



PLANNING AND ZONING COMMISSION

AGENDA FOR REGULAR MEETING

September 15, 2025

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, September 15, 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 August 11, 2025 Planning and Zoning Commission meeting.

PUBLIC HEARING: Conditional Use

4. Case No. CU-2025-20. (Chatonyah Williams – Purr Luxe LLC) An application for a Conditional Use Permit per §400.220(C)(1)(a) for an Animal Service Establishment with Overnight Stays (feline-only boarding and grooming) within the “C-2” General Business District. The subject property is located at 1023 First Capitol Drive. The subject property is located in Ward 2.

PUBLIC HEARING: Conditional Use

5. Case No. CU-2025-21. (Krunal Patel – The Taco Spot) An application for Conditional Use Permit per §400.220(C)(1)(a) for Liquor Sales associated with an existing permitted Restaurant use within the “C-2” General Business District located at 1801 Zumbahl Road. The subject property is located in Ward 6.

PUBLIC HEARING: Rezoning

6. Case No. Z-2025-09. (Raymond E. Hummel, Jr.) An application to rezone a 15,960 square feet (more or less) tract of land, located at 800 First Capitol Drive, from “C-2/EHP” General Business District within the Extended Historic Preservation District to “CBD/EHP” Central Business District within the Extended Historic Preservation District, for the purpose of allowing a single-family dwelling unit. The subject property is located in Ward 2. ***This application has been WITHDRAWN by the applicant.***

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.

PLANNING AND ZONING COMMISSION - MINUTES

August 11, 2025

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

MEMBERS PRESENT:

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

MEMBERS ABSENT

None

STAFF PRESENT:

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

A regular meeting of the St. Charles Planning and Zoning Commission was 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.

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

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

Vice-Chair Bartch made a motion to approve the minutes. Mayor Dan Borgmeyer seconded the motion. All were in favor. The minutes were approved.

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.

Planner Berry provided the Commission with an overview of the Annexation and Establishment of Zoning requests. The public hearing for the application opened with eight (8) speakers from the public. The speakers’ concerns included: drinking water, displacement of flood waters, accusations of bribes, potential contamination, potential utility interruptions, infrastructure, noise, non-disclosure agreement, current ownership, fill/grading, and water table. The applicant’s representative, Korb Maxwell, also addressed the Commission during the public hearing. Secretary Palitzsch made a motion to close the public hearing. Vice-Chair Bartch seconded the motion. All were in favor and the public hearing closed.

Two (2) separate motions were made: 1) Councilmember Galba made a motion to forward the Petition for Annexation, as submitted. Secretary Palitzsch seconded the motion. The Annexation application will be forwarded to the City Council with a favorable recommendation (8 In Favor, 2 Opposed) and 2) Councilmember Galba made a motion to forward the Establishment of Zoning application, as submitted. Secretary Palitzsch seconded the motion. The Zoning application will be forwarded to the City Council with a favorable recommendation (8 In Favor, 2 Opposed). These applications will be considered at the September 2, 2025 City Council meeting.

PUBLIC HEARING: Conditional Use

1. 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 2nd Street. The subject property is located in Ward 1.

Planner Brown provided the Commission with an overview of the Conditional Use Permit request. A representative of the applicant addressed the Commission. The public hearing for the application opened with no speakers from the public. Secretary Palitzsch made a motion to close the public hearing. Vice-Chair Bartch seconded the motion. All were in favor and the public hearing closed. Secretary Palitzsch motioned to forward the Conditional Use application, with 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.**

Vice-Chair Bartch seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (10 In Favor, 0 Opposed) at their September 2, 2025 meeting.

PUBLIC HEARING: Conditional Use

1. 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 2nd Street, approximately 740 feet north of the intersection of Clark and 2nd Street, also known as 691 N Main Street. The subject property is located in Ward 1.

Planner Brown provided the Commission with an overview of the Conditional Use Permit request. A representative of the applicant addressed the Commission. The public hearing for the application opened with no speakers from the public. Secretary Palitzsch made a motion to close the public hearing. Vice-Chair Bartch seconded the motion. All were in favor and the public hearing closed. Secretary Palitzsch motioned to forward the Conditional Use application, with 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 691 N Main 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.**

Vice-Chair Bartch seconded the motion. The Conditional Use application will be forwarded to the City Council with a favorable recommendation (10 In Favor, 0 Opposed, 1 Abstention) at their September 2, 2025 meeting.

PUBLIC HEARING: Rezoning

1. 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.

Planner Berry provided the Commission with an overview of the Rezoning request. The applicant addressed the Commission. The public hearing for the application opened with two (2) speakers from the public, generally in favor of the application. Mayor Borgmeyer made a motion to close the public hearing. Commissioner Morgan seconded the motion. All were in favor and the public hearing closed. Secretary Palitzsch made a motion to forward the Rezoning application, as submitted. Mayor Borgmeyer seconded the motion. The Rezoning application will be forwarded to the City Council with a favorable recommendation (9 In Favor, 0 Opposed, 1 Abstention) at their September 2, 2025 meeting.

PUBLIC HEARING: Conditional Use

6. 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.

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 five (5) speakers from the public. The speakers’ concerns included: precedent, flooding, alleging bribes, water displacement, and relocation. Vice-Chair Bartch made a motion to close the public hearing. Secretary Palitzsch seconded the motion. All were in favor and the public hearing closed. Secretary Palitzsch made a motion to forward the Conditional Use application, with 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.

Vice-Chair Bartch seconded the motion. The Conditional Use application will be forwarded to the City Council with an favorable recommendation (10 In Favor, 0 Opposed) at their September 2, 2025 meeting.

Adjournment

*The next regular meeting of the Planning and Zoning Commission is scheduled for **September 15, 2025**.*

Vice-Chair Bartch made a motion to adjourn the meeting. Commissioner Morgan seconded the motion. All were in favor. The meeting adjourned at 7:48 p.m.

SECRETARY

DATE



AGENDA ITEMS #4

STAFF REPORT

**CONDITIONAL USE NO. CU-2025-20
ANIMAL SERVICE ESTABLISHMENT
WITH OVERNIGHT STAYS**

1023 FIRST CAPITOL DRIVE

SEPTEMBER 15, 2025

BY LARA BERRY

APPLICANT: Chatonyah Williams
900 Stafford Place Drive
St. Charles, Missouri 63304

OWNER: Tom Centorbi
4632 Francis Street
Wentzville, Missouri 63385

ADDRESS/LOCATION: 1023 First Capitol Drive
Ward 2

LOT SIZE: Approximately 7,600 square feet

CURRENT ZONING: C-2 General Business District

PROPOSED USE: Animal Service Establishment with Overnight Stays
(Feline-only boarding & grooming)

SUMMARY/ANALYSIS

The applicant is requesting approval of a conditional use permit for overnight boarding/kennel associated with a permitted Feline Day Boarding & Grooming, Purr Luxe, at 1023 First Capitol Drive. In May 2021, the City Council approved Ordinance 21-077 which would permit an Animal Service Establishment as a permitted use (no conditional use required); however, if overnight stays of the animals is requested, a Conditional Use would be required. As indicated above, the applicant is requesting overnight stays associated with a Feline Day Boarding & Grooming business. The applicant has submitted a business plan which outlines the use and the services provided at the above location. Based on the submitted information, the proposed use would be completely indoor and not have any outdoor areas or pens. Business hours are seven (7) days a week and, generally, 10:00 AM to 4:00 PM. Boarding drop-off and pick-up are by appointment only during their regular hours; however, emergency care and after-hours options are also available.

Per the City Zoning Ordinance, Animal Service Establishments shall be “maintained within a completely enclosed, soundproof building” and “be operated in such a way as to produce no objectionable noise or odors outside its walls”. This is a specific requirement of the land use

regardless of the overnight kenneling.

This area has a mix of land uses, with properties fronting along First Capitol Drive being commercial in nature. Residences are within the area to the south of the subject property on Jackson Street. While the City Code requires any sound or odors to be mitigated, staff does not anticipate this business will produce objectionable noise given that it is a feline-only establishment. Staff believes the spirit and intent of this requirement was primarily to address dog boarding, where barking can generate significant noise impacts. Therefore, staff does not find it reasonable to require additional soundproofing in this case, provided the use remains feline-only. With this condition, the proposal should operate in a manner consistent with surrounding land uses and, if conditioned appropriately, be compatible with the neighborhood.

Associated with this property is an off-street parking lot at the rear of the building with additional egress at the alley. The required parking for an animal service establishment is one (1) space for every 400 square feet of floor area; four (4) spaces minimum. According to the County Assessor database, the base area of this building is 2,634 square feet. Based upon this area, the required off-street parking is seven (7) spaces. While on staff's visit to the property, the parking lot was freshly resurfaced and no striping had been done, staff is confident the existing parking lot can accommodate the required number of spaces. However, staff will verify compliance upon completion of striping and/or occupancy inspection.



Figure 1: Rear parking lot of the subject property.

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 between Activity Centers #3 (Lindenwood University) and #6 (Historic Downtown). The proposed use at this location fits with the commercial/retail nature of the area.

Consistency with Conditional Use standards

Section 400.980 and Section 400.480(E)(4) of the City Code outlines standards of review for the conditional use application. The standards are as follows:

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

Regarding a) and b), Conditional Uses are not allowed by-right as they can be problematic if not located and/or conditioned properly. In this case, the proposal is located on First Capitol Drive, in between Activity Centers #3 and #6. This intensity pattern is consistent with the goals of the Comprehensive Plan and activities in the area.

- 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 a feline-only boarding and grooming establishment, if conditioned appropriately, can be compatible within its residential and commercial surroundings and should not produce negative effects on neighboring properties or the neighborhood. Staff believes this use can operate in a manner that is consistent with the area, as conditioned.

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

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

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

After review of the proposal and the above standards for evaluating Conditional Uses, staff believes the proposed use, 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 and site plan in the recommendations. The proposed use of a feline-only animal service establishment with overnight stays complies with the above standards.

STAFF RECOMMENDATION

This conditional use can operate in conformance with City requirements, is compatible with surrounding land uses and complies with the Comprehensive Plan of the City of St. Charles. Staff recommends approval of the proposed conditional use for a Feline-Only Animal Service Establishment with Overnight Stays, with the following conditions:

1. The Conditional Use Permit is for a Feline-Only Animal Service Establishment with Overnight Stays for the property located at 1023 First Capitol Drive, is issued to Purr Luxe and shall not be transferable to another location and/or tenant/business without additional City review and approval.
2. Any change to the submitted proposal, including but not limited to any additional animal species (e.g., dogs), outdoor use, additional services, etc., may require additional approvals from the City.
3. Non-compliance with any building codes, property maintenance codes, fire codes, noise control ordinances, or conditions of this approval is grounds for revocation of the conditional use approval.

Recommended Motion:

Motion to forward application CU-2025-20 to the City Council with a favorable recommendation, subject to the conditions recommended by staff.



Figure 2: Aerial Photo of Subject Property



Figure 3: Street View of Subject Property



Purr Luxe, LLC – Business Plan

Tonya Williams, Owner [REDACTED]

www.staypurrluxe.com

[REDACTED]

Table of Contents

1. Executive Summary
2. Company Description
3. Market Analysis
4. Services and Operations
5. Marketing Strategy
6. Financial Plan

1. Executive Summary

Overview

Purr Luxe, LLC is a luxury boarding facility exclusively for cats, designed to provide a calm, dog-free retreat for feline guests. Our mission is to offer high-end care in a peaceful, suite-based environment that reflects the same love and comfort cats receive at home. Located in St. Charles, Missouri, we are the first and only feline-exclusive luxury boarding business in the area.

Mission Statement

To redefine cat boarding by offering a tranquil, upscale experience where cats receive individualized attention in private suites, supported by highly trained and compassionate staff.

2. Company Description

Ownership/Legal Entity

Purr Luxe, LLC is a limited liability company founded and operated by Tonya Williams, a long-time animal welfare advocate with extensive experience in feline care, rescue, and behavior.

Location

Purr Luxe hopes to operate at **1023 First Capitol Drive, 63301**. The facility is strategically located in the Saint Charles area, easily accessible to pet parents from surrounding communities. The location was chosen for its peaceful setting and its proximity to a population of cat owners who prioritize premium care.

3. Market Analysis

Industry Overview

The U.S. pet industry reached **\$147 billion in 2023**, with boarding and grooming services representing a rapidly growing segment as pet owners increasingly seek specialized, high-quality care.

Cats now account for approximately **45% of all household pets** in the United States, yet their needs remain significantly underserved in the boarding and grooming space. The majority of facilities are designed with dogs in mind—often loud, chaotic, and filled with unfamiliar smells and sounds that create a stressful environment for felines.

Very few facilities are equipped to provide the calm, cat-centric atmosphere that feline guests require. As cat ownership continues to grow and pet parents demand better options, the need for feline-exclusive care is more evident than ever.

Local Market Gap

There are currently no feline-exclusive luxury boarding facilities in St. Charles or the surrounding counties. Existing kennels typically accommodate both dogs and cats, often housing felines in small, closet-sized rooms with minimal space, stimulation, or privacy. These environments are frequently loud, cage-based, and lack the calm, enriched setting cats require to feel safe and secure.

Purr Luxe is uniquely positioned to fill this void by offering a dedicated, cat-only retreat designed to meet the specific behavioral and emotional needs of feline guests—providing a stress-free alternative to traditional kennels with plush accommodations, enrichment, and individualized care.

:

- Spacious luxury suite-style accommodations, many with windows for natural “cat tv”
- A calm, dog-free facility, ideal for sensitive feline guests
- Highly personalized care and optional enrichment services
- Feline exclusive grooming services

Target Demographics

- Middle to high-income households with one or more cats
 - Cat owners aged 30–65 who travel for business or leisure
 - Residents in the St. Charles, Chesterfield, West County, and surrounding areas
 - Families undergoing home renovations, medical procedures, or real estate transitions
 - Individuals seeking specialized care for cats with medical or behavioral needs
-

4. Services and Operations

Core Services

- Luxury boarding suites: Private, multi-level rooms with cozy bedding, climbing features, and ambient lighting (some suites will have window views)
- Enrichment Add-ons: Playtime, cuddle sessions, brushing, treats, and wellness checks
- Feline exclusive grooming
- Special Needs Boarding: For cats needing timed medication or extra monitoring
- Day Boarding: For short-term care during home disruptions or open houses

Facility Features

- 100% dog-free, quiet environment
- Continuous air purification and calming music
- Luxury vinyl flooring for cleanliness and comfort
- Daily suite cleaning, litter service, and personalized attention
- Staff trained in feline behavior, wellness, and handling

Hours of Operation

Boarding drop-off and pick-up by appointment only, between 10 AM and 4 PM, Monday through Saturday, 10 AM- 2 PM on Sundays. Emergency care and after-hours options are available for an additional fee.

5. Marketing Strategy

Brand Positioning

Purr Luxe offers a refined alternative to traditional pet boarding, designed exclusively for cat owners who consider their feline companions part of the family. Our boutique facility reimagines what boarding should be—providing a peaceful, home-like environment where cats feel safe, relaxed, and truly cared for.

Unlike conventional kennels, Purr Luxe is intentionally cat-only and dog-free, eliminating stressors and allowing our guests to unwind in a calm setting. Our experienced staff treat each

cat as their own, offering attentive, individualized care that reflects our deep love and respect for all things feline.

In addition to luxury boarding, Purr Luxe will offer grooming services tailored exclusively for cats. Our low-stress approach is designed with the feline temperament in mind—quiet, gentle, and never rushed. Whether your cat needs a simple nail trim, a sanitary groom, or a full spa-style treatment, our experienced team will provide compassionate, skilled care in a calm, cat-only environment.

Because we specialize in felines, we understand how to work with even the shy, senior, or special-needs cat—ensuring a grooming experience that is as comfortable and stress-free as possible.

Promotion Channels

- Social Media (Instagram & Facebook): Behind-the-scenes tours, guest highlights, client testimonials
- Community Engagement: Partnership with local vets, realtors, rescues, and groomers
- SEO-optimized website with booking capabilities and virtual suite tours
- Targeted Google and Meta ads focused on nearby zip codes
- Referral program and loyalty discounts

6. Financial Plan

██
██



AGENDA ITEM #5
STAFF REPORT
CONDITIONAL USE NO. CU-2025-21
LIQUOR SALES

1801 ZUMBEHL ROAD

SEPTEMBER 15, 2025
BY LARA BERRY

APPLICANT: Krunal Patel
31 Towerbridge Place
St. Charles, Missouri 63303

OWNER: Mayur Patel
Ganesha Plaza LLC
31 Towerbridge Place
St. Charles, MO 63303

ADDRESS/LOCATION: 1801 Zumbahl Road
Ward 6

ACREAGE/SIZE: 1.45 acres (Parcel Lot Size)
2,500 sq. ft. (Interior Tenant Space)
800 sq. ft. (Outdoor Patio Space)

CURRENT ZONING: C-2 General Business District

PROPOSED USE: Liquor sales associated with a permitted existing restaurant use

SUMMARY/ANALYSIS

This request is for a liquor sales specifically associated with a permitted existing restaurant use at 1801 Zumbahl Road. The subject property is located within a multi-tenant strip center within a C-2 General Business District, near the intersection of Zumbahl Road, Pundmann Parkway (formerly Hawks Nest Drive), and Graystone Drive. The existing business, The Taco Spot restaurant, is permitted by right at this location; however, liquor sales associated with the restaurant is a conditional use. The Conditional Use is specific to the liquor sales only and is not applicable to the other uses permitted by right.

The Taco Spot has been operating in this approximately 2,500 square-foot space since May of this year. According to the business plan submitted by the applicant (included with this report), this establishment is a “fast casual restaurant serving a variety of Mexican-style dishes.” The restaurant serves breakfast, lunch and dinner Monday through Sunday, generally from 9:00 AM to 10:00 PM.

In addition to the interior space, the applicant has an 800 square-foot patio to the south of the building (Figure 1 on the next page). The patio has speakers that play the same background music

as inside the restaurant. There are also goose-neck light fixtures on the exterior wall to illuminate the patio area. Section 400.960(B) of the Zoning Code grants the Planning and Zoning Commission and the City Council the authority to “impose conditions or safeguards as are deemed necessary to protect the surrounding properties, such as, but not limited to, the following: limitations of size, method or times of operation of the facility and extent of time which such use may occupy the property.” Since the subject property is directly adjacent to a multi-family residential property, staff recommends additional conditions to safeguard and minimize potential patio impacts on adjacent residential properties (Conditions #2, 5, and 6).



Figure 1: Outdoor Patio Area

Consistency with Chapter 600 (Alcoholic Beverages)

Section 600.280 of the City Code outlines limitations on granting a liquor license. Specifically subsection (C) states the following:

“No liquor license or restaurant liquor license shall be granted to any person for any premises if the property line of the premises sought to be licensed is less than three hundred (300) feet from the property line of any property used as a hospital, school or church, from the property line of any property in a residential zoning district, any residential land use in the "HCD" zoning district, or in the O-I zoning district, unless the applicant for the license shall first obtain the consent of the City Council. Such consent shall not be granted until at least ten (10) days' written notice has been provided to all owners of property within three hundred (300) feet of the proposed licensed premises.”

The subject property is directly adjacent to a multi-family residential property, The Glen at Bogey Hills. Because of this adjacency, the notification provisions of Section 600.280(C) are applicable. However, since a Conditional Use Permit is associated with a public hearing, and all property owners within 300 feet of the subject property are notified 15 days prior to the hearing, this notification process constitutes compliance with the above-mentioned code section. Therefore, the

requirements of Chapter 600 related to notification of surrounding property owners are satisfied through the City's Conditional Use Permit process.

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 their distance from the nearest activity center, their compatibility with what surrounds it, and whether the level of development they will generate contributes to a gradual decline in density or acts counter to that goal. This property is located nearest to Activity Center #5 (I-70/Zumbahl/West Clay). The proposed liquor sales at this location associated with a permitted restaurant use can be compatible with its commercial surroundings along the Zumbahl Road 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 proposal is located on Zumbahl Road, adjacent to Activity Center #5. This intensity pattern is consistent with the goals of the Comprehensive Plan, and the proposed use at this location could operate in conformance with the density, intensity, and activity guidelines provided above.

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

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

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

Staff believes the restaurant with liquor sales, if conditioned appropriately, can be compatible within its residential and commercial surroundings and should not produce negative effects on neighboring properties or the neighborhood. Staff believes this use can operate in a manner that is consistent with the area, as conditioned.

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

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

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

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

As mentioned previously within this report, 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 liquor sales associated with an existing restaurant use comply with the above standards.

STAFF RECOMMENDATION

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

1. This conditional use permit for liquor sales associated with a restaurant use shall be issued to the applicant (Krunal Patel) with The Taco Spot restaurant only for an approximately 2,500 square-foot interior tenant space and 800 square-foot outdoor patio located at 1801 Zumbahl Road and is not transferable to another location and/or tenant/business.
2. Any change to the submitted proposal, including but not limited to additional dining area, outdoor patio expansion, or live music, may require additional approvals from the City.
3. 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.

4. Liquor sales shall not occur independently of the primary business use and shall only be accessory to the operation of the restaurant use.
5. All exterior patio lighting shall be hooded, shielded, and/or directed downward and away from any adjacent residential zoning district.
6. Non-compliance with any building codes, property maintenance codes, fire codes, noise control ordinances, or conditions of this approval is grounds for revocation of the conditional use approval.
7. Violations of Chapter 600 (Liquor/Alcoholic Beverages) may be grounds for revocation of this Conditional Use.

Recommended Motion:

Motion to forward the Conditional Use Permit application for Liquor Sales associated with a permitted restaurant use at 1801 Zumbuhl Road to the City Council with a favorable recommendation, subject to the conditions recommended by staff.

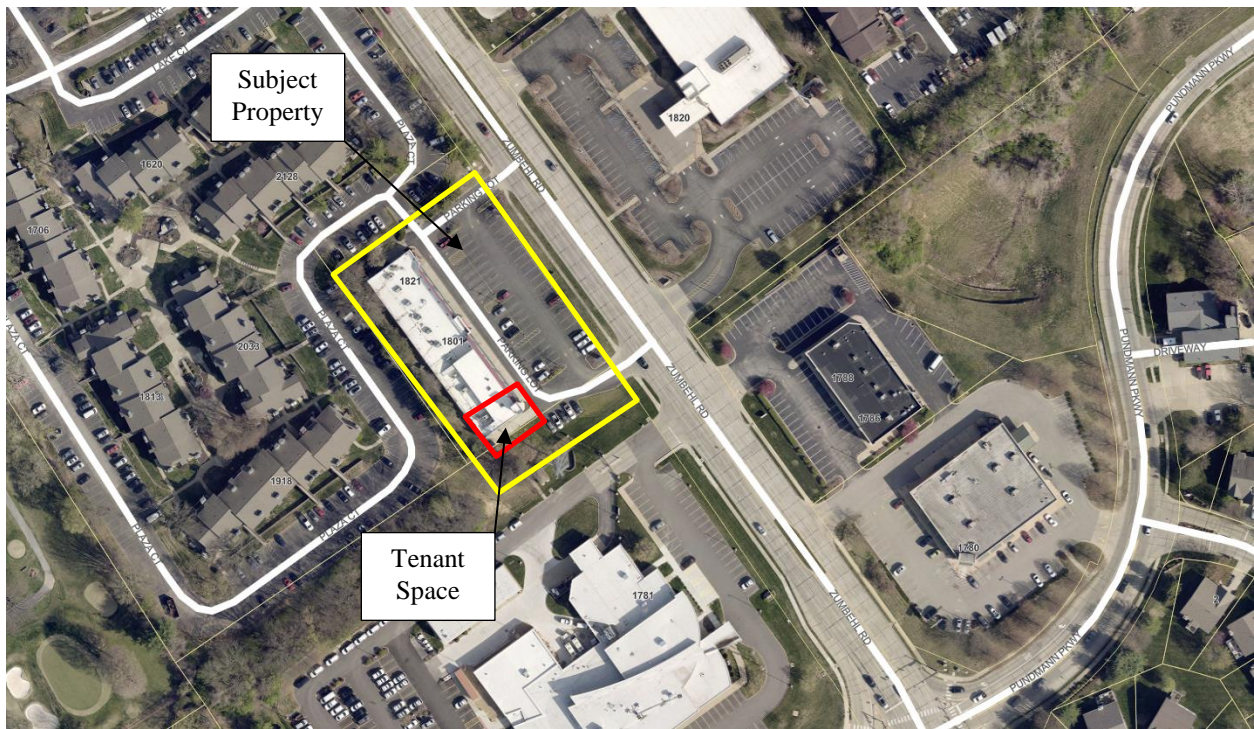


Figure 2: Aerial Photo of the Subject Site and Tenant Space.



Figure 3: Existing Façade



1801 Zumbuhl Road – St. Charles, Missouri 63303

Department of Community Development
City of Saint Charles
200 North Second Street
St. Charles, MO. 63301
Attn: Lara Berry

August 15, 2025
Designated Application No. CU-2025-21

RE: Conditional Use Permit (Liquor Sales)

To Whom It May Concern;

Please see the business plan concerning the proposed addition of alcohol sales at our current restaurant location here in St. Charles.

Business Description

The proposed location, 1801 Zumbuhl Road, currently acts as a fast casual restaurant serving a variety of Mexican-style dishes namely:

- Birria Tacos
- Birria Ramen
- Burritos
- Nachos
- Quesadillas

While not all the franchise locations offer alcohol, we believe this location would greatly benefit due to, but not limited to, the following reason:

- Customer Request(s)
- Attract New Customers
- Margaritas & Beer Pair Well and Are Expected w/Our Type of Food Offerings
- Increase Revenue Stream

Continued on Page 2



1801 Zumbuhl Road – St. Charles, Missouri 63303

Department of Community Development
City of Saint Charles
200 North Second Street
St. Charles, MO. 63301
Attn: Lara Berry

August 15, 2025
Designated Application No. CU-2025-21

RE: Conditional Use Permit (Liquor Sales)

Proposed Alcohol Menu

- Beer – Corona by the bottle
- Beer – Modelo by the bottle

- Margarita – Spicy Ghost Mango Margarita
- Margarita – Skinny Margarita

- White wine – by the small bottle / 187 milliliters or .395 pint (equal to a glass of wine)

All drinks are pre-packaged

Existing Tenant Space

The current square footage is approximately 2500 square feet. There is approximately 800 square feet of existing patio space outside. The patio does have outdoor speakers that play the music of the dining room, bringing the two spaces together. This location does not offer any VLTs.

Hours of Operation

Monday through Saturday 9am – 10pm
Sunday 9am – 9pm



1801 Zumbuhl Road – St. Charles, Missouri 63303

Department of Community Development
City of Saint Charles
200 North Second Street
St. Charles, MO. 63301
Attn: Lara Berry

August 15, 2025
Designated Application No. CU-2025-21

RE: Conditional Use Permit (Liquor Sales)

Summary

In summation, we believe liquor sales will assist this location in reaching our sales milestones while ensuring our customers are provided with beverage options that pair well with our current menu items.

Thank you for your consideration!

Krunal Patel

Krunal Patel, owner



Memorandum

To: Planning and Zoning Commission

From: Madelyn P. Brown, Planner

Date: September 15, 2025

Subject: Case No. Z-2025-09. (Raymond E. Hummel, Jr.) An application to rezone a 15,960 square feet (more or less) tract of land, located at 800 First Capitol Drive, from “C-2/EHP” General Business District within the Extended Historic Preservation District to “CBD/EHP” Central Business District within the Extended Historic Preservation District, for the purpose of allowing a single-family dwelling unit. The subject property is located in Ward 2.

The above application have been withdrawn by the applicant.