



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

**PLANNING AND ZONING COMMISSION AGENDA
SEPTEMBER 11, 2024
7:00 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

PUBLIC COMMENT

NEW BUSINESS

1. **PUD Final Plan– Town Square Apartments Phase 2**: Grimes Consulting, Inc on behalf of Moline Management is requesting reapproval of a PUD Final Plan for 6 acres and zoned “PUD-C-3”. The site is located between Highway 364 and the Dardenne Town Square, directly behind Target and Schnucks and between the existing Town Square Apartments and Technology Drive and more particularly described on the Amended Final Plan Site Plan Application received on August 21, 2024, on file with the City Clerk from Applicant.

APPROVAL OF MINUTES

1. Approval of 08-14-24 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission
FROM: Todd Streiler, Planning & Development Manager
DATE: September 5, 2024
SUBJECT: September 11, 2024, Planning and Zoning Commission Meeting

Items for consideration at this meeting include:

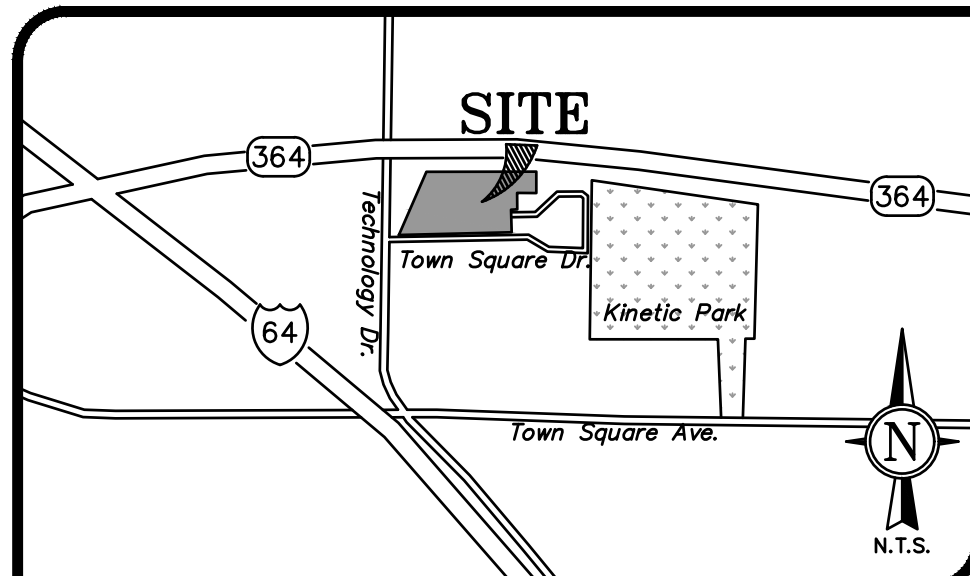
NEW BUSINESS

1. **PUD Final Plan– Town Square Apartments Phase 2**: Grimes Consulting, Inc on behalf of Moline Management is requesting reapproval of a PUD Final Plan for 6 acres and zoned “PUD-C-3”. The site is located between Highway 364 and the Dardenne Town Square, directly behind Target and Schnucks and between the existing Town Square Apartments and Technology Drive and more particularly described on the Amended Final Plan Site Plan Application received on August 21, 2024, on file with the City Clerk from Applicant.

The site was rezoned to “PUD C-3” and an Area Plan approved in June 2023. The Final Plan was approved on September 20, 2023 via Ordinance #2271. There are no changes between the Area Plan and Final Plan. The Final Plan being considered tonight does not include any changes from the approved Area Plan or Final Plan.

Enclosures

cc: Mayor John Gotway
Kim Clark, City Clerk
John Young, City Attorney



THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES.

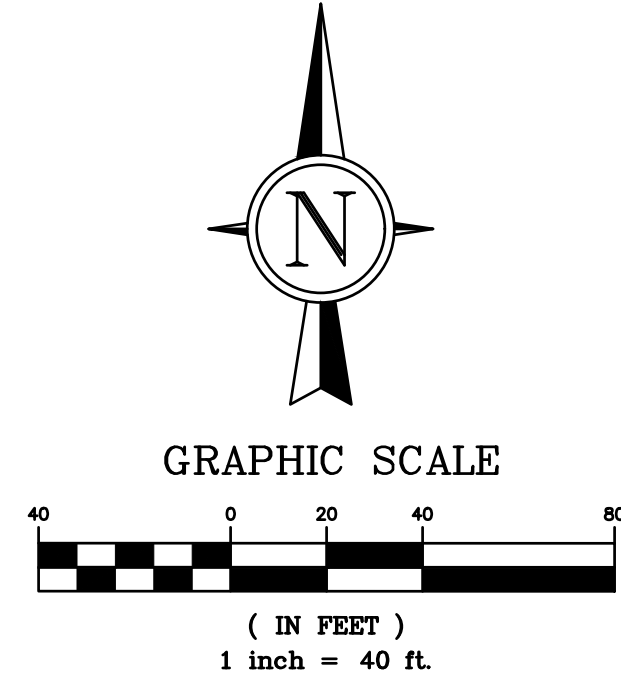
ELECTRIC: AMEREN MISSOURI 866-992-6619
 FIRE: WENTZVILLE FIRE PROTECTION DISTRICT 636-532-9869
 GAS: AMEREN MISSOURI 866-992-6619
 SANITARY: DUCKETT CREEK 636-441-1244
 TELEPHONE: CENTURYLINK TELEPHONE COMPANY 636-970-0132
 WATER: PUBLIC WATER DISTRICT #2 636-561-3737
 INTERNET: CHARTER COMMUNICATIONS 636-265-0140

EXEMPTIONS (WAIVER REQUIRED)

1. PROPOSED SETBACK ON NORTH PROPERTY IS LESS THAN 25' (PLAT BOOK 42 PAGE 305)
2. PROPOSED SETBACK ON SOUTH PROPERTY IS LESS THAN 15' (CODE SECTION 405.195)
3. NET DENSITY (DWELLING UNITS PER ACRE) IS GREATER THAN 12 (CODE SECTION 405.175)
4. PARKING PROVIDED IS LESS THAN REQUIRED (CODE SECTION 405.635)

--- Legal Description from Referenced Title Commitment ---

TRACT 1:
 LOT 2 OF TOWN SQUARE APARTMENTS LOT SPLIT, A SUBDIVISION IN ST. CHARLES COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 116 OF THE ST. CHARLES COUNTY RECORDS.



SITE DENSITY:
 INCLUSIVE OF NON RESIDENTIAL USES:
 154 UNITS/6.07 ACRES = 25.4 UNITS/ACRE
 EXCLUSIVE OF NON RESIDENTIAL USES:
 154 UNITS/6.01 ACRES = 25.6 UNITS/ACRE

UNIT BREAKDOWN

TYPE	# OF UNITS
1 BR UNITS	54
2 BR UNITS	78
3 BR UNITS	22
TOTAL UNITS	154

TOTAL LOT AREA 6.07 Ac.	
EXISTING BUILDING	0.00 Ac.
EXISTING PAVEMENT	0.00 Ac.
EXISTING OPEN SPACE	6.07 Ac.
EXISTING FAR	0.00
PROPOSED	
PROPOSED BUILDING	1.54 Ac.
PROPOSED PAVEMENT	2.77 Ac.
PROPOSED OPEN SPACE	1.76 Ac.
PROPOSED FAR	0.25

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE	216	7	223
GARAGE	42	0	42
TOTAL	258	7	265

RETAIL REQUIRED PER CODE:
 10 PS + 1 PS PER 400 SF IN EXCESS OF FIRST 2,000 SF
 10 PS + (2,840 SF - 2,000 SF)/400 SF = 12.1 PS = 12 PS

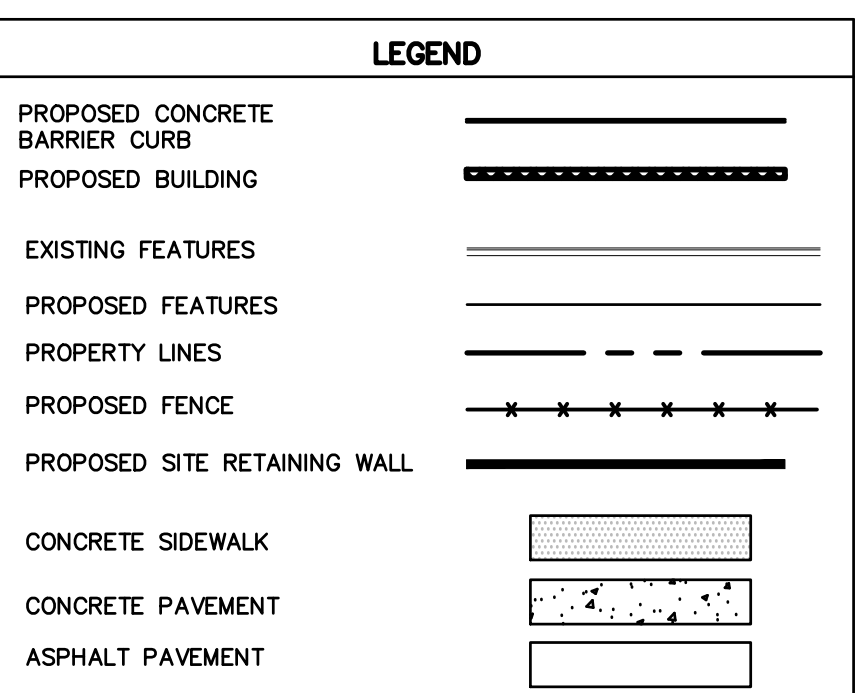
RETAIL PROVIDED:
 TOTAL RETAIL PARKING STALLS PROVIDED = 12 PS

MULTI-FAMILY REQUIRED PER CODE:
 3 PS PER UNIT
 154 UNITS * 3 = 462 PS

MULTI-FAMILY PROVIDED:
 TOTAL MULTI-FAMILY PARKING STALLS PROVIDED = 253 PS
 253 PS = 1.64 PS PER UNIT

TOTAL PARKING PROVIDED FOR DEVELOPMENT = 265 PS

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 7, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 201 AND 300, PER ADAAG. NUMBER OF ACCESSIBLE SPACES PROVIDED = 7.



PERTINENT DATA

PROPERTY OWNER: MOLINE MANAGEMENT LLC
 205 W. WALNUT ST. SUITE 205
 SPRINGFIELD, MO 65806

PROPOSED ZONING: C3
 PARCEL ID: 4-0033-C218-00-0002.0000000
 ADDRESS: TECHNOLOGY DRIVE 63368
 SITE AREA: 6.07± AC (264,372 SQ. FT.)
 PROP. USE: MULTI-FAMILY
 WATER DISTRICT: PWS #2
 FIRE DISTRICT: WENTZVILLE
 SCHOOL DISTRICT: WENTZVILLE



GRIMES CONSULTING, INC.
 12300 OLD TESSON RD.
 SUITE 3000
 ST. LOUIS, MO 63128
 PH. (314) 849-6100
 FAX (314) 849-6010
 www.grimesconsulting.com
 PE COAF E-1470-D
 FLS COAF LS-343-D

REV. NO.	DATE	REMARKS

AMENDED FINAL DEVELOPMENT PLAN
DARDENNE PRAIRIE APARTMENTS

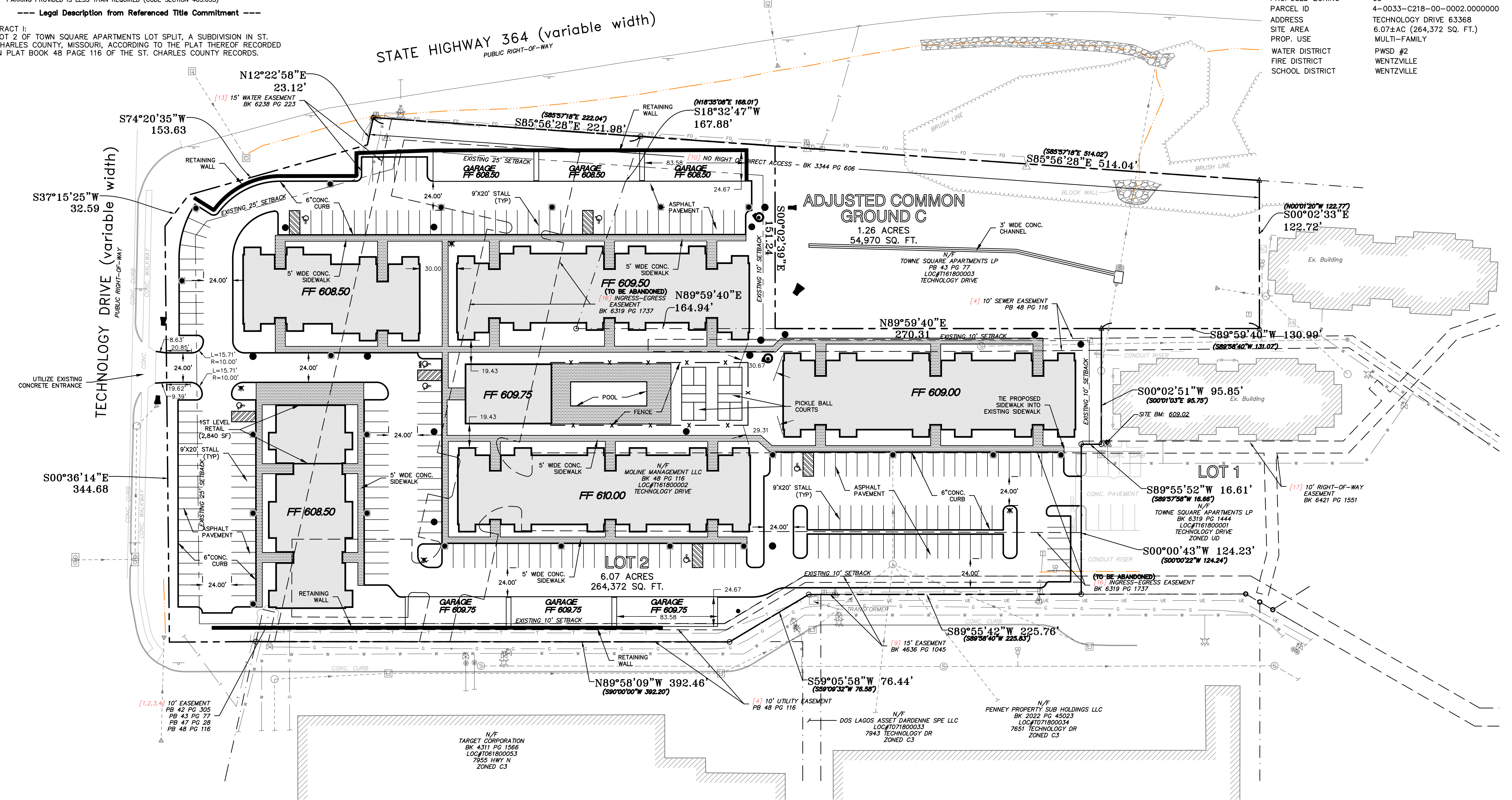
FINAL DEVELOPMENT PLAN

JOB NUMBER: 3884
 DRAWN BY: JRB
 DATE: 08/29/24
 CHECKED BY: LJM
 DATE: 08/29/24
 SHEET:

FDP2

ZIP CODE 63386

J:\3884\Drawings\Engineering\SDP\3884_Site\AMENDED_FDP-08-29-24.dwg(16/08/2024 4:50) P:\Lumy\Meiers



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 Etzkorn, Commissioners Bailey, Fry, Northcutt, Musler, Ogle, Pollard, Stankovich and Wooldridge. Also present were City Clerk Kim Clark, City Planning & Development Manager Todd Streiler, City Engineer Tom Weis and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

PUBLIC HEARING

1. **CUP & Site Plan Request –Mers/Missouri Goodwill:** 21 Design Group is requesting approval of a Site Plan CUP application to allow “warehouse” as a permitted conditional use for 1.11 acres located between 1120 and 1150 Feise Road on land zoned “C2” General Commercial and commonly known as “Dardenne Prairie Plaza” and more particularly described in the CUP, Site Plan Application received on July 7, 2024, on file with the City Clerk from Applicant.

David Dial was in attendance to present the plan.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Ogle to close the Public Hearing. Motion passed unanimously.

2. **PUD Area Plan Request – Pinecrest.** TLR Enterprises, LLC is requesting approval of a PUD-“R-M” rezoning and Area Plan for 6.6 acres containing two (2) 3-story 18 unit apartment buildings and one (1) 2-story 8 unit apartment building, totaling 44 apartment units, and five (5) 2-story attached single-family buildings with four (4) units each, totaling 20 units, and two (2) pickle ball courts located at 7393 Highway N and more particularly described in the P.U.D. Request – Area Plan application received by the City July 8, 2024, on file with the City Clerk from Applicant

Property owner Tim Ruesch and Bax Engineering were in attendance to present the plan.

A motion was made by Commissioner Ogle, seconded by Commissioner Northcutt to close the Public Hearing. Motion passed unanimously.

NEW BUSINESS

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A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to recommend approval of the Conditional Use Permit. Roll Call was as follows:

- | | |
|--------------------------------|---------------------------|
| Chairman Etzkorn – Aye | Commissioner Bailey – Aye |
| Commissioner Stankovich – Aye | Commissioner Fry – Aye |
| Commissioner Wooldridge – Aye | Commissioner Musler - Aye |
| Commissioner Pollard – Aye | Commissioner Ogle – Aye |
| Commissioner – Northcutt – Aye | |

A motion was made by Commissioner Wooldridge, seconded by Commissioner Northcutt to recommend approval of the site plan dated 3-5-24 with the condition the easement to the city not be shown and no retail operation would be allowed. Roll Call was as follows:

- | | |
|-------------------------------|-------------------------------|
| Commissioner Bailey – Aye | Chairman Etzkorn – Aye |
| Commissioner Ogle – Aye | Commissioner Musler – Aye |
| Commissioner Pollard – Aye | Commissioner Northcutt - Aye |
| Commissioner Wooldridge – Aye | Commissioner Stankovich – Aye |
| Commissioner Fry - Aye | |

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A motion was made by Commissioner Bailey, seconded by Commissioner Fry to recommend approval of the PUD Area Plan with dated site plan of 7-31-24. Roll Call was as follows:

- | | |
|-------------------------------|-------------------------------|
| Commissioner Pollard – Aye | Commissioner Fry – Aye |
| Commissioner Northcutt – Nay | Commissioner Musler – Aye |
| Commissioner Bailey – Aye | Commissioner Ogle – Aye |
| Chairman Etzkorn - Aye | Commissioner Wooldridge – Nay |
| Commissioner Stankovich - Nay | |

APPROVAL OF MINUTES

- 1. Approval of 07-10-24 Minutes

PLANNING & ZONING MINUTES

AUGUST 14, 2024

A motion was made by Commissioner Bailey, seconded by Commissioner Ogle to approve the 07-10-24 Minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Wooldridge mentioned a recent Mid Rivers Newsmagazine article on Caldonia Flats and a fiscal assessment tool used.

Chairman Etzkorn encouraged the commissioners to review the Town Square Vision Steering Committee plan which was emailed out. He also mentioned he would like to do a complete review of the Comprehensive Plan in 2025.

ADJOURNMENT

Without objection, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Kim Clark, City Clerk