

Docket #4

CD-CPC-2026-000009

Major Amendment (Development Plan Non-residential)

Antioch Crossing – NW Corner of NE Vivion Rd & N Chouteau Trfy

April 15, 2026

Prepared for

City Plan Commission



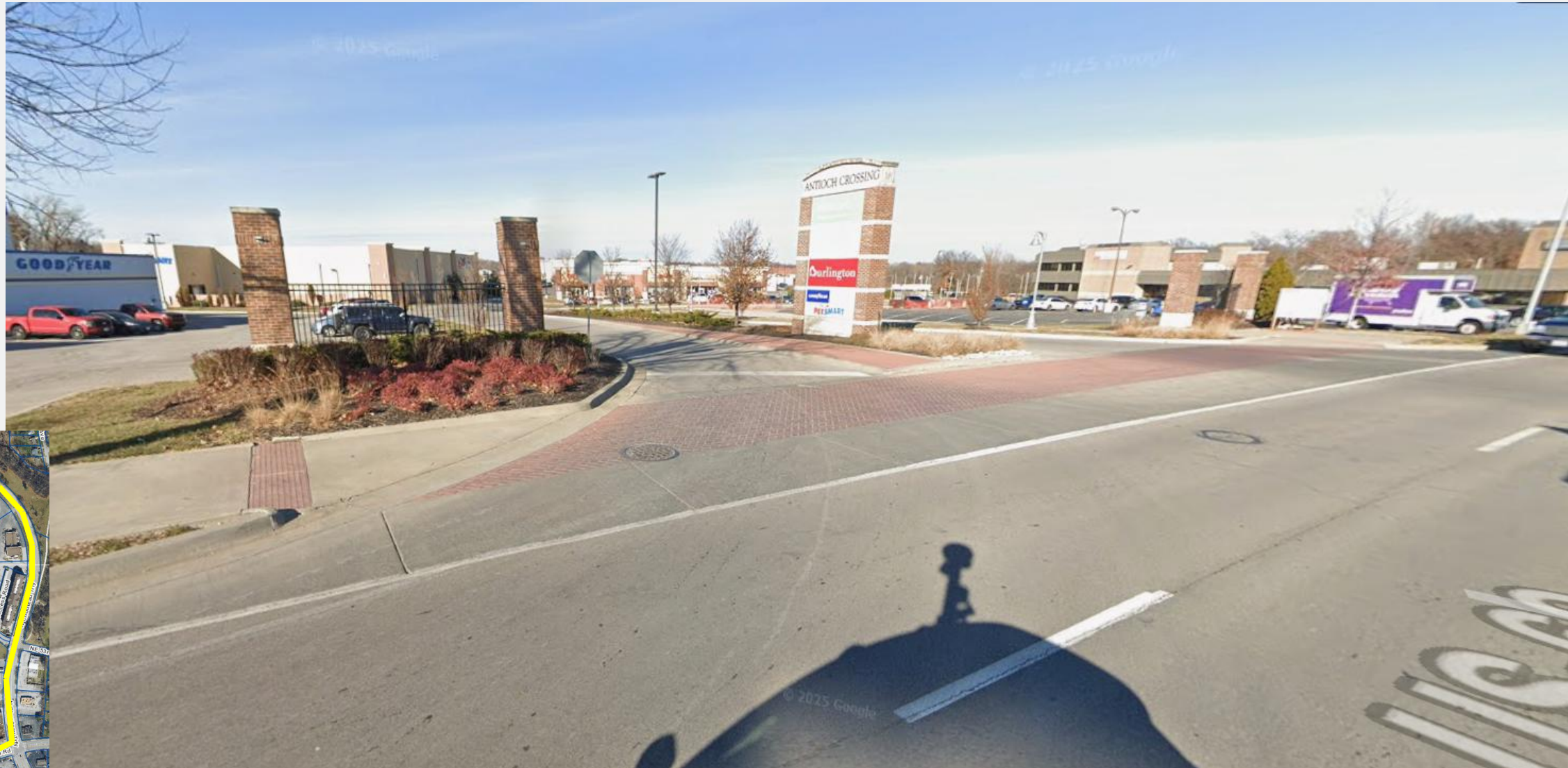




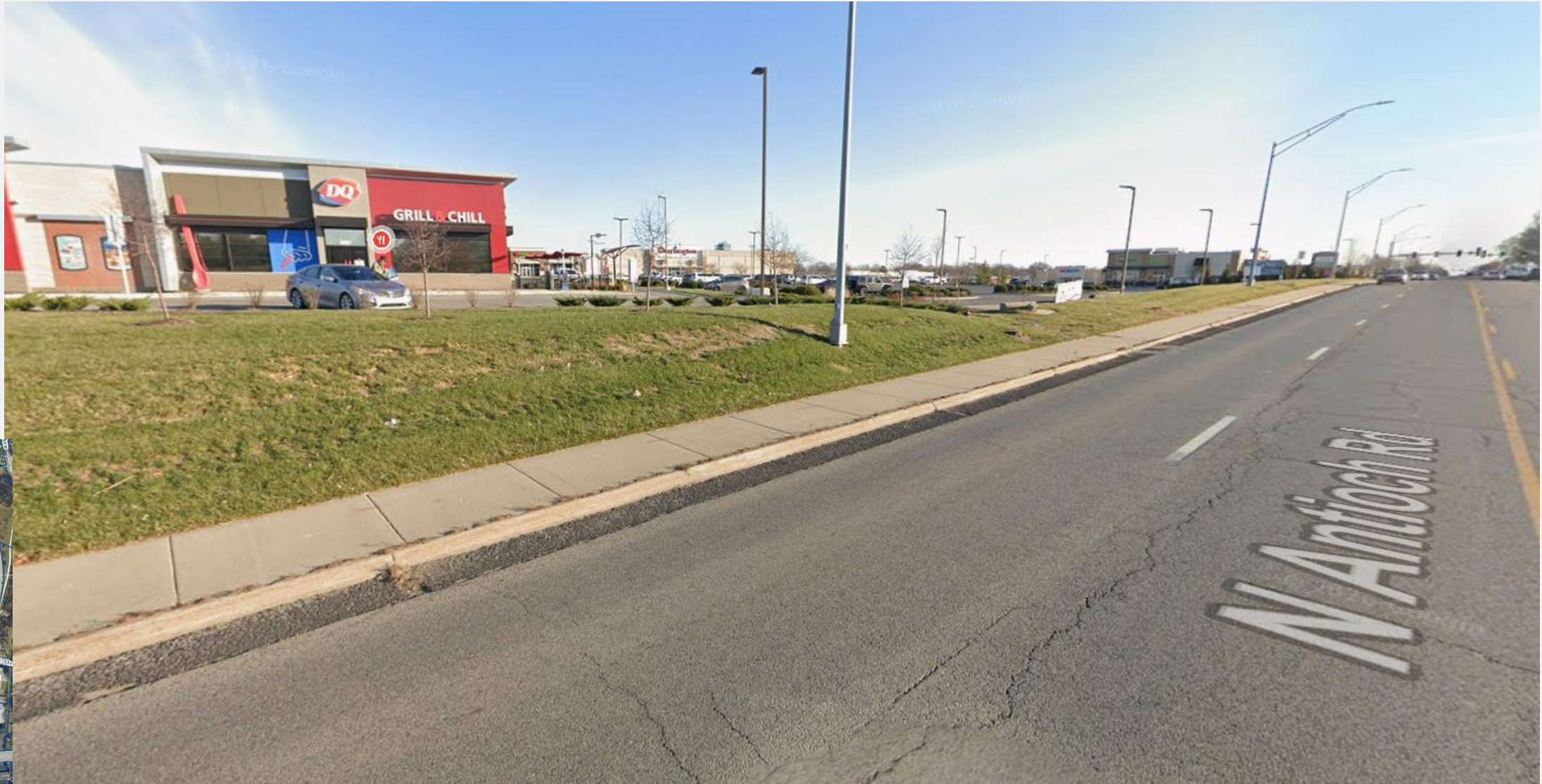


DEVELOPMENT DATA TABLE

LOT #	EX./PR. ZONING	LAND AREA (AC.)	USE	FLOORS	GROSS BLDG AREA (SF)	GROSS BLDG AREA (SF) PER FLOOR (AVG.)	BUILDING COVERAGE	FLOOR AREA RATIO	REQUIRED PARKING	PROVIDED PARKING	COMMENCE & COMPLETE DATES
1	UR/UR	1.40	Restaurant	1	5,400	5,400	8.85%	8.85%	54	55	Existing
2	UR/UR	1.61	Restaurant	1	4,125	4,125	5.88%	5.88%	42	43	Existing
3	UR/UR	1.19	Retail/Restaurant	1	6,200	6,200	11.96%	11.96%	62	62	Existing
4	UR/UR	1.30	Retail/Restaurant	1	6,400	6,400	11.30%	11.30%	64	64	Existing
5	UR/UR	6.98	Retail / Grocery / Gasoline and Fuel Sales	1	49,160	41,180 / 7,980	16.17%***	16.17%	122	214	Existing
6	UR/UR	1.10	Retail	1	5,000	5,000	10.43%	10.43%	13	24	Existing
7	UR/UR	0.95	Retail/Restaurant, Motor Vehicle Repair, General, and Motor Vehicle Limited	1	8,100	8,100	19.57%	19.57%	8	24	Existing
8	UR/UR	0.89	All uses in B2	1	3,200	3,200	8.25%	8.25%	8	23	2027-2028
9	UR/UR	1.55	Retail	1	11,200	11,200	16.59%	16.59%	28	53	Existing
10	UR/UR	1.33	Office/Medical Office/Retail	2	17,344	8,672	19.07%	29.94%	18	60	Existing
11	UR/UR	0.60	Retail	1	2,580	2,580	9.87%	9.87%	7	30	Existing
12	UR/UR	1.72	Residential**	4	94,500	23,125	30.86%	126.13%	32	64	Existing
13	UR/UR	8.91	All uses in B2 and Indoor Medium Venue (150-499 capacity)	2	152,000	76,000	20.00%	39.16%	380	613	Existing
14	UR/UR	0.82	Restaurant	1	4,000	4,000	11.20%	11.20%	40	17	Existing
15A	UR/UR	1.49	Office and Indoor Warehousing	1	13,890	13,890	21.52%	21.52%	14	25	Existing (currently part of Lot 15 with proposed 15B & 15C)
15B	UR/UR	6.84	Retail and Self-Storage	2	128,726	64,363	21.36%	21.36%	322	328	Existing (currently part of Lot 15 with proposed 15A & 15C)
15C	UR/UR	2.20	Retail/Restaurant/Office, and Motor Vehicle Repair, General, Motor Vehicle Limited and Carwash/cleaning service.	1	17,000	17,000	17.74%	17.74%	(varies per use)	shall meet required minimum	2022-2025
TOTAL		40.91*			522,845						



View towards site from entrance off NE Vivion Rd. (Dec 2024)



View towards site looking southeast from N Antioch Rd. (Dec 2024)



View towards site looking northwest from Chouteau Trfy. (Dec 2024)

City Plan Commission & Staff Recommendation

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Approval with Conditions