

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

October 5, 2026, 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 Staff
 - A. Review Regular Meeting Agenda.
4. Communications from Mayor
5. Communications from Commission Members
6. Other Discussion
 - A. Concept or Draft Site Plan for 5231 and 5233 Hwy N – Proposed O’Kane’s Kitchen Redevelopment.
7. Closed Session (if necessary) regarding Confidential Communications, Litigation, Real Estate, and Personnel, pursuant to 610.021RSMo
8. Adjournment

Posted by: _____

this 2 day of October, 2026 at 11:03 a.m./p.m.

CITY OF COTTLEVILLE
PLANNING AND ZONING COMMISSION
TENTATIVE AGENDA FOR REGULAR MEETING
October 5, 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
October 5, 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.** P&Z Commission Special Work Session Minutes, August 24, 2026
 - B.** P&Z Commission Comprehensive Plan Open House Minutes, August 27, 2026
 - C.** P&Z Commission Minutes, September 8, 2026
- 6. Old Business:**
 - A.** 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).
 - B.** 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).
 - C.** 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).
 - D.** 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).
 - E.** 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).
 - F.** Consideration of a Rezoning Request from C-2 "Limited Commercial Services District" to C-3 "General Commercial Retail District" located at 5231 and 5233 Hwy N, Cottleville, MO 63304 and consisting of approximately 1 acre of land (Richard Quicke, Owner; Sarah O'Kane owner of O'Kane's Kitchen Applicant).

7. New Business:

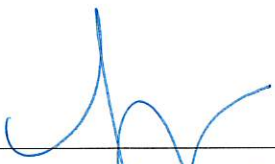
- A.** A Public Hearing for the Consideration of Amendments to Subsection (B) and Subsection (C) of Section 405.095 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Permitted Uses in the S-D/OT "Special District/Old Town Cottleville".
- B.** Consideration of Amendments to Subsection (B) and Subsection (C) of Section 405.095 of the Municipal Code of the City of Cottleville, Missouri, Pertaining to Permitted Uses in the S-D/OT "Special District/Old Town Cottleville".

8. Other Discussion

- A.** Comprehensive Plan Update/Status

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

10. Adjournment of Meeting

Posted by: 
this 2 day of October, 2026, at 11:03 ^(Name) PM a.m./p.m.