

**DARDENNE**



**PRAIRIE**

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

**PLANNING AND ZONING COMMISSION AGENDA**

**September 10, 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:  
                         Dale Bailey  
                         Angela Lamb  
                         Mike Moehlenkamp  
                         Rich Musler  
                         Paul Neske  
                         David Northcutt  
                         Pam Pollard  
                         Craig Stankovich

PUBLIC COMMENT

PUBLIC HEARING

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

APPROVAL OF MINUTES

Approval of 8-13-25 Meeting Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Moratorium
2. Stillwater Grove CUP, Site Plan, Rezoning Request from “R1-A” to “R1-D, CUP and Preliminary Plat.

ADJOURNMENT

**PUBLIC NOTICE**

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Application and Conditional Use Permit (CUP) Application 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 then be heard by the Board of Aldermen on Wednesday, August 20, 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:

**Rezoning & CUP Request**

Name of Applicant:	Kylie Brown BluOnx Development, LLC
	Name of Owner: Bishop Family Trust
Address of Property:	2108 & 2128 Bates
Present Zoning Classification:	R-1A
Proposed Zoning Classification:	R-1D with a CUP to permit Attached Single-Family Dwellings
Proposed Use:	Attached Single-Family
Property Legal Description:	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 of the Fifth Principal Meridian

## **PLANNING & ZONING MINUTES**

**AUGUST 13, 2025**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at approximately 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 Chairman Wooldridge, Commissioners Bailey, Musler, Northcutt, Pollard and Stankovich. Alderman Detweiler was absent. Also present were City Clerk Kim Clark, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

**PUBLIC COMMENT** – No one present to speak.

A motion was made by Commissioner Northcutt, seconded by Commissioner Bailey to amend the agenda to move new business before old business. Motion passed unanimously.

### **PUBLIC HEARING**

A motion was made by Commissioner Stankovich, seconded by Commissioner Northcutt to open the public hearing. Motion passed unanimously.

Chairman Wooldridge informed the commission the applicant failed to notify the property owners within three hundred feet and failed to provide all the required paperwork.

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

A motion was made by Commissioner Bailey, seconded by Commissioner Pollard to postpone the public hearing until 09-10-25. Motion passed unanimously.

### **APPROVAL OF MINUTES**

Approval of 6-11-25 Meeting Minutes

A motion was made by Commissioner Bailey, seconded by Commissioner Stankovich to approve the 06-11-25 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS** – No communications.

### **NEW BUSINESS**

1. Stillwater Grove CUP, Site Plan, Rezoning Request from “R1-A” to “R1-D, CUP and Preliminary Plat.

## PLANNING & ZONING MINUTES

**AUGUST 13, 2025**

A motion was made by Commissioner Northcutt, seconded by Commissioner Pollard to table item #1 until 09-10-25. Motion passed unanimously.

### 2. Dardenne View Apartments (formally Dardenne Prairie Apartments) Final Plat & Easement Creation.

A motion was made by Chairman Wooldridge, seconded by Commissioner Northcutt to recommend approval to the Board of Aldermen for the record plat dated 06-26-25, with any new date that comes out after everything has been done, improvement plans approved prior to final recording of record plat and the detention basin on the adjacent apartments are brought to city specs. Motion passed unanimously.

## OLD BUSINESS

### 1. Moratorium

City Attorney Drew Weber provided the commission with a schedule of the moratorium.

## ADJOURNMENT

A motion was made by Commissioner Bailey, seconded by Commissioner Northcutt to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

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Kim Clark, City Clerk



## 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).

**MULTI-FAMILY DARDENNE PRAIRIE**

APPROVED	NAME	LOCATION	ZONING	# OF UNITS	PZA ACTION	BOARD ACTION	Notes
	GEORGETOWN	FIESE ROAD	R1D PUD	124	APPROVED	APPROVED	ORIGINALLY DEVELOPED AS CONDOS
	TOWN SQ APT (#1)	TOWN SQ	C-3 PUD	48	APPROVED	APPROVED	WORKFORCE HOUSING
	DARDENNE VIEW (behind Target)	TECHNOLOGY	C-3 PUD	144	APPROVED	APPROVED	NOT BUILT YET - Requested Final Plan re-approval on 6/11
	TOWN SQ CONDOS	TOWN SQ	C-2 PUD	48	DENIED	APPROVED	KUMAR PROJECT - NOT COMPLETED
	PRAIRIE ENCORE	FIESE ROAD	C-3 PUD	219	DENIED	APPROVED	NOT COMPLETED YET
	PRAIRIE	TOWN SQ & BRYAN	C-2 PUD	300	APPROVED	APPROVED	FULLY OCCUPIED
	PINECREST	HWY N	RM	64	APPROVED	APPROVED	FULLY OCCUPIED
	CEDARSTONE APARTMENTS	TECHNOLOGY & POST	C-3 PUD	219	APPROVED	APPROVED	3/5/25 Area Plan approved. Expires 3/4/26
	VILLAGES AT DARDENNE- Prairie Village	BRASSEL DR.	R1D PUD	68	APPROVED	APPROVED	3 and 4 family attached Villas (127 duplex/villas)
				<b>1234</b>			
	<b>SENIOR/ASSISTED LIVING</b>						
	BARATHAVEN MEMORY CARE	TECHNOLOGY DR	C-2 PUD	66		APPROVED	
	SAINT WILLIAMS APARTMENTS	HANLEY RD	ND	78		APPROVED	
	CAREGIVING	FIESE RD	R1A	33	1 Ind. Living unit	APPROVED	
				<b>144</b>			
	<b>DENIED</b>						
	PRAIRIE POINT	TOWN SQ	C-3 PUD	16	DENIED	DENIED	5/21/2025 - tabled. 6/4/25 Board denied request to table.
	PINECREST (#2)	HWY N	R-M PUD	64	DENIED	DENIED	Mix of apartments and 3 or more attached single family dwellings.
	MORNING MEADOWS COTTAGES	FIESE ROAD	R1D PUD	135	DENIED	DENIED	Rezoned R-1A to R-1D PUD. PUD expired
				<b>199</b>			