



## REPORT TO PLANNING COMMISSION

### CITY OF COLLINSVILLE

APPLICATION NUMBER	16-PZ-09-003
APPLICATION NAME:	The Orchards Shopping Center
APPLICANT NAME:	Gershman Commercial Real Estate
PROPERTY OWNER NAME(S):	The Orchards at Collinsville, LLC 7701 Forsythe Blvd., Ste 500 St. Louis, MO 63105
APPLICANT'S REQUEST:	The applicant seeks approval of a preliminary and final plat to establish three (3) outlots fronting on Vandalia Street at the Orchards Shopping Center.
STAFF REVIEW	<p>Staff has reviewed the Preliminary and Final Plats as prepared by Oates Associates Inc., and received on September 22, 2016. No variances were requested or warranted. Agency notices have been distributed and comments accepted. Staff finds both proposed plats substantially conform to the requirements of the Land Subdivision Control Regulations; and recommends favorable consideration.</p> <p>Note: The Commission previously approved a Preliminary Plat generally conforming to what is before the Commission today, however, the plat expired as the applicant did not proceed to Final Plat approval.</p>
SITE ADDRESS:	1950 & 1975 Vandalia Street
SITE LOCATION:	Approximately 1,650 feet north of Pine Lake Road on the east side of Vandalia Street.
PARCEL ID NUMBER(S)	13-2-21-22-10-401-003 & 13-1-21-22-12-203-002
ZONING DISTRICT(S):	P-CP-1
TOTAL SITE AREA:	Approximately 10.3 acres
PUBLIC HEARING OPENED:	October 18, 2016
CASE MANAGER:	David B. Bookless, AICP
RECOMMENDATION:	APPROVAL





# ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.

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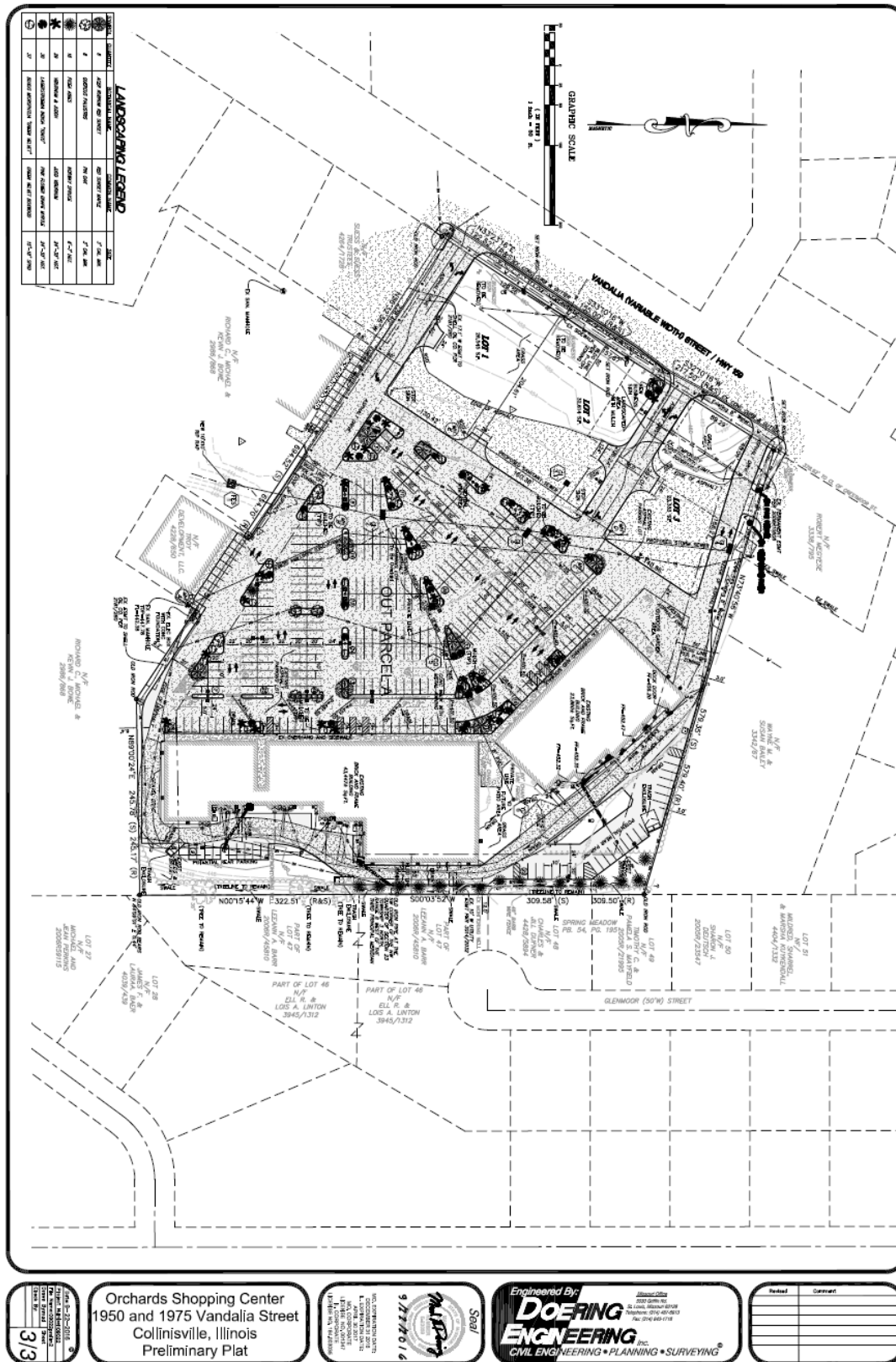


EXHIBIT A: PRELIMINARY PLAT



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EXHIBIT B: FINAL PLAT