

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR SPECIAL WORK SESSION

August 3, 2026, at 4:30 p.m.

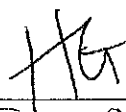
City Hall Conference Room

5490 Fifth Street

Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Communications from PGAV Planners, Comprehensive Planning Consultant
 - A. Review and Discuss the Comprehensive Planning Initiative
 - i) Future Land Use (FLU) Map
 - ii) Park/Trails & Greenways Map
 - iii) Draft Plan Objectives and Key Results (OKR)
 - iv) Open House #3 August 27, 2026, from 5:30 – 7:00 PM – Discuss and review meeting format and presentation materials.
4. Other Discussion
5. Adjournment

Posted by: _____



(Name)

this 31 day of July, 2026 at 3:43 a.m./p.m.

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
August 3, 2026, at 7:00 p.m.
City Hall Board Room
5490 Fifth Street, Cottleville, Missouri 63304

NOTICE IS HEREBY GIVEN: The Regular Planning and Zoning Commission Meeting will be in person at 5490 Fifth Street, Cottleville, MO 63304. Also, the public can attend virtually by video-conference and/or audio-conference call. You may attend the meeting on a desktop, laptop, mobile device, or telephone by following the instructions below. Note, if you attempt to join the virtual meeting and are unable to or join but the meeting ends prematurely, there may be technical issues, we suggest you try to reconnect/rejoin the virtual meeting again. If issues persist, please contact the City Administrator at michael.padella@cityofcottleville.com.

Link to join Zoom Video-Conference Meeting:

<https://zoom.us/j/99605609209?pwd=TWGDVMOPns4Ydfasb7TOPzUZ6LEWPm.1>

Meeting ID: 996 0560 9209

Meeting Passcode: 434005

One tap mobile:

+1-312-626-6799,, 620 932 4286#,,, *434005# US (Chicago)

Or by telephone dial:

+1-312-626-6799 US (Chicago)

Meeting ID: 996 0560 9209

Meeting Passcode: 434005

Notice: If you have a disability and need to request special accommodations please do so by contacting the City Clerk at (636) 498-6565 or via email at amy.lewis@cityofcottleville.com at least 24 hours in advance of the scheduled meeting.

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
August 3, 2026, at 7:00 p.m.
City Hall Board Room
5490 Fifth Street, Cottleville, Missouri 63304

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Chairman and Commission Members Reports / Announcements**
5. **Review and approval of minutes:**
 - A. Approval of P&Z Commission Minutes, July 6, 2026
6. **Old Business:**
 - A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 “Special District College General Commercial Retail Subdistrict” to SD/C-I1 “Special District College Light Industrial” located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).
 - B. Consideration of the Rezoning Request from SD/C-C3 “Special District College General Commercial Retail Subdistrict” to SD/C-I1 “Special District College Light Industrial” located at 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).
 - C. Consideration of a Site Plan for 1340 St. Peters Cottleville Road, Cottleville, MO 63376 and consisting of approximately 3.770-acre tract of land (S&A Management, Owner; Paul Mertz-Poehlman & Prost, Inc., applicant).
7. **New Business:**
 - A. A Public Hearing for the Consideration of a Rezoning Request from SD/C-C3 “Special District College General Commercial Retail Subdistrict” to SD/C-R3 “Special District College Multi-family Subdistrict” located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). ***Applicant requests this item be postponed/continued to September.***
 - B. Consideration of a Rezoning Request from SD/C-C3 “Special District College General Commercial Retail Subdistrict” to SD/C-R3 “Special District College Multi-family Subdistrict” located at 4640 Mid Rivers Mall Dr., Cottleville, MO 63376 and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). ***Applicant requests this item be postponed/continued to September.***

- C. Consideration of a Preliminary Plat for 4640 Mid Rivers Mall Dr., Cottleville, MO 63376, "Mid Rivers Commons Townhomes" and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). *Applicant requests this item be postponed/continued to September.*
- D. Consideration of a Site Plan for 4640 Mid Rivers Mall Dr., Cottleville, MO 63376, "Mid Rivers Commons Townhomes" and consisting of approximately 7.41-acre tract of land (Mid Rivers Equities II, LLC, Owner; Volz Engineering, Applicant). *Applicant requests this item be postponed/continued to September.*
- E. A Public Hearing for the Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
- F. Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 6.007-acre tract of land (Cottleville Holdings, LLC, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
- G. A Public Hearing for the Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
- H. Consideration of a Rezoning Request from R-1A "Single-family Residential District" (1 acre lots) to R-1D "Single-family Residential District" (1/4 acre lots) located off Hwy K and Pheasant Meadows Dr. and consisting of approximately 0.807-acre tract of land (Dardenne Keeven Partners, LP, Owner; Lombardo Homes of St. Louis, LLC, Applicant).
- I. Consideration of a Revised Preliminary Plat for "Cottleville Springs" Subdivision located between Hwy K and Hwy 364 in Cottleville, MO 63368 and consisting of approximately 79.614-acres of land (Lombardo Homes of St. Louis, LLC, Applicant).
- J. A Public Hearing for the Consideration of Amending Section 410.330: Guarantee of Completion of Subdivision Improvements, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.
- K. Consideration to Amend Section 410.330: Guarantee of Completion of Subdivision Improvements, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Individual Lot Deposits and Matters Related Thereto.
- L. A Public Hearing for the Consideration of Amending Section 405.540: Off-Street Parking Area Design Standards, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Establishment of Minimum Design Standards for Private

Parking Areas and Matters Related Thereto.

- M.** Consideration to Amend Section 405.540: Off-Street Parking Area Design Standards, of the Municipal Code of the City of Cottleville, Missouri, Pertaining to the Establishment of Minimum Design Standards for Private Parking Areas and Matters Related Thereto.

8. Other Discussion

A. Comprehensive Plan Update/Status

1. Open House #3 is scheduled for August 27, 2026, from 5:30 – 7:00 PM at City Hall.

9. Closed Session regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo.

10. Adjournment of Meeting

Posted by: HGA

this 31 day of July, 2026, at 3:29 ^(Name) a.m./p.m.

**CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR WORK SESSION**

August 3, 2026, at 6:15 p.m.
City Hall Conference Room
5490 Fifth Street
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Communications from Staff
 - A. Review Regular Meeting Agenda.
4. Communications from Mayor
5. Communications from Commission Members
6. Other Discussion
7. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo
8. Adjournment

HGK

Posted by: _____

this 31 day of July (Name) _____, 2026 at 3:29 a.m./(p.m.)