

# DARDENNE



# PRAIRIE

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

## PLANNING AND ZONING COMMISSION AGENDA WORK SESSION

June 12, 2024

6:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

### ITEMS FOR DISCUSSION

1. **PUD Request: Villas at Dardenne Prairie Phase II** – Application to rezone 2.88 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the northeast corner of Hanley and Feise Road and more particularly described in the PUD Request received by the City on April 17, 2024, on file with the City Clerk from Applicant. The proposed Area Plan contains 9 single-family detached villas and 0.69 acres of common ground.
2. **PUD Request- Villas at Dardenne Prairie Phase III** – Application to rezone 4.02 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the southwest corner of Feise and Hanley Road and more particularly described in the PUD Request on file with the City Clerk from Applicant. The proposed Area Plan contains 14 single-family detached villas and 0.4 acres of common ground.

ADJOURNMENT

POSTED  
10:35 AM  
6/11/24  
TMS

The City of Dardenne Prairie Planning & Zoning Commission work session was called to order at 6:02 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Detweiler, Chairman Etzkorn, Commissioners Bailey, Fry, Musler, Northcutt, Pollard Stankovich & Wooldridge. Commissioners Ogle was absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

**ITEMS FOR DISCUSSION**

1. **PUD Request: Villas at Dardenne Prairie Phase II** – Application to rezone 2.88 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the northeast corner of Hanley and Feise Road and more particularly described in the PUD Request received by the City on April 17, 2024, on file with the City Clerk from Applicant.
2. **PUD Request- Villas at Dardenne Prairie Phase III** – Application to rezone 4.02 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the southwest corner of Feise and Hanley Road and more particularly described in the PUD Request on file with the City Clerk from Applicant. The proposed Area Plan contains 14 single-family detached villas and 0.4 acres of common ground.

**ADJOURNMENT**

Without objection, the meeting was adjourned at 6:45 p.m.

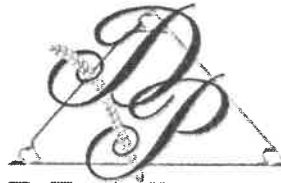
Respectfully submitted,

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Kim Clark, City Clerk

DARDENNE



PRAIRIE

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

PLANNING AND ZONING COMMISSION AGENDA  
JUNE 12, 2024  
7:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

PUBLIC HEARING

1. **PUD Request: Villas at Dardenne Prairie Phase II** – Application to rezone 2.88 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the northeast corner of Hanley and Feise Road and more particularly described in the PUD Request received by the City on April 17, 2024, on file with the City Clerk from Applicant.
2. **PUD Request- Villas at Dardenne Prairie Phase III** – Application to rezone 4.02 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the southwest corner of Feise and Hanley Road and more particularly described in the PUD Request on file with the City Clerk from Applicant. The proposed Area Plan contains 14 single-family detached villas and 0.4 acres of common ground.

## NEW BUSINESS

1. **PUD Request- Villas at Dardenne Prairie Phase III** – Application to rezone 4.02 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the southwest corner of Feise and Hanley Road and more particularly described in the PUD Request on file with the City Clerk from Applicant. The proposed Area Plan contains 14 single-family detached villas and 0.4 acres of common ground.

## OLD BUSINESS

1. **PUD Request: Villas at Dardenne Prairie Phase II** – Application to rezone 2.88 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the northeast corner of Hanley and Feise Road and more particularly described in the PUD Request received by the City on April 17, 2024, on file with the City Clerk from Applicant.

## APPROVAL OF MINUTES

1. Approval of 05-08-24 Minutes

## COMMISSION COMMUNICATIONS

## ADJOURNMENT

Posted 6/7/24 @ 9:25am by Kim Clark

## PLANNING & ZONING MINUTES

JUNE 12, 2024

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:10 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Detweiler, Chairman Etzkorn, Commissioners Bailey, Fry, Northcutt, Pollard, Musler, Stankovich and Wooldridge. Commissioner Ogle was absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

### PUBLIC HEARING

Jeff Simmons & Tim Miller were in attendance to present the plans.

1. **PUD Request: Villas at Dardenne Prairie Phase II** – Application to rezone 2.88 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the northeast corner of Hanley and Feise Road and more particularly described in the PUD Request received by the City on April 17, 2024, on file with the City Clerk from Applicant.

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

2. **PUD Request- Villas at Dardenne Prairie Phase III** – Application to rezone 4.02 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the southwest corner of Feise and Hanley Road and more particularly described in the PUD Request on file with the City Clerk from Applicant. The proposed Area Plan contains 14 single-family detached villas and 0.4 acres of common ground.

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

### NEW BUSINESS

1. **PUD Request- Villas at Dardenne Prairie Phase III** – Application to rezone 4.02 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the southwest corner of Feise and Hanley Road and more particularly described in the PUD Request on file with the City Clerk from Applicant. The proposed Area Plan contains 14 single-family detached villas and 0.4 acres of common ground.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to recommend approval of Phase III dated 06/04/24 on sheets 1,2,3 & 4 with the following conditions:

# PLANNING & ZONING MINUTES

JUNE 12, 2024

The front and rear yard setbacks shall be set at 25' except lots 31 & 32  
The applicant consults with city staff regarding the tree placement and type on  
Feise and Hanley  
Trees be placed out of the ROW

Roll call was as follows:

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

## OLD BUSINESS

1. **PUD Request: Villas at Dardenne Prairie Phase II** – Application to rezone 2.88 acres of land currently zoned “R-1A” Single Family Residential District to “R-1D” Single Family Residential “PUD” Planned Unit Development located on the northeast corner of Hanley and Feise Road and more particularly described in the PUD Request received by the City on April 17, 2024, on file with the City Clerk from Applicant.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to recommend approval of Phase II with revision date of 05/22/24 on sheets 1,2,3 & 4 with the following conditions:

The front and rear yard setbacks be set at 25'  
Eliminate the sidewalk on the North side  
The applicant consults with city staff regarding the tree placement and type being proposed

A motion was made by Commissioner Northcutt, seconded by Commissioner Bailey to remove the setback requirement from the motion.

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

Roll call vote on the original motion with the setback requirement removed is as follows:

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

## APPROVAL OF MINUTES

1. Approval of 05-08-24 Minutes

## PLANNING & ZONING MINUTES

JUNE 12, 2024

A motion was made by Commissioner Bailey, seconded by Commissioner Northcutt to approve the 05-08-24 Minutes. Motion passed unanimously.

### COMMISSION COMMUNICATIONS

Chairman Etkorn recommended the commission download the chapter of the Municipal Code that pertains to Planning & Zoning.

### ADJOURNMENT

Without objection, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

*Kim Clark*

Kim Clark, City Clerk