

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA  
WORK SESSION  
February 14, 2024  
6:00 p.m.

---

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Detweiler  
Fry  
Musler  
Northcutt  
Ogle  
Pollard  
Stankovich  
Wooldridge

ITEMS FOR DISCUSSION

1. **2<sup>nd</sup> Amended P.U.D. Final Plan Request** – 2<sup>nd</sup> Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the 2<sup>nd</sup> Amended P.U.D Final Plan received by the City on 2/6/24 and on file with the City Clerk from Engenuity, LLC.
2. **Record Plat- Willow Grove:** Rolwes Company has submitted a Record Plat for 9.16 acres containing 21 single-family lots and 0.9 acres of common ground located on the east side of Hanley Road across from Pleasant Meadows Drive. The subdivision is zoned “R1-D”-“P.U.D.” and more particularly described in the Record Plat received by the City on 1/30/24, on file with the City Clerk from Civil & Environmental Consultants, Inc.
3. **P&Z Training-** Led by John Young, City Attorney

ADJOURNMENT



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

PLANNING AND ZONING COMMISSION AGENDA  
February 14, 2024  
7:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling  
Chairman Etzkorn  
Commission members:  
Bailey  
Detweiler  
Fry  
Musler  
Northcutt  
Ogle  
Pollard  
Stankovich  
Wooldridge

NEW BUSINESS

1. **2<sup>nd</sup> Amended P.U.D. Final Plan Request** – 2<sup>nd</sup> Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the 2<sup>nd</sup> Amended P.U.D. Final Plan received by the City on 2/6/24 and on file with the City Clerk from Engenuity, LLC.
2. **Record Plat- Willow Grove:** Rolwes Company has submitted a Record Plat for 9.16 acres containing 21 single-family lots and 0.9 acres of common ground located on the east side of Hanley Road across from Pleasant Meadows Drive. The subdivision is zoned “R1-D”-“P.U.D.” and more particularly described in the Record Plat received by the City on 1/30/24, on file with the City Clerk from Civil & Environmental Consultants, Inc.

APPROVAL OF MINUTES

1. Approval of 01-10-24 Minutes
2. Approval of 01-10-24 Work Session Minutes

## COMMISSION COMMUNICATIONS

### CLOSED SESSION

The Planning and Zoning Commission will conduct a closed meeting pursuant to Section 610.021(1), RSMo.

### ADJOURNMENT

# MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission  
**FROM:** Todd Streiler, Planning & Development Manager  
**DATE:** February 9, 2024  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for February 14, 2024

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Items for consideration at this meeting include:

## **NEW ITEMS:**

1. **2<sup>nd</sup> Amended P.U.D. Final Plan Request – 2<sup>nd</sup> Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.**

On December 20<sup>st</sup>, 2023, Ordinance #2279 was passed approving an Amended Planned Unit Development (PUD) Area Plan for “Prairie Encore.”

On January 3, 2024, Ordinance #2284 was passed approving an amended Planned Unit Development (PUD) Final Plan for “Prairie Encore.”

On January 24, 2024, a 2<sup>nd</sup> Amended Planned Unit Development (PUD) Final Plan for “Prairie Encore.” was submitted and reviewed by Staff in accordance with Section 405.330 and 405.300. The Planning & Development Manager prepared and sent a memo dated February 1, 2024, summarizing the findings of the review, see enclosed. A revised 2<sup>nd</sup> Amended Final Plan was submitted on February 6<sup>th</sup> addressing Staff’s previous comments regarding on-site circulation and relocating the entrance.

2. **Record Plat- Willow Grove: Rolwes Company has submitted a Record Plat for 9.16 acres containing 21 single-family lots and 0.9 acres of common ground located on the east side of Hanley Road across from Pleasant Meadows Drive. The subdivision is zoned “R1-D”-“P.U.D.” and more particularly described in the Record Plat received by the City on 1/30/24, on file with the City Clerk from Civil & Environmental Consultants, Inc.**

On December 1, 2021, Ordinance #2147 was passed approving a Planned Unit Development (PUD) Area Plan for Willow Gove (*formally known as” Walnut Grove” and “Hanley Hollow”*)

On May 18, 2022 Ordinance #2190 was passed approving a Planned Unit Development (PUD) Final Plan for Willow Grove.

On January 9, 2024, a Record Plat for Willow Grove was submitted and reviewed by Staff in accordance with the City’s Subdivision Regulations-Chapter 410. The Planning & Development Manager prepared and sent a memo dated January 24, 2024, summarizing the findings of the review, see enclosed. A revised Record Plat with supporting documentation was submitted on January 30, 2024, addressing Staff’s previous comments, see enclosed.

3. **CLOSED SESSION: P&Z Training** led by City Attorney John Young,

**EXISTING ITEMS:** **None.**

**INFORMATION ONLY:** **None.**

Enclosures

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

DARDENNE



Fax 636.898.0923

www.DardennePrairie.org

Planning & Development Manager

Phone 636.755.5314

Tstreiler@DardennePrairie.org

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

February 1, 2024

Sean Ackley, PE  
Engenuity  
via Email [seana@theengenuity.com](mailto:seana@theengenuity.com)

**Subject:** 2<sup>nd</sup> Amended Prairie Encore PUD Final Plan Request - Project No. 972260

Dear Mr. Ackley:

The subject Amended PUD Final Plan and Landscape Plan request was received by the City on January 24, 2024. Staff reviewed the amendments and have the following findings and recommendations.

1. The original approved Area Plan included 17,364sf of non-residential space and was increased to 19,700sf on the approved Revised Area Plan and Revised Final Plan. The 2<sup>nd</sup> Revised Final Plan adds 830 sf or 4% of additional non-residential space, resulting in a total of 20,530 sf. According to Section 405.310 A.1., any change resulting in an increase over 5% in the square footage of commercial space shall be considered a "major change" and required to go through the same procedures and public hearings as the approved Area Plan. *Since the changes do not increase the non-residential square footage over 5% or change the layout, use or any streets, the 2<sup>nd</sup> Amended Final Plan is consistent with the code's definition of a "Minor Change", Staff recommends the 2<sup>nd</sup> Amended Final Plan is reviewed by the Planning Commission at their next meeting and approved by the Board.*
2. Be advised, in accordance with Section 405.775, the burden is on the applicant to prove that:
  - a) The movement of vehicular and pedestrian traffic within the site and in relation to access streets shall be safe and convenient.  
*Please relocate Starbuck's drive-up window to the west or relocate the entrance to the east so that vehicles exiting the drive-through can use the exit designed to accommodate said traffic and bring the amendments into compliance with Section 405.775. Please include a memo or statement from a Transportation Engineer confirming the on-site circulation as amended is advisable and/or satisfactorily addresses best engineering practices.*
3. Provide the indentures/restrictions/covenants and/or cross access easement within and between the Starbucks and Macadoodles to ensure they and future owners of the separate

Subject: Prairie Encore CUP/PUD Area Plan Amendment, 1<sup>st</sup> Review  
Dardenne Prairie Project No. 972260

spaces have shared access throughout the site and to all on-site improvements including but limited to parking areas, drive-thru lanes, trash enclosure, monument signage, roof space, sidewalks, etc.

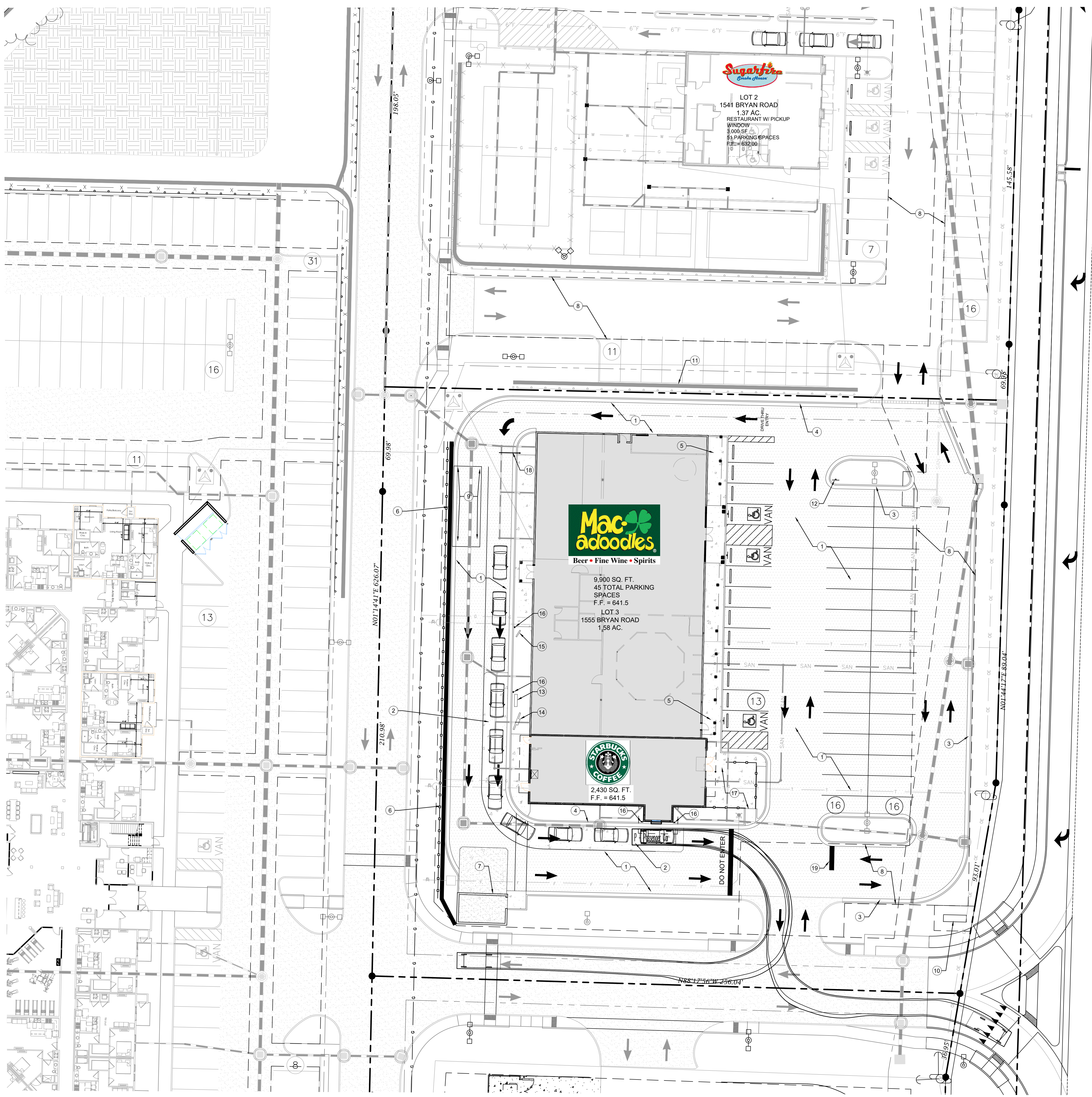
The above items shall be addressed prior to placing this item on the Planning Commission's Agenda.

Respectfully,



Todd Streiler, AICP, LEED AP  
Planning & Development Manager

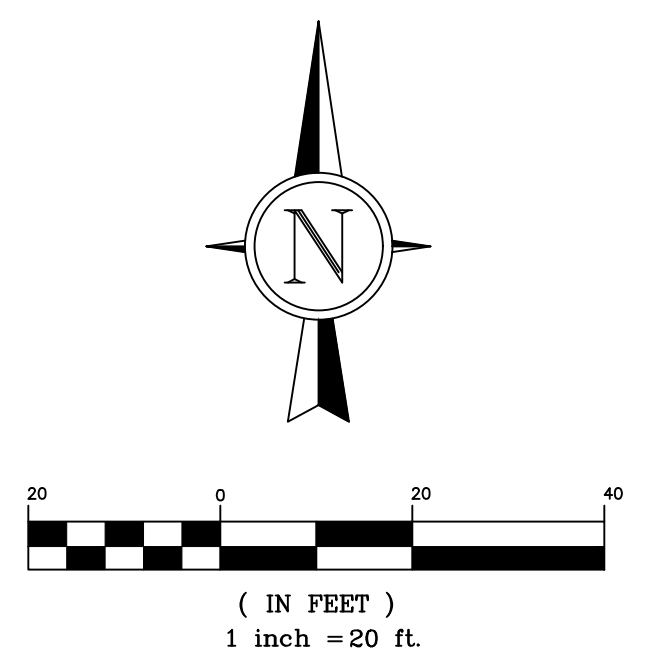
cc: James Knowles, City Administrator  
John Gotway, Mayor



# KEYED NOTES

1. ASPHALT PAVEMENT
2. CONCRETE PAVEMENT PER CITY STANDARDS
3. 6" VERTICAL CONCRETE CURB & GUTTER
4. 6" INTEGRAL CONCRETE CURB & GUTTER
5. CONCRETE SIDEWALK PER CITY STANDARDS
6. MODULAR BLOCK RETAINING WALL W/ FENCE (DESIGN BY OTHERS)
7. TRASH ENCLOSURE
8. CROSS ACCESS EASEMENT
9. LOADING AREA PER CITY CODE (12' X 35')
10. PROPOSED MONUMENT SIGN
11. MODULAR BLOCK RETAINING WALL W/ GUARDRAIL (DESIGN BY OTHERS)
12. STARBUCKS DRIVE THRU SIGN
13. STARBUCKS DIGITAL ORDER SCREEN W/ CANOPY
14. STARBUCKS MENU BOARD
15. STARBUCKS PRE MENU BOARD
16. BOLLARD
17. CONCRETE PATIO W/ FENCE
18. CLEARANCE BAR
19. STOP BAR

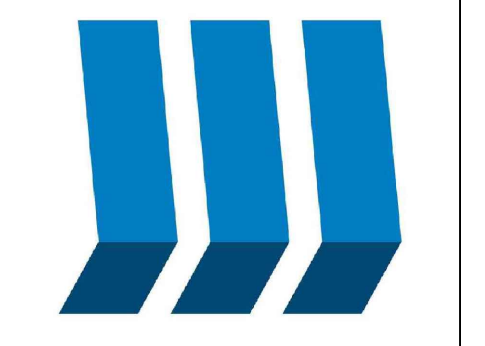
NOTE:  
DAMAGED AND/OR NON-COMPLIANT  
SIDEWALKS WILL BE REMOVED AND REPLACED.



ITEMS SCHEDULED FOR  
DEMOLITION HAVE BEEN  
REMOVED FOR CLARITY

**ENGENUITY**  
BUILDING VALUE  
BY DESIGN

17057 N. OUTER FORTY ROAD  
CHESTERFIELD, MO 63005  
P: (314) 819-9189  
WWW.THEENGUITY.COM  
MEMBER CORPORATION OF ARCHITECTS  
#02261017504



PREPARED FOR:

**MIA ROSE HOLDINGS**

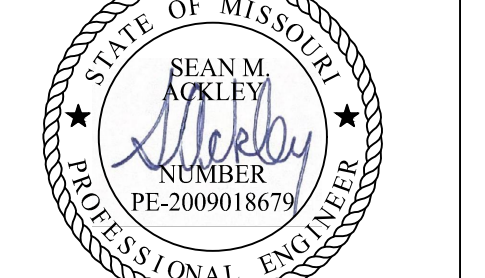
CONTACTS: TOM KAIMAN  
JIM COOK

**THE PRAIRIE ENCORE  
SECOND AMENDED P.U.D. AREA PLAN**

1575 BRYAN ROAD  
DARDENNE PRAIRIE, MISSOURI 63366

No	Description	Date
1	City Submittal	01/24/24

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01/24/2024  
Sean M. Ackley  
MO# PE-2009018679

DATE: 11/08/2023  
SCALE: 1"=60'

ENLARGED  
SITE PLAN

C301

PRELIMINARY PLAN-NOT FOR CONSTRUCTION

DARDENNE



www.DardennePrairie.org

Planning & Development Manager

Phone 636.755-5314

Fax 636.898.0923

Tstreiler@dardenneprairie.org

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

Fax 636.625.0077

January 24, 2024

Adam Baer, Land Manager  
Rolwes Development, LLC  
[abaer@rolwesco.com](mailto:abaer@rolwesco.com)


Subject: 972030 Proposed "Willow Grove" Residential Subdivision Record Plat – 1<sup>st</sup> Review

Dear Mr. Baer:

The above-referenced record plat was received by the City on January 9, 2024 for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen. The plat review fee has been received by the City. The record plat was reviewed for compliance with the Area Plan approved via Ordinance #2147 dated 12/1/21, the Final Plan approved via Ordinance #2190 dated May 18, 2022, and the City's record plat requirements (Chapter 410) and the following items need to be addressed:

1. Add the Dardenne Prairie project number, noted above, to the upper right-hand corner of the plat.
2. Add the side building lines (7') for each lot.
3. Provide the zoning district of the proposed subdivision ("*R-1D*" *Single-family Residential District, Planned Unit Development (P.U.D.)*) in the General Note Items.
4. In accordance with Ord. # 2147, add the following conditions of approval to the General Note Items:
  - a. "Applicant and owner (or their respective successors in interest) agree that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all of the City's applicable Ordinances and street construction standards."
  - b. "All trees depicted on the Landscape Plan included as part of the Area Plan shall be planted on the lots and outside of any streets or rights-of-way depicted on the Area Plan."
5. Has the chain link fence (on the eastern boundary of the property) been removed from the property in accordance with Ord. # 2147?
6. Add the following under the Zoning Deviations notes: "Woodland Development (515.1) – Per approved Landscape Plan".
7. Add a note to the record plat to indicate the proposed use (e.g., single-family dwellings).
8. Provide the total acres of the tract. (e.g. 9.16 acres)
9. Revise the designation of utilities to serve proposed subdivision in the Owners Certificate per the following:
  - a. "Ameren Missouri" should be "Cuivre River Electric Cooperative"
  - b. "Laclede Gas" should be "Spire MO East"
  - c. "CenturyLink." Should be "Century Tel"

Re: 972030 Proposed "Willow Grove" Residential Subdivision Record Plat – 1<sup>st</sup> Review

10. Provide notice of approval of the proposed subdivision name ("Willow Grove") and the names of the proposed streets ("Moorland Lane" and "Landyn Court").
11. Replace the second paragraph of the owner certification script ("The undersigned owners hereby designate the streets and roadways shown here as public streets and roadway and designate them in trust to the City as Right of Way...") to read: "The undersigned owner hereby dedicates the area shown crosshatched  hereon is hereby dedicated to the City of Dardenne Prairie, Missouri, for public use, forever."
12. Provide trust indentures, restrictions, and covenants for the subdivision.
13. Provide a copy of the letter of credit or performance bond for the City improvements.
14. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents.

Once the above items have been satisfactorily addressed by the City, please submit the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- One (1) half-scale copy and twenty-three (23) full-size **folded** copies of the record plat revised to address the comments above.
- Twenty-three (23) copies of the covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings, and proposed easements for public utilities.
- One (1) electronic copy (pdf format) of all items submitted to the City.

The record plat may be considered by the Planning and Zoning Commission at their February 14 or March 13, 2024, and by the Board of Aldermen at their February 21<sup>st</sup> or March 20 2024 meeting. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The plat and any other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record.

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

Sincerely,



Todd Streiler, AICP, LEED AP  
Planning & Development Manager

cc: John Gotway, Mayor  
James Knowles, City Administrator  
Tom Weiss, City Engineer  
Kim Clark, City Clerk  
Planning and Zoning Commission  
Board of Aldermen



January 29, 2024

Mr. Todd Streiler, AICP, LEED AP  
Planning & Development Manager  
Dardenne Prairie  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Email: [Tstreiler@Dardenneprairie.org](mailto:Tstreiler@Dardenneprairie.org)

Subject: Willow Grove – Record Plat  
Dardenne Prairie #972030  
CEC Project 320-366

Dear Mr. Streiler:

Regarding the city comments, the following items have been addressed.

1. The Dardenne Prairie Project Number “972030” has been added to the top right of each page of the plat.
2. Seven (7') foot side yard setbacks have been drawn and labeled on the plat.
3. General Note 5 on the cover sheet updated to read – “R-1D Single Family Residential District, Planned Unit Development (P.U.D.)
4. General Note 11 and 12 added to the cover sheet with respect to the Construction Standards and the Landscaping Plans.
5. The Chain Link Fence has been removed.
6. Woodland Development (515.1) added to the Approved Zoning Deviations on the Cover Sheet.
7. General Note #4 on the Cover sheet revised to state Proposed use – Single Family Dwellings.
8. Total Acreage of the site listed on the Cover sheet under the Land Description.
9. Utility Providers revised under the Owners Certificate.
10. A copy of the approval of the subdivision and street names provided with the resubmittal.
11. Second Paragraph of the Owners Certificate revised as requested.

Willow Grove #972030

CEC Project 320-366

Page 2

January 29, 2024

12. A Copy of the Trusts indentures, restrictions, and covenants for the subdivision has been included in the resubmittal.
13. A Copy of the letter of credit or performance bond for the City Improvements will be supplied with the Plat for signatures after it is approved.
14. A comment response letter with the City Project number has been included in the resubmittal.

Respectfully,

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**



Karl Schoenike, P.E.

Project Manager

Attachments: Subdivision and Street name approval,

# WILLOW GROVE

A SUBDIVISION OF LOT 2 OF HANLEY HOLLOW, AS RECORDED IN PLAT BOOK 51 PAGE 132, WITHIN SECTION 1, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

### OWNERS CERTIFICATE - ROLWES DEVELOPMENT LLC

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACT OF LAND TO BE LOT SPLIT AS SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "WILLOW GROVE".

THE UNDERSIGNED OWNERS HEREBY DESIGNATE THE AREA SHOWN CROSSHATCHED [XXXXXXXXXX] HEREON IS HEREBY DEDICATED TO THE CITY OF DARDENNE PRAIRIE, MISSOURI, FOR PUBLIC USE, FOREVER.

THE UNDERSIGNED OWNERS OF THE REAL ESTATE DESCRIBED HEREIN DO HEREBY GRANT AND DEDICATE THE AREAS SHOWN AS "EASEMENTS" AS PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS FOR SANITARY SEWERS, GAS LINES, WATER LINES, ELECTRIC LINES, COMMUNICATION LINES, OTHER PUBLIC UTILITY FACILITIES, AND ALL RELATED APPURTENANCES. THE PERPETUAL NON-EXCLUSIVE UTILITY EASEMENTS ARE HEREBY GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI, CUIVRE RIVER ELECTRIC COOPERATIVE, SPIRE MO EAST, CENTURY TEL, CHARTER COMMUNICATIONS, AND TO ALL OTHER PUBLIC UTILITY PROVIDERS AS THEIR INTEREST MAY APPEAR, AND THEIR SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, USE, PATROL, ACCESS, INSPECTION, MAINTENANCE, REPAIR, RELOCATION AND REPLACEMENT OF SANITARY SEWERS, GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES AND OTHER PUBLIC UTILITY FACILITIES, INCLUDING ALL RELATED APPURTENANCES AND IMPROVEMENTS, THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID UTILITY EASEMENTS, NOT OCCUPIED BY IMPROVEMENTS (LIMITED, HOWEVER, TO FIVE (5) FEET ON EITHER SIDE OF SAID EASEMENT) FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE INSTALLATION, INSPECTION, REPAIR, RELOCATION, OR REPLACEMENT OF SAID UTILITY FACILITIES, TOGETHER WITH ALL RIGHTS IMPLIED BY AND INCIDENTAL TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS AND EGRESS TO AND FROM SUCH UTILITY EASEMENTS FROM ADJACENT PROPERTY, AND THE RIGHT TO TRIM, CONTROL, CUT AND REMOVE ANY AND ALL BRUSH, BUSHES, SAKINGS, TREES, ROOTS, UNDERGROWTH, ROCK, OVERHANGING BRANCHES AND OTHER OBSTRUCTIONS UPON, OVER AND UNDER THE UTILITY EASEMENTS AND THE ADJACENT PROPERTY. ANY UTILITY COMPANY OR PUBLIC PROVIDER THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

THE ENTIRE SUBDIVISION DEPICTED ON THIS PLAT SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILLOW GROVE, RECORDED IN \_\_\_\_\_ OF THE ST CHARLES COUNTY RECORDS.

THE COMMON GROUND AREA SHOWN HEREON, IS NOT INTENDED FOR THE USE OF THE GENERAL PUBLIC, BUT IS HEREBY ESTABLISHED FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS OF WILLOW GROVE HOME OWNERS ASSOCIATION, AS MORE FULLY PROVIDED IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS. SAID COMMON GROUND SHALL BE CONVEYED AND MAINTAINED BY SAID ASSOCIATION.

THE ENTRANCE MONUMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRUSTEES OF THE WILLOW GROVE SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ERECTING SUBDIVISION SIGNS/MONUMENTS AND LANDSCAPE MAINTENANCE, AND BECOME THE SOLE OWNERSHIP AND MAINTENANCE, RESPONSIBILITY OF THE TRUSTEES, AND ITS SUCCESSORS AND ASSIGNS.

ALL BUILDING LINES AS SHOWN HEREON ARE HEREBY ESTABLISHED.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ROLWES DEVELOPMENT LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF MISSOURI )

COUNTY OF ST CHARLES )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO BY ME DULY SWORN DID SAY THAT HE OR SHE IS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS OR HER FREE ACT AND DEED AND AS THE FREE ACT AND DEED OF ROLWES DEVELOPMENT LLC, OWNER OF THE PROPERTY DESCRIBED IN THE "WILLOW GROVE".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEAGAL OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. CHARLES COUNTY, MISSOURI RECORDER OF DEEDS OFFICE, JOINS IN AND APPROVES THIS "WILLOW GROVE".

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

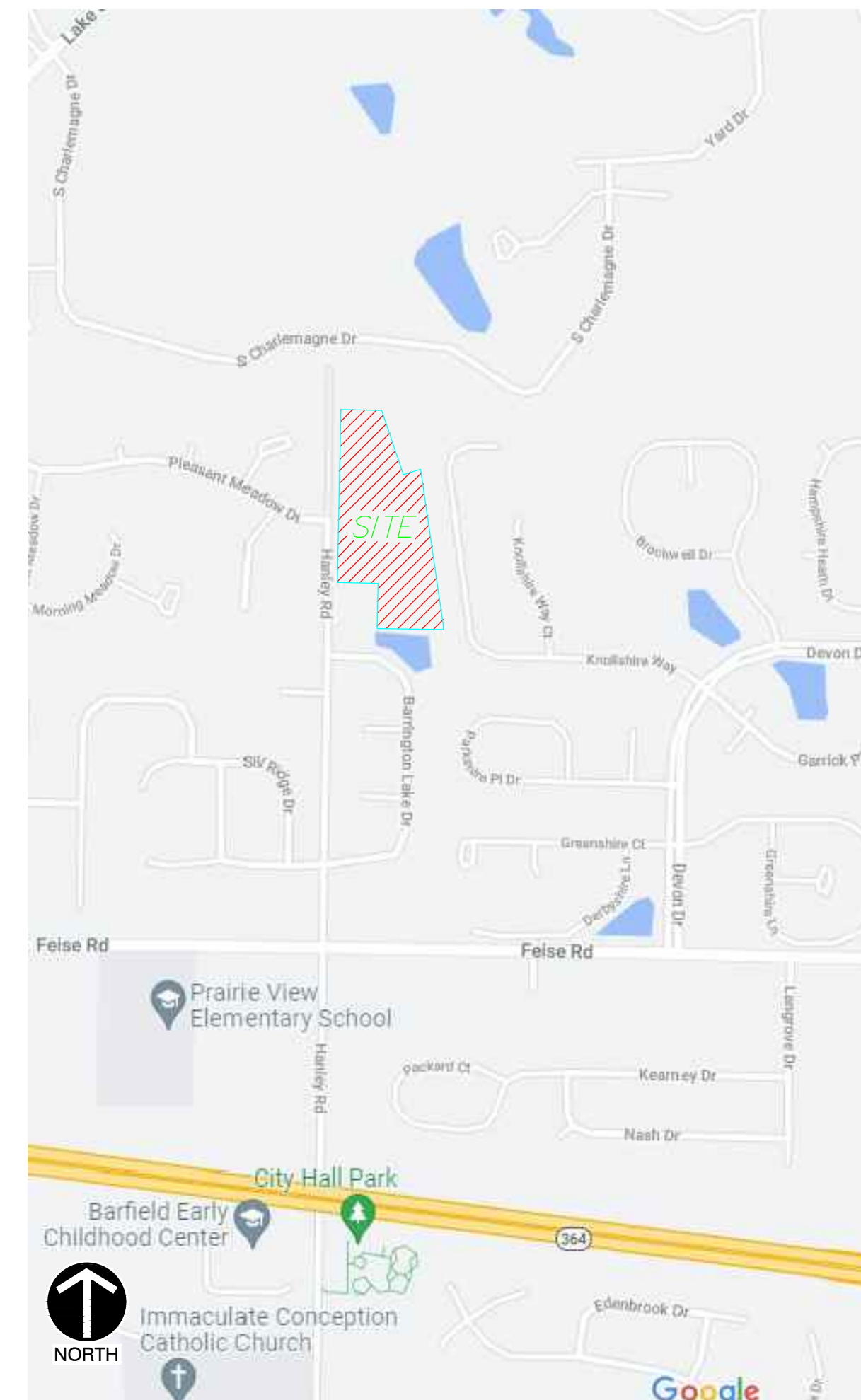
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO BY ME DULY SWORN DID SAY THAT HE OR SHE IS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS OR HER FREE ACT AND DEED AND AS THE FREE ACT AND DEED OF \_\_\_\_\_ AS THE GRANTEE UNDER THE DEED OF TRUST RECORDED AGAINST THE PROPERTY DESCRIBED IN THE "WILLOW GROVE".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



### LOCATION MAP

NOT TO SCALE

### CITY CERTIFICATE

THIS IS TO CERTIFY THAT THIS RECORD PLAT "WILLOW GROVE", HAS BEEN APPROVED BY THE CITY OF DARDENNE PRAIRIE, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING AND ZONING \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE DURING SEPTEMBER 2022 AT THE REQUEST OF ROLWES DEVELOPMENT LLC HAVE PREPARED A PROPERTY BOUNDARY SURVEY AND PREPARED A LOT SPLIT ON A TRACT OF LAND BEING ALL OF LOT 2 OF "HANLEY HOLLOW," AS RECORDED IN PLAT BOOK 51 PAGE 132, WITHIN SECTION 1, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARD FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

DOUGLAS SCOTT TIEMANN, P.L.S. #2378  
STATE OF MISSOURI  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
CERTIFICATION/LICENSE NO. 2007031293

- GENERAL NOTE ITEMS:
- THIS PLAT WAS PREPARED FROM ITEMS FURNISHED TO PICKETT RAY & SILVER BY OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT NUMBER 26464, DATED DECEMBER 30, 2021.
  - BASIS OF BEARING FOR THIS SURVEY IS THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, STATION ID: SC-16A  
N=327415.782 (M)  
E=224592.220 (M)  
GRID FACTOR=0.9999178
  - CLASS OF PROPERTY - URBAN
  - PROPOSED USE - SINGLE-FAMILY DWELLINGS.
  - ZONING DISTRICT - R-1D SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.)
  - UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOW SURVEYED AND RECORDED DATA.  
(S)=SURVEYED DIMENSION  
(R)=RECORDED DIMENSION
  - THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 20 CSR 20.30-16.010 AND THE RESULTS ARE SHOWN HEREON.
  - THIS PROPERTY IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS PER NATIONAL FLOOD HAZARD LAYER FIRMETTE, MAP NO. 2918300220G DATED 1/20/2016.
  - ALL UTILITY EASEMENTS ARE 10' WIDE ALONG THE FRONT AND 5' WIDE ALONG THE REAR AND SIDE LINES UNLESS OTHERWISE NOTED.
  - PERMANENT AND SEMI-PERMANENT MONUMENTS WILL BE SET WITHIN TWELVE (12) MONTHS AFTER RECORDING FOR ALL LOT CORNERS PER REVISED MISSOURI STATUTES, 20CSR 20.30-16.090.
  - APPLICANT AND OWNER (OR THEIR RESPECTIVE SUCCESSORS IN INTEREST) AGREE THAT ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE STATE AND LOCAL CODES AND SHALL COMPLY WITH ALL OF THE CITY'S APPLICABLE ORDINANCES AND STREET CONSTRUCTION STANDARDS.
  - ALL TREES DEPICTED ON THE LANDSCAPE PLAN INCLUDED AS PART OF THE AREA PLAN SHALL BE PLANTED ON THE LOTS AND OUTSIDE OF ANY STREETS OR RIGHTS-OF-WAY DEPICTED ON THE AREA PLAN.

LAND DESCRIPTION:  
TOTAL AREA OF TRACT: 9.16 ACRES±

ORIGINAL PROPERTY DESCRIPTION:  
LOT 2 OF HANLEY HOLLOW, A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 47 NORTH RANGE 2 EAST, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 51, PAGE 132.

APPROVED ZONING DEVIATIONS:

ZONING CODE	APPROVED DEVIATION
1. SIDEYARD SETBACK-10'(405.170)	7 FT
2. 12,000 S.F. LOT(405.170)	LOTS 5 & 6 ARE UNDER 12,000 SF
3. WOODLAND DEVELOPMENT (515.1)	PER APPROVED LANDSCAPE PLAN

NO.	DATE	REVISION RECORD DESCRIPTION

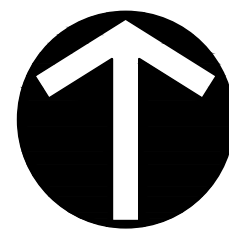
**CEC**  
Civil & Environmental Consultants, Inc.  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.cecinc.com

**ROLWES COMPANY**  
**WILLOW GROVE**  
**CITY OF DARDENNE PRAIRIE, MO 63368**

RECORD PLAT

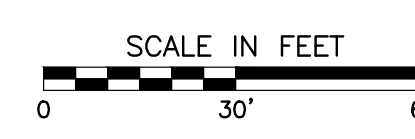
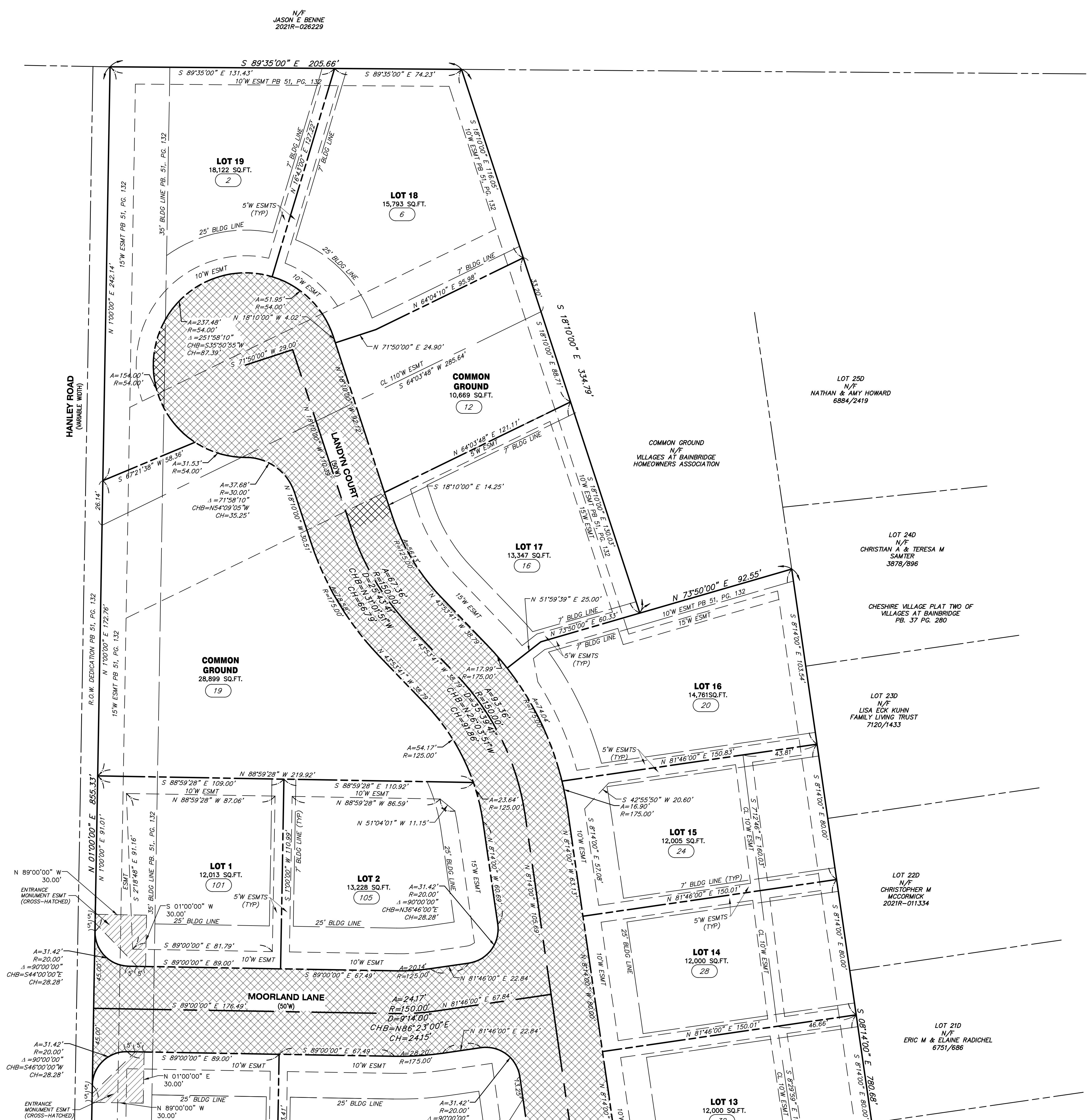
DATE:	OCTOBER 2022	DRAWN BY:	BWS
DWG SCALE:	AS SHOWN	CHECKED BY:	KAS
PROJECT NO.:	320-966.SV03	APPROVED BY:	DST

A:\130-001\130-961-Survey\Map SEE 130-966 ON ST. PROJECTS 4-DRAW\record plat\130366-WILLOW GROVE 9/29/2024 - 10:52 PM



NORTH

A:\130-000\130-000-001-Sump\130-000-001-Sump.dwg ON ST. PROJECTS P-DWG\130-000-001-Sump.dwg - LP: 1/29/2024 10:30 PM



NO	DATE	REVISION RECORD	DESCRIPTION

**ROLWES COMPANY**  
**WILLOW GROVE**  
**CITY OF DARDENNE PRAIRIE, MO 63368**

**Civil & Environmental Consultants, Inc.**  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
 www.cechcc.com

**RECORD PLAT**

DATE: OCTOBER 2023  
 DRAWN BY: BWS  
 KAS  
 DWG SCALE: 1"=30'  
 PROJECT NO: 320-366.SV03  
 CHECKED BY: DST  
 APPROVED BY:

DRAWING NO: **SV03**  
 SHEET 2 OF 3



A:\130-001\130-001-Subp\130-001-Subp.dwg SEE 350-366 ON ST. PROJECTS K-CADRE\new\130-001-MILLOW GROVE RE-ENTRY\PHASE II 15/1/2024 - 15/1/2024 12:52 PM

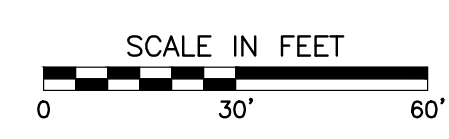


NO.	DATE	REVISION RECORD	DESCRIPTION

**ROLWES COMPANY**  
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 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
 www.cecincc.com

**WILLOW GROVE**  
**CITY OF DARDENNE PRAIRIE, MO 63368**

RECORD PLAT	
DATE:	OCTOBER 2023
DRAWN BY:	BWS
CHECKED BY:	KAS
PROJECT NO.:	320-366.SV03
APPROVED BY:	DST



## **PLANNING & ZONING WORK SESSION MINUTES    JANUARY 10, 2024**

The City of Dardenne Prairie Planning & Zoning Commission work session was called to order at 6:05 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Musler, Northcutt, Pollard, Stankovich and Wooldridge. Commissioners Fry, Ogle & Rowley were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles, City Planning & Development Manager Todd Streiler and City Attorney John Young.

### **ITEMS FOR DISCUSSION**

1. Amended P.U.D. Final Plan Request – Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.

### **ADJOURNMENT**

Without objection, the meeting was adjourned at 6:43 p.m.

Respectfully submitted,

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Kim Clark, City Clerk

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:03 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etzkorn, Commissioners Bailey, Detweiler, Fry, Musler, Northcutt, Pollard, Rowley, Stankovich and Wooldridge. Commissioner Ogle was absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles, City Planning & Development Manager Todd Striler and City Attorney John Young.

PUBLIC COMMENT – No one present to speak.

**PUBLIC HEARING**

1. Amended CUP Request – Amend the current CUP to reference the correct tenant spaces for Cloud 9 Massage / A Gathering Place on land zoned “C2” General Commercial and commonly known as 1676 Bryan Road, suites 1646, 1648 and 1650 and more particularly described in the CUP Request received by the City on December 4, 2023, on file with the City Clerk from Applicant.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to close the public hearing. Motion passed unanimously.

**NEW BUSINESS**

1. Amended CUP Request – Amend the current CUP to reference the correct tenant spaces for Cloud 9 Massage / A Gathering Place on land zoned “C2” General Commercial and commonly known as 1676 Bryan Road, suites 1646, 1648 and 1650 and more particularly described in the CUP Request received by the City on December 4, 2023, on file with the City Clerk from Applicant.

A motion was made by Commissioner Musler, seconded by Commissioner Bailey to recommend approval of the CUP request. Motion passed unanimously.

2. Amended P.U.D. Final Plan Request – Amended Final Plan for the approved “Prairie Encore” Mixed-use Development on approximately 17.25 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City January 2, 2024, on file with the City Clerk from Applicant Engenuity, LLC.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Northcutt to recommend approval of the Final Plan as submitted with the planting strip being landscaped. Roll call was as follows:

## PLANNING & ZONING MINUTES

JANUARY 10, 2024

Chairman Etzkorn – Aye  
Commissioner Stankovich – Aye  
Commissioner Wooldridge – Aye  
Commissioner Musler - Aye  
Commissioner Detweiler - Aye  
Commissioner Northcutt - Aye

Commissioner Bailey – Aye  
Commissioner Fry – Aye  
Commissioner Rowley – Abstain  
Commissioner Pollard – Aye  
Commissioner Ogle – Absent

### APPROVAL OF MINUTES

#### 1. Approval of 12-13-23 Minutes

A motion was made by Commissioner Bailey, seconded by Commissioner Detweiler to approve the 12-13-23 minutes. Motion passed unanimously.

#### 2. Approval of 12-13-23 Work Session Minutes

A motion was made by Commissioner Stankovich, seconded by Commissioner Rowley to approve the 12-13-23 work session minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Chairman Etzkorn presented Commissioner Rowley with an appreciation plaque.

### ADJOURNMENT

Without objection, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,

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Kim Clark, City Clerk