



Planning and Zoning Commission Meeting

October 14, 2025

7:00 p.m. – City Hall Council Chambers and Via Videoconference

**Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.**

- 1. Call to Order**
- 2. Approve the August 12, 2025, Planning Commission Minutes**
- 3. Staff Report**
 - **Consultant Presentation of Final Draft of 169 South Employment Overlay**
- 4. Public Hearing – 169 South Employment Center Overlay Ordinance**

The purpose of this hearing is to take public comment on the proposed Overlay District rules and regulations.

- 5. 169 South Employment Center Overlay Ordinance Recommendation**

The Commission shall discuss the proposed final ordinance and make its' recommendation to the Board of Aldermen.

- 6. Public Hearing – Smithville MarketPlace Replat Lot 6A and 7**

The purpose of this hearing is to take public comment on the proposed Final Plat.

- 7. Smithville MarketPlace Replat of Lots 6A and 7**

Applicant seeks to create one additional lot and adjust the boundaries of two others.

- 8. Public Hearing – RiverPlace Rezoning from R-1B to R-1D and R-2**

Rezoning the Riverplace subdivision development at approximately 210 KK Hwy from 166 Lots of R-1B to 166 Lots of R-1D and R-2.



9. Rezone 210 KK Hwy from R-1B to R-1D and R-2

Applicant seeks to rezone the subdivision land of Riverplace subdivision created in March of 2006 that was zoned R-1 in accordance with a 166 lot Preliminary Plat (effectively R-1B) to a new subdivision of 166 Lots with R-1D and R-2 lots.

Staff and Applicant request a postponement of the subdivision preliminary plat (Items 10 and 11) review to allow MoDOT to weigh in on the Traffic Study for the proposed subdivision.

10. Public Hearing – RiverPlace Subdivision to create 166 lots.

Applicant seeks to reorganize the lots and sizes of the 2006 subdivision of Riverplace to updated standards of our zoning and subdivision Ordinances by changing the sizes of the existing lots to accommodate the same number of lots, but would allow up to 200 dwellings in a combination of R-1D and R-2 lots. (106 R-1D and 50 R-2 lots).

11. Preliminary Plat – Riverplace Subdivision – 166 Lots

Applicant seeks to preliminarily plat a new (updated) subdivision to be called Riverplace with 166 lots in accordance with a rezoning of the land.

12. Adjourn

