



FEBRUARY 11, 2026
TENTATIVE AGENDA

PLANNING AND ZONING COMMISSION

Posted 10:00 am, Thursday, February 5, 2026

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

6:45 P.M. CITY OF ELLISVILLE – GOVERNMENT CENTER

I. Call to Order – Mike Becker

Closed Session: Notice is hereby given that the Planning and Zoning Commission of the City of Ellisville may, subject to a motion duly made and adopted, conduct a closed session, for the purpose of considering one or more of the following matters pursuant to Section 610.021, RSMo: (1) legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys.

7:00 P.M. PLANNING AND ZONING COMMISSION

II. Call to Order – Mike Becker (regular Meeting)
(Elected May 2025: Chair – Mike Becker and Secretary – John Scatizzi)

III. Roll Call

IV. Approval of Agenda

V. Approval of Minutes – December 10, 2025 [Pages 3-5](#)

VI. 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 #26-02-01

VII. 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.

Action on Petition #26-02-02

[Pages 31-42 and plans](#)

VIII. Public Hearings

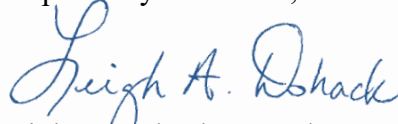
- A. The Planning and Zoning Commission will discuss and consider the petition of Spiegelglass Construction Co., Inc., for approval of an amendment to the “C-5” Planned Commercial District and the site development plan approved by Ordinance 3479 to authorize a fast-casual sushi restaurant Wasabi Express,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

Action on Petition #26-02-03

[Pages 47-90 and plans](#)

IX. 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.



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.



City of Ellisville

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

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

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

Property Address: 337 Clarkson, 15850 Clayton, 15886 Clayton
Applicant:
Project Name: Maple Tree Shopping Center

PART B: SUMMARY

Briefly describe the Proposed Project and intended use(s) and Reason for Requesting a Conditional Use Permit:
purchasing property + transfer of conditional use permit

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: transfer of cup
Please describe why the proposed amendment is necessary: property acquisition

PART D: SITE DESIGN

Total Square Footage of Site: 8.19 ac Total Square Footage of Building(s): 75,709 SF
Building Lot Coverage: 21.2% Total Impervious Lot Coverage: unknown
Building(s) Height(s): unknown Number of Floors: single story
Abutting Land Uses: C-5 R-1 mult. family C-3
North South East West
Building Setbacks Provided/Required: unk unk unk unk
Front Rear Side Side
Landscape Buffer Provided/Required: unk unk unk unk
Front Rear Side Side
Parking Lot Landscape: Required: unk Provided: unk
Total Number of Parking Spaces Provided: 356 Required by City Code: unk
HVAC Units/other equipment: 29 Location: rooftop Screening: unknown
Location of Trash Enclosure: behind building # Pick Ups/Week: unk P/U time: unk
Location of Loading/Delivery/Dock: behind building # Deliveries/week: unk P/U Time: unk
Fence: Required: unk Location: behind bldg Type/Material: chainlink Height: 70"

Revised: June 2, 2020

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

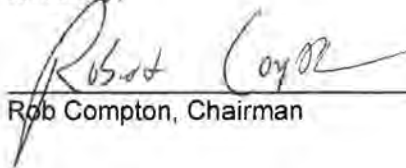
Nay

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

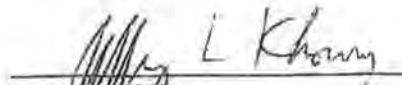
Second Reading DATE: 5-7-03

| | 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.

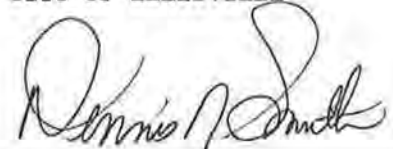
SECTION 4: Nooney Krombach acknowledges that authority for the canopy/marquee will lapse in seven (7) years unless there is re-application or the Board of Aldermen decides that it can renewed for a certain time period.

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. Roman 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. Roman 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.

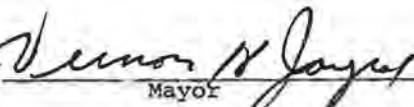
E. That W. J. Koman will construct said project in conformity with the building code of the City of Ellisville, the recommendation of the Planning and Zoning Commission's letter, dated March 22, 1978, plans and specifications as presented approved and on file with the City of Ellisville.

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.

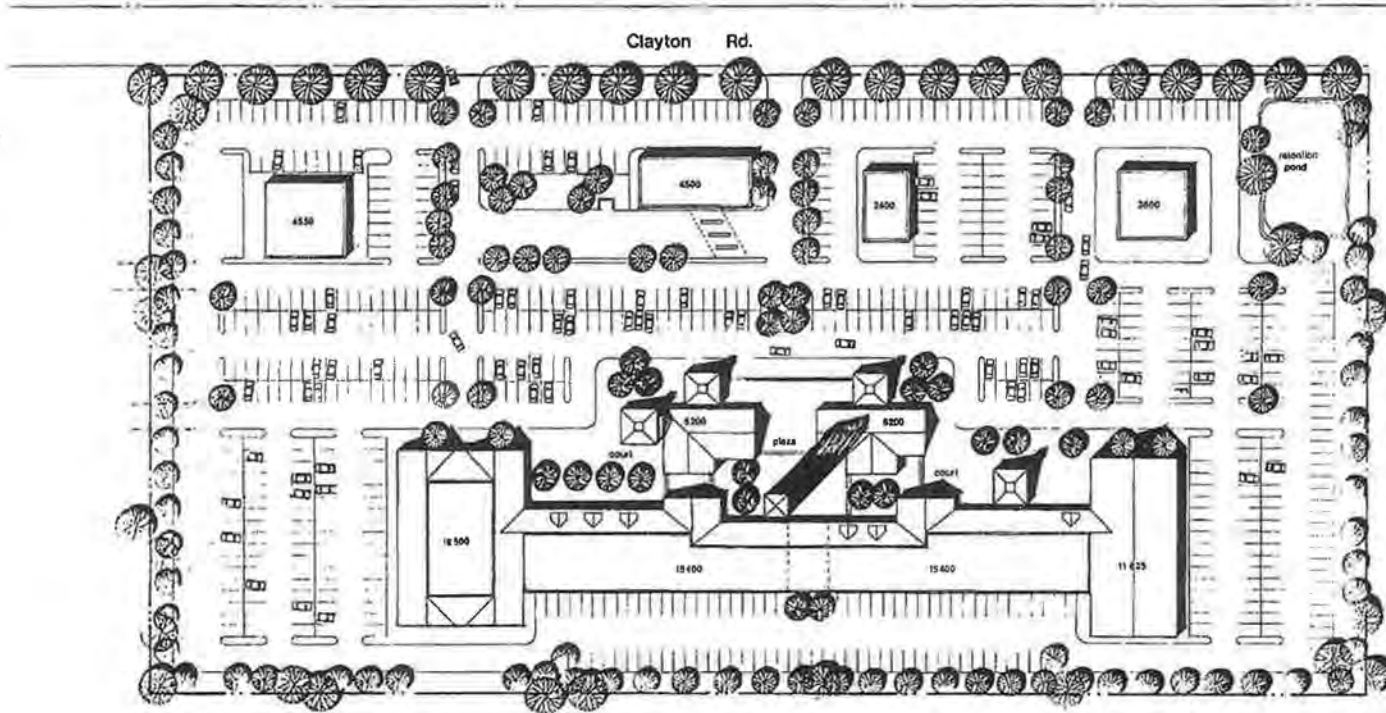
CITY OF ELLISVILLE

By 
Mayor

ATTEST:


City Clerk

Exhibit A



Site Plan
Scale: 1" = 50'



| | |
|---------------------------------|------------|
| Total Acreage | 13.03 |
| Building Area Tabulation | |
| Retail | 59,700 |
| Restaurant | 10,550 |
| Theatre | 11,625 |
| Financial | 4,500 |
| Parking Tabulation | |
| 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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ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND BEING PART OF LOT 12 OF KENNETH SHOTWELL'S ESTATE IN SECTION 03
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF ELLIUVILLE, ST. LOUIS COUNTY, MISSOURI



PREPARED BY
STICK AND ASSOCIATES
 CONSULTING ENGINEERS, P.C.
 1215 North Main Street
 ST. LOUIS, MISSOURI 63102
 P: 314.433.8000
 F: 314.433.8001
 www.stickand.com

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

- Notes:**
- 1) Stick and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company National Commercial Section, Commission No. NCS-28142A-J2 with an effective date of October 28, 2025 at 9:02 a.m. for review of easements and encroachments. No further search was performed by Stick and Associates Consulting Engineers, Inc.
 - 2) Title to the estate in interest in the land described or referred to in the above statement and interest therein is in fee simple, and 150.00 feet is at the effective date thereof vested in:
 - Maple Tree Center, LLC, a Missouri limited liability company
 - 3) Title Commission No. NCS-28142A-J2 with Section 5-Section 2 encumbrances
 8. Encumbrances granted to Laska's Cuts Company according to instrument recorded in Book 5300 page 214 "NOT SHOWN" New registration of way of Charles No.
 10. Subject to Easement granted to Fox Fire Truck Service, Inc. recorded in Book 9623 page 134. Assumptions include "SHOW"
 - Note: Portions of the above statement have been related as set forth in Ordinance No. 4376, a certified copy of which is recorded in Book 7378 page 355. Unrelated items are "NOT SHOWN"
 11. Conditions of St. Louis County Council Ordinance No. 4371, a certified copy of which is recorded in Book 6038 page 715 and in Book 6885 page 2963. Tax liens and property to the City of Elliville shall be for 75 receive along Clayton E. Clayton Road, for Future Roadways, 20 inches for all buildings behind yards and 20 inch setback buffer on each side.
 12. Subject to Terms, provisions and conditions of Lease executed by and between Ten Express Investment Corporation (Ten Express) and Super A Drugs or Missouri Inc., (Lewing) 6892 July 29, 1973 and recorded in Book 5824 Page 1251. Assignments of said Lease recorded in Book 6710 page 1584, Book 6710 page 1967, Book 6730, Page 1683 and partial assignment and termination recorded in Book 7006, Page 1442. "NOT SHOWN" Assumptions include:
 13. Subject to Easement granted in the City of Elliville recorded in Book 5748 page 204 and Book 1919 page 1952. "SHOW"
 14. Subject to Easement to Local Gas Company according to the instrument recorded in Book 4753 page 1493. "SHOW"
 - Note: The above statement was partially released according to the instrument recorded in Book 7177 page 1123, to conform to the instrument recorded in Book 7177 page 2161. Released area "NOT SHOWN"
 15. Subject to Easement in Union Electric Company recorded in Book 6770 page 2463. Assumptions include: "SHOW"
 16. Subject to Terms, provisions and conditions set forth in Easement recorded in Book 7035 page 241 as amended by instrument recorded in Book 7085 page 1758. "SHOW"
 17. Subject to Easement to St. Louis County Water Company according to instrument recorded in Book 7033 page 6703. "SHOW"
 18. Terms, provisions and conditions of the Lease dated July 23, 2023 by Tenney Management Company and Dairy Queen Enterprises, Inc. as evidenced by the Memorandum of Lease recorded in Book 11083 page 289 as amended only with its rights, as set forth in the rights or options of land (include Leasehold Estate not evidenced. "NOT SHOWN" No survey related.
 19. Subject to Terms, provisions and conditions of the Lease between Maple Tree Center, LLC and Bank of America, N.A. as evidenced by the Memorandum of Lease recorded February 9, 2025 in Book 10307 page 512. Leasehold Estate not evidenced. "NOT SHOWN" No survey related.
 20. Subject to Terms, provisions and conditions set forth in the Grant Access Easement Agreement by and between Maple Tree, LLC and Wilson Holdings, LLC and Louise Gartin, LLC according to instrument recorded in Book 12534 page 1511. "SHOW"
 21. Subject to Easement to Southwestern Bell Telephone Company according to instrument recorded in Book 11921 page 2553. "SHOW"
 22. Subject to Terms, provisions and conditions of the Lease between Treble Tree Center, LLC and TFC, Inc., as evidenced by the Memorandum of Lease recorded January 23, 2015 in Book 2101 page 606. Leasehold Estate not evidenced. "NOT SHOWN" No survey related.
 - 23-24. "NOT SHOWN" No survey related.

Property Description

All the land is part of land being and being in the State of Missouri. Details of its location and being more particularly described as follows:

Parcel 1
 Part of Lot 12 of Kenneth Shotwell's Estate in Section 03, Township 45 North, Range 4 East, described as follows:
 Starting at the intersection of the Old East Right-of-Way line of Clayton Road 88 feet wide with the Old South Right-of-Way line of Clayton Road 82 feet wide, thence South 89 degrees 57 minutes East along the Old South Right-of-Way line of Clayton Road 50 feet with a distance of 142.00 feet to a point, thence South 7 degrees 12 minutes East 10.00 feet to the point of beginning on the new South Right-of-Way line of Clayton Road, thence thence South 89 degrees 57 minutes East along the South Right-of-Way line of Clayton Road, as widened, a distance of 763.33 feet to a point, thence bearing the South Right-of-Way line of Clayton Road, as widened, South 0 degrees 11 minutes West a distance of 142.00 feet to a point, thence South 89 degrees 57 minutes East a distance of 155.00 feet to a point on the East line of Maple Tree Center, thence South 0 degrees 11 minutes West along the East line of Maple Tree Center a distance of 385.25 feet to the Southeast corner of said tract, and using the South line of Block 614 as a subsection, recorded in Part Book 87, Page 33, thence along the South line of Maple Tree Center, South 89 degrees 49 minutes West a distance of 835.14 feet to the East Right-of-Way line of Clayton Road, as widened, thence along the East Right-of-Way line of Clayton Road, as widened, South 0 degrees 53 minutes East 373.81 feet to a point, thence bearing the East Right-of-Way line of Clayton Road, as widened, South 89 degrees 57 minutes East 154.05 feet to a point, thence North 1 degree 12 minutes West 132.00 feet to the point of beginning.

Parcel 2
 Part of Lot 12 of Kenneth Shotwell's Estate in Section 03, Township 45 North, Range 4 East, described as follows:
 Starting at the intersection of the Old East Right-of-Way line of Clayton Road 88 feet wide with the Old South Right-of-Way line of Clayton Road 82 feet wide, thence South 89 degrees 57 minutes East along the Old South Right-of-Way line of Clayton Road 50 feet with a distance of 142.00 feet to a point, thence South 0 degrees 11 minutes West a distance of 142.00 feet to a point, thence South 89 degrees 57 minutes East along the Old South Right-of-Way line of Clayton Road, as widened, a distance of 763.33 feet to a point, thence bearing the South Right-of-Way line of Clayton Road, as widened, South 0 degrees 11 minutes West a distance of 142.00 feet to a point, thence South 89 degrees 57 minutes East a distance of 155.00 feet to a point on the East line of Maple Tree Center, thence South 0 degrees 11 minutes West along the East line of Maple Tree Center a distance of 385.25 feet to the Southeast corner of said tract, and using the South line of Block 614 as a subsection, recorded in Part Book 87, Page 33, thence along the South line of Maple Tree Center, South 89 degrees 49 minutes West a distance of 835.14 feet to the East Right-of-Way line of Clayton Road, as widened, thence along the East Right-of-Way line of Clayton Road, as widened, South 0 degrees 53 minutes East 373.81 feet to a point, thence bearing the East Right-of-Way line of Clayton Road, as widened, South 89 degrees 57 minutes East 154.05 feet to a point, thence North 1 degree 12 minutes West 132.00 feet to the point of beginning.

Parcel 3
 Part of Lot 12 of Kenneth Shotwell's Estate in Section 03, Township 45 North, Range 4 East, described as follows:
 Beginning at a concrete instrument set at the intersection of the south line of Clayton Road 62 feet wide, with the east line of Charles Black, thence along the north line of Clayton Road, South 89 degrees 57 minutes East 140.00 feet to a point, thence South 1 degree 12 minutes East 142.00 feet to a point, thence North 89 degrees 57 minutes West 50.00 feet to a point on the east line of Clayton Road, thence along said east line North 1 degree 12 minutes West 142.00 feet to the point of beginning, according to Survey thereof made by Tolson, Plann & Nash, Engineers and Surveyors, on February 24, 1971, as revised October 1, 1979, including therefrom the path conveyed to City of Elliville for street widening purposes, according to deed recorded in Book 6720 page 548, also including therefrom that part owned by Cedarvale State College, filed in the County Clerk's Office of St. Louis, Missouri, No. 2002-00000000, a certified copy of the Record of Commission recorded in Book 9150 page 1493.

- GENERAL NOTES**
- 1) Subject property is Zoned C3 Commercial Service Requirements.
 - Minimum front building setback line One hundred feet (100') west from the center line of the road right-of-way along Manchester Road, Clayton Road, Clayton Road, Old Spack Road and Keller Creek Road. Where the front of a commercial building is abutted a residential subdivision, the minimum front yard setback from the residential parcel shall be consistent with the residential setback.
 - Maximum width over road Ten (10) feet except on the side of the building a residential street where it would cause there shall be a minimum of 10 feet from the center line of the road.
 - Maximum depth rear yard Twenty-five (25) feet.
 - Note: The above zoning powder by the City of Elliville will be verified by the local jurisdiction zoning enforcement, then the file zoning.
 - 2) Subject property has water Flood Zone 3 (Area of minimal flood hazard) according to the National Flood Insurance Data, issue Number 2199502274, with an effective date of 02/07/2013.
 - 3) Planning codes:
 - Parcel 1: R37 regular and 18 subdivision
 - Parcel 2: R37 regular and 18 subdivision
 - Parcel 3: R37 regular and 18 subdivision
 - TOTAL: 356 regular and 18 subdivision
 - 4) Utilities shown herein are "As-Found" and do not include any encumbrances. Any location, date and type information should be completed as appropriate only, if it is the Contractor's responsibility to call utilities to verify utility location.
 - 5) The subject properties, included in the above commission are contiguous to each other and the adjoining properties, contain any other poles or encroachments.
 - 6) Right-of-Way of the building has been collected from various sources, however, it is not shown on this plan.

PREPARED FOR:
 SCOUT CAPITAL GROUP
 13100 MANCHESTER RD, SUITE 705
 ST. LOUIS, MO 63141
 ATTN: MR. THOMAS MURPHY
 MANAGING PARTNER

Surveyor's Certificate
 This is to certify that:

- 1) I am a duly Licensed Professional Engineer in the State of Missouri.
- 2) I am a duly Licensed Professional Surveyor in the State of Missouri.
- 3) I am a duly Licensed Professional Engineer in the State of Missouri.
- 4) I am a duly Licensed Professional Surveyor in the State of Missouri.

 STICK AND ASSOCIATES CONSULTING ENGINEERS, P.C.
 1215 North Main Street
 ST. LOUIS, MISSOURI 63102
 P: 314.433.8000
 F: 314.433.8001
 www.stickand.com

| NO. | DATE | REVISION |
|-----|----------|-------------------|
| 1 | 02/11/26 | ISSUED FOR RECORD |
| 2 | 02/11/26 | FOR RECORD |
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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

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 1/2 x 11 or 8 1/2 x 14 in size.
5. The Planning and Zoning Commission will consider the request and make a recommendation to the Council within sixty (60) days of official submission to the Commission unless said time period is extended by mutual agreement in writing. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approved. The "date of official submission" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
6. Upon receipt of the recommendation, the City Council consider the request. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least five (5) members of the City Council will be required to approve any application contrary to the Planning and Zoning Commission recommendation.

PART I: CHECKLIST (submit only applicable items)

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

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

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

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

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



Monday, December 22, 2025

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

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

Dear Ms. Hood:

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

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

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

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

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

G. Preservation of Trees, Woodlands, and Natural Features

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

H. Tree and Landscape Requirements

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

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

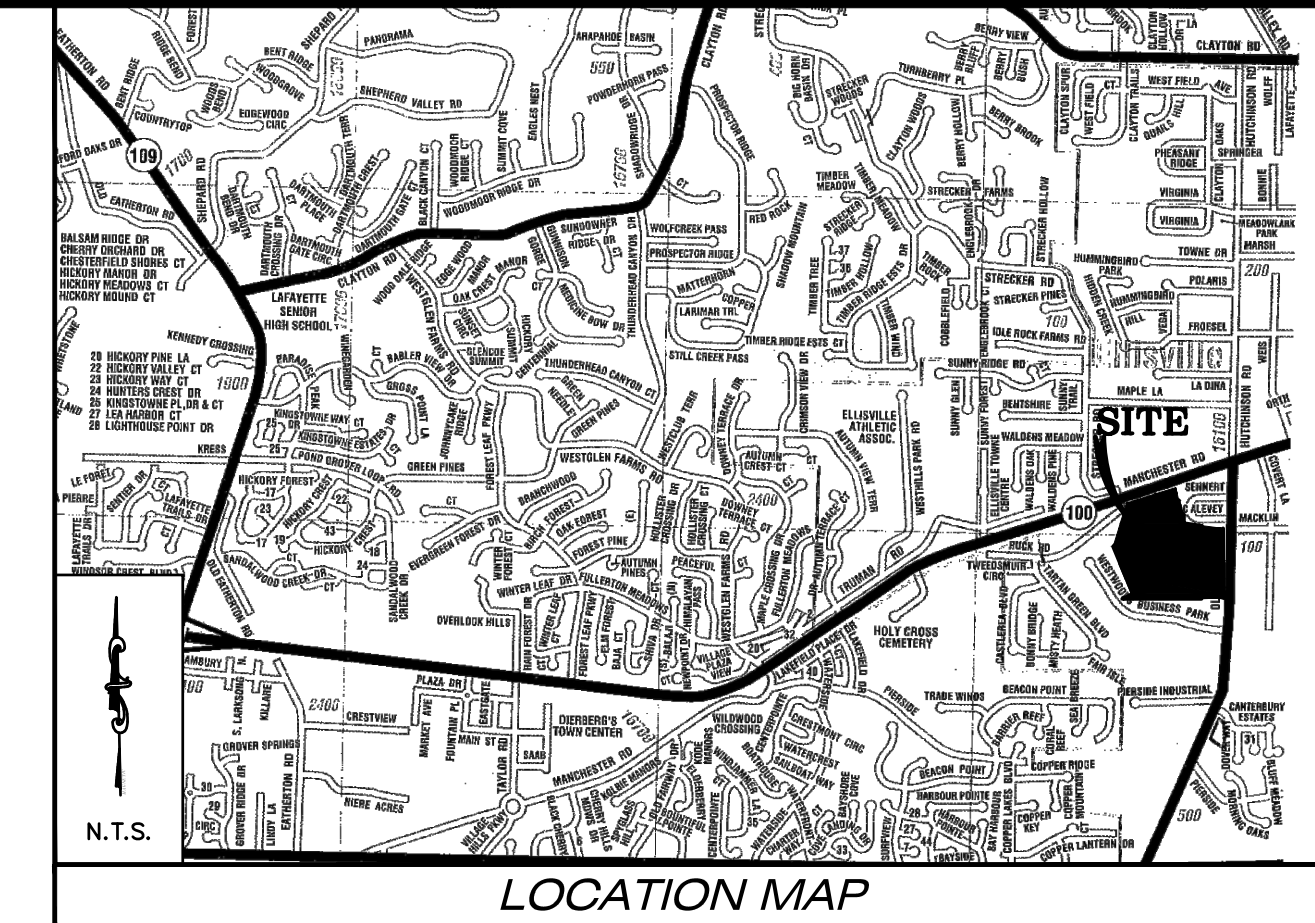
Sincerely,
terraspec

KJ Keitel

Kenneth J. Keitel, PLA, ASLA
Landscape Architect



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



OWNER'S CERTIFICATION:

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

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

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

BY: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

DATE: _____ DATE: _____

OWNER'S NOTARY

STATE OF _____)
)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

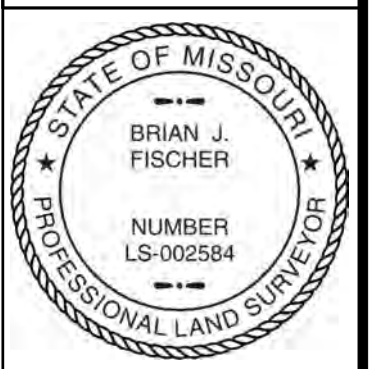
THIS IS TO CERTIFY THAT THD DESIGN GROUP, INC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF THOMPSON HINE LLP, WE HAVE DURING THE MONTH OF APRIL 2025, EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY AND BASED UPON SAID SURVEY, DURING THE MONTH OF JULY, 2025, PREPARED A LOT SPLIT PLAT FOR A TRACT OF LAND BEING 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
 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: THDGROUP.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;

A CURVE TO THE LEFT HAVING A CHORD BEARING NORTH 85 DEGREES 13 MINUTES 25 SECONDS WEST, 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;

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"

LOT SPLIT PLAT LOT SPLIT PLAT TITLE PAGE

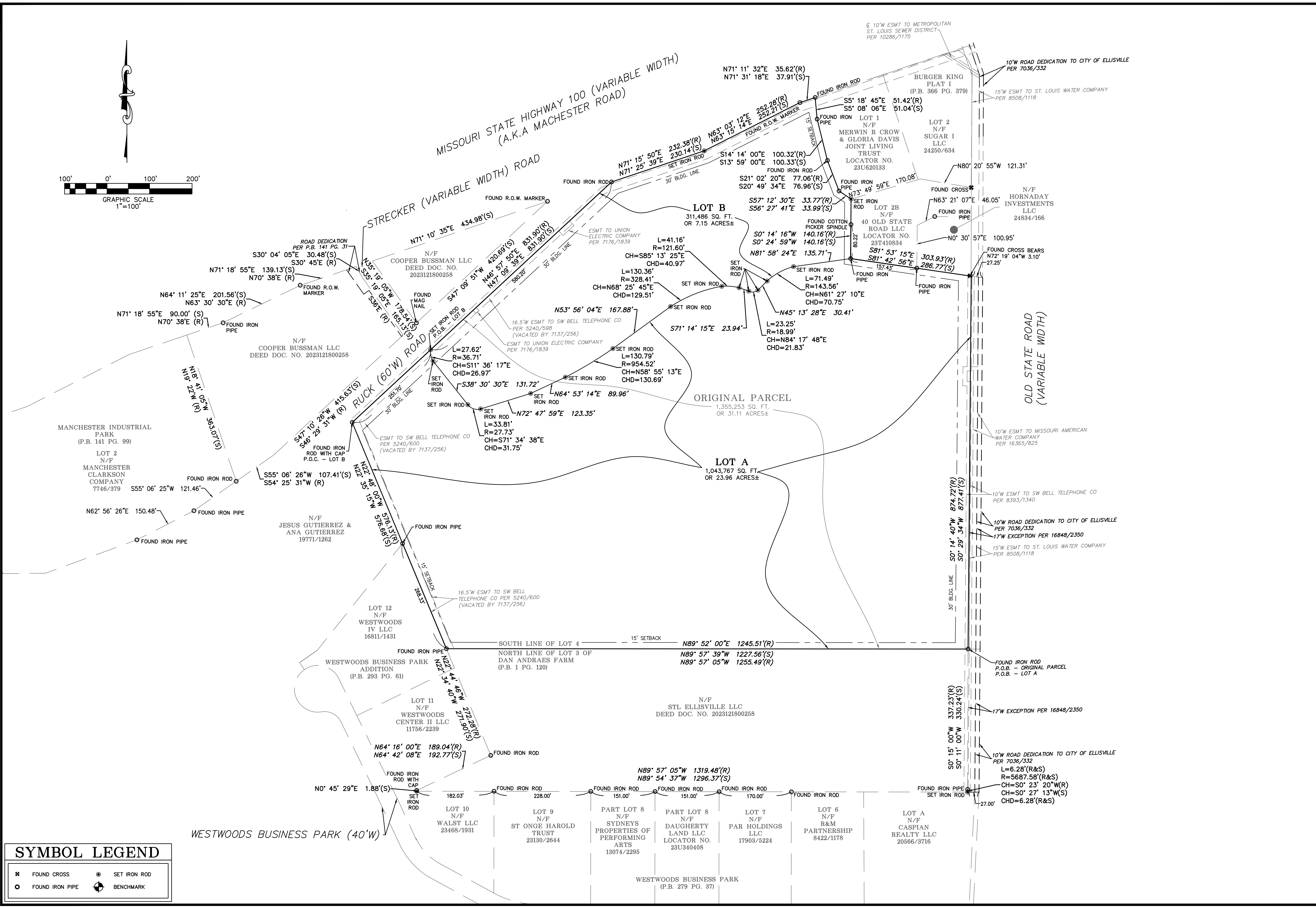
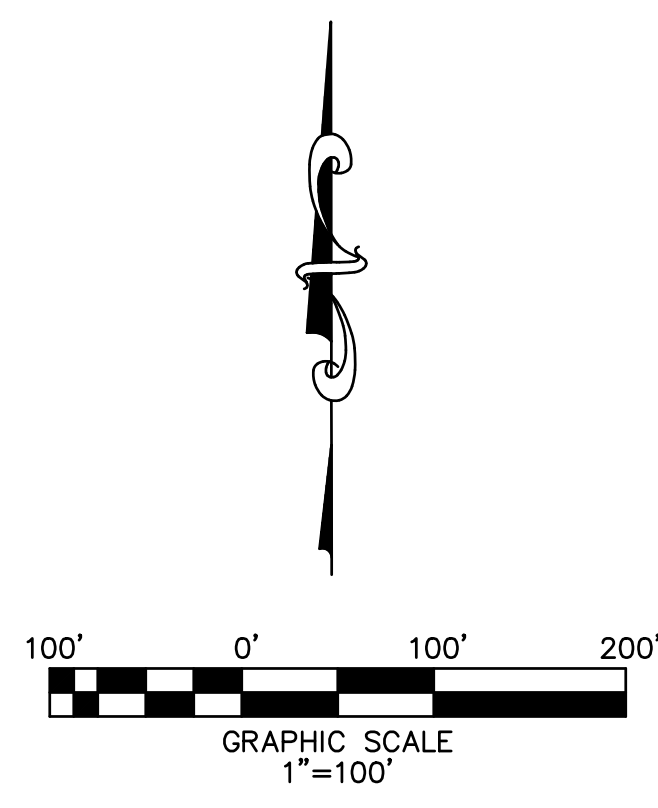


Date: Sep 24, 2025 Brian J. Fischer License No. LS-002584 Professional Land Surveyor

PROJECT NUMBER: 25-5003

DATE: 09/24/2025

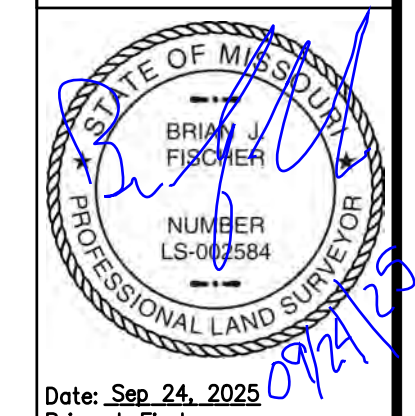
DRAWN BY: GAH



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

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

LOT SPLIT PLAT
114 OLD STATE ROAD
 RECORD PLAT



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

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Memo

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

From: Ada Hood, City Planner

Meeting

Date: February 11, 2026

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

BACKGROUND

On July 21, 2021, the city approved Ordinance # 3479 authorizing the creation of an outlot (Lot 1) which would remain zoned C-3 Commercial at 15970 Manchester Road. The remainder of the lot (Lot 2) has been rezoned to C-5 Planned Commercial and the new Mila Apartments (225-units) are currently under construction.

| Lot | Size | Zoning |
|-------|------------|--------|
| Lot 1 | 1.11 acres | C-3 |
| Lot 2 | 570 acres | C-5 |

SUMMARY

The applicant is proposing a Wasabi Express restaurant with a pickup window at the subject site. The site measures .59 acres and the building will measure 2,660 square feet in size. The restaurant will have a seating capacity of 40 seats, approximately 60% of its business will be pick up/take out and operating hours will be from 11:30 AM to 9:00 PM Sunday through Saturday.

Parking

As per the zoning code, a minimum of 11.0 parking spaces per 1,000 square feet gross floor area and a maximum of 16.0 parking spaces per 1,000 square feet gross floor area are required. Based on the aforementioned requirements, a minimum of 30 parking spaces are required. The applicant is providing 30 parking spaces, well below the maximum of 43 parking spaces.

Lighting

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

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

Landscape

The submitted landscape plan is in compliance with the City regulations.

Cross Access

Though cross access, it has been determined that the existing and proposed grades do not lend themselves for a workable connection to the north. The City Council has granted a waiver for the cross access with the prior approval for this site.

Trash Enclosure

The applicant will install the trash enclosure along the east side of the parking area. It will be located approximately 15' from the east property line. Details regarding the enclosure materials is not provided. The enclosure will have to feature masonry to match the building materials.

Traffic

The City's third-party traffic consultant has reviewed the proposed site plan and prepared a Traffic Assessment (update on the 7Brew Traffic Study). The Letter is attached or your review. A summary of the traffic consultant's findings is as follows:

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

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

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

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

RECOMMENDATION

Staff recommends the Planning and Zoning Commission forwards a positive recommendation subject to the applicant securing ARB approval.



City of Ellisville

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

APPLICATION COVER SHEET

(please type or print)

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

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

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

Project Name: Wasabi Express

PART A: PARTIES IN INTEREST

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

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

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

Address: _____

Phone Number: _____

Email _____

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

Address: _____

Phone Number: _____

Email _____

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

Address: _____

Phone Number: _____

Email _____

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

Address: 1 _____

Phone Number: _____

Email _____

PART B: SITE DESCRIPTION

Legal Address of Property: _____ ; Locator No.: 22T510403

Lot No.: _____ Block No.: _____ Current Zoning: C-5 Planned Commercial

Current Use of Site: Medical Office

Proposed Use of Site: Restaurant

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

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

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

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

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

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

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

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



City of Ellisville

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

APPLICATION FOR PLANNED DEVELOPMENT

(please type or print)

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

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

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

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART A: PROPOSED PROJECT

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

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

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

PART B: AMENDMENT TO A PLANNED DEVELOPMENT

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

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

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

If not, how will this be resolved? _____

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians?
Please see attached civil plan for details.

Utilities:

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

PART D: CRITERIA

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

- No a. Will the character of the neighborhood be negatively affected?
- No b. Will traffic conditions be negatively affected?
- Yes c. Will the change increase fire hazards?
- No d. Will public utility facilities be negatively affected?
- No e. Will other matters pertaining to the public health, safety and general welfare of the community be negatively affected?

For Planned Residential Developments:

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

For Planned Commercial Developments:

- Yes Are the proposed plans and conditions consistent with good planning practice?
- Yes Is the project compatible with permitted developments and uses in adjoining districts?
- Yes Does the project protect and promote the general welfare?
- Yes Is the project based on guidance from the land use element narrative and land use plan contained in the Ellisville Comprehensive Plan?

PART E: PERFORMANCE STANDARDS

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

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

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

PART C: COMPREHENSIVE PLAN AND ZONING

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

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

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

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

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

n/a

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

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

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

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

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

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

Adjacent Land Use:

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

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

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

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

Architecture:

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

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

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

The proposed project fits well with the existing contour lines.

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

n/a

Landscape:

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

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

Traffic:

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

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

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

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

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

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

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

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

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

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

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

PART F: ENVIRONMENTAL STATEMENT

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

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

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

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

PART G: PROCESS

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

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

PART H: CHECKLIST

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

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

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

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



City of Ellisville

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

APPLICATION FOR SITE PLAN REVIEW

(please type or print)

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

PART A:

Property Address: 309 Clarkson Road, Ellisville, MO 63011

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART B: SITE DEVELOPMENT

Briefly describe the Proposed Project and intended use(s):
Demolish existing structure and construct a new fast casual sushi restaurant with options for dine in or drive-up

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

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

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

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

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

Building Setbacks Provided/Required:

| | | | | | | | | | |
|------|-------|-------|-------|--------|-------|-----|-------|-----|-------------------------------------|
| | North | South | East | West | | | | | |
| 110' | / | 136' | 35' / | 59.07' | 10' / | 18' | 10' / | 18' | (Please see SP-2 for detailed plan) |
| | Front | Rear | Side | Side | | | | | |

Landscape Buffer Provided/Required:

| | | | |
|-------|------|------|------|
| / | / | / | / |
| Front | Rear | Side | Side |

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

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

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

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

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

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

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

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

PART C: PERFORMANCE STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART D: STORM WATER QUALITY PROTECTION STANDARDS:

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

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

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

PART E: ENVIRONMENTAL STATEMENT

Will the proposed request adversely impact the environment?: No

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

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

PART F: PROCESS

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

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

PART G: CHECKLIST

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

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

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City of Ellisville

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

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

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

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

Applicant: Spiegelglass Construction Co., Inc.

Project Name: Wasabi Express

PART B: SUMMARY

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

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: n/a

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

PART D: SITE DESIGN

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

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

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

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

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

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

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

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

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

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

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

Revised: June 2, 2020

1

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

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

PART E: OPERATION

Days of Operation: 7 days/week Hours of Operation: 11:30am - 9:00pm

Total # of Employees: 6 #Employees on Maximum Shift: 6 Property Owned/Leased: _____

Describe Any Loud Noise and Proposed Mitigation: n/a - No music will be played

Describe Any Odors/Smoke and Proposed Mitigation: Exhaust fans

Describe Any Other Potential Concerns to Abutting Properties and Proposed Mitigation: n/a

Describe How Storm Water will be accommodated: _____

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

PART F: PERFORMANCE STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART G: STORM WATER QUALITY PROTECTION STANDARDS:

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

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

PART H: ENVIRONMENTAL STATEMENT

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

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

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

PART I: CRITERIA

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

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

PART J: PROCESS

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

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

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

PART K: CHECKLIST

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

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

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

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



Monday, December 22, 2025

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

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

Dear Ms. Hood:

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

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

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

LAND PLANNING RECREATION PLANNING AND DESIGN LANDSCAPE ARCHITECTURE
11426 GRAVOIS ROAD, SUITE 102 ST LOUIS, MISSOURI 63126 (314) 984-8211

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

Additional Comments/Recommendations

- 1. **Submit a Bonafide Landscape Plan**

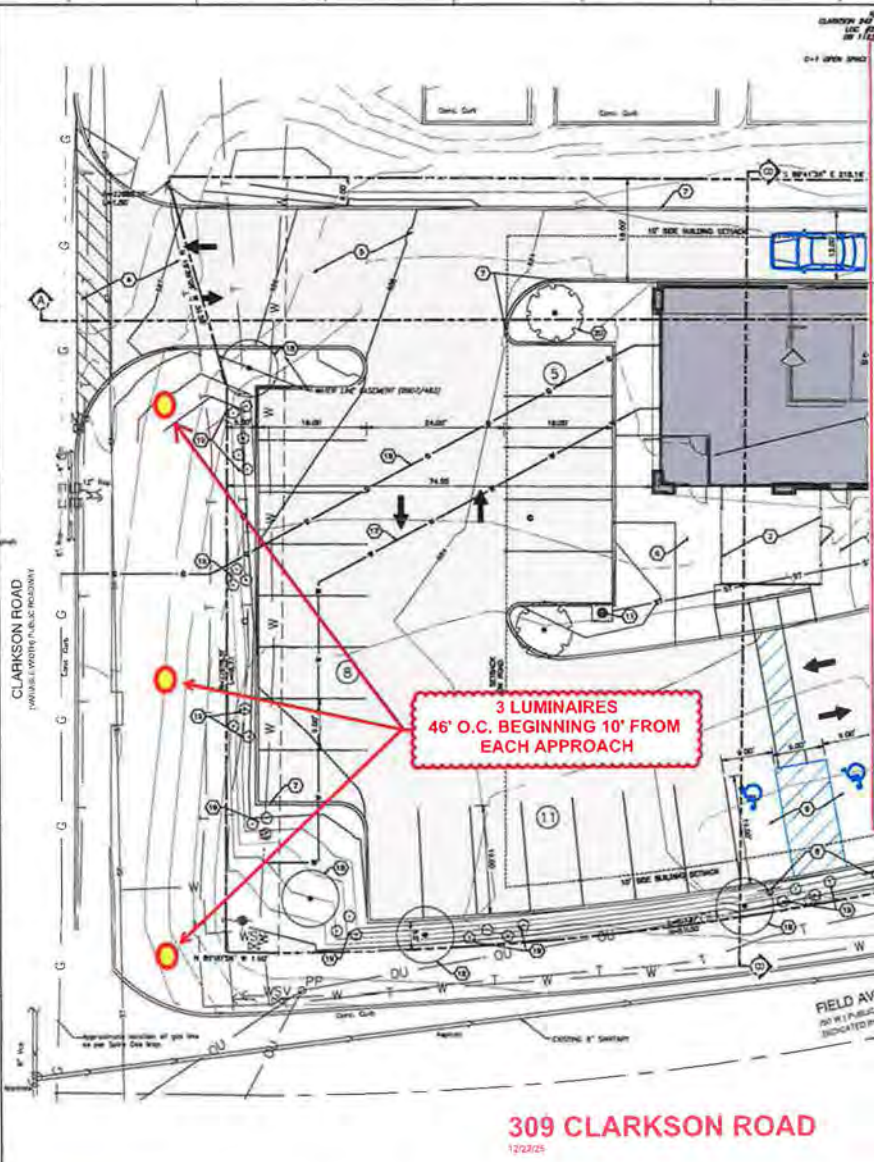
If there are any questions or additional information is required, please don't hesitate to contact this office.

Sincerely,
 terraspec

KJ Keitel

Kenneth J. Keitel, PLA, ASLA
 Landscape Architect



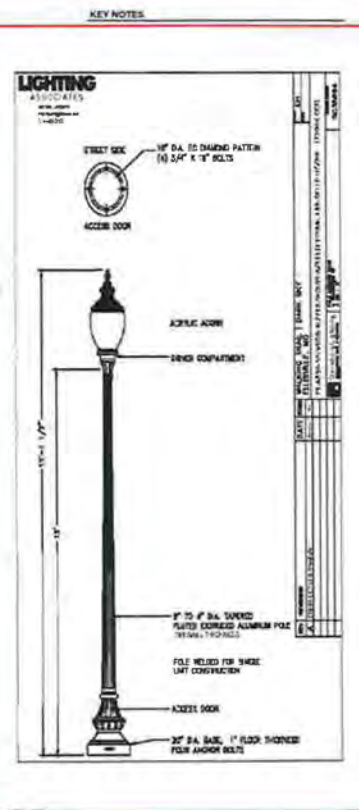


CITY OF ELLISVILLE ST. LOUIS COUNTY SIDEWALK LUMINAIRE REQUIREMENTS COMMERCIAL DISTRICT

- The installation of sidewalk luminaires when the commercial district presents a walkable, inviting and safe environment encouraging a feeling of security and well-being. This is a key element of the economic development enhancement objectives providing the economic vitality and sustainability of the district. This requirement is in accordance with the City of Ellisville Code, Section 89.453.
- Luminaires will generally be located 1 to 1 1/2 feet behind the sidewalk through some locations, measureable when configurations with City approval.
 - Luminaires will be uniformly spaced not to exceed 50 feet between units and no more than 15 feet from a curb or sidewalk crossing.
 - Luminaires shall be installed on private property or public right-of-way, depending upon the location of the sidewalk.
 - Lighting development proposals shall include sidewalk luminaires installed in accordance with this lighting program. The developer shall coordinate with the city regarding installation to provide continuity regarding spacing and appearance.
 - Luminaires installed on public right-of-way shall be installed and permitted with MUDOT by the developer. The developer, as required by MUDOT, shall provide a maintenance agreement with MUDOT for the developer's or their representative to install, maintain and provide energy for the luminaires.
 - Luminaires located on City of Ellisville right-of-way will include maintenance and be owned by the City of Ellisville by the developer. The developer, as required by the City of Ellisville, shall provide a maintenance agreement with the City of Ellisville for the developer's or their representative to install, maintain and provide energy for the luminaires.
 - The developer will provide a lighting plan with a luminaire schedule, minimum 1/2" legend (dependent of size) general site plan, typical luminaire installation detail, electrical plan, luminaire site drawing and product sheet. This may be included with or separate of the overall development plan.
 - Luminaires will specify a maximum lamp power level that is not more than 2 hours before and after full-on and shall comply with a maximum of 1 foot candle average (measured by a sensor) located across the property footprint abutting a public or private street within a commercial zoning district as described by the City.
 - Luminaire lamps will not exceed a CCT of 2700K maximum.
 - Energy and materials will be applied to luminaires by the developer by an approved contractor. The lighting design will be performed by a qualified lighting design professional. The luminaire design, including luminaire selection, distribution in accordance with local utility (power) and municipal (signal through St. Louis County) requirements or may be a licensed electrical professional within the city limits, electrical facilities. Other alternatives will be considered on an individual basis.
 - The developer will be responsible for lighting maintenance and energy costs associated with the luminaires. The developer shall be responsible for maintenance of luminaires they have installed through this program at a continuous basis, including and at general good condition the City may take such action to correct deficiencies as determined by the City. The City shall monitor such related costs from the developer by appropriate means.
 - Luminaires will be manufactured by Sanying Lighting meeting the attached product list sheet dated October 21, 2022.

Manufacturer Recommended:
Model: Jumbo Trade Size
Lighting Associates
3016 S. Brentwood Blvd
Waldorf, MD 21157
Phone: (410) 485-2000
www.lighting-associates.com

- Luminaire mounting pole design will be provided by the developer with the following minimum standards:
 - Mounting pole to be 3/4" diameter.
 - Top of mounting pole will have a 1 inch diameter and be mounting pole per meter top.
 - Top of mounting pole will be 4 inches above finished grade at minimum.
 - The luminaire pole in any sidewalk luminaire shall have a 1/2 inch diameter for 12 feet minimum.
 - Mounting pole will be designed and constructed for the luminaire to be installed in accordance with the luminaire manufacturer's published data.



| DIFFERENTIAL RUNOFF CALCULATION (15 YEAR/25 ANNUITY) | | | | | |
|--|--------|-----------|-----------|-------------------|--------|
| IMPROVEMENT AREA | | AREA (SF) | AREA (AC) | | |
| TOTAL DISTURBED AREA | | 25,500 | 0.59 | | |
| EXISTING / UNDEVELOPED RUNOFF | | AREA (SF) | AREA (AC) | R1 | C1(CF) |
| ROOF | 1,262 | 0.03 | 4.33 | 0.12 | |
| IMPERVIOUS | 1,248 | 0.03 | 3.54 | 0.10 | |
| PERVIOUS | 23,990 | 0.54 | 1.96 | 0.53 | |
| TOTAL | 25,500 | 0.59 | | 1.56 | |
| PROPOSED RUNOFF | | AREA (SF) | AREA (AC) | R1 | C1(CF) |
| ROOF | 2,860 | 0.06 | 4.32 | 0.34 | |
| IMPERVIOUS | 36,000 | 0.82 | 3.54 | 1.23 | |
| PERVIOUS | 6,640 | 0.15 | 1.79 | 0.26 | |
| TOTAL | 45,500 | 1.03 | | 2.83 | |
| DIFFERENTIAL RUNOFF | | PROPOSED | EXISTING | DIFFERENTIAL (CF) | |
| | | 1.03 | 0.59 | 0.75 | |

SCALE IN FEET
0 10 20
PATRICK T. BENNETT
(MO P.E. # 2002002134)

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

CELEBRATING 50 YEARS OF SERVICE

WASABI
309 CLARKSON ROAD
ELLISVILLE, MO 63011

SITE DEVELOPMENT PLAN

DATE: 02/11/2025
DRAWN BY: PATRICK T. BENNETT
CHECKED BY: JAMES W. HARRIS
PROJECT NO: 25-00000001

SP-2

MEMO

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

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

Date: February 1, 2026

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

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



Figure 1. Wasabi Site Area

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

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



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

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

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

Trip Generation

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

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

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

Table 1. Wasabi Trip Generation

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

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

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

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

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

Table 3. Trip Generation Comparison

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

Internal Circulation Review

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

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

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

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

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

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

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

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

Site Access

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

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

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

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

Compliance with Ellisville Code Section 400.496

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The site is currently zone C-5 Planned Commercial.

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

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

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

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

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

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

There is not a need for dedicated turn lanes.

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

Potential Impact of Proposed Wasabi

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

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

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

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

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

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BILL NO. 3710
ORDINANCE NO. 3479

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

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

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

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

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

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

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

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

SECTION 1: Rezoning.

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

SECTION 2: Site Development Plan.

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

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

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

SECTION 3: Planned District General Regulations.

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

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

Medical Office

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

D. *Parking.*

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

E. *Parking/Pavement Setback.*

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

F. *General Development Conditions.*

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

SECTION 4: Recordings.

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

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

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

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

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

First Reading votes:

DATE: 05/19/2021

Second Reading votes:

DATE: 05/19/2021

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

| | AYE | NAY | ABSTAIN |
|--|-----|--------|---------|
| | | Absent | |
| | X | | |
| | X | | |
| | X | | |
| | | X | |
| | | X | |
| | X | | |

ATTEST:

Leigh A. Dhack
CITY CLERK

CITY OF ELLISVILLE

Mike Roerman
MAYOR MIKE ROEMERMAN

Approved as to legal content and form:

[Signature]
City Attorney



Wasabi Express — Concept Summary

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

Brand Heritage & Market Position

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

Key Operating Metrics

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

Concept Highlights

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



Spiegelglass Construction Company

Since 1904

January 26, 2026

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

Subject: Wasabi Express – 309 Clarkson Rd – Comment Response

Dear Ms. Ada Hood:

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

Planning

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

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

Spiegelglass Construction Company

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

9. **Parking Requirements:**

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

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

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

10. Sidewalks shall be upgraded as necessary to provide a minimum **5-foot width** and ADA compliance per Ellisville Code Section **400.494**.
- **Response:** Acknowledged by Applicant. Please see added note to SP-1 of the revised Civil Drawings.

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

- **Response:** Acknowledged by Applicant.

Landscape Review

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

Metro West Fire Protection District

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

Best Regards,

Tim Spiegelglass
Spiegelglass Construction Company

Police Department

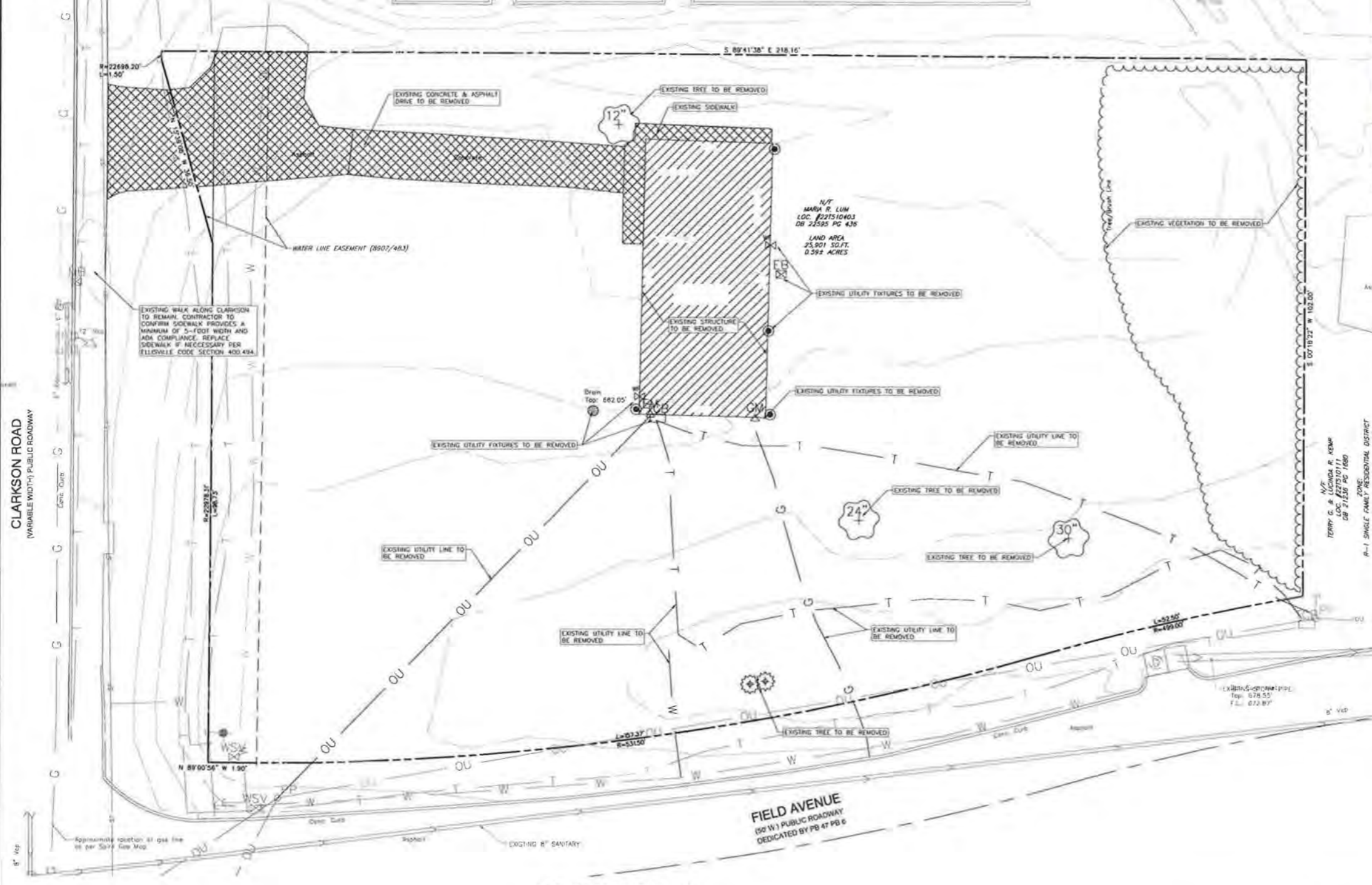
- No issues noted.
 - **Response:** Acknowledged by Applicant.

Engineering Department

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



N/T
CLARKSON 242 PROPERTIES LLC
LOC. #227510412
DB 11234 PG 484
ZONE
C-1 OPEN SPACE COMMERCIAL DISTRICT



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

- DEVELOPMENT NOTES:**
1. PARCEL ID: 227510403
 2. SITE ADDRESS: 308 CLARKSON ROAD
 3. LOT AREA: 0.59± ACRES (25,901 SQ.FT.)
 4. ZONING: C-5 PLANNED COMMERCIAL (UNDER ORDINANCE #3479)
EXISTING- PROPOSED- C-5 PLANNED COMMERCIAL (AMENDED ORD #3479)
 5. USES PERMITTED USE (ORD.3479): MEDICAL OFFICE RESTAURANT
PROPOSED USE: RESTAURANT
 6. BUILDING SETBACKS PER ORD.3479:
FRONT YARD 110 FT FROM THE CENTERLINE OF CLARKSON ROAD
SIDE YARD 10 FT (25 FT ABUTTING RESIDENTIAL)
REAR YARD 35 FT
 7. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
 8. ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
 9. FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NUMBER 29189C 0277K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES WITHIN ZONE X UNSHADED (0.2% ANNUAL CHANCE FLOOD).
 10. CONTRACTOR SHALL COMPLY WITH ELLISVILLE WORK HOURS PER CODE SECTION 500.040 ITEM 5: HOURS AUTHORIZED. ANY ACTIVITY REQUIRING ISSUANCE OF A BUILDING PERMIT FOR OUTDOOR CONSTRUCTION ACTIVITY AS SET FORTH IN SUBSECTION (a), EXCEPT IN THE CASE OF EMERGENCY INVOLVING PUBLIC SAFETY, SHALL ONLY BE VALID DURING THE FOLLOWING TIMES:
a. BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. ON MONDAY THROUGH SATURDAY, SUBJECT TO SUBSECTION (c)
b. BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. ON SUNDAY
c. BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M. ON NEW YEAR'S DAY, EASTER, MEMORIAL DAY, JULY 4TH, LABOR DAY, THANKSGIVING, AND CHRISTMAS.
 11. LANDSCAPE REQUIREMENTS:
STREET PLANTINGS REQUIRED
= 1 SHRUB PER 10 LF OF STREET FRONTAGE = 345 LF / 10 = 35 SHRUBS
= 1 TREE PER 50 LF OF LOT FRONTAGE = 345 LF / 50 = 7 TREES
OPEN SPACE PLANTINGS REQUIRED
= 1 TREE PER 5,000 SQ.FT. OF OPEN LOT AREA = 23,240 SQ.FT./5,000 = 5 TREES
MINIMUM IMPACT BUFFER ALONG EAST PROPERTY LINE
REQUIRED = 20 FT WIDE WITH FENCE, PROVIDED = 5 FT
REQUIRED = 1 CANOPY TREE PER 40 LF OF BUFFER = 102 LF / 40 = 3 TREES
REQUIRED = 1 ORNAMENTAL TREE PER 60 LF OF BUFFER = 102 LF / 60 = 2 TREES
REQUIRED = 1 SHRUB PER 10 LF OF BUFFER = 102 LF / 10 = 10 SHRUBS
 12. PARKING REQUIREMENTS:

| PARKING INFORMATION | |
|------------------------|---|
| RESTAURANT (FAST-FOOD) | |
| MIN SPACES REQUIRED | • MIN 11 per 1000 sf GROSS FLOOR AREA 2680 GFA/1,000 X 11 = 29.28 |
| MAX SPACES REQUIRED | • MAX 16 per 1000 sf GROSS FLOOR AREA 2680 GFA/1,000 X 16 = 42.56 |
| TOTAL SPACES PROVIDED | 28 PROPOSED SPACES: 9' X 19' STANDARD @ 90° 2 PROPOSED SPACES: 9' X 19' ACCESSIBLE @ 90° |
| BIKE SPACES REQUIRED | 10% OF NUMBER OF PARKING SPACES PROVIDED 30 X 0.10 = 3.00 |

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

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



REFERENCE

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

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

DEVELOPER
SPIEGELGLASS CONSTRUCTION CO.
917 FEE ROAD
MARYLAND HEIGHTS, MO 63043
CONTACT: TIM SPIEGELGLASS
PHONE: (314) 566-2300
EMAIL: tim@spiegelglass-gc.com

ARCHITECT
ARCHITECTURES SP
8725 BIG BEND BLVD
ST. LOUIS, MO 63119
CONTACT: CHRISTI JOHANINOMEYER
PH: (314) 961-9500 X109
EMAIL: christi@asp-wba.com

CIVIL ENGINEER & SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1450 BEALE STREET
SUITE 305
ST. CHARLES, MO 63303
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: PATRICK T. BENNETT, PE

811 or 1-800-344-7483
https://missouri-811.org
MISSOURI 811
PROJECT NO. 20250002
ISSUE DATE 05/29/25



PATRICK T. BENNETT
(MO PE # 2002003134)

| REVISION RECORD | | |
|-----------------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |

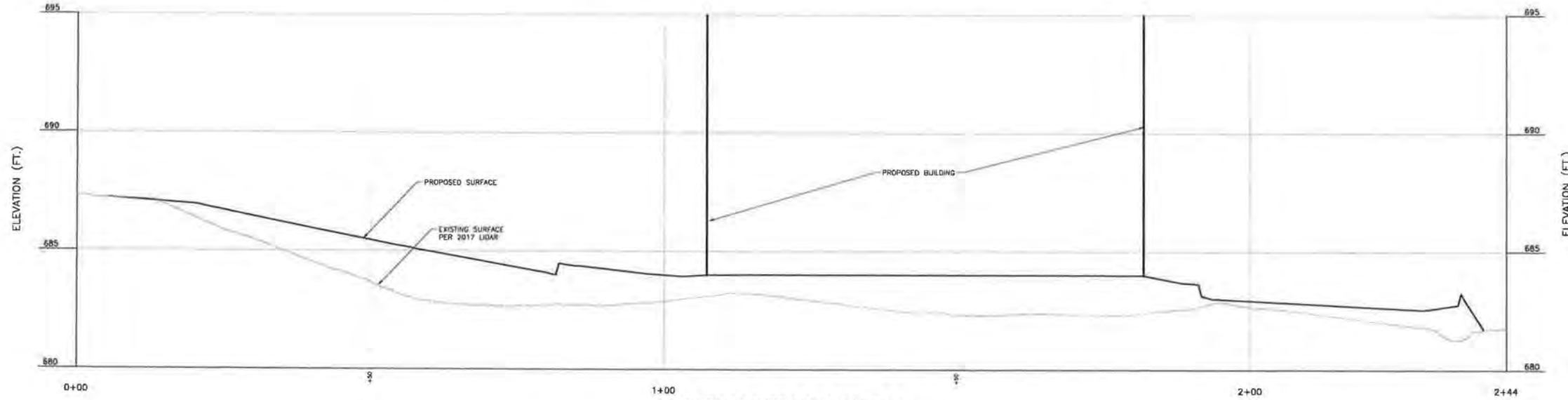
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com
CERTIFICATION LICENSE NO. 2002031342
Civil & Environmental Consultants, Inc.

WASABI
309 CLARKSON ROAD
ELLISVILLE, MO 63011

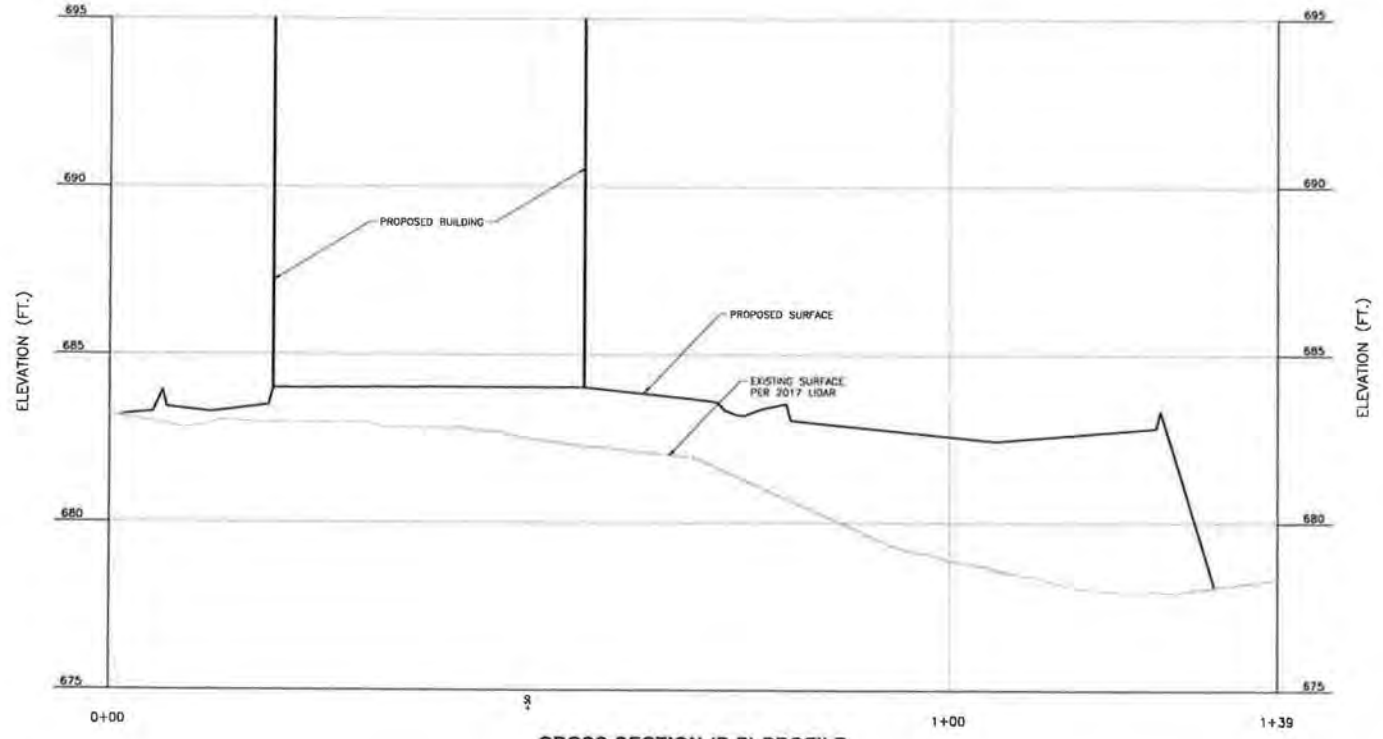
EXISTING CONDITIONS & DEMOLITION PLAN

| | | | |
|--------------|----------------|-------------|---------|
| DATE: | DECEMBER, 2025 | DRAWN BY: | JGM |
| PROJECT NO.: | 1-1-19 | CHECKED BY: | GAS |
| PROJECT IAC: | | | 397.01D |
| APPROVED BY: | | | PTB |

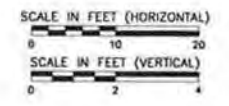
DRAWING NO. **SP-1**
SHEET 01 OF 05



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



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



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

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



811 or 1-800-344-7483
https://missouri811.org
BULKY ITEM FEE: \$30000000
TICKET DATE: 02/09/25



PATRICK T. BENNETT
(MO PE# 2002003134)

| REVISION RECORD | |
|-----------------|------------|
| NO. | DATE |
| 1 | 02/11/2026 |

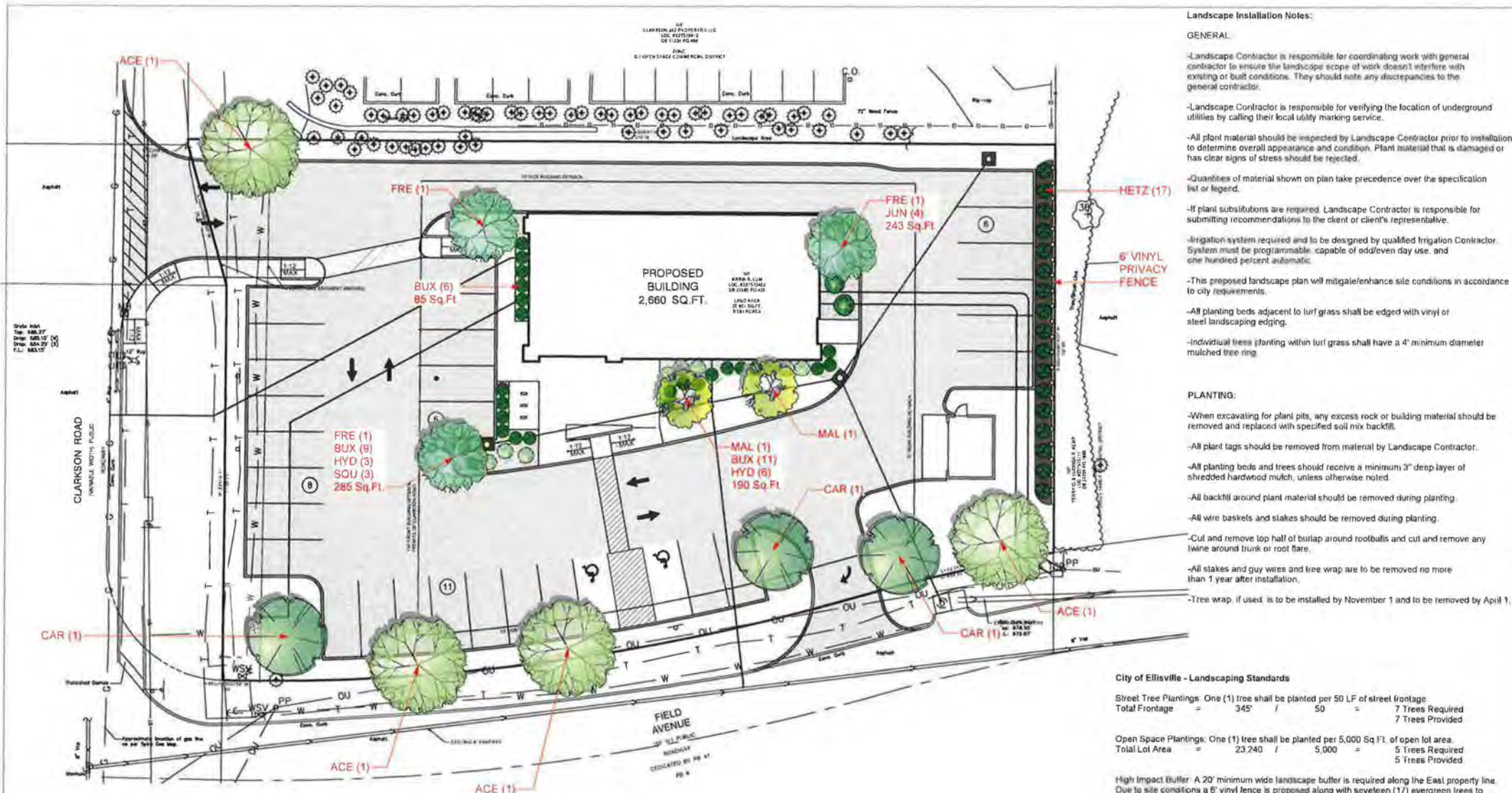
1450 Beale Street
Suite 305
St. Charles, MO 63303
Ph: 314.656.4566
www.cecinc.com
CERTIFICATION LICENSE NO. 200201394Z

CEC
Civil & Environmental
Consultants, Inc.

WASABI
309 CLARKSON ROAD
ELLISVILLE, MO 63011

| SITE CROSS-SECTIONS | |
|---------------------|----------------|
| DATE | DECEMBER, 2025 |
| DWG SCALE | 1"=10' |
| PROJECT NO. | 397-010 |
| APPROVED BY: | PTB |

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



Landscape Installation Notes:

GENERAL:

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

PLANTING:

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

City of Ellisville - Landscaping Standards

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

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

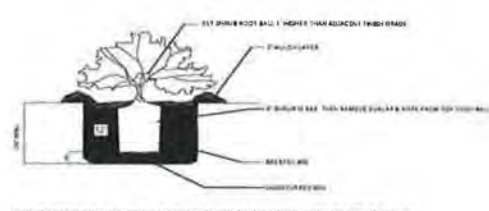
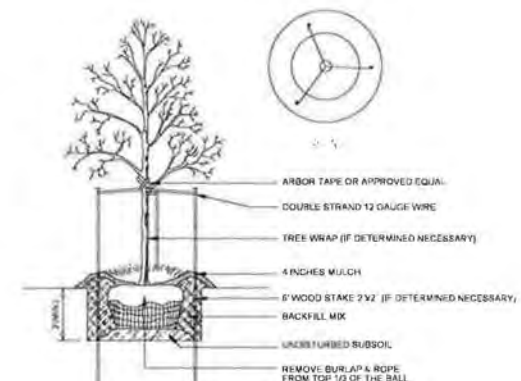
High Impact Buffer: A 20' minimum wide landscape buffer is required along the East property line. Due to site conditions a 6' vinyl fence is proposed along with seventeen (17) evergreen trees to create 75% visual opacity.

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

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

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

| Qty | Common Name | Botanical Name | Scheduled Size |
|-----|--------------------------------|---|----------------|
| 2 | Shrub Blue Star Juniper | Juniperus squarata Blue Star | 24" BB |
| 4 | Shrub Colonial Juniper | Juniperus horizontalis 'Meyer Blue' | 18" BB |
| 20 | Shrub Yucca filamentosa | Yucca filamentosa | 24" BB |
| 3 | Shrub Little Lime Hydrangea | Hydrangea paniculata Little Lime | 48" BB |
| 4 | Shrub Sea Spray Juniper | Juniperus horizontalis 'Sea Spray' | 24" BB |
| 1 | Tree American Blenheim | Camellia japonica | 24" BB |
| 1 | Tree Atromentum Red Maple | Acer dasycarpum 'Atromentum' | 24" |
| 17 | Shrub Green Colonial Juniper | Juniperus horizontalis 'Sageo Columnaris' | 18" BB |
| 2 | Tree Prairie Fire Crape Myrtle | Lagerflora floribunda | 24" |
| 1 | Tree Red Maple | Acer rubrum | 24" BB |



NOTE: USE MULCH PER PLANSPECS
 TREE PLANTING
 N.T.S.



1" = 30'

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

DECORATIVE FIXTURES MOUNTED ON 12' POLE
 ALL OTHER FIXTURES MOUNTED ON 13' POLE & 2' BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| DECORATIVE | Illuminance | Fc | 1.67 | 2.6 | 0.2 | 8.4 | 13.0 |
| PROPERTY LINE | Illuminance | Fc | 0.64 | 3.7 | 0.0 | N.A. | N.A. |
| SITE | Illuminance | Fc | 1.70 | 4.7 | 0.5 | 3.4 | 9.4 |

| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------|-------------|-------|------------------|------------|-------------|--------------------------|
| Symbol | Qty | Label | Arrangement | LLF | Luminaire Lumens | Lum. Watts | Total Watts | Description |
| ⊞ | 4 | F1 | Single | 0.900 | 4284 | 57 | 228 | GALN-SA1C-727-U-T4FT-HSS |
| ⊞ | 1 | F2 | Single | 0.900 | 3993 | 33 | 33 | GALN-SA1A-727-U-RW |
| ⊞ | 2 | F3 | Single | 0.900 | 3941 | 44 | 88 | GALN-SA1B-727-U-SL2-HSS |
| ⊞ | 1 | F4 | Single | 0.900 | 6227 | 57 | 57 | GALN-SA1C-727-U-5WQ |
| ● | 3 | F5 | Single | 0.792 | 7998 | 74.5 | 223.5 | A850-VC0B-4L27TS-MDL05 |

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

