

DARDENNE



PRAIRIE

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

**PLANNING AND ZONING COMMISSION AGENDA
Work Session
DECEMBER 11, 2024
6:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Alderman Detweiler

Chairman Etzkorn

Commission members:

Bailey

Fry

Musler

Northcutt

Ogle

Pollard

Stankovich

Wooldridge

ITEMS FOR DISCUSSION

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. “C-3” Rezoning to “C-3” PUD and Area Plan–Town Square (Mercy)
4. Final Plan Request – Prairie Ridge Animal Hospital
5. 2025 Submittal & Meeting Calendar

1. ADJOURNMENT



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

**PLANNING AND ZONING COMMISSION AGENDA
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ELECTION OF CHAIRMAN

ELECTION OF VICE-CHAIRMAN

ELECTION OF SECRETARY

PUBLIC COMMENT

PUBLIC HEARINGS

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. “C-3” Rezoning to “C-3” PUD and Area Plan – Town Square (Mercy)

NEW BUSINESS

1. Amended PUD Area Plan Request – Town Square Apartments
2. Amended PUD Area Plan Request – Condos at Town Center
3. “C-3” Rezoning to “C-3” PUD and Area Plan–Town Square (Mercy)
4. Final Plan Request – Prairie Ridge Animal Hospital
5. 2025 Submittal & Meeting Calendar

APPROVAL OF MINUTES

1. Approval of 11-13-24 Minutes
2. Approval of 11-13-24 Work Session Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: December 11, 2024

SUBJECT: Town Square Apartments 1st Amended Area Plan

Project Summary:

In September 2024, Moline Development, the previous owner of the Town Square Apartments Phase II, requested reapproval of the PUD Final Plan for the 6 acres included as part of Phase II. Construction never commenced, jeopardizing approval of the Final Plan, therefore Staff recommended the petitioner submit the project for review and reapproval by the Board. On September 11, 2024, the Planning Commission reviewed the request and recommended the Board reapprove the Final Plan. The Board reapproved the Final Plan via Ordinance #2316 on September 18, 2024

On November 7, 2024, Staff met with Steve Rolwes, Bax Engineering and John McCarthy, ZM Management, the new owner of the Town Square Apartments, and learned the Fire Marshall required amendments to the site plan to accommodate better accessibility for fire apparatus. The amendments caused the elimination of ten (10) apartment units, the garages and a pickleball court. The Approved Plan contains five (5) 3-story apartment buildings containing 154 apartment units with 54 1-bedroom units, 78 2-bedroom units, and 22 3-bedroom units. The site contains 265 parking stalls resulting in a parking ratio of 1.72 stalls per unit.

The proposed Amended Area Plan includes five (5) 3-story apartment buildings containing 144 apartment units with 48 1-bedroom units, 84 2-bedroom units, and 12 3-bedroom units and 282 parking stalls (an increase of 17 stalls) resulting in a parking ratio of 1.96 stalls per unit. The proposed plan also includes a pool, club house, 1 pickleball court, and a dog park (in lieu of the second pickleball court). The apartments buildings, pool and clubhouse have been rearranged and the entrance has been relocated 65' to the south. The relocated entrance creates better separation between the entrance to the development and the Highway 364 on-ramp. These changes were necessary to provide fire apparatus access to each building, resulting in improved on-site circulation for all users.

Zoning Compliance Summary

The 6-acre site is currently zoned "C-3" Retail Commercial, Planned Unit Development (PUD). The following deviations were noted on the Approved Plans and noted on the proposed Amended Area Plan:

1. Exempt the 3-parking stalls per unit ratio. **The approved parking ratio is 1.7 stalls per unit, the proposed parking ratio has been increased to 1.96 by eliminating 10 apartment units and adding 17 additional parking stalls.**
2. Exempt the 25' front yard setback at the north property line. **(+/- 4' approved, +/- 12' proposed)**
3. Exempt the 15' rear yard setback at the south property line. **(+/- 10' approved and proposed)**
4. Exempt the maximum density of 12 units per acre. **(25.6 approved, 22.7 units per acre proposed)**

At the Planning Commission's November 2024 Meeting, the Commission reviewed the proposed changes and determined the amendments were considered "Major. Major changes require the petitioner to amend the approved Area Plan. Public notice was provided in accordance with Section 405.871 and the required application, fee and plans have been submitted in accordance with Section 405.330 and attached herein for review and recommendation by the Planning Commission.

Background

The Town Square Apartments and Town Square was formally "Merz Farm". Raymond and Anastasia Merz rezoned the farm from "R-1A" to "C-2" PUD for the "Town Square" and "R-1D" PUD for the "Town Square Apartments" on October 13th, 2004, via Ordinance #806. The 1st Area Plan was also approved with the following conditions:

- a) The buffer between the proposed County Park and the project may be reduced from 15' to 10.
- b) The maximum height for residential development may be increased from 4 stories with a maximum height of 55'.
- c) The minimum unit size for residential development may be decreased from 1,450 SF to 1,200 SF.

On November 2, 2004, the PUD Final Plan for the Town Square & Town Square Apartments was approved via Ordinance #813. The Final Plan was amended on 7/20/05 via Ordinance #906. At the same meeting, the Record Plat for the Town Square & Town Square Apartments was approved via Ordinance #907, subdividing the Town Square from the Town Square Apartments. The Town Square was subdivided into 15 Lots ranging in size from 9.5 acres (Lot 11, Target) to 0.36 acres (Lot 10, vacant). The Town Square Apartment tract was subdivided into two (2) lots. Two (2) apartment buildings are located on Lot 1. Lot 2 is the site of the subject development.

The "Uptown District" was established by adopting the "Uptown Dardenne Prairie Master Plan and its associated Dardenne Prairie SMARTCODE via Ordinance #1175 on July 18, 2007. This rezoned the Town Square Apartments to "Uptown District" and placed it under the governance of the SMARTCODE.

On September 1, 2021, the City created the "ND" New Development District via Ordinance #2136 which replaced the "Uptown District" and changed the zoning of the Town Square Apartments to the "New Development District".

Current Zoning

The Town Square Apartments were rezoned from "New Development District" to C-3 PUD on June 21, 2023, via Ordinance #2254 with no notable conditions. The Final Plan was approved on September 20, 2023, via Ordinance #2271 and reapproved on September 18, 2024, via Ordinance #2316.

Recommended Action

The petitioner is requesting approval of the 1st Amended Area Plan. Upon review, Staff has found that the amendments improve on-site and off-site circulation, reduce the setback deviations required, decreases the density from 25.6 units per acre to 22.7, reduces the number of apartment units by 10, decreases the number of bedrooms by 24, and increases the number of parking stalls by 17 thereby increasing the parking ratio from 1.72 to 1.96. Overall, the 1st Amended Area Plan is less dense and intense compared to the Approved Area Plan and reduces the zoning code deviations required. As a result, Staff recommends the Planning Commission pass one of the following motions:

A. Motion to approve the Amended Area Plan as submitted.

B. Motion to approve the Amended Area Plan with conditions.

Motions should be in the affirmative. Should a commissioner decide to deny the 1st Amended Area Plan, they should vote “Nay” to a motion to approve.

Next Steps

Review and final consideration of the PUD Amended Area Plan by the Board. The Planning Commission would then need to review, and the Board approve the Final Plan.

Enclosures

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



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: December 11, 2024

SUBJECT: Condos At Town Center Amended Area Plan

Background

The subject property was rezoned from "N-D" New Development to "C-2" PUD and the Area Plan approved via Ordinance #2200 on August 17th 2022. The PUD Final Plan for the Condos at Town Center was approved via Ordinance #2216 on October 19, 2022.

On May 15, 2024, Ordinance #2302 approved the Record Plat for the Condos at Town Center which subdivided the development into three (3) lots; Lot 1 contains a 5,000 SF commercial building and lots 2 & 3 each contain a three (3) story building containing 24 condo units. In November 2024, a CUP was approved allowing restaurants, cafeterias, cocktail lounges, bars and taverns, ice cream parlors and tearooms; retail stores; and Bakery, bottling works, and food packaging for the 5,000 SF building located at 300-324 Town Square Avenue.

During the review of the Plat, Staff learned of the petitioner's intent to subdivide the commercial building into five (5) separate commercial condominium units. Since the approved Area Plan and Final Plan did not show the commercial building being subdivided into five (5) separate units and since the proposed commercial units do not meet the City's "C-2" minimum lot width of 150', the petitioner needs to amend the Area Plan.

The petitioner has submitted an Amended Area Plan and amended Owner's Declaration that meets the City's zoning and subdivision regulations, and public notice has been provided in accordance with Section 405.871. The petitioner is requesting the Planning Commission review and recommend approval of the Amended Area Plan to the Board so the 5,000 SF commercial building can be subdivided and sold to individual owners wishing to open businesses within the building. The tenant build-out is substantially completed with two (2) of the tenant spaces and work commenced in the other spaces. The businesses would like to close on the purchase of the commercial units and open their businesses as soon as the improvements to the site and the building are completed.

Recommended Action

Upon review, Staff found that the Amended Area Plan is consistent with the Area Plan and Final Plan applications which each noted five (5) separate commercial units and the Architectural Elevations which also show five (5) separate entrances to each individual business. There is no material change to the Area Plan. The only "change" is the commercial building is being subdivided into five (5) separate units via record plat so they may be individual owned.

Most multi-tenant buildings (strip centers) have several tenants that rent or lease space. The proposed commercial units at the Condos at Town Center will be individually owned, not rented. Furthermore, the

owners of the commercial units and residential condos will jointly own a fractural portion of the site and therefore be responsible for the maintenance and upkeep.

Staff recommends the Planning Commission pass one (1) of the following motions

- A. Motion to approve the Amended Area Plan with the minimum lot width deviation noted on the plan as submitted.
- B. Motion to approve the Amended Area Plan with the minimum lot width deviation noted on the plan and contingent to the following conditions: *Specific conditions must be listed and included in the motion.*

Motions should be in the affirmative. Should a commissioner decide to deny the Amended Area Plan, they should vote "Nay" to a motion to approve.

Next Steps

Review and final consideration of the Area Plan by the Board. The Planning Commission would then need to review, and the Board approve the Final Plan and Record Plat.

End of Report

Enclosures

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



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: December 11, 2024

SUBJECT: Town Square PUD Rezoning (Mercy)

The City received a building permit application for a tenant finish for the space formally occupied by Hallmark in the Dardenne Town Square. Upon review of the building plans, it was determined that the proposed "Retail Medical Clinic" was not a permitted or conditional use in the City's "C-3" Retail Commercial District. The "C-3" permitted and conditional uses area listed in Sections 405.195 B & C.

However, Section 405.195 D, allows ALL permitted and conditional uses of the City's "C-1" and "C-2" Districts in the "C-3" District, **if it is rezoned to PUD**. Mercy's proposed "Retail Medical Clinic" is a permitted use under Section 405.180 C.18 of the City's "C1" Local Commercial District Regulations, which permits *"Health service providers; health care providers; health and wellness services; medical services; medical offices, clinics and laboratories; and hospitals on not less than five (5) acres"* as a permitted use. Since "C-3" PUD zoning allows all permitted and conditional uses of the "C-1" District, Mercy's *Retail Medical Clinic* would be a permitted use, if the Town Square was rezoned to "C3" PUD. Therefore, Staff recommends the Dardenne Town Square is rezoned to "C3" PUD.

Staff instructed the petitioner to submit a PUD Rezoning Application and proceed with the required rezoning procedures and requirements in accordance with Section 405.330. Public notice was provided in accordance with Section 405.871 and the required application, fee and plans have been submitted and attached herein for review and recommendation by the Planning Commission. The findings of the review are contained in this report.

Background:

On October 13th 2004, Ordinance #806 authorized rezoning the land owned by Raymond and Anastasia Merz, Inc. from "R-1A" to "**C-2**" PUD and "R-1D" PUD and approved an Area Plan for the Town Square with the following conditions:

- a) The buffer between the proposed County Park and the project may be reduced from 15' to 10'.
- b) The maximum height for residential development may be increased from 4 stories with a maximum height of 55'.
- c) The minimum unit size for residential development may be decreased from 1,450 SF to 1,200 SF.

On November 13, 2004, the Final Plan for Dardenne Town Square was passed via Ordinance #813. The PUD Final Plan was amended four (4) times as follows:

- Ordinance #906 approved the 1st Amended PUD Final Plan on July 20, 2005. At the same meeting, the Record Plat for the Town Square was approved via Ordinance #907.
- Ordinance #960 approved the 2nd Amended PUD Final Plan on November 16, 2005.
- Ordinance #1016 approved the 3rd Amended PUD Final Plan on April 16, 2006. The same Ordinance approved a CUP allowing various commercial service and retail uses for Lots 1, 3, 5, 14 and 16 and on May 10, 2005, Ordinance #1022 approved a CUP allowing the same commercial service and retail for the remaining Lots 2,4,6-13 and 15 and 16.
- Ordinance #1229 approved the 4th Amended PUD Final Plan for the Dardenne Town Square on November 21, 2007.
- Ordinance #1309 approved the 4th Amended PUD Area Plan and Ordinance #1310 approved the 5th Amended PUD Final Plan dated May 28, 2008 at the same meeting on June 4, 2008. *This*

Site Plans were approved for the Town Square as follows:

- Ordinance #1026 approved a CUP and site plan for Red Robin International, Inc. on Lot 9 at Dardenne Town Square on May 17, 2006.
- Ordinance #1027 approved a site plan for First Bank on Lot 7 at Dardenne Town Square on May 17, 2006.
- Ordinance #1042 approved a site plan for Lot 8 at Dardenne Town Square on July 19, 2006.
- Ordinance #1113 approved a site plan for Lot 8 at Dardenne Town Square on January 17, 2007.

The “Uptown District” was established by adopting the Uptown Dardenne Prairie Master Plan and its associated Dardenne Prairie SMARTCODE via Ordinance #1175 on July 18, 2007. This rezoned the Town Square to “Uptown District”.

On June 18, 2008, Ordinance #1322 approved a “New Community Plan” for the Town Square dated April 1, 2008. *The “New Community Plan” was the latest site plan prepared for the Town Square and therefore used to prepare the “Area Plan” for the proposed “C-3” PUD rezoning Area Plan and dated Dec 2024, see attached.*

On September 1, 2021, the City created the “ND” New Development District via Ordinance #2136 which replaced the “Uptown District” and changed the zoning of the Town Square to the “New Development Zoning District”.

Current Zoning

The current zoning of the Town Square was established via Ordinance #1824 on November 16, 2016 which rezoned the Dardenne Town Square from Uptown District to “**C3**” **Retail Commercial**. The properties on the south side of Town Square Avenue, opposite the Dardenne Town Square, were also rezoned to “C-3” Retail Commercial. Since 2016, the only new development to occur is the establishment of the City’s 1st cannabis dispensary; “*CBD American Shaman*”, approved on September 16, 2020,

located between Pub-N-Grub and the space formally occupied by Jenny Craig and on September 9, 2024, St. Louis Skin Solutions opened in the space formerly occupied by Jenny Craig.

Comprehensive Plan

The Town Square is designated as “Commercial” on the Future Land Use Map. The proposed rezoning and Area Plan are consistent with 2020 Comprehensive Plan.

Zoning and Subdivision Code Compliance Summary

According to the City’s “C-3” Retail Commercial District, Section 405.195 E., *“The minimum lot width for a structure shall be one hundred fifty (150) feet at the building line; provided, however, that the Board of Aldermen may approve a lesser minimum lot width as part of the approval of an area plan pursuant to Article IV of Chapter 405 of this Code.”* *Lot 10 of the Town Square shown on the Record Plat is only 82’ in width. This deviation would need to be added to the Area Plan and approved by the Board. This is a pre-existing non-conformity that would be corrected with the proposed PUD rezoning.*

The “C-3” District has the following bulk additional requirements. *No deviations are needed from these requirements:*

- *Lot depth:* none
- *Lot coverage:* none
- *Front Yard:* 25’. *Side Yard:* 10’, 25’ for side yards. *Rear Yard:* 15’.
- *Height:* 45’, unless the Planning and Zoning Commission and the Board of Aldermen make a determination that a building height in excess of forty-five (45) feet would be warranted based upon a finding that such a use of property would meet the requirements for a conditional use.
- *Off-Street Parking:* Medical offices require 4 spaces per 1,000 SF. *Mercy requires 12 parking stalls. By way of comparison, Hallmark (retail) required 13 stalls.*

The width of Lot 10 is the only zoning deviation noted on the Town Square Area Plan.

Recommended Action

The petitioner is requesting the Town Center is rezoned from “C-3” to “C-3” PUD to allow a Retail Medical Clinic to occupy the space formally occupied by Hallmark and left vacant for years. The requested PUD rezoning requires the approval of an Area Plan; therefore, the Planning Commission is also requested to review and provide a recommendation to the Board to approve the PUD Area Plan for Town Square. Please note, no improvements or changes are being proposed to the site. Mercy is only seeking to finish the 3,000 SF space formally occupied by Hallmark to convert it into a medical clinic. This requires the Town Square to be rezoned to “C-3” PUD and the approval of an Area Plan.

Upon review, Staff found the rezoning and Area Plan comply with the City’s Zoning Code, Subdivision Code and is consistent with the City’s Comprehensive Plan, with the exception of the lot width of Lot 10. Staff recommends the Planning Commission pass one (1) of the following motions:

- A. Motion to approve the “C-3” PUD rezoning and Area Plan allowing the noted deviation regarding lot width.

- B. Motion to approve the “C-3” PUD rezoning and Area Plan allowing the noted deviation regarding lot width with the following conditions....: *Specific conditions must be listed and included in the motion.*

Motions should be in the affirmative. Should a commissioner wish to deny the Amended Area Plan, they should vote “Nay” to a motion to approve.

Next Steps

Review and final consideration of the PUD Rezoning and Area Plan by the Board. The Planning Commission would then need to review, and the Board approve the Final Plan.

End of Report

Enclosures

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



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
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Phone 636.755.5314

Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: December 11, 2024

SUBJECT: Prairie Encore 3rd Amended PUD Final Plan – Prairie Animal Hospital

Project Summary:

The proposed Prairie Animal Hospital is located on Lot 6 of the Prairie Encore. The site is 1.6 acres and located at the southwest corner of the Encore development, fronting Feise Road. The veterinarian facility is 8,200 SF, contains 28 parking stalls, and includes cross access to Lot 5 – which is undeveloped.

The Planning Commission recommended approval, and the Board approved of the veterinarian use and the 3rd Amended Area Plan for the Encore, which included the Prairie Animal Hospital on Lot 6. The next step in the PUD process is the review and approval of the Final Plan. The attached Final Plan has been submitted for review and recommendation by the Planning Commission and approval by the Board.

Staff reviewed the 3rd Amended PUD Final Plan for the Encore and it is the same as the approved 3rd Amended Area Plan for the Encore. No changes were made to the plans and no deviations from the City's Zoning Code are requested.

Background

The 1.6-acre site is currently zoned "C-3" Retail Commercial, Planned Unit Development (PUD). The Area Plan and rezoning from "C-2" to "C-3/R-M" PUD was approved on March 15, 2023, via Ordinance #2238 creating the "Prairie Encore". The site was previously undeveloped and known as the Bopp Property. The rezoning allowed a wide range of new uses including, but not limited to retail, financial, educational, health care, restaurants, apartments, etc. *Veterinary uses* were not included in the permitted uses. The Final Plan for the Encore was approved on July 6, 2023 via Ordinance # 2260.

The Area Plan was amended on December 20, 2023, via Ordinance #2279 followed by the approval of an Amended Final Plan on January 17, 2024 via Ordinance #2284. The Final Plan was amended again on February 21, 2024, via Ordinance #2288 to allow the addition of a Starbucks. The Record Plat was approved on March 20, 2024, via Ordinance #2297 subdividing the Encore into seven (7) lots.

Recommended Action

The petitioner is requesting approval of the Amended Final Plan. Upon review, Staff found that the Final Plan is consistent with the latest approved Area Plan and the appropriate zoning and subdivision regulations. Staff recommends the Planning Commission pass the following motion:

Motion to approve the Final Plan as submitted.

Motions should be in the affirmative. Should a commissioner decide to deny the Final Plan, they should vote “Nay” to a motion to approve.

Next Steps

Improvement plans reviewed and approved by the City Engineer and building permit application and plans reviewed and approved by the City’s Building Department.

End of Report

Enclosures

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



City of Dardenne Prairie, Missouri 2025 Submittal and Meeting Calendar

Planning and Zoning Commission – 2nd Wednesday of the month

Planning and Zoning Commission Meetings begin at 7:00 p.m.

Board of Aldermen – 1st and 3rd Wednesdays of the month

*Board of Aldermen Meetings begin at 7:00 p.m.
(Board of Aldermen Work Sessions are held at 6:00 pm)*

All meetings are held at City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri 63368

PLANNING & ZONING COMMISSION					BOARD OF ALDERMEN		
REZONING, CONDITIONAL USE & NEW COMMUNITY PLANS**	PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS				MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**		
APPLICATION DEADLINE	SUBMISSION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE	APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/09/2024	12/11/2024	12/20/2024	12/26/2024	01/15/2025	01/02/2025*	01/08/2025	01/22/2025
01/06/2025	01/8/2025	01/17/2025	01/23/2025	02/12/2025	01/29/2025	02/05/2025	02/19/2025
02/03/2025	02/05/2025	02/14/2025	02/20/2025	03/12/2025	02/26/2025	03/05/2025	03/19/2025
03/03/2025	03/05/2025	03/14/2025	03/20/2025	04/09/2025	03/26/2025	04/02/2025	04/16/2025
04/06/2025	04/09/2025	04/18/2025	04/24/2025	05/14/2025	04/30/2025	05/07/2025	05/21/2025
05/05/2025	05/07/2025	05/16/2025	05/22/2025	06/11/2025	05/28/2025	06/04/2025	06/18/2025
06/02/2025	06/04/2025	06/13/2025	06/20/2025	07/09/2025	06/25/2025	07/02/2025	07/16/2025
07/07/2025	07/09/2025	07/18/2025	07/24/2025	08/13/2025	07/30/2025	08/06/2025	08/20/2025
08/04/2025	08/06/2025	08/15/2025	08/21/2025	09/10/2025	08/27/2025	09/03/2025	09/17/2025
09/02/2025*	09/3/2025	09/12/2025	09/18/2025	10/08/2025	09/24/2025	10/01/2025	10/15/2025
10/06/2025	10/08/2025	10/17/2025	10/23/2025	11/12/2025	10/29/2025	11/05/2025	11/19/2025
11/03/2025	11/05/2025	11/14/2025	11/20/2025	12/10/2025	11/22/2025	12/03/2025	12/17/2025

NOTES:

1. Zoning matters require two (2) readings by the Board of Aldermen at separate meetings.
2. Variances must be heard by the Board of Adjustment, which meets on an “as-needed” basis.
3. Items that require publication must be submitted at least 37 days prior to the meeting date.
4. “*” Denotes Holiday Schedule