

Sponsored by: Planning & Zoning Commission

Bill No. A29-2026

Co-Sponsored by: City Staff

Ordinance No. 2026-29

AN ORDINANCE REZONING ONE PARCEL CONSISTING OF 1.4667 ACRES AT 2128 WOODSON ROAD, AS MORE FULLY DESCRIBED HEREIN, AND APPROVING A PRELIMINARY DEVELOPMENT PLAN, AS SUBMITTED BY GENES PROPERTIES LLC, OWNER, TO PLANNED DEVELOPMENT-COMMERCIAL AND APPROVING A SITE DEVELOPMENT PLAN PER APPLICATIONS PPP26-0003.

**WHEREAS**, the City of Overland, Missouri (the "City") received an application submitted by Genes Properties LLC (the "Applicant" or "Owner") to adopt certain amendments to the City's Official Zoning Map to amend the Zoning District to Planned Development-Commercial ("PD-C") for the property located at 2128 Woodson Road (the "Property"), subject to specific limitations; and

**WHEREAS**, that after proper notice in accordance with applicable legal provisions including notice by letter to all property owners within three hundred (300) lineal feet distant from the Property pursuant to Section 400.750 of the Zoning Code, a public meeting was held regarding the Applicant's request to amend the zoning of the Property by the City's Planning and Zoning Commission (the "Commission") on May 26, 2026, wherein comments from the public were taken, and thereafter the Commission recommended to the City Council that the City Council approval the requested changes to the PD-C zoning as well recommending the City Council approve the Site Development Plan; and

**WHEREAS**, the City Council, after careful and due deliberation, has concluded that the Site Development Plan described in Application PPP26-0003, subject to the conditions set forth below, is in the interests of the health, safety, and welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OVERLAND, STATE OF MISSOURI, AS FOLLOWS:

**Section 1.** The Whereas Clauses described above are specifically integrated herein.

**Section 2.** The Zoning District classification of the Property known and numbered as 2128 Woodson Road, Overland, MO 63114, and more fully described in the legal description attached hereto as **Exhibit "A"** (and incorporated herein), is hereby amended and designated as PD-C Planned Development-Commercial in accordance with Section 3 herein.

**Section 3.** The Preliminary Site Development Plan for the Property as prepared by Topos Surveying Corp. and dated February 28, 2011 (attached as **Exhibit B** and incorporated by reference herein), future approval of a Final Site Development Plan for the Property, permits for site improvements, and permits for construction of other improvements, are all expressly conditioned upon and made subject to the following terms and conditions:

1. The Property shall meet the requirements of the C-1 Neighborhood Commercial District including minimum site area, lot width, lot coverage, yard, and setback requirements as provided for in Section 400.220.D, unless otherwise specifically exempted or excepted herein.
2. Notwithstanding any Zoning Code provision to the contrary, the Property shall not be required to comply with Sections 400.440.I.1 and 400.450.A.11 due to previous variances granted on the Property.
3. The following uses as defined in Section 400.060, subject to specific conditions outlined in this Ordinance, shall be permitted on the Property, provided the adequate parking for each individual use is in compliance with the City Code:
  - a. Commercial Services (Massage Therapy);
  - b. Health Clubs and Fitness Centers;
  - c. Construction Contractor's Office;
  - d. Medical and Dental Office;
  - e. Off-site Repair Services;
  - f. On-site Repair Services;
  - g. Restaurants with up to and including one hundred (100) seats or more; provided, however, no more than (1) Restaurant with one hundred seats shall be permitted, and any other Restaurant proposed on the Property shall have fewer than fifty (50) seats;
  - h. Secondhand Merchandise Stores;
  - i. Tattoo Establishments, which shall not be required to comply with the 5,000-foot requirement from other Tattoo Establishments outlined in Section 400.266;

- j. Taverns/Lounges;
  - k. Tobacco/Vape shops, provided they maintain all appropriate licensure from all applicable federal, state, and local entities;
  - l. One (1) Neighborhood Grocery Store or Liquor Store, provided such operation maintains all appropriate licensure from all applicable federal, state, and local entities;
  - m. Professional Services Offices;
  - n. Business Offices;
  - o. Barbershops, Hair Salons, and Spas;
  - p. Light Retail Establishments; and
  - q. Laundromat.
4. No vehicles shall be parked on the Property between the hours of 2:00 A.M. and 5:00 A.M.
  5. The Owner, Assignee, and/or its tenants shall secure all prior approvals from all applicable governmental bodies to operate the uses on the Property, including business and/or liquor licenses from the City, and shall maintain all required licensure related to the specific businesses located thereon.
  6. No outdoor storage of any materials used in any operation on the Property shall be permitted.
  7. All improvements onsite, or required as offsite improvements, to this development shall be constructed to the City of Overland's standards and specifications.
  8. All permits must be secured from the City of Overland and any other agencies (as applicable) before beginning any work on this project. Applicant and/or Owner shall be required to submit applications for, and receive, building permits for any structural alterations that occur within the Property.
  9. Approval of the Preliminary Site Development Plan shall be valid for a period of nine (9) months from the date of passage of this ordinance by the City Council. The Planning & Zoning Commission may grant extensions to this period of validity if requested by the Applicant, but not to exceed six (6) months for each requested extension. Should a request for extension of an

approved Preliminary Site Development Plan contain substantial changes, as determined by the Planning & Zoning Commission, the Planning & Zoning Commission shall require Applicant to refile the application subject to the requirements of Section 400.250, as if it were an entirely new application.

10. The Written Narrative Project Report (attached as **Exhibit C** and incorporated herein) is also approved as an integral part of the Preliminary Site Development Plan approved hereby.
11. Preliminary Site Development Plan approval does not constitute approval of a Final Site Development Plan in accordance with Section 400.250(C)(4) or approval of any building or construction plans, landscaping plans, signage, or site utility design.
12. Development and use of the Property shall be maintained in compliance with the Preliminary Site Development Plan, including all Notes thereon, all of which are incorporated herein as if set forth in full.
13. All Landscaping shall be installed and maintained as set forth on the Preliminary Site Development Plan with all unpaved areas planted with ground cover and vegetation. Failure to install and maintain the landscaping as set forth on the Preliminary Site Development Plan is a violation of the City Zoning Code, the Preliminary Development Plan, Section 400.250, and this Ordinance.
14. Any conditional use permits in existence on the Property shall hereby be superseded, and any and all conditions relating to those prior conditional uses that conflict with this Ordinance shall hereby be null, void, and of no effect.

**Section 4.** A reduced copy of the approved Preliminary Site Development Plan is attached hereto as **Exhibit B** for ease of reference only. The official copy on file with the City of Overland Department of Community Development shall govern.

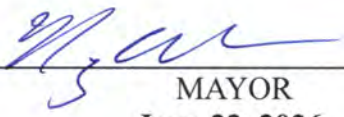
**Section 5.** Applicant shall submit a Final Site Development Plan in accordance with the approved Preliminary Development Plan to the Director of Community Development no later than seven (7) months from the date of passage of this Ordinance. If the Final Site Development Plan is approved by the Director of Community Development and signed by the Chairman of the Planning & Zoning Commission, a copy of the signed Final Site Development Plan shall be recorded by the applicant with the Recorder of Deeds of St. Louis County within sixty (60) days. All recording fees shall be paid by the applicant. The authorization for the use approved by the Final Site Development Plan shall not become effective until a copy of the recorded plan bearing its recordation notations shall be returned and placed on file with the City Clerk.


**Section 6.** All findings and determinations set forth in the “whereas” clauses are specifically and expressly made a part of this ordinance.

**Section 7.** It is legislatively determined by the City Council that all sections and portions of this Ordinance are so completely essential and inseparably connected that, should any portion of this Ordinance be found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance shall also be deemed invalid and the entire Ordinance deemed void and of no effect.

**Section 8.** This Ordinance shall be in full force and effect from and after its date of passage and being signed as provided by law.

This Ordinance Passed and Approved this 22<sup>nd</sup> day of June 2026.

  
\_\_\_\_\_  
MAYOR  
**June 22, 2026**  
\_\_\_\_\_  
Date of Approval

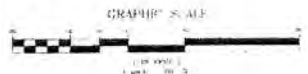
ATTEST:  
  
\_\_\_\_\_  
CITY CLERK

**Exhibit A**

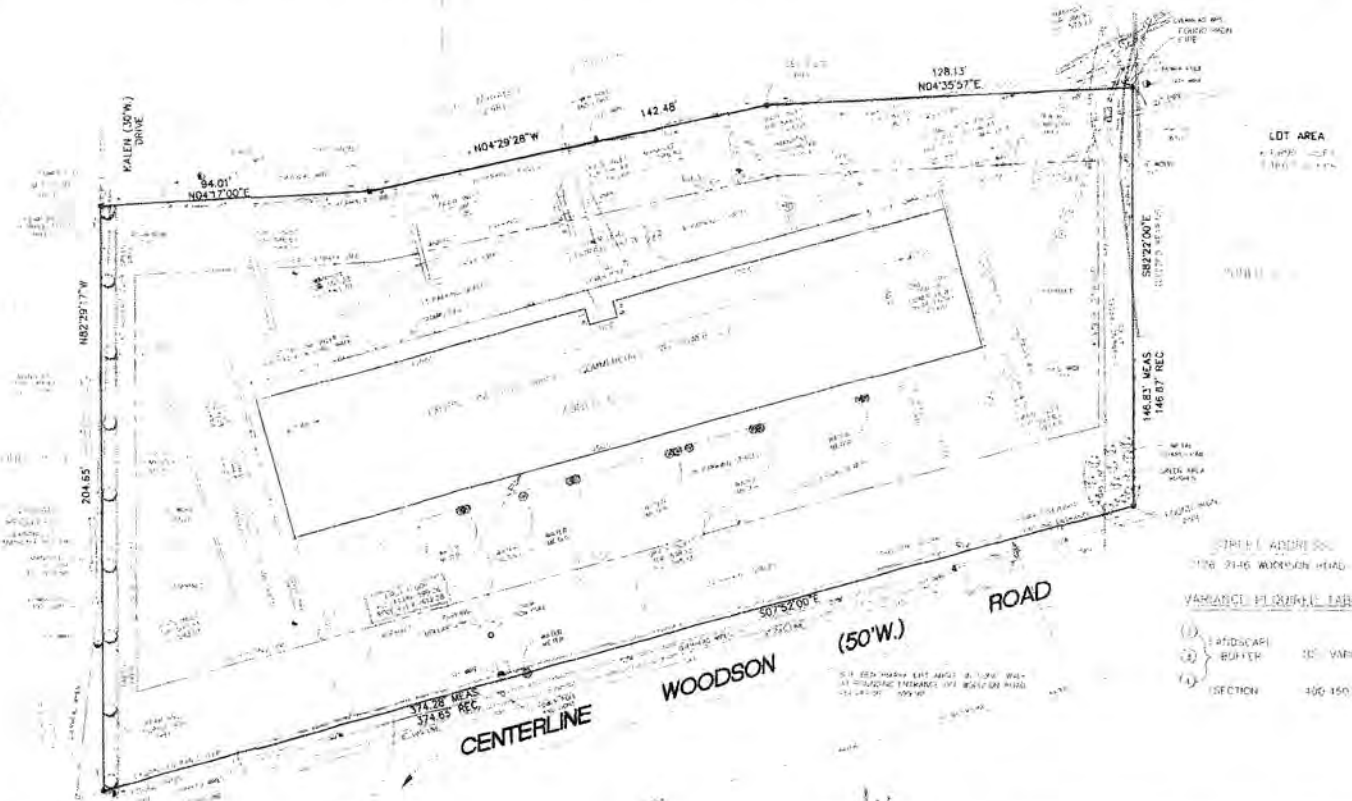
A Tract of Land In the Southeast Fractional  $\frac{1}{4}$  of Section 29 Township 46 North, Range 6 East  
City of Overland-St. Louis County Missouri

REVISED FINAL DEVELOPMENT PLAN  
 2128-2146 WOODSON ROAD RETAIL CENTER  
 A TRACT OF LAND IN THE  
 SOUTHEAST FRACTIONAL 1/4 OF SECTION 29  
 TOWNSHIP 46 NORTH, RANGE 6 EAST  
 - CITY OF OVERLAND - ST. LOUIS COUNTY MISSOURI -

THIS BOUNDARY SURVEY WAS  
 COMPLETED BY TOPOS SURVEYING CORP. IN  
 FEBRUARY 2011.  
 THIS SURVEY WAS PERFORMED  
 IN ACCORDANCE WITH THE  
 MISSOURI SURVEYING ACT.  
 ALL RIGHTS RESERVED.  
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 IN ACCORDANCE WITH THE  
 MISSOURI SURVEYING ACT.  
 ALL RIGHTS RESERVED.  
 THIS SURVEY WAS PERFORMED  
 IN ACCORDANCE WITH THE  
 MISSOURI SURVEYING ACT.  
 ALL RIGHTS RESERVED.



FORM C 1 - 10/2009 (9) 1 MIN.  
 LANDSCAPING TO BE PROVIDED  
 AT THE DEVELOPER'S EXPENSE



ADDRESS NUMBER	USE	AREA (SQ. FT.)	REMARKS
2126	VACANT	1,400	
2128-30	JOJO'S FRESH TANNERS (40 SEATS)	2,100	
2132	HAIR SALON	1,400	
2134	GOLDEN KEY JEWELRY RETAIL	750	
2136	NAE SALON	750	
2138	BRIDAL SALON	750	
2140-42	LAUNDRY MAT HOME CENTER	5,700	
2144-46	WOODSON GROCERY CENTER	7,800	
1	VACANT	1,000	
2	VACANT	800	
3	VACANT	750	
4	VACANT	500	
5	VACANT	750	
6	HOME GREEN HOME	930	
7	VACANT	680	
8	VACANT	750	
9	VACANT	750	
10	VACANT	4,750	

TOTAL PARKING SPACES REQUIRED  
 (PARKING SPACES PROVIDED)

STREET ADDRESS  
 2128-2146 WOODSON ROAD  
 VARIANCI PLANNING LABELS  
 1) LANDSCAPE  
 2) SIGNAGE  
 3) SECTION 100-150-115

TOPOS SURVEYING CORP.  
 700 ST. FRANCIS ST. FLORISSANT, MISSOURI 63031  
 PHONE NUMBERS (314)838-5808 FAX: 838-8841

DATE: 2/28/11

PROJECT: 2128-2146 WOODSON ROAD RETAIL CENTER

PAGE 1 OF 1  
 0301-0574  
 ORDER NO. M40

### Exhibit C

PROPOSAL for 2126-46 Woodson Rd, Overland MO 3114 for permitted businesses on the above property.

- All permitted businesses that are listed on Appendix A remain.
- When determinate zoning should only consider what that company will do in the space that they apply not in general. (not able control ).
- Office, construction for handyman, roofing, HVAC, electric, plumbing should be eliminated as a 'C' and goes to repair service off -site.
  - No any inventory of parts or equipment inside office.
  - No construction vehicles, trucks or equipment on the parking lot.
  - Will be providing better and necessary services to community.
- Retail light as a second hand. (what is different to sell new or used closes.)
- Massage therapy. (licenses provider).
- Computers, cell phones, watches, jewelry repair.