

Legislation Details (With Text)

File #: 2022-5073 **Name:**
Type: Public Hearing - Sworn **Status:** Agenda Ready
File created: 7/22/2022 **In control:** City Council - Regular Session
On agenda: 8/23/2022 **Final action:**
Title: Public Hearing: Application #PL2022-198 - Preliminary Development Plan - Diventures, 2951 NE Independence Avenue; Diventures, applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 07-28-2022.PC Minutes, 2. Staff Memo, 3. Staff Letter, 4. Transportation Impact Analysis, 5. Stormwater Memo, 6. Preliminary Development Plan, 7. Elevations, 8. Sign Analysis, 9. Location Map, 10. Staff Presentation

Date	Ver.	Action By	Action	Result
7/28/2022	1	Planning Commission	recommended for approval as amended	Pass

Public Hearing: Application #PL2022-198 - Preliminary Development Plan - Diventures, 2951 NE Independence Avenue; Diventures, applicant.

Issue/Request:

The applicant is seeking approval of a preliminary development plan (PDP) to construct a 9,910 sq. ft. aquatic and SCUBA diving center.

Proposed Motion:

I move to recommend approval of Appl. #PL2022-198 - Preliminary Development Plan - Diventures, 2951 NE Independence Ave; Diventures, applicant

William Munroe, Applicant Representative
 Josh Johnson, AICP, Assistant Director of Plan Services
 C. Shannon McGuire, Planner

Recommendation: With the conditions of approval as outlined in the staff letter and below, the application meets 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. Eight (8) total attached wall signs shall be approved as shown on the Sign Analysis, received June 28, 2022.
3. The "dive flag" signs located on the east and west façades of the wing wall shall be reduced in size so that they do not exceed 10% of the building façade they are placed on according to the UDO standard.
4. Development shall be in accordance with the preliminary development plan dated June 28, 2022.
5. Additional vegetative screening shall be added around the trash enclosure. The minimum plant sizes and conditions to be used in satisfying this requirement shall comply with section 8.750 of the UDO.

Committee Recommendation: A motion was made by Board Member Trafton, seconded by Board Member Touzinsky, that this application be recommended for approval to the City Council - Regular Session with an added condition stating that vegetative screening shall be added around the trash enclosure. The motion carried unanimously.