

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

May 5, 2025, at 6:00 p.m.  
City Hall Conference Room  
5490 Fifth Street  
Cottleville, Missouri 63304

1. Call Meeting to Order
2. Roll Call
3. Communications from Mayor
4. Communications from Staff
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

Posted by: \_\_\_\_\_

(Name)  
this 2 day of May, 2025 at 10:45 a.m./p.m.

**CITY OF COTTLEVILLE**  
**PLANNING AND ZONING COMMISSION**  
**TENTATIVE AGENDA FOR REGULAR MEETING**  
May 5, 2025, at 7:00 p.m.  
City Hall Board Room  
5490 Fifth Street, Cottleville, Missouri 63304

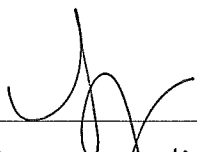
1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Chairman and Commission Members Reports / Announcements**
5. **Review and approval of minutes:**
  - A. Approval of Minutes, March 3, 2025
6. **Old Business:**
7. **New Business:**
  - A. Consideration of a Preliminary Plat, a Re-subdivision of Lot A of SLSC Midrivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304 (St. Charles Engineering & Surveying Inc., Applicant).
  - B. Consideration of a Record Plat, a Re-subdivision of Lot A of SLSC Midrivers Boundary Adjustment Plat, generally located at 5900 Hwy N, Cottleville, MO 63304 (St. Charles Engineering & Surveying Inc., Applicant).
  - C. A Public Hearing for a Request for Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District" ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).
  - D. A Public Hearing for a Request for Conditional Use Permit (CUP) "outdoor soccer fields, with lights" at 2 Woodlands Parkway, in Cottleville, MO 63376 ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).
  - E. Consideration of the Request for Rezoning of an 18.70-acre tract of land located at 2 Woodlands Parkway, in Cottleville, MO 63376, from SD/C-C2 "College General Commercial Subdistrict" & SD/C-PO "College Park and Open Space Subdistrict" to RD "Recreational District". ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).
  - F. Consideration of the Request for Conditional Use Permit "outdoor soccer fields, with lights" at 2 Woodlands Parkway, in Cottleville, MO 63376 ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).
  - G. Consideration of a Site Plan for "Vetta Woodlands" located at 2 Woodlands Parkway, Cottleville, MO 63376 ("Vetta Woodlands", Project Name; Woodlands Parkway LLC, Applicant).

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**TENTATIVE AGENDA FOR REGULAR MEETING**  
May 5, 2025, at 7:00 p.m.

- H. A Public Hearing for a Request to Renew the Conditional Use Permit (CUP) “to allow for package liquor sales” at 5430 Gutermuth Road in Cottleville, MO 63304 (“On-The-Rocks”, Project Name; ARP Properties, LLC, Applicant).
- I. Consideration of the Request to Renew the Conditional Use Permit (CUP) “to allow for package liquor sales” at 5430 Gutermuth Road in Cottleville, MO 63304 (“On-The-Rocks”, Project Name; ARP Properties, LLC, Applicant).
- J. Consideration of a Record Plat to subdivide the Village H phase of Cottleville Trails subdivision, located east of Hwy 364, South and West of Hwy N and adjacent to Dardenne Creek (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant).
- K. Consideration of a Request to Vacate a portion of Cottleville Trails Drive right-of-way located on Outlot 5 (Village H, the “Cul-de-Sac”) as shown on page 2 of Cottleville Trails Plat One by the City of Cottleville, Missouri (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant).
- L. A Public Hearing for a Request to Amend the PUD Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant).
- M. Consideration of the Request to Amend the PUD Area Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant).
- N. Consideration of the Request to Amend the PUD Final Plan for the Cottleville Trails subdivision located east of Hwy 364, South and West of Hwy N, North of Gutermuth Road (“Cottleville Trails”, Project Name; DCM Land, LLC, Applicant).

**8. Other Discussion**

**9. Adjournment of Meeting**

Posted by:   
this 2 day of may, 2025, at 10:42 <sup>(Name)</sup> a.m./p.m.