



JANUARY 14, 2026
TENTATIVE AGENDA

PLANNING AND ZONING COMMISSION

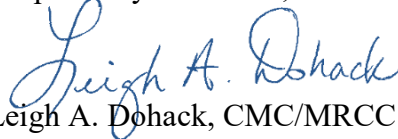
Posted 11:00 am, Thursday, January 8, 2026

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. CITY OF ELLISVILLE – GOVERNMENT CENTER

- I. Call to Order – Mike Becker
(Elected May 2025: Chair – Mike Becker and Secretary – John Scatizzi)
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes – December 10, 2025 [Pages 3-5](#)
- V. Petition for Approval
 - A. Request of Korn Maple Tree, LLC and SCG Maple Tree, LLC, tenants in common for approval of a minor amendment to an existing Conditional Use Permit (approved via Ordinances #598, #612, #843, #1782, and #2559) allowing the continued operation of a unified shopping center in excess of 50,000 square feet located at 337 Clarkson Road (formerly 15892 Clayton Road), 15886 Clayton Road (Bank of America site) and 15850 Clayton Road (DQ site) at the southeast corner of Clayton and Clarkson Roads within the C-3 Commercial Zoning District. [Pages 7-30](#)
Action on Petition #26-01-01
- VI. Petitions for Recommendation
 - A. Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State Road within the M-1 Light Industrial Zoning District of the City of Ellisville. [Pages 31-42 and plans](#)
Action on Petition #26-01-02
- 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.

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City of Ellisville

PLANNING AND ZONING COMMISSION ACTION

December 10, 2025 Meeting

Petition #25-12-02: Request of Bommarito Automotive Group to amend an existing Conditional Use Permit (approved via Ordinances #615, #750, #941, #1089, #1344, #1824, # 2090, #2091, and #2989) authorizing the continued operation of the Dodge/RAM/Chrysler dealership located at 15502, 15484 and 15494 Manchester Road and 28 Reinke Road within the C-3 Commercial Zoning District.

The Planning and Zoning Commission held an open meeting on December 10, 2025 to discuss the approval of a minor CUP amendment allowing Bommarito Automotive Group to amend an existing Conditional Use Permit (approved via Ordinances #615, #750, #941, #1089, #1344, #1824, # 2090, #2091, and #2989) authorizing the continued operation of the Dodge/RAM/Chrysler dealership located at 15502, 15484 and 15494 Manchester Road and 28 Reinke Road within the C-3 Commercial Zoning District. The Commission discussed the following questions and concerns:

1. Phased redevelopment plan for the property, including demolition of two vacant front buildings and interim use of the paved area for overflow parking.
2. Future construction of a new facility on the west parking lot and eventual demolition of the existing sales facility to consolidate operations at the front of the site.
3. Timing of redevelopment relative to Chrysler's approval of a new corporate design and the need for future architectural and site plan review once finalized.
4. Request to amend the Conditional Use Permit solely to reflect a change in ownership name from Dave Taylor to the Bommarito Group, with no design changes proposed at this time.
5. Intent to consolidate all existing lots into a single parcel as part of the overall redevelopment plan.
6. Deferral of certain site improvements, including installation of 12 sidewalk luminaires, until the final redevelopment phase, with no electrical work proposed at this time.
7. Landscape requirements and the anticipated general location of the future building footprint near the existing used car building.
8. Applicability and future review of a previously approved landscaping waiver during the final redevelopment phase.
9. Public concern regarding light glare from the existing eastern building impacting nearby residential properties, particularly a home on Reinke Road.

10. Compatibility of existing lighting with surrounding residential uses, despite the lighting not constituting a code violation per code enforcement review.
11. Potential options for shielding or mitigating lighting impacts prior to redevelopment, recognizing site constraints along the eastern property line.
12. Uncertainty regarding the source of the light glare, including whether it is building-mounted or from another fixture.
13. Anticipated removal of at least one existing building and associated lighting as part of future redevelopment, which may alleviate lighting concerns.
14. Commitment by the applicant to investigate the lighting issue on-site and determine whether any short-term mitigation measures are feasible prior to redevelopment.

Pursuant to a motion duly-adopted, the Planning and Zoning Commission deems the requested amendment minor, and approves the aforementioned Petition #25-12-02, subject to the following conditions:

- A. That an occupancy inspection is ordered and conducted; and
- B. That the applicant agrees to correct all code violations; and
- C. That the applicant agrees to implement all conditions of approval, as follows:
 1. That the applicant install twelve sidewalk luminaires along Manchester Road, as per Section 400.351; and
 2. That the applicant install the required bike racks or secure a waiver from the City Council; and
 3. That the applicant secure approval from the Architectural Review Board; and
 4. That the City Council waives the landscape requirements recommended by the City's third-party landscape architect; and
 5. That the final plat is reviewed and approved by staff; and
 6. That the City Council waives the cross access required between 15502 Manchester Road, 15494 Manchester Road, and 15484 Manchester Road; and
 7. That all conditions of Ordinance Nos. 403, 423, 615, 750, 941, 1089, 1344, 1824, 2090, and 2091 shall remain in full force and effect, except as modified by this Ordinance.

<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Stuart.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kameron Lawson	<input checked="" 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pursuant to Operation Rules and Procedures Article I, Section 6, approval by the Commission shall require the affirmative vote of at least five (5) members of the

Commission. As five affirmative votes were received, the motion passes and the Commission approves Petition #25-12-02.

Sincerely,



MIKE BECKER, Chair

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Memo

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

From: Ada Hood, City Planner *AAH*

Meeting

Date: January 14, 2026

Re: Request of Korn Maple Tree, LLC and SCG Maple Tree, LLC, tenants in common for approval of a minor amendment to an existing Conditional Use Permit (approved via Ordinances #598, #612, #843, #1782 and #2559) allowing the continued operation of a unified shopping center in excess of 50,000 square feet located at 337 Clarkson Road (formerly 15892 Clayton Road), 15886 Clayton Road (Bank of America site) and 15850 Clayton Road (DQ site) at the southeast corner of Clayton and Clarkson Roads within the C-3 Commercial Zoning District.

BACKGROUND

This request was originally placed on the December Planning and Zoning Commission regular agenda. At that time, the purchasing entity or entities were not yet known, and the applicant requested a continuance to the January meeting. The purchasing entities are now known, and the applicant is requesting consideration at this time.

SUMMARY

The existing Maple Tree Shopping Center is being purchased by Korn Maple Tree, LLC and SCG Maple Tree, LLC, as tenants in common. Because conditional use permits are issued to the owner and/or operator, approval by the City is required to transfer the permits to reflect the change in ownership.

Based on a site inspection, staff has determined that all previously imposed conditions of approval have been satisfied. The applicant has indicated that the shopping center will continue to operate in the same manner as it has historically.

Relevant Ordinances and Approvals:

Ordinance #	Date Approved	Description
598	7-17-74	Commercial zoning designation and special use permit allowing a shopping center

843	4-5-78	Approval of a planned shopping center
1782	12-16-92	Approved building permit for installation of a canopy/marquee
2559	5-7-03	Transferred operation of Maple Tree Shopping Center to Maple Tree Center LLC
PZ Approval	10-14-20	Transferred operation of Maple Tree Center LLC to Horn Lake Properties LLC. NOTE: Horn Lake Properties LLC never closed on the deal, so the ownership remained with Maple Tree Center LLC.

Minor Amendment

Pursuant to Section 400.150, the Planning and Zoning Commission may determine that an amendment is minor and approve it accordingly.

1. Minor amendments.

a. 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.

b. Amendments can be placed on a consent agenda only if the complete application is made available for public inspection for a period of ten (10) days prior to a hearing before the Planning and Zoning Commission.

c. Minor amendments may be approved on the consent agenda by motion of the Commission without separate discussion, but any such amendment may be removed from the consent agenda on request of a Commission member. If removed, the amendment can be discussed separately at that time or rescheduled to a different hearing date.

The requested application has been deemed a minor amendment and is eligible for approval by the Planning and Zoning Commission.

RECOMMENDATION

Staff recommends the Commission approve the request as proposed.



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: 337 Clarkson, 15850 Clayton, 15886 Clayton
Project Description: transfer of CUP
Project Name: Maple Tree Shopping Center

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: Thomas L. Milford -

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: _____

Address: _____

Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION 15886 22T530203

Legal Address of Property: 337 : Clarkson 15850 Clayton 22T530216

Locator No.: 22T510430

Lot No.: _____ Block No.: _____ Current Zoning: C-3

Current Use of Site: retail shopping center

Proposed Use of Site: same

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 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 NOTARIZATION REQUIRED)

Signature of Applicant (Required): _____ Date: 11/19/25
 PRINT NAME: Thomas L. Milford Title/Interest in Property: Prospective Purchase
 Signature of Property Owner (Required): _____ Date: _____
 PRINT NAME: _____ Title/Interest in Property: _____

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

Wall (Screen/Sound): Required: unk Location: N/A Type/Material: N/A Height: N/A
Public Art or Benefit Provided: N/A Describe: N/A

PART E: OPERATION

Days of Operation: N/A Hours of Operation: N/A
Total # of Employees: N/A #Employees on Maximum Shift: N/A Property Owned/Leased: N/A
Describe Any Loud Noise and Proposed Mitigation: N/A
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: existing structures
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? N/A

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? N/A

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? N/A

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? N/A

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

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? N/A

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? N/A

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? N/A

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? N/A

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 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? N/A
2. Can additional greenspace be preserved within the project boundary? N/A
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? N/A
5. Has stormwater been captured and reused for irrigation or décor as part of the project? N/A

If not, why not? _____

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? yes ~~N/A~~
9. Is the development located outside the stream bank setback buffer? unk
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? unk
11. Does the development plan avoid sensitive areas? N/A
12. Does the site development plan utilize stormwater credits? N/A
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? N/A
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? N/A
15. Is over 1 acre of impervious area being added? no
16. Is the development tributary to any existing basins that need to be upgraded? N/A

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?

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

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

PART I: CRITERIA

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

- NO a. Will the use have any negative effect upon traffic conditions?
- 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?
- N/A g. Will the use be the highest and best use of the location applied for? Describe: _____
- 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?
- N/A j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how: _____
- N/A 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?
- N/A p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: _____
- N/A q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: _____
- N/A 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: _____
- N/A 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

PLANNING AND ZONING COMMISSION ACTION

October 14, 2020

Petition #20-10-01: Request for approval of a minor amendment to an existing Conditional Use Permit issued to Maple Tree Center L.L.C. via Ordinance No. 2559 (including approvals contained in Ordinance Nos. 598, 612, 843 and 1782) to allow a transfer to Horn Lake Properties, LLC of the ownership and operation of a multi-tenant retail shopping center in excess of 50,000 square feet, known as Maple Tree Shopping Center, at the locations known and numbered as 15892, 15886 and 15850 Clarkson Road, within the C-3 Commercial Zoning District of the City of Ellisville, Missouri.

Pursuant to a motion duly-adopted, the Planning and Zoning Commission deems the requested amendment minor, and approves the aforementioned Petition #20-10-01.

Vote Call

Aye

Nancy Bengston
Jim Burtelow
Sandie McGrath
Marilyn Niebling
Al Tamulaitis
Chairman Compton
John Scatizzi
John Ellebrecht
Secretary Gupta

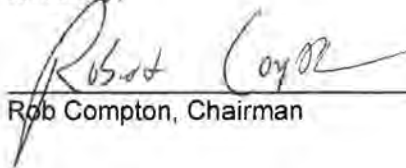
Nay

Abstain

Absent

Pursuant to Planning and Zoning Bylaw Article VI, Section 4, approval by the Commission shall require the affirmative vote of at least five (5) members of the Commission.

Sincerely,



Rob Compton, Chairman

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO MAPLE TREE CENTER L. L. C. ALLOWING THE OPERATION OF THE EXISTING UNIFIED SHOPPING CENTER, KNOWN AS "MAPLE TREE CENTER" LOCATED ON THE SOUTHEAST CORNER OF CLAYTON AND CLARKSON ROADS WITHIN THE C-3 COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE.

WHEREAS, a public hearing having been held by the Council of the City of Ellisville on April 2, 2003, and continued on April 16, 2003, pursuant to Chapter 30, Zoning, of the Municipal Code of the City of Ellisville, for issuance of a Conditional Use Permit to Maple Tree Center L. L. C. allowing the operation of the existing unified shopping center known as the Maple Tree Center located on the southeast corner of Clayton and Clarkson Roads within the C-3 Commercial Zoning District of the City of Ellisville; and

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

WHEREAS, a copy of the proposed Ordinance has been made available for public inspection prior to its consideration by the Council; and

WHEREAS, the Council finding that the project (1) would not adversely affect traffic conditions, (2) would not substantially increase fire hazards, (3) would not adversely affect the character of the neighborhood, (4) would not adversely affect the general welfare of the community, (5) would not overtax the sewage or public utilities, (6) would not adversely affect or overtax Police or other City services, (7) would be the highest and best use of the location applied for, (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and sales tax, (9) would not have a substantial negative impact on the environment, and (10) would comply with all applicable provisions of Chapter 30, Zoning, including performance standards as set forth in Section 30-14.

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

SECTION 1: The issuance of a Conditional Use Permit pursuant to the provisions of Chapter 30, Zoning, of the Municipal Code of the City of Ellisville is hereby authorized to Maple Tree Center L. L. C. allowing the operation of the existing unified shopping center known as the "Maple Tree Center" located on the southeast corner of Clayton and Clarkson Roads within the C-3 Commercial Zoning District of the City of Ellisville, under certain conditions herein contained.

SECTION 2: The issuance of a Conditional Use Permit to Maple Tree Center L. L. C. does not constitute authority to construct or operate any shopping center sign nor any tenant signage, and any signage

constructed or operated at the Maple Tree Center shall be in conformity on said premises with a sign permit issued by the City Engineer.

SECTION 3: Maple Tree Center L. L. C. shall request all current tenants and shall make it a provision of all new tenant leases that (A) any parking of vehicles waiting to make deliveries for more than fifteen minutes will be with engines off and shall not disturb the adjacent residential area to the south; and (B) all vehicles (other than delivery vehicles being regularly utilized in conducting tenant's business, [e.g. pizza delivery]) with any sign permanently affixed or painted directly on the vehicle, or temporarily attached to a door panel of the vehicle by magnetic or self-adhesive means, and used, placed, situated or displayed at the subject location to draw attention to or advertise said location in such a manner as to constitute an advertising device in the opinion of the code enforcement officer or his designee, shall be parked in the least conspicuous portion of the subject business location and in no event in those parking spaces adjacent to Clayton or Clarkson Roads (unless the tenant's location is along the Clarkson Road side of the Center).

SECTION 4: Within thirty (30) days of authorization of this Conditional Use Permit, a full cross-access easement to the Kinder Care property to the east to align with the drive aisle immediately north of the shopping center building shall be submitted by the property owner to the City Attorney for approval and recorded with St. Louis County.

SECTION 5: Maple Tree Center L. L. C. shall conform with all Ordinances, Statutes, and Fire Regulations applicable to the C-3 Commercial Zoning District of the City of Ellisville.

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

This Bill No. 2727 having been read and duly considered and voted upon two times was finally passed and approved this 7th day of May, 2003.

First Reading DATE: 5-7-03

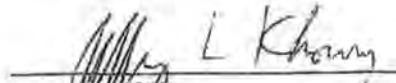
Second Reading DATE: 5-7-03

	AYE	NAY	ABSTAIN	AYE	NAY	ABSTAIN
JAMES	<u>X</u>			<u>X</u>		
PIRRELLO	<u>X</u>			<u>X</u>		
LACAILLE	<u>X</u>			<u>X</u>		
COOK	<u>X</u>			<u>X</u>		
BUENTE	<u>X</u>			<u>X</u>		
PAVLACK	<u>X</u>			<u>X</u>		
KHOURY	<u>X</u>			<u>X</u>		

ATTEST:

CITY OF ELLISVILLE


CITY CLERK


MAYOR

BILL NO. 1908

ORDINANCE NO. 1782

INTRODUCED BY ALD. COMPTON, SCHNEIDER, COOPER, ANDERSON, NORWOOD & KHOURY

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A BUILDING PERMIT TO NOONEY KROMBACH TO ALLOW ALTERATIONS, THE INSTALLATION OF A CANOPY/MARQUEE, TO THE EXTERIOR OF THE MAPLE TREE SHOPPING CENTER AT CLARKSON AND CLAYTON ROADS WITHIN THE BUSINESS DISTRICT OF THE CITY OF ELLISVILLE, PURSUANT TO CHAPTER 30, SECTION 54, OF THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE.

WHEREAS, a public hearing has been held by the Board of Aldermen of the City of Ellisville on December 16, 1992, pursuant to Chapter 30, Section 54, of the Municipal Code of the City of Ellisville, for issuance of a building permit to Nooney Krombach to allow alterations, the installation of a canopy/marquee, to the exterior of the Maple Tree Shopping Center located at Clarkson and Clayton Roads within the Business District of the City of Ellisville; and

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

WHEREAS, a copy of the proposed Ordinance has been made available for public inspection prior to its consideration by the Board of Aldermen; and

WHEREAS, the Board of Aldermen finding that the project (1) would not adversely affect traffic conditions, (2) would not substantially increase fire hazards, (3) would not adversely affect the character of the neighborhood, (4) would not adversely affect the general welfare of the community, (5) would not overtax the sewage or public utilities, (6) would not adversely affect or overtax Police or other City services, (7) would be the highest and best use of the location applied for, and (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and sales tax.

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

SECTION 1: A building permit pursuant to the provisions of Chapter 30, Section 54, of the Municipal Code of the City of Ellisville is hereby authorized to Nooney Krombach to allow installation of a canopy/marquee to the exterior of the Maple Tree Shopping Center located at Clarkson and Clayton Roads under certain conditions herein contained.

SECTION 2: That said installation shall be constructed in accordance with building submitted to and approved by the Board of Aldermen and Building Commissioner, and shall be constructed in conformity with the Building, Plumbing and Electrical Codes of the City of Ellisville.

SECTION 3: That the issuance of a building permit to Nooney Krombach does not constitute authority to construct or operate any signage, and any sign constructed or operated at the Maple Tree Shopping Center at Clarkson and Clayton Roads shall be by a sign permit issued by the Building Commissioner in conformity with Chapter 21 of the Municipal Code of the City of Ellisville provided all signage lettering is consistent.

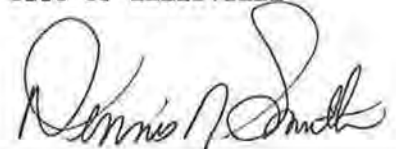
SECTION 4: Nooney Krombach acknowledges that authority for the canopy/marquee will lapse in seven (7) years unless there is re-application or the Board of Aldermen decides that it can renewed for a certain time period.

SECTION 5: That Nooney Krombach agrees to conform to all Ordinances, Statutes and Fire regulations applicable to the City of Ellisville.

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

This Bill No. 1908 having been read by title or in full two times prior to passage and having been duly considered and voted upon was finally passed and approved this 16th day of December, 1992.

CITY OF ELLISVILLE



MAYOR

ATTEST:



CITY CLERK

BILL NO. 879

ORDINANCE NO. 843

BILL INTRODUCED BY ALDERMAN SKARNULIS

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE LOCATION, CONSTRUCTION AND OPERATION OF A PLANNED SHOPPING CENTER IN THE BUSINESS (commercial) DISTRICT OF THE CITY OF ELLISVILLE PURSUANT TO CHAPTER 32, SECTION 20 IN THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE, UPON CERTAIN CONDITIONS SET FORTH HEREIN.

WHEREAS, Public Hearing having been held by the Board of Aldermen of the City of Ellisville pursuant to Chapter 32 for the issuance of a conditional use permit for the operation of a Planned Shopping Center in the business district of the City of Ellisville.

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

WHEREAS, the Board of Aldermen finding that there would not be (a) a substantial increase in traffic hazards or congestion, and (b) a substantial increase in the fire hazards, (c) an adverse effect upon the character of the neighborhood, (d) an adverse effect upon the general welfare of the community or (e) an over-taxing in the sewer public utilities;

NOW THEREFORE, be it ordained by the Board of Aldermen of the City of Ellisville, St. Louis County, Missouri as follows:

SECTION 1: A conditional use permit pursuant to the provisions of subsection (22), Chapter 32 - Section 20 of the Municipal Code of the City of Ellisville is hereby granted to W. J. Koman to locate, Construct and operate a Planned Shopping Center on the premises of 1250 Clayton Road in the business district in the City of Ellisville.

SECTION 2: That the issuance of the conditional use permit to W. J. Koman does not grant authority for the construction and operation of a sign and that any sign to be constructed or to be constructed and operated on said property will be by a sign permit issue by the Building Commissioner in accordance with Chapter 26 of the Municipal Code of the City of Ellisville.

SECTION 3: That the issuance of the conditional use permit to W. J. Koman is with the following conditions:

A. Easements from W. J. Koman development into Maple Tree Shopping Center for ingress and egress for each parking lot to the other.

B. Screening, and if necessary fencing, between the W. J. Koman development and St. Martin's church property as agreed upon between the parties and approved by Board of Aldermen.

C. Fencing and Screening along the entire back property line of the W. J. Koman development and the residential property owners as per plans submitted to the Board of Aldermen at their March 1, 1978 meeting.

D. The W. J. Koman development to be located and constructed in accordance with the site plan presented to the Board of Aldermen at their March 1, 1978 meeting, and as shown on Exhibit "A" attached hereto.

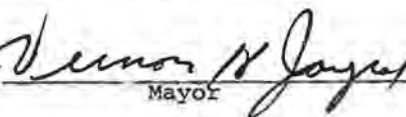
E. That W. J. Koman will construct said project in conformity with the building code of the City of Ellisville, the recommendation of the Planning and Zoning Commission's letter, dated March 22, 1978, plans and specifications as presented approved and on file with the City of Ellisville.

SECTION 4: That W. J. Koman will conform to all ordinance and fire regulations applicable to the business district of the City of Ellisville.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

This Bill No. 879 having been read and duly considered and voted upon three times was finally passed and approved on this 5th day of April, 1978.

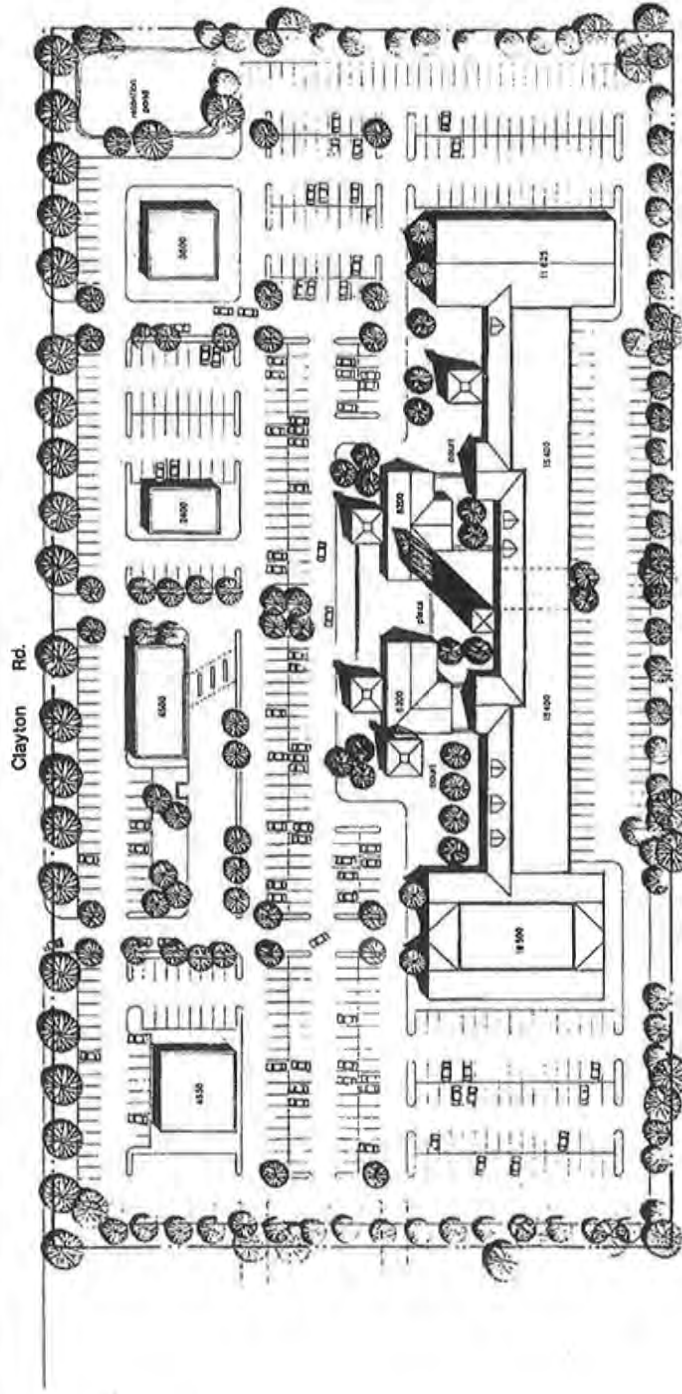
CITY OF ELLISVILLE

By 
Mayor

ATTEST:


City Clerk

Exhibit A



Site Plan
Scale: 1" = 50'

Total Acreage
Building Area Tabulation

Retail	13,003
Restaurant	59,700
Theatre	10,550
Financial	11,625
Parking Tabulation	4,500
Retail & Financial	257
Restaurant	234
Theatre	200
Parking Provided	715

Market Center
Ellisville, Missouri

W. J. Koman - Owner
Robert L. Boland Jr - Architect

BILL NO. 626

ORDINANCE NO. 598

BILL INTRODUCED BY ALDERMAN Boesler

AN ORDINANCE PROVIDING FOR THE ZONING CLASSIFICATIONS OF A TRACT OF LAND IN SECTION 33 TOWNSHIP 45 NORTH RANGE 4 EAST RECENTLY ACQUIRED BY THE CITY BY ANNEXATION AS COMMERCIAL PROPERTY; AND TO ENTER SAME ON THE ZONING MAP OF THE CITY OF ELLISVILLE; TO PROVIDE FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE CONSTRUCTION AND OPERATION OF A SHOPPING CENTER AT 1298 CLAYTON ROAD BY RICHARD D. GILROY IN THE CITY OF ELLISVILLE PURSUANT TO CHAPTER 27 SECTION 4 OF THE MUNICIPAL CODE OF THE CITY OF ELLISVILLE.

WHEREAS, the City of Ellisville acquired by annexation a tract of ground in Section 33, Township 45 North, Range 4 East, on May 16, 1974 and

WHEREAS, a petition was filed with the City for the development for a portion of said tract commercially, and

WHEREAS, a hearing by the Board of Aldermen of the City of Ellisville pursuant to Chapter 27 for the issuance of a special use permit for the construction and operation of a shopping center at 1298 Clayton Road, and

WHEREAS, public notice of hearing of said Petition was duly published according to the law, and

WHEREAS, on April 25, 1974 an open and public hearing was duly held on said petition pursuant to legal notice, and

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

WHEREAS, the Board of Aldermen finding that said commercial zoning would be in the best interests of the public health, safety and welfare, and

WHEREAS, the Board of Aldermen finding that there would not be (a) substantial increase in traffic hazards or congestion, and (b) a substantial increase in the fire hazard, (c) an adverse affect upon the character of the neighborhood, (d) an adverse affect upon the general welfare of the community, or (f) an over-taxing of the sewer or public utilities;

NOW THEREFORE, be it ordained by the Board of Aldermen of the City of Ellisville, St. Louis County, Missouri, as follows:

SECTION 1: The zoning classification of the following described tract of land in Section 33, Township 45 North, Range 4 East is hereby commercial zoned:

Part of Lot 12 of KENNETH SHOTWELL'S ESTATE, in Section 33, Township 45 North, Range 4 East in the County of St. Louis, Missouri, further described as follows:

Beginning at a conc. mon. set at the intersection of the South line of Clayton Road 60 feet wide with the East line of Clarkson Road thence along the South line of Clayton Road South 89 degrees 51 minutes East 800.00 feet to a point; thence South 0 degrees 11 minutes West 535.59 feet to a point; thence North 89 degrees 49 minutes West 705.14 feet to an iron pin set in the East line of Clarkson Road; thence along said East line North 0 degrees 51 minutes East 340.61 feet to an old iron pipe set at point of offset in said East line; thence South 89 degrees 49 minutes East 5.00 feet to an iron pin set in the East line of Clarkson Road; thence along said East line North 0 degrees 51 minutes East 25.22 feet to an old iron pipe; thence North 1 degree 12 minutes West 169.78 feet to point of beginning, containing 8.65 acres.

SECTION 2: That the Municipal Code of the City of Ellisville, Chapter 27-16 Boundaries of Business Use (Commercial) Areas shall be amended by adding a new sub-section 13 to read as follows:

Part of Lot 12 of KENNETH SHOTWELL'S ESTATE, in Section 33, Township 45 North, Range 4 East in the County of St. Louis, Missouri, further described as follows:

Beginning at a conc. mon. set at the intersection of the South line of Clayton Road 60 feet wide with the East line of Clarkson Road thence along the South line of Clayton Road South 89 degrees 51 minutes East 700.00 feet to a point; thence South 0 degrees 11 minutes West 535.59 feet to a point; thence North 89 degrees 49 minutes West 705.14 feet to an iron pin set in the East line of Clarkson Road; thence along said East line North 0 degrees 51 minutes East 340.61 feet to an old iron pipe set at point of offset in said East line; thence South 89 degrees 49 minutes East 5.00 feet to an iron pin set in the East line of Clarkson Road; thence along said East line North 0 degrees 51 minutes East 25.22 feet to an old iron pipe; thence North 1 degree 12 minutes West 169.78 feet to point of beginning, containing 8.65 acres.

SECTION 3: That a special use permit shall be issued to Richard D. Gilroy for the construction and operation of a shopping center at 1298 Clayton Road in the City of Ellisville, Missouri under certain conditions as contained in this ordinance, and other ordinances of the City of Ellisville relating to special use permits.

SECTION 4: That said shopping center shall be known as "Maple Tree Shopping Center" and shall contain a super market, drug store and ~~(6)~~ additional shops as per plan approved and on file with the

City of Ellisville.

SECTION 5: That Richard D. Gilroy, shall prior to the issuance of said license and special use permit, shall dedicate to the City and pave, a strip 10 feet wide, for additional road right of way along Clayton Road and Clarkson Road for that portion of the lot abutting Clayton Road and Clarkson Road, all in conformity with the requirements of the City Code of the City of Ellisville, and of the Missouri State Highway Department where applicable in conformity with the plan submitted both to the Planning and Zoning Board and the Board of Aldermen.

SECTION 6: That the issuance of the special use permit to Richard D. Gilroy does not grant authority for the construction of a sign and that any such sign constructed or being constructed and operated by the shopping center or Richard D. Gilroy will be by a special sign permit issued by the Building Commissioner in accordance with Chapter 22 in the Municipal Code of the City of Ellisville.

SECTION 7: That Richard D. Gilroy shall provide for the discharge of storm water from said property in a manner satisfactory to the Director of Public Works of the City of Ellisville.

SECTION 8: That Richard D. Gilroy will construct said project in conformity with the building code of the City of Ellisville and plans and specifications as approved and on file with the City and shall construct and maintain a fence and provide for and maintain adequate screening at the South side of the property as described in Section 1; and all additional fences shall be constructed and maintained with adequate screening provided as directed by the Board of Aldermen.

SECTION 9: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

This Bill No. 26 having been read and duly considered and voted upon three times, was finally passed and approved on the 17 day of

July, 1974.

THE CITY OF ELLISVILLE

By Vernon H. Jayko
Mayor

ATTEST:
[Signature]

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LEGEND

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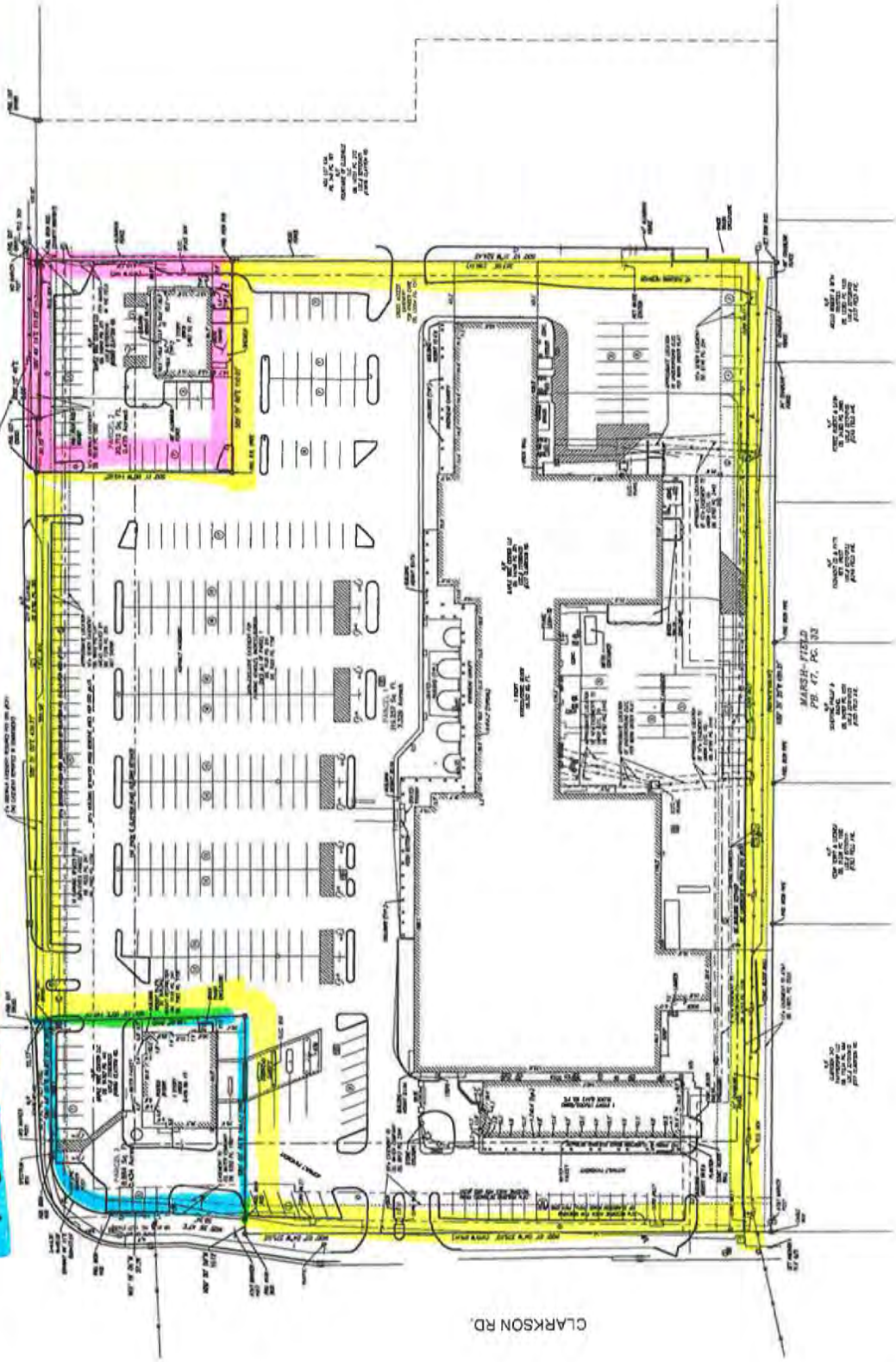
ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF LOT 12 OF KENNETH BHOWELL'S ESTATE IN SECTION 33 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF ELLIUVILLE, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

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92	23" = 1' SCALE
93	23 1/4" = 1' SCALE
94	23 1/2" = 1' SCALE
95	23 3/4" = 1' SCALE
96	24" = 1' SCALE
97	24 1/4" = 1' SCALE
98	24 1/2" = 1' SCALE
99	24 3/4" = 1' SCALE
100	25" = 1' SCALE



15086 Clayton Rd.
337 Clark Road
15050 Clayton Rd.



ALTA/NSPS LAND TITLE SURVEY
ELLIUVILLE, MO
MAPLE TREE CENTER

RECORDED BY:
SLOAN COUNTY RECORDS
1310 MARQUETTE RD., SUITE 225
ELLIUVILLE, MO 64532
DATE RECORDED: 11/14/2025



Memo

To: Chair Mike Becker and Members of the Planning and Zoning Commission
 From: Ada Hood, City Planner *OH*
 Meeting
 Date: January 14, 2026
 Re: Petition of STL Ellisville, LLC for approval of a Subdivision Plat allowing the subdivision of the existing parcel into two separate lots located at 114 Old State within the M-1 Light Industrial Zoning District of the City of Ellisville.

SUMMARY

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

The proposed subdivision would result in the following lots:

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

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

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

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

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

RECOMMENDATION

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

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



City of Ellisville

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

APPLICATION COVER SHEET

(please type or print)

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

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

Project Description: Lot Split Plat

Project Name: Lot Split Plat for 114 Old State Road

PART A: PARTIES IN INTEREST

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

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

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

Address: 148 Chesterfield Industrial Blvd, Ste. E, Chesterfield, MO 63005

Phone Number: _____

Email: _____

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

Address: 148 Chesterfield Industrial Blvd, Ste. E, Chesterfield, MO 63005

Phone Number _____

Email _____

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

Address: 1034 S. Brentwood Blvd, Ste. 1300, Saint Louis, MO 63117

Phone Number: N/A

Email N/A

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

Address: _____

Phone Number: _____

Email _____

PART B: SITE DESCRIPTION

Legal Address of Property: 114 : Old State Road

Locator No.: 23U620122

Lot No.: N/A

Block No.: N/A

Current Zoning: "M-1" Light Industrial

Current Use of Site: Industrial

Proposed Use of Site: No Change

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

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

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

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

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

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

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

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

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

PRINT NAME: _____ Title/Interest in Property: _____

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



City of Ellisville

One Weis Avenue
Ellisville, MO 63011

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

*pd. \$400
CK# 7902*

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

(please type or print)

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

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

Applicant: Gabe DuBois

Project Name: Lot Split Plat for 114 Old State Road

PART A: LOT INFORMATION

EXISTING LOT

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

Topography: N/A

Existing Zoning: "M-1" Light Industrial District

PROPOSED LOT

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

Topography: N/A

Water features/creeks/wetland and stormwater detention

Existing: Pond on property, not effected by this plat

Proposed: N/A

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

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

Proposed: No Change

Location and width of pedestrian ways and easements:

Existing: N/A

Proposed: N/A

Location of all utilities:

Existing: Not Contracted to Identify

Proposed: N/A

Revised: June 2, 2020

1

PART F: STORM WATER QUALITY PROTECTION STANDARDS:

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

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

PART G: CRITERIA

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

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

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

PART H: PROCESS

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

PART I: CHECKLIST (submit only applicable items)

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

- _____ an applicant may be owed a refund or may be billed for additional monies.
- _____ Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan
- _____ Existing and proposed landscaping, including name and size of plant material.
- _____ Wooded areas indicating Young and Mature Woodlands.
- _____ Lighting Plan and Photometric Plan in compliance with Section 400.350. A Sidewalk Luminaire plan in compliance with Section 400.351, if applicable.
- _____ Location and height of all light poles and type of lighting and shielding.
- Name of subdivision, which name shall not duplicate or be alike in pronunciation of the name of any plat theretofore recorded in the City.
- Location by section, town, range or by other legal description and small scale map showing location. Municipal, township and county.
- Names and addresses of the owner, subdivider, surveyor and designer of the plat.
- North point, graphic scale, date of preparation, total acreage
- Property lines, layout of platted streets, location and width of proposed pedestrian ways, utility easements showing right-of-way widths, minimum front and side street building setback lines indicating dimensions. and names of streets.
- Areas, other than streets, pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres.
- Permanent buildings and other structures, existing sewers, water mains, culverts or other underground facilities.
- _____ Topography showing lakes, watercourses, swamp areas and contour at vertical intervals of not more than two (2) feet unless steep terrain enables five-foot contours to adequately portray the land conditions; contour lines shall be shown by means of dashed lines on the preliminary plat and shall be numbered to the United State Geological datum
- Layout, numbers and minimum dimensions of lots. Proposed use of all parcels
- _____ Whenever a portion of a tract is proposed for platting and it is intended or of a size for future enlargement of such platted portions from time to time, a tentative plat for the future subdivision of the entire tract shall be submitted.
- _____ Draft of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.
- _____ A grading plan shall be included in the preliminary plat showing existing and proposed contours at intervals sufficient to clearly show the slope of the existing ground surfaces and the extent of the proposed grading. It shall be prepared on a plat showing the subdivision layout as proposed on the final plat, the location and first floor elevation of each building proposed to be built in the subdivision, and all existing trees 2.5 inches caliper and larger and other pertinent site features which could be affected by grading.
- _____ If applicable supplemental engineering data may be required by the Commission on (1) water supply (2) sewage disposal (3) drainage (4) flood control (5) soil and test borings (6) grading and street profiles.

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

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Monday, December 22, 2025

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

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

Dear Ms. Hood:

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

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

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

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

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

G. Preservation of Trees, Woodlands, and Natural Features

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

H. Tree and Landscape Requirements

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

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

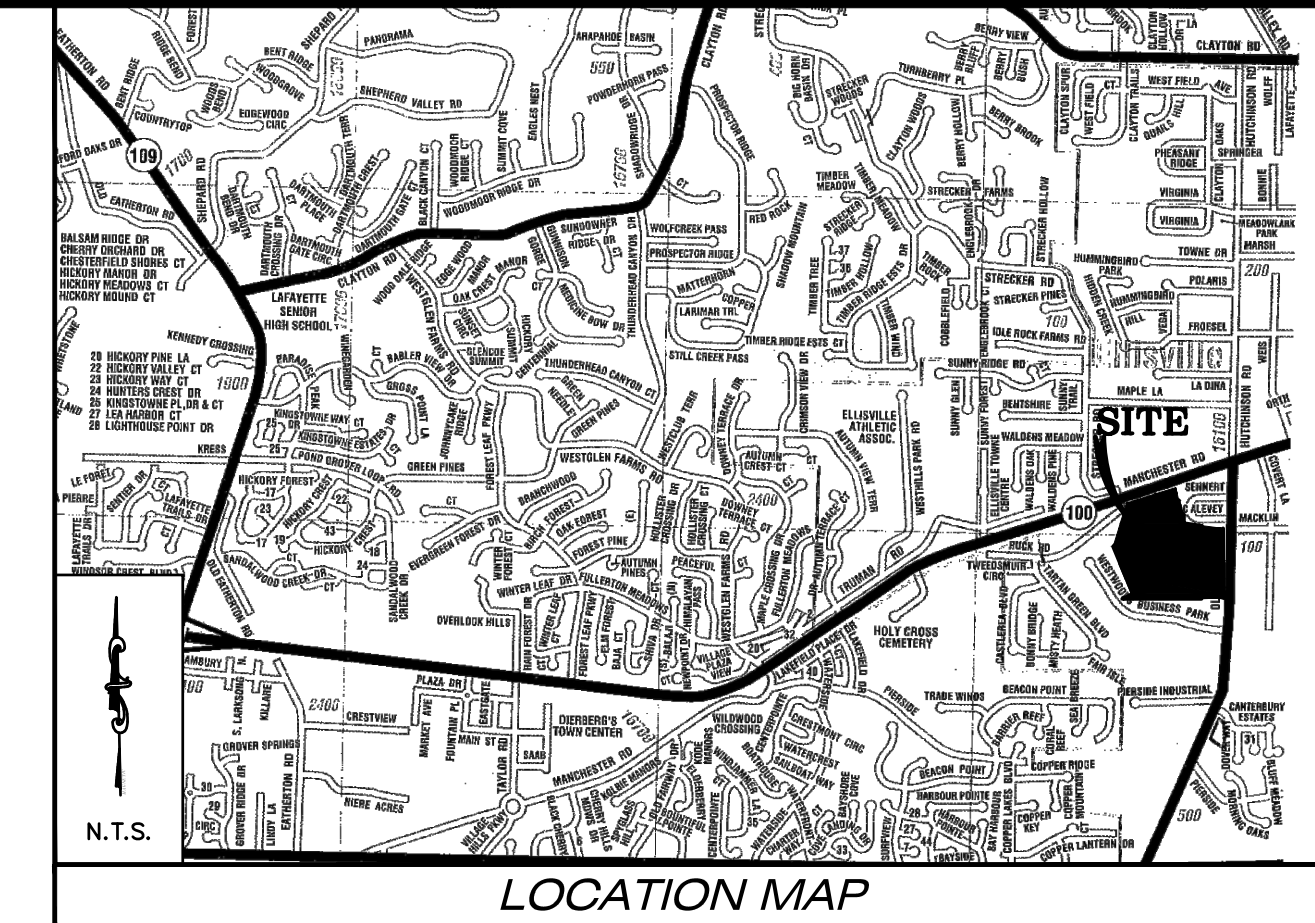
Sincerely,
terraspec

KJ Keitel

Kenneth J. Keitel, PLA, ASLA
Landscape Architect



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



OWNER'S CERTIFICATION:

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

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

DATE: _____ DATE: _____

OWNER'S NOTARY

STATE OF _____)
)SS
 COUNTY OF _____)

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

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

LENDER'S CERTIFICATE

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

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

LENDER: _____

BY: _____

PRINT NAME: _____

TITLE: _____

LENDER'S NOTARY

STATE OF _____)
)SS
 COUNTY OF _____)

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

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

NOTARY PUBLIC: _____

PRINT NAME: _____

MY TERM EXPIRES: _____

CITY CERTIFICATE

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

CHAIRMAN, PLANNING & ZONING COMMISSION _____

CITY CLERK/CITY ADMINISTRATOR _____

DEVELOPMENT NOTES:

1. SITE ADDRESS: 114 OLD STATE ROAD, ELLISVILLE, MO 63021, LOCATOR NO. 23U620122
2. OWNER INFORMATION: STL ELLISVILLE LLO, 1034 S. BRENTWOOD BLVD, STE. 1300, SAINT LOUIS, MO 63117, PARCEL 1 LOCATOR NO. 23U620122, PARCEL 2 LOCATOR NO. 23U340435
3. AREA OF TRACTS: ORIGINAL PARCEL: 1,355,253 SQUARE FEET OR 31.11 ACRES, MORE OR LESS. LOT A: 1,043,767 SQUARE FEET OR 23.96 ACRES, MORE OR LESS. LOT B: 311,486 SQUARE FEET OR 7.15 ACRES, MORE OR LESS
4. PRESENT ZONING: "M-1" LIGHT INDUSTRIAL DISTRICT (CITY OF ELLISVILLE)
 "M-1" LIGHT INDUSTRIAL DISTRICT DIMENSIONAL REQUIREMENTS:
 FRONT YARD SETBACK: 30 FEET
 SIDE YARD SETBACK: 15 FEET
 REAR YARD SETBACK: 15 FEET
 MINIMUM SITE AREA: 1 ACRE
 MAXIMUM BUILDING HEIGHT: 30 FEET
5. ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0278K DATED FEBRUARY 4, 2015, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.
6. THD DESIGN GROUP HAS USED EXCLUSIVELY THE INFORMATIONAL TITLE REPORT SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT NO. NCS-1189922-CLE, HAVING AN EFFECTIVE DATE OF AUGUST 18, 2023. THE RESULTS OF THE SCHEDULE B, SECTION II ARE LISTED BELOW.
 COMMITMENT NO. NCS-1189922-CLE
 ITEM 1-8: ARE NOT OF A SURVEY NATURE.
 ITEM 9: EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 9, PAGE 60 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORDS, SURVEY RECORD BOOK 1, PAGE 120, PLAT BOOK 141, PAGE 99, AND PLAT BOOK 349, PAGE 578. (AS SHOWN HEREON)
 ITEM 10: TERMS AND PROVISIONS OF SITE DEVELOPMENT PLANS, ACCORDING TO PLATS RECORDED IN PLAT BOOK 125, PAGE 31 AND PLAT BOOK 141, PAGE 31. (AS SHOWN HEREON)
 ITEM 11: EASEMENT GRANTED EDISON ELECTRIC LIGHT AND POWER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 1344, PAGE 347. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEM 12: EASEMENT GRANTED UNION ELECTRIC LIGHT AND POWER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 1395, PAGE 23. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEMS 13-15: ARE NOT OF A SURVEY NATURE.
 ITEM 16: EASEMENT GRANTED STATE OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 4608, PAGE 510. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEM 17: ARE NOT OF A SURVEY NATURE
 ITEM 18: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5240, PAGE 598. (AS SHOWN HEREON)
 ITEM 19: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5240, PAGE 600. (AS SHOWN HEREON)
 ITEM 20: EASEMENT GRANTED TO THE ST. LOUIS COUNTY WATER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 6165, PAGE 516. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEMS 21-22: ARE NOT OF A SURVEY NATURE.
 ITEM 23: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 106, PAGE 2016. (AS SHOWN HEREON)
 ITEM 24: EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7176, PAGE 1839. (AS SHOWN HEREON)
 ITEM 25: EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8393, PAGE 1340. (AS SHOWN HEREON)
 ITEM 26: EASEMENT GRANTED TO THE ST. LOUIS COUNTY WATER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8508, PAGE 1118. (AS SHOWN HEREON)
 ITEM 27: EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8846, PAGE 1204. (DOES NOT EFFECT SUBJECT PROPERTY)
 ITEM 28: EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 10286, PAGE 1175. (AS SHOWN HEREON)
 ITEM 29: EASEMENT GRANTED MISSOURI-AMERICAN WATER COMPANY ACCORDING TO INSTRUMENT RECORDED IN BOOK 16365, PAGE 825. (AS SHOWN HEREON)
 ITEMS 30-32: ARE NOT OF A SURVEY NATURE.
7. BASIS OF BEARINGS: GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD'83 DATUM, EAST ZONE.
8. ALL SURVEY MONUMENTS SHOWN TO BE SET HEREON SHALL BE SET WITHIN 1 CALENDAR YEAR OF THE RECORDING OF THIS PLAT.

LAND DESCRIPTION: (PER TITLE COMMITMENT)

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

SYMBOL LEGEND

- * FOUND CROSS
- SET IRON ROD
- FOUND IRON PIPE
- ⊕ BENCHMARK

SURVEYORS CERTIFICATE

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

Brian J. Fischer (LS-002584)

09/24/25
 DATE

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

LOT SPLIT PLAT
114 OLD STATE ROAD
 TITLE PAGE



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

PROJECT NUMBER: 25-5003

DATE: 09/24/2025

DRAWN BY: GAH

LAND DESCRIPTION: (PER SURVEY)

ORIGINAL PARCEL:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LAND DESCRIPTION: (LOT SPLIT - PER SURVEY)

LOT A:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LAND DESCRIPTION: (LOT SPLIT - PER SURVEY)

LOT B:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THD DESIGN GROUP, INC. "your solution for engineering and surveying" 148 CHESTERFIELD INDUSTRIAL BLVD STE E, CHESTERFIELD, MO 63005 TEL: 636-294-2972 FAX: 636-294-3070 WEB: www.thdgroup.com Corporate Certificate of Authority #2011004412

LOT SPLIT PLAT LOT SPLIT PLAT TITLE PAGE

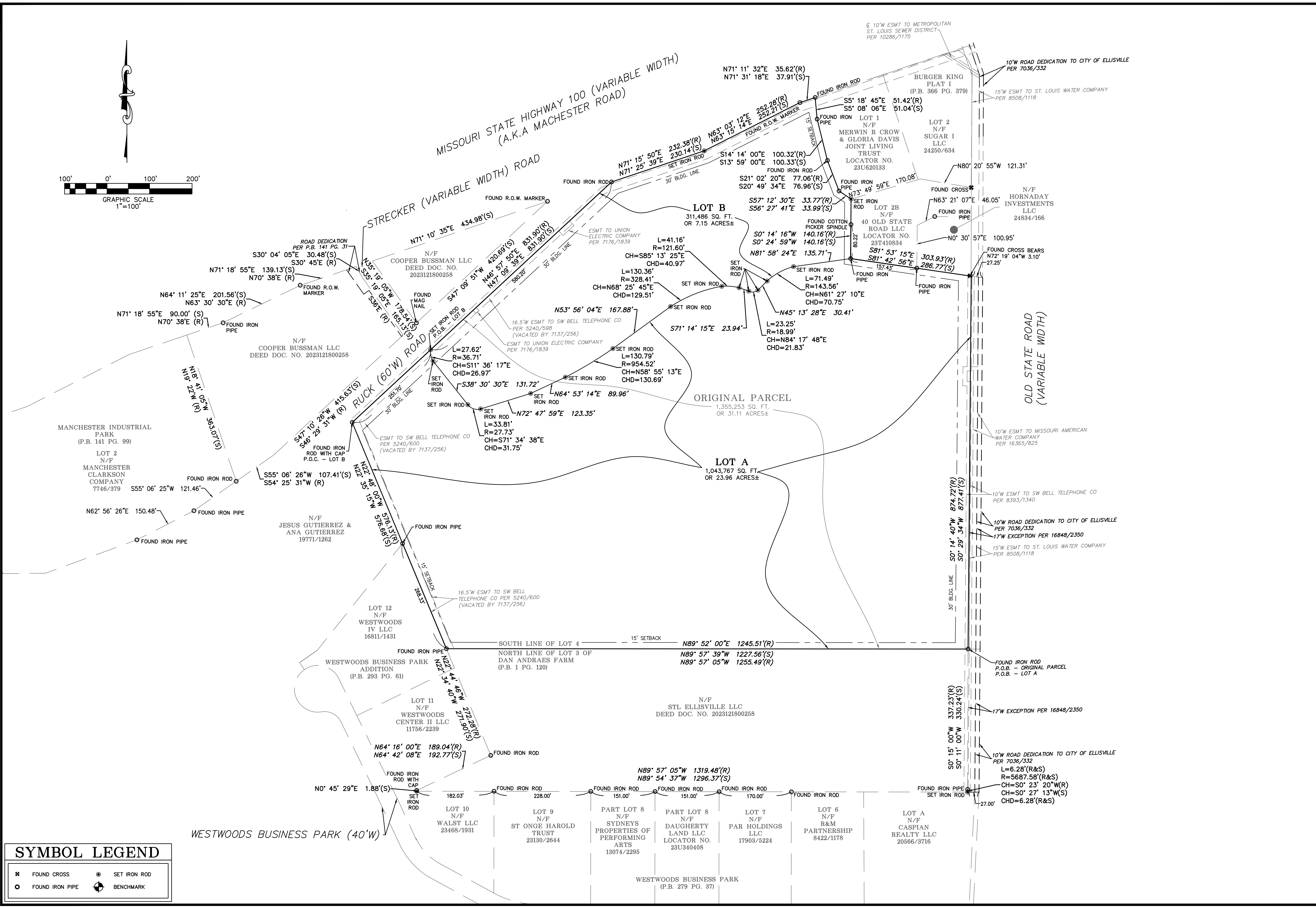
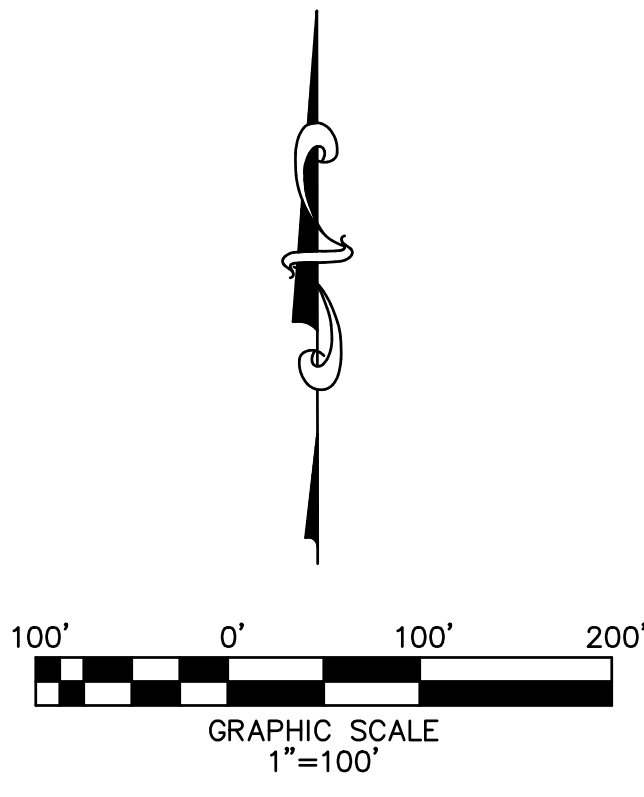


Date: Sep 24, 2025 Brian J. Fischer License No. LS-002584 Professional Land Surveyor

PROJECT NUMBER: 25-5003

DATE: 09/24/2025

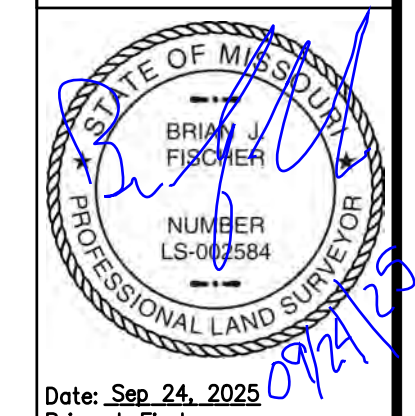
DRAWN BY: GAH



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

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 Missouri Professional Land Surveyor License No. 0121004412

LOT SPLIT PLAT
114 OLD STATE ROAD
 RECORD PLAT



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