Legislation Details (With Text)

File #:	2024-6350	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	6/12/2024	**In control:**	City Council - Regular Session
On agenda:	7/23/2024	**Final action:**	
Title:	Appl. #PL2024-117 - PRELIMINARY DEVELOPMENT PLAN - Diventures, 2951 NE Independence Ave; Diventures, applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Preliminary Development Plan, 3. Elevations and Signage Analysis, 4. Screening Detail, 5. Location Map		

Date	Ver.	Action By	Action	Result
6/27/2024	1	Planning Commission		

Appl. #PL2024-117 - PRELIMINARY DEVELOPMENT PLAN - Diventures, 2951 NE Independence Ave; Diventures, applicant

Issue/Request:
The applicant is seeking approval of a revised preliminary development plan (PDP) to construct an 8,356 sq. ft. aquatic and SCUBA diving center. A PDP was previously approved in 2022. But due to the proposed elevations being substantially different than what was previously approved, a new PDP approval is required

William Munroe, Applicant Representative
Ian Trefren, Planner

Recommendation: With the conditions of approval below and in the Staff letter, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification to the required 20’ parking lot setback shall be granted, to allow for a 13’ parking lot setback on the side (eastern) property line adjacent to the I-470 MoDOT right of way.
2. Nine (9) total attached wall signs shall be approved as shown on the Sign Analysis, received May 28, 2024.
3. Development shall be in accordance with the preliminary development plan received May 28, 2024.

Committee Recommendation: Committee recommendation pending approval following Planning Commission public hearing and vote.