

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Cottleville has received a Variance Request application that requires a Public Hearing before the Board of Adjustment on Tuesday, September 8th, 2026 at 5:00 p.m. or as soon thereafter as same may be heard in the Board Room, City Hall, 5490 Fifth Street in Cottleville, Missouri concerning the following request:

VARIANCE REQUEST

Name of Owner: Mid Rivers Equities II, LLC

Name of Applicant: David A Volz – Volz Engineering

Present Zoning Classification: SD/C-C3 “College General Commercial Retail District”

Proposed Rezoning Classification: SD/C-R3 “College Multi-Family Subdistrict”

Location of Property: 4640 Mid Rivers Mall Drive, Cottleville, MO 63376

Parcel/Lot Size: 7.41 acres

Legal Description of the Property: Lot 6B of Mid Rivers Commons Resubdivision Lot 6, a plat recorded in PB 49, PG 45 of the St. Charles County Records

Variance Requested: Applicant has filed a Rezoning Application with accompanying proposed site plan seeking to rezone the subject property from SD/C-C3 to SD/C-R3. Section 405.213 or the City’s Zoning Regulations governs SD/C-R3 and permits Single-family Dwelling(s). Applicant request a reduction of the minimum lot width to accommodate Applicant’s request for zoning and accompanying proposed plan. This is not a request to approve the requested rezoning or the accompanying site plan.

Variance from City Code Section: 405.213.D “Minimum lot width – 200 feet”

For more information about this proposed application please visit the City website: www.cityofcottleville.com and select the Public Hearings page. You may also contact the Public Works Director at (636) 498-6565 ext. 204 or at Michael.padella@cityofcottleville.com.



Michael Padella, Public Works Director
City of Cottleville, Missouri

St. Charles County Public Web Map



7/8/2026, 12:59:01 PM

Parcel Info

