



## REQUEST FOR BOARD ACTION

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**BOARD MEETING DATE:** Tuesday, February 9, 2021

**REVIEWALS:**

Planning & Zoning Staff: Completed  
Planning & Zoning Commission: Completed  
City Administrator: Completed

**SUBJECT:** P-02-21 Amended Development Plan for Tidal Wave

**LIST OF ATTACHED REFERENCE DOCUMENTS:**

Application  
Staff report  
Amended development plan  
Email regarding changes to East Watson Road striping  
Occupancy agreement  
MoDOT approval letter  
Approved development plan  
Traffic study memo  
Traffic study  
MoDOT traffic study response  
Public hearing

**FISCAL IMPACT:** N/A

**BACKGROUND/DISCUSSION:**

This Petition is for an Amended Development Plan for changes to the approved Development Plan at 3720 South Lindbergh Boulevard. The property is located on the southeast corner of South Lindbergh Boulevard and East Watson Road and is currently zoned PD-LC(B) Planned Development-Planned Commercial. The properties to the north (across East Watson Road) are zoned C-1 Commercial District and R-2 Single Family Residential-20,000 square foot minimum lot size. The properties to the south are zoned PD-LC(B) and PD-BC Planned Development-Business Commercial. The properties to the west (across South Lindbergh Boulevard) are zoned C-1.

**STAFF RECOMMENDATION:**

Based on the information provided by the Petitioner, Staff recommends considering the following options:

Approve with conditions:

1. All items listed on the temporary occupancy permit must be met.

If this petition is approved, the striping as-built will remain and there will be no requirement to extend the north-bound East Watson right-turn pocket lane now or in the future.

Deny the current petition, requiring the applicant to develop the intersection per the 2018 approved development plan:

If this petition is not approved, staff would request that the Board consider allowing the petitioner to coordinate with MoDOT to accomplish the intersection improvements reflected on the previously approved plan. MoDOT has been made aware of this option and has agreed to work in tandem with the petitioner during the South Lindbergh Boulevard resurfacing project, which is scheduled to begin in 2022. This option would require Board direction allowing the petitioner to operate under an extended temporary occupancy agreement until the intersection is completed and matches the amended development plan as approved.

**MEETING HISTORY:**

Planning & Zoning Commission: February 3, 2021 – Recommended denial as specified above. Will require 2/3s vote of the Board of Aldermen to pass.

Additionally, a \$2000.00 escrow was requested to be paid by the petitioner, to be returned at the time the improvements, as approved in 2018, are completed.