

TENTATIVE AGENDA

**CITY OF WENTZVILLE, MISSOURI
PLANNING AND ZONING COMMISSION
CITY HALL
1001 Schroeder Creek Blvd.
Wentzville, MO 63385**

**Wednesday, Jan. 2, 2019
6p.m.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. EXHIBITS OF RECORD

The Commission hereby enters into the record Exhibits A, B, C and D for the City of Wentzville will be Zoning, Subdivision, Comprehensive Plan and Official Zoning Map documents.

V. APPROVAL OF AGENDA

VI. PUBLIC HEARINGS

(ID # 8436) 19-01-PZ - Urshan Collegiate Support Organization, applicant and property owner, is requesting Rezoning of 43 acres, more or less, from I-1 Light Industrial to C-0 Office District. The site is located on the northwest corner of Continental Drive and Verizon Drive.

(ID # 8438) Urshan Collegiate Support Organization, applicant and property owner, is requesting a Conditional Use Permit approval for Urshan College - Institution of Higher Education. The site is located on the northwest corner of Continental Drive and Verizon Drive. 19-02-PZ

(ID # 8446) RB Missouri East, LLC, applicant on behalf of the property owner, JWD Properties, LLC, is requesting a Conditional Use Permit approval for restaurant including drive-thru facility for Arby's. The site is located on the north side of West Pearce Boulevard approximately 500 feet east of Wentzville Parkway, with an address of 1988 Wentzville Parkway. 19-04-PZ

(ID # 8440) Wentzville R-IV School District, applicant on behalf of the property owner, Interstate Drive, LLC, is requesting an Amended Final Development Plan for a New Elementary Campus. The site is located on the north side of Interstate Drive adjacent to and north of Columbia Drive's intersection with Interstate Drive, with an address of 2000 Interstate Dr. 19-05-PZ

(ID # 8448) Midtown Home Improvements, applicant on behalf of property owners, Sheila Schrader, James Hodge and Margaret Harrell, are requesting a Conditional Use Permit approval for dwellings. The site is located on the north side of West Koenig Street approximately 100 feet west of North Linn Avenue, with an address of 3 West Koenig. 19-07-PZ

VII. OPEN FORUM

VIII. CONSENT AGENDA

All matters listed under the Consent Agenda, are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Minutes Approval - Tuesday, December 04, 2018

(ID # 8442) Wentzville R-IV School District, applicant on behalf of the property owner, Interstate Drive, LLC, is requesting Record Plat approval for Westgate Commerce Park Plat Two. The site is located on the north side of Interstate Drive adjacent to and north of Columbia Drive's intersection with Interstate Drive, with an address of 2000 Interstate Dr. 19-06-PZ

IX. NEW BUSINESS

(ID # 8204) Crossroads Arts Council, applicant on behalf of the property owner, Gloria Ehll, are requesting a Mural for the Vietnam Commemoration. The site is located on the northwest corner of Pearce Boulevard and North Church Street. 18-71-PZ

(ID # 8443) T.G.L. Properties, LLC., applicant and property owner, is requesting approval for a Directory Sign for Stone Ridge Commercial Area. The site is located on the northwest corner of Wentzville Parkway and Grand Canyon Drive, with an address of 1155 Wentzville Parkway.
(PLANNING AND ZONING COMMISSION APPROVAL ONLY)

(ID # 8437) Urshan Collegiate Support Organization, applicant and property owner, is requesting Rezoning of 43 acres, more or less, from I-1 Light Industrial to C-0 Office District. The site is located on the northwest corner of Continental Drive and Verizon Drive. 19-01-PZ

(ID # 8439) Urshan Collegiate Support Organization, applicant and property owner, is requesting a Conditional Use Permit approval for Urshan College - Institution of Higher Education. The site is located on the northwest corner of Continental Drive and Verizon Drive. 19-02-PZ

(ID # 8445) Wentzville R-IV School District, applicant and property owner is requesting Site Plan approval for Wentzville R-IV School District Quail Ridge Maintenance Building. The site is located on the south side of Interstate Drive approximately 450 feet west of Quail Bluff Manor Drive, with an address of 280 Interstate Dr. 19-03-PZ

(ID # 8447) RB Missouri East, LLC, applicant on behalf of the property owner, JWD Properties, LLC, is requesting a Conditional Use Permit approval for restaurant including drive-thru facility for Arby's. The site is located on the north side of West Pearce Boulevard approximately 500 feet east of Wentzville Parkway, with an address of 1988 Wentzville Parkway. 19-04-PZ

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X. OTHER BUSINESS

Consideration of Absences

XI. STAFF REPORTS

XII. COMMISSION REPORTS

XIII. ADJOURN

Posted: December 28, 2018
Nancy Sulin, Assistant City Clerk

The City of Wentzville is currently working to comply with the American With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact our office at least 48 hours in advance at City Hall, 636-327-5101.