



APRIL 8, 2026
TENTATIVE AGENDA

PLANNING AND ZONING COMMISSION

Posted 4:00 p.m., Wednesday, March 5, 2026

This meeting of the Planning and Zoning Commission will be in-person at the Ellisville Government Center, #1 Weis Avenue, Ellisville, MO 63011. For viewing only, a livestream of the meeting will be available, go to www.ellisville.mo.us for link.

7:00 P.M. PLANNING AND ZONING COMMISSION

- I. Call to Order – Mike Becker (regular Meeting)
(Elected May 2025: Chair – Mike Becker and Secretary – John Scatizzi)
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes – March 11, 2026 [Pages 3-6](#)
- V. Public Hearings
 - A. The Planning and Zoning Commission will discuss and consider the petition of Rowles Construction, Inc., to (1) Rezone from “R-1” Single-Family Residential Zoning District to “R-2” Planned Residential Zoning District; (2) approving the site development plan; and (3) a subdivision plat for the property known and numbered as 141 Covert Lane.

[Pages 7-29 and plans](#)

Action on Petition #26-04-01
- VI. Petitions for Recommendations
 - A. **Reconsideration:** A City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri. ***This petition was referred back to Planning and Zoning Commission for additional review, as approved by the Council at the March 18, 2026 meeting.*** [Pages 43-48](#)

Action on Petition #26-04-02

- B. Petition by “House of Him”, a religious organization founded by William Stern, seeking approval of a Conditional Use Permit to authorize the operation of a church or other non-denominational place of worship on real property commonly known as 419 Old State Flex Space and located at 419 Old State Road, within the M-1 Light Industrial Zoning District. [Pages 49-62](#)

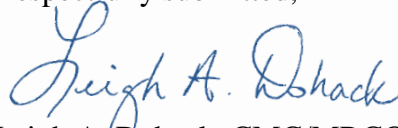
Action on Petition #26-04-03

- C. Petition of Phellipe Ferreira des Santos (aka Phellipe Grego) and Tarrissa Camatta dba Emporio Grego Tattoo, for a Conditional Use Permit to operate a tattooing establishment at the location known and numbered as 15825 Manchester Road, Suite 217, within the “C-3” Commercial Zoning District. [Pages 63-85](#)

Action on Petition #26-04-04

VII. Adjournment

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk

The City of Ellisville is working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact City Hall, 636-227-9660 (V/TDD) at least 48 hours in advance.



MEETING MUNITES

**Planning and Zoning Commission Meeting
Meeting Date: March 11, 2026**

Chair Becker called meeting to order at 7:00 PM.

<u>ROLL CALL</u>	<u>PRESENT</u>	<u>ABSENT</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mindy Kelley.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Also present were:

City Planner Ada Hood, City Attorney Haley Dierks and Council Member Niebling.

APPROVAL OF AGENDA

Commissioner Foster moved to approve the Agenda of March 11, 2026, as written, and was seconded by Commissioner Bengtson.

<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"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Scatizzi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVAL OF MEETING MINUTES

Commissioner Stuart moved to approve Meeting Minutes of the February 11, 2026, meeting, and was seconded by Commissioner Bengtson.

<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"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mindy Kelley.....	<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"/>

PUBLIC HEARING

- A. Petition 26-03-01: The Planning and Zoning Commission will discuss and consider a City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri..

Commissioner Becker opened the public hearing. Assistant City Attorney Haley Dierks entered the exhibits into the record. City Planner Ada Hood was sworn in and summarized the petition.

Planner Hood explained that, at the request of several businesses and based on information provided by Ameren UE, the city initiated a proposed text amendment regarding lighting used for signage and streetlights. The amendment would allow illumination or lamps used in signage to have a correlated color temperature (CCT) of up to 4100 Kelvin, rather than the current maximum restriction of 2700 Kelvin. Street lighting would be allowed up to 3000 K. Planner Hood presented visual examples illustrating the color differences between various lighting temperatures, including 10,000 K, 6000 K, 4100 K, and 3000 K.

Planner Hood stated that many existing signs in Ellisville currently utilize lighting in the range of approximately 6000 K to 10,000 K. She explained that after beginning to issue sign permits in January of this year, she discovered that correlated color temperature had not previously been requested as part of the sign permit process. Based on discussions with sign contractors, staff determined that many signs installed in recent years likely fall within the 6000–10,000 K range. Planner Hood reiterated that the proposed amendment would apply only to signage and streetlights, and that all other on-site lighting would remain subject to the existing 2700 K limitation.

Chairman Becker opened the floor for public comment:

Mr. Dan Duffy, resident 258 Bonnie Court: Mr. Dan Duffy spoke in opposition to the proposed amendment. Mr. Duffy stated that the previous amendment establishing the 2700 K lighting standard had been a significant project that involved extensive research and strong public interest. He urged the City to maintain that standard for the future of Ellisville’s lighting. He stated that the City’s ordinance is used as model by other local municipalities.

Mr. Duffy expressed concern that lighting above 2700 K may be harmful to the eyes and could negatively impact visibility. He stated that higher color-temperature lighting can appear brighter but may actually reduce the ability to clearly see surrounding areas. Mr. Duffy commented that warmer lighting is generally less irritating to the eyes.

Mr. Duffy also discussed the difference between brightness and color temperature, explaining that lumens measure brightness while Kelvin measures color temperature. He stated that increasing Kelvin temperatures does not necessarily improve visibility and may contribute to disruption of the night sky.

Chairman Becker closed public comments.

Commissioner Foster asked whether sign contractors had discussed the difference between cool and warm lighting, particularly in relation to blue light content. He indicated that he would be amenable to allowing warm white or neutral white lighting for signage.

Commissioner Scatizzi commented that the bluish tone of newer LED automobile headlights has created visibility issues, particularly for older individuals. He expressed concern that if lighting decisions were left to developers, they would likely choose brighter or bluer lighting. Commissioner Bengtson noted that increasing the allowable color temperature from 2700 K to 4100 K represents a significant change.

Commissioner Foster indicated that he could support allowing warm white lighting for residential areas not exceeding 3000 K.

Commissioner McGrath asked whether blue light travels farther than yellow light.

Commissioner McGrath moved to suspend the rules to allow dialogue with Mr. Dan Duffy. Chairman Becker seconded the motion.

<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"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mindy Kelley.....	<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"/>

During the discussion, Mr. Duffy explained that the blue-to-yellow light spectrum differs from foot-candle measurements and reiterated that yellow-toned light is generally less irritating to the eyes. He noted that Ameren UE currently uses approximately 4000 K lighting for streetlights and expressed the opinion that higher Kelvin lighting can reduce visibility across the light spectrum.

Commissioner McGrath asked Mr. Duffy to clarify a previous comment regarding the Tidal Wave development, which Mr. Duffy had stated “shines two blocks away.” Mr. Duffy explained that the development is grandfathered under previous regulations. He reiterated that additional brightness does not necessarily improve visibility for humans or wildlife.

Mr. Duffy further noted that regulating lighting using terms such as “warm white” or “neutral white” could be difficult because those terms are subjective. He recommended that the City instead include a specific, quantifiable Kelvin measurement in the ordinance.

Commissioner Scatizzi agreed that terms such as “warm white” and “neutral white” could be interpreted subjectively. Commissioner Bengtson asked whether subdivisions own and maintain their own streetlights.

Commissioners discussed how different color temperatures affect perceived brightness and viewing distance. Several members expressed concern about the large increase from 2700 K to 4100 K, while noting that a smaller shift to approximately 3000 K raised fewer concerns.

During the discussion, some confusion was noted between color temperature (Kelvin) and brightness (lumens). Commissioners also discussed potential impacts of higher color-temperature lighting on eye health and nighttime visibility.

Commissioner Scatizzi asked Commissioner Foster to clarify the motion he was considering. Commissioner Foster stated that he was considering a motion that would require warm white lighting for residential areas and neutral white lighting for commercial development.

Commissioner Foster then made a motion to regulate lighting by requiring warm white or similar lighting not to exceed 2700 K. Following further discussion among the commissioners, Commissioner Foster withdrew his motion.

Commissioner Stuart moved to forward a positive recommendation to the City Council of the text amendments as proposed and was seconded by Commission McGrath.

<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lee Foster.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mindy Kelley.....	<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"/>

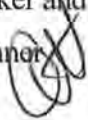
ADJOURN

Chairman Becker adjourned the meeting at 7:48 PM.



Memo

To: Chairman Mike Becker and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner 

Meeting

Date: April 8, 2026

Re: Petition of Rolwes Construction Inc., to (1) Rezone from "R-1" Single-Family Residential Zoning District to "R-2" Planned Residential Zoning District; (2) approving a site development plan and (3) a subdivision plat for the property known and numbered as 141 Covert Lane.

BACKGROUND/SUMMARY

The subject property consists of a single lot totaling 5.07 acres, located at 141 Covert Lane. The applicant is requesting to rezone the property from R-1 to R-2 Planned Residential Zoning District in order to allow flexibility in both the required side yard setback and minimum lot width. As part of the proposal, the applicant intends to subdivide the property into four (4) residential lots, each with a width of 81 feet.

	Current	Proposed
Lot Width	100' minimum	81'
Zoning	R-1	R-2
Number of Lots	1	4
Lot size	5.07 acre	1.2675 acre
Allowable Density	2.5 dwelling units per acre	Per City Council approval
Proposed Density	--	.79 Dwelling units per acre
Setbacks:		
Front	35'	35'

Rear:	30'	30'
Side	10'	5'

COMPREHENSIVE PLAN

According to the adopted Comprehensive Plan, the proposed subdivision is consistent with both the recommended housing type and allowable density. The development consists of detached single-family residences and proposes a density of 0.79 dwelling units per acre, which is well below the maximum permitted density of 2.5 dwelling units per acre.

The applicant is requesting deviations from the standard requirements related to minimum lot width and side yard setbacks.

REZONING/R-2 PLANNED RESIDENTIAL

The subject site contains 5.07 acres. The applicant is requesting rezoning to the R-2 Planned Residential Zoning District to facilitate the proposed subdivision.

- The Zoning Code establishes the following requirements for the R-2 Planned Residential Zoning District: *Floor area (excluding basement)*. One thousand five hundred (1,500) square feet minimum
- *Maximum height*. Two and one-half (2½) stories or thirty-five (35) feet, excluding basements.
- *Setbacks*. See Section **400.210(F)**, or as may be approved by the City Council.

The applicant has indicated compliance with the minimum floor area requirement, with each home proposed to be at least 1,500 square feet. Building heights will range from one to two stories, with a maximum height not exceeding 35 feet.

The applicant is requesting City Council approval for a reduced side yard setback and reduced lot width as follows:

Side Yard Setback: 5 feet minimum

Lot Width: 81'

SITE DEVELOPMENT PLAN

The proposed development includes four (4) single-family detached homes. Each residence will meet or exceed the 1,500 square foot minimum floor area requirement and will include a minimum of a two-car garage, consistent with City Code requirements.

The applicant is not proposing to install sidewalks. However, City Code requires sidewalks with a minimum width of 5 feet for all subdivisions. Therefore, the applicant will need to obtain a waiver from the City Council for this requirement.

At this time, it is unclear whether the proposed development will fully comply with all landscaping and street lighting requirements. There are two existing cobra-head street lights along Covert Lane within the boundaries of the proposed development. Should the applicant decide to keep the cobra-head streetlights instead of installing the required decorative streetlights, including the lower CCT bulbs, a waiver will need to be secured. The applicant has requested to submit both a landscape plan and a lighting plan during the permit review process.

Should either plan fail to meet applicable standards, the applicant will be required to return to the City Council to request appropriate waivers.

SUBDIVISION

The applicant is proposing to subdivide the existing parcel into four (4) separate residential lots. Under the R-2 Planned Residential Zoning District, the City Council has the authority to approve the subdivision plat as proposed.

The applicant has been advised of the requirement to obtain approval from the Metropolitan St. Louis Sewer District (MSD), including but not limited to sewer easements, water quality features, and associated maintenance agreements. Additionally, the applicant may need to secure a land disturbance permit, including a Storm Water Pollution Prevention Plan (SWPPP), from the Missouri Department of Natural Resources.

TRAFFIC

The City's third-party traffic consultant has reviewed the proposed development and determined that the anticipated traffic impact will be negligible. Estimated trip generation is as follows:

Four (4) single-family residences = 27 daily trips

AM Peak Hour = 2 trips

PM Peak Hour = 3 trips

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission conduct a public hearing and solicit public input regarding the proposal. In addition, staff recommends the following conditions be applied to any favorable recommendation:

1. That 5-foot-wide sidewalks be installed, or that a waiver be obtained from the City Council; and
2. That privacy fencing and landscaping be installed along the exterior sides of Lots 1 and 4 to provide buffering for adjacent properties; and
3. That the applicant prepare and submit a landscape plan, including woodland preservation measures, for staff review and approval as part of the permit process, or that a waiver be obtained from the City Council; and
4. That the applicant prepare and submit a lighting and photometric plan for staff review and approval as part of the permit process which complies with all applicable codes, or that a waiver be obtained from the City Council; and
5. That all street lighting comply with City of Ellisville standards, or that a waiver be obtained from the City Council; and
6. That the applicant prepare and submit a final subdivision plat for staff review and approval as part of the permit process; and
7. That subdivision indentures and/or by-laws be submitted to the City Attorney for review and approval prior to issuance of residential building permits; and
8. That the petitioner provide a surety bond, escrow, or equivalent financial guarantee equal to 100 percent of the estimated cost of required development improvements; and
9. That the applicant obtain approval from the Metro West Fire Protection District; and
10. That the applicant obtain approval from the Metropolitan Sewer District; and

11. That the applicant obtain approval from the Department of Natural Resources, if applicable; and
12. That the applicant comply with all applicable codes and regulations prior to issuance of building permits.



City of Ellisville

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

pd #800 LP review

rec. 2/12/26

APPLICATION COVER SHEET

(please type or print)

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

Property Address: 141 Covert Lane, Ellisville, Mo. 63021

Project Description: 4 new single family home sites

Project Name: 141 Covert Lane

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: Polux Construction Inc

Address: _____

Phone Number: _____ Email: _____

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

Address: _____

Phone Number: _____ Email: _____

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

Address: _____

Phone Number: _____ Email: _____

Name of Architect, Landscape Architect, Planner or Engineer: Sterling Engineering

Address: _____

Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: 141 Covert Lane Locator No.: 23T140353

Lot No.: _____ Block No.: _____ Current Zoning: R-1

Current Use of Site: Single family

Proposed Use of Site: 4 single family home sites

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 checked="" 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 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): [Signature] Date: 2-12-26

PRINT NAME: Jamal G. Roberts Title/Interest in Property: Owner

Signature of Property Owner (Required): [Signature] Date: 2-12-26

PRINT NAME: Jamal G. Roberts Title/Interest in Property: Owner / Developer



City of Ellisville

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

*pd. \$550-
2/12/26
att #1935*

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: 141 Covert Lane
Applicant: Robus Construction, Inc
Project Name: Dupuis Estates

PART A: PROPOSED PROJECT

Briefly describe the project and intended use(s) 4 single family detach houses

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>

PART B: AMENDMENT TO A PLANNED DEVELOPMENT

Briefly describe the project as approved: _____

Briefly describe the amendment to the project: _____

PART C: COMPREHENSIVE PLAN AND ZONING

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

yes

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

Larger lots and tree preservation

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:

Lot frontage

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

What aspects of this project make it unusual and desirable enough for the City to allow the flexibility from the zoning ordinance: Reduces the number of lots from approved 10 lots to 4

What, if any, public benefit is the developer willing to provide the City: _____

Adjacent Land Use:

How is the proposed development compatible with the surrounding neighborhood? Lot size

Describe impact on the surrounding neighborhood or the City as a whole? A benefit by reduction of lots from 10 to 4

Describe buffering be provided to protect adjacent land uses from light, noise, etc.? Less home sites

How are the operating and delivery hours compatible with the adjacent land use? N/A

Architecture:

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

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

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

Landscape:

Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City. _____

What provisions will be made for care and maintenance of greenspace areas? _____

Traffic:

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?

N/A

Utilities:

Are the existing or proposed utility services adequate for the proposed development? YES

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?
- No 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:

- YES Will the project create a district suitable for low density, urban low density and medium-density residential developments?
- YES Will the project feature modern, integrated, imaginative architectural design, site arrangement and City planning?
- YES Will the project be laid out and developed as a unified development?

For Planned Commercial Developments:

- _____ Are the proposed plans and conditions consistent with good planning practice?
- _____ Is the project compatible with permitted developments and uses in adjoining districts?
- _____ Does the project protect and promote the general welfare?
- _____ 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

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? NO

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?
NO

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

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? N/A

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? N/A

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? N/A

PART F: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment?: Correct

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

_____ (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.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011

(636) 227-9660 FAX: (636) 227-9486

*pd 2/12/26
clerk # 1934
400*

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: 141 Covert Lane

Applicant: Polwes Construction, Inc

Project Name: Dupuis Estates

PART A: LOT INFORMATION

EXISTING LOT

Lot size: 5.07

Topography: Rolling

Existing Zoning: R-1 option II

PROPOSED LOT

No. Lots: 4 Lot Size(s): 1.27 ac

Topography: Rolling

Water features/creeks/wetland and stormwater detention

Existing: Small pond and drainage way located at eastern area of site

Proposed: individual rain gardens

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

Existing: None

Proposed: None proposed

Location and width of pedestrian ways and easements:

Existing: None

Proposed: None proposed

Location of all utilities:

Existing: All utilities are located within R/W of Covert Lane

Proposed: All proposed lots will tie into existing utilities within Covert Lane

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? YES
- 2. Can additional greenspace be preserved within the project boundary? YES
- 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? rain gardens
- 5. Has stormwater been captured and reused for irrigation or décor as part of the project? If not, why not? _____

- 6. Have permeable surface materials been used to promote infiltration and limit runoff? _____
- 7. Can land disturbance be restricted to less sensitive areas within the project? YES
- 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, BMP will be above ground
- 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? individual Lot owner
- 15. Is over 1 acre of impervious area being added? YES
- 16. Is the development tributary to any existing basins that need to be upgraded? No

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?
- YES 5. Are you proposing the creation of a lot with substantially rectangular dimensions (no irregularly shaped lots)?
- YES 6. Are you promoting a creative approach to the use of land and related physical facilities resulting in better site layout and development?
- YES 7. Are you preserving and enhancing desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion?

- YES 8. Are you improving or enhancing water quality?
- YES 9. Are you eliminating incompatible land configurations?
- YES 10. Is your project consist with good planning practices?
- YES 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.

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.

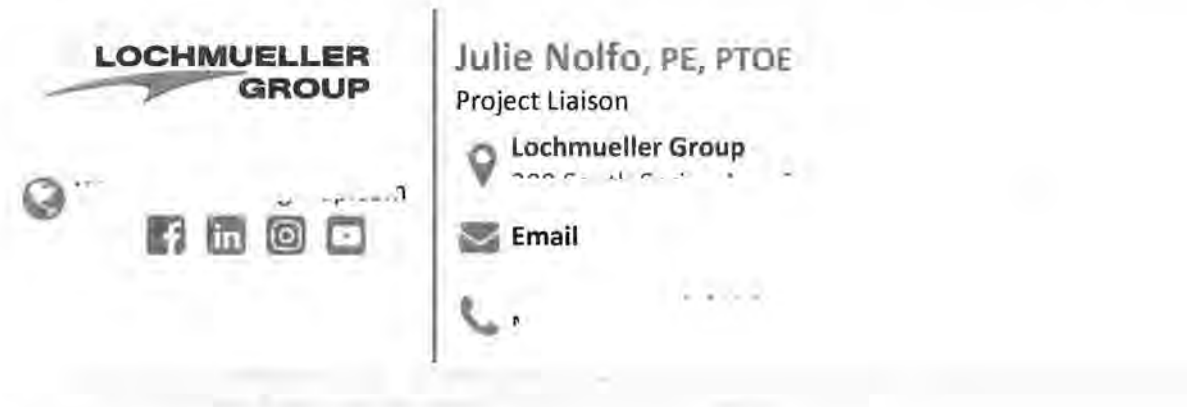
PLEASE NOTE: We do not send payment instructions for wire transfers or fax. We will never send an email with instructions containing EMAIL COMMUNICATION ONLY. If received, **ALWAYS CALL TO VERIFY (636) 227-9660.**

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.

Ada Hood

From: Julie Nolfo <jnolfo@lochgroup.com> on behalf of Julie Nolfo
Sent: Friday, February 20, 2026 9:47 AM
To: Ada Hood; Bill Schwer; Malone, Brian J.; Jeff Center; John Calvert; Mike Hartwig; Andy Vaughn; Kenneth Keitel; firemarshal@metrowest-fire.org
Cc: Leigh Dohack
Subject: RE: Staff Review-141 Covert-Dupuis Estates

It looks like it is down to 4 homes, which is an increase of 3 over the one that is there. 3 additional single family homes would generate 27 daily trips and 2 trips in the AM peak hour and 3 trips in the PM peak hour. Basically, negligible.



From: Ada Hood <ahood@ellisville.mo.us>
Sent: Friday, February 20, 2026 9:03 AM
To: Bill Schwer <bschwer@ellisville.mo.us>; Malone, Brian J. <BMalone@lashlybaer.com>; Jeff Center <jcenter@ellisville.mo.us>; John Calvert <jcalvert@ellisville.mo.us>; Mike Hartwig <mhartwig@ellisville.mo.us>; Andy Vaughn <avaughn@ellisville.mo.us>; Kenneth Keitel <kjkeitel@terraspecstl.com>; Julie Nolfo <jnolfo@lochgroup.com>; firemarshal@metrowest-fire.org
Cc: Leigh Dohack <ldohack@ellisville.mo.us>
Subject: Staff Review-141 Covert-Dupuis Estates

Good Morning, we received the attached application and plans for Planned Development District and Subdivision Plat for the property located at 141 Covert Lane. Please review all for compliance and provide comments by February 25th.

Brian, we will need the publication notice asap for PZ and CC meetings in March.

Julie-

I assume we won't need any kind of review, but since this may be controversial, I would like to verify. Imk
Kind Regards,
Ada

THE **STERLING** CO.
ENGINEERS & SURVEYORS

March 4, 2026

Mayor & City Council
City of Ellisville
One Weis Ave
Ellisville, MO 63011

Re: Dupuis Estates (141 Covert Lane)

Dear Honorable Mayor Roemerman and Council,

Rolwes Construction Inc submitted and received approval in 2023 from the city to develop 9 1/2 acre home sites on the 5.07 acres at 141 Covert Lane.

Since that approval, Mr. Rolwes has made the decision after much discussion with his neighbors, to reduce the number of home sites from 9 1/2 ac lots to 4 / 1.27 ac lots. All of the 4 lots would front onto Covert Lane.

This new proposal would reduce the amount of clearing from 3.2 acres to just the area of the 4 home sites which would be less than 1 acre. Thus reducing the clearing by over 2.2 acres.

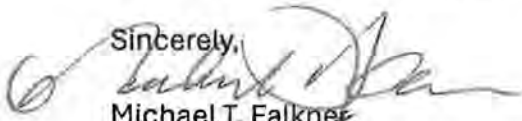
Since the R-1 zoning district has a min lot width of 100', it is necessary to rezone to the R-2 zoning district to achieve the lesser min frontage per lot.

Rolwes Construction Inc feels that our current proposal not only preserves more of the natural vegetation but also reduces the number of lots from 9 to 4.

We are also requesting a waiver from the requirement to build a sidewalk along Covert Lane. Covert Lane does not have any sidewalks on its entire frontage on either side of the street.

We respectfully request your favorable consideration of our requested rezoning and subdivision plat, along with a waiver to build a sidewalk along Covert Lane.

Sincerely,



Michael T. Falkner
Vice President

CC: Jim Rolwes
Mike Boerding
Jamey Henson
File



Friday, February 20, 2026

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
141 Covert Lane - Dupuis Estates
terraspec Job No. 11003.104

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
 - 10. Const. Details - Planting, Fence, Etc.
 - 11. Estimated Planting Schedule

LAND PLANNING RECREATION PLANNING AND DESIGN LANDSCAPE ARCHITECTURE

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.
- 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



Ada Hood

From: Ken Keitel
Sent: Friday, March 20, 2026 1:13 PM
To: Ada Hood; Mike Hartwig; Bill Schwer
Subject: RE: Dupuis Estates

Hi Ada,

No. No landscape or tree preservation plan submitted for review, both are required. The petitioner did submit a tree stand delineation plan (which, by the way is missing a legend or note identifying the cross-hatched woodlands (I assume that is the area of woodlands to remain) and this plan does not show trees to be removed to accommodate the 4 new homes.

Thanks,
Kenneth J. Keitel, PLA, ASLA



From: Ada Hood <ahood@ellisville.mo.us>
Sent: Thursday, March 19, 2026 4:54 PM
To: Ken Keitel <kjkeitel@terraspecstl.com>; Mike Hartwig <mhartwig@ellisville.mo.us>; Bill Schwer <bschwer@ellisville.mo.us>
Subject: FW: Dupuis Estates

Are your comments addressed?

From: Mike Falkner <mfalkner@ellisville.mo.us>
Sent: Thursday, March 12, 2026 8:07 AM
To: Ada Hood
Cc: jrolwes <jrolwes@ellisville.mo.us>
Subject: FW: Dupuis Estates

Ada,
You asked if I had sent these to you in you email yesterday at 1:26. See attached pdfs.
Thanks, Mike

This page was intentionally left blank.

Dupuis Estates

A TRACT OF LAND BEING LOT 3 AND LOT 4 OF ELLEN ACRES SUBDIVISION (P.B. 77, PG. 21) IN THE SECTION 5, TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

Site Development Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
METRO-WEST FIRE PROTECTION DISTRICT
ROCKWOOD R6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN MISSOURI
AT&T
SPIRE
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF ELLISVILLE AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF ELLISVILLE AND MSD STANDARDS.
- STREET TREES AND STREET LIGHTS SHALL BE PER CITY OF ELLISVILLE STANDARDS.
- SUBDIVISION IDENTIFICATION SIGN SHALL BE PER CITY OF ELLISVILLE ZONING CODE (CHAPTER 410, ARTICLE IV, SECT. 410.120)
- THE CLOSEST MAJOR STREET INTERSECTION IS MANCHESTER ROAD/HIGHWAY 100 AND OLD STATE ROAD 0.4 MILES TO THE NORTHWEST.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF ELLISVILLE STANDARDS.
- PROPOSED LIGHT STANDARDS SHALL BE 16' TALL MAXIMUM.
- ALL PATIOS AND UNCOVERED DECKS MAY ENDOURCH INTO THE REAR YARD SETBACK, BUT SHALL NOT BE CLOSER THAN 10 FEET TO THE REAR PROPERTY LINE.
- ALL COVERED DECKS AND PATIOS WILL COMPLY WITH THE PROPOSED SETBACK REQUIREMENTS.
- A WAIVER FROM THE REQUIREMENT FOR A SIDEWALK ALONG COVERT LANE IS REQUESTED WITH THIS APPROVAL.

OWNER:

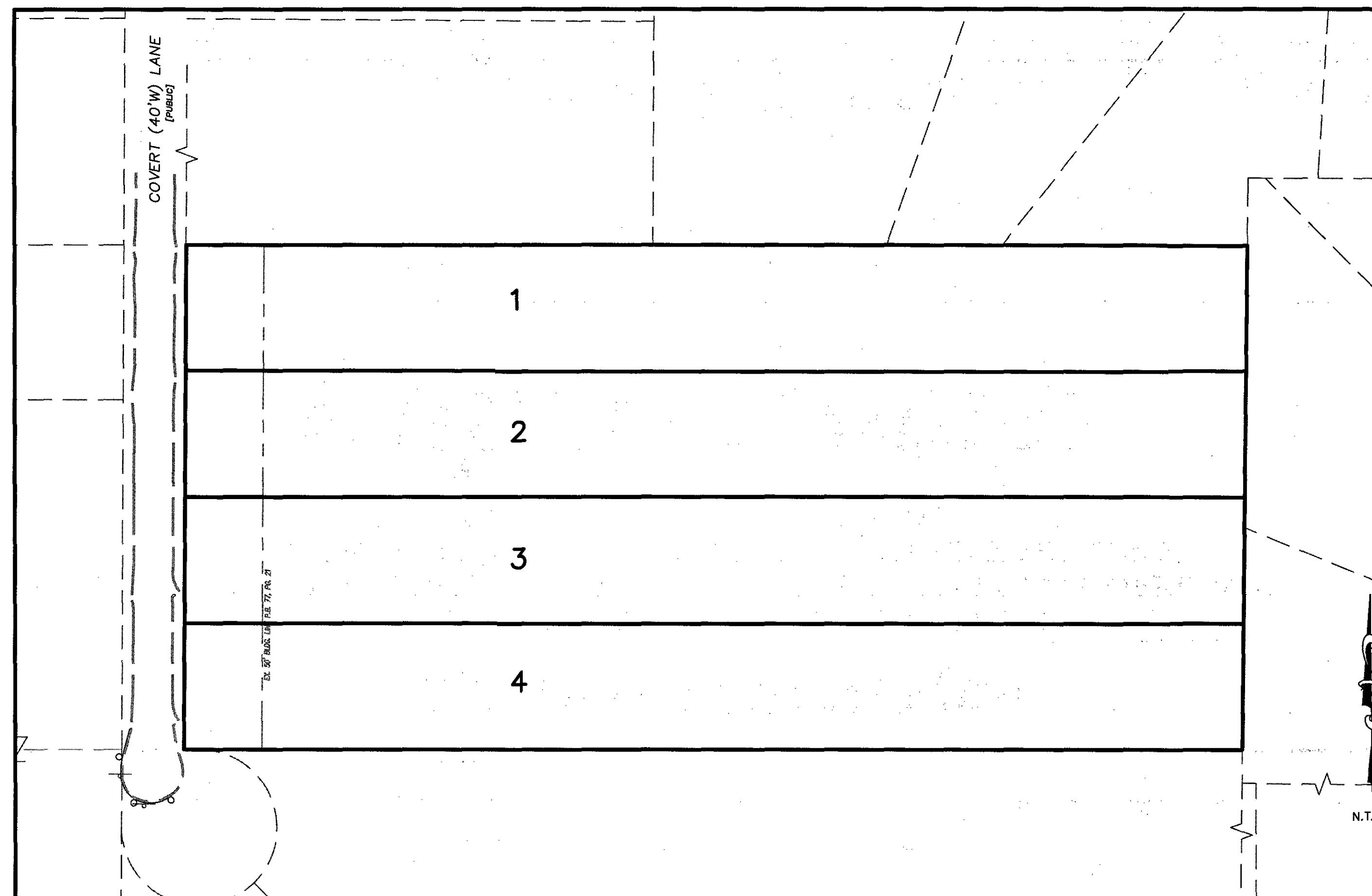
ROLWES CONSTRUCTION, INC.
P.O. BOX 454
BALLWIN, MISSOURI 63022

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23T140353
EXISTING ZONING: R-1 OPTION II (12,000 S.F.) "CITY OF ELLISVILLE"
PROPOSED ZONING: R-2
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 5.07 ACRES
ALLOWABLE DENSITY: 5.07 AC. X 43,560 SQ.FT. = 10.14
TOTAL LOTS ALLOWED: 21,780 SQ.FT.
TOTAL LOTS PROPOSED: 4
PROPOSED DENSITY: 0.79 LOTS/AC.
PARKING CALCULATIONS: SPACED REQUIRED: 8 (2 SPACES/LOT)
SPACES PROVIDED: 8 (2 SPACES/LOT)

CLEARING DATA:

EXISTING TREE CANOPY = 4.3 AC.



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE PLAN
- 3.1 NATURAL RESOURCES MAP
- 4.1 SITE SECTIONS
- 5.1 TSD

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 3 AND 4 OF ELLEN ACRES SUBDIVISION; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE LOCATED ON THE NORTHEAST CORNER OF LOT A OF DAN ANDREAS FARM ESTATES; A SUBDIVISION RECORDED IN PLAT BOOK 356 PAGE 475 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT A AND ITS WESTERLY PROLONGATION, NORTH 89°55'40" WEST, 680.40 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF COVERT LANE (40 FEET WIDE), DISTANT 20.00 FEET EAST OF THE CENTERLINE THEREOF; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A LINE PARALLEL TO AND DISTANT 20.00 FEET EAST OF THE CENTERLINE OF SAID RIGHT-OF-WAY, NORTH 00°20'24" EAST, 323.99 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES AND LAURA ROLWES, BY INSTRUMENT RECORDED IN DEED BOOK 11799 PAGE 1622 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID ROLWES TRACT, THE SOUTH LINE OF LOT A OF 'ECKELMAN PLACE'; A SUBDIVISION RECORDED IN PLAT BOOK 177 PAGE 85 OF THE ABOVEMENTIONED RECORDS, AND THE SOUTH LINE OF 'KIEFER CREEK WOODS'; A SUBDIVISION RECORDED IN PLAT BOOK 183 PAGES 16-17 OF THE ABOVEMENTIONED RECORDS, SOUTH 89°55'40" EAST, 682.20 FEET TO A POINT LOCATED ON THE WEST LINE OF 'POLO LAKE'; A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 465-466 OF THE ABOVEMENTIONED RECORDS, FROM WHICH POINT AN IRON PIPE BEARS NORTH 89°55'40" WEST, 15.10 FEET; THENCE ALONG THE WEST LINE OF SAID 'POLO LAKE' SUBDIVISION, SOUTH 00°39'33" WEST, 324.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,730 SQUARE FEET (5.067 ACRES MORE OR LESS), BASED UPON THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2024 UNDER PROJECT NUMBER 23-06-134.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

GROUND WATER NOTE

DEPTH OF GROUND WATER: >200 cm - 91 cm OR 6.56 ft.-3.0 ft*

*BASED UPON AVAILABLE INFORMATION PROVIDED BY NATIONAL COOPERATIVE SOIL SURVEY AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

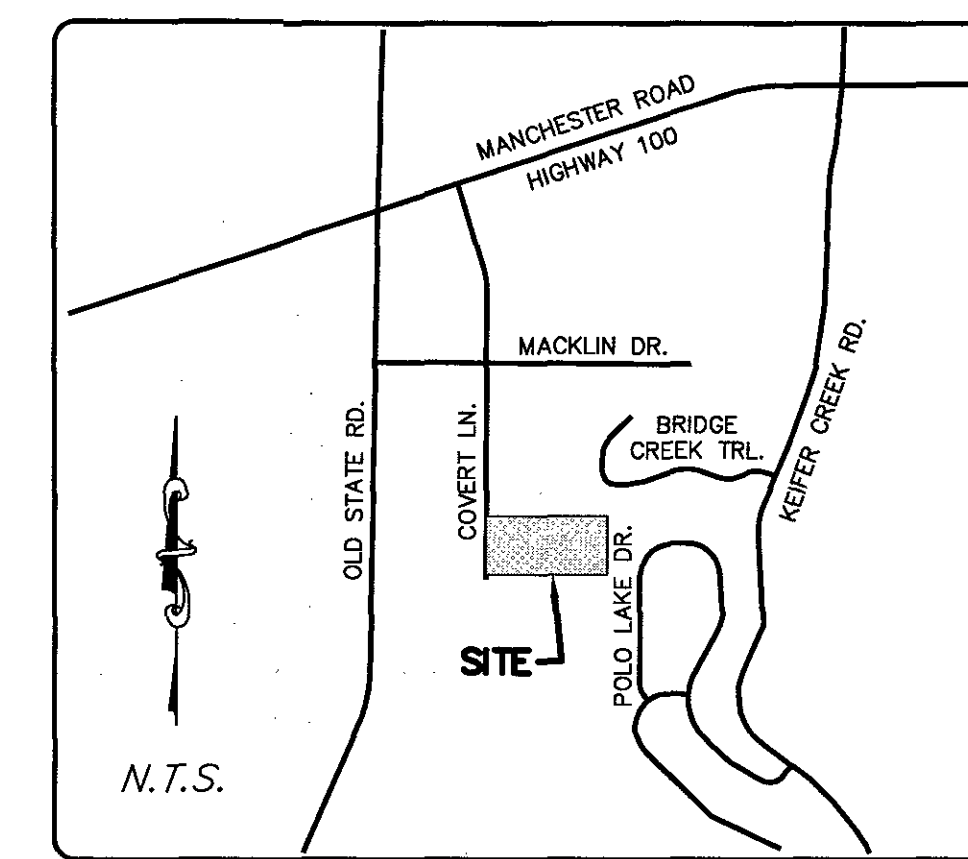
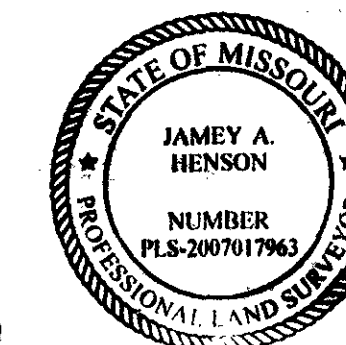
ADDITIONAL SUBSURFACE INVESTIGATION WILL BE REQUIRED. TEST BORINGS AND/OR TEST PITS TO DEPTH BELOW THE ANTICIPATED EXCAVATION WILL BE REQUIRED TO DEFINE THE GROUND WATER DEPTH AND CONDITIONS INCLUDING STATIC, PERCHED, AND ARTESIAN CONDITIONS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JAN, 2026, AT THE REQUEST OF JIM ROLWES, PREPARED A SUBDIVISION PLAT OF "141 COVERT LANE", A TRACT OF LAND BEING LOT 3 AND LOT 4 OF ELLEN ACRES SUBDIVISION (P.B. 77, PG. 21) IN THE SECTION 5, TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

J. Henson
3-23-2026
JAMEY A. HENSON, PLS
MO.REG. PLS #2007017963



LOCATION MAP

N.T.S.

PROJECT ZIP CODE 63021

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
—	CENTER LINE	—
—	BUILDINGS, ETC.	—
—	TREE LINE	—
x	FENCE	x
—	STORM SEWERS	—
—	SANITARY SEWERS	—
—	CATCH BASIN	—
—	AREA INLET	—
—	GRATED INLET	—
—	STORM MANHOLE	—
—	SANITARY MANHOLE	—
—	FLARED END SECTION	—
—	CLEANOUT	—
—	LATERAL CONNECTION	—
—	UTILITY OR POWER POLE	—
—	FIRE HYDRANT	—
—	TEST HOLE	—
—	PAVEMENT	—
—	GAS MAIN & SIZE	(2" G)
—	WATER MAIN & SIZE	(6" W)
—	TELEPHONE	(T)
—	ELECTRIC (U) UNDERGROUND	(E)
—	ELECTRIC (O) OVERHEAD	(OHW)
—	FLOW LINE	E
—	TO BE REMOVED	TBR
—	TOP OF CURB	(TC)
—	SWALE	—
—	LIGHT STANDARD	—
—	STREET SIGN	—
—	PARKING STALLS	P.S.
—	YARD LIGHT	—

ISSUE	REMARKS/DATE
1	7-24-2023, INITIAL SUBMITTAL
2	8-11-2023, COMMENTS
3	9-22-2023, PLAN REVISIONS
4	9-28-2023, PLAN REVISIONS
5	2-12-2026, PLAN REVISIONS

Rolwes Construction, Inc.
P.O. BOX 454
BALLWIN, MISSOURI 63022

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Dupuis Estates
ELLISVILLE, MISSOURI

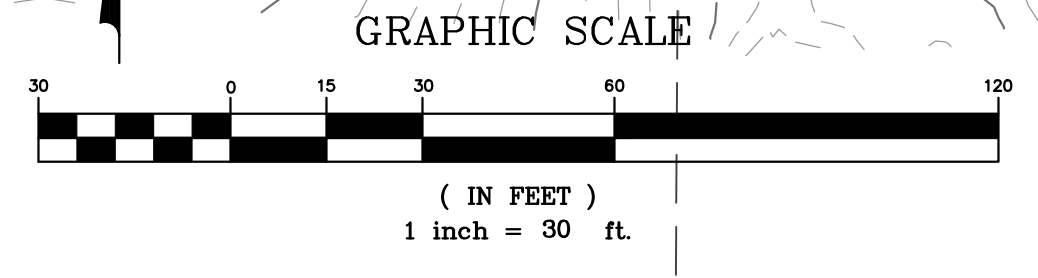
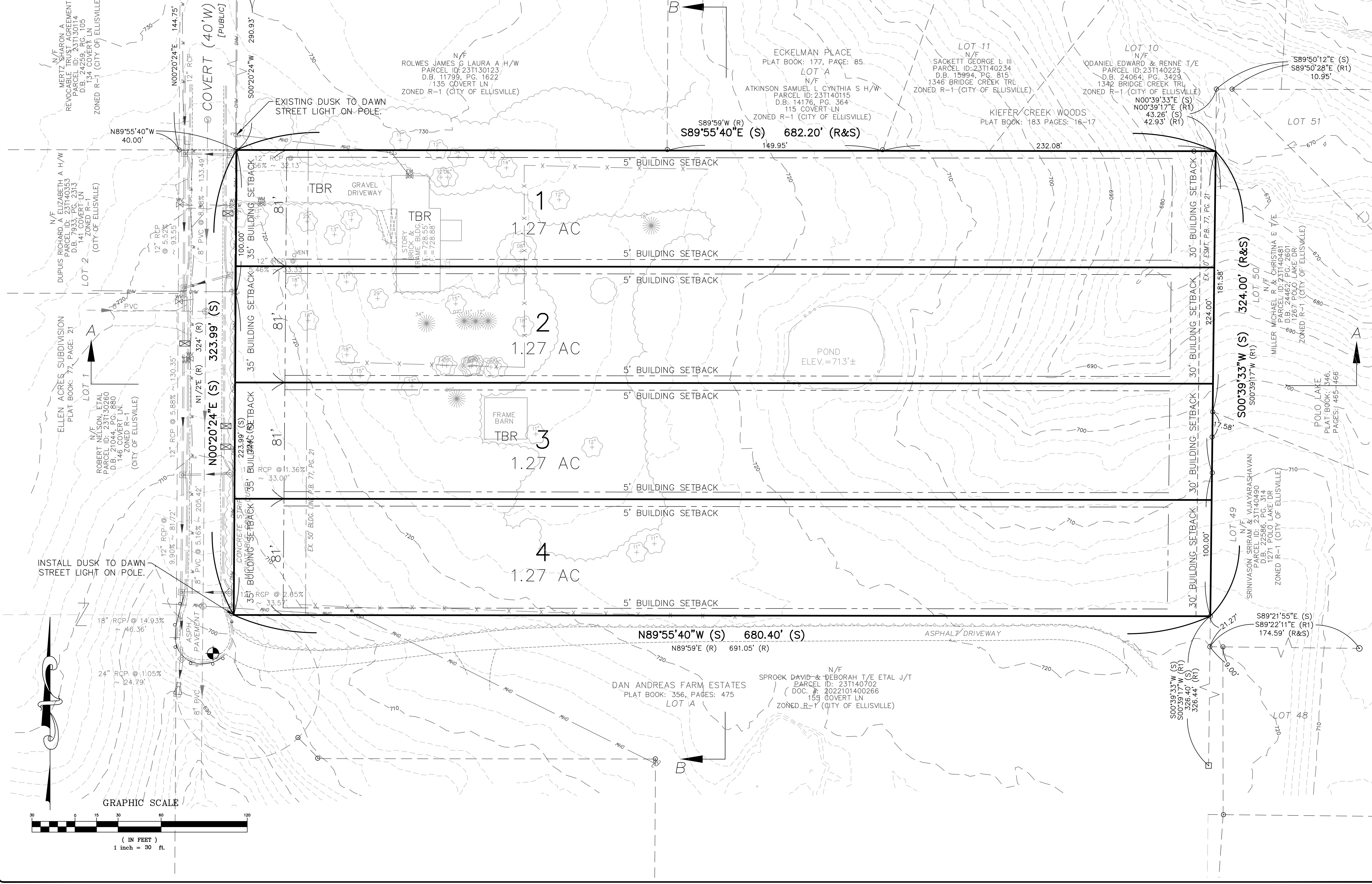
SITE DEVELOPMENT PLAN
COVER SHEET

PRELIMINARY PLAN
Date: 03-23-2026
MICHAEL S. BORDING
License No. E-28643
Professional Engineer

Job Number
23-06-134
Date
Mar. 23, 2026
Designed: MF Sheet
Drawn: SL 1.1
Checked: PRE

Drawing name: C:\Users\slu\Documents\Projects\2026\2026-06-13\496 (Amenity Site Development Plan) DWG. Plotted on: Mar 23, 2026 - 2:54pm. Plotted by: aisuquidm

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE
1	1-24-2023 INITIAL SUBMITTAL
2	8-11-2023 COMMENTS
3	9-29-2023 PLAN REVISIONS
4	9-29-2023 PLAN REVISIONS
5	2-12-2026 PLAN REVISIONS

Rohves Construction, Inc.
 P.O. BOX 454
 BALLWIN, MISSOURI 63022

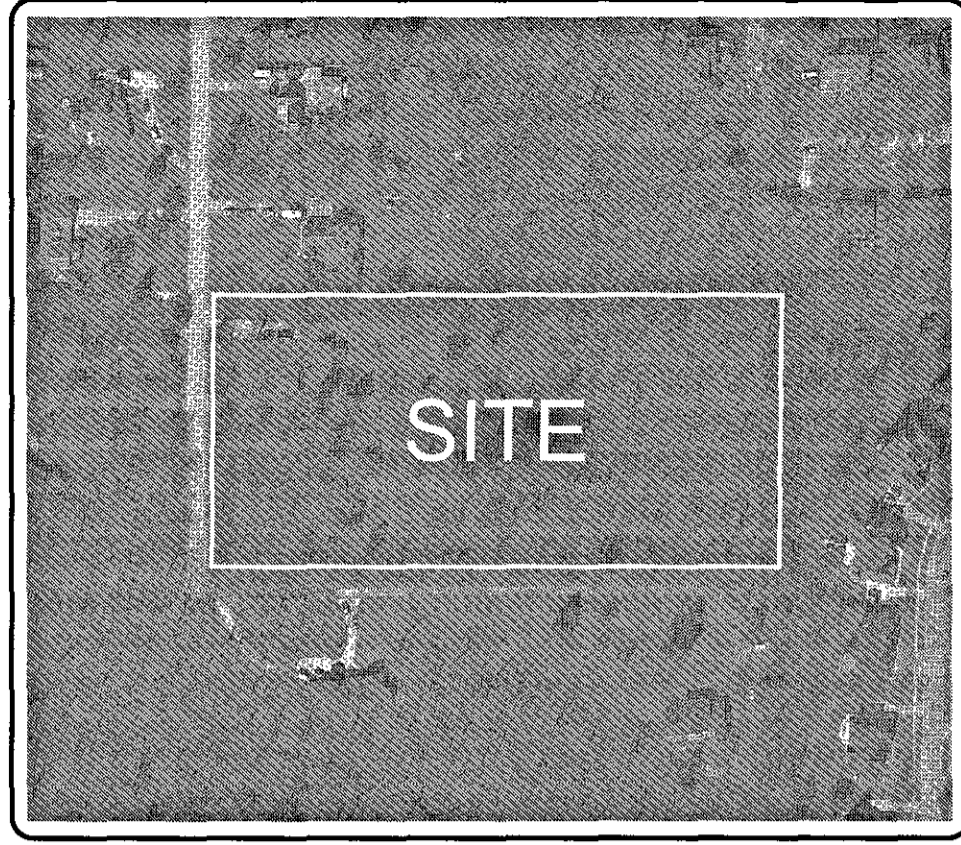
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63120
 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001948

Dupuis Estates
 ELLISVILLE, MISSOURI
 SITE DEVELOPMENT PLAN
 SITE PLAN

The Professional Engineer and Surveyor shall be held responsible for the accuracy of the information shown on this sheet. All changes, instructions or other documents not endorsed by the engineer and the engineer's company shall be the responsibility of the client. The engineer's company shall not be held responsible for any errors or omissions on any drawings or documents not endorsed by the engineer and the engineer's company.

PRELIMINARY PLAN
 Date: 03-23-2026
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

Job Number: 23-06-134
 Date: Mar. 23, 2026
 Designed: MF Sheet
 Drawn: SL 2.1
 Checked: PRE

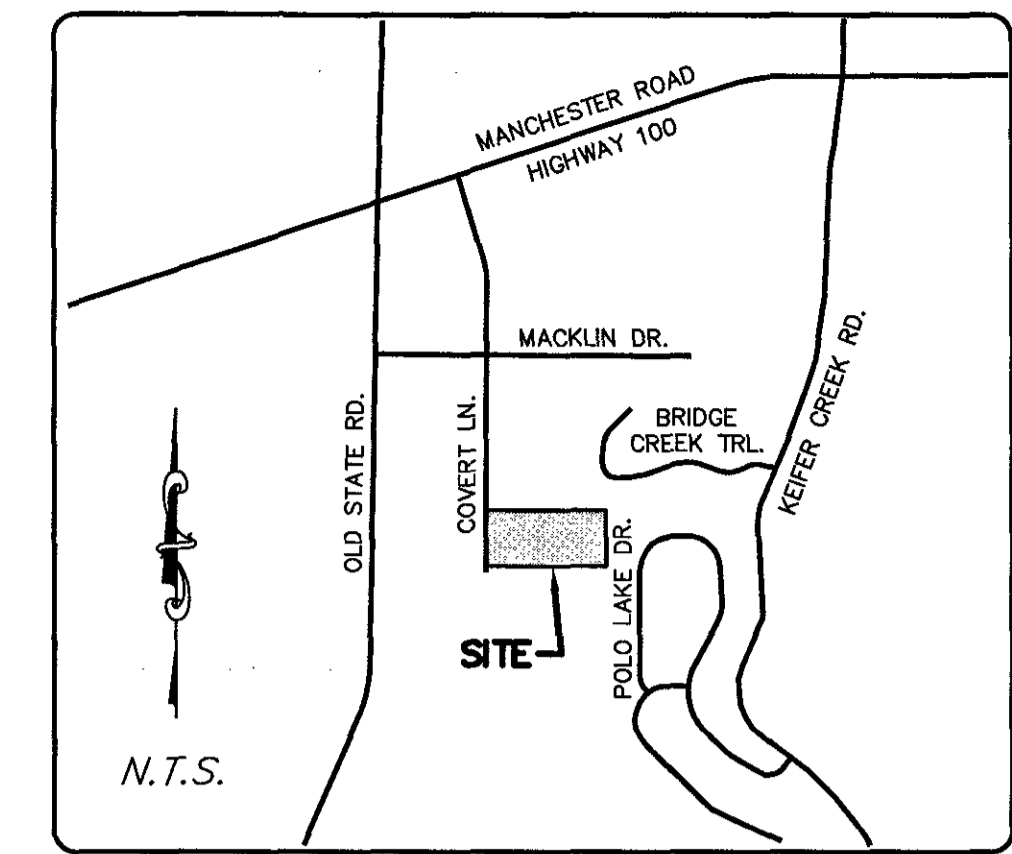


AERIAL PHOTO
N.T.S.

Dupuis Estates

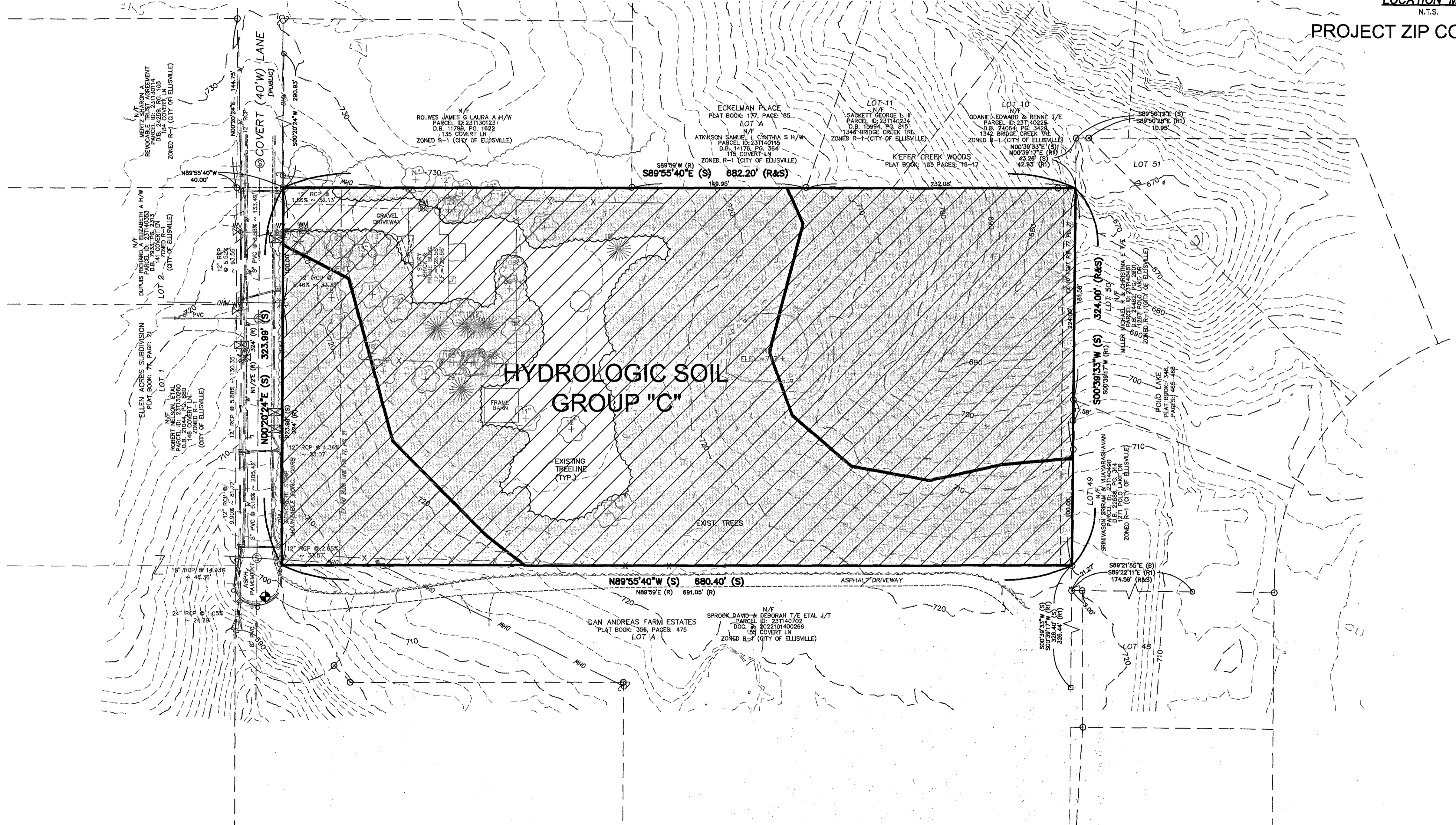
A TRACT OF LAND BEING LOT 3 AND LOT 4 OF
ELLEN ACRES SUBDIVISION (P.B. 77, PG. 21) IN THE SECTION 5,
TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

Natural Resources Map



LOCATION MAP
N.T.S.

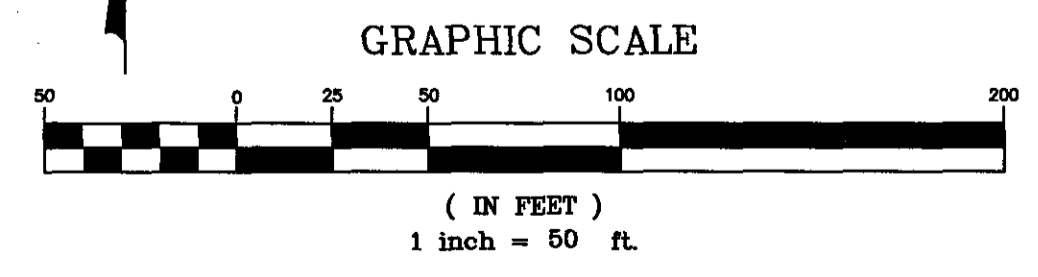
PROJECT ZIP CODE 63021



HYDROLOGIC SOIL
GROUP "C"

EXISTING TREE MASS

ASPHALTY DRIVEWAY



NOTES:
LOCATOR NUMBER: 23T140353
EXISTING ZONING: R-1 (CITY OF ELLISVILLE)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 5.07 ACRES
EXISTING TREE CANOPY: 4.3 AC.

CURRENT OWNER:
ROLWES CONSTRUCTION, INC.
P.O. BOX 454
BALLWIN, MISSOURI 63022

FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
Wetlands	No	None identified per Aerial photo.
Floodplains and Streams	No / No	No floodplain exists per FEMA Map No. 29189C0279K, Dated February 4, 2015. No Streams were identified.
Karst	No	None identified per Aerial photo.
Ponds	Yes	One pond identified per Aerial photo.

	Hydrologic Group Unrated
	Hydrologic Group C Soils
	Existing Tree Mass
	Regulated Waters

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	7-24-2023, INITIAL SUBMITTAL
2	8-11-2023, COMMENTS
3	9-22-2023, PLAN REVISIONS
4	9-28-2023, PLAN REVISIONS
5	2-12-2026, PLAN REVISIONS

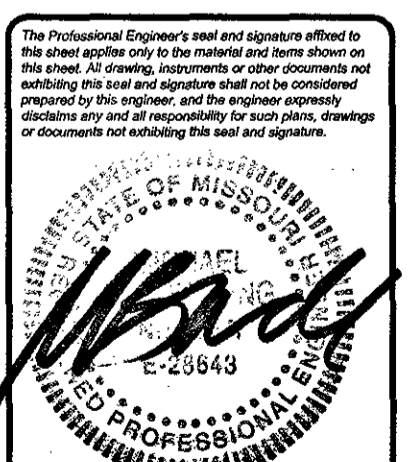
Rolwes Construction, Inc.
P.O. BOX 454
BALLWIN, MISSOURI 63022

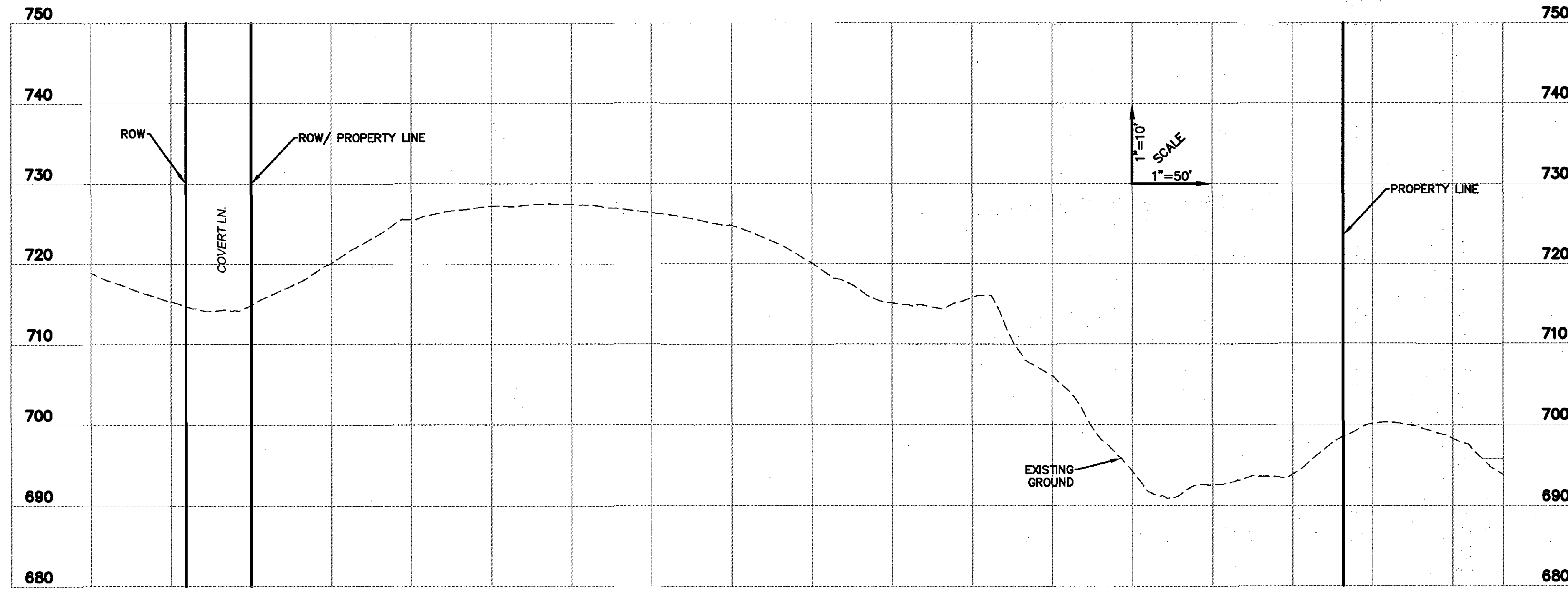
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Dupuis Estates
ELLISVILLE, MISSOURI
SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

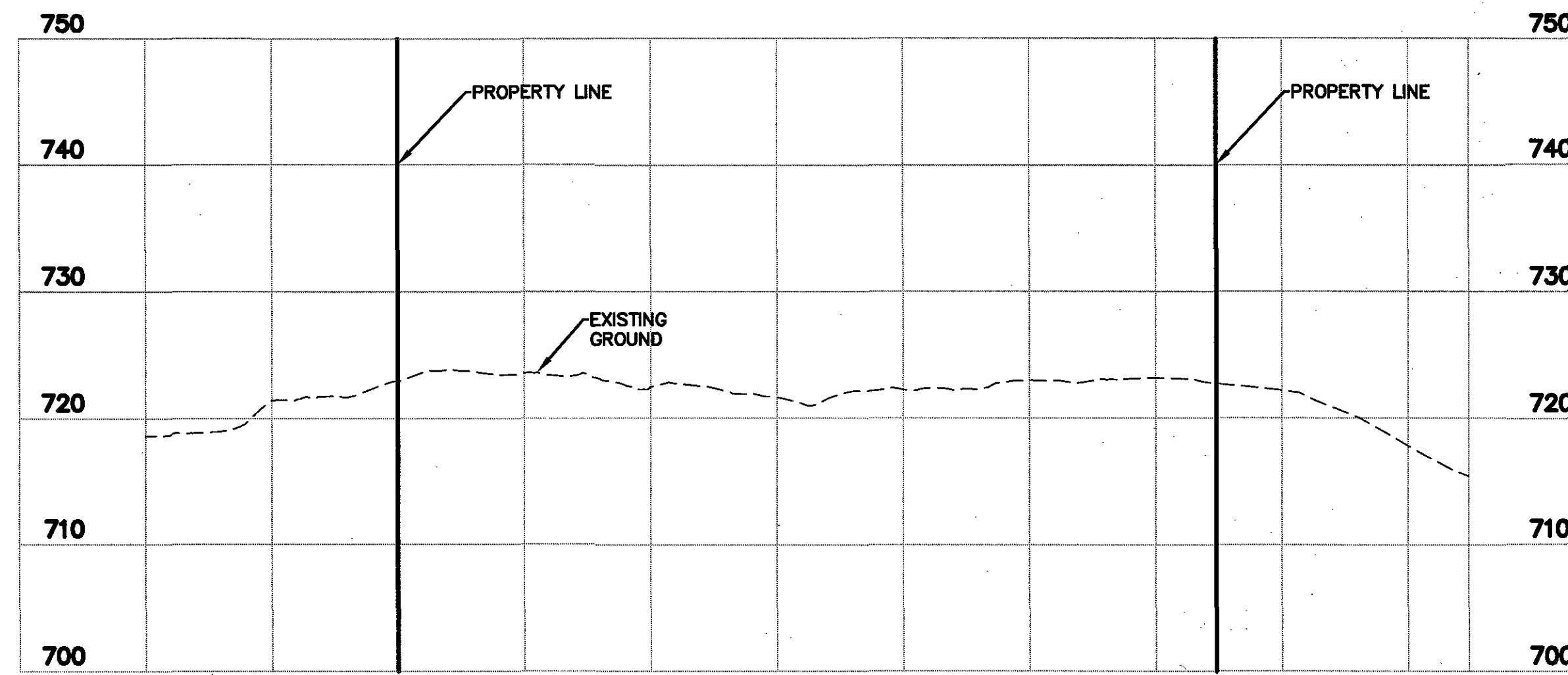
PRELIMINARY PLAN
Date: 03-23-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
23-06-134
Date
Mar. 23, 2026
Designed: MF Sheet
Drawn: SL **3.1**
Checked: PRE





SECTION A-A



SECTION B-B

ISSUE	REMARKS/DATE
1	7-24-2023, INITIAL SUBMITTAL
2	8-11-2023, COMMENTS
3	9-22-2023, PLAN REVISIONS
4	9-28-2023, PLAN REVISIONS
5	2-12-2026, PLAN REVISIONS

Rotwes Construction, Inc.
P.O. BOX 454
BALLWIN, MISSOURI 63022

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Dupuis Estates
ELLISVILLE, MISSOURI
SITE DEVELOPMENT PLAN
SITE SECTIONS

The Professional Engineer's seal and signature affixed to this sheet apply only to the material and items shown on this sheet. All other drawings, representations or other documents not including this seal and signature shall not be considered part of this project. The engineer assumes no responsibility for any errors, omissions or inaccuracies in any drawings, specifications or documents not including this seal and signature.

Michael G. Boerding
PROFESSIONAL ENGINEER
E-28643

PRELIMINARY PLAN
Date: 03-23-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
23-06-134

Date
Mar. 23, 2026

Designed: MF Sheet
Drawn: SL **4.1**
Checked: PRE

Drawing name: C:\Users\adam\appdata\local\temp\AcSubst... 195444819.dwg Plotted on: Mar 23, 2026 - 8:53am Plotted by: subhydram

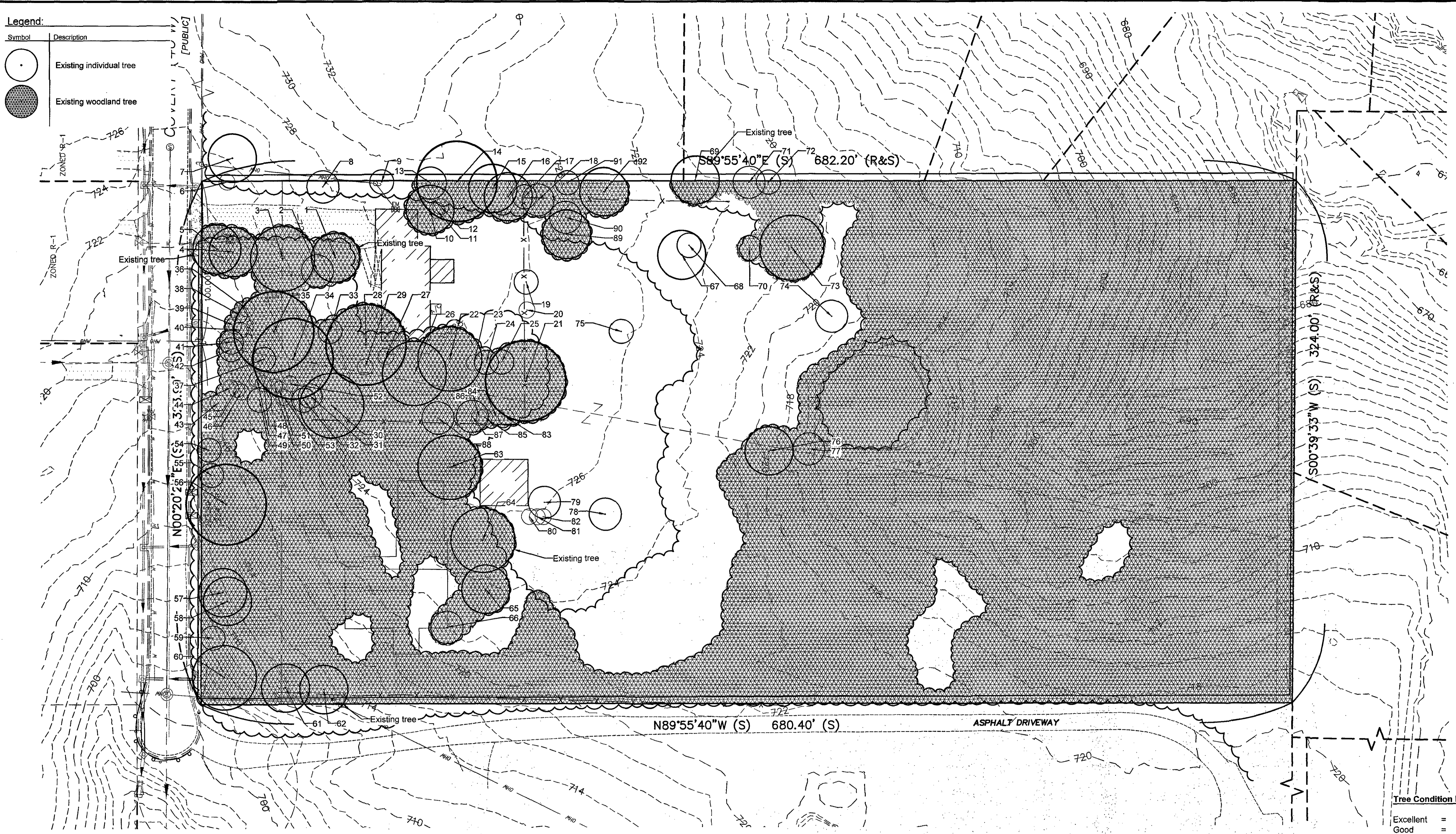
Legend:

Symbol	Description
	Existing individual tree
	Existing woodland tree

Jerald Saunders - Landscape Architect
MO License # LA-007

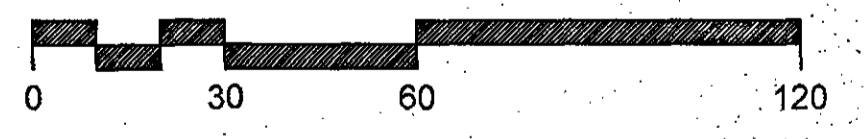
Consultants:

141 Covert Lane
Ellisville, Missouri



Total site area = 220,846 s.f. (5.07 acres)
Mature woodland tree canopy area = 159,482 s.f. (3.66 acres)

Tree Stand Delineation
SCALE 1"=30'



Tree Condition Rating:

Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

Revisions:

Date	Description	No.
3/18/24	City Comments	1

Drawn: KP
Checked: RS

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Tuliptree	12	30	3	
2	Crabapple	8	20	1	
3	Sweetgum	24	40	3	
4	Sycamore	14	30	3	
5	Oak	12	30	3	
6	Elm	4	10	1	
7	Elm	13	35	3	Offsite
8	Crabapple	7	30	1	Twin
9	Blackgum	10	25	2	Powerpole
10	Ash	12	30	2	
11	Ash	8	10	2	
12	Cherry	4	6	1	
13	Ash	12	20	2	
14	Elm	23	50	2	
15	Ash	10	30	2	
16	Ash	11	30	2	
17	Maple	7	15	2	
18	Cherry	18	18	1	In decline
19	Ash	8	24	2	
20	Ginkgo	6	8	1	Buck rub
21	Ash	22	60	2	
22	Ash	18	40	2	
23	Red Cedar	6	10	1	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
24	Red Cedar	11	20	2	
25	Red Cedar	13	20	2	
26	Red Cedar	20	40	2	Twin
27	Redbud	4	12	3	
28	Sweetgum	24	50	3	
29	Red Cedar	5	12	2	
30	Oak	14	40	3	
31	Red Cedar	7	20	2	
32	Persimmon	7	15	2	
33	Maple	9	20	1	
34	Oak	20	50	3	
35	Sycamore	16	50	3	
36	Persimmon	6	10	2	
37	Red Cedar	4	10	3	
38	Persimmon	5	10	2	
39	Persimmon	4	10	2	
40	Persimmon	4	10	2	
41	Oak	5	12	2	
42	Ash	8	18	2	
43	Red Cedar	4	10	2	
44	Persimmon	5	10	2	
45	Persimmon	3	10	2	
46	Persimmon	4	10	2	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
47	Persimmon	1	10	2	
48	Persimmon	5	10	2	
49	Red Cedar	10	20	2	
50	Persimmon	4	10	2	
51	Persimmon	4	10	2	
52	Persimmon	6	10	2	
53	Persimmon	5	10	2	
54	Oak	14	30	2	Powerline
55	Oak	12	30	2	Powerline
56	Oak	20	50	2	
57	Hickory	11	30	3	
58	Hickory	13	30	3	
59	Oak	15	35	2	Powerlines
60	Oak	24	40	2	Powerlines
61	Oak	15	30	2	Powerlines
62	Oak	12	30	2	Powerlines
63	Red Cedar	21	40	3	
64	Oak	17	40	3	
65	Red Cedar	17	30	3	
66	Red Cedar	12	20	3	
67	Red Cedar	24	30	3	
68	Hackberry	9	10	2	
69	Pecan	22	30	2	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
70	Red Cedar	15	22	3	
71	Persimmon	15	25	3	
72	Persimmon	6	10	3	
73	Ash	20	40	3	
74	Dogwood	7	20	2	
75	Red Cedar	6	15	3	
76	Sweetgum	14	30	3	
77	Red Cedar	14	20	3	
78	Persimmon	12	20	3	
79	Mulberry	12	20	2	Twin
80	Persimmon	4	10	2	
81	Persimmon	4	10	2	
82	Persimmon	4	10	2	
83	Locust	7	10	2	
84	Locust	7	10	2	
85	Locust	12	10	2	
86	Locust	12	10	2	Twin
87	Locust	24	20	2	
88	Oak	12	20	3	
89	Persimmon	14	30	3	
90	Cherry	7	20	2	
91	Elm	10	35	2	
92	Oak	10	30	3	

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 12/18/23
Job #: 1075.001

This page was intentionally left blank.

Dupuis Estates

A TRACT OF LAND BEING LOT 3 AND LOT 4 OF ELLEN ACRES SUBDIVISION (P.B. 77, PG. 21) IN THE SECTION 5, TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

Subdivision Plat

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS: METROPOLITAN ST. LOUIS SEWER DISTRICT METRO-WEST FIRE PROTECTION DISTRICT ROCKWOOD R6 SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS: MISSOURI AMERICAN WATER COMPANY AMEREN MISSOURI AT&T SPIRE CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF ELLISVILLE AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF ELLISVILLE AND MSD STANDARDS.
- STREET TREES AND STREET LIGHTS SHALL BE PER CITY OF ELLISVILLE STANDARDS.
- SUBDIVISION IDENTIFICATION SIGN SHALL BE PER CITY OF ELLISVILLE ZONING CODE (CHAPTER 410, ARTICLE IV, SECT. 410.120)
- THE CLOSEST MAJOR STREET INTERSECTION IS MANCHESTER ROAD/HIGHWAY 100 AND OLD STATE ROAD 0.4 MILES TO THE NORTHWEST.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF ELLISVILLE STANDARDS.
- PROPOSED LIGHT STANDARDS SHALL BE 16' TALL MAXIMUM.
- ALL PATIOS AND UNCOVERED DECKS MAY ENCRoACH INTO THE REAR YARD SETBACK, BUT SHALL NOT BE CLoSER THAN 10 FEET TO THE REAR PROPERTY LINE.
- ALL COVERED DECKS AND PATIOS WILL COMPLY WITH THE PROPOSED SETBACK REQUIREMENTS.
- A WAIVER FROM THE REQUIREMENT FOR A SIDEWALK ALONG COVERT LANE IS REQUESTED WITH THIS APPROVAL.

OWNER:

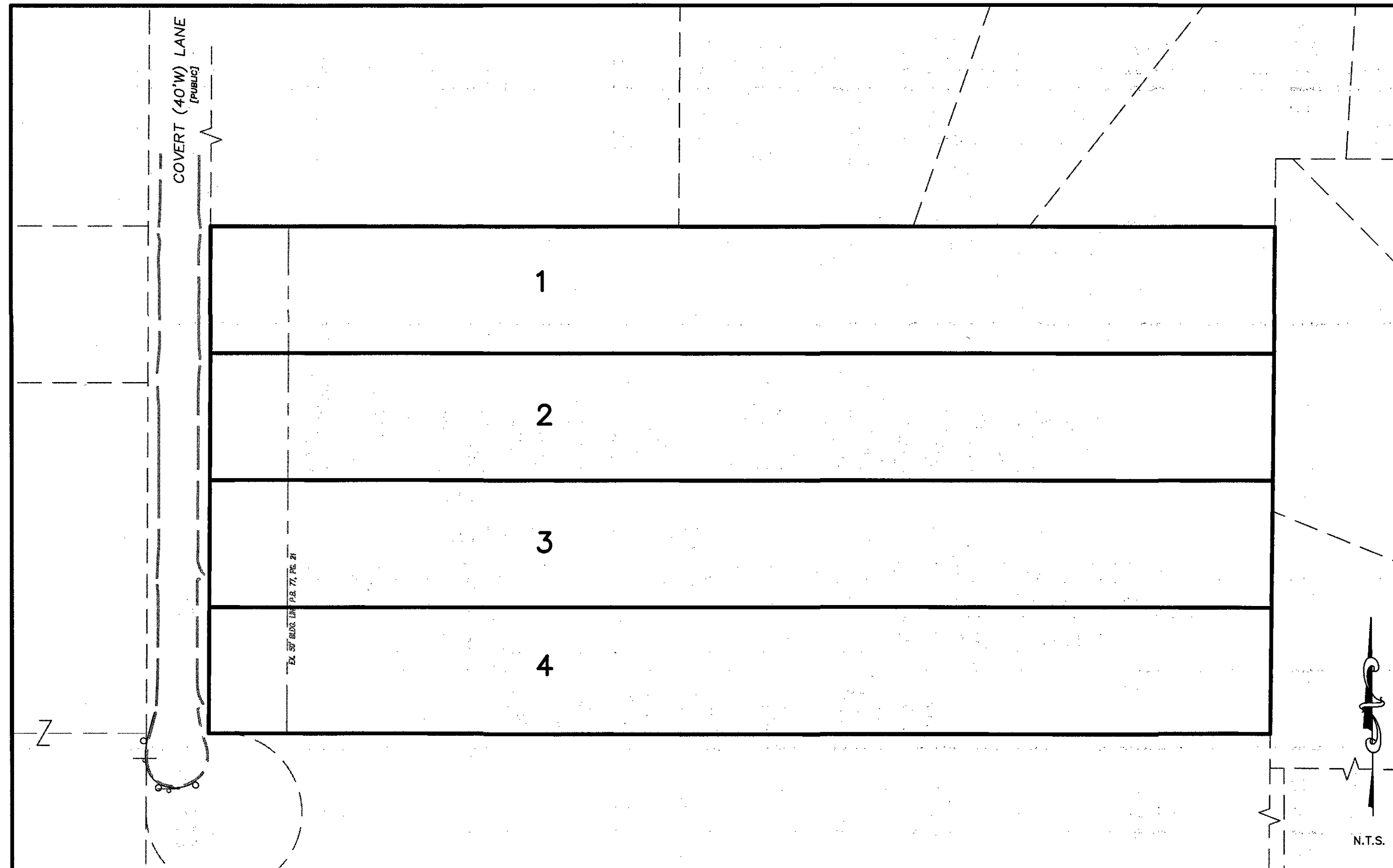
ROLWES CONSTRUCTION, INC.
P.O. BOX 454
BALLWIN, MISSOURI 63022

DEVELOPMENT NOTES:

LOCATOR NUMBER: 23T140353
EXISTING ZONING: R-1 OPTION II (12,000 S.F.) *CITY OF ELLISVILLE*
PROPOSED ZONING: R-2
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 5.07 ACRES
ALLOWABLE DENSITY: 5.07 AC. X 43,560 SQ.FT. = 10.14 21,780 SQ.FT.
TOTAL LOTS ALLOWED: 10
TOTAL LOTS PROPOSED: 4
PROPOSED DENSITY: 0.79 LOTS/AC.
PARKING CALCULATIONS: SPACED REQUIRED: 8 (2 SPACES/LOT) SPACES PROVIDED: 8 (2 SPACES/LOT)

CLEARING DATA:

EXISTING TREE CANOPY = 4.3 AC.



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE PLAN
- 3.1 NATURAL RESOURCES MAP
- 4.1 SITE SECTIONS
- 5.1 TSD

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 3 AND 4 OF 'ELLEN ACRES SUBDIVISION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE LOCATED ON THE NORTHEAST CORNER OF LOT A OF 'DAN ANDREAS FARM ESTATES', A SUBDIVISION RECORDED IN PLAT BOOK 358 PAGE 475 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT A AND ITS WESTERLY PROLONGATION, NORTH 89°55'40" WEST, 680.40 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF COVERT LANE (40 FEET WIDE), DISTANT 20.00 FEET EAST OF THE CENTERLINE THEREOF; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A LINE PARALLEL TO AND DISTANT 20.00 FEET EAST OF THE CENTERLINE OF SAID RIGHT-OF-WAY, NORTH 00°20'24" EAST, 323.99 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES AND LAURA ROLWES, BY INSTRUMENT RECORDED IN DEED BOOK 11799 PAGE 1622 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID ROLWES TRACT, THE SOUTH LINE OF LOT A OF 'ECKELMAN PLACE', A SUBDIVISION RECORDED IN PLAT BOOK 177 PAGE 85 OF THE ABOVEMENTIONED RECORDS, AND THE SOUTH LINE OF 'KIEFER CREEK WOODS', A SUBDIVISION RECORDED IN PLAT BOOK 03 PAGE 16-17 OF THE ABOVEMENTIONED RECORDS, SOUTH 89°55'40" EAST, 682.20 FEET TO A POINT LOCATED ON THE WEST LINE OF 'POLO LAKE', A SUBDIVISION RECORDED IN PLAT BOOK 346, PAGES 465-466 OF THE ABOVEMENTIONED RECORDS, FROM WHICH POINT AN IRON PIPE BEARS NORTH 89°55'40" WEST, 15.10 FEET; THENCE ALONG THE WEST LINE OF SAID 'POLO LAKE' SUBDIVISION, SOUTH 00°39'33" WEST, 324.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,730 SQUARE FEET (5.067 ACRES MORE OR LESS), BASED UPON THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2024 UNDER PROJECT NUMBER 23-06-134.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

GROUND WATER NOTE

DEPTH OF GROUND WATER: >200 cm - 91 cm OR 6.56 ft.-3.0 ft*

*BASED UPON AVAILABLE INFORMATION PROVIDED BY NATIONAL COOPERATIVE SOIL SURVEY AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

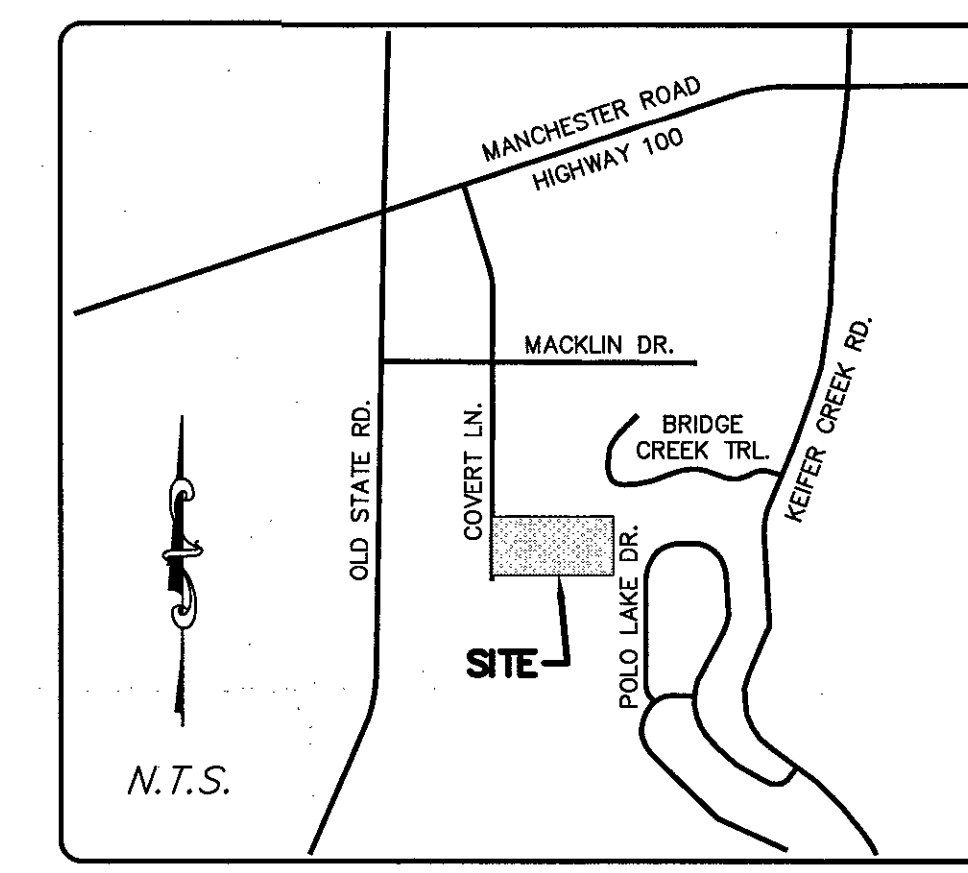
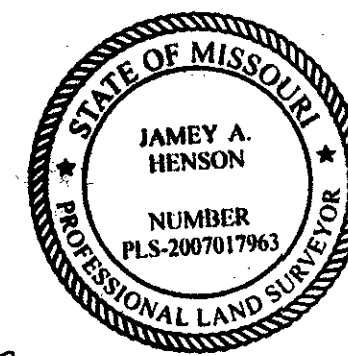
ADDITIONAL SUBSURFACE INVESTIGATION WILL BE REQUIRED. TEST BORINGS AND/OR TEST PITS TO DEPTH BELOW THE ANTICIPATED EXCAVATION WILL BE REQUIRED TO DEFINE THE GROUND WATER DEPTH AND CONDITIONS INCLUDING STATIC, PERCHED, AND ARTESIAN CONDITIONS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JAN, 2026, AT THE REQUEST OF JIM ROLWES, PREPARED A SUBDIVISION PLAT OF "141 COVERT LANE", A TRACT OF LAND BEING LOT 3 AND LOT 4 OF ELLEN ACRES SUBDIVISION (P.B. 77, PG. 21) IN THE SECTION 5, TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

JAMES A. HENSON, PLS
MO.REG. PLS #2007017963



LOCATION MAP

PROJECT ZIP CODE 63021

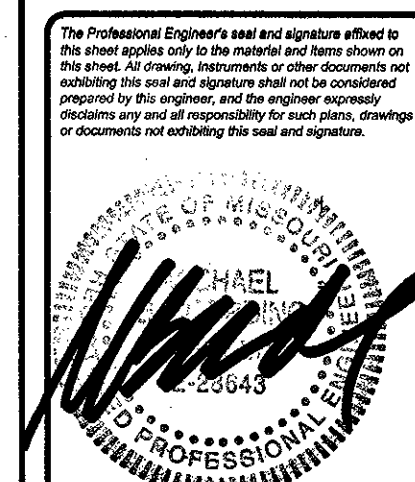
EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDINGS, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
X	FENCE	X
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	GRATED INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	FLARED END SECTION	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	LATERAL CONNECTION	[Symbol]
[Symbol]	UTILITY OR POWER POLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	TEST HOLE	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWW)
E	FLOW LINE	E
TO	TO BE REMOVED TOP OF CURB	TBR
[Symbol]	SWALE	(TO)
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]
[Symbol]	PARKING STALLS	[Symbol]
[Symbol]	YARD LIGHT	[Symbol]

ISSUE	REMARKS/DATE
1	7-24-2023, INITIAL SUBMITTAL
2	8-11-2023, COMMENTS
3	9-22-2023, PLAN REVISIONS
4	9-26-2023, PLAN REVISIONS
5	2-12-2026, PLAN REVISIONS

Robwes Construction, Inc.
P.O. BOX 454
BALLWIN, MISSOURI 63022

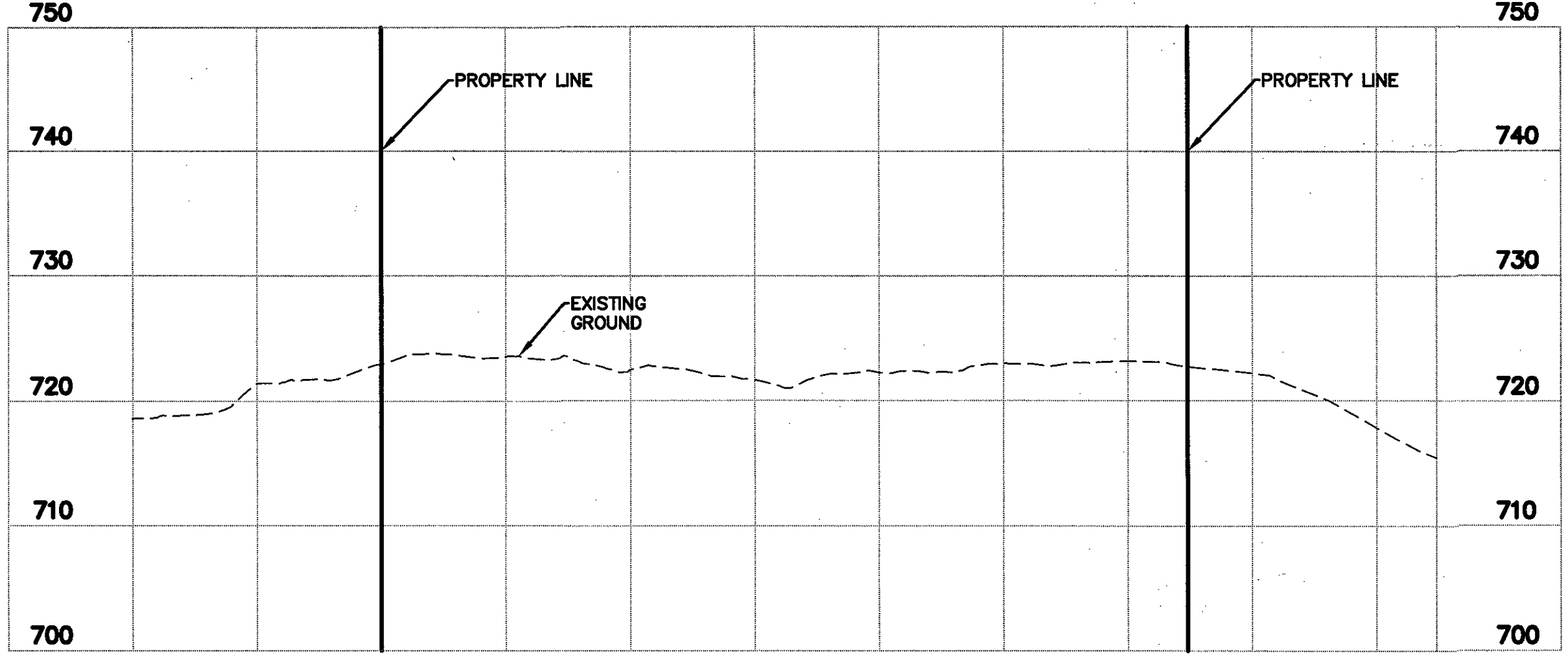
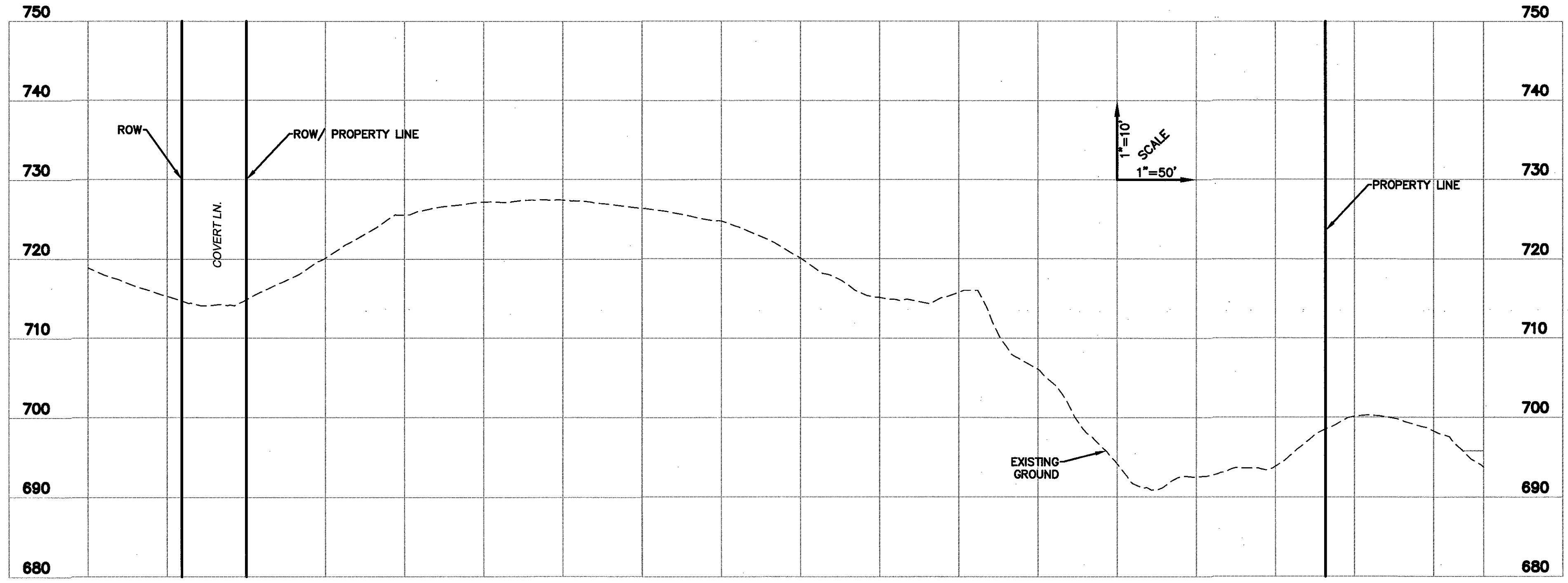
THE STERLING CO.
ENGINEERS & SURVEYORS
6055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Dupuis Estates
ELLISVILLE, MISSOURI
SUBDIVISION PLAT
COVER SHEET



PRELIMINARY PLAN
Date: 03-23-2026
MICHAEL G. BOERDGEN
License No. E-28643
Professional Engineer
Job Number: 23-06-134
Date: Mar. 23, 2026
Designed: MF Sheet
Drawn: SL 1.1
Checked: PRE

Drawing name: C:\Users\jacobm\Documents\2026\2026-2-28\2026-2-28.dwg Plotted on: Mar 23, 2026 - 2:49pm Plotted by: jacobm



ISSUE	REMARKS/DATE
1	7-24-2023 INITIAL SUBMITTAL
2	8-11-2023 COMMENTS
3	9-22-2023 PLAN REVISIONS
4	9-28-2023 PLAN REVISIONS
5	2-12-2026 PLAN REVISIONS

Rolwes Construction, Inc.
P.O. BOX 454
BALLWIN, MISSOURI 63022

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-467-0440 Fax: 314-467-8644
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Dupuis Estates
ELLISVILLE, MISSOURI
SUBDIVISION PLAT
SITE SECTIONS

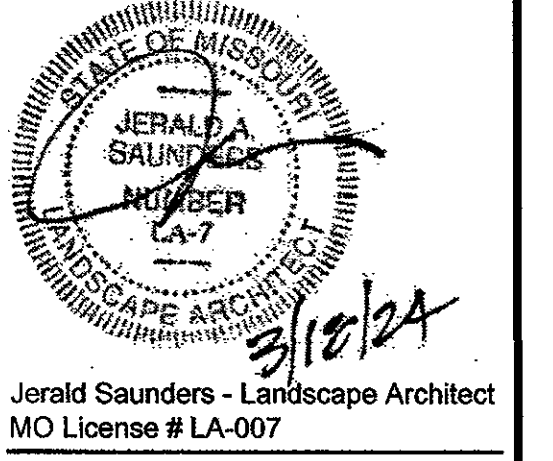
The Professional Engineer's seal and signature placed on this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not including this seal and signature shall not be considered approved by this engineer and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not including this seal and signature.

PRELIMINARY PLAN
Date: 03-23-2026
MICHAEL G. BOERDING
License No. E-28843
Professional Engineer

Job Number: 23-06-134
Date: Mar. 23, 2026
Designed: MF Sheet
Drawn: SL 4.1
Checked: PRE

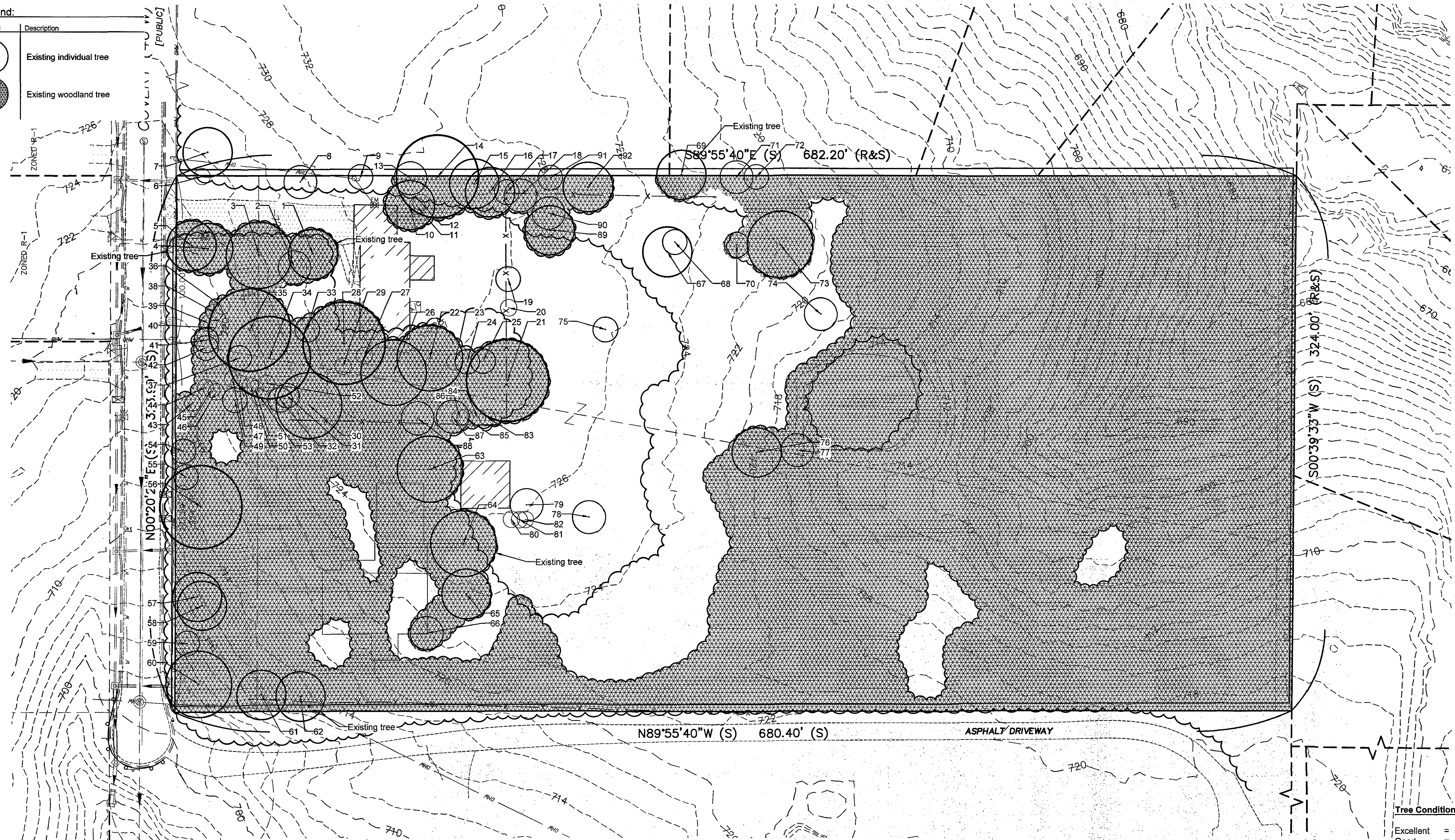
Legend:

Symbol	Description
	Existing individual tree
	Existing woodland tree

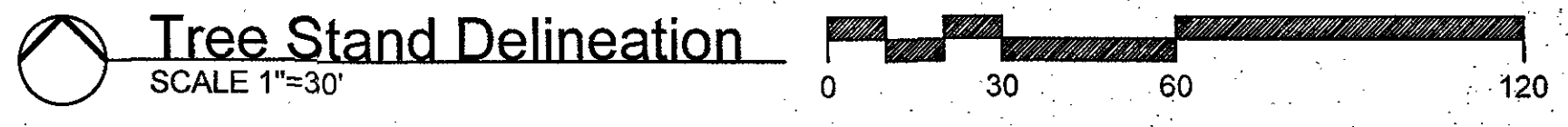


Consultants:

141 Covert Lane
Ellisville, Missouri



Total site area = 220,846 s.f. (5.07 acres)
Mature woodland tree canopy area = 159,482 s.f. (3.66 acres)



Tree Condition Rating:

Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Tuliptree	12	30	3	
2	Crabapple	6	20	1	
3	Sweetgum	24	40	3	
4	Sycamore	14	30	3	
5	Oak	12	30	3	
6	Elm	4	10	1	
7	Elm	13	35	3	Offsite
8	Crabapple	7	30	1	Twin
9	Blackgum	10	25	2	Powerpole
10	Ash	12	30	2	
11	Ash	8	10	2	
12	Cherry	4	6	1	
13	Ash	12	20	2	
14	Elm	23	50	2	
15	Ash	10	30	2	
16	Ash	11	30	2	
17	Maple	7	15	2	
18	Cherry	18	18	1	In decline
19	Ash	8	24	2	
20	Ginkgo	6	8	1	Buck rub
21	Ash	22	60	2	
22	Ash	18	40	2	
23	Red Cedar	6	10	1	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
24	Red Cedar	11	20	2	
25	Red Cedar	13	20	2	
26	Red Cedar	20	40	2	Twin
27	Redbud	4	12	3	
28	Sweetgum	24	50	3	
29	Red Cedar	5	12	2	
30	Oak	14	40	3	
31	Red Cedar	7	20	2	
32	Persimmon	7	15	2	
33	Maple	9	20	1	
34	Oak	20	50	3	
35	Sycamore	16	50	3	
36	Persimmon	6	10	2	
37	Red Cedar	4	10	3	
38	Persimmon	5	10	2	
39	Persimmon	4	10	2	
40	Persimmon	4	10	2	
41	Oak	5	12	2	
42	Ash	8	18	2	
43	Red Cedar	4	10	2	
44	Persimmon	5	10	2	
45	Persimmon	3	10	2	
46	Persimmon	4	10	2	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
47	Persimmon	1	10	2	
48	Persimmon	5	10	2	
49	Red Cedar	10	20	2	
50	Persimmon	4	10	2	
51	Persimmon	4	10	2	
52	Persimmon	6	10	2	
53	Persimmon	5	10	2	
54	Oak	14	30	2	Powerline
55	Oak	12	30	2	Powerline
56	Oak	20	50	2	
57	Hickory	11	30	3	
58	Hickory	13	30	3	
59	Oak	15	35	2	Powerlines
60	Oak	24	40	2	Powerlines
61	Oak	15	30	2	Powerlines
62	Oak	12	30	2	Powerlines
63	Red Cedar	21	40	3	
64	Oak	17	40	3	
65	Red Cedar	17	30	3	
66	Red Cedar	12	20	3	
67	Red Cedar	24	30	3	
68	Hackberry	9	10	2	
69	Pecan	22	30	2	

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
70	Red Cedar	15	22	3	
71	Persimmon	15	25	3	
72	Persimmon	8	10	3	
73	Ash	20	40	3	
74	Dogwood	7	20	2	
75	Red Cedar	6	15	3	
76	Sweetgum	14	30	3	
77	Red Cedar	14	20	3	
78	Persimmon	12	20	3	
79	Mulberry	12	20	2	Twin
80	Persimmon	4	10	2	
81	Persimmon	4	10	2	
82	Persimmon	4	10	2	
83	Locust	7	10	2	
84	Locust	7	10	2	
85	Locust	12	10	2	
86	Locust	12	10	2	Twin
87	Locust	24	20	2	
88	Oak	12	20	3	
89	Persimmon	14	30	3	
90	Cherry	7	20	2	
91	Elm	10	35	2	
92	Oak	10	30	3	

Revisions:

Date	Description	No.
3/18/24	City Comments	1

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
789 spiral, 40 park drive, chesterfield, missouri 63008
t. 636-519-8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #0000119

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 12/18/23
Job #: 1075.004e 41 of 101

This page was intentionally left blank.



Memo

To: Chair Mike Becker and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner

Meeting

Date: April 8, 2026

Re: RECONSIDERATION: A City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Section 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville

SUMMARY

The City previously adopted amendments to the Zoning Code and Sign Code establishing a maximum Correlated Color Temperature (CCT) of 2,700 Kelvin (K) for outdoor lighting, street lighting, and illuminated signage. The intent of these standards was to ensure that lighting throughout the City provides appropriate illumination for direction, safety, and visibility, while also minimizing glare, reducing impacts on adjacent residential properties, and preserving the character of the nighttime environment.

Since adoption of these requirements, City staff has received substantial feedback from several lighting and sign manufacturers, designers, and installers indicating that lamps limited to a maximum CCT of 2,700 K are not readily available or practical for many lighting and signage applications. Industry representatives have explained that most contemporary LED lighting systems—particularly those used for exterior illuminated signs—typically operate at higher color temperatures. Additionally, according to the Dark Sky Organization, a CCT of 3,000 K is generally recommended, indicating that the currently adopted 2,700 K standard exceeds even commonly accepted industry guidance and is creating undue burdens on providers of street lighting and sign manufacturers.

This issue is further compounded by the City's street light provider, Ameren UE, which requires a minimum of 3,000 K for street lighting installations and will not install 2,700 K fixtures. As a result, maintaining the current standard would require the City to independently procure, install, and maintain non-standard lighting fixtures, resulting in additional costs that are not feasible.

April 1, 2026

Sign contractors have also noted that when illumination passes through a sign face or cabinet, the perceived color temperature is reduced. Various sources indicate that sign faces dissipate or lower the effective CCT, meaning the difference between 2,700 K and slightly higher color temperatures is minimal and does not materially affect the appearance of the sign or its impact on surrounding properties.

From an enforcement perspective, staff has also evaluated whether a performance-based standard would be appropriate, such as measuring the CCT at a set distance (e.g., 10 feet from the sign). While performance standards are often preferred in zoning regulations, in this case such an approach is not practical. Many signs are mounted at significant heights—often 30 feet or more above grade—making it infeasible for staff to obtain accurate field measurements at a consistent distance. In practice, it would be difficult for staff to measure any sign above approximately 15 feet. Therefore, staff recommends maintaining a clear, quantifiable standard based on the bulb or fixture rating, which can be readily documented and verified, rather than a performance-based measurement in the field.

In response to this feedback, City staff is recommending a modest adjustment to the Zoning Code and Sign Code to better align the regulations with currently available lighting technology while maintaining the City's broader goals of minimizing excessive brightness and preserving community character.

Under the proposed amendment, the maximum allowable Correlated Color Temperature (CCT) would be revised as follows:

- Street and sidewalk lighting: maximum 3,000 K
- Sign illumination: maximum 4,100 K

These revisions provide practical flexibility for property owners and contractors while continuing to maintain reasonable controls on lighting appearance and intensity. The revisions will improve the practicality and enforceability of the City's lighting regulations, better align the code with current lighting technology and industry standards, and continue to uphold the City's broader goals of controlling glare, protecting adjacent residential properties, and maintaining an appropriate nighttime environment.

PLANNING AND ZONING COMMISSION REVIEW

The Planning and Zoning Commission first considered the proposed text amendment in March. At that time, the Commission expressed concern regarding the potential impacts on the City's existing lighting standards and community character and ultimately forwarded a negative recommendation on the amendment.

Following that action, the City Council also considered the petition in March. During its review, the Council noted that the Commission's recommendation was made without a full complement of members present, as three of the nine commissioners were absent.

April 1, 2026

Additionally, new and relevant information had been provided since the Commission's initial review, including updated industry guidance and practical enforcement considerations. Based on these factors, the City Council voted to return the petition to the Planning and Zoning Commission for reconsideration.

RECOMMENDATION

City staff recommends that the Planning and Zoning Commission reconsider the proposed text amendments in light of the additional information provided, including industry standards, utility provider requirements, and practical enforcement limitations and forwards a positive recommendation as proposed.

April 1, 2026

EXHIBIT A

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

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

SECTION 400.493. SIDEWALK AND STREET LIGHTING REQUIREMENTS.

A. Sidewalk Luminaires.

1. Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with:
 - a. New construction;
 - b. Use and/or reuse of property which has been vacant for one (1) year or more;
 - c. Any addition to existing structure(s);
 - d. Exterior facade renovations; and
 - e. Exterior site changes.

Exception: A change in use and/or reuse of property within less than one (1) year of vacancy will not trigger the requirement to install sidewalk luminaires.

2. 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)~~ **three thousand (3,000)** K.

- B. Residential Streetlights. Upon infill or redevelopment of any property for residential use(s), if no streetlights exist within the general proximity [two hundred (200) feet] of the infill lot's boundaries, a new decorative streetlight(s) will be required. The decorative streetlight(s) shall comply with the City's Residential Street Light Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000)** K.

TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS**SECTION 410.080. REGULATIONS APPLICABLE TO ALL SIGNS.**

...

- C. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **four thousand, one hundred (4,100) K.**

...

SECTION 410.100. SIGN CODE ADMINISTRATION.

...

- B. *Application.* No permit may be granted until after an application has been filed with and the appropriate fee paid to the City. An application for a sign permit shall be made in writing upon forms provided by the City. The permit request shall be accompanied by plans and specifications as required by the Code Enforcement Officer to determine compliance with this Code and may include the following:
1. The scale to which the plans are drawn;
 2. A site plan illustrating the location of the subject sign within the project site, including dimensions of linear frontage, setback, landscape areas, right-of-way lines and easements;
 3. Fully dimensioned architectural elevations, with total facade area, depicting the placement of the proposed signage and any existing signs;
 4. Detailed drawings of the proposed sign, including total sign area, dimensions, colors, materials, proposed copy, letter style (exact type face) and size;
 5. Method of any illumination and notes indicating:
 - a. Whether the sign is U.L. approved; and
 - b. That an electrical permit will be secured from St. Louis County prior to installation; and
 - c. Lamp Specifications: Detailed documentation, including manufacturer data sheets or technical specifications, verifying that all proposed lamps do not exceed a Correlated Color Temperature (CCT) of ~~two thousand seven hundred (2,700)~~ **four thousand, one hundred (4,100) Kelvin (K).**
 - d. Measurements or calculations demonstrating that the total outdoor light output, measured in footcandles (fc), does not exceed five footcandles (5 fc) at any point on the property.

- e. The submitted materials must provide sufficient detail to enable the Code Enforcement Officer to verify compliance with the specified lighting standards.
- 6. Any other information deemed relevant by the Code Enforcement Officer to determine compliance with this Code.



DarkSky

DarkSky International

DarkSky advocates for policy priorities that reduce light pollution and promote quality outdoor lighting



Carefully crafted and robust public policy is crucial to fulfilling DarkSky’s mission to restore the nighttime environment and protect communities from the harmful effects of light pollution. We are involved in various efforts to influence the decisions of various lawmaking and oversight bodies worldwide to formulate, adopt, implement, evaluate, or change public policies on outdoor lighting. We partner with various government entities to support policy priorities that reduce light pollution and promote quality outdoor lighting.

Night skies and public policy implications

Energy and climate change

Policies that [minimize light pollution are tied directly to reducing energy consumption](#) by promoting [efficient outdoor lighting technologies](#). These policies control the types of outdoor lighting that various public and private entities may install and determine appropriate lighting levels and warranting conditions (whether lights may be installed in certain areas and/or operated during particular hours of the day).

LEDs are already extremely energy efficient, and the Color Temp does not impact power consumption.

Wildlife and ecosystems

Wildlife is all around us, whether we live in urban or rural settings. Choices made by various jurisdictions about outdoor lighting impact all species and are especially important for locations in or near sensitive habitats. [Bad lighting policies can have lethal consequences for wildlife](#), but good policies can actually help restore healthy urban ecosystems.

No where in this section does color temperature

Human health

The preponderance of available scientific data suggests that [exposure to artificial light at night presents significant risks to human health](#). While greater exposure to light at night comes from indoor lighting and viewing electronic devices, jurisdictions can limit residents' exposure to artificial light during outdoor nighttime activities while providing adequate light levels to ensure safety and security.

Public safety

Poorly designed and installed outdoor lighting is a known hazard to motorists, bicyclists, and pedestrians in transit at night. The same policies that reduce light pollution will reduce glare and put the right amount of light in the right place and at the right time to ensure the safety of all.

Crime

The notion that preserving dark skies requires turning lights off and compromising security is not supported by scientific evidence. [Over-lighting outdoor spaces at night in the belief that lighting deters crime can actually create favorable conditions for crimes of opportunity](#). Good policies that reduce light pollution enhance security by reducing glare, attenuating harsh lighting that creates shadows, and retaining the element of surprise through adaptive lighting controls.

Why should your municipality be concerned about light pollution?

1. Energy waste and carbon emissions

In an average year in the U.S. alone, outdoor lighting uses about 380 terawatt-hours of energy, mostly to illuminate streets and parking lots. That's enough energy to meet New York City's total electricity needs for two years!

DarkSky estimates that at least 30 percent of all outdoor lighting in the U.S. alone is wasted, mostly by lights that aren't shielded. That adds up to \$3.3 billion and the release of 21 million tons of carbon dioxide per year. To offset all that carbon dioxide, we'd have to plant 875 million trees annually.

Learn more about the effects of light pollution on [Energy and climate change](#).

LEDs are already extremely energy efficient, and the Color Temp does not impact power consumption.

2. Negative effects on wildlife

Numerous studies have shown that artificial light at night has numerous negative and deadly effects on many types of [wildlife](#), including birds, amphibians, insects, and mammals.

3. What about crime and safety?

There is no clear scientific evidence showing that increased outdoor lighting deters crime. While brighter lighting may make us feel safer, poor outdoor lighting can actually [reduce our personal safety](#). A [study conducted by the city of Chicago](#) found a correlation between increased crime and brightly lit alleyways. A [study prepared by the U.S. National Institute of Justice](#) concluded: "We can have very little confidence that improved lighting prevents crime."

In fact, glare from bright lights makes it difficult to see into shadowy areas, where people can hide. Some crimes, such as vandalism and graffiti, thrive on lighting.

Glare can also be dangerous to pedestrians and drivers. It shines into our eyes and diminishes our ability to see in low-light conditions.

A problem that has simple solutions

The good news is that your municipality can have it all — environmentally responsible lighting that helps keep citizens safe. When lighting is shielded, it's directed down on the ground where it's needed, which minimizes glare, light pollution, and carbon emissions and saves money. DarkSky has adopted the [Five Principles for Responsible Outdoor Lighting](#) to give overall guidance on how to effectively reduce light pollution while simultaneously improving lighting quality and public safety.

Why outdoor lighting ordinances matter

[Outdoor lighting ordinances](#) or codes are a great tool for ensuring that municipalities implement good, safe outdoor lighting. A well-written ordinance, with proper lighting installed, will save the public money and increase safety.

In 2011, DarkSky, in collaboration with the Illuminating Engineering Society (IES), created the [Model Lighting Ordinance](#) (MLO) to make it easier for municipalities to adopt good lighting policies. Although the MLO is no longer being updated, it offers useful guidance for cities to consider when developing their own approach to lighting.

LEDs and outdoor lighting

Many municipalities are replacing older, conventional lighting systems with new, energy-efficient, light-emitting diodes (LEDs). However, energy efficiency is just one piece of the puzzle in improving outdoor lighting at night.

Cities like Tucson, Arizona, have successfully [upgraded their lighting systems](#) and achieved energy savings and reductions in light pollution. By following the [Five Principles for Responsible Outdoor Lighting](#), cities can select outdoor lighting that increases energy and cost savings, enhances safety and security, protects wildlife, and preserves the nighttime environment.

We strongly encourage municipalities to give equal weight to energy conservation and light pollution reductions when considering a new outdoor lighting system.

Dark sky friendly outdoor lighting for policy makers



Why should your municipality be concerned about light pollution?

1. Energy waste and carbon emissions

In an average year in the U.S. alone, outdoor lighting uses about 380 terawatt-hours of energy, mostly to illuminate streets and parking lots. That’s enough energy to meet New York City’s total electricity needs for two years!

DarkSky estimates that at least 30 percent of all outdoor lighting in the U.S. alone is wasted, mostly by lights that aren’t shielded. That adds up to \$3.3 billion and the release of 21 million tons of carbon dioxide per year. To offset all that carbon dioxide, we’d have to plant 875 million trees annually.

Learn more about the effects of light pollution on [Energy and climate change](#).

LEDs are already extremely energy efficient, and the Color Temp does not impact power consumption.

2. Negative effects on wildlife

Numerous studies have shown that artificial light at night has numerous negative and deadly effects on many types of [wildlife](#), including birds, amphibians, insects, and mammals. [Nothing about specific Kelvin is mentioned here. This section mostly talks about the presence of any artificial light impacting wildlife. Big suggestion on “lights out” between 11pm and 6am](#)

3. What about crime and safety?

There is no clear scientific evidence showing that increased outdoor lighting deters crime. While brighter lighting may make us feel safer, poor outdoor lighting can actually [reduce our personal safety](#). A [study conducted by the city of Chicago](#) found a correlation between increased crime and brightly lit alleyways. A [study prepared by the U.S. National Institute of Justice](#) concluded: “We can have very little confidence that improved lighting prevents crime.”

In fact, glare from bright lights makes it difficult to see into shadowy areas, where people can hide. Some crimes, such as vandalism and graffiti, thrive on lighting.

Glare can also be dangerous to pedestrians and drivers. It shines into our eyes and diminishes our ability to see in low-light conditions. More About Lumens Nothing about specific Kelvin is mentioned here.

A problem that has simple solutions

The good news is that your municipality can have it all — environmentally responsible lighting that helps keep citizens safe. When lighting is shielded, it's directed down on the ground where it's needed, which minimizes glare, light pollution, and carbon emissions and saves money. DarkSky has adopted the [Five Principles for Responsible Outdoor Lighting](#) to give overall guidance on how to effectively reduce light pollution while simultaneously improving lighting quality and public safety. [See 5 Principles Document](#)

Why outdoor lighting ordinances matter

[Outdoor lighting ordinances](#) or codes are a great tool for ensuring that municipalities implement good, safe outdoor lighting. A well-written ordinance, with proper lighting installed, will save the public money and increase safety.

In 2011, DarkSky, in collaboration with the Illuminating Engineering Society (IES), created the [Model Lighting Ordinance](#) (MLO) to make it easier for municipalities to adopt good lighting policies. Although the MLO is no longer being updated, it offers useful guidance for cities to consider when developing their own approach to lighting. [See 5 Model Light Ordinance Document](#)

LEDs and outdoor lighting

Many municipalities are replacing older, conventional lighting systems with new, energy-efficient, light-emitting diodes (LEDs). However, energy efficiency is just one piece of the puzzle in improving outdoor lighting at night.

Cities like Tucson, Arizona, have successfully [upgraded their lighting systems](#) and achieved energy savings and reductions in light pollution. By following the [Five Principles for Responsible Outdoor Lighting](#), cities can select outdoor lighting that increases energy and cost savings, enhances safety and security, protects wildlife, and preserves the nighttime environment.

We strongly encourage municipalities to give equal weight to energy conservation and light pollution reductions when considering a new outdoor lighting system.

Five Principles for Responsible Outdoor Lighting

Five Lighting Principles for Responsible Outdoor Lighting

DarkSky | IES Illuminating Engineering Society

1 Useful
Use light only if it is needed
All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.

2 Targeted
Direct light so it falls only where it is needed
Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

3 Low Level
Light should be no brighter than necessary
Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.

4 Controlled
Use light only when it is needed
Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

5 Warm-colored
Use warmer color lights where possible
Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

Responsible outdoor lighting is

Rev. 08-2023

#5 Does Not mention specific Color Temperature just lean toward warm the lowest NEEDED.

Too often, outdoor electric lighting installations at night are overlit, left on when not needed, and harmful to the environment. As a result, light pollution is a growing global issue that can negatively affect our environment and impact our quality of life. DarkSky and the [Illuminating Engineering Society](#) jointly published the **Five Principles for Responsible Outdoor Lighting** to prevent and reduce light pollution through the proper application of quality outdoor electric lighting.

By applying these principles, properly designed electric lighting at night can be beautiful, healthy, and functional. Projects that incorporate these principles will save energy and money, reduce light pollution, and minimize wildlife disruption.

Five Principles for Responsible Outdoor Lighting

Light where you need it, when you need it, in the amount needed, and no more. If light is deemed useful and necessary, follow these guidelines to prevent, or when that's not possible, minimize light pollution.

Responsible outdoor lighting is:

1. Useful

Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.

2. Targeted

Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

3. Low level Higher Priority for Dark Sky

Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.

4. Controlled

Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

5. Warm-colored Last item mentioned by Dark Sky implies the least important?

Use warmer-color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.



DarkSky International

2026 U.S. Municipal Code for Outdoor Lighting

February 20, 2026 – Version 1.1

Introduction

This DarkSky International (DarkSky) template provides outdoor lighting requirements for any local government (e.g., county, municipality) seeking to enact responsible outdoor lighting code (i.e., ordinance, bylaw). The language and requirements herein are a proven approach to mitigate light pollution and other misuses of artificial light at night. Such misuses threaten visual performance and human safety at night, brighten the naturally dark sky, waste valuable energy resources, and may damage nocturnal ecosystems or cause adverse biological health disruptions. The requirements work together holistically to meet the Five Principles for Responsible Outdoor Lighting co-authored by DarkSky and the Illuminating Engineering Society.

Instructions for Use

Narrative written in *[Blue + Italicized font]* are instructions intended for the user, including why a topic is being addressed, and, when applicable, optional requirements or choices. The language within this template will assist advocates and municipal staff members draft appropriate language. Narrative in **[red brackets]** requires the insertion of an appropriate name, term, value, or date depending on local conditions.

Before completion, it is recommended to gather input from key stakeholders (e.g., law enforcement, staff, community, utilities) so all perspectives are considered. The intent is for options to be selected that best fit the passion, identity, and goals of the local community while still meeting DarkSky recommendations. Upon completion, unused options and user instructions should be deleted to keep the document concise.

DarkSky Recognized Program

A program is available for any jurisdiction seeking to have their outdoor lighting code recognized by DarkSky International. For questions regarding this program, contact the [DarkSky Lighting Program Manager](#).

2. *Non-essential* outdoor lighting, including but not limited to landscape features and decorative lighting elements, shall be extinguished or dimmed by at least 50 percent.
3. *Luminaires* activated by motion detection shall automatically return to their prior state no greater than [5] minutes after activity is no longer detected.

E. **Spectrum:** Unless otherwise specified, the maximum allowable correlated color temperature (CCT) for outdoor *Luminaires* is 3000 K. *[Because blue light is more apt to scatter locally in the atmosphere, it is prone to being redirected back toward earth as a physical manifestation of sky glow. This veil of sky glow reduces the visibility of stars within the natural nighttime sky, and the increased illumination may disrupt biological and ecological health. A CCT of 3000 K is the highest recommended baseline criterion. Some communities may choose, or be accustomed to, 2400 K.]* Exceptions are:

1. Public safety needs supported by cited documentation.
2. Non-white light sources are allowed for decorative illumination of building facades, landscape features, and entertainment effect. *[Saturated color in the outdoor environment should have limited use.]*

2.2 Residential

A. The following requirements are supplemental to the General Outdoor Lighting Requirements (**Section 2.1**) and shall further regulate outdoor lighting on *Residential* properties that do not exceed a density of 36 dwellings per acre.

1. No *Luminaire* shall exceed 1,000 lumens of total output.
2. Adjustable flood light *Luminaires* mounted to roofed structures shall be controlled (i.e., turned on and off) by motion detection.
3. *[Because residential lighting is a major contributor to skyward light pollution, it is very important to require one of the following methods to limit lumen usage while maintaining a safe and equitable use of light. Depending on the municipal tolerance for complexity, select one of the following options which range from a basic default value without lighting zone assignments to more refined allowances based on common residential applications, tasks, and diminishing allowances for larger lots.]*
 - The installed lumen allowance shall not exceed 11,800 lumens per acre of lot area.
 - The installed lumen allowance shall follow the values shown in **Table 2.2**. For multi-family development, lot size shall be calculated for each dwelling unit by dividing the total lot size by the number of dwelling units on the lot:

2. **Park, Amateur, Collegiate, Professional, and Outdoor Entertainment Facility:** *[The following requirements are a subset of the DarkSky Approved Outdoor Sports Lighting Facilities program. These criteria have been proven to create safe playing fields while also mitigating problematic light pollution. DarkSky Approved Sports Lighting Facilities would meet these requirements.]*
- a) Eighty-five percent (85%) of the lumens generated by sports lighting luminaires shall be confined to within 10 meters (33 feet) or a distance equal to one pole height, whichever is greater, beyond the playing field, spectator track or bleacher area, whichever is greater.
 - b) Lighting installations for aerial sports are allowed a maximum of 8% of the total lumen output to be emitted above 80 degrees from *Nadir*.
 - c) The maximum *Light Level* shall not exceed 10% more than the *Light Level* recommended for the “Class of Play” by the referable *Lighting Standard*.
 - d) **The maximum CCT for outdoor sports lighting should be the lowest possible for the sport, class of play, and viewing audience as defined by the relevant *Lighting Standard*, while never exceeding 5700 K.**
 - e) The maximum luminous intensity from any *Luminaire* lighting a sports field shall not exceed 10,000 *candelas* (cd) as calculated using computer software or measured along a perimeter that is 46 meters (150 feet) from the edge of the field, at 1.5 meters (5 feet) above grade. *[This requirement is considered the minimum guideline for glare reduction because sports lighting can be 85% contained, meet light trespass illuminance requirements, and still produce obtrusive brightness in the surrounding properties that cause an individual to uncomfortably squint or turn away. There are many LED products with shielding and optical control that can meet this requirement. The design process and installation crews can validate this measurement on behalf of the municipality. When post-installation measurement is difficult, third party sources can take these measurements.]*

2.4 **[Additional Specialty Lighting Requirements Available:]**

[Supplemental outdoor lighting requirements are available for specialized uses and applications. These requirements can be found at <https://darksky.org>, and are intended for insertion into the outdoor lighting code starting with section 2.4. The specialized uses and applications that are available include:]

- A. *[Seasonal Lighting]*
- B. *[Illuminated Signage]*
- C. *[Coastal Marine Turtle Habitat]*

3.0 COMPLIANCE PROCESS

3.1 Application

- A. **Submittal:** Whenever a building, subdivision, site plan, or outdoor building/lighting permit is applied for, an outdoor lighting plan must be submitted along with a compliance statement that the proposed work will comply with all code requirements. The outdoor lighting plan must utilize one of the following:

From: Edens, Lauren <LEdens@ameren.com>
Sent: Tuesday, January 27, 2026 11:14 AM
To: Bill Schwer; Mike Roerman
Cc: Williams, Samantha E
Subject: RE: [EXTERNAL] RE: Lighting ordinance

Hi Mike and Bill,

Thank you for your patience with us; we wanted to ensure accurate information.

Regarding your two questions:

- **What are industry standards for lighting? Why does Ameren prefer 3000K vs 2700K?**
We do not stock 2700k. 3000K is what we have available for light replacement. The average lifespan of our LEDs is 15 years.
- **Is there a financial impact if the City wants lighting to be 2700K? If so, how much?**
Ameren currently has no plans to offer to 2700k lights under our rate 5M company owned lighting tariff. If the city chooses this, Ellisville would have to install their own lights, maintain, and replace at your cost.

We feel confident that a change in wording to 3,000K would still meet your aesthetic and efficiency expectations. Our only ask is that your lighting ordinance be amended such that use of "two thousand seven hundred (2,700) K" be replaced with "three thousand (3,000) K" throughout.

Please let us know if this is still amenable after the answers provided and when an amendment would be placed on your council agenda. Thank you very much for your cooperation and efforts.

Best,

Lauren Edens

Community Relations Executive
314-449-4110



From: Edens, Lauren
Sent: Thursday, January 22, 2026 10:37 AM
To: Bill Schwer <bschwer@ellisville.mo.us>; Donna Bragdon <dbragdon@ellisville.mo.us>
Cc: Williams, Samantha E <SWilliams@ameren.com>; Mike Roerman <mroerman@ellisville.mo.us>
Subject: RE: [EXTERNAL] RE: Lighting ordinance

Thank you Bill!

Best,

Lauren Edens

Community Relations Executive
314-449-4110



From: Bill Schwer <bschwer@ellisville.mo.us>
Sent: Thursday, January 22, 2026 10:33 AM
To: Edens, Lauren <LEdens@ameren.com>; Donna Bragdon <dbragdon@ellisville.mo.us>
Cc: Williams, Samantha E <SWilliams@ameren.com>; Mike Roemerman <mroemerman@ellisville.mo.us>
Subject: [EXTERNAL] RE: Lighting ordinance

EXTERNAL SENDER STOP.THINK.QUESTION.
Verify unexpected requests before opening links or attachments.

Hi Lauren,
I believe those are the only questions he had. Here is the code related to the lighting.

[Ord. No. 3351 § 1, 10-18-2017; Ord. No. 3376, 5-16-2018;⁽¹⁾ Ord. No. 3536, 11-16-2022]

- A.**
Sidewalk Luminaires.
- 1.**
Every property along Manchester Road and along Clarkson Road shall be required to install sidewalk luminaires, in association with:
- a.**
New construction;
- b.**
Use and/or reuse of property which has been vacant for one (1) year or more;
- c.**
Any addition to existing structure(s);
- d.**

Exterior facade renovations; and

e.

Exterior site changes.

Exception: A change in use and/or reuse of property within less than one (1) year of vacancy will not trigger the requirement to install sidewalk luminaires.

2.

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.

B.

Residential Streetlights. Upon infill or redevelopment of any property for residential use(s), if no streetlights exist within the general proximity [two hundred (200) feet] of the infill lot's boundaries, a new decorative streetlight(s) will be required. The decorative streetlight(s) shall comply with the City's Residential Street Light Guidelines available at City Hall. Lamps may not exceed a CCT of two thousand seven hundred (2,700) K.

C.

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.

D.

Waiver. The Council may waive any of the requirements of this Section.

Bill Schwer, P.E.
City Manager
City of Ellisville
1 Weis Ave.
Ellisville, MO 63011
636-227-9660 office
314-223-2962 mobile
636-227-9486 fax

From: Edens, Lauren <LEdens@ameren.com>
Sent: Thursday, January 22, 2026 10:22 AM
To: Bill Schwer <bschwer@ellisville.mo.us>; dbragdon@ellisville.mo.us
Cc: Williams, Samantha E <SWilliams@ameren.com>; mroemerman@ellisville.mo.us
Subject: Lighting ordinance

Hi Bill,

Last time I saw Mayor Mike I let him know Ameren still has proposed changes on your lighting ordinance. I am waiting on the answers to Ellisville's questions:

- What are industry standards for lighting? Why does Ameren prefer 3000K vs 2700K?
- Is there a financial impact if the City wants lighting to be 2700K? If so, how much?

I will circle back when I get the answers from the Ameren department that handles this. Were there questions we missed that you want me to be aware of?

Finally, can I get a copy of your current lighting ordinance from you? Thank you!

Best,

Lauren Edens

Community Relations Executive
314-449-4110



This communication and any attachments may be privileged and/or confidential and protected from disclosure, and are otherwise the exclusive property of Ameren Corporation and its affiliates (Ameren) or the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Note that any views or opinions presented in this message do not necessarily represent those of Ameren. All e-mails are subject to Ameren policies. If you have received this in error, please notify the sender immediately by replying to the message and deleting the material from any computer.


This communication and any attachments may be privileged and/or confidential and protected from disclosure, and are otherwise the exclusive property of Ameren Corporation and its affiliates (Ameren) or the intended recipient. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Note that any views or opinions presented in this message do not necessarily represent those of Ameren. All e-mails are subject to Ameren policies. If you have received this in error, please notify the sender immediately by replying to the message and deleting the material from any computer.

This page was intentionally left blank.



1 Weis Avenue, Ellisville, Missouri 63011

Memo

To: Mike Becker, Chairman and Members of the Planning and Zoning Commission
From: Ada Hood, City Planner 
Meeting
Date: April 8, 2026
Re: Request by "House For Him," a religious organization founded by William Stern, seeking approval of a Conditional Use Permit to authorize the operation of a church or other non-denominational place of worship on real property commonly known as 419 Old State Flex Space and located at 419 Old State Road, within the M-1 Light Industrial Zoning District.

SUMMARY

The applicant is requesting consideration and approval of a Conditional Use Permit (CUP) to allow the operation of a "church or other non-denominational place of worship." The proposed use will be located within the 419 Old State Flex Space development, which was approved in 2023 as a multi-tenant building designed to provide flexible space for a variety of users, including hobbyists, entrepreneurs, and small businesses, similar in concept to Workspace on State.

The applicant proposes to lease approximately 2,250 square feet within the existing 18,000 square foot building.

CONDITIONAL USE PERMIT

Conditional uses are those that are permitted within a zoning district but may have the potential to create negative impacts if not properly managed. The Conditional Use Permit process allows the City to evaluate such uses, identify any potential impacts, and impose conditions as necessary to mitigate those impacts and ensure compatibility with surrounding uses.

Operation

The proposed use is anticipated to operate primarily on Sundays from approximately 8:00 a.m. to 1:00 p.m., and on one weekday evening from approximately 6:00 p.m. to 9:00 p.m.

1

March 31, 2026

The property owner has indicated that these hours fall outside typical weekday business operations within the development and are not expected to conflict with other tenants. Additional activities may occur on Saturday mornings or other weekday evenings, though these are expected to involve a smaller portion of the congregation. The applicant has indicated that no late-night activities are proposed.

Landscaping

The subject property was recently approved and developed in accordance with previously granted landscaping waivers. As such, no additional landscaping review is required for the proposed use.

Lighting

As the development was recently approved and built consistent with the lighting requirements, a lighting review was not necessary.

Bike Racks

The development was constructed in accordance with previously approved waivers related to bicycle parking. Accordingly, no further review of bike rack requirements is required.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission waive the public hearing scheduled for April 8, as a public hearing will be conducted at the April 15 City Council meeting. The Commission should then consider whether the proposed use is appropriate for the subject property.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011

(636) 227-9660 FAX: (636) 227-9486

rec. 2-13-20

APPLICATION COVER SHEET

(please type or print)

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

Property Address: 419 Old State Road

Project Description: CUP to allow new church in 2 East/endcap units

Project Name: House For Him (new church)

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**: William Stern

Address: 272 Spring House Vly - Pacific, MO 63069

Phone Number: 530-953-5577

Email *****

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

Address: _____

Phone Number: _____

Email _____

Name of Property Owner(s) - if different than above: 419 Osreat, LLC

Address: P.O. Box 14 - Wildwood, MO 63040

Phone Number: 314-591-6606

Email _____

Name of Architect, Landscape Architect, Planner or Engineer: Cochran Engineering

Address: 530A E Independence Dr, Union, MO 63084

Phone Number: (636) 584-0540

Email *****@*****.com

PART B: SITE DESCRIPTION

Legal Address of Property: 419 Old State Road

Locator No.: 24U640594

Lot No.: _____

Block No.: _____

Current Zoning: M-1

Current Use of Site: Vacant/new construction (2 East/endcap units)

Proposed Use of Site: New Church

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

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

Type of business: Christian Church	# similar businesses already existing in the City: 6
Does the project compete with other existing uses in the City: No	To what degree (qualitative and quantitative):
Will project result in loss of retail sales tax revenue from other businesses in the City? No, possible benefit - attracting people to Ellisville on a recurring basis	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 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 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) William Stern 2/12/2026 | 12:25:34 PST
DocuSigned by: BE46130D9DD847E Date: 02/10/2026

PRINT NAME: William Stern Title/Interest in Property: President

Signature of Property Owner (Required) Charles L. St. Onge, CCIM 2/11/2026 | 13:34:50 PST
DocuSigned by: DB16C5005F25449 Date: _____

PRINT NAME: Charles St. Onge 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

*rec 2-13-20
pd. # 350
pd. # 50*

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: 419 Old State Road

Applicant: House For Him - William Stern

Project Name: House For Him (New Church)

PART B: SUMMARY

Briefly describe the Proposed Project and intended use(s) and Reason for Requesting a Conditional Use Permit:
Use of the 2 Eastern/endcap units of multi-tenant building to house a new church.

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: _____

Please describe why the proposed amendment is necessary: _____

PART D: SITE DESIGN

Total Square Footage of Site: 2,250 Total Square Footage of Building(s): 18,000

Building Lot Coverage: See Exhibit A (parking) Total Impervious Lot Coverage: _____

Building(s) Height(s): 28' Number of Floors: 1

Abutting Land Uses: McBride Development Veteranlaran Dentist Landscaping
North South East West

Building Setbacks Provided/Required: Per Code for M-1 Light Industrial / /
Front Rear Side Side

Landscape Buffer Provided/Required: Per Code for M-1 Light Industrial / /
Front Rear Side Side

Parking Lot Landscape: Required: Per Code for M-1 Provided: _____

Total Number of Parking Spaces Provided: 6 Committed, 30 available Required by City Code: _____

HVAC Units/other equipment: _____ Location: Per code for M-1 Screening: _____

Location of Trash Enclosure: Per code for M-1 # Pick Ups/Week: _____ P/U time: _____

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

Fence: Required: N/A Location: _____ Type/Material: _____ Height: _____

Revised: June 2, 2020

Wall (Screen/Sound): Required: N/A Location: _____ Type/Material: _____ Height: _____

Public Art or Benefit Provided: Y Describe: Free-of-charge religious, youth, & community gatherings

PART E: OPERATION

Days of Operation: Sun, Wed Hours of Operation: Sun: 8am-1pm, Wed: 6pm-9pm (See Exhibit A)

Total # of Employees: 0 #Employees on Maximum Shift: _____ Property Owned/Leased: Leased

Describe Any Loud Noise and Proposed Mitigation: N/A - typical speech & music at controlled/established-safe db levels

Describe Any Odors/Smoke and Proposed Mitigation: N/A

Describe Any Other Potential Concerns to Abutting Properties and Proposed Mitigation: N/A

Describe How Storm Water will be accommodated: N/A

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

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 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? Already addressed per code
- 2. Can additional greenspace be preserved within the project boundary? Already addressed per code
- 3. Can the proposed development be located in already developed areas? Already addressed per code
- 4. Has stormwater been captured and infiltrated into the ground as part of the project? Already addressed per code
- 5. Has stormwater been captured and reused for irrigation or décor as part of the project? _____
If not, why not? Already addressed per code
- 6. Have permeable surface materials been used to promote infiltration and limit runoff? Already addressed per code
- 7. Can land disturbance be restricted to less sensitive areas within the project? Already addressed per code
- 8. Is the development located outside the 100 year flood plain? Already addressed per code
- 9. Is the development located outside the stream bank setback buffer? Already addressed per code
- 10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? Already addressed per code
- 11. Does the development plan avoid sensitive areas? Already addressed per code
- 12. Does the site development plan utilize stormwater credits? Already addressed per code
- 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? Already addressed per code
- 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? Already addressed per code
- 15. Is over 1 acre of impervious area being added? Already addressed per code
- 16. Is the development tributary to any existing basins that need to be upgraded? Already addressed per code

PART H: ENVIRONMENTAL STATEMENT

Will the proposed request adversely impact the environment?: Already addressed per code (Yes or No)

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

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

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?
- No 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: _____
Churches bolster civic & community life and improve the wellbeing of individuals, families, marriages, and youth.
- 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: All activity happens within the building
- 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: _____
Utilizes existing building with no exterior changes, adequate parking, low-intensity use, and limited hours of operation.
- Yes q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: Welcome everyone & support diversity: functions as a community gathering place, & enhances sense of belonging
- 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:
Site specifically chosen for adequate parking & neighboring-tenant compatibility
- 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.

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
City Council
One Weis Avenue
Ellisville, MO 63011

REC
2-13-20

Re: Conditional Use Permit Application – House For Him
Property Address: 419 Old State Road, Ellisville, Missouri

Dear Mayor and Members of the City Council,

I am writing to request approval of a Conditional Use Permit to allow a church, House For Him, to operate within an existing multi-tenant building located at 419 Old State Road, which is zoned M-1 Light Industrial.

House For Him is a newly forming church serving residents in the west county area of St. Louis. The proposed use involves leasing a portion of an existing building for worship services and related gatherings. No exterior modifications, additions, or site alterations are proposed as part of this request.

The use is low-intensity in nature and will operate primarily during limited hours, primarily on Sundays and occasional weekday evenings. The property provides approximately 30 off-street parking spaces, which exceeds anticipated demand for gatherings expected to remain under 50 attendees. The use will not generate industrial noise, odors, emissions, or other impacts beyond typical indoor assembly activities.

All utilities, stormwater facilities, access drives, and infrastructure currently serving the site are existing and adequate to support the proposed use. The church will operate with no paid employees; all activities are conducted by volunteers. The use will comply with all applicable performance standards related to noise, traffic, safety, and general welfare.

Approval of this request allows for the adaptive reuse of an existing commercial building while maintaining compatibility with surrounding uses. The proposed use supports community gathering, efficient land use, and neighborhood stability without placing additional demands on City services or infrastructure.

We respectfully request the City Council's consideration and approval of this Conditional Use Permit. We appreciate the City's time and assistance throughout the review process and are happy to provide any additional information if needed.

Sincerely,

William Stern
Applicant, House For Him
272 Spring House Valley
Pacific, MO 63069
Phone: 530-953-5577
Email:

Exhibit A

Detailed Hours of Operation and Use Schedule

House For Him

This exhibit is submitted in support of the Conditional Use Permit application for House For Him and outlines the anticipated hours of operation and general scheduling practices.

1. Primary Worship Services

The primary use of the space will be for weekly worship services and related activities. Anticipated regular hours are:

- **Sundays:** Approximately 8:00 a.m. – 1:00 p.m.
- **One Weekday Evening Gathering (if applicable):** Approximately 6:00 p.m. – 9:00 p.m.

These activities occur outside of standard weekday business hours.

2. Additional Church-Related Activities

Due to the nature of a church, occasional smaller gatherings may take place. These may include:

- A men's breakfast or similar gathering on a Saturday morning
- A small group meeting on a weekday evening (e.g., Thursday evening)

Such gatherings:

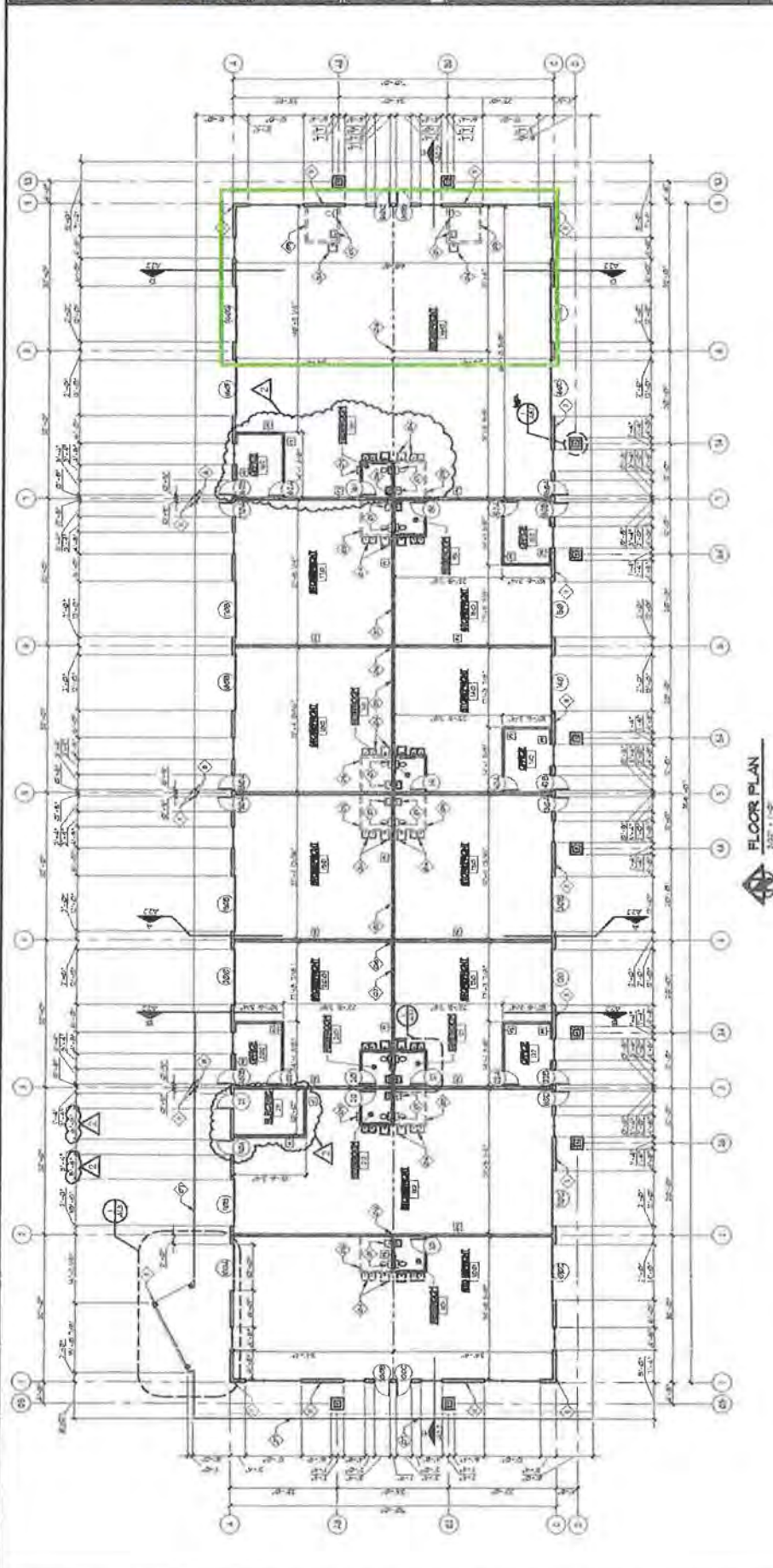
- Involve a limited number of attendees (typically a subset of the congregation)
- Are low-intensity and conducted entirely indoors
- Do not involve amplified outdoor sound or exterior activities

3. Scheduling Intent and Community Alignment

House For Him intentionally schedules activities outside of standard weekday business hours. This aligns with the church's mission of serving community members during times when they are not at work and are available to participate.

By operating primarily during evenings and weekends, the church minimizes overlap with typical commercial activity, reduces potential parking conflicts, and remains compatible with surrounding business uses.

No late-night activities are anticipated.



FLOOR PLAN
 1400-200-0000

REVISIONS:
 1. [Revision 1]
 2. [Revision 2]
 3. [Revision 3]

NOTES:
 1. [Note 1]
 2. [Note 2]
 3. [Note 3]

LEGEND:
 [Symbol] [Description]
 [Symbol] [Description]
 [Symbol] [Description]

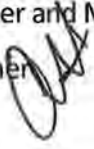
FLOOR PLAN KEY NOTES

- 1. Provide rough-in for future reception printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 2. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 3. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 4. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 5. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 6. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 7. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 8. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 9. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000
- 10. Provide rough-in for future printing machine installation (to be provided by user) - See Detail 1400-200-0000



Memo

To: Chairman Mike Becker and Members of the Planning and Zoning Commission

From: Ada Hood, City Planner 

Meeting

Date: April 8, 2026

Re: Petition of Phellipe Ferreira dos Santos (aka Phellipe Grego) and Tarissa Camatta dba Emporio Grego Tattoo, for a conditional use permit to operate a tattooing establishment at the property known and numbered as 15825 Manchester Road, Suite 217 within the "C-3" Commercial Zoning District

SUMMARY

The applicant is requesting consideration and approval of a CUP to operate a tattooing establishment at the property known and numbered as 15825 Manchester Road, Suite 217 within the "C-3" Commercial Zoning District. In 2023 the Zoning Code was amended to allow such uses as conditionally permitted. Tattooing establishments are subject to the following restrictions:

Chapter 400. Zoning Regulations: Article VII. Supplemental Regulations : Section 400.336. Regulations For Tattooing Establishments.

A. Tattooing Establishments. In addition to all other pertinent and applicable regulations, the following special conditions shall apply to all tattooing establishments, as defined by Section 400.090:

1. Hours of operation are limited to 8:00 A.M. through 9:00 P.M. All patrons must be removed from the premises and the doors locked by the closing time mentioned herein.
2. Sanitation And Lighting. All tattooing establishments shall be kept clean and well-lighted so that the rear of the premises is plainly visible from the front of such premises.
3. Noise And Conduct. No tattooing establishment shall permit any loud noises, boisterous or disorderly conduct in or around the premises or on any grounds of such premises, and all

tattooing establishments shall prevent the loitering of persons on the premises or on or around the grounds thereof.

4. State Licensing; Regulations. All tattooing establishments must hold a valid license issued by the Office of Tattooing, Body Piercing and Branding pursuant to Section 324.522, RSMo. All tattooing establishments and their employees shall comply with the regulations of 20 CSR 2267, Chapters 1 to 6, Sections 324.520 to 324.526, RSMo., and all other relevant State Statutes and regulations.

5. Employees Performing Tattooing. All persons employed by a tattooing establishment as a tattoo artist performing tattooing, as defined in Section 400.090 of this Chapter shall be licensed by the director of the Office of Tattooing, Body Piercing and Branding pursuant to Section 324.522, RSMo. A current copy of each license held by each tattoo artist performing tattooing employed by the tattooing establishment must be maintained on file with the tattooing establishment and conspicuously displayed in the tattooing establishment at all times. A photograph of each tattoo artist shall be in close proximity to the license for that individual. No tattooing shall be performed by an apprentice except under the direct supervision of a licensed tattoo artist employed at the tattooing establishment.

6. Tattooing Minors. Performing tattooing is prohibited on any person under the age of eighteen (18) years without the written consent of that person's parent or legal guardian. That consent shall be on a form provided by the tattooing establishment and given in person to parent or legal guardian before the tattooing procedure commences. In addition, the parent or legal guardian shall present photographic identification to the tattooing establishment, including either a State driver's license or State identification card.

7. Body Piercing. Body piercing is prohibited at all tattooing establishments.

CONDITIONAL USE PERMIT

Conditional uses are uses that have been deemed allowed in the district, but which may result in possible negative impacts. The conditional use permit process allows the City the opportunity to identify potential negative impacts and require appropriate mitigation.

Based on the applicant's description, it appears they will comply with all applicable regulations.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission waive the public hearing requirement at this stage, as a public hearing is already scheduled to be held before the City Council on April 15. Additionally, staff requests that the Commission evaluate and determine whether the proposed use is appropriate for this location.



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: 15825 Manchester Rd #217
Project Description: New Age Tattoos / Emporio Grego Tattoo
Project Name: 11

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: Phelipe Ferreira dos Santos AKA Phelipe Grego
Address: 388 Newbury Dr Ballwin MO
Phone Number: 407 256 7060 Email: _____

Name of Business Owner(s) - if different than above: Larissa Camatta & Phelipe Ferreira dos Santos
Address: 388 Newburg Dr Ballwin MO
Phone Number: 636 250 8550 Email: _____

Name of Property Owner(s) - if different than above: Crest Development Co. dba Brywood Realty
Address: attn. Tim Boegeman 8922 Manchester Rd., St. Louis, MO 63144
Phone Number: (514) 369-3984 Email: _____

Name of Architect, Landscape Architect, Planner or Engineer: _____
Address: _____
Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: 15825 Manchester Rd #217 Locator No.: _____
Lot No.: _____ Block No.: _____ Current Zoning: _____
Current Use of Site: Vacant, prior tenant was SATOP
Proposed Use of Site: tattoo shop

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:	USE will not	
Property tax to the School District:	Result in Any	
Property tax to the Fire District:	changes to these	
Adjacent property values:	matters.	
Retail sales tax generated:		
Maintenance cost to the City (new street/trail/park maintenance, additional police services, trash/recycle service):		

Type of business: <i>Service</i>	# similar businesses already existing in the City: <i>at least one</i>
Does the project compete with other existing uses in the City: <i>Near Moon does not offer tattoo removal</i>	To what degree (qualitative and quantitative): <i>different customers. New Age is established.</i>
Will project result in loss of retail sales tax revenue from other businesses in the City? <i>No</i>	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 type="checkbox"/> Site Plan | <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Consolidation Plat |
| <input checked="" type="checkbox"/> Architectural Review (Signs) | <input 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: *01/21/2026*
 PRINT NAME: *Philip Alexander Desjardins* Title/Interest in Property: *Tenant*
 Signature of Property Owner (Required): _____ Date: *1-21-26*
 PRINT NAME: *Tim Boegeman* Title/Interest in Property: *Property Manager*
Buywood Realty

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
3/30/26*

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: 15825 Manchester Rd # 217
Applicant: New Age Tattoos
Project Name: "

PART B: SUMMARY

Briefly describe the Proposed Project and intended use(s) and Reason for Requesting a Conditional Use Permit:
establish and operate a tattoo shop.

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: New CUP
Please describe why the proposed amendment is necessary: to operate in compliance w/ zoning codes

PART D: SITE DESIGN

Total Square Footage of Site: _____ Total Square Footage of Building(s): 25,800

Building Lot Coverage: _____ Total Impervious Lot Coverage: _____

Building(s) Height(s): _____ Number of Floors: 2

Abutting Land Uses: Res. Comm. Comm. Comm.

	North	South	East	West
Building Setbacks Provided/Required:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	Front	Rear	Side	Side
Landscape Buffer Provided/Required:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	Front	Rear	Side	Side

Parking Lot Landscape: Required: _____ Provided: _____

Total Number of Parking Spaces Provided: _____ Required by City Code: _____

HVAC Units/other equipment: _____ Location: _____ Screening: _____

Location of Trash Enclosure: _____ # Pick Ups/Week: 2-4 P/U time: _____

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

Fence: Required: _____ Location: _____ Type/Material: _____ Height: _____

Wall (Screen/Sound): Required: _____ Location: _____ Type/Material: _____ Height: _____

Public Art or Benefit Provided: NO Describe: _____

PART E: OPERATION

Days of Operation: Tue - Sun Hours of Operation: 9 AM to 9 PM

Total # of Employees: 1-3 #Employees on Maximum Shift: 2 Property Owned/Leased: Leased

Describe Any Loud Noise and Proposed Mitigation: MUSIC, not loud, no Bass

Describe Any Odors/Smoke and Proposed Mitigation: None - no smoking inside

Describe Any Other Potential Concerns to Abutting Properties and Proposed Mitigation: None

Describe How Storm Water will be accommodated: N/A

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? No

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? No

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? No

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? No

Toxic gases. Will the use be operated so that there is no emission of toxic, noxious or corrosive fumes or gases? None

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 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? NIA
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? NIA
6. Have permeable surface materials been used to promote infiltration and limit runoff? NIA
7. Can land disturbance be restricted to less sensitive areas within the project? _____
8. Is the development located outside the 100 year flood plain? _____
9. Is the development located outside the stream bank setback buffer? _____
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? _____
11. Does the development plan avoid sensitive areas? NIA
12. Does the site development plan utilize stormwater credits? NIA
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? _____
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? _____
15. Is over 1 acre of impervious area being added? _____
16. Is the development tributary to any existing basins that need to be upgraded? _____

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).

- N a. Will the use have any negative effect upon traffic conditions?
- N b. Will the use substantially increase fire hazards?
- N c. Will the use adversely affect the character of the neighborhood?
- N d. Will the use adversely affect the general welfare of the community?
- N e. Will the use overtax the sewage or public utilities?
- N f. Will the use adversely affect or overtax Police or other City services?
- g. Will the use be the highest and best use of the location applied for? Describe: yes, is it is currently vacant
- N h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- N i. Will the use have a substantial negative impact on the environment?
- Y j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how: provides a service that folks want w/o traveling to off community
- X 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?
- N 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?
- N 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?
- Y n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- X o. Does the proposed use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Y p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: yes, low-intensity personal service use appropriate for a strip center; uses existing infrastructure and parking
- Y q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: active commercial space, contribute to local services/employment and foot traffic.
- N 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: No off-site impact.
- Y 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. X
- \$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. X
- Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan X
- Existing and proposed landscaping, including name and size of plant material. X
- Lighting Plan and Photometric Plan in compliance with Section 400.492. A Sidewalk Luminaire plan in compliance with Section 400.493, if applicable. X
- Location and height of all light poles and type of lighting and shielding. X
- Location map, including north arrow and map scale. X
- Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site. X
- 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. X
- Type and availability of all utilities and of sanitary sewage treatment and stormwater drainage facilities, including detention and retention ponds. X
- Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site. X
- Existing and proposed contour lines or elevations, based on mean sea level datum, at intervals of five (5) feet or less. X
- Location and size of existing and proposed freestanding signs.
- Location and identification of all right-of-ways and easements (existing and proposed). X
- Overall dimensions of all buildings and the gross floor area of each building. X
- Approximate location of any stormwater retention or detention facilities, sink holes and springs, silt berms, ponds and other silt control facilities. X
- 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. X
- The proposed ingress and egress to the site including adjacent streets. X
- 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. X
- Demonstration of capacity to fulfill requirements imposed in conjunction with the application if approved in original or amended form. X

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.

Letter to city of Ellisville

Dear City of Ellisville Officials,
My name is Phellipe Ferreira dos Santos, and my wife ,Larissa Camatta , and I would like to formally introduce ourselves and share our plans to open a tattoo studio in the City of Ellisville, Missouri.

I have over seven years of professional experience as a tattoo artist and have had the opportunity to travel and work in 47 states across the United States. Throughout these years, my career required constant travel, allowing me to gain extensive experience, refine my artistic skills, and work with diverse communities and clients nationwide.

After years on the road, we found Ellisville — a place that truly stood out to us. The city's character, organization, and sense of community made us feel that this is where we would like to establish permanent roots. Ellisville represents everything I have worked toward and dreamed of: a location where we can stop traveling and build a high-quality, long-term studio that reflects professionalism, artistry, and respect for the community.

Our goal is to create a clean, professional, and welcoming tattoo studio that aligns with the values of the City of Ellisville. We are fully committed to meeting and

exceeding all city, county, and state regulations, including strict hygiene practices, sterilization protocols, licensing requirements, and health department standards. Safety, cleanliness, and professionalism will be the foundation of our business.

In addition to providing high-quality tattoo services, we hope to contribute positively to the local economy and maintain a business that enhances the appearance and reputation of the city. We take great pride in operating responsibly and respectfully within the communities we serve.

We would greatly appreciate any guidance regarding zoning, permits, licensing requirements, or next steps necessary to move forward with this project. We are eager to work closely with the City of Ellisville to ensure full compliance and a smooth approval process. Thank you for your time and consideration. We would be happy to provide any additional information or documentation if needed and look forward to the opportunity to become part of the Ellisville business community.

Sincerely,

Dear Members of the Architectural Review Board and City Planner,

I am submitting this letter in support of our application to open a professional tattoo establishment, Emporio Grego Tattoo, located within an existing commercial plaza at 15801–15825 Manchester Road, Ellisville, MO 63011.

Our business will operate in full compliance with all applicable local and state regulations governing tattoo establishments.

Health and Sanitation:

All tattoo procedures will be conducted in a clean, sterile, and controlled environment. We will follow all Missouri health department requirements, including proper sanitation practices, sterilization of equipment, and the use of single-use, disposable needles and supplies. All workstations will be thoroughly cleaned and disinfected between each client.

Licensing and Training:

All tattoo artists will be properly licensed as required by the State of Missouri. Staff will be trained in bloodborne pathogen safety, infection control, and proper handling of all equipment and materials.

Age Restrictions:

We will strictly comply with all laws regarding age requirements. No services will be provided to minors unless permitted by law and with proper parental consent and documentation.

Facility and Operations:

All tattooing activities will take place entirely inside the leased unit. The business will maintain a professional and respectful environment at all times. The operation will not create noise, disturbance, or negative impact on neighboring tenants or the surrounding community.

Hours of Operation:

Our proposed hours of operation are: Tuesday - Sunday

9:00am- 10:00pm

(The hours can be modified.)

Location and Compatibility:

The business is located within an existing commercial plaza and will operate in a manner consistent with surrounding businesses. No major exterior modifications are proposed, aside from standard signage subject to City approval.

Owner Experience:

My name is Phellipe, and I have been working in the tattoo industry since 2017. Over the past

three years, I have traveled across the United States, gaining experience, refining my techniques, and building my professional career. Opening my own studio has always been a goal of mine, and I believe Ellisville is the perfect place to establish a high-quality, professional tattoo studio that reflects strong values, cleanliness, and respect for the community.

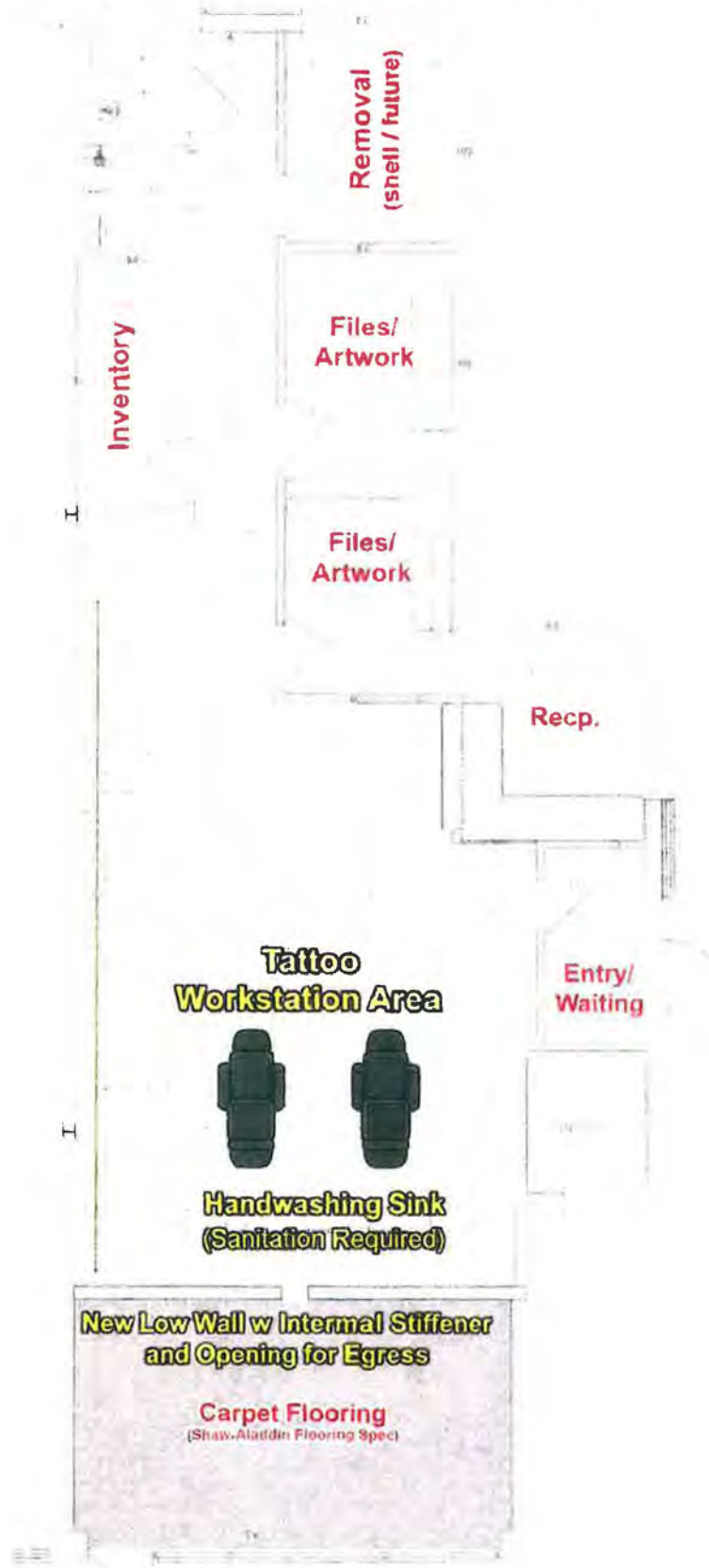
We are committed to operating a safe, clean, and professional establishment that contributes positively to the Ellisville community.

Thank you for your time and consideration.

Sincerely,
Phellipe Grego
Emporio Grego Tattoo
[407]256-7060

EMPORIO GREGO TATTOO – FLOOR PLAN

15801 – 15825 Manchester Road, Ellisville, MO 63011



All tattoo procedures will be conducted in designated workstation areas in compliance with health and sanitation regulations.







posts

followers

following

ARTIST OWNER TATTOO BUSINESS

I came from absolute zero

🇺🇸 Us 47states 💰 investor 🏁 Car enthusiast

🏆 Brazilian Award2025 NY

God,Family,kids ❤️ 💙



Edit profile

Share profile



New



Moments



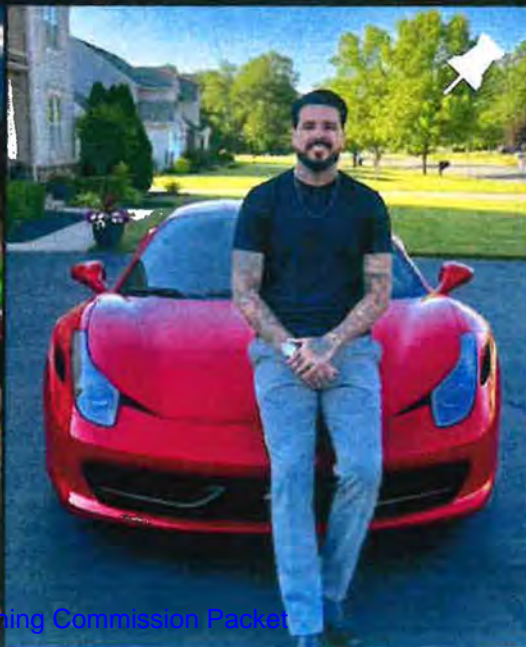
Viagens



Lifestyle



DiaDia





: youre blessed and graceful Artist



How i earn \$2.000 in 1 day





Revised application 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: 15825 Manchester Rd # 217

Applicant: Phellipe Ferreira Santos

Project Name: EMPORIO GREGO TATTOO

PART B: SUMMARY

Briefly describe the Proposed Project and intended use(s) and Reason for Requesting a Conditional Use Permit:
Establish and operate a tattoo shop

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: New Cup

Please describe why the proposed amendment is necessary: To operate in Compliances with zones codes

PART D: SITE DESIGN

Total Square Footage of Site: _____ Total Square Footage of Building(s): 25,800

Building Lot Coverage: _____ Total Impervious Lot Coverage: _____

Building(s) Height(s): _____ Number of Floors: 2

Abutting Land Uses: Res. Comm. Comm. Comm

North South East West

Building Setbacks Provided/Required: _____
Front Rear Side Side

Landscape Buffer Provided/Required: _____
Front Rear Side Side

Parking Lot Landscape: Required: _____ Provided: _____

Total Number of Parking Spaces Provided: _____ Required by City Code: _____

HVAC Units/other equipment: _____ Location: _____ Screening: _____

Location of Trash Enclosure: _____ # Pick Ups/Week: 2-4 P/U time: _____ Location

Required: _____ Location: _____ Type/Material: _____ Height: _____

Revised: June 2, 2020 1

Wall (Screen/Sound): Required: _____ Location: _____ Type/Material: _____ Height: _____

Public Art or Benefit Provided: NO Describe: _____

PART E: OPERATION

Days of Operation: Tue- Sun Hours of Operation: 9:00 to 9:00pm

Total # of Employees: 1-4 #Employees on Maximum Shift: 2 _ Property Owned/Leased: leased

Describe Any Loud Noise and Proposed Mitigation: None - NO SMOKING INSIDE

Describe Any Odors/Smoke and Proposed Mitigation: None

Describe Any Other Potential Concerns to Abutting Properties and Proposed Mitigation: _____

Describe How Storm Water will be accommodated: N/A

Architectural review is required for any exterior renovation or facade 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? NO

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? No

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? No

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? No

Toxic gases. Will the use be operated so that there is no emission of toxic, noxious or corrosive fumes or gases? None

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

Revised: June 2, 2020 2

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? N/A

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? N/A

6. Have permeable surface materials been used to promote infiltration and limit runoff? N/A

7. Can land disturbance be restricted to less sensitive areas within the project? N/A

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

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

10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? _____

11. Does the development plan avoid sensitive areas? _____

12. Does the site development plan utilize stormwater credits? _____

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? _____

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? _____

15. Is over 1 acre of impervious area being added? _____

16. Is the development tributary to any existing basins that need to be upgraded? _____

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.

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).

- N a. Will the use have any negative effect upon traffic conditions?
- N b. Will the use substantially increase fire hazards?
- N c. Will the use adversely affect the character of the neighborhood?
- N d. Will the use adversely affect the general welfare of the community?
- Ne. Will the use overtax the sewage or public utilities?
- N f. Will the use adversely affect or overtax Police or other City services?
- N g. Will the use be the highest and best use of the location applied for? Describe: Yes it is, is currently vacation
- NO h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- N i. Will the use have a substantial negative impact on the environment?
- Y j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how:
- Y 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?
- N 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?
- N 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?
- Y n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- Y o. Does the proposed use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Y p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: Y Yes, low intensity person service use appropriate for a strip center; uses existing infrastructure
- q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: An active commercial space/ employment and parking
- Y 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: No adverse impact
- Y 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

Revised: June 2, 2020 4

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