

**DARDENNE**



**PRAIRIE**

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

**PLANNING AND ZONING COMMISSION AGENDA**

**Work Session  
October 8, 2025  
6:00 p.m.**

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Alderman Carla Detweiler  
Chairman Michael Wooldridge  
Angela Lamb  
Mike Moehlenkamp  
Rich Musler  
Paul Neske  
David Northcutt  
Pam Pollard  
Craig Stankovich

ITEMS FOR DISCUSSION

1. Stillwater Grove CUP, Site Plan, Preliminary Plat & Rezoning Request– “R1-A” to “R1-D, CUP to allow single family attached dwellings.
2. OTR Liquors CUP, to allow “alcoholic beverages (liquor, beer, wine), retail” & “drive-through facilities (restaurants, pharmacy, grocery, etc)” as a conditional use.

ADJOURNMENT



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

PLANNING AND ZONING COMMISSION AGENDA  
October 8, 2025  
7:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE Alderman Carla Detweiler  
Chairman Michael Wooldridge  
Commission members:  
Angela Lamb  
Mike Moehlenkamp  
Rich Musler  
Paul Neske  
David Northcutt  
Pam Pollard  
Craig Stankovich

PUBLIC COMMENT

PUBLIC HEARING

1. Multifamily Moratorium — Recommendations on Future Multifamily Development Standards
2. Stillwater Grove CUP, Site Plan, Preliminary Plat & Rezoning Request– “R1-A” to “R1-D, CUP to allow single family attached dwellings.
3. OTR Liquors CUP, to allow “alcoholic beverages (liquor, beer, wine), retail” & “drive-through facilities (restaurants, pharmacy, grocery, etc)” as a conditional use.

APPROVAL OF MINUTES

Approval of 9-10-25 Meeting Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Multifamily Moratorium

2. Stillwater Grove CUP, Site Plan, Preliminary Plat, Rezoning Request from "R1-A" to "R1-D, CUP and Preliminary Plat.

#### NEW BUSINESS

1. OTR Liquors CUP, to allow "alcoholic beverages (liquor, beer, wine), retail" & "drive-through facilities (restaurants, pharmacy, grocery, etc)" as a conditional use.

#### ADJOURNMENT



## Official Notice of Public Hearing

**On October 8<sup>th</sup>, 2025**, the Dardenne Prairie Planning Commission will conduct a Public Hearing to gather recommendations from individuals and groups regarding future multifamily development standards in conjunction with the temporary moratorium on the acceptance, processing, and approval of new applications for the development of multi-family housing imposed on July 2, 2025. The Public Hearing will take place at City Hall located at **2023 Hanley Road, Dardenne Prairie, MO 63368 and start at 7:00 PM.**

The City is seeking feedback on:

- Traffic and Infrastructure – how to manage roadway capacity, turn lanes, and traffic signals.
- Building and Site Design – limits on height, density, building materials, and architectural character.
- Parking and Access – adequacy of on-site and visitor parking, as well as safe entrances/exits.
- Buffers and Green Space – landscape screening, setbacks, and recreational open space.
- Public Safety and Services – impacts on schools, police, fire/EMS, and other City services.

All interested persons are encouraged to attend and share their comments. If you are interested in speaking at the Public Hearing, please fill out a speaker's card prior to the meeting and submit it to City Staff prior to the meeting. If you have any questions, please contact Todd Streiler, City Planner at 314.322.4221 or [todd.streiler@gmail.com](mailto:todd.streiler@gmail.com).

# Notice of Public Hearings

Date: September 12, 2025

Re: Notice of Public Hearings,  
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application and a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on Wednesday, **OCTOBER 8TH, 2025, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, October 15, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant:	<u>BluOnx Development, LLC</u>
Name of Owners:	<u>Bishop Family Trust &amp; Danette Hug L. Trust</u>
Present Zoning Classification:	<u>R-1A</u>
Proposed Zoning Classification:	<u>R-1D</u>
Proposed Use:	<u>Attached Single-Family Residential</u>
Property Location:	<u>2108 &amp; 2128 Bates Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact the City of Dardenne Prairie Planner listed below.

Sincerely,

\_\_\_\_\_  
Petitioner

cc: Todd M. Streiler, AICP, LEED, AP Planning & Development Manager 314.322.4221

**PUBLIC NOTICE**

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP application before the Planning and Zoning Commission on Wednesday, October 8, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, October 15, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

**CUP Request**

Name of Applicant:	OTR Liquor 25 LLC
Name of Owner:	Rakesh Patel
Address of Property:	7827 Town Square Ave Suite 101 & 102 Dardenne Prairie, Mo 63368
Present Zoning Classification:	C-3 Retail Commercial
Proposed Zoning Classification:	C-3 Retail Commercial CUP
Proposed Use:	Liquor (Package) store with Drive-Through
Property Legal Description:	Lot 8 of Dardenne Town Square PB 42 PG 305 Part of Lots 3 & 4 of the Division of the Bates Lands in the County of St. Charles, Missouri.

## PLANNING & ZONING MINUTES

Sept. 10, 2025

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 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 Detweiler, Chairman Wooldridge, Commissioners Lamb, Moehlenkamp, Musler, Neske, and Pollard. Commissioners Northcutt and Stankovich were absent. Also, present was Planning Consultant Todd Streiler, City Administrator Cathy Pratt and City Attorney Drew Weber.

**PUBLIC COMMENT** – Mr. Kenny Sayers, 2166 Bates Road, regarding stormwater concerns at his property which is downhill from the Stillwater Grove project site.

**PUBLIC HEARING**- Stillwater Grove CUP, Site Plan & Rezoning Request– “R1-A” to “R1-D, CUP to allow single family attached dwellings.

Chairman Wooldridge informed the commission the applicant had not completed their CUP, Site Plan & Rezoning application.

A motion was made by Commissioner Musler, seconded by Commissioner Moehlenkamp to postpone the public hearing until October 8, 2025. Motion passed unanimously.

### APPROVAL OF MINUTES

Approval of 08-13-25 Meeting Minutes

A motion was made by Commissioner Musler, seconded by Commissioner Pollard to approve the 08-31-25 minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS –

Chairman Wooldridge recognized Dale Bailey for his years of service to the City of Dardenne Prairie as a Commissioner on the Planning & Zoning Commission.

### OLD BUSINESS

1. Moratorium  
Discussion on Moratorium Schedule, next steps, and the public hearing on October 8, 2025.
2. Stillwater Grove CUP, Site Plan, Rezoning Request from “R1-A” to “R1-D, CUP and Preliminary Plat.

A motion was made by Commissioner Pollard, seconded by Commissioner Neske to postpone item #1 until 10-08-25. Motion passed unanimously.

### ADJOURNMENT

# PLANNING & ZONING MINUTES

Sept. 10, 2025

A motion was made by Commissioner Pollard, seconded by Commissioner Neske to adjourn the meeting at 7:28 p.m. Motion passed unanimously.

Respectfully submitted,

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Cathy L. Pratt  
City Administrator

# City of Dardenne Prairie Multi-Family Development Stakeholder Survey

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The City of Dardenne Prairie is conducting this survey to gather input from stakeholders regarding the potential impacts of multi-family housing developments. Your feedback will help inform future updates to City codes and development standards in areas such as traffic, infrastructure, building design, parking, green space, and public services.

## Section 1: Public Safety & Services

1. How would additional multi-family housing affect your staffing needs, call volume, and response times?

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2. What building design or site layout features (e.g., building height, hydrant spacing, access roads, materials) would improve police/fire/EMS response times?

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3. Based on your data, which types of properties (single-family vs. multi-family) generate the most calls or incidents? What design/code changes could help mitigate these impacts?

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4. Would increased landscape screening, setbacks, or open space around multi-family developments reduce public safety or nuisance issues?

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5. What land uses (restaurants, parks, schools, apartments, etc.) have proven most problematic for public safety, and why?

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6. What intersections or corridors are most prone to accidents today, and how might multi-family housing affect them? What mitigation measures should be required?

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7. Do you have any specific concerns or recommendations regarding the growth of apartment buildings in Dardenne Prairie?

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8. From your perspective, what are the top public-safety concerns for Dardenne Prairie over the next 5–10 years, and what code or ordinance updates would help address them?

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## **Section 2: Infrastructure & Public Utilities**

1. Schools: How would additional multi-family housing in Dardenne Prairie affect enrollment, staffing, and classroom space?

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2. Schools: Do your current growth plans contemplate additional multi-family housing in Dardenne Prairie?

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3. Water/Sewer: What is the current system capacity? What improvements would be needed to serve additional multi-family units in Dardenne Prairie?

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4. Fire Protection: Does the fire district have the appropriate equipment and staffing to serve multi-story apartment buildings in Dardenne Prairie?

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5. What impact would additional apartments in Dardenne Prairie have on the fire district?

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6. What code requirements (hydrant spacing, access, equipment) should be considered for additional multi-family developments and in particular, multi-story buildings, in Dardenne Prairie?

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**7. EMS: Does the emergency district have the appropriate equipment and staffing to serve multi-story apartment buildings in Dardenne Prairie?**

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**8. What impact would additional apartments in Dardenne Prairie have on EMS services?**

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**9. What code requirements would be helpful to improve emergency services to additional multi-family developments and in particular, multi-story buildings, in Dardenne Prairie?**

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**10. MoDOT/County Highways: What transportation improvements are planned within a 5-mile radius of Dardenne Prairie over the next 5 years?**

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11. MoDOT/County Highways: Will these improvements or needs change if more multi-family units are developed in Dardenne Prairie?

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### **Section 3: Building & Site Design Standards**

1. What maximum building height, density, or number of units per acre should be permitted for multi-family housing in Dardenne Prairie?

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2. What architectural materials, design standards, or character requirements would help new developments fit into the community?

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3. What setbacks, landscape buffers, or open/recreational space should be required to reduce impacts on neighboring properties?

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4. What standards for safe entrances/exits, internal circulation, and emergency access should be added to City code?

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5. Do you have examples of other cities' codes or developments that work well and could serve as models for Dardenne Prairie?

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6. What specific ordinance or code changes (density limits, parking ratios, traffic studies, impact fees) would you recommend the City adopt?

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

**REZONING REQUEST**  
CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT: BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

STREET ADDRESS OF REZONING: 2108 & 2128 Bates Road

OWNER: 1 of 2 (see attached)  
Bishop Family Trust dated January 24, 2006  
Printed Name and restated July 19, 2013  
Printed Name  
2108 Bates Road  
Street Address  
Dardenne Prairie, MO 63368  
City/State/Zip Code  
Telephone Facsimile  
Email Address

Contract Purchaser/Developer:  
BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of Lot 3 of the Carolina M. Bates Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

PROPOSED USE: Attached Single-Family Residential

NO. UNITS: 28

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920



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

**REZONING REQUEST**  
CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

APPLICANT: BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

STREET ADDRESS OF REZONING: 2108 & 2128 Bates Road

OWNER : 2 of 2 (see attached)  
Danette L. Hug Trust Dated March 14, 2023  
Printed Name  
Printed Name  
2128 Bates Road  
Street Address  
Dardenne Prairie, MO 63368  
City/State/Zip Code  
Telephone Facsimile  
Email Address

Contract Purchaser/Developer:  
BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of Lot 3 of the Carolina M. Bates Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

PROPOSED USE: Attached Single-Family Residential

NO. UNITS: 28

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920

## REZONING REQUEST

In reviewing any application for rezoning, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full, along with its recommendation, to the Board of Aldermen. The facts to be considered by the Commission include:

- A. Whether or not the requested zoning is justified by a change in conditions since the original ordinance was adopted or, by an error in the original ordinance.
- B. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.
- C. The ability of the City or other government agencies to provide any services, facilities and/or programs that might likely result from approval or denial of the petition.
- D. Effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.
- E. Effect of approval of the petition on adopted development policies of the City and other government units.
- F. The zoning and land use recommended by the Comprehensive Plan.

CHECKLIST TO COMPLETE THIS APPLICATION

- Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property.  
*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@dardenneprairie.org](mailto: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](mailto: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 1<sup>st</sup> Public Hearing: 8-13-2025 Postmark Deadline: 7-29-2025

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

***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.

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

_____	_____
Applicant's Signature	Date
	July 7, 2025
_____	_____
Owner's Signature (2108 Bates Road)	Date
	July 7, 2025
_____	_____
Owner's Signature (2128 Bates Road)	Date

**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.**

***Example of Notice of Public Hearings  
to be Sent to Adjacent Property Owners***

Date: \_\_\_\_\_

Re: Notice of Public Hearings  
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the city of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on Wednesday, August 13, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, August 13, 2025, at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>BluOnx Development, LLC</u>
Name of Property Owner(s):	_____
Present Zoning Classification:	<u>R-1A</u>
Proposed Zoning Classification:	<u>R-1D</u>
Proposed Use:	<u>Attached Single-Family Residential</u>
Property Location:	<u>2108 &amp; 2128 Bates Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 626 - 0469 or the city of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Petitioner Printed Name & Title

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718  
Luke R. Kehoe, P.E., CFM, Dardenne Prairie City Engineer (636) 978-6008



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](http://www.DardennePrairie.org)

APPLICANT:

BluOnx Development, LLC

Company Name

Kylie Brown

Printed Name, Title

2646 Highway 109, Suite 100B

Street Address

Wildwood, Missouri 63040

City/State/Zip Code

(314) 626-0469

kylie@bluonx.com

Telephone

Email

OWNER:

Danette L. Hug Trust Dated March 14, 2023

Company Name

Printed Name, Title

2128 Bates Road Dardenne Prairie, MO 63368

Street Address

City/State/Zip Code

Telephone

Email

STREET ADDRESS OF CONDITIONAL USE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: Part of Lot 3 of the Carolina M. Bates

Farm and Part of Lots 7 and 11 of Walnut Grove Tract, In U.S. Survey 1669, Twp 46N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

PROPOSED USE & SCOPE OF WORK: Attached Single-Family Residential

Clearing, grading, utilities, and improvements

CONDITIONAL USE APPLICATION FEE SUBMITTED: \_\_\_\_\_

SITE PLAN REVIEW FEE SUBMITTED (if applicable): \_\_\_\_\_

## CONDITIONAL USE PERMIT APPLICATION

Consideration of a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location 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:***

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

**CONDITIONAL USE PERMIT APPLICATION**

- Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be 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 and Board of Aldermen members will be requested upon review by the Planning & Development Manager*
- Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager ([tstreiler@dardenneprairie.org](mailto:tstreiler@dardenneprairie.org)).
- A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager ([tstreiler@dardenneprairie.org](mailto:tstreiler@dardenneprairie.org)).
- A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of 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. A sample notice is provided herein.
- 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\*\*\*

*Kylie Brown*

Applicant's Signature

7-9-2025

Date

Owner's Signature

Danette L. Hug Trust Dated March 14, 2023

Date

Owner's Signature

Bishop Family Trust dated January 24, 2006  
and restated July 19, 2013

Date

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

## PLAT SUBMITTAL INFORMATION

CITY OF DARDENNE PRAIRIE, MISSOURI

[www.DardennePrairie.org](http://www.DardennePrairie.org)

Designer or Surveyor: The Sterling Company Engineers & Surveyors  
Company Name  
Michael G. Boerding, P.E.  
Printed Name, Title  
5055 New Baumgartner Road  
Street Address  
St. Louis, Missouri 63129  
City/State/Zip Code  
(314) 487-0440  
Telephone mboerding@sterling-eng-sur.com Facsimile  
Email Address

OWNER : 1 of 2 (see attached)  
Bishop Family Trust dated January 24, 2006  
and restated July 19, 2013  
Printed Name  
Printed Name  
2108 Bates Road  
Street Address  
Dardenne Prairie, MO 63368  
City/State/Zip Code  
Telephone Facsimile  
Email Address

Contract Purchaser/Developer:  
BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

PARCEL ADDRESS: 2108 & 2128 Bates Road

PARCEL ID Number(s): 2-113A-1669-00-0004.0000000

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

LAND USE TYPE (Residential) Commercial / Industrial / Mixed): Attached Single-Family Residential

TYPE OF PLAT: Preliminary Plat NO. UNITS: 28  
(Preliminary) Final / Lot Split / Consolidation / Re-Subdivision / Record Plat/ Display House)

PLAT REVIEW FEE SUBMITTED: \$600 + (\$37.50 x 6.89 ac.) = \$858.38



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

## PLAT SUBMITTAL INFORMATION

CITY OF DARDENNE PRAIRIE, MISSOURI

[www.DardennePrairie.org](http://www.DardennePrairie.org)

Designer or Surveyor: The Sterling Company Engineers & Surveyors  
Company Name  
Michael G. Boerding, P.E.  
Printed Name, Title  
5055 New Baumgartner Road  
Street Address  
St. Louis, Missouri 63129  
City/State/Zip Code  
(314) 487-0440  
Telephone mboerding@sterling-eng-sur.com Facsimile  
Email Address

OWNER : 2 of 2 (see attached)

Contract Purchaser/Developer:

Danette L. Hug Trust Dated March 14, 2023  
Printed Name  
Printed Name  
2128 Bates Road  
Street Address  
Dardenne Prairie, MO 63368  
City/State/Zip Code  
Telephone Facsimile  
Email Address

BluOnx Development, LLC  
Company Name  
Kylie Brown  
Printed Name, Title  
2646 Highway 109, Suite 100B  
Street Address  
Wildwood, Missouri 63040  
City/State/Zip Code  
(314) 626-0469  
Telephone Facsimile  
kylie@bluonx.com  
Email Address

PARCEL ADDRESS: 2108 & 2128 Bates Road

PARCEL ID Number(s): 2-113A-1669-00-0004.0130000

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D

LAND USE TYPE (Residential) Commercial / Industrial / Mixed): Attached Single-Family Residential

TYPE OF PLAT: Preliminary Plat NO. UNITS: 28  
(Preliminary) Final / Lot Split / Consolidation / Re-Subdivision / Record Plat/ Display House)

PLAT REVIEW FEE SUBMITTED: \$600 + (\$37.50 x 6.89 ac.) = \$858.38

**Please Note:**

- No subdivision plat or replat shall be filed for record or recorded in the office of the Recorder of Deeds for St. Charles County, Missouri, unless and until the approval of the City Clerk is endorsed thereon. No lot shall be sold for such subdivision plat or replat until it has been approved by the above and approved by the City Engineer and filed for record in the office of the Recorder of Deeds of St. Charles County, Missouri.
- Approval of a Display House Plat is the procedure necessary for the construction of a display house prior to the recording of the record subdivision plat.  
All permanent structures shall be located on an approved subdivided lot by means of a record plat within one (1) year of the display house plat approval or such longer period as may be permitted by the City Engineer. If the record plat is not approved and recorded at the St. Charles County Recorder of Deeds office within the one (1) year period referred to above, the then owner shall remove or cause to be removed all structures from the property. Failure of the then owner to remove all structures from the property with ten (10) days of the end of the one (1) year period referred to above shall constitute a violation of the Municipal Code.
- After the improvement plans have been approved and all inspection fees paid, but before approval of the record subdivision plat, the developer shall guarantee the completion of improvements required by the approved improvement plans ("required improvements") and guarantee maintenance of such improvements as required by the Municipal Code.

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CHECKLIST TO COMPLETE THIS APPLICATION

- Two (2) folded copies of the plat are provided.  
*Additional copies will be requested upon review by the City Engineer.*
- The plat review fee is provided with this application.

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

_____ Designer or Surveyor's Signature	_____ July 7, 2025 Date
_____ Owner's Signature (2108 Bates Road)	_____ July 7, 2025 Date
_____ Owner's Signature (2128 Bates Road)	_____ July 7, 2025 Date

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













**Todd M. Streiler AICP, LEED AP**  
Planning & Development Manager  
todd.streiler@gmail.com  
Phone 314.322.4221

## Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, AICP, LEED AP

DATE: October 2, 2025

SUBJECT: Stillwater Grove: Rezoning, CUP, Site Plan & Preliminary Plat

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### Project Summary

The proposed "R-1D- CUP" Rezoning Application, site plan, preliminary plat and fees in the amount of \$1,778.38 were received by the City on July 8, 2025. Staff reviewed the items for completeness and compliance with the applicable regulations and submitted the attached memo to the petitioner. The petitioner submitted a revised Site Plan package on July 22, 2025 and September 12, 2025.

The proposed site is 6.84 acres and located on the northeast corner of Bates Road and the South Outer Road. The Site Plan includes fourteen (14) two-family attached dwellings (aka duplexes/villas) totaling 28 dwelling units with 1.36 acres of common ground. Access is provided via a 26' wide public roadway with 50' of right-of-way off Bates Road. The site currently contains a vacant single-family dwelling fronting Bates Road; the remainder of the site is undeveloped and mostly wooded.

### Zoning Compliance Summary

The site is currently zoned "R-1A" Single Family Residential. Mike Falkner, Michael Boerding, P.E., The Sterling Company Engineers & Surveyors on behalf of Kylie Brown, BluOnx (owner) is requesting the site be rezoned to the City's "R-1D" Single Family Residential District with a Conditional Use Permit allowing "single-family attached housing". Staff reviewed the rezoning application, Site Plan and Preliminary Plat and they meet the City's "R-1D" bulk requirements which include the following:

<b><i>Requirement</i></b>	<b><i>Requested</i></b>	<b><i>Required</i></b>
Minimum Lot Area:	5,400 sf	5,400 sf
Minimum Lot Width:	45'	45'
Minimum Front Yard Setback:	25'	25'
Minimum Side Yard Setback:	10'	10'
Minimum Rear Yard Setback:	20'	20'
Maximum Height:	25'	25'
Minimum Dwelling Size:	1,450 sf	1,450 sf
Lot Coverage	30%	30%

All proposed dwelling units adjacent to Providence (on the south side of the proposed roadway) will be one-story, ranch structures. The Landscape Plan exceeds the applicable planting requirements which require one (1) tree in front of each lot. In addition to the required 28 trees located in front of each lot, the Landscape Plan includes 162 additional plantings consisting of 36 Japanese Lilacs, 34 White Oaks, and 92 Norway Spruce. Of the 162, eighty-four (84) plantings are proposed on the south side of the development to buffer and screen the lots from Providence. Additionally, one (1) acre of woodland will be preserved, predominantly along the perimeter of the development, to provide further buffering and screening. Staff recommends all future trees be planted outside the right-of-way. However, according to Section 515.100 4,

*On tracts of land greater than three (3) acres, no more than fifty percent (50%) of any woodlands<sup>1</sup> may be cleared or developed. Wherever these canopy coverage requirements create a hardship, the property owner or developer may apply to the City for a permit to clear or develop additional woodland areas.*

As noted on the Landscape Plan, the site contains 6.1 acres of woodland canopy. According to our woodland regulations, up to 3.05 acres (50%) can be cleared. The proposed plan includes 5.1 acres of clearing, which is 2.05 acres more than allowed. The required mitigated reforestation area is 3.07 acres (2.05 acres X 1.5 reforestation factor). According to the proposed Landscape Plan, the proposed mitigation plans earn a total landscape credit of 1.33 acres resulting in 1.74 acres that still requires mitigated reforestation in accordance with Section 515.100 4. a-g and as approved by the City Administrator. Additionally, prior to any site work or clearing, the petitioner shall provide a \$10,000 cash escrow.

The proposed detention basins and stormwater management plans for the development will result in less run-off and enhanced stormwater management than the current predevelopment conditions, according to the Project Team. Prior to final site plan approval and any land disturbance, the developer must submit a sealed Stormwater Management Plan demonstrating compliance with City criteria and obtain all required City permits. The plan must show that post-development drainage will not adversely impact adjacent properties. Compliance will be enforced through the City's review of final engineering.

### **Criteria for Considering a CUP**

The decision to recommend approval or denial of the proposed conditional use to the Board shall be based on the following criteria found in Section 405.475 B of the City's Zoning Code:

1. *The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.*
2. *The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.*
3. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.*
4. *The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in*

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<sup>1</sup> WOODLANDS Any grouping of trees showing the typical or partial ecosystem of a forest, including trees, underbrush and communities of other organisms connected in ways that aid in the survival of all members.

accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of buildings, structures, walls and fences on the site.
  - b. The nature and extent of proposed landscaping and screening on the site.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.
  6. Adequate utility, drainage and other such necessary facilities have been or will be provided.
  7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
  8. 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 this Chapter. These additional requirements shall include, but not be limited to, those special provisions applying to certain uses specified in Section 405.480.
  9. A violation of a requirement, condition or safeguard shall be considered a violation of this Chapter and grounds for the Board of Aldermen of the City to terminate and cancel such Conditional Use Permit.
  10. A time limitation may be required on the conditional uses specified in the district regulations of this Chapter. Said Conditional Use Permit shall be renewable at the discretion of the Board of Aldermen considering the recommendation of the Planning and Zoning Commission.
  11. Specific provisions for signage may be included in the conditional use approval.
  12. In consideration of requests for any Conditional Use Permits the Planning and Zoning Commission may recommend and the Board of Aldermen shall require such conditions of use as it deems necessary to protect the health, safety and welfare of the residents of the City and to achieve the objectives of this Chapter. These additional requirements, may include, but are not necessarily limited to:
    - a. Use limitations and/or requirements;
    - b. Height, area and setback limitations and/or requirements;
    - c. Parking and loading limitations and/or requirements;
    - d. Sign limitations and/or requirements;
    - e. Limitations and/or requirements for architectural elevations for any proposed structures;
    - f. Landscaping limitations and/or requirements; and/or
    - g. Limitations as specified in this Article.

12. A Site Plan submitted as part of a Conditional Use Permit application may be revised or amended consistent with the provisions of Section 405.790(B) of this Code provided that such revised or amended Site Plan shall also meet the following requirements:

- a. The revision or amendment shall not create excessive additional requirements at public cost for public facilities or services;
- b. The revision or amendment to the Site Plan shall not result in a change in the height of the building or structure by more than five (5) feet;
- c. The revision or amendment to the Site Plan shall not result in a change in distance between a building line and an adjoining residentially zoned property line;
- d. The revision or amendment to the Site Plan shall not result in an increase in water flow onto the adjoining residentially zoned property;
- e. The revision or amendment to the Site Plan shall be designed, constructed, maintained and managed so as to be harmonious and appropriate in appearance with the existing character of other properties in the general vicinity.

Notwithstanding the foregoing, if the Zoning Administrator determines, in his or her sole discretion, that a revised or amended Site Plan is inconsistent with or in violation of an approved Conditional Use Permit, the Zoning Administrator may refer the revised or amended Site Plan to the Planning and Zoning Commission and Board of Aldermen for consideration pursuant to Section 405.475 of this Code.

1. The character of the surrounding area;
2. The traffic conditions of the surrounding area;
3. The public utility facilities;
4. The Comprehensive Plan;
5. The Application;
6. The Municipal Code.
7. The recommendation of the Planning and Zoning Commission;
8. Testimony presented at the Public Hearings

#### **Comprehensive Plan Recommendations**

The 2020 Comprehensive Plan designates the site as "Villa Residential" on the Future Land Use Map. The Plan notes, family-size is shrinking, the percentage of empty-nesters is increasing and the desire/ability to maintain large lots/homes is declining. The Plan goes on to say; "These demographic trends and desires have also fueled a market for large-unit villa style development where the housing units are clustered closer together on smaller lot sizes with a greater portion of the overall development devoted to green space. The maintenance of the common areas, yards and landscaping is handled by a homeowner or condo association. The Plan goes on to say; "Where the Future Land Use Plan proposes residential development for properties that are currently vacant, there is no attempt to make a distinction between the types of development. Rather this Plan recommends that consideration for the type and density of residential development be indicated by the adjacent land uses, roadway access and other development considerations unique to the site".

**Summary:** The Comprehensive Plan anticipated and supports the consideration of villas/duplexes with densities based on adjacent land uses at the subject site. The

Comprehensive Plan recommends "close scrutiny" for anything other than single-family at the proposed location. The Conditional Use Permit (CUP) process could satisfy that recommendation.

**Recommended Action**

The petitioner is requesting the site is rezoned from "R-1A" to "R-1D" and requesting approval of a CUP to allow single-family attached dwellings which is in harmony with the City's 2020 Comprehensive Plan and Future Land Use Map.

Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and found the proposed CUP rezoning, Site Plan and Preliminary Plat meets the City's Zoning and Subdivision Regulations with the exception of Section 515.100 4, which according to the petitioner's estimates requires a mitigated reforestation area of 1.74 acres approved by the City Administrator.

**Planning Commission Action**

After consideration of the findings provided herein and the information provided at the Public Hearing, Staff recommends the Planning Commission pass separate motions addressing the following actions:

- A. **Rezoning:** Motion to recommend the Board approve, approve with conditions or deny rezoning the site from "R-1A" to "R-1D".
- B. **Site Plan & Conditional Use Permit:** Motion to recommend the Board approve, approve with conditions or deny the Site Plan and Conditional Use Permit "CUP" allowing single-family attached housing.
- C. **Preliminary Plat:** Motion to approve or approve with conditions the Preliminary Plat.

**Next Steps:** Public Hearing before the Board of Aldermen and final consideration of the Rezoning and CUP-Site Plan by the Board.

cc: Mayor Keith Widaman and Board of Aldermen  
Cathy Pratt, City Administrator  
Matt Davidson, City Engineer  
Kim Clark, City Clerk  
John Young, City Attorney

DARDENNE



www.DardennePrairie.org

**Todd Streiler, AICP, LEED AP**

Planning & Development Manager

[todd.streiler@gmail.com](mailto:todd.streiler@gmail.com)

Phone 314.322.4221

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

September 25, 2025

Mike Falkner & Scott Loveless, The Sterling Company

[mfalkner@sterling-eng-sur.com](mailto:mfalkner@sterling-eng-sur.com)

[sloveless@sterling-eng-sur.com](mailto:sloveless@sterling-eng-sur.com)

**Subject:** Stillwater Grove: R-1D-CUP Rezoning, Site Plan/Prelim Plat: Project No. 25-1200

Dear Mr. Falkner,

The proposed CUP resubmitted Site Plan/Preliminary Plat were received by the City on September 12, 2025. Staff reviewed the application for completeness and compliance with the applicable regulations and forward the following comments and recommendations.

1. According to the notes on the Landscape Plan, 1.74 acres of mitigated reforestation is required in accordance with Section 515.100 4.a-g and as approved by the City Administrator. Please describe how you plan to provide 1.74 acres of the required reforestation mitigation.

Additionally, prior to any site work or clearing, a \$10,000 cash escrow shall be provided to account for the trees in the preserved canopy area that die or are damaged beyond repair as a result of grading or construction.

2. Provide building elevations for each proposed dwelling types (ranch and 2-story), description of the proposed exterior building materials and scale the elevations to show the height of the various building types. Also provide a section plan showing how the proposed grades and building heights will transition into the abutting residences and grades in Providence.
3. Provide floor plans for each typical dwelling type (ranch and 2-story) showing the minimum finished floor area, excluding garages and basements. Be advised, the minimum dwelling size for attached single-family dwellings is 1,450 square feet of finished first (1st) floor area excluding garages and basements.

Once the above items are addressed, the CUP Rezoning, Site Plan and Preliminary Plat can be reviewed by the Planning and Zoning Commission at their October 8, 2025, meeting and by the Board of Aldermen at their October 15, and November 5, 2025, meetings. The meetings will take place at 2032 Hanley Road (City Hall) and start at 7pm. The plans and any other materials or visual aids presented at the meetings shall become the property of the City and part of the permanent record.

If you have any questions, please feel free to contact me at 314.322.4221.

Respectfully,

Todd Streiler, AICP, LEED AP

Planning & Development Manager

Subject: Stillwater Grove R1A CUP Rezoning & Site Plan/Plat Dated 9/12/25 – 2<sup>nd</sup> Review  
Dardenne Prairie Project No. 25-1200

cc: Keith Widaman, Mayor  
Cathy Pratt, City Administrator  
Kim Clark, City Clerk  
Matt Davidson, City Engineer

THE **STERLING** CO

**ENGINEERS & SURVEYORS**

5055 New Baumgartner Road St. Louis, Missouri 63129  
(314) 487-0440 fax (314) 487-8944

**PROPERTY DESCRIPTION**

Preliminary Boundary  
Project: 2108 & 2128 Bates Road

Order Number: 25-05-123  
Date: Juny 07, 2025  
By: G.S.M.

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BATES ROAD AND THE NORTH LINE OF PROPERTY NOW OR FORMERLY TO LEE AND HEIDEL TUVESON, AS RECORDED IN DEED BOOK 1949, PAGE 1373 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID POINT ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'26" EAST, 249.43 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 364 (SOUTH OUTER 364); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES DISTANCES: NORTH 22°25'56" EAST, 115.73 FEET; NORTH 04°07'58" WEST, 44.72 FEET; NORTH 54°26'16" EAST, 94.34 FEET; SOUTH 59°26'15" EAST, 212.13 FEET; SOUTH 72°45'44" EAST, 110.45 FEET; NORTH 83°22'40" EAST, 102.96 FEET; SOUTH 67°34'04" EAST, 231.03 FEET; SOUTH 70°08'31" EAST, 262.74 FEET; SOUTH 67°47'16" EAST, 28.01 FEET TO THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO FORT ZUMWALT SCHOOL DISTRICT, AS RECORDED IN DEED BOOK 1391, PAGE 169 OF THE ABOVEMENTIONED RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID FORT ZUMWALT SCHOOL DISTRICT PROPERTY, SOUTH 00°04'09" WEST, 142.95 FEET TO THE NORTHEAST CORNER OF PROVIDENCE PLAT 10, AS RECORDED IN PLAT BOOK 45, PAGE 278 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH LINE OF PROVIDENCE PLAT 10, PROVIDENCE PLAT 3, AS RECORDED IN PLAT BOOK 41, PAGE 277 OF SAID RECORDER'S OFFICE AND THE ABOVEMENTIONED NORTH LINE OF SAID TUVESON PROPERTY, NORTH 89°46'55" WEST, 995.80 FEET TO THE POINT OF BEGINNING CONTAINING 300,556 SQUARE FEET OR 6.89 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY THE STERLING COMPANY DURING THE MONTH OF JULY 2025.

DARDENNE



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](http://www.DardennePrairie.org)

APPLICANT:

OTR Liquor 25 LLC

Company Name

Rakesh Patel - Owner

Printed Name, Title

311 Castleford Blvd

Street Address

O'Fallon, MO 63368

City/State/Zip Code

(320) 444-0918

Telephone

Otrliquor29@gmail.com

Email

OWNER:

Same as above

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Email

STREET ADDRESS OF CONDITIONAL USE:

7827 Town Square Ave

Suite 101 & 102

Dardenne Prairie, MO 63368

LEGAL DESCRIPTION OF PROPERTY:

Lot 8 of "Dardenne Town Square"

PB. 42 PG. 305 Part of Lots 3 & 4 of the "Division of the Better Lands"

EXISTING ZONING:

C3-PUD

PROPOSED ZONING:

NA

PROPOSED USE & SCOPE OF WORK:

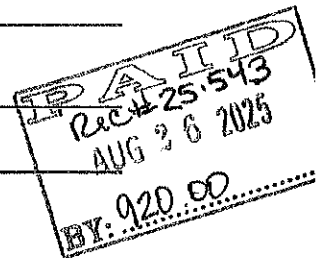
Liquor Store (Packaged) Combine

Units 101 & 102 for a 3600 sqft liquor store.

CONDITIONAL USE APPLICATION FEE SUBMITTED:

\$920

SITE PLAN REVIEW FEE SUBMITTED (if applicable):



## CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location 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:***

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

**CONDITIONAL USE PERMIT APPLICATION**

- ✓ Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be 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 and Board of Aldermen members will be requested upon review by the Planning & Development Manager*
- \_\_\_\_\_ Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager ([tstreiler@dardenneprairie.org](mailto:tstreiler@dardenneprairie.org)).
- \_\_\_\_\_ A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager ([tstreiler@dardenneprairie.org](mailto:tstreiler@dardenneprairie.org)).
- \_\_\_\_\_ A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of 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. A sample notice is provided herein.
- \_\_\_\_\_ 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\*\*\*

  
\_\_\_\_\_  
Applicant's Signature

8/26/25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner's Signature

8/26/25  
\_\_\_\_\_  
Date

**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.

## Notice of Public Hearings

Date: 8/26/25

Re: Notice of Public Hearings,  
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, [month] [day], [year], at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, [month] [day], [year], at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant:

OTB Liquor 25 LLC

Name of Owner:

Rakesh Patel

Present Zoning Classification:

\_\_\_\_\_

Proposed Zoning Classification:

\_\_\_\_\_

Proposed Use:

Packaged Liquor Store

Property Location:

7827 Town Square Ave Unit 101  
Dardenne Prairie, MO 63368

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at ( ) - or the city of Dardenne Prairie at the telephone numbers listed below.

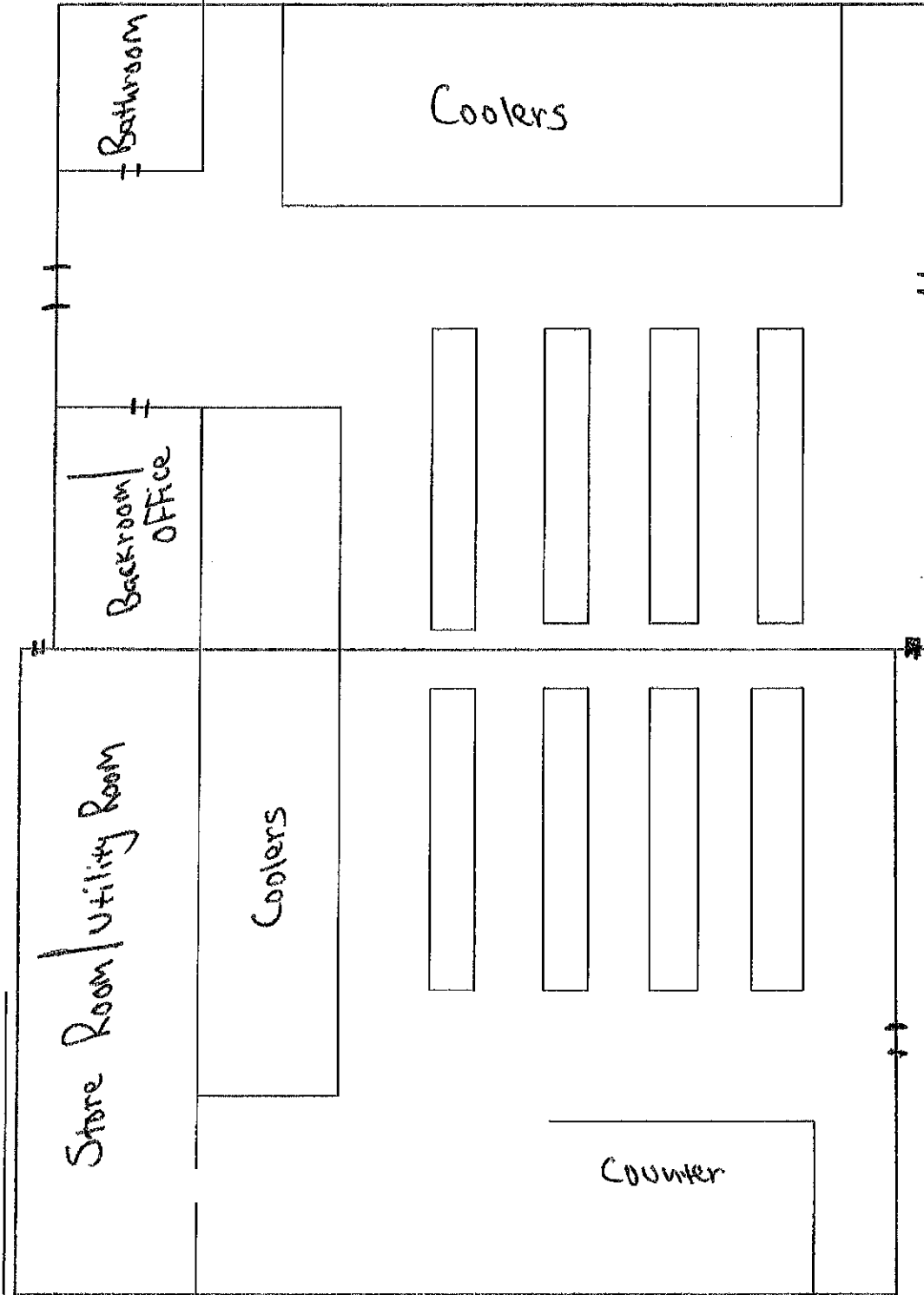
Sincerely,



Petitioner

cc: Todd M. Streiler, AICP, LEED, AP Planning & Development Manager (636) 561-1718  
Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

Proposed Packaged Liquor Store  
On The Rocks Liquor



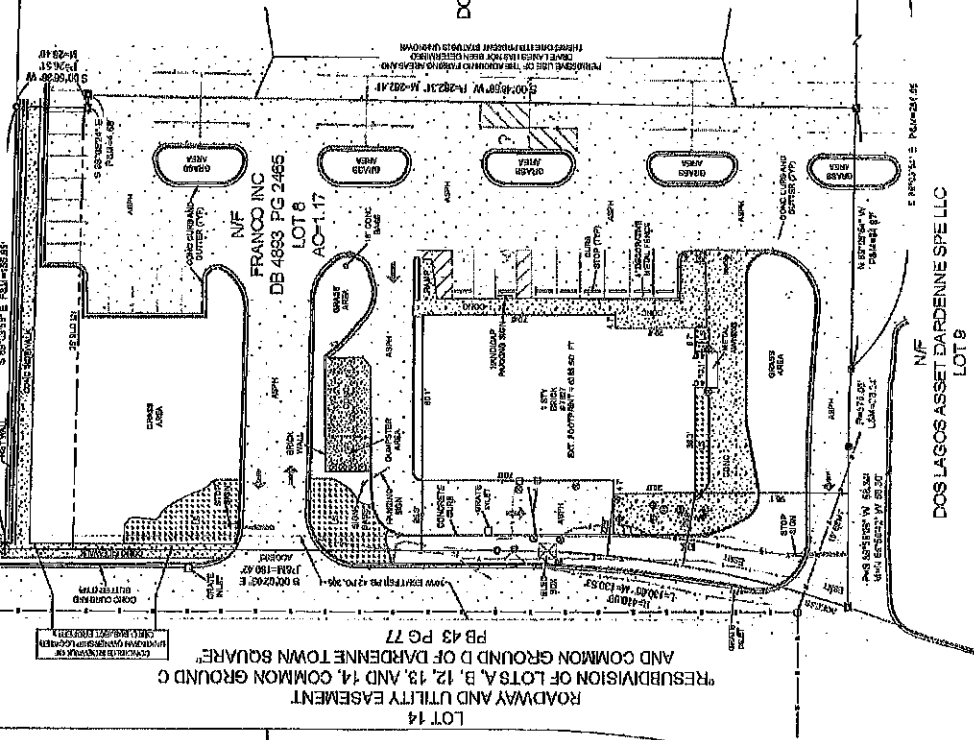
Main Entrance (Unit 101)

Unit 102

7827 Town Square Ave  
Dardenne Prairie, MO 63368

AN ALTANSPS LAND TITLE SURVEY OF  
**LOT 8 OF "DARDENNE TOWN SQUARE", PB. 42 PG. 305**  
 PART OF LOTS 3 & 4 OF THE 'DIVISION OF THE BATES LANDS'  
 WITHIN FRAC. SEC. 2, TOWNSHIP 46 NORTH, RANGE 2 EAST  
 ST CHARLES COUNTY, MISSOURI

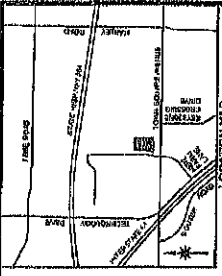
NF  
 ST CHARLES COUNTY  
 DB 2672 PG 98  
 PARCEL ID: 4-0033-S002-00-0011-1500000  
 (1% TEMPORARY CONSTRUCTION AND MAINTENANCE  
 COMMON CHARGES ON ALL LOTS)  
 S 88°03'51" E 331.41± FT. TO CORNER



- 1. ROAD
- 2. FENCED BOUNDARY
- 3. UNFENCED BOUNDARY
- 4. BOUNDARY
- 5. FENCE
- 6. BRICK WALL
- 7. CONCRETE
- 8. ASPHALT
- 9. GRASS
- 10. SAND
- 11. GRAVEL
- 12. WATER
- 13. UTILITY
- 14. TELEPHONE
- 15. TELEVISION
- 16. SANITARY
- 17. TELECOMMUNICATION

NF  
 DOS LAGOS ASSET DARDENNE SPE LLC  
 LOT 9

NF  
 DOS LAGOS ASSET DARDENNE SPE LLC  
 LOT 10



**TITLE DESCRIPTION:**

LOTS 3, 4 AND 5 OF THE 'DIVISION OF THE BATES LANDS' IN ST. CHARLES COUNTY, MISSOURI, AS SHOWN AND DESCRIBED IN THE PLAT HEREIN RECORDED IN PLAT BOOK 42 PAGE 305 OF THE PUBLIC RECORDS OF ST. CHARLES COUNTY, MISSOURI.

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M.
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4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M.

**ITEM 1:** THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M.

**ITEM 2:** THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M.

**ITEM 3:** THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M.

**ITEM 4:** THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M. AND THE SURVEYING ACT OF MISSOURI, CHAPTER 267, R.S.M.

**SURVEYOR'S CERTIFICATE**

I, **William J. Galt**, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Public Records of St. Charles County, Missouri, in Plat Book 42, Page 305.

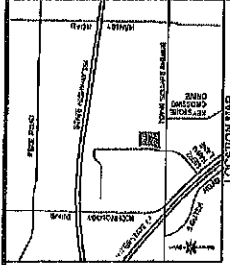
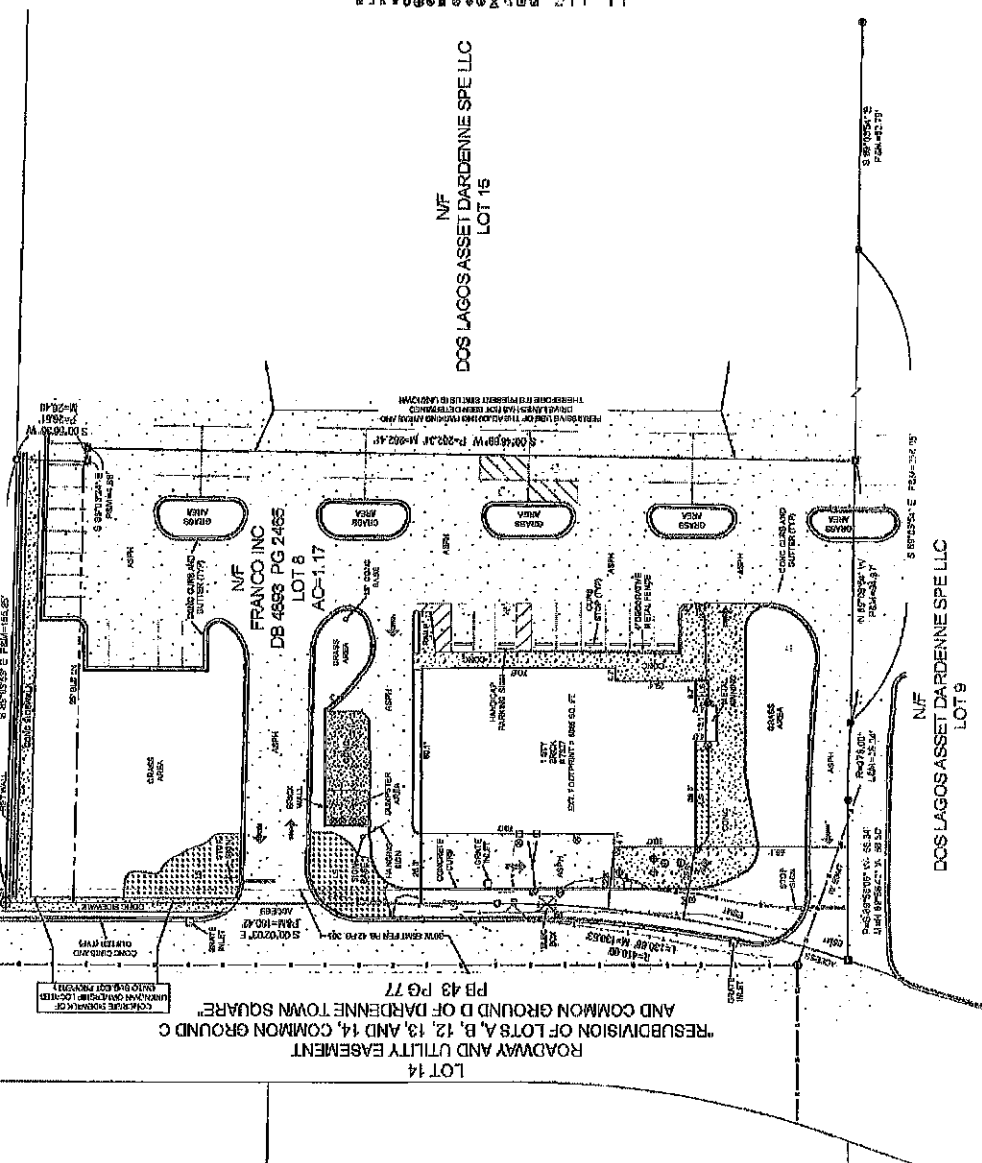
**WILLIAM J. GALT**  
 SURVEYOR  
 1000 N. MAIN ST.  
 ST. CHARLES, MO 63105  
 PHONE: 636-225-1111  
 FAX: 636-225-1112  
 E-MAIL: WJGALT@GALT-SURVEYING.COM

**Cardinal**  
 SURVEYING & MAPPING

AN ALTANPS LAND TITLE SURVEY OF  
**LOT 8 OF "DARDENNE TOWN SQUARE", PB. 42 PG. 305**  
 PART OF LOTS 3 & 4 OF THE DIVISION OF THE BATES LANDS'  
 WITHIN FRAC. SEC. 2, TOWNSHIP 46 NORTH, RANGE 2 EAST  
 ST CHARLES COUNTY, MISSOURI

NIF  
 ST CHARLES COUNTY  
 DB 2822 PG 96  
 PARCEL ID: 4-0035-5002-00-0011, 15000000

THE BOUNDARY CORNER AND INTERSECTION  
 POINTS OF THIS SURVEY ARE TO BE MARKED BY  
 CONCRETE OR METAL PIPES OR BY ANY OTHER  
 PERMANENT MARKS AS SHOWN ON THIS PLAN.



**TITLE DESCRIPTION:**

LOT 8 OF "DARDENNE TOWN SQUARE", PART OF LOTS 3 & 4 OF THE DIVISION OF THE BATES LANDS, WITHIN FRAC. SEC. 2, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST CHARLES COUNTY, MISSOURI, AS SHOWN ON THE PLAN THEREOF RECORDED IN PLAT BOOK 42, PAGE 305, OF THE PUBLIC RECORDS OF ST. CHARLES COUNTY, MISSOURI.

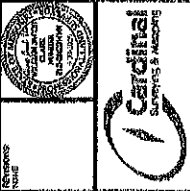
**SURVEYOR'S NOTES:**

1. ALL LINES SHOWN ON THIS SURVEY ARE THE RESULT OF A RECONSTRUCTION OF THE ORIGINAL SURVEY AS RECORDED IN PLAT BOOK 42, PAGE 305, OF THE PUBLIC RECORDS OF ST. CHARLES COUNTY, MISSOURI.
2. ALL LINES SHOWN ON THIS SURVEY ARE THE RESULT OF A RECONSTRUCTION OF THE ORIGINAL SURVEY AS RECORDED IN PLAT BOOK 42, PAGE 305, OF THE PUBLIC RECORDS OF ST. CHARLES COUNTY, MISSOURI.
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  - c. EASEMENTS
4. BOUNDARIES SHOWN ON THIS SURVEY ARE THE RESULT OF A RECONSTRUCTION OF THE ORIGINAL SURVEY AS RECORDED IN PLAT BOOK 42, PAGE 305, OF THE PUBLIC RECORDS OF ST. CHARLES COUNTY, MISSOURI.

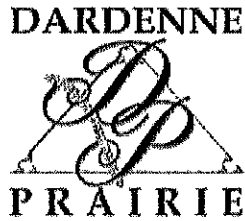
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**SURVEYOR'S CERTIFICATE**

I, **William Scott Clark**, State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as recorded in the Public Records of St. Charles County, Missouri, and that the same is a true and correct copy of the original survey as recorded in the Public Records of St. Charles County, Missouri.



DATE OF PLAN OR MAP: 08/15/2011  
 WILLIAM SCOTT CLARK, SURVEYOR  
 CAPITAL SURVEYING AND MAPPING, INCORPORATED  
 50 BOX 275, COTTLEVILLE, MO 64601  
 660-333-1111  
 MISSOURI PROFESSIONAL SURVEYING BOARD  
 100 SOUTH MAIN STREET, 10TH FLOOR, ST. LOUIS, MO 63102  
 PHONE: 314-241-1111  
 FAX: 314-241-1112  
 WWW.MO.SURVEYINGBOARD.COM



Todd M. Streiler AICP, LEED AP  
Planning & Development Manager  
[todd.streiler@gmail.com](mailto:todd.streiler@gmail.com)  
Phone 314.322.4221

## **Staff Report**

TO: Planning and Zoning Commission

FROM: Todd Streiler, AICP, LEED AP

DATE: September 30, 2025

SUBJECT: OTR Liquors CUP: 7827 Town Square Ave, Suite 101 & 102. Project # 25.1300

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### **Project Summary**

The proposed Conditional Use Permit "CUP" Application and fee in the amount of \$920 were received by the City on August 26, 2025. Staff reviewed the items for completeness and compliance with the applicable regulations. A public notice was made in accordance with the City's public hearing requirements. Certified receipts from the notices were provided from the petitioner documenting the adjacent property owners were notified.

The proposed CUP application requests Suites 101 and 102 are consolidated and used as a liquor store. The proposed tenant spaces have been vacant for years. The spaces were formally occupied by a restaurant ("His & Hers BBQ") and a medical office ("Vital Performance Chiropractic") and "Mickey's Café" prior to the aforementioned businesses. "Postal Plus" is located within the same multi-tenant building on the north side of the space. The southernmost tenant space, where the liquor store is proposed, has always been served by a drive-through.

### **Zoning Compliance Summary**

The Site is zoned "C3" Retail Commercial which allows "*Alcoholic beverages (liquor, beer and wine), retail*" & "*Drive-through facilities (restaurants, pharmacy, grocery, etc.)*" as a conditional use. Mr. Rakesh Patel, Owner/Operator of On the Rocks (OTR) Liquor, is requesting a Conditional Use Permit allowing "*Alcoholic beverages (liquor, beer and wine), retail*" & "*Drive-through facilities (restaurants, pharmacy, grocery, etc.)*" as a conditional use for Suites 101 and 102 located at 7827 Town Square Avenue. The CUP Application meets the City's requirements provided the Planning Commission's decision to recommend approval or denial of the proposed conditional uses to the Board is based on the following criteria found in Section 405.475 B of the City's Zoning Code :

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:
  - a. The location, nature and height of buildings, structures, walls and fences on the site.
  - b. The nature and extent of proposed landscaping and screening on the site.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations.
6. Adequate utility, drainage and other such necessary facilities have been or will be provided.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
8. 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 this Chapter. These additional requirements shall include, but not be limited to, those special provisions applying to certain uses specified in Section 405.480.
9. A violation of a requirement, condition or safeguard shall be considered a violation of this Chapter and grounds for the Board of Aldermen of the City to terminate and cancel such Conditional Use Permit.
10. A time limitation may be required on the conditional uses specified in the district regulations of this Chapter. Said Conditional Use Permit shall be renewable at the discretion of the Board of Aldermen considering the recommendation of the Planning and Zoning Commission.
11. Specific provisions for signage may be included in the conditional use approval.
12. In consideration of requests for any Conditional Use Permits the Planning and Zoning Commission may recommend and the Board of Aldermen shall require such conditions of use as it deems necessary to protect the health, safety and welfare of the residents of the City and to achieve the objectives of this Chapter. These additional requirements, may include, but are not necessarily limited to:
  - a. Use limitations and/or requirements;
  - b. Height, area and setback limitations and/or requirements;
  - c. Parking and loading limitations and/or requirements;
  - d. Sign limitations and/or requirements;

- e. Limitations and/or requirements for architectural elevations for any proposed structures;
- f. Landscaping limitations and/or requirements; and/or
- g. Limitations as specified in this Article.

**Comprehensive Plan Recommendations**

The **2020 Comprehensive Plan** designates the site as "Commercial" on the Future Land Use Map and describes the proposed Town Square location as the City's "*single largest source of retail sales taxes with major retailers whose existence should be protected*". The Comprehensive Plan anticipated and supports the consideration of retail sales at the subject site.

**Recommended Action**

The petitioner is requesting approval of a CUP to allow a liquor store with a drive-through at the subject location. Upon review, Staff found the proposed CUP is consistent with the Comprehensive Plan and meets the City's Zoning regulations, including the criteria from Section 405.475 B listed under the Zoning Compliance Summary above.

After consideration of the findings provided herein and the information provided at the Public Hearing, Staff recommends the Planning Commission pass a motion to approve, approve with conditions or deny the requested CUP Application.

**Next Steps:** Public Hearing before the Board of Aldermen and final consideration of the CUP by the Board.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen  
Cathy Pratt, City Administrator  
Matt Davidson, City Engineer  
Kim Clark, City Clerk  
John Young, City Attorney