

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







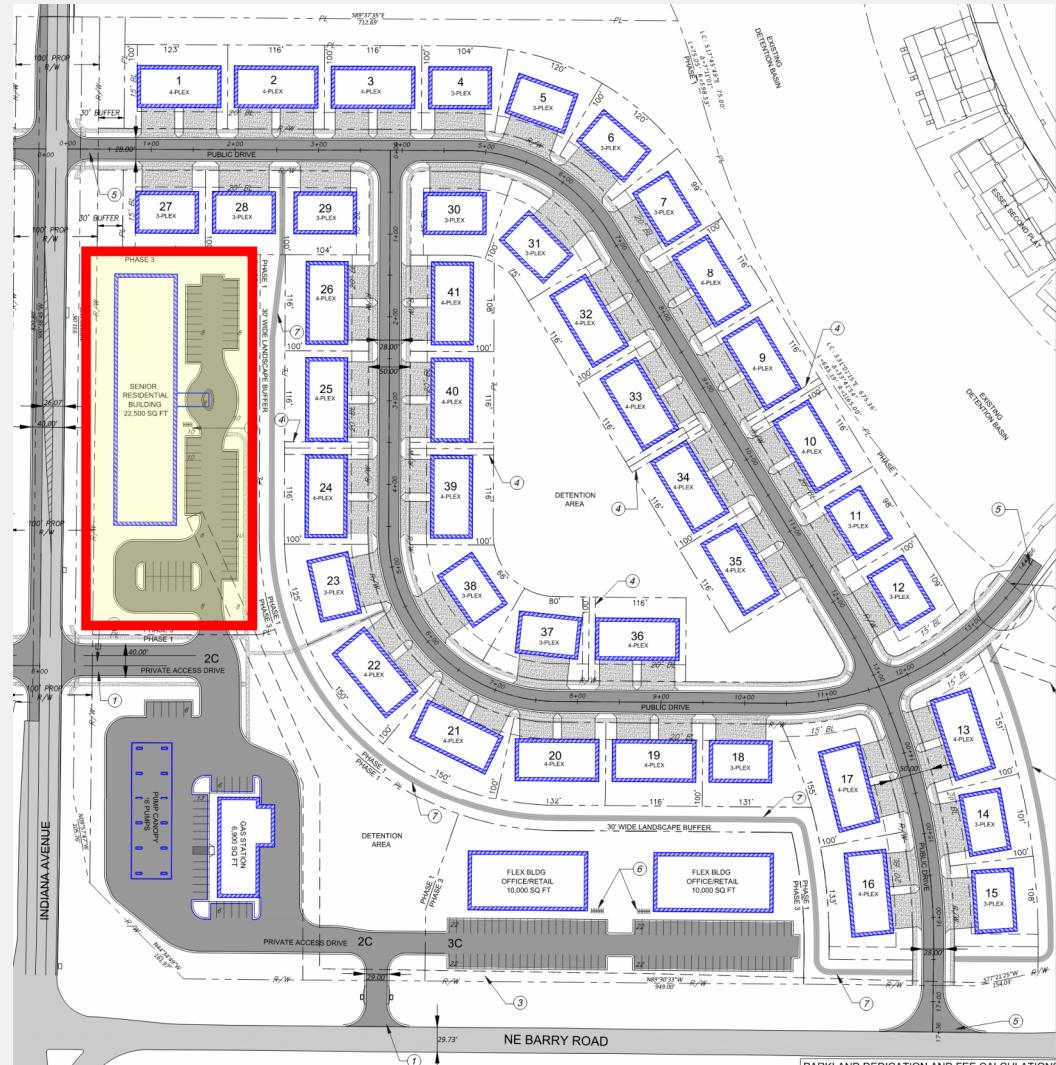
**View looking east on N. Indiana Avenue**

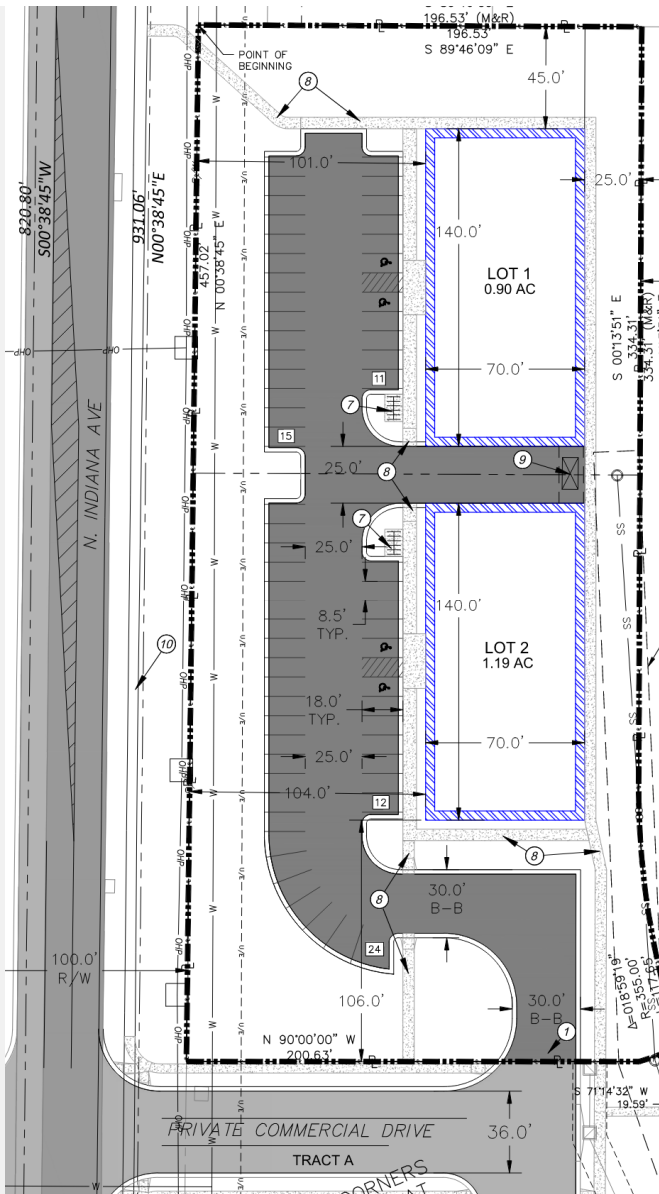




**View looking north on N. Indiana Avenue**

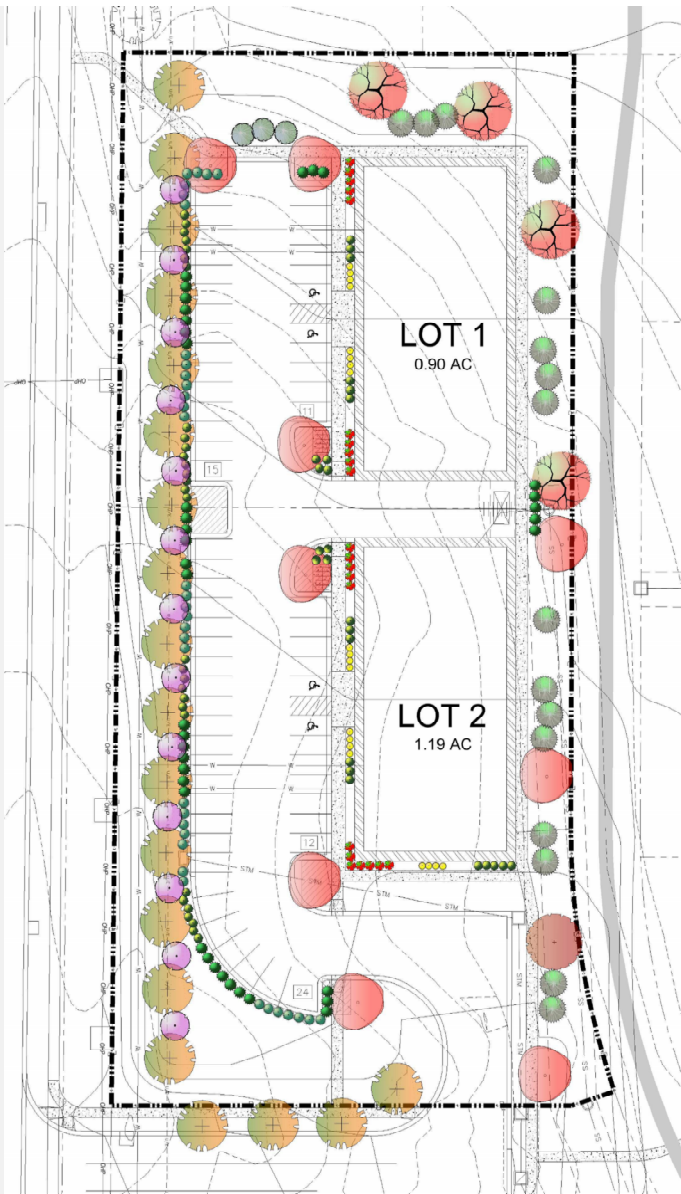
# Previously Approved Site Plan (Staley Corners East)



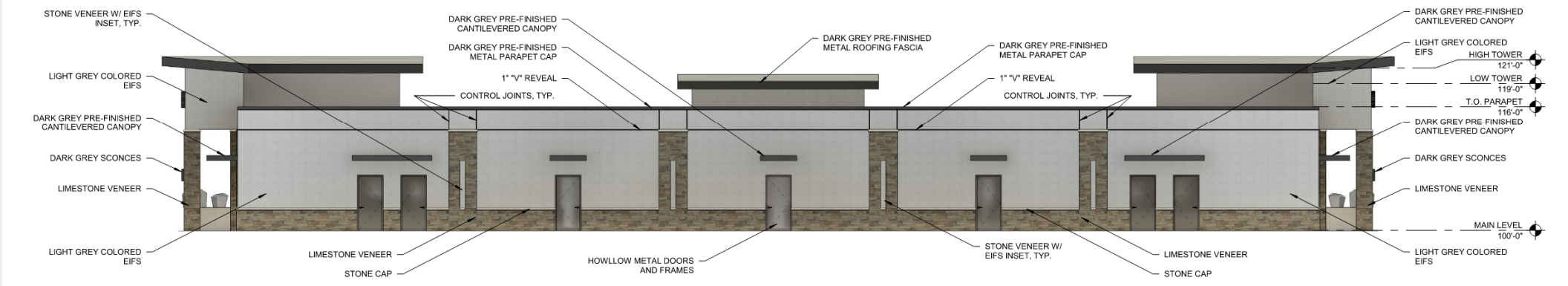


## City Planning and Development

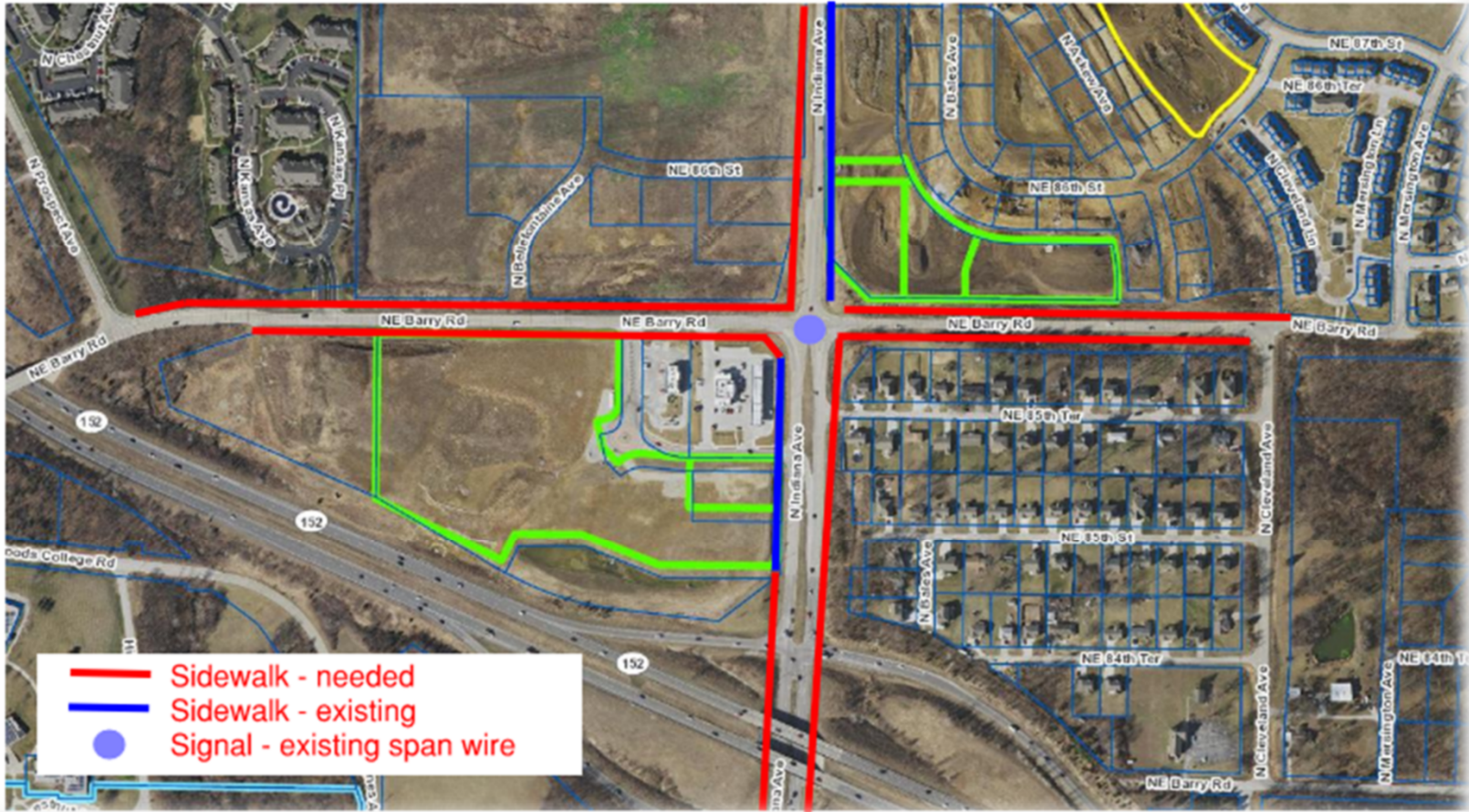
## Proposed Plan







**Elevations**



Existing Conditions

### Ord. No. 200182 (March 5<sup>th</sup>, 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 4<sup>th</sup>, 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**