

DARDENNE



**CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368**

**PLANNING AND ZONING COMMISSION AGENDA
AUGUST 9, 2023
7:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling
Chairman Etzkorn
Commission members:
Bailey
Detweiler
Fry
Musler
Rowley
Shea
Stankovich
Wooldridge

ELECTION OF SECRETARY

PUBLIC COMMENT

PUBLIC HEARING

1. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately .35 acres of the land commonly known as 2676 Technology Dr and more particularly described in the Conditional Use application received by the City on May 30th 2023, on file with the City Clerk from Applicant BarbaraAnnSpa, LLC.
2. P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.

NEW BUSINESS

1. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately .35 acres of the land commonly known as 2676 Technology Dr and more particularly described in the Conditional Use application received by the City on May 30th 2023, on file with the City Clerk from Applicant BarbaraAnnSpa, LLC.
2. P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.
3. Discussion on the need for workshops
4. Discussion of Planning & Zoning representative on the Town Square Vision Steering Committee

APPROVAL OF MINUTES

Approval of 05-10-23 Minutes

Approval of 06-14-23 Minutes

Approval of 07-12-23 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission
FROM: James W. Knowles III, City Administrator
DATE: August 1st, 2023
SUBJECT: Planning and Zoning Commission Meeting Scheduled for August 9th, 2023

Items for consideration at this meeting include:

Public Hearings:

1. Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately .35 acres of the land commonly known as 2676 Technology Dr and more particularly described in the Conditional Use application received by the City on May 30th 2023, on file with the City Clerk from Applicant BarbaraAnnSpa, LLC.

On May 30th, 2023, the city received the enclosed Conditional Use Permit Request form the applicant, BarabaraAnnSpa, LLC.

A public hearing notice was placed at the site, mailed by the petition to all residents within 300 feet of the property, and the notice was published in the St. Charles Business Record on July 17th, 2023.

The City Administrator as well as the City Attorney reviewed the requested use and has determined it to be a “Health and Wellness Use”, making it a Conditional Use within the current zoning, which is “C-3 Retail Commercial” Zoning District.

The City Engineer has also reviewed the site for the required parking spaces, which the applicant has met, his review letter is enclosed.

The applicant has not yet received a Massage Establishment license under our ordinances, which includes a background check, pending the approval of this Conditional Use Permit

2. P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.

On July 5th, 2023 the PUD & Rezoning Request – Area Plan was received by the city from applicant Rowles Development, LLC.

An initial review was completed and comments were given by the City Engineer in a letter dated July 20th, 2023, which is enclosed.

An amendment to the application was submitted on July 19th, altering the request for zoning change from R-1D PUD to R-M PUD. Corresponding changes were made to the public notices which were made immediately and published before the required 15-day notice period. The developer submitted comments and revisions to the plan on July 28th, 2023 which is enclosed.

On July 31st, 2023, the City Engineer submitted a final review letter stating all comments have been addressed, which is enclosed in the packet.

New Items:

1. **Conditional Use Permit Request – Massage Establishment (Health and Wellness Provider) on the approximately .35 acres of the land commonly known as 2676 Technology Dr and more particularly described in the Conditional Use application received by the City on May 30th 2023, on file with the City Clerk from Applicant BarbaraAnnSpa, LLC.**

From Public Hearing.

2. **P.U.D. & Rezoning Request – Area Plan for the proposed “Morning Meadows” R-M PUD Multi-Family Residential Development on the approximately 10.69 acres of the land commonly known as 1600 Feise Rd and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on July 5th, 2023, and Amended on July 19th, 2023 on file with the City Clerk from Applicant Rowles Development, LLC.**

From Public Hearing.

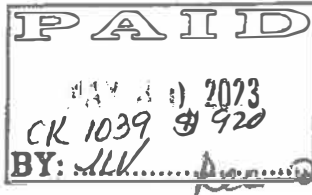
EXISTING ITEMS:

1. **None**

INFORMATION ONLY: None.

Enclosures

cc: Mayor John Gotway and Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Barbara Ann Spa LLC
 Company Name
Mrs. Barbara Blumer
 Printed Name, Title
7 Robin Hood Drive
 Street Address
Troy, MO 63379
 City/State/Zip Code
773-658-9577
 Telephone
barbara@barbaraannspa.com Facsimile
 Email Address

STREET ADDRESS OF CONDITIONAL USE: 2676 Technology Dr.
Dardenne Prairie, MO 63368

OWNER (attach additional):

John Dickey Agency LLC
 Printed Name
John Dickey
 Printed Name
2032 Hanley Rd Ste 220
 Street Address
Dardenne Prairie MO 63368
 City/State/Zip Code
636-755-5390
 Telephone
john.dickey@shelterinsurance.com Facsimile
 Email Address

Contract Purchaser/Developer:

 Company Name

 Printed Name, Title

 Street Address

 City/State/Zip Code

 Telephone Facsimile

 Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) JG Jones JR Sub Lot 4

EXISTING ZONING: C-3 PROPOSED ZONING: C-3

PROPOSED USE: We are a wellness and health company offering many different types of massage; oxygen therapy; health products and future private/senior private yoga.

NO. UNITS: 1 CUP APPLICATION FEE SUBMITTED: \$920

SITE PLAN REVIEW FEE SUBMITTED: \$920

CONDITIONAL USE PERMIT APPLICATION

The decision to recommend approval or denial of the proposed conditional use shall be based on the following criteria:

- A. The use complies with all applicable provisions of the zoning ordinance.
- B. The use at the specified location will contribute to and promote the welfare and convenience of the public.
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

[N] CHECKLIST TO COMPLETE THIS APPLICATION

[✓] Two (2) folded copies of a plot survey/sketch/site plan are provided. This plan shall be drawn to scale and prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application.
Additional copies for distribution to Planning and Zoning Commission (P&Z) and Board of Aldermen members will be requested upon review by the City Engineer.

[✓] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).

[✓] Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).

[✓] A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 7/12/23 Postmark Deadline: 6/7/23

[✓] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

B. Blue 5/23/23
Applicant's Signature Date

[Signature] 5/23/23
Owner's Signature Date
(additional below)
owner of property not business

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Property owners within 300 feet

2676 Technology Dr. Dardenne Prairie, MO 63368

2700 Technology Dr
Midwest Petroleum
220 Old Meramec Station Rd
Baliwin, MO 63021

2682 Technology Dr
Thomas Kiker
721 Greenwood Terrace
Lake St. Louis, MO 63367

7938 Technology Dr
Crown Property Investments LLC
7938 Technology Dr
Dardenne Prairie, MO 63368

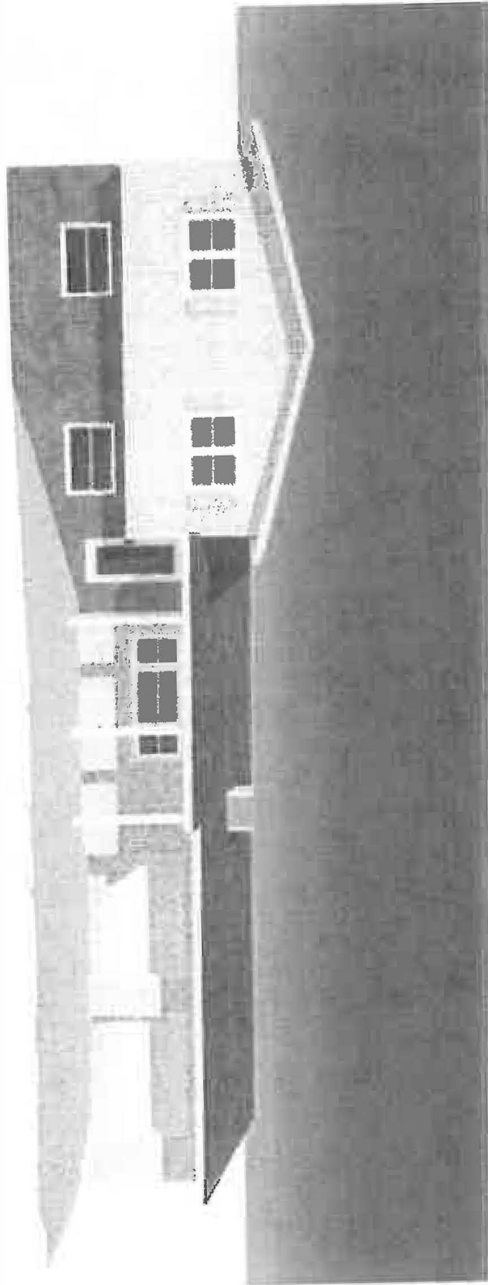
2664 Technology Dr
Dierberg Fam LLC
12951 Meadow Ave
Saint Louis, MO 63128

Technology Dr
Saint Louis Banc Shares
9811 S Forty Dr
St. Louis MO 63124

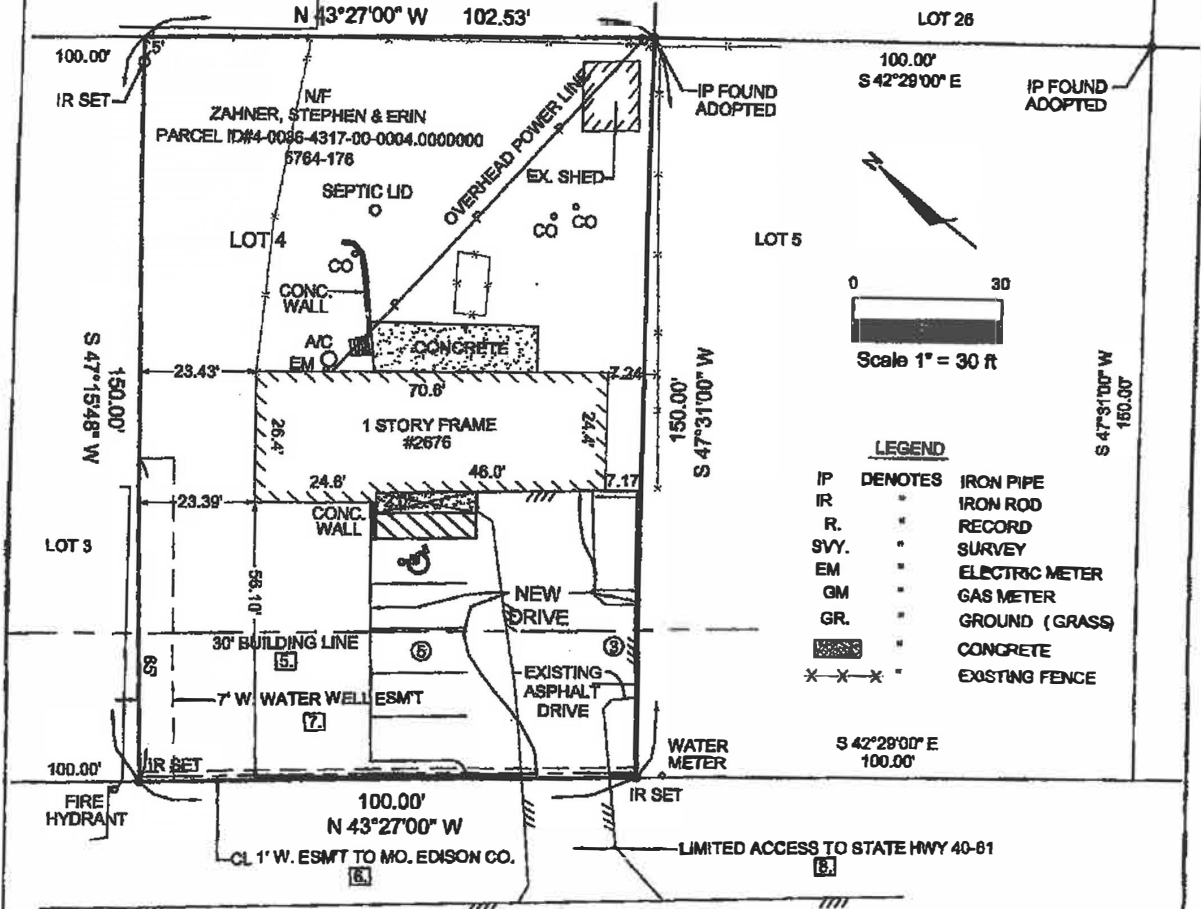
2676 Technology Dr. Dardenne Prairie MO 63368

Owner's notes for improvements

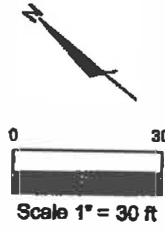
1. Building will be painted and will resemble a two-tone look as in picture.
2. Property has already been decluttered and improved from previous owner/tenants.
3. Parking lot on site map signifies 4 spaces plus we have two more spaces in the garage for the business owners. Parking lot will be paved with either concrete or asphalt.
4. Landscaping to be added plus seed and grass after grading is completed.
5. Signage will most likely be a 4 x 8 standard two-sided sign out in front of building.



SITE PLAN
LOT 4 OF J. G. JONES JR. SUBDIVISION
PLAT BOOK 5 PAGE 98
PART OF NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 46 NORTH, RANGE 2 EAST
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI



IP FOUND ADOPTED
 S 42°29'00" E
 IP FOUND ADOPTED



LEGEND

| | | |
|-------|---------|----------------|
| IP | DENOTES | IRON PIPE |
| IR | " | IRON ROD |
| R. | " | RECORD |
| SVY. | " | SURVEY |
| EM | " | ELECTRIC METER |
| GM | " | GAS METER |
| GR. | " | GROUND (GRASS) |
| | " | CONCRETE |
| *-*-* | " | EXISTING FENCE |

TECHNOLOGY (WIDTH VARIES) DRIVE
 ASPHALT PAVEMENT

NOTES:
 EASEMENTS SHOWN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2043023-02031 DATED MARCH 13, 2023 SCHEDULE B-II ITEM NO. 5. P.B. 5 P. 96, B. 280 P. 361 AND B. 312 P. 503 - BLDG. LINES, & EASEMENTS (SHOWN)
 ITEM NO. 6. B. 256 P. 434 AND B. 276 P. 524 - EASEMENT GRANTED TO MO. EDISON CO. (SHOWN)
 ITEM NO. 7. B. 408 P. 475 - WATER WELL EASEMENT AND AGREEMENT (SHOWN)
 ITEM NO. 8. B. 465 P. 366 - LIMITED ACCESS TO STATE HIGHWAY 40-81 (SHOWN)

PARKING REQUIRED: 8 PARKING PROPOSED: 8 (2 PARKING SPOTS IN GARAGE) TOTAL: 10

DESCRIPTION: 2676 TECHNOLOGY DRIVE, DARDENNE PRAIRIE
 LOT 4 OF J. G. JONES JR. SUBDIVISION, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 98 OF THE ST. CHARLES COUNTY RECORDS.

I HEREBY CERTIFY THAT THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY AND DIRECTION DURING APRIL THRU MAY, 2023 AT THE ORDER OF JOHN DICKEY TO LOCATE THE BOUNDARY AND IMPROVEMENTS AND PREPARE A SITE PLAN AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF THE SURVEY, AND ALL VISIBLE ENCROACHMENTS AND THE EASEMENTS INDICATED IN THE INSTRUMENTS REFERRED TO IN THE ADJACENT DESCRIPTION ON THIS TRACT, ARE CORRECTLY SHOWN HEREON.

METRON
 Surveying & Layout Co.
 313 WOOD STREET
 O'FALLON, MO. 63368
 314-432-5400 FAX: 636-294-5851

John E. Winkler Jr.
 JOHN E. WINKLER JR. PLS NO. 2006016844
 DATED: JUNE 27, 2023
 PROJECT NO. 10555
 SCALE: 1"=30'





City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

June 5, 2023

Mr. James Knowles III, City Administrator
City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

Re: Conditional use permit for 2676 Technology Drive
Dardenne Prairie Project No. 972310

Dear Mr. Knowles,

The above-referenced plan that was resubmitted on May 30, 2023, for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen has been reviewed. The following comments and observations are below:

1. The existing and proposed zoning is C3, and the proposed use is a wellness and health company which falls under Section 405.195 as a conditional use.
2. Section 405.635 Off Street Parking requires one space per 200 sqft. for a health club or personal care service.
3. The building is a split-level type construction with approximately 1700 sqft dimensionally and back checked with Zillow.
4. This yields 8.5 spaces, with fractions of $\frac{1}{2}$ or less to be rounded down (Section 405.640) to 8 spaces.
5. The applicant is currently providing 4 outdoor spaces and 2 indoor spaces in the garage for a total of 6 spaces, which is insufficient. 2 Additional parking spaces will need to be provided or.
6. The parking requirements may be varied by the board of adjustment.

If you have any questions, please feel free to contact me.

Sincerely,

Tom Weis

Thomas P. Weis, P.E.
City Engineer

cc:

Kim Clark, City Clerk
Terri Voss, Building Administrator



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.825.0077

P.U.D. REQUEST - AREA PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Rowles Development, LLC

Company Name

Adam Baer, Land Manager

Printed Name, Title

2200 Barrett Station Road

Street Address

Ballwin, MO 63021

City/State/Zip Code

314-821-9600

Telephone

abaer@rolwesco.com

Facsimile

Email Address

STREET ADDRESS OF P.U.D.: 1600 Feise Road

OWNER (attach additional):
Morning Star Church

Printed Name

Printed Name

1600 Feise Road

Street Address

Dardenne Prairie, MO 63368

City/State/Zip Code

Telephone

Facsimile

Email Address

Contract Purchaser/Developer:
Rowles Development LLC

Company Name

Adam Baer

Printed Name, Title

2200 Barrett Station Road

Street Address

Ballwin, MO 63021

City/State/Zip Code

314-821-9600

Telephone

abaer@rolwesco.com

Facsimile

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) A tract of land being part of
Lot 5 of the Division of Bates Lands, Fractional Section 2, T46N, R2E St. Charles Co.

EXISTING ZONING: R -1A **PROPOSED ZONING:** R-M PUD

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DISTRICT **NO. UNITS:** 146 UNITS

PROJECT AREA: 10.69 ACRES **PROPERTY AREA:** 24.95 Ac

REZONING REQUEST FEE SUBMITTED: _____

AREA PLAN REVIEW FEE SUBMITTED: _____

P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.
3. The submitted area plan shall show the proposed design and layout of streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and the identification of service lands, service parking and loading zones in conformance with the requirements set forth in Article XI "Off-Street Parking and Loading Regulations."

Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

CHECKLIST TO COMPLETE THIS APPLICATION

- Two (2) folded copies of the plan are provided. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.*
- Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@ardonneprairie.org).
- Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@ardonneprairie.org).
- A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearing. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 08/09/2023 Postmark Deadline: 07/25/2023

- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

Adrian - Director of Development - Reimag Development 6/29/2023
Applicant's Signature Date

Adrian 6.29.23
Owner's Signature Date
(additional below)

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.



City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

July 20, 2023

Karl A. Schoenike, P.E.
Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway, Suite 102
St. Charles, Missouri 63301

Subject: Rezoning Request and
P.U.D. Request - Area Plan – 1st Review
Morning Meadows PUD
Dardenne Prairie Project No. 972171

Dear Mr. Schoenike:

The subject rezoning application and P.U.D. Request – Area Plans that were received by the City on July 5, 2023 for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen have been reviewed. From this review, the following items need to be addressed:

1. On Sheet C000, add the Dardenne Prairie project #972170 to the upper right corner of the plan, and on all other sheets along with the new zoning designation change to R-M.
2. Add the Owner's name and phone number to the information block in the upper left corner of Sheet #1 (Cover Sheet).
3. Add a "Proposed Deviations" chart, and include the info for # of units allowed, and # of units proposed. Also add any other deviation(s).
4. If stages of development will occur, please add a note indicating same.
5. On Sheet C200, label the setback lines and include the width.
6. Label the drive aisle width, the sidewalk width, and the entrance width and radii.
7. It appears three existing buildings will remain on Lot B. Will an agreement be necessary?
8. On Sheet #300, it appears off-site grading is proposed along the southern property line. Show the proposed easement and label it.
9. It appears the proposed sanitary sewer system for the residential development includes a lift station and force main that discharges into the existing "private" sewer system located to the east, and on the Morning Star Church property. Provide documentation, or an executed agreement that allows this connection to a "private" system. Additionally, add a note to the plans that indicate the proposed sanitary sewer lift station and force main will remain "private", and not owned/maintained by Duckett Creek Sanitary Sewer District.

Subject: Rezoning Request
P.U.D. Request - Area Plan – 1st Review
Morning Meadows
Dardenne Prairie Project No. 972171

10. Add to this Sheet, the Preliminary Stormwater Management computations that determine the need for detention (differential runoff), and for water quality treatment (disturbed area).
11. Add a note, or narrative to this plan indicating the existing detention basin for Morning Star Church at #1600 Feise Road will be modified, and the two proposed basins (one modified, and one new) will provide the combined stormwater management for both developments, the existing Church, and the proposed residential site.
12. The off-site grading along the southern property line appears to affect the existing power poles. Add a note that addresses the protection or relocation of these facilities.
13. The proposed grading at the northeast detention basin appears to affect the existing 27" stormwater pipe and flared end section. If a portion of that system needs to be removed and reconstructed, show the limits of that work.
14. Add to the plans information for the existing storm sewer system (culverts, sizes, material, etc.), which conveys runoff from Georgetown Park #1 beneath Feise Road, and show the existing concrete flume on the site immediately west of the proposed "western" detention basin. Annotate the contours in this area, and more clearly depict the existing and proposed drainage conditions between the proposed "western" detention basin, and the existing box culvert beneath Feise Rd.
15. The stormwater discharge from the northwest detention basin, as a concentrated flow, may cause further erosion problems immediately downstream at the existing concrete drainage flume on the adjacent development. Further analysis is required, and if deemed necessary, channel protection, or other improvements (storm sewer extension) may be required.

Provide thirteen (13) *folded* copies of the proposed P.U.D. Area Plan addressing the items above for distribution to the Planning and Zoning Commission and Board of Aldermen. Additionally, please provide a letter of disposition that addresses each review comment listed herein.

The subject Rezoning Petition and P.U.D. Request – Area Plan will be considered by the Planning and Zoning Commission at an upcoming meeting, and by the Board of Aldermen at their meeting at the Dardenne Prairie City Hall. All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

If you have any questions, please feel free to contact me.

Sincerely,

Tom Weis

Thomas P. Weis, P.E.
City Engineer

cc: James Knowles III, City Administrator
Planning and Zoning Commission
Board of Aldermen
Kim Clark, City Clerk
Terri Voss, Administrative Coordinator



July 28, 2023

City of Dardenne Prairie
Thomas Weis, PE
2032 Hanley Road
Dardenne Prairie, MO 63368

Subject: 972171: PUD Area Plan
Morning Meadows PUD
320-238.0001

Dear Weis,

Thank you for the review and comments for the above referenced project. We have revised the plans in response to your comments as follows:

1. Dardenne Prairie Project number has been added to the plan sheets and notes have been revised to meet the R-M zoning requirements.
2. Owners Name and phone number added to the notes on the cover sheet.
3. Proposed deviations listed on the cover sheet.
4. The development is planned to be built in one phase.
5. Setback line and width labeled on plan set.
6. Drive Aisle width, sidewalk width, and entrance width and radii labeled.
7. The 3 buildings are labeled as to be removed.
8. The grading along the south property line is within MoDOT Right of way, and a permit from MoDOT will be acquired prior to any grading.
9. We have been in contact with PWSD#2 as they are the sanitary sewer district for this development and are continuing o work with them to meet their requirements for a residential lift station.
10. A plan sheet has been added with the Preliminary Stormwater Management computations.
11. The two basins will be designed and constructed to meet the stormwater requirements for the existing church and this development. An agreement will be recorded once the plans are approved detailing the maintenance responsibilities for both parties.
12. Note added stating that the power poles shall be protected during construction.
13. The existing 27" Storm sewer has been noted as to be removed and replaced to work with the proposed basin grading.
14. Additional information has been added to the offsite storm sewers and the elevations have been annotated for clarity.

Rezoning and PUD – Morning Meadows
CEC Project 320-238.0001
Page 2
July 28th, 2023

15. The discharge from the NW basin will be analyzed during the Improvement plan development to minimize the impact on the existing channel from our site to the existing box culvert.

Let us know if you have any additional comments or questions.
Thank you,

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'Karl A. Schoenike', written over a horizontal line.

Karl A. Schoenike, PE
Project Manager



City Engineer
Phone 636.978.6008
Fax 636.898.0923
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2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
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July 31, 2023

Karl A. Schoenike, P.E.
Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway, Suite 102
St. Charles, Missouri 63301

Subject: Rezoning Request and
P.U.D. Request - Area Plan – 2nd Review
Morning Meadows PUD
Dardenne Prairie Project No. 972171

Dear Mr. Schoenike:

The revised subject Area Plans that were received by the City on July 28, 2023 for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen have been reviewed, and the comments have been addressed at this time.

Provide thirteen (13) *folded* copies of the proposed P.U.D. Area Plan addressing the items above for distribution to the Planning and Zoning Commission and Board of Aldermen. Additionally, please provide a letter of disposition that addresses each review comment listed herein.

The subject Rezoning Petition and P.U.D. Request – Area Plan will be considered by the Planning and Zoning Commission at an upcoming meeting, and by the Board of Aldermen at their meeting at the Dardenne Prairie City Hall. All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

If you have any questions, please feel free to contact me.

Sincerely,

Tom Weis

Thomas P. Weis, P.E.
City Engineer

cc: James Knowles III, City Administrator
Planning and Zoning Commission
Board of Aldermen
Kim Clark, City Clerk
Terri Voss, Administrative Coordinator

PLANNING & ZONING MINUTES

MAY 10, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etzkorn, Commissioners Fry, Helms, Musler, Rowley, Shea, Stankovich and Wooldridge. Commissioners Bailey, Detweiler and Wilson were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

NEW BUSINESS

1. Amendment to Record Plat – for land commonly known as “The Prairie” and more particularly described in the Record Plat Application received by the City on April 8th, 2021, on file with the City Clerk from Applicant Matt Fogarty Premier Design Group.

Matt Fogarty was in attendance to present the plat.

A motion was made by Chairman Etzkorn, seconded by Commissioner Wooldridge to recommend approval to the Board of Alderman. Motion passed. Chairman Musler abstained.

OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

Mr. Henke was in attendance.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to table the lot split until information is received on the sewer easement, road clarification and other easements to both properties. Roll call was as follows:

| | |
|------------------------------|---------------------------------|
| Chairman Etzkorn – Aye | Commissioner Bailey – Absent |
| Commissioner Wilson – Absent | Commissioner Stankovich – Aye |
| Commissioner Fry – Aye | Commissioner Wooldridge – Aye |
| Commissioner Rowley – Aye | Commissioner Helms – Aye |
| Commissioner Shea - Aye | Commissioner Detweiler – Absent |
| Commissioner Musler - Aye | |

APPROVAL OF MINUTES

Approval of 04-12-23

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to approve the 04-12--23 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

City Administrator Knowles mentioned the Vision Steering Committee. Chairman Etzkorn and Commissioner Wooldridge expressed their interest in serving on the committee.

ADJOURNMENT

Without objection, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Kim Clark, City Clerk

PLANNING & ZONING MINUTES

JUNE 14, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 6:00 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Musler, Shea, Stankovich and Wooldridge. Commissioners Fry, Helms and Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, and City Attorney Drew Weber.

APPROVAL OF MINUTES

Approval of 04-12-23

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to approve the 04-12-23 minutes. Motion passed unanimously.

PUBLIC COMMENT – The following individuals were in attendance to speak:

- Daniel Perez
- Cheryl Bratton
- David Miller

NEW BUSINESS

Chairman Etzkorn reminded the commission the project has already been approved by the city and the only thing they are here tonight is to determine if the final plan meets the cities requirements. Chairman Etzkorn entertained a motion to approve the plan.

1. P.U.D. Request – Final Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on May 3rd, 2023, on file with the City Clerk from Applicant Engenuity, LLC.

Brad Goss was in attendance to present the plan.

A motion was made by Chairman Etzkorn, seconded by Commissioner Musler to recommend approval to the Board of Aldermen. Roll call vote was as follows:

- | | |
|-------------------------------|------------------------------|
| Chairman Etzkorn – Aye | Commissioner Bailey – Aye |
| Commissioner Stankovich – Aye | Commissioner Fry – Absent |
| Commissioner Wooldridge – Aye | Commissioner Rowley – Absent |
| Commissioner Helms – Absent | Commissioner Musler – Aye |
| Commissioner Shea – Aye | Commissioner Detweiler – Aye |

The commission went into recess at 6:40 p.m.

The meeting was reconvened at 7:00 p.m.

OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

PLANNING & ZONING MINUTES

JUNE 14, 2023

Mr. Henke was in attendance.

A motion was made by Commissioner Bailey, seconded by Commissioner Detweiler to table until the next meeting. Motion passed unanimously.

PUBLIC HEARINGS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
2. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.

Matt Segall with TriStar Properties was in attendance to present the plans for public hearing items #1 and #2.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to close public hearing items #1 and #2. Motion passed unanimously.

3. P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.

Larry Meers was in attendance to present the plan.

A motion was made by Commissioner Shea, seconded by Commissioner Bailey to close public hearing item #3. Motion passed unanimously.

NEW BUSINESS

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to recommend approval to the Board of Aldermen. Roll call was as follows:

| | |
|-------------------------------|-------------------------------|
| Commissioner Stankovich – Aye | Commissioner Fry – Absent |
| Commissioner Rowley – Absent | Commissioner Detweiler – Aye |
| Commissioner Shea – Aye | Commissioner Bailey – Aye |
| Commissioner Musler – Aye | Commissioner Helms – Absent |
| Chairman Etzkorn – Aye | Commissioner Wooldridge – Aye |

PLANNING & ZONING MINUTES

JUNE 14, 2023

2. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.

A motion was made by Commissioner Shea, seconded by Commissioner Musler to recommend approval to the Board of Aldermen. Roll call was as follows:

| | |
|-------------------------------|------------------------------|
| Commissioner Shea – Aye | Chairman Etkorn – Aye |
| Commissioner Stankovich – Aye | Commissioner Rowley – Absent |
| Commissioner Musler – Aye | Commissioner Fry – Absent |
| Commissioner Detweiler – Aye | Commissioner Bailey – Aye |
| Commissioner Wooldridge – Aye | Commissioner Helms – Absent |

3. P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.

A motion was made by Commissioner Bailey, seconded by Commissioner Shea to recommend approval to the Board of Aldermen. Motion passed unanimously.

| | |
|-------------------------------|-------------------------------|
| Commissioner Rowley – Absent | Commissioner Wooldridge – Aye |
| Commissioner Fry – Absent | Commissioner Detweiler – Aye |
| Commissioner Stankovich – Aye | Chairman Etkorn – Aye |
| Commissioner Bailey – Aye | Commissioner Musler – Aye |
| Commissioner Helms – Absent | Commissioner Shea – Aye |

COMMISSION COMMUNICATIONS

ADJOURNMENT

A motion was made by Commissioner Bailey, seconded by Chairman Etkorn to adjourn the meeting at 8:25 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk

PLANNING & ZONING MINUTES

JULY 12, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etkorn, Commissioners Bailey, Detweiler, Musler, Shea, Stankovich and Wooldridge. Commissioners Fry, Helms and Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney John Young.

PUBLIC COMMENT – No one present to speak.

OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

Mr. Henke was in attendance.

A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to recommend approval to the Board of Alderman. Roll call was as follows.

| | |
|-------------------------------|------------------------------|
| Chairman Etkorn – Aye | Commissioner Bailey – Aye |
| Commissioner Stankovich – Aye | Commissioner Fry – Absent |
| Commissioner Wooldridge – Nay | Commissioner Rowley – Absent |
| Commissioner Helms – Absent | Commissioner Musler - Nay |
| Commissioner Shea - Aye | Commissioner Detweiler – Aye |

NEW BUSINESS

1. Discussion on Section 410.050 – Exceptions to Final Plat Approval

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to proceed with holding a public hearing at the August 9th meeting. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Bailey requested the status of the commercial project on Hubble. Alderman Wandling mentioned the need for workshop meetings when there is a larger agenda. Commissioner Detweiler requested clarification regarding the Comprehensive Plan and the Vision Steering Committee.

ADJOURNMENT

Without objection, the meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Kim Clark, City Clerk