



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

PLANNING AND ZONING COMMISSION AGENDA

## **Work Session**

May 14, 2025  
6:00 p.m.

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CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE      Alderman Carla Detweiler  
                         Chairman Michael Wooldridge  
                         Commission members:  
                         Dale Bailey  
                         Ed Etzkorn  
                         Patti Fry  
                         Rich Musler  
                         David Northcutt  
                         Pam Pollard  
                         Craig Stankovich

ITEMS FOR DISCUSSION

1. Prairie Point PUD Rezoning & Area Plan Request – “ND” to “C-3, PUD”
2. PUD Final Site Plan Request- Villas @ Dardenne Place Phase II- (NE corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)
3. PUD Final Site Plan Request- Villas @ Dardenne Place Phase III- (SW corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)
4. Preliminary & Final Plat: Commerce Park West- Lot Split: (Weldon Spring Rd & Technology Dr.) Owner: Andrew Hoefener, Commerce Park West , LLC.

ADJOURNMENT



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

**PLANNING AND ZONING COMMISSION AGENDA  
May 14, 2025  
7:00 p.m.**

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CALL MEETING TO ORDER

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ATTENDANCE      Alderman Carla Detweiler  
                         Chairman Michael Wooldridge  
                         Commission members:  
                         Dale Bailey  
                         Ed Etzkorn  
                         Patti Fry  
                         Rich Musler  
                         David Northcutt  
                         Pam Pollard  
                         Craig Stankovich

PUBLIC COMMENT

PUBLIC HEARING

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (Multi-family & Commercial)

APPROVAL OF MINUTES

1. Approval of 4-09-25 Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

1. Prairie Point PUD Rezoning & Area Plan Request – “ND” to “C-3, PUD”

NEW BUSINESS

1. PUD Final Site Plan Request- Villas @ Dardenne Place Phase II- (NE corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)
2. PUD Final Site Plan Request- Villas @ Dardenne Place Phase III- (SW corner of Feise and Hanley). Owner: Tim Miller, Bridgewater)
3. Preliminary & Final Plat: Commerce Park West- Lot Split: (Weldon Spring Rd & Technology Dr.) Owner: Andrew Hoefener, Commerce Park West , LLC.

ADJOURNMENT

# PLANNING & ZONING MINUTES

**April 9, 2025**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Detweiler, Chairman Wooldridge, Commissioners Etkorn, Fry, Musler, Northcutt, Pollard, and Stankovich. Commissioner Bailey was absent. Also present was Planning & Development Manager Todd Streiler, City Administrator Cathy Pratt and City Attorney Drew Weber and his associate Sara Rutherford.

PUBLIC COMMENT – No one present to speak.

A motion was passed to open the public hearing by Commissioner Etkorn and seconded by Commissioner Stankovich. Motion passed unanimously.

PUBLIC HEARING-

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (Multi-family & Commercial)

A motion was passed to continue the public hearing to May 14, 2025, by Commissioner Stankovich and seconded by Commissioner Etkorn. Motion passed unanimously.

APPROVAL OF MINUTES

1. Approval of 2-12-25 Minutes
2. Approval of 2-12-25 Work Session Minutes

A motion was made by Commissioner Stankovich to correct the Minutes. Motion passed to approve the February 12, 2025 Work Session and Regular Meeting minutes as corrected, by Commissioner Etkorn and seconded by Commissioner Stankovich. Motion passed unanimously.

COMMISSION COMMUNICATIONS

There were none.

OLD BUSINESS

NEW BUSINESS

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (multi-family & Commercial)

Continued to May 14, 2025.

2. Minor Amended PUD Final Site Plan Request- St. Charles Community College Café/Market/Classroom addition at 1 Academy Place.

## PLANNING & ZONING MINUTES

**April 9, 2025**

Michael Barkoviak, JEMA & Tom Weis, Weis Design Group presented the Amended Final Plan.

A motion was made by Chairman Wooldridge to recommend approval to the Board of Alderman with the following additional conditions to Site Plan submitted and dated 3-20-2025:

- a) City Engineer to review and approve the Stormwater Plan.
- b) Property Owner is responsible for maintenance of the stormwater vault.
- c) Property Owner is responsible to have their engineers review if all site drainage can be directed to the primary drainage vault.

Motion was seconded by Commissioner Northcut. Motion passed unanimously.

### ADJOURNMENT

A motion was made by Commissioner Pollard, seconded by Commissioner Stankovich to adjourn the meeting at 7:53 p.m. Motion passed unanimously.

Respectfully submitted,

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Cathy L. Pratt  
City Administrator



**Todd M. Streiler AICP, LEED AP**  
Planning & Development Manager  
[Tstreiler@DardennePrairie.org](mailto:Tstreiler@DardennePrairie.org)  
Phone 636.755.5314

# Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: May 6, 2025

SUBJECT: Prairie Point PUD Rezoning & Area Plan (DP Project #25-1000)

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## Project Summary

The proposed “C3-PUD” Rezoning Application, PUD Area Plan and fees in the amount of \$1,520.00 were received by the City on March 3, 2025. Staff reviewed the items for completeness and compliance with the applicable regulations and submitted the attached memo to the petitioner. The petitioner submitted a revised Area Plan, Architectural Elevations and memo documenting how each comment and recommendation was addressed, see attached, on April 24<sup>th</sup> 2025.

At the April 9, 2025, meeting, the Planning & Zoning Commission passed a motion to postpone the public hearing for the subject item until the May 14<sup>th</sup> P&Z Meeting. At the April 16, 2024, meeting, the Board also voted to postpone the public hearing until their next regularly scheduled meeting on May 21, 2025.

The proposed PUD Area Plan includes 3.02 acres located on the north side of Town Square Avenue midway between Bryan/Winghaven Blvd. and Hanley/Post Road. The Plan include four (4) quadplex buildings with a total of 16-attached single family dwellings mixed with a 7,246 SF commercial building accessed via a 26’ wide private roadway. The site is currently cleared, but undeveloped.

## Zoning Compliance Summary

The site was rezoned by the City in 2021 after establishing the “ND” New Development Zoning District via Ordinance #2136 which replaced the City’s “Uptown District” with the “ND” District. Since that time, no new development has followed the “ND” Zoning District regulations; all new developed had to rezone out of the ND District, including the subject development. Staff reviewed the Area Plan and the following ‘C3’ deviations are required and noted on the proposed Area Plan:

<b><i>Requirement</i></b>	<b><i>Requested</i></b>	<b><i>Required</i></b>
Minimum Lot Width:	26’	150’
Minimum Front Yard Setback:	20’	25’
Minimum Side Yard Setback:	0’	15’
Garage Width	20’	21’
Sidewalks	One-side	Both sides

The Landscape Plan meets the applicable requirements, and the proposed Area Plan includes notes to ensure the site meets or exceeds the City's photometric standards.

### **Comprehensive Plan & Vision Study Recommendations**

The **2020 Comprehensive Plan** designates the site as "Single-Family Residential" 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.*"

The **Vision Report** describes the general location of the subject site as follows (see page 29 under the "Focus Area 2" heading): "*With its proximity to City Hall and other public and semi-public uses, Focus Area 2 is a prime opportunity for a mix of uses that exude a town center feel*"

On page 30 under the heading "Focus Area 2- North Side" it states: "*The section of Focus Area 2 on the north side of Town Square Avenue is a series of three parcels that are currently privately owned. These parcels are currently underutilized, and if not consolidated, the sizes of these parcels limit their potential for development. This section runs along the main corridor of Town Square Avenue and is bordered to the north and east by single-family residential. With its location slightly removed from the intersection, this section is not as appropriate for retail uses as are the other sections of Focus Area 2. This section is well suited for additional housing options at varying scales that are appropriate to border the existing conditions.*

*With their own specific qualities and adjacencies, different potential development options are appropriate for the sections throughout these Focus Areas. Together this mix of uses across the Planning Area complement each other and existing conditions, provide a unique identity for each Focus Area to minimize competition, diversify the risk of each specific endeavor, provide a balance between the built environment and open space, and enhance the town center feel to create a thriving community-centric area.*

**Summary:** The Comprehensive Plan and Vision Report both anticipate and support attached single-family development at the subject site. The Comprehensive Plan recommends if apartments are

proposed at the subject site, the PUD process should be utilized. The Plan did not anticipate commercial development on the subject site. The Vision Report did not rule out commercial development of the subject site. It stated that the location of the site was “slightly removed from the intersection, (and that) this section is not as appropriate for retail uses as are the other sections of Focus Area 2. The Vision Report recommends compatibility with the use, density and character of the existing adjacent uses.

Please note, the City rezoned the site from “UD” Uptown District to “ND” New Development District after adoption of the Comprehensive Plan. The ND District includes a “Use Matrix” which allows a mix of commercial and residential uses. According to the Comprehensive Plan and Vision Study, an attached single-family development with commercial may be considered at this location, but it should follow the City’s PUD process and should include considerations that make the development compatible with the adjacent existing uses.

**Recommended Action**

The petitioner is requesting the site is rezoned from “ND” to “C3-PUD” and approval of the proposed Area Plan. Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and Vision Study and found the rezoning and the proposed Area Plan is consistent with the applicable zoning requirements. Staff recommends the Planning Commission pass one of the following motions:

- A. Motion to recommend the Board approve the “C-3PUD” Rezoning and Area Plan as submitted.**
- B. Motion to recommend the Board approve the “C3PUD” Rezoning and Area Plan with conditions.**

*Motions should be in the affirmative. Should the Commission or Commissioner decide to deny the PUD Rezoning and Area Plan as submitted, they should vote “Nay” to a motion to approve.*

**Next Steps:** 1. Consideration of the rezoning and Area Plan by the Board. 2. If approved, P&Z will review and recommend the Final Plan to the Board for final consideration. 3. Improvement Plans. 4. Final Plat.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen  
Cathy Pratt, Interim City Administrator  
Matt Davidson, City Engineer  
Kim Clark, City Clerk  
John Young, City Attorney

**NOTES:**

Timber Creek. 11.37 units per acre.

Prairie Point: 5.3 units per acre (8/units per ac without commercial)



## Planning & Development Manager

Phone 636.755.5314  
Fax: 636.898.0923  
Tstreiler@DardennePrairie.org

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

March 13, 2025

Jeff Simmons  
Bax  
[jsimmons@baxengineering.com](mailto:jsimmons@baxengineering.com)

Subject: Prairie Point PUD Application & Site Plan  
Dardenne Prairie Project No. 25-1000

Dear Mr. Simmons:

The proposed "C3-PUD" Rezoning Application, PUD Area Plan and fees in the amount of \$1,520.00 were received by the City on March 3, 2025. Staff reviewed the items for completeness and compliance with the applicable regulations and submit the following comments and recommendations.

1. Add the Dardenne Prairie project number noted in the Subject above to the upper right-hand corner.
2. Show all easements and existing and proposed utilities.
3. The garages are 20' or less in width. Be advised, according to Section 405.175. H.4., all units, except multi-unit buildings without individual unit entrances, shall include a two (2) car garage that shall be a minimum of twenty-one (21) feet in width. *If this requirement cannot be satisfied, please include this requirement in the deviations listed on the Area Plan*
4. Provide a typical floorplan and the total square footage for each dwelling unit. Be advised, the minimum dwelling unit size is nine hundred (900) square feet in area. *If this requirement cannot be satisfied, please include this requirement in the deviations listed on the Area Plan.*
5. Please show the location of the required sign pursuant to Section 410.270 C, which states: *"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."*
6. Provide Architectural Elevations and a statement from the Architect demonstrating compliance with Section 405.453.
7. Show the location, dimension and area of all signage, including subdivision monument signs. For any commercial wall mounted signs, please include the percentage of total square footage of the building face upon which the sign is attached. This allows you to obtain signage approval in conjunction with the PUD Area Plan.
8. Include the following additional deviations on the Area Plan:

Subject: Prairie Point PUD Rezoning & Area Plan  
1<sup>st</sup> Review  
Dardenne Prairie Project No. 25-1000

- a. The Minimum district size is 5 acres to develop a multi-family project in the “RM” Multifamily Residential District; the subject site is only 3.02 acres.
- b. Before any area of land may be zoned under this Section, the City shall first as a condition precedent determine that the land to be zoned under this Section is contiguous to a commercial or industrial zoning district consisting of no less than ten (10) acres and the length of the contiguous boundary common to the commercial or industrial district and the proposed multiple-family zoning district is at least thirty-five percent (35%) of the length of the perimeter of the area proposed for zoning under the proposed “C3-RM” PUD Zoning District. The contiguous zoning is “ND” and “R-1D” and the site is only 3 acres, therefore this requirement should be included in the deviations listed on the Area Plan.
- c. According to the City’s Design Standards, Section 410 Attachment 1, the minimum width of right-of-way is 50’: the Area Plan shows 26’ wide streets with no right-of-way. *If this requirement cannot be satisfied, please include this requirement in the deviations listed on the Area Plan.*
- d. According to Section 405.670 D. “Non-residential off-street parking areas containing five (5) or more parking spaces shall be screened from view of adjacent residential zoning districts and from lots containing residential uses”. *If this requirement cannot be satisfied, please include this requirement in the deviations listed on the Area Plan.*

9. Add the following notes to the Area Plan:

- a. Lighting fixtures used to illuminate non-residential off-street parking areas shall be arranged to reflect light away from lots containing residential uses and from public streets.
- b. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed fifty-hundredths (0.50) foot-candles.
- c. All areas designated on required site plans for vehicular parking, loading or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of four-tenths (0.4) foot-candles.

10. Relocate the proposed tree located in a parking stall in front of the proposed commercial building. Consider the installation of plantings and/or planters in front of the building and along the base of the building on the north and south elevations.

11. In accordance with Section 405.770 A.11., please identify the location of the trash enclosure on all sheets submitted and provide a detail for the proposed trash enclosure on the Site Plan.

12. Add a note to the Landscape Plan that all areas disturbed shall be sodded or seeded.

13. Add a note to the Landscape Plan that states, “All approved landscape materials must be installed before a final occupancy permit will be issued, unless an escrow is posted with the City in lieu thereof for the cost and labor of installing such materials. In the event that the improvements for a lot or lots are not satisfactorily installed within one (1) year after the issuance of an occupancy permit therefore, the City of Dardenne Prairie has the right to remove said monies from escrow to complete the guaranteed improvements, unless an extension in time is granted.”

Subject: Prairie Point PUD Rezoning & Area Plan  
1<sup>st</sup> Review  
Dardenne Prairie Project No. 25-1000

14. In accordance with Section 405.770 A.13., please provide or show the erosion and sediment control BMPs on the Stormwater Management Plan.
15. Prior to the Record Plat approval, please provide a letter from the County approving the names of the proposed private streets.
16. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents. Be advised, additional comments will be forthcoming from the City Engineer.

Once the above items have been satisfactorily addressed, please submit the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- One (1) 11x17 copy and twenty-five (25) full-size 24" x 36" *folded* copies of the site plan, elevations and landscape plan revised to address the comments above.
- One (1) electronic copy (pdf format) of all items submitted to the City.

The Site Plan application and site plan may be considered by the Planning and Zoning Commission at their April 09, 2024, and by the Board of Aldermen at their April 16 and May 7, 2024, meeting. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The site plan and any 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.

If you have any questions, please feel free to contact me.

Respectfully,



Todd Streiler, AICP, LEED AP  
Planning & Development Manager

cc: John Gotway, Mayor  
Tom Weiss, City Engineer  
Kim Clark, City Clerk



ENGINEERING

PLANNING

SURVEYING

April 24, 2025

City of Dardenne Prairie  
Attn: Todd Streiler  
2032 Hanley Road  
Dardenne Prairie, MO 63368

RE: Prairie Point  
Dardenne Prairie Project #25-1000  
Bax Project No. 23-19113

**Enclosed please find our comment response letter per comments dated March 13, 2025.**

1. Added Dardenne Prairie Project number to all sheets.
2. Existing easements and utilities are shown on plans. Added proposed easements to plans.
3. Added deviation to Development Note #7.
4. Plans by Architect have been submitted. No deviation requested.
5. Sign added to plan. Sign detail added to Sheet 2.
6. Plans by Architect have been submitted.
7. No signs requested at this time.
8. Deviations:
  - a. No "RM" Requested. Requesting C-3.
  - b. This is a ND requirement and we are requesting zoning C3 PUD no deviations required.
  - c. We are providing a 50 ft. Roadway Maintenance & Utility Easement (R.M.U.E.) as shown detailed on Sheet 2. Streets will be private.
  - d. Off-street parking is screen on all sides. Please see Landscape Plan.
9. Added Development Notes #16, 17 & 18.
10. Tree is located in a green space. This is not a parking spot.
11. Added Trash Enclosure to plan. Detail added to Sheet 1.
12. Note added to Landscape Plan.
13. Note added to Landscape Plan.
14. Added to Grading Plan Sheet 2.
15. Street names are forthcoming.
16. Comment letter provided.

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)

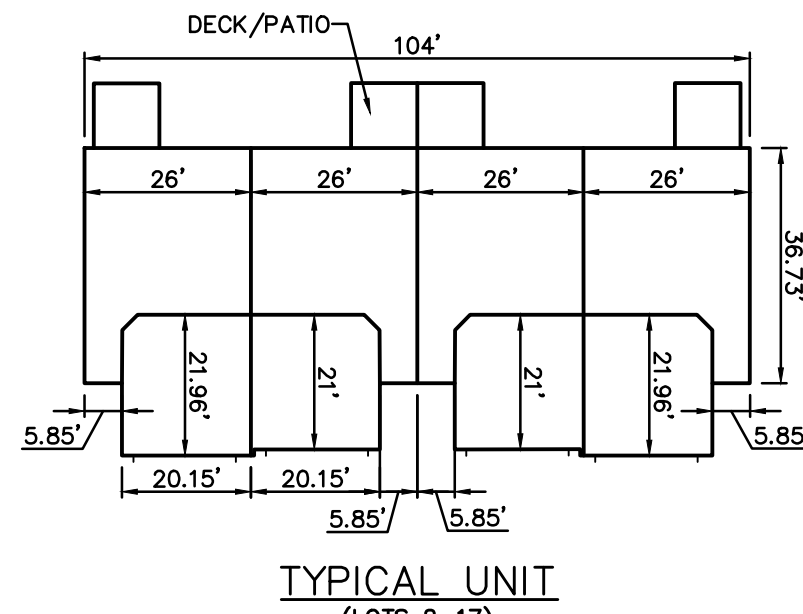
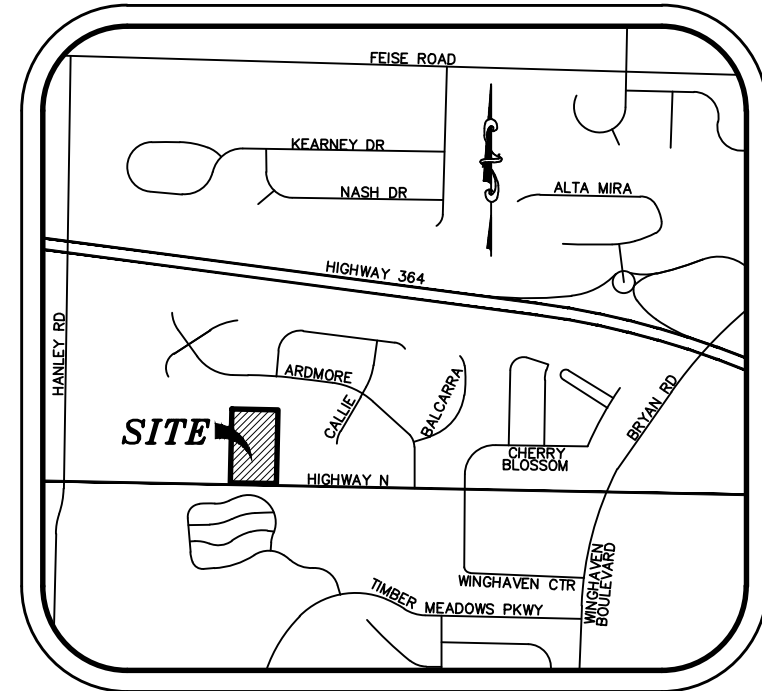
AN AREA PLAN FOR PRAIRIE POINT A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF DARDENNE PRAIRIE ST. CHARLES COUNTY, MISSOURI

SHEET INDEX:

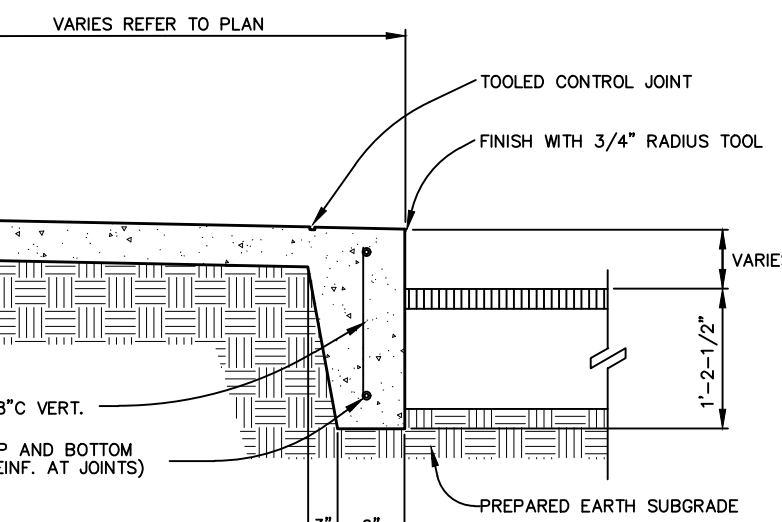
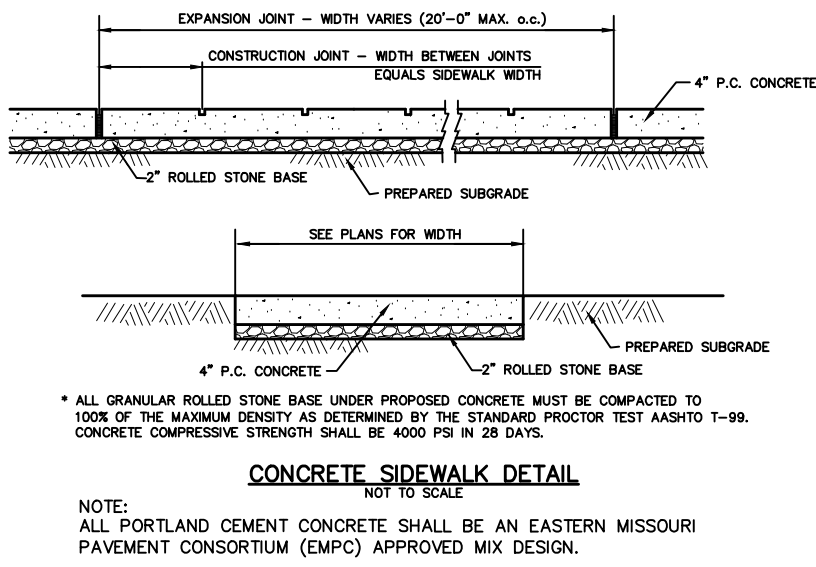
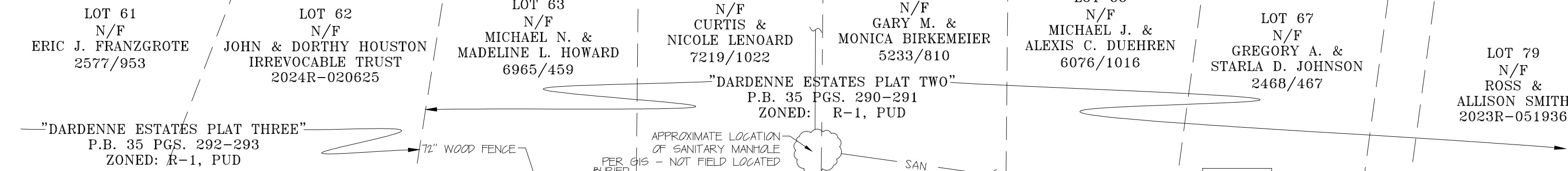
- 1 SITE PLAN
2 GRADING PLAN & R.M.U.E. DETAIL
3 LANDSCAPE PLAN & LOT AREA PLAN
4 STORMWATER MANAGEMENT PLAN

DEVELOPMENT NOTES:

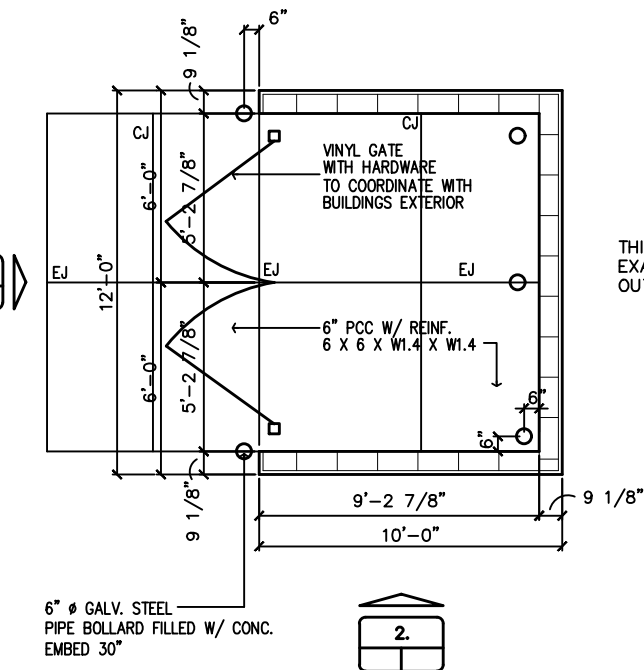
- 1. Area of Tract: 3.02 Acres
2. Existing Zoning: ND, New Development District
3. Proposed Zoning: C-3, PUD
4. Proposed Use: Single Family Residential & Commercial
5. Proposed Lots: 16 Residential Units & 1 Commercial Lot
6. Property Owner/Developer: Dardenne Prairie Realty, LLC
7. Zoning Requirements: C-3, Minimum Lot Width for Structure: 150 ft., etc.



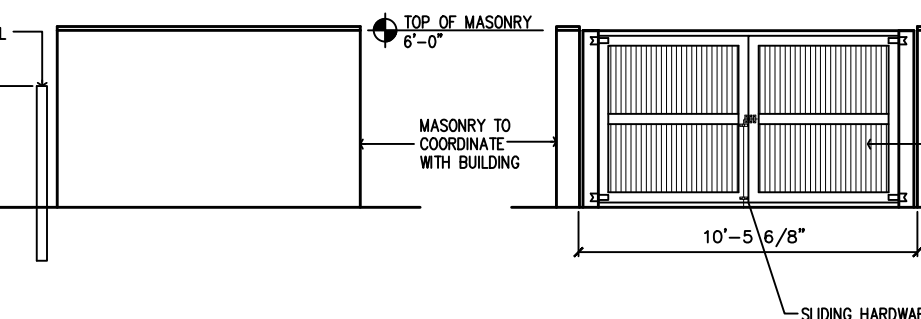
LOCATION MAP NOT TO SCALE



TURNED DOWN CONCRETE WALK NOT TO SCALE

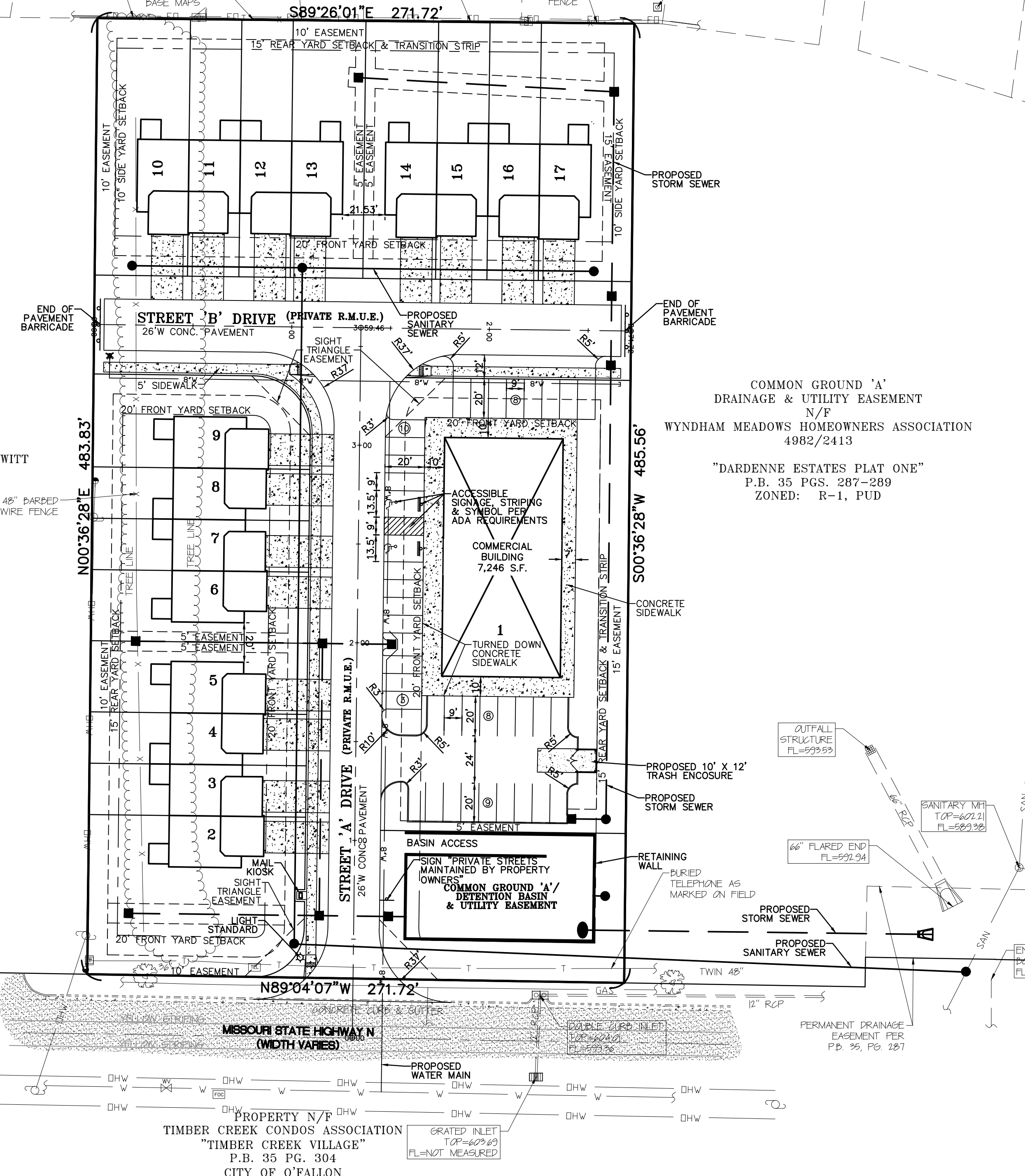
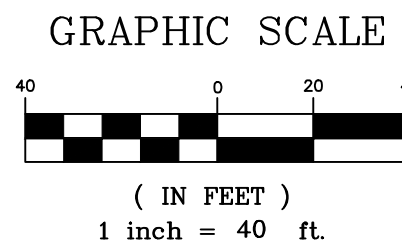


1. TRASH ENCLOSURE PLAN NOT TO SCALE



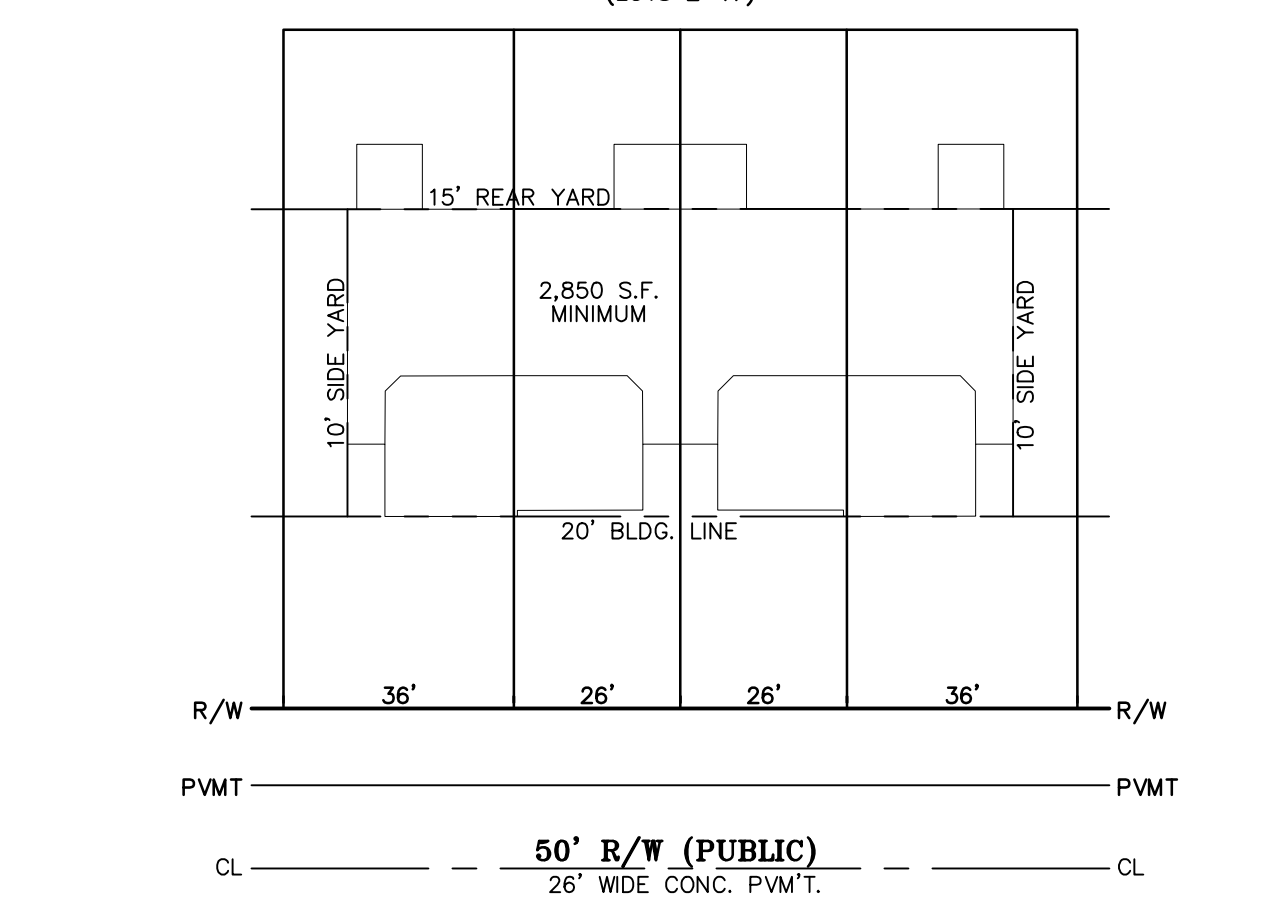
2. ELEVATION NOT TO SCALE

PRIVATE DRIVE CONCRETE PAVEMENT DETAIL NOT TO SCALE



- 8. Site served by the following: Sanitary Sewer, Water, Telephone, Electric, Gas, Fire, School
9. Site breakdown: Overall Site Area = 131,700.58 s.f., Area of Residential Lots = 68,429.39 s.f., etc.
10. Average Lot Area: Area of Lots = 68,429.39 s.f., 68,429.39 s.f. / 16 Lots = 4,276.83 s.f.
11. Woodland Area Calculations: Ex. Trees = 17,365 s.f., Trees to be removed = 17,365 s.f., Trees to Remain = 0 s.f.
12. Parking Required: Residential: 2 off-street Parking Spaces per Unit, 16 Units x 2 Spaces = 32 Spaces Required
13. Landscaping Required: All lots having 40% or less open space must have a minimum of 20% of that open space landscaped.

TYPICAL LOT N.T.S. (LOTS 2-17)



LEGEND: Table with symbols for various features like Flared End Section, Sanitary Sewer, Storm Sewer, etc.

AN AREA PLAN FOR PRAIRIE POINT HIGHWAY N DARDENNE PRAIRIE, ST. CHARLES, MISSOURI 63868

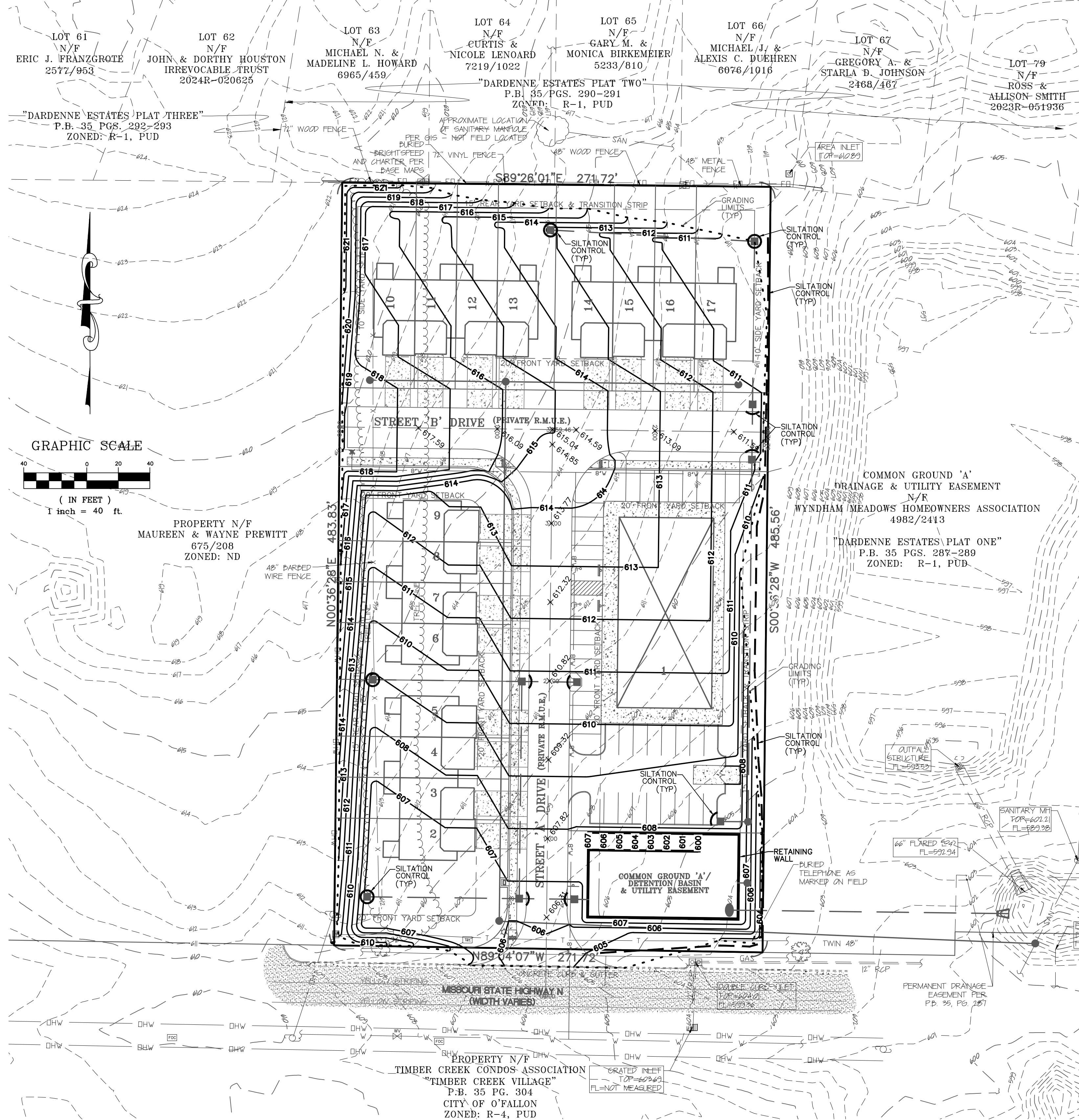
Box Engineering Company, Inc. ENGINEERING PLANNING SURVEYING 221 Point West Blvd. St. Charles, MO 63011

REVISIONS table with columns for date and city comments.

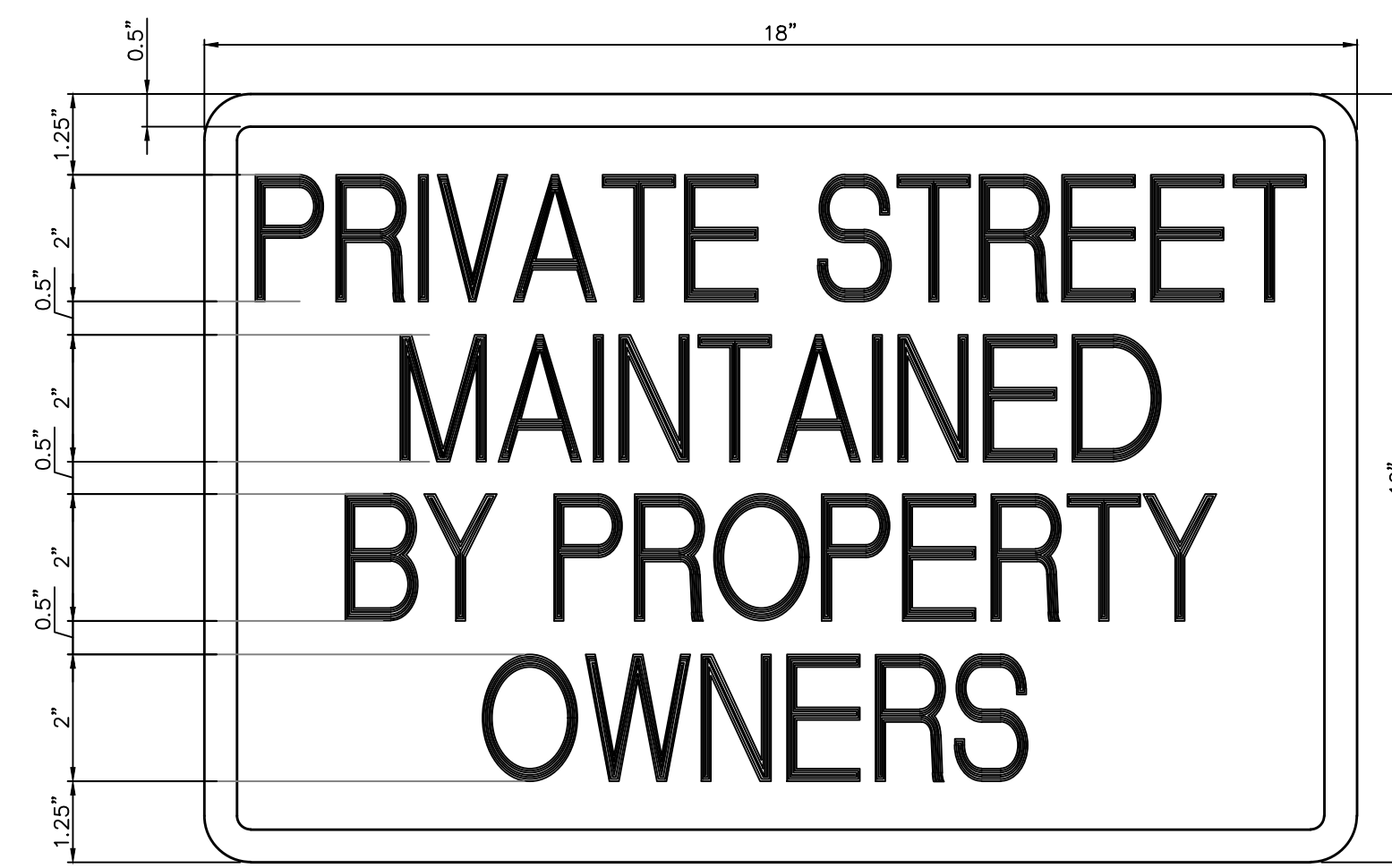
DISCLAIMER OF RESPONSIBILITY I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated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

Professional Engineer seal for Jeffrey B. Simmons, Missouri State Certificate of Authority #000655, #00144.

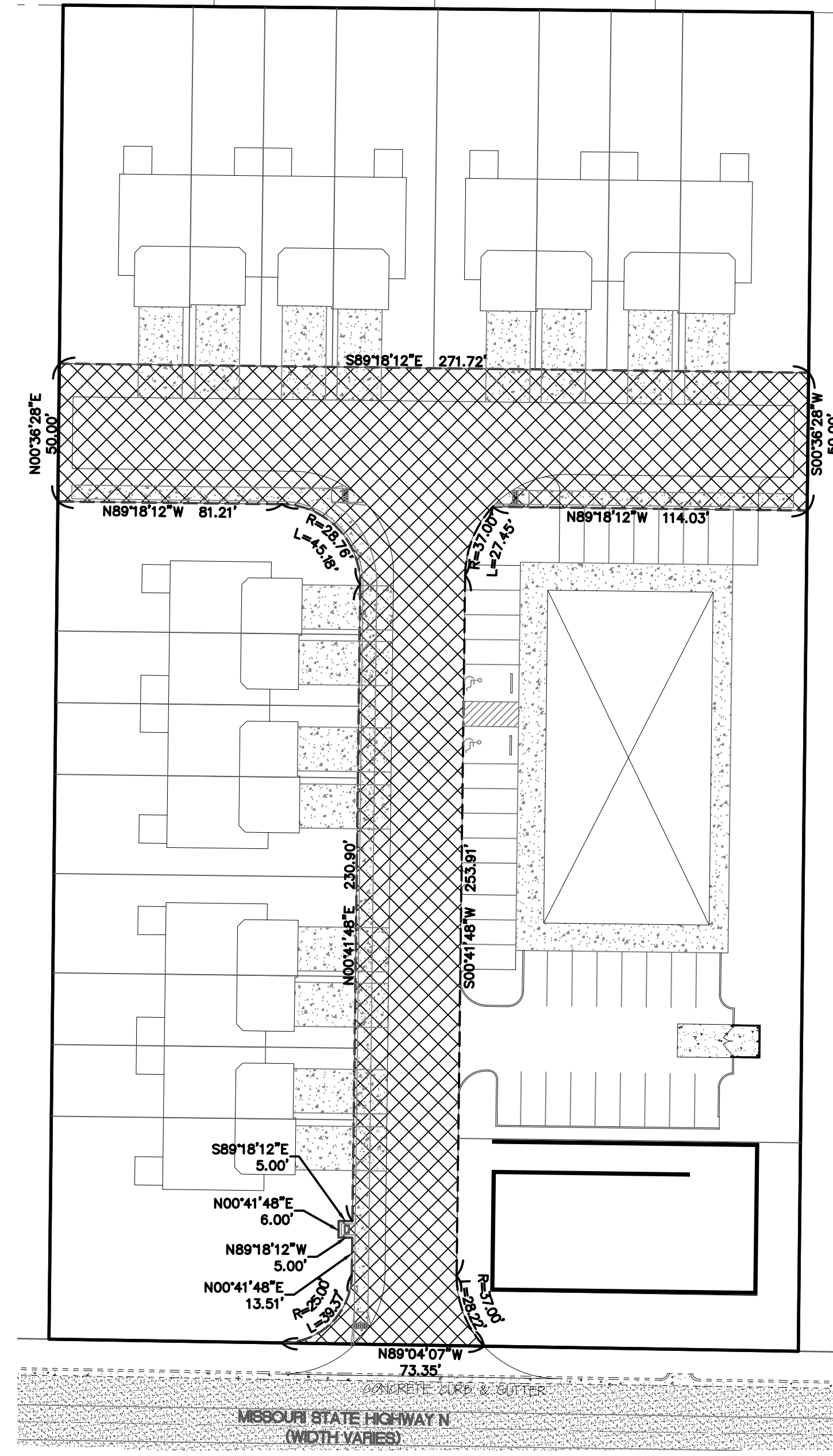
03/05/2025 DATE 23-19113 PROJECT NUMBER 19113pre.dwg FILE NAME CLM/CAW DRAWN CAW/JBS DESIGNED CHECKED COVER SHEET 1 of 4



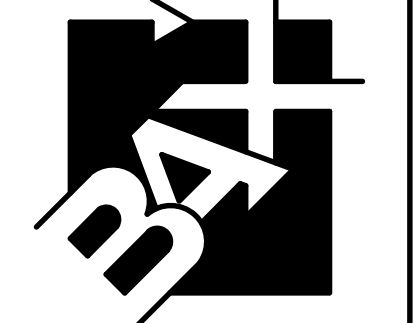
**GRADING PLAN/SWPP PLAN**



COLORS: LEGEND, BORDER - BLACK  
 BACKGROUND - WHITE (RETROREFLECTIVE)  
**SIGN DETAIL**  
 NOT TO SCALE



AN AREA PLAN FOR  
**PRAIRIE POINT**  
 HIGHWAY N  
 DARDENNE PRAIRIE, ST. CHARLES, MISSOURI 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**

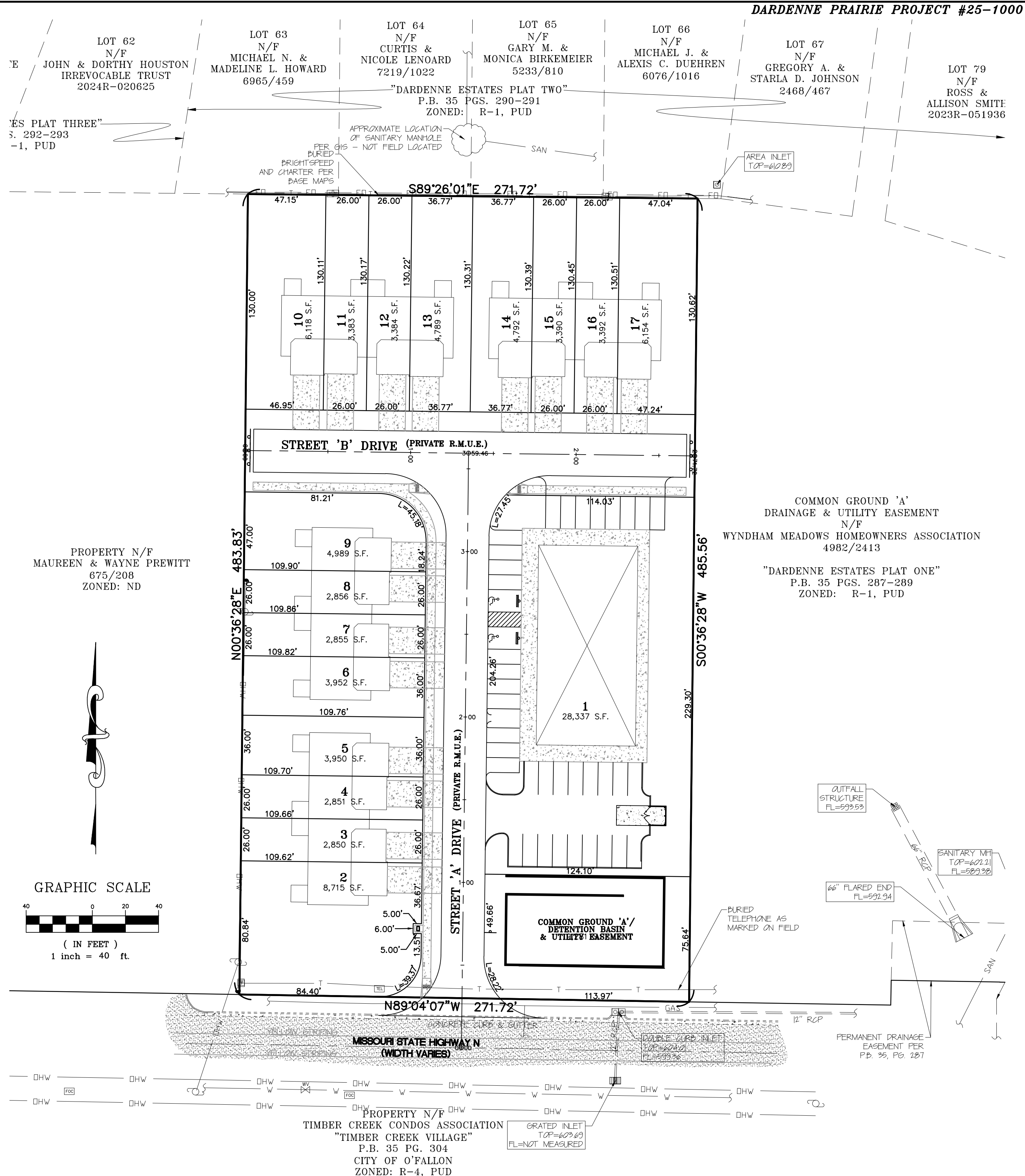
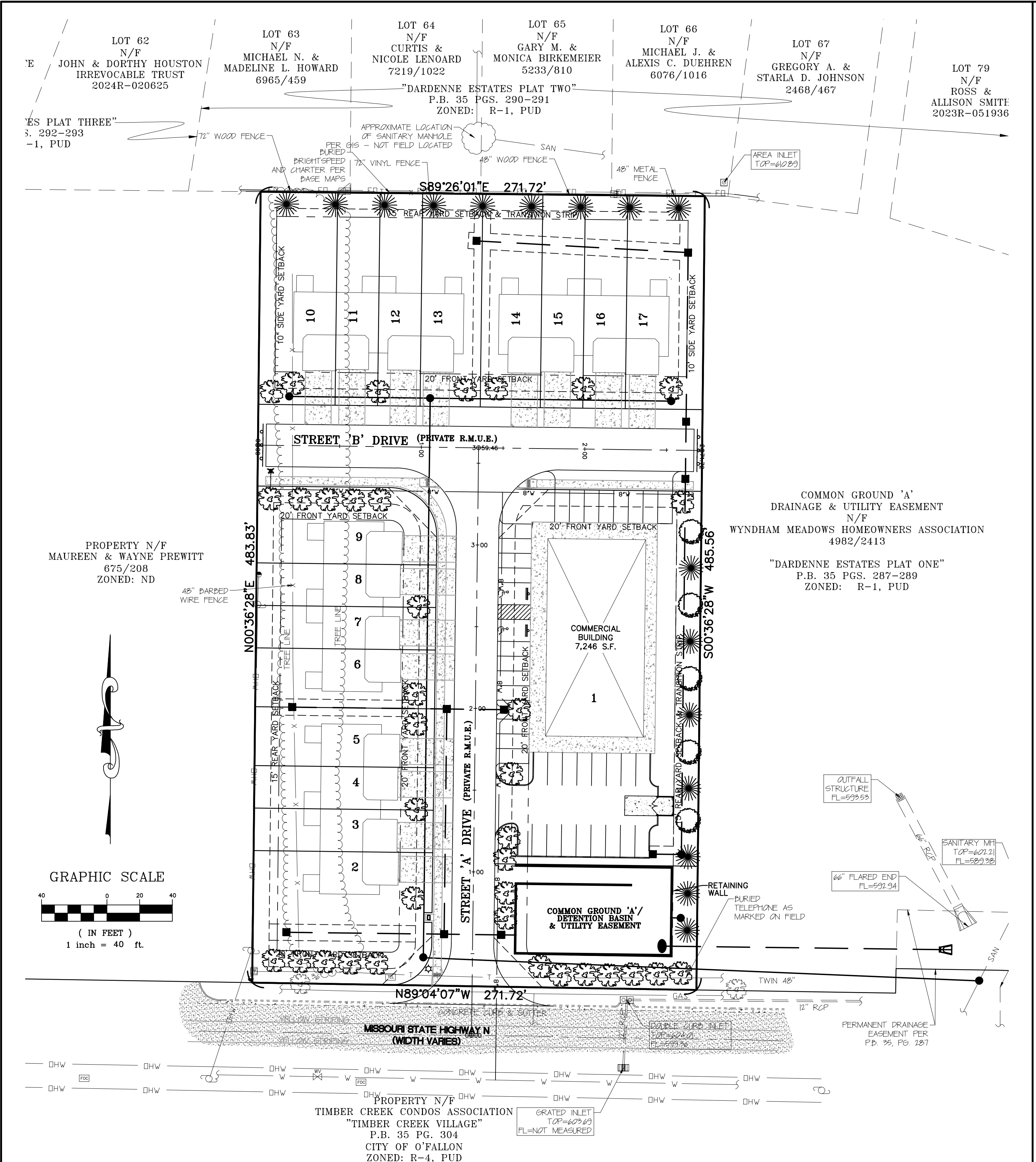
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04/24/25	

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03/05/2025  
 DATE  
 23-19113  
 PROJECT NUMBER  
 19113pre.dwg  
 FILE NAME  
 CLM/CAW  
 DRAWN  
 CAW JBS  
 DESIGNED CHECKED

GRADING PLAN  
 & R.M.U.E.  
 DETAIL



**LANDSCAPE PLAN**

NOTES:  
 1. ALL AREAS DISTURBED SHALL BE SODDERED OR SEEDED.  
 2. ALL APPROVED LANDSCAPE MATERIALS MUST BE INSTALLED BEFORE A FINAL OCCUPANCY PERMIT WILL BE ISSUED, UNLESS AN ESCROW IS POSTED WITH THE CITY IN LIEU THEREOF FOR THE COST AND LABOR OF INSTALLING SUCH MATERIALS. IN THE EVENT THAT THE IMPROVEMENTS FOR A LOT OR LOTS ARE NOT SATISFACTORILY INSTALLED WITHIN ONE (1) YEAR AFTER THE ISSUANCE OF AN OCCUPANCY PERMIT THEREFORE, THE CITY OF DARDENNE PRAIRIE HAS THE RIGHT TO REMOVE SAID MONIES FROM ESCROW TO COMPLETE THE GUARANTEED IMPROVEMENTS, UNLESS AN EXTENSION IN TIME IS GRANTED.

LANDSCAPE LEGEND	
	QTY. (36) ~ PROPOSED RED MAPLE TREE (Mature Height = 45 ft. Tall) (minimum 2" caliper)
	QTY. (5) ~ PROPOSED WHITE OAK TREE (Mature Height = 60 ft. Tall) (minimum 2" caliper) (400 s.f. credit each)
	QTY. (16) ~ PROPOSED PINE TREE (minimum 2" caliper) (300 s.f. credit each)

**LOT AREA PLAN**

AN AREA PLAN FOR  
**PRAIRIE POINT**  
 HIGHWAY N  
 DARDENNE PRAIRIE, ST. CHARLES, MISSOURI 63868

**BAT**  
 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  
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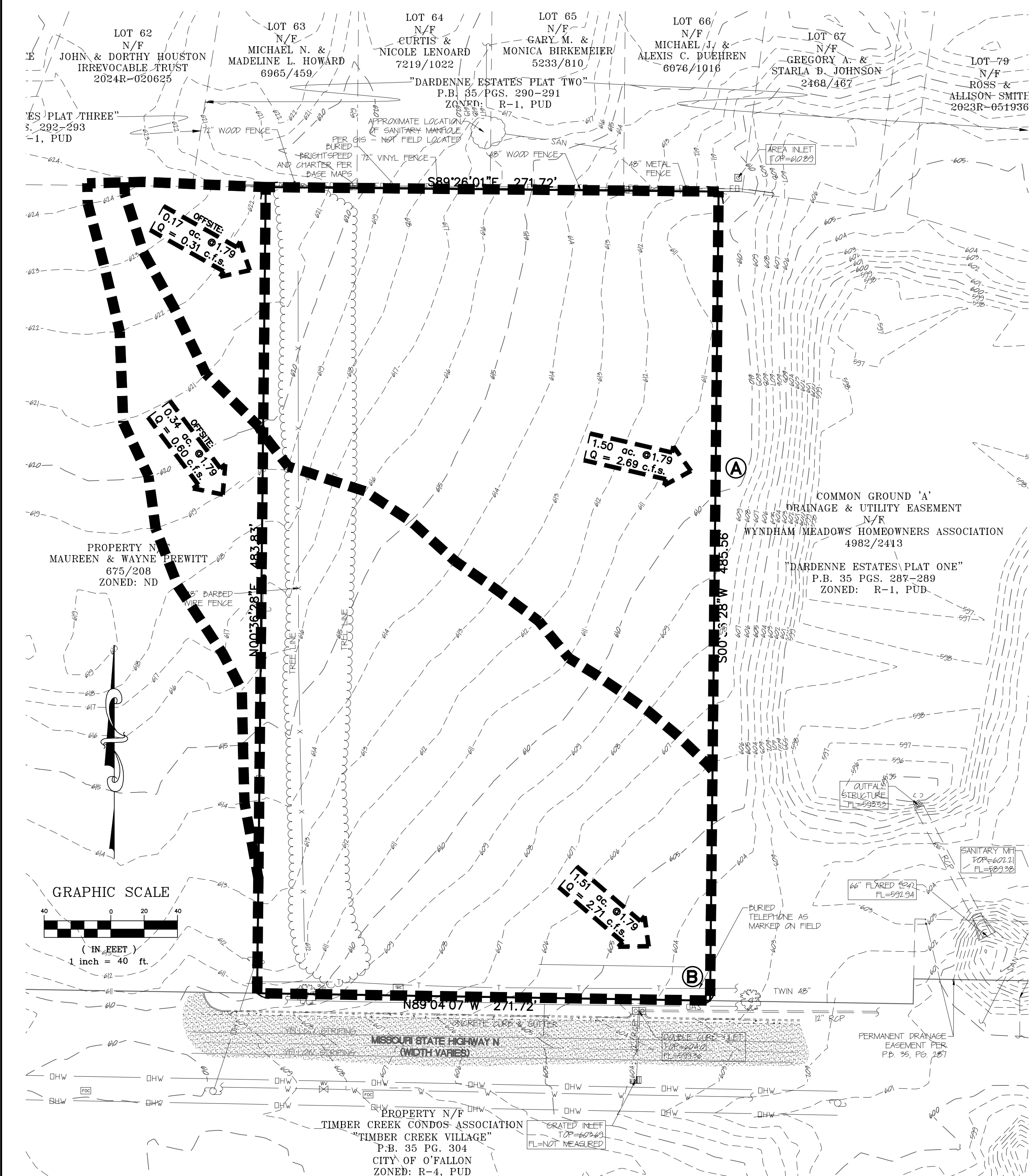
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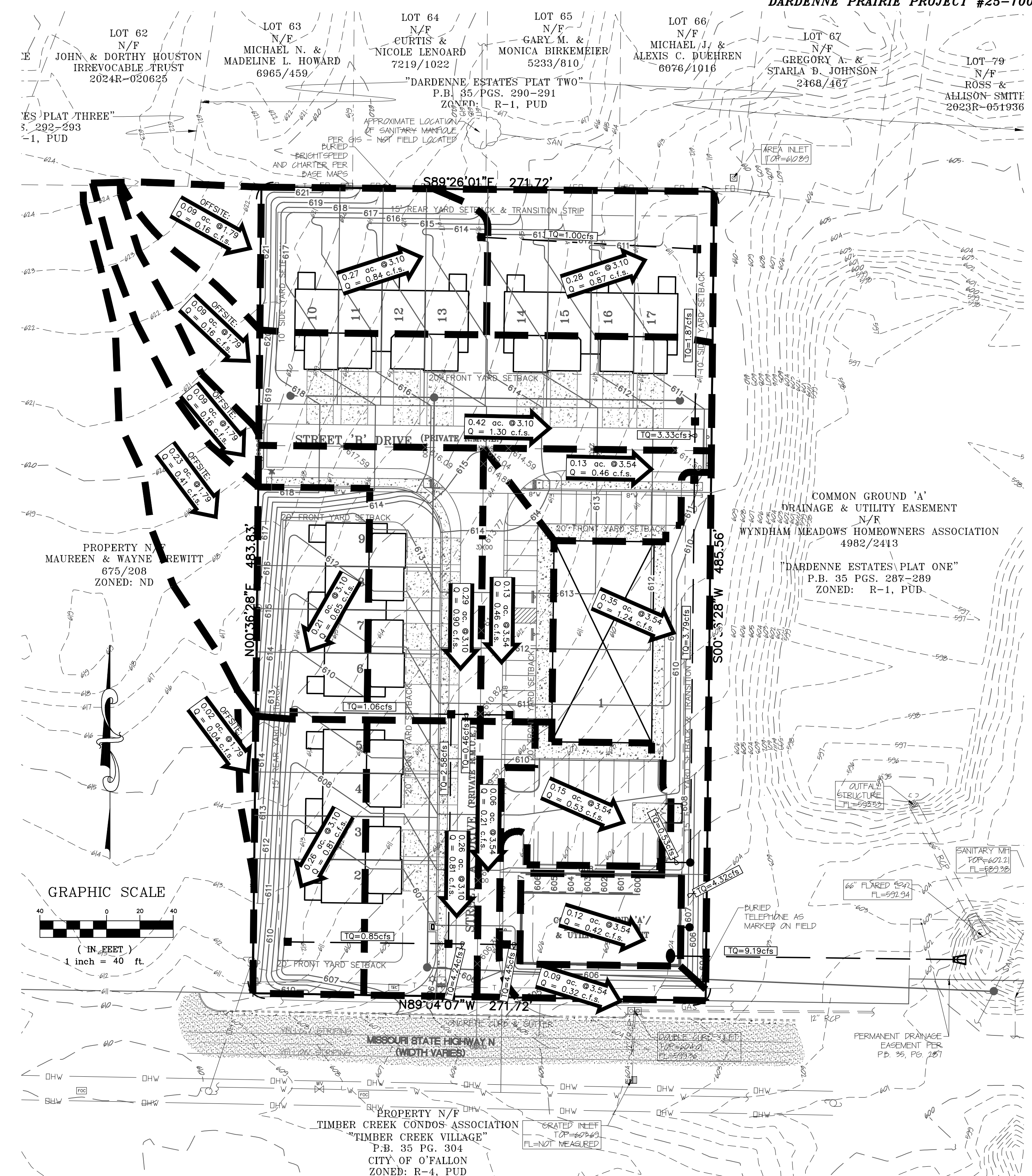
STATE OF MISSOURI  
 JEFFREY B. SIMMONS  
 NUMBER PE-2007030831  
 4/17/25  
 PROFESSIONAL ENGINEER  
 Jeffrey B. Simmons  
 Civil Engineer  
 2007030831

03/05/2025  
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LANDSCAPE  
 PLAN &  
 LOT AREA PLAN



**PRE-DEVELOPED  
DRAINAGE AREA MAP**



**POST-DEVELOPED  
DRAINAGE AREA MAP**

DIFFERENTIAL RUNOFF 15YR/20MIN STORM (cfs)			
	PRE	POST	DIFFERENTIAL
A	3	1.24	-1.76
B	3.31	9.19	5.88

**STORMWATER MANAGEMENT PLAN**

- THIS PROJECT REQUIRES STORM WATER DETENTION AND WATER QUALITY CREDITS TO BE DETERMINED USING THE MARC MANUAL.
- WATER RUNOFF WILL BE COLLECTED IN STORM SEWER SYSTEM AND ROUTED TO BASIN. WATER QUALITY WILL BE ADDRESSED WITH A BIOTENTION 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.
- PRELIMINARY INFORMATION FOR PRE AND POST DEVELOPED RUNOFF IS CONTAINED HEREIN FOR THE 15 YEAR 20 MINUTE STORM.

AN AREA PLAN FOR  
**PRAIRIE POINT  
HIGHWAY N**  
DARDENNE PRAIRIE, ST. CHARLES, MISSOURI 63368

**BPA**  
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STATE OF MISSOURI  
JEFFREY B. SIMMONS  
NUMBER  
PE-200703083  
PROFESSIONAL ENGINEER  
4/27/25  
Jeffrey B. Simmons  
Civil Engineer  
2007030831

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DRAWN  
CAW JBS  
DESIGNED CHECKED

**STORMWATER  
MANAGEMENT  
PLAN**

















Todd M. Streiler AICP, LEED AP  
Planning & Development Manager  
[Tstreiler@DardennePrairie.org](mailto:Tstreiler@DardennePrairie.org)  
Phone 636.755.5314

## Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: May 6, 2025

SUBJECT: Villas @ Dardenne Place Phase II "R1D-PUD" Final Plan (Owner: Tim Miller, Bridgewater)

---

### Project Summary

Bax Engineering on behalf of Tim Miller, Bridgewater submitted a Final PUD Plan, Application and fees in the amount of \$708.00 on April 9, 2025. Staff reviewed the proposed "R1D-PUD" Final Plan consistency with the approved Area Plan and compliance with the applicable regulations and submitted the attached memo to the petitioner. The petitioner submitted a revised Final Plan, Architectural Elevations and memo documenting how each comment and recommendation was addressed, see attached, on April 24<sup>th</sup> 2025.

At the May 8, 2024, meeting, the Planning & Zoning Commission passed a motion recommending the Board approve the Villas @ Dardenne Place Phase II requested "R1A" rezoning to "R1D-PUD" and Area Plan with the following conditions:

1. The owner shall consult with the City Planner and City Arborist regarding the placement of trees within the property and the species of tree that will be planted.
2. The owner agrees to eliminate the sidewalk from the Area Plan.

The Board approved the Villas @ Dardenne Place Phase II rezoning and Area Plan on July 3<sup>rd</sup>, 2024, via Ordinance #2311. The approved Area Plan includes 2.88 acres located on the northeast corner of Feise and Hanley Road and contains 9 single-family detached villas and 0.69 acres of common ground. The site is just east of Dardenne Place Phase I, across Hanley Road. The proposed Final Plan is consistent with the approved Area Plan.

### Zoning Compliance Summary

The following "R-1A" deviations are required and noted on the proposed Final Plan:

<b>R-1D Requirements</b>	<b>Proposed Deviations</b>
Min. Lot Area: 12,000 SF	6,513 SF
Min. Lot Width: 80'	54'
Front Setback: 25'	20'
Side Setback: 10'	7'
Rear Setback: 25'	20'
Lot Coverage: 30%	36%
Sidewalks: both sides	None

Staff reviewed the Landscape Plan and Architectural Elevations, and they meet the applicable requirements and are consistent with the adjacent built and natural environments; no changes are recommended.

**Recommended Action**

The petitioner is requesting approval of the proposed PUD Final Plan. Upon review, staff found the proposed Final Plan is consistent with the applicable zoning requirements. Staff recommends the Planning Commission pass one of the following motions:

**A. Motion to recommend the Board approve the Final Plan as submitted.**

**B. Motion to recommend the Board approve the Final Plan with conditions.**

*Motions should be in the affirmative. Should the Commission or Commissioner decide to deny the PUD Final Plan as submitted, they should vote "Nay" to a motion to approve.*

**Next Steps:** 1. Consideration of the Final Plan by the Board. 2. Improvement Plans. 3. Final Plat.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen  
Cathy Pratt, Interim City Administrator  
Matt Davidson, City Engineer  
Kim Clark, City Clerk  
John Young, City Attorney



www.DardennePrairie.org

**Todd Streiler, AICP, LEED AP**

Planning & Development Manager

Phone 636.755.5314

Fax:636.898.0923

Tstreiler@DardennePrairie.org

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

April 23, 2025

Jeffery Simmons, P.E.

[jsimmons@baxengineering.com](mailto:jsimmons@baxengineering.com)

Subject: R-1D, PUD Final Plan: Villa's at Dardenne Place Phase II: Project No. 24-1000

Dear Mr. Simmons

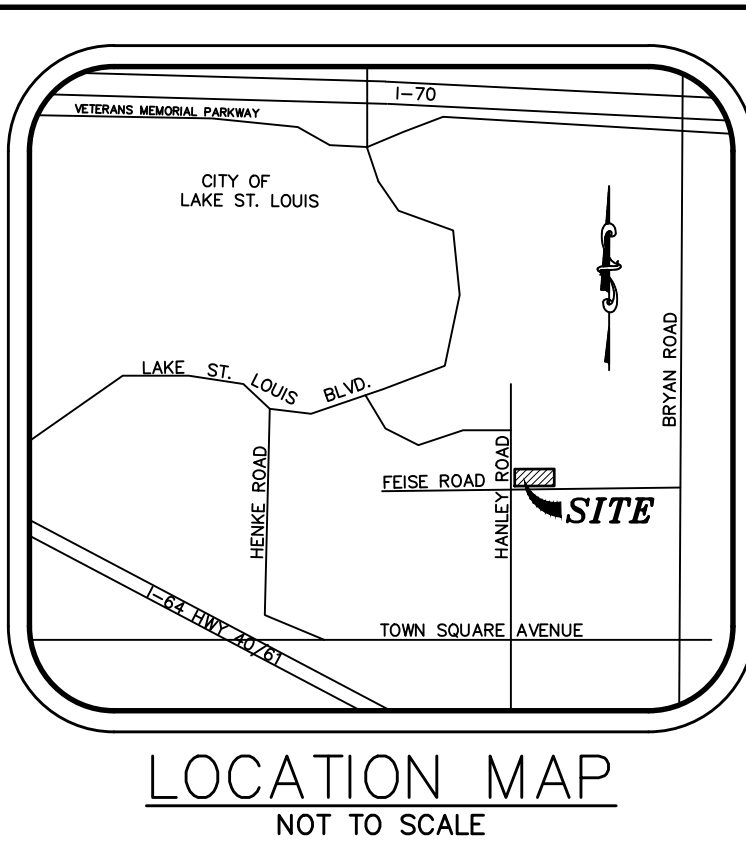
The proposed Final Plan, Landscape Plan, Stormwater Plans, Application, and fees in the amount of \$708.00 were received by the City on April 15, 2025. Staff has reviewed the application for completeness and compliance with the applicable regulations and forward the following comments to be addressed and resubmitted to the City.

1. Provide a copy of the approved Area Plan with owner/petitioner signatures. Be advised, according to Section 40-5.260 F, the approved Area Plan shall include a statement signed by the applicant and owner(s) that "the approved Area Plan shall be binding upon the applicant and the owner(s) of record and upon their heirs, successors and assigns". The Area Plan shall not be officially approved, nor may the applicant submit a Final Plan for the lot or any part thereof, until said statement has been signed as required herein.
2. Show the location of the streetlights as shown on the approved Area Plan.
3. Change the Minimum Lot Area deviation from 6,392 SF to 6,513 SF under the Developer Notes, item #8.
4. In accordance with Ordinance #2311, remove the sidewalk along the north side of the sidewalk and amend Developer Note #8 to read: "No sidewalks required along the proposed roadway within the development.
5. Provide building elevations for the proposed dwellings.
6. Provide the proposed deed restrictions, protective covenants and homeowners' association article of incorporation and bylaws.
7. Please review and correct the contour lines on the grading plan.

Once the above items are addressed, the Final Plan can be reviewed by the Planning and Zoning Commission at their May 14, 2025, meeting and by the Board of Aldermen at their May 21, and June 4, 2025, meetings. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The plans and any other materials or visual aids presented at the meetings shall become the property of the City and part of the permanent record.

# A FINAL PLAN FOR VILLAS AT DARDENNE PLACE PHASE 2

A TRACT OF LAND BEING PART OF  
OUTLOT 'A' OF 'PRAIRIE COMMONS PLAT ONE'  
PER PLAT BOOK 38, PAGES 22-23  
TOWNSHIP 46 NORTH, RANGE 2 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF DARDENNE PRAIRIE  
ST. CHARLES COUNTY, MISSOURI

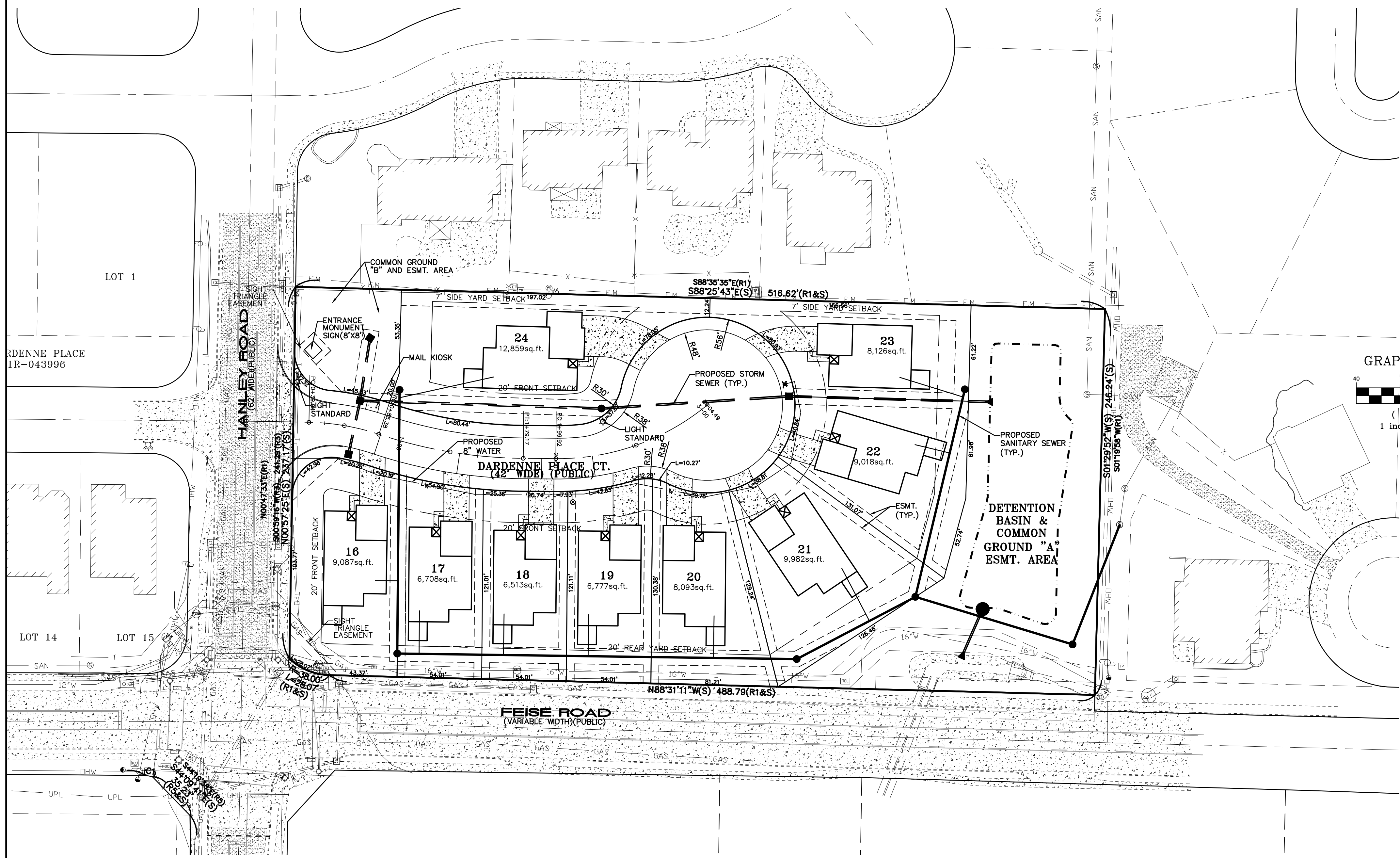
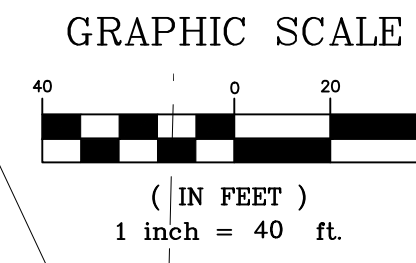


**SHEET INDEX:**

- 1 SITE PLAN
- 2 GRADING PLAN
- 3 LANDSCAPE PLAN
- 4 STORMWATER MANAGEMENT PLAN

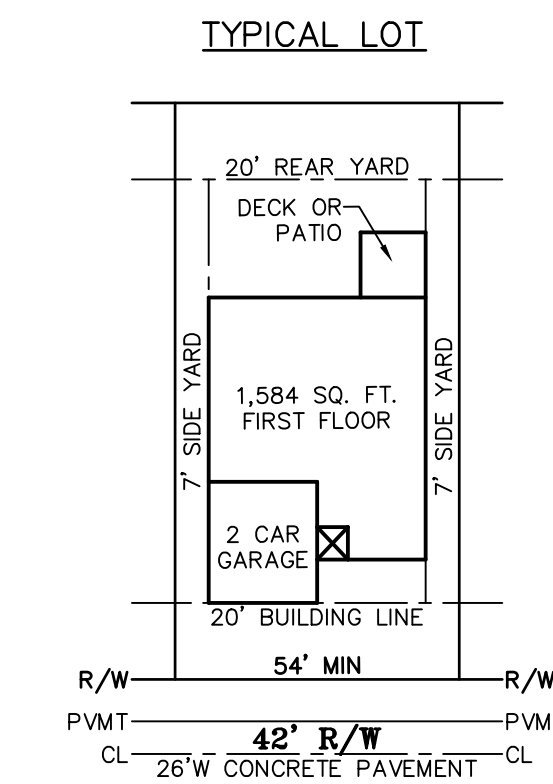
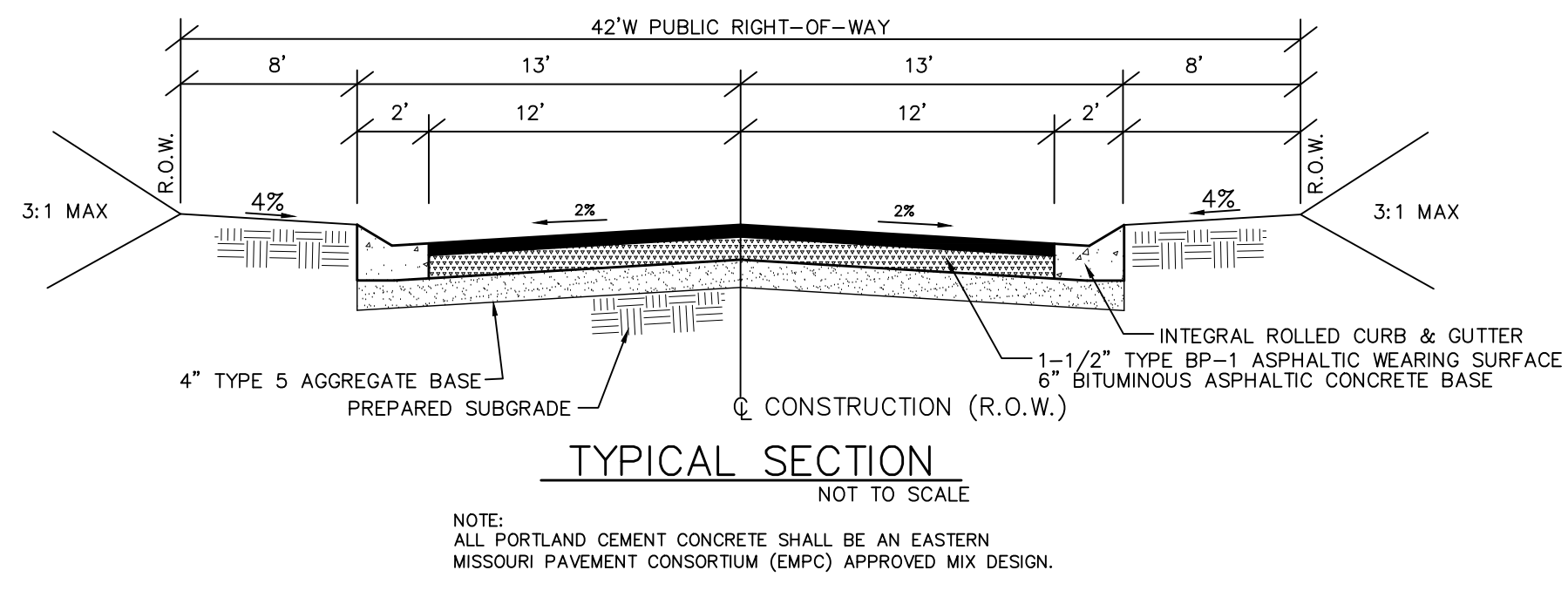
**DEVELOPMENT NOTES:**

1. Area of Tract: 2.88 Acres
2. Existing Zoning: R-1D, PUD (Ord.2311)
3. Proposed Zoning: R-1D, PUD
4. Proposed Use: Single Family Residential
5. Proposed Lots: 9 Lots
6. Property Owner: TDM13 LLC, 11225 Mosley Manor Ct., Creve Coeur, MO 63141
7. Developer: Bridgewater Communities, Inc., 20 Meadow Circle Drive #204, Lake Saint Louis, MO 63367
8. Zoning Requirements:
  - R-1D: Minimum Lot Area: 12,000 sq. ft.
  - Minimum Lot Width: 80' ft.
  - Minimum Lot Depth: 100' ft.
  - Minimum Front Yard Setback: 25' ft.
  - Minimum Side Yard Setback: 10' ft.
  - Minimum Rear Yard Setback: 25' ft.
  - Maximum Lot Coverage: 30%
  - Maximum Height of Structures: 3.5 Stories or 35 Feet
  - Minimum Dwelling Size: One Story Residential: 1,600 sq. ft. (Excluding Garage & Basement)
- Requested Deviations:
  - Minimum Lot Area: 6,513 sq. ft.
  - Minimum Lot Width: 54' ft.
  - Minimum Front Yard Setback: 20' ft.
  - Minimum Side Yard Setback: 7' ft.
  - Minimum Rear Yard Setback: 20' ft.
  - Maximum Lot Coverage: 46%
  - No Sidewalks required along the proposed roadway within the development.
  - No deviations other than those listed above are included in the PUD.
9. Site served by the following:
  - Sanitary Sewer: Public Water Supply District No. 2
  - Water: Public Water Supply District No. 2
  - Telephone: Cuivre River
  - Electric: Cuivre River
  - Gas: Wentzville Fire Protection District
  - Fire: Wentzville Fire Protection District
  - School: Wentzville School District
10. Site breakdown:
  - Overall Site Area = 125,765 s.f.
  - Area of Right-of-way dedication = 19,832 s.f.
  - Area of Lots = 77,163 s.f.
  - Area of Usable Common Ground = 28,770 s.f.
11. Average Lot Area:
  - Area of Lots = 77,163 s.f.
  - 77,163 s.f. / 9 Lots = 8,573 s.f.
12. Density Calculations:
  - Overall Site minus Right-of-way & Usable Common Ground = 105,932.69 s.f.
  - Engineering #000655 = 19,832.00 s.f.
  - Missouri State Certificate of Authority Surveying #000144 = 105,932.69 s.f. / 12,000 s.f. = 8.8
13. Woodland Area Calculations:
  - Ex. Trees = 12,183.33 s.f.
  - Trees to be removed = 11,659.56 s.f.
  - Trees to Remain = 523.77 s.f.
14. Landscaping Required:
  - All lots having 40% or less open space must have a minimum of 20% of that open space landscaped.
  - 30,030.11 s.f. / 125,764.69 s.f. = 23.8%
  - 23.8% < 40%, then 30,030.11 s.f. X 20% = 6,006.02 s.f. (Required Landscape Credit)
  - Total Landscape Credit Provided = 16 Trees @ 400 s.f. each = 6,400 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 21 = 38.81 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
    - Lot 22 = 40.84 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
  - Lots having 80' or more road frontage:
    - Lot 16 = 258.62 l.f. / 40 l.f. = 6 Trees (Fiese Rd, Hanley Rd & Street 'A' Court frontage)
    - Lot 17 = 108.81 l.f. / 40 l.f. = 3 Trees (Fiese Rd & Street 'A' Court frontage)
    - Lot 18 = 108.04 l.f. / 40 l.f. = 3 Trees (Fiese Rd & Street 'A' Court frontage)
    - Lot 19 = 108.87 l.f. / 40 l.f. = 3 Trees (Fiese Rd & Street 'A' Court frontage)
    - Lot 20 = 131.23 l.f. / 40 l.f. = 3 Trees (Fiese Rd & Street 'A' Court frontage)
    - Lot 23 = 80.93 l.f. / 40 l.f. = 2 Trees (Street 'A' Court frontage)
    - Lot 24 = 240.63 l.f. / 40 l.f. = 6 Trees (Street 'A' Court frontage)
  - Common Ground 'A' = 203.88 l.f. / 40 l.f. = 5 Trees (Fiese Rd frontage)
  - Common Ground 'B' = 116.58 l.f. / 40 l.f. = 3 Trees (Hanley Rd & Street 'A' Court frontage)
  - Total Street Trees Required = 36
  - Trees Street Trees Provided = 36
15. Per Flood Insurance Rate Map No. 29183C0220G, dated January 20, 2016. This tract lies within Zone 'X', areas determined to be outside the 0.2% annual chance floodplain.
16. All proposed utilities to be located underground.
17. This site will be developed in one phase.
18. Parking Spaces Provided:
  - 4 Spaces per Unit (2 Garage Spaces & 2 Driveway Spaces)
19. Street lighting will be private and maintained by the Homeowners Association.
20. Project Benchmark A-149 - Elevation 630.08 - NAVD88 DATUM - Standard Disk, stamped A 149 1852. Located in the Northwest wingwall of the Norfolk and Western Railroad bridge over US Highway 61 Business.
21. The sanitary sewers for all proposed homes shall drain by gravity.



**LEGEND:**

FLARED END SECTION	SAN	EX. SANITARY SEWER
EX. SANITARY SEWER MANHOLE	12" W	EX. 12" WATER MAIN
EX. STORM SEWER MANHOLE	DNW	EX. OVERHEAD ELECTRIC
EX. GRATE INLET	F	EX. FENCE
EX. CURB/AREA INLET	T	EX. TELEPHONE LINE
EX. DOUBLE CURB/AREA INLET	GAS	EX. TELEPHONE LINE
PROPOSED CURB/AREA INLET	FM	EX. FORCE MAIN
PROPOSED MANHOLE	---	TREE LINE
FIRE HYDRANT	---	PROPOSED SANITARY SEWER
OUTFALL STRUCTURE	---	PROPOSED STORM SEWER
MANHOLE	---	PROPOSED EASEMENTS
FLARED END SECTION	CI	CURB INLET
REINFORCED CONCRETE PIPE	AI	AREA INLET
POLY VINYL CHLORIDE (PLASTIC)	GI	GRATE INLET
ROADWAY MAINTENANCE AND UTILITY EASEMENT	OS	OUTFALL STRUCTURE
	MH	MANHOLE
	FE	FLARED END SECTION
	RCP	REINFORCED CONCRETE PIPE
	PVC	POLY VINYL CHLORIDE (PLASTIC)
	RMUE	ROADWAY MAINTENANCE AND UTILITY EASEMENT



A FINAL PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 2**  
 INTERSECTION OF FIESE ROAD & HANLEY ROAD  
 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

**ENGINEERING  
PLANNING  
SURVEYING**  
 221 Point West Blvd.  
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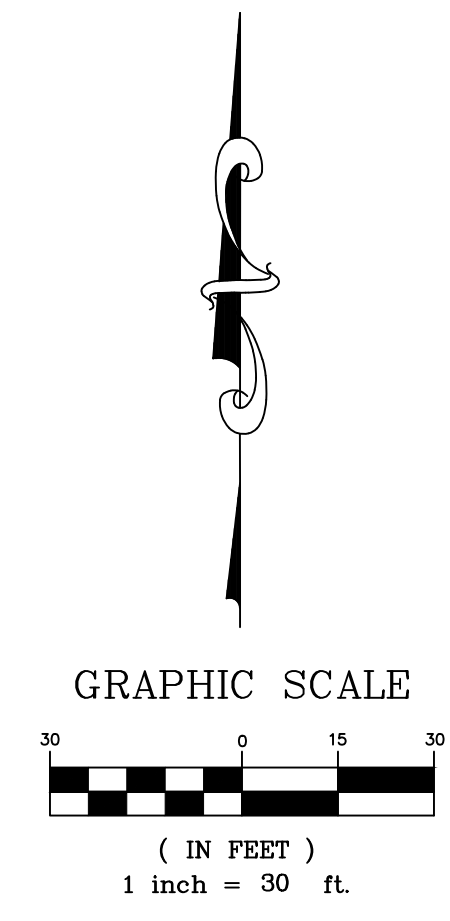
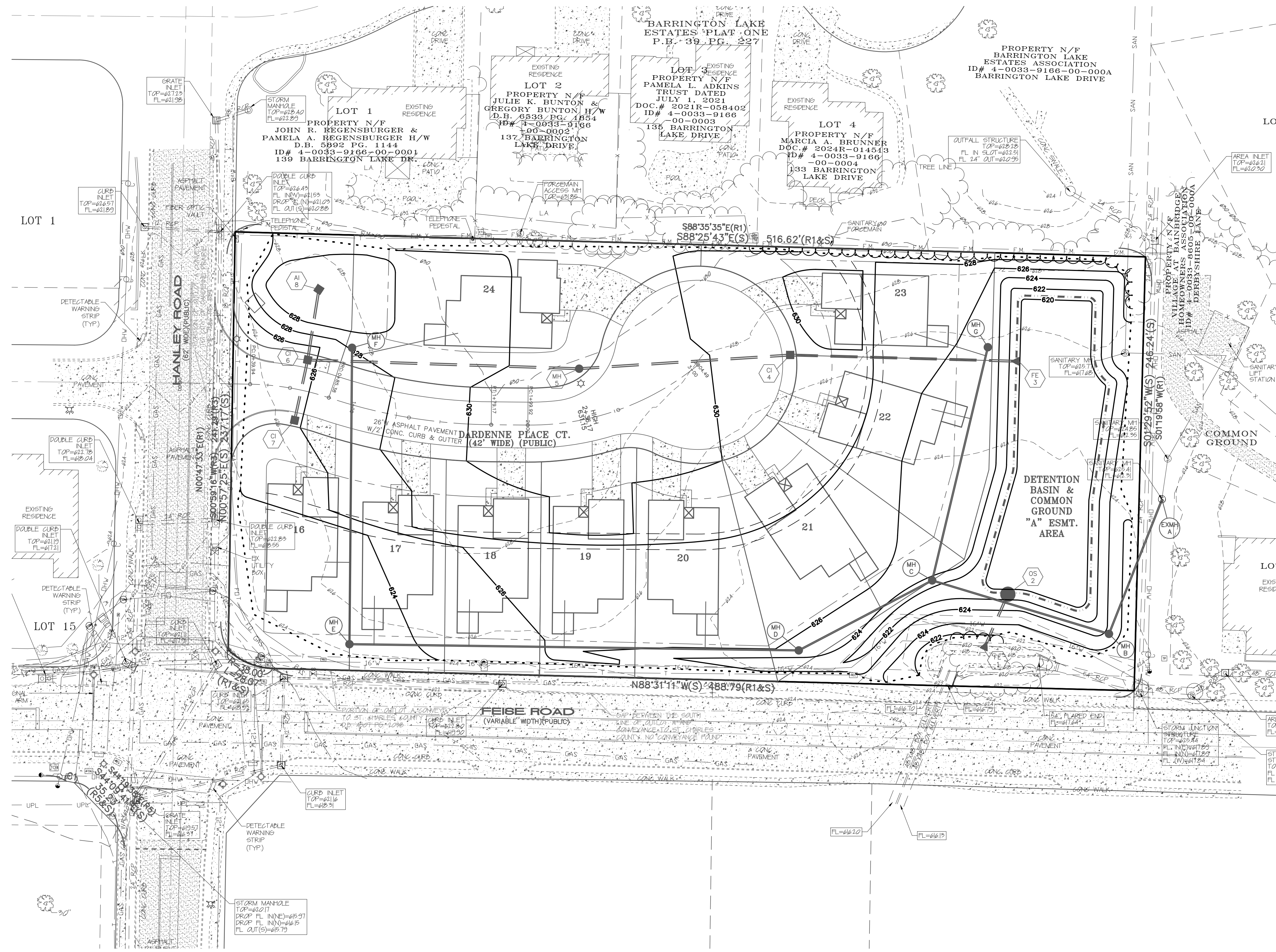
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**COVER SHEET**  
 1 of 4



A FINAL PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 2**  
 #1967 HANLEY ROAD  
 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

**ENGINEERING  
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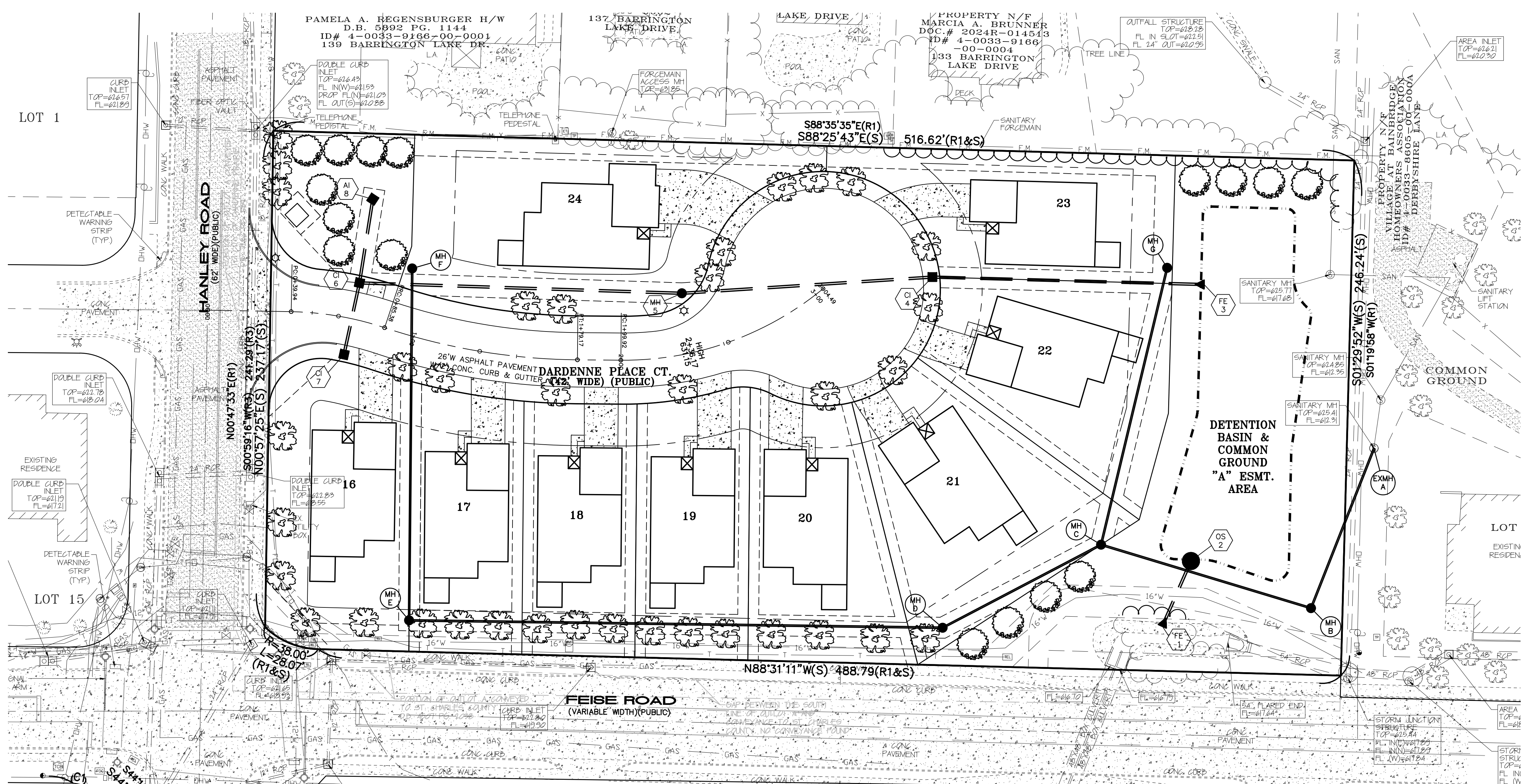
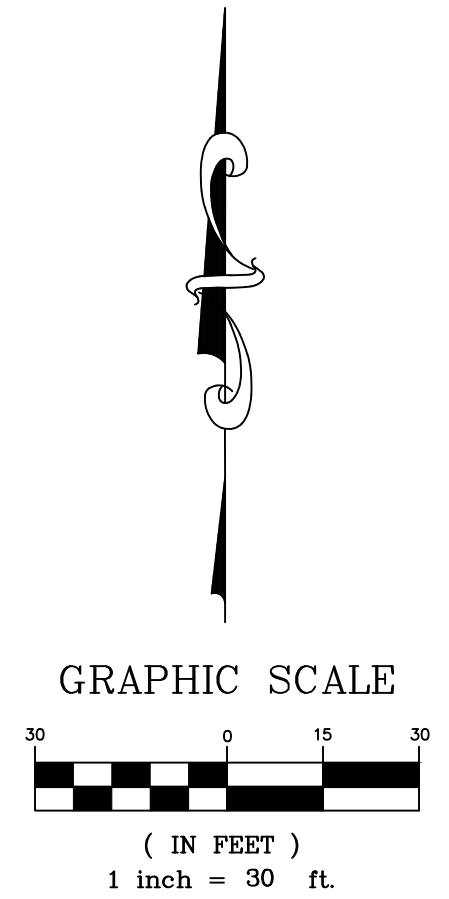
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GRADING PLAN

**LANDSCAPE LEGEND**

- QTY. (36) ~ PROPOSED RED MAPLE TREE  
(Mature Height = 45 ft. Tall)  
(minimum 2" caliper)
- QTY. (16) ~ PROPOSED WHITE OAK TREE  
(Mature Height = 60 ft. Tall)  
(minimum 2" caliper)  
(400 s.f. credit each)



A FINAL PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 2**  
 #1967 HANLEY ROAD  
 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

PREPARED FOR:  
 BRIDGEWATER COMMUNITIES  
 2015 W. BIRCHWOOD BLVD.  
 LAKE SAINT LOUIS, MO 63367  
 636-294-6020

**ENGINEERING  
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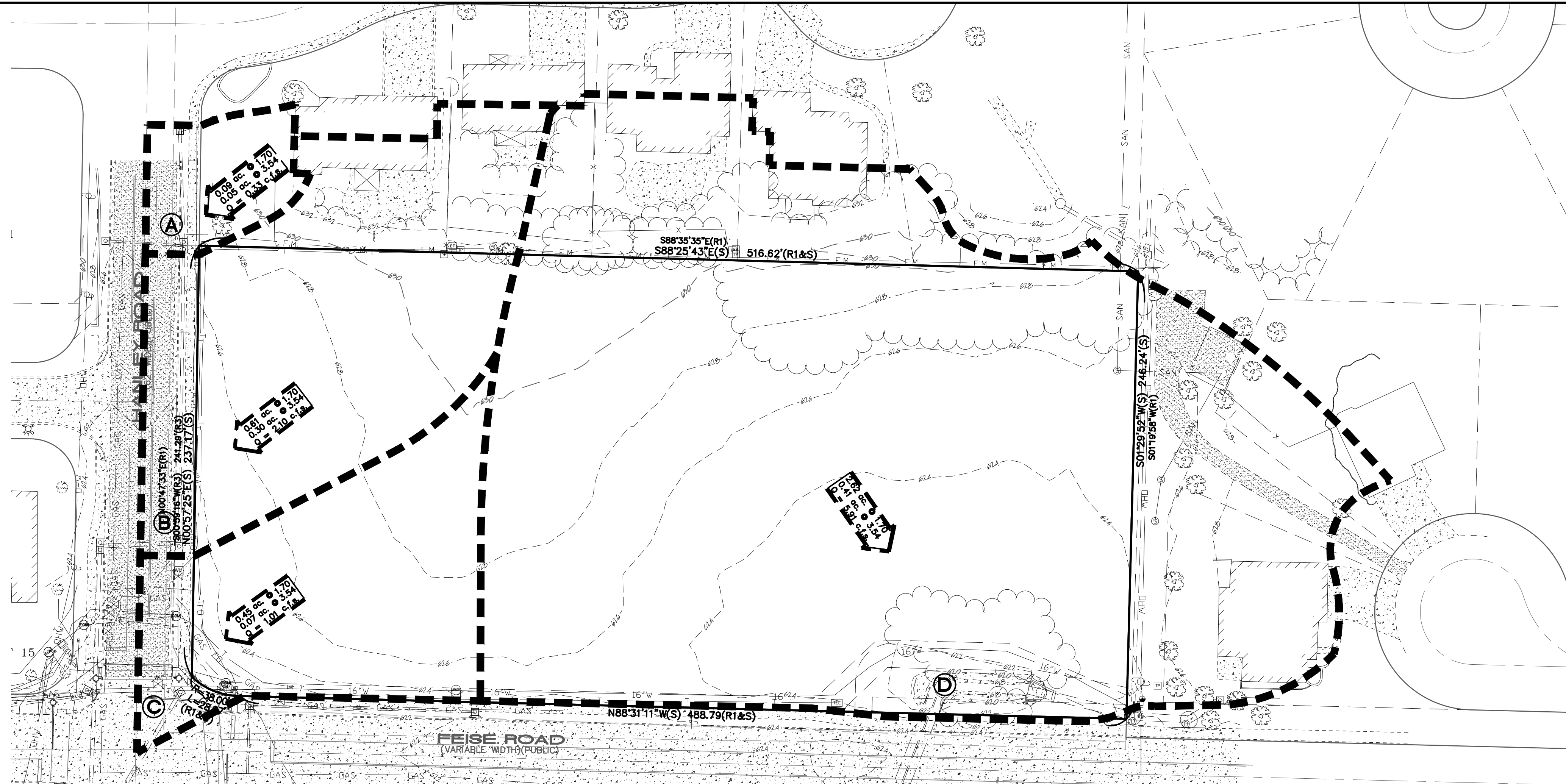
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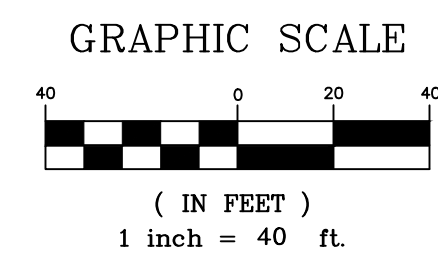
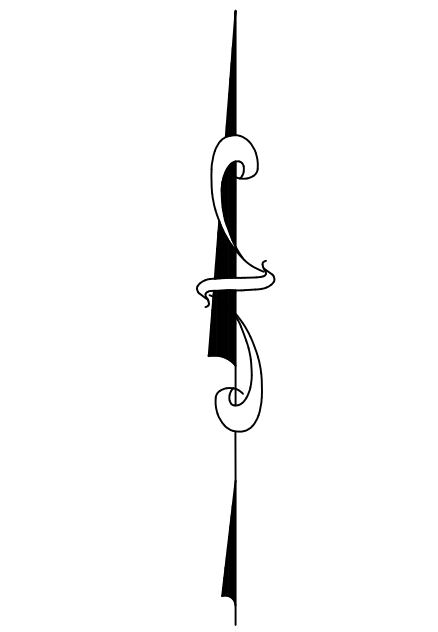
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LANDSCAPE PLAN



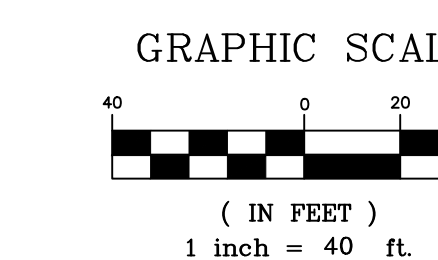
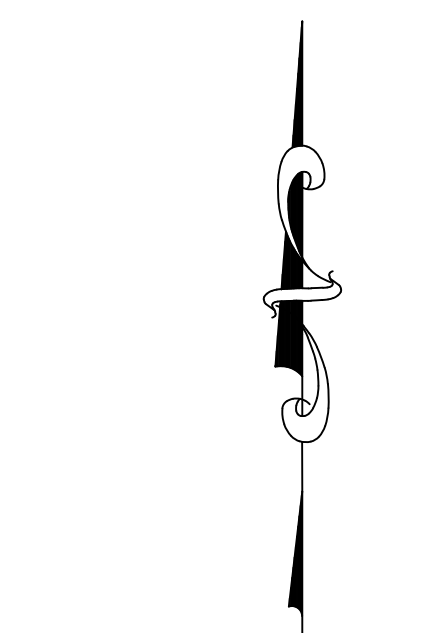
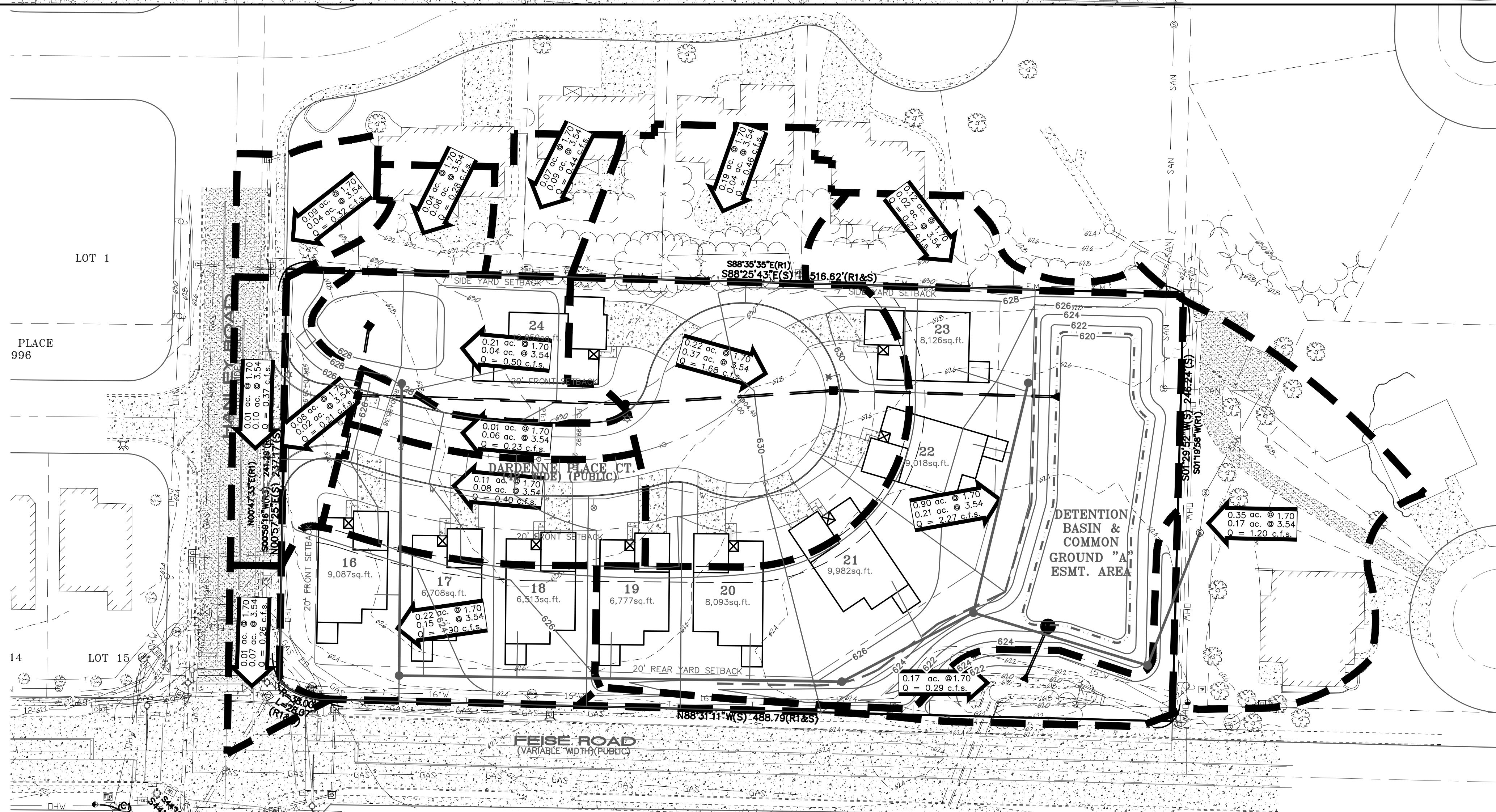
**STORMWATER MANAGEMENT PLAN**

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.
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**PRE-DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 40'

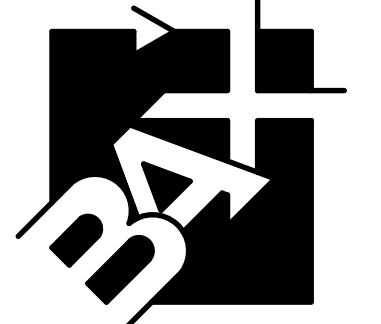


**POST-DEVELOPED DRAINAGE AREA MAP**

SCALE: 1" = 40'

A FINAL PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 2**  
 #1967 HANLEY ROAD  
 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

PREPARED FOR:  
 BRIDGEWATER COMMUNITIES  
 20 MEADOW CIRCLE DRIVE, #204  
 LAKE SALEM, MISSOURI 63073  
 636-237-6220



**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	REVISIONS
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DISCLAIMER OF RESPONSIBILITY  
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Jeffrey B. Simmons  
 Civil Engineer  
 2007030831

04/08/2025  
 DATE  
 20-18164A  
 PROJECT NUMBER  
 18164A FinalPlan  
 FILE NAME  
 BWF  
 DRAWN  
 JCM  
 DESIGNED  
 JBS  
 CHECKED

STORMWATER MANAGEMENT PLAN



**Todd M. Streiler AICP, LEED AP**  
Planning & Development Manager  
[Tstreiler@DardennePrairie.org](mailto:Tstreiler@DardennePrairie.org)  
Phone 636.755.5314

# Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: May 6, 2025

SUBJECT: Villas @ Dardenne Place Phase III "R1D-PUD" Final Plan (DP Project #24-1010)

---

## Project Summary

Bax Engineering on behalf of Tim Miller, Bridgewater submitted a Final PUD Plan Application and fees in the amount of \$750.75 on April 9, 2025. Staff reviewed the proposed "R1D-PUD" Final Plan for consistency with the approved Area Plan and compliance with the applicable regulations and submitted the attached memo to the petitioner. The petitioner submitted a revised Final Plan, Architectural Elevations and memo documenting how each comment and recommendation was addressed, see attached, on April 24<sup>th</sup> 2025.

At the May 8, 2024, meeting, the Planning & Zoning Commission passed a motion recommending the Board approve the Villas @ Dardenne Place Phase III "R1A" rezoning to "R1D-PUD" and Area Plan with the following conditions:

- The owner shall consult with the City Planner and City Arborist regarding the placement of trees within the property and the species of tree that will be planted.
- The owner agrees that all lots, exclusive of Lots 31 and 32 on the Area Plan will have a front yard setback of 25' and a rear setback of 25'.
- The owner agrees that Lots 31 and 32 on the Area Plan will have a front yard setback of 20' and a rear setback of 20'.

The Board approved the rezoning and Area Plan on July 3, 2024, via Ordinance #2312. The approved PUD Area Plan includes 4.02 acres located on the southwest corner of Feise and Hanley Road. The site is just south of Dardenne Place Phase I, across Fiese Road and contains 14 single-family detached villas and 0.4 acres of common ground. The proposed Final Plan is consistent with the approved Area Plan.

## Zoning Compliance Summary

Staff reviewed the Final Plan, and the following "R1-D" deviations are required and noted on the plans

:

<b>R-1D Requirements</b>	<b>Proposed Deviations</b>
Min. Lot Area: 12,000 SF	6,926 SF
Min. Lot Width: 80'	54'
Front Setback: 25'	20'
Side Setback: 10'	7'
Rear Setback: 25'	20'
Lot Coverage: 30%	36%
Sidewalks: both sides	One Side

Staff reviewed the Landscape Plan and Architectural Elevations, and they meet the applicable requirements and are consistent with the adjacent built and natural environments; no changes are recommended.

**Recommended Action**

The petitioner is requesting approval of the proposed PUD Final Plan. Upon review, staff found the proposed Final Plan is consistent with the applicable zoning requirements. Staff recommends the Planning Commission pass one of the following motions:

**A. Motion to recommend the Board approve the Final Plan as submitted.**

**B. Motion to recommend the Board approve the Final Plan with conditions.**

*Motions should be in the affirmative. Should the Commission or Commissioner decide to deny the PUD Final Plan as submitted, they should vote “Nay” to a motion to approve.*

**Next Steps:** 1. Consideration of the Final Plan by the Board. 2. Improvement Plans. 3. Final Plat.

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen  
Cathy Pratt, Interim City Administrator  
Matt Davidson, City Engineer  
Kim Clark, City Clerk  
John Young, City Attorney

DARDENNE



**Todd Streiler, AICP, LEED AP**

Planning & Development Manager  
Phone 636.755.5314

Tstreiler@DardennePrairie.org

www.DardennePrairie.org

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

April 18, 2025

Jeffery Simmons, P.E.  
[jsimmons@baxengineering.com](mailto:jsimmons@baxengineering.com)

**Subject:** R-1D, PUD Final Plan: Villa's at Dardenne Phase III: Project No. 24-1010

Dear Mr. Simmons,

The proposed Final Plan, Landscape Plan, Architectural Elevations, Application, and fees in the amount of \$750.75 were received by the City on April 15, 2025. Staff has reviewed the application for completeness and compliance with the applicable regulations and forward the following comments to be addressed and resubmitted to the City.

1. Provide a copy of the approved Area Plan with owner/petitioner signatures. Be advised, according to Section 40-5.260 F, the approved Area Plan shall include a statement signed by the applicant and/or owner(s) that "the approved Area Plan shall be binding upon the applicant and the owner(s) of record and upon their heirs, successors and assigns". The Area Plan shall not be officially approved, nor may the applicant submit a Final Plan for the lot or any part thereof, until said statement has been signed as required herein.
2. Show the location of the streetlights as shown on the approved Area Plan.
3. Change the Minimum Lot Area deviation from 6,926 SF to 6,933 SF under the Developer Notes, item #8.
4. Add the following to the front setbacks under Developer Notes, item #8; Lots 31 and 32 shall have a front setback of 20', all other lots shall have a front setback no less than 25'.
5. Provide building elevations for the proposed dwellings.
6. Provide the proposed deed restrictions, protective covenants and homeowners' association article of incorporation and bylaws.
7. Be advised, the minimum cross slope for the sidewalk shall be 2%.
8. The proposed outfall structure ties into the existing enclosed system on Hanley Road. Can the existing system handle the extra flow?
9. Place all trees outside of ROW.

Subject: Villa's at Dardenne Place Phase III Final Plan - 1<sup>st</sup> Review  
Dardenne Prairie Project No. 24-1010

Once the above items are addressed, the Final Plan can be reviewed by the Planning and Zoning Commission at their May 14, 2025, meeting and by the Board of Aldermen at their May 21, and June 4, 2025, meetings. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The plans and any other materials or visual aids presented at the meetings shall become the property of the City and part of the permanent record.

If you have any questions, please feel free to contact me.

Respectfully,

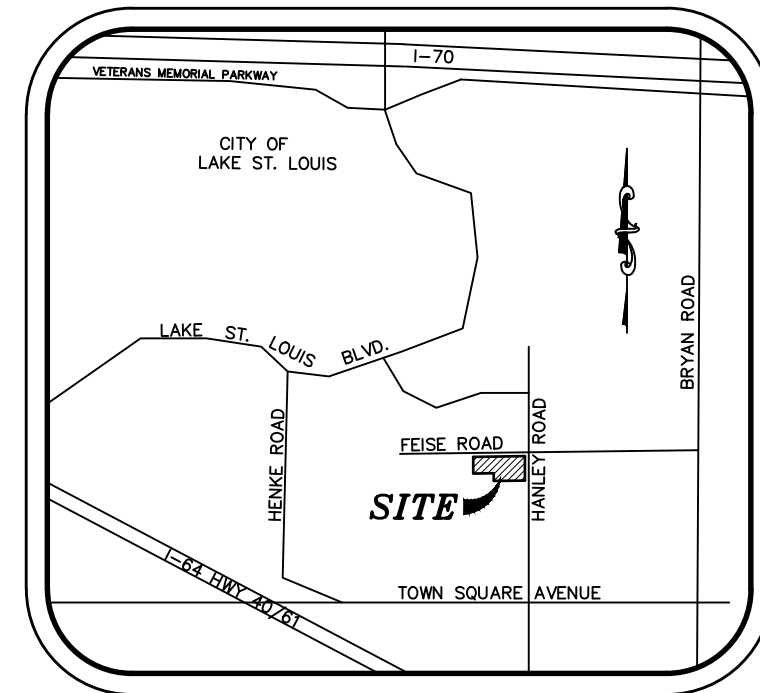
A handwritten signature in black ink that reads "Todd Streiler". The signature is written in a cursive, slightly slanted style.

Todd Streiler, AICP, LEED AP  
Planning & Development Manager

cc: Keith Widaman, Mayor  
Cathy Pratt, Interim City Administrator  
Kim Clark, City Clerk  
Matt Davidson, City Engineer

# A FINAL PLAN FOR VILLAS AT DARDENNE PLACE PHASE 3

A TRACT OF LAND BEING PART OF LOT 4 & LOT 5 OF "BATES DIVISION" AND BEING PART OF THE SW QUARTER OF SECTION 2 TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF DARDENNE PRAIRIE ST. CHARLES COUNTY, MISSOURI

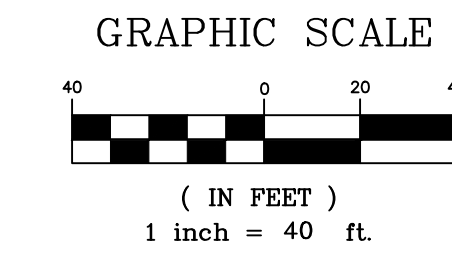
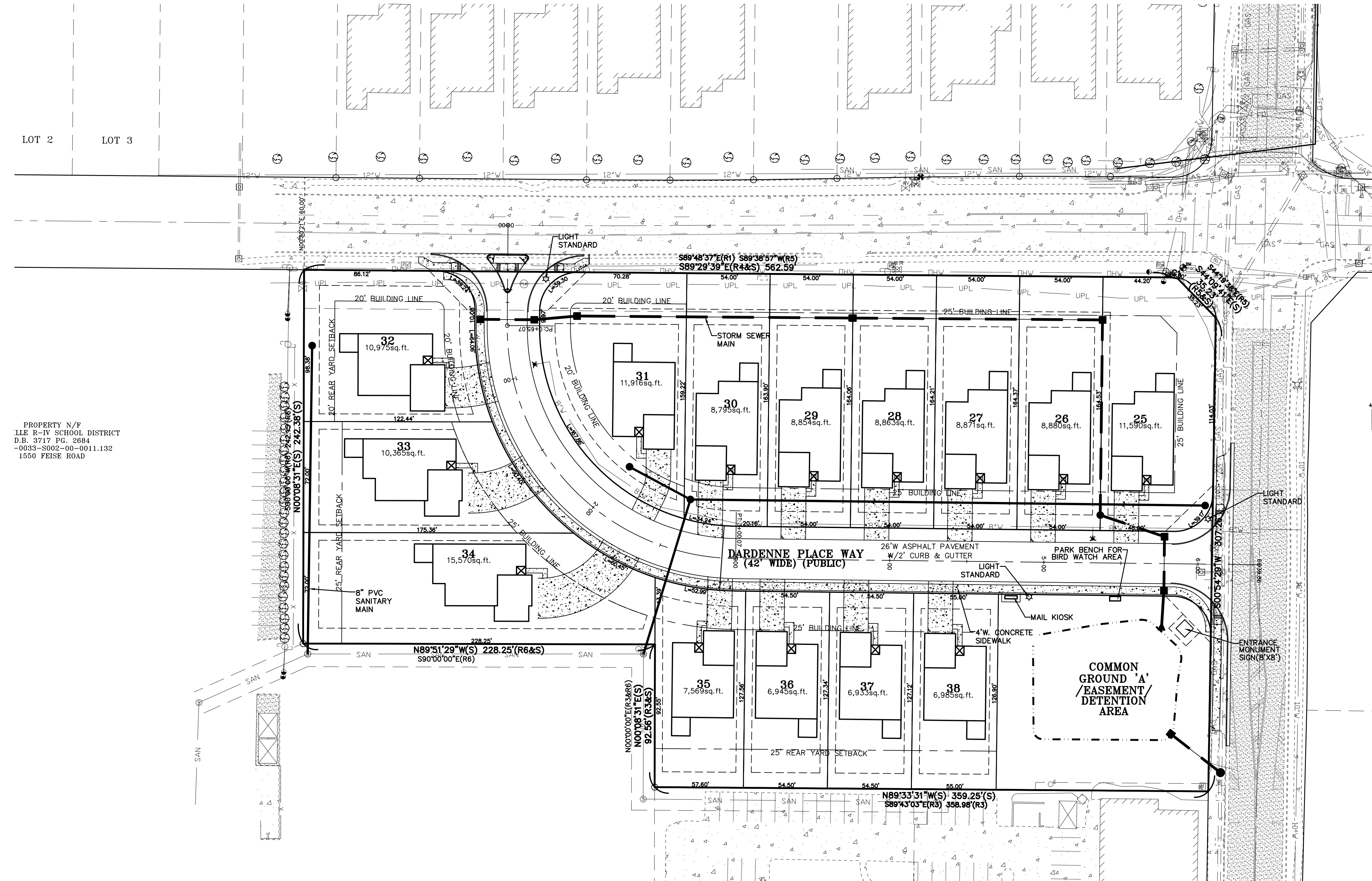


LOCATION MAP NOT TO SCALE

- SHEET INDEX:**
- 1 SITE PLAN
  - 2 GRADING PLAN
  - 3 LANDSCAPE PLAN
  - 4 STORMWATER MANAGEMENT PLAN

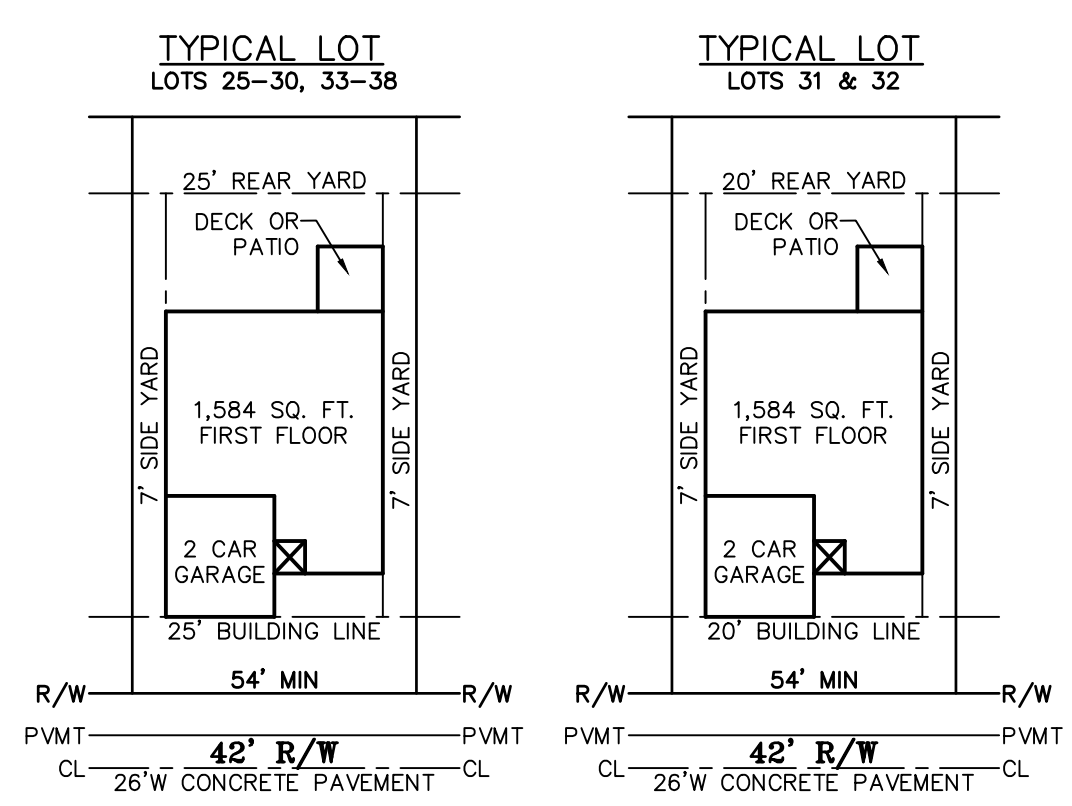
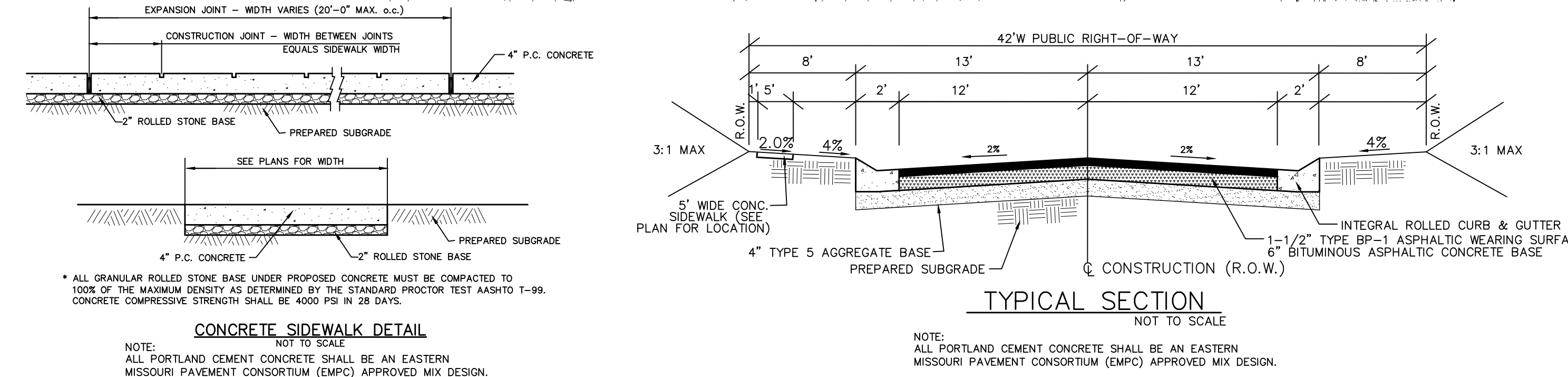
**DEVELOPMENT NOTES:**

- Area of Tract: 4.02 Acres
- Existing Zoning: R-10, PUD (Ord.2312)
- Proposed Zoning: R-10, PUD
- Proposed Use: Single Family Residential
- Proposed Lots: 14 Lots
- Property Owner: TDM13, LLC, 11225 Mosley Manor Ct, Creve Coeur, MO 63141
- Developer: Bridgewater Communities, Inc., 20 Meadow Circle Drive #204, Lake Saint Louis, MO 63367
- Zoning Requirements:
  - R-10: Minimum Lot Area: 12,000 sq. ft., Minimum Lot Width: 80 ft., Minimum Lot Depth: 100 ft., Minimum Front Yard Setback: 25 ft., Minimum Side Yard Setback: 10 ft., Minimum Rear Yard Setback: 25 ft., Maximum Lot Coverage: 30%, Maximum Height of Structures: 4.5 Stories or 35 Feet, Minimum Dwelling Size: One Story Residential: 1,600 sq. ft. (Excluding Garage & Basement)
  - Requested Deviations: Minimum Lot Area: 6,933 sq. ft., Minimum Lot Width: 54 ft., Minimum Rear Yard Setback: Lots 31 & 32 shall have a front setback of 20', all other lots shall have front setback of no less than 25', Minimum Side Yard Setback: 7 ft., Minimum Rear Yard Setback: 20 ft., Maximum Lot Coverage: 36%, No Sidewalk on North side of street
- 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: Culver River
  - Gas: Scurie
  - Fire: Wentzville Fire Protection District
  - School: Wentzville School District
- Site breakdown:
  - Overall Site Area = 175,452.31 s.f.
  - Area of Right-of-way dedication = 24,783.06 s.f.
  - Area of Lots = 133,012.30 s.f.
  - Area of Usable Common Ground = 17,656.95 s.f.
- Average Lot Area:
  - Area of Lots = 133,012.30 s.f.
  - 133,012.30 s.f. / 14 Lots = 9,500.87 s.f.
- Density Calculations:
  - Overall Site minus Right-of-way = 150,669.25 s.f. / 24,783.06 s.f. = 12.5
  - Density Bonus: For every 5% of Usable Common Ground, earn 10% bonus.
  - 5% of Overall Net Development Area Usable Common Ground = 8,772 s.f.
  - This Density Bonus allowed = 12.5 x 1.2 = 15
- Woodland Area Calculations:
  - No woodlands onsite.
- Landscaping Required:
  - All lots having 40% or less open space must have a minimum of 20% of that open space landscaped.
  - 17,656.95 s.f. / 175,452.31 s.f. = 10.06%
  - 10.06% < 40%, then 17,656.95 s.f. x 20% = 3,531.39 s.f. (Required Landscape Credit)
  - Total Landscape Credit Provided = 9 Trees @ 400 s.f. each = 3,600 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 33 = 69.81 l.f. / 40 l.f. = 2 Trees (Street 'A' Court frontage)
    - Lot 35 = 59.41 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
    - Lot 36 = 54.00 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
    - Lot 37 = 54.00 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
    - Lot 38 = 54.00 l.f. / 40 l.f. = 1 Tree (Street 'A' Court frontage)
  - Lots having 80' or more road frontage:
    - Lot 25 = 275.48 l.f. / 40 l.f. = 7 Trees (Feise Rd, Hanley Rd & Street 'A' Court frontage)
    - Lot 26 = 108.00 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 27 = 108.00 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 28 = 108.00 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 29 = 108.00 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 30 = 108.24 l.f. / 40 l.f. = 3 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 31 = 295.93 l.f. / 40 l.f. = 7 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 32 = 199.65 l.f. / 40 l.f. = 5 Trees (Feise Rd & Street 'A' Court frontage)
    - Lot 34 = 80.28 l.f. / 40 l.f. = 2 Trees (Street 'A' Court frontage)
    - Common Ground 'A' = 255.79 l.f. / 40 l.f. = 7 Trees (Hanley Rd & Street 'A' Court frontage)
- Total Street Trees Required = 49
- Trees Street Trees Provided = 49
- Per Flood Insurance Rate Map No. 29183C0220G, dated January 20, 2016. This tract lies within Zone 'X', areas determined to be outside the 0.2% annual chance floodplain.
- All proposed utilities to be located underground.
- This site will be developed in one phase.
- Parking Spaces Provided:
  - 4 Spaces per Unit (2 Garage Spaces & 2 Driveway Spaces)
- Street lighting will be private and maintained by the Homeowners Association.
- Project Benchmark: A-149 - Elevation 630.08 - NAVD83 DATUM - Standard Disk, stamped A 149 1935. Located in the Northwest wingwall of the Norfolk and Western Railroad bridge over US Highway 61 Business.
- The sanitary sewers for all proposed homes shall drain by gravity.

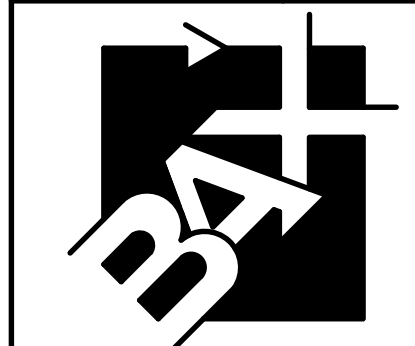


PROPERTY N/9 LLE P-11 SCHOOL DISTRICT D.B. 3717 PG. 2684 -0033-S002-00-0011.132 1550 FEISE ROAD

- LEGEND:**
- FLARED END SECTION
  - EX. SANITARY SEWER MANHOLE
  - EX. STORM SEWER MANHOLE
  - EX. GRATE INLET
  - EX. CURB/AREA INLET
  - EX. DOUBLE CURB/AREA INLET
  - PROPOSED CURB/AREA INLET
  - PROPOSED MANHOLE
  - FIRE HYDRANT
  - SIGN
  - MANHOLE
  - FLARED END SECTION
  - REINFORCED CONCRETE PIPE
  - POLY VINYL CHLORIDE (PLASTIC)
  - ROADWAY MAINTENANCE AND UTILITY EASEMENT
  - SAN - EX. SANITARY SEWER
  - 12"W - EX. 12" WATER MAIN
  - DW - EX. OVERHEAD ELECTRIC
  - EX. FENCE
  - EX. TELEPHONE LINE
  - GAS - EX. TELEPHONE LINE
  - FH - EX. FORCE MAIN
  - TREE LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED EASEMENTS
  - CI - CURB INLET
  - AI - AREA INLET
  - GI - GRATE INLET
  - OS - OUTFALL STRUCTURE
  - MH - MANHOLE
  - FE - FLARED END SECTION
  - RCP - REINFORCED CONCRETE PIPE
  - PVC - POLY VINYL CHLORIDE (PLASTIC)
  - RMUE - ROADWAY MAINTENANCE AND UTILITY EASEMENT



A FINAL PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 3**  
#1967 HANLEY ROAD  
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  
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Surveying #00144

**REVISIONS**

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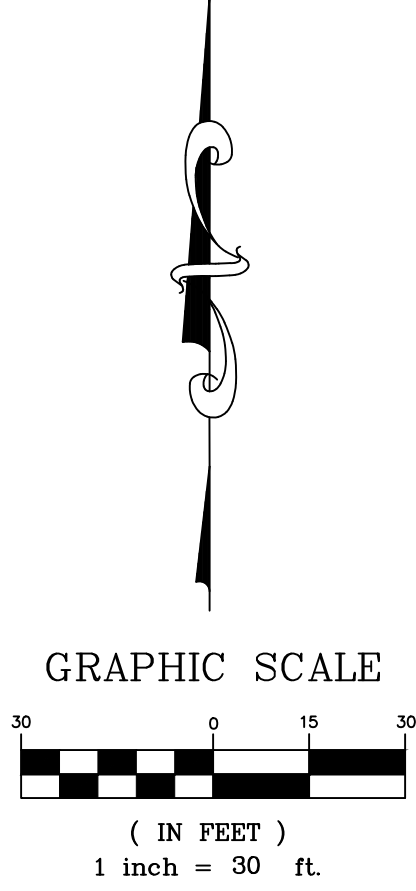
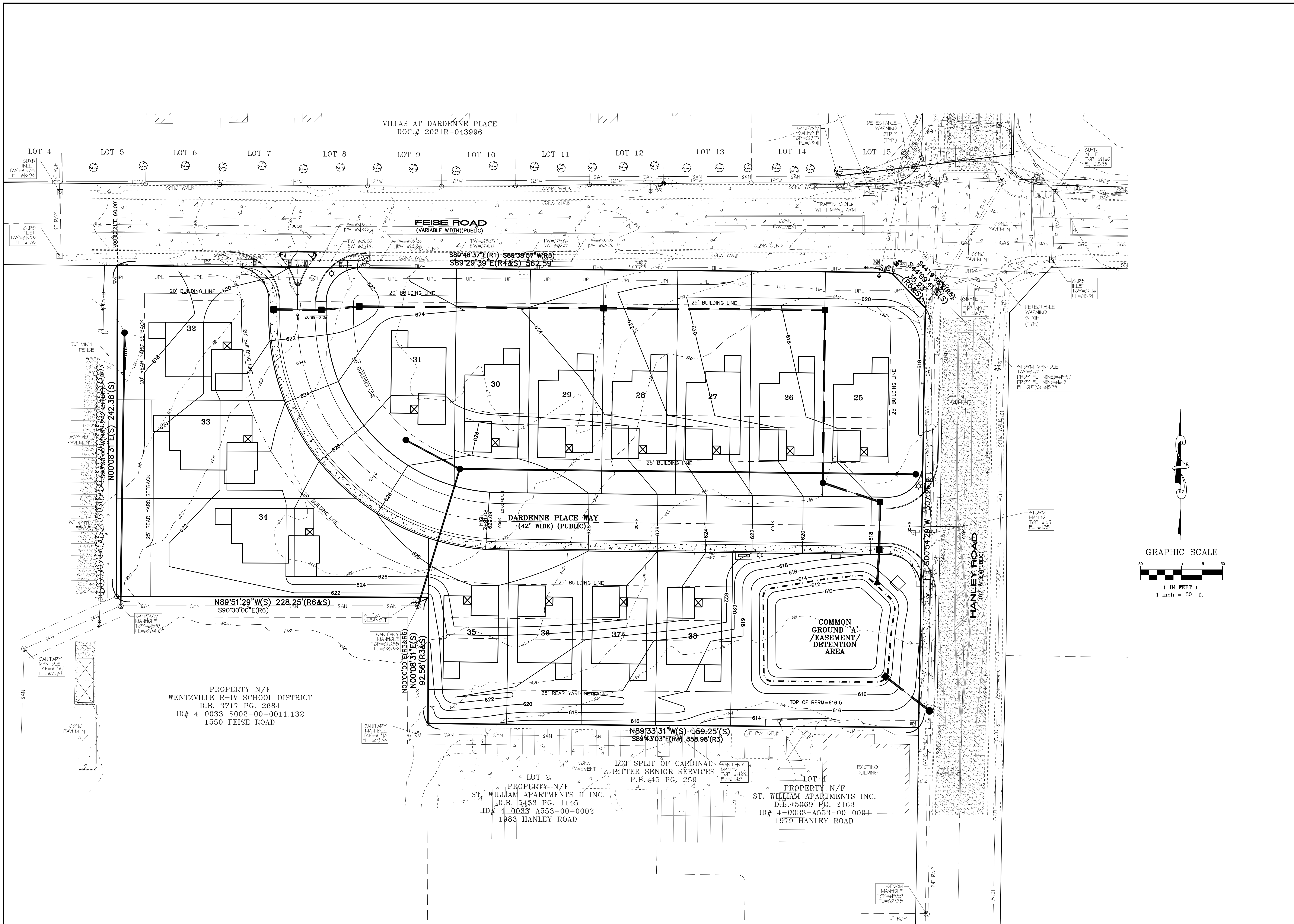
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Jeffrey B. Simmons  
Civil Engineer  
2007030831

04/08/2025  
DATE  
03-12502H  
PROJECT NUMBER  
12502H-FinalPlan  
FILE NAME  
BWF  
DRAWN  
JCM JBS  
DESIGNED CHECKED

**COVER SHEET**



A FINAL PLAN FOR  
**VILLAS AT DARDENNE PLACE PHASE 3**  
#1967 HANLEY ROAD  
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

**BAT**

**ENGINEERING  
PLANNING  
SURVEYING**

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St. Charles, MO 63301  
636-928-5552  
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**STATE OF MISSOURI**  
JEFFREY B. SIMMONS  
PROFESSIONAL ENGINEER  
NUMBER 2007030831  
07/17/25

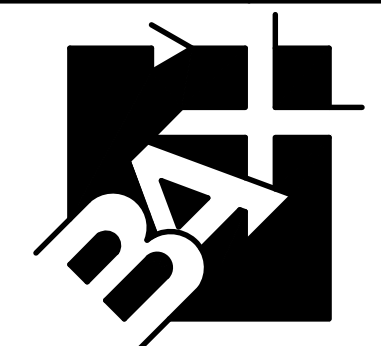
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**GRADING  
PLAN**

**2 OF 4**

PREPARED FOR:  
 BRIDGEWATER COMMUNITIES  
 2010 W. HANLEY ROAD  
 LAKE SAINT LOUIS, MO 63367  
 636-294-6020



**ENGINEERING  
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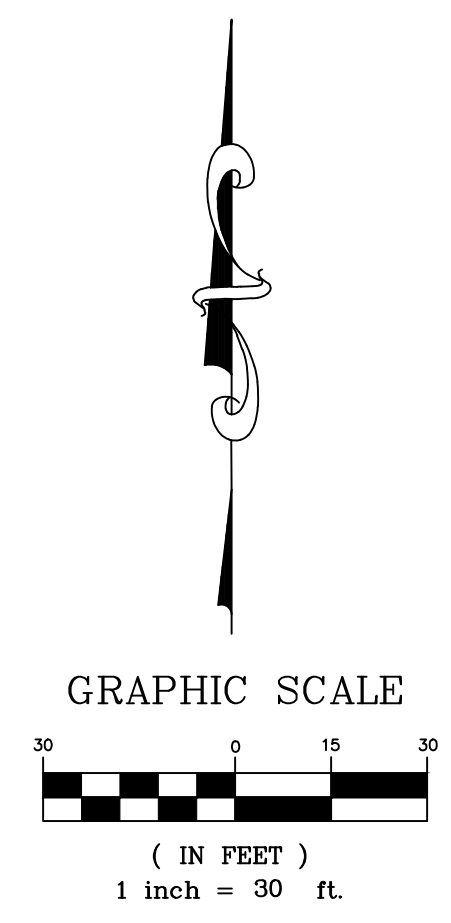
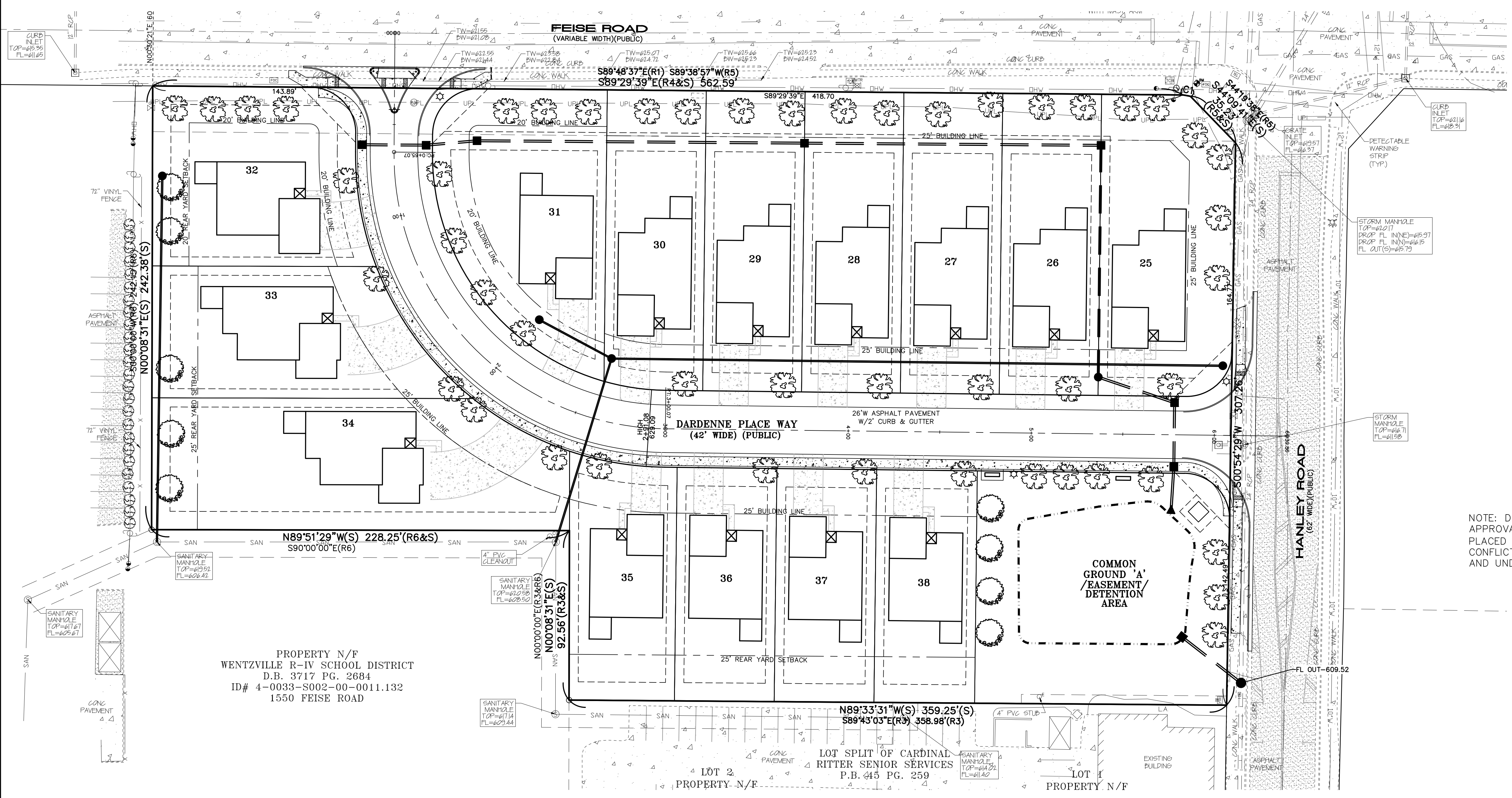
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LANDSCAPE  
 PLAN

**LANDSCAPE LEGEND**

- QTY. (49) ~ PROPOSED RED MAPLE TREE  
 (Mature Height = 45 ft. Tall)  
 (minimum 2" caliper)
- QTY. (9) ~ PROPOSED WHITE OAK TREE  
 (Mature Height = 60 ft. Tall)  
 (minimum 2" caliper)  
 (400 s.f. credit each)



NOTE: DEVELOPER REQUESTS  
 APPROVAL FOR STREET TREES TO BE  
 PLACED OUTSIDE R/W TO AVOID  
 CONFLICTS WITH OVERHEAD WIRES  
 AND UNDERGROUND UTILITIES.

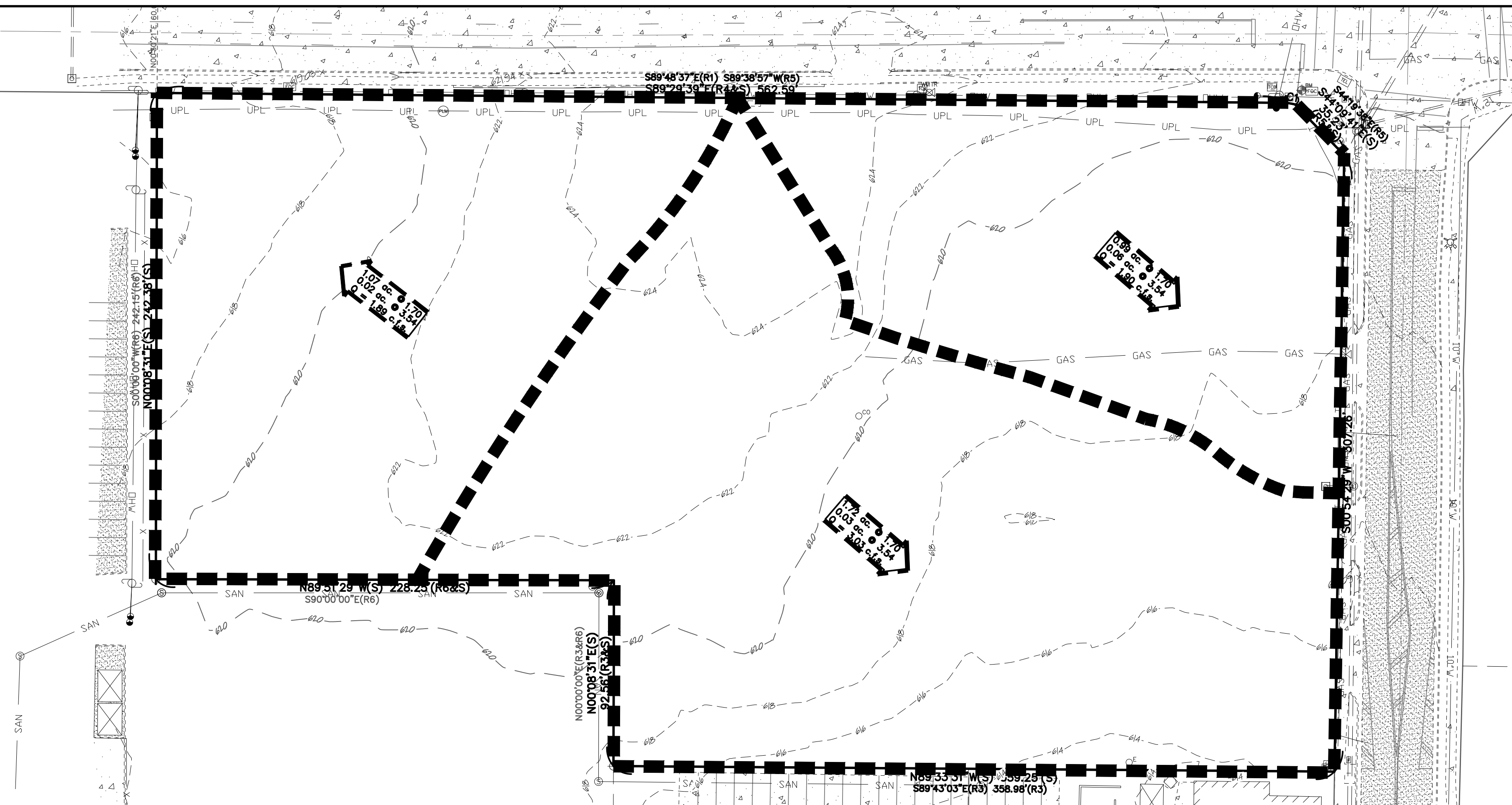
PROPERTY N/F  
 WENTZVILLE R-IV SCHOOL DISTRICT  
 D.B. 3717 PG. 2684  
 ID# 4-0033-S002-00-0011.132  
 1550 FEISE ROAD

LOT SPLIT OF CARDINAL  
 RITTER SENIOR SERVICES  
 P.B. 445 PG. 259

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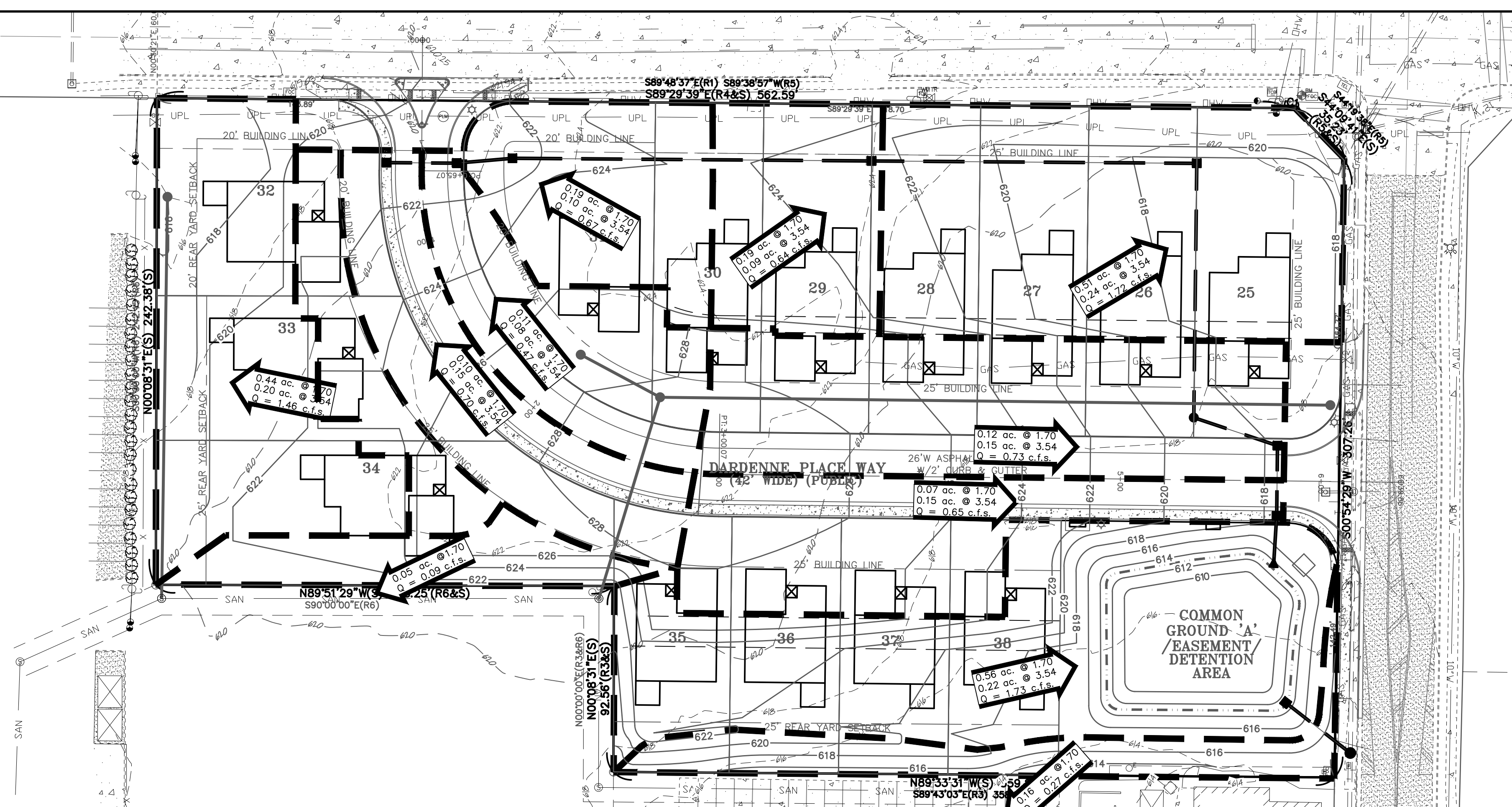
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**PRE-DEVELOPED  
DRAINAGE AREA MAP**

SCALE: 1" = 40'

PROPERTY N/F  
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D.B. 3717 PG. 2684  
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1550 FEISE ROAD



**POST-DEVELOPED  
DRAINAGE AREA MAP**

SCALE: 1" = 40'

A FINAL PLAN FOR  
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#1967 HANLEY ROAD  
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

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Phone 636.755.5314

## **Staff Report**

**TO:** Planning and Zoning Commission

**FROM:** Todd Streiler, Planning & Development Manager

**DATE:** May 14, 2025

**SUBJECT:** Commerce Park West- Lot Split, Preliminary Plat & Record Plat. *Owner: Andrew Hoefener, Commerce Park West , LLC.*

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### **Background**

George Stock & Associates, on behalf of Andrew Hoefener, Commerce Park West, LLC, submitted a Preliminary/Final Plat and fee in the amount of \$1,435 on May 30, 2024. Staff reviewed the plat and sent a comment memo dated June 14<sup>th</sup> 2024. On April 14, 2025 a revised Prelim/Final Plat was submitted in response to the Staff's Comment Memo dated June 14, 2024. Staff reviewed the revised plat and submitted a comment memo on April 23, 2025. All comments and recommendations were addressed in the revised Preliminary Plat and Record Plat which are included herein.

The subject property is located at the northeast corner of Technology Drive and Weldon Spring Road. The site is zoned I-1 Light Industrial District which has a minimum lot size of 1 acre. A 106,000 SF office/warehouse building known as "Commerce Park West" was built in 2022 and located on proposed Lot 1 which is 9.7 acres. Proposed Lot 2 is 8.4 acres and located to the east of the existing building. The parking areas, drive aisles, entrances and all stormwater management improvements have been installed for Commerce Park West (proposed Lot 1). The detention basins for proposed Lot 2 and the main entrance between the buildings have also been installed. No additional public improvements are proposed.

Once the Preliminary Plat and Record Plan are approved, the petitioner can submit a site plan for the development of Lot 2. Site plans require review and recommendation by the Planning Commission and approval by the Board. After the Site Plan is approved, improvement plans will need to be submitted for review/approval by the City Engineer. Once the improvement plans and construction documents are approved, a grading/land disturbance permit and building permit will be issued contingent upon a fully executed deposit agreement and performance guarantee.

**Recommended Action**

Upon review, Staff found that the Preliminary Plat and Record Plat are consistent with the appropriate subdivision requirements. Staff recommends the Planning Commission pass the following motions:

- 1. Motion to approve the Preliminary Plat.**
- 2. Motion to recommend the Board approve the Record Plat.**

*Motions should be in the affirmative. Should a commissioner decide to deny aa plat, they should vote "Nay" to a motion to approve.*

**Next Steps**

No further P&Z action is required at this time.

***End of Report***

Enclosures

cc: Mayor Keith Widaman and Board of Aldermen  
Cathy Pratt, City Administrator  
Matt Davidson, City Engineer  
Kim Clark, City Clerk  
John Young, City Attorney



www.DardennePrairie.org

**Todd Streiler, AICP, LEED AP**

Planning & Development Manager

Phone 636.755.5314

Fax:636.898.0923

Tstreiler@DardennePrairie.org

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

April 23, 2025

Joe Pflieger, P.L.S.  
Vice President of Surveys  
Stock & Associates  
Email [joe.pflieger@stockassoc.com](mailto:joe.pflieger@stockassoc.com)

Subject: Commerce Park Preliminary Plat and Final Plat – 2nd Review: Project # 972150.

Dear Mr. Pflieger,

The above-referenced plat and fee in the amount of \$1,435.00 was received by the City on May 30, 2024 and review comments sent out on June 4, 2024. The indentures and revised plat was received on April 14, 2025 and reviewed for compliance with the City's Subdivision Requirements. Please address the following comments and recommendations.

1. Provide a separate "Preliminary Plat" and "Record Plat". The Planning and Zoning Commission shall approve the Preliminary Plat prior to review of the Final Plat. The Final Plat will then be forwarded to the Board for consideration. The preliminary and final plat could run concurrently, provided item #9 below is addressed.
2. The signature blocks under the Owner's Certification overlap, please correct.
3. Remove temporary construction easements.
4. Callout the property lines.
5. Label the building lines on the west side of the properties.
6. The 10' easement on the north side has many different callouts, can these be combined into one?
7. Correct the leader on the 25' utility easement on the west side of Lot 2.
8. Label the ROW width for Technology Drive.
9. Be advised an improvement guarantee to guarantee maintenance of the proposed improvements shall be required in accordance with Section 410.130.

Tentatively, the preliminary plat and record plat will be reviewed and considered by the Planning and Zoning Commission at their May 14, 2025 Meeting, and the Record Plat will be considered by the Board of Aldermen at their May 21, 2025 meeting. The meetings will take place at City Hall (2032 Hanley Road) and start at 7pm. The plat and any 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.

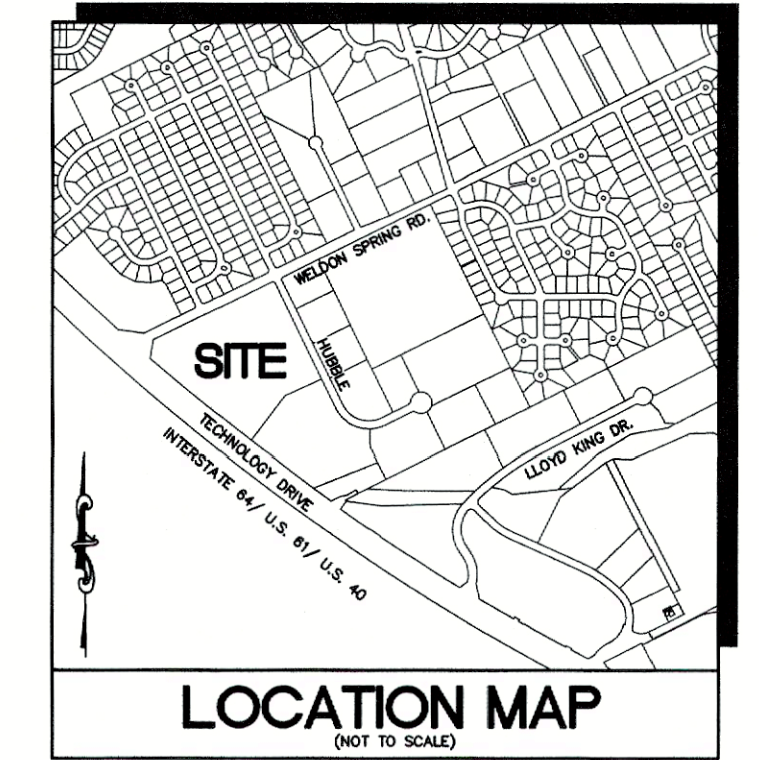
If you have any questions, please feel free to contact me.

# PRELIMINARY PLAT

A TRACT OF LAND BEING A PART OF  
THIRD ADJUSTED LOT Z, PLAT 64 WEST  
BUSINESS PARK SUBDIVISION PLAT  
BOOK 46 PAGE 340 IN U.S. SURVEY 1669,  
TOWNSHIP 46 NORTH, RANGE 3  
CITY OF DARDENNE PRAIRIE, ST.  
CHARLES COUNTY, MISSOURI

257 Chesterfield Business Parkway  
St. Louis, MO 63015  
PH: (636) 500-9100  
FAX: (636) 500-9100  
e-mail: general@stockandassocs.com  
Web: www.stockandassocs.com

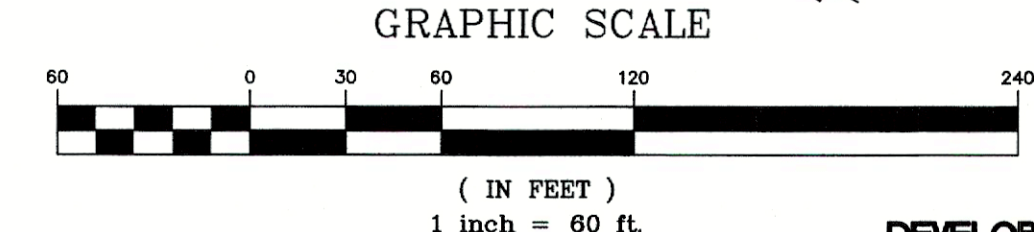
PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.



Symbol	Qty	Label
1		T3-06
2		T4FT-06 (WM)
16		T4FT-04 (WM)
10		T4W-04 (WM)

Label	Value
PROPERTY LINE	1:100
SITE	1:100

FOURTH ADJUSTED LOT C  
MOUNTING HEIGHT: 346'-0" PG. 340  
CALCS EVERY 10' ON GROUND  
PROPERTY N/F  
UNGERBOECK DEVELOPMENT,  
LC



### SITE DATA

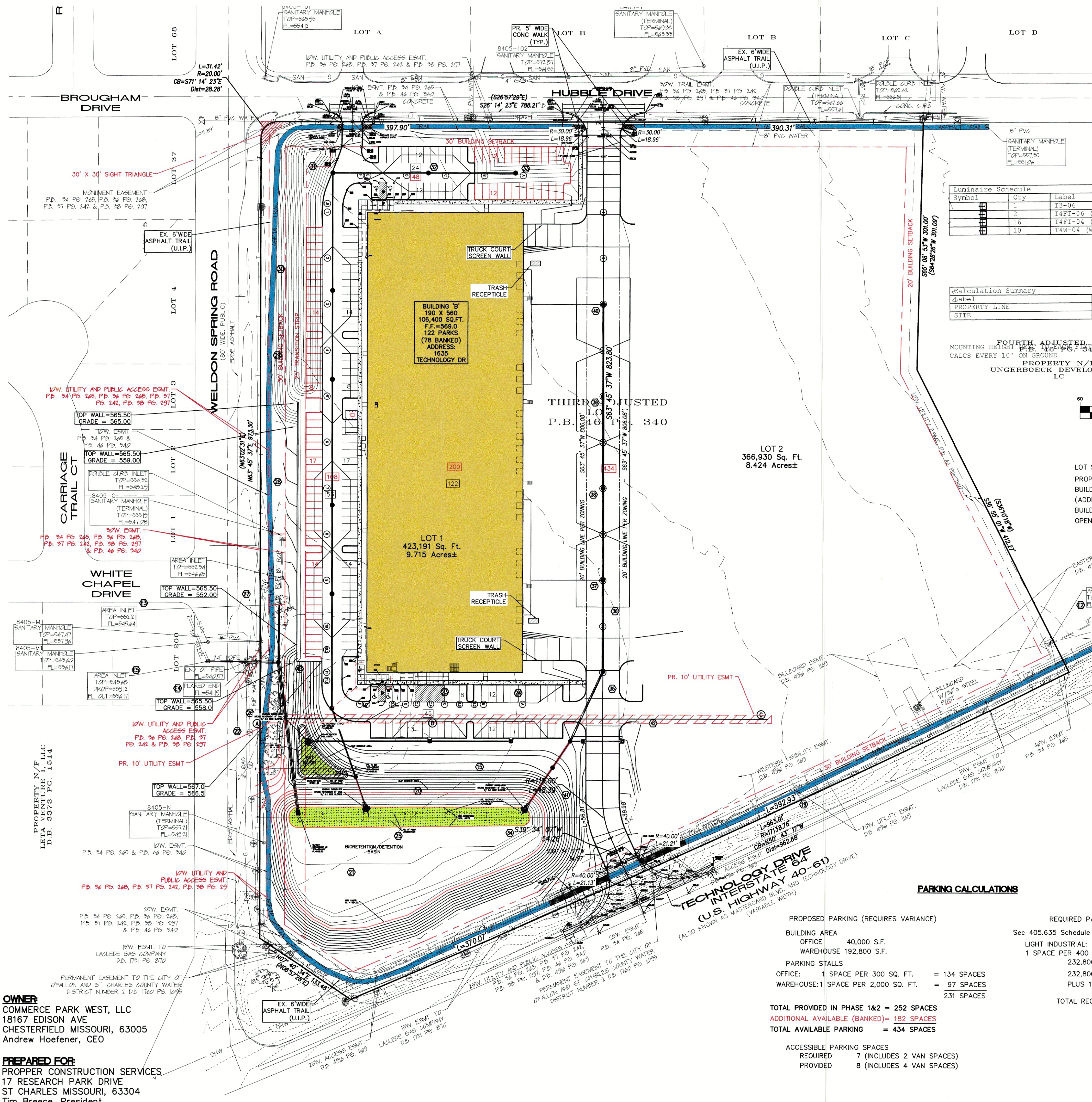
LOT SIZE: 790,121 SQ. FT. 18.14 AC.  
PROPOSED USE: OFFICE/WAREHOUSE  
BUILDING FOOTPRINT AREA: 212,800 SQ. FT. 26.9%  
(ADDITIONAL BUILDING AREA MEZZANINE 20,000 SQ. FT.)  
BUILDING HEIGHT: 39'-6"  
OPEN SPACE: 286,023 SQ. FT. 36.2%

### DEVELOPMENT NOTES:

- EXISTING ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
- PROPOSED ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
- REQUIRED BUILDING SETBACKS:  
FRONT = 30'  
SIDE = 20'  
(CORNER LOT WHERE SIDE YARD IS ON THE ROAD OR STREET, SIDE YARD NOT LESS THAN 30')  
REAR = 35'
- MAXIMUM LOT COVERAGE ALLOWED: 40%
- UTILITY SERVICE PROVIDERS:  
ELECTRIC: AMEREN  
COMMUNICATIONS: ATT  
WATER: PUBLIC WATER SUPPLY DISTRICT NO. 2  
SEWER: DUCKETT CREEK SANITARY DISTRICT  
GAS: SPIRE  
CABLE: CHARTER  
FIRE PROTECTION: COTTLVILLE FIRE PROTECTION DISTRICT
- AFTER THE SITE PLAN IS APPROVED BY THE BOARD OF ALDERMAN AND PRIOR TO RECEIVING APPROVAL OF THE SITE IMPROVEMENT CONSTRUCTION PLANS, THE DEVELOPER SHALL POST A LENDER'S OR ESCROW AGREEMENT INSURING OR GUARANTEEING THE IMPROVEMENTS OF THE SITE PER THE APPROVED SITE CONSTRUCTION PLANS.
- THE SITE IS PLANNED TO BE DEVELOPED IN TWO PHASES.
- ALL INDUSTRIAL OPERATIONS SHALL BE CONDUCTED WITHIN A FULLY ENCLOSED BUILDING.
- ALL STORAGE OF MATERIALS AND EQUIPMENT SHALL BE WITHIN A FULLY ENCLOSED BUILDING OR IN A SIDE OR REAR YARD SO SCREENED BY CITY-APPROVED BERMS, DENSE VEGETATIVE PLANTINGS, WOOD FENCES OR BRICK WALLS OR COMBINATIONS OF THESE MATERIALS AT LEAST EIGHT (8) FEET IN HEIGHT SO THAT SAID MATERIALS AND EQUIPMENT ARE NOT VISIBLE AT EYE LEVEL WITHIN ONE THOUSAND (1,000) FEET OF THE PROPERTY LINE.
- NO STORAGE OR USE OF ANY HAZARDOUS MATERIALS IS ALLOWED UNLESS USED IN CONJUNCTION AND AS A NECESSARY COMPONENT OF ONE (1) OF THE PERMITTED OR CONDITIONAL USES AND THAT ALL SUCH HAZARDOUS MATERIALS SHALL BE REGISTERED WITH THE APPROPRIATE FIRE PROTECTION DISTRICT.
- ALL LANDSCAPING SHOWN IN THE SITE PLAN SHALL BE MAINTAINED IN ACCORDANCE WITH THE SITE PLAN.
- ALL MAJOR SYSTEMS REQUIRING LARGE COMPONENTS (E.G., AIR CONDITIONING, STORAGE TANKS, ETC.) WILL BE LOCATED IN MECHANICAL ROOMS WITHIN THE BUILDING.
- ALL VERTICAL ROOF PROJECTIONS SUCH AS VENTS, STACKS OR ROOF-MOUNTED EQUIPMENT WILL BE INTEGRATED AND SCREENED IN A MANNER THAT COMPLIMENTS THE ARCHITECTURAL FORM OF THE BUILDING TO PROVIDE COMPLETE CONCEALMENT FROM VISUAL IMPACT OF ALL NON-ARCHITECTURAL APURTENANCES.
- BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM ALTA/ANPS LAND TITLE SURVEY AS PERFORMED BY STOCK & ASSOCIATES DATED 3/30/2021.
- ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR TOTAL PROJECT IS READY FOR OCCUPANCY.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29183C0430G WITH AN EFFECTIVE DATE OF 1/20/2016.

### PARKING CALCULATIONS

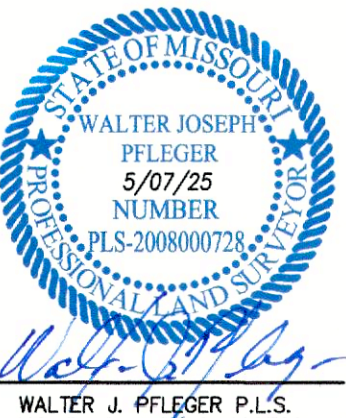
PROPOSED PARKING (REQUIRES VARIANCE)	REQUIRED PARKING PER CODE:
BUILDING AREA	Sec 405.635 Schedule of Off-Street Parking Requirements:
OFFICE 40,000 S.F.	LIGHT INDUSTRIAL:
WAREHOUSE 192,800 S.F.	1 SPACE PER 400 SQ. FT. PLUS 1 SPACE PER EMPLOYEE
	232,800 SQ. FT. OF FLOOR AREA
PARKING STALLS	232,800/400 = 582 SPACES
OFFICE: 1 SPACE PER 300 SQ. FT. = 134 SPACES	PLUS 1 SPACE PER EMPLOYEE
WAREHOUSE: 1 SPACE PER 2,000 SQ. FT. = 97 SPACES	
	231 SPACES
TOTAL PROVIDED IN PHASE 1&2 = 252 SPACES	TOTAL REQUIRED = 582 SPACES PLUS 1 PER EMPLOYEE
ADDITIONAL AVAILABLE (BANKED) = 182 SPACES	
TOTAL AVAILABLE PARKING = 434 SPACES	
ACCESSIBLE PARKING SPACES	PROPERTY DESCRIPTION
REQUIRED 7 (INCLUDES 2 VAN SPACES)	
PROVIDED 8 (INCLUDES 4 VAN SPACES)	



**OWNER:**  
COMMERCE PARK WEST, LLC  
18167 EDISON AVE  
CHESTERFIELD MISSOURI, 63005  
Andrew Hoefener, CEO

**PREPARED FOR:**  
PROPPER CONSTRUCTION SERVICES  
17 RESEARCH PARK DRIVE  
ST CHARLES MISSOURI, 63304  
Tim Brece, President

PRELIMINARY PLAT  
**COMMERCE PARK WEST**  
TECHNOLOGY DR & WELDON SPRING RD  
CITY OF DARDENNE PRAIRIE, MISSOURI



REVISIONS:

DRAWN BY: C.A.H./J.K. CHECKED BY: W.J.P.  
DATE: 5/8/24 JOB NO: 221-6907

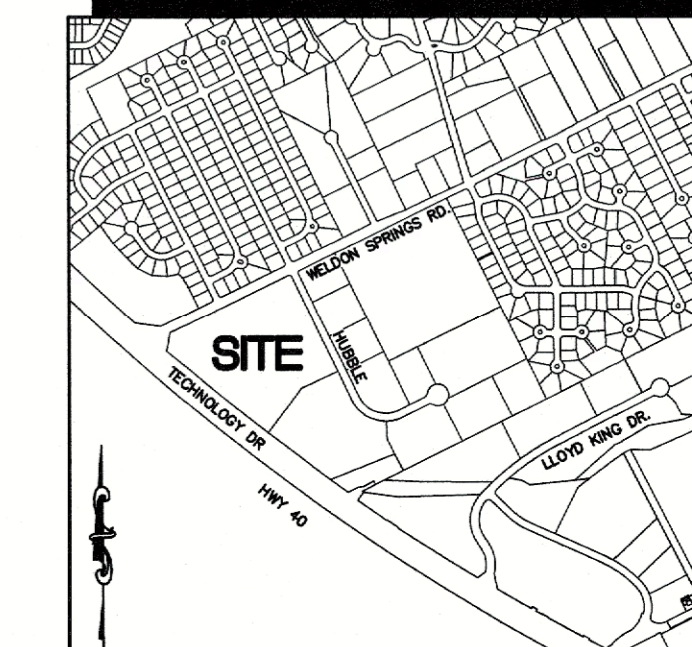
M.D.N.R. # MOR18699

PRELIMINARY PLAT

SHEET NO: 1

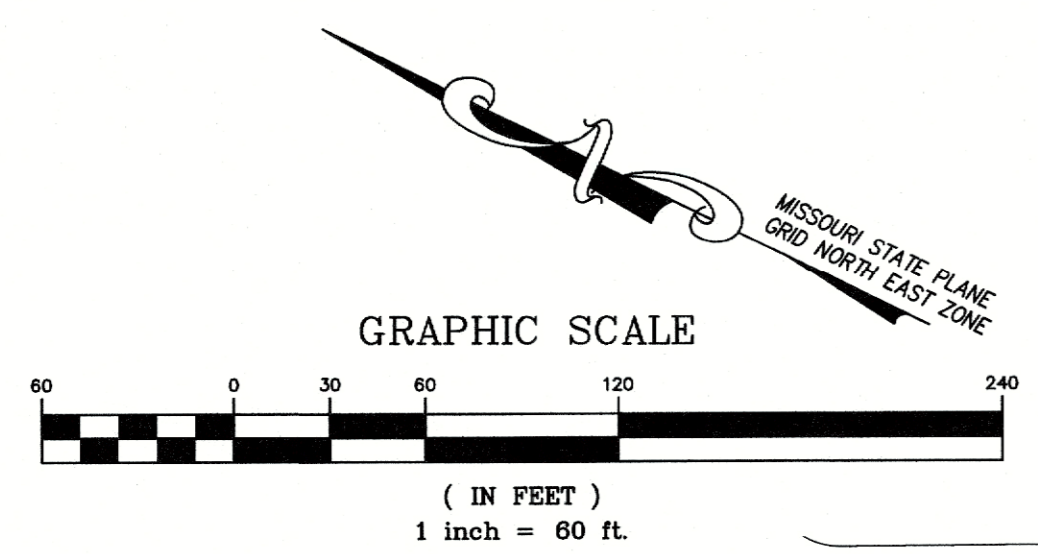
# COMMERCE PARK WEST

BEING A SUBDIVISION OF A TRACT OF LAND BEING ALL OF THIRD ADJUSTED LOT Z OF THE FOURTH ADJUSTMENT OF LOT G OF LOT SPLIT PLAT OF ADJUSTED LOT G OF LOT SPLIT PLAT OF ADJUSTED LOTS G AND Z OF THE LOT SPLIT PLAT 64 WEST BUSINESS PARK SUBDIVISION AND COMMON GROUND K OF 64 WEST BUSINESS PARK SUBDIVISION AND THE THIRD ADJUSTMENT OF LOT Z OF LOT SPLIT PLAT OF ADJUSTED LOTS G AND Z OF THE LOT SPLIT PLAT 64 WEST BUSINESS PARK SUBDIVISION PLAT BOOK 46 PAGE 340 IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI THIS PLAT CONTAINS 18.139 ACRES±



LOCATION MAP (NOT TO SCALE)

Dardenne Prairie project number (972150)



**ABBREVIATIONS**

- DB. - DEED BOOK
- FT. - FEET
- FND. - FOUND
- N/F - NOW OR FORMERLY
- PL. - PLAT BOOK
- PG. - PAGE
- R.B. - RADIAL BEARING
- SQ. - SQUARE
- (86'W) - RIGHT-OF-WAY WIDTH
- ( ) - RECORD INFORMATION
- E. - PROPERTY LINE

**LEGEND**

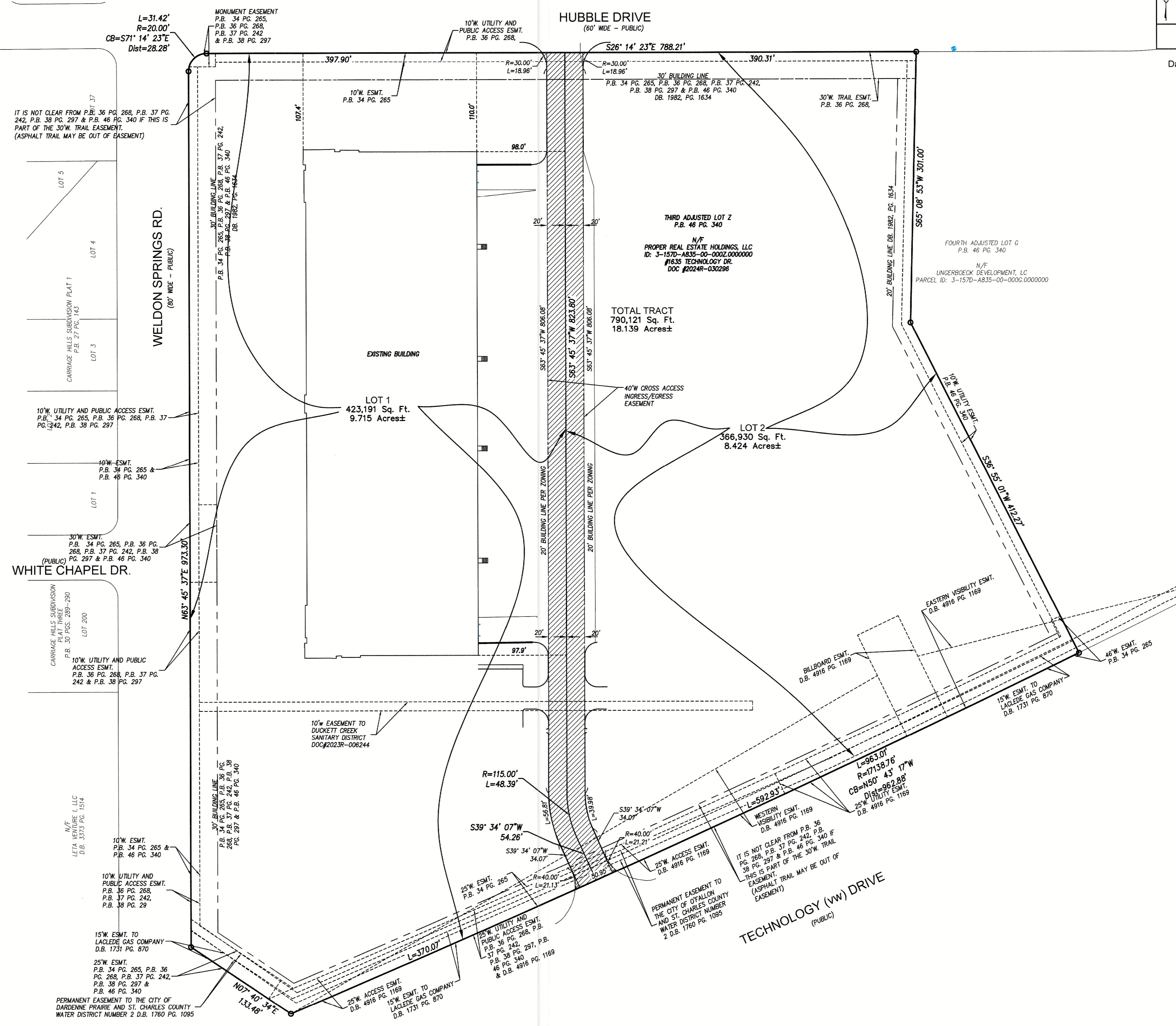
- ⊙ BENCH MARK
- ⊙ FOUND IRON ROD
- ⊙ FOUND IRON PIPE
- ⊙ RIGHT OF WAY MARKER

**SITE BENCHMARK**

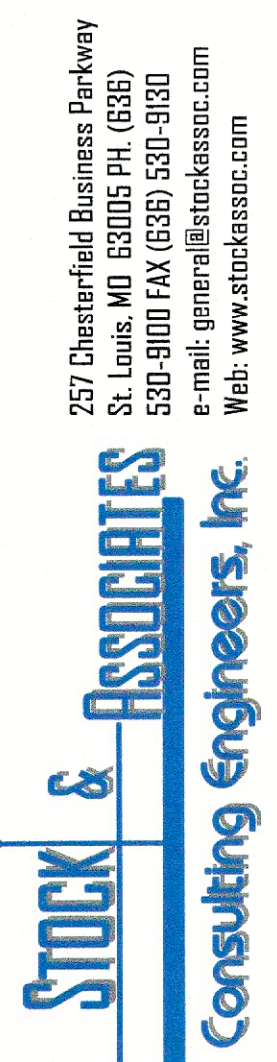
BENCHMARK ELEV.=559.98 (NAVD88)  
 "O" IN OPEN OF FIRE HYDRANT LOCATED APPROX. 41.4 FEET SOUTH OF THE S.E. CORNER OF SUBJECT PROPERTY, AND SHOWN HEREON.

**BENCHMARK**

BENCHMARK ELEV.=542.80 (NAVD88)  
 THE STATION IS LOCATED IN THE CITY OF O FALLON, MO. APPROXIMATELY 12 MI. WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI. EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O FALLON MUNICIPAL CENTER.  
 TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-K/SR-M (MAIN STREET) GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED--F 149 1935--AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND.  
 THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE WABASH RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.



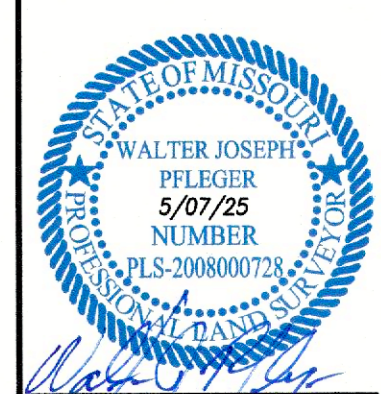
PREPARED BY:



RECORD PLAT

## COMMERCE PARK WEST

CITY OF DARDENNE PRAIRIE, ST. CHARLES, MISSOURI



WALTER JOSEPH PFELEGER P.L.S.  
 MO. P.L.S. # 50725  
 CERTIFICATE OF AUTHORITY  
 LG-222-D

**REVISIONS:**

1.	6/21/24 - Revised per city comment, letter dated 6/14/24
2.	5/05/25 - Revised per city comments

DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
DATE:	4/17/24	JOB NO.:	2020-6907

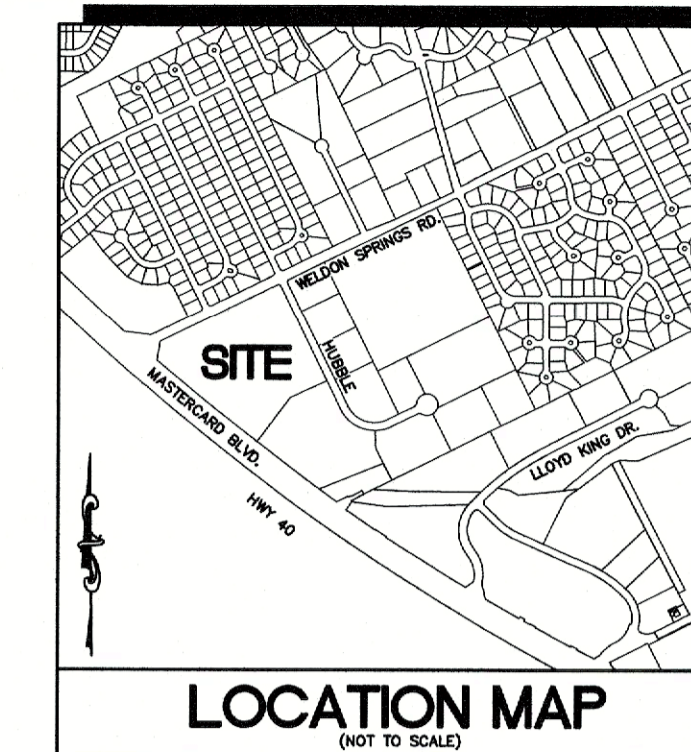
SHEET TITLE:  
 RECORD PLAT

SHEET NO.:  
 1 OF 2

DRAWN BY: J.K. DATE: 4/17/24 CHECKED BY: W.J.P. DATE: 2020-6907  
 PREPARED FOR: PROPPER CONSTRUCTION, 17 RESEARCH PARK DRIVE, ST CHARLES MISSOURI, 63304, Tim Breece, President  
 257 Chesterfield Business Parkway, St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9130  
 Email: general@stockassoc.com, Web: www.stockassoc.com

# COMMERCE PARK WEST

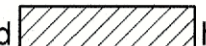
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## OWNER'S CERTIFICATION

The undersigned owner of the tract of land described on this plat has caused said tract of land to be subdivided as shown hereon, which subdivision shall hereafter be known as :

"COMMERCE PARK WEST"

The Cross Access Ingress/Egress Easement shown hatched  hereon is hereby reserved by the present and future owners of Lots 1 & 2 and to their perspective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from public roadways (Hubble Drive & Technology Drive). Said owners agree not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep said easement open and usable on their property leading to and from the aforesaid public road so that there will be continuing access to the public road through the aforesaid Lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots 1 & 2, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate.

Permanent and/or semi-permanent monuments will be set at all lot corners, to aid in later recovery, within twelve months after the recording of this subdivision plat, in accordance with Division 2030, Chapter 16, 20 CSR 2030-16.090 of the Missouri Minimum Standards for Property Boundary Surveys. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinances of the City of Dardenne Prairie, Missouri will be set.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the St. Charles County Records.

IN WITNESS WHEREOF, the party have hereunto set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

COMMERCE PARK WEST, LLC

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

STATE OF MISSOURI )  
 ) SS  
COUNTY OF ST. CHARLES )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of COMMERCE PARK WEST, LLC, and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

## GENERAL NOTES:

- Subject property is Zoned I-1 General Commercial District Setback Requirements:  
Front: 30'  
Side: 20'  
(Corner Lot where side yard is on the road or street, side yard not less than 30')  
Rear: 35'  
Building Height: 50'

Note: The above zoning provided by the City of Dardenne Prairie, and to verify the client should obtain a zoning endorsement from their title company.

- Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29183C0430G with and effective date of 1/20/2016.

- Basis of Bearings: " Missouri Coordinate System of 1983, East Zone" (Grid North)

## 4) Service Providers:

Electricity: AMEREN MISSOURI  
Water: Public Water Supply District #2  
Sewer: Duckett Creek Sanitary District  
Gas: Spire, Inc  
Telephone: AT&T

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Charles County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Print Corporate Name

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_ known to me to be the person who executed the within instrument in behalf of said \_\_\_\_\_, and acknowledged to me that \_\_\_\_\_ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

This is to certify that "Commerce Park West" being a Subdivision Plat of a Lot Split Plat of Adjusted Lots G and Z of the Lot Split Plat 64 West Business Park Subdivision and Common Ground K of 64 West Business Park Subdivision and the Third Adjustment of Lot Z of Lot Split Plat of Adjusted Lots G and Z of the Lot Split Plat 64 West Business Park Subdivision Plat Book 46 Page 340 has been approved by the City of Dardenne Prairie on this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Print Name

I, \_\_\_\_\_ City Clerk, hereby certify that Ordinance Number \_\_\_\_\_ approving this plat and directing me to endorse same under my hand and seal was duly passed and approved by the city council of Dardenne Prairie, Missouri on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 and as the Ordinance directed, I hereby endorse said plat by my hand and seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
City Clerk, City of Dardenne Prairie

\_\_\_\_\_  
Print Name

## PROPERTY DESCRIPTION


All of the Third Adjusted Lot "Z" of the Fourth Adjustment of Lot "G" of "Boundary Adjustment Plat of Adjusted Lot "G" of Boundary Adjustment Plat of Adjusted Lots "G and Z" of the Boundary Adjustment Plat of 64 West Business Park Subdivision and Common Ground "K" of 64 West Business Park Subdivision" And The Third Adjustment Of Lot "Z" Of Boundary Adjustment Plat of Adjusted Lots "G" And "Z" of The Boundary Adjustment Plat 64 West Business Park Subdivision, according to the boundary adjustment plat thereof recorded in Plat Book 46, Page 340 of the St. Charles County, Missouri, Records, being more particularly described as follows:

Beginning at a found iron pipe located at the southern right-of-way line of Hubble Drive, 60 feet wide, said point also being the common corner of the Fourth Adjusted Lot G and above said Third Adjusted Lot Z; thence along the common lines between said Adjusted Lots, South 65 degrees 08 minutes 53 seconds West, 301.00 feet (South 64 degrees 28 minutes 26 seconds West, 301.09), to a found iron pipe and South 36 degrees 55 minutes 01 second West, 412.27 feet (South 36 degrees 10 minutes 18 seconds West) to a found iron pipe located on the northern right-of-way line of Technology Drive, variable width, said point also being located on a curve to the right having a radius of 17,138.76 feet; thence along said curve with an arc length of 963.01 feet and a chord which bears North 50 degrees 43 minutes 17 seconds West, 962.88 feet to a found iron pipe; thence North 07 degrees 40 minutes 34 seconds East, 133.48 feet to a found iron pipe located on the eastern right-of-way line of Weldon Springs Road, 80 feet wide; thence along said right-of-way line, North 63 degrees 45 minutes 37 seconds East (North 63 degrees 02 minutes 31 seconds East), 973.30 feet to a found iron pipe at the point of curvature to the right having a radius of 20.00 feet and an arc length of 31.42 feet and a chord which bears South 71 degrees 14 minutes 23 seconds East, 28.28 feet to a found iron pipe located on the southern right-of-way of above said Hubble Drive; thence along said right-of-way, South 26 degrees 14 minutes 23 seconds East, (South 26 degrees 57 minutes 29 seconds East) 788.21 feet to the POINT OF BEGINNING. Containing 790,121 square feet or 18.139 acres, more or less.

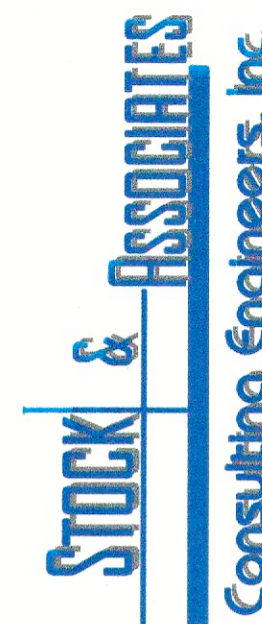
## SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during April 2024, by order of and for the use of Commerce Park West, LLC, executed a Property Boundary Survey and Subdivision Plat of a tract of land being part of IN U.S. Survey 1669, Township 46 North, Range 3 of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri, and that the results of said survey and resubdivision are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Statutes for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
LC 222-D

By:   
Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728

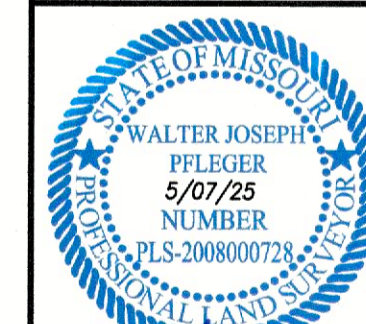
PREPARED BY:



RECORD PLAT

COMMERCE PARK WEST

CITY OF DARDENNE PRAIRIE, ST. CHARLES, MISSOURI



WALTER J. PFEIFFER P.L.S. # 2008-000728  
CERTIFICATE OF AUTHORITY  
LC-222-D

REVISIONS:	
1.	6/21/24 - Revised per city comment letter dated 6/14/24
2.	6/26/25 - Revised per city comment

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 4/17/24	JOB NO. 2020-6907
	H&T S.U.P. #

SHEET TITLE:  
RECORD PLAT

SHEET NO.:  
2 OF 2

DRAWING FILE C:\WORK\2024\PLAT\COMMERCE PARK WEST\COMMERCE PARK WEST.dwg DATE PLOTTED: 4/17/24 10:58 AM PLOTTED BY: J.K.

PREPARED FOR:  
PROPPER CONSTRUCTION,  
17 RESEARCH PARK DRIVE  
ST CHARLES MISSOURI, 63304  
Tim Breese, President