



**Technical Plat Review Meeting**

March 16, 2022

9:00 AM

Room 326, City Hall

*This meeting will be held in person and virtually.*

**City Staff:** Jessie Masters, Development Review Manager

**Old Business:**

None.

**New Business:**

**1. LSP-2022-0021: Lot Split (1175 E. PUMP STATION RD./BRIDGETON, 642):** Submitted by BATES & ASSOC. for property located at 1175 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 16.71 acres. The request is to split the lot to contain two parcels with approximately 6.71 and 10.00 acres.

Planner: Ryan Umberger

**2. LSP-2022-0022: Lot Split (900 S. HOLLYWOOD AVE./FIRE STATION #6, 559):** Submitted by CITY STAFF for property located at 900 S. HOLLYWOOD AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.36 acres. The request is to split the lot into two parcels with approximately 2.75 and 0.36 acres.

Planner: Jessie Masters

**3. LSP-2022-0023: Lot Split (W. MARTIN LUTHER KING JR. BLVD. & S. LEFLAR WAY/ COBB BROTHERS & WESTPHAL, 596):** Submitted by CRAFTON TULL for property located at W. MARTIN LUTHER KING JR. BLVD. & S. LEFLAR WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contain one parcel with 52.40 acres. The request is to split the property into two parcels with approximately 43.55 and 8.85 acres.

Planner: Gretchen Harrison

**4. CCP-2022-000003: Concurrent Plat (2226 S. PLUMBEROSA DR./JOHNSON FAMILY TRUST, 597):** Submitted by JAMES LAYOUT SERVICES, INC. for property located at 2226 S. PLUMBEROSA DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 11.42 acres. The request is for the concurrent plat of two residential lots.

Planner: Gretchen Harrison

**5. CCP-2022-0004: Concurrent Plat (SE OF N. RUPPLE RD. & W. MT COMFORT RD./BUWICK, 361/362):** Submitted by BATES & ASSOC. for properties located at N. RUPPLE RD. & W. MT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES, and contains two lots with approximately 31.40 acres. The request is for the concurrent plat of two lots.

Planner: Jessie Masters

**6. SIP-2022-0001: Site Improvement Plan (824 S. CURTIS AVE./CURTIS AVE MULTIFAMILY, 564):** Submitted by BATES & ASSOC. for property located at 824 S. CURTIS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.64 acres. The request is for two multifamily housing structures with 12 2-bedroom units and associated parking.

Planner: Jessie Masters

**7. LSD-2022-000002: Large Scale Development (1835 E. MISSION BLVD./MISSION CLUSTER HOUSING, 370):** Submitted by COMMUNITY BY DESIGN for property located at 1835 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.61 acres. The request is for a cluster housing development with eight single family units and associated parking.

Planner: Gretchen Harrison

**8. LSD-2022-000007: Large Scale Development (2277 W. FOXGLOVE DR./CRAIN KIA, 286):** Submitted by ESI for properties located at 2277 W. FOXGLOVE DR. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain 5.87 acres. The request is for a 24,975 square foot car dealership and associated parking.

Planner: Ryan Umberger

**9. LSD-2022-0008: Large Scale Development (2936 S. BLACK OAK RD./RIVERSIDE VILLAGE PHASE 1, 682/683):** Submitted by CRAFTON TULL for property located south of 2936 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 94.00 acres. The request is for a single-family housing development with 106 residential lots.

Planner: Jessie Masters

**10. LSD-2022-0010: Large Scale Development (SW CORNER OF W. WEDINGTON DR. AND N. RUPPLE RD./DUNKIN DONUTS, 439):** Submitted by JORGENSEN & ASSOC. for property located SW OF W. WEDINGTON DR. AND N. RUPPLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.80 acres. The request is for a 1,200 square foot commercial building and associated parking.

Planner: Gretchen Harrison

**11. LSD-2022-0011: Large Scale Development (4910 W. WEDINGTON DR./POOCH PLAZA, 398):** Submitted by BATES AND ASSOCIATES for property located at 4910 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains 1.90 acres. The request is for a 5,103 square foot animal boarding/training facility with associated parking.

Planner: Gretchen Harrison

**12. LSD-2022-0012: Large Scale Development (E. OF N. OLD MISSOURI RD. AND E. ROLLING HILLS DR./STAGE STATION, 253):** Submitted by JORGENSEN & ASSOC. for property located E. OF N. OLD MISSOURI RD. & E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and NC, NEIGHBORHOOD CONSERVATION and contains approximately 22.70 acres. The request is for a mixed-use development with 30 residential and four commercial units.  
Planner: Ryan Umberger

**13. FPL-2022-000004: Final Plat (W. OF S. RUPPLE RD./TOWNE WEST PHASE 2, 517/556):** Submitted by ESI for properties located W. OF S. RUPPLE RD. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 3.10 acres. The request is for the final plat of 17 residential lots.  
Planner: Jessie Masters

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, March 16, 2022  
9:00 AM

**14. PLA-2022-0020: Property Line Adjustment (S. OF N. SHILOH DR./ DDB INVESTMENTS, LLC., 363):** Submitted by CRAFTON TULL for properties located S. OF N. SHILOH DR. The properties are zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain two parcels with approximately 2.60 and 6.40 acres. The request is to combine the properties into a single parcel with approximately 9.00 acres.  
Planner: Ryan Umberger

**15. PLA-2022-0021: Property Line Adjustment (NW OF 4170 E. EASTPOINT DR./SAGER, 569):** Submitted by BLEW & ASSOC. for properties located NW OF 4170 E. EASTPOINT DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and the request is to combine the parcels to create one lot with approximately 0.51 acres.  
Planner: Jessie Masters

**16. CUP-2022-0003: Conditional Use Permit (3620 W. DINSMORE TRL./OADE, 518):** Submitted by COLT OADE for property located at 3620 W. DINSMORE TRL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.90 acres. The request is to maintain an accessory structure on a property without a primary structure.  
Planner: Gretchen Harrison

**17. CUP-2022-0004: Conditional Use Permit (N. OLD MISSOURI RD AND E. ROLLING HILLS DR./N. OLD MISSOURI LAND DEVELOPMENT, LLC., 253):** Submitted by JORGENSEN & ASSOC. for property located at N. OLD MISSOURI RD. AND E. ROLLING HILLS DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION & NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 22.10 acres. The request is for multi-family dwellings, Use-Unit 26, in NS-G zoning.  
Planner: Ryan Umberger

**18. CUP-2022-0005: Conditional Use Permit (969 W. BOONE ST./ANTWERP CARPORT, 600):** Submitted by RUTH L. VAN ANTWERP for property located at 969 W. BOONE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.28 acres. The request is for the development of an accessory structure prior to a primary structure.  
Planner: Jessie Masters

**19. RZN-2022-000014: Rezone (W. VELDA CT. AND W. RUTLEDGE LN./NICHOLAS CORTER LLC, 558):** Submitted by SATTERFIELD LAND SURVEYORS for properties located between W. VELDA CT. AND W. RUTLEDGE LN. The properties contain approximately 0.61 acres consisting of one parcel zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. The request is to rezone the parcel to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Gretchen Harrison

**20. RZN-2022-000015: Rezone (W. RUTLEDGE LN. AND S. OAK RD/NICHOLAS CORTER LLC, 558):** Submitted by SATTERFIELD LAND SURVEYORS for properties located at W. RUTLEDGE LN. AND S. OAK RD. The property contains approximately 0.43 acres and is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. The request is to rezone the parcel to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Gretchen Harrison

**21. RZN-2022-000016: Rezone (2914 W. RUTLEDGE LN./NICHOLAS CORTER LLC, 558):** Submitted by SATTERFIELD LAND SURVEYORS for properties located at 2914 W. RUTLEDGE LN. The property contains approximately 0.41 acres and is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. The request is to rezone the parcel to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Gretchen Harrison

**22. RZN-2022-0017: Rezone (3352 N HWY 112/112 Drive In, 209):** Submitted by ELDRIDGE BROOKS PARTNERS for property located at 3352 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.50 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.  
Planner: Gretchen Harrison

**23. VAC-2022-000004: Vacation (20 S. HILL AVE./PUTNAM HOUSE LLC., 522):** Submitted by EXPEDIENT CIVIL ENGINEERING located at 20 S. HILL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.67 acres. The request is to vacate alley right-of-way containing approximately 3,025 square feet.  
Planner: Jessie Masters

**24. VAC-2022-0007: Vacation (2978 N. OLD MISSOURI RD./OLD MISSOURI LAND DEVELOPMENT, LLC., 253)** Submitted by JORGENSEN & ASSOC. for property located at 2978 N. OLD MISSOURI RD. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 4.80 acres. The request is to vacate a portion of a utility easement abutting N. Old Missouri Rd.  
Planner: Ryan Umberger