

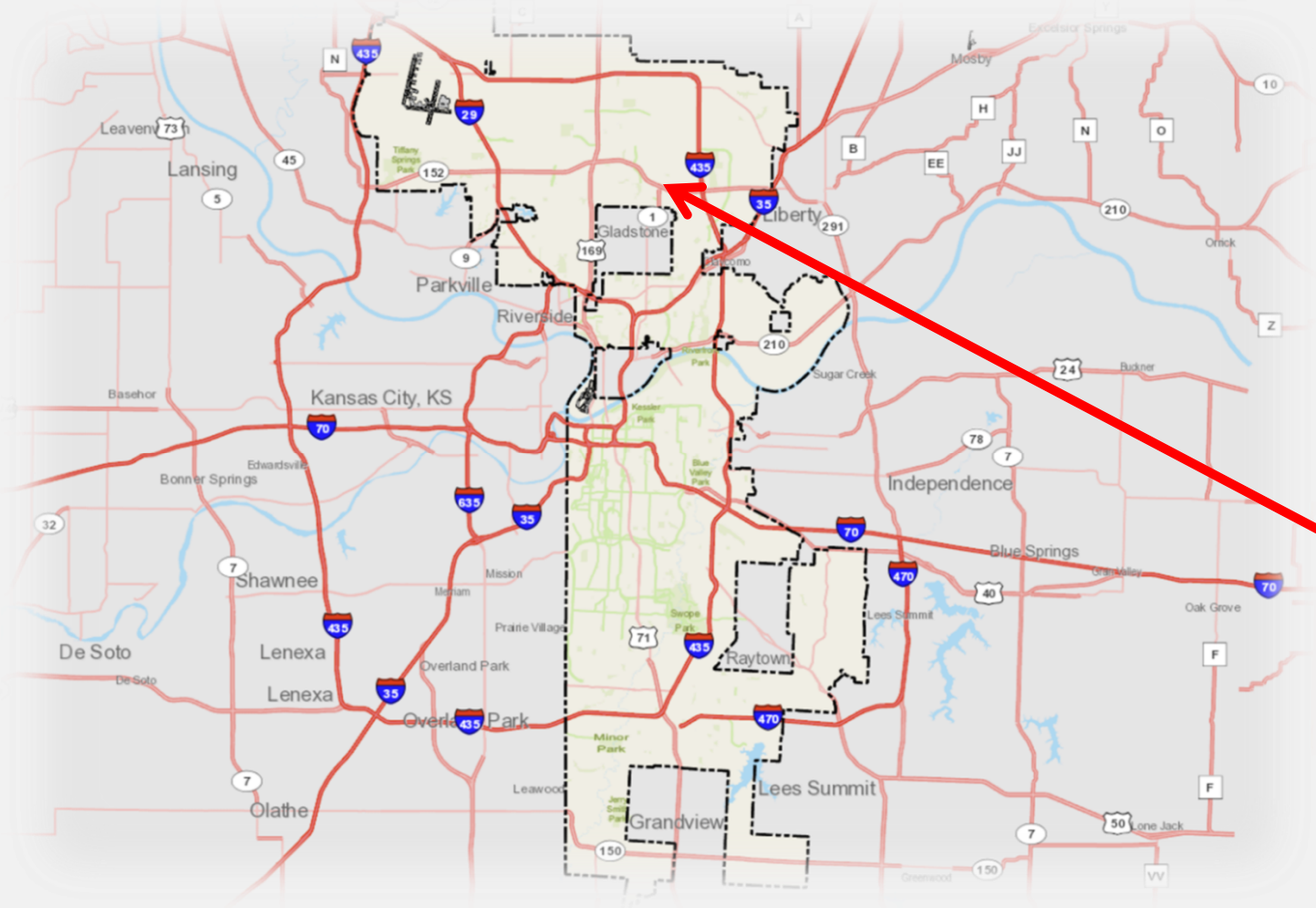
Docket 1.1 & 1.2
CD-CPC-2024-00142
Rezoning without Plan

CD-CPC-2024-00143
Development Plan – Non-Residential
8699 N. Indiana Avenue

11-20-2024

City Plan Commission





Site

Site



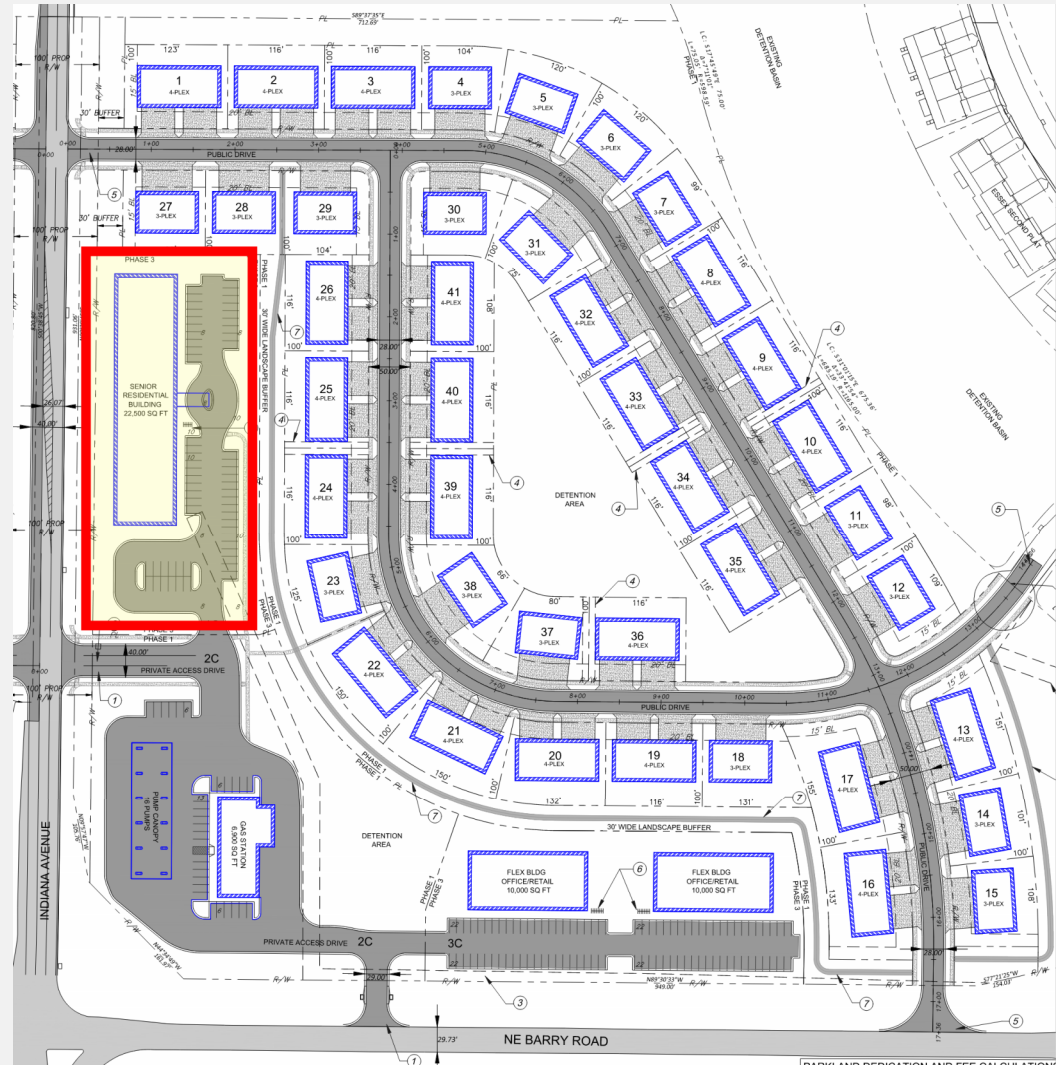


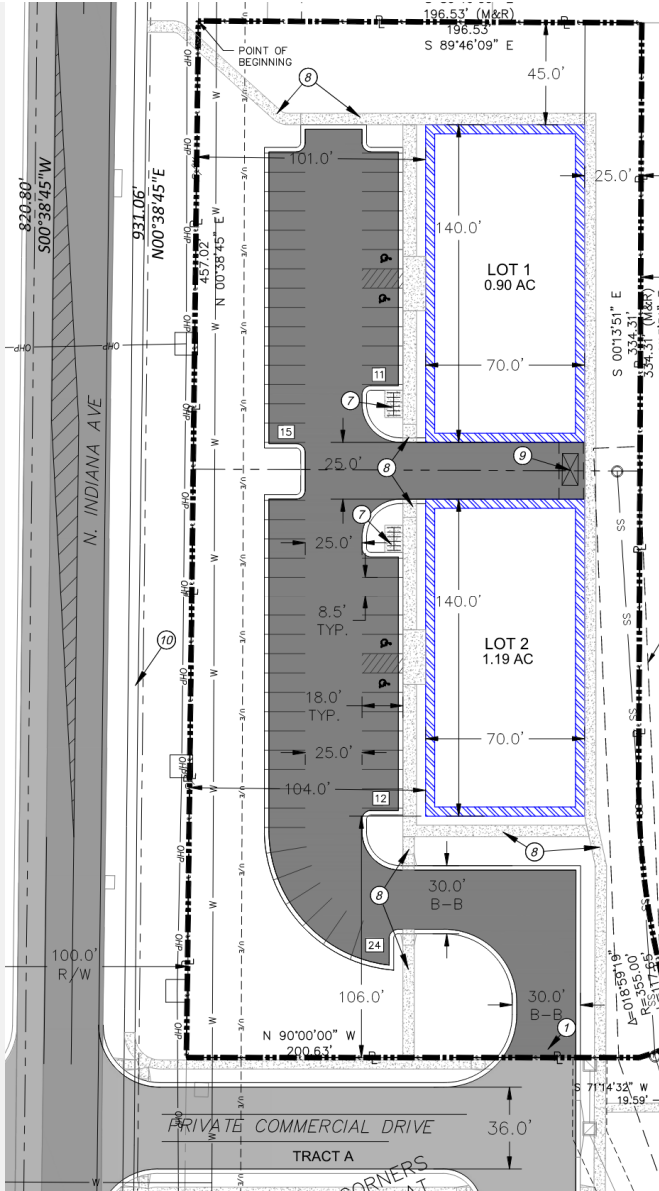
View looking east on N. Indiana Avenue



View looking north on N. Indiana Avenue

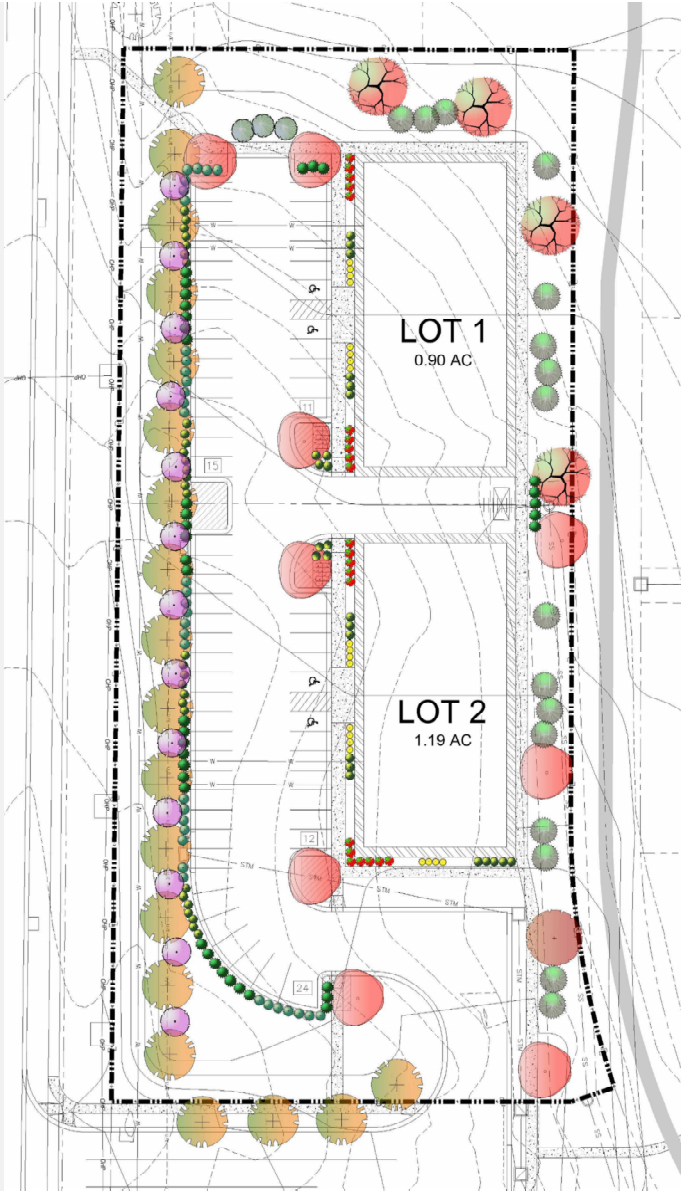
Previously Approved Site Plan (Staley Corners East)

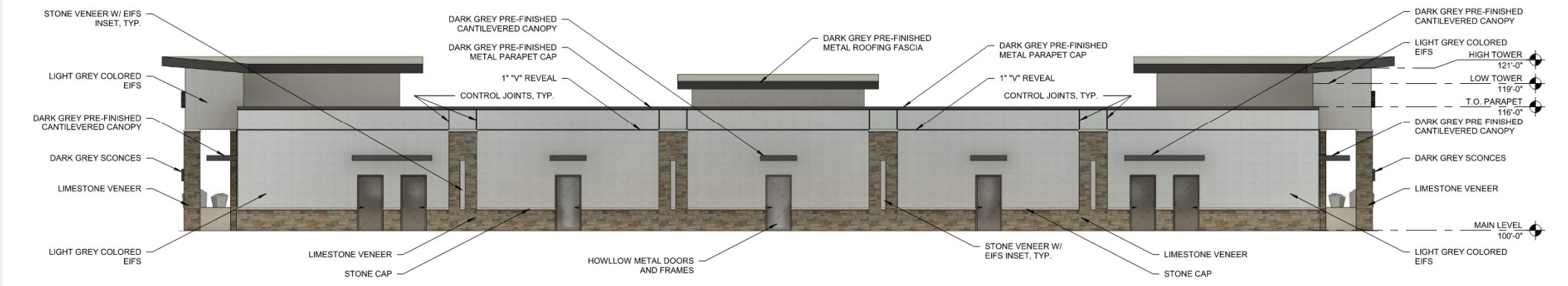




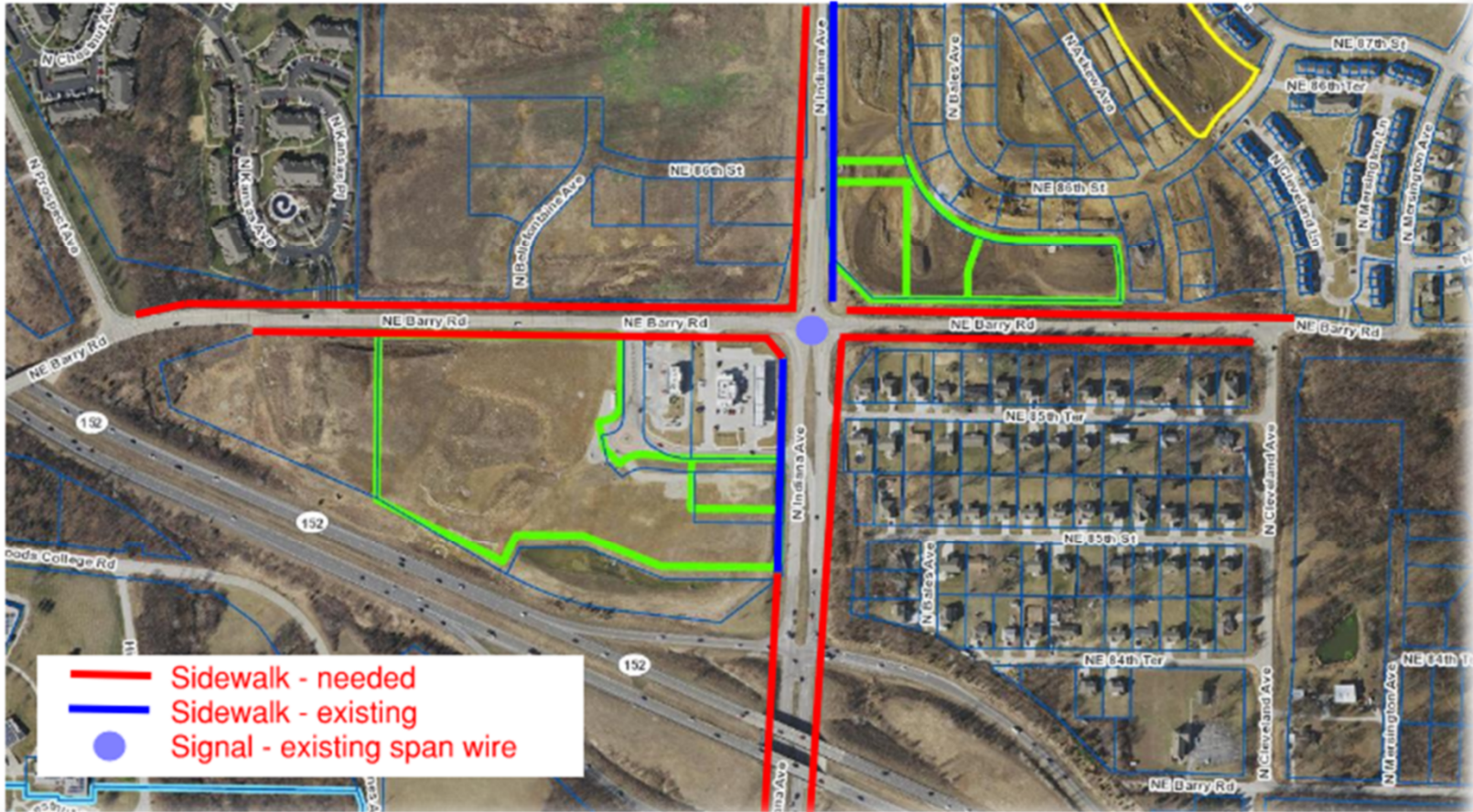
City Planning and Development

Proposed Plan





Elevations



Existing Conditions

Ord. No. 200182 (March 5th, 2020)

- **Improve and signalize NE Barry Road & N. Indiana Avenue**
- **Construct additional SB through lane on N. Indiana Avenue**
- **Construct second WB left turn lane on NE Barry Road**
- **Install SB right turn lane at WB on-ram to MO HWY 152 (MoDOT condition)**

Ord. No. 230320 (May 4th, 2023)

- **Removed the above conditions**

8. Prior to ordinance request the applicant shall enter into an agreement with the Director of Public Works to construct a signal at the intersection of NE Barry Road and N. Indiana Avenue.

- **City will need \$1.8M to complete signal improvements & design (short \$300K)**
- **City does not have \$ allocated for sidewalk and pedestrian design & improvements (\$2.75M)**

City Engineer Review

Remove Conditions

4. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.

25. The developer shall dedicate additional right of way [and provide easements] for NE Barry Rd as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 60 feet of right of way as measured from the centerline, along those areas being platted.

Staff Recommendation

CD-CPC-2024-00142
Rezoning without Plan

Approval

CD-CPC-2024-00143
Development Plan – Non-Residential

Approval with Conditions

***remove conditions #4 & #25**