



PLANNING AND ZONING COMMISSION

AGENDA FOR REGULAR MEETING

May 12, 2025

PLANNING AND ZONING COMMISSION:

Julie Barch, Vice-Chair
Missy Palitzsch, Secretary
Dan Borgmeyer, Mayor
Michael Galba, City Council Liaison
Adriana Perrone

Lindsey Devereux
Tyson King
Shawn Luesse
Keith Liston

Commission Members:

A regular meeting of the St. Charles Planning and Zoning Commission will be held on **Monday, May 12, 2025**, beginning at 6:00 p.m. on the fourth floor of City Hall Chambers, 200 North Second Street, St. Charles, Missouri.

1. Call to order and the roll.
2. The Pledge of Allegiance.
3. Approve the minutes of the April 14, 2025 Planning and Zoning Commission meeting.

PUBLIC HEARING: Conditional Use

4. Case No. CU-2025-08. (Eric Peters – Upshot Coffee) An application for Conditional Use Permit per §400.210(C)(1)(a) for Liquor Sales associated with a coffee shop/restaurant use within “C-1/EHP” Neighborhood Business District within the Extended Historic Preservation District located at 816 N Kingshighway Street. The subject property is located in Ward 1.

PUBLIC HEARING: Conditional Use

5. Case No. CU-2025-09. (Cory King & Bill Barnes – Side Project Brewing) An application for Conditional Use Permit per §400.210(C)(1)(a) for Liquor Sales and §400.290(C)(6) and Microbrewery use within the “FD/FPD” Frenchtown District within the Frenchtown Preservation District located at 1001 and 1005 N 2nd Street. The subject property is located in Ward 1.

PUBLIC HEARING: Conditional Use

6. Case No. CU-2024-13. (Hung Ung – Viet Pho) An application to amend a Conditional Use Permit per §400.220(C)(1)(a) for liquor sales associated with the expansion of a restaurant use within “C-3/WHPD” Highway Business District within the Wellhead Protection District located at 3128 Elm Point Industrial Dr. The subject property is located in Ward 7.

PUBLIC HEARING: Rezoning/Annexation

7. Case No. Z-2025-04. (CRG Cumulus, LLC) An application to annex and establish the zoning for an overall 144.25-acres (more or less) from St. Charles County “A” Agricultural District and St. Charles County “I1” Light Industrial to the City of St. Charles “I-1” Light Industrial District and City of St. Charles “I-1/WHP” Light Industrial District and within the Wellhead Protection District. The subject properties are generally located on the north and south sides of Highway 370 and between Huster Road and Harry S Truman Boulevard. The subject properties will be located in Wards 6, 7 & 8 upon annexation.

ADMINISTRATIVE ITEM

8. Election of a new Chairperson.

Adjourn

The City of St. Charles offers all interested citizens the opportunity to attend public meetings. If you wish to attend this public meeting and require an accommodation due to a disability, please contact the Office of the City Clerk to coordinate an accommodation at least two (2) business days in advance of the scheduled meeting at 636-949-3282 or 636-949-3289 (TTY - for the hearing impaired). The City of St. Charles, Missouri fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information or to obtain a Title VI Complaint Form, please call the City Clerk's Office at 636-949-3282 or visit City Hall located at 200 North Second Street, St. Charles, Missouri, 63301.

INCLEMENT WEATHER: In case of inclement weather, please call 636-949-3222 after 4:00 p.m. on the day of the meeting to be informed of the status of the meeting.

Posted on 05/08/2025 at 9:30 am LB

PLANNING AND ZONING COMMISSION - MINUTES

April 14, 2025

City Hall – Council Chambers
200 N Second Street, 4th Floor
St. Charles, MO 63301

MEMBERS PRESENT:

Steve Hollander, Chair
Julie Bartch, Vice-Chair
Missy Palitzsch, Secretary
Adriana Perrone
Mayor Dan Borgmeyer
Michael Galba, City Council Liaison
Tyson King
Lindsey Devereux
Keith Liston

MEMBERS ABSENT

Shawn Luesse

STAFF PRESENT:

John Boyer, Assist. Director of C.D./Planning Manager
Lara Berry, Planner
Madelyn Eversman, Planner

A regular meeting of the St. Charles Planning and Zoning Commission was held on **Monday, April 14, 2025**, beginning at 6:00 p.m. on the fourth floor of City Hall Chambers, 200 North Second Street, St. Charles, Missouri.

The meeting was called to order by Chairperson, Steve Hollander at 6:00 p.m. Secretary, Missy Palitzsch took roll. Those in attendance are noted above.

1. Call to order and the roll.
2. The Pledge of Allegiance.
3. Approve the minutes of the March 10, 2025 Planning and Zoning Commission meeting.

Mayor Borgmeyer made a motion to approve the minutes. Missy Palitzsch seconded the motion. All were in favor. The minutes were approved.

SITE PLAN

4. Case No. SP-2025-03. (Clement Management Services) A site plan application for a new office and vehicle maintenance building within the C-2 General Business district located at 3707 Veterans Memorial Parkway Drive. The subject property is located in Ward 6.

Planner Madelyn Eversman provided the Commission with an overview of the Site Plan request. The applicant's architect addressed the Commission. Lindsey Devereux made a motion to approve the Site Plan application, with the following conditions:

1. **If an incentive package is approved by the City, additional landscaping shall be provided as a part of the incentive program negotiated with the City of St. Charles.**

Julie Bartch seconded the motion. All were in favor. Motion carried.

PUBLIC HEARING: Conditional Use

5. Case No. CU-2025-04. (Susan Rhodes) An application for a Conditional Use Permit per §400.280(B)(2) for a philanthropic meeting facility use within the CRD-II/EHP Central Residential District Two within the Extended Historic Preservation District at 601 S 4th Street. The subject property is located in Ward 2.

Planner Eversman provided the Commission with an overview of the Conditional Use Permit request. The applicant addressed the Commission. The public hearing for the application opened with no speakers from the public. Julie Bartch made a motion to close the public hearing. Lindsey Devereux seconded the motion. All were

in favor and the public hearing closed. Missy Palitzsch made a motion to forward the Conditional Use application, with the following conditions:

- 1. This conditional use permit for a meeting facility use is issued to the applicant (Susan Rhoads) and business (The Space for Her LLC) only for the property located at 601 S 4th Street and is not transferable to another location and/or tenant/business.**
- 2. Any change to the submitted proposal, including but not limited to hours of operation, expansion of use, etc. may require additional City approval.**
- 3. The accessory meeting facility use for private events shall remain secondary, and not supersede the primary Philanthropic Meeting Facility Use.**
- 4. This establishment shall maintain the occupancy limitation as established by the Fire Marshal.**
- 5. Non-compliance with any building codes, property maintenance codes, fire codes or conditions of this approval is grounds for revocation of the conditional use approval.**

Lindsey Devereux seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (9 In Favor, 0 Opposed) at their May 6, 2025 meeting.

Chairperson Hollander turned the meeting over to Vice-Chairperson Bartch for the next item on the agenda.

PUBLIC HEARING: Conditional Use

- 6. Case No. CU-2025-03. (Classic Car Studio LLC) An application for a Conditional Use Permit per §400.220(C)(1)(c) for Motor Vehicle Sales within the C-2 General Business District at 101 Arco Drive. The subject property is located in Ward 6.**

Planner Eversman provided the Commission with an overview of the Conditional Use Permit request. The applicant addressed the Commission. The public hearing for the application opened with no speakers from the public. Mayor Borgmeyer made a motion to close the public hearing. Councilmember Galba seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the Conditional Use application, with the following conditions:

- 1. This conditional use permit for a Motor Vehicle Sales use is issued to the property/business owner (Classic Car Studio LLC) only for the property at 101 Arco Drive and is not transferable to another tenant or location.**
- 2. No balloons, pennants, streamers, flags, inflatable figures, or banners may be used on the property unless specifically permitted by the City's Sign Code.**
- 3. Non-compliance with any building code, property maintenance codes, fire codes, or conditions of this approval is grounds for revocation of the conditional use approval.**

Lindsey Devereux seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (8 In Favor, 0 Opposed, 1 Abstention) at their May 6, 2025 meeting.

Vice-Chairperson Bartch turned the meeting over to Chairperson Hollander for the remainder of the agenda.

PUBLIC HEARING: Conditional Use

- 7. Case No. CU-2025-05. (PM Design Group – Justin Coffman) An application for a Conditional Use Permit per §400.220(C)(1)(f) for Secondhand Sales (thrift store) within the C-2 General Business District located at 1690 Country Club Plaza Drive. The subject property is located in Ward 4.**

Planner Lara Berry provided the Commission with an overview of the Conditional Use Permit and Site Plan (Agenda Item #8) requests. A representative of the proposed tenant addressed the Commission. The public

hearing for the application opened with no speakers from the public. Missy Palitzsch made a motion to close the public hearing. Julie Bartch seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the Conditional Use application, with the following conditions:

1. **This Conditional Use Permit for secondhand sales (thrift store) is issued to Savers, only for the property located at 1690 Country Club Plaza Drive and is not transferable to another location and/or tenant/business.**
2. **The hours of operation are listed as 10:00 am to 9:00 pm Monday through Saturday and 10:00 am to 7:00 pm on Sunday. Upon sufficient cause, the Department of Community Development may adjust these hours at the request of the applicant.**
3. **For ease of Noise Control enforcement, the trash compactor schedule should follow the operations schedule listed within the applicant's Justification Letter.**
4. **No outdoor display of merchandise is permitted, unless otherwise permitted by the Zoning Code.**
5. **The Donation Center shall be posted with signage clearly identifying permitted hours for drop-off, in addition to "No Dumping" and video surveillance signage.**
6. **All unauthorized donation drop-offs shall be removed from the exterior of the property immediately upon opening. Failure to comply with this condition is grounds for revocation of the conditional use approval.**
7. **All donation carts shall be stored within a cart corral during regular business hours and stored inside during non-donation drop-off hours.**
8. **No temporary tents are permitted, unless otherwise permitted by the Zoning Code.**
9. **Non-compliance with any building codes, property maintenance codes, fire codes, noise control codes, ordinances concerning disturbances or conditions of this approval is grounds for revocation of the conditional use approval.**

Julie Bartch seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (9 In Favor, 0 Opposed) at their May 6, 2025 meeting.

SITE PLAN

8. Case No. SP-2025-04. (PM Design Group – Justin Coffman) A site plan application for the proposed site improvements associated with a Secondhand Sales (thrift store) use within the C-2 General Business District located at 1690 Country Club Plaza Drive. The subject property is located in Ward 4.

Planner Berry provided the Commission with an overview of the Site Plan request with Agenda Item #7. Councilmember Glaba made a motion to approve the Site Plan application, with the following conditions:

1. **This Site Plan shall be null and void if the Conditional Use Permit (CU-2025-05) is not approved by the City Council.**
2. **A cart corral shall be provided in the staging area to organize and secure the donation carts.**

Missy Palitzsch seconded the motion. All were in favor. Motion carried.

PUBLIC HEARING: Text Amendment

9. Case No. TA-2025-03. (The City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances, to remove/repeal the Residential Parking Permit District (RPPD) from the Zoning Code.

Planner Eversman provided the Commission with an overview of the Text Amendment request. The public hearing opened with no speakers from the public. Julie Bartch made a motion to close the public hearing. Missy Palitzsch seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the application. Julie Bartch seconded the motion. The Text Amendment application will be forwarded to the City Council with a favorable recommendation (9 In Favor, 0 Opposed) at their May 6, 2025 meeting.

PUBLIC HEARING: Text Amendment

10. Case No. TA-2025-04. (The City of St. Charles) An application to amend Chapter 400 Zoning Code of the Code of Ordinances, specifically to allow for more than one (1) building per lot within Industrial Zoning Districts.

Planner Berry provided the Commission with an overview of the Text Amendment request. The public hearing opened with no speakers from the public. Missy Palitzsch made a motion to close the public hearing. Julie Bartch seconded the motion. All were in favor and the public hearing closed. Missy Palitzsch made a motion to forward the application. Julie Bartch seconded the motion. The Text Amendment application will be forwarded to the City Council with a favorable recommendation (9 In Favor, 0 Opposed) at their May 6, 2025 meeting.

ADMINISTRATIVE ITEMS:

11. Comprehensive Plan Updates

Assistant Director & Planning Manager John Boyer provided an update regarding the Goals and Actions of the Comprehensive Plan Update. Discussions with the Planning & Zoning Commission followed.

Chairperson Hollander announced that this would be his last meeting with the Planning & Zoning Commission, as he will be taking on a new role as a City Councilmember.

Adjournment

*The next regular meeting of the Planning and Zoning Commission is scheduled for **May 12, 2025.***

Mayor Borgmeyer made a motion to adjourn the meeting. Lindsey Devereux seconded the motion. All were in favor. The meeting adjourned at 6:55 p.m.

SECRETARY

DATE



AGENDA ITEM #4

**STAFF REPORT
CONDITIONAL USE NO. CU-2025-08
LIQUOR SALES
816 N KINGSHIGHWAY STREET**

**MAY 12, 2025
BY MADELYN EVERS MAN**

APPLICANT: Eric Peters
Upshot Coffee
15 River Bluff Drive
St. Peters, MO 63376

OWNER: Bret Staehling
2132 Oak Crest Manor Lane
Wildwood, MO 63011

ADDRESS/LOCATION: 816 N Kingshighway Street
Ward 1

LOT SIZE: Approx. 9,700 sq. ft. (overall)

CURRENT ZONING: C-1/EHP Neighborhood Business District within the
Extended Historic Preservation District

PROPOSED USE: Liquor Sales associated with a permitted coffee
shop/restaurant use

SUMMARY/ANALYSIS

This request is for liquor sales specifically associated with an existing restaurant/coffee shop (Upshot Coffee Brake Shop) located at 816 N Kingshighway Street. The property is zoned C-1/EHP Neighborhood Business District within the Extended Historic Preservation District. City Ordinance requires approval of a Conditional Use Permit within this zoning district for establishments that apply for a Liquor License. This request is specific to the liquor sales only and is not applicable to the other uses permitted by right within the referenced zoning district.

Liquor sales for Upshot Coffee Brake Shop will consist of alcoholic beverages for a restaurant use in addition to coffee sales. The applicant is expanding their menu to include additional food options in conjunction with the proposed liquor sales. Per the applicant, the alcoholic beverages will include beer, wine, and “brunch cocktails”. The applicant is also proposing to expand their hours of operation. Currently, the hours of operation are 7:00 a.m. to 4:00 p.m. daily. The new hours will be 7:00 a.m. to 10:00 p.m. Staff believes the proposed hours remain compatible with the surrounding neighborhood and that the use maintains the spirit and intent of the district. As proposed the business will operate in a manner that respects nearby residential uses and aligns with

the character of the neighborhood. The applicant has provided a copy of the new menus and photos of the property with this application and are included with this report.

Consistency with Comprehensive Plan

The St. Charles Comprehensive Plan adopted in 2002, and updated in 2012, recommends that land use decisions be based on a project's location and compatibility with surrounding development. The Comprehensive Plan identifies 15 activity centers in the city, locations characterized by elevated levels of development, density and activity. The activity centers are the most prominent, visible and intensely developed locations in the city. The plan recommends that development should gradually decrease in density as distance from an activity center increases. The activity centers should be surrounded by land uses that gradually decrease in levels of activity, traffic and density. Proposed new uses should be judged based upon its distance from the nearest activity center, its compatibility with what surrounds it, and whether the level of development it will generate contributes to a gradual decline in density or acts counter to that goal. This property is located in-between Activity Centers #3 (Lindenwood University) and #6 (Historic Downtown). The proposed liquor license at this location associated with a permitted use can be compatible with its commercial/residential surroundings along N Kingshighway Street.

Consistency with Conditional Use standards

Section 400.980 of the City Code outlines standards of review for the conditional use application. The standards are as follows:

- a) How the proposed conditional use (the use in general) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.
- b) Whether the proposed conditional use (in its proposed location) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.

Regarding a) and b), Conditional Uses are not allowed by-right as they can be problematic if not located and/or conditioned properly. In this case, the proposal is located at 816 N Kingshighway St, in-between the Activity Centers #3 and #6. This intensity pattern is consistent with the goals of the Comprehensive Plan, and the proposed use at this location could operate in conformance with the density, intensity, and activity guidelines provided above.

- c) Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, results in a substantial or undue adverse impact on the adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the Zoning Ordinance, Comprehensive Plan, or any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the city.

Based upon a review of the proposed land uses, if conditioned properly and operated in compliance with the Zoning Ordinance, the proposal should not have an adverse impact on the character of the neighborhood, public safety and general welfare of the city.

- d) Whether the proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property as directed by the Comprehensive Plan.

Staff believes the restaurant/coffee shop with liquor sales/use as proposed can be compatible within its commercial/residential surroundings and should not produce negative effects to adjacent properties or the neighborhood. Staff believes this use will operate in a manner that is consistent with the area.

- e) Whether the proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

Staff believes the proposed conditional use in this location will not have an undue burden on public services as this proposal has been reviewed by Community Development, Finance, and Fire Departments with no outstanding comments.

- f) Whether the public benefits of the proposed conditional use outweigh the potential adverse impacts of the proposed conditional use as identified above, after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner and/or City Staff to ameliorate such impacts.

After review of the proposal, and the above standards for evaluating Conditional Uses, staff believes the proposed uses if conditioned properly would prevent any potential adverse impacts and the public benefits would outweigh any potential adverse impacts.

Furthermore, the City Code allows the Planning and Zoning Commission to recommend conditions of approval to protect surrounding properties, as well as to give consideration with respect to location in the recommendations. The proposed use complies with the above standards.

STAFF RECOMMENDATION

This conditional use can operate in conformance with City requirements, is compatible with surrounding land uses and complies with the Comprehensive Plan of the City of St. Charles. Staff recommends **approval** of the proposed conditional use for a liquor sales associated with a permitted restaurant/coffee shop use subject to the following conditions:

1. This conditional use permit for a liquor sales associated with a restaurant use is issued to the applicant (Eric Peters) and business (Upshot Coffee) only for the property located at 816 N Kingshighway Street and is not transferable to another location and/or tenant/business.
2. Approval of this Conditional Use is not approval of a liquor license. A liquor license shall

be approved by the City Council prior to any liquor sales.

3. Liquor sales shall not occur independent of the primary business use and shall only be accessory to the submitted coffee shop/restaurant use.
4. Non-compliance with any building codes, property maintenance codes, fire codes, noise control codes, ordinances concerning disturbances or conditions of this approval is grounds for revocation of the conditional use approval.
5. Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.

Recommended Motion:

Motion to forward the Conditional Use Permit application for a Liquor Sales associated with a permitted restaurant use at 816 N Kingshighway Street to the City Council with a favorable recommendation, subject to the conditions recommended by staff.



Figure 2: Street view of the subject site.



Beer Fridge

Garage Beer Light Lager (12oz can).....	4.75
High Life Light Lager (12oz bottle).....	4.00
City Wide American Pale Ale (12oz can).....	6.00
City Wide Light Lager (12oz can).....	6.00
City Wide N/A Hoppy Pale (12oz can).....	6.00
Yuengling Amber Ale (12oz can).....	4.25
Montucky American Lager (16oz can).....	4.00
Dale's Pale Ale (12oz bottle).....	5.50
Cloud City Hazy IPA (16oz can).....	7.50
OJ Run IPA (16oz can).....	8.00

Wine

Glass/Bottle

Red

From the Tank Bezouce, France.....	8/30
Folk Machine Mendocino County, CA.....	13/46
Fallen Grape 50/50, Santa Ynez, CA.....	12/43

White

Arca Nova Vinho Verde, Minho, Portugal.....	8/30
Laura Lardy Chardonnay, Beaujolais, France.....	14/49
Iruai Chenin Blanc, Applegate Valley, OR.....	12/43

Orange

Villa Job Ristic Blanc III, Friuli, Italy... ..	14/49
Swick The Flood, Willamette Valley, OR.....	13/46

Rose

Zillnger Numen, Weinland, Austria.....	13/46
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Brunch Cocktails

Brake Shop Bloody Mary	10.00
Motor Mimosa	8.00
Beermosa	6.00
Aperol Spritz	12.00



WEAREUPSHOTCOFFEE

Valid ID Required for Purchase

We card anyone appearing to be under 40 years of age

Espresso and Brewed Coffee

Mystic Series - Felipe Trujillo, Colombia, Natural
 Filter (12oz) 6.00
 Espresso 6.00

Latte (12oz) 4.75
 Cappuccino (6oz) 4.25
 Cortado (4oz) 4.25
 Doubleshot Espresso 3.50
 Featured Espresso +1.00
 Americano 3.50
 Filter coffee of the day (12oz) 4.00
 Rotating Single Origin 4.50
 Hanging out? (20oz) +1.50
 Cold Brew 5.00
 Kyoto Cold Brew 5.50

Not Coffee

Matcha Latte 5.75
Ceremonial matcha powder, whole milk
 London Fog 6.00
Earl Grey tea with steamed milk and our brown sugar vanilla
 Chai Latte 5.75
Brandywine Tali Masala house-made concentrate, whole milk, cinnamon
 Golden Latte 5.75
Honey, turmeric powder, oat milk (no espresso added!)
 Drinking Chocolate 5.25
*Housemade mocha, housemade caramel, whole milk, whip cream *no espresso*
 Fresh Lemonade 4.50
Simple and refreshing, Better than yer Gramma!

Milk options

Whole Milk
 Oat Milk 1.00
 Almond Milk 1.00

Specialty Menu

Lavender Matcha Lemonade 6.25
A floral twist on a classic, featuring Spirit Matcha, lavender syrup and fresh lemonade for the ultimate spring refresher
 Lemon Cream Tonic 7.00
Bright and bubbly tonic with our specialty espresso, topped with a lemon-honey cold foam and lemon zest
 Kyoto Pom 6.50
A bold and refreshing blend of japanese kyoto-style cold brew, pomegranate juice, brown sugar vanilla syrup and a splash of oat milk
 Fresh Lemonade 4.50

Teas



Jasmine Green 4.75
Honey, sweet corn, pepper
 Mango Magic 4.75
Ginger, mango, lemongrass
 Earl Grey 4.75
Black tea, bergamot, rose
 Breakfast Black 4.75
Medium bodied, honey and malt, long lasting finish
 Berry Hibiscus 4.75
A Lively rooibos, bright hibiscus with the sweetness of blueberry

Flavors & Additions

Brown Sugar Vanilla* Honey*
 Caramel* Extra Shot*
 Honey Lavender* Cinnamon*
 Mocha* Decaf
 *upcharge of 0.25-1.75 Half-Caf

Breakfast 7am-4pm

CROWD FAVORITE

Brake Shop Burrito 13.00

2 Scrambled Eggs, Chopped Bacon, Crispy Tater Tots, Avo Mash, Pico De Gallo, Chipotle Crema, Griddled Jack Cheese

Avocado and Stuff Toast 10.00

Companion Seeded Sourdough, House Garlic Aioli, Avocado Mash, Baby Arugula, Roasted Roma Tomatoes, Scallions Chili Crunch, Olive Oil

On gluten free bread +0.50

Add sunny egg +2.00

Add bacon +2.50

Bagel Toast? 10.00

Companion Seeded Sourdough, Scallion and Chive Schmear, Avocado Mash, Everything Bagel Seasoning, Olive Oil

On gluten free bread +0.50

Add sunny egg +2.00

Add bacon +2.50

The Classic 8.50

English Muffin, Over hard Egg, Canadian Bacon, Melted Cheddar Cheese, Maple Aioli

On gluten free bread +0.50

Add Avocado +2.00

The Everything 12.00

Companion Everything Bagel, Two over medium eggs, chive and scallion schmear, pepper jack cheese, bacon and sliced Better Boy tomatoes

Bagel + Schmear 4.00

Companion Plain or Everything Sub Scallion and Chive Schmear +0.50

Toast and Jam 4.00

Two Sliced of Companion Seeded Sourdough served with our housemade Honey Butter and Blackberry Jam

Quiche 8.50

Loaded Potato and Bacon Creamy Caprese
Add Side Salad +4.00

Croffles

World Famous Original Croffle 6.00

flaky butter croissant waffle topped with Honey Butter and Maple Syrup

Ham and Cheese 8.00

flaky butter croissant filled with smoked ham and Swiss cheese, topped with crispy Parmesan, maple aioli and sweet petite pickles

Nutellaaaa 6.50

flaky butter croissant waffle topped with creamy Nutella, chocolate and caramel drizzle.

From the bakery

Cinnamon Roll 6.00

Carrot Cake Muffin 4.50

Blueberry Muffin 4.50

*gf Choco Banana Bread 5.00

White Choco-Straw Scone 4.50

V: Vegan / GF: Gluten free

Sides

Eggs (2) 4.00

Bacon (4) 5.00

Arugula Side Salad 4.00

Baby Arugula with a house red wine vinaigrette, green onion and tomato

Menu Design By:

**COME ALONG
FOR THE RIDE**

 [WEAREUPSHOTCOFFEE](https://www.instagram.com/weareupshotcoffee)



CHEF TRAVIS GARCIA

Specialty Menu

Lavender Matcha Lemonade 6.25

A floral twist on a classic, featuring Spirit Matcha, lavender syrup and fresh lemonade for the ultimate spring refresher

Lemon Cream Tonic 7.00

Bright and bubbly tonic with our specialty espresso, topped with a lemon-honey cold foam and lemon zest

Kyoto Pom 6.50

A bold and refreshing blend of japanese kyoto-style cold brew, pomegranate juice, brown sugar vanilla syrup and a splash of oat milk

Fresh Lemonade 4.50

Simple and refreshing, fresh lemon juice, sugar and water. Better than yer gramma's!

COFFEE

Lunch 11am-Close

Later 4pm-Close

Sandwiches

THE BEST ONE

The Bada Bing 14.00
 Volpi Capicola, Pepperoni and Mortadella, Provolone, Feather Shredded Lettuce, Tomato, Onion, Calabrian Chili Mayo, Spicy Giardiniera and Red Wine Vin/Oregeno Dressing on Companion Hoagie Roll

Turkey Club 12.00
 Thinly Sliced Turkey Breast, Feather Shredded Lettuce, Tomato, Onion, Provolone and Kewpie Mayo on Companion Hoagie Roll
 Add Avocado +2.00
 Add Bacon +2.50

Prosciutto Panini 13.00
 Prosciutto, Burrata, Arugula, Roasted Tomatoes, Olive oil and a Balsamic Reduction on Companion Seeded Sourdough

BLTE 12.00
 Thick Cut Bacon, Feather Shredded Lettuce, Tomato, Over Easy Egg on Companion Seeded Sourdough
 Add Avocado +2.00

Salads

The Chop Shop 13.00
 Chopped Romaine, Salami, Tomato, Red Onion, Garbanzo Beans, Spicy Giardiniera, Provolone Cheese, Champagne Vinagrete

Hail Caesar 11.00
 Chopped Romaine, House-Made Garlic Croutons, Parmesan Cheese

Chips

Zapps Kettle Potato 3.50
 Zapps Kettle Jalapeno 3.50
 Zapps Voodoo 3.50
 Old Vienna Red Hot Riplets 3.50

Flatbreads

Prosciutto and Burrata 16.00
 House-made Sauce, Cheese Blend, Prosciutto, Burrata Cheese, Arugula, Calabrian Chili, Olive Oil

Pepperoni 14.00
 House-made Sauce, Cheese Blend, Volpi Pepperoni

Cheese + Basil 13.00
 House-made Sauce, Cheese Blend, Fresh Basil

Charcuterie

For Two 12.00
For Four 16.00

Meat	Cheese
Volpi Pepperoni	Aged Smoked Cheddar
Prosciutto	Humbolt Fog
Volpi Salami	Red Dragon
More	Bellavitano Gold

Truffle Marcona Almonds
 Dried Dates
 Sweet Gerkin Pickle
 Toasted Seseme Water Crisps



COME ALONG FOR THE RIDE

[WEAREUPSHOTCOFFEE](https://www.instagram.com/weareupshotcoffee)

Menu Design By:





Upslot
CAFE

KE SHO





AGENDA ITEM #5

**STAFF REPORT
CASE NO. CU-2025-09
LIQUOR SALES & MICROBREWERY
1001 AND 1005 N 2ND STREET**

BY MADELYN EVERS MAN

APPLICANT: Cory King and Bill Barnes
Side Project Brewing
7379 Marietta Ave
Maplewood, MO 63143

PROPERTY OWNER: Robert Lawrence
Hot Iron LLC
1003 N 2nd Street
St. Charles, Missouri 63301

ADDRESS/LOCATION: 1001 and 1005 N 2nd Street
Ward 1

ACREAGE: 0.89 Acres (overall)

EXISTING ZONING: FD/FPD Frenchtown District within the Frenchtown
Preservation District

PROPOSED USE: Liquor Sales and Microbrewery

SUMMARY/ANALYSIS

This Conditional Use request is for liquor sales and a microbrewery use for a new business, Side Project Brewing, located at 1001 and 1005 N 2nd Street. The property is zoned FD/FPD Frenchtown District within the Frenchtown Preservation District, which requires a conditional use approval for a craft distillery and liquor sales use. The applicant has provided a business plan which details the operations of the proposed business. Side Project Brewing will brew beer on site, which will be sold on site in addition to a limited selection of wine and cocktails. Also associated with the microbrewery is a restaurant use, providing food items including pizza, sandwiches, salad, etc. The proposed hours of operations are 11:00 a.m. to 11:00 p.m. daily.

The site will include a renovation of the existing building to include the brewery, tap room, and beer garden. Two additional tenant spaces will also be available within the refurbished building. Because this property is located within the Landmarks Preservation District, the review of the Site Plan falls under the purview of the Landmarks Board and not the Planning and Zoning Commission. This item is slated for Site Plan review at the Landmarks May 19, 2025 meeting. The site plan has been included as an attachment for reference.

Consistency with Comprehensive Plan

The St. Charles Comprehensive Plan adopted in 2002, and updated in 2012, recommends that land use decisions be based on a project's location and compatibility with surrounding development. The Comprehensive Plan identifies 15 activity centers in the city, locations characterized by elevated levels of development, density and activity. The activity centers are the most prominent, visible and intensely developed locations in the city. The plan recommends that development should gradually decrease in density as distance from an activity center increases. The activity centers should be surrounded by land uses that gradually decrease in levels of activity, traffic and density. Proposed new uses should be judged based upon its distance from the nearest activity center, its compatibility with what surrounds it, and whether the level of development it will generate contributes to a gradual decline in density or acts counter to that goal. This property is located within Activity Center #6 (Historic Downtown). The proposed uses at this location can be compatible with its broader surroundings and neighboring uses along the corridor.

Consistency with Conditional Use standards

Section 400.980 of the City Code outlines standards of review for the conditional use application. The standards are as follows:

- a) How the proposed conditional use (the use in general) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.
- b) Whether the proposed conditional use (in its proposed location) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.

Regarding a) and b), Conditional Uses are not allowed by-right as they can be problematic if not located and/or conditioned properly. In this case, the proposals are located on N 2nd Street nearest to Activity Center #6. This intensity pattern is consistent with the goals of the Comprehensive Plan, and the proposed use at this location could operate in conformance with the density, intensity, and activity guidelines provided above.

- c) Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, results in a substantial or undue adverse impact on the adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the Zoning Ordinance, Comprehensive Plan, or any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the city.

Based upon a review of the proposed land uses, if conditioned properly and operated in compliance with the Zoning Ordinance, the proposal should not have an adverse impact

on the character of the neighborhood, public safety and general welfare of the city.

- d) Whether the proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property as directed by the Comprehensive Plan.

Staff believes the proposed uses can be compatible within its commercial/residential surroundings. Staff believes this use, if conditioned properly, can operate in a manner that is consistent with the area and as directed by the Comprehensive Plan

- e) Whether the proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

Staff believes the proposed conditional uses in this location will not have an undue burden on public services as this proposal has been reviewed by Community Development, Finance, Engineering and Fire Departments with no outstanding comments.

- f) Whether the public benefits of the proposed conditional use outweigh the potential adverse impacts of the proposed conditional use as identified above, after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner and/or City Staff to ameliorate such impacts.

After review of the proposal, and the above standards for evaluating Conditional Uses, staff believes the proposed uses if conditioned properly would prevent any potential adverse impacts and the public benefits would outweigh any potential adverse impacts.

Furthermore, the City Code allows the Planning and Zoning Commission to recommend conditions of approval to protect surrounding properties, as well as to give consideration with respect to location in the recommendations. The proposed use complies with the above standards.

STAFF RECOMMENDATION

Staff believes the amended operations for an existing Microbrewery maintains conformance with City standards. After review of this application against the City's Zoning Code, the Department of Community Development recommends approval of the amended conditional use permit for a microbrewery, subject to the following conditions:

1. This conditional use permit for a liquor sales associated with a restaurant use is issued to the applicant (Cory King and Bill Barnes) and business (Side Project Brewing) only for the property located at 1001 and 1005 N 2nd Street and is not transferable to another location and/or tenant/business.
2. Approval of this Conditional Use Permit is not approval of a liquor license. A liquor license shall be approved by the City Council prior to any liquor sales.

3. This establishment shall maintain the occupancy limitation as established by the Fire Marshal.
4. Any change to the submitted proposal, including but not limited to hours of operation, expansion of use, etc. may require additional City approval.
5. Non-compliance with any of the building codes, property maintenance codes, fire codes, noise control regulations or conditions of this approval is grounds for revocation of the conditional use approval.
6. Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.

Recommended Motion:

Motion to forward the Conditional Use Permit application for a Liquor Sales and a Microbrewery use at 1001 and 1005 N 2nd Street to the City Council with a favorable recommendation, subject to the conditions recommended by staff.



Figure 1: Aerial View of Subject Property.



Figure 2: Street View Photo of Subject Property.



Figure 3: Rendering of Site Plan.



Figure 4: Rendering of Site Plan (2).



Figure 5: Rendering of Site Plan (3).



Figure 6: Rendering of Site Plan (4).

Madelyn Eversman
City of St. Charles
Department of Community Development
200 N. 2nd St.
St. Charles MO 63301

Sent Via Electronic Mail Only to: madelyn.eversman@stcharlescitymo.gov

**RE: CU-2025-09: 1001 and 1005 N. 2nd St.
Applicant's response to City Comment Letter**

Hello Madelyn- In response to the City's Comment Letter dated April 25, 2025 and attached hereto, please see below addressing the City's two questions.

Please Provide the hours of operation and basic business plan describing the operations of the business:

Our plan for the location at 1001-1003 N. 2nd Street in St. Charles will be for a small brewery operation with food, beer, and limited wine and cocktails. Our operations will be that of a restaurant which is both family and adult friendly with seating areas which will appeal to adults, families and kids as well as some outdoor seating to engage the entire neighborhood. There will be 2,088 SF tasting room that will serve food and be more catered to adults. There will also be inside seating in the brewery area that will be an area for games such as cornhole and other adult/kids activities. Our hours of operations plan will mimic those of most restaurants – 7 Days a week, 11am to 11pm.

Please provide a menu of the alcohol and food to be served.

1. Our menu will be very similar to that of our current Side Project Brewery and Side Project Pizza locations in Maplewood. Although the entire plan of our St. Charles location is not finalized, it would resemble:
 - a. 15 to 20 beers on tap.
 - b. Bottles and Cans (which we produce) available for onsite consumption and to-go.
 - c. 5 to 7 wines by the glass.
 - d. A full bar for cocktails.
 - e. Our food menu will be that of pizzas, sandwiches, salads, kid items.
 - f. Please visit our websites if you would like to see what we currently offer at:
<https://www.sideprojectbrewing.com/pages/the-brewery> and
<https://order.toasttab.com/online/sharedbrewing>
 - g. Beverage and food menu examples also on the following pages.

Thank you for all your help.

Cheers,

Cory King

Side Project Brewing
7458 Manchester Rd.
Maplewood MO 63143

Example Food Menu from Side Project Brewing

Chips & Dip

House made sour cream and onion, fresh chives & lemon

\$7

French Fries

Lemon aioli, fresh grated parmesan

\$7

Hot Fried Cheese Curds

Fried cheese curds, dusted with Nashville hot spice, drizzled with ranch and topped with chives

\$11

Fried Green Tomatoes

Served with house-made paprika aioli

\$10

Arugula Salad

Red onions, chili flake, shaved parmesan, lemon vinaigrette

\$12

Chili Garlic Cauliflower Sandwich

Roasted miso cilantro slaw with chili peanut cauliflower patty & French fries

\$15

Slow Roasted Pork Shoulder Sandwich

Salsa verde & French fries

\$15

Side Project Burger

Two 4oz patties, American cheese, caramelized onions,
apple cider dijon aioli & French fries

\$15

Side Project Spicy Chicken Sandwich

Crispy Nashville hot & spicy chicken, lettuce, tomato, ranch aioli & French fries

\$15

Side Project Crispy Chicken Sandwich

Crispy fried chicken, pickles, lettuce, tomato, black pepper mayo & French fries

\$15

Hand-Breaded Chicken Tenders
Crispy fried chicken tenders and your choice of sauce
\$12

Kids Burger
One 4oz patty, American cheese & French fries
\$10

Kids Grilled Cheese
Potato bun with American cheese and French fries
\$7.50

Example Menu from Side Project Pizza:

Chopped Salad
Romaine and radicchio lettuce, pepperoni, artichoke, chickpea, red onion, red bell pepper
& parmesan cheese with Cerasus cherry vinaigrette

Kale Salad
Toasted bread, pecorino, white bean, red onion & chili flake with lemon garlic dressing

Spinach Salad
Candied pecan, bacon, sun-dried tomato, goat cheese & red onion with balsamic
vinaigrette

Pizzas

14" hand crafted sourdough crust pizzas, made with our own yeast strain pulled from our
Saison du Fermier foedre

BBQ Pork Pizza
Slow-roasted pork shoulder, pickled red onion, roasted cauliflower, cilantro, St. Louis-style
bbq sauce

Classic Cheese Pizza
Red sauce, mozzarella

Marinara Pizza
Fresh thyme and oregano, red chili flake, red onion, parmesan, pecorino, olive oil

Side Project Cheese Pizza
Fresh herbs, red onion, garlic confit, chili flake

Side Project Sausage Pizza

House-made pork sausage, oregano, red bell pepper, red onion, mozzarella

Taco Pizza Pizza

Mozzarella & cheddar blend, taco seasoned beef, house-made taco sauce, lettuce, tomato, red onion, crema drizzle

Buffalo Chicken Pizza

Red sauce, mozzarella, fried buffalo chicken, bleu cheese crumble, fresh shaved celery

Margherita Pizza

Red sauce, fresh mozzarella, torn basil, olive oil

Pepperoni Pizza

Ezzo pepperoni, fresh thyme, mozzarella

Side Project Hawaiian Pizza

Spicy chorizo, pineapple, red onion, oregano, jalapeño, crema

Supreme Pizza

Grilled kale, black olives, bacon, red onion, bell pepper

The SPB

Red sauce, house-made pork sausage, pepperoncini, parmesan, bacon

Draft Beer

M.J.K. 2024

Double & Triple Barrel-Aged Barleywine finished for 31 to 32 mos in Willett Family Estate Bourbon & Brazilian Amburana Barrels

Beer: Barrel: Time 2020

A blend of our Stout recipes: O.W.K. (aged in Willett, Eagle Rare & Weller 12 Bourbon barrels), our Derivation Blend #2 recipe (aged in Woodford Reserve Bourbon barrels for 36 months) and our Vibes recipe (aged in Knob Creek Bourbon barrels for 28 months)

Längst Blend #1 (2017)

Barrel-aged Adambier (malty German ale) aged for 15 months in bourbon barrels

NITRO Vertical Ascent

Robust Porter

à la Table Blend #4
Oak Aged Missouri Farmhouse Ale

Ambrosia
Saison with Soursop and Madagascar Vanilla

Bière Blanche-10 Year
Wine Barrel Aged Tart Witbier with Orange Peel & Coriander

LOAM Vidal Blanc 2023
Missouri Wheat Saison aged with Missouri Vidal Blanc Grapes from Noboleis Vineyards
Augusta AVA

Saison du Fermier from Pinot Noir Puncheons Blend #4
Pinot Noir Puncheon Fermented Missouri Saison

Saison du Blé Blend #14
Oak Aged Missouri Wheat Saison

Verdant
Missouri Wheat Saison with Cucumbers, Watermelon, and Spearmint

Maplewood's Best
American Lager

Pocket Pivo
- Collab with Balkan Treat Box
Lunch Lager

♥ Simpatico
Hoppy Lager

Entropy
IPA with Galaxy, Nectarone Cryo, Citra Cryo and Motueka Cryo

Juice Grove IPA
Double Dry-Hopped IPA with Nelson, Galaxy & Citra Cryo Hops
7.0% | 14oz | \$8

♥ Please, Carl
- Collab with The Veil
Dry-hopped Triple IPA brewed with Meadowfoam Honey

Sodas and Such

Mexican Coca-Cola
Diet Coke
Dr. Pepper
Fitz's Roog Beer
Excel Original Ski
Excel Cherry Ski
Excel Premium Black Tea
Calypso Strawberry Lemonade
Topo Chico Mineral Water
Apple Juice
Blueprint Cold Brew Draft

Can/Bottle Beer

Ambiente 2024
Imperial Stout with Cocoa Nibs, Vanilla Beans, Cinnamon Sticks & Ancho Chilis

Coffee Shop Vibes 2024
Russian Imperial Stout (Vibes Recipe) finished on our custom roasted Fjords of Shadows coffee from Sump.

Entropy IPA
IPA with Galaxy, Nectarone Cryo, Citra Cryo and Motueka Cryo

Go Guff
Czech Pils

Maplewood's Best
American Lager

Simpatico
Hoppy Lager

Please, Carl
Dry-hopped Triple IPA brewed with Meadowfoam Honey

Vertical Ascent
Robust Porter

Vertical Ascent Cocoa & Vanilla
Robust Porter with Cocoa and Vanilla Beans

Pocket Pivo- Collab with Balkan Treat Box
Lunch Lager

Cider, Cocktails, Wine & Non Alcoholic
--

Nigh Noon Pineapple

Mule 2.0 Moscow Mule

Brick River Sweet Lou's Cider

Stem Pear Apple Cider

Waves Dry Cider

Archer Roose Bubbly

Archer Roose Malbec

Archer Roose Pinot Grigio

Athletic Run Wild Non-Alcoholic IPA

Golden Road Mango Cart Non-Alcoholic

4/14/2025 3:17:30 PM



General Contractor:

Civil Engineer:

Structural Engineer:

MEPF Engineer:

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

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TENANT BUILD-OUT
SIDE PROJECT BREWING

No.	Description	Date
1	P&Z SUBMISSION	04-14-2025

Sheet Title:

RENDERINGS

Project Number: 25020
 Sheet Number: **A901**
 Drawn By: XX
 Issue Date: XX-XX-2017

C:\V Three Studios\Dropbox\Three Studios Team Folder\Arch\2025\2025_Side Project_SF_St Charles_041025.rvt

Madelyn Eversman

From: Tammy Lawing <tammylawing@sbcglobal.net>
Sent: Tuesday, April 29, 2025 5:00 PM
To: Madelyn Eversman
Cc: Bill Otto; Mark Hollander
Subject: Case No CUP-2025-09, Side Project Brewery

Madelyn,

Thank you for returning my call and answering my few questions regarding the proposed new business at 1001 and 1005 N 2nd St. I own the property next door at 927 N 2nd St. with both my business and residence at that location.

While I am very excited about new development in Frenchtown and especially on that property, I am terribly concerned that the proposed business hours of 11am to 11pm, 7 days a weeks will, of course, affect both my personal and professional life in a negative way especially with late hours and outdoor activities being part of their business plan.

Looking at the hours for their Manchester location, the current proposed hours are nearly 3 times as long. Is it possible that they are asking for as much as possible and then will trim them later? If so, let's discuss a more realistic time of operation now.

The way my second floor residence is configured, all the bedrooms are on the north side of the building along Montgomery St. This is immediately adjacent to the property for the proposed brewery. Current pedestrian and vehicle traffic are very minimal after about 8pm causing little to no impact on home life.

With operational hours of 12 hours a day, 7 days a week, this will have a terrible effect on my life both personally and professionally. As a small business owner, I need to balance my life properly to provide the best possible care for, first and foremost, myself and then for my customers and staff. I go to bed early at night and rise normally before the sun 6 days a week, every week. I take 1 day a week off and am content with that but can't begin to imagine a life where going to bed means waiting until after 11pm every single night. My business requires me to begin my day by 7am, with shop hours of 8:30 to 5:00 daily and until noon on Saturday with wedding work on most Saturday afternoons. So finding balance and peace within my home life is essential.

What will life would be like if I am deprived of a private, personal life and reasonable quiet time to sleep each night? Just doesn't seem fair that after being in Frenchtown for 25 years with a business that has been in St. Charles since 1961 that my entire life could be so negatively impacted by the operating hours of a new business.

So the question is, what can be done to ensure the quality of life for those of us already here while supporting a new business in our amazing neighborhood?

Again, thank you for your time and I look forward to finding an answer that works for all of us.

Tammy Lawing, Proprietor

Lawrence Florist

927 North Second St.

St. Charles, MO 63301

636-724-9050 * 800-924-2589

www.lawrenceflorist.net

www.lawrenceflorist.biz



AGENDA ITEM #6

**STAFF REPORT
CASE NO. CU-2024-13
LIQUOR SALES (EXPANSION)**

**MAY 12, 2025
BY LARA BERRY**

APPLICANT: Hung Ung
3212 Stowe Landing
St. Charles, Missouri 63301

PROPERTY OWNER: Rose Bui / Hung Ung
3212 Stowe Landing
St. Charles, Missouri 63301

ADDRESS/LOCATION: 3132 Elm Point Industrial Drive
Ward 7

SIZE/ACREAGE: 3,600 Sq. Ft tenant space within 1.304 acre lot (overall)

CURRENT ZONING: C-3/WHP Highway Business District and within the Wellhead Protection District

PROPOSED USE: Restaurant Liquor Sales (Expansion)

SUMMARY/ANALYSIS

The applicant is requesting to amend their existing Conditional Use Permit for liquor sales within their Vietnamese restaurant, *Viet Pho*, located at 3132 Elm Point Industrial Drive. This property is zoned C-3/WHP Highway Business District, within the Wellhead Protection District, and the restaurant is expanding into an additional 1,800 square feet to accommodate a private dining area for larger parties and overflow seating, effectively doubling the size of the existing space. The business is located in a newly constructed multi-tenant retail building, also owned by the applicant. The existing restaurant has been open since November 2024 in a 1,800 square foot space. This request supports the restaurant’s operational growth and ability to accommodate larger groups and increased customer demand. Hours of operation will remain Monday through Saturday from 10:00 a.m. to 9:00 p.m., and Sunday from 12:00 p.m. to 8:00 p.m.

Upon review of City records, there have been no violations or incidents associated with the liquor sales use since the business opened; however, there have been code enforcement violations relating to temporary signage. Those violations have since been resolved and an additional condition has been added to this recommendation to help ensure further compliance with the City’s Sign Code.

Consistency with Comprehensive Plan

The St. Charles Comprehensive Plan adopted in 2002, and updated in 2012, recommends that land use decisions be based on a project’s location and compatibility with surrounding development. The Comprehensive Plan identifies 15 activity centers in the city, locations characterized by

elevated levels of development, density and activity. The activity centers are the most prominent, visible and intensely developed locations in the city. The plan recommends that development should gradually decrease in density as distance from an activity center increases. The activity centers should be surrounded by land uses that gradually decrease in levels of activity, traffic and density. Proposed new uses should be judged based upon its distance from the nearest activity center, its compatibility with what surrounds it, and whether the level of development it will generate contributes to a gradual decline in density or acts counter to that goal. This property is located nearest to Activity Center #14 (370 Corridor – East). The proposed restaurant, expanded seating area, and liquor sales at this location are in conformance with the density and activity guidelines provided above.

Consistency with Conditional Use standards

Section 400.980 of the City Code outlines standards of review for the conditional use application. The standards are as follows:

- a) How the proposed conditional use (the use in general) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.
- b) Whether the proposed conditional use (in its proposed location) is in harmony with the purposes, goals, objectives, policies and standards of the Comprehensive Plan, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the city.

Regarding a) and b), Conditional Uses are not allowed by-right as they can be problematic if not located and/or conditioned properly. In this case, the proposal is located at 3132 Elm Point Industrial Drive nearest to Activity Center #14. This intensity pattern is consistent with the goals of the Comprehensive Plan, and the expanded restaurant space with private and overflow seating at this location could operate in conformance with the density, intensity, and activity guidelines provided above.

- c) Whether the proposed conditional use, in its proposed location and as depicted on the required site plan, results in a substantial or undue adverse impact on the adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the Zoning Ordinance, Comprehensive Plan, or any other plan, program, or ordinance adopted or under consideration pursuant to official notice by the city.

Based upon a review of the proposed land uses, if conditioned properly and operated in compliance with the Zoning Ordinance, the expansion to include a private dining area and additional square footage should not have an adverse impact on the character of the neighborhood, public safety and general welfare of the city.

- d) Whether the proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property as

directed by the Comprehensive Plan.

Staff believes the proposed liquor sales use and expanded restaurant space can be compatible within its commercial surroundings and, if conditioned properly, can operate in a manner that is consistent with the area and as directed by the Comprehensive Plan

- e) Whether the proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

Staff believes the proposed conditional use at this location including the expanded area will not have an undue burden on public services as this proposal has been reviewed by Community Development, Finance, Engineering and Fire Departments with no outstanding comments.

- f) Whether the public benefits of the proposed conditional use outweigh the potential adverse impacts of the proposed conditional use as identified above, after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner and/or City Staff to ameliorate such impacts.

After review of the proposal, and the above standards for evaluating Conditional Uses, staff believes the proposed use if conditioned properly would prevent any potential adverse impacts and the public benefits of expanded dining services and support for gatherings and events would outweigh any potential adverse impacts.

STAFF RECOMMENDATION

After review of this proposed use against the Zoning Ordinance, the Comprehensive Plan and area development patterns/land uses, staff recommends approval of this conditional use with the following conditions:

1. This conditional use permit for liquor sales and expanded restaurant space is issued to the applicant (Hung Ung) and business (Viet Pho) only for the property located at 3132 Elm Point Industrial Drive only and is not transferable to another location and/or tenant/business.
2. Approval of this Conditional Use Permit is not approval of a liquor license. A liquor license is required prior to any liquor sales.
3. Liquor sales shall not occur independent of the primary business use and shall only be accessory to the submitted restaurant use.
4. Non-compliance with any building codes, property maintenance codes, fire codes or conditions of this approval is grounds for revocation of the conditional use approval.
5. Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.
6. The business shall comply with all provisions of the City's Sign Code, including regulations for temporary signage. Non-compliance may be grounds for revocation of this Conditional Use.

Recommended Motion:

Motion to forward the amended application CU-2024-13 to the City Council with a favorable recommendation, subject to the conditions recommended by staff.



Figure 1: Aerial of subject property.



Figure 2: Street view of the building and tenant space.

GENERAL NOTES

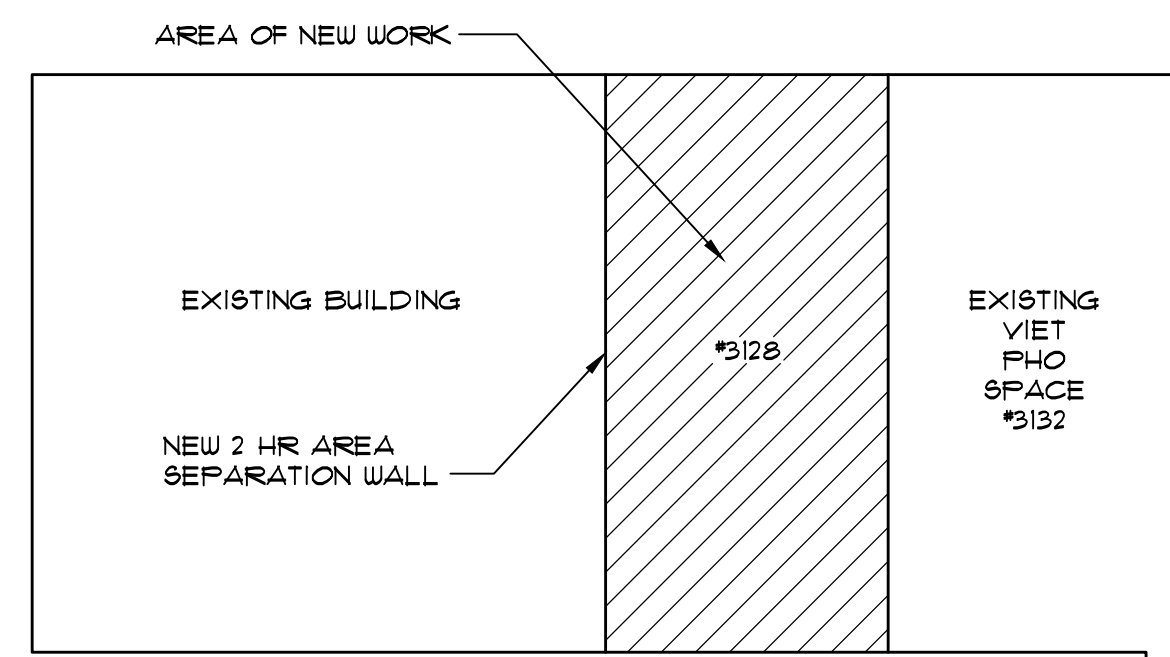
- DO NOT SCALE. DRAWINGS FOLLOW WRITTEN DIMENSIONS ONLY. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL BUILDING PERMITS, WATER TAP FEES, SEWER TAP FEES AND ETC.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED, AND I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE - 2021 EDITION.
- THE CONTRACT DOCUMENTS CONTEMPLATE A FINISHED PIECE OF WORK OF SUCH CHARACTER AND QUALITY AS IS DESCRIBED IN AN IS REASONABLY INFERRABLE FROM THEM. THE CONTRACTOR, RECOGNIZING THE IMPOSSIBILITY OF PRODUCING DRAWINGS AND SPECIFICATIONS WITH PERFECT ACCURACY, AGREES THAT HIS SUBMITTED BID FOR THE WORK HEREUNDER INCLUDES SUFFICIENT MONEY ALLOWANCE TO MAKE HIS WORK COMPLETE AND OPERABLE, AND IN COMPLIANCE WITH GOOD PRACTICE. THE OWNER ACKNOWLEDGES THAT THE ARCHITECT HAS BEEN REQUESTED TO PROVIDE NO CONSTRUCTION PHASE SERVICES IN CONNECTION WITH THE USE OF THE CONSTRUCTION DOCUMENTS. THEREFORE, THE OWNER AGREES TO WAIVE ALL CLAIMS AGAINST THE ARCHITECT THAT MIGHT BE CONTRIBUTED TO OR CAUSED BY THE ARCHITECT'S EXCLUSION FROM THE CONSTRUCTION PHASE.
- THE DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE ARCHITECT'S DOCUMENTS FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE ARCHITECT'S DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THE OWNER SHALL NOT REUSE OR MAKE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE ARCHITECT. THE OWNER AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY CLAIM, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING OR ALLEGEDLY ARISING OUT OF ANY UNAUTHORIZED REUSE OR MODIFICATION OF THE CONSTRUCTION DOCUMENTS BY THE CLIENT OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE PLANS AND SPECIFICATIONS FROM OR THROUGH THE CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT AND FROM CLAIM ARISING FROM THE EXCLUSION OF THE ARCHITECT FROM THE CONSTRUCTION PHASE.
- INFORMATION CONCERNING EXISTING BUILDING WAS OBTAINED FROM EXISTING DRAWINGS PROVIDED BY ARCHITECT. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS, HOWEVER, ALL WORK MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR VERIFICATION AND/OR CORRECTION.
- AIA DOCUMENT A201 - LATEST EDITION OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL GOVERN THE WORK.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR RUBBISH SWEEP UP AND REMOVED EACH DAY. UPON COMPLETION OF WORK HE SHALL LEAVE WORK IN A FINISHED CONDITION.
- EACH CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO OWNER'S OR OTHERS PROPERTY DONE BY HIM OR TRADESMAN IN HIS EMPLOY, OR THROUGH NEGLIGENCE.
- THE MAXIMUM FLAME-SPREAD CLASS OF INTERIOR FINISH MATERIALS USED ON WALLS AND CEILINGS SHALL BE: CLASS 1, HAVING A FLAME SPREAD INDEX OF 76 - 200 AND HAVING A SMOKE-DEVELOPED RATING OF 0-450 IN ACCORDANCE WITH ASTM E84/FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "FILL TEST" (DOC 16 CFR, PART 1620) HAVING A MINIMUM CRITICAL RADIANT FLUX OF 0.04 WATTS PER SQUARE CENTIMETER.
- ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED CONTRACTOR TO MEET ALL APPLICABLE CODES.
- STEEL STUD INSTALLATION MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PRACTICES. STEEL STUDS SHALL BE 20 GAUGE HAVING A NOMINAL DEPTH OF 3 5/8" AT 16" ON CENTER, UNLESS NOTED OTHERWISE.
- DRYWALL INSTALLATION MUST BE IN ACCORDANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING, AND CORRECT STUD SPACING. PROVIDE LEVEL 4 FINISH LEVEL.
- ALL DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE IN FULL COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT AND SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
- EXISTING HVAC AND PLUMBING TO REMAIN AS IS

BUILDING INFORMATION

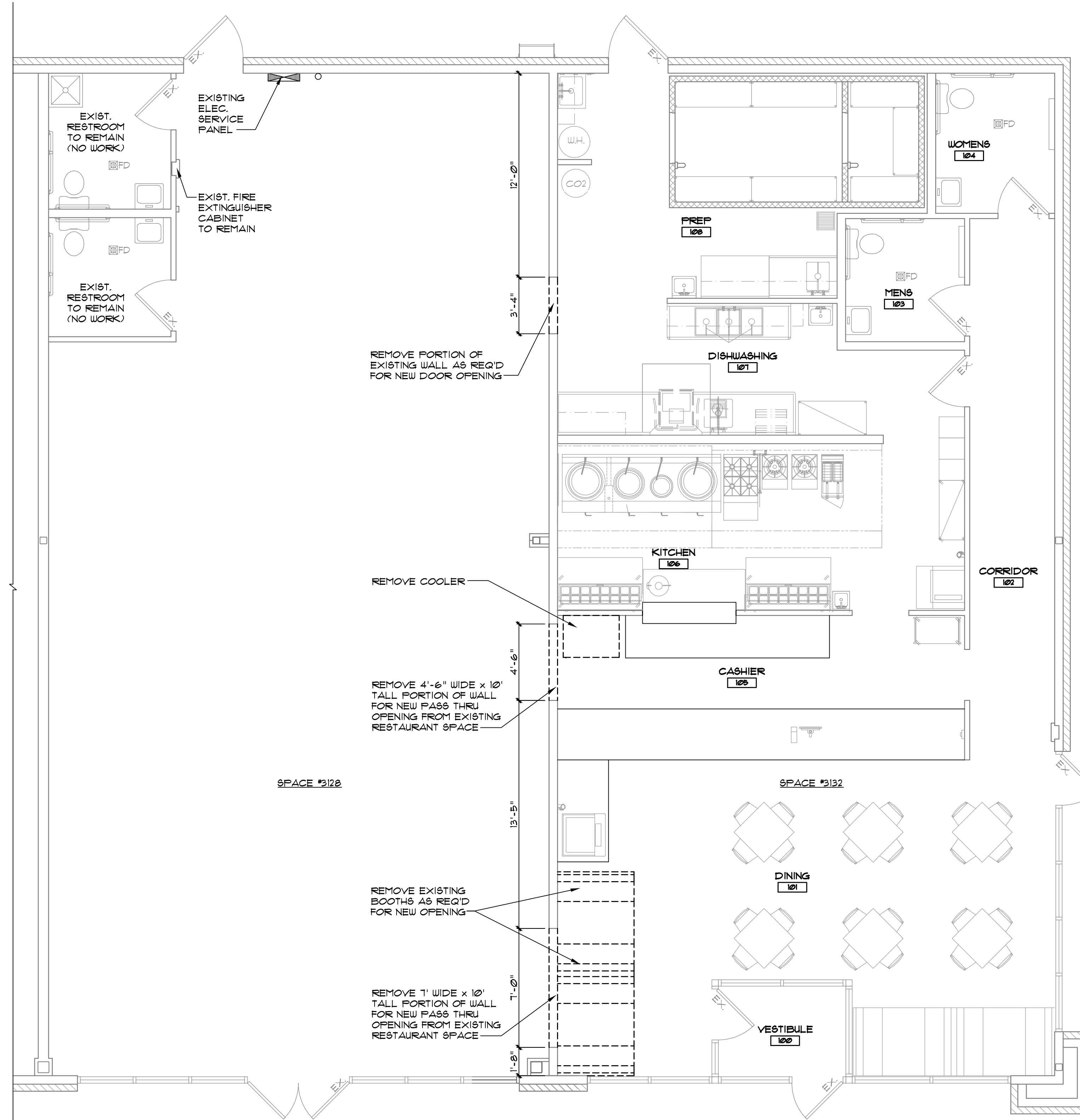
BUILDING CODES IN USE:
 INTERNATIONAL BUILDING CODE - 2021
 INTERNATIONAL MECHANICAL CODE - 2021
 INTERNATIONAL PLUMBING CODE - 2021
 NATIONAL ELECTRICAL CODE - 2020
 INTERNATIONAL FIRE CODE - 2021
 INTERNATIONAL ENERGY CODE - 2015

CONSTRUCTION TYPE: "V-B"
 USE GROUP: "A-2" RESTAURANT
 ADJACENT USE GROUP WEST: "A-2" RESTAURANT

OCCUPANT LOAD (TABLE 1004.1.1)
 DINING SEATING AREA 1269 SQ. FT./75 SQ. FT. = 85 OCCUPANTS
 STORAGE AREA 249 SQ. FT./200 SQ. FT. = 2 OCCUPANTS
 TOTAL OCCUPANTS = 87 OCCUPANTS



1 KEY PLAN
 SCALE: N.T.S.



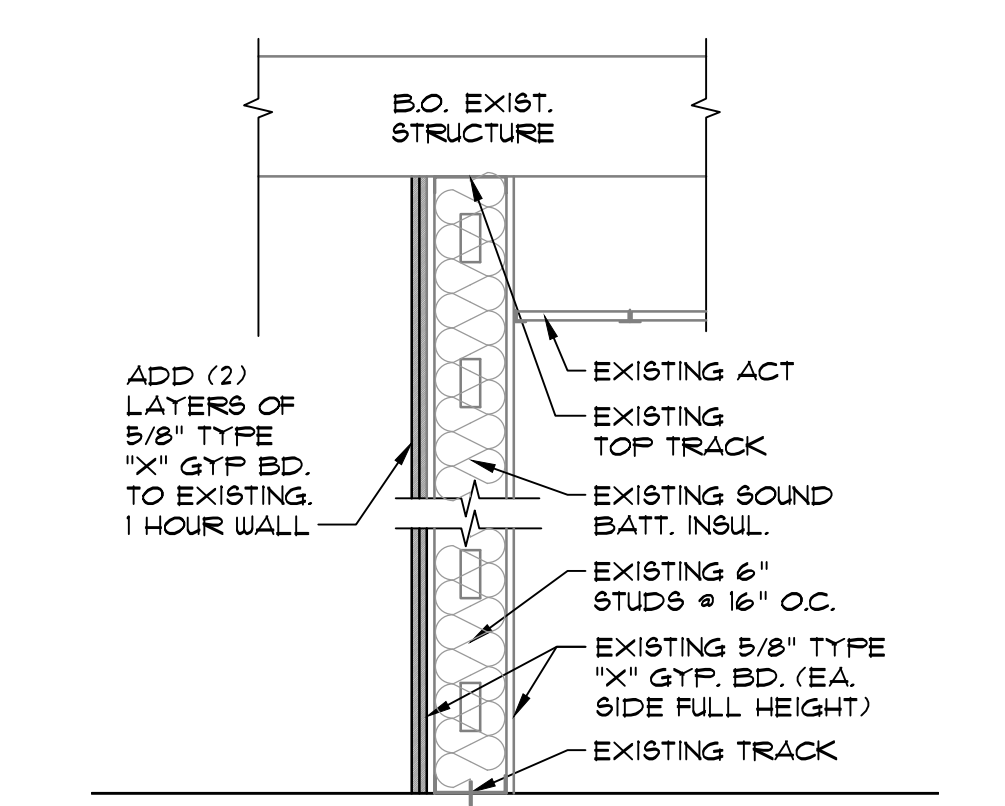
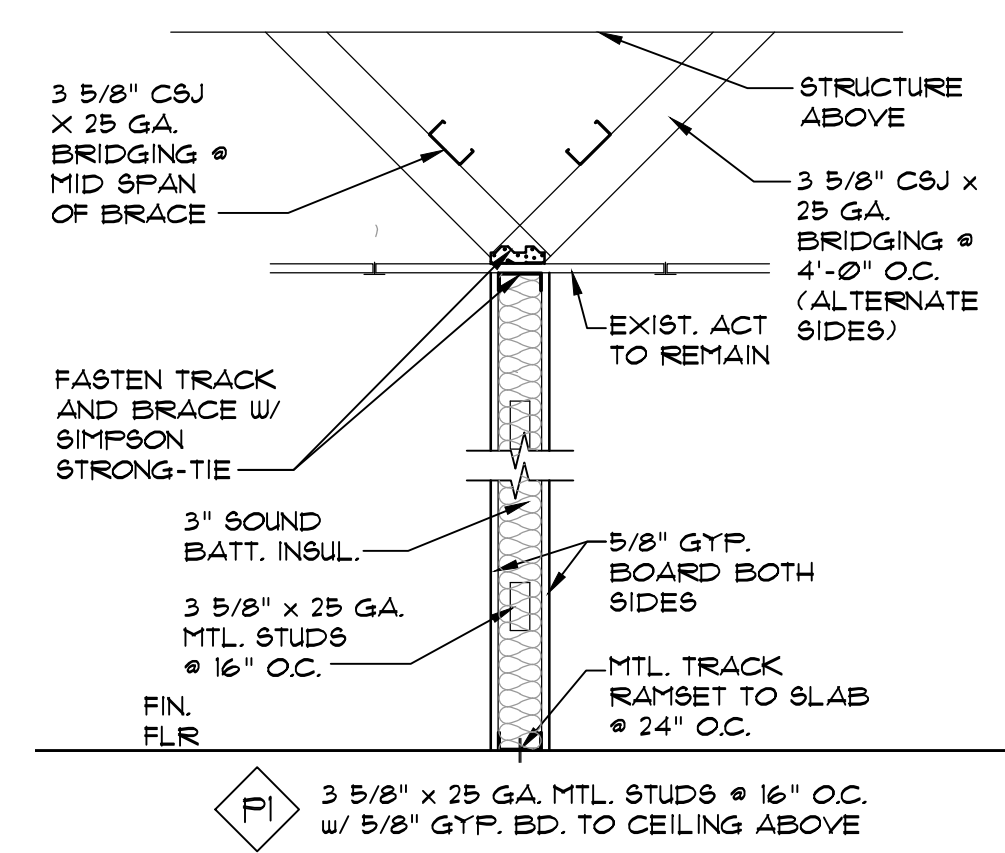
2 DEMO PLAN
 SCALE: 1/4"=1'-0"

WALL LEGEND

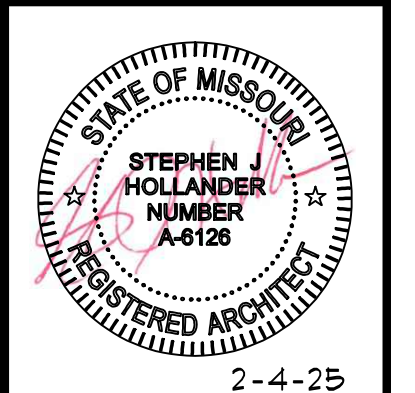
	EXISTING WALL
	TO BE REMOVED

TYPICAL PARTITION TYPE NOTES:

1 ALL GYPSUM BOARD AND STUDS ARE TO BE INSTALLED PER LOCAL CODES AND GYPSUM INSTITUTE STANDARDS.



3 PARTITION TYPES
 SCALE: 3/4"=1'-0"



STEPHEN J. HOLLANDER
 MO Architect No. A-6126

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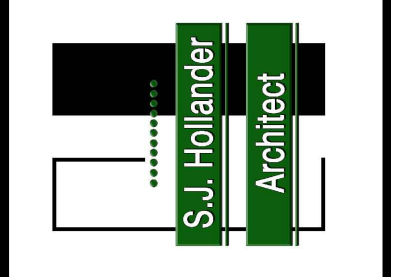
Expansion for:
Viet Pho
 3132 and 3128 Elm Point Industrial Drive
 St. Charles, MO 63301

PROJECT NO.
225006

REVISIONS

NO.	DATE	ITEM

S.J. Hollander Architect
 Stephen J. Hollander, AIA
 519 First Capitol Drive
 St. Charles, Missouri 63301
 Phone (636) 947-4140
 Missouri Architectural Corporation #000801



DATE
 February 5, 2025

SHEET TITLE
Floor Plan

SHEET NO.

A1.0



STEPHEN J. HOLLANDER
MO Architect No. A-6126

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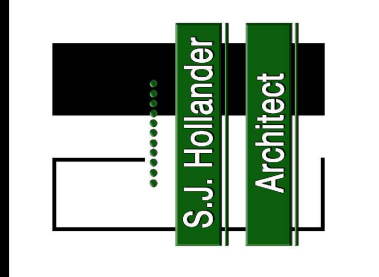
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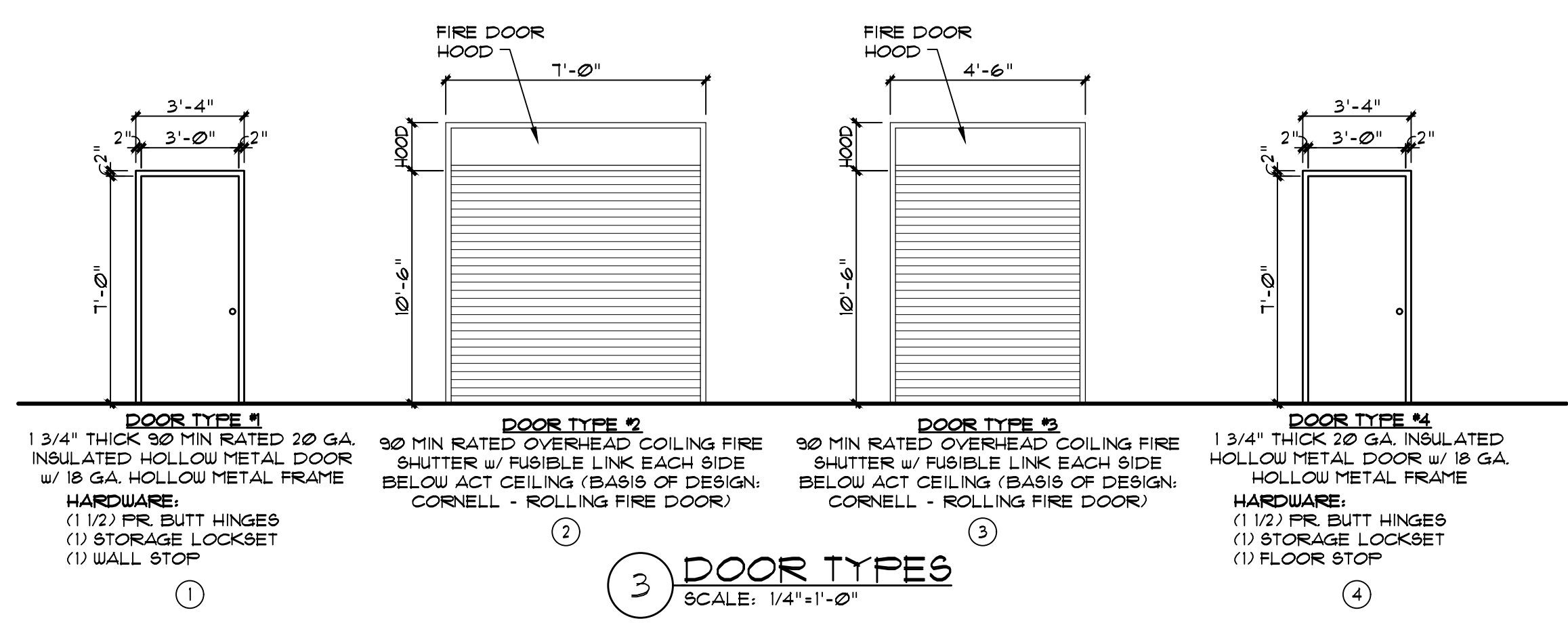
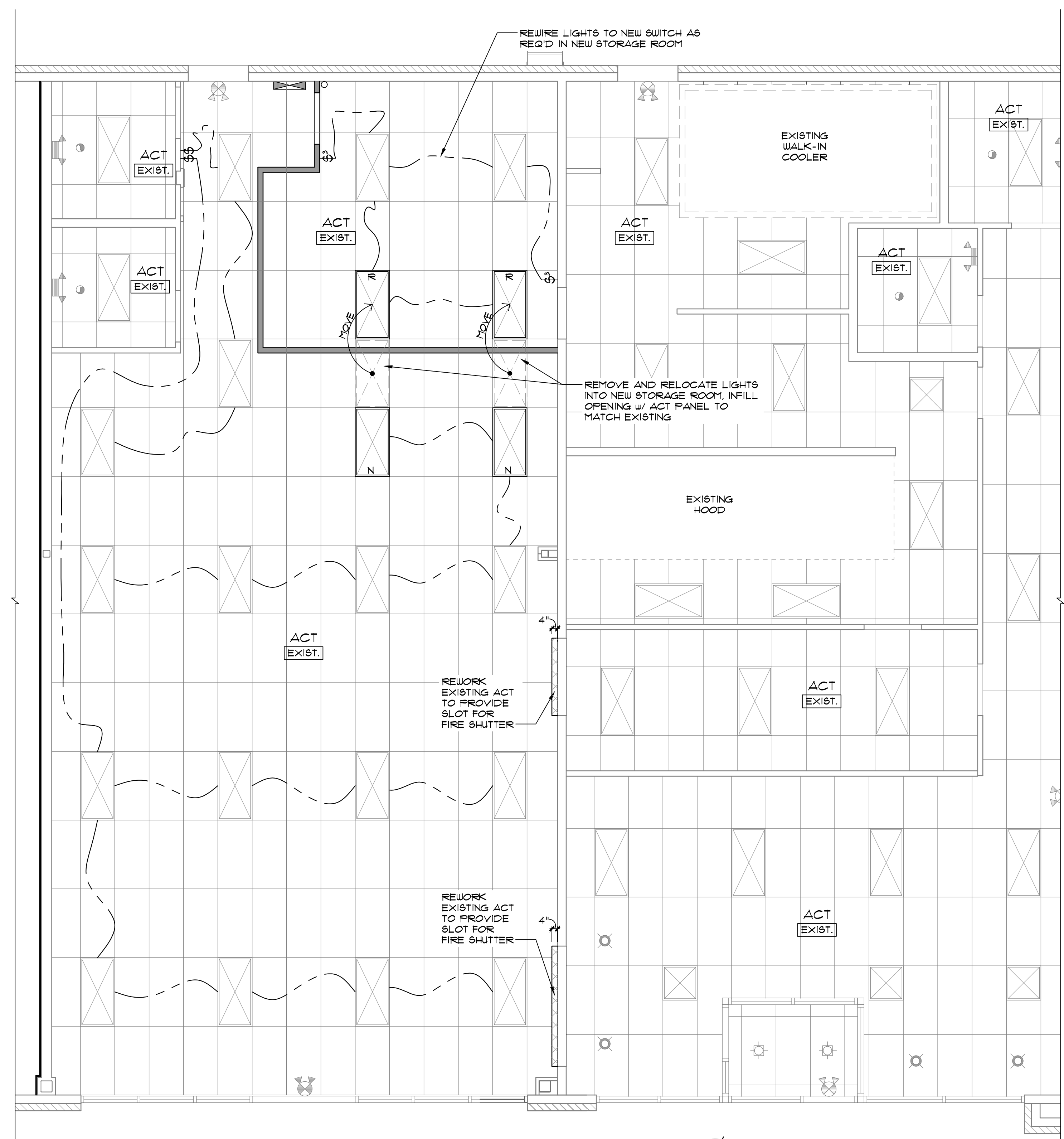
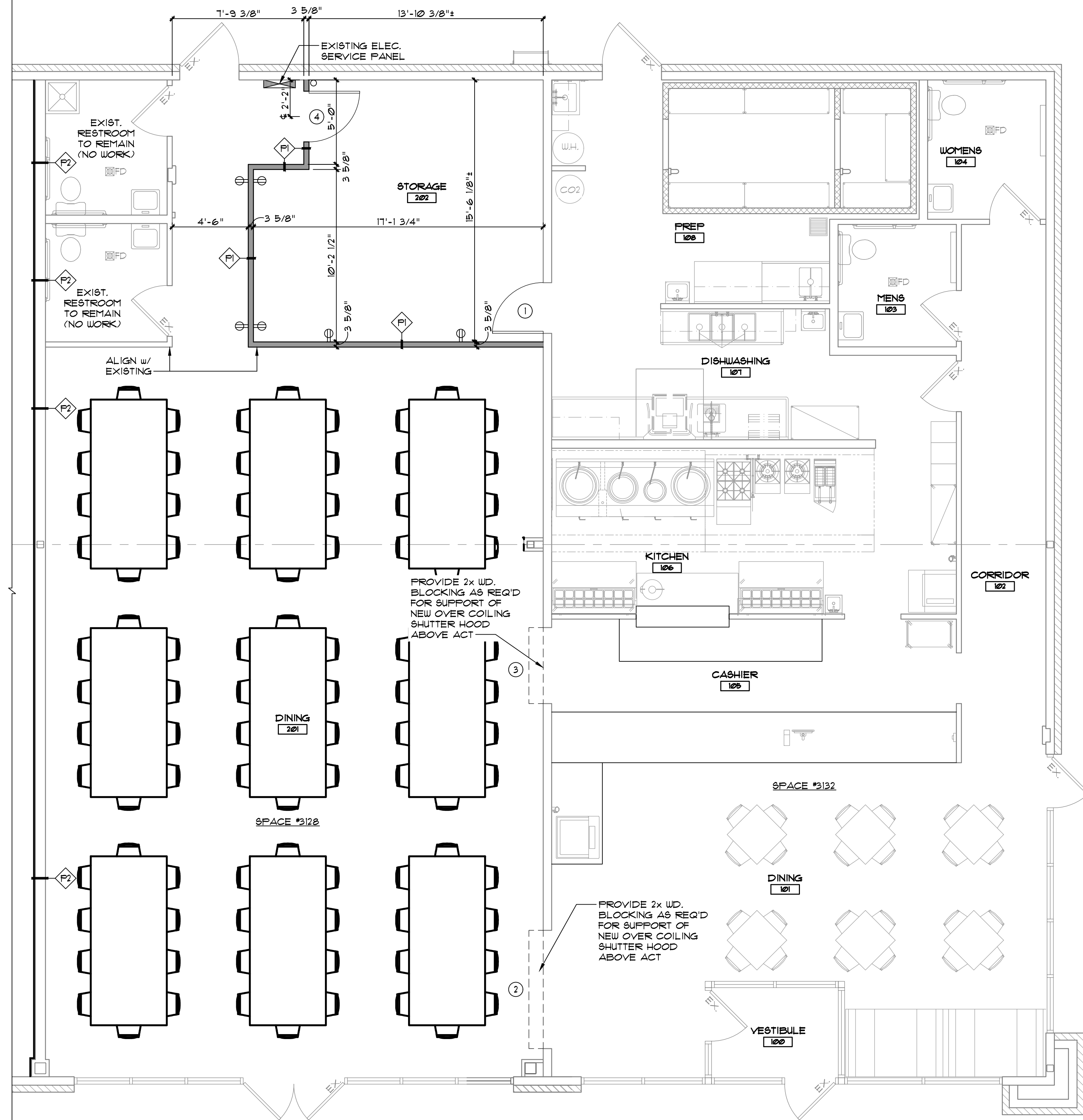
S.J. Hollander Architect
Stephen J. Hollander, AIA
519 First Capitol Drive
St. Charles, Missouri 63301
Phone (636) 947-4140
Missouri Architectural Corporation #000801



DATE
February 5, 2025

SHEET TITLE
Floor Plan

SHEET NO.
A1.1





AGENDA ITEM #7

**STAFF REPORT
 CASE NO. Z-2025-04
 ANNEXATION & ESTABLISHMENT OF ZONING
 APPROX. 144 ACRES
 EHLMANN ROAD & HAYFORD ROAD**

**MAY 12, 2025
 BY LARA BERRY**

APPLICANT: CRG Cumulus, LLC
 8640 Evans Avenue
 St. Louis, Missouri 63134

OWNERS: Ehlmann Road: RLG Industries LLC
 16 Windcastle Drive
 St. Charles, Missouri 63304

Hayford Road: Ostmann Family Partnership LP
 8025 Maryland Avenue, Unit 5C
 Clayton, Missouri 63105

ADDRESS/LOCATION: Ehlmann Road & Hayford Road
 (Generally located on the north and south sides of Highway 370
 and between Huster Road and Harry S Truman Boulevard)
 Wards 6, 7 & 8

LOT SIZE: Overall 144.25-acres (more or less)

EXISTING ZONING: Ehlmann Road: St. Charles County “A” Agricultural District
Hayford Road: St. Charles County “I1” Light Industrial District

REQUESTED ZONING: Ehlmann Road: “I-1” Light Industrial District
Hayford Road: “I-1/WHP” Light Industrial District and within the Wellhead
 Protection District

SURROUNDING ZONING:

Ehlmann Road

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	I-1	Vacant/Undeveloped
South	I-1	Vacant/Agriculture
West	I-1	Outdoor Storage
East	I-1	Vacant/Agriculture

Hayford Road

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	I-1/WHP	Soccer Fields & Agriculture
South	I-2/WHP (City & County)	Vacant/Undeveloped
West	I-1/WHP	Vacant/Agriculture
East	I-1/I-2/WHP (City & County)	Outdoor Storage & Vacant/Undeveloped

REQUEST

The applicant has submitted petitions for annexation and establishment of initial zoning for approximately 144.25 acres, more or less, comprising two areas located along the north and south sides of Highway 370. The first area, identified as Ehlmann Road (Parcel ID: 6-0003-S022-00-0001.0000000), lies just east of Sandfort Creek. The second area consists of three contiguous tracts commonly known as Hayford Road (Parcel IDs: 6-0002-S023-00-0006.1000000, 6-0002-S023-00-0006.0000000, and 5-0079-S023-00-0006.0000000), located on the east side of Hayford Road.

The applicant intends to align the zoning of these parcels with adjacent properties, to I-1 Light Industrial, as a preliminary step toward consolidating the area for a future industrial development.

SUMMARY/ANALYSIS

Figure 1 on the following page illustrates the zoning designations in and around the subject area. Along the length of Highway 370, the predominant zoning classifications are I-1 Light Industrial and I-2 Heavy Industrial. This reflects the corridor's continued evolution toward employment-based uses near major transportation infrastructure. Residential uses begin to appear south of Elm Point Industrial Road and the railroad tracks create a natural buffer between uses.

The proposed zoning is consistent with surrounding land use patterns and the City's long-range vision for the 370 Corridor – West (Activity Center 15), which can support higher-intensity development in this location. The applicant's approach to matching the zoning of nearby industrial parcels is also aligned with broader plans for regional consolidation and coordinated development.

While annexation and zoning are the focus of this request, future development will require additional City staff review. Oversight by the Planning & Zoning Commission (site Plan and Conditional Use) and City Council (Conditional Use) for Wellhead compliance to ensure adequate protection of public water sources and compliance with environmental standards.



Figure 1: Area Zoning of the Subject Properties.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The City of St. Charles Comprehensive Plan, originally adopted in 2002 and updated in 2012, emphasizes that land use decisions should be guided by a project’s location and compatibility with surrounding development. This revision to the Comprehensive Plan was approved by the City Council and developed in collaboration with residents, elected officials, and City staff.

The Plan identifies fifteen (15) activity centers throughout the city—areas defined by higher levels of development intensity, visibility, and activity. These centers are intended to support the City’s most prominent and active land uses, while surrounding areas should reflect a gradual reduction in density, traffic, and activity levels. New development should be evaluated based on its proximity to these centers, how well it integrates with adjacent uses, and whether it supports the goal of transitioning intensity away from activity nodes.

The subject property is located near Activity Center 15 – 370 Corridor (West), a location designated for higher-intensity development, especially those suited for regional access and highway visibility. In this context, the proposed I-1 Light Industrial zoning is consistent with the Comprehensive Plan’s guidance. The applicant’s intent to align zoning with adjacent industrial properties supports the long-term land use vision for the corridor and reflects the area's evolving development pattern.

COMPLIANCE WITH WELLHEAD PROTECTION ORDINANCE

Although uses permitted by right in the I-1 District are also permitted by right within the Wellhead Protection District, certain activities may be classified as Conditional or Prohibited Uses under Section 400.320 (Wellhead Protection Ordinance) of the City Code. As such, while this zoning

request aligns with the Comprehensive Plan, any future development will be subject to further review to evaluate environmental impacts and ensure compliance with applicable protection standards. These reviews will occur as site-specific proposals are brought forward for consideration.

STAFF RECOMMENDATION

After review of the proposed annexation and zoning, anticipated land uses permitted under the City's Zoning Ordinance, applicable sections of the Comprehensive Plan, and surrounding development patterns and zoning designations, staff finds the request to be appropriate. The Department of Community Development recommends that the application be forwarded to the City Council with a **favorable** recommendation, as submitted.

Recommended Motions:

Motion to forward a recommendation of approval to the City Council for annexation of the subject properties and establishment of zoning via Z-2025-04.

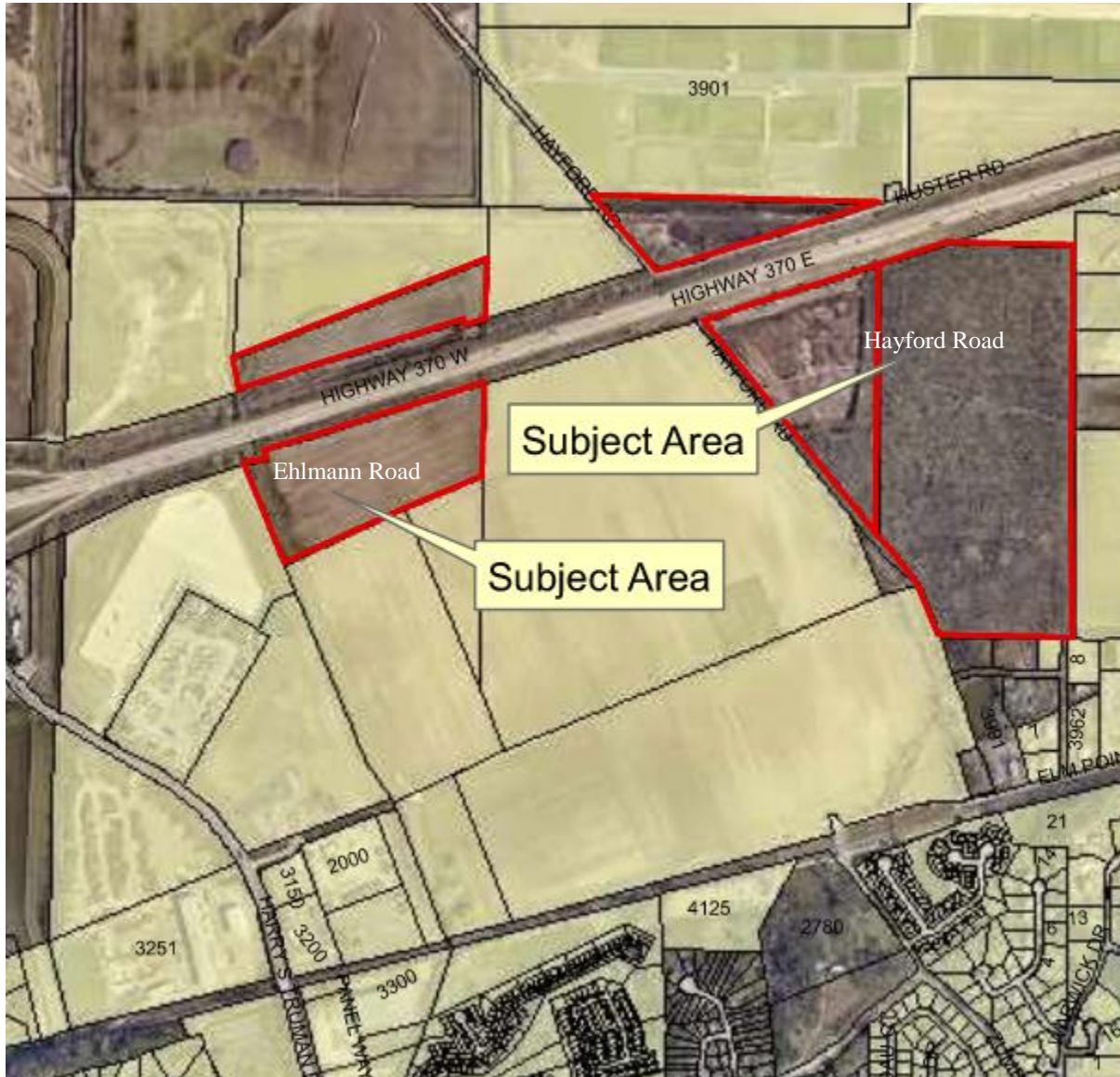


Figure 2: Map of Subject Properties.



Figure 3: General Area of the Subject Properties.

