

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING COMMISSION**  
**TENTATIVE AGENDA FOR REGULAR MEETING**  
August 4, 2025, 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.

**Link to join Zoom Video-Conference Meeting:**

**<https://zoom.us/j/97533206007?pwd=KhifGJXl3EFVkaK3G3isGLg6dtyF0E.1>**

**Meeting ID: 975 3320 6007**

**Meeting Passcode: 434005**

**One tap mobile:**

**+1-312-626-6799,,97533206007#,,,,\*434005# US (Chicago)**

**Or by telephone dial:**

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

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1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Chairman and Commission Members Reports / Announcements**
  - A. Introduction and Welcome of New Member: Stan Enloe
5. **Review and approval of minutes:**
  - A. Approval of Minutes, May 5, 2025
6. **Old Business:**
7. **New Business:**
  - A. Consideration of a Site Plan for “Cottleville Smiles Family Dentistry” 475 Miralago Shore Drive, Cottleville, MO 63376 (Project Name: “Cottleville Smiles Family Dentistry (building expansion)”); Applicant: Cottleville Smiles, LLC).
  - B. A Public Hearing for a Request for Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A “Single Family Residential District to RD “Recreational District” (Project Name: “Impact City FC Soccer Complex”); Applicant: Vessel Architecture on behalf of Impact City FC).
  - C. A Public Hearing for a Conditional Use Permit (CUP) Requesting “Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building” at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: “Impact City FC Soccer Complex”); Applicant: Vessel Architecture on behalf of Impact City FC).
  - D. Consideration of the Request for Rezoning of a tract of land located at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376, from R1-A “Single Family Residential District to RD “Recreational District” (Project Name: “Impact City FC (Soccer Complex)”); Applicant: Vessel Architecture on behalf of Impact City FC).
  - E. Consideration of the Request for Conditional Use Permit (CUP) for “Outdoor Soccer Fields with Lights, Indoor Soccer Fields, and Concession Stand in the Proposed Building” at 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: “Impact City FC (Soccer Complex)”); Applicant: Vessel Architecture on behalf of Impact City FC).
  - F. Consideration of a Site Plan for “Impact City FC (Soccer Complex)” located 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: “Impact City FC (Soccer Complex)”); Applicant: Vessel Architecture on behalf of Impact City FC).

- G. Consideration of a Preliminary Plat for “Impact City FC (Soccer Complex)” located 3998 Mid Rivers Mall Drive, Cottleville, MO 63376 (Project Name: “Impact City FC (Soccer Complex)”); Applicant: Vessel Architecture on behalf of Impact City FC).
- H. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “retail sales of intoxicating liquor by the drink and original package” at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men’s Modern General Store; Applicant: Micah Raposo).
- I. Consideration of the Requested Conditional Use Permit (CUP) for a new “retail sales of intoxicating liquor by the drink and original package” at 5208 Highway N, Cottleville, MO 63304 (Project Name: Men’s Modern General Store; Applicant: Micah Raposo).
- J. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “Medical Hospital and Clinic” on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).
- K. Consideration of the Requested Conditional Use Permit (CUP) for a new “Medical Hospital and Clinic” on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).
- L. Consideration of a Site Plan for “St. Luke’s MOB Clinic” located on Lot C of the Miralago Subdivision at the intersection of Mid Rivers Mall Drive and Miralago Way in Cottleville, MO 63376 (Project Name: “St. Luke’s MOB Clinic”; Applicant: Stock & Associates Consulting Engineering, Inc on behalf of St. Luke’s Medical Group).
- M. A Public Hearing for a Conditional Use Permit (CUP) Request for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304 (Project Name: “Cottle Village Overflow Parking Lot West”; Applicant: Cottlevillage Land Group, LLC).
- N. Consideration of the Requested Conditional Use Permit (CUP) for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304 (Project Name: “Cottle Village Overflow Parking Lot West”; Applicant: Cottlevillage Land Group, LLC).
- O. Consideration of a Site Plan for a new “Automobile Parking (Lot)” at 6494 Highway N, Cottleville, MO 63304 (Project Name: “Cottle Village Overflow Parking Lot West”; Applicant: Cottlevillage Land Group, LLC).
- P. A Public Hearing to Consider Certain Modifications and Amendments to Section 400.130.G of the Municipal Code – Regulating the time Period of Validity for Conditional User Permits (increases the standard validity period from 180 days to 360 days).
- Q. Consideration of Certain Modifications and Amendments to Section 400.130.G of the Municipal Code – Regulating the time Period of Validity for Conditional User Permits (increases the standard validity period from 180 days to 360 days).
- R. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code – Amends these code sections relating to Prefabricated Structures (shipping containers).

- S. Consideration of Certain Modifications and Amendments to Section 405.020 and 405.415 and Article XI of Chapter 405 of the Municipal Code – Amends these code sections relating to Prefabricated Structures (shipping containers).
- T. A Public Hearing to Consider Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code – Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).
- U. Consideration of Certain Modifications and Amendments to Section 405.500 Subsection (A) of the Municipal Code – Adopting a new Off-street Parking Requirements Schedule (for medical office and separately senior living facility land uses).
- V. A Public Hearing to Consider Adoption of Section 405.615 Subsection D of the Municipal Code – Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).
- W. Consideration of Adoption of Section 405.615 Subsection D of the Municipal Code – Enacting a new Subsection D of Section 405.615 (for archway signage in C-3 general commercial districts).
- X. A Public Hearing to Consider Adoption of Article XI of Chapter 405 of the Municipal Code – Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences).
- Y. Consideration of Adoption of Article XI of Chapter 405 of the Municipal Code – Enacts a new Section 405.752 providing for the regulation of fences (establishes setback and placement requirements for fences).

**8. Other Discussion**

**9. Adjournment of Meeting**

Posted by:   
 this 1 day of August, 2025, at 10:35 <sup>(Name)</sup> a.m./p.m.