

**CITY OF FENTON
PLANNING AND ZONING
COMMISSION HEARING
APRIL 9, 2019 - 7:00 P.M.**

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL - INTRODUCTION OF CITY OFFICIALS

IV. NOTICE TO PUBLIC: *Ground Rules*

V. NOTICE TO PETITIONERS: A simple majority vote of the Commission shall be necessary to constitute a positive recommendation to the Board of Aldermen.

VI. APPROVAL OF MINUTES: *March 5, 2019*

VII. PUBLIC COMMENTS

VIII. OLD BUSINESS:

CASE 2019-TXT-01: Consideration of amendments to Chapter 470 – Additional Non-Residential District Regulations of the Zoning Code.

CASE 2019-SUP-03: A Petition by Sonsvic, LLC, for a Special Use Permit to expand an existing motel (Motel 6) into an existing, vacant building on-site at 1860 Bowles Avenue. The parcel is zoned “HP-1” Hospitality Park District.

IX. NEW BUSINESS:

CASE 2019-SPR-08: A Petition Gravois Bluffs A, LLC for Site Plan Review of a proposed exterior building remodel for Club Fitness at 751 Gravois Bluffs Boulevard. The property is zoned “C-1” Commercial District.

CASE 2019-SUB-01: A Petition by David J. Hyde, III, Trustee of David J. Hyde III R.L.T. UDT 11/20/2014, to subdivide an existing 1.64-acre lot, described as Lot-5 A of the Rudder Consolidation Plat, into two (2) lots. The parcel is addressed as 1735 Rudder Road Industrial Park Drive and is zoned “BP-3” Business Park District.

CASE 2019-SUP-08: A Petition by Shirjivan, LLC, for a Special Use Permit to operate a hotel (Super 8) at 650 S. Highway Drive. The property is zoned “HP-1” Hospitality Park District.

CASE 2019-SP-02: A Petition by Harrison French & Associates on behalf of Walmart for review of a Sign Plan for proposed signage at 653 Gravois Bluffs Boulevard. The property is zoned “C-1” Commercial District and “OT-3” Olde Towne District.

CASE 2019-SPR-09: A Petition by US Capital Development for Site Plan Review of a proposed 182,400 square-foot warehouse building located at 2055 Fenton Logistics Park Boulevard. The property is zoned “PID” Planned Industrial Development.

CASE 2019-SUB-02: A Petition by US Capital Development to subdivide an existing 124.33-acre lot, described as part of the Boundary Adjustment Plat of Part of Lots 4, 5, 6 and 7 of the Andrew Murphy Estate, into three (3) lots. The parcel is addressed as 2055 Fenton Logistics Park Boulevard and is zoned "PID" Planned Industrial Development.

CASE 2019-SPR-10: A Petition by Cliff Heitmann of Bax Engineering for Site Plan Review of a proposed 4,500 square-foot building for Jacob Sunroom and Exteriors at 1707 Gilsinn Lane. The property is zoned "HP-1" Hospitality Park.

CASE 2019-SUP-09: A Petition by Shirjivan, LLC, for a Special Use Permit to operate an independent hotel (motel) at 650 S. Highway Drive. The property is zoned "HP-1" Hospitality Park District.

CASE 2019-SUP-10: A Petition by Infinity Hospitality, LLC, for a Special Use Permit to operate a hotel (Quality Inn & Suites by Choice Hotel) at 800 S. Highway Drive. The property is zoned "HP-1" Hospitality Park District.

CASE 2019-SPR-11: A Petition by Infinity Hospitality, LLC, for Site Plan Review of a proposed addition to an existing hotel building and a proposed 29,000 square-foot building at 800 S. Highway Drive. The property is zoned "HP-1" Hospitality Park District.

CASE 2019-TXT-03: Consideration of amendments to the Zoning Code regarding medical marijuana regulations.

CASE 2019-TXT-04: Consideration of amendments to Chapters 450 and 495 of the Zoning Code pertaining to drive-through services and off-street parking and loading requirements.

CASE 2019-TXT-05: Consideration of amendments to Chapter 463 of the Zoning Code pertaining to special event procedures and regulations.

CASE 2019-TXT-06: Consideration of amendments to Section 400.030 Definitions and Section 476.010 Land Use Matrix pertaining to automotive and commercial motor vehicle definitions and related permitted uses and uses allowed by Special Use Permit.

X. ANNOUNCEMENTS:

Report from the Community Development Director

Report from the Chairperson

Report from the Mayor

Report from the Aldermanic Liaison

Report from other Commissioners

Next Planning & Zoning Meeting: May 7, 2019, at 7:00 p.m. at City Hall

**CITY OF FENTON
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FENTON, MISSOURI 63026
636-343-2080**

DATE POSTED: FRIDAY, MARCH 22, 2019