



APRIL 15, 2026
TENTATIVE AGENDA

REGULAR COUNCIL MEETING AGENDA

Posted: 2:00 p.m., Friday, April 10, 2026

Voting Order 1-2-3-M

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

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

- I. Call to Order – Mayor Mike Roemerman
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Agenda
- V. Approval of Minutes – April 1, 2026 Regular Council Meeting [Pages 5-7](#)
- VI. Public Comments I
- VII. Petitions
 - A. Petition of Ivan Quinones for approval to operate as a Temporary Food Vendor on Private Property located at 15835 Manchester Road (Autozone Auto Parts) within the C-3 Commercial Zoning District. [Pages 9-19](#)
 - B. Joan Carraway with the Ellisville Elks will seek approval to host a Barbeque fundraiser at 54 Clarkson Road (Timberwinds Nursery) on Friday, June 19 and Saturday, June 20, 2026. [Page 21](#)
 - C. Olivia Clancy with Clancy’s Irish Pub will seek approval to sell liquor by the drink as part of the Summer Concert series in Bluebird Park on the following days: May 28, June 4, June 11, June 14, June 25, July 9, July 23, July 30, August 6 and August 13, 2026. Also, any days there may be for a make-up due to weather. [Page 23](#)

VIII. Receipt/filing Planning and Zoning Recommendation Report

- A. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated April 9, 2026 relative to the petition of Rolwes Construction, Inc., for approval to (1) Rezone from “R-1” Single-Family Residential Zoning District to “R-2” Planned Residential Zoning District; (2) a site development plan; and (3) a subdivision plat for the property known and numbered as 141 Covert Lane within the City of Ellisville, Missouri. [Pages 25-27](#)
- B. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated April 9, 2026 relative to City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Sections 400.492 and 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri. [Pages 29-53](#)
- C. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated April 9, 2026 relative to the petition Will Stern, for approval of a conditional use permit to allow the operation of a church at the location known and numbered as 419 Old State Road, in the “M-1” Light Industrial Zoning District, within the City of Ellisville, Missouri. [Pages 55-56](#)
- D. Receipt and filing of Planning and Zoning Commission’s positive recommendation dated April 9, 2026 relative to the petition of of Phellipe Ferreira des Santos (aka Phellipe Grego) and Tarrissa Camatta dba Emporio Grego Tattoo, for a conditional use permit to operate a tattooing establishment at the location known and numbered as 15825 Manchester Road, Suite 217, within the “C-3” Commercial Zoning District, within the City of Ellisville, Missouri. [Pages 57-58](#)

IX. Public Hearings

- A. The Council will discuss and consider the petition of Rolwes Construction Inc., to (1) Rezone from “R-1” Single-Family Residential Zoning District to “R-2” Planned Residential Zoning District; (2) approving a site development plan and (3) subdivision plat for the property known and numbered as 141 Covert Lane. [Pages 59-81 and plans](#)
- B. The Council will discuss and consider the request of “House of Him”, a religious organization founded by William Stern, seeking approval of a Conditional Use Permit to authorize the operation of a church or other non-denominational place of worship on real property commonly know as 419 Old State Flex Space and located at 419 Old State Road, within the M-1 Light Industrials Zoning District. [Pages 95-108](#)
- C. The Council will discuss and consider the petition of Phellipe Ferreira dos Santos (aka Phellipe Grego) and Tarrissa Camatta dba Emporio Grego Tattoo, for a conditional use permit to operate a tattooing establishment at the property known and numbered as 15825 Manchester Road, Suite 217, within the “C-3” Commercial Zoning District. [Pages 109-131](#)

X. Legislation

- A. Bill #3867A [Pages 133-137](#) AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, SECTION 400.493, AND TITLE IV: LAND USE; CHAPTER 410: SIGNS AND ADVERTISING DEVICES, SECTIONS 410.080 AND 410.100 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, RELATING TO LIGHTING REQUIREMENTS. *This legislation was tabled at the March 18, 2026 Council Meeting after approval for reconsideration and recommendation by the Planning and Zoning Commission.*
- B. Bill #3869 [Pages 139-141](#) AN ORDINANCE AUTHORIZING A CHANGE IN ZONING OF THE PROPERTY AT THE LOCATION KNOWN AND NUMBERED AS 141 COVERT LANE ROAD FROM THE “R-1” SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE “R-2” PLANNED RESIDENTIAL ZONING DISTRICT; AND APPROVING THE ASSOCIATED SITE DEVELOPMENT PLAN FOR THE PROPERTY.
- C. Bill #3870 [Pages 143-145](#) AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR THE PARCEL KNOWN AND NUMBERED AS 141 COVERT LANE, WITHIN THE CITY OF ELLISVILLE, MISSOURI.
- D. Bill #3871 [Pages 147-148](#) AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO WILL STERN, TO ALLOW THE OPERATION OF A CHURCH OR OTHER NON-DENOMINATIONAL PLACE OF WORSHIP AT THE LOCATION KNOWN AND NUMBERED AS 419 OLD STATE ROAD, WITHIN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.
- E. Bill #3872 [Pages 149-150](#) AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO PHELLIPE FERREIRA DOS SANTOS (AKA PHELLIPE GREGO) AND TARISSA CAMATTA D/B/A EMPORIO GREGO TATTOO, TO ALLOW THE OPERATION OF A TATTOOING ESTABLISHMENT AT THE LOCATION KNOWN AND NUMBERED AS 15825 MANCHESTER ROAD SUITE 217, WITHIN THE “C-3” COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.

XI. Public Comments II

XII. Mayor/Council Business/Reports

- A. Kiel Opera House Proclamation [Page 151](#)

XIII. Active Committee Status/Updates

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

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk

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

**CITY OF ELLISVILLE
COUNCIL MEETING**

APRIL 1, 2026

Mayor Roemerman opened this Regular Council Meeting at 7:23 p.m. In attendance were Council Members Niebling, Compton, Cahill, Sanborn, Hildebrand, and Boggs.

Also present were: City Attorney Malone, City Manager Schwer, Chief Vaughn, City Planner Ada Hood, Parks and Recreation Director Grobelny, and City Clerk Dohack.

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Mayor Roemerman moved to approve the minutes from March 18, 2026 Regular Council Meeting, seconded by Council Member Compton. The votes on the approval were: Roemerman "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE".

PUBLIC COMMENTS I

There were no public comments.

PETITIONS

Chesterfield Lions Club, special event liquor license

Mark Van Horn was present representing the Chesterfield Lions requested approval to sell beer by the drink at the Ellisville 4th of July celebration in Bluebird Park. Mayor Roemerman moved to approve the request as presented, seconded by Council Member Hildebrand. The votes were: Roemerman "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE".

302 Wolff Lane (Kent Whitaker), galvanized metal mesh garden fence approval

Petition of Kent Whitaker for City Council consideration and approval allowing a galvanized metal mesh garden fence installed in the rear yard of their home located at 302 Wolff Lane within the R-1 Single Family Residential Zoning District. Mr. Whitaker was present to answer questions from the Council Members.

Mr. Whitaker provided a sample of the hardware cloth (screening material) that would make up the fence and showed the Council a more detailed drawing of where the garden plot was in his yard where the fence would surround. Council Members discussed the proposal.

Mayor Roemerma moved to approve the request as presented, seconded by Council Member Sanborn. The votes were: Roemerma “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”.

LEGISLATION

Ord #3634 – Amends the Building Code, Chapter 500 regarding garage/carport driveways

Council Member Sanborn introduced Bill #3868, AN ORDINANCE AMENDING TITLE V: BUILDING AND CONSTRUCTION; CHAPTER 500: BUILDING AND PROPERTY MAINTENANCE REGULATIONS; SECTION 500.020, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING GARAGE AND CARPORT DRIVEWAYS. Council Member Sanborn moved for consideration and perfection of Bill #3868, seconded by Council Member Compton.

Discussion ensued to clarify if the language in Section 500.020, subsection A(10), and City Attorney Malone noted that any of these specific regulations would trigger driveway requirement. Council Members also discussed grandfathered properties and that the approved amendment would go into effect in 30 days.

The votes on the first reading of Bill #3868 were: Roemerma “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”. Council Member Sanborn introduced Bill #3868 for final passage, AN ORDINANCE AMENDING TITLE V: BUILDING AND CONSTRUCTION; CHAPTER 500: BUILDING AND PROPERTY MAINTENANCE REGULATIONS; SECTION 500.020, OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, REGARDING GARAGE AND CARPORT DRIVEWAYS. Council Member Sanborn moved for final passage of Bill #3868, seconded by Council Member Cahill. The votes on the second reading were: Roemerma “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”. Bill #3868 becomes ORDINANCE #3634.

Res #04-01-2026 – Municipal Park Commission Planning Grant Application for Bluebird Park playground

Mayor Roemerma introduced Res #04-01-2026, A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PLANNING GRANT APPLICATION ON BEHALF OF THE CITY OF ELLISVILLE TO THE MUNICIPAL PARK GRANT COMMISSION OF ST. LOUIS COUNTY FOR RENOVATION OF THE PLAYGROUND IN BLUEBIRD PARK. Mayor Roemerma moved for consideration and perfection of Res. #04-01-2026, seconded by Council Member Cahill. The votes on the motion to approve the resolution were: Roemerma “AYE”, Niebling “AYE”, Compton “AYE”, Cahill “AYE”, Sanborn “AYE”, Hildebrand “AYE”, and Boggs “AYE”. Resolution #04-01-2026 was approved.

PUBLIC COMMENTS

There were no public comments.

MAYOR/COUNCIL BUSINESS/REPORTS

Reappointments to Park Board

Mayor Roemerma moved to reappoint Emily LaBoube, Peggy Gay, and Cindy Slota to the Park Board, seconded by Council Member Compton. The votes on the motion were: Roemerma "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE".

Appointment to Park Board to fill vacancy

Mayor Roemerma discussed the need to fill the vacancy and also commented that this Board does not necessarily need to keep even numbers of the district members. Council Members discussed Mr. Blumenkemper's experience and that he is active Leader of the Scouts. It was noted that Mr. Blumenkemper often has the Scout Troup work on projects in the Park. Park Director Grobelny noted that participation in Park events is a top priority for a Park Board member. Council Member Hildebrand suggested having nominee profile forms available at the Park events to help recruit active members to the Park Board.

Mayor Roemerma moved to appoint Barry Blumenkemper to the Park Board, seconded by Council Member Compton. The votes on the motion were: Roemerma "AYE", Niebling "AYE", Compton "AYE", Cahill "AYE", Sanborn "AYE", Hildebrand "AYE", and Boggs "AYE".

ACTIVE COMMITTEE STATUS/UPDATES

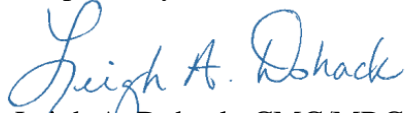
Council Member Cahill expressed concerns with political signs in the right-of-way and noted that the signs need to be removed if found there.

CLOSED SESSION

There was no closed session.

Mayor Roemerma adjourned the regular meeting at 8:04 p.m.

Respectfully submitted,



Leigh A. Dohack, CMC/MRCC
City Clerk

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Memo

To: Bill Schwer, City Manager
From: Ada Hood, City Planner 
Meeting
Date: April 15, 2026
Re: Petition of Ivan Quinones for approval to operate as a Temporary Food Vendor on Private Property located at 15835 Manchester Road (AutoZone Auto Parts) within the C-3 Commercial Zoning District.

BACKGROUND/SUMMARY

The applicant is seeking approval to operate as a Temporary Food Vendor on private property. The proposed operation will involve the sale of sealed, frozen food products. If approved, the applicant intends to begin operations on April 16 and continue for a period of fourteen (14) days. Proposed hours of operation are 9:00 AM to 7:00 PM daily. These hours comply with the zoning code, as the primary business on the site, AutoZone, operates Monday through Saturday from 7:30 AM to 9:00 PM and Sunday from 8:00 AM to 8:00 PM.

LOCATION

The applicant proposes to park the truck in the AutoZone parking lot along Manchester Road, adjacent to the site entrance. Based on the submitted aerial photo, it is unclear whether the proposed location may create traffic circulation issues for AutoZone customers.

PARKING

The applicant indicates that five (5) parking spaces will be utilized for the truck and tent. The applicant believes sufficient parking will remain available to serve both the primary business and the temporary vendor operation.

MAINTENANCE

The applicant has agreed to maintain the area in a clean and orderly condition and to clean the site prior to vacating the premises.

April 9, 2026

SIGNS

Submitted photos indicate that signage will be limited to the truck and tent. No additional signage has been requested; therefore, no yard signs or banners are anticipated.

RECOMMENDATION

Approval is recommended subject to the following conditions:

1. No banners or yard signs shall be displayed unless approved by the City Council.
2. The vendor must obtain approval from MWFPD for the placement of the truck and tent.
3. The vendor must obtain all required approvals from St. Louis County.
4. The applicant shall operate only within the hours of operation of the primary business, as required by City code.

Located at the five parking spaces identified by the rectangle below, away from entrances and exits. All remaining parking spaces are available for public parking. Anticipated traffic flow and access points do not change from normal AutoZone operations. We are hopeful for 50 customers a day between the hours of 9am-7pm. The table and 10ft x 10ft canopy will be next to our freezer truck as shown in the photo below



Leigh Dohack

From: Ivan Quinones <permits@backyardbutchers.com> on behalf of Ivan Quinones
Sent: Thursday, March 26, 2026 11:25 AM
To: Ada Hood; Leigh Dohack
Cc: Ivan Quinones
Subject: Re: Backyard Butchers Temporary Event Permit Inquiry Ellisville, MO
Attachments: Ellisville, MO Temporary Food Establishment Compliance Letter.docx; Ellisville, MO Site Map.docx

Good morning,

Please see my attached documents that I believe meet all the requirements in the email below. Please confirm if we can attend/if necessary, the council meeting on April 1st. I would also like to request a remote attendance of the council meeting as we currently do not have a representative in Missouri.

Kind Regards,

Permits Team

Backyard Butchers
permits@backyardbutchers.com

Ivan Quinones | Permit Manager | 832.517.9055
Jessica Borgeson | Project Manager | 832.660.5986
Melissa Nemitz | Permit Technician | 330.612.3429



From: Ada Hood <ahood@ellisville.mo.us>
Sent: Friday, March 13, 2026 2:57 PM
To: Ivan Quinones <permits@backyardbutchers.com>
Cc: Leigh Dohack <ldohack@ellisville.mo.us>
Subject: RE: Backyard Butchers Temporary Event Permit Inquiry Ellisville, MO

Hi Ivan,

Please carefully review the [City Code available at the link provided](#). After reviewing the regulations, prepare a detailed email that addresses each applicable provision in the code. In your response, explain how your proposal will comply with each regulation. If there are any requirements you do not intend to follow exactly as written, clearly explain the reason and describe your proposed alternative.

Your submission must also include a site plan or drawing that clearly illustrates how the temporary event will be organized. The drawing should specify:

- The exact location where the event will take place
- Which parking spaces will be used for the event and which will remain available for public parking
- The anticipated traffic flow and access points for vehicles and pedestrians
- The estimated number of attendees expected at the event
- The placement of tables, booths, or other equipment
- Any other relevant setup details that help illustrate how the event will operate

Once your detailed written explanation and site plan are completed, email them to the City Clerk. After receiving your submission, the City Clerk will schedule your request as a petition to be considered by the City Council.

Please note that the City Council meets on the first and third Wednesday of each month. Your materials must be submitted at least 15 days before the meeting date in order to be placed on the agenda.

Final approval from the City Council must be obtained before the event can take place.

Kind Regards,

Ada

From: Ivan Quinones <permits@backyardbutchers.com>

Sent: Friday, March 13, 2026 1:07 PM

To: ahood@ellisville.mo.us

Subject: Backyard Butchers Temporary Event Permit Inquiry Ellisville, MO

Hi Ada,

We are looking to do a temporary event in the parking lot at 15835 Manchester Rd, Ellisville, MO 63011. We will set up a freezer truck and sell USDA frozen and prepackaged steaks. Is there a permit I need for this? Please advise. Thank you.

Kind Regards,

Permits Team

Backyard Butchers

permits@backyardbutchers.com

Ivan Quinones | Permit Manager | 832.517.9055

Jessica Borgeson | Project Manager | 832.660.5986

Melissa Nemitz | Permit Technician | 330.612.3429



Ellisville, MO Temporary Food Establishment Compliance Letter

Backyard Butchers

Ivan Quinones

832.517.9055

permits@backyardbutchers.com

3/26/2026

To: City of Ellisville

Re: Compliance with Section 400.455 – Temporary Food Establishment Regulations

Introduction

Backyard Butchers is a temporary food vendor engaged exclusively in the sale of **pre-packaged, frozen, USDA-inspected meat products**.

There is:

- **No food preparation**
- **No cooking**
- **No sampling**
- **No handling of open food**

All products remain **sealed in original packaging** from supplier to customer.

Operations are conducted from a **self-contained freezer truck**, and due to the nature of the operation, many standard food handling requirements are not applicable.

Section 400.455 Compliance Responses

Food Source & Protection

1. Approved Source

All products are sourced from USDA-inspected and approved suppliers.

2. Food Condition

All items remain frozen, sealed, and protected from contamination at all times.

3. Adulteration Prevention

No food is altered, repackaged, or exposed.

Temperature Control

4. Cold Holding

All products are maintained in a freezer truck at or below 0°F.

5. Temperature Monitoring

The freezer unit maintains continuous temperature control.

6. Transportation

Products remain in the freezer unit during transport and operation.

Equipment & Storage

7. Storage Method

All food is stored inside the enclosed freezer truck.

8. Food-Grade Equipment

The freezer unit is commercial-grade and designed for food storage.

9. Protection from Contamination

Food remains sealed and enclosed at all times.

10. Covered Storage

All products are inherently protected inside packaging and the freezer unit.

Handwashing & Hygiene

11. Handwashing

Handwashing facilities are not required as there is **no direct handling of exposed food**.

12. Employee Hygiene

Employees maintain clean practices and avoid unnecessary product contact.

13. Bare-Hand Contact

No bare-hand contact occurs with food products.

14. Employee Health

Any ill employee will not participate in operations.

Food Handling Practices

15. No Food Preparation

No cutting, cooking, thawing, or preparation occurs.

16. Pre-Packaged Only

All products are sold sealed.

17. Cross-Contamination Prevention

Sealed packaging eliminates cross-contamination risk.

Facility & Protection

18. Overhead Protection

The freezer truck provides full enclosure and protection.

19. Environmental Protection

Food is protected from dust, debris, and weather within the truck.

Utensils & Single-Service Items

20. Utensils

No utensils are used.

21. Single-Service Items

Not applicable.

Cleaning & Sanitizing

22. Cleaning Procedures

The freezer truck is cleaned and maintained regularly.

23. Sanitizing

No food-contact surfaces are exposed during operation.

Water & Waste

24. Potable Water

Not applicable – no food prep or handwashing required.

25. Wastewater

Not applicable.

26. Garbage

Minimal waste; any trash is removed daily.

Ice

27. Ice Source

Not applicable.

28. Ice Handling

Not applicable.

General Operations

29. Pest Control

Sealed and enclosed operation prevents pest exposure.

30. Animals

No animals permitted near operation.

31. Smoking/Eating

Not permitted in operational area.

Permitting & Compliance

32. Permit Availability

All permits will be available on-site.

33. Inspections

Operation will comply with all inspections.

Employee Practices

34. Training

Employees are trained on safe handling of packaged food.

35. Person in Charge

A responsible individual is present at all times.

Operational Controls

36. Limited Scope

Operation is strictly limited to pre-packaged frozen food sales.

37. Public Safety

All procedures minimize risk due to sealed product handling.

38. Full Compliance Statement

Backyard Butchers will comply with all applicable provisions of Section 400.455.

Closing

Backyard Butchers operates under a limited-risk model focused entirely on sealed, frozen food products. This greatly reduces food safety risks while maintaining full compliance with applicable regulations.

We respectfully request approval to operate within the City of Ellisville.

Sincerely,

Ivan Quinones

Backyard Butchers

832.517.9055

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Leigh Dohack

From: Joan Carraway <j_carraway@hotmail.com> on behalf of Joan Carraway
Sent: Friday, April 3, 2026 10:37 AM
To: Leigh Dohack
Subject: Fw: Ellisville Elks barbecue for the building fun

Happy Friday Leigh! This is Joan Carraway with the Ellisville Elks. We are again planning a bar-b-que, Friday and Saturday of Father's Day Weekend.

We would again like to apply for a permit. We are holding it on the nursery parking lot on Clarkson, (Mike), owner has given us his permission. He is also an Ellisville Elk.

Have a great Easter Weekend and look forward to hearing from you.

Joan

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Leigh Dohack

From: Olivia Clancy <olivialclancy@gmail.com> on behalf of Olivia Clancy
Sent: Friday, April 3, 2026 1:45 PM
To: Leigh Dohack
Cc: Meghan Fadler
Subject: Bluebird Concert Series with the Topsy Clover

Hi Leigh!

I wanted to reach out to see if we could possibly get on the schedule for a City meeting so that we could get approval for selling alcohol at the Ellisville Concert series again this year?

The follow dates we are requesting are:

May 28th
June 4th
June 11th
June 14th
June 25th
July 9th
July 23rd
July 30th
Aug 6th
Aug 13th

Please let me know if you need anything else from us. We can get someone up to the meeting as well for questions.

Thanks and have a great Easter weekend!
Olivia

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City of Ellisville

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

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

April 8, 2026

Mayor Mike Roemerman
City Council
City of Ellisville

Petition #26-04-01: Petition of Rowles Construction, Inc., for approval to (1) Rezone from "R-1" Single-Family Residential Zoning District to "R-2" Planned Residential Zoning District; (2) approving a site development plan and (3) a subdivision plat for the property known and numbered as 141 Covert Lane within the City of Ellisville, Missouri.

The Planning and Zoning Commission, in its role as the City's primary land use advisory board, reviewed Petition #26-04-01: Petition of Rowles Construction, Inc., for approval to (1) Rezone from "R-1" Single-Family Residential Zoning District to "R-2" Planned Residential Zoning District; (2) approving a site development plan and (3) a subdivision plat for the property known and numbered as 141 Covert within the City of Ellisville, Missouri.

The Planning and Zoning Commission held a Public Hearing on April 8, 2026 and discussed the following comments and concerns:

- A question was raised regarding whether the proposed 5-foot side yard setbacks could pose a fire safety concern. The applicant indicated the development would comply with all applicable fire and building codes.
- Discussion occurred regarding tree preservation. The applicant's engineer stated that the revised layout minimizes tree removal by shifting home placement and incorporating individual BMP plans for each lot.
- Inquiry was made regarding the anticipated size and price point of the homes. The applicant indicated the homes would exceed minimum code requirements, with sizes ranging approximately from 2,500 to 3,500 square feet and values between \$800,000 and \$900,000.
- Discussion occurred regarding compatibility with surrounding properties, including sizes and neighborhood character. The applicant responded lots would be over an acre in size.

- A question was raised regarding consistency of front yard setbacks and overall streetscape appearance. The applicant indicated that setbacks would be generally uniform.
- Inquiry was made regarding proposed fencing, and the applicant indicated that a vinyl privacy fence would be installed on Lots 1 and 4.
- Discussion occurred regarding whether the number of proposed lots could be reduced further. The applicant indicated that additional reduction would not be financially feasible.
- A question was raised regarding whether the rezoning could be tied to the proposed development. It was noted that any multifamily use under the proposed zoning would require a Conditional Use Permit (CUP).

The following comments were made by the public:

- Concerns were expressed regarding the rezoning and the potential for future multifamily development if the current proposal is not completed.
- Support was expressed for the reduced density compared to the previously approved plan, with some concern that four lots may still be too dense.
- Concerns were raised regarding limited side yard setbacks and reduced privacy.
- Concerns were expressed regarding fire safety due to proximity of homes.
- A request was made to condition the rezoning upon the proposed development or require reversion if not completed.

After holding a Public Hearing on April 8, 2026, the Planning and Zoning Commission duly-adopted a motion to forward a favorable recommendation to the City Council of the aforementioned Petition #26-04-01, with the following conditions:

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

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

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

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

Sincerely,



MIKE BECKER, Chair

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City of Ellisville

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

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

March 13, 2026

Mayor Mike Roemerman
City Council
City of Ellisville

Petition 26-04-02: City-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Section 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri.

The Planning and Zoning Commission, in its role as the City's primary land use advisory board, reviewed Petition 26-04-02: A city-initiated petition for text amendments to Title IV: Land Use; Chapter 400: Zoning Regulations; Article VIII: Site Design; Section 400.493; and Chapter 410: Signs and Advertising Devices, Article III: General Regulations, Sections 410.080 and 410.100, of the Code of the City of Ellisville, Missouri, to revise regulations applicable to lighting and signage within the City of Ellisville, Missouri.

As this petition was referred back to Planning and Zoning Commission for additional review by the City Council at the March 18, 2026 meeting, the Planning and Zoning Commission held an open meeting on April 8, 2026 and discussed the following comments and concerns:

- The Commission was informed that the proposed amendments would increase allowable street lighting from 2700K to 3000K and permit up to 4100K for signage lighting.
- A representative from the utility provider indicated that 2700K lighting is not stocked, and maintaining that standard would require the City to incur additional costs for installation, maintenance, and energy usage.
- It was noted that 3000K lighting is more efficient than 2700K and does not result in increased costs.
- Discussion occurred regarding cost differences between 3000K and 4100K lighting, which were described as negligible.

- Clarification was provided that the proposed amendments apply only to street lighting and signage, and not to site lighting for private developments.
- Discussion occurred regarding how other municipalities handle lighting costs, with examples provided.
- Inquiry was made regarding the basis for the 4100K standard for signage, and it was noted that this level reflects commonly available and cost-effective lighting for signage.
- Confirmation was provided that 4100K would be the maximum allowable for signage lighting.

The following comments were made by the public:

- Comment was provided that the original lighting regulations were based on dark-sky principles, and that current model standards now recommend 3000K lighting, with allowances for higher Kelvin levels, up to 5,100 K, in certain applications such as sports lighting.

After holding an open meeting on April 8, 2026, the Planning and Zoning Commission duly-adopted a motion to forward a favorable recommendation to the City Council of the aforementioned Petition #26-04-02, as depicted in Exhibit A.

<u>Vote Call</u>	<u>Aye</u>	<u>Abstain</u>	<u>Nay</u>	<u>Absent</u>
Mike Becker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nancy Bengtson.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Stuart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kameron Lawson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandie McGrath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lee Foster	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mahmoud Kaaki	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mindy Kelley.....	<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"/>

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

Sincerely,


 MIKE BECKER, Chair

EXHIBIT A

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

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

SECTION 400.493. SIDEWALK AND STREET LIGHTING REQUIREMENTS.

A. Sidewalk Luminaires.

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

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

2. Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ three thousand (3,000) K.

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

TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS

SECTION 410.080. REGULATIONS APPLICABLE TO ALL SIGNS.

....

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

...

SECTION 410.100. SIGN CODE ADMINISTRATION.

...

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

...



Memo

To: Bill Schwer, City Manager

From: Ada Hood, City Planner

Meeting

Date: April 15, 2026

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

SUMMARY

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

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

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

April 9, 2026

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

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

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

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

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

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

PLANNING AND ZONING COMMISSION REVIEW

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

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

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

The Planning and Zoning Commission reconsidered the petition on April 8, 2026. The report and recommendation are included in the packet for your review. The Commission forwards a positive recommendation.

RECOMMENDATION

City staff recommends that the City Council approves the text amendment as proposed.

EXHIBIT A

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

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

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

2. Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000) K.**

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TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS

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...

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...

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1. The scale to which the plans are drawn;
2. A site plan illustrating the location of the subject sign within the project site, including dimensions of linear frontage, setback, landscape areas, right-of-way lines and easements;
3. Fully dimensioned architectural elevations, with total facade area, depicting the placement of the proposed signage and any existing signs;
4. Detailed drawings of the proposed sign, including total sign area, dimensions, colors, materials, proposed copy, letter style (exact type face) and size;
5. Method of any illumination and notes indicating:
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 - b. That an electrical permit will be secured from St. Louis County prior to installation; and
 - c. Lamp Specifications: Detailed documentation, including manufacturer data sheets or technical specifications, verifying that all proposed lamps do not exceed a Correlated Color Temperature (CCT) of ~~two thousand seven hundred (2,700)~~ **four thousand, one hundred (4,100) Kelvin (K).**
 - d. Measurements or calculations demonstrating that the total outdoor light output, measured in footcandles (fc), does not exceed five footcandles (5 fc) at any point on the property.

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

...



DarkSky

DarkSky International

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



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

Night skies and public policy implications

Energy and climate change

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

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

Wildlife and ecosystems

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

No where in this section does color temperature

Human health

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

Public safety

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

Crime

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

Why should your municipality be concerned about light pollution?

1. Energy waste and carbon emissions

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

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

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

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

2. Negative effects on wildlife

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

3. What about crime and safety?

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

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

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

A problem that has simple solutions

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

Why outdoor lighting ordinances matter

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

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

LEDs and outdoor lighting

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

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

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

Dark sky friendly outdoor lighting for policy makers



Why should your municipality be concerned about light pollution?

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

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

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

2. Negative effects on wildlife

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

3. What about crime and safety?

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

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

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

A problem that has simple solutions

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

Why outdoor lighting ordinances matter

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

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

LEDs and outdoor lighting

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

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

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

Five Principles for Responsible Outdoor Lighting

Five Lighting Principles for Responsible Outdoor Lighting

DarkSky  

Responsible outdoor lighting is

- 1 Useful**
Use light only if it is needed
All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats. 
- 2 Targeted**
Direct light so it falls only where it is needed
Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed. 
- 3 Low Level**
Light should be no brighter than necessary
Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended. 
- 4 Controlled**
Use light only when it is needed
Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed. 
- 5 Warm-colored**
Use warmer color lights where possible
Limit the amount of shorter wavelength (blue-violet) light to the least amount needed. 

Rev. 08-2023

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

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

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

Five Principles for Responsible Outdoor Lighting

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

Responsible outdoor lighting is:

1. Useful

Use light only if it is needed

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

2. Targeted

Direct light so it falls only where it is needed

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

3. Low level Higher Priority for Dark Sky

Light should be no brighter than necessary

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

4. Controlled

Use light only when it is needed

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

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

Use warmer-color lights where possible

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



DarkSky International

2026 U.S. Municipal Code for Outdoor Lighting

February 20, 2026 – Version 1.1

Introduction

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

Instructions for Use

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

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

DarkSky Recognized Program

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

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

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

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

2.2 Residential

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

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

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

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

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

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

3.0 COMPLIANCE PROCESS

3.1 Application

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

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

Hi Mike and Bill,

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

Regarding your two questions:

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

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

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

Best,

Lauren Edens

Community Relations Executive
314-449-4110



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

Thank you Bill!

Best,

Lauren Edens

Community Relations Executive
314-449-4110



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

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

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

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

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

Exterior facade renovations; and

e.

Exterior site changes.

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

2.

Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of two thousand seven hundred (2,700) K.

B.

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

C.

Total outdoor light output, including proposed and existing street lights, pedestrian lights, building lights, landscape lights, and any other lighting and signage lighting shall not exceed five footcandles (5 fc). The applicant must submit sufficient information to enable the Director of Planning to determine compliance.

D.

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

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

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

Hi Bill,

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

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

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

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

Best,

Lauren Edens

Community Relations Executive
314-449-4110



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City of Ellisville

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

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

April 8, 2026

Mayor Mike Roemer
City Council
City of Ellisville

Petition 26-04-03: Petition of Will Stern, for approval of a conditional use permit to allow the operation of a church at the location known and numbered as 419 Old State Road, in the "M-1" Light Industrial Zoning District, within the City of Ellisville, Missouri.

The Planning and Zoning Commission, in its role as the City's primary land use advisory board, reviewed Petition 26-04-03: Petition of Will Stern, for approval of a conditional use permit to allow the operation of a church at the location known and numbered as 419 Old State Road, in the "M-1" Light Industrial Zoning District, within the City of Ellisville, Missouri.

The Planning and Zoning Commission held an open meeting on April 8, 2026 and discussed the following comments and concerns:

- The applicant indicated that the church is newly established, with anticipated attendance of approximately 20 to 30 individuals and plans for gradual growth.
- Inquiry was made regarding current operations, and the applicant indicated that the church is in its initial stages.
- Discussion occurred regarding site access and circulation.
- A question was raised regarding potential noise impacts from music. The applicant stated that music would be part of services and acknowledged that sound separation between tenant spaces is not absolute.
- It was noted that the proposed use is compatible due to non-overlapping hours/days with adjacent tenants.

After holding an open meeting on April 8, 2026, the Planning and Zoning Commission duly-adopted a motion to waive the public hearing and forward a favorable recommendation to the City Council of the aforementioned Petition #26-04-03, as proposed.

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

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636-227-9660 V/TDD • FAX: 636-227-9486
www.ellisville.mo.us

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

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

Sincerely,



 MIKE BECKER, Chair



City of Ellisville

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

PLANNING AND ZONING COMMISSION REPORT AND RECOMMENDATION

April 8, 2026

Mayor Mike Roemerman
City Council
City of Ellisville

Petition 26-04-04: of Phellipe Ferreira dos Santos (aka Phellipe Grego) and Tarissa Camatta dba Emporio Grego Tattoo, for a conditional use permit to operate a tattooing establishment at the property known and numbered as 15825 Manchester Road, Suite 217 within the "C-3" Commercial Zoning District, within the City of Ellisville, Missouri.

The Planning and Zoning Commission, in its role as the City's primary land use advisory board, reviewed Petition 26-04-04: of Phellipe Ferreira dos Santos (aka Phellipe Grego) and Tarissa Camatta dba Emporio Grego Tattoo, for a conditional use permit to operate a tattooing establishment at the property known and numbered as 15825 Manchester Road, Suite 217 within the "C-3" Commercial Zoning District, within the City of Ellisville, Missouri.

The Planning and Zoning Commission held an open meeting on April 8, 2026 and discussed the following comments and concerns:

- The applicant indicated that the studio would include multiple tattoo stations, private rooms for specialized services, and space for tattoo removal.
- It was stated that three additional tattoo artists would be employed as part of the business.
- Inquiry was made regarding the level of service and quality, which the applicant described as high-end and professional.
- A question was raised regarding whether piercing services would be offered; the applicant indicated they would not.
- Discussion occurred regarding the applicant's experience and background in the industry.
- Clarification was provided that there are no specific regulations governing storefront design in this context.
- Questions were raised regarding licensing and inspections, and it was noted that such matters are handled by a separate department.

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www.ellisville.mo.us

After holding an open meeting on April 8, 2026, the Planning and Zoning Commission duly-adopted a motion to waive the public hearing and forward a favorable recommendation to the City Council of the aforementioned Petition #26-04-04, as proposed.

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

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

Sincerely,




 MIKE BECKER, Chair



Memo

To: Bill Schawer, City Manager

From: Ada Hood, City Planner 

Meeting

Date: April 15, 2026

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

BACKGROUND/SUMMARY

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

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

Rear:	30'	30'
Side	10'	5'

COMPREHENSIVE PLAN

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

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

REZONING/R-2 PLANNED RESIDENTIAL

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

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

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

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

Side Yard Setback: 5 feet minimum

Lot Width: 81'

SITE DEVELOPMENT PLAN

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

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

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

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

SUBDIVISION

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

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

TRAFFIC

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

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

AM Peak Hour = 2 trips

PM Peak Hour = 3 trips

PLANNING AND ZONING RECOMMENDATION

The Planning and Zoning Commission considered the petition at a public hearing on April 8th. The report and recommendation are included in this packet for your review. The Commission forwards a positive recommendation.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and solicit public input regarding the proposal. In addition, staff recommends the following conditions be applied to any approval:

1. That 5-foot-wide sidewalks be installed, or that a waiver be obtained from the City Council; and
2. That privacy fencing and landscaping be installed along the exterior sides of Lots 1 and 4 to provide buffering for adjacent properties; and
3. That the applicant prepare and submit a landscape plan, including woodland preservation measures, for staff review and approval as part of the permit process, or that a waiver be obtained from the City Council; and
4. That the applicant prepare and submit a lighting and photometric plan for staff review and approval as part of the permit process which complies with all applicable codes, or that a waiver be obtained from the City Council; and
5. That all street lighting comply with City of Ellisville standards, or that a waiver be obtained from the City Council; and
6. That the applicant prepare and submit a final subdivision plat for staff review and approval as part of the permit process; and
7. That subdivision indentures and/or by-laws be submitted to the City Attorney for review and approval prior to issuance of residential building permits; and

8. That the petitioner provide a surety bond, escrow, or equivalent financial guarantee equal to 100 percent of the estimated cost of required development improvements; and
9. That the applicant obtain approval from the Metro West Fire Protection District; and
10. That the applicant obtain approval from the Metropolitan Sewer District; and
11. That the applicant obtain approval from the Department of Natural Resources, if applicable; and
12. That the applicant comply with all applicable codes and regulations prior to issuance of building permits.



City of Ellisville

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

pd #800 LP review

rec. 2/12/26

APPLICATION COVER SHEET

(please type or print)

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

Property Address: 141 Covert Lane, Ellisville, Mo. 63021
Project Description: 4 new single family home sites
Project Name: 141 Covert Lane

PART A: PARTIES IN INTEREST

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

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

Name and Title of APPLICANT: Polway Construction Inc.

Address: _____

Phone Number: _____ Email: _____

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

Address: _____

Phone Number: _____ Email: _____

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

Address: _____

Phone Number: _____ Email: _____

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

Address: _____

Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION

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

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

Current Use of Site: Single family

Proposed Use of Site: 4 single family home sites

Revised: June 2, 2020

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

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

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

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

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

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): [Signature] Date: 2-12-20

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

Signature of Property Owner (Required): [Signature] Date: 2-12-20

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



City of Ellisville

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

*pd. \$550-
3/18/26
att #1935*

APPLICATION FOR PLANNED DEVELOPMENT

(please type or print)

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

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

Property Address: 141 Covert Lane
Applicant: Rolwes Construction, Inc
Project Name: Dupuis Estates

PART A: PROPOSED PROJECT

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

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

<u>Intended Use</u>	<u>Designated Square Footage of Floor Area</u>	<u>Percentage</u>	<u>Conditional Use or Permitted Use</u>

PART B: AMENDMENT TO A PLANNED DEVELOPMENT

Briefly describe the project as approved: _____

Briefly describe the amendment to the project: _____

PART C: COMPREHENSIVE PLAN AND ZONING

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

yes

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

Larger lots and tree preservation

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

N/A

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

Lot frontage

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

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

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

Adjacent Land Use:

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

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

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

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

Architecture:

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

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

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

Landscape:

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

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

Traffic:

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

If not, how will this be resolved? _____

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

N/A

Utilities:

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

PART D: CRITERIA

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

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

For Planned Residential Developments:

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

For Planned Commercial Developments:

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

PART E: PERFORMANCE STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART F: ENVIRONMENTAL STATEMENT

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

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

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

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

PART G: PROCESS

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



City of Ellisville

One Weis Avenue
Ellisville, MO 63011

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

pd 2/12/26
clerk # 1934
400

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

(please type or print)

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

Property Address: 141 Covert Lane

Applicant: Polwes Construction, Inc

Project Name: Duques Estates

PART A: LOT INFORMATION

EXISTING LOT

Lot size: 5.07

Topography: Rolling

Existing Zoning: R-1 option II

PROPOSED LOT

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

Topography: Rolling

Water features/creeks/wetland and stormwater detention

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

Proposed: individual rain gardens

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

Existing: None

Proposed: None proposed

Location and width of pedestrian ways and easements:

Existing: None

Proposed: None proposed

Location of all utilities:

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

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

Revised: June 2, 2020

Abutting Land Uses: Residential Residential Residential Residential
 North South East West
 Building Setbacks Provided/Required: 35' | 35' 30' | 30' 10' | 10'
 Front Rear Side Side
 Landscape Buffer Provided/Required: 1 1 1 1
 Front Rear Side Side

PART B: LOT CONSOLIDATION PLAT

EXISTING LOT(S)

PROPOSED LOT

Lot size: _____ Lot Size: _____
 Lot size: _____
 Topography: _____
 Description of change: _____

PART C: BOUNDARY ADJUSTMENT PLAT

EXISTING LOT(S)

PROPOSED LOT(S)

Lot sizes: _____ Lot Size(s): _____
 Lot sizes: _____ Lot Size(s): _____
 Lot sizes: _____ Lot Size(s): _____
 Topography: _____
 Description of change: _____

PART D: CONDOMINIUM PLAT

<i>Unit Number</i>	<i>Unit Size (S.F.)</i>	<i>Legal Address</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Is a copy of the indentures submitted? No If so, please submit copy to the City.
 Have the indentures been approved by the City? 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?
 _____ (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: STORM WATER QUALITY PROTECTION STANDARDS:

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

1. As proposed, has land disturbance been minimized to the maximum extent feasible? YES
2. Can additional greenspace be preserved within the project boundary? YES
3. Can the proposed development be located in already developed areas? YES
4. Has stormwater been captured and infiltrated into the ground as part of the project? rain gardens
5. Has stormwater been captured and reused for irrigation or décor as part of the project? If not, why not? _____

6. Have permeable surface materials been used to promote infiltration and limit runoff? _____
7. Can land disturbance be restricted to less sensitive areas within the project? YES
8. Is the development located outside the 100 year flood plain? YES
9. Is the development located outside the stream bank setback buffer? YES
10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? No
11. Does the development plan avoid sensitive areas? YES
12. Does the site development plan utilize stormwater credits? NO
13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? No, BMP will be above ground
14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? individual Lot owner
15. Is over 1 acre of impervious area being added? YES
16. Is the development tributary to any existing basins that need to be upgraded? No

PART G: CRITERIA

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

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

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

PART H: PROCESS

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

PART I: CHECKLIST (submit only applicable items)

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

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

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

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

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

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

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

PART H: CHECKLIST

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

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

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

Ada Hood

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

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



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

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

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

Julie-

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

Kind Regards,

Ada

THE **STERLING** CO.
ENGINEERS & SURVEYORS

March 4, 2026

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

Re: Dupuis Estates (141 Covert Lane)

Dear Honorable Mayor Roemerman and Council,

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

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

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

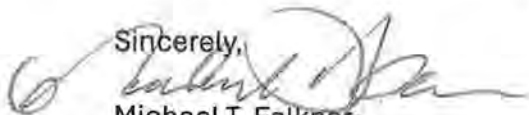
Since the R-1 zoning district has a min lot width of 100', it is necessary to rezone to the R-2 zoning district to achieve the lesser min frontage per lot.

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

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

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

Sincerely,



Michael T. Falkner
Vice President

CC: Jim Rolwes
Mike Boerding
Jamey Henson
File



Friday, February 20, 2026

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

Re: Landscape Plan Review #1
141 Covert Lane - Dupuis Estates
terraspec Job No. 11003.104

Dear Ms. Hood:

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

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

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

LAND PLANNING RECREATION PLANNING AND DESIGN LANDSCAPE ARCHITECTURE

12. Name, Address, Phone - Prop. Owner
 13. Name, Address, Phone - Plan Preparer (Must be Mo. Registered Landscape Architect)
 - b. Landscape Plan prepared, signed and sealed by MO. landscape architect.
- G. Preservation of Trees, Woodlands, and Natural Features**
1. Preservation of Trees, Woodlands, and Natural Features (note: see Section in Landscape Ord. for additional requirements)
 2. Preservation, Removal, and Replacement of Protected Trees (Not Woodland Trees) (note: see Section in Landscape Ord. for additional requirements)
 3. Additional Tree Preservation, Removal, And Maintenance Provisions (note: see Section in Landscape Ord. for additional requirements)
 4. Tree Protection Standards (note: see Section in Landscape Ord. for additional requirements)
- H. Tree and Landscape Requirements**
1. Street Yard Landscape Requirements (note: see Section in Landscape Ord. for additional requirements)
 2. Tree Requirements (note: see Section in Landscape Ord. for additional requirements)
 3. Landscape Requirements (note: see Section in Landscape Ord. for additional requirements)

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

Sincerely,
terraspec

KJ Keitel

Kenneth J. Keitel, PLA, ASLA
Landscape Architect



Ada Hood

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

Hi Ada,

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

Thanks,
Kenneth J. Keitel, PLA, ASLA



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

Are your comments addressed?

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

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

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Dupuis Estates

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

Site Development Plan

GENERAL NOTES:

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

OWNER:

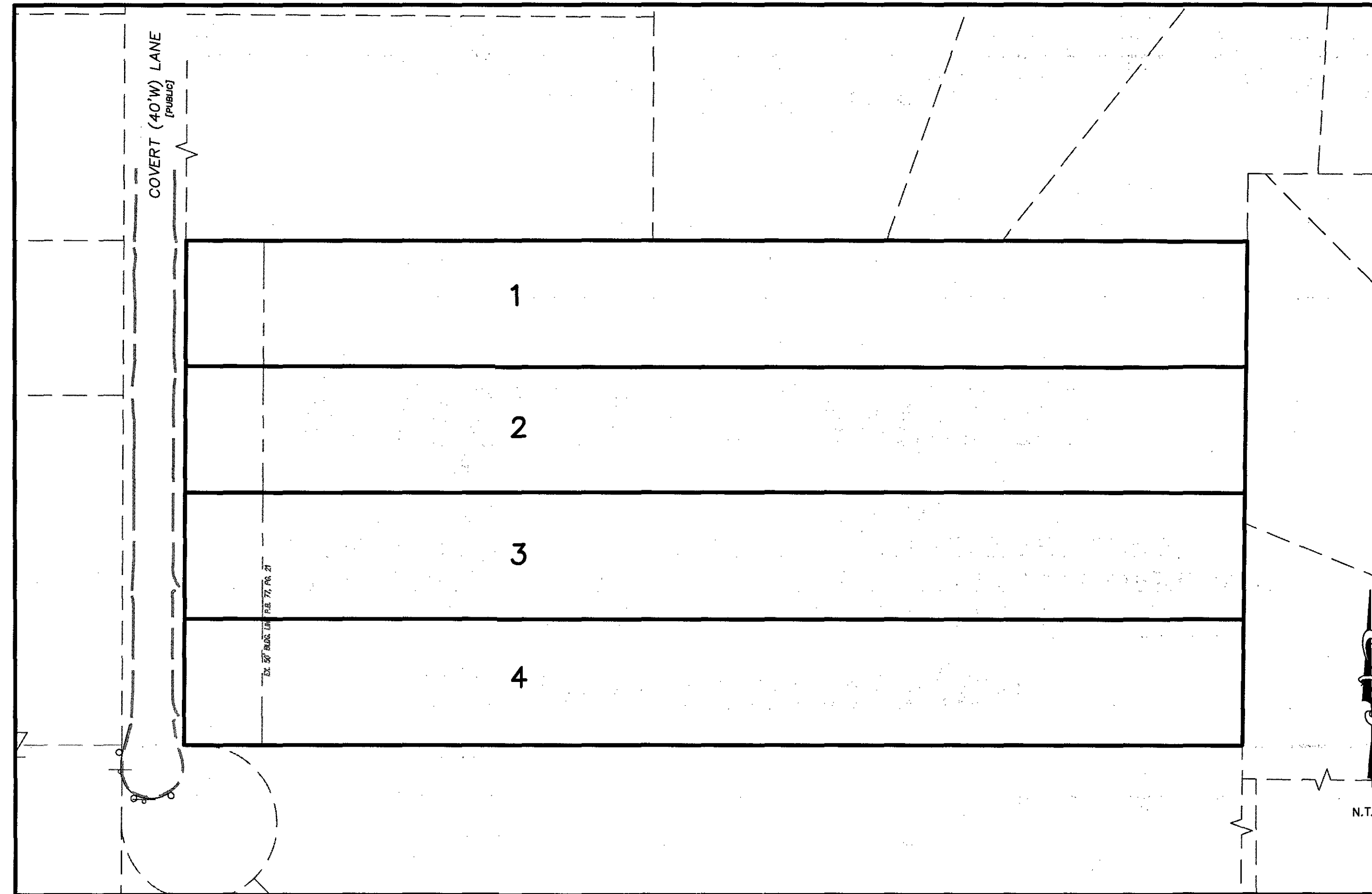
ROLWES CONSTRUCTION, INC.
P.O. BOX 454
BALLWIN, MISSOURI 63022

DEVELOPMENT NOTES:

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

CLEARING DATA:

EXISTING TREE CANOPY = 4.3 AC.



SHEET INDEX

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

PROPERTY DESCRIPTION:

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

BEGINNING AT A FOUND IRON PIPE LOCATED ON THE NORTHEAST CORNER OF LOT A OF 'DAN ANDREAS FARM ESTATES', A SUBDIVISION RECORDED IN PLAT BOOK 356 PAGE 475 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT A AND ITS WESTERLY PROLONGATION, NORTH 89°55'40" WEST, 680.40 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF COVERT LANE (40 FEET WIDE), DISTANT 20.00 FEET EAST OF THE CENTERLINE THEREOF; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A LINE PARALLEL TO AND DISTANT 20.00 FEET EAST OF THE CENTERLINE OF SAID RIGHT-OF-WAY, NORTH 00°20'24" EAST, 323.99 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES AND LAURA ROLWES, BY INSTRUMENT RECORDED IN DEED BOOK 11799 PAGE 1622 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID ROLWES TRACT, THE SOUTH LINE OF LOT A OF 'ECKELMAN PLACE', A SUBDIVISION RECORDED IN PLAT BOOK 177 PAGE 85 OF THE ABOVEMENTIONED RECORDS, AND THE SOUTH LINE OF 'KIEFER CREEK WOODS', A SUBDIVISION RECORDED IN PLAT BOOK 183 PAGES 16-17 OF THE ABOVEMENTIONED RECORDS, SOUTH 89°55'40" EAST, 682.20 FEET TO A POINT LOCATED ON THE WEST LINE OF 'POLO LAKE'; A SUBDIVISION RECORDED IN PLAT BOOK 346, PAGES 465-466 OF THE ABOVEMENTIONED RECORDS, FROM WHICH POINT AN IRON PIPE BEARS NORTH 89°55'40" WEST, 15.10 FEET; THENCE ALONG THE WEST LINE OF SAID 'POLO LAKE' SUBDIVISION, SOUTH 00°39'33" WEST, 324.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,730 SQUARE FEET (5.067 ACRES MORE OR LESS), BASED UPON THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2024 UNDER PROJECT NUMBER 23-06-134.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 28189C0279K, DATED MARCH 15, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

GROUND WATER NOTE

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

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

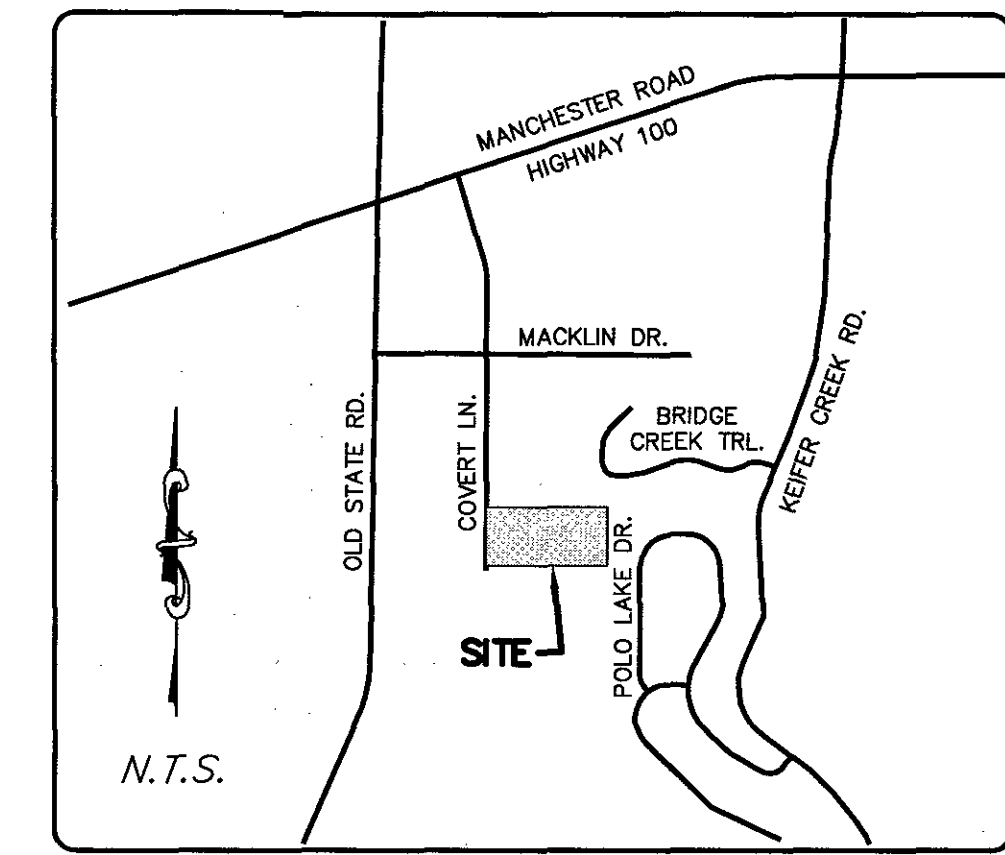
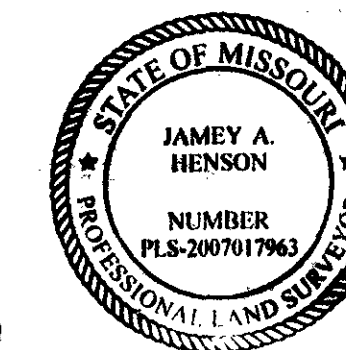
ADDITIONAL SUBSURFACE INVESTIGATION WILL BE REQUIRED. TEST BORINGS AND/OR TEST PITS TO DEPTH BELOW THE ANTICIPATED EXCAVATION WILL BE REQUIRED TO DEFINE THE GROUND WATER DEPTH AND CONDITIONS INCLUDING STATIC, PERCHED, AND ARTESIAN CONDITIONS.

SURVEYOR'S CERTIFICATION:

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

THE STERLING COMPANY

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



LOCATION MAP

N.T.S.

PROJECT ZIP CODE 63021

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X.536	SPOT ELEVATIONS	536.0
—	CENTER LINE	—
—	BUILDINGS, ETC.	—
—	TREE LINE	—
x	FENCE	x
—	STORM SEWERS	—
—	SANITARY SEWERS	—
—	CATCH BASIN	—
—	AREA INLET	—
—	GRATED INLET	—
—	STORM MANHOLE	—
—	SANITARY MANHOLE	—
—	FLARED END SECTION	—
—	CLEANOUT	—
—	LATERAL CONNECTION	—
—	UTILITY OR POWER POLE	—
—	FIRE HYDRANT	—
—	TEST HOLE	—
—	PAVEMENT	—
—	GAS MAIN & SIZE	(2" G)
—	WATER MAIN & SIZE	(6" W)
—	TELEPHONE	(T)
—	ELECTRIC (U) UNDERGROUND	(E)
—	ELECTRIC (O) OVERHEAD	(OHW)
—	FLOW LINE	E
—	TO BE REMOVED	TBR
—	TOP OF CURB	(TC)
—	SWALE	—
—	LIGHT STANDARD	—
—	STREET SIGN	—
—	PARKING STALLS	P.S.
—	YARD LIGHT	—

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

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

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Ph 314-487-0440 Fax 314-487-8944
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Corporate Certificate of Authority #001348

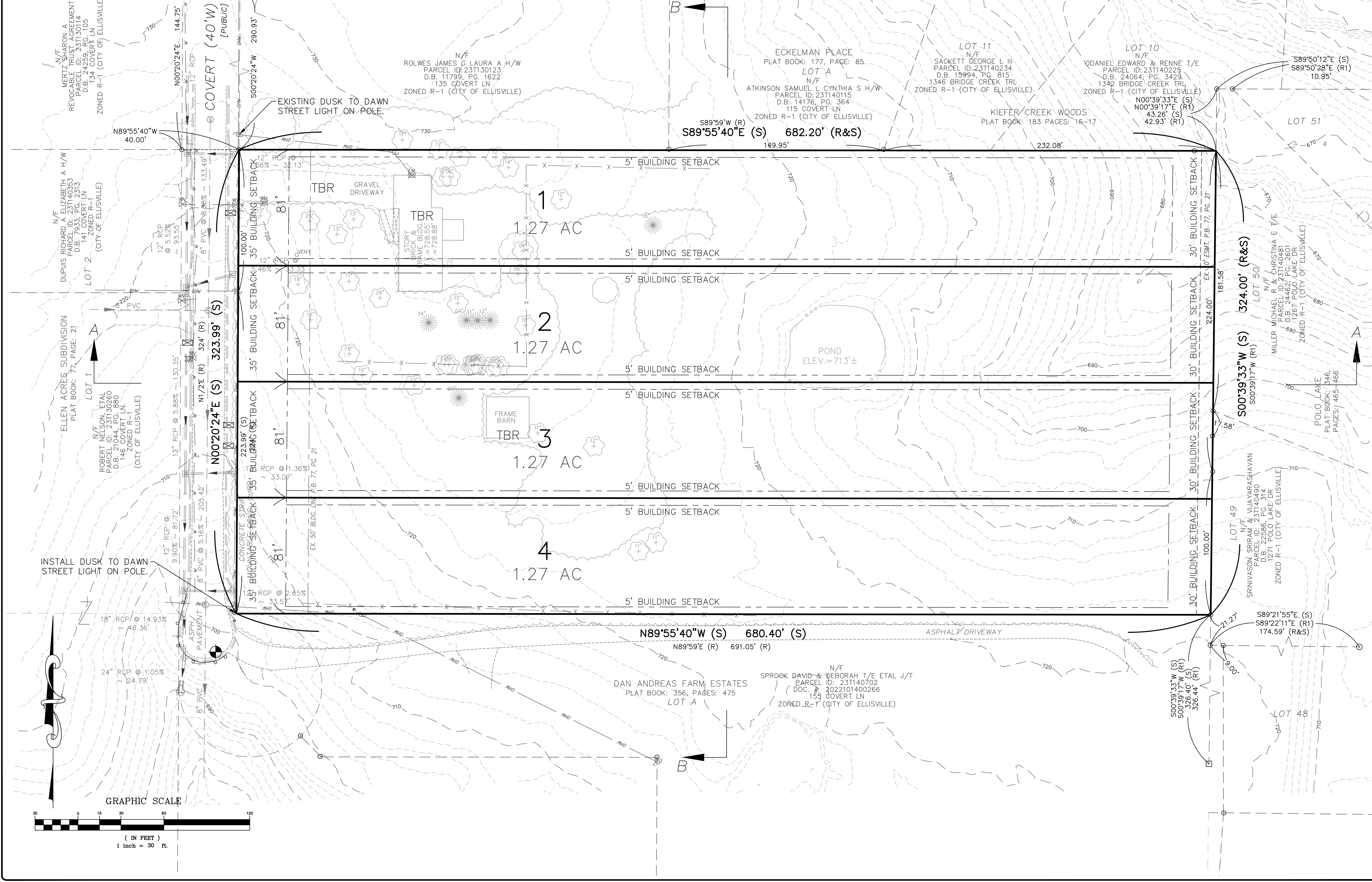
Dupuis Estates
ELLISVILLE, MISSOURI
SITE DEVELOPMENT PLAN
COVER SHEET

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

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

Drawing name: C:\Users\slu\Documents\Projects\2023\2026-254pm (Amenities Site Development Plan).DWG. Plotted on: Mar 23, 2026 - 2:54pm. Plotted by: aaliquand

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



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

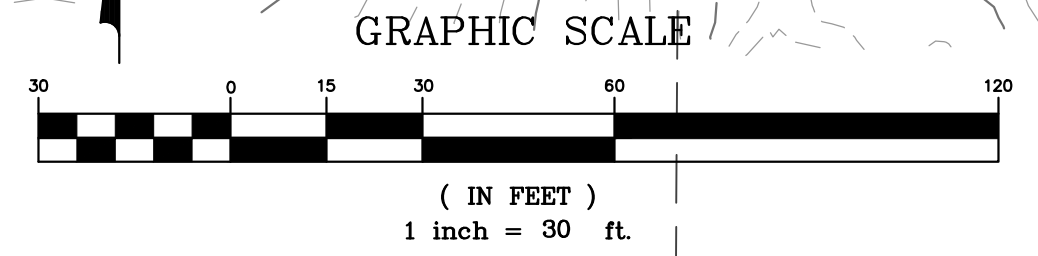
Rohves Construction, Inc.
P.O. BOX 454
BALLWIN, MISSOURI 63022

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

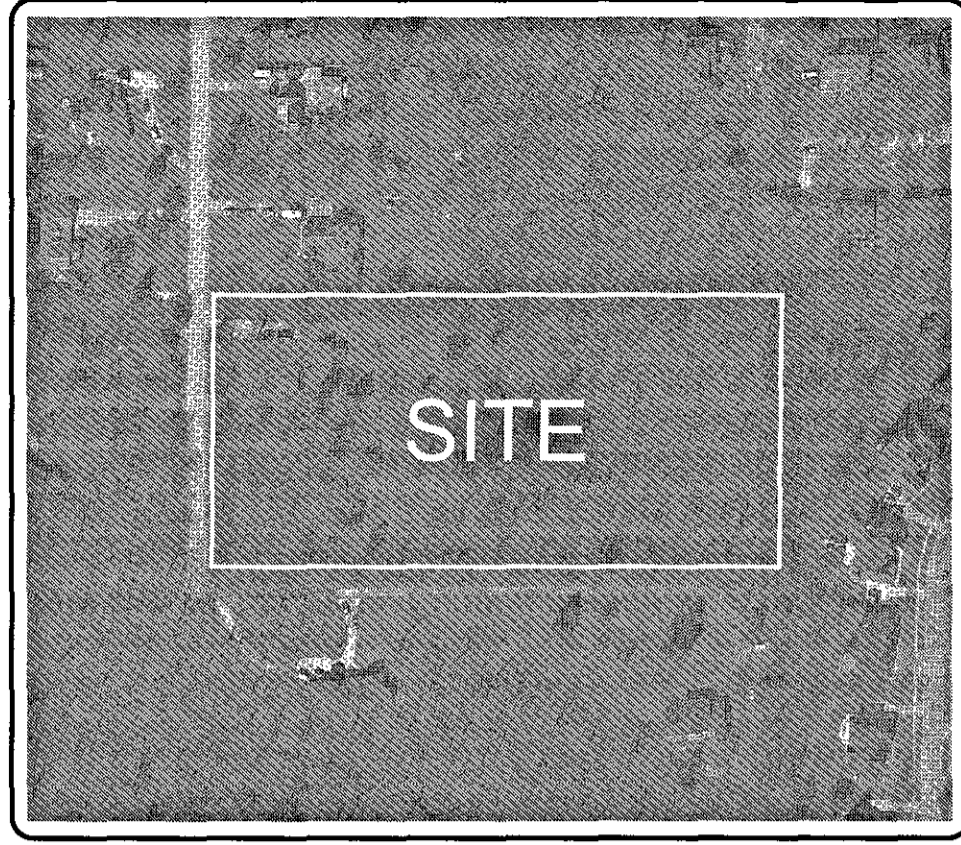
Dupuis Estates
ELLISVILLE, MISSOURI
SITE DEVELOPMENT PLAN
SITE PLAN

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

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



The Professional Engineer's seal and signature shall be placed on this sheet and shall remain on the sheet after any amendments or other documents are prepared by the engineer, and the engineer's responsibility shall not be limited to the sheet shown. The engineer shall not be held responsible for any errors or omissions on any other sheets or documents not shown on this sheet.

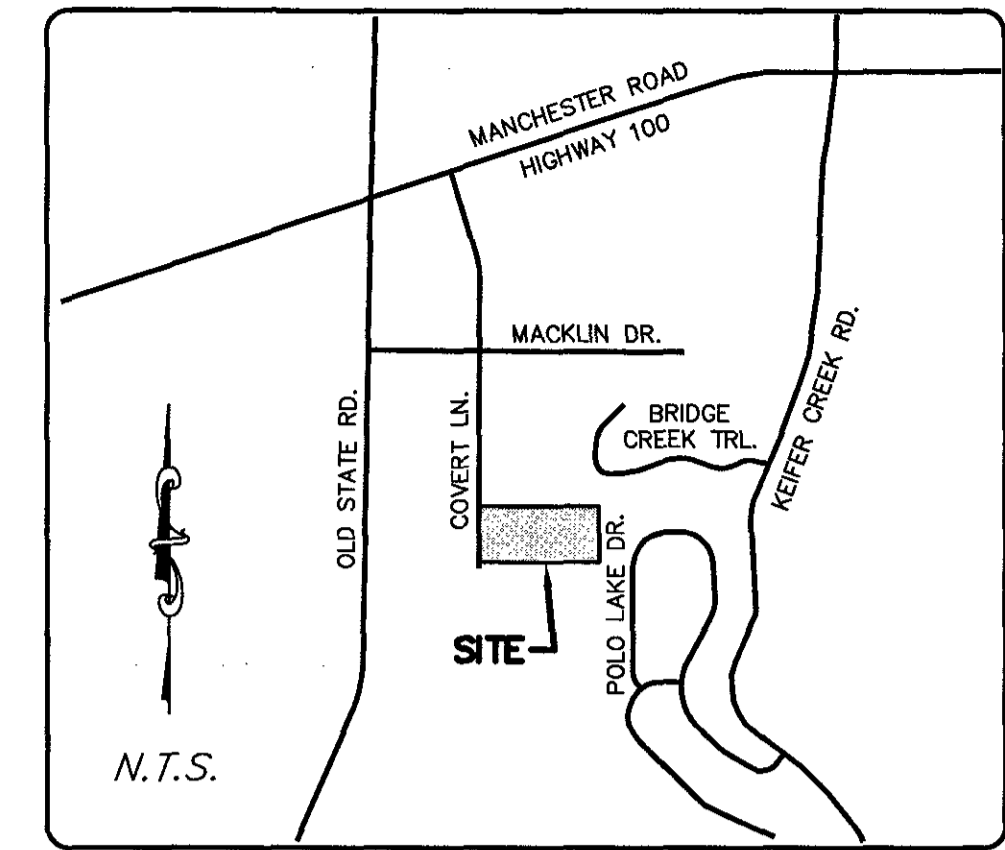


AERIAL PHOTO
N.T.S.

Dupuis Estates

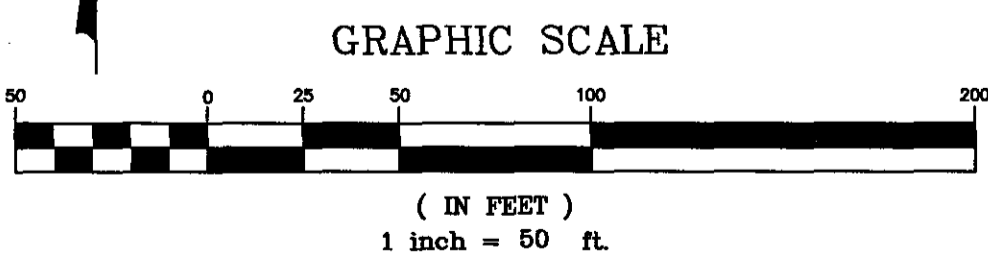
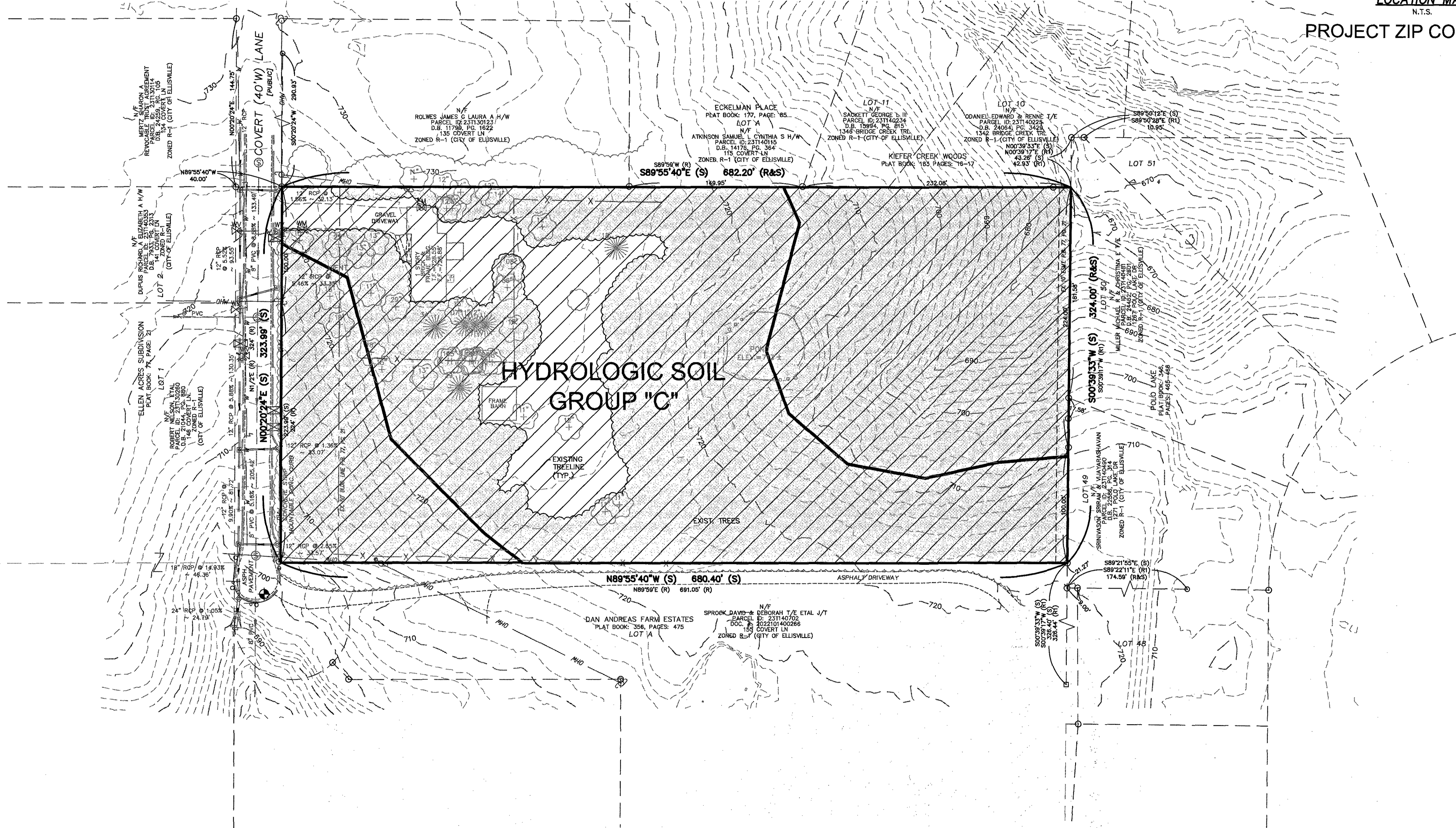
A TRACT OF LAND BEING LOT 3 AND LOT 4 OF
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TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

Natural Resources Map



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63021



NOTES:

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

CURRENT OWNER:

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

FLOOD NOTE:

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

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

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

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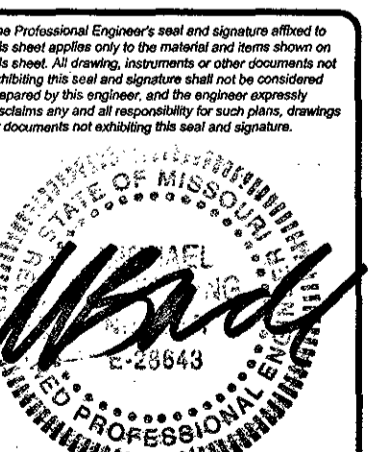
ISSUE	REMARKS/DATE
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2	8-11-2023, COMMENTS
3	9-22-2023, PLAN REVISIONS
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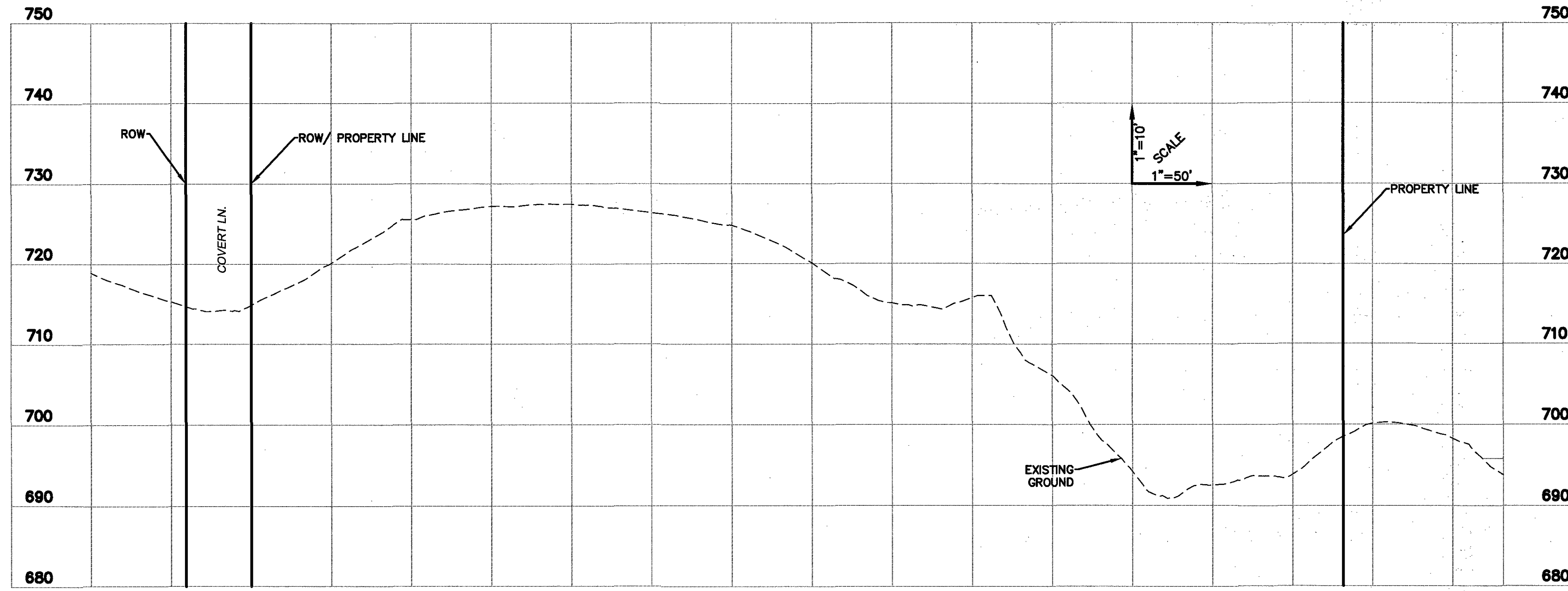
Dupuis Estates
ELLISVILLE, MISSOURI

SITE DEVELOPMENT PLAN
NATURAL RESOURCES MAP

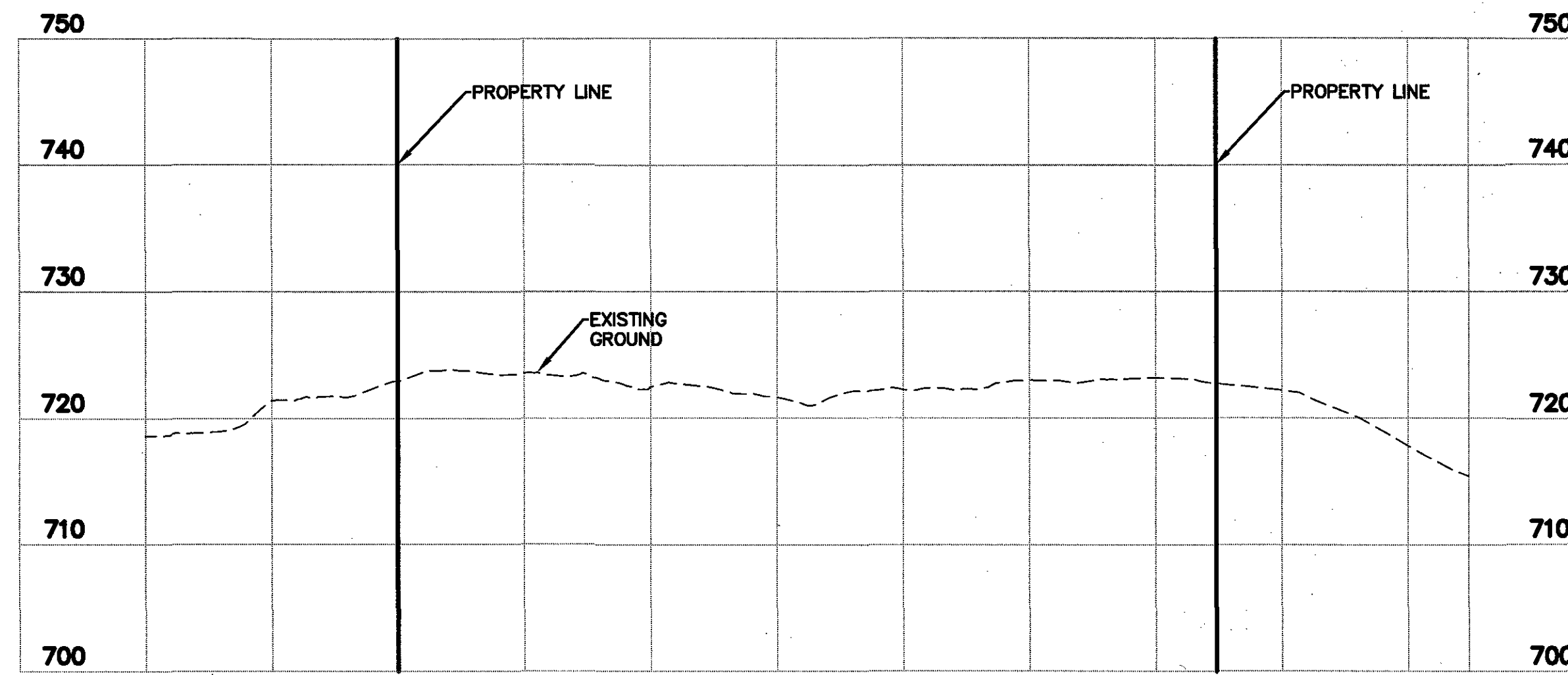


PRELIMINARY PLAN
Date: 03-23-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

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



SECTION A-A



SECTION B-B

ISSUE	REMARKS/DATE
1	7-24-2023, INITIAL SUBMITTAL
2	8-11-2023, COMMENTS
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Dupuis Estates
ELLISVILLE, MISSOURI
SITE DEVELOPMENT PLAN
SITE SECTIONS

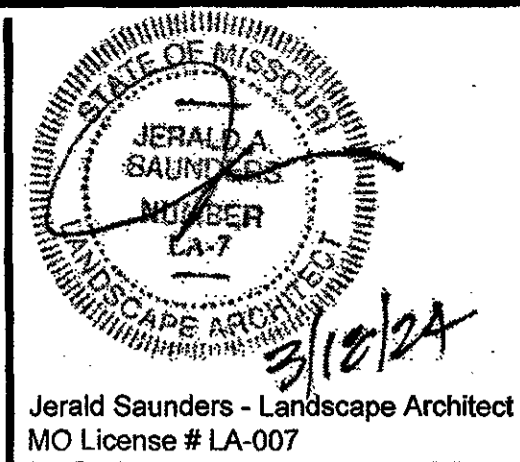
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All other drawings, representations or other documents not including this seal and signature shall not be considered projects of this engineer, and the engineer expressly disclaims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

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

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

Legend:

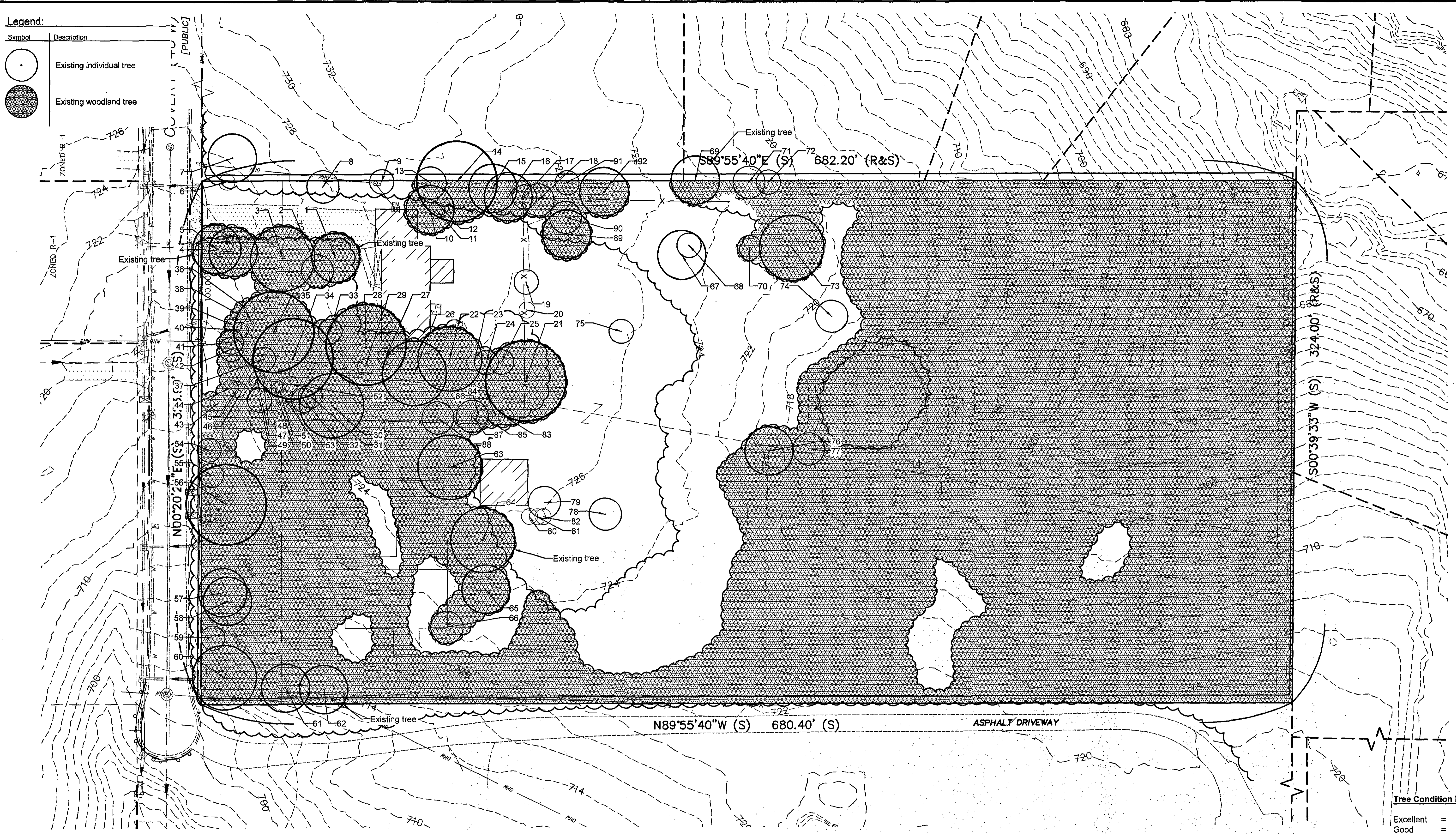
Symbol	Description
	Existing individual tree
	Existing woodland tree



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

141 Covert Lane
Ellisville, Missouri



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

Tree Stand Delineation
SCALE 1"=30'



Tree Condition Rating:

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

Revisions:

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

Drawn: KP
Checked: RS

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

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

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

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

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

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 12/18/23
Job #: 1075.001

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Dupuis Estates

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

Subdivision Plat

GENERAL NOTES:

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

OWNER:

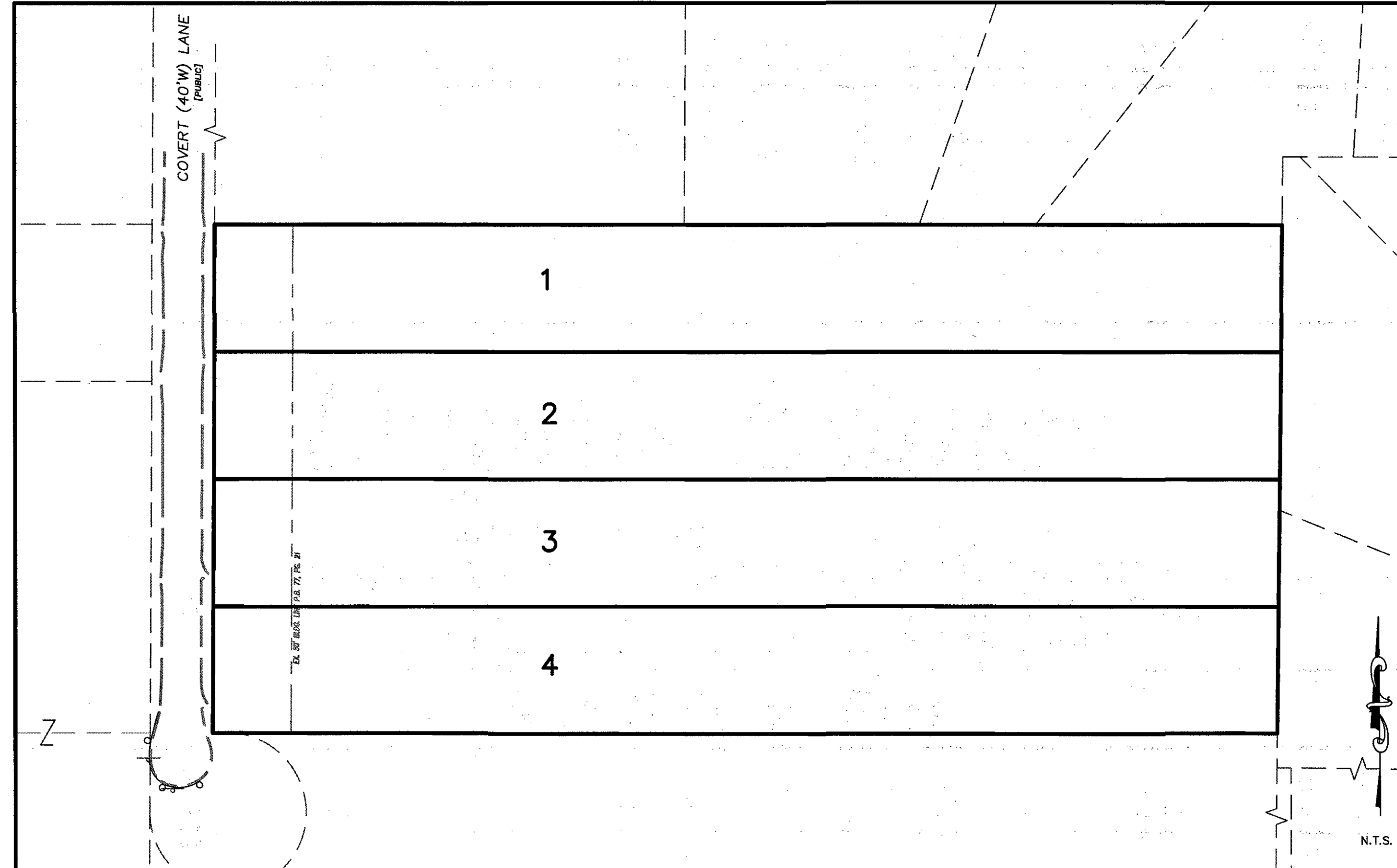
ROLWES CONSTRUCTION, INC.
P.O. BOX 454
BALLWIN, MISSOURI 63022

DEVELOPMENT NOTES:

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

CLEARING DATA:

EXISTING TREE CANOPY = 4.3 AC.

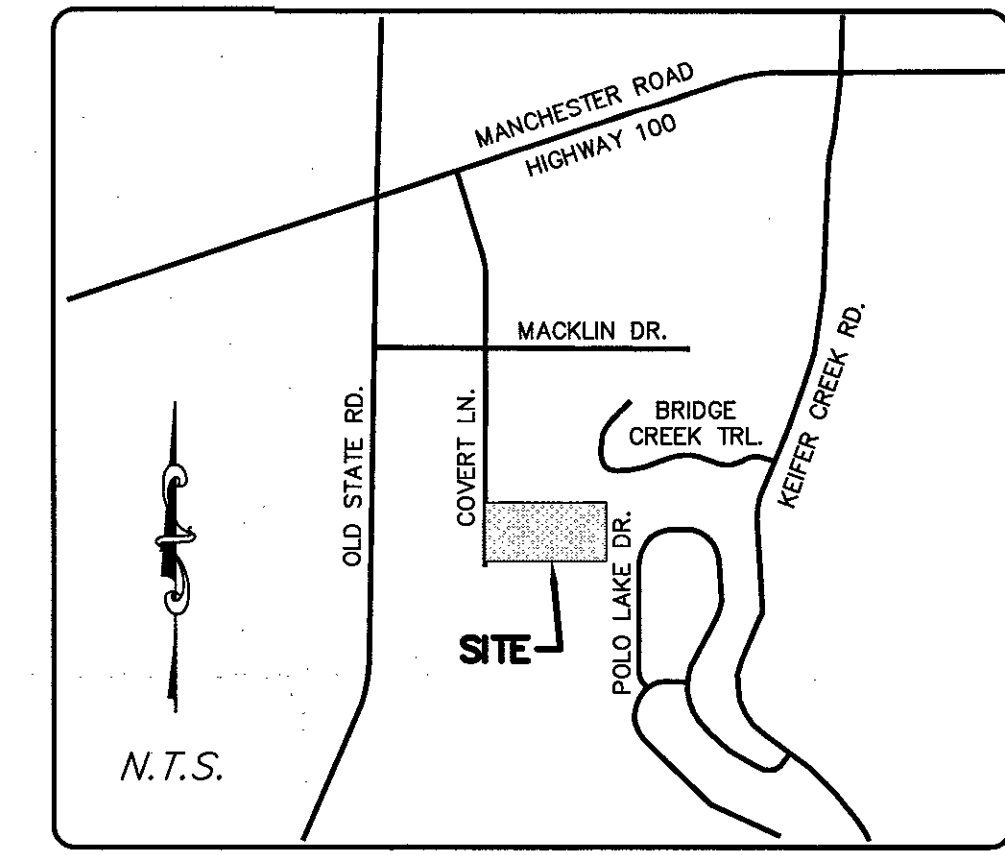


SHEET INDEX

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

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 3 AND 4 OF 'ELLEN ACRES SUBDIVISION', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN SECTION 5, TOWNSHIP 44 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND IRON PIPE LOCATED ON THE NORTHEAST CORNER OF LOT A OF 'DAN ANDREAS FARM ESTATES', A SUBDIVISION RECORDED IN PLAT BOOK 358 PAGE 475 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT A AND ITS WESTERLY PROLONGATION, NORTH 89°55'40" WEST, 680.40 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF COVERT LANE (40 FEET WIDE), DISTANT 20.00 FEET EAST OF THE CENTERLINE THEREOF; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A LINE PARALLEL TO AND DISTANT 20.00 FEET EAST OF THE CENTERLINE OF SAID RIGHT-OF-WAY, NORTH 00°20'24" EAST, 323.99 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES AND LAURA ROLWES, BY INSTRUMENT RECORDED IN DEED BOOK 11799 PAGE 1622 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID ROLWES TRACT, THE SOUTH LINE OF LOT A OF 'ECKELMAN PLACE', A SUBDIVISION RECORDED IN PLAT BOOK 177 PAGE 85 OF THE ABOVEMENTIONED RECORDS; AND THE SOUTH LINE OF 'KIEFER CREEK WOODS', A SUBDIVISION RECORDED IN PLAT BOOK 03 PAGE 16-17 OF THE ABOVEMENTIONED RECORDS, SOUTH 89°55'40" EAST, 682.20 FEET TO A POINT LOCATED ON THE WEST LINE OF 'POLO LAKE', A SUBDIVISION RECORDED IN PLAT BOOK 346, PAGES 465-466 OF THE ABOVEMENTIONED RECORDS, FROM WHICH POINT AN IRON PIPE BEARS NORTH 89°55'40" WEST, 15.10 FEET; THENCE ALONG THE WEST LINE OF SAID 'POLO LAKE' SUBDIVISION, SOUTH 00°39'33" WEST, 324.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,730 SQUARE FEET (5.067 ACRES MORE OR LESS), BASED UPON THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JANUARY, 2024 UNDER PROJECT NUMBER 23-06-134.



LOCATION MAP

N.T.S.

PROJECT ZIP CODE 63021

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

FLOOD NOTE:

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

GROUND WATER NOTE

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

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

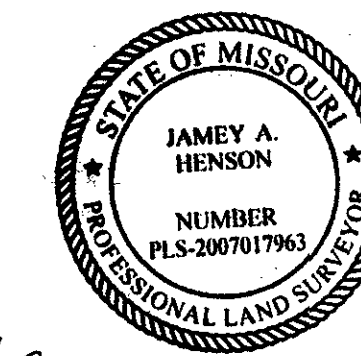
ADDITIONAL SUBSURFACE INVESTIGATION WILL BE REQUIRED. TEST BORINGS AND/OR TEST PITS TO DEPTH BELOW THE ANTICIPATED EXCAVATION WILL BE REQUIRED TO DEFINE THE GROUND WATER DEPTH AND CONDITIONS INCLUDING STATIC, PERCHED, AND ARTESIAN CONDITIONS.

SURVEYOR'S CERTIFICATION:

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

THE STERLING COMPANY

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

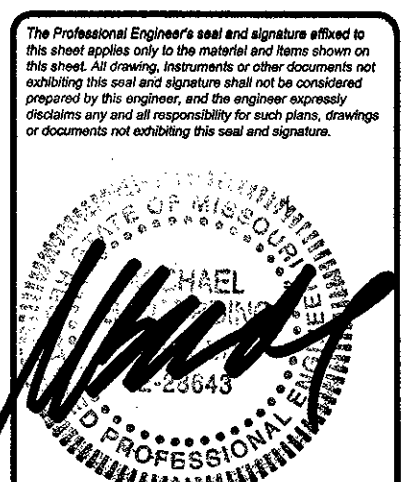


ISSUE	REMARKS/DATE
1	7-24-2023, INITIAL SUBMITTAL
2	8-11-2023, COMMENTS
3	9-22-2023, PLAN REVISIONS
4	9-26-2023, PLAN REVISIONS
5	2-12-2026, PLAN REVISIONS

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

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6055 New Baumgartner Road
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Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

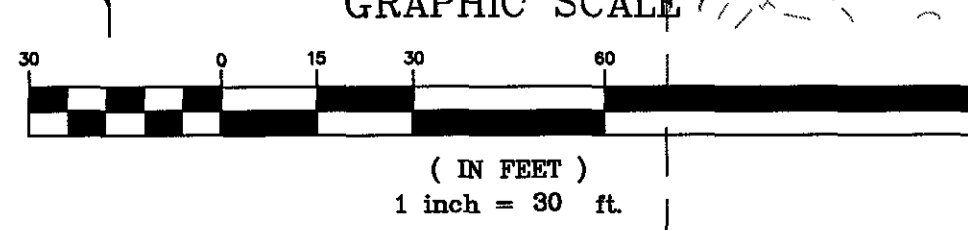
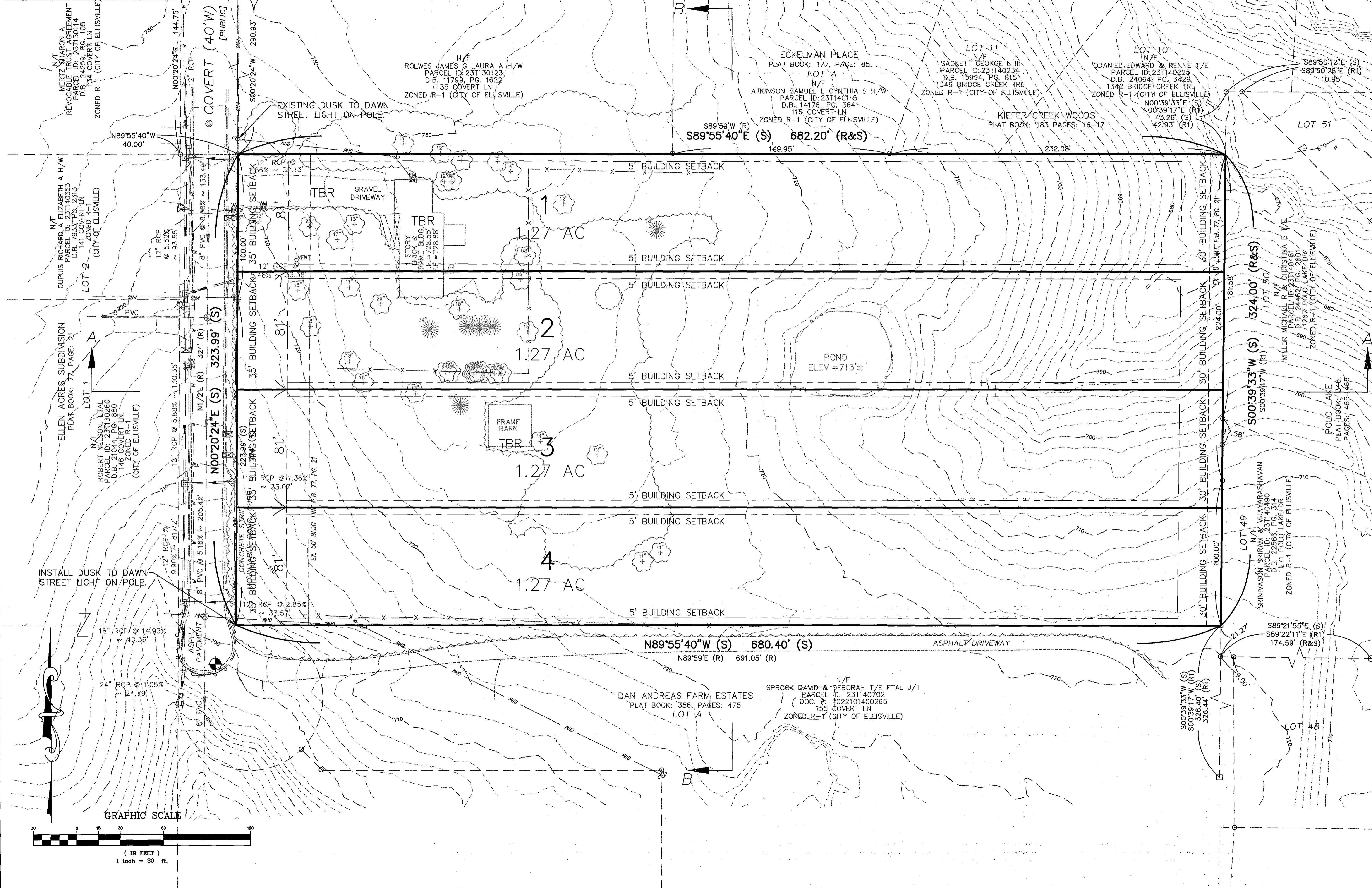
Dupuis Estates
ELLISVILLE, MISSOURI
SUBDIVISION PLAT
COVER SHEET



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

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

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

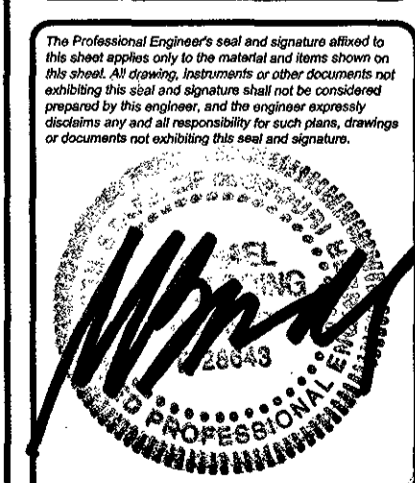


ISSUE	REMARKS/DATE
1	7-24-2023 INITIAL SUBMITTAL
2	8-11-2023 COMMENTS
3	9-22-2023 PLAN REVISIONS
4	9-28-2023 PLAN REVISIONS
5	2-12-2026 PLAN REVISIONS

Rolwes Construction, Inc.
 P.O. BOX 464
 BALLWIN, MISSOURI 63022

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

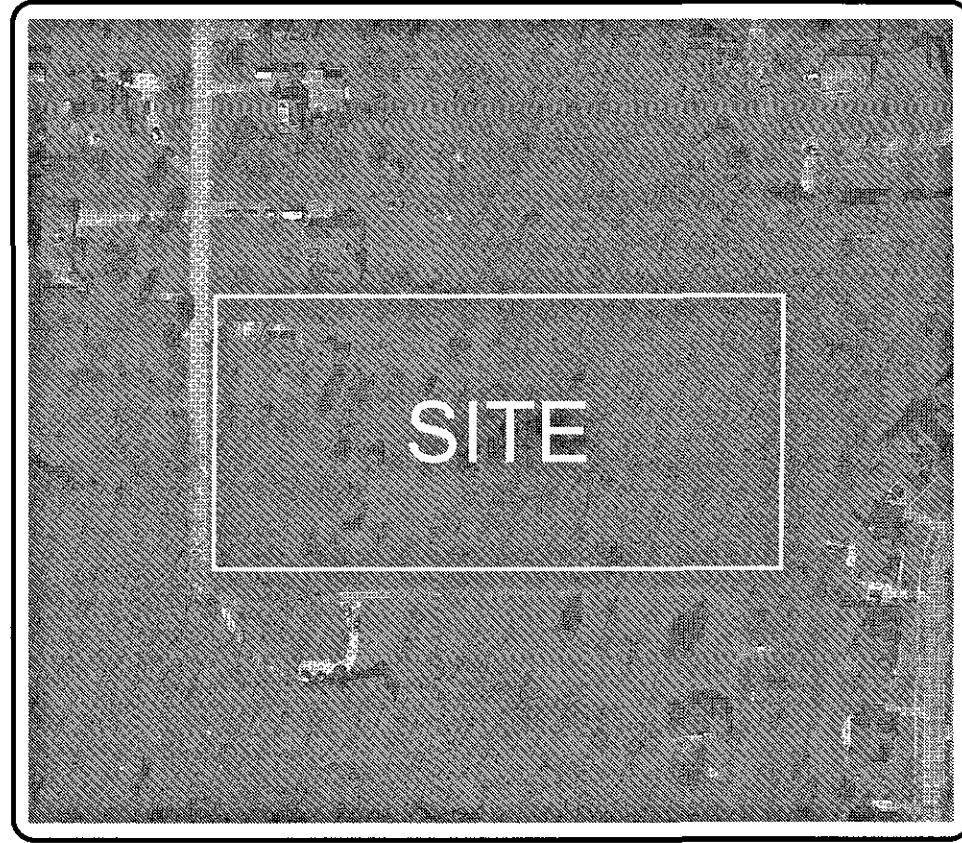
Dupuis Estates
 ELLISVILLE, MISSOURI
 SUBDIVISION PLAN
 SITE PLAN



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

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

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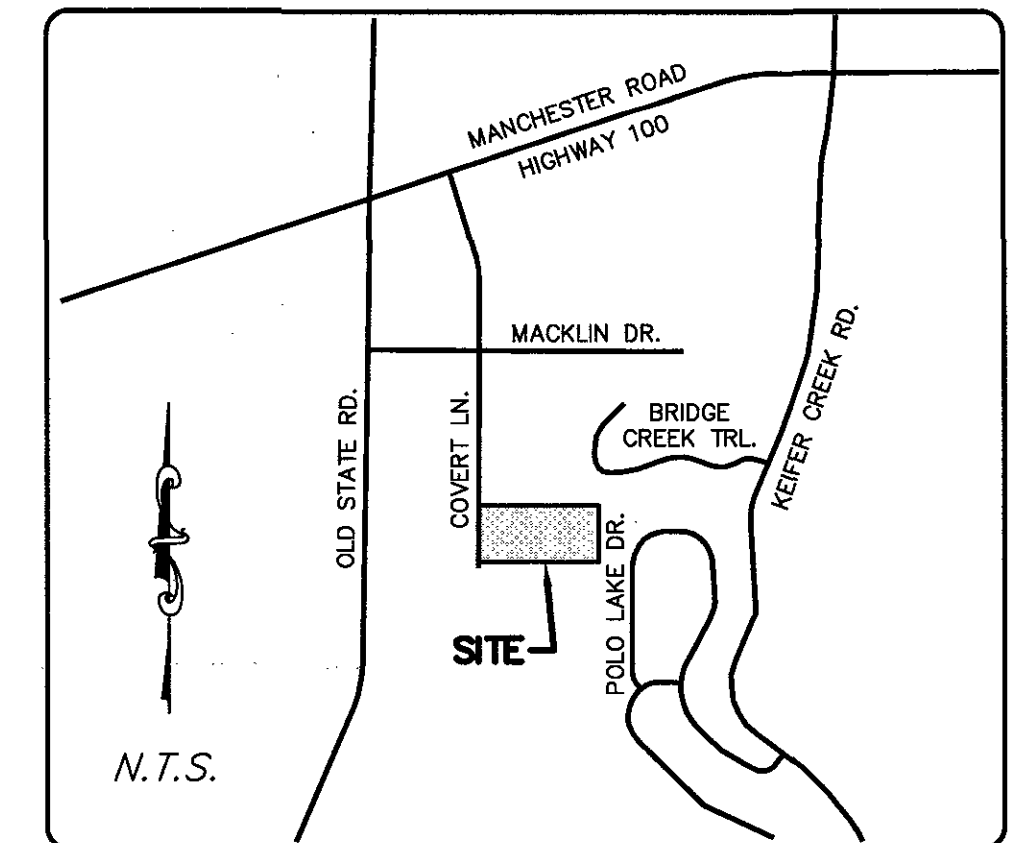


AERIAL PHOTO
N.T.S.

Dupuis Estates

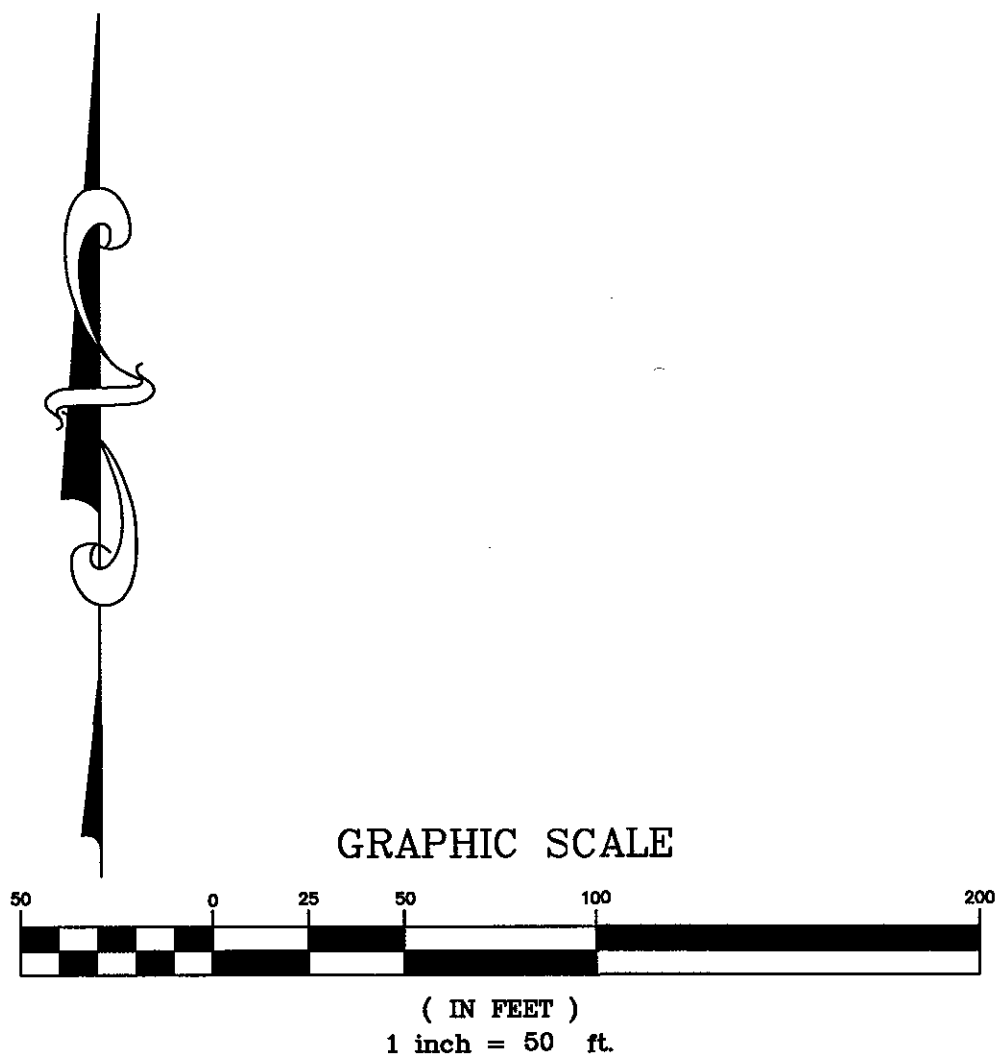
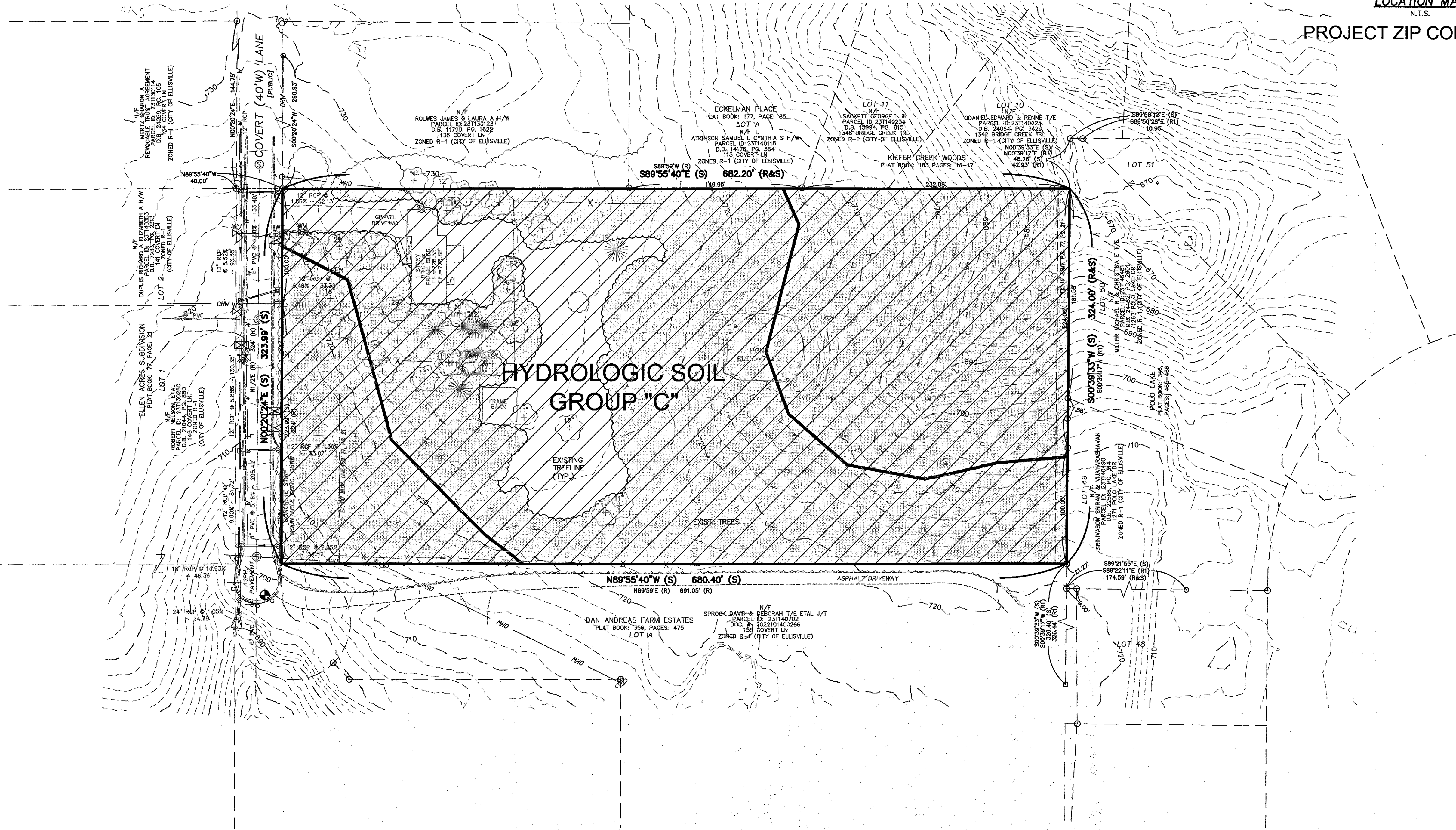
A TRACT OF LAND BEING LOT 3 AND LOT 4 OF ELLEN ACRES SUBDIVISION (P.B. 77, PG. 21) IN THE SECTION 5, TOWNSHIP 44 NORTH, RANGE EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI

Natural Resources Map



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63021



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NOTES:

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

CURRENT OWNER:

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

FLOOD NOTE:

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

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

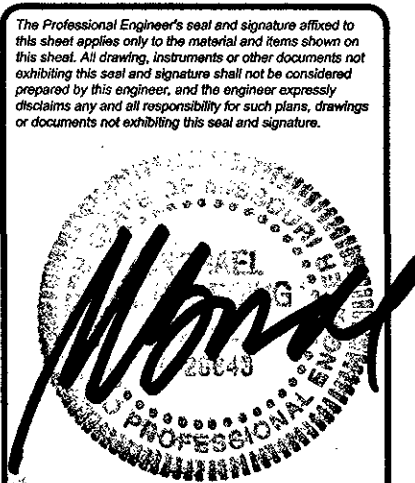
	Hydrologic Group Unrated
	Hydrologic Group C Soils
	Existing Tree Mass
	Regulated Waters

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

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

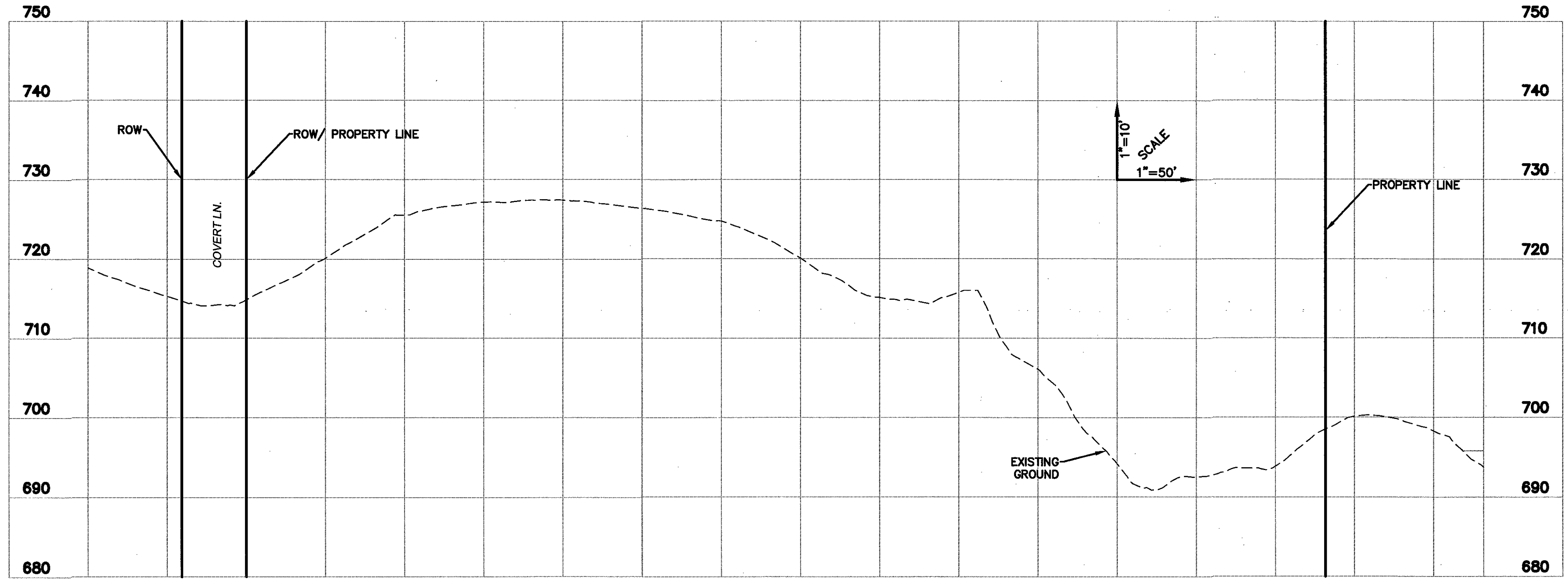
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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Dupuis Estates
 ELLISVILLE, MISSOURI
 SUBDIVISION PLAT
 NATURAL RESOURCES MAP

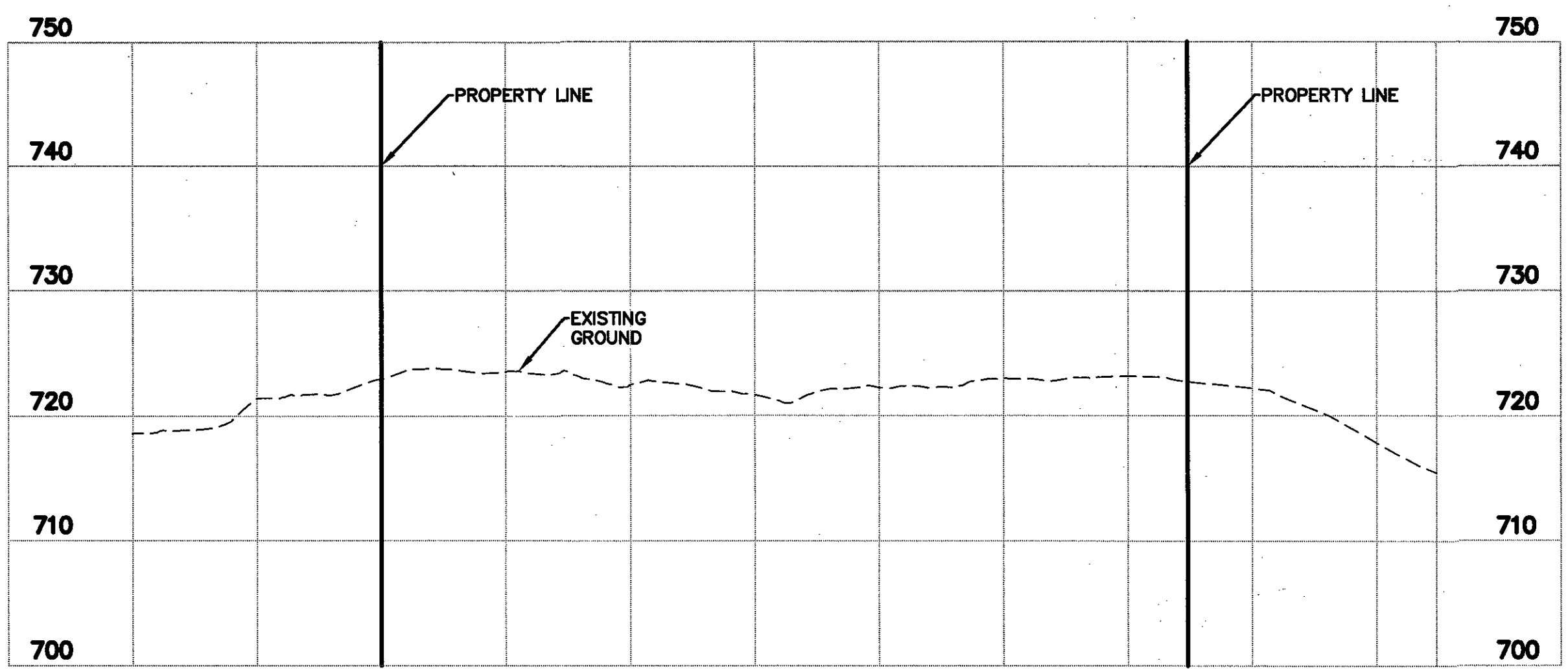


PRELIMINARY PLAN
 Date: 03-23-2026
 MICHAEL G. BOERDING
 License No. E-28843
 Professional Engineer
 Job Number
23-06-134
 Date
Mar. 23, 2026
 Designed: MF Sheet
 Drawn: SL
 Checked: **3.1**
 PRE

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



SECTION A-A



SECTION B-B

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

Rolwes Construction, Inc.
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BALLWIN, MISSOURI 63022

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6055 New Baumgartner Road
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Dupuis Estates
ELLISVILLE, MISSOURI
SUBDIVISION PLAT
SITE SECTIONS

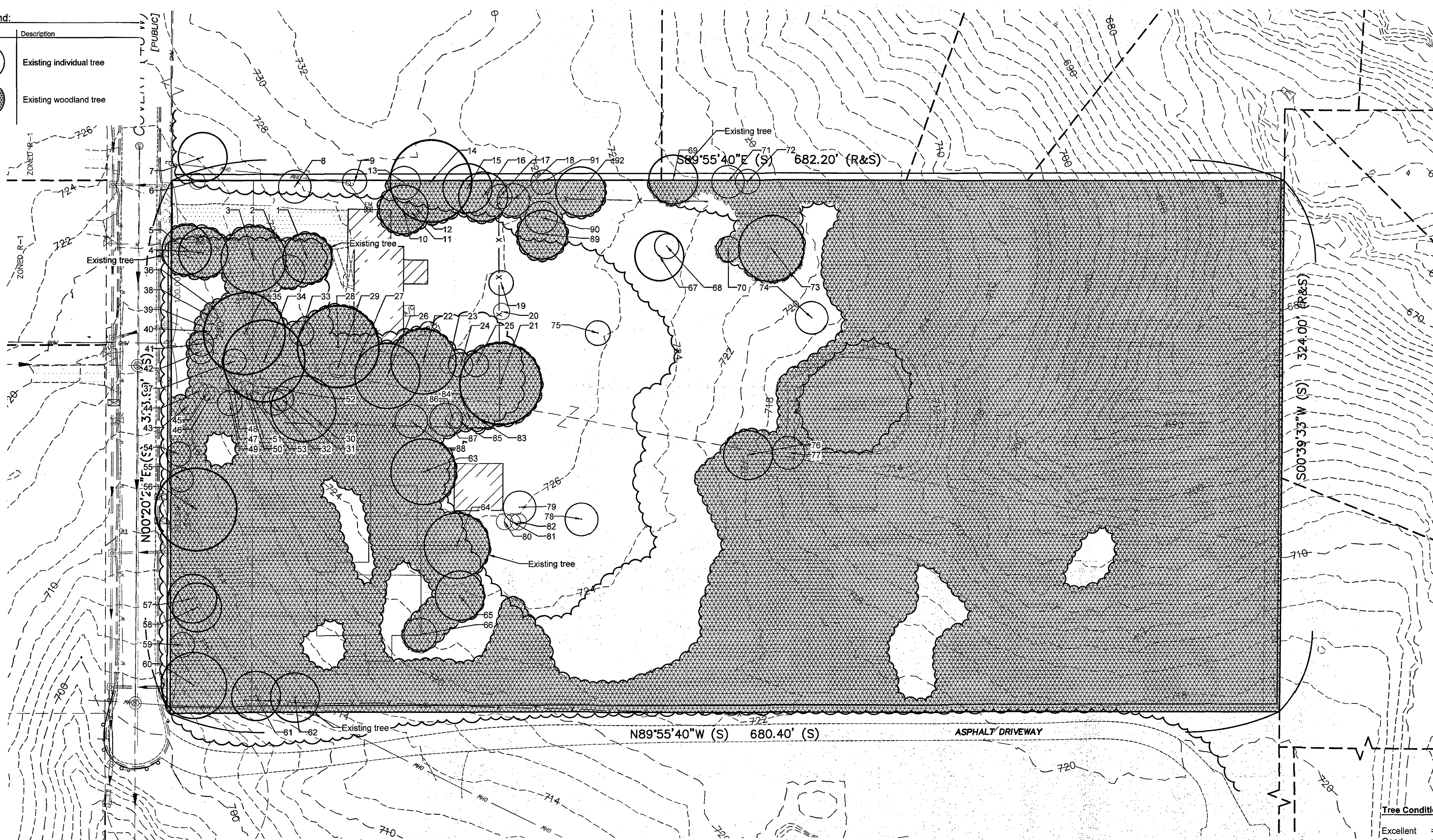
The Professional Engineer's seal and signature placed on this sheet applies only to the materials and items shown on this sheet. All drawings, instruments or other documents not including this seal and signature shall not be considered approved by this engineer and the engineer expressly disclaims any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

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

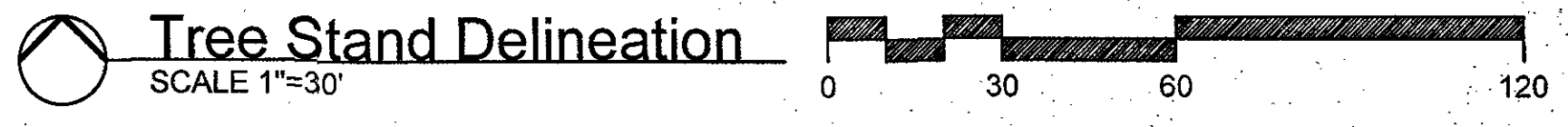
Job Number	23-06-134
Date	Mar. 23, 2026
Designed: MF	Sheet
Drawn: SL	4.1
Checked:	PRE

Legend:

Symbol	Description
	Existing individual tree
	Existing woodland tree



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



Tree Condition Rating:

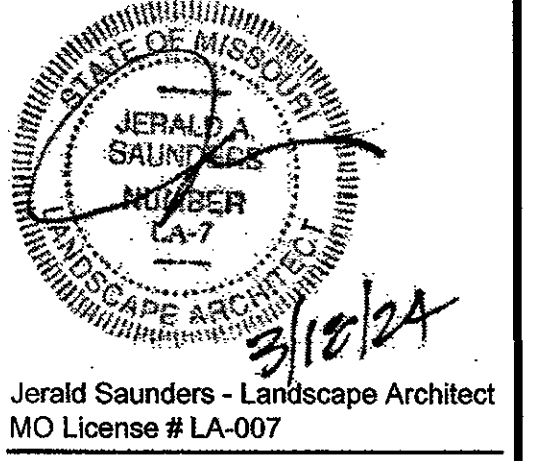
Excellent	=	4
Good	=	3
Fair	=	2
Poor	=	1
Dead	=	0

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

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

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

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



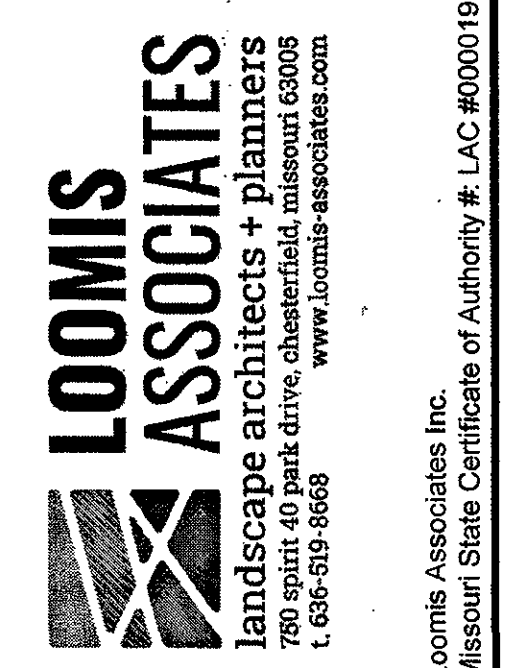
Consultants:

141 Covert Lane
 Ellisville, Missouri

Revisions:

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

Drawn: KP
 Checked: RS



Sheet Title: Tree Stand Delineation

Sheet No: TSD

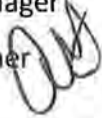
Date: 12/18/23
 Job #: 1075.004e 93 of 151

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Memo

To: Bill Schwer, City Manager

From: Ada Hood, City Planner 

Meeting

Date: April 15, 2026

Re: Request by "House For Him," a religious organization founded by William Stern, seeking approval of a Conditional Use Permit to authorize the operation of a church or other non-denominational place of worship on real property commonly known as 419 Old State Flex Space and located at 419 Old State Road, within the M-1 Light Industrial Zoning District.

SUMMARY

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

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

CONDITIONAL USE PERMIT

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

Operation

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

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

Landscaping

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

Lighting

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

Bike Racks

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

RECOMMENDATION

Staff recommends that the City Council determines whether the proposed use is appropriate for the subject property.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011

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

rec. 2-13-20

APPLICATION COVER SHEET

(please type or print)

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

Property Address: 419 Old State Road

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

Project Name: House For Him (new church)

PART A: PARTIES IN INTEREST

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

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

Name and Title of **APPLICANT**: William Stern

Address: 272 Spring House Vly - Pacific, MO 63069

Phone Number: 530-953-5577 Email: *****

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

Address: _____

Phone Number: _____ Email: _____

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

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

Phone Number: 314-591-6606 Email: _____

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

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

Phone Number: (636) 584-0540 Email: *****@*****.com

PART B: SITE DESCRIPTION

Legal Address of Property: 419 Old State Road Locator No.: 24U640594

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

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

Proposed Use of Site: New Church

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

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

Type of business: Christian Church	# similar businesses already existing in the City: 6
Does the project compete with other existing uses in the City: No	To what degree (qualitative and quantitative):
Will project result in loss of retail sales tax revenue from other businesses in the City? No, possible benefit - attracting people to Ellisville on a recurring basis	Project potential loss:

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

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

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required) William Stern 2/12/2026 | 12:25:34 PST
Date: 02/10/2026

PRINT NAME: William Stern BE46130D9D0647E DocuSigned by: _____ Title/Interest in Property: President

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

PRINT NAME: Charles St. Onge DB16CS0D5F25449 DocuSigned by: _____ Title/Interest in Property: owner

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



City of Ellisville

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

rec. 2-13-20
\$350
\$50

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

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

Property Address: 419 Old State Road

Applicant: House For Him - William Stern

Project Name: House For Him (New Church)

PART B: SUMMARY

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

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: _____

Please describe why the proposed amendment is necessary: _____

PART D: SITE DESIGN

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

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

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

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

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

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

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

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

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

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

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

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

Revised: June 2, 2020

Wall (Screen/Sound): Required: N/A Location: _____ Type/Material: _____ Height: _____
Public Art or Benefit Provided: Y Describe: Free-of-charge religious, youth, & community gatherings

PART E: OPERATION

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

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

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

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

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

Describe How Storm Water will be accommodated: N/A

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

PART F: PERFORMANCE STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART G: STORM WATER QUALITY PROTECTION STANDARDS:

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

- 1. As proposed, has land disturbance been minimized to the maximum extent feasible? Already addressed per code
- 2. Can additional greenspace be preserved within the project boundary? Already addressed per code
- 3. Can the proposed development be located in already developed areas? Already addressed per code
- 4. Has stormwater been captured and infiltrated into the ground as part of the project? Already addressed per code
- 5. Has stormwater been captured and reused for irrigation or décor as part of the project? _____
If not, why not? Already addressed per code
- 6. Have permeable surface materials been used to promote infiltration and limit runoff? Already addressed per code
- 7. Can land disturbance be restricted to less sensitive areas within the project? Already addressed per code
- 8. Is the development located outside the 100 year flood plain? Already addressed per code
- 9. Is the development located outside the stream bank setback buffer? Already addressed per code
- 10. Does the development warrant engineering channel protection controls (because of size or stream bank erosion problems)? Already addressed per code
- 11. Does the development plan avoid sensitive areas? Already addressed per code
- 12. Does the site development plan utilize stormwater credits? Already addressed per code
- 13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? Already addressed per code
- 14. Who will be responsible for maintaining storm water controls? Are the structural BMP shown on the plan appropriate for the entity or person responsible for maintenance? Already addressed per code
- 15. Is over 1 acre of impervious area being added? Already addressed per code
- 16. Is the development tributary to any existing basins that need to be upgraded? Already addressed per code

PART H: ENVIRONMENTAL STATEMENT

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

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

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

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

PART I: CRITERIA

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

- No a. Will the use have any negative effect upon traffic conditions?
- No b. Will the use substantially increase fire hazards?
- No c. Will the use adversely affect the character of the neighborhood?
- No d. Will the use adversely affect the general welfare of the community?
- No e. Will the use overtax the sewage or public utilities?
- No f. Will the use adversely affect or overtax Police or other City services?
- Yes g. Will the use be the highest and best use of the location applied for? Describe: _____
Churches bolster civic & community life and improve the wellbeing of individuals, families, marriages, and youth.
- No h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- No i. Will the use have a substantial negative impact on the environment?
- Yes j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how: All activity happens within the building
- Yes k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- No l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas from buildings, sidewalk, drives, parking and service areas?
- No m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Yes n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- No o. Does the proposed use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Yes p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: _____
Utilizes existing building with no exterior changes, adequate parking, low-intensity use, and limited hours of operation.
- Yes q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: Welcome everyone & support diversity: functions as a community gathering place, & enhances sense of belonging
- Yes s. Have sufficient measures been taken or will be taken by the applicant to negate, to an acceptable level, potentially adverse impacts? Describe the measures and how they will negate negative impacts:
Site specifically chosen for adequate parking & neighboring-tenant compatibility
- Yes t. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

PART J: PROCESS

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

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

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

PART K: CHECKLIST

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

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

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

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

City of Ellisville
City Council
One Weis Avenue
Ellisville, MO 63011

*rec
2-13-20*

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

Dear Mayor and Members of the City Council,

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

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

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

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

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

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

Sincerely,

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

Exhibit A

Detailed Hours of Operation and Use Schedule

House For Him

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

1. Primary Worship Services

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

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

These activities occur outside of standard weekday business hours.

2. Additional Church-Related Activities

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

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

Such gatherings:

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

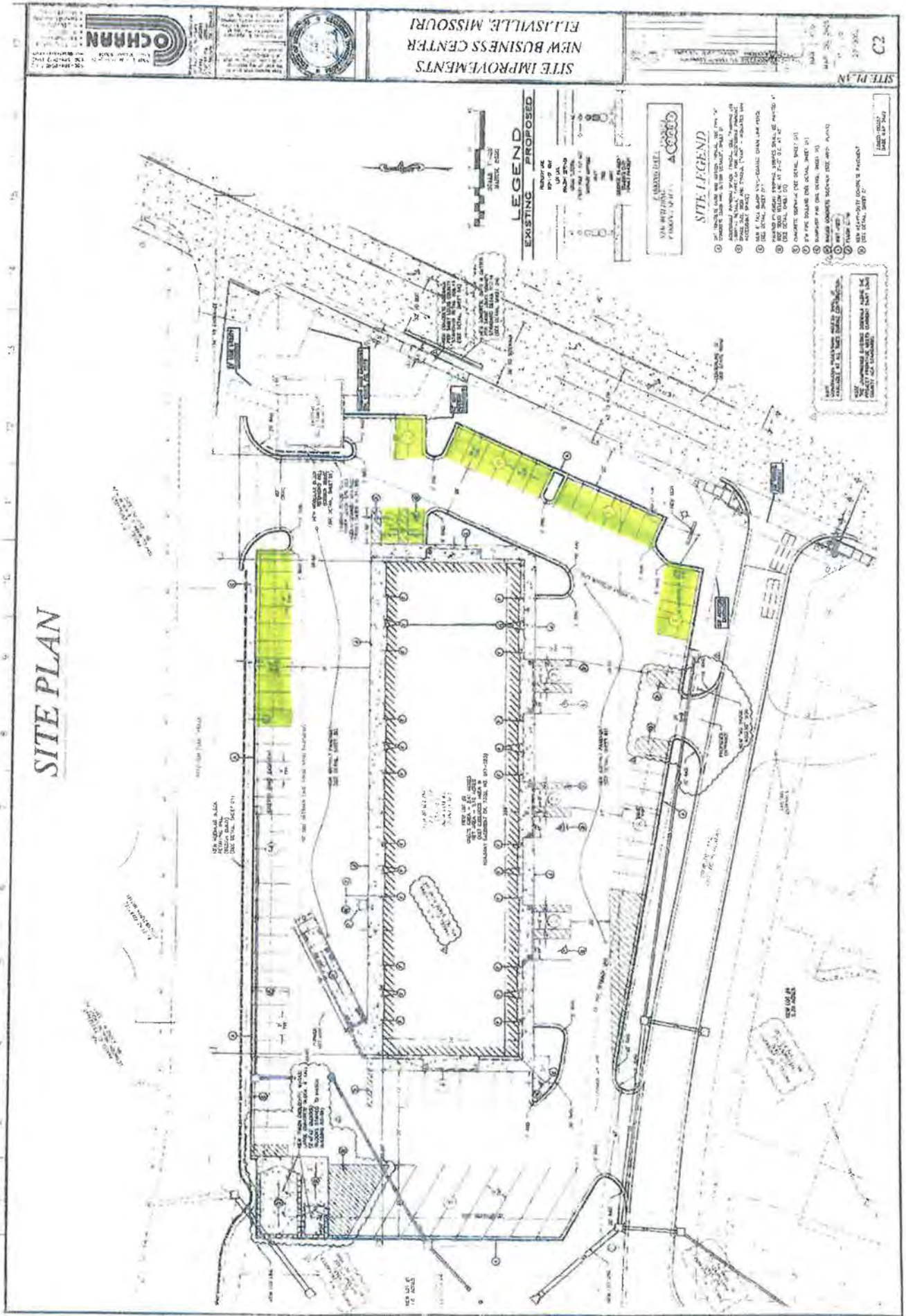
3. Scheduling Intent and Community Alignment

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

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

No late-night activities are anticipated.

SITE PLAN



OCHEM
 1001 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: (561) 533-1111
 Fax: (561) 533-1112



**SITE IMPROVEMENTS
 NEW BUSINESS CENTER
 ELLIPTICAL, MISSOURI**

SITE PLAN
 27-000
 10/15/2018
 C2

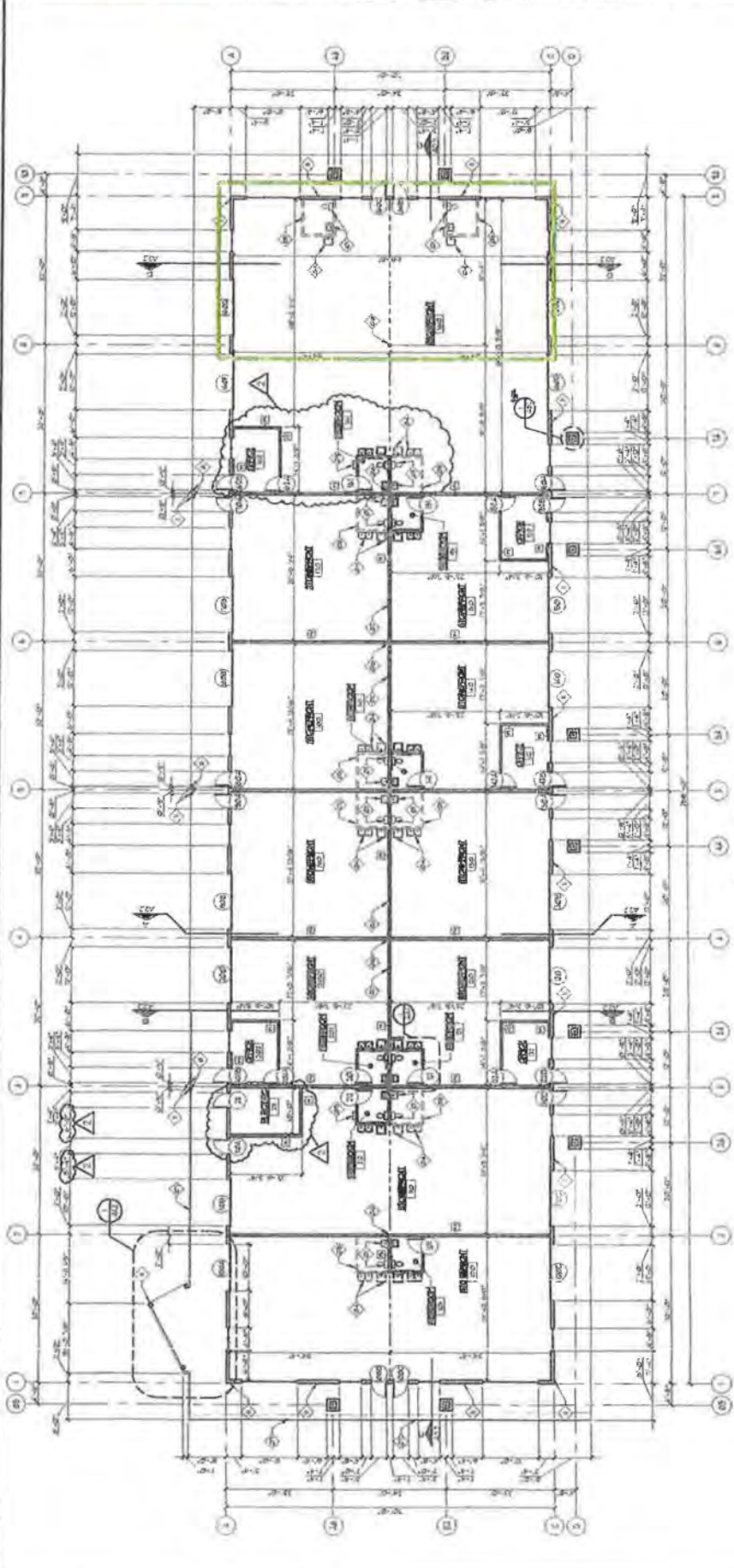
LEGEND
 EXISTING PROPOSED

- 1. EXISTING PAVEMENT
- 2. EXISTING CONCRETE
- 3. EXISTING ASPHALT
- 4. EXISTING GRAVEL
- 5. EXISTING SAND
- 6. EXISTING SOIL
- 7. EXISTING VEGETATION
- 8. EXISTING UTILITIES
- 9. EXISTING STRUCTURES
- 10. EXISTING FENCES
- 11. EXISTING DRIVEWAYS
- 12. EXISTING SIDEWALKS
- 13. EXISTING STAIRS
- 14. EXISTING RAMP
- 15. EXISTING CURB
- 16. EXISTING GROUND
- 17. EXISTING EROSION CONTROL
- 18. EXISTING LIGHTING
- 19. EXISTING SIGNAGE
- 20. EXISTING LANDSCAPING
- 21. EXISTING TREES
- 22. EXISTING SHRUBS
- 23. EXISTING PERENNIALS
- 24. EXISTING ANNUALS
- 25. EXISTING GRASS
- 26. EXISTING MULCH
- 27. EXISTING COMPOST
- 28. EXISTING FERTILIZER
- 29. EXISTING PESTICIDES
- 30. EXISTING HERBICIDES
- 31. EXISTING FUNGICIDES
- 32. EXISTING INSECTICIDES
- 33. EXISTING NEMATODES
- 34. EXISTING MOLLUSKS
- 35. EXISTING ARACHNIDS
- 36. EXISTING INSECTICIDES
- 37. EXISTING FUNGICIDES
- 38. EXISTING NEMATODES
- 39. EXISTING MOLLUSKS
- 40. EXISTING ARACHNIDS

SITE LEGEND
 1. PROPOSED PAVEMENT
 2. PROPOSED CONCRETE
 3. PROPOSED ASPHALT
 4. PROPOSED GRAVEL
 5. PROPOSED SAND
 6. PROPOSED SOIL
 7. PROPOSED VEGETATION
 8. PROPOSED UTILITIES
 9. PROPOSED STRUCTURES
 10. PROPOSED FENCES
 11. PROPOSED DRIVEWAYS
 12. PROPOSED SIDEWALKS
 13. PROPOSED STAIRS
 14. PROPOSED RAMP
 15. PROPOSED CURB
 16. PROPOSED GROUND
 17. PROPOSED EROSION CONTROL
 18. PROPOSED LIGHTING
 19. PROPOSED SIGNAGE
 20. PROPOSED LANDSCAPING
 21. PROPOSED TREES
 22. PROPOSED SHRUBS
 23. PROPOSED PERENNIALS
 24. PROPOSED ANNUALS
 25. PROPOSED GRASS
 26. PROPOSED MULCH
 27. PROPOSED COMPOST
 28. PROPOSED FERTILIZER
 29. PROPOSED PESTICIDES
 30. PROPOSED HERBICIDES
 31. PROPOSED FUNGICIDES
 32. PROPOSED INSECTICIDES
 33. PROPOSED NEMATODES
 34. PROPOSED MOLLUSKS
 35. PROPOSED ARACHNIDS

- 1. PROPOSED PAVEMENT
- 2. PROPOSED CONCRETE
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- 32. PROPOSED INSECTICIDES
- 33. PROPOSED NEMATODES
- 34. PROPOSED MOLLUSKS
- 35. PROPOSED ARACHNIDS

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE DESIGN OF ANY STRUCTURES OR UTILITIES NOT SHOWN ON THIS PLAN.



FLOOR PLAN
 3/27/13

1. Existing walls, columns, and other structural elements shown in solid lines.
 2. New walls, columns, and other structural elements shown in dashed lines.
 3. Existing doors and windows shown in solid lines with a break symbol.
 4. New doors and windows shown in dashed lines with a break symbol.
 5. Existing stairs shown in solid lines.
 6. New stairs shown in dashed lines.

A. Change to existing walls, columns, and other structural elements as shown in the notes and schedule. The schedule is subject to the notes and schedule.

- FLOOR PLAN KEY NOTES**
- 1. Provide rough-in for future kitchen installed in room 1000.
 - 2. Provide rough-in for future bathroom installed in room 1000.
 - 3. Provide rough-in for future kitchen installed in room 1000.
 - 4. Provide rough-in for future bathroom installed in room 1000.
 - 5. Provide rough-in for future kitchen installed in room 1000.
 - 6. Provide rough-in for future bathroom installed in room 1000.
 - 7. Provide rough-in for future kitchen installed in room 1000.
 - 8. Provide rough-in for future bathroom installed in room 1000.
 - 9. Provide rough-in for future kitchen installed in room 1000.
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 - 15. Provide rough-in for future kitchen installed in room 1000.
 - 16. Provide rough-in for future bathroom installed in room 1000.
 - 17. Provide rough-in for future kitchen installed in room 1000.
 - 18. Provide rough-in for future bathroom installed in room 1000.
 - 19. Provide rough-in for future kitchen installed in room 1000.
 - 20. Provide rough-in for future bathroom installed in room 1000.



Memo

To: Bill Schwer, City Manager

From: Ada Hood, City Planner

Meeting

Date: April 15, 2026

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

SUMMARY

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

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT

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

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

RECOMMENDATION

Staff recommends that the City Council hold a public hearing and determine whether the proposed use is appropriate for this location.



City of Ellisville

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

APPLICATION COVER SHEET

(please type or print)

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

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

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**: Phellipe Ferreira dos Santos AKA Phellipe Grego

Address: 388 newburg dr Ballwin mo

Phone Number: 407 256 7060 Email: _____

Name of Business Owner(s) - if different than above: Larissa Camatta & Phellipe Ferreira dos Santos

Address: 388 newburg dr Ballwin mo

Phone Number: 636 250 8550 Email: _____

Name of Property Owner(s) - if different than above: Crest Development Co. of Baywood Realty

Address: attn. Tim Boegeman 8922 Manchester Rd., St. Louis, MO 63144

Phone Number: (514) 369-3904 Email: _____

Name of Architect, Landscape Architect, Planner or Engineer: _____

Address: _____

Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: 15825 Manchester Rd #217 Locator No.: _____

Lot No.: _____ Block No.: _____ Current Zoning: _____

Current Use of Site: Vacant, prior tenant was SATOP

Proposed Use of Site: tattoo shop

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

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

Type of business: <i>Service</i>	# similar businesses already existing in the City: <i>at least one</i>
Does the project compete with other existing uses in the City: <i>Near Moon does not offer tattoo removal</i>	To what degree (qualitative and quantitative): <i>different customers. New Age is established.</i>
Will project result in loss of retail sales tax revenue from other businesses in the City? <i>No</i>	Project potential loss:

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

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

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): _____ Date: *01/21/2020*
 PRINT NAME: *Richard J. [unclear]* Title/Interest in Property: *Tenant*
 Signature of Property Owner (Required): _____ Date: *1-21-20*
 PRINT NAME: *Tim Boegeman* Title/Interest in Property: *Property Manager*
Buywood Realty

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



Revised application
City of Ellisville

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

**APPLICATION FOR
CONDITIONAL USE PERMIT**

(please type or print)

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

Property Address: 15825 Manchester Rd # 217

Applicant: Phellipe Ferreira Santos

Project Name: EMPORIO GREGO TATTOO

PART B: SUMMARY

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

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: New Cup

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

PART D: SITE DESIGN

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

Building Lot Coverage: _____ Total Impervious Lot Coverage: _____

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

Abutting Land Uses: Res. Comm. Comm. Comm

North South East West

Building Setbacks Provided/Required: _____ / _____ / _____ / _____
Front Rear Side Side

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

Parking Lot Landscape: Required: _____ Provided: _____

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

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

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

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

Revised: June 2, 2020 1

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

Public Art or Benefit Provided: NO Describe: _____

PART E: OPERATION

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

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

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

Describe Any Odors/Smoke and Proposed Mitigation: None

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

Describe How Storm Water will be accommodated: N/A

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

PART F: PERFORMANCE STANDARDS

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

Vibration. Will the use be operated so that the maximum ground vibration generated is not perceptible (without instruments) at any point on the lot line of the lot on which the use is located; excluding vehicular traffic unrelated to the subject use? NO

Noise. Will the use be operated so that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? No

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

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

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

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

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

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

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

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existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

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

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

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

PART G: STORM WATER QUALITY PROTECTION STANDARDS:

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

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

Yes

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

3. Can the proposed development be located in already developed areas? N/A

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

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

If not, why not? N/A

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

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

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

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

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

11. Does the development plan avoid sensitive areas? _____

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

13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? _____

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

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

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

PART H: ENVIRONMENTAL STATEMENT

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

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

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

- N a. Will the use have any negative effect upon traffic conditions?
- N b. Will the use substantially increase fire hazards?
- N c. Will the use adversely affect the character of the neighborhood?
- N d. Will the use adversely affect the general welfare of the community?
- Ne. Will the use overtax the sewage or public utilities?
- N f. Will the use adversely affect or overtax Police or other City services?
- N g. Will the use be the highest and best use of the location applied for? Describe: Yes it is, is currently vacation
- NO h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- N i. Will the use have a substantial negative impact on the environment?
- Y j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how:
- Y k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- N l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas from buildings, sidewalk, drives, parking and service areas?
- N m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Y n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- Y o. Does the proposed use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Y p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: Y Yes, low intensity person service use appropriate for a strip center; uses existing infrastructure
- q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: An active commercial space/ employment and parking
- Y s. Have sufficient measures been taken or will be taken by the applicant to negate, to an acceptable level, potentially adverse impacts? Describe the measures and how they will negate negative impacts: No adverse impact
- Y t. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

PART J: PROCESS

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

Revised: June 2, 2020 4

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

3. All requests for Conditional Use Permits must be made by submitting the Application Cover Sheet and the CUP Application form, associated fees and plans.

4. To initiate the process, please submit one copy of the application forms and nine (9) copies of the plans for staff review. This initial submittal must be made a minimum of thirty (30) days prior to the Planning and



City of Ellisville

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

pd \$400
3/30/26

APPLICATION FOR CONDITIONAL USE PERMIT

(please type or print)

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

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

PART B: SUMMARY

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

PART C: AMENDING AN EXISTING CONDITIONAL USE PERMIT

Please describe the proposed amendment: New CUP

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

PART D: SITE DESIGN

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

Building Lot Coverage: _____ Total Impervious Lot Coverage: _____

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

Abutting Land Uses: Res. Comm. Comm. Comm.
North South East West

Building Setbacks Provided/Required:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	Front	Rear	Side	Side
Landscape Buffer Provided/Required:	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
	Front	Rear	Side	Side

Parking Lot Landscape: Required: _____ Provided: _____

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

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

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

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

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

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

Public Art or Benefit Provided: No Describe: _____

PART E: OPERATION

Days of Operation: Tue - SUN Hours of Operation: 9am to 9pm

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

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

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

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

Describe How Storm Water will be accommodated: N/A

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

PART F: PERFORMANCE STANDARDS

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

Vibration. Will the use be operated so that the maximum ground vibration generated is not perceptible (without instruments) at any point on the lot line of the lot on which the use is located; excluding vehicular traffic unrelated to the subject use? No

Noise. Will the use be operated so that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? No

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

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

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

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

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

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

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

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

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

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

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

PART G: STORM WATER QUALITY PROTECTION STANDARDS:

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

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

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

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

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

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

If not, why not? NIA

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

7. Can land disturbance be restricted to less sensitive areas within the project? _____

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

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

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

11. Does the development plan avoid sensitive areas? NIA

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

13. Does the site development plan show structural BMPs? What is the acreage of drainage to the BMP? Will the BMP be above or below ground? _____

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

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

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

PART H: ENVIRONMENTAL STATEMENT

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

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

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

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

PART I: CRITERIA

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

- N a. Will the use have any negative effect upon traffic conditions?
- N b. Will the use substantially increase fire hazards?
- N c. Will the use adversely affect the character of the neighborhood?
- N d. Will the use adversely affect the general welfare of the community?
- N e. Will the use overtax the sewage or public utilities?
- N f. Will the use adversely affect or overtax Police or other City services?
- g. Will the use be the highest and best use of the location applied for? Describe: yes, is it is currently vacant
- N h. Will the use adversely affect the financial condition of the City including any adverse impact upon utilities, property and sales tax?
- N i. Will the use have a substantial negative impact on the environment?
- Y j. Is the proposed use compatible with surrounding uses and with the surrounding neighborhood? Describe how: provides a service that folks want w/o traveling off to community
- Y k. Is the comparative size, floor area and mass of the proposed use and/or proposed structure appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood?
- N l. Will the use adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas from buildings, sidewalk, drives, parking and service areas?
- N m. Will the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use have a deleterious impact on the surrounding area?
- Y n. Will the use be likely to remain in existence for a reasonable length of time and not become vacant or unused?
- X o. Does the proposed use involve the presence of unusual, single-purpose structures or components of a temporary nature?
- Y p. Does the proposed use comply with the standards of good planning practices? If yes, describe how: yes, low-intensity personal service use appropriate for a strip center; uses existing
- Y q. Does the proposed use further the goals and objectives set forth in the Comprehensive Plan? If yes, which goals and how: active commercial space, contribute to local services/employment and foot traffic. infrastructure and parking.
- N s. Have sufficient measures been taken or will be taken by the applicant to negate, to an acceptable level, potentially adverse impacts? Describe the measures and how they will negate negative impacts: No off-site impact.
- Y t. Will the use comply with all other applicable provisions of Chapter 400, including performance standards as set forth in Section 400.170?

PART J: PROCESS

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

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

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

PART K: CHECKLIST

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

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

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

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

Letter to city of Ellisville

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

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

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

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

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

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

We would greatly appreciate any guidance regarding zoning, permits, licensing requirements, or next steps necessary to move forward with this project. We are eager to work closely with the City of Ellisville to ensure full compliance and a smooth approval process.

Thank you for your time and consideration. We would be happy to provide any additional information or documentation if needed and look forward to the opportunity to become part of the Ellisville business community.

Sincerely,

Dear Members of the Architectural Review Board and City Planner,

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

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

Health and Sanitation:

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

Licensing and Training:

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

Age Restrictions:

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

Facility and Operations:

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

Hours of Operation:

Our proposed hours of operation are: Tuesday - Sunday

9:00am- 10:00pm

(The hours can be modified.)

Location and Compatibility:

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

Owner Experience:

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

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

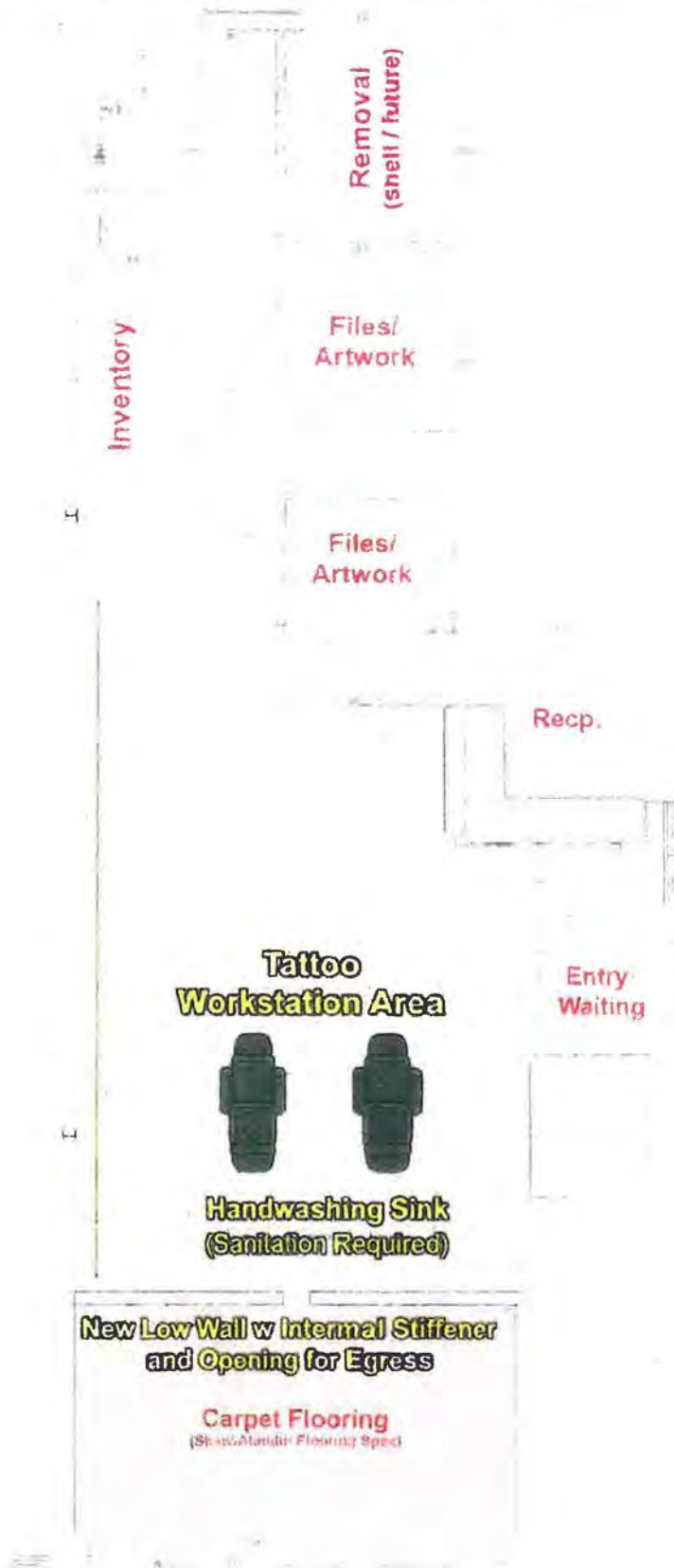
We are committed to operating a safe, clean, and professional establishment that contributes positively to the Ellisville community.

Thank you for your time and consideration.

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

EMPORIO GREGO TATTOO - FLOOR PLAN

15801 - 15825 Manchester Road, Ellisville, MO 63011



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







posts

followers

following

ARTIST OWNER TATTOO BUSINESS

I came from absolute zero

🇺🇸 Us 47states 💰 investor 🏁 Car enthusiast

🏆 Brazilian Award 2025 NY

God, Family, kids ❤️💙



Edit profile

Share profile



New



Moments



Viagens

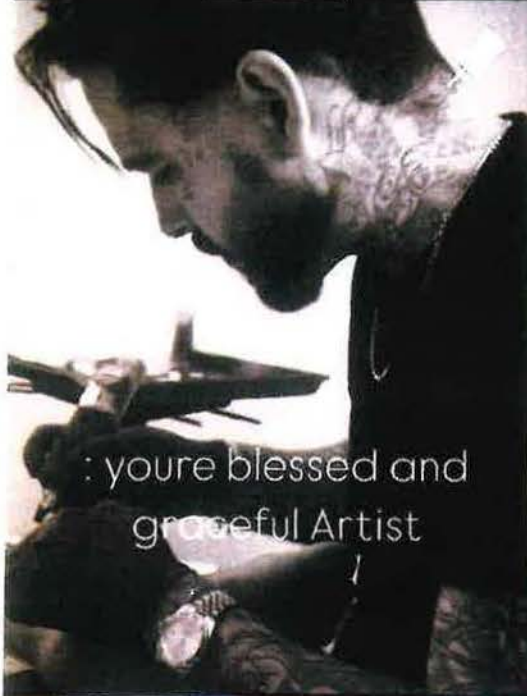


Lifestyle



DiaDia





: youre blessed and graceful Artist



How i earn \$2.000 in 1 day



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SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3867A
ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE IV: LAND USE; CHAPTER 400: ZONING REGULATIONS, SECTION 400.493, AND TITLE IV: LAND USE; CHAPTER 410: SIGNS AND ADVERTISING DEVICES, SECTIONS 410.080 AND 410.100 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, RELATING TO LIGHTING REQUIREMENTS.

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

WHEREAS, Chapter 89, RSMo authorizes the City of Ellisville to enact land use regulations designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, City staff recommends amending Title IV: Land Use; Chapter 400: Zoning Regulations and Chapter 410: Signs and Advertising Devices, of the Code of the City of Ellisville, Missouri to amend its regulations relating to lighting requirements for outdoor lighting and for sign lighting; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City of Ellisville on March 11, 2026, pursuant to the legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, to amend said land use and sign code regulations, and the Planning and Zoning Commission forwarded a negative recommendation of the proposed amendments to the City Council; and

WHEREAS, at a public hearing on March 18, 2026, pursuant to Section 400.185(E) of the Code of the City of Ellisville, Missouri, the City Council referred the petition back to the Planning and Zoning Commission for further study before consideration of the petition; and

WHEREAS, an amended text amendment was considered at an open meeting by the Planning and Zoning Commission on April 8, 2026, and the Planning and Zoning Commission forwarded a positive recommendation of said text amendment to the City Council; and

WHEREAS, the amended text amendment was considered at an open meeting by the City Council on April 15, 2026 pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri; and

WHEREAS, the City Council finds that amendment of said land use and sign code regulations will not adversely affect the character of the neighborhood, traffic conditions, fire hazards, public utility facilities and other matters pertaining to public health, safety and general welfare of the community; and

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

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

SECTION 1: Title IV: Land Use, Chapter 400: Zoning Regulations, Section 400.493 of the Code of the City of Ellisville, Missouri, is hereby amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 2: Title IV: Land Use, Chapter 410: Signs and Advertising Devices, Sections 410.080 and 410.100 of the Code of the City of Ellisville, Missouri, is hereby amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 3: All other Sections and Subsections of Chapter 400: Zoning Regulations and Chapter 410: Signs and Advertising Devices, of the Code of the City of Ellisville, Missouri shall remain in full force and effect.

SECTION 4: The sections, paragraphs, sentences, clauses and phrases of this ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this ordinance are valid, unless the court finds that the valid portions of this ordinance are so essential to, inseparably connected, with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 5: This Ordinance shall be in full force and effect after its passage and approval of the Council.

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

BILL NO. 3867A

ORDINANCE NO. _____

**First Reading votes:
DATE: _____**

**Second Reading votes:
DATE: _____**

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

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

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

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

TITLE IV. LAND USE

CHAPTER 400. ZONING REGULATIONS

ARTICLE VIII. SITE DESIGN

SECTION 400.493. SIDEWALK AND STREET LIGHTING REQUIREMENTS.

A. Sidewalk Luminaires.

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

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

2. Sidewalk luminaires shall comply with the City's Sidewalk Luminaire Guidelines available at City Hall. Lamps may not exceed a CCT of ~~two thousand seven hundred (2,700)~~ **three thousand (3,000)** K.

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

TITLE IV. LAND USE

CHAPTER 410. SIGNS AND ADVERTISING DEVICES

ARTICLE III. GENERAL REGULATIONS

SECTION 410.080. REGULATIONS APPLICABLE TO ALL SIGNS.

...

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

...

SECTION 410.100. SIGN CODE ADMINISTRATION.

...

- B. *Application.* No permit may be granted until after an application has been filed with and the appropriate fee paid to the City. An application for a sign permit shall be made in writing upon forms provided by the City. The permit request shall be accompanied by plans and specifications as required by the Code Enforcement Officer to determine compliance with this Code and may include the following:

1. The scale to which the plans are drawn;
2. A site plan illustrating the location of the subject sign within the project site, including dimensions of linear frontage, setback, landscape areas, right-of-way lines and easements;
3. Fully dimensioned architectural elevations, with total facade area, depicting the placement of the proposed signage and any existing signs;
4. Detailed drawings of the proposed sign, including total sign area, dimensions, colors, materials, proposed copy, letter style (exact type face) and size;
5. Method of any illumination and notes indicating:
 - a. Whether the sign is U.L. approved; and
 - b. That an electrical permit will be secured from St. Louis County prior to installation; and
 - c. Lamp Specifications: Detailed documentation, including manufacturer data sheets or technical specifications, verifying that all proposed lamps do not exceed a Correlated Color Temperature (CCT) of ~~two thousand seven hundred (2,700)~~ **four thousand, one hundred (4,100)** Kelvin (K).
 - d. Measurements or calculations demonstrating that the total outdoor light output, measured in footcandles (fc), does not exceed five footcandles (5 fc) at any point on the property.
 - e. The submitted materials must provide sufficient detail to enable the Code Enforcement Officer to verify compliance with the specified lighting standards.
6. Any other information deemed relevant by the Code Enforcement Officer to determine compliance with this Code.

...

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SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3869
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A CHANGE IN ZONING OF THE PROPERTY AT THE LOCATION KNOWN AND NUMBERED AS 141 COVERT LANE ROAD FROM THE “R-1” SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE “R-2” PLANNED RESIDENTIAL ZONING DISTRICT; AND APPROVING THE ASSOCIATED SITE DEVELOPMENT PLAN FOR THE PROPERTY.

WHEREAS, Rolwes Construction Inc., (the “Applicant”), has petitioned the City of Ellisville, Missouri (the “City”) for: (1) a change in zoning of the property known and numbered 141 Covert Lane (the “Property”) from the “R-1” Single Family Residential Zoning District to the “R-2” Planned Residential Zoning District; and (2) the approval of the associated site development plan for the Property; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission at an open meeting on April 8, 2026, pursuant to legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

WHEREAS, a public hearing was held by the City Council at an open meeting on April 15, 2026, pursuant to legal notices and Title IV: Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

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

WHEREAS, the Council finds that the change in zoning: (1) would not adversely affect the character of the neighborhood; (2) would not have any negative effect upon traffic conditions; (3) would not substantially increase fire hazards; (4) would not overtax the sewage or public utilities; and (5) would not adversely affect the public health, safety and general welfare of the community; and

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

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

SECTION 1: The zoning classification for the property known and numbered as 141 Covert Lane, is hereby changed from the “R-1” Single Family Residential Zoning District to the “R-2” Planned Residential Zoning District, within the City of Ellisville, Missouri. The City Planner is hereby directed to update the City’s Zoning District Map and file a copy of same with the City Clerk.

SECTION 2: The Council hereby approves the site development plan in substantially the form of Exhibit A, attached hereto and incorporated herein by reference, submitted by Rolwes Construction, Inc., for the location known and numbered as 141 Covert Lane, within the City of

Ellisville, Missouri, subject to the following conditions in addition to all other applicable regulations and requirements:

1. That all sidewalks measure 5’ in width; and
2. That the Applicant install privacy fencing and landscaping along the exterior sides of Lots 1 and 4 to provide buffering for adjacent properties; and
3. That the Applicant prepares and submits a landscape plan, including woodland preservation, subject to the approval by the City’s third-party landscape architect as part of the permit review process; and
4. That the Applicant prepares and submits a lighting and photometric plan for staff review and approval as part of the permit review process; and
5. That all street lighting be per the City’s requirements in Section 400.493 of the Code of the City of Ellisville, Missouri; and
6. That the Applicant prepares and submits a final subdivision plat for staff review and approval as part of the permit review process; and
7. That the residential subdivision indentures/by-laws be submitted to the City Attorney for review and approval prior to residential building permit issuance; and
8. That the Applicant files a surety bond, or escrow cash, or an equivalent in the amount equal to one hundred percent (100%) of the estimated cost of construction of the development improvements; and
9. That the applicant secures approval from Metro West Fire Protection District; and
10. That the Applicant secures approval from Metropolitan Sewer District; and
11. That the Applicant secures approval from the Missouri Department of Natural Resources, if applicable; and
12. That the Applicant complies with all applicable Codes and regulations as part of building permit issuance.

SECTION 3: At the request of the Applicant, and as authorized by Chapter 400 of the Code of the City of Ellisville, Missouri, the Council hereby waives the following conditions that would otherwise be required for the proposed use:

[insert landscape plan requirements, lighting photometric plan, street lighting requirements from above or none]

SECTION 4: Notwithstanding any other provision of this Ordinance to the contrary, the grant of this rezoning is contingent upon the City Council’s approval and passage of Bill No. _____, considered contemporaneously herewith, approving a subdivision plat for the property known and numbered as 141 Covert Lane.

SECTION 5: This Ordinance shall be in full force and effect after its passage and approval of the Council.

BILL NO. 3869

ORDINANCE NO. _____

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

First Reading votes:

Second Reading votes:

DATE: _____

DATE: _____

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

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

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

Exhibit A

[*insert Site Development Plan*]

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3870
ORDINANCE NO. _____

AN ORDINANCE APPROVING A SUBDIVISION PLAT FOR THE PARCEL KNOWN AND NUMBERED AS 141 COVERT LANE, WITHIN THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, Rolwes Construction, Inc., (the “Applicant”), has petitioned for the approval of a subdivision plat for the location known and numbered as 141 Covert Lane (the “Property”), located within the “R-2” Planned Residential Zoning District of the City of Ellisville, Missouri, to subdivide the Property into a total of four (4) parcels; and

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

WHEREAS, the petition was considered at an open meeting by the Planning and Zoning Commission on April 8, 2026, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a negative recommendation of said petition to the City Council; and

WHEREAS, the petition was considered at an open meeting by the City Council on April 15, 2026, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

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

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

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

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

SECTION 1: The Council hereby approves the subdivision plat for the parcel known and numbered as 141 Covert Lane, as submitted by Rolwes Construction, Inc. A true and correct copy of the Subdivision Plat is attached hereto as Exhibit A and incorporated herein by reference. This approval is granted subject to the following conditions, in addition to all other applicable regulations and requirements:

1. That the Applicant secures approval from the Metropolitan St. Louis Sewer District including sewer easements, water quality features, and associated maintenance agreements, pursuant to Section 405.150 of the Code of the City of Ellisville, Missouri; and
2. That the Applicant shall submit residential subdivision indentures/by-laws to the City for review and approval by the City Attorney, pursuant to Section 405.140 of the Code of the City of Ellisville, Missouri; and
3. That the applicant secure approval from the Missouri Department of Natural Resources, if applicable.

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

SECTION 3: Notwithstanding any other provision of this Ordinance to the contrary, the approval of this subdivision plat is contingent upon the City Council’ s approval and passage of Bill No. _____, considered contemporaneously herewith, rezoning the Property to “R-2” Planned Residential District.

SECTION 4: This Ordinance shall be in full force and effect after its passage and approval of the Council.

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

BILL NO. 3870

ORDINANCE NO. _____

First Reading votes:

Second Reading votes:

DATE: _____

DATE: _____

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

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

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Subdivision Plat*]

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3871
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO WILL STERN, TO ALLOW THE OPERATION OF A CHURCH OR OTHER NON-DENOMINATIONAL PLACE OF WORSHIP AT THE LOCATION KNOWN AND NUMBERED AS 419 OLD STATE ROAD, WITHIN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, Will Stern (the “Applicant”), has petitioned for issuance of a conditional use permit to allow the operation of a church or other non-denominational place of worship at the location known and numbered as 419 Old State Road, within the “M-1” Light Industrial Zoning District of the City of Ellisville, Missouri; and

WHEREAS, said petition was considered by the Planning and Zoning Commission at an open meeting on April 8, 2026, pursuant to Title IV: Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

WHEREAS, a public hearing was held by the City Council on April 15, 2026, pursuant to Title IV: Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

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

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

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

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

SECTION 1: The Council hereby authorizes issuance of a conditional use permit to Will Stern, to operate a church or other non-denominational place of worship at the location known and numbered as 419 Old State Road, within the “M-1” Light Industrial Zoning District of the City of Ellisville, Missouri.

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

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

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

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

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

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3872
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING ISSUANCE OF A CONDITIONAL USE PERMIT TO PHELLIPE FERREIRA DOS SANTOS (AKA PHELLIPE GREGO) AND TARISSA CAMATTA D/B/A EMPORIO GREGO TATTOO, TO ALLOW THE OPERATION OF A TATTOOING ESTABLISHMENT AT THE LOCATION KNOWN AND NUMBERED AS 15825 MANCHESTER ROAD SUITE 217, WITHIN THE “C-3” COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, Phellipe Ferreira dos Santos (aka Phellipe Grego) and Tarissa Camatta d/b/a Emporio Grego Tattoo (the “Applicant”), has petitioned for issuance of a conditional use permit to allow the operation of tattooing establishment at the location known and numbered as 15825 Manchester Road Suite 217, within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri; and

WHEREAS, said petition was considered by the Planning and Zoning Commission at an open meeting on April 8, 2026, pursuant to Title IV: Land Use, of the Code of the City of Ellisville, Missouri, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

WHEREAS, a public hearing was held by the City Council on April 15, 2026, pursuant to Title IV: Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

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

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

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

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

SECTION 1: The Council hereby authorizes issuance of a conditional use permit to Phellipe Ferreira dos Santos (aka Phellipe Grego) and Tarissa Camatta d/b/a Emporio Grego Tattoo, to operate a tattooing establishment at the location known and numbered as 15825 Manchester Road, within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri, subject to the following conditions in addition to all other applicable regulations and requirements:

1. That the Applicant complies with all provisions of Section 400.336 of the Code regulating tattooing establishments; and
2. That the Applicant complies with all other applicable requirements of the Code.

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

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

First Reading votes:
DATE: _____

Second Reading votes:
DATE: _____

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

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

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney



CITY OF ELLISVILLE

PROCLAMATION

WHEREAS, *Kiel Opera House—later known as the Peabody Opera House and today as Stifel Theatre—stands as a testament to the enduring value of historic assets, demonstrating that such landmarks are indeed worth preserving and fighting for; and*

WHEREAS, *from 1934 to 1984, the original Kiel Opera House (Kiel I) brought the Midwest to St. Louis for entertainment on par with the great cultural centers of the East Coast; and*

WHEREAS, *since its re-emergence in 2011 (Kiel II), the venue has complemented the vitality of the Enterprise Center and supported the St. Louis Blues franchise as a strong financial and cultural anchor, contributing to over \$6 billion in downtown revitalization from Tucker Boulevard to Jefferson Avenue; and*

WHEREAS, *during the years between these two eras, dedicated citizen groups including “Friends of Kiel” in the 1980s and “Kiel for Performing Arts” from 1998 to 2008 faithfully carried the torch and kept the vision—and the stage lights—alive; and*

WHEREAS, *the citizens of Ellisville are proud supporters of both sports and the performing arts, recognizing the importance of cultural institutions that enrich communities and connect generations;*

NOW, THEREFORE, BE IT PROCLAIMED, *that I, Mayor Mike Roerman, and the City Council of Ellisville, Missouri, find it fitting and proper to remember, honor, and acknowledge the legacy and continued impact of the Kiel Opera House – under any name – on the 15th day of April, 2026.*

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the Seal of the City of Ellisville, Missouri, to be affixed this 15th day of April, 2026.*

CITY OF ELLISVILLE

MAYOR MIKE ROEMERMAN

ATTEST:

City Clerk