



## PLANNING AND ZONING COMMISSION

### AGENDA FOR REGULAR MEETING

August 11, 2025

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#### PLANNING AND ZONING COMMISSION:

Shawn Luesse, Chair

Julie Bartch, Vice-Chair

Missy Palitzsch, Secretary

Dan Borgmeyer, Mayor

Michael Galba, City Council Liaison

John Morgan

Chris DeGuentz

Tyson King

Adriana Perrone

Keith Liston

#### Commission Members:

A regular meeting of the St. Charles Planning and Zoning Commission will be held on **Monday, August 11, 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 July 14, 2025 Planning and Zoning Commission meeting.

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#### **PUBLIC HEARING: Annexation & Establishment of Zoning**

4. Case No. Z-2025-08. (CRG Cumulus, LLC) An application to annex and establish the zoning for 1.26-acre (more or less) tract of land from St. Charles County "A" Agricultural District to the City of St. Charles "I-1/WHP" Light Industrial District and within the Wellhead Protection District. The subject property is generally located on the west side of Hayford Road and approximately 1,450 feet north of Elm Point Road. The subject property will be located in Wards 6 upon annexation.

#### **PUBLIC HEARING: Conditional Use**

5. Case No. CU-2025-18. (Naked Spirits LLC – Brandon Eckardt) An application for Conditional Use Permit per §400.290(C)(2) for Liquor Sales and §400.290(C)(6) Craft Distillery use within the "FD/FPD" Frenchtown District within the Frenchtown Preservation District located at 1116 N 2<sup>nd</sup> Street. The subject property is located in Ward 1.

#### **PUBLIC HEARING: Conditional Use**

6. Case No. CU-2025-19. (Naked Spirits LLC – Brandon Eckardt) An application for Conditional Use Permit per 400.290(C)(2) for Liquor Sales and §400.290(C)(6) Craft Distillery use within the "FD/FPD" Frenchtown District within the Frenchtown Preservation District located on the east side of N 2<sup>nd</sup> Street, approximately 740 feet north of the intersection of Clark and 2<sup>nd</sup> Street, also known as 691 N Main Street. The subject property is located in Ward 1.

#### **PUBLIC HEARING: Rezoning**

7. Case No. Z-2025-07. (Charles Gilbert) An application to rezone 12,600 square feet (more or less) tract of land, located at 975 Lindenwood Avenue, from "R-1E" Single Family Residential District to "R-2" Two Family Residential District to convert an existing structure into a duplex. The subject property is located in Ward 1.

**PUBLIC HEARING: Conditional Use**

8. Case No. CU-2025-17. (Life Couriers) An application for a Conditional Use Permit per §400.320(C)(1)(a) for the handling/storage of hazardous substances accessory to an office/warehouse establishment within the “I-2/WHP” Heavy Industrial District and within the Wellhead Protection District. The subject property is located at 3891 Fountain Lakes Parkway East. The subject properties will be located in Ward 8.

**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 08/07/2025 at 4:00 PM LB**

**PLANNING AND ZONING COMMISSION - MINUTES**

**June 14, 2025**

**City Hall – Council Chambers  
200 N Second Street, 4<sup>th</sup> Floor  
St. Charles, MO 63301**

**MEMBERS PRESENT:**

Shawn Luesse, Chairperson  
Julie Bartch, Vice-Chair  
Michael Galba, City Council Liaison  
Mayor Dan Borgmeyer  
Keith Liston  
Tyson King  
John Morgan  
Adriana Perrone  
Chris DeGuentz

**MEMBERS ABSENT**

Missy Palitzsch, Secretary

**STAFF PRESENT:**

John Boyer, Assist. Director of C.D./Planning Manager  
Lara Berry, Planner  
Madelyn Brown, Planner  
Alanna Bilyeu, Planning Intern

A regular meeting of the St. Charles Planning and Zoning Commission was held on **Monday, July 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, Shawn Luesse, at 6:00 p.m. Vice-Chair, Julie Bartch, 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 June 9, 2025 Planning and Zoning Commission meeting.

*Commission Bartch made a motion to approve the minutes. Mayor Dan Borgmeyer seconded the motion. All were in favor. The minutes were approved.*

**CONSENT AGENDA**

4. Case No. SP-2025-06. (S.J. Hollander Architect – Steve Hollander) A site plan application for elevation modifications to an existing restaurant building located at 3000 W. Clay Street within the C-2 General Business District. The subject property is located in Ward 9.

*Commission King made a motion to approve the Consent Agenda. Commissioner Bartch seconded the motion. All were in favor. The Consent Agenda was approved.*

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**PUBLIC HEARING: Conditional Use**

5. Case No. CU-2025-14. (Jason Taylor) An application for a Conditional Use Permit per §400.220(C)(1)(a) for liquor sales associated with a permitted coffee shop use within the “C-2/FSC-HD/T4-NMX” General Commercial District, within the Fifth Street Corridor – Hospital District, and within the T4 – Neighborhood Mixed Use District located at 519 S. 5<sup>th</sup> Street. The subject property is located in Ward 2.

*Planner Berry 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. Councilmember Galba made a motion to close the public hearing. Commissioner Bartch seconded the motion. All were in favor and the public hearing closed. Councilmember Galba made a motion to forward the Conditional Use application, with the following conditions:*

1. **This conditional use permit for liquor sales associated with retail, coffee shop, and personal service business uses is issued to the applicant (Jason Taylor) and business (Grounded and Free) only for the property located at 519 S. 5th 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 be accessory to the primary business operations and may include: (a) on-site service as part of a customer amenity (e.g., after massage services or during private events in designated areas), and (b) off-site sales conducted under a City-issued catering license in compliance with applicable liquor licensing regulations. Liquor sales shall not occur as a standalone bar or independent primary use at the subject property.**
4. **Private events involving alcohol service shall occur only in the designated second-floor lounge, which shall remain separate from publicly accessible spaces during such events.**
5. **Non-compliance with any building codes, property maintenance codes, fire codes, noise control codes, liquor license codes, ordinances concerning disturbances, 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.**

*Mayor Borgmeyer 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 August 5, 2025 meeting.*

**PUBLIC HEARING: Conditional Use**

6. **Case No. CU-2025-15.** (Ices Plain & Fancy – Darla Crask) An application for a Conditional Use Permit per §400.290(C)(2) for liquor sales associated with a permitted ice cream shop use within the “FD/FPD” Frenchtown District and within the Frenchtown Preservation District located at 824 N. 2<sup>nd</sup> Street. The subject property is located in Ward 1.

*Planning Intern Bilyeu 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. Commissioner Bartch made a motion to close the public hearing. Commissioner Morgan seconded the motion. All were in favor and the public hearing closed. Councilmember Galba made a motion to forward the Conditional Use application, with the following conditions:*

1. **This conditional use permit for a liquor sales associated with a permitted ice cream shop use is issued to the applicant (Darla Crask) and business (Ices Plain & Fancy) only for the property located at 824 N 2nd Street and is not transferable to another location and/or tenant/business.**
2. **The liquor sales shall be limited to inclusion within the crafted ice cream only and shall not be sold independently.**
3. **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.**
4. **This establishment shall maintain the occupancy limitation as established by the Fire Marshal.**
5. **Any change to the submitted proposal, including but not limited to hours of operation, expansion of use, etc. may require additional City approval.**
6. **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.**

**7. Violations of Chapter 600 dealing with Liquor/Alcoholic Beverages may be grounds for revocation of this Conditional Use.**

*Commissioner 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 August 5, 2025 meeting.*

**PUBLIC HEARING: Conditional Use**

7. Case No. CU-2025-16. (Katy Trail Development, LLC – Chris Pike) An application for a Conditional Use Permit from §400.200(C)(1)(d) for a multifamily dwelling with more than eighteen (18) units per acre, specifically requesting nineteen point seven (19.7) units per acre (or fourteen (14) units on a 0.71 acre lot), within the “HCD/SMPD” Historic Commercial District, within the South Main Preservation District. The subject property is located at 1028-1038 S. Main Street and located in Ward 2.

*Planner Brown provided the Commission with an overview of the Conditional Use Permit request and the Preliminary Plat (Agenda Item #6). The applicant addressed the Commission. The public hearing for the application opened with no speakers from the public. Commissioner Bartch made a motion to close the public hearing. Councilmember Galba seconded the motion. All were in favor and the public hearing closed. Councilmember Galba made a motion to forward the Conditional Use application, as submitted. Commissioner Bartch 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 August 5, 2025 meeting.*

**PRELIMINARY PLAT**

8. Case No. SUB-2025-01. (Katy Trail Development, LLC – Chris Pike) An application for a Preliminary Plat for fourteen (14) residential lots within the “HCD/SMPD” Historic Commercial District, within the South Main Preservation District. The property is 0.71 acres located at 1028-1038 S Main and is located in Ward 2.

*Commissioner Bartch made a motion to forward the Conditional Use application, as submitted. Councilmember Galba 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 August 5, 2025 meeting.*

**PUBLIC HEARING: Conditional Use**

9. Case No. CU-2025-10. (CRG Cumulus, LLC) An application for a Conditional Use Permit per §400.320(C) for the production/use/handling/storage of any hazardous substance including liquid petroleum products and electrical power generators/substations accessory to a planned industrial project within the “I-1/WHP” Light Industrial District and within the Wellhead Protection District. The subject property is approximately 440 –acres (more or less), 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 and 8. ***This item was tabled at the June 9, 2025 Planning and Zoning Commission meeting.***

*Planner Berry provided the Commission with an overview of the Conditional Use Permit and Site Plan (Agenda Item #10) requests. The applicant’s design professional addressed the Commission. The public hearing for the application opened with nine (9) speakers from the public. The speakers’ concerns included: stormwater, flooding, construction and operational noise, potential risk to the City’s wellfield, potential strain on utilities, climate-related environmental effects, grading and filling, end-user information, potential for human and system error, and communication with the levee district. Commissioner Bartch made a motion to close the public hearing. Councilmember Galba seconded the motion. All were in favor and the public hearing closed. There was discussion between the Commission, staff and the applicant. Councilmember Galba made a motion to forward the Conditional Use application, with the following conditions:*

- 1. This conditional use permit for the production/use/handling/storage of any hazardous substance including liquid petroleum products and electrical power generators/substations accessory to a data warehouse facility use is only for the subject property (approximately 440 acres) as described and**

- shown on the associated Site Plan (SP-2025-05) and is not transferable to another location.
2. Should the planned use materially change or expand from the attached submittal documents (including additional regulated materials/liquids not reviewed associated with this submittal and the Wellhead Protection District), additional approvals may be required by the City.
  3. Before the issuance of any building permit for the construction of this facility, the applicant shall provide details (engineered drawings) for generators, above-ground storage tanks, and devices for secondary containment in case of inadvertent discharge from primary containers. The applicant shall provide documentation of the installation and maintenance of secondary containment prior to the issuance of the building permit.
  4. Before the issuance of any building permit for the construction of this facility, the applicant shall provide details of the chemical storage buildings(s) and the maintenance plan(s) of such storage facilities to ensure the integrity and proper functionality of impervious floor surfaces.
  5. Before the issuance of any building permit for the construction of this facility, the applicant shall provide an emergency contingency plan for the facility to respond to unauthorized discharges, to include a Spill Prevention, Control, and Countermeasure (SPCC) Plan.
  6. Before the issuance of a building permit for the construction of the facility, the applicant shall provide a Certificate of Insurance (and maintain such insurance) which would pay for the cost of cleanup incurred as the result of inadvertent discharge also naming the City as additionally insured.
  7. Upon submittal of each building permit necessary for the construction of this facility, the applicant shall provide site drawings (and detail sheets) showing the location of all critical infrastructure, including chemical storage areas, generators, above-ground diesel storage tanks, substations, and building-specific transformers.
  8. Before the issuance of each building permit necessary for the construction of this facility, the applicant shall provide specifications for any leak detection systems and equipment, including drawings and manuals.
  9. Upon submittal of Improvement Plans for the construction of this facility, the applicant shall provide a Stormwater Pollution Prevention Plan (SWPPP) in accordance with City permitting requirements
  10. The facility shall comply with any requirements of the Missouri Department of Natural Resources (MoDNR) which may include Title V air permits. If required, the applicant shall submit said permits upon the timing dictated by the MoDNR process.
  11. The City and/or its environmental auditing designee shall be authorized to conduct an inspection of the facility for compliance with Section 400.320 (WHP), upon 24-hour advance notice to the site manager.
  12. Non-compliance with any building code, property maintenance codes, fire codes, zoning codes, any other local, state, or federal regulations or laws, or conditions of this approval is grounds for revocation of the conditional use approval.

*Commissioner Bartch seconded the motion. The Conditional Use application will be forwarded to the City Council with an unfavorable recommendation (4 In Favor, 5 Opposed) at their August 5, 2025 meeting.*

### **SITE PLAN**

10. Case No. SP-2025-05. (CRG Cumulus, LLC) A site plan application for the development of a planned industrial office and warehouse project (data center) generally located on the north and south sides of Highway 370 and between Huster Road and Harry S Truman Boulevard. The subject property is within the “I-1/WHP” Light Industrial District and the Wellhead Protection District, located in Wards 6 and 8.

*Councilmember Galba made a motion to approve the Site Plan application, as conditioned by staff. Commissioner Bartch seconded the motion. The Site Plan was approved, as conditioned (5 In Favor, 4 Opposed).*

### **Adjournment**

*Staff introduced Alanna Bilyeu, the Planning Division’s summer intern. Alanna addressed the Commission, speaking about her background and career plans.*

*The next regular meeting of the Planning and Zoning Commission is scheduled for **August 11, 2025.***

*Vice-Chair Bartch made a motion to adjourn the meeting. Commissioner Liston seconded the motion. All were in favor. The meeting adjourned at 8:10 p.m.*

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SECRETARY

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DATE



**AGENDA ITEM #4**

**STAFF REPORT  
CASE NO. Z-2025-08  
ANNEXATION & ESTABLISHMENT OF ZONING  
1.26 ACRES - HAYFORD ROAD**

**AUGUST 11, 2025  
BY LARA BERRY**

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

**ADDRESS/LOCATION:** Hayford Road  
(Generally located on the west side of Hayford Road and approximately 1,450 feet north of Elm Point Road.)  
Wards 6 upon annexation

**LOT SIZE:** 1.26 acres (more or less)

**EXISTING ZONING:** St. Charles County “A” Agricultural District

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

**SURROUNDING ZONING:**

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

**REQUEST**

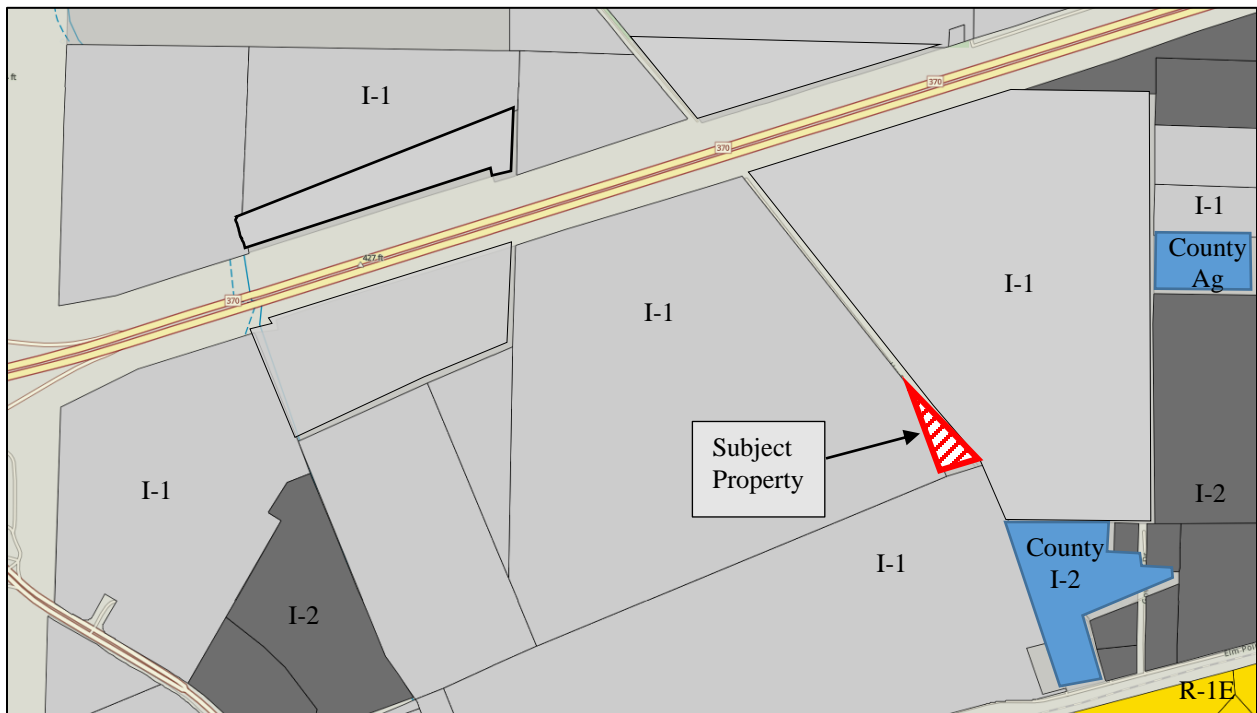
The applicant, CRG Cumulus, LLC, is requesting annexation and establishment of zoning for a 1.26-acre parcel currently located in unincorporated St. Charles County. The request proposes that the subject property be zoned I-1/WHP Light Industrial and within the City’s Wellhead Protection District upon annexation. The WHP overlay would be a required overlay/superimposed zoning attached to any base zoning as this subject property is located with the boundaries of the Wellhead Protection District.

This parcel directly adjoins properties included in the previously approved Case No. Z-2025-04. That case, which was unanimously recommended by the Planning & Zoning Commission (May 12, 2025) and unanimously approved by the City Council (June 17, 2025) earlier this year, involved the annexation and zoning of approximately 144 acres of adjacent land to the same I-

I/WHP classification. The subject parcel under consideration was not included in the prior request due to timing constraints, as the applicant was still in the process of purchasing the property. With the acquisition now complete, the applicant is moving forward with this annexation request. As a result, this annexation represents a continuation for the City to close a gap in the municipal boundaries as well as bringing the subject property under consistent zoning with adjoining properties.

### **SUMMARY/ANALYSIS**

This annexation and establishment of a zoning district request is consistent with the City’s established pattern of zoning in the area, which reflects the broader industrial development character of the 370 Corridor – West (Comprehensive Plan Activity Center #15). The parcel is one of the few remaining unincorporated “pockets” in this area, and its annexation would result in a more consistent jurisdictional control. Figure 1, below, illustrates the zoning designations in and around the subject area.



**Figure 1: Area Zoning of the Subject Properties.**

Along this corridor 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 industrial-based uses near major transportation infrastructure. Residential uses begin to appear south of Elm Point Industrial Road and the railroad tracks which create a natural buffer between uses.

As with the previous case (Z-2025-04), the establishment of I-1 Light Industrial classification is consistent with the surrounding land use patterns and the City’s long-range vision for the 370 Corridor – West, which can support higher-intensity development in this location. Additionally, this request is consistent with existing development patterns. Furthermore, from a planning perspective, it is in the City’s interest to bring this tract into the municipal boundary, especially considering its location within the Wellhead Protection Area, where the City enforces heightened

standards for land use compatibility and environmental safety over that of St. Charles County as County wellhead district boundaries do not extend as far as the City's (City's wellhead boundaries are 1 mile from the wells versus a much shorter distance for the County).

It is important to clarify that this request is strictly for annexation and the establishment of zoning. While a related development proposal (CU-2025-10) that includes adjacent parcels which has already been reviewed by the Planning & Zoning Commission and is scheduled for City Council consideration on August 19, 2025, **the approved site plan does not show any use on this parcel that would trigger additional review under the City's Wellhead Protection Ordinance. As a result, a Conditional Use Permit is not required for the subject parcel at this time.** If uses or development proposal changes, additional review by the City would be required.

Although the broader project has generated public interest, this request should be considered based upon the appropriateness of the zoning request. The proposed I-1/WHP zoning is completely consistent with prior City actions and that of the surrounding development patterns. **The focus of this request should remain on whether the annexation and zoning are appropriate for this location based on land use compatibility and long-range planning goals NOT a review of the proposed development via previous requests.**

#### **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. Establishment of zoning and rezoning requests should be evaluated based on their proximity to these centers, how well they integrate with adjacent uses, and whether they support the goal of transitioning intensity away from activity nodes.

As previously mentioned, the subject property is located nearest to 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.

#### **STAFF RECOMMENDATION**

Approval of this request would extend the City's land use policies consistently across an area and would give the City jurisdictional oversight in a sensitive environmental area where no equivalent oversight is provided by Unincorporated St. Charles County. Establishing the I-1/WHP zoning for this parcel maintains consistency with the City's long-range land use vision, closes a remaining unincorporated gap in this corridor, and is consistent with past zoning approvals in this area.

After review of the proposed annexation and establishment of zoning request, 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. Therefore, the Department of Community Development recommends that the application be forwarded to the City Council with a **favorable** recommendation, as submitted.

**Recommended Motions:**

- 1) *Motion to forward a recommendation of approval to the City Council for annexation of the subject property.*
- 2) *Motion to forward a recommendation of approval to the City Council for the establishment of zoning for the subject property, via Z-2025-08.*



**Figure 2: Aerial Image of the Subject Property.**





**AGENDA ITEM #5**

**STAFF REPORT  
CASE NO. CU-2025-18  
LIQUOR SALES  
& CRAFT DISTILLERY  
1116 N 2<sup>ND</sup> STREET**

**AUGUST 11, 2025  
BY MADELYN P. BROWN**

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<b><i>APPLICANT:</i></b>	Brandon Eckardt Naked Spirits LLC 3235 Reed Crossing Place St. Charles, Missouri 63301
<b><i>PROPERTY OWNER:</i></b>	City of St. Charles 200 N 2 <sup>nd</sup> Street St. Charles, Missouri 63301
<b><i>ADDRESS/LOCATION:</i></b>	1116 N 2 <sup>nd</sup> Street Ward 1
<b><i>ACREAGE:</i></b>	0.43 Acres approximately (overall)
<b><i>EXISTING ZONING:</i></b>	FD/FPD Frenchtown District within the Frenchtown Preservation District
<b><i>PROPOSED USE:</i></b>	Liquor Sales and Craft Distillery

**SUMMARY/ANALYSIS**

This Conditional Use request is for liquor sales and a craft distillery use for a new business, Naked Spirits, located at 1116 N 2<sup>nd</sup> 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. Naked Spirits will distill small batch Rum, which will be sold on site in addition to a selection of beer, wine, and cocktails. Also associated with the craft distillery is a restaurant use, providing food items including pizza, appetizers, salad, etc. The proposed hours of operations are 4:00 p.m. to 10:00 p.m. Wednesday and Thursday, 2:00 p.m. to 11:00 p.m. Fridays, and 11:00 a.m. to 11:00 p.m. Saturday and Sunday. The establishment will be closed Monday and Tuesday. The proposed hours are in full compliance with Frenchtown District standards for businesses holding a liquor license (11:00 pm required closing time).

Also associated with the operations of the proposed business is a production and storage site (also on the agenda for approval this evening via application CU-2025-19). This is to take place at 691 N Main Street, more commonly known as the Sawtooth Building.

The site will include a renovation of the existing building to include the distilling space, kitchen, and public restaurant area. The exterior of the building will also be altered for the new establishment. Because this property is located within the Frenchtown Preservation District, the review of the elevation changes falls under the purview of the Landmarks Board and not the Planning and Zoning Commission. This item is slated for review of the elevation at the Landmarks August 18, 2025 meeting. The proposed exterior alterations 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 2<sup>nd</sup> 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.

#### **Consistency with the Frenchtown Great Streets Plan**

On July 21, 2020, the City Council formally accepted and approved the findings and the plan for the Frenchtown Great Streets Plan. This plan was a local effort with support from area residents, the City, St. Charles County and East-West Gateway Council of Governments to provide a framework for the revitalization effort of Frenchtown. The approved Great Street Plan outlines

its own set of goals, including four (4) sub-districts, aimed at fulfilling the mission of the plan. After review, the proposed land use is consistent with the goals and objectives of the Frenchtown Great Streets Plan, as outlined below:

### Development Assets

- **Goal 2: Determine Potential Development Products**

Four (4) types of developments are defined under Goal 2 of Development Assets. Real estate strategies and market analysis are used to support a projected development program of diverse uses.

*DA 02.02 Introduce New Retail Development* – This goal incentives establishing new retail/businesses within the district. The plan also calls for more “destination” type uses such as restaurants and local shops to help attract tourists as well as local residents to the corridor.

- **Goal 3: Establish sub-districts within Frenchtown**

Six (6) districts are defined under Goal 3 of Development Assets. These districts identify and group unique characteristics within Frenchtown to better guide development. The subject property is located in the area identified as the “Old Frenchtown.”

*DA 03.02 Establish the Old Frenchtown District* – The plan identifies a strategic vision for the Old Frenchtown District that focuses on the small-scale redevelopment of existing historic spaces to attract local businesses and entrepreneurs with craft/boutique companies. A mix of adaptive reuse and progressive infill will create an eclectic and hip energy to transition the Sawtooth District and New Frenchtown Districts.



Figure 1: Frenchtown Sub-districts map.

- **Goal 4: Encourage New Development**

Encouraging New Development in Frenchtown is aided by concurrent efforts such as flood protection and a more walkable streetscape. Further guidance provides insight to bringing in establishments for new infill and adaptive reuse developments.

DA 04.07 Encourage a Diverse Tenant Mix – A broad mix of ground floor and destination uses are encouraged within the district to also help differentiate the corridor from Main Street. Destination type uses are identified as attracting visitors and encouraging additional spending while in the district. There are currently no other establishments similar to the proposed business in the district, which will help to diversify the mix of tenants along the corridor.

**STAFF RECOMMENDATION**

Staff believes the proposed liquor sale and craft distillery use conforms to all City standards. After review of this application against the City’s Zoning Code, Comprehensive Plan and the Frenchtown Great Streets Plan, the Department of Community Development recommends approval of the conditional use permit for a liquor sales and craft distillery use, subject to the following conditions:

1. This conditional use permit for a liquor sales and craft distillery use is issued to the applicant (Brandon Eckardt) and business (Naked Spirits LLC) only for the property located at 1116 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 craft distillery use at 1116 N 2nd Street to the City Council with a favorable recommendation, subject to the conditions recommended by staff.*

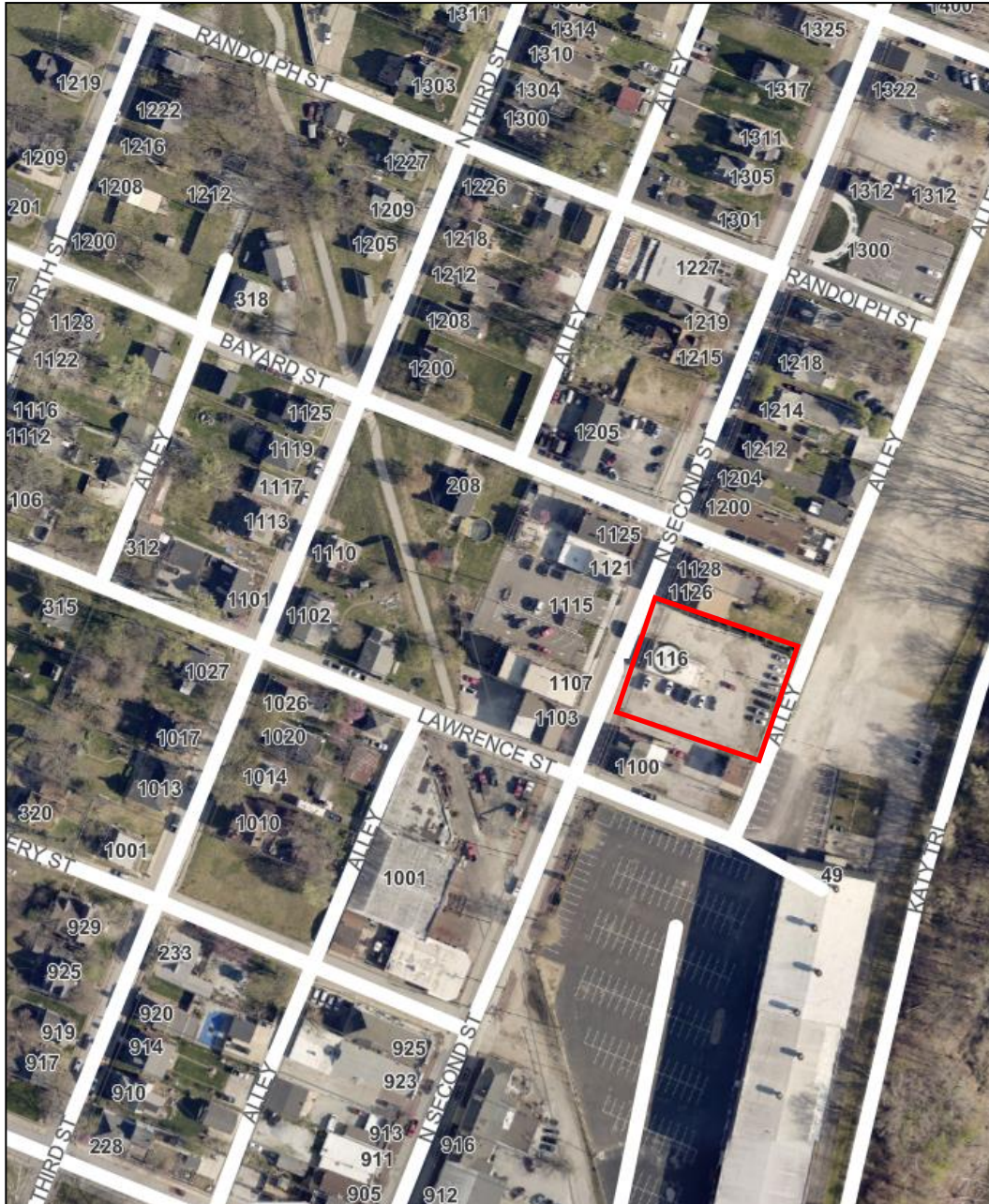


Figure 1: Aerial View of Subject Property.



**Figure 2: Street View Photo of Subject Property.**



**Figure 3: Rendering of proposed exterior alterations (Landmarks Review pending).**

# Property Database Search

Please note: Information maintained by this office is for Assessment purposes only and should not be used to verify or transfer ownership. All maps maintained, provided and/or purchased are based on Assessment information and do not represent a legal survey of the parcels shown and shall not be used for conveyance or the establishment of property boundaries.

2025 Assessor Certified Values

## Property Details

Information is current as of 07/08/2025

**Account Number:** 003380A000

**Parcel ID:** 6-009A-B042-00-0004.0000000

**Owner(s):**

CITY OF ST CHARLES MISSOURI  
200 N 2ND STREET  
ST CHARLES, MO 63301

**Property Address:** 1116 N 2ND ST 63301

**School District:** St Charles

**City:** St. Charles

**Fire District:** St. Charles

**Neighborhood Code:** 5102

**Subdivision:**

**Legal Description:** PT CITY BLK 42

**Lot Size:** 126X150

Site Map ([https://maps.sccmo.org/public\\_web\\_map/?find=003380A000](https://maps.sccmo.org/public_web_map/?find=003380A000))

## Building Data

**Year Built:** 1950

**Property Type:** GOVERNMENT (EX)

**Quality Code:** C - Not used

**Architectural Type:**  
**Exterior Walls:**

**Bedrooms:** 0

**Total Area:** 1,552

**Bathrooms:** 0

**Base Area:** 1,552

**Half Bathrooms:** 0

**Parking Area:** 0

**Total Rooms:** 0

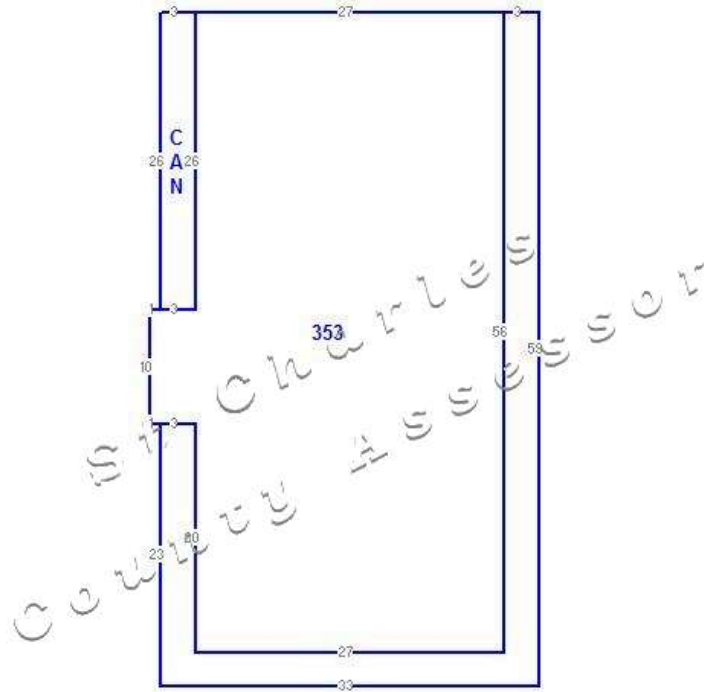
**Basement Area:** 0

**Fireplaces:** 0

**Finished Basement Area:** 0

## Property Details

Information is current as of 07/08/2025



Legend:  
353: RETAIL STORE  
CAN: CANOPY ROOF SLAB

(<https://lookups.sccmo.org/assessor/sketch/003380A000/1>)

[Click to Enlarge \(https://lookups.sccmo.org/assessor/sketch/003380A000/1\)](https://lookups.sccmo.org/assessor/sketch/003380A000/1)

### Assessed Value

<b>Commercial Value:</b> \$0	<b>Total Market Value:</b> \$106,707
<b>Residential Value:</b> \$0	<b>Land Value:</b> \$103,950
<b>Agriculture Value:</b> \$0	

### Sales History



Madelyn Brown  
Planner  
Department of Community development  
City of St. Charles

Re: CU-2025-19 and CU-2025-18

Madelyn,

Thank you for your review and comments. Please find our responses below, following the order of your original points:

1. Checks will be delivered to City Hall today.
2. The two locations serve very different production purposes. At 1116, production will be limited to small-scale experimentation with recipes and tinctures, totaling less than 50 gallons annually. The Sawtooth facility is our primary production site, where we currently produce under 5,000 gallons per year. At no time will we store more than 240 gallons in the Sawtooth facility.
3. Our spirit offerings are highly experimental and evolve based on ongoing recipe development and customer feedback. While the base ingredients and production process remain consistent, flavors rotate regularly. Our website reflects the most up-to-date information.
4. Attached is the current rendering of the cocktail lounge. We are actively working with the Preservation Committee to finalize the design.
5. We are under contract with Steve Hollander Architect, who is currently preparing the drawings. A sealed set of plans will be provided upon completion.

Sincerely,  
Brandon S. Eckardt  
Managing Partner  
Naked Spirits, LLC

**From:** Brandon <brandon@nakedspirits.com>  
**Sent:** Friday, July 18, 2025 11:08 AM  
**To:** Madelyn P. Brown  
**Subject:** Re: Naked Spirits CUP

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the City of Saint Charles. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Madelyn,

I'm looking forward to working with you. Below is a breakdown of our business operations across both of our locations:

---

### **Saw-tooth Building**

This facility will be used exclusively for production and storage. It will not be open to the public, and there will be no on-site consumption. The space will house our packaging materials, a still, and our bottling line. It will only be in use during production runs and will not maintain regular business hours.

---

### **1116 N 2nd Street**

This location will serve as our cocktail lounge and tasting bar. We will operate with regular hours and staff. Our initial hours of operation are:

- **Wednesday & Thursday:** 4 PM – 10 PM
- **Friday:** 2 PM – 11 PM
- **Saturday & Sunday:** 11 AM – 11 PM

We may adjust hours or add additional days based on demand, but we are committed to not extending hours past 11 PM at any time.

The lounge will feature a tiki-themed atmosphere and a carefully curated cocktail menu. We'll also offer a selection of local craft beers and wines. Light bites will be available from a limited menu, which we are still finalizing. Potential offerings include appetizers, pizzas, salads, charcuterie, and themed desserts. Our primary focus will be on cocktails, with food available to complement the experience.

Additionally, we will operate a small 7.5-gallon still on-site for recipe development, tincture experimentation, and educational demonstrations during private tastings.

Our targeted opening date is **October 3rd**.

---

Please let me know if you need any further information.





**AGENDA ITEM #6**

**STAFF REPORT  
CASE NO. CU-2025-19  
LIQUOR SALES  
& CRAFT DISTILLERY  
691 N MAIN STREET**

**AUGUST 11, 2025  
BY MADELYN P. BROWN**

---

**APPLICANT:** Brandon Eckardt  
Naked Spirits LLC  
3235 Reed Crossing Place  
St. Charles, Missouri 63301

**PROPERTY OWNER:** City of St. Charles  
200 N 2<sup>nd</sup> Street  
St. Charles, Missouri 63301

**ADDRESS/LOCATION:** 691 N Main Street  
Ward 1

**ACREAGE:** 3.36 acre parcel (overall)

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

**PROPOSED USE:** Liquor Sales and Craft Distillery

**SUMMARY/ANALYSIS**

This Conditional Use request is for liquor sales and a craft distillery use for a new business, Naked Spirits, located at 691 N Main Street. The subject property is commonly known as the Sawtooth Building, and is a part of the future City Center Complex, which will also contain the new St. Charles City Hall along with other municipal functions. The City has worked with the applicant to lease out a portion of the Sawtooth building for the distillery operations of Naked Spirits.

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. This location will serve as a production and storage site only. Liquor will not be distributed from this location but not consumed on site. While the subject property is the primary production site for the business, no more than 5,000 gallons will be produced per year. Additionally, no more than 240 gallons will be stored at one time. The building will house packaging materials, a still, and the bottling line. Regular business hours will not be maintained, as the location is not open to the

public or be staffed on a daily basis. However, any operations will cease prior to 11:00 p.m. to be in full compliance with Frenchtown District standards for businesses holding a liquor license (11:00 pm required closing time).

Also associated with the operations of the proposed business is a location for a restaurant use and small batch distilling (also on the agenda for approval this evening via application CU-2025-18). This is to take place at 1116 N 2<sup>nd</sup> Street.

While the property falls within the Frenchtown Perseveration District, this application does not include a site plan requiring review by the Landmarks Board as there are no exterior improvements planned.

### **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 Main 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.

**Consistency with the Frenchtown Great Streets Plan**

On July 21, 2020, the City Council formally accepted and approved the findings and the plan for

the Frenchtown Great Streets Plan. This plan was a local effort with support from area residents, the City, St. Charles County and East-West Gateway Council of Governments to provide a framework for the revitalization effort of Frenchtown. The approved Great Street Plan outlines its own set of goals, including four (4) sub-districts, aimed at fulfilling the mission of the plan. After review, the proposed land use is consistent with the goals and objectives of the Frenchtown Great Streets Plan, as outlined below.

### Connections and Mobility

- **Goal 1: Create a walkable and connected multi-modal street network**

This Goal under Connections and Mobility identify 11 goals to help better unite the Frenchtown into a walkable and unified district.

*Complete a walkable street grid network in Frenchtown*– This goal outlines the importance of connecting the Frenchtown network, into a walkable, cohesive district. One of these areas to be connected within this goal is the ACF property to the rest of N Second Street.

### Development Assets

- **Goal 3: Establish sub-districts within Frenchtown**

Six (6) districts are defined under Goal 3 of Development Assets. These districts identify and group unique characteristics within Frenchtown to better guide development. The subject property is located in the area identified as the “Old Frenchtown.”

*DA 03.02 Establish the Sawtooth District*– The plan identifies a strategic vision for the Sawtooth District that focuses on adaptive reuse of the ACF property. The strategic vision includes creating a “unique experimental destination” with diverse uses within the ACF property. One of these uses identifies a microbrewery/craft distillery use.



Figure 1: Frenchtown Sub-districts map.

- **Goal 4: Encourage New Development**

Encouraging New Development in Frenchtown is aided by concurrent efforts such as flood protection and a more walkable streetscape. Further guidance provides insight to bringing in establishments for new infill and adaptive reuse developments.

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**Recommended Motion:**

*Motion to forward the Conditional Use Permit application for a Liquor Sales and a craft distillery use at 691 N Main 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 from future Main Street extension.**



Madelyn Brown  
Planner  
Department of Community development  
City of St. Charles

Re: CU-2025-19 and CU-2025-18

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Additionally, we will operate a small 7.5-gallon still on-site for recipe development, tincture experimentation, and educational demonstrations during private tastings.

Our targeted opening date is **October 3rd**.

---

Please let me know if you need any further information.



**AGENDA ITEM #7**

**STAFF REPORT  
REZONING CASE NO. Z-2025-07  
975 LINDENWOOD AVENUE**

**AUGUST 11, 2025  
BY LARA BERRY**

**APPLICANT:** Charles Gilbert  
23 Eau Claire Drive  
St. Charles, MO 63301

**OWNER:** Charles & Anna Gilbert  
23 Eau Claire Drive  
St. Charles, MO 63301

**ADDRESS/LOCATION:** 975 Lindenwood Avenue  
Ward 1

**LOT SIZE:** 12,600 square feet

**EXISTING ZONING:** R-1E Single-Family Residential District

**REQUESTED ZONING:** R-2 Two-Family Residential District

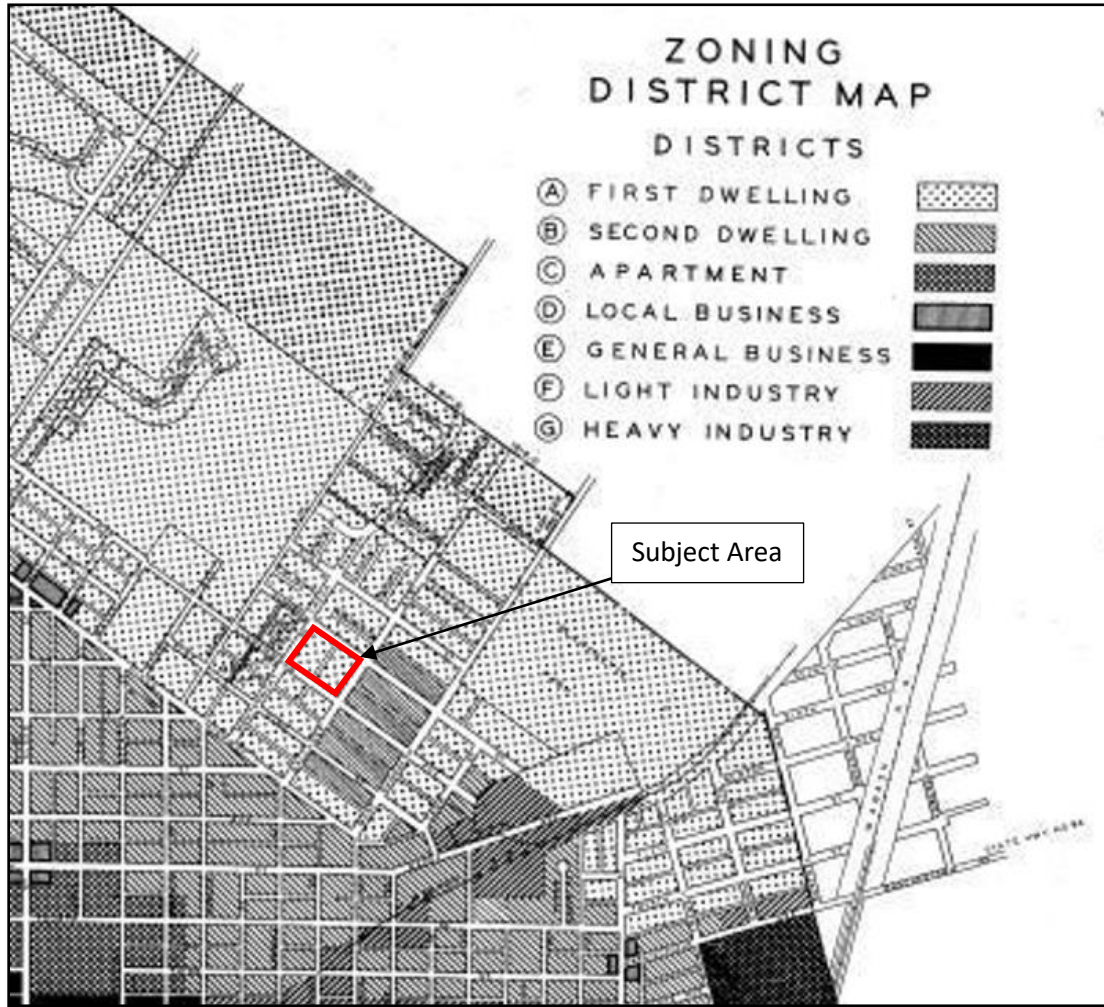
**SURROUNDING ZONING:**

Direction	Zoning	Use
North	R-1E	Single-Family Residence
South	R-1E	Single-Family Residence
East	R-1E	Single-Family Residence
West	R-1E	Non-Conforming Use/Structure

**SUMMARY /ANALYSIS**

The City has received a rezoning application from the property owner of 975 Lindenwood Avenue, Charles and Anna Gilbert, to rezone a parcel from R-1E Single-Family Residential District to R-2 Two-Family Residential District. According to the County Assessor, there are two separate parcels associated with the address of 975 Lindenwood Avenue. One parcel is approximately 1.7 acres, while the other is approximately 12,600 square feet. The applicant is requesting to rezone only the smaller of the two parcels with the intent to convert the layout and use of the existing structure into a duplex (two-family dwelling).

Based on staff's review of limited City records, in 1953, this property was issued a Certificate of Occupancy for a Non-Conforming Use, because according to the 1954 Zoning District Map, the property was zoned "First Dwelling" which is equivalent to the current Single-Family Residential Districts (Figure 1, below). The use of the property at that time was for a hatchery, poultry dressing plant, feed sales, and poultry equipment sales in connection with poultry or live stock.



**Figure 1: 1954 Zoning District Map**

Most recently, the structure on the subject site was used as another non-conforming use, a commercial office for Res-Com Contractors LLC. This commercial use was also considered a non-conforming use under the existing R-1E zoning. However, as the business has not operated at this location for well over one year, the non-conforming status has lapsed, and the structure must now comply with the permitted uses of the R-1E District, more specifically in connection to this request, single-family residential use.

Although previously used as a business office, the building is residential in appearance (Figure 2, on the next page) and while records indicate the subject structure was used as an office (not a dwelling) under the most recent use, it is inconclusive whether this structure was previously used as a dwelling. However, based on the time period of the records mentioned above and architecture

of the structure, one could conclude that this was once used as a single-family residence at some point tied to the original non-conforming use (farm). The current property owners, who purchased the site in February 2024, wish to convert the existing structure into a two-family dwelling and maintain it as a rental property. Because the R-1E District does not allow duplexes, a rezoning to R-2 is necessary to accommodate the proposed use. It should be noted that the structure can be used as a rental unit; however, only as a single dwelling unit via the R-1E zoning standards (not the intended two unit dwelling).

Per the Zoning Code, “it is the intention that non-conforming uses and non-conforming structures will eventually be eliminated”. In this case, the previous non-conforming commercial use on the property has lapsed. Rather than move toward zoning conformity, the proposed rezoning would introduce a new, higher-density use that does not align with the surrounding lower-density residential zoning.

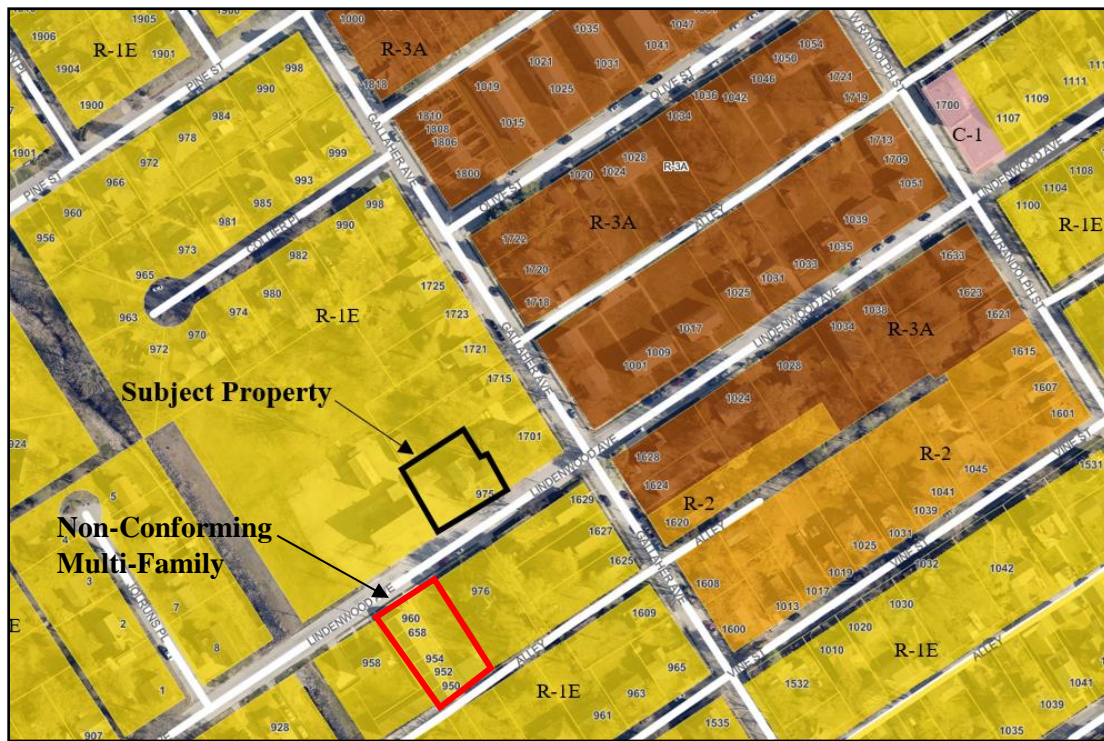


*Figure 2: Street view of the Subject Property*

Area Land Uses

Figure 3, below, illustrates the surrounding zoning of the subject parcel. Although the broader area includes some R-2 Two-Family and R-3A Multiple-Family Residential zoning districts and uses, the subject property and its immediately adjacent parcels remain zoned R-1E and have consistently been maintained for single-family residential dwelling uses.

There is one notable exception across the street from the subject site, 950–960 Lindenwood Avenue, that is currently used as a six (6) unit residential building, despite being zoned R-1E (also indicated on Figure 3). This structure is also considered non-conforming and is a remnant of former military housing, pre-dating zoning (which was enacted in 1947). Though it is plated as attached single-family or condominium-style units, it is treated functionally as multi-family under land use standards.



**Figure 3: Area Zoning of the Subject Property**

East of Gallaher Avenue, between Pine Street and Lindenwood Avenue, there is a large pocket of multi-family and two-family residential development. As the built environment moves south from Lindenwood Avenue, the zoning transitions gradually from R-3A to R-1E at Vine Street, with a continuous band of R-2 serving as a buffer between higher- and lower-density districts. This creates a logical and orderly progression in zoning intensity which is generally strived and encouraged in the City’s Comprehensive Plan. In contrast, the proposed rezoning west of this pocket of multi-family zoning would introduce a small pocket of R-2 west of Gallaher Avenue, where the area has remained consistently single-family. This would result in a fragmented pattern, moving west from Gallaher (R-3A to R-1E, then to R-2 per the proposal, and back again to R-1E),

disrupting the expected pattern of gradual, contiguous transitions in residential density. Furthermore, Gallaher Avenue itself has historically served in this area as a clear dividing line between higher-density residential uses to the east and single-family residential uses in this area.

It is staff's belief that the R-3A zoning on the east side of Gallaher is largely a product of initial zoning assignments that corresponded to existing buildings at the time zoning was first established in St. Charles and has remained so since that time. Many of the multi-family structures in that pocket were constructed around the same time the City adopted its first zoning regulations, and the zoning likely followed the built environment rather than signaling a long-range plan to expand higher-density residential further west.

In support of the rezoning request, the applicant submitted seven (7) letters or statements from area property owners, which are included in the staff report packet for reference. Of these, only two (2) are from properties that could be considered directly adjacent to the subject parcel (the smaller parcel), both located across the Lindenwood Avenue (see Figure 4, page 7 below).

While staff appreciates the applicant's efforts to gather support, it's important to note that neighborhood support alone should not determine the outcome of a rezoning request, especially when other planning considerations point in a different direction. Again, rezoning decisions must take into account the long-term goals for the area, consistency with the Comprehensive Plan, and how well the request fits within the existing zoning pattern.

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The St. Charles Comprehensive Plan, adopted in 2002 and updated in 2012, recommends that land use decisions be guided by compatibility with surrounding development and proximity to designated Activity Centers. These centers are intended to support higher-density development, with intensity gradually decreasing as distance from the center increases.

The subject property lies approximately 1,000 feet southeast of Activity Center #2 (Blanchette Park). While proximity to an Activity Center can justify increased residential density in certain cases, the Comprehensive Plan notes that not all Activity Centers serve the same function. Unlike the Historic Downtown Activity Center, is centered within commercial activity and designed for walkable, mixed-use development. Blanchette Park functions as a neighborhood-serving amenity within a stable majority single-family area. The existing land use pattern surrounding the park reflects a desire to preserve lower-density character, not intensify it.

Although there are some examples of higher-density or non-conforming uses in the broader area, the subject parcel lacks direct zoning continuity with any other R-2 districts. Without a clear, contiguous connection to similar zoning, the proposed change does not appear to support the Comprehensive Plan's goals for coordinated land use transitions and cohesive neighborhood development.

**STAFF RECOMMENDATION**

After careful review of the rezoning request, applicable zoning regulations, the Comprehensive Plan, and surrounding development patterns, staff finds that this proposal raises concerns related to land use consistency, zoning contiguity, and long-term planning direction. While the applicant's intent to reuse the structure in a way that may support housing needs is understandable and while the applicant has submitted some documents of support from area property owners, staff must consider the broader policy implications of introducing a higher-density zoning district in the middle of an established single-family neighborhood.

As previously mentioned, Gallaher Avenue has historically served as a clear transition point between multi-family and single-family residential uses, and the surrounding area west of Gallaher has remained relatively unchanged over time. The requested R-2 zoning would represent a break in the established zoning pattern, lacks direct adjacency to other two-family/multi-family zoning districts, and may encourage a pattern of intensification in an area which has remained traditionally single-family (minus the multi-family pocket to the east).

Staff also notes that the Zoning Code supports the eventual elimination of non-conforming uses and encourages transitions that are gradual, contiguous, and consistent with neighborhood character.

**For these reasons, staff hesitates to provide a favorable recommendation for the rezoning request.** Although the proposed use may not appear incompatible with the area on the surface, the lack of zoning continuity, the potential for intensification of zoning, and the absence of clear support from the Comprehensive Plan lead staff to recommend against the application.

**Recommended Motions:**

*Motion to forward application Z-2025-07, to the City Council with a favorable recommendation as submitted.*

*(Note: Staff **does not** recommend this application be approved; however, the motion must be made in the form of a positive.)*



Figure 4: Aerial Photo of the Subject Property. Green stars indicate properties that are supportive of this request.

Property Owner(s) Larry Smith

Property Address 1628 Gallaher Ave.

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

Additional Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Larry Smith  
Property Owner Signature

Telephone Number: 3144774917

Dated: 8/5/25

\_\_\_\_\_  
Property Owner Signature

Telephone Number: \_\_\_\_\_

Dated: \_\_\_\_\_

Property Owner(s) Kevin & Tessa Beasley  
Property Address 974 Collier Pl, St. Charles, MO 63301

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

Additional Comments: No objections!

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kevin Beasley  
Property Owner Signature  
Telephone Number: 731-363-4325  
Dated: 8-5-2025

Tessa Beasley  
Property Owner Signature  
Telephone Number: 608-434-1278  
Dated: 8-5-2025

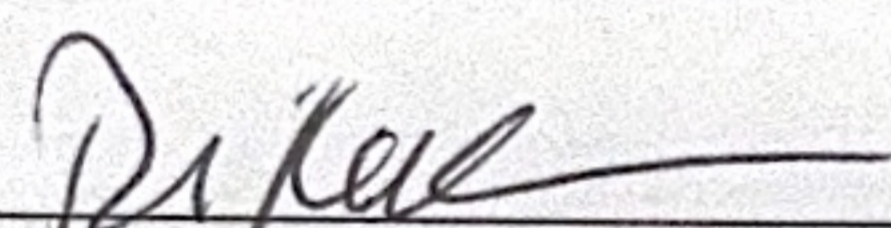
Property Owner(s) Keith Robben MD and David Kullberg

Property Address 1629 Gallacher Ave St. Charles MO 63301

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

Additional Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Property Owner Signature

Telephone Number: 314-808-6511

Dated: 8/5/2025

  
Property Owner Signature

Telephone Number: 314-461-3023

Dated: 8-5-25

Property Owner(s) Samuel Crosby  
Property Address 998 Collier Pl. St. Charles, MO 63301

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sam Crosby  
Property Owner Signature  
Telephone Number: 636-317-8947  
Dated: 8-5-25

\_\_\_\_\_  
Property Owner Signature  
Telephone Number: \_\_\_\_\_  
Dated: \_\_\_\_\_

Property Owner(s) ROSE HARRELL

Property Address 976 LINDENWOOD AVE.

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

Additional Comments: NO OBJECTION

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Rose Harrell  
Property Owner Signature  
Telephone Number: 636-219-3184  
Dated: 8/5/2025

\_\_\_\_\_  
Property Owner Signature  
Telephone Number: \_\_\_\_\_  
Dated: \_\_\_\_\_

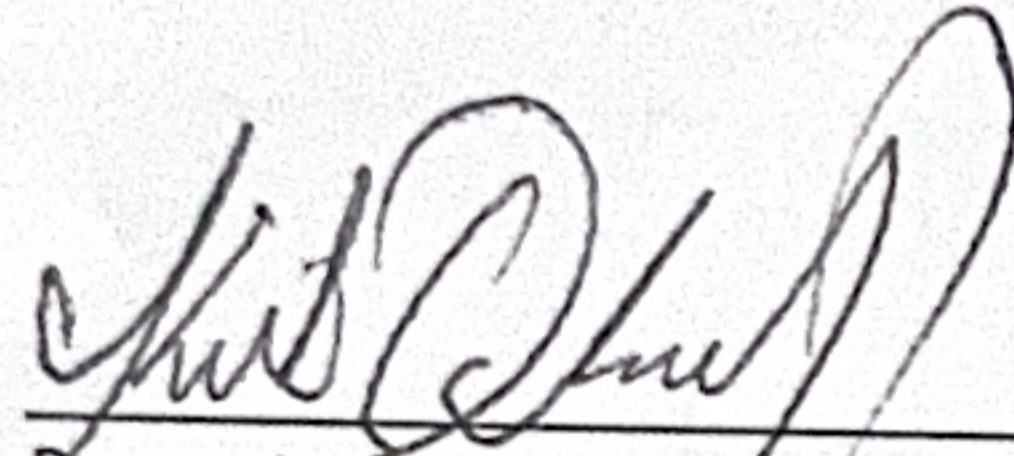
Property Owner(s) Kirk & Lisa Oendorf

Property Address 980 Collier Pl 63301

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

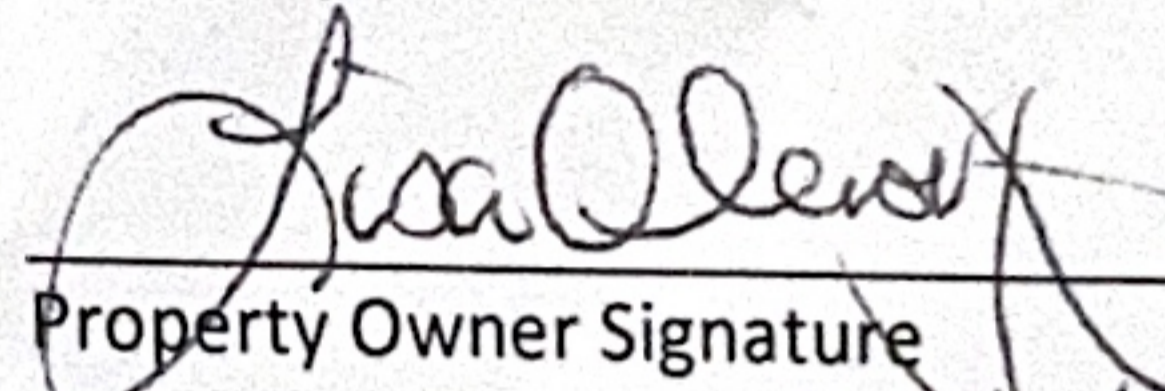
Additional Comments: NO Objections!

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Property Owner Signature

Telephone Number: 636-288-7715

Dated: 8/5/25

  
\_\_\_\_\_  
Property Owner Signature

Telephone Number: 314-650-3291

Dated: 8/5/25

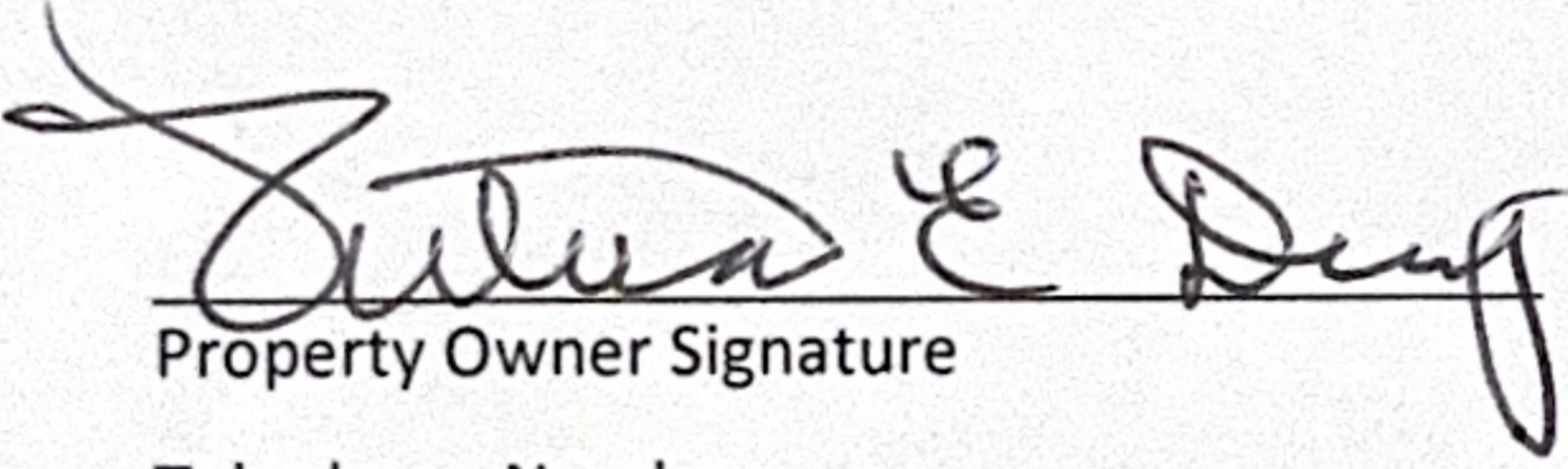
Property Owner(s) Victoria Day

Property Address 1810 Gallaher

I/We, the undersigned have no objection to the rezoning of 975 Lindenwood Avenue, St. Charles, MO 63301 and consent to the property becoming a multi-family/duplex.

Additional Comments: No objection

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Property Owner Signature

Telephone Number: \_\_\_\_\_

Dated: 8/5/25

Property Owner Signature

Telephone Number: \_\_\_\_\_

Dated: \_\_\_\_\_

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR A NON-CONFORMING  
USE IN COMPLIANCE WITH SECTION 25 OF ORDINANCE

NO. 2529

(To be completed by owner or occupant.)

No. 30-A

Date August 24th, 1954

TO THE BUILDING COMMISSIONER  
OF THE CITY OF ST. CHARLES, MISSOURI

1. We the undersigned owners of the premises hereinafter described, do hereby make application for a certificate of occupancy for a non-conforming use.

2. LOCATION OF PREMISES:-

(a) Street address: 975 Lindenwood Ave.  
1 to 6 incl.

(b) Lot.No.            Block No.6 Subdivision Mason F. Atkins  
Parts of lots 7 to 12 incl.

(c) Legal description (including dimensions) of lot:

All of block 6 of Mason F. Atkins Addition to the City of St. Charles, Mo., as same is located, designated and described on the Plat of said Addition recorded in Plat Book No. 3, at page 6, of the Recorder's Office of St. Charles County, Missouri, except all or portions of lots 7 to 12 inclusive that have since been deeded to Henry C. Vogt, Francis W. Vogt, Ignatius Vogt & Mrs. Sophia Vogt or Della Dieckherber.

Lots 1 and 6 are shown on plat as 60 x 210'  
Lots 7 and 12 are shown on plat as 60 x 200 ft.  
Lots 2 to 5 inclusive are shown as 50 x 210'  
Lots 8 to 11 inclusive are shown as 50 x 200'

3. Said premises are located within District A, as established by Ordinance No. 2529.

4. On December 22nd., 1953, said premises were being used as:

a Hatchery, poultry dressing plant, feed sales, poultry equipment sales and miscellaneous equipment in connection with poultry or live stock.

5. Said premises were non-conforming within the provisions of said Ordinance, as of December 22, 1953, and remain non-conforming as of this date, because of the following reasons, to-wit:

for reasons as above stated under item No. 4

6. Said non-conforming use was not established in violation of Ordinance No. 2529.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry C. Vogt  
Francis W. Vogt  
Sophia Vogt  
(signatures of applicants)

State of Missouri }  
County of \_\_\_\_\_ } ss.

\_\_\_\_\_ being  
first duly sworn state \_\_\_\_\_ upon \_\_\_\_\_ oath that the facts set  
forth in the foregoing application for certificate of occupancy  
are true and correct.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry C. Vogt  
Francis W. Vogt  
Sophia Vogt

Subscribed and sworn to before me this 3 day of Aug, 1954

Paul D. Dreding  
Notary Public

My Commission expires Sept 11 '57.



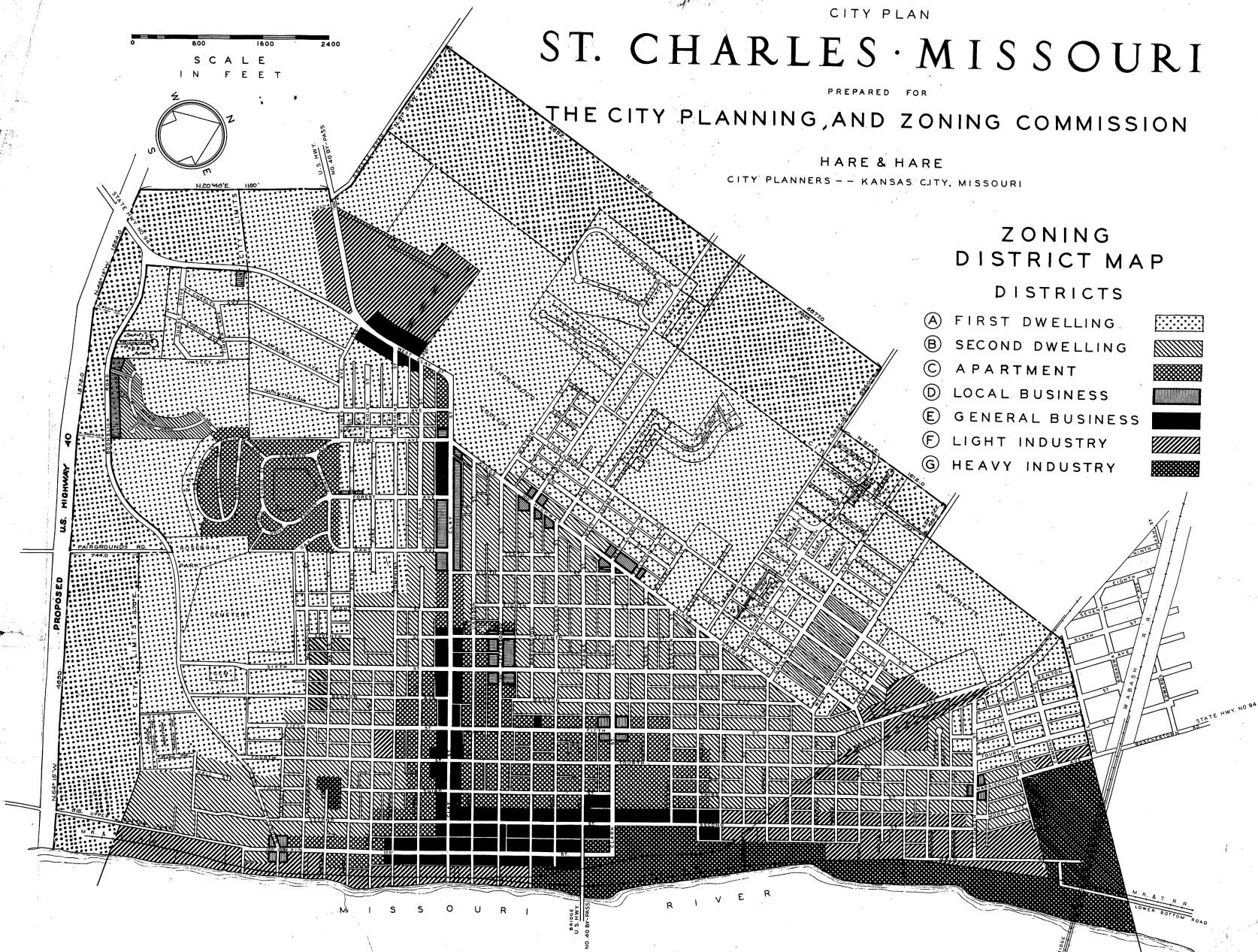
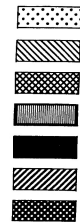
CITY PLAN  
**ST. CHARLES · MISSOURI**

PREPARED FOR  
THE CITY PLANNING AND ZONING COMMISSION

HARE & HARE  
CITY PLANNERS -- KANSAS CITY, MISSOURI

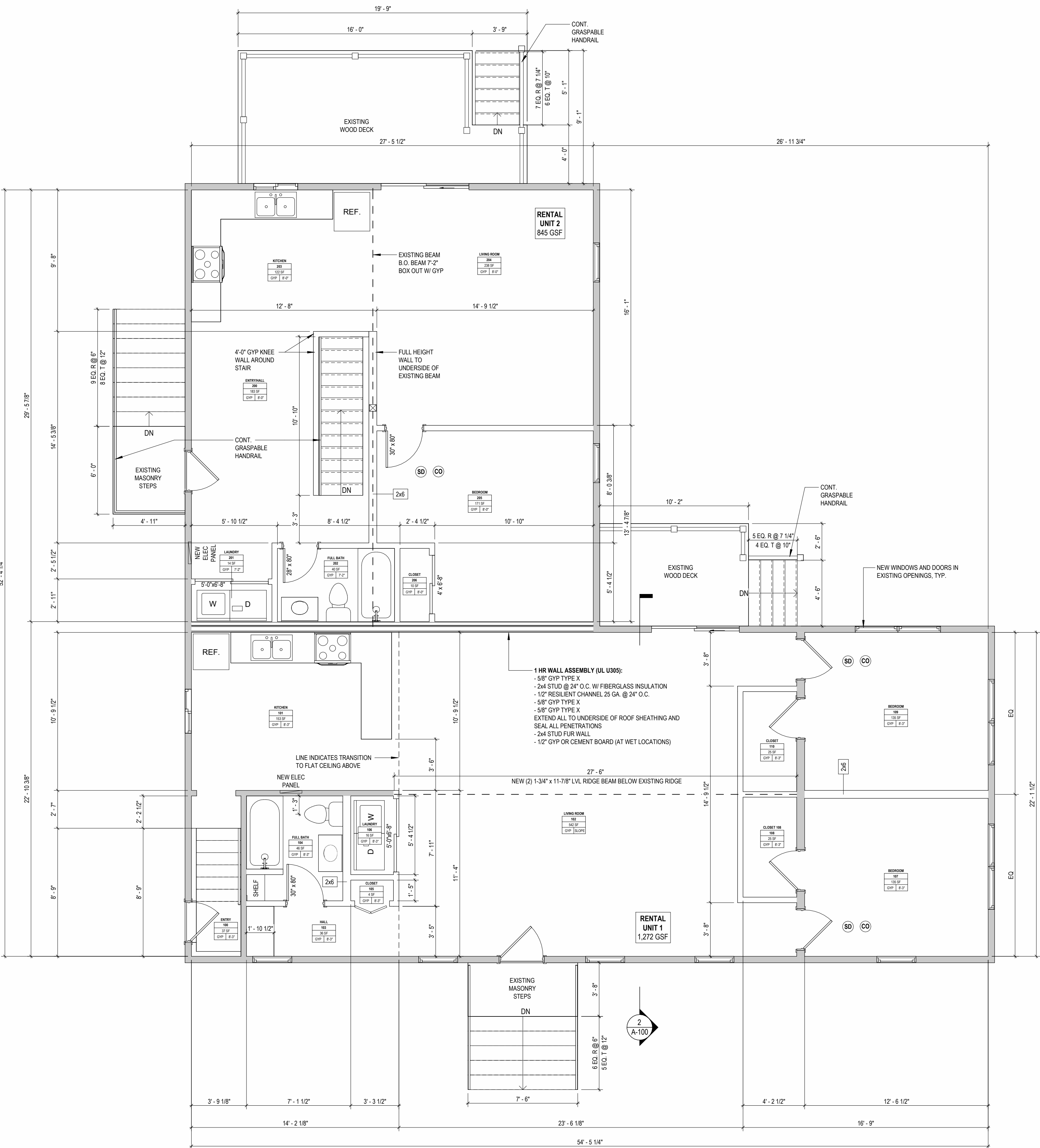
**ZONING  
DISTRICT MAP**  
DISTRICTS

- (A) FIRST DWELLING
- (B) SECOND DWELLING
- (C) APARTMENT
- (D) LOCAL BUSINESS
- (E) GENERAL BUSINESS
- (F) LIGHT INDUSTRY
- (G) HEAVY INDUSTRY



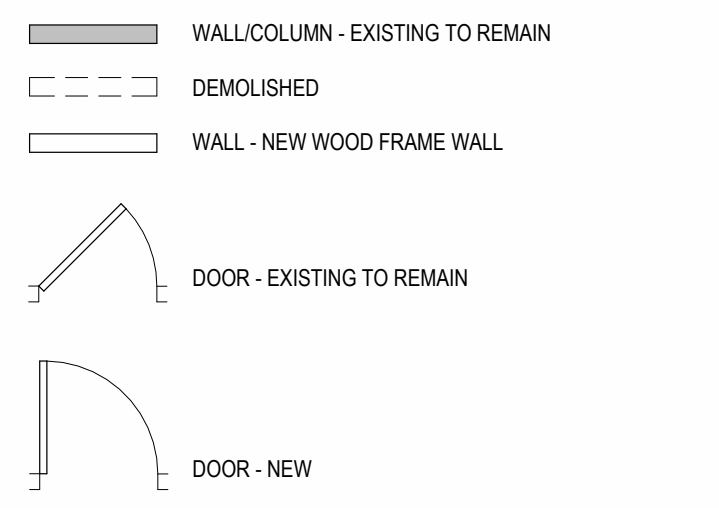
OFFICE CITY ENGINEER  
ST CHARLES MO  
NOV 1954

Dwg 4-1E

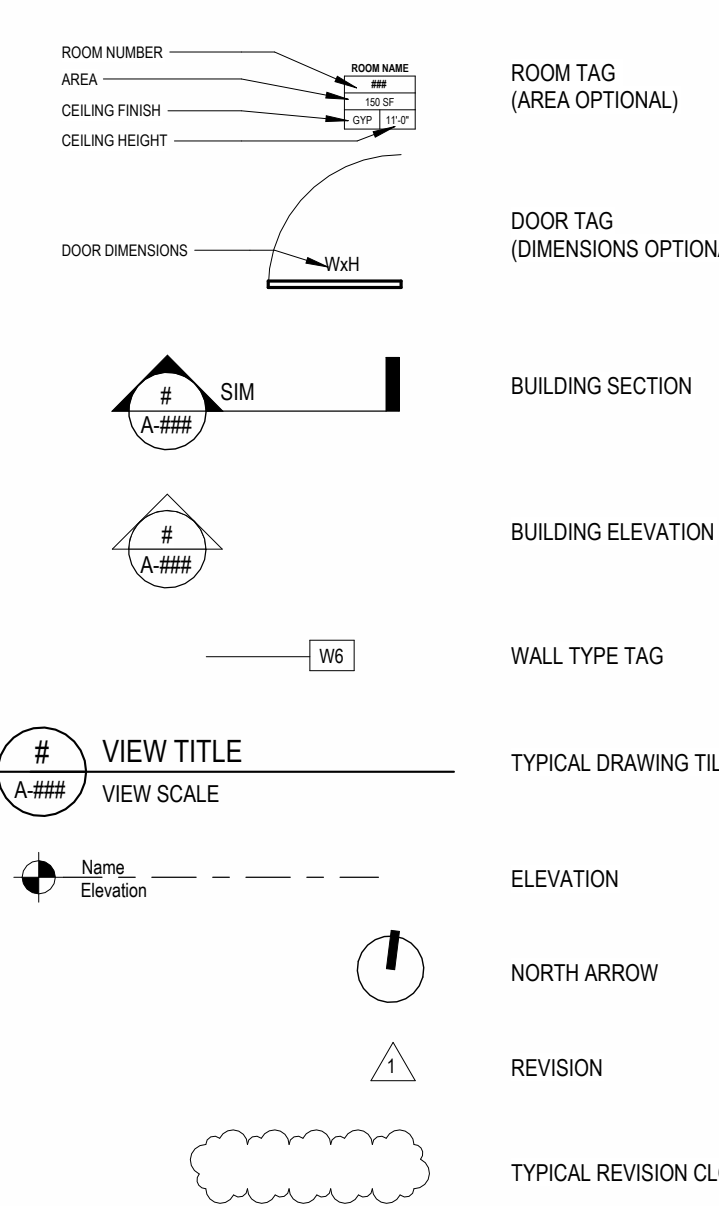


1 FIRST FLOOR PLAN  
1/4" = 1'-0"

**LEGEND**



**ANNOTATION LEGEND**



**CODE INFORMATION**

APPLICABLE BUILDING CODES:  
 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE  
 2021 INTERNATIONAL PLUMBING CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION TYPE: VB  
 OCCUPANCY: R3  
 HISTORIC DISTRICT: NONE  
 ZONING: R-2 RESIDENTIAL  
 CLIMATE ZONE: 4A

SINGLE FAMILY HOME  
 1-STORY W/ BASEMENT AND DETACHED GARAGES

SQUARE FOOTAGE:  
 NO INCREASE IN BUILDING HEIGHT OR SQUARE FOOTAGE  
 FIRST FLOOR: 2045 GSF EXISTING  
 LOWER LEVEL: 2038 GSF EXISTING

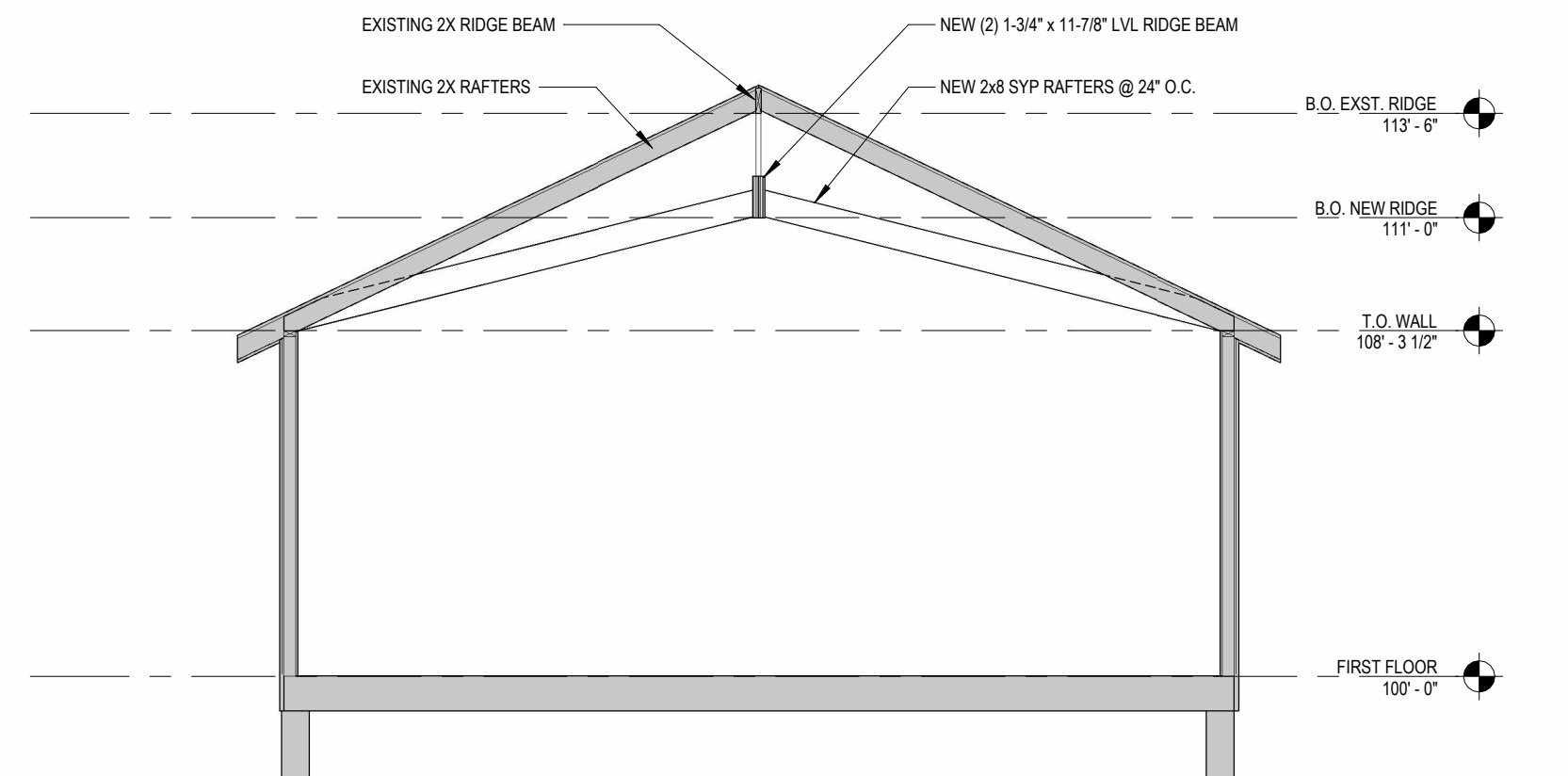
(IECC R402)  
 FENESTRATION U-FACTOR .35  
 SKYLIGHT U-FACTOR .55  
 CEILING R-VALUE 49  
 WOOD FRAMED WALL R-VALUE 20 OR 13-5  
 MASS WALL R-VALUE 8/13  
 FLOOR R-VALUE 19  
 BASEMENT WALL R-VALUE 10/13  
 SLAB R-VALUE & DEPTH 10, 2FT  
 CRAWL SPACE WALL R-VALUE 15/19

**FLOOR PLAN GENERAL NOTES**

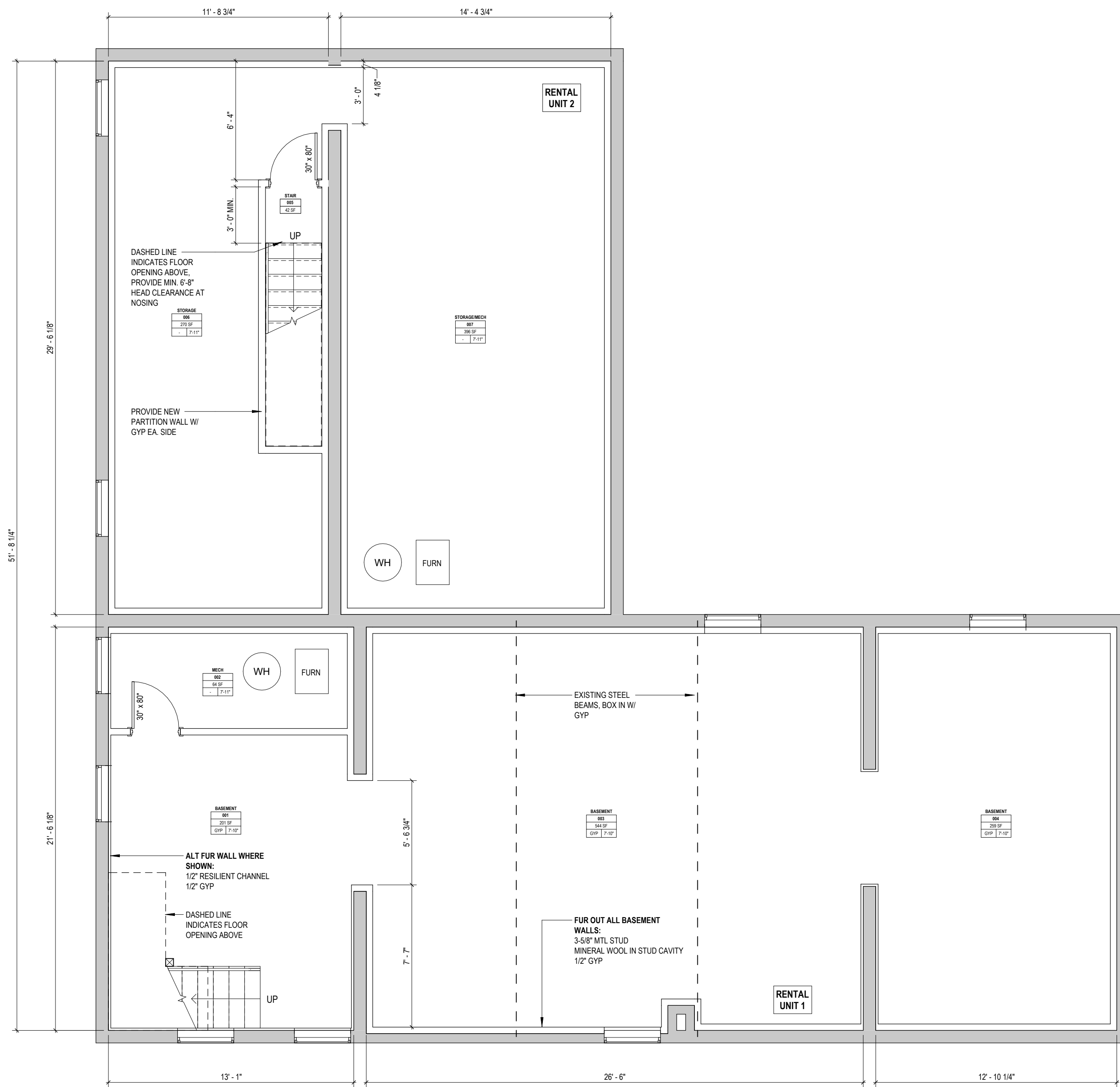
- ALL NEW INT. PARTITIONS TO BE 3 1/2" (2X4 WOOD STUDS) W/ 1/2" GYP. BD. BOTH SIDES, UNLESS NOTED OTHERWISE.
- AT INFILLING WALLS, ALIGN NEW FINISH FACES TO ADJACENT EXISTING FINISH FACES.
- ALL INTERIOR DIMENSIONS ARE SHOWN TO FINISH FACE OF WALL.
- PROVIDE INSULATION PER CODE MINIMUMS LISTED ABOVE.

**ELECTRICAL GENERAL NOTES**

- OUTLETS TO BE LOCATED PER MINIMUM 2021 IRC CODE REQUIREMENTS. ADDITIONAL OUTLETS AS SHOWN ON PLANS AND ELEVATIONS.
- ALL OUTLETS IN KITCHEN, POWDER ROOM, AND MASTER BATH TO BE GFCI UNO.
- PROVIDE DEDICATED OUTLETS FOR NEW EQUIPMENT, AS NEEDED.
- SMOKE ALARMS AND CO ALARMS SHALL BE PROVIDED IN ACCORDANCE W/ NFPA 72 AND 2021 IRC.
- PROVIDE GFCI PROTECTION AT ALL NEW BASEMENT RECEPTACLES, ARC FAULT NOT REQUIRED AT GFCI AREAS.



2 BUILDING SECTION  
1/4" = 1'-0"



1 LOWER LEVEL FLOOR PLAN  
1/4" = 1'-0"



**AGENDA ITEM #8**

**STAFF REPORT  
CONDITIONAL USE PERMIT CASE NO. CU-2025-17  
3891 FOUNTAIN LAKES PARKWAY EAST**

**AUGUST 11, 2025  
BY LARA BERRY**

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<b>APPLICANT:</b>	Life Couriers 4806 Trade Access Blvd, Suite 100 Hazelwood, MO 63042
<b>OWNER:</b>	Big Box 9-19 Commerce LLC 100 Mastonford Road, Suite 250 Radnor, PA 19087
<b>ADDRESS/LOCATION:</b>	3891 Fountain Lakes Parkway East Ward 8
<b>TENANT SPACE:</b>	19,560 square feet
<b>EXISTING ZONING:</b>	I-2/WHP Heavy Industrial District within the Wellhead Protection District
<b>PROPOSED USE:</b>	Handling/storage of hazardous substances (radiopharmaceuticals) accessory to an office/warehouse establishment.

**SUMMARY OF THE REQUEST**

In June 2025, the City received a building permit application for interior warehouse alterations at 3891 Fountain Lakes Parkway E. During the Planning staff's review, it was identified that the the proposed tenant, Life Couriers, is a specialized logistics provider focused on the secure and time-sensitive transfer of radiopharmaceuticals used in cancer treatment, such as Pluvicto and Lutether. Upon further review, this handling of medical radiopharmaceuticals falls under the provisions of the WHP, Wellhead Protection District requiring a conditional use.

The company operates globally with approximately 15 locations nationwide and is relocating its local warehouse operations from Hazelwood to this site, while its corporate offices are moving to Fenton. Per the business, the subject facility serves two (2) primary functions:

1. Time-sensitive pharmaceutical logistics: The site functions as a secure transfer point for radiopharmaceutical cargo between delivery legs. Shipments are held on-site for only a

brief, transient period (2–4 hours) before being dispatched to patient destinations. Given the nature of these cancer therapies, delivery windows are extremely tight (24 to 48 hours from manufacture to patient), and the company operates to ensure compliance with medical protocols and regulatory standards.

While the pharmaceuticals are not stored long-term at this location; due to the handling and storage of the radiopharmaceuticals listed above, they are required to obtain a Conditional Use Permit within the Wellhead Protection District.

2. Storage of non-pharmaceutical packaging materials: The site also contains a temperature-controlled storage area for paper and plastic packaging used by pharmaceutical manufacturers. These materials are non-hazardous and stored under FDA-recommended conditions but do not contain pharmaceuticals and are not used on-site for manufacturing, repackaging, or formulation.

### **Operational Information**

Per the applicant's business plan narrative, **no** pharmaceutical manufacturing, compounding, repackaging, or direct handling of raw chemical agents occurs at this facility. Radiopharmaceutical shipments remain sealed in DOT-compliant containers and are never opened, processed, or altered on-site. This limited scope of activity helps reduce the potential for incidental exposure or material release and aligns with the intent of the Wellhead Protection Overlay District.

On a typical day, operations include:

- Delivery of sealed radiopharmaceutical shipments by cargo vans, box trucks, or semis to the facility's loading dock.
- Temporary staging of cargo indoors for sorting and outbound dispatch (typically within 2–4 hours).
- Outbound transport by Life Couriers drivers, who use primarily cargo vans to complete final-mile deliveries.
- Loading or unloading of packaging materials for off-site delivery to the manufacturer's production facilities.

The site employs four full-time staff and is visited by approximately ten drivers, who stop in briefly to collect or drop off deliveries but do not remain on site. All vehicle maintenance is performed off-site by Enterprise; no maintenance, fueling, or related activity occurs at this facility. There is no on-site storage of spare fuel.

Vehicle Movement Estimates:

- Inbound deliveries: Approximately 30 per week, primarily cargo vans, with 5–6 deliveries arriving via box truck or semi-trailer.
- Outbound deliveries: Approximately 50 per week, nearly all via cargo vans. Box truck use is infrequent (about once every two weeks).

**Public Notice Clarification**

Staff would like to make a clarification regarding the Public Hearing Notice that was mailed to property owners within 300 feet of the subject parcel. The aerial image included in the notice incorrectly highlighted the southern end of the building at 3891 Fountain Lakes Parkway E. The proposed tenant space is actually located on the northern end of the building. While the image was incorrect, the written notice accurately identified the subject property and address. **This clarification does not affect the legal sufficiency of the notice provided as letter were provided within 300 feet of the entire property.** The corrected image is below in Figure 1.



**Figure 1: Corrected Aerial Image of the Subject Property.**

**ANALYSIS**

The purpose of the Wellhead Protection District is to safeguard the public health, safety, and general welfare through the protection of groundwater used as a public water supply; therefore, there may be some land uses that are permitted “by right” in the underlying zoning district but because of certain activities of that business, the land use needs a Conditional Use Permit. For example, this manufacturing use is permitted by right within the I-2 Heavy Industrial District; however, because of the regulated substance (radiopharmaceuticals) handling and storage, it is a conditional use in the Wellhead Protection District. In order for the applicant to receive approval from the City Council for this proposal, there are four (4) additional requirements to fulfill, as required by the Wellhead Protection District (with staff analysis in *italics*):

1. Provide for the installation and maintenance of devices for secondary containment in case

of inadvertent discharge from primary containers. Ensure the proper storage of regulated substances to ensure the integrity and proper functionality of impervious floor surface.

- *Pharmaceuticals handled at this facility arrive and depart in sealed, Department of Transportation (DOT)-compliant containers that are not opened or repackaged on-site. This sealed packaging serves as a passive form of secondary containment, limiting the risk of incidental spills or exposure. In addition, the facility includes interior containment measures and impervious flooring within designated staging areas.*
  - *The applicant has submitted documentation describing these procedures. The City's environmental consultant reviewed the material and advised that the proposed measures are consistent with WHP best practices. Final verification of physical conditions will occur during the tenant finish building permit phase.*
2. Submission of an emergency contingency plan for each facility to respond to unauthorized discharges.
    - *An emergency response plan has been submitted and reviewed by the City's environmental consultant, who found the plan to be consistent with WHP emergency response expectations. Staff will maintain this plan as part of the ongoing compliance file. Additionally, the plan will be reviewed again upon completion of construction and via annual inspections, if approved.*
  3. Carrying of insurance which would pay for the cost of cleanup incurred as the result of inadvertent discharge.
    - *The applicant has indicated the business is self-insured. The City's environmental consultant has recommended that designated funds be verified to ensure sufficient coverage in the event of a release. The City Attorney has advised that this verification should be documented through an affidavit provided by the applicant.*
  4. The three (3) previous requirements must be approved in writing by both the Fire Chief and the Community Development Director or their designees.
    - *Final documentation and written approvals from both the Fire Chief and Community Development Director (or their designees) will be required prior to the issuance of an occupancy permit.*

### **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). While this land use is considered

permitted by right outside the Wellhead superimposed district and would not require a conditional use in a straight I-2 Heavy Industrial District, this use is appropriate in its current location.

**STAFF RECOMMENDATION**

Upon review of the documents provided and given the facility's specialized logistics role, the sealed nature of all regulated materials, and the absence of active pharmaceutical handling or hazardous material processing, staff finds the proposed use consistent with the intent of the WHP Overlay District, and therefore staff recommends **approval** of the Conditional Use Permit, subject to the following conditions:

1. This conditional use permit for the handling and short-term storage (as described in the business plan provided to staff) of sealed radiopharmaceutical shipments is issued to the business (Life Couriers), only for the property of 3891 Fountain Lakes Parkway E, and is non-transferable to another tenant or location.
2. Should the planned use materially change or expand from the attached submittal documents (including additional regulated materials/liquids not reviewed associated with this submittal and the Wellhead Protection District), additional approvals may be required by the City.
3. Before the issuance of an occupancy permit for the facility, the applicant shall maintain a self-insurance program that meets the City's required coverages and limits for the duration of operations under this Conditional Use Permit, shall execute and submit a Self-Insurance Affidavit in a form approved by the City Attorney prior to commencing operations, and shall comply at all times with all terms of that affidavit.
4. The City and/or its environmental auditing designee shall be authorized to conduct an inspection of the facility for compliance with Section 400.320 (WHP), upon 24-hour advance notice to the site manager.
5. Non-compliance with any building code, property maintenance codes, fire codes, zoning codes, any other local, state, or federal regulations or laws, or conditions of this approval is grounds for revocation of the conditional use approval.

**Recommended Motions:**

*Motion to forward application CU-2025-17, to the City Council with a favorable recommendation subject to the conditions recommended by staff.*



**Figure 2: Street View of the Subject Property.**

# Radiopharma Logistics

No. 1 in radiopharmaceutical deliveries in the USA and Europe. We are the experts in transporting nuclear medicine.



# Our global network

## Scale is not a challenge. It's our playground.

Our network covers all of the United States and Europe. Wherever your ambition takes you, we'll be at your side. Because like you, we don't follow a path. We create it – setting the standard, clearing traffic and leading the way. So dream big – you're in good company.

### Full end-to-end solutions for Radiopharma shippers

-  Type A & B radioactive packages
-  Dedicated charter flights
-  Certified to transport White I, Yellow II & III packages
-  Commercial air bookings (NFO)
-  Source material transport
-  Cold Chain
-  International customs clearance
-  Clinical Trials to commercialization



# Logistics for Life




## We deliver hope.

At Life Couriers, we confront the greatest challenges in life science logistics, delivering the most time-critical diagnostics and therapies worldwide. Wherever logistics can make the biggest difference to a patient's life, you'll find us first.

We are uniquely built to serve patients with urgent needs: those who rely on lifesaving radiopharmaceuticals, immunotherapies – including cell and gene therapies – and clinical trials.

  
Over 45 years  
of radiopharma  
expertise

  
99.6%  
on-time

  
2 million+  
radiopharma  
shipments  
per year

# 7 reasons to choose us as your Radiopharma partner



## Speed of delivery

24/7/365 operation. Solutions designed based on the isotope and patient requirements. NFO, charter flights and customs clearance.



## Trained drivers who care

Qualified with in-depth training, our drivers have hazmat endorsed CDL licenses and are trained with a biohazard exposure control plan.



## Real-time tracking, full documentation

We emphasize correct labelling and accurate documentation, combined with real-time GPS tracking for full traceability.



## Regulatory frameworks and compliance

We work in strict compliance with DOT, NRC, ADR, TSA, IATA, AFCN, ASN and Customs authorities.



## Experience and trust

With over 45 years of experience, we are the global experts in radiopharma logistics. Trusted by world leaders.



## Contingency plans

We respond immediately to incidents and have plans for unforeseen events, such as flight delays or accidents.



## Security

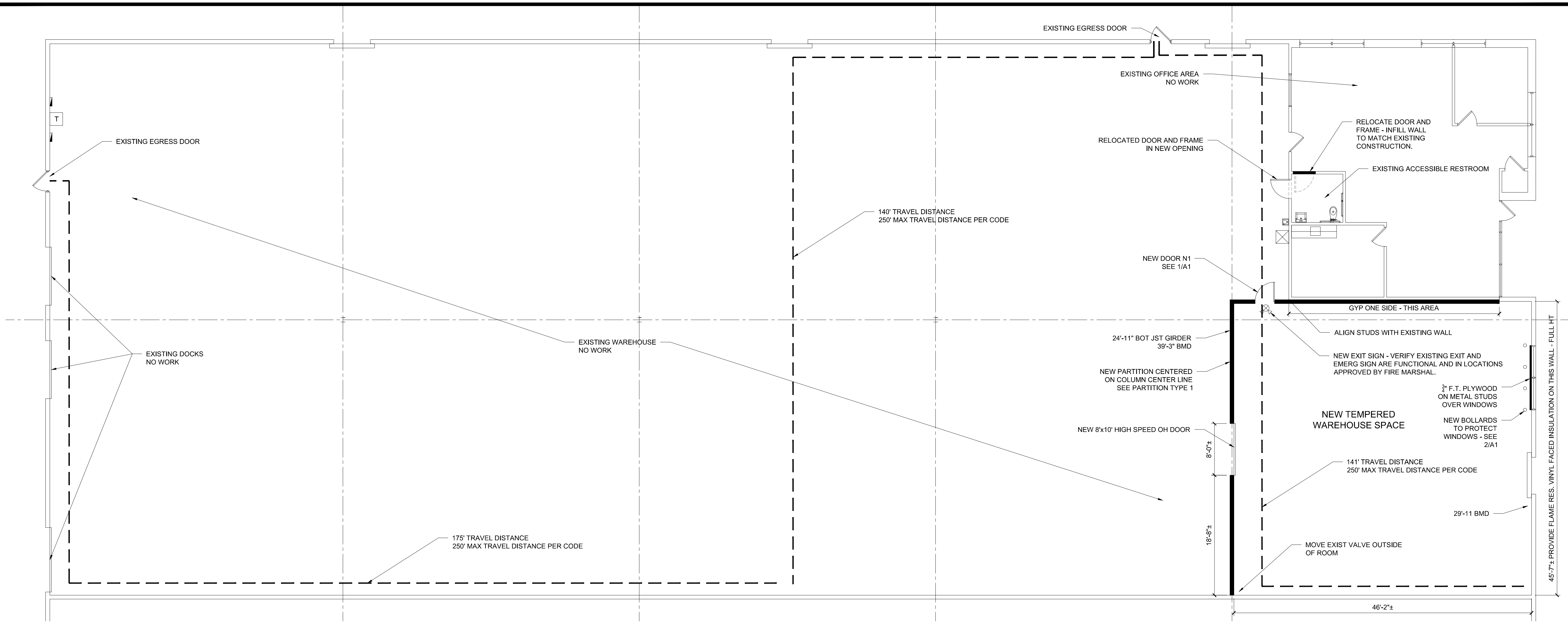
End-to-end security to prevent theft, loss, or unauthorized access. Our drivers are STA, and our facilities are TSA approved.

## Certificates and qualifications



## Contact us

[www.lifecouriers.com](http://www.lifecouriers.com) | [contact@lifecouriers.com](mailto:contact@lifecouriers.com)

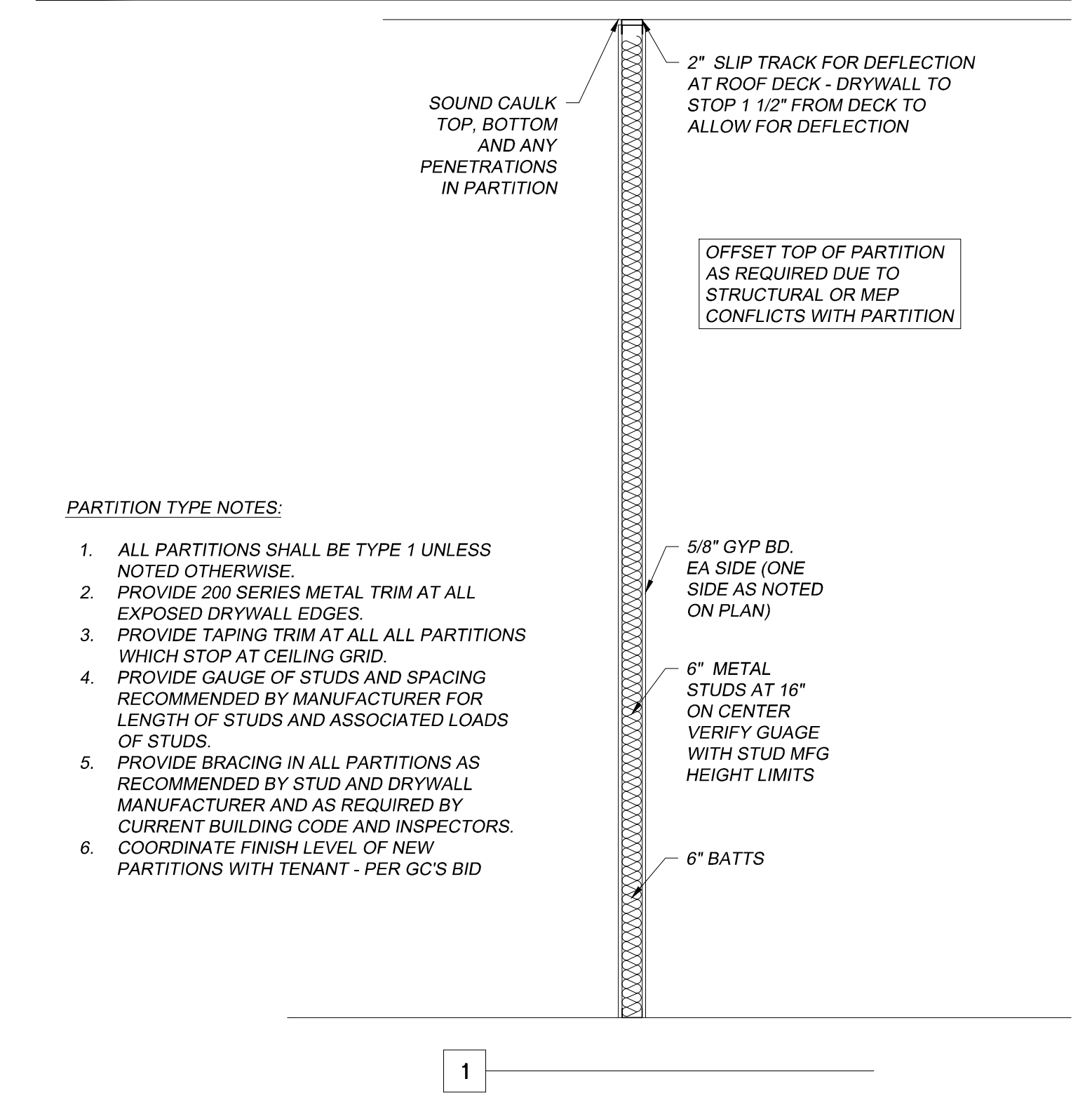


Tenant Floor Plan / Egress Plan  
1/8" = 1'-0"

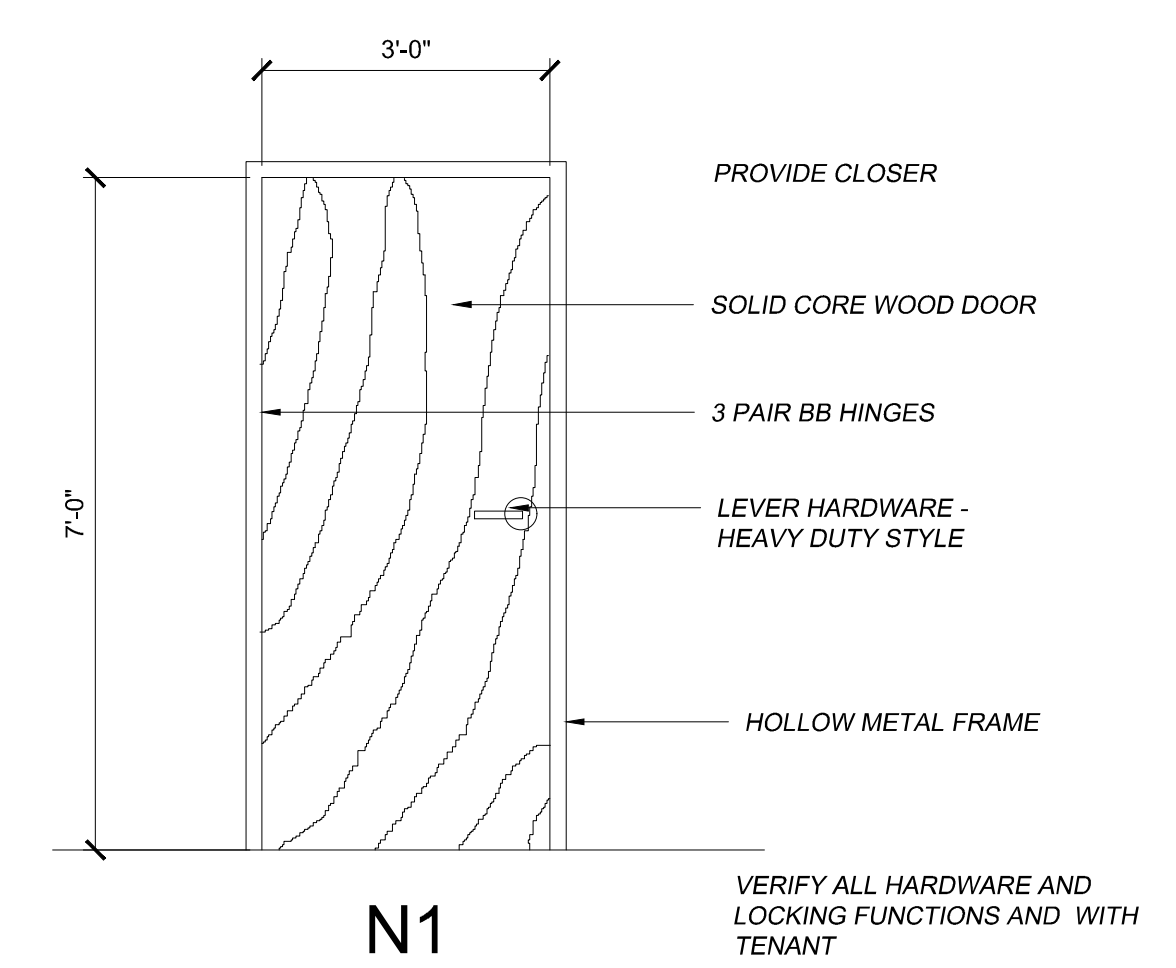
Tenant Improvements for  
**Associated Couriers**

3891 Fountain Lakes Pkwy E  
St Charles, MO 63301

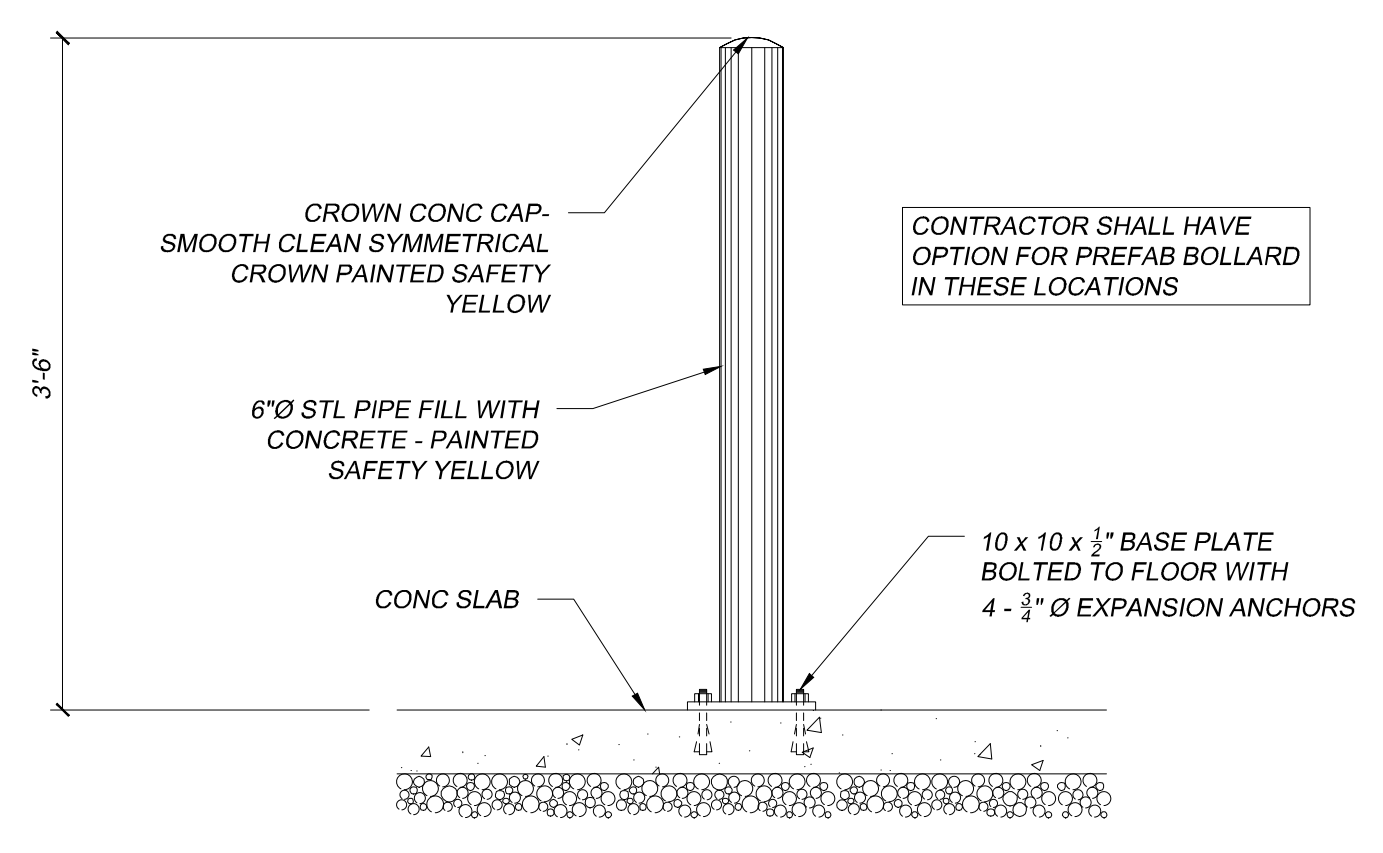
Partition Types



1



**1** Door and Frames  
1/2"=1'-0"



**2** Bolt-Down Pipe Bollard  
1"=1'-0"



6-5-25  
6-5-25 Permit Issue