OF BUFFER = 102 LF / 40 = 3 TREES
 - REQUIRED = 1 ORNAMENTAL TREE PER 60 LF OF BUFFER = 102 LF / 60 = 2 TREES
 - REQUIRED = 1 SHRUB PER 10 LF OF BUFFER = 102 LF / 10 = 10 SHRUBS
12. PARKING REQUIREMENTS:

PARKING INFORMATION	
MIN SPACES REQUIRED	RESTAURANT (FAST-FOOD) * MIN 11 per 1000 sq ft GROSS FLOOR AREA 2660 GFA / 1,000 x 11 = 29.26
MAX SPACES REQUIRED	* MAX 16 per 1000 sq ft GROSS FLOOR AREA 2660 GFA / 1,000 x 16 = 42.56
TOTAL SPACES PROVIDED	28 PROPOSED SPACES: 9' x 19' STANDARD @ 90° 2 PROPOSED SPACES: 9' x 19' ACCESSIBLE @ 90°
BIKE SPACES REQUIRED	10% OF NUMBER OF PARKING SPACES PROVIDED 30 x 0.20 = 3.00

EXISTING/ DEMOLITION PLAN
SCALE: 1"=10'
SCALE IN FEET

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	SP-1	EXISTING CONDITIONS & DEMOLITION PLAN
02	SP-2	SITE DEVELOPMENT PLAN
03	SP-3	SITE CROSS-SECTIONS
04	L-1	LANDSCAPE PLAN
05		PHOTOMETRIC PLAN

REFERENCE

1. TOPOGRAPHIC INFORMATION FOR PLANS PROVIDED BY SPIEGELGLASS CONSTRUCTION COMPANY ON OCTOBER 23, 2025.
2. NATURAL RESOURCES MAP PER USGS WEB SOIL SURVEY INFORMATION, ACCESSED DECEMBER 2025.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONTACT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.

DEVELOPER
SPIEGELGLASS CONSTRUCTION CO.
917 FEE ROAD
MARYLAND HEIGHTS, MO 63043
CONTACT: TIM SPIEGELGLASS
PHONE: (314) 589-2300
EMAIL: tim@spiegelglass-gc.com

ARCHITECT
ARCHITECTURES SP
8725 BIG BEND BLVD
ST. LOUIS, MO 63119
CONTACT: CHRISTI JOHANNMEYER
PH: (314) 861-9500 X108
EMAIL: christi@asp-wbe.com

CIVIL ENGINEER & SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1450 BEALE STREET
SUITE 305
ST. CHARLES, MO 63303
PH: (314) 658-4566
FX: (314) 658-4595
CONTACTS: PATRICK T. BENNETT, PE

REVISION RECORD

NO.	DATE	DESCRIPTION

**1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com**

CIVIL & Environmental Consultants, Inc.

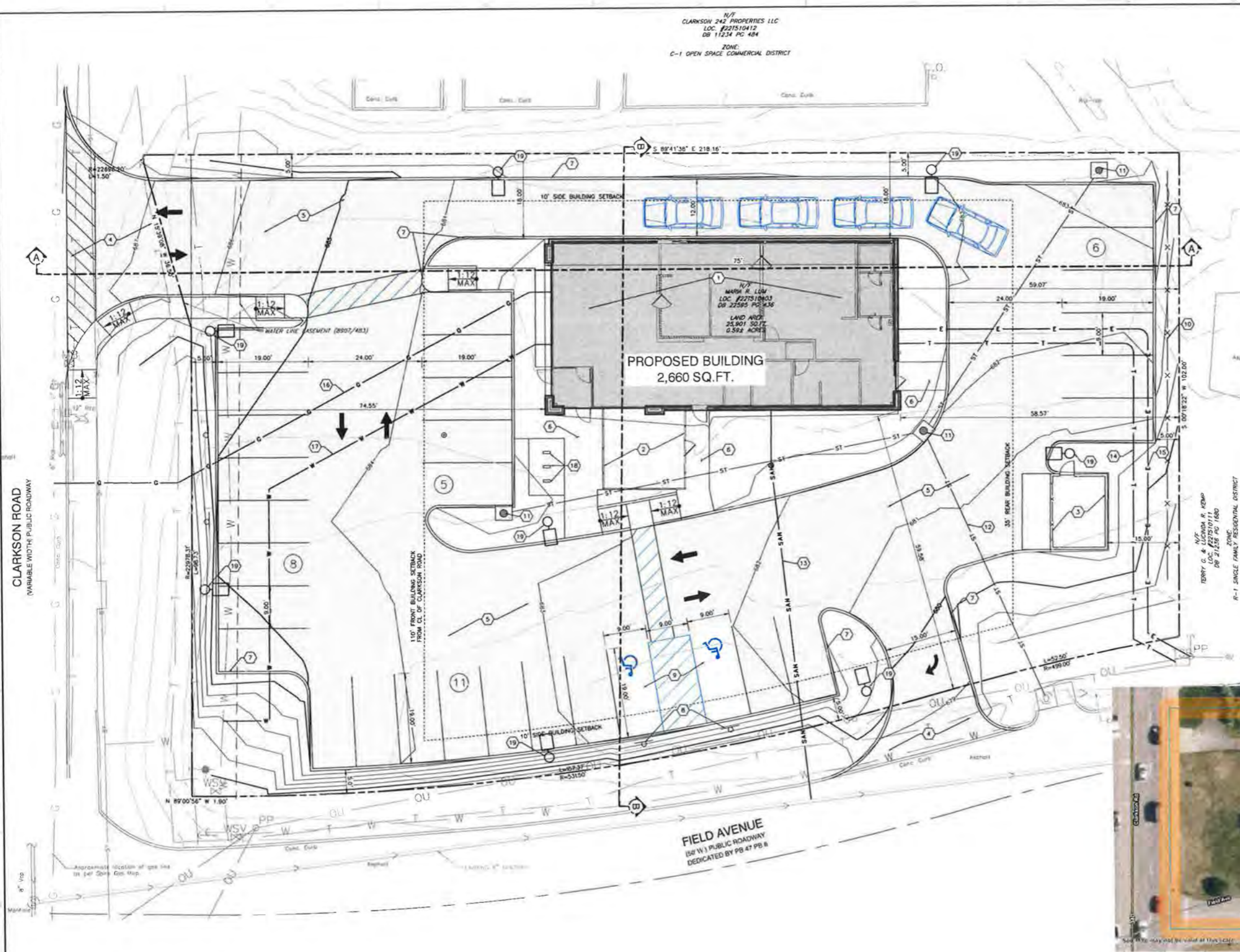
**WASABI
309 CLARKSON ROAD
ELLISVILLE, MO 63011**

EXISTING CONDITIONS & DEMOLITION PLAN

DATE: DECEMBER, 2025 (DRAWN BY: JAM)
DRAWN SCALE: 1"=10' (CHECKED BY: GMS)
PROJECT NO: 357-010
APPROVED BY: PTH

DRAWING NO: **SP-1**
SHEET 01 OF 05

N/T
 CLARKSON 242 PROPERTIES LLC
 LOC. #227510412
 DB 1234 PC 484
 ZONE
 C-1 OPEN SPACE COMMERCIAL DISTRICT



- KEY NOTES**
- 1 PROPOSED BUILDING.
 - 2 PROPOSED PATH.
 - 3 PROPOSED TRASH ENCLOSURE.
 - 4 PROPOSED DRIVEWAY PER CITY STANDARDS.
 - 5 PROPOSED PAVEMENT.
 - 6 PROPOSED SIDEWALK.
 - 7 PROPOSED 6" CURB.
 - 8 PROPOSED ADA ACCESSIBLE SIGNAGE.
 - 9 PROPOSED ADA ACCESSIBLE PARKING.
 - 10 PROPOSED FENCE.
 - 11 PROPOSED STORM INLET.
 - 12 PROPOSED STORM SEWER.
 - 13 PROPOSED SANITARY LATERAL.
 - 14 PROPOSED TELEPHONE LINE.
 - 15 PROPOSED UNDERGROUND ELECTRIC LINE.
 - 16 PROPOSED GAS LINE.
 - 17 PROPOSED WATERLINE.
 - 18 PROPOSED 'INVERTED U' BIKE RACKS, INSTALL IN ACCORDANCE WITH CITY OF ELLISVILLE GUIDELINES.
 - 19 PROPOSED LIGHT POLE, REFER TO PHOTOMETRIC PLAN.

DIFFERENTIAL RUNOFF CALCULATION (15-YEAR/20-MINUTE)

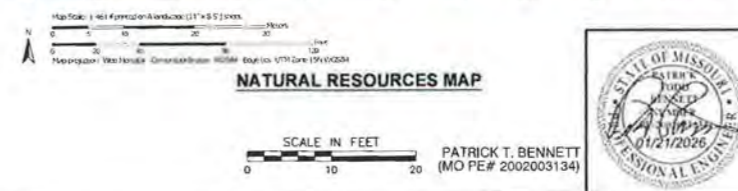
IMPROVEMENT AREA			
	AREA (SF)	AREA (AC)	
TOTAL DISTURBED AREA	25,900	0.59	

EXISTING / UNDEVELOPED RUNOFF				
	AREA (SF)	AREA (AC)	PI	Q (CFS)
ROOF	1,767	0.03	4.20	0.12
IMPERVIOUS	1,749	0.03	3.54	0.10
PERVIOUS	23,389	0.54	1.70	0.91
TOTAL	25,900	0.59		1.14

PROPOSED RUNOFF				
	AREA (SF)	AREA (AC)	PI	Q (CFS)
ROOF	2,660	0.06	4.20	0.26
IMPERVIOUS	16,990	0.39	3.54	1.38
PERVIOUS	6,250	0.14	1.70	0.24
TOTAL	25,900	0.59		1.88

DIFFERENTIAL RUNOFF		
	EXISTING	DIFFERENTIAL (CFS)*
PROPOSED	1.88	0.75
EXISTING	1.14	

*The cumulative differential increase of this development since Jan. 2000 is < 2cfs. Per MSD § 609.03.2B, this project is NOT required to provide detention or channel protection. Water quality is not required for disturbed areas < 2 acres.



REVISION RECORD

NO.	DATE	DESCRIPTION

1450 Beale Street
 Suite 305
 St. Charles, MO 63303
 Ph: 314.656.4566
 www.cccinc.com
 CERTIFICATION LICENSE NO. 300013942

ELLISVILLE
 Civil & Environmental
 Consultants, Inc.

WASABI
 309 CLARKSON ROAD
 ELLISVILLE, MO 63011

SITE DEVELOPMENT PLAN

DATE: DECEMBER, 2025 (ISSUED BY: JMB)
 DRAWN BY: JMB
 PROJECT NO: 25-010
 SHEET NO: SP-2

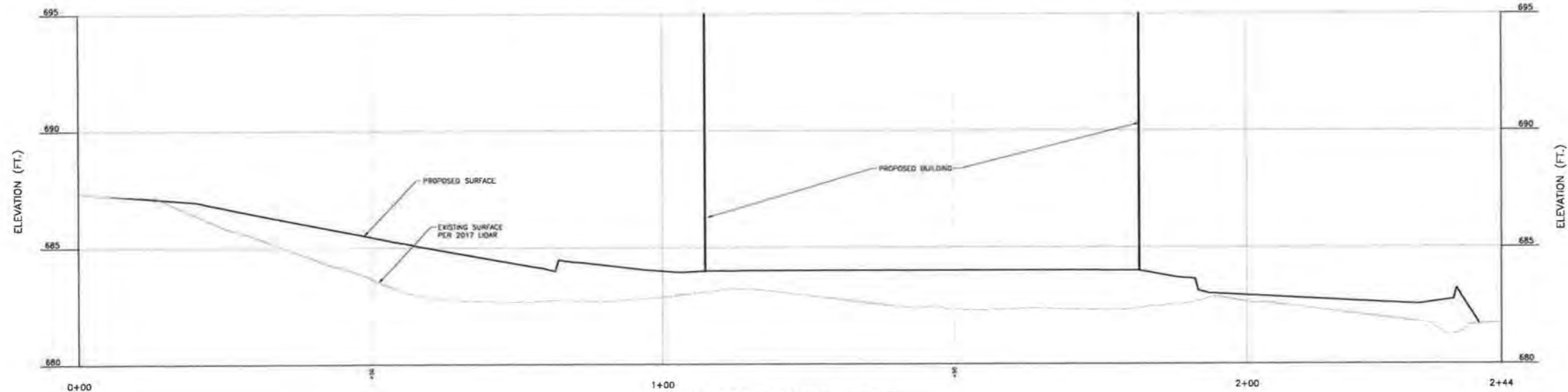
APPROVED BY: PATRICK T. BENNETT
 (Professional Engineer License No. 000000000)

REFERENCE

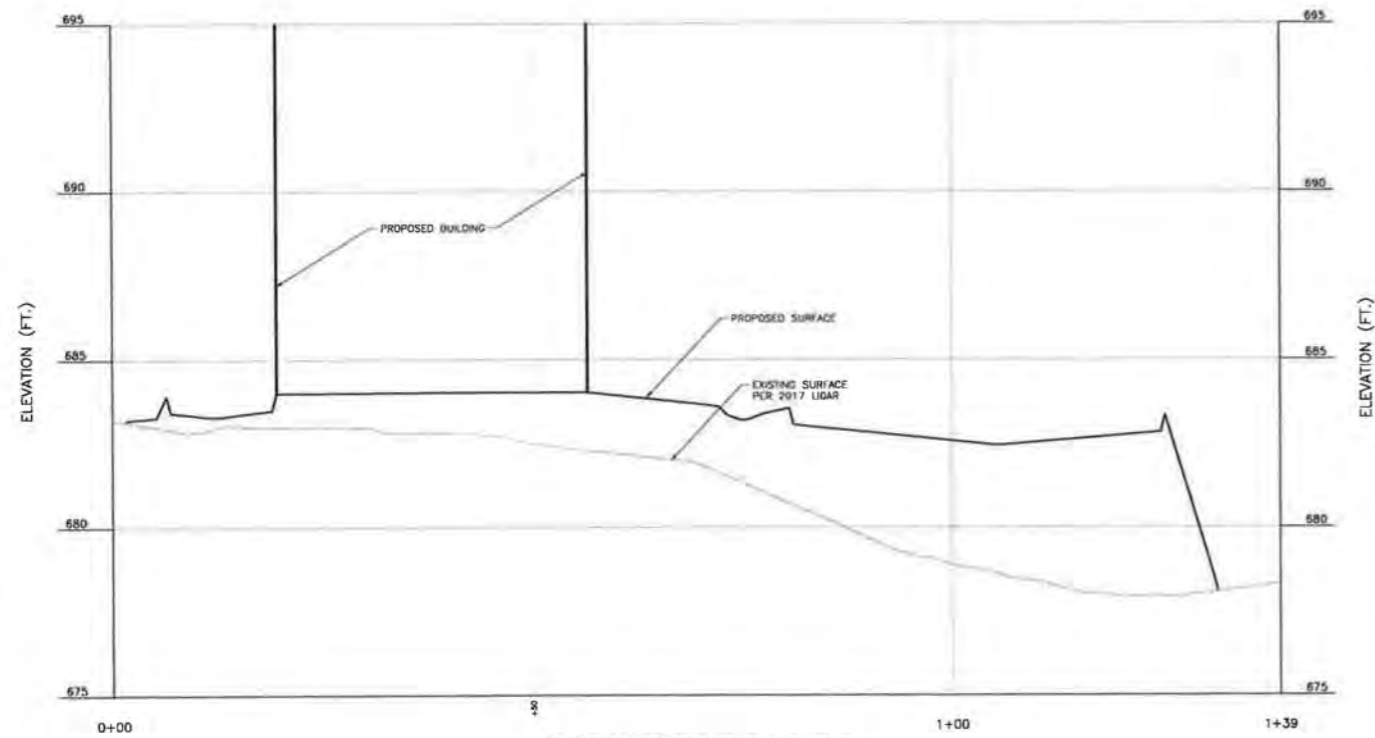
1. TOPOGRAPHIC INFORMATION PER PLANS PROVIDED BY SPIEGELGLASS CONSTRUCTION COMPANY ON OCTOBER 23, 2025.
2. NATURAL RESOURCES MAP PER USDA WEB SOIL SURVEY INFORMATION, ACCESSED DECEMBER 2025.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.

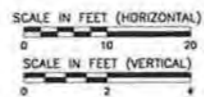
MISSOURI 811
 811 or 1-800-344-7463
 https://missouri811.org



CROSS-SECTION (A-A) PROFILE
SCALE H:1"=10'; V:1"=2'



CROSS-SECTION (B-B) PROFILE
SCALE H:1"=10'; V:1"=2'



REFERENCE

1. TOPOGRAPHIC INFORMATION PER PLANS PROVIDED BY SPIEGELGLASS CONSTRUCTION COMPANY ON OCTOBER 23, 2025



811 or 1-800-344-7483
https://missouri-811.org

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.

REVISION RECORD	
NO.	DESCRIPTION

Civil & Environmental Consultants, Inc.
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
WWW.CECINC.COM
CERTIFICATION LICENSE NO. 2002013P42

WASABI
309 CLARKSON ROAD
ELLISVILLE, MO 63011

SITE CROSS-SECTIONS	
DATE	DATE
DECEMBER 2025	
DWG SCALE: 1"=10'	CHECKED BY:
PROJECT NO: 357-010	
APPROVED BY:	PTB



PATRICK T. BENNETT
(MO PE# 2002003134)

DRAWING NO. **SP-3**
SHEET 03 OF 05



Landscape Installation Notes:

GENERAL:

- Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
- Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
- All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
- Quantities of material shown on plan take precedence over the specification list or legend.
- If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.
- Irrigation system required and to be designed by qualified Irrigation Contractor. System must be programmable, capable of odd/even day use, and one hundred percent automatic.
- This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.
- All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.
- Individual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
- All plant tags should be removed from material by Landscape Contractor.
- All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
- All backfill around plant material should be removed during planting.
- All wire baskets and stakes should be removed during planting.
- Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
- All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.
- Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

City of Ellisville - Landscaping Standards

Street Tree Plantings: One (1) tree shall be planted per 50 LF of street frontage
 Total Frontage = 345' / 50 = 7 Trees Required
 7 Trees Provided

Open Space Plantings: One (1) tree shall be planted per 5,000 Sq. Ft. of open lot area
 Total Lot Area = 23,240 / 5,000 = 5 Trees Required
 5 Trees Provided

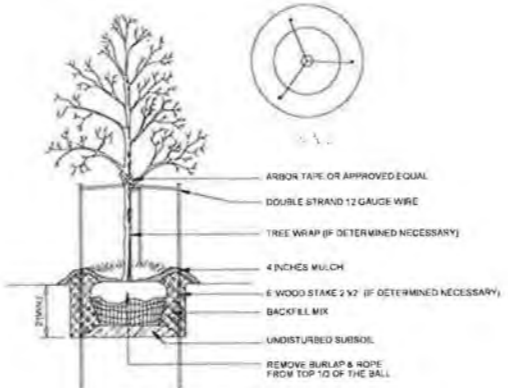
High Impact Buffer: A 20' minimum wide landscape buffer is required along the East property line. Due to site conditions a 6' vinyl fence is proposed along with seventeen (17) evergreen trees to create 75% visual opacity.

Parking/Vehicular Use Area: A minimum of 250 Sq. Ft. of landscaped area required, 25 Sq. Ft. of landscaped area per parking space required.
 Total Parking Stalls = 30 stalls x 25 = 750 Sq. Ft. Required
 803 Sq. Ft. Provided

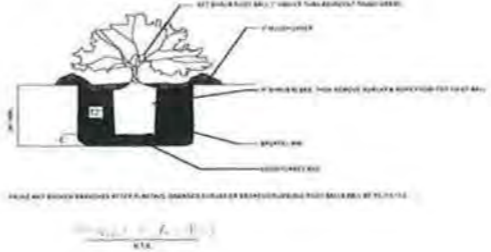
Foundation Plantings: A minimum 3' deep landscape bed is required along public-facing building walls to include a mix of shrubs, ornamental grasses, and perennials.
 Foundation plantings provided along West, South, and East building foundation.

1 Landscape Plan
 Scale: 1" = 20'-0"

Planting Schedule				
	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
	1	Cherry Blue Star Juniper	<i>Juniperus horizontalis</i> Blue Star	24" BB
	11	Green Columnar Juniper	<i>Juniperus chinensis</i> 'Spartan Columnar'	24" BB
Shrubs				
	20	Great White Broomed	<i>Buxus</i> 'Green Velvet'	24" BB
	1	Little Low Hydrangea	<i>Hydrangea paniculata</i> 'Little Lime'	24" BB
	2	Sea Green Juniper	<i>Juniperus communis</i> 'Sea Green'	24" BB
Trees				
	1	American Hornbeam	<i>Cornus paniculata</i>	2 1/2" BB
	1	Armstrong Red Maple	<i>Acer spicatum</i> 'Armstrong'	1.5
	11	Green Columnar Juniper	<i>Juniperus chinensis</i> 'Spartan Columnar'	24" BB
	1	Purple Five Crabapple	<i>Malus Purpurea</i> 'Fry'	1.5
	1	Hardy Maple	<i>Acer rubrum</i>	1.5" Cal



NOTE: USE MULCH PER PLANSPEC'S
 TREE PLANTING
 N.T.S.



1" = 30'



No.	Date	By	Revision Notes

Project Address	Wasabi 309 Clarkson Road Ellisville, Missouri 63011		
Design Firm:	Elevate Outdoor LLC. 1112 Bryan Road O'Fallon, Missouri 63366 www.elevate-outdoor.com		
Designer:	Mark Gawriluk		
Project Title:	Wasabi Site Development		
Sheet Title:	Landscape Plan		
Project Manager:	Project ID:		
Drawn By:	MVG	Scale: 1" = 20'	
Reviewed By:	Sheet No.:		L-1
Date:	1/15/2026	04 of 05	
		1	

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SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3860
ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR THE
PARCEL KNOWN AND NUMBERED AS 114 OLD STATE ROAD,
WITHIN THE CITY OF ELLISVILLE, MISSOURI.**

WHEREAS, STL Ellisville, LLC has petitioned for the approval of a subdivision plat for the location known and numbered as 114 Old State Road, Ellisville, Missouri 63021 (the “Property”), located within the “M-1” Light Industrial Zoning District of the City of Ellisville, Missouri, to subdivide the Property into a total of two (2) parcels; and

WHEREAS, said petition was reviewed by City staff for completeness and for compliance with all applicable requirements, standards, codes and ordinances, in accordance with Article III of Chapter 405 of the Code of the City of Ellisville, Missouri, and copies of the subdivision plat and supporting documents were submitted to the Planning and Zoning Commission for its review and approval; and

WHEREAS, the petition was considered at an open meeting by the Planning and Zoning Commission on January 14, 2026, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

WHEREAS, the petition was considered at an open meeting by the City Council on January 21, 2026, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

WHEREAS, the Council considered the following criteria with respect to the proposed subdivision plat: (1) consistency with the Comprehensive Plan; (2) compatibility of lot size and density; (3) creation of a lot which provides adequate dimensions to construct improvements of similar size and nature to the surrounding area; (4) creation of a lot which is in compliance with the area and frontage requirements as specified in Chapter 400 of the Code of the City of Ellisville, Missouri; (5) creation of a lot with substantially rectangular dimensions; (6) promotion of a creative approach to the use of land and related physical facilities, resulting in better site layout and development; (7) preservation and enhancement of desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion; (8) enhancement of water quality; (9) elimination of incompatible land configurations; (10) consistency with good planning practices; and (11) compliance with all applicable codes, ordinances, and standards; and

WHEREAS, the Council finds that the subdivision plat will substantially meet all land development standards of Chapter 405 of the Code of the City of Ellisville, Missouri; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The Council hereby approves the subdivision plat for the parcel known and numbered as 114 Old State Road, as submitted by STL Ellisville, LLC. A true and correct copy of the Subdivision Plat is attached hereto as “Exhibit A” and incorporated herein by reference. This approval is granted subject to the following conditions, in addition to all other applicable regulations and requirements:

1. That the applicant submit documentation demonstrating that Lot B, as depicted on the Plat, will remain in compliance with all applicable requirements, including, but not limited to, landscaping standards contained in Section 400.485 of the Code of the City of Ellisville, Missouri.

SECTION 2: The applicant shall submit proof that the approved plat has been filed and recorded with the St. Louis County Recorder of Deeds within one year of the effective date of this Ordinance. After that time, the applicant shall be required to resubmit the original or a revised plat for consideration and approval, or request that the City Council grant an extension, as set forth in Section 405.200 of the Code of the City of Ellisville, Missouri.

SECTION 3: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2026.

First Reading votes:

DATE: _____

	AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____
COMPTON	_____	_____	_____
CAHILL	_____	_____	_____
SANBORN	_____	_____	_____
HILDEBRAND	_____	_____	_____
BOGGS	_____	_____	_____
ROEMERMAN	_____	_____	_____

Second Reading votes:

DATE: _____

	AYE	NAY	ABSTAIN
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Subdivision Plat*]

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SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3861
ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 3479 OF THE CITY OF ELLISVILLE, MISSOURI, AND AMENDING THE FINAL SITE DEVELOPMENT PLAN, AND AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO WASABI EXPRESS, LLC, TO ALLOW LIQUOR SALES IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT ALL FOR THE PROPERTY AT THE LOCATION KNOWN AND NUMBERED AS 309 CLARKSON ROAD, IN THE “C-5” PLANNED COMMERCIAL ZONING DISTRICT.

WHEREAS, on May 19, 2021, the Council approved Ordinance 3479, authorizing a change in zoning for the property known and numbered as 309 Clarkson Road from the “R-1” Single-Family Residential Zoning District to the “C-5” Planned Commercial Zoning District, subject to certain conditions, and approving a site development plan for the property; and

WHEREAS, on or about November 9, 2022, a copy of Ordinance 3479 and the site development plan approved by Ordinance 3479 were recorded in the office of the St. Louis County Recorder of Deeds; and

WHEREAS, Spiegelglass Construction Co., Inc. (the “Applicant”), on behalf of Wasabi Express, LLC, has petitioned the City of Ellisville, Missouri (the “City”) for approval of an amendment to the “C-5” Planned Commercial District and site development plan approved by Ordinance 3479, to authorize a Wasabi restaurant with liquor sales as a permitted use at the property at the location known and numbered as 309 Clarkson Road; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on February 11, 2026, pursuant to legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

WHEREAS, a public hearing was held by the City Council on February 18, 2026, pursuant to Title IV: Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

WHEREAS, all persons present at such hearing were given an opportunity to be heard and were heard; and

WHEREAS, the Council finds that the amendment to the “C-5” Planned Commercial District and site development plan approved for 309 Clarkson by Ordinance 3479: (1) would not adversely affect the character of the neighborhood; (2) would not have any negative effect upon traffic conditions; (3) would not substantially increase fire hazards; (4) would not overtax the sewage or public utilities; and (5) would not adversely affect the public health, safety and general welfare of the community; and

WHEREAS, with respect to the application for a conditional use permit, the Council finds that the project: (1) would not adversely affect traffic conditions; (2) would not substantially increase fire hazards; (3) would not adversely affect the character of the neighborhood; (4) would not adversely affect the general welfare of the community; (5) would not overtax the sewage or public utilities; (6) would not adversely affect or overtax Police or other City services; (7) would be the highest and best use of the location applied for; (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and Sales taxes; (9) would not have a substantial negative impact on the environment; (10) is compatible with surrounding uses and the surrounding neighborhood; (11) the comparative size, floor area and mass of the proposed use and/or proposed structure are appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood; (12) would not adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to a significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas; (13) the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use will not have a deleterious impact on the surrounding area; (14) is likely to remain in existence for a reasonable length of time and not become vacant or unused and does not involve the presence of unusual single-purpose structures or components of a temporary nature; (15) complies with the standards of good planning practices; (16) sufficient measures have been or will be taken to negate, to an acceptable level, any potentially adverse impacts; (17) furthers the goals and objectives set forth in the Comprehensive Plan; and (18) would comply with all applicable provisions of Title IV: Land Use; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: Site Development Plan.

An amendment to the recorded Final Site Development Plan for 309 Clarkson Road, as previously approved by Ordinance 3479, is hereby approved, subject to the following conditions, in addition to all other applicable regulations and requirements:

1. That the Applicant submit a lighting and photometric plan for staff approval as part of the permit process;
2. That the Applicant installs landscaping as per the City's Third-Party Landscape Architect's recommendations and secure any waivers recommended;
3. That the Applicant implements the recommendations of the City's Third-Party Traffic Consultant; and
4. That the Applicant secure approval from the Architectural Review Board.

SECTION 2: Ordinance 3479, attached hereto as Exhibit A and incorporated by reference, and the "C-5" Planned Commercial Zoning District designation approved by Ordinance 3479, is hereby amended in the following respects:

- I. Section 2(B) of Ordinance 3479 shall be amended to read as follows:

B. *Conditions of Site Development Plan Approval* Approve of the Site Development Plan is granted herein is contingent upon and subject to the following conditions and requirements:

1. That the Applicant secures approval from the Architectural Review Board;
2. That access to Field Avenue shall be egress only, and shall be used only for trash, utilities, and emergency vehicles, and that the Applicant installs a gate on Field Avenue;
3. That the dumpster enclosure be relocated away from the adjacent residence;
4. That “No Parking Signs” shall be installed on Field Avenue;
5. That the Metro West Fire Protection District shall be allowed to provide input on site access and circulation.

II. Section 3: Planned District General Regulations, of Ordinance 3479, shall be amended to read as follows:

A. *Applicability of “C-1” Open Space Commercial Zoning District Regulations*. All district regulations not provided for in this Ordinance shall be applied as though the planned district were located in the “C-1” Open Space Commercial Zoning District. In the event of a conflict between this Ordinance and the “C-1” Open Space Commercial Zoning District regulations, the regulations of this Ordinance shall control and prevail over any inconsistent provision.

B. *Permitted Uses*. The following land uses are permitted in this district:

Restaurant with pickup window for online orders (no drive-through for on-site orders). Hours of operation shall be limited to 11:30 A.M. to 9:00 P.M.

C. *Conditional Uses*. Liquor sales in conjunction with permitted uses.

D. *Lot Coverage*. Up to seventy-five percent (75%).

E. *Parking*.

a. Minimum: fifteen (15) spaces.

b. Maximum: thirty-one (31) spaces

F. *Parking/Pavement Setback*.

1. *Rear yard*. Twenty-five feet (25’).

G. *Building Setback*.

1. *Front yard*. Minimum one hundred ten feet (110’) from center line of Clarkson Road.

2. *Side yards*. Minimum thirty feet (30’) from the northern property line and the southern property line.

3. *Rear yard.* Minimum thirty-five feet (35') from the eastern property line.

H. *General Development Conditions.*

1. The Property shall at all times comply with all applicable and lawful zoning and subdivision ordinances, building and other technical codes, fire district regulations, and any other lawful regulation, requirement, or order of the City.
 - a. *Exceptions.*
 - i. *Cross Access.* No cross-access or curb-cut sharing is required.
 - ii. *Bike racks:* Three bike racks shall be installed and maintained.
2. Failure to comply with any or all the conditions of this Ordinance shall be adequate cause for revocation of permits issued by the City. The City Planner and City Engineer shall enforce the conditions of this Ordinance.

All other provisions of Ordinance 3479 shall remain in full force and effect, except to the extent Ordinance 3479 conflicts with the terms of this Ordinance.

SECTION 3: In accordance with Section 400.310(J)(4) of the Code of the City of Ellisville, Missouri, a copy of this Ordinance, and the Site Development Plan approved by this Ordinance, in substantially the form attached hereto as Exhibit B, shall be recorded by the Applicant with the St. Louis County Recorder of Deeds within sixty (60) days of the Council's approval of this Ordinance. Prior to recording the Site Development Plan, and in accordance with Section 400.310(I)(5) of the Code of the City of Ellisville, Missouri, a final plan shall be submitted by the Applicant to the City Planner for review and approval, to ascertain that the final plan complies with the minimum and maximum requirements established in the conditions of this Ordinance, and further, complies with provisions of the subdivision ordinance and other applicable City ordinances. As of the effective date of this Ordinance, the Site Development Plan previously approved by Ordinance 3479 and recorded in the office of the St. Louis County Recorder of Deeds on or about November 9, 2022 is null and void and of no legal effect.

SECTION 4: The Council hereby authorizes the issuance of a conditional use permit to Wasabi Express, LLC, to allow liquor sales in conjunction with the operation of a restaurant at the location known and numbered as 309 Clarkson Road, within the "C-5" Planned Commercial Zoning District of the City of Ellisville, Missouri, subject to the following conditions in addition to all other applicable regulations and requirements:

1. See Section 2(B) of Ordinance 3479, as amended by this Ordinance.

SECTION 5: At the request of the Applicant, and as authorized by Chapter 400 of the Code of the City of Ellisville, Missouri, the Council hereby waives or modifies the following conditions that would otherwise be required for the proposed use:

1. [*insert, if any*]

SECTION 6: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2026.

First Reading votes:

DATE: _____

Second Reading votes:

DATE: _____

	AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____
COMPTON	_____	_____	_____
CAHILL	_____	_____	_____
SANBORN	_____	_____	_____
HILDEBRAND	_____	_____	_____
BOGGS	_____	_____	_____
ROEMERMAN	_____	_____	_____

AYE	NAY	ABSTAIN
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

Exhibit A

[*insert Ordinance 3479*]

Exhibit B

[*insert amended Site Development Plan submitted by Applicant*]

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SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3862
ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE II: PUBLIC HEALTH, SAFETY, AND WELFARE; CHAPTER 210: OFFENSES; ARTICLE VI: OFFENSES CONCERNING WEAPONS AND FIREARMS; SECTION 210.250, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING CONCEALED WEAPONS AND OTHER UNLAWFUL USES OF WEAPONS.

WHEREAS, Section 2.1 of the City Charter confers upon the City of Ellisville all powers which the General Assembly of the State of Missouri has authority to confer upon any City, provided such powers are consistent with the Constitution of the State of Missouri and are not limited or denied either by the Charter, including all powers conferred upon the City by law; and

WHEREAS, Section 21.750, RSMo authorizes the City to enact regulations regarding firearms that are consistent with Missouri Statutes, to regulate the discharge of firearms with the City, and to regulate the open carrying of firearms within the City; and

WHEREAS, the City regulates the use of concealed weapons and other unlawful uses of weapons under Section 210.250 of the Code of the City of Ellisville; and

WHEREAS, the City desires to update the restrictions of carrying concealed weapons and other unlawful uses to reflect the prohibitions under Section 571.030, RSMo, including prohibiting carrying a firearm in any church or place of worship, election precinct or on any federal, state, or city owned or occupied building; and

WHEREAS, the City Council has determined that it would be in the best interest of the City to amend Section 210.250 to reflect the prohibitions under Section 571.030, RSMo, including prohibiting carrying a firearm in any church or place of worship, election precinct or on any federal, state, or City-owned or occupied building; and

WHEREAS, a copy of the proposed Ordinance was made available for public inspection prior to its consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: Title II: Public Health, Safety, and Welfare; Chapter 210: Offenses; Article VI: Offenses Concerning Weapons and Firearms; Section 210.250, of the Code of the City of Ellisville, Missouri, relating to concealed weapons and other unlawful uses of weapons, is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2: All other Sections and Subsections of Title II: Public Health, Safety, and Welfare; Chapter 210: Offenses, of the City of Ellisville, Missouri shall remain in full force and effect.

SECTION 3: This Ordinance shall be in full force and effect thirty (30) days from and after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this ___ day of _____, 2026.

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

	AYE	NAY	ABSTAIN		AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____		_____	_____	_____
COMPTON	_____	_____	_____		_____	_____	_____
CAHILL	_____	_____	_____		_____	_____	_____
SANBORN	_____	_____	_____		_____	_____	_____
HILDEBRAND	_____	_____	_____		_____	_____	_____
BOGGS	_____	_____	_____		_____	_____	_____
ROEMERMAN	_____	_____	_____		_____	_____	_____

ATTEST:

CITY CLERK

CITY OF ELLISVILLE

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*new language in red, language to be repealed struck through*]

Title II. Public Health, Safety, and Welfare

Chapter 210. Offenses

Article VI. Offenses Concerning Weapons and Firearms

Section 210.250 Weapons – Carrying Concealed – Other Unlawful Use.

- A. A person commits the offense of unlawful use of weapons if he/she knowingly:
1. Carries concealed upon or about his/her person a knife, a firearm, a blackjack or any other weapon readily capable of lethal use **into any area where firearms are restricted under section 210.280 of this Chapter;**
 2. Sets a spring gun;
 3. Discharges or shoots a firearm;
 4. Exhibits, in the presence of one (1) or more persons, any weapon readily capable of lethal use in an angry or threatening manner;
 5. Possesses a firearm or projectile weapon while intoxicated;
 6. Openly carries a firearm or any other weapon readily capable of lethal use, except by persons authorized by Section 210.252 of this Chapter;
 7. Carries a firearm, whether loaded or unloaded, or any other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any function or activity sponsored or sanctioned by school officials or the district school board.
 - 8. Carries a firearm or any other weapon readily capable of lethal use into any church or place where people have assembled for worship, or into any election precinct on any election day, or into any building owned or occupied by any agency of the federal government, state government, or City.**
- B. Subparagraphs (1), (3), (4), (6), ~~and (7)~~ **and (8)** of Subsection (A) of this Section shall not apply to or affect any of the following:
1. All State, County and Municipal Peace Officers who have completed the training required by the Police Officer Standards and Training Commission pursuant to Sections 590.030 to 590.050, RSMo., and possessing the duty and power of arrest for violation of the general criminal laws of the State or for violation of ordinances of Counties or Municipalities of the State, whether such officers are on or off duty, and whether such officers are within or outside of the law enforcement agency's jurisdiction, or any person summoned by such officers to assist in making arrests or preserving the peace while actually engaged in assisting such officer;
 2. Wardens, superintendents and keepers of prisons, penitentiaries, jails and other institutions for the detention of persons accused or convicted of crime;
 3. Members of the Armed Forces or National Guard while performing their official duty;

4. Those persons vested by Article V, Section 1 of the Constitution of Missouri with the judicial power of the State and those persons vested by Article III of the Constitution of the United States with the judicial power of the United States, the members of the Federal judiciary;
 5. Any person whose bona fide duty is to execute process, civil or criminal;
 6. Any Federal Probation Officer;
 7. Any State Probation or Parole Officer, including supervisors and members of the Board of Probation and Parole;
 8. Any corporate security advisor meeting the definition and fulfilling the requirements of the regulations established by the Board of Police Commissioners under Section 84.340, RSMo.; and
 9. Any coroner, deputy coroner, medical examiner or assistant medical examiner.
- C. Subparagraphs (1), (5), (6) ~~and (7)~~, and (8) of Subsection (A) of this Section do not apply when the actor is transporting such weapons in a non-functioning state or in an unloaded state when ammunition is not readily accessible or when such weapons are not readily accessible. Subparagraph (1) of Subsection (A) of this Section does not apply to any person twenty-one (21) years of age or older transporting a concealable firearm in the passenger compartment of a motor vehicle, so long as such concealable firearm is otherwise lawfully possessed, nor when the actor is also in possession of an exposed firearm or projectile weapon for the lawful pursuit of game, or is in his/her dwelling unit or upon premises over which the actor has possession, authority or control, or is traveling in a continuous journey peaceably through this State. Subparagraph (7) of Subsection (A) of this Section does not apply if the firearm is otherwise lawfully possessed by a person while traversing school premises for the purposes of transporting a student to or from school, or possessed by an adult for the purposes of facilitation of a school-sanctioned firearm-related event.
- D. Subparagraphs (1), (7), and (8) of Subsection (A) of this Section, ~~as it applies to the carrying of a firearm,~~ shall not apply to any person who has a valid concealed carry endorsement issued pursuant to Sections 571.101 to 571.121, RSMo., or a valid permit or endorsement to carry concealed firearms issued by another State or political subdivision of another State.
- E. Subparagraphs (3), (4), (5), (6) ~~and (7)~~, and (8) of Subsection (A) of this Section shall not apply to persons who are engaged in a lawful act of defense pursuant to Section 563.031, RSMo.
- F. Nothing in this Section shall make it unlawful for a student to actually participate in school-sanctioned gun safety courses, student military or ROTC courses, or other school-sponsored firearm-related events, provided the student does not carry a firearm or other weapon readily capable of lethal use into any school, onto any school bus, or onto the premises of any other function or activity sponsored or sanctioned by school officials or the district school board.

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3863
ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF ELLISVILLE, MISSOURI
AUTHORIZING AN AMENDED AGREEMENT BETWEEN THE CITY OF
ELLISVILLE, MISSOURI AND ST. LOUIS COUNTY, MISSOURI FOR
HOUSING OF MUNICIPAL INMATES.**

WHEREAS, Section 2.1 of the Home Rule Charter of the City of Ellisville, Missouri authorizes the City to have all powers which the General Assembly of the State of Missouri has the authority to confer upon any municipality; and

WHEREAS, Sections 70.210 through 70.325, RSMo empower municipalities or political subdivisions of the State to contract and cooperate with each other for a common service; and

WHEREAS, on October 21, 2003, the County Council of St. Louis County, Missouri passed Ordinance No. 21,602, requiring municipalities with which it contracts to reimburse St. Louis County for fees and expenses for housing municipal inmates at the St. Louis County Justice Center (the “Justice Center”); and

WHEREAS, on or about March 4, 2004, the Council of the City of Ellisville enacted Ordinance No. 2612, which authorized the City to enter into an agreement with St. Louis County to have inmates charged with violations of the City’s ordinances housed at the Justice Center on its behalf; and

WHEREAS, the St. Louis County Department of Justice Services has informed the City that the County Council issued an Order on December 16, 2025, increasing the per diem rate for housing of inmates charged with municipal offenses at the Justice Center from \$50.00 per day to \$75.00 per day, and has notified municipalities with which it contracts that they will need to enter into new agreements to reflect the increased rates; and

WHEREAS, the City of Ellisville has received a draft amendment to its agreement to reimburse St. Louis County for any fees and expenses related to housing municipal inmates; and

WHEREAS, a copy of this proposed Ordinance has been provided for public inspection prior to its consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The Mayor of the City of Ellisville, Missouri is hereby authorized and directed to execute an amended agreement with St. Louis County, Missouri for the housing of certain inmates detained under the City’s authority at a rate of \$75.00 per day.

SECTION 2: The amended agreement approved by this Resolution shall contain terms which are substantially similar to the Amendment provided to the City on or about January 21, 2026, attached hereto as Exhibit A, and incorporated by reference.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval by the Council.

This Bill No. _____ having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2026.

First Reading votes:

DATE: _____

	AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____
COMPTON	_____	_____	_____
CAHILL	_____	_____	_____
SANBORN	_____	_____	_____
HILDEBRAND	_____	_____	_____
BOGGS	_____	_____	_____
ROEMERMAN	_____	_____	_____

Second Reading votes:

DATE: _____

	AYE	NAY	ABSTAIN
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Amendment to Agreement*]

Amendment

This Amendment (“Amendment”) is by and between the City of Ellisville (“Municipality”), and St. Louis County (the “County”).

WHEREAS the County and Municipality are parties to a contract dated executed February 26, 2004, as amended (“Contract”); and

WHEREAS County and Municipality desire to further amend the Contract; and

WHEREAS, by Order dated December 16, 2025, the County Council authorized the application of the daily rate change addressed in this Amendment; and

WHEREAS, Section 606.115 SLCRO authorizes the County Executive to execute this Amendment on behalf of County; and

WHEREAS Ordinance/Resolution _____ authorizes Municipality to execute this Amendment;

NOW, THEREFORE, in consideration of the promises and agreements hereinafter set forth, the parties agree as follows:

1. Section 3.1 of the Contract is hereby deleted and the following new Section 3.1 is inserted in its place:

3. COST OF DETENTION

3.1. Municipality shall reimburse County seventy – five dollars (\$75.00) per each twenty-four (24) hour period, or portion thereof, in which an inmate is in the custody of the County Department of Justice Services.

2. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, County and Municipality have signed this Amendment as of the later of the dates below written.

City of Ellisville

By _____

Title: _____

Date: _____

I, _____, affirm that I am the _____ of the City of Ellisville and that I signed this Amendment on behalf of said Municipality. I acknowledge this Amendment to be the free act and deed of said Municipality.

St. Louis County, Missouri

County Executive

Date Executed by County: _____

Attest:

Administrative Director

Approved:

Director of Justice Services

Approved as to legal form:

St. Louis County Counselor

Approved:

Accounting Officer

Legal Review: _____

CE Review: _____

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SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3864
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER OF THE CITY OF ELLISVILLE, MISSOURI TO ENTER INTO AN AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI FOR CERTAIN SERVICES RELATED TO THE STATE CRISIS INTERVENTION GRANT PROGRAM.

WHEREAS, Section 70.220 of the Missouri Revised Statutes (“RSMo”) expressly authorizes municipalities and political subdivisions to contract and cooperate with each other for a common service that is within the scope of their powers; and

WHEREAS, Section 70.230, RSMo provides that any municipality may exercise the power referred to in Section 70.220 by ordinance duly enacted; and

WHEREAS, St. Louis County, Missouri (the “County”) accepted funding from the United States Department of Justice through the Missouri Department of Public Safety under the 2024 State Crisis Intervention Grant Program regarding the creation and/or implementation of state crisis intervention services, and related gun violence reduction programs and initiatives; and

WHEREAS, pursuant to the Grant Program, the County is authorized to award grant funds to cities through a Grant Program Agreement; and

WHEREAS, pursuant to the Grant Program Agreement, the City will provide an officer from the City of Ellisville Police Department to be a member of the St. Louis County Police Department Crisis Intervention Team, under the terms and conditions of the Grant Program Agreement, attached hereto, in exchange for a portion of some of the grant funds; and

WHEREAS, the City Council wishes to authorize the City Manager to execute the Grant Agreement and finds that same serves the public health, safety, and welfare of the residents and businesses of the City of Ellisville, Missouri; and

WHEREAS, a copy of the proposed Ordinance was made available for public inspection prior to its consideration by the Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The City Manager of the City of Ellisville, Missouri is hereby authorized and directed to enter into the St. Louis County Police Department Crisis Intervention Program Grant Agreement with St. Louis County, Missouri, in substantially the form attached hereto and incorporated herein as Exhibit A, in furtherance of the grant program.

SECTION 2: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2026.

First Reading votes:

DATE: _____

Second Reading votes:

DATE: _____

	AYE	NAY	ABSTAIN
NIEBLING	_____	_____	_____
COMPTON	_____	_____	_____
CAHILL	_____	_____	_____
SANBORN	_____	_____	_____
HILDEBRAND	_____	_____	_____
BOGGS	_____	_____	_____
ROEMERMAN	_____	_____	_____

AYE	NAY	ABSTAIN
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Crisis Intervention Grant Program Agreement*]

**ST. LOUIS COUNTY POLICE DEPARTMENT
CRISIS INTERVENTION PROGRAM GRANT**

BY AND BETWEEN

ST. LOUIS COUNTY

AND

CITY OF ELLISVILLE, MISSOURI

THIS AGREEMENT is by and between ST. LOUIS COUNTY, MISSOURI, hereinafter referred to as "COUNTY" and the CITY OF ELLISVILLE, MISSOURI hereinafter referred to as the "CONTRACTOR":

WITNESSETH THAT:

WHEREAS, COUNTY has accepted funding from the United States Department of Justice (“Department of Justice”) through the Missouri Department of Public Safety (“Department of Public Safety”) acting as the pass-through entity under the 2024 State Crisis Intervention Grant Program to administer the 2024 State Crisis Intervention Grant Program (“SCIP”), 15PBJA-24-GG-02925-BSCI-09 (“**Grant**”); and

WHEREAS, consistent with the requirements under the Grant, CONTRACTOR is willing to provide a police officer assigned to the St. Louis County Crisis Intervention Team (“CIT Officer”) in support of COUNTY’s efforts to meet the needs of communications, education and awareness for outreach to communities for state agencies regarding the creation and/or implementation of state crisis intervention court proceedings, and related gun violence reduction programs/initiatives; and

WHEREAS, Ordinance 29,508 authorizes the County Executive to execute this Agreement on behalf of County; and

WHEREAS, Ordinance _____ authorized the Contractor to execute this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants to be performed herein by the parties, it is hereby agreed:

ARTICLE I - TERM AND RENEWAL

1.1 The term of this Agreement shall commence upon execution and run through July 30, 2027. CONTRACTOR shall provide services through June 30, 2027, with the final invoice due no later than July 30, 2027.

ARTICLE II - SCOPE OF SERVICES

2.1 SERVICES.

- a) CONTRACTOR will provide 1 CIT Officer.
- b) The CIT Officer will be responsible for working alongside Compass Health, SSM, BJC, and other designated clinicians assisting individuals needing behavior health services.
- c) The CIT Officer will be responsible for collaborating with St. Louis County and St. Charles County, with a common goal, building trust, working together and sharing resources.
- d) The CIT Officer will be responsible for attending Monday meetings to benefit both St. Louis County and St. Charles County.

ARTICLE III – COMPENSATION

3.1 COMPENSATION. The COUNTY shall compensate the CONTRACTOR an amount not to exceed **\$184,587.16** for services performed as outlined in Article II, Scope of Services. The CONTRACTOR shall be required to submit a monthly invoice for the previous month's expenses on the first business day of the following month. Payments will be made within 30 days of the County approval of an invoice.

3.2 INVOICE DOCUMENTATION. The CONTRACTOR may receive payment based upon eligible services provided to the COUNTY. The CONTRACTOR shall submit the invoice to the County contact under Section 6.1.

3.3 MAINTENANCE OF RECORDS. The CONTRACTOR agrees to keep and maintain adequate, legible, current, and complete records of services rendered under the terms of this Agreement and make available all such records to the COUNTY, or its designated representatives, for a period of five (5) calendar years following the expiration of this Agreement according to the requirements in 2 CFR Part 200, Sub part F, audit requirements. CONTRACTOR agrees that failure to comply with this provision shall be deemed a material breach of the Agreement and shall repay to COUNTY all amounts received for any services that are not accurately verified and fully documented by the CONTRACTOR'S records. Adequate verification and full documentation shall mean that the CONTRACTOR'S records are such that an orderly examination by a reasonable person is possible and can readily determine that the CONTRACTOR'S reported services were, in fact, provided; that the recipients were eligible when the services were provided; to whom the services were provided; and the extent or duration of services.

ARTICLE IV –TERMS AND CONDITIONS

4.1 COMPLIANCE. The CONTRACTOR and its employees shall comply with all federal, state, and local laws, ordinances, and regulations applicable to the services performed under this Agreement. CONTRACTOR shall also comply with the COUNTY Monitoring Requirements. CONTRACTOR shall also comply with the terms and conditions contained in the Missouri Department of Public Safety Subaward Agreement, attached and incorporated herein as Exhibit 1.

4.2 CONFIDENTIALITY. The CONTRACTOR shall require that persons employed by or volunteering services to

the agency maintain the confidentiality of any information that would identify individuals served by the CONTRACTOR pursuant to this Agreement.

4.3 ENTIRE AGREEMENT; AMENDMENT. This Agreement contains the entire and final agreement between the parties hereto with respect to the subject matter. This Agreement may be modified or amended by the mutual agreement of the parties hereto; provided, however, that no such modification or amendment to this Agreement shall be binding unless in writing and signed by both parties.

4.4 CONFLICT OF INTEREST. The CONTRACTOR shall comply with 2 CFR 200.318. With respect to all other decisions involving the use of Grant funds, the following restriction shall apply: No person who is an employee, agent, consultant, officer, or elected or appointed official of the grantee and who exercises or has exercised any functions or responsibilities with respect to assisted activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds there under, either for himself or herself or for those with whom he or she has family or business ties, during his or her tenure or for one year thereafter.

4.5 NONDISCRIMINATION OF PROVISION OF SERVICES. Contractor shall not discriminate against any recipient of services because of race, creed, color, gender, sexual orientation, gender identity, national origin, age, marital status, or disability. Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during their employment without regard to race, creed, color, gender, sexual orientation, gender identity, national origin, age, marital status, or disability. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, rates of pay or other forms of compensation, and selection for training including apprenticeship.

4.6 WAIVER. This Agreement is made and entered into in St. Louis County, Missouri, and the laws of the State of Missouri shall govern the construction of this Agreement and any action or causes of action arising out of this Agreement. Any and all claims or causes of action arising out of this Agreement shall be litigated in the Twenty-First Judicial Circuit Court of the State of Missouri.

4.7 VENUE. In the event any actions or proceedings are initiated with respect to this Agreement, the COUNTY and the CONTRACTOR agree that venue thereof shall be in St. Louis County, Missouri.

4.8 INDEPENDENT CONTRACTOR. The relationship of the CONTRACTOR to the COUNTY shall be that of an independent contractor and no principal/agent or employer/employee relationship is created by this Agreement.

4.9 ASSIGNMENT OF AGREEMENT. The CONTRACTOR agrees not to assign, transfer, convey, sublet, or otherwise dispose of this Agreement without the previous consent and written approval of the COUNTY.

4.10 HOLD HARMLESS AGREEMENT. The CONTRACTOR agrees to be responsible for any personal injury or property damage liability, losses, costs, or expenses proximately caused by or resulting from the negligent acts or omissions of the CONTRACTOR or any of its officers, employees, volunteers, clients, residents, or sub-contractors in the performance of this Agreement.

4.11 PROCUREMENT. The CONTRACTOR shall ensure that matters concerning violation of law with regard to procurement shall be referred immediately and in writing to such local, state, or federal authority as many have proper jurisdiction pursuant to 24 CFR Part 85.

4.12 ALLOWABLE COSTS. The CONTRACTOR shall ensure that costs incurred are allowable pursuant to OMB Circular A-87.

ARTICLE V – GENERAL CONTRACTOR CONDITIONS

5.1 MONITORING REQUIREMENTS. CONTRACTOR agrees to maintain the records necessary to evaluate the effectiveness of the Grant. In addition, the CONTRACTOR shall make available all documentation or records relating to this Agreement to monitoring representatives of the COUNTY, the Missouri Department of Public Safety, the Office of Missouri State Auditor, the U.S. Department of Justice (DOJ), the DOJ Office of Inspector General, the Comptroller General of the United States, or any of their authorized representatives immediately upon request. The Subrecipient shall provide fund accounting, auditing, monitoring, and such evaluation procedures as may be necessary to keep such records as the Missouri Department of Public Safety shall prescribe and shall maintain fiscal control, proper management, and efficient disbursement of funds received under this Agreement. COUNTY will monitor CONTRACTOR invoices to ensure that the following objectives are observed:

- a) CONTRACTOR procedures for requesting payment from COUNTY and their controls over services provide reasonable assurance that invoices reflect services performed by CONTRACTOR and the supporting documentation is submitted with the invoices.
- b) CONTRACTOR submitted invoices by the deadline set forth in this Agreement.

5.2 DEBARMENT CERTIFICATION. The CONTRACTOR certifies by signing the signature page of this Agreement that the CONTRACTOR is not presently disbarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded from participation in, or otherwise excluded from or ineligible for participation under federal assistance programs.

5.3 PROFESSIONAL LIABILITY INSURANCE. The CONTRACTOR agrees to carry the following insurance coverage during the period of this Agreement and will provide COUNTY with Certificates of Insurance for all required coverage prior to commencement of the work under this Agreement:

- a) Indemnification/ Liability Insurance: CONTRACTOR agrees to defend and indemnify the COUNTY against claims for bodily injury, death, and property damage which arises in the course of the CONTRACTOR performance of the Agreement and with respect to the degree to which the

CONTRACTOR is free from negligence on the part of itself, its employees, and agents, but the CONTRACTOR shall be responsible for consequential or compensatory damages arising from the late performance or nonperformance of this Agreement caused by circumstances which are beyond the Company's reasonable control.

- b) Commercial General Liability (CGL): CONTRACTOR shall maintain commercial general liability (CGL) and if necessary, commercial umbrella insurance with a limit of not less than \$2,700,000 of each occurrence. CGL insurance shall be written on ISO occurrence from CG 00 01 10 01 (or substitute form providing equivalent coverage) and shall cover liability arising from premise, operations, independent contractors' products-completed operations, personal injury and advertising injury, and liability assumed under and insured contract (including the tort liability or another assumed business contract).
- c) Professional Liability: The CONTRACTOR shall maintain in force for the duration of this Agreement errors and omissions liability insurance appropriate to the provider's profession. Coverage as required in this Article shall apply to liability for professional error, act, or omission arising out of scope of the provider's services as defined in this Agreement. Coverage shall be written subject to limits of not less than \$1,000,000 per occurrence. The insurance coverage under certificates shall be retroactive to the earlier of the date of this Agreement or the commencement of the CONTRACTOR's work on the project, and the CONTRACTOR shall cause the same to remain in effect for a period of two (2) years after final acceptance of the project by the company, (hereinafter referred to as the "Insurance Period").
- d) Workers Compensation Insurance: The CONTRACTOR shall provide proof of Workers' Compensation Insurance including Employer's Liability.

5.4 OTHER INSURANCE PROVISIONS

CONTRACTOR shall maintain a General Liability policy that contains, or is endorsed to contain, the following provisions:

- a) The COUNTY, its officers, officials, employees, and volunteers are to be covered as additional insured with respect to liability on behalf of the CONTRACTOR including materials, parts, or equipment furnishes in connection with such work or operations and with respect to liability arising out of work or operations performed by the CONTRACTOR; or arising out of automobiles owned, leased, hired, or borrowed by or on behalf of the CONTRACTOR. The certificate of insurance shall include the following language: "Nothing in this endorsement shall serve to operate as a waiver of St. Louis County's Sovereign Immunity or broaden the liability of St. Louis County beyond the provisions of Sections 537.600 to 537.610 of the Revised Statutes of Missouri" in the description of operations section. "
- b) For any claims related to this Agreement, the CONTRACTOR's insurance coverage shall be primary insurance with respect to the COUNTY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR's insurance.
- c) Each insurance policy required by these specifications shall be endorsed to state that coverage shall be

cancelled or materially changed, except after thirty (30) days prior to written notice by certified mail, return receipt requested, has been given to the COUNTY.

- d) Maintenance of the proper insurance for the duration of the Agreement is a material element of the Agreement. Material changes in the required coverage or cancellation of the coverage shall constitute a material breach of the Agreement by the CONTRACTOR.
- e) Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. At the option of the COUNTY, either:
 - a. The insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the COUNTY, its officers, officials, employees, and volunteers, or
 - b. The CONTRACTOR shall provide a financial guarantee satisfactory to the COUNTY guaranteeing payment of losses and related investigations, claim administrations, and defense expenses.
- f) CONTRACTOR shall provide COUNTY with notice of policy cancellation, termination, or modification of any kind within thirty (30) calendar days of the change.

ARTICLE VI- NOTICES

6.1 Any written notice required under this Agreement shall be sent either via email to the following points of contact:. Notices shall be sent to:

- (1) Sarah Halgren, Financial Analyst
St. Louis County Police Department
7900 Forsyth Blvd
Clayton, MO 63105
Shalgren@stlouiscountymo.gov
- (2) Bill Schwer, City Manager
1 Weis Ave
Ellisville, Missouri 63011
bschwer@ellisville.mo.us

ARTICLE VII – TERMINATION

7.1 TERMINATION. Termination of this Agreement may occur, with or without cause, prior to the date agreed upon by the parties herein in the following manner:

- A. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party.

- B. Termination for Non-performance. In the event the COUNTY determines that CONTRACTOR has failed to perform services in compliance with the requirements of this Agreement, COUNTY shall provide written notice to CONTRACTOR. Such notice shall identify the deficiency in performance and provide the CONTRACTOR 15 days to cure such deficiency. If CONTRACTOR fails to cure the deficiency within the timeframe prescribed, COUNTY may terminate the Agreement upon written notice to the CONTRACTOR. CONTRACTOR shall submit a final invoice for services rendered through the receipt of notice of termination.

CONTRACT SIGNATURE PAGE

IWHEREFORE, the authorized officials of the parties have affixed their signatures effective as of the later of the dates below written.

CITY OF ELLISVILLE, MISSOURI

Name : _____

Title: _____

Date: _____

ST. LOUIS COUNTY, MISSOURI

County Executive

Date: _____

Attest:

Administrative Director

Approved:

Chair, Board of Police Commissioners

Approved:

Chief of Police

APPROVED AS TO LEGAL FORM:

By _____
County Counselor

I hereby certify that balances sufficient to pay the Agreement sum remain in appropriation accounts against which this obligation is to be charged, to the extent County continues to receive federal funds sufficient to pay the Agreement sum.

By _____
Accounting Officer, St. Louis County

Legal Review: _____ Encumbrance Review: _____ CE Review: _____
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