



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

**PLANNING AND ZONING COMMISSION  
AGENDA  
JANUARY 14, 2026  
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  
Alderman Detweiler

**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 LCOATED AT 7393 HIGHWAY N AND STUMP ROAD – (Continued from the December 10, 2025, Planning and Zoning meeting at the request of the Applicant)

**APPROVAL OF MINUTES**

1. Planning and Zoning Commission Minutes – 12 10 25

**COMMISSION COMMUNICATIONS**

**NEW BUSINESS**

1. Red Bud Development Group, LLC, Rezoning Request from “C-2 to R-1D, PUD”, CUP and Preliminary Plat – 7393 Highway N and Stump Road

**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

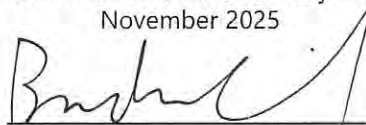
By:



David Blumenthal

Sworn to me on this 13<sup>th</sup> 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-10, 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





**CALL TO ORDER**

Chairman Wooldridge call the meeting to order at 6:57 pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
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 Administrator Cathy Pratt, IT Manager Rose Maresca, City Clerk Deborah Ryan and City Attorney Drew Weber

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was said.

**PUBLIC HEARING**

Motion by Commissioner Stankovich, seconded by Commissioner Lamb to open the Public Hearing. All ayes, motion carried.

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

Charles Wardle of Bax Engineering was present on behalf of the applicant. The applicant is requesting continuance of this Public Hearing until January 14, 2026.

Motion by Commissioner Northcutt, seconded by Commissioner Stankovich to continue the Public Hearing until January 14, 2026, as requested by the applicant. All ayes, motion carried.

**APPROVAL OF MINUTES**

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

Motion by Commissioner Musler, seconded by Commissioner Northcutt to approve the Planning and Zoning minutes dated 11 12 25 as presented. All ayes, motion carried.

## **COMMISSION COMMUNICATIONS**

Chairman Wooldridge stated next month and in February, according to the moratorium schedule, the Commission is scheduled to review the Comprehensive Plan and the Zoning Code. Chairman Wooldridge encouraged everyone to take a close look at those two documents, specifically for any potential changes and/or inconsistencies with the idea of dealing with future of multifamily developments.

Commissioner Musler asked about the status of the survey regarding multifamily.

City Administrator Pratt stated she is working with the IT Manager to get those out and staff will gather the information and report back to the Commission and the Board in January.

## **NEW BUSINESS**

1. Approval of the 2026 Application Submittal Calendar

Motioned by Chairman Musler, seconded by Commissioner Stankovich to approve the 2026 Application Submittal Calendar as presented. All ayes, motion carried.

## **OLD BUSINESS**

No old business.

## **ADJOURNMENT**

Motioned by Chairman Musler, seconded by Commissioner Lamb to adjourn the meeting at 7:13 pm. All ayes, motion carried.

Respectfully submitted:

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Deborah Ryan, City Clerk

Approved by P & Z on:





## 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](mailto: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](mailto: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 1<sup>st</sup> Public Hearing: 12/10/25 Postmark Deadline: 11/25/25


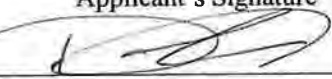
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

***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



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](http://www.baxengineering.com)

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

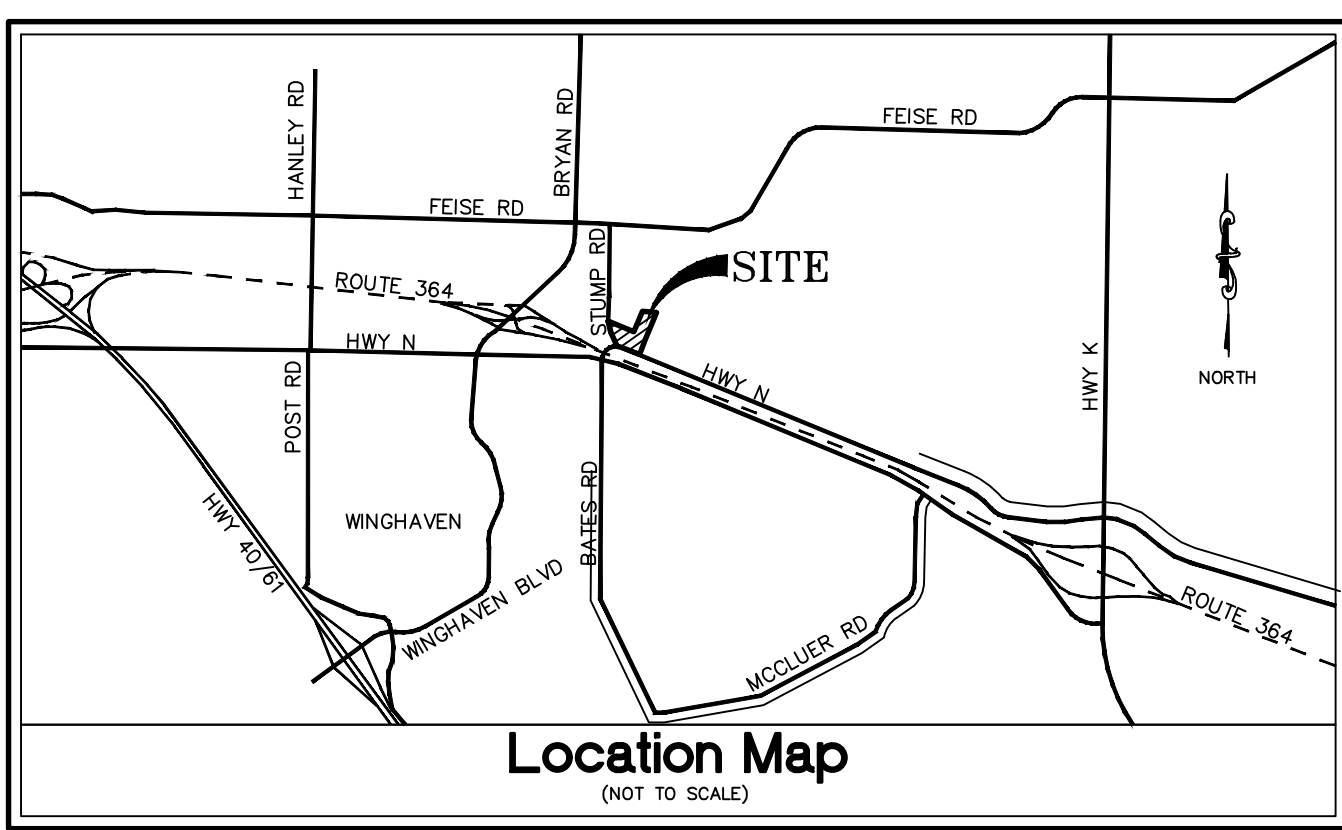
# A REZONING EXHIBIT FOR #7393 HIGHWAY N

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

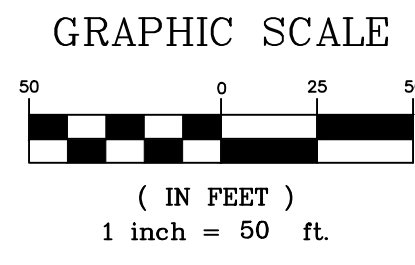
"PINECREST APARTMENTS"  
P.B. 47, PGS. 208-209  
LOT 1  
N/F  
PINECREST RENTAL PROPERTIES LLC  
6103/1429  
PARCEL ID: 2-0067-C022-00-0001.0000000  
CITY OF DARDENNE PRAIRIE  
ZONED: R-M

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, LP  
DOC: 1-134-1669-00-0001.5200000  
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

**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



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](http://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](http://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](mailto: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](mailto: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 1<sup>st</sup> 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

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](http://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

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APPLICANT: The Red Bud Development Group, 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

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](mailto: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](mailto: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:

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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



ENGINEERING

PLANNING

SURVEYING

December 29, 2025

City of Dardenne Prairie  
Attn: Cathy Pratt  
2032 Hanley Road  
Dardenne Prairie, MO 63368

RE: #7393 Highway N – Area Plan  
Dardenne Prairie Project #25-1300  
Bax Project No. 00-10988C

**Enclosed please find our comment response letter per Staff Report dated December 5, 2025.**

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. ***Please see attached architectural plans.***

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. ***Landscape Plan added as Sheet 5.***

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. ***This can be decided at the Board of Alderman Meeting.***

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.*

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



ENGINEERING

PLANNING

SURVEYING

#7393 Highway N – Area Plan

Bax Project No. 00-10988C

Page 2

This condition would help reduce any impacts to the frontage road. ***There is no gate on the plans.***

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. ***Amenities added to plans.***

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. ***Area plan is required for this project. See Lot Area plan Sheet 6.***

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. ***This will be determined at the Construction Plan phase of the development.***

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. ***Proposed street lights are shown on the Site Plan. Lighting plans are required for parking lot plans.***



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#7393 Highway N – Area Plan

Bax Project No. 00-10988C

Page 3

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. ***This will be determined at the Construction Plan phase of the development.***

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. ***Signage and detail to be shown on the Construction Plans.***

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. ***This is a construction plan requirement.***

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. **Duly noted.***
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. **Duly noted.***
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. **Duly noted.***



ENGINEERING

PLANNING

SURVEYING

#7393 Highway N – Area Plan

Bax Project No. 00-10988C

Page 4

- 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. **Duly noted.***
- 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. **Duly noted.***

Sincerely,

Charlie Wardle

# 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

**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 #000555  
Missouri State Certificate of Authority  
Surveying #000144

REVISIONS	
12/29/25	CITY COMMENTS

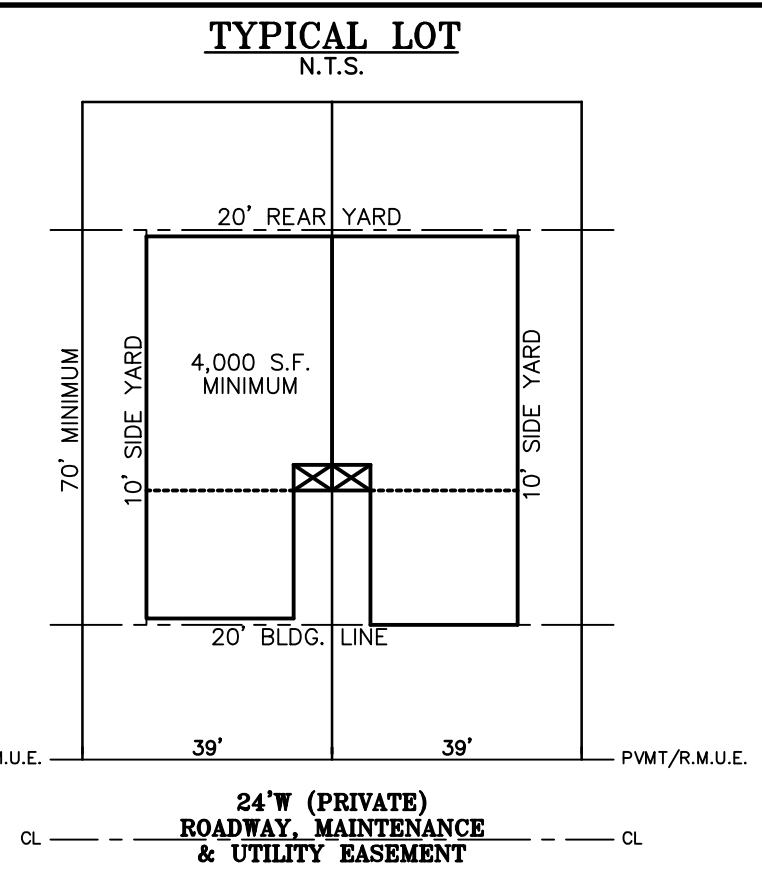
DISCLAIMER OF RESPONSIBILITY  
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated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

Jeffrey B. Simmons  
Civil Engineer  
2007030831

11/04/2025  
DATE  
00-10988C  
PROJECT NUMBER  
10988Cpre.dwg  
FILE NAME  
CLM  
DRAWN  
CAW  
DESIGNED  
JBS  
CHECKED

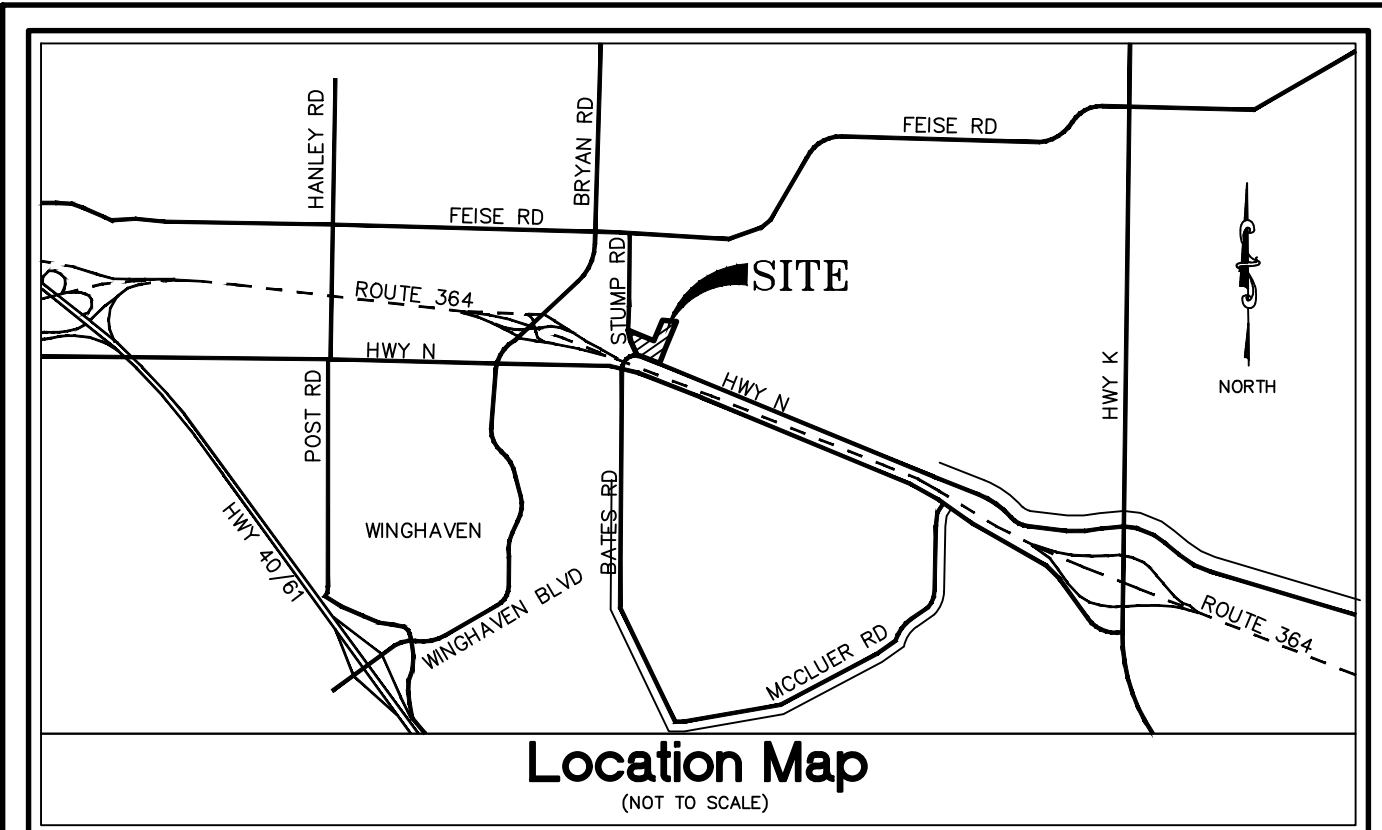
COVER SHEET/  
SITE PLAN

- SHEET INDEX:**
- 1 SITE PLAN
  - 2 GRADING AND SILTATION PLAN
  - 3 EXISTING DRAINAGE AREA MAP
  - 4 PROPOSED DRAINAGE AREA MAP
  - 5 LANDSCAPE PLAN
  - 6 LOT AREA & R.M.U.E. DETAIL



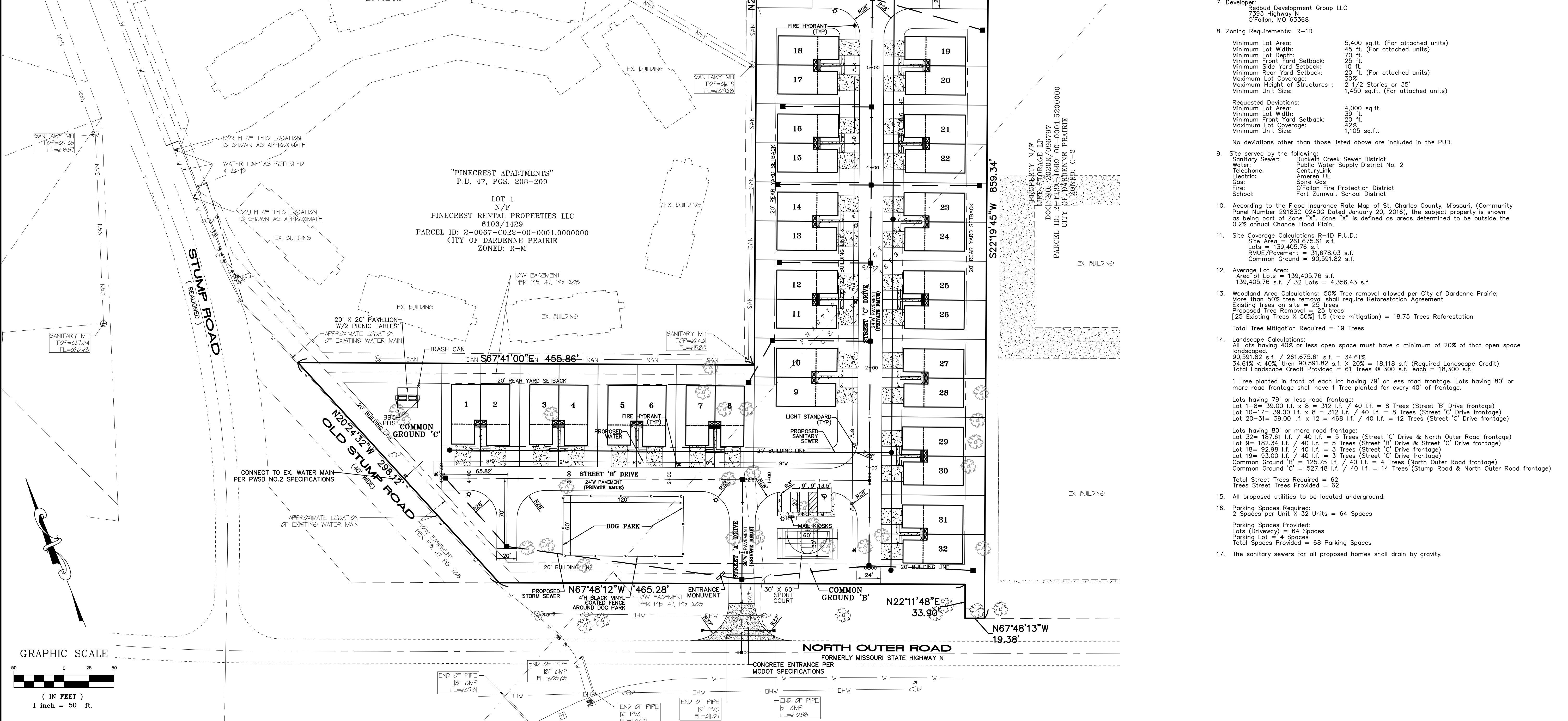
PROPERTY N/F  
EARNEST TRUST AGREEMENT  
6801/1776  
PARCEL ID: 2-0067-S006-00-0001.8100000  
CITY OF DARDENNE PRAIRIE  
ZONED: R-1A

"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



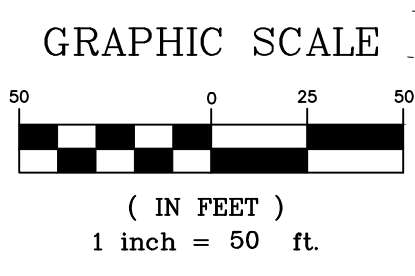
**Legend**

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
	GI GRATE 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



**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): TR 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 = 139,405.8 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:
  - All lots having 40% or less open space must have a minimum of 20% of that open space landscaped.
  - 90,591.82 s.f. / 261,675.61 s.f. = 34.61%
  - 34.61% < 40%, then 90,591.82 s.f. X 20% = 18,118 s.f. (Required Landscape Credit)
  - Total Landscape Credit Provided = 61 Trees @ 300 s.f. each = 18,300 s.f.
- 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

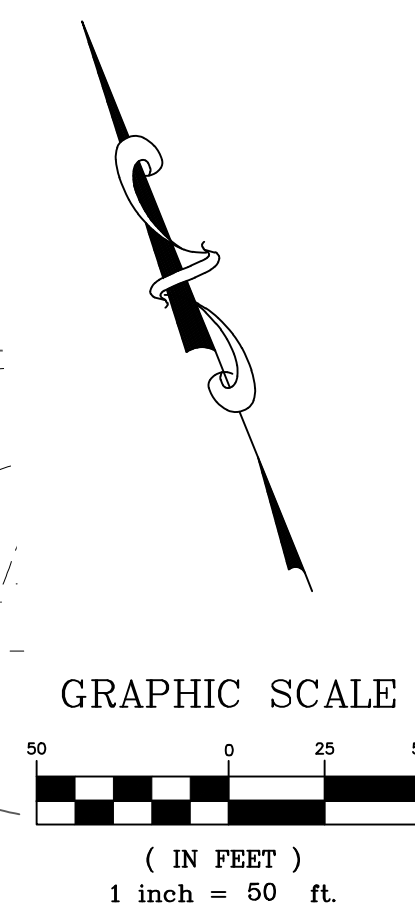
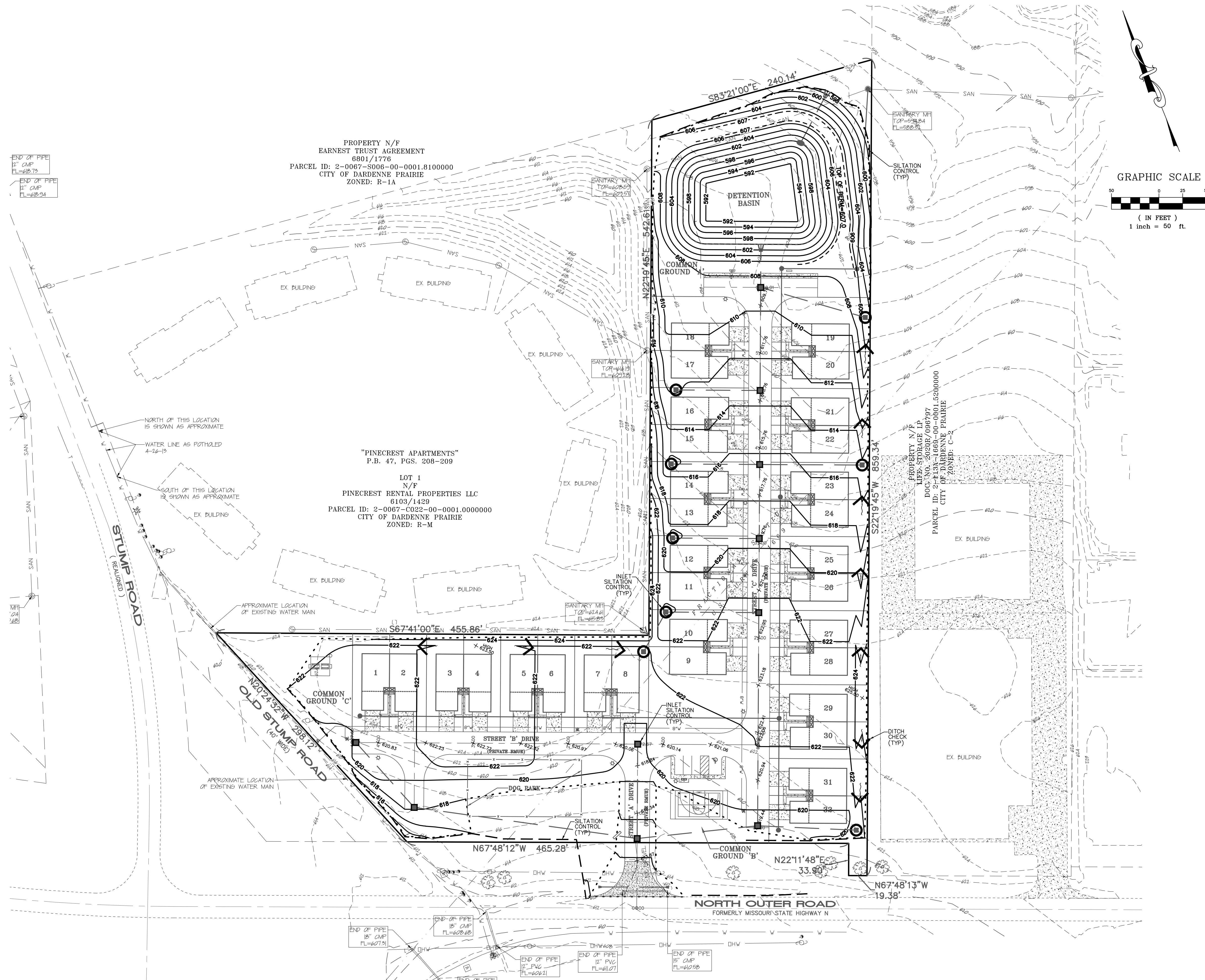
END OF PIPE  
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FL=618.34

PROPERTY N/F  
EARNEST 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

PROPERTY N/F  
LIFE STORAGE LP  
DOC. NO. 2020E/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

**BPA**  
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

DATE	CITY COMMENTS
12/29/25	

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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.

JEFFREY B. SIMMONS  
NUMBER  
2007030831  
PROFESSIONAL ENGINEER  
1/12/2025

Jeffrey B. Simmons  
Civil Engineer  
2007030831

11/04/2025  
DATE

00-10988C  
PROJECT NUMBER

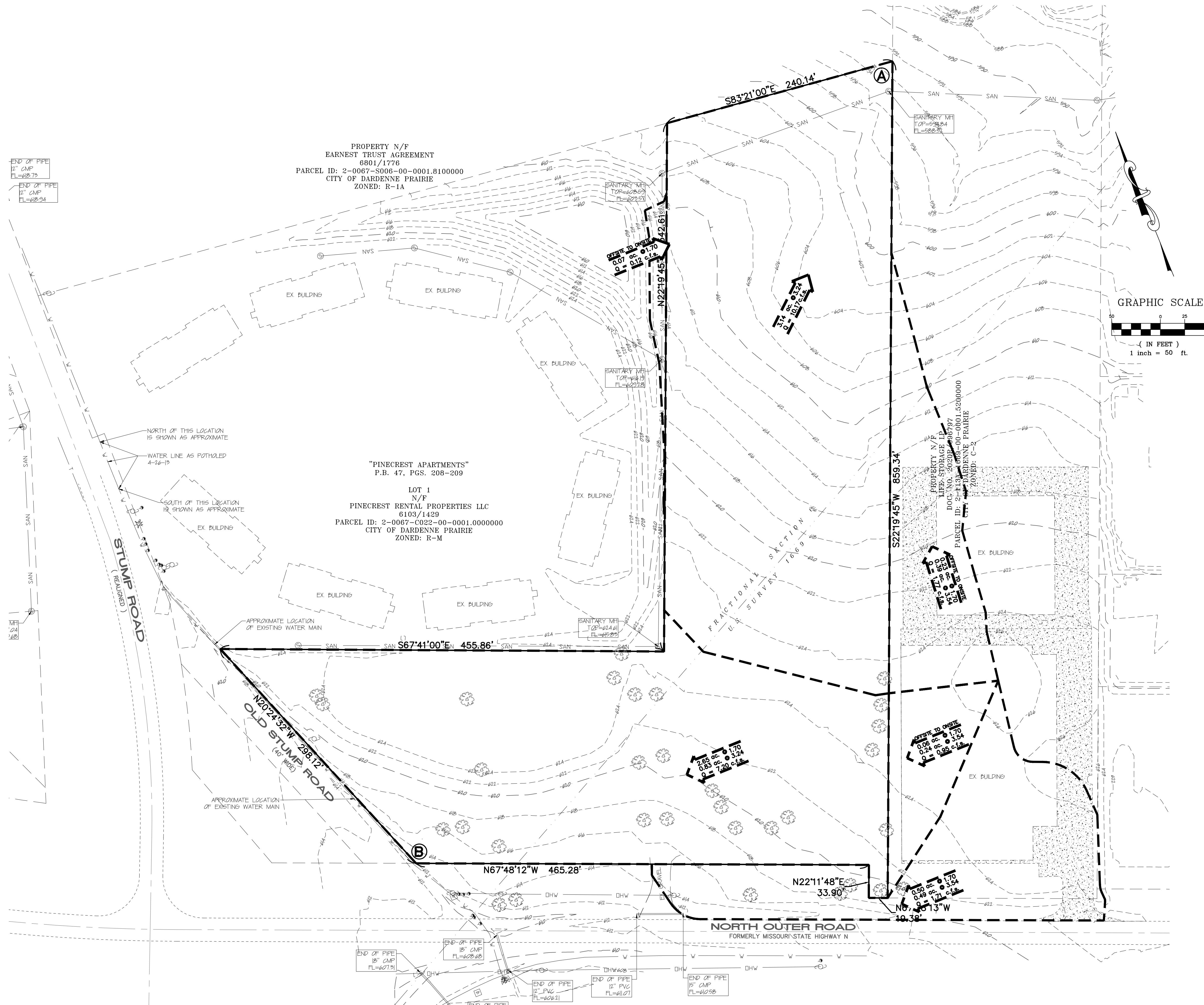
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FILE NAME

CLM  
DRAWN

JBS JBS  
DESIGNED CHECKED

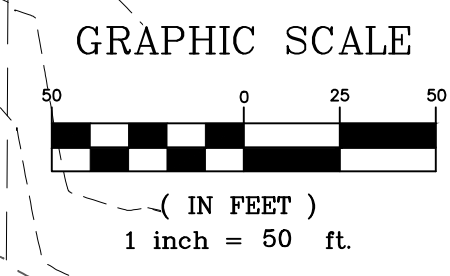
GRADING &  
SILTATION  
PLAN

2 of 6



END OF PIPE  
12" CMP  
FL=618.73

END OF PIPE  
12" CMP  
FL=618.94



AN AREA PLAN FOR  
**# 7393 HIGHWAY N**  
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Civil Engineer  
2007030831

11/04/2025  
DATE

00-10988C  
PROJECT NUMBER

10988Cpre.dwg  
FILE NAME

CLM  
DRAWN

JBS JBS  
DESIGNED CHECKED

EXISTING  
DRAINAGE AREA  
MAP

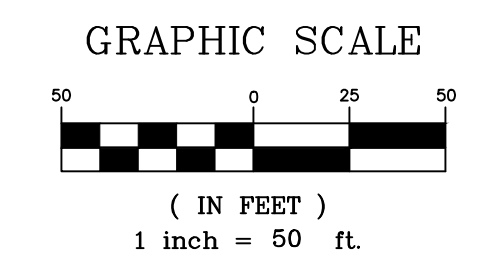
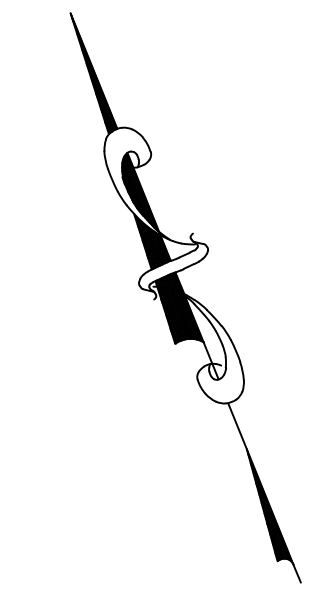
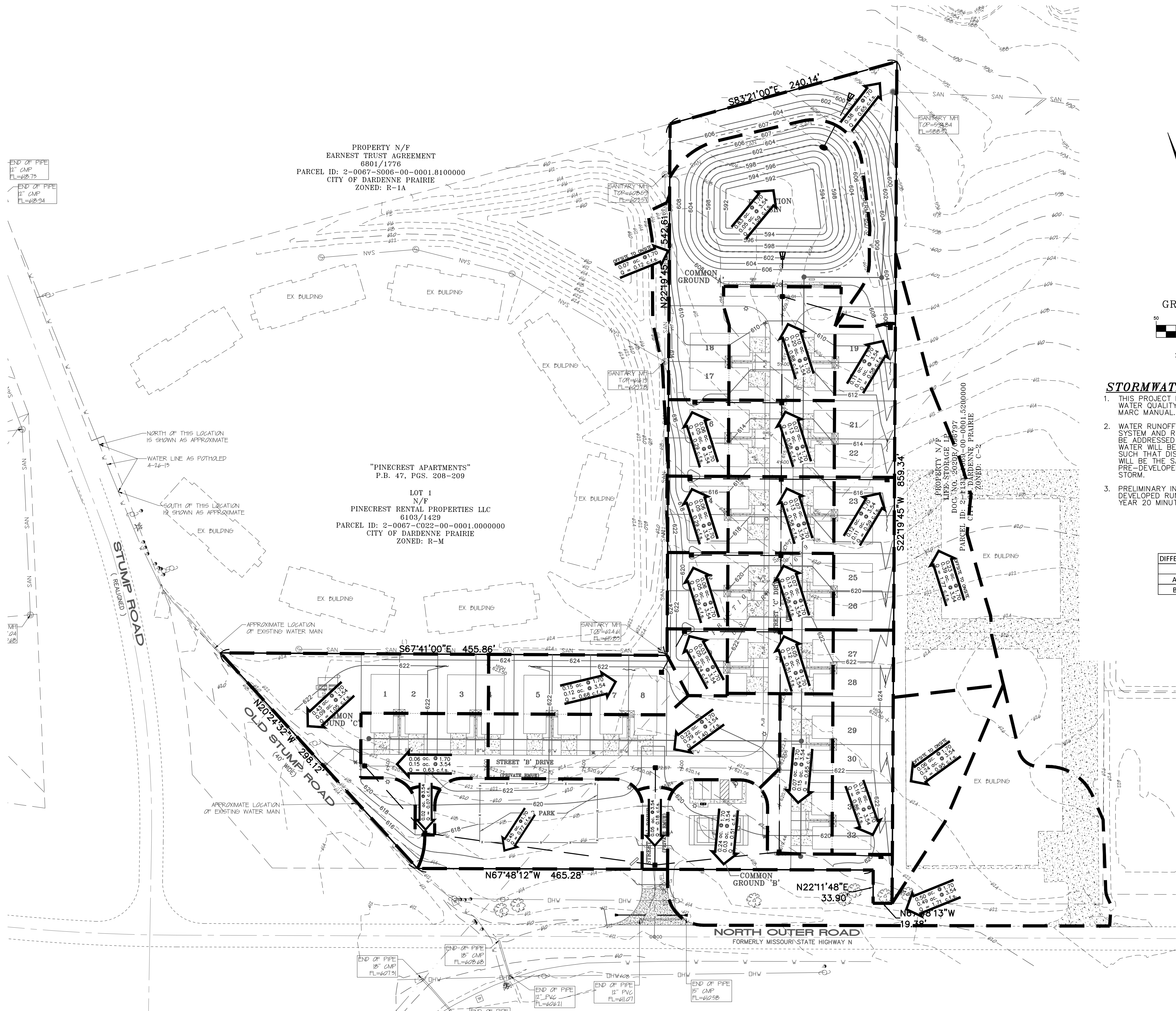
END OF PIPE  
12" CMP  
FL=618.75

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

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N/F  
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6103/1429  
PARCEL ID: 2-0067-C022-00-0001.0000000  
CITY OF DARDENNE PRAIRIE  
ZONED: R-M



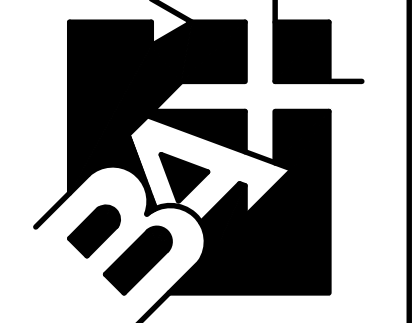
**STORMWATER MANAGEMENT PLAN**

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  
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11/04/2025  
DATE

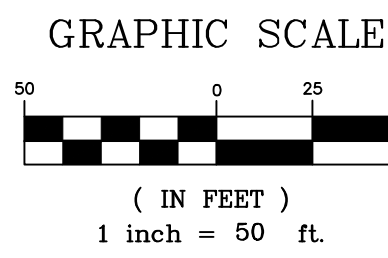
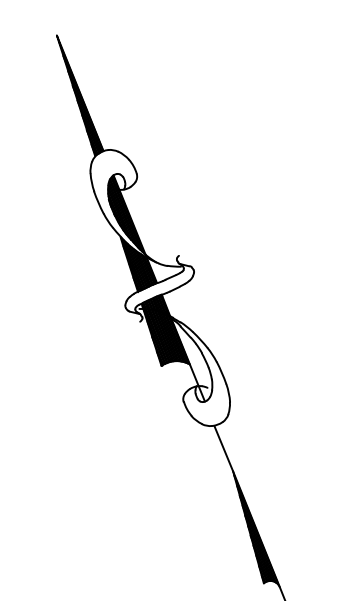
00-10988C  
PROJECT NUMBER

10988Cpre.dwg  
FILE NAME

CLM  
DRAWN

JBS JBS  
DESIGNED CHECKED

PROPOSED  
DRAINAGE AREA  
MAP



PROPERTY N/F  
 EARNEST 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

**LANDSCAPE LEGEND**

- QTY. (109) ~ PROPOSED RED MAPLE TREE (Mature Height = 30-60 ft. Tall) (minimum 2" caliper) (300 s.f. credit)
- QTY. (6) ~ PROPOSED GREEN GIANT PINE TREE (Mature Height = 50-60 ft. Tall) (minimum 2" caliper)
- QTY. (4) ~ PROPOSED AMERICAN HORNBREAM (Mature Height = 20-30 ft. Tall) (minimum 2" caliper)
- QTY. (4) ~ PROPOSED FLOWERING CRABAPPLE (Mature Height = 15-20 ft. Tall) (minimum 2" caliper)

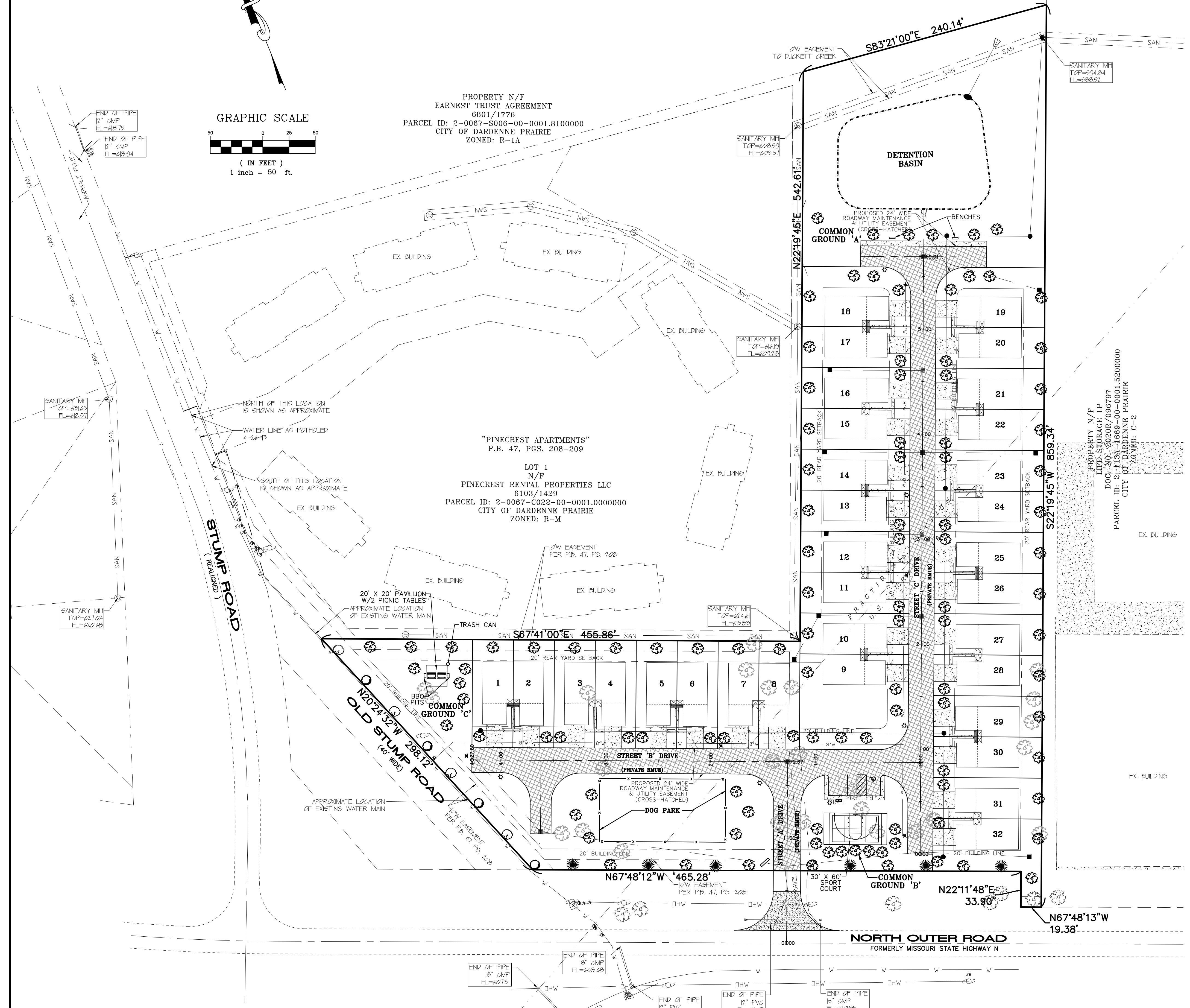
**Landscape Calculations:**  
 All lots having 40% or less open space must have a minimum of 20% of that open space landscaped.  
 90,591.82 s.f. / 261,675.61 s.f. = 34.61%  
 34.61% < 40%, then 90,591.82 s.f. X 20% = 18,118 s.f. (Required Landscape Credit)  
 Total Landscape Credit Provided = 61 Trees @ 300 s.f. each = 18,300 s.f.

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



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**BAT**  
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**PLANNING**  
**SURVEYING**  
 221 Point West Blvd.  
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 636-928-5552  
 FAX 928-1718

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 Engineering #000655  
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 Surveying #000144

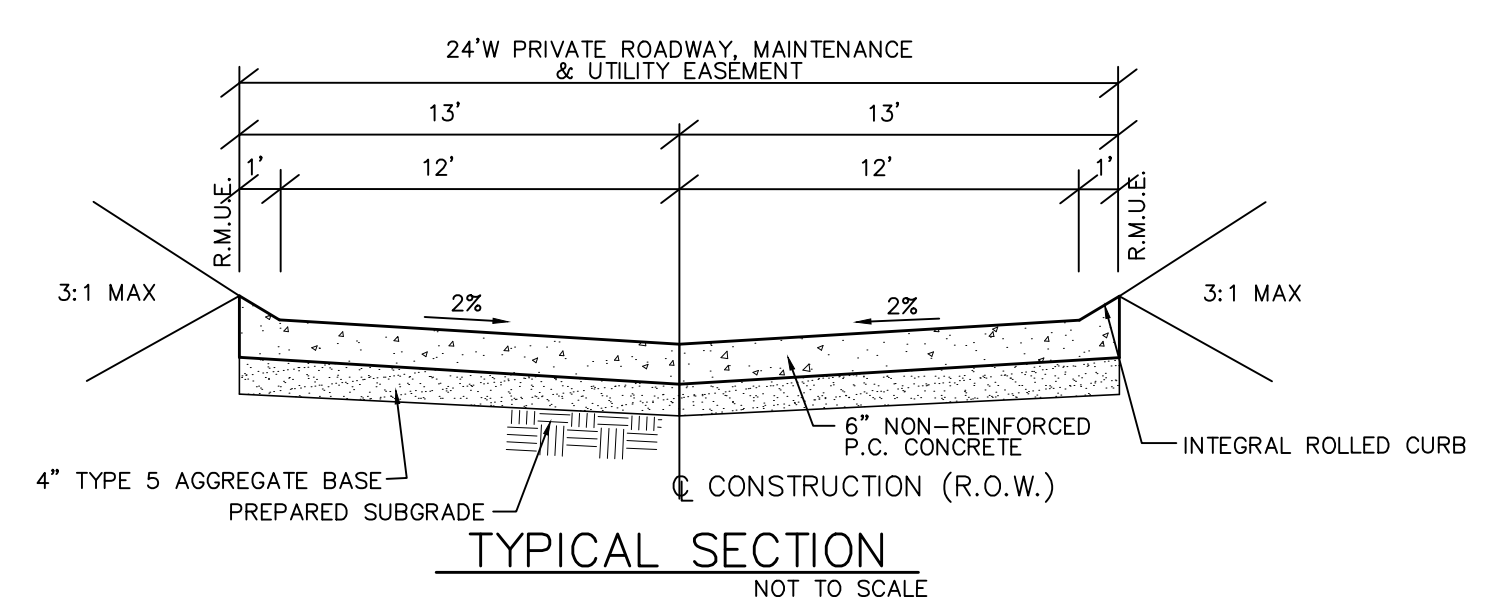
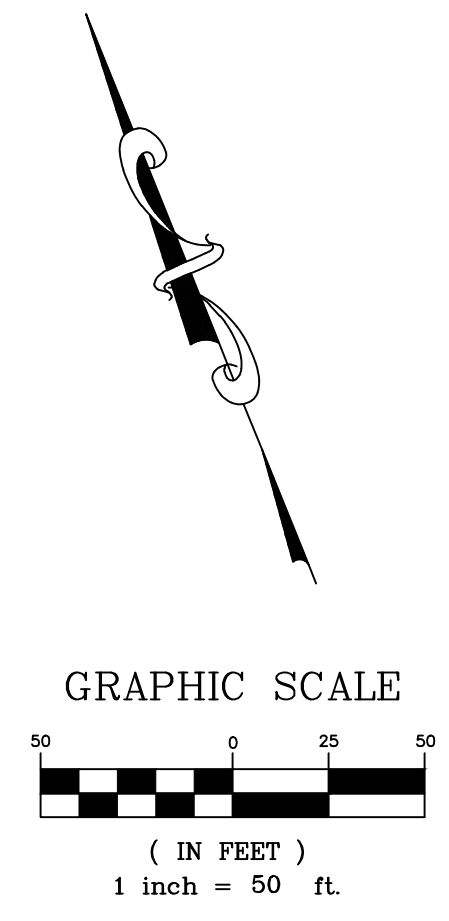
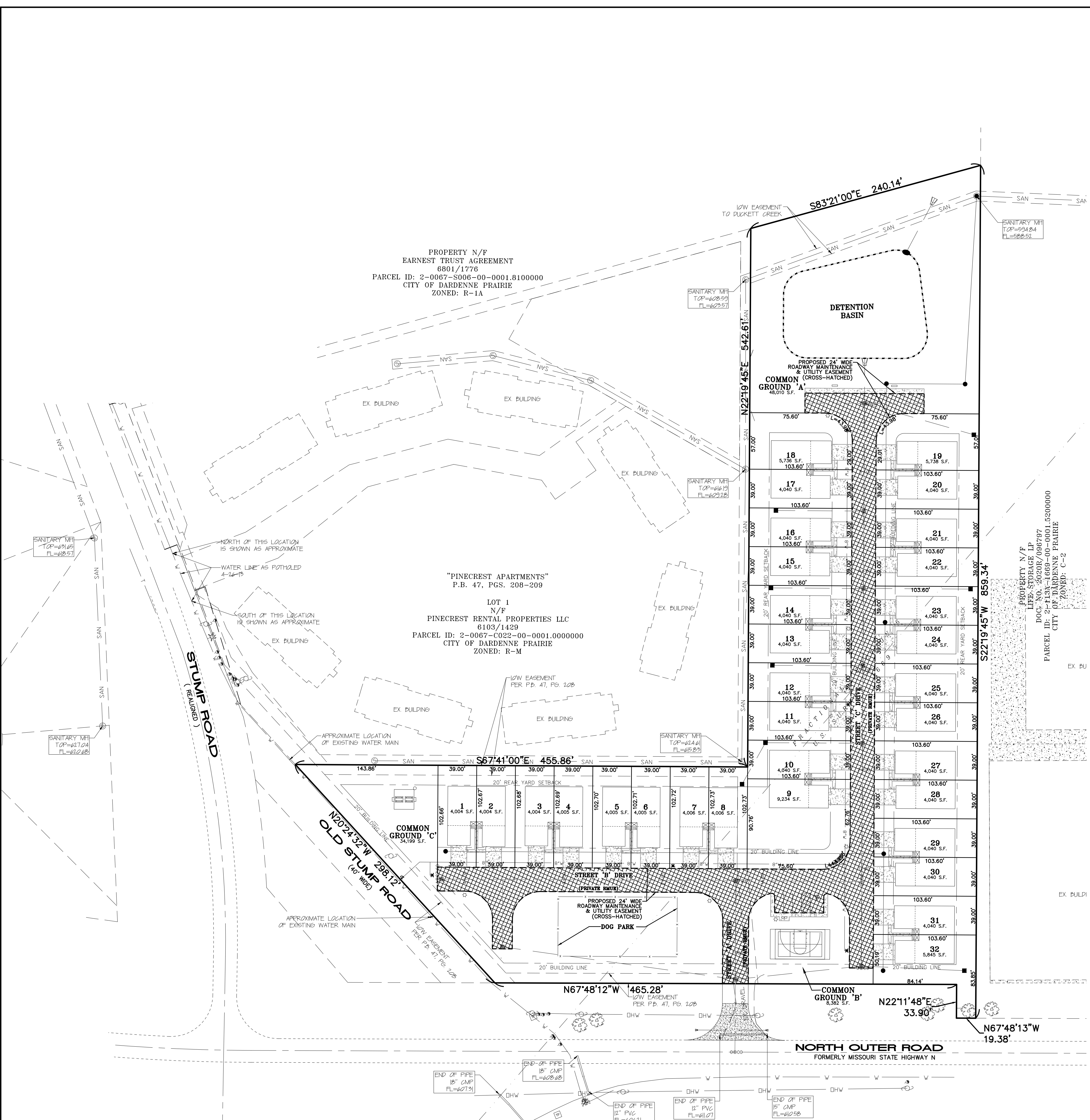
**REVISIONS**

DATE	CITY COMMENTS
12/29/25	

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Jeffrey B. Simmons  
 Civil Engineer  
 2007030831

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 FILE NAME  
 CLM  
 DRAWN  
 CAW JBS  
 DESIGNED CHECKED



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

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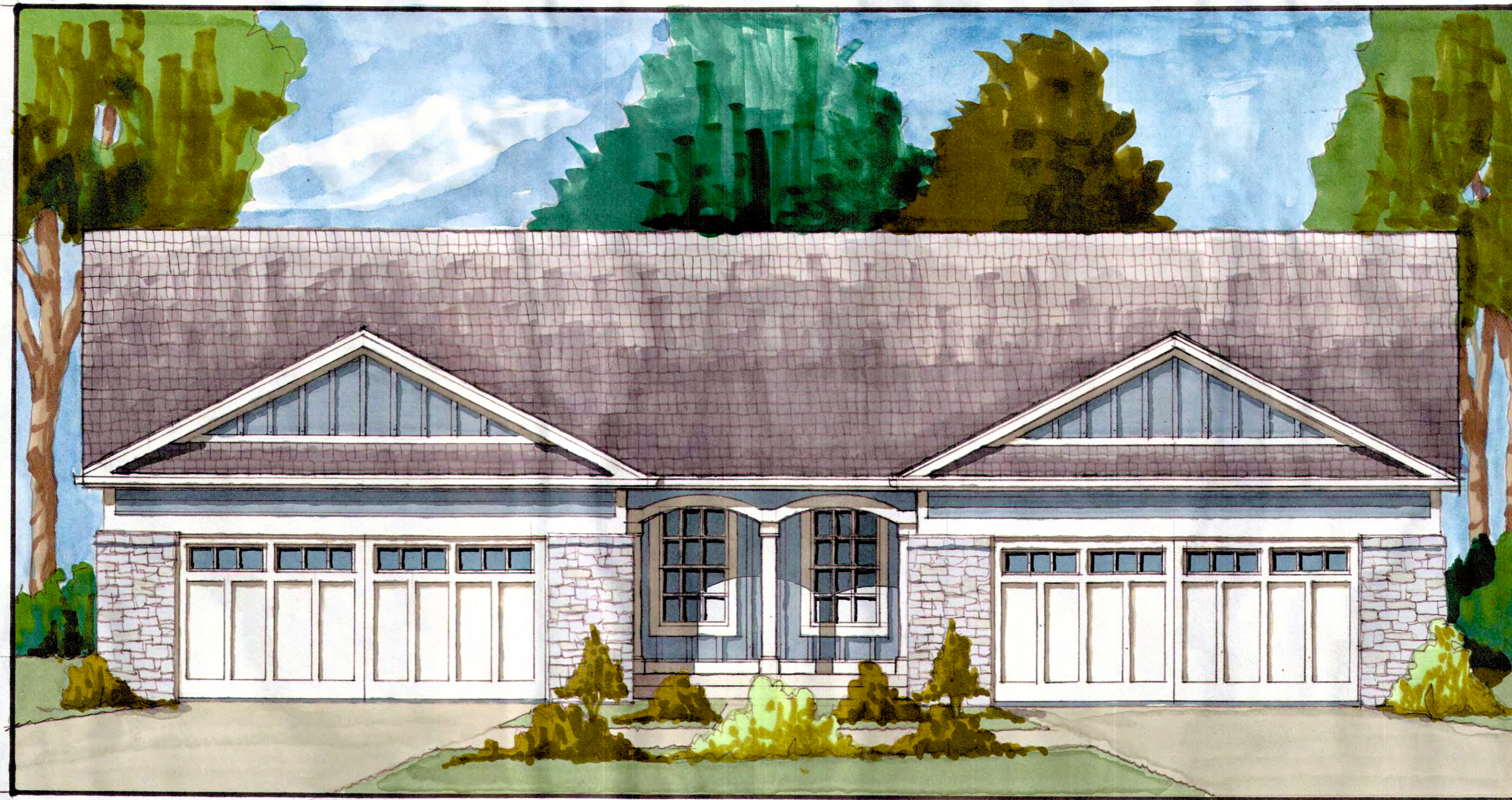
REVISIONS	12/29/25	CITY COMMENTS

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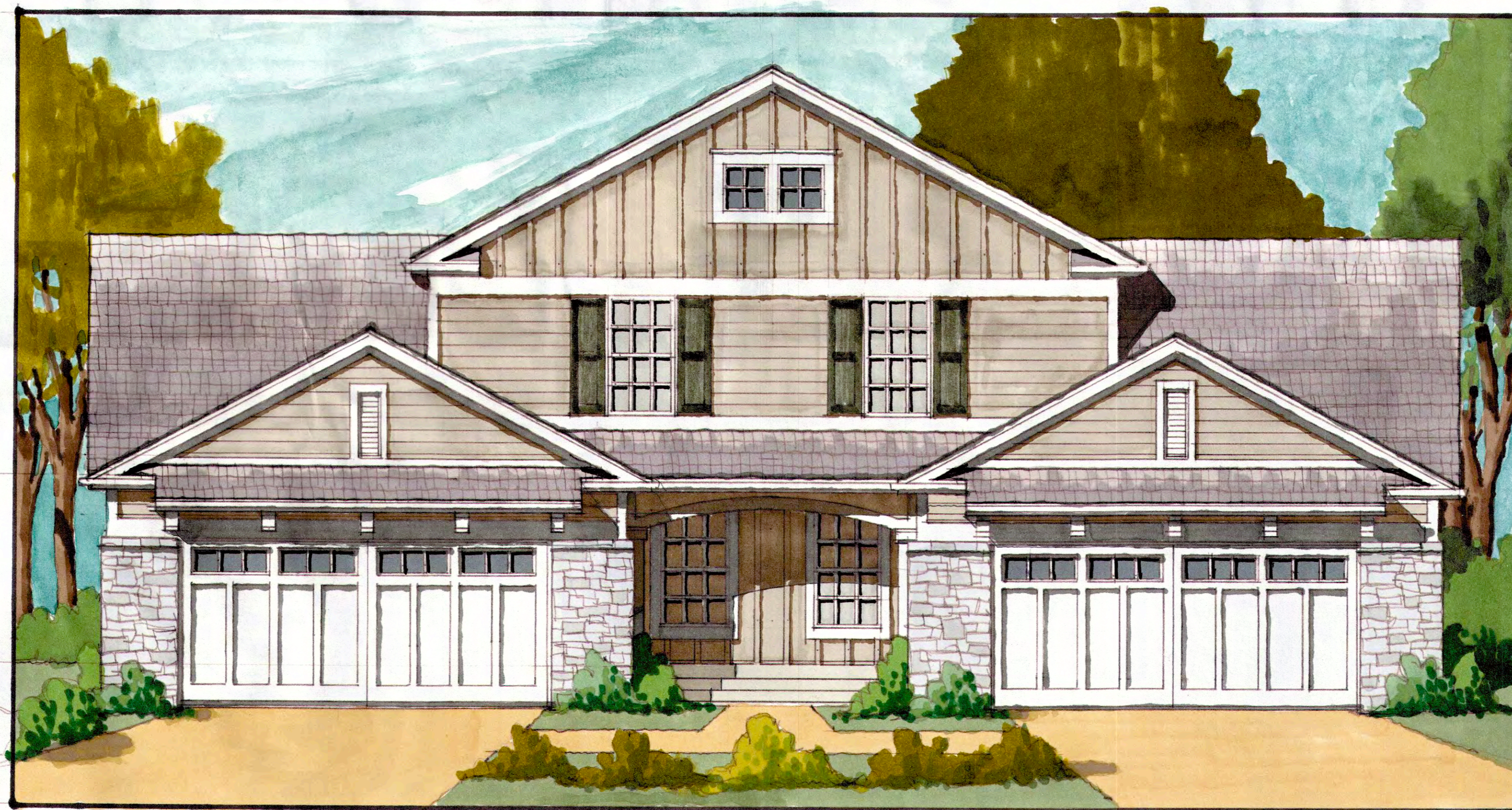
Jeffrey B. Simmons  
 Civil Engineer  
 2007030831

11/04/2025  
 DATE  
 00-10988C  
 PROJECT NUMBER  
 10988Cpre.dwg  
 FILE NAME  
 CLM  
 DRAWN  
 CAW  
 DESIGNED  
 JBS  
 CHECKED

LOT AREA PLAN  
 &  
 R.M.U.E. DETAIL  
**6 of 6**

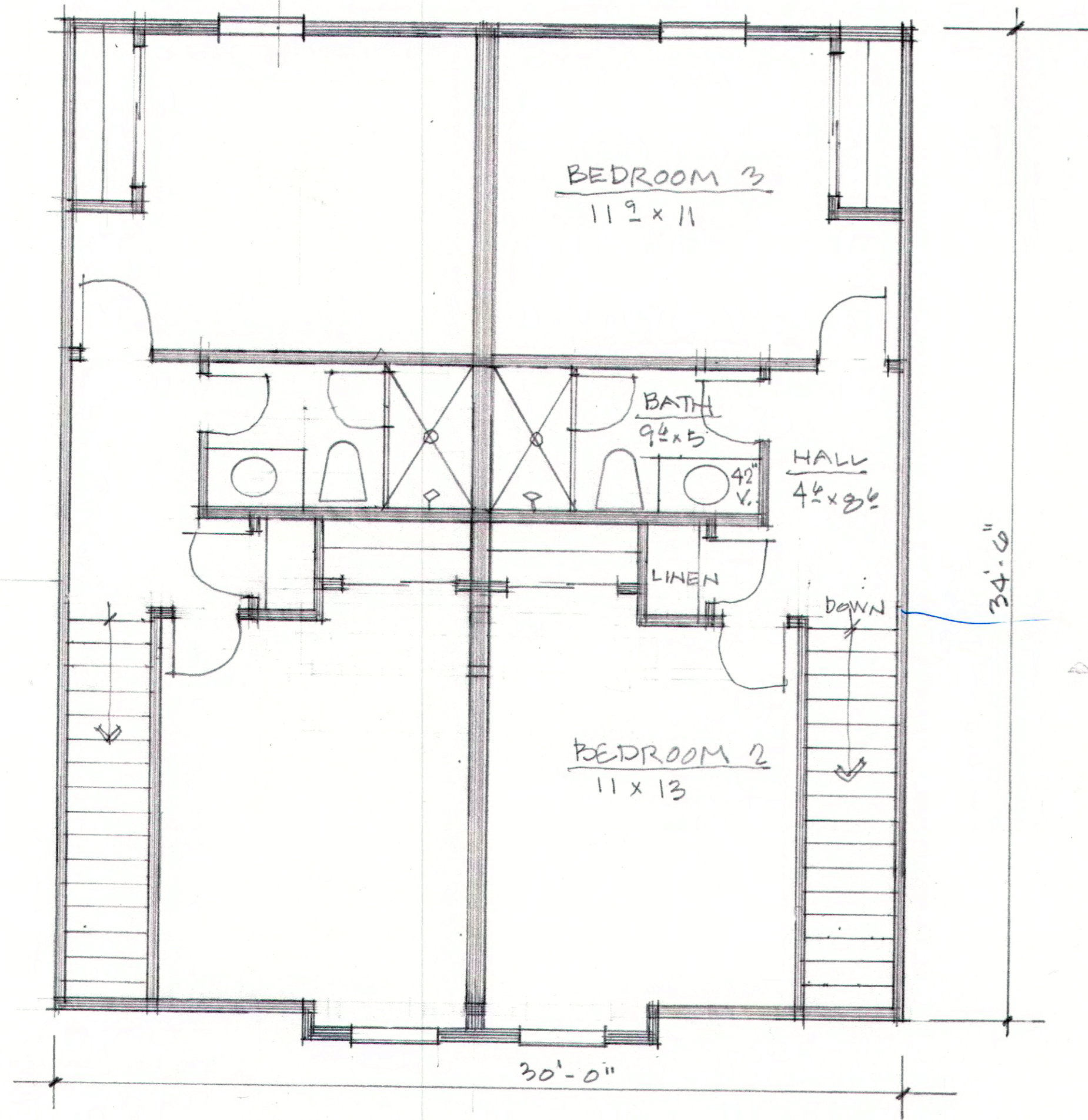


RANCH MODEL - FRONT ELEVATION



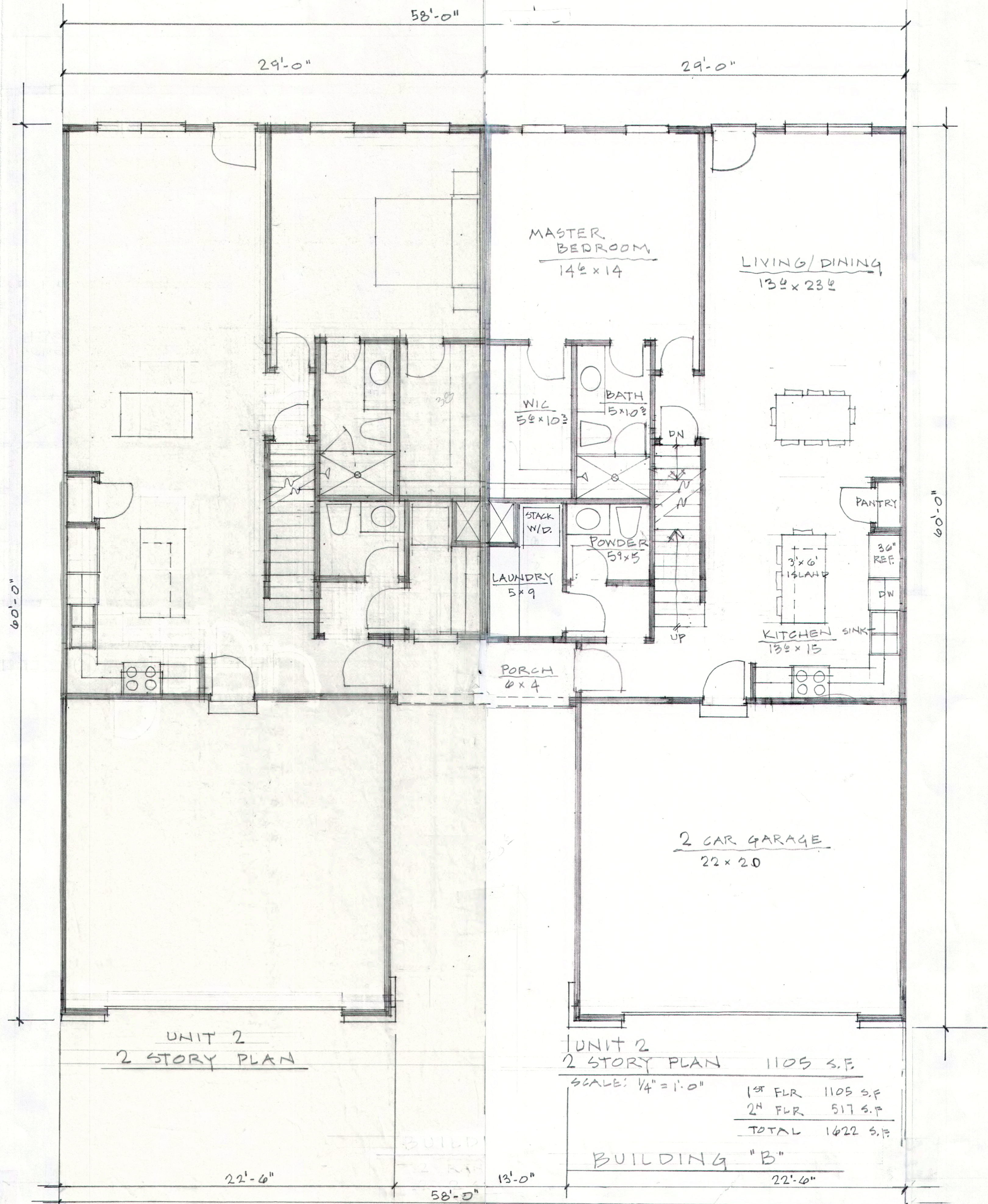
2 STORY MODEL - FRONT ELEVATION

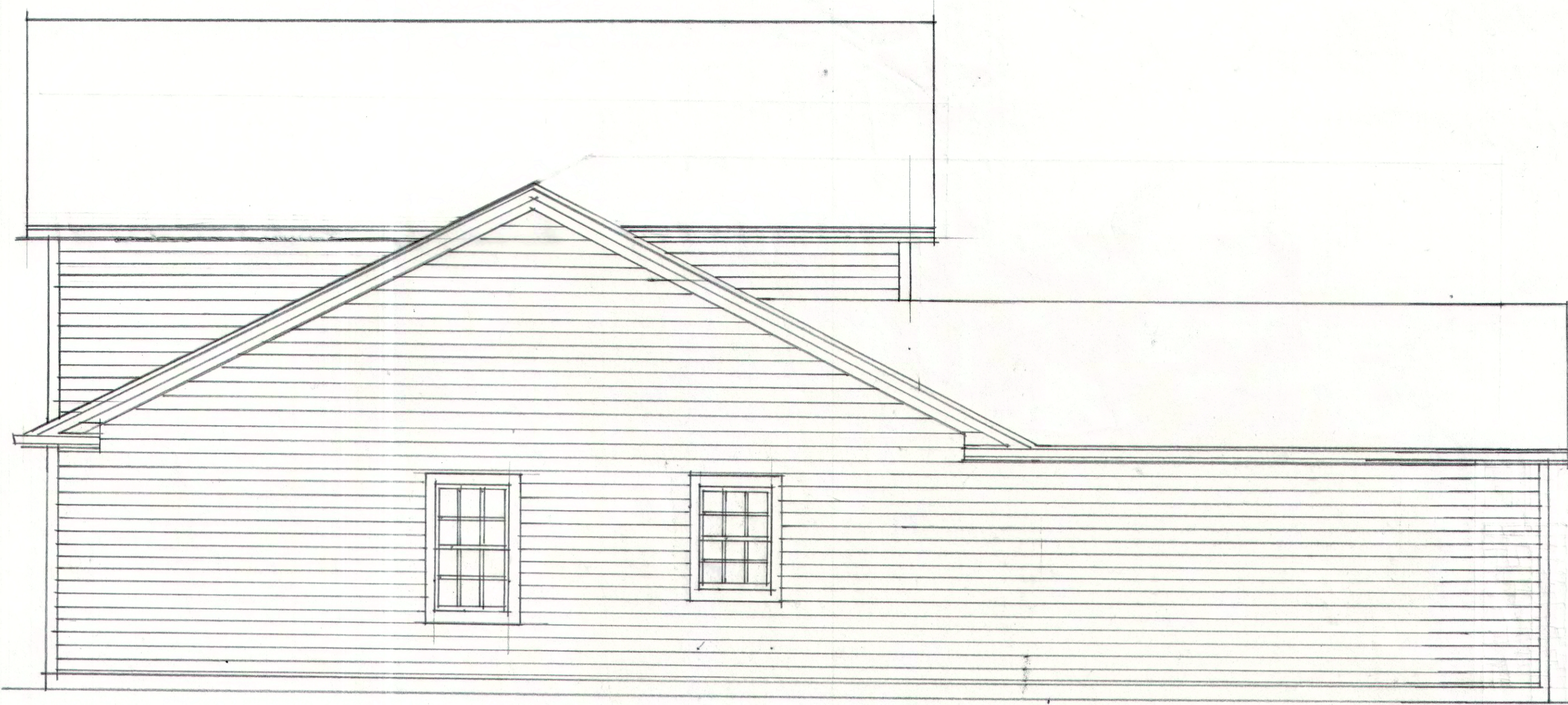
40  
32  
72



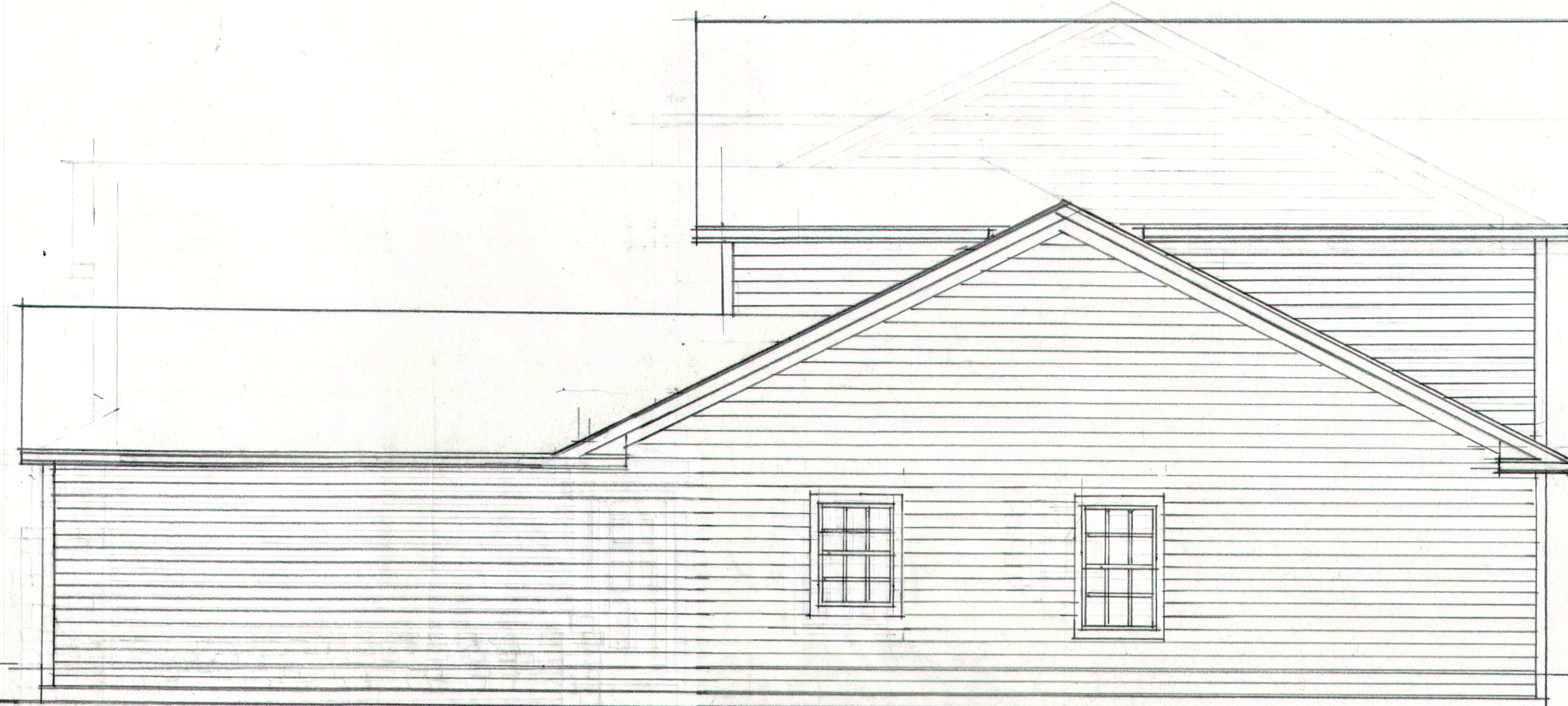
UNIT 2  
 2ND FLOOR PLAN 2-517 SE UNITS  
 SCALE 1/4" = 1'-0"  
 BUILDING "B"

1035





LEFT SIDE ELEVATION - BUILDING "B"



RIGHT SIDE ELEVATION - BUILDING "B"



REAR ELEVATION - BUILDING "B"

**Dick Busch**  
ARCHITECTS

16678 Old Chesterfield Rd  
Chesterfield, MO 63017  
636-530-7787  
DickBuschArchitects.com  
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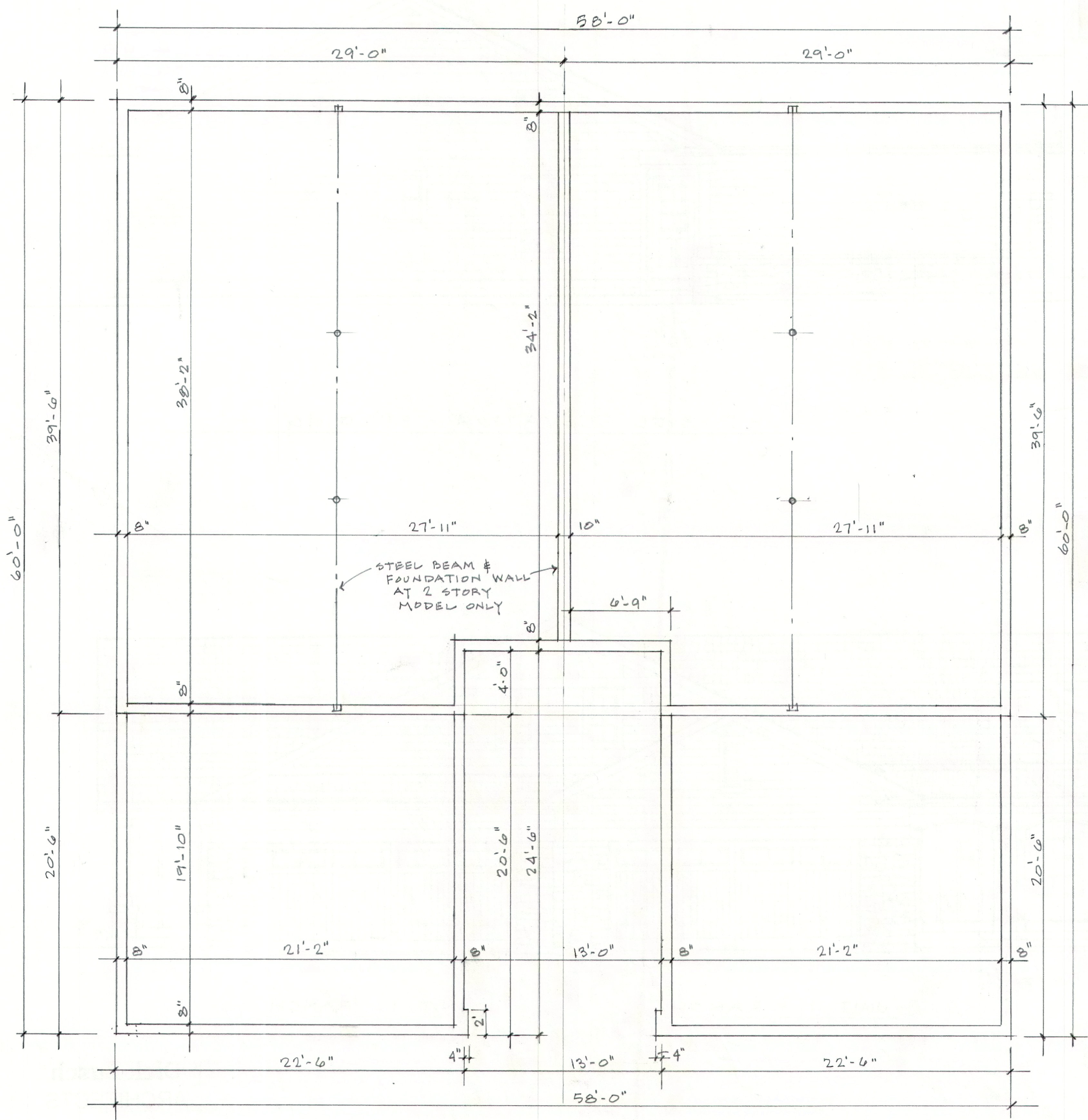


RANCH MODEL - FRONT ELEVATION

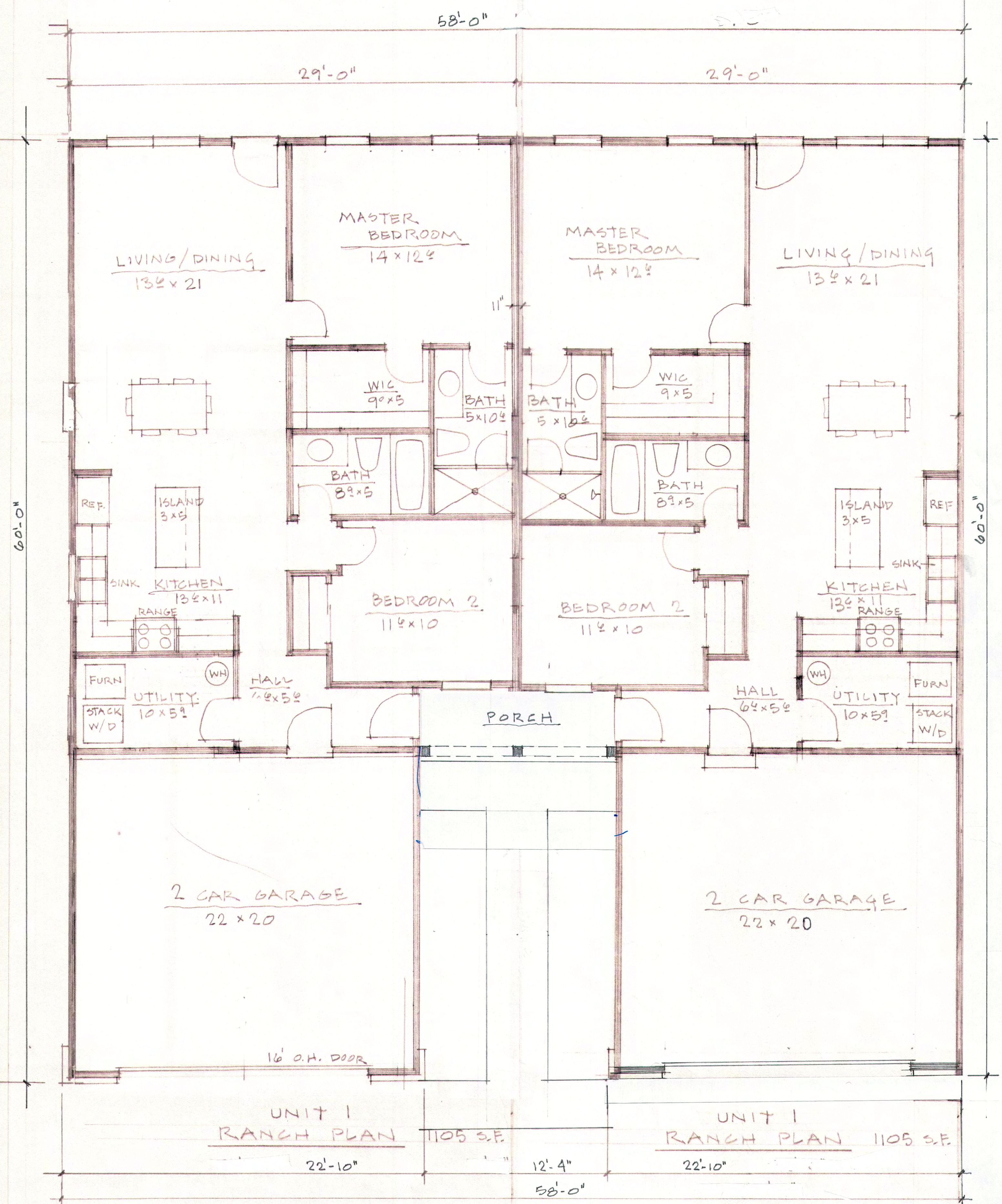


2 STORY MODEL - FRONT ELEVATION

4  
32  
72



FOUNDATION FOOTPRINT - BUILDING A & B  
 FOR  
 RANCH & 2 STORY MODELS  
 FOR  
 RUESCH APARTMENTS



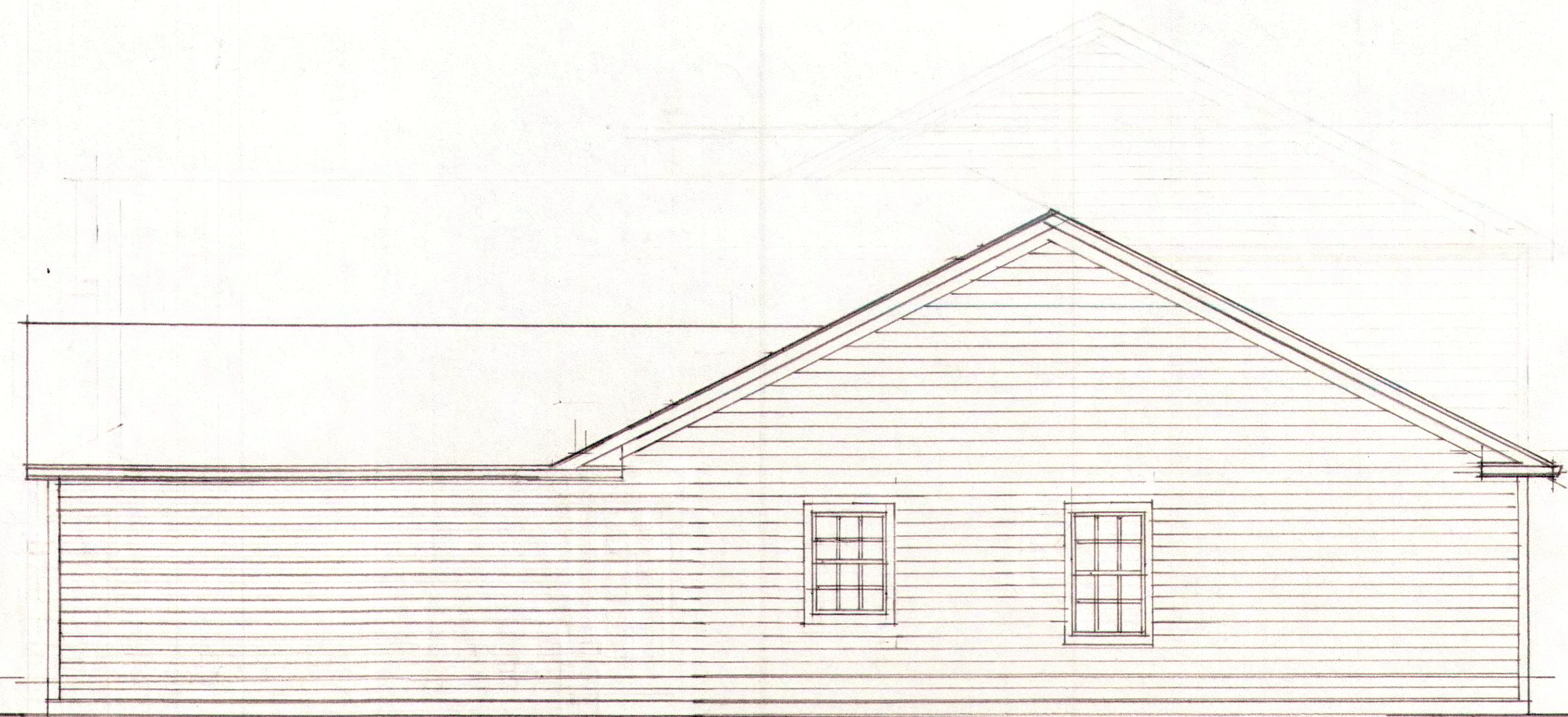
UNIT 1  
 RANCH PLAN 1105 S.E.  
 22'-10" 12'-4" 58'-0"

UNIT 1  
 RANCH PLAN 1105 S.E.  
 22'-10"

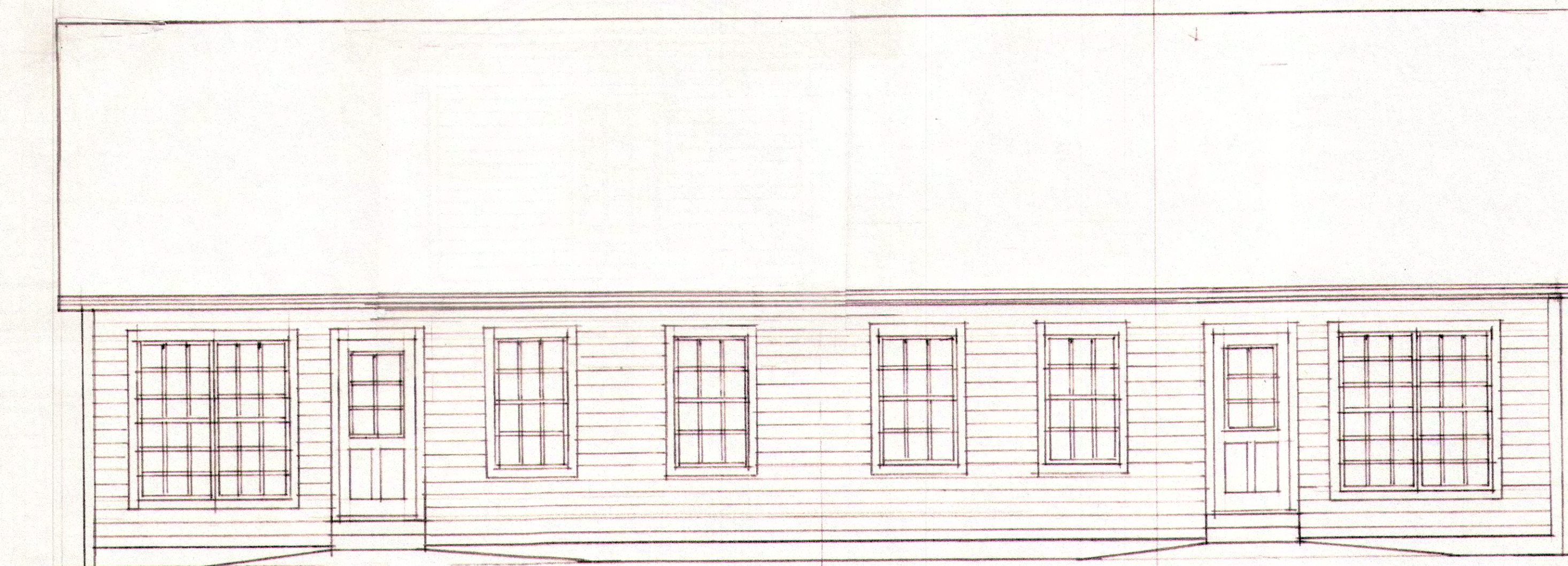
BUILDING "A" 2210 S.E.



LEFT SIDE ELEVATION - BUILDING "A"



RIGHT SIDE ELEVATION - BUILDING "A"



REAR ELEVATION - BUILDING "A"

**Dick Busch**  
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