



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

**PLANNING AND ZONING COMMISSION
MEETING AGENDA
DECEMBER 10, 2025
7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Wooldridge
Commissioner Lamb
Commissioner Moehlenkamp
Commissioner Musler
Commissioner Neske
Commissioner Pollard
Commissioner Northcutt
Commissioner Stankovich
Aldermen Detweiller

PUBLIC COMMENT

PUBLIC HEARING

1. RED BUD DEVELOPMENT GROUP, LLC REQUESTS REZONING FROM "C-2" TO R-1D, PUD" AND A CONDITIONAL USE PERMIT FOR A PROPOSED 32 SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT LOCATED AT 7393 HWY N AND STUMP ROAD

APPROVAL OF MINUTES

1. Planning and Zoning Commission Minutes – 11-12-25

COMMISSION COMMUNICATIONS

NEW BUSINESS

1. Approval of the 2026 Application Submittal Calendar

OLD BUSINESS

ADJOURNMENT

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land before the Planning and Zoning Commission on Wednesday, **DECEMBER 10, 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, **DECEMBER 17, 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:

PUD – Area Plan Rezoning and CUP Request

Name of Applicant: The Red Bud Development Group, LLC

Name of Owners: TLR Enterprises, LLC / Pinecrest Rental Properties LLC

Present Zoning Classification: C-2

Proposed Zoning Classification: R-1D, PUD

Proposed Use: 32 Single-Family Attached Residential

Address of Property: 7393 Hwy N and Stump Road

Property Legal Description: PT SW ¼, SW ¼ Pinecrest Apartments, Lot 2

St. Charles Business Record
1600 Heritage Landing
St. Peters, MO, 63303
Phone: 3144211880 Fax: 0

ST. CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

To: CITY Of Dardenne Prairie - DEBBIE RYAN
2032 Hanley Rd
Dardenne Prairie, MO, 633686706

Re: Legal Notice 4111437, The Red Bud Development Group,
LLC
State of MO }
County of St. Charles County }

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 11/13/2025 edition and ending with the 11/13/2025 edition for a total of 1 publications, and that the date of publications were as follows: 11/13/2025.

Publishers fee: \$70.93

By: 
David Blumenthal

Sworn to me on this 13th day of
November 2025

By: 
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request - Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land before the Planning and Zoning Commission on Wednesday, **DECEMBER 10, 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, **DECEMBER 17, 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:

PUD - Area Plan Rezoning and CUP Request

Name of Applicant: The Red Bud Development Group, LLC
Name of Owners: TLR Enterprises, LLC / Pinecrest Rental Properties LLC
Present Zoning Classification: C-2
Proposed Zoning Classification: R-1D, PUD
Proposed Use: 32 Single-Family Attached Residential
Address of Property: 7393 Hwy N and Stump Road
Property Legal Description: PT SW ¼, SW ¼ Pinecrest Apartments, Lot 2
4111437 St. Charles Nov. 13, 2025



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).
- 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).
- 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.


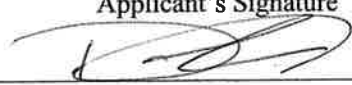
Date of 1st Public Hearing: 12/10/25 Postmark Deadline: 11/25/25
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

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	<u>10/31/25</u> _____ Date
 _____ Owner's Signature	<u>10/31/25</u> _____ 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 Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, December 10, 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, December 17, 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>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump 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) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

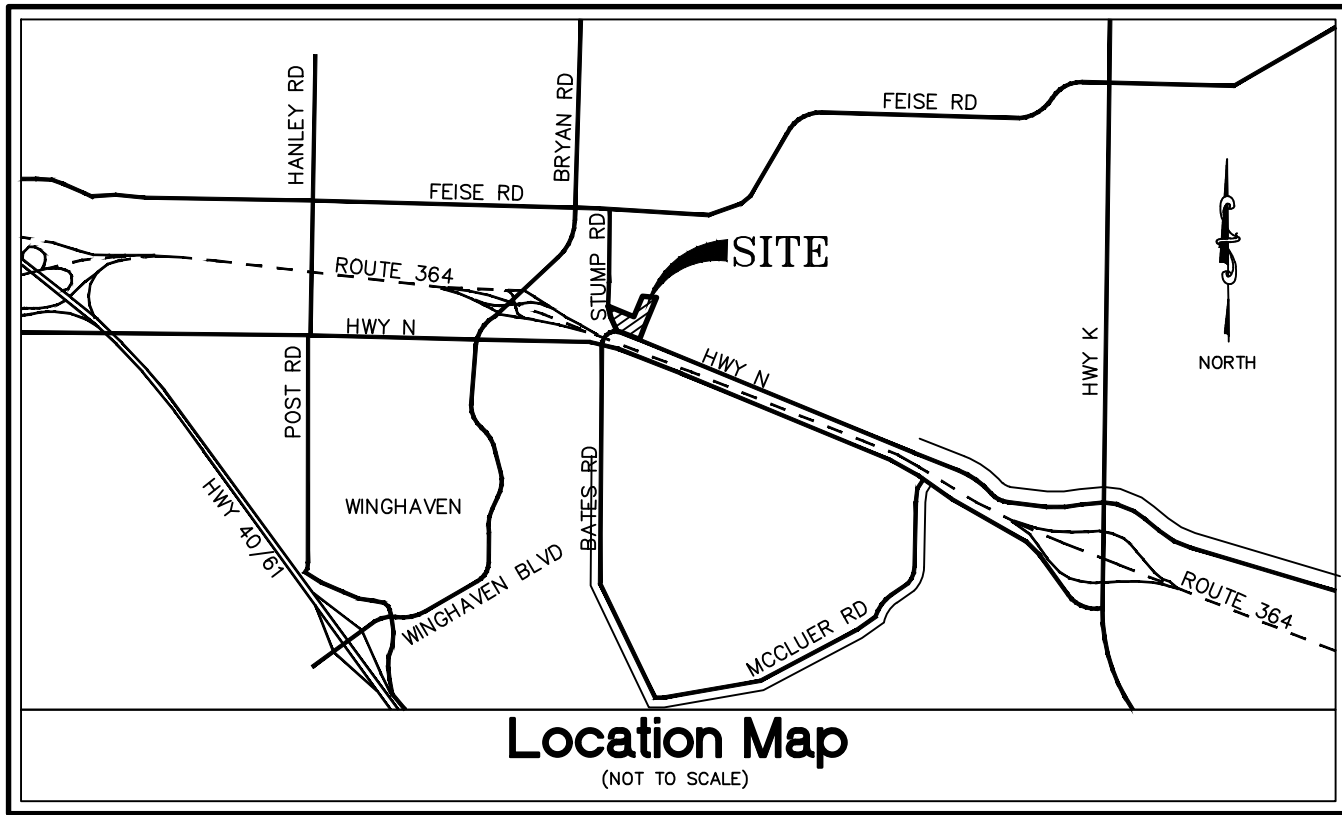
A REZONING EXHIBIT FOR #7393 HIGHWAY N

A TRACT OF LAND BEING ALL OF
LOT 2 OF "PINECREST APARTMENTS"
AND BEING PART OF U.S. SURVEY 1669
AND PART OF FRACTIONAL SECTION 6
TOWNSHIP 46 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI

LAND DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOT 2 OF "PINECREST APARTMENTS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 208 OF THE ST. CHARLES COUNTY RECORDS, AND BEING PART OF U.S. SURVEY 1669 AND PART OF FRACTIONAL SECTION 6, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID "PINECREST APARTMENTS"; SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE WITH THE COMMON LINE, SOUTH 67 DEGREES 41 MINUTES 00 SECONDS EAST 455.86 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE SAID EAST LINE, NORTH 22 DEGREES 19 MINUTES 45 SECONDS EAST 542.61 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY CONVEYED TO "EARNEST TRUST AGREEMENT" BY DEED RECORDED IN BOOK 6801, PAGE 1778 OF SAID RECORDS; THENCE WITH SAID SOUTH LINE, SOUTH 83 DEGREES 21 MINUTES 00 SECONDS EAST 240.14 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO LIFE STORAGE, L.P., BY DOCUMENT #2020-096797 OF SAID RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 22 DEGREES 19 MINUTES 45 SECONDS WEST 859.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER ROAD, FORMERLY HIGHWAY N, RIGHT-OF-WAY VARIES; THENCE THE FOLLOWING COURSES AND DISTANCES: NORTH 67 DEGREES 48 MINUTES 13 SECONDS WEST 13.38 FEET; NORTH 22 DEGREES 11 MINUTES 48 SECONDS EAST 33.90 FEET; NORTH 67 DEGREES 48 MINUTES 12 SECONDS WEST 465.28 FEET; NORTH 20 DEGREES 24 MINUTES 32 SECONDS WEST 298.12 FEET TO THE POINT OF BEGINNING, CONTAINING 6.007 ACRES



PROPERTY N/F
EARNEST TRUST AGREEMENT
6801/1778
PARCEL ID: 2-0067-S006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

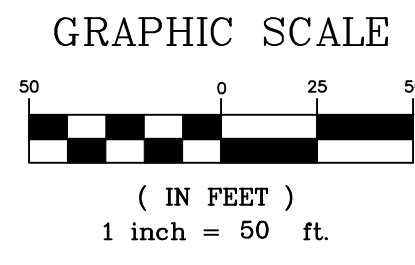
LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M

LOT 2
N/F
PINECREST RENTAL PROPERTIES LLC
8283/891
PARCEL ID: 2-0067-C022-00-0002.0000000
CITY OF DARDENNE PRAIRIE
ZONED: C-2

PROPERTY N/F
TLR ENTERPRISES LLC
DOC#2021-038698
PARCEL ID: 2-0067-S006-00-0001.1000000
CITY OF DARDENNE PRAIRIE
ZONED: C-2

**PROPOSED ZONING:
R-1D, PUD**

PROPERTY N/F
LIFE STORAGE, L.P.
DOC: 1-134-1669-00-0001.5200000
PARCEL ID: 2-1134-1669-00-0001.5200000
CITY OF DARDENNE PRAIRIE
ZONED: C-2



STUMP ROAD
(RELOCATED)

S67°41'00"E 455.86'

N202°32'W 298.12'

N67°48'12"W 465.28'

N22°11'48"E 33.90'

N67°48'13"W 19.38'

NORTH OUTER ROAD
FORMERLY MISSOURI STATE HIGHWAY N

N22°19'45"E 542.61'

S83°21'00"E 240.14'

S22°19'45"W 859.34'

A REZONING EXHIBIT FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

PREPARED FOR:
REBUD DEVELOPMENT GROUP LLC
CITY, STATE, ZIP
314-803-7265

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655

Missouri State Certificate of Authority
Surveying #000144

REVISIONS

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any
responsibility for all other
drawings, specifications, estimates,
reports or other documents or
instruments relating to or
intended to be used for any part
or parts of the architectural or
engineering project or survey
other than these authenticated by
my seal.

11/03/2025
DATE

00-10988C
PROJECT NUMBER

10988Cpre.dwg
FILE NAME

CLM
DRAWN

CAW JBS
DESIGNED CHECKED

REZONING
EXHIBIT



ENGINEERING

PLANNING

SURVEYING

LAND DESCRIPTION

6.007 ACRES

NOVEMBER 03, 2025

BAX PROJECT No. 00-10988C

A tract of land being all of Lot 2 of "Pinecrest Apartments", a subdivision according to the plat thereof recorded in Plat Book 47, Page 208 of the St. Charles County Records, and being part of U.S. Survey 1669 and part of Fractional Section 6, Township 46 North, Range 3 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of Lot 2 of said "Pinecrest Apartments", said point being the Northwest corner of Lot 1 of said plat; thence with the common line, South 67 degrees 41 minutes 00 seconds East 455.86 feet to a point on the East line of said Lot 2; thence along the said East line, North 22 degrees 19 minutes 45 seconds East 542.61 feet to a point on the South line of Property conveyed to "Earnest Trust Agreement" by Deed recorded in Book 6801, Page 1778 of said records; thence with said South line, South 83 degrees 21 minutes 00 seconds East 240.14 feet to a point on the West line of property conveyed to "Life Storage, L.P." by Document #2020R-096797 of said records; thence along said West line, South 22 degrees 19 minutes 45 seconds West 859.34 feet to a point on the North right-of-way line of North Outer Road, formerly Highway N, right-of-way varies; thence the following courses and distances: North 67 degrees 48 minutes 13 seconds West 19.38 feet; North 22 degrees 11 minutes 48 seconds East 33.90 feet; North 67 degrees 48 minutes 12 seconds West 465.28 feet; North 20 degrees 24 minutes 32 seconds West 298.12 feet to the Point of Beginning, containing 6.007 acres.

BAX ENGINEERING CO.
221 Point West Blvd.
St. Charles, MO 63301
(636) 928-5552 Fax: (636) 928-1718
www.baxengineering.com

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

APPLICANT: The Red Bud Development Group, LLC
 Company Name
Tim Ruesch, Owner
 Printed Name, Title
2370 Scattered Oak Drive
 Street Address
Wentzville, MO 63385
 City/State/Zip Code
314-803-7365 rueschtim@yahoo.com
 Telephone Email

OWNER: TLR Enterprises, LLC
 Company Name
Tim Ruesch, Owner
 Printed Name, Title
2370 Scattered Oak Drive
 Street Address
Wentzville, MO 63385
 City/State/Zip Code
314-803-7365 rueschtim@yahoo.com
 Telephone Email

STREET ADDRESS OF CONDITIONAL USE: #7393 Hwy N and Stump Road

LEGAL DESCRIPTION OF PROPERTY: PT SW 1/4 SW 1/4, Pinecrest Apts, Lot 2

EXISTING ZONING: C-2 PROPOSED ZONING: R-1D, PUD

PROPOSED USE & SCOPE OF WORK: Single Family Attached Housing

CONDITIONAL USE APPLICATION FEE SUBMITTED: \$920.00

SITE PLAN REVIEW FEE SUBMITTED (if applicable): N/A

DARDENNE



PRAIRIE

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

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 City/State/Zip Code
314-803-7365 rueschtim@yahoo.com
 Telephone Email

OWNER: Pinecrest Rental Properties, LLC
 Company Name
Tim Ruesch, Owner
 Printed Name, Title
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 Street Address
Wentzville, MO 63385
 City/State/Zip Code
314-803-7365 rueschtim@yahoo.com
 Telephone Email

STREET ADDRESS OF CONDITIONAL USE: #7393 Hwy N and Stump Road

LEGAL DESCRIPTION OF PROPERTY: _____

EXISTING ZONING: _____ PROPOSED ZONING: _____

PROPOSED USE & SCOPE OF WORK: _____

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

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

- X 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*

- X 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).

- X 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).

- X 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.

- X 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

10/31/25

Date



Owner's Signature

10/31/25

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 Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, December 10, 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, December 17, 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>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump 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) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718



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

P.U.D. REQUEST – AREA PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: The Red Bud Development Group, LLC

Company Name
Tim Ruesch, Owner

Printed Name, Title
2370 Scattered Oak Drive

Street Address
Wentzville, MO 63385

City/State/Zip Code
314-803-7365

Telephone _____ Facsimile _____

Email Address _____

STREET ADDRESS OF P.U.D.: 7393 Hwy N and Stump Road

OWNER (attach additional):
TLR Enterprises, LLC

Printed Name
Tim Ruesch, Owner

Printed Name
2370 Scattered Oak Drive

Street Address
Wentzville, MO 63385

City/State/Zip Code
314-803-7365

Telephone _____ Facsimile _____
rueschtim@yahoo.com

Email Address _____

Contract Purchaser/Developer:
The Red Bud Development Group, LLC

Company Name
Tim Ruesch, Owner

Printed Name, Title
2370 Scattered Oak Drive

Street Address
Wentzville, MO 63385

City/State/Zip Code
314-803-7365

Telephone _____ Facsimile _____
rueschtim@yahoo.com

Email Address _____

LEGAL DESCRIPTION OF PROPERTY (other than address) PT SW 1/4 SW 1/4/
Pinecrest Apts, Lot 2

EXISTING ZONING: C-2 PROPOSED ZONING: R-1D, PUD

PROPOSED USE: Single Family Attached Residential NO. UNITS: 32 Lots/Units

PROJECT AREA: 6.62 Ac. PROPERTY AREA: 6.62 Ac.

REZONING REQUEST FEE SUBMITTED: \$920

AREA PLAN REVIEW FEE SUBMITTED: \$848.25

DARDENNE



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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

The Red Bud Development Group, LLC

Company Name

Tim Ruesch, Owner

Printed Name, Title

2370 Scattered Oak Drive

Street Address

Wentzville, MO 63385

City/State/Zip Code

314-803-7365

Telephone

rueschtim@yahoo.com

Facsimile

Email Address

STREET ADDRESS OF P.U.D.: 7393 Hwy N and Stump Road

OWNER (attach additional):

Pinecrest Rental Properties, LLC

Printed Name

Tim Ruesch

Printed Name

2370 Scattered Oak Drive

Street Address

Wentzville, MO 63385

City/State/Zip Code

314-803-7365

Telephone

Facsimile

rueschtim@yahoo.com

Email Address

Contract Purchaser/Developer:

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Facsimile

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

EXISTING ZONING: _____ PROPOSED ZONING: _____

PROPOSED USE: _____ NO. UNITS: _____

PROJECT AREA: _____ PROPERTY AREA: _____

REZONING REQUEST FEE SUBMITTED: _____

AREA PLAN REVIEW FEE SUBMITTED: _____

P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.
3. The submitted area plan shall show the proposed design and layout of streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and the identification of service lands, service parking and loading zones in conformance with the requirements set forth in Article XI "Off-Street Parking and Loading Regulations."



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.
- All plans, architectural drawings, renderings or 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 of any approval.

[√] CHECKLIST TO COMPLETE THIS APPLICATION

- [M] Two (2) folded copies of the plan are provided.
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).
- [√] 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).
- [√] 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 1st Public Hearing: 12/10/25 Postmark Deadline: 11/25/25
- [√] 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	<u>10/31/25</u> _____ Date
 _____ Owner's Signature (additional below)	<u>10/31/25</u> _____ 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 Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, December 10, 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, December 17, 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>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump 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) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

PARCEL ID#	OWNER	MAILING ADDRESS	SITE ADDRESS
2-0067-S006-00-0001.8100000	EARNEST TRUST AGREEMENT	PO BOX 144, OFALLON MO, 63366	1670 STUMP RD, DARDENNE PRAIRIE, 63368
2-0067-S006-00-0001.1000000	TLR ENTERPRISES LLC	2370 SCATTERED OAK DR, WENTZVILLE MO, 63385	7393 HWY N, DARDENNE PRAIRIE, 63368
2-113A-1669-00-0001.5200000	LIFE STORAGE LP	P.O.BOX 71870, SALT LAKE CITY UT, 84171	7351 HWY N, DARDENNE PRAIRIE, 63368
2-0067-6380-00-0029.0000000	BECK WILLIAM T*BECK PAMELA	10 TOUSSAINT DR, DARDENNE PRAIRIE MO, 63368	10 TOUSSAINT DR, DARDENNE PRAIRIE, 63368
2-0067-6380-00-000A.0000000	HOMEOWNERS ASSOC OF DARDENNE ACRES PARTNERSHIP	6 JURA CT, DARDENNE PRAIRIE MO, 63368	12 TOUSSAINT DR, DARDENNE PRAIRIE, 63368
2-0067-7033-00-0005.0000000	BAKER DANIEL M*BAKER KELLY S	14 TOUSSAINT DR, DARDENNE PRAIRIE MO, 63368	14 TOUSSAINT DR, DARDENNE PRAIRIE, 63368
4-0034-7504-00-0060.0000000	SNAWDER DAVID C*SNAWDER SANDRA L	14 PINE CONE CT, DARDENNE PRAIRIE MO, 63368	14 PINE CONE CT, DARDENNE PRAIRIE, 63368
4-0034-7504-00-0052.0000000	BROOKS ROBERT DEAN II*BROOKS BONNIE L	17 NEEDLE CT, DARDENNE PRAIRIE MO, 63368	17 NEEDLE CT, DARDENNE PRAIRIE, 63368
4-0034-7504-00-0053.0000000	SWAINE TREVOR G*SWAINE JACQUELINE	19 NEEDLE CT, OFALLON MO, 63368	19 NEEDLE CT, DARDENNE PRAIRIE, 63368
4-0034-7504-00-0055.0000000	SCHAFFER-NAY NANETTE R*NAY AUSTIN	16 NEEDLE CT, DARDENNE PRAIRIE MO, 63368	16 NEEDLE CT, DARDENNE PRAIRIE, 63368
4-0034-7504-00-0054.0000000	JOSEPH MARK C*JOSEPH KRISTINA DIANE	18 NEEDLE CT, OFALLON MO, 63368	18 NEEDLE CT, DARDENNE PRAIRIE, 63368
2-113A-9912-00-000A.0000000	DARDENNE PRAIRIE PROFESNL PARK LOT OWNER ASSOC INC	1032 RONDALE CT, DARDENNE PRAIRIE MO, 63368	RONDALE CT, DARDENNE PRAIRIE, 63368
2-113A-9912-00-0001.0000000	LITTLE HILLS REAL ESTATE GROUP #2 LLC	122 RATHFARNUM DR, WELDON SPRING MO, 63304	1001 RONDALE CT, DARDENNE PRAIRIE, 63368
2-113A-A193-00-005A.0000000	RONDALE COURT LLC	1031 RONDALE CT, DARDENNE PRAIRIE MO, 63368-7368	1031 RONDALE CT, DARDENNE PRAIRIE, 63368
2-113A-A193-00-005B.0000000	SLAPP LLC	1053 RONDALE CT, DARDENNE PRAIRIE MO, 63368	1053 RONDALE CT, DARDENNE PRAIRIE, 63368
2-113A-A193-00-005C.0000000	COMMUNITY LIVING INC	1040 ST PETERS HOWELL RD, ST PETERS MO, 63376	1063 RONDALE CT, DARDENNE PRAIRIE, 63368
2-0067-C022-00-0001.0000000	PINECREST RENTAL PROPERTIES LLC	11 MULLIGAN DR, FARMINGTON MO, 63640	STUMP RD, DARDENNE PRAIRIE, 63368
2-0067-C022-00-0002.0000000	PINECREST RENTAL PROPERTIES LLC	11 MULLIGAN DR, FARMINGTON MO, 63640	STUMP RD, DARDENNE PRAIRIE, 63368



Cathy Pratt
City Administrator
CPratt@DardennePrairie.org
Phone 636.755.5303

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: December 5, 2025

SUBJECT: 7393 Highway N PUD Area Plan, Rezoning, Preliminary Plat, and Conditional Use Permit (DP Project #25-1300)

Project Summary

The proposed project site is on Lot 2 of the Pinecrest Apartment complex. The six-acre site is the former location of the Landscapers Stock Shop and located on the northeast corner of Highway N. and Stump Road. To the west of the site are the Pinecrest Apartments and Stump Road, to the north are single-family homes, to the east is the Extra Space Storage facility, and south of the site is Highway N. (see Figure 1 below). The applicant proposes a PUD Area Plan to allow deviations from the Single-Family Residential District R-1D development standards, Rezoning of the parcel from General Commercial C-2 to Single-Family Residential District Planned Unit Development R-1D PUD, a Preliminary Plat for the subdivision of the parcel into several lots, and a Conditional Use Permit (CUP) to allow single-family attached housing. The plan includes 16 duplex buildings for a total of 32 attached, single-family homes. Site access is provided via a 26' wide private driveway from Highway N. frontage road. A total amount of \$2,688.25 in fees were received by the City on October 31, 2025.

Figure 1: Project Location



Background

The project site is owned by the same owners of the Pinecrest Apartments - TLR Enterprises, LLC and Pinecrest Rental Properties, LLC. There will be no physical connection between the two properties. On August 14, 2024, the subject property went before the Planning and Zoning Commission (PZC) for a R-MPUD rezoning and Area Plan 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. The PZC approved the request at the meeting. On August 21, 2024, the Board of Aldermen approved the zone change from General Commercial District C-2 to Multiple-Family Residential Planned Unit Development R-MPUD under Bill #24-38 for the first reading. However, on September 4, 2024, the Board denied the zone change at the second reading.

Comprehensive Plan & Vision Study Recommendations

The 2020 Comprehensive Plan Vision designates the site as “Villa Residential” on the southwest portion of the project site and “Highway 364 Commercial” for the remainder of the project site (site portion containing the previous Landscapers Stock Shop) on the Future Land Use Map.

On page 49 under the “*Residential Development*” heading, the Plan notes: “*based on input from development community representatives and current market trends, the desire for large lots has been declining...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. These residential development types, while higher in overall density on a given site than traditional single-family residential uses, do not represent typical multi-family unit densities....*” The Plan suggest close scrutiny of proposals for multi-family development (walk-up or garden apartments, duplexes, townhomes, etc.). “*Residential developments that are not conventional single-family types should be restricted to properties that have unique size, shape, and/or topographic characteristics that would not support a typical single-family layout. The density of attached single-family development should not be so great as to impact the character of the adjacent area.*”

On page 50, 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. Any residential development that deviates from the underlying zoning densities, or is not traditional single-family detached by nature, should only be developed in accord with the City’s Planning Unit Development Zoning Regulations.... Generally, intense developments such as villas, (single-family attached housing), apartments and condominiums should be clustered and located along arterial streets to minimize traffic impact and the impact on single-family detached homes.*”

As proposed, the attached single-family units would comply with the 2020 Comprehensive Plan Vision which envisioned villa residential use based on adjacent uses. The proposed

development would be complementary to the apartment complex and larger single-family homes to the north and the self-storage facility east of the project site. The 2020 Comprehensive Plan Vision envisioned continuing commercial development however, no commercial uses are proposed for this project.

Zoning Compliance Summary

On August 14, 2024, the PZC approved the zone change from General Commercial District C-2 to Multiple-Family Residential Planned Unit Development R-MPUD. The table below provides the standards for the R-M Zoning District and standards the PZC approved for the R-MPUD. This table is to help provide a visual comparison of previous development standards proposed versus the development standards that the applicant is proposing at this time.

Table 1: Previous Zoning (R-M Standards)

R-M Standards	Required	Proposed	Complies
Min. District Size	5 acres	6.6 acres	Yes
Max. Number of Dwellings	12 Units/Acre	11 Units/Acre	Yes
Max. Dwelling Units in a Row	8 Attached Units	18 Attached Units	No
Min. Unit Area	900 SF	Unknown	Unknown
Min. Lot Area	10,000 SF	6.6 Ac	Yes
Min. Lot Width	100' measured at building line	231'3"	Yes
Max. Height	Not to exceed 4 stories	Villa: 2 stories 8 Unit Apartment Building: 2 stories 18 Unit Apartment Buildings:3 stories	Yes
Min. Yard Depths *In conjunction with attached single-family units, swimming pools, decks and open-air porches shall be exempt from the rear yard setback; these structures shall not be closer than six (6) feet to the rear yard line.	Front: 20' Corner Front: 15' Side: 20' Rear: 20'*	Front: 20' Side: 20' Rear: 245'	Yes
Min. Distance Between Grouped Buildings B/t each structure < 2 stories: B/t each structure > 2 stories:	Side: 20' Front & Rear: 40' Side: 40' Front & Rear: 60'	Side: 80' Front: 85'	Yes
Min. Garage Parking & Width	2-car & 21' width	Single car parking for villas	No

Sidewalks	Both sides & min. 5' wide	Provided on both sides of the street within apartment area but none are proposed in the villa area	No
Materials such as masonry, brick, stucco, wood or dryvit type material shall be required on a minimum of 50% of all building faces or as approved by PZC	50% or as approved by PZC	Unknown but approved by PZC	Yes
Landscape Plan Submittal	Required	Provided	Yes
Landscape Yard Bordering Rear of Commercial or Industrial	Side & Rear: 20'	Provided within 20'	Yes
Landscape Yard Bordering Side or Rear RM Zone	Side & Rear: 15'	Provided within 15'	Yes

This project proposes to change the zone from C-2 to R-1D PUD to meet the current housing market demands. The R-1D district is composed of those areas of the City where the principal use is to be single-family dwellings of moderate to small size lots. The regulations of this district are designed to create and to preserve a predominately suburban character as evidenced by the lot sizes. In addition to the dwellings permitted in this district, certain common compatible recreation and public uses are conditionally allowed and strictly regulated to ensure harmony with the principal land use of the district. Single-family dwellings are a permitted use under this zone however, the applicant is proposing attached single-family dwellings which require a Conditional Use Permit (CUP) under the R-1D zone.

The applicant is requesting a PUD to allow deviations from the standard requirements found under the provisions of the R-1D Zoning District in Section 405.170D. The project's compliance with the underlying regulatory framework is outlined in Table 2 below and lists the "R-1D" District deviations/waivers required in the proposed PUD Area Plan.

Table 2: R-1D Zoning Standards and Compliance

R-1 Standards	Required	Proposed	Complies
Min. Dwelling Size Attached Dwellings	1,450 SF on 1 st floor excluding garage and basement	1,105 SF	No
Min. Lot Area Attached Dwellings	5,400 SF	4,000 SF	No
Min. Lot Width Attached Dwellings	45' at building line	39'	No
Min. Lot Depth Attached Dwellings	70'	93'7"	Yes
Max. Lot Coverage	Not to exceed 30%	42%	No
Max. Height	Not to exceed 2.5 stories or 35', whichever is less	3 stories	Unknown

Min. Yard Setbacks Attached Dwellings	Front: 25' Side: 10' Rear: 20'	Front: 20' Side: 10' Rear: 20'	Front does not comply
Covered Parking	2 spaces per dwelling	2 spaces	Yes
Sidewalks	Both sides & min. 5' wide	None	No
Landscaping*		Unknown ground cover; 1 tree proposed for each lot	No
Lots With <40% Open Space	Min. 20% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Lots With >40% Open Space	Min. 10% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Trees			
Lot <79 ft. wide	1 street tree in front of each lot		
Lot 80ft.+	2 street trees every 40 ft. of lot frontage		
* Must conform to the specifications detailed in the "Arboricultural Specifications Manual"			

Requested deviations from the R-1D Zoning District standards include minimum dwelling size, minimum lot area, minimum lot width, minimum front yard setback, and maximum lot coverage. Per Section 410.240(C)(4), "Sidewalks shall be installed on both sides of all major streets, collector streets, minor, dead-end and cul-de-sac streets. Sidewalks shall have a minimum width of five (5) feet in residential areas." Sidewalks were not shown on the plans; a condition is proposed for the applicant to install sidewalks before issuance of a Certificate of Occupancy.

Landscaping

Half of the project site is undeveloped and will require land clearing. Currently, no tree on the subject property will be preserved. Each new residential lot will have at least one new tree; the plans do not indicate any ground cover will be provided. The landscape plan submitted does not meet the applicable requirements listed in the code and in the Arboricultural Specifications Manual. A condition of approval was added for the applicant to provide revised landscape plans.

Street Improvements

Plans do not show any improvements in the right-of-way. To ensure pedestrian connectivity, the applicant will be required to submit improvement plans for review and approval prior to the recordation of the subdivision plat.

Design

The development will have two home types – a single-story and two-story. Front elevations are provided below.

Figure 3: Front Elevations



The architectural style is traditional with gable roofs, board and batten siding, stone siding, a covered porch, addition of shutters and corbels, and asphalt singles. Although the project is a small residential development, staff suggests the addition of one or two more architectural styles to reduce the monotony of the community and to encourage quality and variety in building design. No side and rear elevations and floor plans were provided; side elevations of Dwelling #1 and #32 will be visible from the frontage road and Stump Road and the rear elevations of Dwellings #1 through #18 will be visible from the neighboring Pinecrest Apartment complex. Also, the plans did not indicate the number of each house type would be provided.

Several common space areas proposed; they are primarily located at the front of the development to offer a buffer from the street. However, there are no proposed uses or amenities. The previous development approved for the site had pickleball courts. Staff included a condition to improve these areas.

There is only one (1) entrance, from the frontage road, into the development. The plans show an entry gate ten (10) feet from the frontage street and within the public right-of-way. The frontage street contains two (2) lanes, one for each direction. With the proposed location of the gate so close to the street, it does not allow for enough vehicle stacking and would impede oncoming traffic. Staff suggests that the gate be removed and moved onto the subject property with enough length to allow a minimum of three (3) vehicles to queue on both sides of the gate.

There is a dead end on the west side of Street B and Lot 8 has a driveway completely in line with the only entrance/exit into the development. As currently proposed, car queuing to exit my impede with the driveway ingress and egress of Lot 8. Staff suggests that the western end of Street B be changed into an exit only onto Stump Road to help reduce any queue stacking at the main entrance, improve egress, and provide another access for emergency personnel.

There are no sidewalks and no promotion of pedestrian connectivity within the development. The owners of the subject property and the Pinecrest Apartments located northwest of the subject site are the same owners. The previous site development proposal reviewed by the PZC last year included a pedestrian connection to the park located within the Pinecrest Apartment complex. Staff included a condition to install sidewalks to help improve the pedestrian connectivity of the site. A trail around the detention basin could further promote walkability and increase the usability of the site.

Conditions of Approval

Staff recommends that the PZC consider the conditions listed below. The condition is italicized and an explanation for the condition request is included in regular font.

1. *Prior to recordation of the Final Plat, the applicant shall provide a complete set of architectural plans for review and approval by the Planning and Zoning Commission.*

Only the front elevation drawing was provided. Side elevations of Dwelling #1 and #32 will be visible from the highway frontage road and Stump Road; and the rear

elevations of Dwellings #1 through #18 will be visible from the neighboring Pinecrest Apartment complex.

2. *Prior to recordation of the Final Plat, the applicant shall provide a revised and complete set of landscape plans demonstrating compliance with Dardenne Prairie Municipal Code Section 515.100 for review and approval by the City Administrator.*

The entire site is proposed to be cleared for development. The landscape plans provided are incomplete and do not meet the applicable requirements listed in the code and in the Arboricultural Specifications Manual.

3. *Prior to recordation of the Final Plat, the applicant shall provide improvement plans demonstrating compliance with Dardenne Prairie Municipal Code Section 410.120 for review and approval by the Zoning Administrator.*

The plan set provided showed no public improvements are proposed. Street frontage improvements for this property should complement the existing and planned transportation improvement projects.

4. *Remove the entry gate from the public right-of-way. If any entry gate is installed, the gate shall be installed within the property boundaries, shall not open into the public right-of-way, and there shall be enough driveway to allow for three (3) cars to queue into the development.*

This condition would help reduce any impacts to the frontage road.

5. *The applicant shall improve the common ground areas with amenities for the residents. Some amenity examples include but are not limited to: a playground with play equipment, fenced dog park with obstacles, pocket park with barbeque grills and picnic tables, community garden, and splash pad.*

There are four (4) common ground areas spread throughout the development. These areas are shown as not being utilized. To enhance the development and create a more enjoyable community, staff recommends that these common areas be improved with the amenities suggested in the condition.

6. *The applicant shall provide a preliminary plat that complies with the requirements listed under Dardenne Prairie Municipal Code Section 410.050 for review by the Planning and Zoning Commission.*

The applicant proposes to subdivide the subject property into 32 individual lots. However, the lots are not clearly defined and other requirements listed under a preliminary plat were not provided in the plan set.

7. *The applicant shall enhance the design of the development entry with landscaping, lighting, a subdivision monument sign and other features to the satisfaction of the City Administrator or their designee.*

There is only one proposed entrance into the subdivision. Providing a distinguished entrance would help emergency personnel and visitors clearly identify the entrance into the subdivision.

8. *Prior to the installation of any site lighting, not including any lighting proposed on a dwelling, the applicant shall provide a lighting plan for review by the Planning Department. All exterior lighting shall follow the requirements listed under Dardenne Prairie Municipal Code Section 405.450.*

The area plan does not show any site lighting proposed. Submittal of a lighting plan is needed to ensure that there is no spillover of light and glare on operators of motor vehicles, pedestrians and land use in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.

9. *All signage shall comply with the requirements listed under Dardenne Prairie Municipal Code Section 405.580.*

The site plans show the location of a subdivision sign on the western side of the community entrance. No additional details were provided.

10. *For any subdivision having private streets, the developer must construct a sign at all entrances of the subdivision, within fifty (50) feet of the centerline of the road, which shall state: Private Streets Maintained by Property Owners. These signs shall be installed where they are easily visible to anyone entering the subdivision and maintained in good order by the developer until the last lot is sold in the subdivision. The minimum size for each sign shall be twelve (12) inches high by eighteen (18) inches wide with two (2) inch high letters. There shall also be a sufficient contrast in the coloring of the sign background as compared to the message lettering. When private streets are built, they are to be built to public street standards.*

In discussion with the applicant, all dwellings will be for rent and the streets will be private.

11. *Permanent monuments shall be installed throughout the community following the requirements listed under Dardenne Prairie Municipal Code Section 410.280 for review by the City Engineer.*

These monuments will help to accurately trace street alignment.

12. *All open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained.*

13. *All landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives. The developer shall post a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The lender's or escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.*

14. *The trees, shrubs, fences, walls and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan.*

- a. *The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance.*
- b. *Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season.*
- c. *Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent or agents shall be considered in violation of terms of the building or occupancy permit. The Zoning Administrator or his/her designee is empowered to enforce the terms of Dardenne Prairie Municipal Code Section 405.560.*

Recommended Action

Any residential development at this location should follow the City's PUD procedures and include considerations that make the development compatible with the adjacent existing uses. In accordance with the Comprehensive Plan, the petitioner is requesting the site is rezoned from "C-2" to "R-1D PUD" and requesting approval of the PUD Area Plan.

Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and found the proposed Area Plan requires the deviations noted in Table 2 included in this report, all of which can be modified pursuant to the PUD procedures Section 405.220 A. There are several key elements of the plans missing in order for staff to make a thorough assessment of the development and a recommendation to the PZC.

After consideration of the analysis provided herein and the information provided at the Public Hearing, Staff recommends the Planning and Zoning Commission review and provide comments on the plan set provided and continue the public hearing to a known date to allow the applicant time to make changes to the plans.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen
Matt Davidson, City Engineer
Debbie Ryan, City Clerk
John Young, City Attorney
Drew Weber , City Attorney

AN AREA PLAN FOR #7393 HIGHWAY N

A TRACT OF LAND BEING ALL OF LOT 2 OF "PINECREST APARTMENTS" AND BEING PART OF U.S. SURVEY 1669 AND PART OF FRACTIONAL SECTION 6 TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF DARDENNE PRAIRIE ST. CHARLES COUNTY, MISSOURI

AN AREA PLAN FOR #7393 HIGHWAY N #7393 HIGHWAY N CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

BA

ENGINEERING PLANNING SURVEYING

221 Point West Blvd. St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc. Missouri State Certificate of Authority Engineering #000655 Missouri State Certificate of Authority Surveying #000144

REVISIONS

NO.	DATE	DESCRIPTION

DISCLAIMER OF RESPONSIBILITY I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

JEFFREY B. SIMMONS
PE-2007030831
PROFESSIONAL ENGINEER

Jeffrey B. Simmons
Civil Engineer
2007030831

11/04/2025
DATE

00-10988C
PROJECT NUMBER

10988Cpre.dwg
FILE NAME

CLM
DRAWN

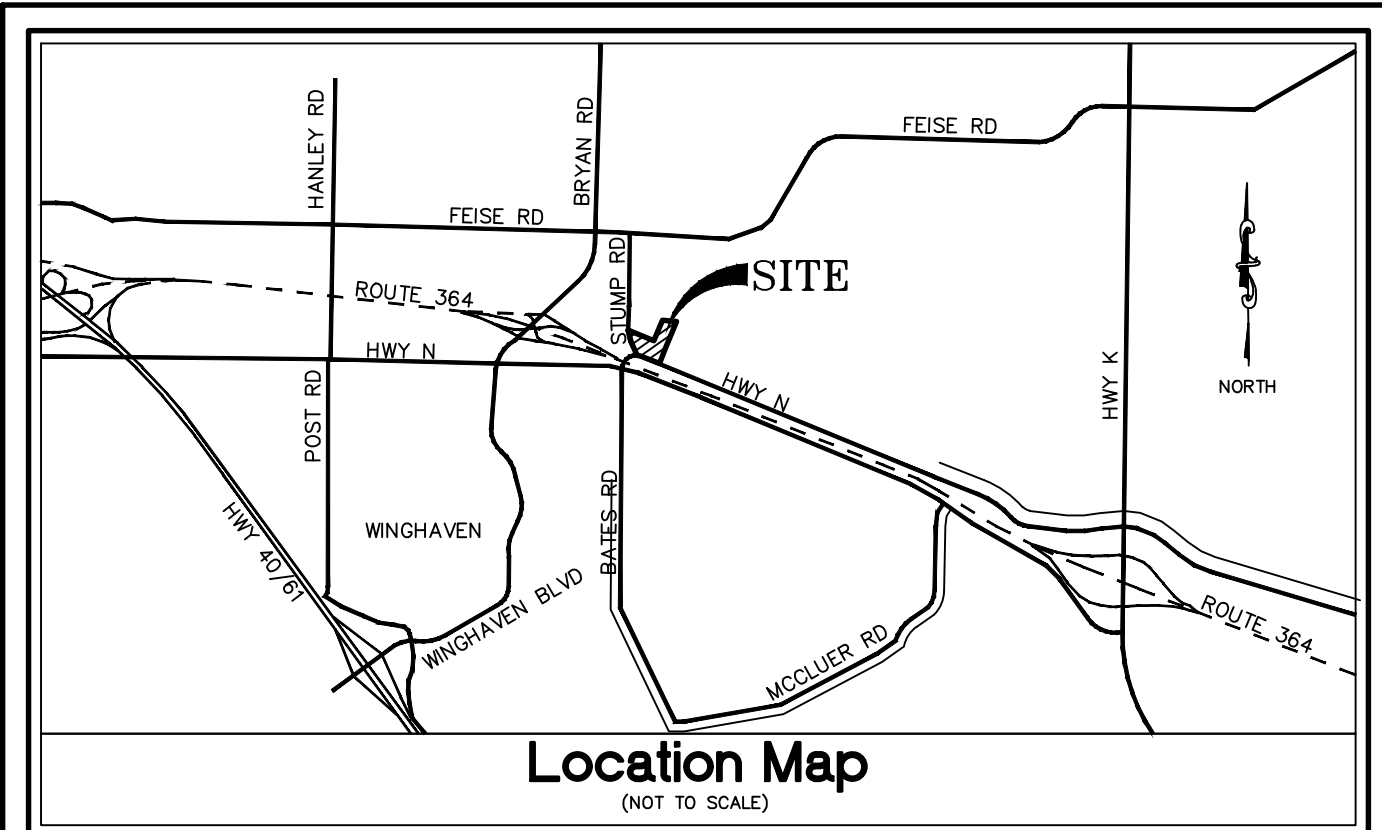
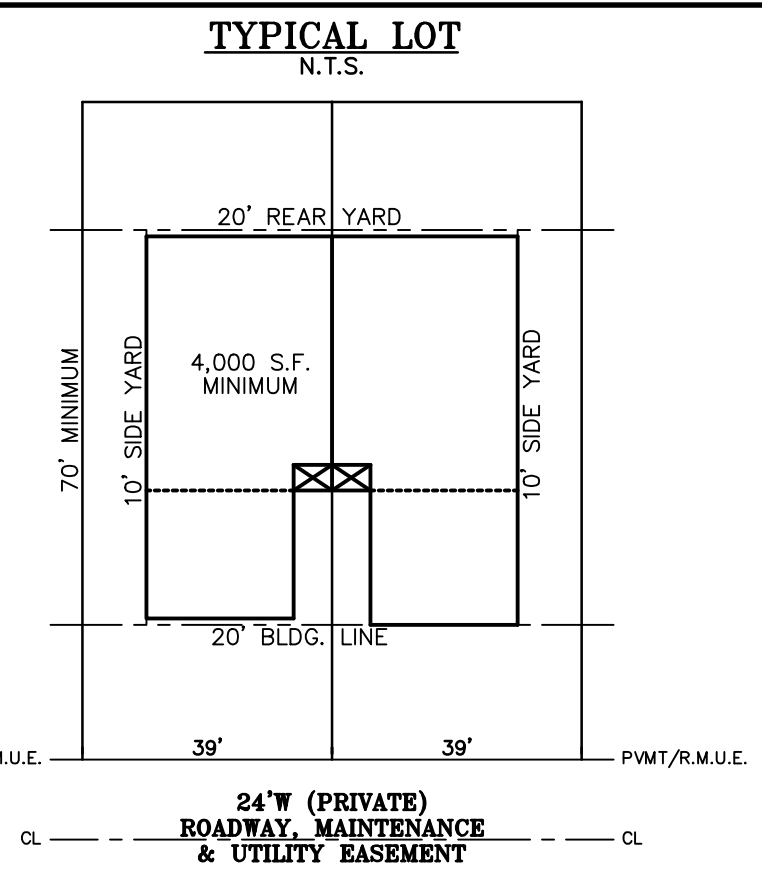
CAW JBS
DESIGNED CHECKED

COVER SHEET/ SITE PLAN

- SHEET INDEX:**
- SITE PLAN
 - GRADING AND SILTATION PLAN
 - EXISTING DRAINAGE AREA MAP
 - PROPOSED DRAINAGE AREA MAP
 - LOT AREA & R.M.U.E. DETAIL

LANDSCAPE LEGEND

- QTY. (47) ~ PROPOSED RED MAPLE TREE (Mature Height = 30-60 ft. Tall) (minimum 2" caliper)
- QTY. (6) ~ PROPOSED GIANT PINE TREE (Mature Height = 50-60 ft. Tall) (minimum 2" caliper)
- QTY. (4) ~ PROPOSED AMERICAN HORNBEE (Mature Height = 20-30 ft. Tall) (minimum 2" caliper)
- QTY. (4) ~ PROPOSED FLOWERING CRABAPPLE (Mature Height = 15-20 ft. Tall) (minimum 2" caliper)

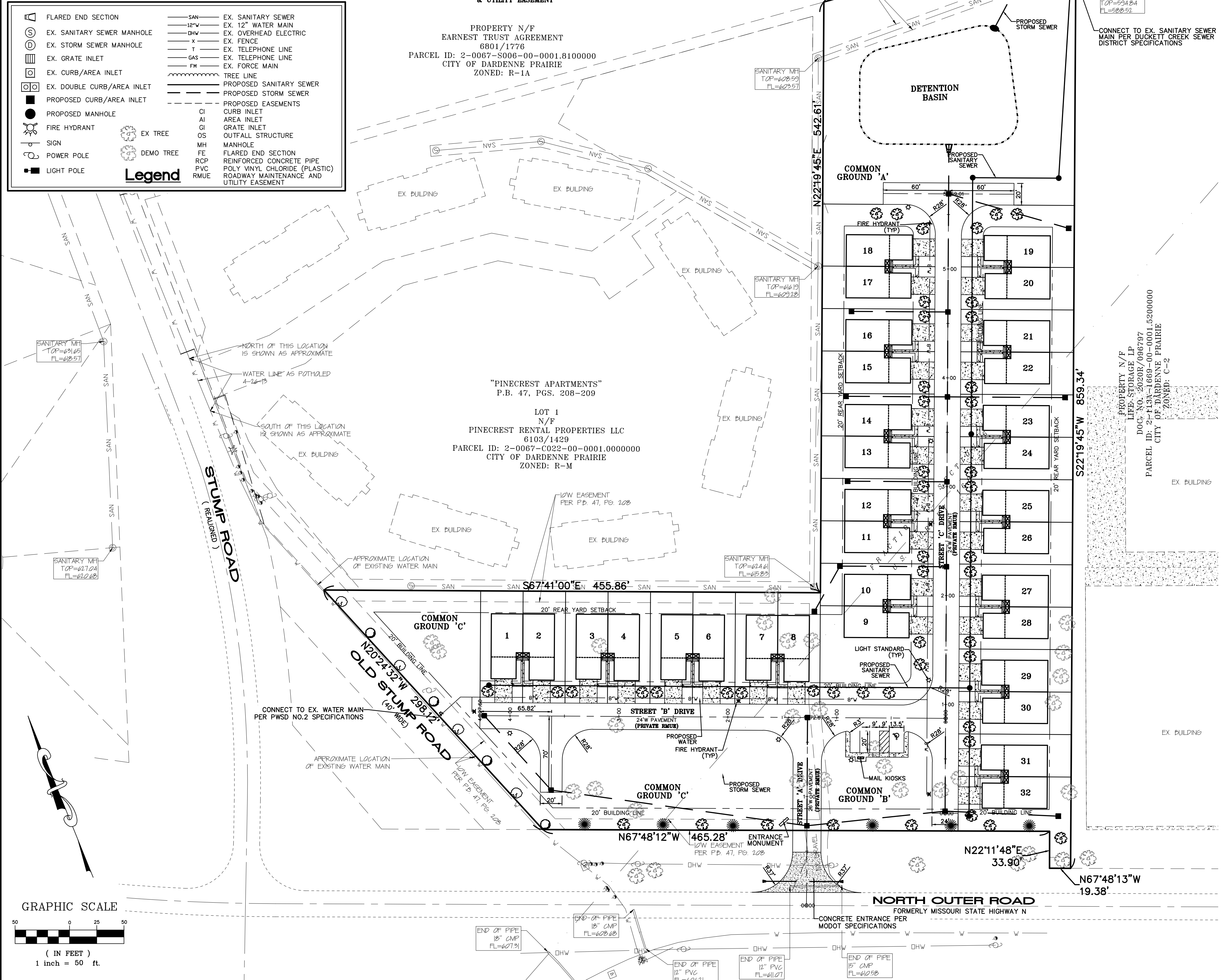


Legend

FLARED END SECTION	EX. SANITARY SEWER
EX. SANITARY SEWER MANHOLE	EX. 12" WATER MAIN
EX. STORM SEWER MANHOLE	EX. OVERHEAD ELECTRIC
EX. GRATE INLET	EX. FENCE
EX. CURB/AREA INLET	EX. TELEPHONE LINE
EX. DOUBLE CURB/AREA INLET	EX. TELEPHONE LINE
PROPOSED CURB/AREA INLET	EX. FORCE MAIN
PROPOSED MANHOLE	PROPOSED SANITARY SEWER
FIRE HYDRANT	PROPOSED STORM SEWER
SIGN	PROPOSED EASEMENTS
POWER POLE	CI CURB INLET
LIGHT POLE	AI AREA INLET
	OS OUTFALL STRUCTURE
	MH MANHOLE
	FE FLARED END SECTION
	ROP REINFORCED CONCRETE PIPE
	PVC POLY VINYL CHLORIDE (PLASTIC)
	RMUE ROADWAY MAINTENANCE AND UTILITY EASEMENT

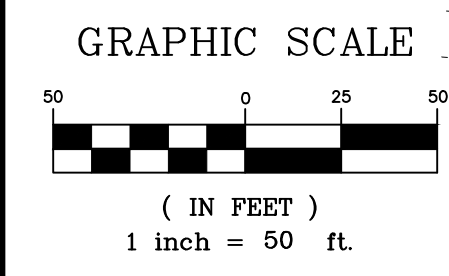
PROPERTY N/F
EARNST TRUST AGREEMENT
6801/1776
PARCEL ID: 2-0067-S006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209
LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M



DEVELOPMENT NOTES:

- Area of Tract: 6.007 Acres Total
- Existing Zoning: C-2 General Commercial
- Proposed Zoning: R-1D, PUD
- Proposed Use: Single Family Attached Residential
- Proposed Lots: 32 Lots/Units
- Property Owner (Parcel ID: 2-0067-C022-00-0002.0000000): Pinecrest Rental Properties LLC 11 Mulligan Drive Farmington, MO 63640
- Property Owner (Parcel ID: 2-0067-S006-00-0001.0000000): ITR Enterprises LLC 2370 Scattered Oak Drive Wentzville, MO 63385
- Developer: Redbud Development Group LLC 7393 Highway N O'Fallon, MO 63368
- Zoning Requirements: R-1D
 - Minimum Lot Area: 5,400 sq.ft. (For attached units)
 - Minimum Lot Width: 45 ft. (For attached units)
 - Minimum Lot Depth: 70 ft.
 - Minimum Front Yard Setback: 25 ft.
 - Minimum Side Yard Setback: 10 ft.
 - Minimum Rear Yard Setback: 20 ft. (For attached units)
 - Maximum Lot Coverage: 30%
 - Maximum Height of Structures: 2 1/2 Stories or 35'
 - Minimum Unit Size: 1,450 sq.ft. (For attached units)
- Requested Deviations:
 - Minimum Lot Area: 4,000 sq.ft.
 - Minimum Lot Width: 39 ft.
 - Minimum Front Yard Setback: 20 ft.
 - Maximum Lot Coverage: 42%
 - Minimum Unit Size: 1,105 sq.ft.
- No deviations other than those listed above are included in the PUD.
- Site served by the following:
 - Sanitary Sewer: Duckett Creek Sewer District
 - Water: Public Water Supply District No. 2
 - Telephone: CenturyLink
 - Electric: Ameren UE
 - Gas: Spire Gas
 - Fire: O'Fallon Fire Protection District
 - School: Fort Zumwalt School District
- According to the Flood Insurance Rate Map of St. Charles County, Missouri, (Community Panel Number 29183C 0240Q Dated January 20, 2016), the subject property is shown as being part of Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual Chance Flood Plain.
- Site Coverage Calculations R-1D P.U.D.:
 - Site Area = 261,675.61 s.f.
 - Lots = 139,405.76 s.f.
 - RMUE/Pavement = 31,678.03 s.f.
 - Common Ground = 90,591.82 s.f.
- Average Lot Area:
 - Area of Lots = 139,405.76 s.f.
 - 139,405.76 s.f. / 32 Lots = 4,356.43 s.f.
- Woodland Area Calculations: 50% Tree removal allowed per City of Dardenne Prairie; More than 50% tree removal shall require Reforestation Agreement
 - Existing trees on site = 25 trees
 - Proposed Tree Removal = 25 trees
 - [25 Existing Trees X 50%] 1.5 (tree mitigation) = 18.75 Trees Reforestation
 - Total Tree Mitigation Required = 19 Trees
- Landscape Calculations:
 - 1 Tree planted in front of each lot having 79' or less road frontage. Lots having 80' or more road frontage shall have 1 Tree planted for every 40' of frontage.
 - Lots having 79' or less road frontage:
 - Lot 1-8 = 39.00 l.f. x 8 = 312 l.f. / 40 l.f. = 8 Trees (Street 'B' Drive frontage)
 - Lot 10-17 = 39.00 l.f. x 8 = 312 l.f. / 40 l.f. = 8 Trees (Street 'C' Drive frontage)
 - Lot 20-31 = 39.00 l.f. x 12 = 468 l.f. / 40 l.f. = 12 Trees (Street 'C' Drive frontage)
 - Lots having 80' or more road frontage:
 - Lot 32 = 187.61 l.f. / 40 l.f. = 5 Trees (Street 'C' Drive & North Outer Road frontage)
 - Lot 9 = 182.34 l.f. / 40 l.f. = 5 Trees (Street 'B' Drive & Street 'C' Drive frontage)
 - Lot 18 = 92.98 l.f. / 40 l.f. = 3 Trees (Street 'C' Drive frontage)
 - Lot 19 = 93.00 l.f. / 40 l.f. = 3 Trees (Street 'C' Drive frontage)
 - Common Ground 'B' = 125.75 l.f. / 40 l.f. = 4 Trees (North Outer Road frontage)
 - Common Ground 'C' = 527.48 l.f. / 40 l.f. = 14 Trees (Stump Road & North Outer Road frontage)
 - Total Street Trees Required = 62
 - Trees Street Trees Provided = 62
- All proposed utilities to be located underground.
- Parking Spaces Required:
 - 2 Spaces per Unit X 32 Units = 64 Spaces
 - Parking Spaces Provided:
 - Lots (Driveway) = 64 Spaces
 - Parking Lot = 4 Spaces
 - Total Spaces Provided = 68 Parking Spaces
- The sanitary sewers for all proposed homes shall drain by gravity.



END OF PIPE
12" CMP
FL=612.73

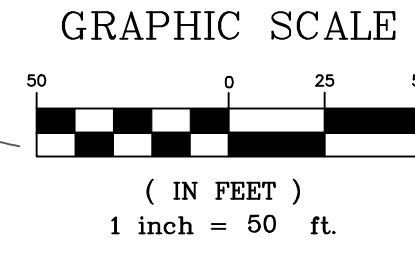
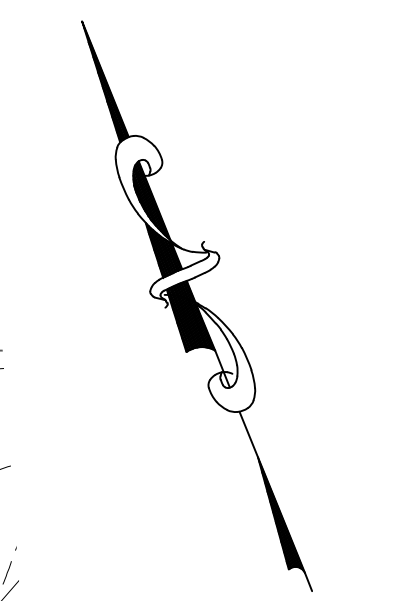
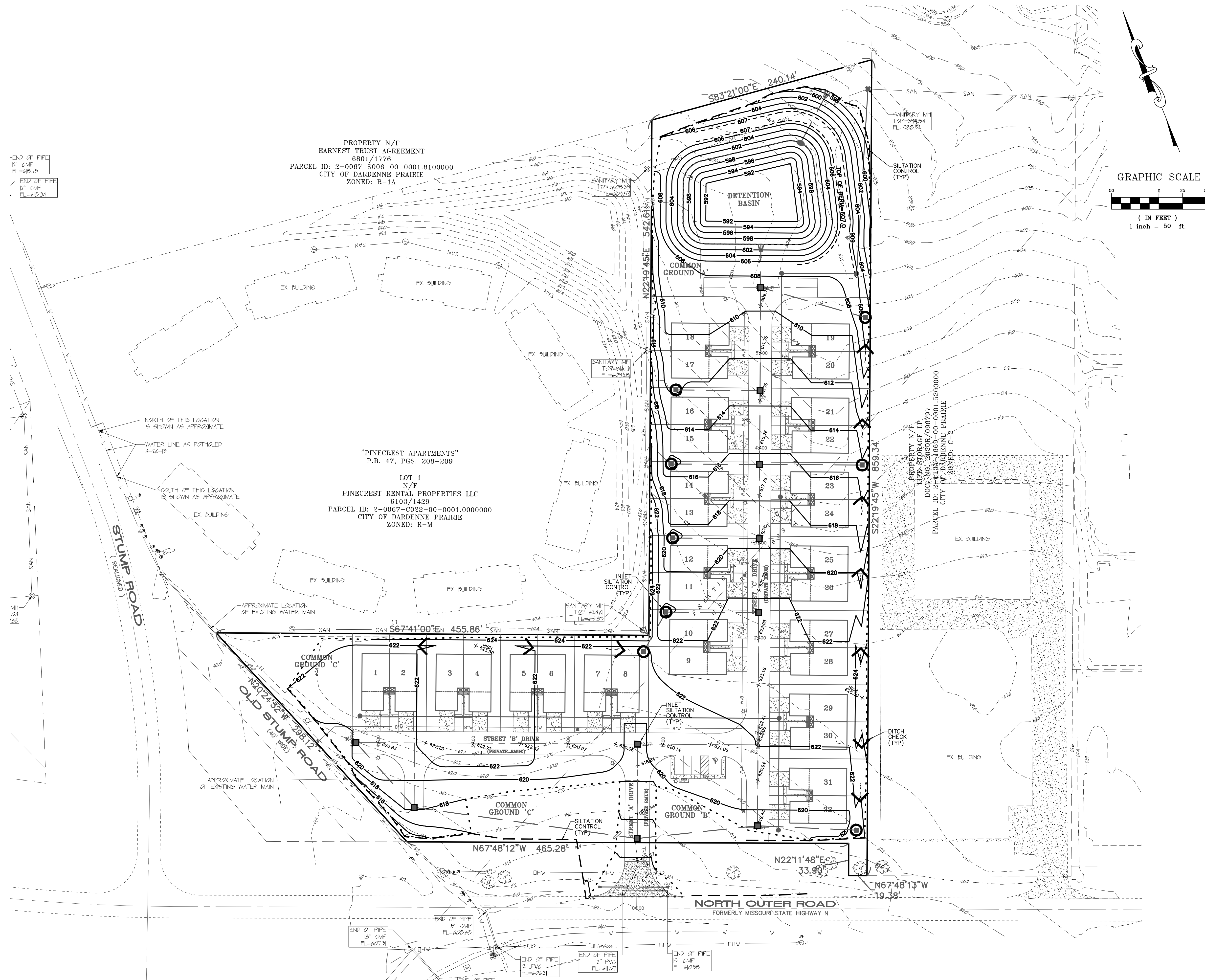
END OF PIPE
12" CMP
FL=618.34

PROPERTY N/F
EARNEST TRUST AGREEMENT
6801/1776
PARCEL ID: 2-0067-006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M

PROPERTY N/F
LIFE STORAGE LP
DOC. NO. 20202/096797
2-113A-1669-00-0001.5200000
CITY OF DARDENNE PRAIRIE
ZONED: C-2



AN AREA PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

PREPARED FOR:
REBUD DEVELOPMENT GROUP, LLC
CITY, STATE, ZIP
314-803-7565

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

NO.	DATE	DESCRIPTION

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

Jeffrey B. Simmons
Civil Engineer
2007030831

11/04/2025
DATE

00-10988C
PROJECT NUMBER

10988Cpre.dwg
FILE NAME

CLM
DRAWN

JBS JBS
DESIGNED CHECKED

**GRADING &
SILTATION
PLAN**

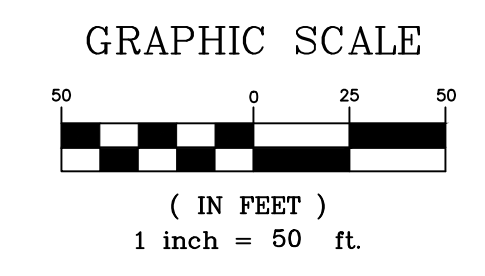
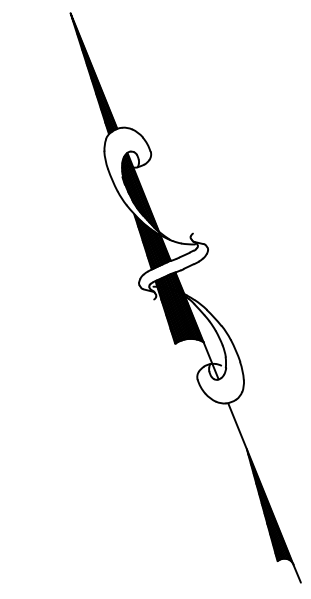
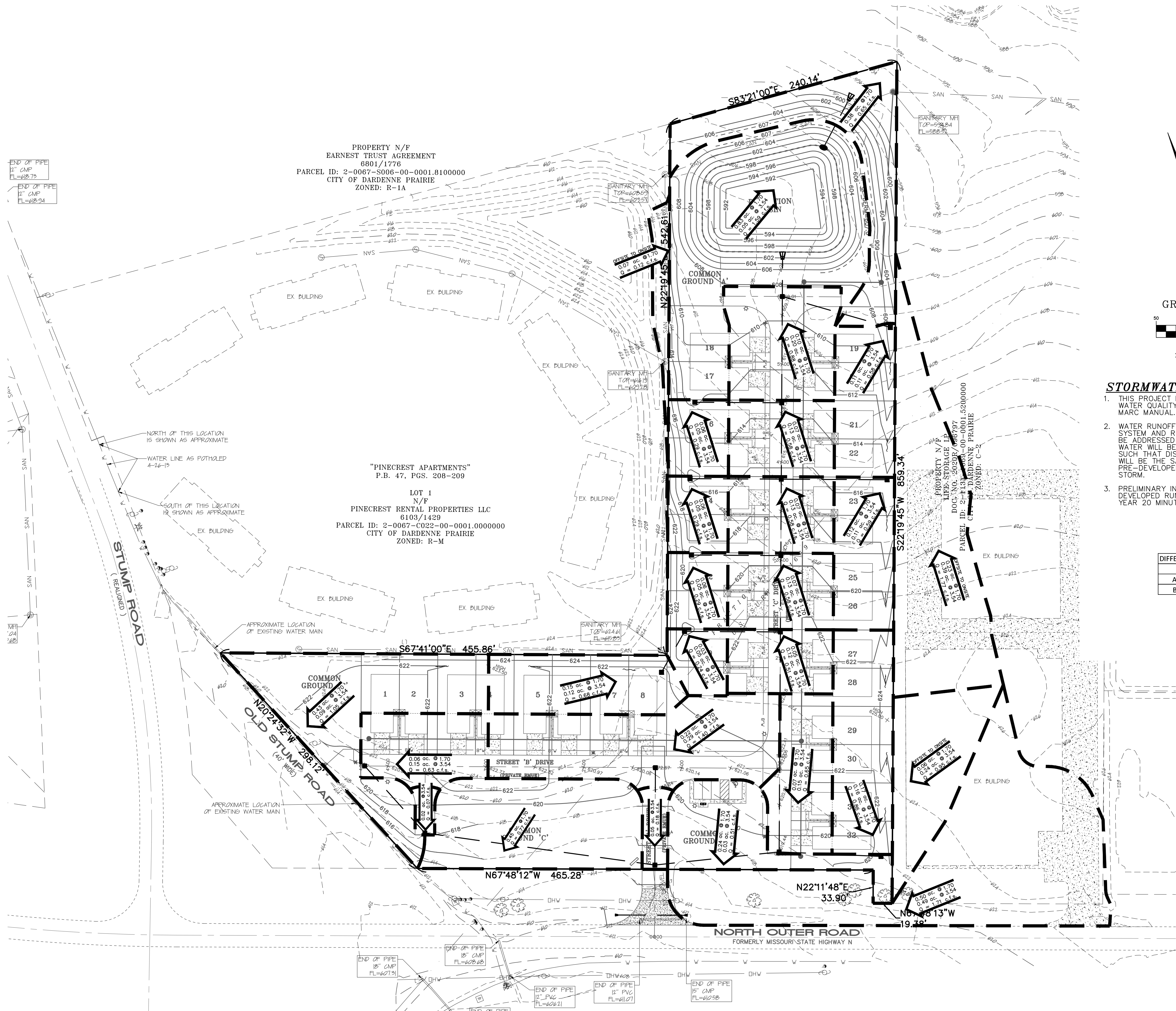
END OF PIPE
12" CMP
FL=618.75

END OF PIPE
12" CMP
FL=618.54

PROPERTY N/F
EARNST TRUST AGREEMENT
6801/1776
PARCEL ID: 2-0067-S006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M



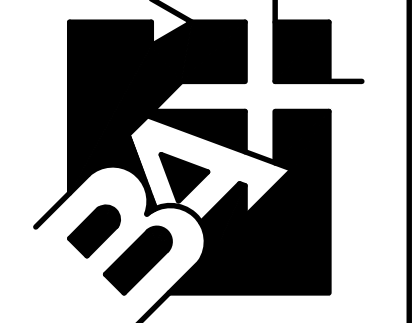
STORMWATER MANAGEMENT PLAN

1. THIS PROJECT REQUIRES STORM WATER DETENTION AND WATER QUALITY CREDITS TO BE DETERMINED USING THE MARC MANUAL.
2. WATER RUNOFF WILL BE COLLECTED IN STORM SEWER SYSTEM AND ROUTED TO BASIN. WATER QUALITY WILL BE ADDRESSED WITH A BIORETENTION AREA. STORM WATER WILL BE ATTENUATED IN THE DETENTION BASIN SUCH THAT DISCHARGE TO THE EXISTING CHANNEL WILL BE THE SAME AS OR LESS THAN THE PRE-DEVELOPED CONDITION FOR THE VARIOUS DESIGN STORM.
3. PRELIMINARY INFORMATION FOR PRE AND POST DEVELOPED RUNOFF IS CONTAINED HEREIN FOR THE 15 YEAR 20 MINUTE STORM.

DIFFERENTIAL RUNOFF 15YR/20MIN STORM (cfs)

	PRE	POST	DIFFERENTIAL
A	12.06	15.23	3.17
B	8.15	2.33	-5.82

AN AREA PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368



**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

NO.	DATE	DESCRIPTION

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.



11/04/2025
DATE

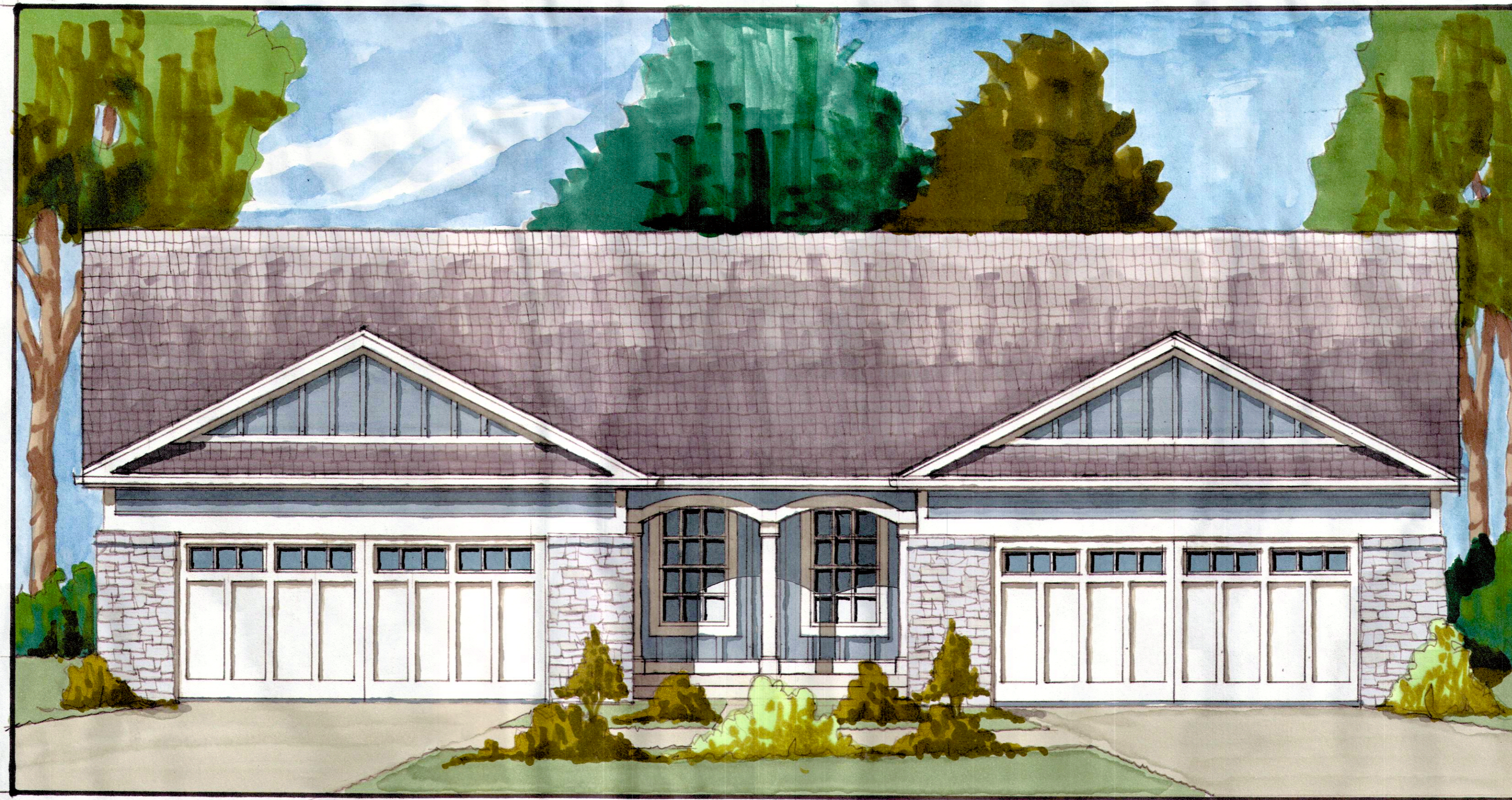
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PROJECT NUMBER

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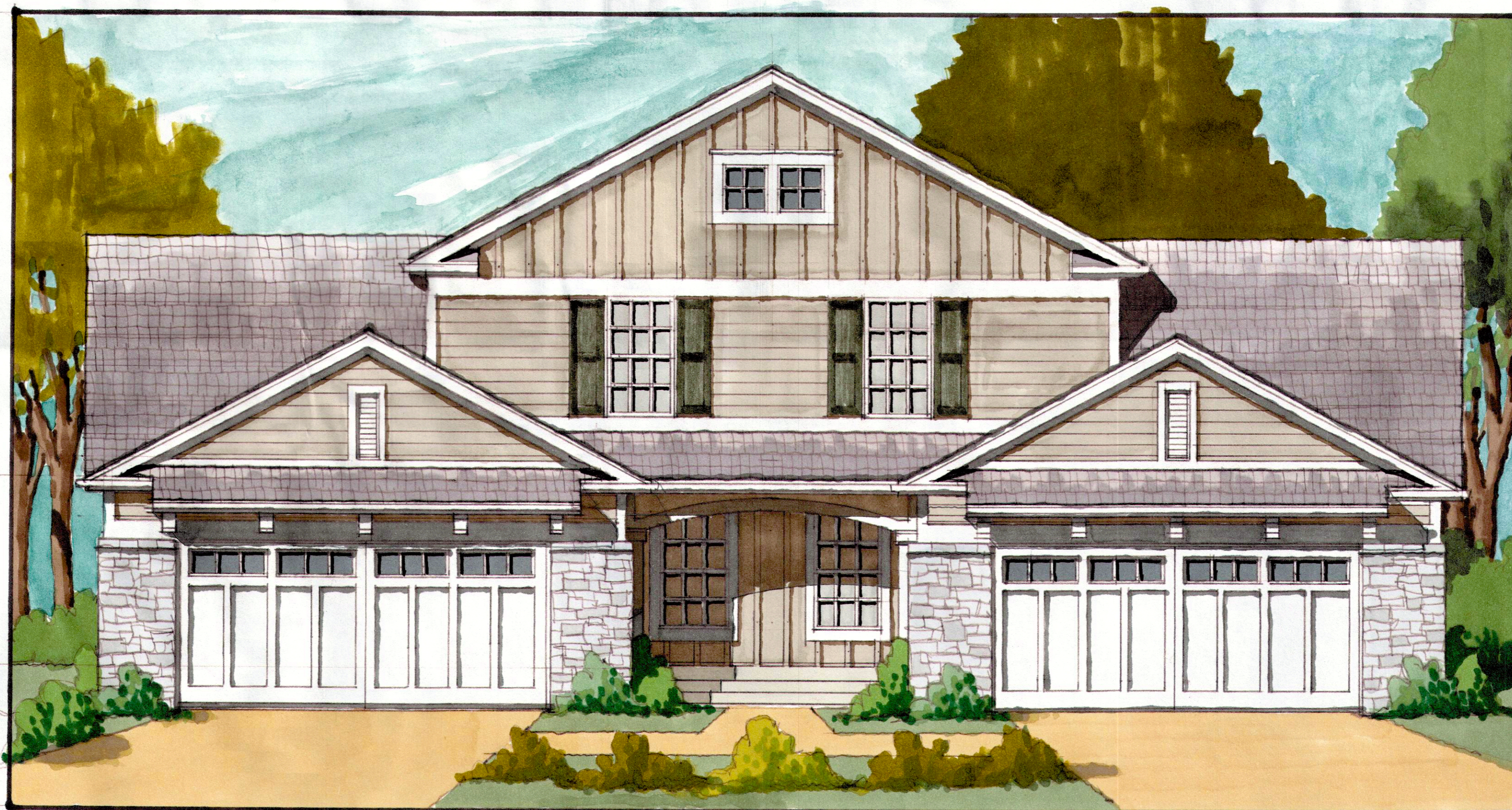
CLM
DRAWN

JBS JBS
DESIGNED CHECKED

PROPOSED
DRAINAGE AREA
MAP



RANCH MODEL - FRONT ELEVATION



2 STORY MODEL - FRONT ELEVATION

40
32
72



RANCH MODEL - FRONT ELEVATION



2 STORY MODEL - FRONT ELEVATION

4
32
72



CALL MEETING TO ORDER

Chairman Wooldridge call the meeting to order at 7:00 pm.

ROLL CALL VOTE:

	PRESENT	ABESENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

ALSO PRESENT: City Engineer Matt Davidson (via video), City Administrator Cathy Pratt, City Clerk Deborah Ryan and City Attorney Drew Weber

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

PUBLIC HEARING

Motion by Commissioner Northcutt, seconded by Commissioner Neske to open the Public Hearing. All ayes, motion carried.

1. Stillwater Grove CUP, Site Plan, Preliminary Plat and Rezoning Request from "R1-A" to "R1D", CUP to allow single family attached dwellings.

Mike Falkner of the Sterling Group representing the applicant was present and discussed the new plans submitted dated November 12, 2025, as distributed and the changes made to the plans.

The following residents spoke regarding the proposed development:

- Sherry Mitchell
- Heide Tuveson
- Charlie Castela

Motion by Commissioner Moehlenkamp, seconded by Commissioner Neske to close the Public Hearing. All ayes, motion carried.

APPROVAL OF MINUTES

- Approval of P & Z Work Session Minutes dated 10-08-25
- Approval of P & Z Regular Meeting Minutes dated 10-08-25

Commissioner Musler noted corrections to the minutes of 10-08-25 that the work session did not begin until 6:30 pm and the vote on OT Liquors CUP was not unanimous.

Motioned by Commissioner Northcutt, seconded by Commissioner Lamb to approve the minutes, as amended. All ayes, motion carried.

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Multi Family Moratorium Questionnaire

City Administrator Pratt reviewed the types of questions and the wording of the questions. The survey questions will go out to the stakeholders and will be working with the City's IT Manager to put the information into a format to collate information received. Goal is to get the questions out as quickly as possible to keep this process moving.

2. Stillwater Grover Conditional Use Permit, Site Plan, Preliminary Plat, Rezoning Request from "R1-A" to "R1-D" Conditional Use Permit and Preliminary Plat

Motioned by Commissioner Musler, seconded by Commissioner Stankovich for the approval of the requested rezoning from R1-A to R1-D.

Roll call vote:

Commissioner Northcutt – Nay
Commissioner Neske – Aye
Commissioner Lamb – Nay
Commissioner Stankovich – Aye
Commissioner Musler – Aye
Commissioner Pollard – Nay
Commissioner Moehlenkamp – Aye
Chairman Wooldridge – Nay

The vote on the motion being 4 ayes and 4 nays, tie vote. Motion failed.

Motioned by Chairman Wooldridge, seconded by Commissioner Pollard to recommend to the Board of Aldermen to deny the request for rezoning.

Roll call vote:

Commissioner Pollard – Aye
Commissioner Neske – Nay
Commissioner Northcutt – Aye
Commissioner Stankovich – Aye
Commissioner Musler – Nay
Commissioner Lamb – Aye
Chairman Wooldridge – Aye
Commissioner Moehlenkamp – Aye

The vote on the motion being 6 ayes and 2 nays, motion carried.

Discussion on the Commission to add the following conditions to the Conditional Use Permit to the plans that were distributed tonight dated November 12, 2025:

1. The Conditional Use Permit granted by this Ordinance is subject to the Applicant's and Owner's (or their respective successors in interest) compliance

with this Ordinance and the Preliminary Plat, dated November 12, 2025, including any amendments thereto, for the Property.

2. This Conditional Use Permit is contingent upon Applicant's receipt of a variance from the Board of Adjustment of the City of Dardenne Prairie, Missouri, from the requirements of Section 405.170.D.4 of the Municipal Code.
3. Applicant and Owner (or their respective successors in interest) agree that all existing wire fencing located on the Property shall be completely removed prior to occupancy of any residence on the Property.
4. Applicant and Owner (or their respective successors in interest) agree that a six-foot (6') tall sight-proof fence shall be installed along the southern and eastern boundaries of the Property prior to occupancy of any residence on the Property.
5. Applicant and Owner (or their respective successors in interest) agree that the exterior of all homes designated as "paintable wood" on the plans shall instead be constructed of metal.
6. Applicant and Owner (or their respective successors in interest) agree that no two-story homes shall be permitted on the lots which are adjacent to the southern boundary line of the Property.
7. Applicant and Owner (or their respective successors in interest) agree that all invasive plant species present on the Property shall be removed.
8. Applicant and Owner (or their respective successors in interest) agree that landscaping shall be installed along the southern edge of the Property near Bates Road to provide visual screening, consistent with the approved drainage and grading plan.
9. Applicant and Owner agree that the final plat and improvement plans shall clearly depict the detention easement from the Providence subdivision.
10. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the Conditional Use Permit approved pursuant to this Ordinance.

Motioned by Chairman Wooldridge, seconded by Commissioner Northcutt to approve the Conditional Use, with conditions as listed on the plan dated November 12, 2025. All ayes, motion carried.

Motioned by Chairman Wooldridge, seconded by Commissioner Northcutt to approve the Preliminary Plat, with conditions as listed with the Conditional Use on the plan dated November 12, 2025. All ayes, motion carried.

ADJOURNMENT

Motioned by Chairman Pollard, seconded by Commissioner Stankovich to adjourn the meeting at 8:15 pm. All ayes, motion carried.

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

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 12, 2025**

Respectfully submitted:

Deborah Ryan, City Clerk



City of Dardenne Prairie, Missouri

2026 Submittal and Meeting Calendar

Planning and Zoning Commission – 2nd Wednesday of each month
Board of Aldermen – 1st and 3rd Wednesday of each month

Planning and Zoning Commission Meetings begin at 7:00 pm
Board of Aldermen Meetings begin at 7:00 pm
(Board of Aldermen Work Sessions are at 6:00 pm prior to the regular mtg)

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

PLANNING AND ZONING COMMISSION			
REZONING, CONDITIONAL USE, NEW COMMUNITY PLANS, PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS			
APPLICATION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE
12/3/2025	12/17/2025	12/26/2025	1/14/2026
1/7/2026	1/21/2026	1/30/2026	2/11/2026
2/4/2026	2/18/2026	2/27/2026	3/11/2026
3/4/2026	3/18/2026	3/27/2026	4/8/2026
4/1/2026	4/15/2026	5/01/2026	5/13/2026
5/6/2026	5/20/2026	5/29/2026	6/10/2026
6/3/2026	6/17/2026	6/24/2026	7/8/2026
7/1/2026	7/15/2026	7/31/2026	8/12/2026
8/5/2026	8/19/2026	8/28/2026	9/9/2026
9/2/2026	9/16/2026	9/25/2026	10/14/2026
10/7/2026	10/21/2026	10/30/2026	11/11/2026*
11/4/2026	11/18/2026	11/27/2026	12/9/2026

BOARD OF ALDERMEN		
MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**		
APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/31/2025	1/7/2026	1/21/2026
1/28/2026	2/4/2026	2/18/2026
2/25/2026	3/4/2026	3/18/2026
3/25/2026	4/1/2026	4/15/2026
4/29/2026	5/6/2026	5/20/2026
5/27/2026	6/3/2026	6/17/2026
6/24/2026	7/1/2026	7/15/2026
7/29/2026	8/5/2026	8/19/2026
8/26/2026	9/2/2026	9/16/2026
9/30/2026	10/7/2026	10/21/2026
10/28/2026	11/4/2026	11/18/2026
11/25/2026	12/2/2026	12/16/2026

NOTES:

1. Zoning matters require two (2) reading 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 publications must be submitted at least 37 days prior to the meeting date
4. “*” denotes holiday schedule