

## **MEMO**

To: City Council

From: Hector Soto, Jr., AICP, Senior Planner

CC: File

Date: December 1, 2025

Re: Application #PL2025-207 - Preliminary Development Plan - East Village, approximately 130 acres

generally located at the southeast corner of the intersection of US 50 Hwy and South M-291 Hwy;

East Village Investors, LLC, applicant.

Following the applicant's and staff's presentations during the public hearing held on November 13, 2025, Vice Chair Trafton expressed concern supporting a requested modification to the minimum 20' parking lot setback from the South M-291 Hwy right-of-way on Lots 6-11, to allow a minimum 10' setback from the South M-291 Hwy right-of-way on Lots 6-11. The concern stems from a hesitancy to support a reduced parking lot setback along the South M-291 Hwy frontage when the overall site is composed of approximately 130 acres that will be cleared of all existing structures and thus have no limiting site conditions that prevent the minimum 20' parking setback along South M-291 Hwy from being met. Vice Chair Trafton expressed a preference to maintain the minimum 20' setback requirement along South M-291 Hwy to maximize the ability to provide adequate landscaping along the pad sites that line the highway. The Planning Commission voted to recommend approval of the preliminary development plan with the condition that the modification request to allow a reduced parking lot setback be removed.

The applicant requested a similar modification to allow parking lot setbacks ranging from 0' to 18' along the South M-291 Hwy frontages of Oldham Village pad sites that line the west side of the highway corridor. The Planning Commission recommended approval of the modification request for reduced parking lot setback for Oldham Village; the City Council approved the modification request for reduced parking lot setback for Oldham Village. Staff supported the requested modification request for reduced parking lot setbacks for Oldham Village and supports the requested modification request for reduced parking lot setbacks for East Village based on the abundance of MoDOT right-of-way width that provides ample separation between the proposed parking lot boundaries and adjacent highway travel lanes on par with a typical commercial site.

## Recommendations

- 1. A modification shall be granted to the minimum 20' parking lot setback from the South M-291 Hwy right-of-way, to allow parking lot setbacks of 10' along South M-291 Hwy for Lots 6-11. (deleted by the Planning Commission)
- 2. A modification shall be granted to the maximum allowable 28' light pole fixture height, to allow a maximum light pole fixture height of 36'-6".

- 3. A modification shall be granted to the requirement that every four (4) rows of parking on the Costco site (Lot 1) shall include a longitudinal landscape island, to instead allow the dispersed use of smaller landscape islands as shown on the landscape plans included in the preliminary development plan.
- 4. A modification shall be granted to the trash and recycling receptacle screening requirement by a masonry enclosure, to allow screening via the planting of evergreen landscape screening as shown on the landscape plans included in the preliminary development plan in lieu of masonry enclosure screening.
- 5. A modification shall be granted to the EnVision LS overlay commercial design and architectural standards, to allow the proposed development to follow the standard design and architectural standards of Article 8 of the UDO.
- 6. Development of East Village Phase 1 shall be in accordance with the preliminary development plan dated October 30, 2025; typical commercial building elevations uploaded August 11, 2025; big-box warehouse retailer (Costco) building elevations dated August 8, 2025; and apartment elevations dated August 8, 2025.
- 7. Road improvements for East Village Phase 1 shall be constructed as recommended in the Transportation Impact Analysis prepared by City staff dated October 30, 2025.
- 8. Allowable land uses on the subject East Village Phase 1 property shall follow the EnVision LS permitted uses listed under UDO Section 5.560.A, 5.560.D (which include all office and retail uses permitted by right in the CP-2 zoning district under Table 6-1 of the UDO), and the following additional land uses for which an appeal to the EnVision LS land use regulations was previously granted by the City Council: automotive/truck-related uses; retail--big box in excess of 80,000 sq. ft. on one level; car washes; daycares; and drive-through restaurants.
- 9. Approval shall be granted for three (3) oversized, primary identification monument signs in East Village Phase 1 with an overall height of 30', 224 sq. ft. sign face area and 312 sq. ft. overall sign structure area to be located at the northeast project site boundary, the southeast corner of South M-291 Hwy/SE Oldham Pkwy, and the northeast corner of South M-291 Hwy/SE Bailey Rd as depicted on the preliminary development plan October 30, 2025, and monument sign detail dated August 7, 2025.
- 10. Approval shall be granted to allow six (6) wall signs on the Costco (Lot 1) building as depicted on the building elevations dated August 8, 2025. All other lots in East Village Phase 1 (Lots 2-13) shall be subject to the governing sign standards and allowances of the PMIX zoning district.