



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

**BOARD OF ALDERMEN
AGENDA
MARCH 18, 2026
7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Widaman
Alderman Detweiler
Alderman Gittemeier
Alderman Johnson
Alderman Nay
Alderman Waters
Alderman Wilson

CONSENT AGENDA

1. Expenditures Report for approval dated - 03 18 26
2. Treasurers Report dated – 03 18 26

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

PUBLIC HEARING

1. RAWLINGS PERFORMANCE ACADEMIES, LLC (DBA D-BAT) IS REQUESTING A CONDITIONAL USE PERMIT FOR A TRAINING CENTER FOR BASEBALL AND SOFTBALL WITH RETAIL LOCATED AT 1635 TECHNOLOGY DRIVE, SUITE 110
2. PROSPECTS ATHLETIC CLUB, LLC IS REQUESTING A CONDITIONAL USE PERMIT FOR A TRAINING CENTER FOR ATHLETIC DEVELOPMENT OF ALL AGES LOCATED AT 79 HUBBLE DRIVE, SUITE 107 – 110
3. JUST IN TIME LAWN CARE IS REQUESTING A REZONING FROM R-1A TO C-1 WITH A CONDITIONAL USE PERMIT AND AREA PLAN FOR A LANDSCAPING NURSERY LOCATED AT 1306 FEISE ROAD
4. DARDENNE PRAIRIE REALTY, LLC IS REQUESTING A REZONING FROM ND TO R-1D WITH A PLANNED UNIT DEVELOPMENT WITH AN AREA PLAN FOR 11 SINGLE FAMILY RESIDENTIAL UNITS LOCATED ON HIGHWAY N, APPROXIMATELY 875' WEST OF HIGHWAY N AND ARDMORE DRIVE



NEW BUSINESS

1. Resolution 401

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI DECLARING THE INFORMALLY PROJECTED AND NONBINDING TAX LEVY FOR THE YEAR 2026

2. Bill No. 26-07

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ENGINEER TO SUBMIT A FISCAL YEAR 2027-2029 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) APPLICATION WITH THE ST. CHARLES COUNTY ROAD BOARD FOR THE BARATHAVEN BOULEVARD STREET MAINTENANCE PROJECT.

3. Bill No. 26-08

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY LOCATED AT 79 HUBBLE DRIVE, SUITE 107

4. Bill No. 26-09

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY LOCATED AT 1635 TECHNOLOGY DRIVE, SUITE 110

5. Bill No. 26-10

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD FROM "C-2," GENERAL COMMERCIAL DISTRICT, TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT

6. Bill No. 26-11

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED APPROXIMATELY 875 FEET WEST OF HIGHWAY N AND ARDMORE DRIVE, OTHERWISE KNOWN AS "PRAIRIE POINT," FROM "ND," NEW DEVELOPMENT DISTRICT, TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

7. Bill No. 26-12

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A REZONING REQUEST FOR 1306 FEISE ROAD FROM "R-1A" SINGLE-FAMILY RESIDENTIAL, TO "C-1" LOCAL COMMERCIAL

OLD BUSINESS

OFFICER & STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
AGENDA
MARCH 18, 2026

3. City Administrator
4. Aldermen
5. Mayor

ADJOURNMENT

EXPENDITURES FOR APPROVAL
3/18/2026

1 AFLAC	March, 2026	411.98
2 Ameren	City Hall	2,062.01
3 Ameren	Traffic Light 2	55.73
4 Ameren	Traffic Light	13.72
5 Ameren	Street Lights	38.65
6 Ameren	Street Lights	211.56
7 Ameren	BaratHaven Boulevard Street Lights	260.96
8 Ameren	Concession Stand	425.94
9 Ameren	City Park	173.52
10 Ameren	Athletic Complex	471.64
11 Americom Technology Solutions	IT - March	2,341.52
12 Bryne & Jones	Town Square Pay Request #2	22,030.37
13 Cuivre River Electric	Light on Weldon Spring	43.75
14 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	80.00
15 Cuivre River Electric	Light at Georgetown Park	28.90
16 Cuivre River Electric	Lights at St. Williams Apts.	43.65
17 Cuivre River Electric	Hanley Rd. Traffic Signal	89.00
18 First Capital Advisors	Lobbying Services: February & March	6,000.00
19 Hamilton Weber	Legal fees - February, 2026 - Partial billing	5,428.35
20 KONE Chicago	Elevator Maintenance to 5/31/26	624.99
21 Kyle Michel	Mileage reimbursement	159.50
22 LAGERS	January, 2026	10,238.58
23 LAGERS	February, 2026	6,669.19
24 MCMA	Job posting	50.00
25 Nichole Bouchard	Conference reimbursement	66.38
26 PASS Security	Monitoring to 6/30/26	258.36
27 Payroll	03-13-26 Payroll	45,554.59
28 St. Charles County Election Authority	April 2026 Election Cost Estimate	5,828.56
29 Stivers	Temp - week ending 3/1	1,132.20
30 T. Wood	Temp to 3/14	5,220.00
31 The Business Record	Public Notices	266.42
32 Turfwerks	Mower maintenance	333.02
33 Tyler Technologies	Building Dept Software: 2nd Quarter	3,678.00
34 Weis Design Group	BaratHaven Grant Application	2,750.00
35 Weis Design Group	Post Road	13,307.76
36 Weis Design Group	Henning Road	3,076.92
		139,425.72

Approved by Board of Aldermen 03-18-26

Mayor Keith Widaman

TREASURER'S REPORT

As of February 28, 2026

General Fund	4,214,477.86
General Fund (Invested)	1,369,700.36
Special Revenue Fund	1,371,149.18
Special Revenue Fund (Invested)	330,549.08
Parks & Storm Water Fund	477,210.45
Parks & Storm Water Fund (Invested)	1,157,911.43
Parks & Storm Water Umpire Fund	2,872.58
Capital Improvement Sales Tax Fund	1,843,600.26
Capital Improvement Sales Tax Fund (Invested)	497,802.95
Transportation Fund	837,570.38
Transportation Fund (Invested)	0.00
Escrow/Bond Account	107,702.96
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	12,210,847.49

Respectfully submitted,



Kim Clark
Finance Manager

PUBLIC HEARING NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP Request Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 1635 Technology Drive, Suite 110 in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

CUP Request

Name of Applicant: Rawlings Performance Academies, LLC (dba D-Bat)

Name of Owners: Propper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

Address of Property: 1635 Technology Drive, Suite 110, Dardenne Prairie MO
63368

Property Legal Description: Parcel ID: 3-157D-A835-00-000Z.0000000, 64 W BUS PK
4TH ADJ LOT G & CG K & 3RD ADJ LOT Z LOT Z

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CUP Request

Name of Applicant:	Prospects Athletic Club, LLC
Name of Owners:	Breihan-Swanson, Inc.
Present Zoning Classification:	I-1, CUP
Proposed Zoning Classification:	I-1, CUP
Proposed Use:	Training Center for athletic development all ages
Address of Property:	79 Hubble, Suite 107 - 110, Dardenne Prairie MO 63368
Property Legal Description:	64 West Business Park Resub Pt Lots 9 - 11

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

ST CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

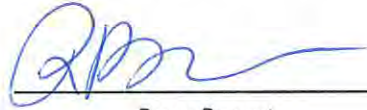
To: CITY Of Dardenne Prairie - DEBBIE RYAN
2032 Hanley Rd
Dardenne Prairie, MO, 633686706

Re: Legal Notice 4135701, City of Dardenne Prairie
State of MO }
County of St. Charles County }

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 02/13/2026 edition and ending with the 02/13/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/13/2026.

Publishers fee: \$65.74

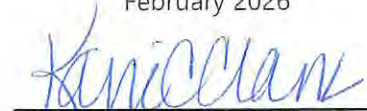
By:



Rose Bryant

Sworn to me on this 16th day of
February 2026

By:



Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

PUBLIC HEARING NOTICE

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CUP Request

Name of Applicant: Prospects Athletic Club, LLC

Name of Owners: Breihan-Swanson, Inc.

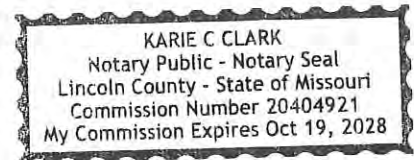
Present Zoning Classification: I-1, CUP
Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for athletic development all ages

Address of Property: 79 Hubble, Suite 107 - 110, Dardenne Prairie MO 63368

Property Legal Description: 64 West Business Park Resub Pt Lots 9 - 11

4135701 St. Charles Feb. 13, 2026



PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP Request – Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 1306 Feise Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Rezoning and CUP Request

Name of Applicant:	Just In Time Lawn Care
Name of Owners:	Eystone Properties
Present Zoning Classification:	R-1A
Proposed Zoning Classification:	C-1, CUP
Proposed Use:	Landscape nursery
Address of Property:	1306 Feise Road, Dardenne Prairie MO 63368
Property Legal Description:	Parcel ID 4-0033-5001-00-0001, PT N, ½ SE ¼ Pt Exempt Cell Tower

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

ST CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

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


Re: Legal Notice 4135525, City of Dardenne Prairie
State of MO }
County of St. Charles County } SS:

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 02/13/2026 edition and ending with the 02/13/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/13/2026.

Publishers fee: \$64.01

By: 
Rose Bryant

Sworn to me on this 16th day of
February 2026

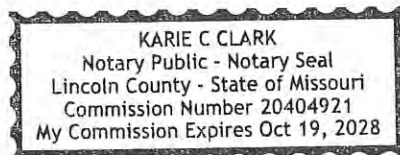
By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP Request - Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 1306 Feise Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Rezoning and CUP Request

Name of Applicant: Just In Time Lawn Care
Name of Owners: Eyestone Properties
Present Zoning Classification: R-1A
Proposed Zoning Classification: C-1, CUP
Proposed Use: Landscape nursery
Address of Property: 1306 Feise Road, Dardenne Prairie MO 63368
Property Legal Description: Parcel ID 4-0033-5001-00-0001, PT N, 1/2 SE 1/4 Pt Exempt Cell Tower
4135525 St. Charles Feb. 13, 2026



PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request – Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

PUD – Area Plan Rezoning and CUP Request

Name of Applicant:	Dardenne Prairie Realty, LLC
Name of Owners:	Dardenne Prairie Realty, LLC
Present Zoning Classification:	ND – New Development District
Proposed Zoning Classification:	R-1D, PUD
Proposed Use:	11 Single Family Residential Units
Address of Property:	Highway N (approx. 875' West of Hwy N & Ardmore Dr)
Property Legal Description:	Pt SW ¼ of Section 1, Twnshp 46 N, Range 2 East

RESOLUTION NO. 401

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, DECLARING THE INFORMALLY PROJECTED AND NONBINDING TAX LEVY FOR THE YEAR 2026.

WHEREAS, pursuant to 2008 Missouri State Senate Bill 711, enacted as §§ 137.180 and 137.243, RSMo., as of January 1, 2009, the governing body of each political subdivision within a county with a charter form of government, must informally project a nonbinding tax levy, based upon property valuations provided by the county, and return such projected tax levy to the county no later than April 8th; and

WHEREAS, on or before March 12, 2026, and pursuant to § 137.243, RSMo., the City received from St. Charles County an abstract of the assessment book showing the aggregate amounts of different kinds of real, personal, and other tangible property and the valuations of each for the City; and

WHEREAS, using such information the Board of Aldermen of the City of Dardenne Prairie, Missouri, has informally projected a nonbinding tax levy for the year 2026; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

Section 1. In compliance with the requirements of § 137.243, RSMo., the informal projections of a nonbinding tax levy for the year 2026 in the City of Dardenne Prairie, Missouri, by the Board of Aldermen of the City of Dardenne Prairie, Missouri, are reflected in **Exhibit A**, attached hereto and incorporated by reference herein.

Section 2. That the City Clerk is hereby directed to submit this Resolution to St. Charles County no later than April 8, 2026.

Approved this 18th day of March 2026.

Mayor

Attest: _____
City Clerk



MARCH 06, 2026

DARDENNE PRAIRIE (53)
 ATTENTION: KIM CLARK, CLERK
 2032 HANLEY ROAD
 DARDENNE PRAIRIE, MO 63366

PURSUANT TO SENATE BILL 711 (SB711), SECTION 137.243, THE COUNTY IS TO PROVIDE THE AGGREGATE VALUES AS STATED BELOW FOR THE PROJECTED TAX RATES FOR 2026.

2025-2026 VALUE REPORT
 CERTIFIED - MARCH 2026
 DARDENNE PRAIRIE (53)

REAL ESTATE	456,775,949
PERSONAL PROPERTY	65,123,818
RAILROAD & UTILITIES	
STATE ASSESSED REAL	4,116,546
STATE ASSESSED PERSONAL	483,658
LOCAL ASSESSED REAL	298,079
LOCAL ASSESSED PERSONAL	214,797
TOTAL VALUE	527,012,847
GAIN NEW CONSTRUCTION-PRELIMINARY-ASSESSOR	8,412,139
GAIN ANNEXATION-PRELIMINARY-ASSESSOR	0

Given under my hand and official seal the 2026 Real Estate preliminary totals this 7th day of March, 2025.

Peggy Stiens, Financial Program Administrator

2025 TAX RATE 0.0821

By April 8th 2026 we must have in our office the following:		General Revenue	Debt (GO Bonds)	Other:
1. Projected tax Rate		.0821		
2. Ceiling Rate		.0821		
3. Maximum Voter Approved Levy		.2500		
4. Phone number to be published on Projected Tax Liability Statement		636 571 1718		
5. Name of person completing form	Cathy L. Pratt			
6. Signature of person completing form				
7. Contact phone number of person completing form		636 755 5303		
8. Date completed	3/13/2026			

SB 711 Value Report Guidance (Section 137.243 RSMo)

City of Dardenne Prairie
Prepared for Clerk Records
Reassessment Year: 2026

Purpose

Missouri Senate Bill 711 and Section 137.243 RSMo require taxing jurisdictions to provide a nonbinding projected tax levy during reassessment years. This information allows the County to calculate a projected tax liability for property owners whose property values change during reassessment.

Deadline

The projected levy information is typically due to the County Assessor or Collector in early April during reassessment years. For the 2026 reassessment cycle, the City of Dardenne Prairie must submit the information in April 2026.

Information Provided by the City

The City must provide the following information:

- Projected (nonbinding) tax levy
- Fund or purpose of the levy
- Confirmation that the levy is provided for SB 711 projected tax notices

City of Dardenne Prairie Projected Levy

2025 Adopted Property Tax Rate: \$0.0821 per \$100 of assessed valuation.
For purposes of the 2026 SB 711 Value Report, the City will use the current tax rate as the projected nonbinding levy.

Projected Levy to Report

Fund: General Municipal Purposes
Projected Tax Rate: \$0.0821 per \$100 of assessed valuation

Important Notes

The levy submitted in April is nonbinding and is used only to estimate property tax liability on reassessment notices sent to taxpayers. The City will later adopt its official tax levy following the required public hearing process, typically in September.

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ENGINEER TO SUBMIT A FISCAL YEAR 2027–2029 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) APPLICATION WITH THE ST. CHARLES COUNTY ROAD BOARD FOR THE BARATHAVEN BOULEVARD STREET MAINTENANCE PROJECT.

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “City”), has expressed its intention to make improvements to Barathaven Boulevard (the “Project”); and

WHEREAS, the total cost of the Project is estimated to be \$836,827.03 (the “Project Cost”); and

WHEREAS, the Board of Aldermen desires to submit an application to the St. Charles County Road Board for the Fiscal Year 2027–2029 Transportation Improvement Program (TIP) to assist with funding the Project; and

WHEREAS, the Board of Aldermen desires to authorize submission of the application and commit the City’s share of project costs if funding assistance is awarded;

WHEREAS, there is no fee for submitting the application to the St. Charles County Road Board.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. That upon completion by the City Engineer is hereby authorized and directed to submit the Fiscal Year 2027-2029 Transportation Improvement Program (TIP) application to the St. Charles County Road Board, a copy of which is attached hereto as Exhibit A and incorporated by reference herein, requesting funds for the Barathaven Boulevard Street Maintenance Project.

SECTION 2. That the City Engineer is hereby further authorized and directed on behalf of and in the name of the City to agree to do any and all other acts and things and to execute and deliver any and all other documents, instruments and certificates, all as may be necessary and appropriate to consummate the above-mentioned application, and to perform all of the terms, provisions and conditions of the application. Any and all acts which the City Engineer may do or perform in conformance with the powers conferred upon him by this Ordinance are hereby expressly authorized, approved, ratified and confirmed.

SECTION 3. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 4. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 5. Savings: Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Read two times, passed, and approved this _____ day of _____, 2025.

Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2025.

Mayor

Attest:

City Clerk

BILL NO. 26 - 07

ORDINANCE NO. _____

EXHIBIT A

County Road Board Application for Barathaven Boulevard Street Maintenance

Project Description

Please provide a brief description for each of the following project components. Respond "none" if there are no proposed improvements in that category.

Existing Conditions *

Briefly discuss existing pavement type/condition, typical section including any existing bicycle/pedestrian facilities, and any traffic or safety issue.

The 1.97 lane miles of existing pavement has deteriorated due to cracking, joint failure, and slab settlement, resulting in rough ride quality and increasing maintenance needs. Pavement movement has also caused street creep that has created separation between the back of curb and adjacent sidewalk in several locations. The corridor includes a sidewalk along the north side and a shared-use path along the south side. The roadway also includes shared lane bicycle pavement markings (sharrows).

Proposed roadway improvements *

Briefly discuss proposed type of pavement improvement and typical section.

The proposed project includes targeted pavement rehabilitation along Barathaven Boulevard. Improvements will include full-depth PCC pavement panel replacement, partial-depth concrete pavement repairs, localized subgrade stabilization, curb replacement, sidewalk replacement, joint sealing, and pavement markings.

Proposed traffic flow improvements *

Briefly discuss any proposed lane addition, traffic signal, or any other intersection-type improvement.

None.

Proposed safety improvements *

Briefly discuss all proposed safety countermeasures. Sponsors please refer to FHWA's [Proven Safety Countermeasures](#) and the [Crash Modification Factors Clearinghouse](#) to identify possible safety countermeasures for roadway projects.

The proposed project includes several safety countermeasures intended to improve roadway and pedestrian safety. These include restoration of pavement markings including shared bicycle lane markings to improve roadway visibility and lane guidance, repair of deteriorated pavement surfaces to eliminate faulting and uneven joints that can affect vehicle control, and installation of ADA-compliant curb ramps to improve pedestrian accessibility. In addition, joint sealing between the back of curb and adjacent sidewalk will eliminate the separation created by pavement movement that currently presents pedestrian tripping hazards. These measures are consistent with strategies identified in the FHWA Proven Safety Countermeasures program and the Crash Modification Factors (CMF) Clearinghouse.

Proposed bicycle/pedestrian improvements *

Briefly discuss all proposed sidewalks, multi-use paths, bicycle lanes, etc..

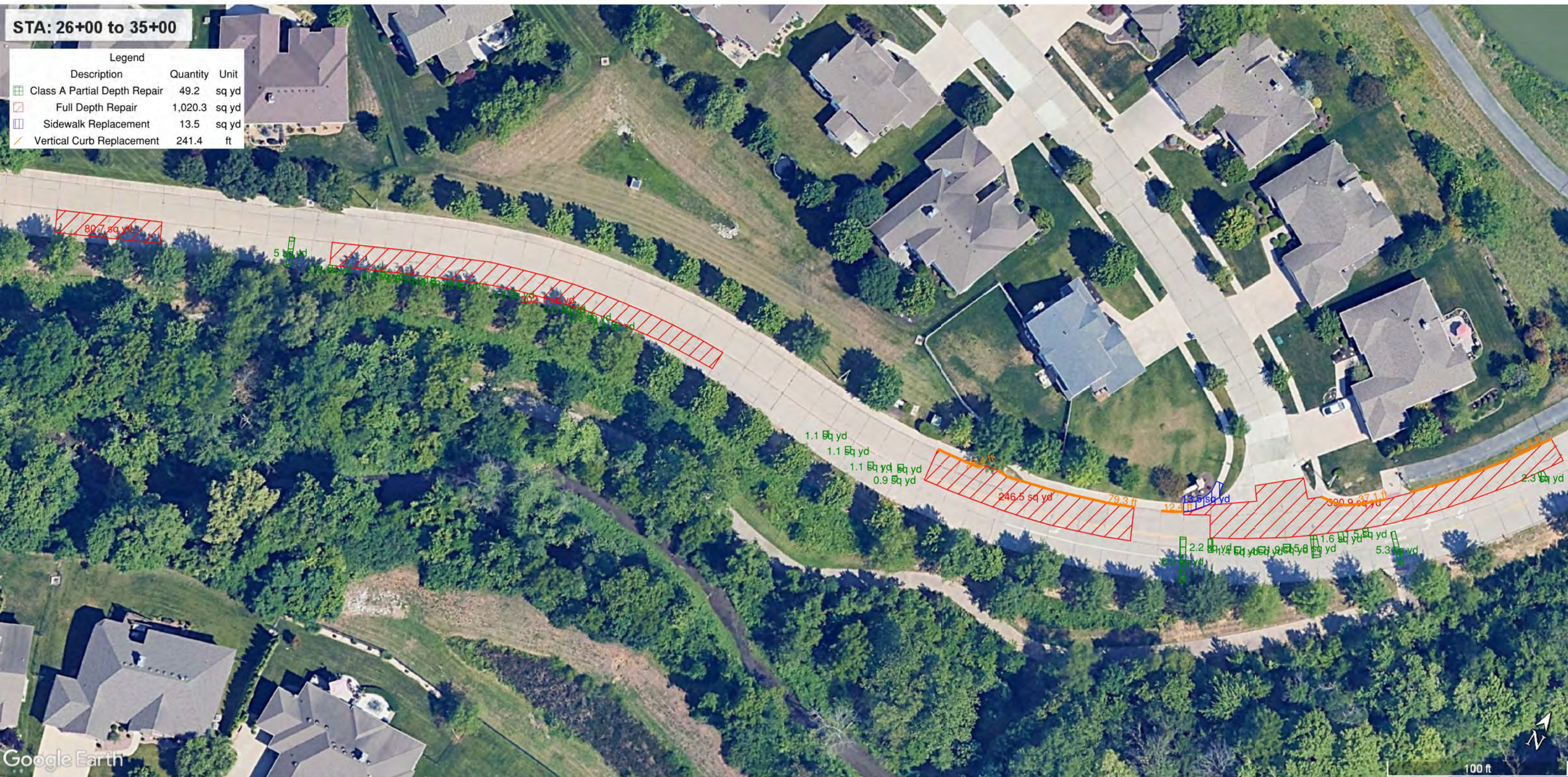
The project will maintain and improve existing multimodal facilities along Barathaven Boulevard. Improvements include installation of ADA-compliant curb ramps where necessary and sealing separations between the back of curb and sidewalk caused by pavement movement to eliminate pedestrian tripping hazards. The project will also include restoration of shared lane bicycle pavement markings (sharrows) following pavement repairs.

STA: 16+50 to 26+00

Legend			
Description	Quantity	Unit	
Class A Partial Depth Repair	41.1	sq yd	
Full Depth Repair	940.2	sq yd	
Vertical Curb Replacement	184.5	ft	



Google Earth



**BARATHAVEN BOULEVARD
STREET MAINTENANCE**

STA: 35+00 to 42+45

Legend			
Description	Quantity	Unit	
Class A Partial Depth Repair	33.6	sq yd	
Full Depth Repair	1,001.7	sq yd	
Vertical Curb Replacement	607.7	ft	

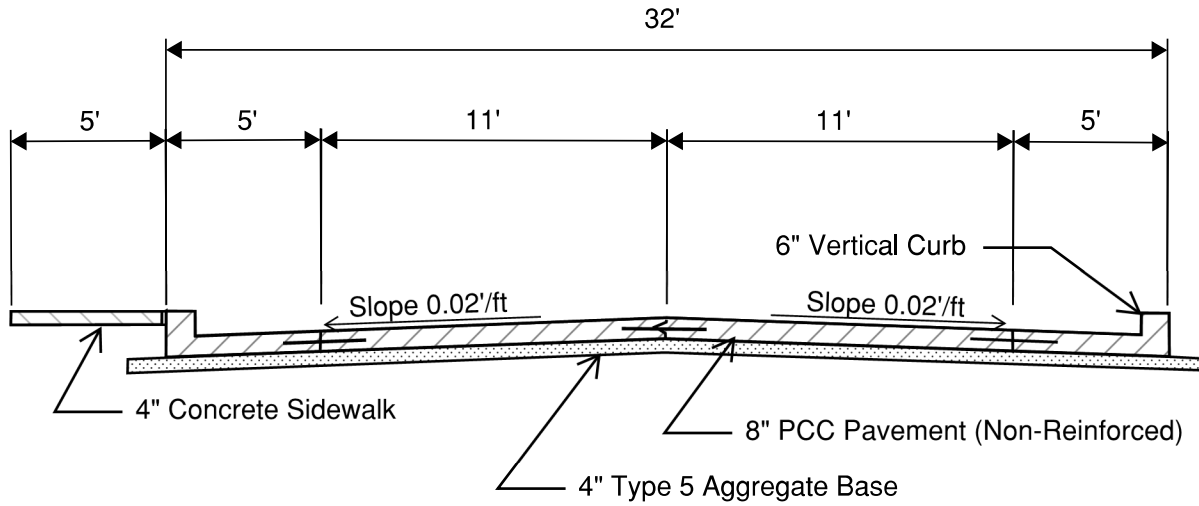


Google Earth

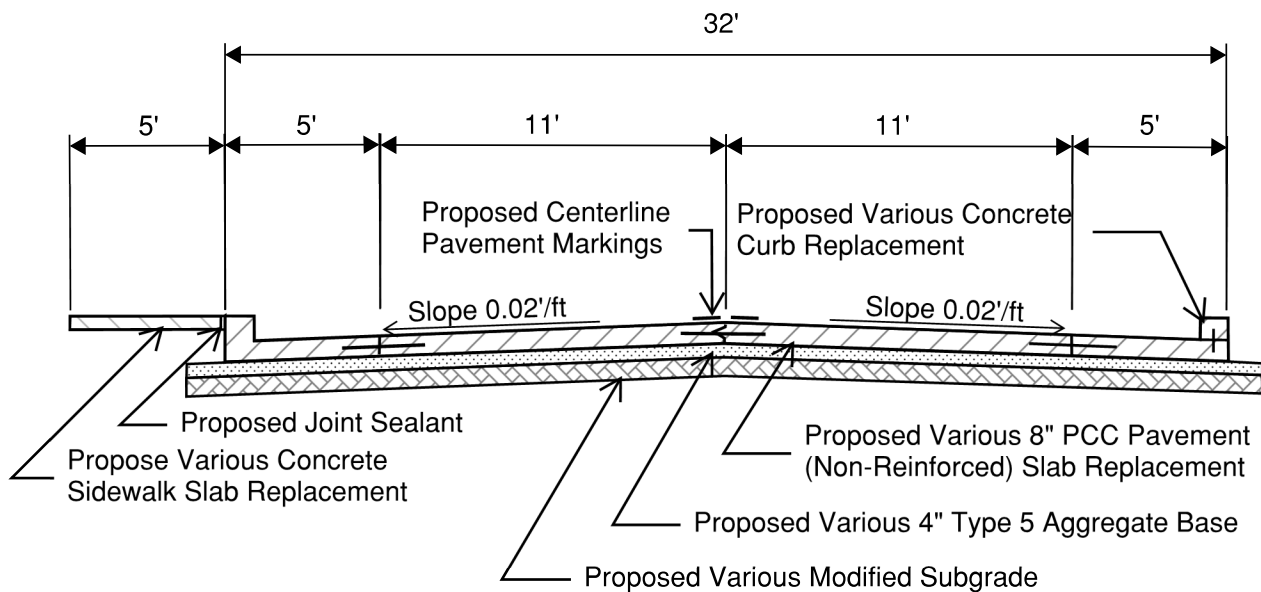
100 ft



BARATHAVEN BOULEVARD STREET MAINTENANCE



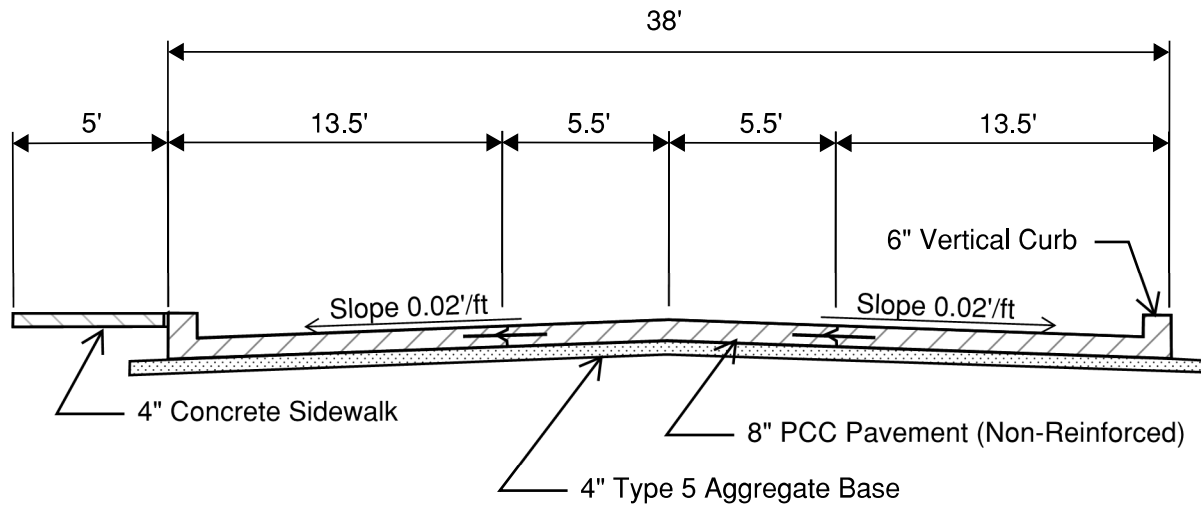
TYPICAL SECTION OF EXISTING PAVEMENT
NOT TO SCALE



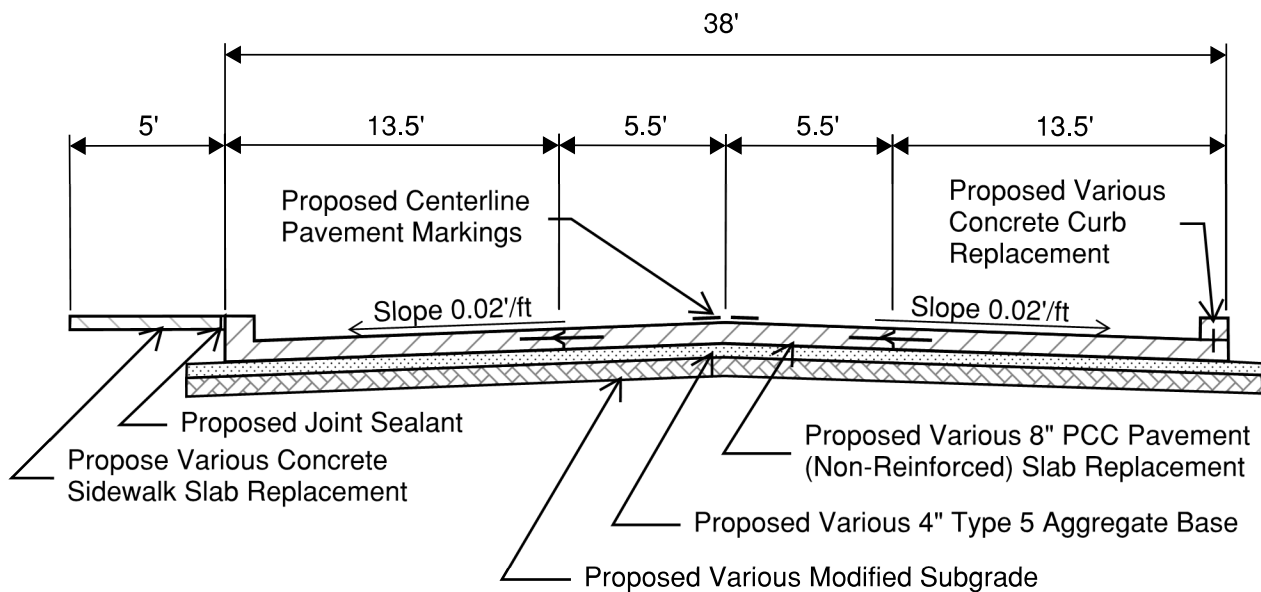
TYPICAL SECTION OF PROPOSED PAVEMENT
NOT TO SCALE



BARATHAVEN BOULEVARD 32' TYPICAL SECTION



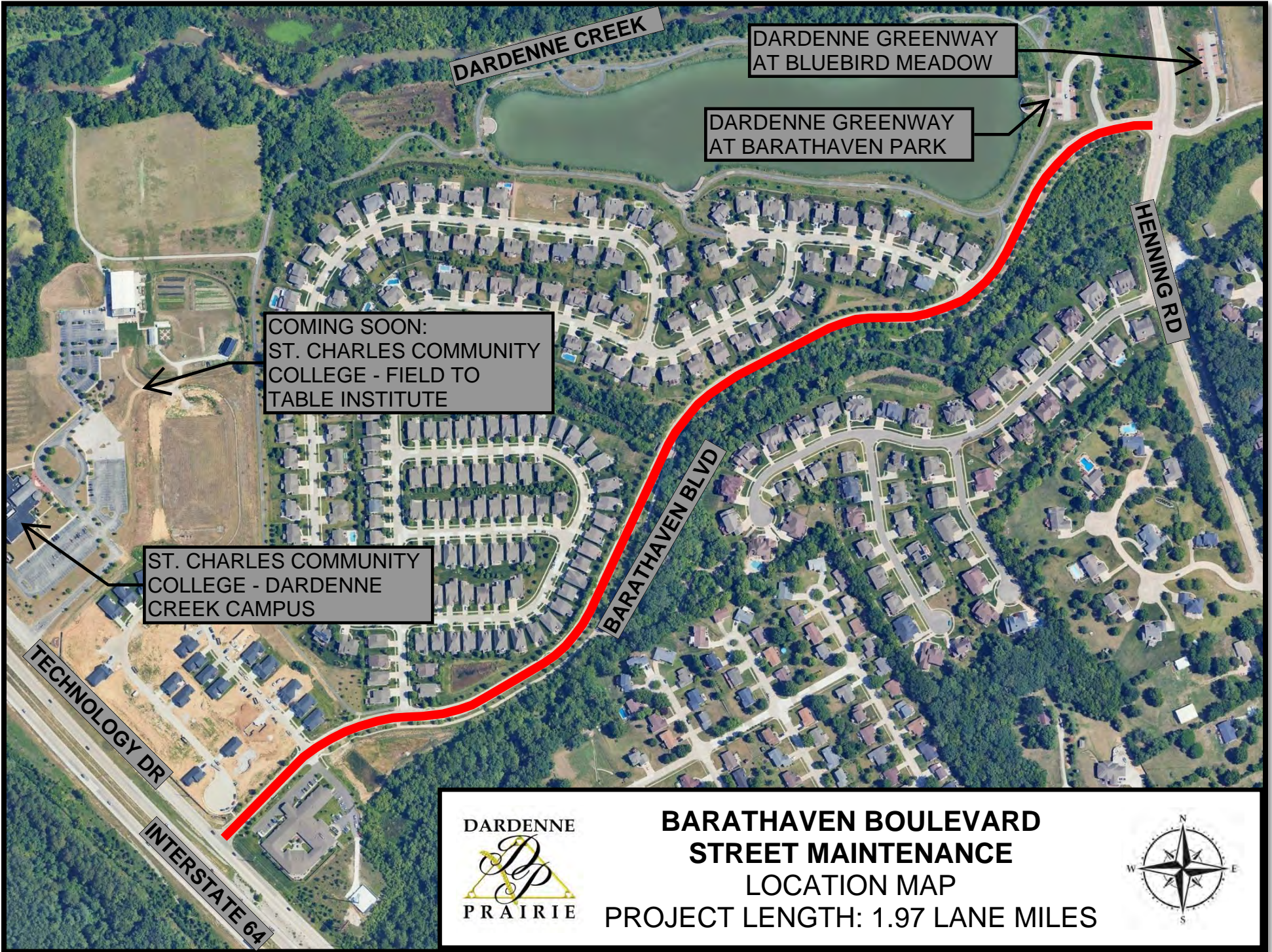
TYPICAL SECTION OF EXISTING PAVEMENT
NOT TO SCALE



TYPICAL SECTION OF PROPOSED PAVEMENT
NOT TO SCALE



BARATHAVEN BOULEVARD 38' TYPICAL SECTION





Dardenne Creek

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DARDENNE
DP
PRAIRIE

BARATHAVEN BOULEVARD STREET MAINTENANCE SITE PHOTO LOCATIONS



LOCATION 1
Barathaven Blvd looking east
from Technology Drive



LOCATION 2
Barathaven Blvd looking east



LOCATION 3
Barathaven Blvd looking south
at St. Madeleine Dr



LOCATION 4
Barathaven Blvd looking east at
St. Madeleine Dr



LOCATION 5
Barathaven Blvd looking east



LOCATION 6
Barathaven Blvd looking east



LOCATION 7
Barathaven Blvd looking east



LOCATION 8
Barathaven Blvd looking east



LOCATION 9
Barathaven Blvd looking east



LOCATION 10
Barathaven Blvd looking east



A photograph of a residential street, Barathaven Blvd, looking east. The road is paved with concrete and shows significant cracking and damage, particularly a large longitudinal crack in the center. The road is flanked by green grass and bare trees. In the background, there are houses and a clear blue sky.

LOCATION 11
Barathaven Blvd looking east

A photograph of the same residential street, Barathaven Blvd, looking east from a different perspective (Location 12). The road is paved with concrete and shows significant cracking and damage, particularly a large longitudinal crack in the center. The road is flanked by green grass and bare trees. In the background, there are houses and a clear blue sky.

LOCATION 12
Barathaven Blvd looking east

LOCATION 13
Barathaven Blvd looking north



LOCATION 14
Barathaven Blvd looking east



LOCATION 15
Barathaven Blvd looking east



LOCATION 16
Barathaven Blvd looking east



LOCATION 17
Barathaven Blvd looking east

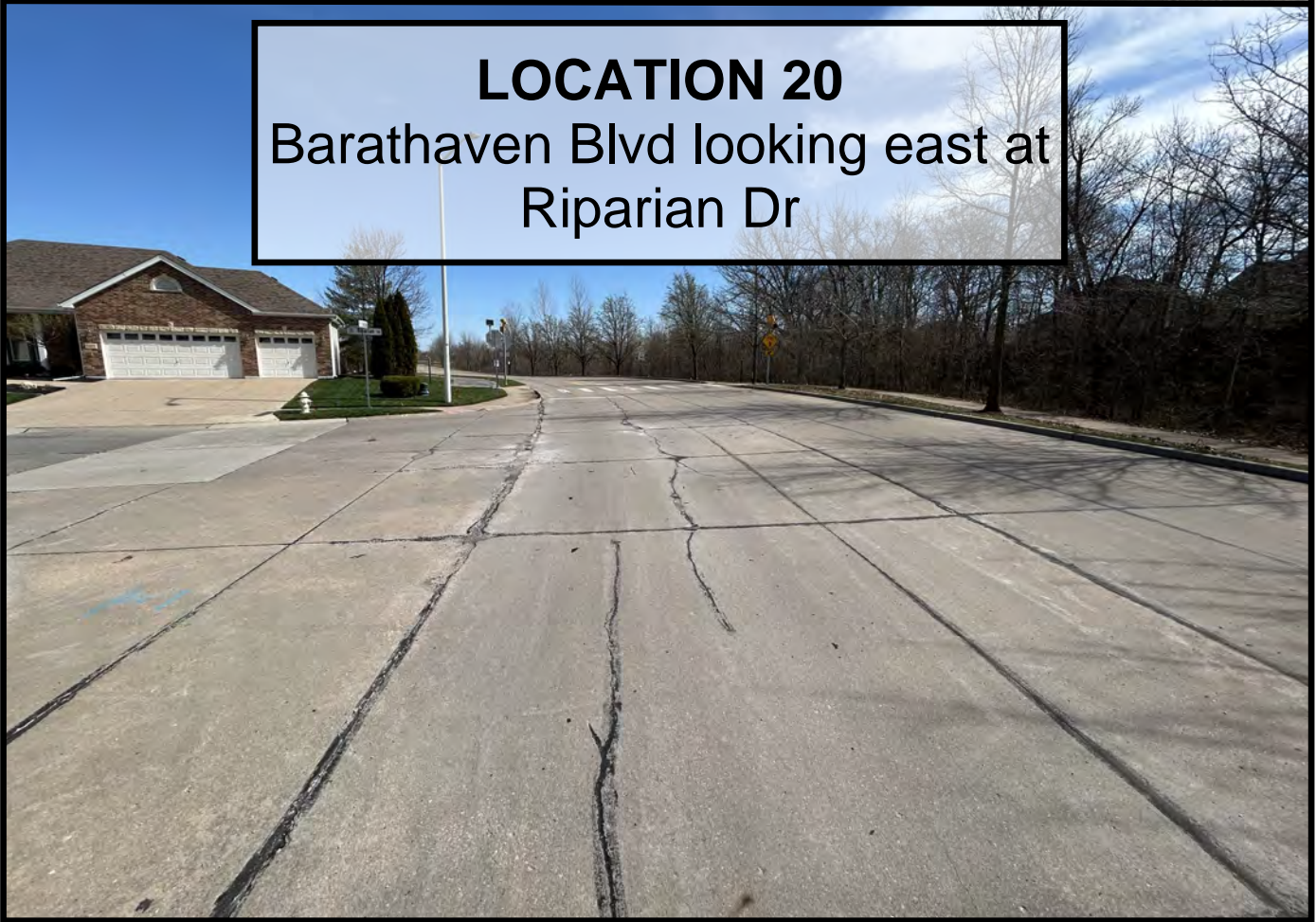


LOCATION 18
Barathaven Blvd looking east





LOCATION 19
Barathaven Blvd looking east



LOCATION 20
Barathaven Blvd looking east at
Riparian Dr

LOCATION 21
Barathaven Blvd looking east



LOCATION 22
Barathaven Blvd looking east



LOCATION 23
Barathaven Blvd looking east



LOCATION 24
Barathaven Blvd looking east



Estimate of Project Costs

Project Sponsor:	City of Dardenne Prairie
Project Title:	Barathaven Blvd Street Maintenance Improvements
Date:	3/10/2026

Specific Roadway Items				
Item	Quantity	Unit	Unit Price	Amount
MOBILIZATION	1	LS	\$50,000.00	\$50,000.00
TRAFFIC CONTROL	1	LS	\$10,000.00	\$10,000.00
MODIFIED SUBGRADE	428.2	SY	\$20.00	\$8,564.00
8 INCH PORTLAND CEMENT CONCRETE PAVEMENT - TBRR (INCLUDES JOINT SEALANT AND 4 INCH AGGREGATE BASE)	4609.8	SY	\$100.00	\$460,980.00
CONCRETE CURB - TBRR	1609.6	LF	\$25.00	\$40,240.00
CLASS A PARTIAL DEPTH PAVEMENT REPAIRS	354.0	SY	\$500.00	\$177,000.00
4 IN. YELLOW HIGH BUILD WATERBORNE PAVEMENT MARKING PAINT, TYPE L BEADS	8882.5	LF	\$0.50	\$4,441.25
4 IN. WHITE HIGH BUILD WATERBORNE PAVEMENT MARKING PAINT, TYPE L BEADS	451.0	LF	\$0.50	\$225.50
PREFORMED THERMOPLASTIC PAVEMENT MARKING, 24 IN.	234.0	LF	\$21.00	\$4,914.00
PREFORMED THERMOPLASTIC PAVEMENT MARKING, 24 IN.	150.0	LF	\$21.00	\$3,150.00
PREFORMED THERMOPLASTIC PAVEMENT MARKING, LEFT/RIGHT ARROW	20.0	EA	\$250.00	\$5,000.00
SUBTOTAL				\$764,514.75

Specific Bicycle Items (SHARED USE PATH)				
Item	Quantity	Unit	Unit Price	Amount
BICYCLIST PAVEMENT MARKING	7	EA	\$100.00	\$700.00
SUBTOTAL				\$700.00

Specific Pedestrian Items (SHARED USE PATH)				
Item	Quantity	Unit	Unit Price	Amount
ADA COMPLIANT RAMPS	26	SY	\$175.00	\$4,532.50
SUBTOTAL				\$4,532.50

Miscellaneous Other Items				
Item	Quantity	Unit	Unit Price	Amount
SUBTOTAL				\$0.00

Construction Cost Total	\$769,747.25
Contingency	\$38,487.36
Inflation	\$23,092.42
Preliminary Engineering	\$5,500.00
Right-of-Way	\$0.00
Construction Engineering/Inspection	\$0.00
Project Total *	\$836,827.03

Road Condition Evaluation Form

East-West Gateway Council of Governments (EWG) uses the Pavement Surface Evaluation and Rating (PASER) Manual to evaluate pavement condition. This visual rating system developed by the University of Wisconsin Transportation Information Center uses ratings ranging from 1 (failed) to 10 (excellent). If sponsors are unfamiliar with PASER, they are encouraged to review the PASER manuals online:

Asphalt Manual: https://epd.wisc.edu/tic/wp-content/uploads/sites/3/2019/12/Asphalt-PASER_02_rev13.pdf

Concrete Manual: https://epd.wisc.edu/tic/wp-content/uploads/sites/3/2019/12/Concrete-PASER_02_rep15.pdf

INSTRUCTIONS:

The first evaluation should be performed at the beginning of the project limits, with subsequent evaluations occurring at a uniform distance each 1/8 mile (660 feet) along the roadway until reaching the other end of the limits. If the project is less than 3/8 mile (1,980 feet), conduct three evaluations at a uniform distance (e.g., a 1/4 mile project would include three evaluations, spaced 440' apart). If the project is greater than one mile in length, conduct at least eight evaluations at a uniform distance (e.g., a 1 1/2 mile project would include eight evaluations, spaced 990' apart).

Record the PASER rating for each location in the table below. Individual location ratings must be whole numbers. If multiple roadways are within the project limits, simply list the new roadway name in the column on the left. You may attach another sheet with additional locations if needed. Attach an evaluation sheet for each location (see next pages), a picture of each location, and a map showing all evaluation locations. Select the evaluation sheet that matches the surface type (asphalt or concrete).

Roadway Name	Location #	Distance from start point	PASER Rating
Barathaven Boulevard	1	START	3
Barathaven Boulevard	2	990'	4
Barathaven Boulevard	3	1,980'	5
Barathaven Boulevard	4	2,970'	4
Barathaven Boulevard	5	3,960'	4
Barathaven Boulevard	6	4,210'	3
	7		
	8		
	9		
	10		
	11		
	12		
	13		
	14		
	15		
	16		
AVERAGE PASER:			3.83

Concrete Evaluation Sheet

(Provide this page for each location.)

Roadway Name: Barathaven Boulevard

Date: 2026

Evaluation Location #: 1 Distance from Start Point: START

Location PASER Rating 3
(whole number 1-10): _____

Check all that apply:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wear & Polishing | <input checked="" type="checkbox"/> Scaling | <input checked="" type="checkbox"/> Transverse Slab Cracks |
| <input checked="" type="checkbox"/> Meander Cracks | <input type="checkbox"/> Map Cracking | <input type="checkbox"/> D-Cracks |
| <input type="checkbox"/> Shallow Reinforcing | <input type="checkbox"/> Blowups | <input checked="" type="checkbox"/> Pop-outs |
| <input type="checkbox"/> Spalling | <input checked="" type="checkbox"/> Corner Cracks | <input type="checkbox"/> Faulting |
| <input type="checkbox"/> Pavement Settling or Heave | <input type="checkbox"/> Utility Repairs | <input type="checkbox"/> Manhole/Inlet Cracks |
| <input checked="" type="checkbox"/> Curb/Shoulder Deformation | | |

Comments:

Most joints and cracks are open (some have been sealed in the last 5 years but are starting to increase in width). Multiple parallel cracks and meander cracks are present throughout the entirety of the concrete street. Some "D" cracks are also present throughout the entire street. There are signs of the concrete pavement polishing. Some of the concrete slabs are suffering from corner cracks breaking off and creating potholes. Some of the potholes in that have been repaired with cold patch asphalt are not holding up after multiple years on this concrete pavement street.

Drainage:

Fair

Comments:

N/A

Concrete Evaluation Sheet

(Provide this page for each location.)

Roadway Name: Barathaven Boulevard

Date: 2026

Evaluation Location #: 2 Distance from Start Point: 990'

Location PASER Rating 4
(whole number 1-10): _____

Check all that apply:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wear & Polishing | <input checked="" type="checkbox"/> Scaling | <input checked="" type="checkbox"/> Transverse Slab Cracks |
| <input checked="" type="checkbox"/> Meander Cracks | <input type="checkbox"/> Map Cracking | <input type="checkbox"/> D-Cracks |
| <input type="checkbox"/> Shallow Reinforcing | <input type="checkbox"/> Blowups | <input checked="" type="checkbox"/> Pop-outs |
| <input type="checkbox"/> Spalling | <input checked="" type="checkbox"/> Corner Cracks | <input type="checkbox"/> Faulting |
| <input type="checkbox"/> Pavement Settling or Heave | <input type="checkbox"/> Utility Repairs | <input type="checkbox"/> Manhole/Inlet Cracks |
| <input checked="" type="checkbox"/> Curb/Shoulder Deformation | | |

Comments:

Most joints and cracks are open (some have been sealed in the last 5 years but are starting to increase in width). Multiple parallel cracks and meander cracks are present throughout the entirety of the concrete street. Some "D" cracks are also present throughout the entire street. There are signs of the concrete pavement polishing. Some of the concrete slabs are suffering from corner cracks breaking off and creating potholes. Some of the potholes in that have been repaired with cold patch asphalt are not holding up after multiple years on this concrete pavement street.

Drainage:

Fair

Comments:

N/A

Concrete Evaluation Sheet

(Provide this page for each location.)

Roadway Name: Barathaven Boulevard

Date: 2026

Evaluation Location #: 3 Distance from Start Point: 1,980'

Location PASER Rating 5
(whole number 1-10): _____

Check all that apply:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wear & Polishing | <input type="checkbox"/> Scaling | <input checked="" type="checkbox"/> Transverse Slab Cracks |
| <input checked="" type="checkbox"/> Meander Cracks | <input type="checkbox"/> Map Cracking | <input type="checkbox"/> D-Cracks |
| <input type="checkbox"/> Shallow Reinforcing | <input type="checkbox"/> Blowups | <input checked="" type="checkbox"/> Pop-outs |
| <input type="checkbox"/> Spalling | <input checked="" type="checkbox"/> Corner Cracks | <input type="checkbox"/> Faulting |
| <input type="checkbox"/> Pavement Settling or Heave | <input type="checkbox"/> Utility Repairs | <input type="checkbox"/> Manhole/Inlet Cracks |
| <input checked="" type="checkbox"/> Curb/Shoulder Deformation | | |

Comments:

Most joints and cracks are open (some have been sealed in the last 5 years but are starting to increase in width). Multiple parallel cracks and meander cracks are present throughout the entirety of the concrete street. Some "D" cracks are also present throughout the entire street. There are signs of the concrete pavement polishing. Some of the concrete slabs are suffering from corner cracks breaking off and creating potholes. Some of the potholes in that have been repaired with cold patch asphalt are not holding up after multiple years on this concrete pavement street.

Drainage:

Fair

Comments:

N/A

Concrete Evaluation Sheet

(Provide this page for each location.)

Roadway Name: Barathaven Boulevard

Date: 2026

Evaluation Location #: 4 Distance from Start Point: 2,970' Location PASER Rating 4
(whole number 1-10): _____

Check all that apply:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wear & Polishing | <input checked="" type="checkbox"/> Scaling | <input checked="" type="checkbox"/> Transverse Slab Cracks |
| <input checked="" type="checkbox"/> Meander Cracks | <input type="checkbox"/> Map Cracking | <input type="checkbox"/> D-Cracks |
| <input type="checkbox"/> Shallow Reinforcing | <input type="checkbox"/> Blowups | <input checked="" type="checkbox"/> Pop-outs |
| <input type="checkbox"/> Spalling | <input checked="" type="checkbox"/> Corner Cracks | <input type="checkbox"/> Faulting |
| <input type="checkbox"/> Pavement Settling or Heave | <input type="checkbox"/> Utility Repairs | <input type="checkbox"/> Manhole/Inlet Cracks |
| <input checked="" type="checkbox"/> Curb/Shoulder Deformation | | |

Comments:

Most joints and cracks are open (some have been sealed in the last 5 years but are starting to increase in width). Multiple parallel cracks and meander cracks are present throughout the entirety of the concrete street. Some "D" cracks are also present throughout the entire street. There are signs of the concrete pavement polishing. Some of the concrete slabs are suffering from corner cracks breaking off and creating potholes. Some of the potholes in that have been repaired with cold patch asphalt are not holding up after multiple years on this concrete pavement street.

Drainage:

Fair

Comments:

N/A

Concrete Evaluation Sheet

(Provide this page for each location.)

Roadway Name: Barathaven Boulevard

Date: 2026

Evaluation Location #: 5 Distance from Start Point: 3,960'

Location PASER Rating 4
(whole number 1-10): _____

Check all that apply:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wear & Polishing | <input checked="" type="checkbox"/> Scaling | <input checked="" type="checkbox"/> Transverse Slab Cracks |
| <input checked="" type="checkbox"/> Meander Cracks | <input type="checkbox"/> Map Cracking | <input type="checkbox"/> D-Cracks |
| <input type="checkbox"/> Shallow Reinforcing | <input type="checkbox"/> Blowups | <input checked="" type="checkbox"/> Pop-outs |
| <input type="checkbox"/> Spalling | <input checked="" type="checkbox"/> Corner Cracks | <input type="checkbox"/> Faulting |
| <input type="checkbox"/> Pavement Settling or Heave | <input type="checkbox"/> Utility Repairs | <input type="checkbox"/> Manhole/Inlet Cracks |
| <input checked="" type="checkbox"/> Curb/Shoulder Deformation | | |

Comments:

Most joints and cracks are open (some have been sealed in the last 5 years but are starting to increase in width). Multiple parallel cracks and meander cracks are present throughout the entirety of the concrete street. Some "D" cracks are also present throughout the entire street. There are signs of the concrete pavement polishing. Some of the concrete slabs are suffering from corner cracks breaking off and creating potholes. Some of the potholes in that have been repaired with cold patch asphalt are not holding up after multiple years on this concrete pavement street.

Drainage:

Fair

Comments:

N/A

Concrete Evaluation Sheet

(Provide this page for each location.)

Roadway Name: Barathaven Boulevard

Date: 2026

Evaluation Location #: 6 Distance from Start Point: 4,210' Location PASER Rating 3
(whole number 1-10): _____

Check all that apply:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Wear & Polishing | <input checked="" type="checkbox"/> Scaling | <input checked="" type="checkbox"/> Transverse Slab Cracks |
| <input checked="" type="checkbox"/> Meander Cracks | <input type="checkbox"/> Map Cracking | <input type="checkbox"/> D-Cracks |
| <input type="checkbox"/> Shallow Reinforcing | <input type="checkbox"/> Blowups | <input checked="" type="checkbox"/> Pop-outs |
| <input type="checkbox"/> Spalling | <input checked="" type="checkbox"/> Corner Cracks | <input type="checkbox"/> Faulting |
| <input type="checkbox"/> Pavement Settling or Heave | <input type="checkbox"/> Utility Repairs | <input type="checkbox"/> Manhole/Inlet Cracks |
| <input checked="" type="checkbox"/> Curb/Shoulder Deformation | | |

Comments:

Most joints and cracks are open (some have been sealed in the last 5 years but are starting to increase in width). Multiple parallel cracks and meander cracks are present throughout the entirety of the concrete street. Some "D" cracks are also present throughout the entire street. There are signs of the concrete pavement polishing. Some of the concrete slabs are suffering from corner cracks breaking off and creating potholes. Some of the potholes in that have been repaired with cold patch asphalt are not holding up after multiple years on this concrete pavement street.

Drainage:

Fair

Comments:

N/A



PASER #3



PASER #4



PASER #5



PASER #6



ST. CHARLES COUNTY ROAD BOARD
 2027 - 2029 TIP FINANCIAL WORKSHEET
 BARATHAVEN BOULEVARD STREET MAINTENANCE

FUNDING FOR IMPROVEMENTS					
	County	Sponsor	Federal	Other	Total
Design	\$0.00	\$5,500.00	\$0.00	\$0.00	\$5,500.00
Utility Relocations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Right-of-Way	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$394,000.00	\$437,327.03	\$0.00	\$0.00	\$831,327.03
TOTAL	\$394,000.00	\$442,827.03	\$0.00	\$0.00	\$836,827.03
PERCENT (%)	47.08%	52.92%	0.00%	0.00%	100.00%
FINANCIAL PLAN					
Design	County	Sponsor	Federal	Other	Total
2027		\$5,500.00			\$5,500.00
2028					\$0.00
2029					\$0.00
Utility Relocations	County	Sponsor	Federal	Other	Total
2027					\$0.00
2028					\$0.00
2029					\$0.00
Right-of-Way	County	Sponsor	Federal	Other	Total
2027					\$0.00
2028					\$0.00
2029					\$0.00
Construction	County	Sponsor	Federal	Other	Total
2027	\$394,000.00	\$437,327.03			\$831,327.03
2028					\$0.00
2029					\$0.00



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/11/2025 Time	A, None Specified
12:00 AM	*
1:00	*
2:00	*
3:00	*
4:00	*
5:00	*
6:00	0
7:00	134
8:00	142
9:00	141
10:00	146
11:00	136
12:00 PM	150
1:00	130
2:00	148
3:00	156
4:00	190
5:00	240
6:00	116
7:00	110
8:00	84
9:00	51
10:00	20
11:00	17
Total	2111
AM Peak	10:00
Volume	146
PM Peak	5:00
Volume	240



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/12/2025 Time	A, None Specified
12:00 AM	4
1:00	5
2:00	0
3:00	1
4:00	9
5:00	32
6:00	66
7:00	115
8:00	138
9:00	114
10:00	111
11:00	110
12:00 PM	135
1:00	102
2:00	156
3:00	119
4:00	182
5:00	160
6:00	116
7:00	102
8:00	65
9:00	23
10:00	26
11:00	17
Total	1908
AM Peak	8:00
Volume	138
PM Peak	4:00
Volume	182



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/13/2025 Time	A, None Specified
12:00 AM	5
1:00	3
2:00	0
3:00	0
4:00	4
5:00	32
6:00	68
7:00	143
8:00	125
9:00	89
10:00	113
11:00	142
12:00 PM	110
1:00	119
2:00	128
3:00	139
4:00	159
5:00	184
6:00	142
7:00	88
8:00	96
9:00	35
10:00	22
11:00	13
Total	1959
AM Peak	7:00
Volume	143
PM Peak	5:00
Volume	184



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven &
Technology

8/14/2025 Time	A, None Specified
12:00 AM	6
1:00	4
2:00	3
3:00	2
4:00	7
5:00	32
6:00	54
7:00	128
8:00	117
9:00	106
10:00	113
11:00	107
12:00 PM	119
1:00	144
2:00	126
3:00	118
4:00	168
5:00	155
6:00	128
7:00	94
8:00	82
9:00	44
10:00	31
11:00	12
Total	1900
AM Peak	7:00
Volume	128
PM Peak	4:00
Volume	168



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/15/2025 Time	A, None Specified
12:00 AM	8
1:00	2
2:00	3
3:00	0
4:00	7
5:00	26
6:00	67
7:00	124
8:00	111
9:00	82
10:00	100
11:00	122
12:00 PM	115
1:00	122
2:00	117
3:00	130
4:00	125
5:00	125
6:00	106
7:00	79
8:00	91
9:00	59
10:00	34
11:00	20
Total	1775
AM Peak	7:00
Volume	124
PM Peak	3:00
Volume	130



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/16/2025 Time	A, None Specified
12:00 AM	18
1:00	4
2:00	2
3:00	0
4:00	1
5:00	10
6:00	27
7:00	60
8:00	88
9:00	86
10:00	96
11:00	109
12:00 PM	104
1:00	108
2:00	124
3:00	99
4:00	103
5:00	79
6:00	91
7:00	74
8:00	58
9:00	55
10:00	34
11:00	16
Total	1446
AM Peak	11:00
Volume	109
PM Peak	2:00
Volume	124



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven &
Technology

8/17/2025 Time	A, None Specified
12:00 AM	6
1:00	4
2:00	0
3:00	1
4:00	2
5:00	6
6:00	22
7:00	36
8:00	43
9:00	83
10:00	94
11:00	94
12:00 PM	80
1:00	107
2:00	104
3:00	106
4:00	99
5:00	72
6:00	50
7:00	58
8:00	32
9:00	15
10:00	11
11:00	4
Total	1129
AM Peak	10:00
Volume	94
PM Peak	1:00
Volume	107



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/18/2025 Time	A, None Specified
12:00 AM	3
1:00	1
2:00	0
3:00	2
4:00	6
5:00	40
6:00	55
7:00	132
8:00	136
9:00	88
10:00	120
11:00	135
12:00 PM	142
1:00	132
2:00	104
3:00	106
4:00	196
5:00	140
6:00	85
7:00	76
8:00	52
9:00	10
10:00	6
11:00	6
Total	1773
AM Peak	8:00
Volume	136
PM Peak	4:00
Volume	196



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven &
Technology

8/19/2025 Time	A, None Specified
12:00 AM	6
1:00	1
2:00	4
3:00	2
4:00	10
5:00	23
6:00	86
7:00	138
8:00	136
9:00	94
10:00	100
11:00	110
12:00 PM	130
1:00	110
2:00	103
3:00	115
4:00	167
5:00	178
6:00	114
7:00	79
8:00	78
9:00	30
10:00	24
11:00	11
Total	1849
AM Peak	7:00
Volume	138
PM Peak	5:00
Volume	178



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/20/2025 Time	A, None Specified
12:00 AM	1
1:00	3
2:00	3
3:00	1
4:00	7
5:00	27
6:00	83
7:00	143
8:00	152
9:00	112
10:00	102
11:00	120
12:00 PM	113
1:00	106
2:00	108
3:00	120
4:00	190
5:00	184
6:00	82
7:00	103
8:00	105
9:00	31
10:00	17
11:00	3
Total	1916
AM Peak	8:00
Volume	152
PM Peak	4:00
Volume	190



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/21/2025 Time	A, None Specified
12:00 AM	2
1:00	2
2:00	1
3:00	1
4:00	4
5:00	30
6:00	87
7:00	150
8:00	152
9:00	99
10:00	119
11:00	122
12:00 PM	121
1:00	120
2:00	132
3:00	154
4:00	174
5:00	158
6:00	111
7:00	75
8:00	69
9:00	31
10:00	22
11:00	9
Total	1945
AM Peak	8:00
Volume	152
PM Peak	4:00
Volume	174



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven &
Technology

8/22/2025 Time	A, None Specified
12:00 AM	9
1:00	3
2:00	0
3:00	3
4:00	3
5:00	25
6:00	66
7:00	136
8:00	115
9:00	92
10:00	99
11:00	104
12:00 PM	106
1:00	106
2:00	103
3:00	124
4:00	161
5:00	110
6:00	87
7:00	91
8:00	62
9:00	44
10:00	28
11:00	11
Total	1688
AM Peak	7:00
Volume	136
PM Peak	4:00
Volume	161



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/23/2025 Time	A, None Specified
12:00 AM	6
1:00	2
2:00	1
3:00	0
4:00	2
5:00	6
6:00	46
7:00	37
8:00	74
9:00	72
10:00	111
11:00	100
12:00 PM	106
1:00	100
2:00	105
3:00	77
4:00	91
5:00	78
6:00	78
7:00	75
8:00	31
9:00	31
10:00	20
11:00	16
Total	1265
AM Peak	10:00
Volume	111
PM Peak	12:00 PM
Volume	106



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven &
Technology

8/24/2025 Time	A, None Specified
12:00 AM	6
1:00	3
2:00	3
3:00	1
4:00	3
5:00	4
6:00	26
7:00	41
8:00	48
9:00	68
10:00	92
11:00	92
12:00 PM	90
1:00	110
2:00	94
3:00	95
4:00	76
5:00	80
6:00	70
7:00	67
8:00	36
9:00	10
10:00	16
11:00	6
Total	1137
AM Peak	10:00
Volume	92
PM Peak	1:00
Volume	110



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/25/2025 Time	A, None Specified
12:00 AM	1
1:00	1
2:00	4
3:00	0
4:00	9
5:00	21
6:00	72
7:00	140
8:00	106
9:00	83
10:00	79
11:00	90
12:00 PM	126
1:00	88
2:00	84
3:00	107
4:00	144
5:00	142
6:00	100
7:00	80
8:00	51
9:00	22
10:00	14
11:00	1
Total	1565
AM Peak	7:00
Volume	140
PM Peak	4:00
Volume	144



St Charles County Highway Traffic Report

301 N 3rd St
St Charles, MO 63301
(636)949-7305

Start Date: 8/11/2025
Latitude: 38.729031
Longitude: -90.732845
File Name: Barathaven & Technology

8/26/2025 Time	A, None Specified
12:00 AM	2
1:00	0
2:00	1
3:00	1
4:00	5
5:00	23
6:00	62
7:00	*
8:00	*
9:00	*
10:00	*
11:00	*
12:00 PM	*
1:00	*
2:00	*
3:00	*
4:00	*
5:00	*
6:00	*
7:00	*
8:00	*
9:00	*
10:00	*
11:00	*
Total	94
AM Peak Volume	6:00 62
PM Peak Volume	
Grand Total ADT	25460
	ADT: 1,694
	AADT: 1,694

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL
PROPERTY LOCATED AT 79 HUBBLE DRIVE, SUITE 107**

WHEREAS, a Conditional Use Permit Application was submitted to the City of Dardenne Prairie, Missouri (the “City”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the “Application”), by Prospects Athletic Club, LLC and Donald L. King (the “Applicants”), requesting to use certain real property located at 79 Hubble Drive, Suite 107, located in the City (the “Property”), and owned by Breihan-Swanson, Inc., and Bill Thanner (collectively, the “Owners”) for a baseball and softball training center; and

WHEREAS, the Property is zoned “I-1,” Light Industrial District, pursuant to the Municipal Code of the City of Dardenne Prairie (the “Municipal Code”); and

WHEREAS, pursuant to Section 405.200(C) of the Municipal Code, all conditional uses allowed under “C-2” zoning classifications except dwellings are conditional uses in the Light Industrial District; and

WHEREAS, pursuant to Section 405.190(C) of the Municipal Code, “commercial recreational uses” are conditional uses in the “C-2” District; and

WHEREAS, the use of the property for baseball and softball training, including batting and pitching cages falls within the meaning of “commercial recreational uses;” and

WHEREAS, pursuant to Section 405.475 of the Municipal Code, the Planning and Zoning Commission and Board of Aldermen held public hearings on the Conditional Use Permit Application; and

WHEREAS, pursuant to Section 405.475 of the Municipal Code, the Planning and Zoning Commission applied the following criteria and recommended denial of the Conditional Use Permit Application to the Board of Aldermen:

1. Whether the proposed Conditional Use complies with the Municipal Code, including use regulations, yard regulations and use limitations;
2. Whether the proposed Conditional Use will contribute to and promote the welfare or convenience of the public;
3. Whether the proposed Conditional Use will cause substantial injury to the value of other property in the surrounding area;
4. The location and size of the Conditional Use compared to the surrounding area;
5. Parking regulations;
6. Whether necessary facilities will be provided;
7. Traffic congestion and roadway access;
8. The property located in the surrounding area;
9. Testimony presented at the hearing before the Planning and Zoning Commission on March 11, 2026; and

WHEREAS, the Board of Aldermen considered the Application, the criteria provided in Section 405.475 of the Municipal Code, and the particular evidence presented at the public hearings before the Planning and Zoning Commission on March 11, 2026, and before the Board of Aldermen on March 18, 2026.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Conditional Use Permit Conclusions of Law. Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby find and determine that the use of the Property for commercial recreational uses (the “Conditional Use”):

1. Complies with all applicable provisions of the Zoning Regulations set forth in the Municipal Code;
2. Will contribute to and promote the welfare or convenience of the public;
3. Will not adversely affect the character or the traffic conditions of the surrounding area;
4. Will not adversely affect the parking regulations of the City;
5. Will not adversely affect public utility facilities; and
6. Meets all of the criteria set forth in Section 405.475(B) of the Municipal Code.

SECTION 2. Conditional Use Permit Approval. The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the use of the Property for the Conditional Use subject to the Applicants’ and Owners’, including their respective successors in interest, compliance with all conditions of issuance set forth in this Ordinance.

SECTION 3. Conditional Use Permit Conditions of Issuance:

1. Applicants and Owners, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Municipal Code pertaining to “I-1,” Light Industrial District, and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.
2. Applicants and Owners agree that all improvements shall be constructed to meet all applicable federal, state, and local codes and shall comply with all of the City’s applicable ordinances and construction standards.
3. Applicants and Owners (and their successors in interest) agree that the Property shall be used in compliance with all requirements of the Municipal Code of the City of Dardenne Prairie, Missouri.
4. The Conditional Use Permit granted by this Ordinance is subject to the Applicants’ and Owners’ (or their respective successors in interest)

compliance with this Ordinance and any approved Site Plan, including any amendments thereto, for the Property.

5. All recreational activities shall be conducted within the enclosed building on the Property.
6. Applicants and Owners agree to comply with all applicable building, fire, and occupancy codes.
7. Applicants and Owners agree that any expansion or material change in use shall require additional City review.
8. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the Conditional Use Permit approved pursuant to this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 5. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION 6. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

[The remainder of this page is intentionally left blank.]

BILL NO. 26-08

ORDINANCE NO. _____

Read for the first time this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

Read the second time, passed and approved by the Board of Aldermen this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

BILL NO. 26-08

ORDINANCE NO. _____

Exhibit A

[attach CUP application here]



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636 561 1718
Fax 636 625 0077

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT

Prospects Athletic Club, LLC
Company Name
Donald L. King Managing Member/Owner
Printed Name, Title
70 Tunbridge Ct
Street Address
O'Fallon, MO 63368
City/State/Zip Code
314.308.2010 Telephone donking@stlprospects.com Email

OWNER:

Breihan-Swanson, Inc.
Company Name
Bill Tranner billt@breihan.com
Printed Name, Title
8330 Watson Rd Suite 200
Street Address
St. Louis, MO 63119
City/State/Zip Code
314.843.4627 Telephone

STREET ADDRESS OF CONDITIONAL USE: 79 Hubble Suite 107-110
O'Fallon, MO 63368

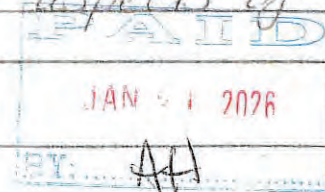
LEGAL DESCRIPTION OF PROPERTY: See attached

EXISTING ZONING: I-CUP PROPOSED ZONING: I-CUP

PROPOSED USE & SCOPE OF WORK: Training youth, high school,
college and professionals in all aspects of
athletic development.

CONDITIONAL USE APPLICATION FEE SUBMITTED _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable) _____



CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 - 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

EXHIBIT A

Legal Description

A tract of land being part of Lot "Z" of "64 West Business Park Subdivision" as recorded in Plat Book 34 page 265 of the St. Charles County Records, being part of Lots 10 & 11 of John D. Coalter's "Old Dardenne Tract" in U.S. Survey 1669, Township 46 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as:

Beginning at a point on the South line of said Lot "Z" of "64 West Business Park Subdivision" being distant South 62 degrees 50 minutes, 19 seconds West 701.03 feet from the Southeast corner of said Lot "Z" of "64 West Business Park Subdivision"; thence South 62 degrees 50 minutes 19 seconds West 109.78 feet and South 62 degrees 43 minutes 55 seconds West 380.22 feet along said South line of said Lot "Z" of "64 West Business Park Subdivision" to a point, thence North 27 degrees 16 minutes 05 seconds West 266.18 feet to a point; thence North 02 degrees 23 minutes 58 seconds West 129.41 feet to the South line of Hubble Street 60 feet wide; thence along said South line of Hubble Street, 60 feet wide, the following courses and distances; along a curve to the left whose radius point bears North 02 degrees 23 minutes 58 seconds West 280.00 feet from the last mentioned point, a distance of 121.53 feet, North 62 degrees 43 minutes 55 seconds East 211.78 feet, along a curve to the right whose radius point bears South 27 degrees 16 minutes 05 seconds East 44.00 feet from the last mentioned point, a distance of 40.98 feet and along a curve to the left whose radius point bears North 26 degrees 05 minutes 3 seconds East 80.00 feet from the last mentioned point, a distance of 81.06 feet to a point; thence South 27 degrees 16 minutes 05 seconds East 308.09 feet to the point of beginning of this description.

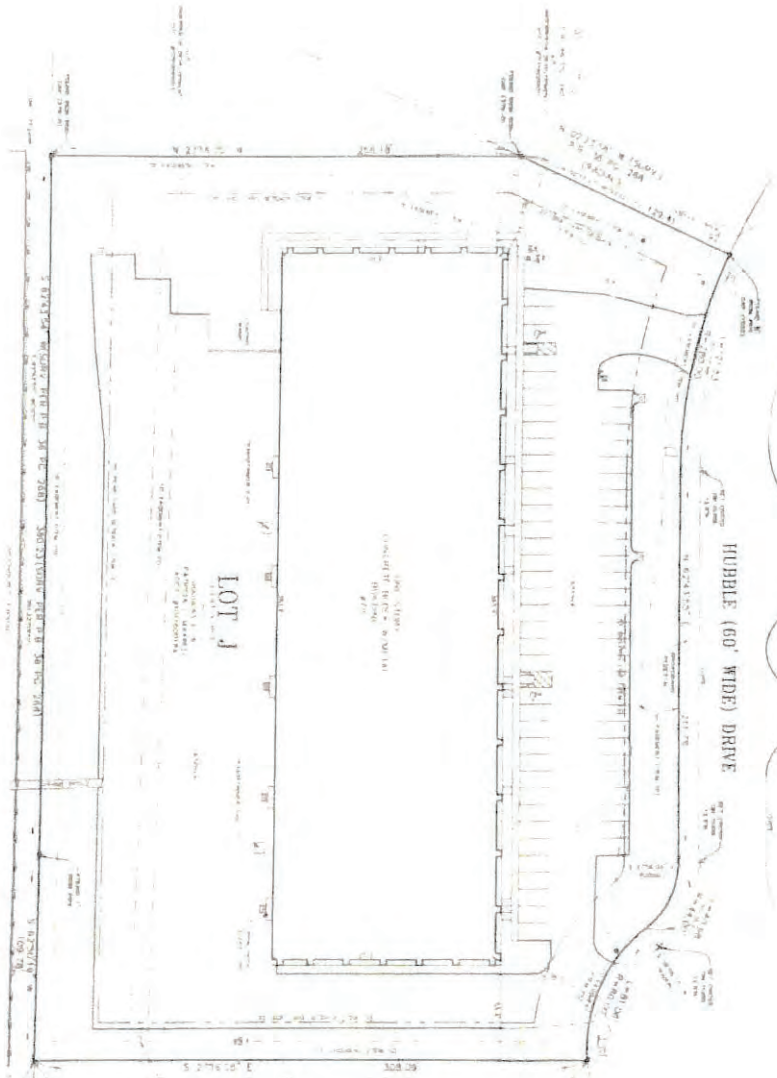
The above described property being the same land as Lot J of the RESUBDIVISION PLAT OF 64 WEST BUSINESS PARK SUBDIVISION, as per plat thereof recorded in Plat Book 36 Page 268 in the Office of the Recorder of Deeds for St. Charles County, Missouri.

"ALIA-NSPS LAND TITLE SURVEY"



LIST OF THE SURVEYED

NO.	DESCRIPTION	AREA
1	LOT 1	1.2345
2	LOT 2	1.2345
3	LOT 3	1.2345
4	LOT 4	1.2345
5	LOT 5	1.2345
6	LOT 6	1.2345
7	LOT 7	1.2345
8	LOT 8	1.2345
9	LOT 9	1.2345
10	LOT 10	1.2345
11	LOT 11	1.2345
12	LOT 12	1.2345
13	LOT 13	1.2345
14	LOT 14	1.2345
15	LOT 15	1.2345
16	LOT 16	1.2345
17	LOT 17	1.2345
18	LOT 18	1.2345
19	LOT 19	1.2345
20	LOT 20	1.2345



DEED RECORDS

...



<p>ALIA-NSPS</p> <p>LAND TITLE SURVEY</p> <p>LOT J</p>	<p>DATE</p> <p>...</p>
--	------------------------

...



PAYMENT RECEIPT

Receipt ID 26-000105



RECEIVED FROM

Donald King

Dardenne Prairie, MO

RECEIVED BY

Dardenne Prairie

Amy Hansen

Dardenne Prairie, MO

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
Conditional Use permits	26-000105	351c	\$ 920.00
Miscellaneous			\$ 920.00
TOTAL PAID			\$ 920.00

Paid Date

January 30, 2026

Payment Method

Check
193

Description

Conditional Use Permit
Application Fee \$920 paid
for Prospects Athletic Club

Notice of Public Hearings

Date 01-24-26

Re Notice of Public Hearings,
Dardenne Prairie, Missouri

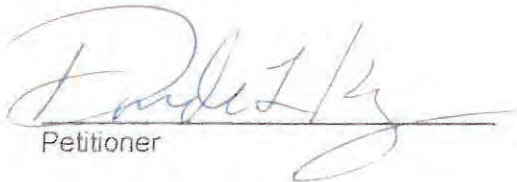
Dear Property Owner

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, [month] [day], [year], at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, [month] [day], [year], at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant: Donald King
Name of Owner: Breihan-Swanson, Inc
Present Zoning Classification: I-CVP
Proposed Zoning Classification: I-CVP
Proposed Use: Athletic Training Facility
Property Location: 79 Hubble, Suite 107-110

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at () - or the city of Dardenne Prairie at the telephone numbers listed below. 314-308-2010

Sincerely,


Petitioner

cc Todd M. Streiler, AICP, LEED, AP Planning & Development Manager (636) 561-1718
Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

CONDITIONAL USE PERMIT APPLICATION

- Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the Planning & Development Manager*
- Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).
- A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).
- A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings. A sample notice is provided herein.
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed


Applicant's Signature

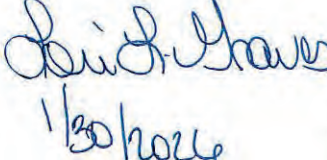
1/29/26
Date


Owner's Signature

1/30/2026
Date

Breihan-Swanson, Inc
Vice President

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.


1/30/2026



PUBLIC HEARING NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP Request Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 79 Hubble Drive, Suites 107 - 110 in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

CUP Request

Name of Applicant:	Prospects Athletic Club, LLC
Name of Owners:	Breihan-Swanson, Inc.
Present Zoning Classification:	I-1, CUP
Proposed Zoning Classification:	I-1, CUP
Proposed Use:	Training Center for athletic development all ages
Address of Property:	79 Hubble, Suite 107 - 110, Dardenne Prairie MO 63368
Property Legal Description:	64 West Business Park Resub Pt Lots 9 - 11

Notice of Public Hearings

Date: 2-9-26

Re: Notice of Public Hearings,
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, March 11, 2026, at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, March 18, 2026, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant:	<u>Donald King</u>
Name of Owner:	<u>Breihan-Swanson, Inc.</u>
Present Zoning Classification:	<u>I-CUP</u>
Proposed Zoning Classification:	<u>I-CUP</u>
Proposed Use:	<u>Athletic Training Facility</u>
Property Location:	<u>79 Hubble Suite 107-110</u> <u>Dardenne Praire. MO 63368</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at 314-308-2010 or the city of Dardenne Prairie at the telephone numbers listed below.

Sincerely,



Petitioner

cc: Todd M. Streiler, AICP, LEED, AP Planning & Development Manager (636) 561-1718
Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

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

Staff Report

TO: Planning and Zoning Commission
FROM: Cathy Pratt
DATE: March 6, 2026
SUBJECT: Prospect Athletic Club Conditional Use Permit

Project Summary

The applicant proposes to operate an indoor athletic training facility consisting of batting cages, a pitching cage, and associated office space within an existing building located at 79 Hubble Drive, Suite 107-110, within the I-1 Light Industrial District. No exterior building expansion or site modifications are proposed. The request pertains solely to approval of the “commercial recreational uses” classification through the Conditional Use Permit process. The “business office” component is a permitted use in the I-1 Light Industrial District and does not require additional approval.

Figure 1: Project Location



A Conditional Use Permit Fee of \$920 was received by the City on January 30, 2026. Staff reviewed the application for completeness and compliance with the applicable regulations.

Background

The existing building is owned by Breihan-Swanson, Inc. The subject property is developed within an existing building previously approved through the City's Planning & Zoning, Board Of

Alderman, and building permit approval processes. Site infrastructure, parking, utilities, and access were reviewed and approved at the time of original development.

Zoning Compliance Summary

The "business office" use is a permitted use in the I-1 Light Industrial District. The request for a Conditional Use Permit pertains solely to approval of the "commercial recreational uses" to include eight (8) batting cages and one (1) pitching cage.

Conditional Use Standards

Pursuant to Article VI – Conditional Uses, and specifically the standards set forth in Section 405.475(B), the Planning and Zoning Commission must determine whether the applicant has met the required criteria. Based upon review of the application, staff finds:

- The proposed conditional use complies with applicable I-1 District regulations.
- The proposed conditional use contributes to public convenience by providing indoor athletic training opportunities.
- The activity will occur entirely within an enclosed building.
- No structural expansion or exterior modifications are proposed.
- Previously approved parking, utilities, drainage, and access remain adequate.
- The proposed conditional use will not dominate the neighborhood nor cause substantial injury to property values.

Conditions of Approval

Staff recommend that the PZC consider the conditions listed below:

1. All recreational activities shall be conducted within the enclosed building.
2. The use shall comply with all applicable building, fire, and occupancy codes.
3. Any expansion or material change in use shall require additional City review.

Next Steps: 1. Consideration of the Conditional Use Permit. 2. Forwarding of the Commission's recommendation to the Board of Aldermen for consideration by ordinance.

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL
PROPERTY LOCATED AT 1635 TECHNOLOGY DRIVE, SUITE 110**

WHEREAS, a Conditional Use Permit Application was submitted to the City of Dardenne Prairie, Missouri (the “City”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the “Application”), by Rawlings Performance Academies, LLC d/b/a D-BAT and Ben McIntosh (the “Applicants”), requesting to use certain real property located at 1635 Technology Drive, Suite 100, located in the City (the “Property”), and owned by Propper Real Estate Holdings, LLC, and Darrin Giger (collectively, the “Owners”) for a training center for baseball and softball with retail; and

WHEREAS, the Property is zoned “I-1,” Light Industrial District, pursuant to the Municipal Code of the City of Dardenne Prairie (the “Municipal Code”); and

WHEREAS, pursuant to Section 405.200(C) of the Municipal Code, all conditional uses allowed under “C-2” zoning classifications except dwellings are conditional uses in the Light Industrial District; and

WHEREAS, pursuant to Section 405.190(C) of the Municipal Code, “commercial recreational uses” are conditional uses in the “C-2” District; and

WHEREAS, the use of the property for baseball and softball training, including batting and pitching cages falls within the meaning of “commercial recreational uses;” and

WHEREAS, pursuant to Section 405.190(C)(24) of the Municipal Code, any permissive or conditional use in the “C-1” District are conditional uses in the “C-2” District, and accordingly are conditional uses in the “I-1” District under Section 405.200(C); and

WHEREAS, pursuant to Section 405.180(C)(12) of the Municipal Code, “retail store...sporting goods” is a conditional is in the “C-1” District; and

WHEREAS, pursuant to Section 405.475 of the Municipal Code, the Planning and Zoning Commission and Board of Aldermen held public hearings on the Conditional Use Permit Application; and

WHEREAS, pursuant to Section 405.475 of the Municipal Code, the Planning and Zoning Commission applied the following criteria and recommended denial of the Conditional Use Permit Application to the Board of Aldermen:

1. Whether the proposed Conditional Use complies with the Municipal Code, including use regulations, yard regulations and use limitations;
2. Whether the proposed Conditional Use will contribute to and promote the welfare or convenience of the public;
3. Whether the proposed Conditional Use will cause substantial injury to the value of other property in the surrounding area;

4. The location and size of the Conditional Use compared to the surrounding area;
5. Parking regulations;
6. Whether necessary facilities will be provided;
7. Traffic congestion and roadway access;
8. The property located in the surrounding area;
9. Testimony presented at the hearing before the Planning and Zoning Commission on March 11, 2026; and

WHEREAS, the Board of Aldermen considered the Application, the criteria provided in Section 405.475 of the Municipal Code, and the particular evidence presented at the public hearings before the Planning and Zoning Commission on March 11, 2026, and before the Board of Aldermen on March 18, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Conditional Use Permit Conclusions of Law. Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby find and determine that the use of the Property for commercial recreational uses and retail store of sporting goods (the “Conditional Uses”):

1. Complies with all applicable provisions of the Zoning Regulations set forth in the Municipal Code;
2. Will contribute to and promote the welfare or convenience of the public;
3. Will not adversely affect the character or the traffic conditions of the surrounding area;
4. Will not adversely affect the parking regulations of the City;
5. Will not adversely affect public utility facilities; and
6. Meets all of the criteria set forth in Section 405.475(B) of the Municipal Code.

SECTION 2. Conditional Use Permit Approval. The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the use of the Property for the Conditional Uses subject to the Applicants’ and Owners’, including their respective successors in interest, compliance with all conditions of issuance set forth in this Ordinance.

SECTION 3. Conditional Use Permit Conditions of Issuance:

1. Applicants and Owners, having to the best of their knowledge provided the City with all information required by the appropriate sections of the Municipal Code pertaining to “I-1,” Light Industrial District, and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained.

2. Applicants and Owners agree that all improvements shall be constructed to meet all applicable federal, state, and local codes and shall comply with all of the City's applicable ordinances and construction standards.
3. Applicants and Owners (and their successors in interest) agree that the Property shall be used in compliance with all requirements of the Municipal Code of the City of Dardenne Prairie, Missouri.
4. The Conditional Use Permit granted by this Ordinance is subject to the Applicants' and Owners' (or their respective successors in interest) compliance with this Ordinance and any approved Site Plan, including any amendments thereto, for the Property.
5. All recreational activities shall be conducted within the enclosed building on the Property.
6. Retail sales shall be limited to sporting goods and related accessory items.
7. Applicants and Owners agree to comply with all applicable building, fire, and occupancy codes.
8. Applicants and Owners agree that any expansion or material change in use shall require additional City review.
9. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the Conditional Use Permit approved pursuant to this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 5. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION 6. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

BILL NO. 26-09

ORDINANCE NO. _____

Read for the first time this _____ day of _____, 2026.

As Presiding Officer and as Mayor

Attest:

City Clerk

Read the second time, passed and approved by the Board of Aldermen this
_____ day of _____, 2026.

Mayor

Attest:

City Clerk

BILL NO. 26-09

ORDINANCE NO. _____

Exhibit A

[attach CUP application here]



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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: Rawlings Performance Academies, LLC (dba D-BAT)
1635 Technology Dr., Suite 110
Dardenne Prairie, MO 63368

Ben McIntosh, SVP Supply Chain
314-819-2900
bmcintosh@rawlings.com

OWNER: Propper Real Estate Holdings, LLC
17 Research Park, Suite 100
St. Charles, MO 63304

Darrin Giger, Project Manager
636-685-0130
darring@propperpcs.com

STREET ADDRESS OF CONDITIONAL USE: 1635 Technology Dr., Suite 110

LEGAL DESCRIPTION OF PROPERTY:

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 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.

EXISTING ZONING: I-1

PROPOSED ZONING: C-2

PROPOSED USE & SCOPE OF WORK: Baseball and softball training center, including a retail pro shop of baseball and softball equipment, apparel and accessories and such other goods and services related thereto.

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____

CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

CONDITIONAL USE PERMIT APPLICATION

- _____ Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the Planning & Development Manager*
- _____ Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).
- _____ A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).
- _____ A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings. A sample notice is provided herein.
- _____ The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed



Applicant's Signature

02/13/2026

Date

Owner's Signature

Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Notice of Public Hearings

Date: _____

Re: Notice of Public Hearings,
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, [month] [day], [year], at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, [month] [day], [year], at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant:	<u>Rawlings Performance Academies, LLC dba DBAT</u>
Name of Owner:	<u>Propper Real Estate Holdings, LLC</u>
Present Zoning Classification:	_____
Proposed Zoning Classification:	_____
Proposed Use:	_____
Property Location:	_____

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at () ____-____ or the city of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Petitioner

cc: Todd M. Streiler, AICP, LEED, AP Planning & Development Manager (636) 561-1718
Kimberlie Clark, Dardenne Prairie City Clerk (636) 561-1718

PAYMENT RECEIPT

Receipt ID 26-000123



RECEIVED FROM

Ben McIntosh
Rawlings
1635 Technology Drive Suite 110
Dardenne Prairie, MO 63368

RECEIVED BY

Dardenne Prairie
Amy Hansen

Dardenne Prairie, MO

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
Conditional Use permits	26-000123	351c	\$ 920.00
Miscellaneous			\$ 920.00
TOTAL AMOUNT			\$ 920.00
Convenience Fee			\$ 29.90
TOTAL PAID			\$ 949.90

Paid Date

February 05, 2026

Payment Method

Credit Card

Merchant Transaction

286717567610235

PUBLIC HEARING NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP Request Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 1635 Technology Drive, Suite 110 in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

CUP Request

Name of Applicant: Rawlings Performance Academies, LLC (dba D-Bat)

Name of Owners: Propper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

Address of Property: 1635 Technology Drive, Suite 110, Dardenne Prairie MO
63368

Property Legal Description: Parcel ID: 3-157D-A835-00-000Z.0000000, 64 W BUS PK
4TH ADJ LOT G & CG K & 3RD ADJ LOT Z LOT Z

NOTICE OF PUBLIC HEARING

Date: February 13, 2026

Re: Notice of Public Hearing – Conditional Use Permit
Rawlings Performance Academies, (dba D-Bat)
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application and a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on **Wednesday, March 11, 2026 at 7:00 pm**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on **Wednesday, March 18, 2026 at 7:00 pm**, or as soon thereafter as same may be heard, the City of Dardenne Prairie City Hall is located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant: Rawlings Performance Academies, LLC (dba D-Bat)

Name of Owners: Propper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

Address of Property: 1635 Technology Drive, Suite 110, Dardenne Prairie MO 63368

Property Legal Description: Parcel ID: 3-157D-A835-00-000Z.0000000, 64 W BUS PK 4TH ADJ LOT G & CG K & 3RD ADJ LOT Z LOT Z

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact the City of Dardenne Prairie at 636 561 1718.

Sincerely,

City of Dardenne Prairie

79 Hubble Drive Addresses

parcel_id	owner	Site Address	Mailing Address
3-157E-7414-00-001A.00000000	STAG GIOFALLON LLC	3801 LLOYD KING DR, OFALLON, 63368	ONE FEDERAL ST 23RD FLOOR, BOSTON MA, 02110
3-157E-7414-00-000A.00000000	OFALLON CORPORATE CENTRE LOT OWNERS ASSOCIATION	LLOYD KING DR, OFALLON, 63368	100 N MAIN ST, OFALLON MO, 63366
3-157D-8405-00-0001.00000000	WHI PROPERTY LLC	83 HUBBLE DR, DARDENNE PRAIRIE, 63368	83 HUBBLE DR, DARDENNE PRAIRIE MO, 63368
3-157D-8405-00-000E.00000000	TLA REAL ESTATE LLC	80 HUBBLE DR, DARDENNE PRAIRIE, 63368	343 ADMINISTER DR, FENTON MO, 63026-2901
3-157D-8405-00-000F.00000000	FERGUSON ENTERPRISES INC	76 HUBBLE DR, DARDENNE PRAIRIE, 63368	751 LAKEFRONT COMMONS, NEWPORT NEWS VA, 23606
3-157D-8405-00-000J.00000000	BREIHAN-SWANSON INC	79 HUBBLE DR, DARDENNE PRAIRIE, 63368	8330 WATSON RD STE 200, ST LOUIS MO, 63119
3-157D-8405-00-000K.00000000	TOPPING I LLC	84 HUBBLE DR, DARDENNE PRAIRIE, 63368	2525 S BRENTWOOD BLVD SUITE 103, ST LOUIS MO, 63144
3-157D-8405-00-007A1.00000000	SYNERGETICS DEV CO LLC	3845 CORPORATE CENTRE DR, OFALLON, 63368	3845 CORPORATE CENTER DR, OFALLON MO, 63368
3-157D-A835-00-000G.00000000	UNGERBOECK DEVELOPMENT LC	87 HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368
3-157D-A530-00-000K.00000000	UNGERBOECK DEVELOPMENT LC	HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368

1635 Technology Drive, Suite 110 Addresses

parcel_id	owner	Site Address	Mailing Address
3-164A-0887-00-0002.00000000	BUSCH WILDLIFE AREA	HWY 40 61 E, ST CHARLES, 63304	S HWY 94, ST CHARLES MO, 63303
3-157D-6320-00-0037.00000000	JOHNSON CHARLES E JR*JOHNSON DONNA K	203 BROUGHAM DR, OFALLON, 63368	203 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0068.00000000	HOLLAND EUGENE A*HOLLAND DRUSCILLA IRENE	102 ROCKAWAY DR, OFALLON, 63368	102 ROCKAWAY DR, OFALLON MO, 63368
3-157D-6320-00-0070.00000000	BROWN ALLEN*BROWN JERRI	110 ROCKAWAY DR, OFALLON, 63368	110 ROCKAWAY DR, OFALLON MO, 63368
3-157D-6320-00-0002.00000000	VOHS DUSTIN	306 CARRIAGE TRAIL CT, OFALLON, 63368	306 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0004.00000000	WILLIAMS FAM RESIDENCE TRUST	314 CARRIAGE TRAIL CT, OFALLON, 63368	314 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0001.00000000	MISFIR OMAR ASSAD HAMMADIAL	302 CARRIAGE TRAIL CT, OFALLON, 63368	302 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0005.00000000	ACT2 CONSTRUCTION LLC	318 CARRIAGE TRAIL CT, OFALLON, 63368	11443 ST CHARLES ROCK RD, BRIDGETON MO, 63044
3-157D-6320-00-0006.00000000	STAUDT LINDA S REVOC TRUST	322 CARRIAGE TRAIL CT, OFALLON, 63368	322 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0069.00000000	LAVELY STEPHEN I SR*LAVELY MONA L	106 ROCKAWAY DR, OFALLON, 63368	106 ROCKAWAY DR, OFALLON MO, 63368
3-157D-6320-00-0038.00000000	LARRIGAN CHRISTINA*LARRIGAN SHAWN	212 BROUGHAM DR, OFALLON, 63368	212 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0130.00000000	COE FAM INVESTMENT TRUST	400 WHITE CHAPEL DR, OFALLON, 63368	400 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-6320-00-0038.00000000	KLEFFNER KENNETH*KLEFFNER BETTY J	207 BROUGHAM DR, OFALLON, 63368	207 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0129.00000000	TAORMINA FAM REVOC TRUST	313 CARRIAGE TRAIL CT, OFALLON, 63368	1381 TRADING POST LN, OFALLON MO, 63366
3-157D-6320-00-000A.00000000	CITY OF OFALLON	BROUGHAM DR, OFALLON, 63368	100 N MAIN ST, OFALLON MO, 63366
3-157D-6320-00-0035.00000000	CRUM RONALD L*CRUM KIMBERLY K	211 BROUGHAM DR, OFALLON, 63368	211 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0003.00000000	REITMEYER MICHAEL J*REITMEYER SARAH	310 CARRIAGE TRAIL CT, OFALLON, 63368	310 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6757-00-0198.00000000	PUETZ FRANCO	401 WHITE CHAPEL DR, OFALLON, 63368	401 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-6757-00-0200.00000000	COX MICHAEL C*COX JESSICA B	395 WHITE CHAPEL DR, OFALLON, 63368	395 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-6757-00-0198.00000000	LYNCH SCOTT J*LYNCH ALISON	397 WHITE CHAPEL DR, OFALLON, 63368	397 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-8405-00-000A.00000000	BIMWAYS LLC	96 HUBBLE DR, DARDENNE PRAIRIE, 63368	96 HUBBLE DR, DARDENNE PRAIRIE MO, 63368
3-157D-1669-00-0014.40000000	TWO RIVERS CHURCH	1717 TECHNOLOGY DR, OFALLON, 63368	96 HUBBLE DR, OFALLON MO, 63368
3-157D-8405-00-000C.00000000	2 RIVERS CHURCH	88 HUBBLE DR, DARDENNE PRAIRIE, 63368	88 HUBBLE DR, DARDENNE PRAIRIE MO, 63368
3-157D-8405-00-000B.00000000	92 HUBBLE DRIVE LLC	92 HUBBLE DR, DARDENNE PRAIRIE, 63368	92 HUBBLE DR, DARDENNE PRAIRIE MO, 63368-8694
3-157D-8405-00-000D.00000000	TOPPING I LLC	84 HUBBLE DR, DARDENNE PRAIRIE, 63368	2525 S BRENTWOOD BLVD SUITE 103, ST LOUIS MO, 63144
3-157D-A835-00-000Z.00000000	PROPPER REAL ESTATE HOLDINGS LLC	1635 TECHNOLOGY DR, DARDENNE PRAIRIE, 63368	17 RESEARCH PARK DR STE 100, ST CHARLES MO, 6304-5621
3-157D-A835-00-000G.00000000	UNGERBOECK DEVELOPMENT LC	87 HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368

Staff Report

TO: Planning and Zoning Commission
FROM: Cathy Pratt
DATE: March 6, 2026
SUBJECT: Rawlings/D-BAT Conditional Use Permit

Project Summary

Rawlings Sporting Goods Company, Inc. and Rawlings Performance Academies, LLC (dba D-BAT) propose to operate indoor batting and pitching cages and a retail store within an existing building located at 1635 Technology Drive, within the I-1 Light Industrial District. The applicant also proposes light manufacturing of sporting goods, warehousing and material distribution functions, research and testing facilities, and business offices within the existing building.

No exterior building expansion or site modifications are proposed. The request pertains solely to approval of the "commercial recreational uses" classification for the batting and pitching cages and the "retail store" use through the Conditional Use Permit process. All other primary industrial uses are permitted in the I-1 Light Industrial District and do not require additional approval.

Figure 1: Project Location



A Conditional Use Permit Fee of \$920 was received by the City on February 5, 2026. Staff

reviewed the application for completeness and compliance with the applicable regulations.

Background

The existing building is owned by Propper Real Estate Holdings, LLC. The subject property is developed within an existing building previously approved through the City's Planning & Zoning, Board Of Alderman, and building permit approval processes. Site infrastructure, parking, utilities, and access were reviewed and approved at the time of original development.

Zoning Compliance Summary

The primary uses of light manufacturing of sporting goods, warehousing and distribution, research and testing, and business offices are permitted in the I-1 Light Industrial District. The request for a Conditional Use Permit pertains solely to approval of the "commercial recreational uses" of batting and pitching cages, and a retail sporting goods store.

Conditional Use Review

Pursuant to Article VI – Conditional Uses, and specifically the standards set forth in Section 405.475(B), the Planning and Zoning Commission must determine whether the applicant has met the required criteria. Based upon review of the application, staff finds:

- The proposed conditional use complies with applicable I-1 District regulations.
- The proposed commercial recreational use (batting and pitching cages) will occur entirely within an enclosed building and is compatible with the industrial character of the district.
- The proposed retail store use is limited in scope and compatible with surrounding industrial uses.
- No structural expansion or exterior modifications are proposed.
- Previously approved parking, utilities, drainage, and access remain adequate.
- The proposed conditional uses will not dominate the neighborhood nor cause substantial injury to property values.
- The proposed conditional use contributes to public convenience by providing indoor athletic training opportunities.

Conditions of Approval

Staff recommend that the PZC consider the conditions listed below:

1. All recreational activities shall be conducted within the enclosed building.
2. Retail sales shall be limited to sporting goods and related accessory items.

3. The use shall comply with all applicable building, fire, and occupancy codes.
 4. Any expansion or material change in use shall require additional City review.
-

Next Steps: 1. Consideration of the Conditional Use Permit. 2. Forwarding of the Commission's recommendation to the Board of Aldermen for consideration by ordinance.

NOTICE OF PUBLIC HEARING

Date: February 13, 2026

Re: Notice of Public Hearing – Conditional Use Permit
Rawlings Performance Academies, (dba D-Bat)
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit application and a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on **Wednesday, March 11, 2026 at 7:00 pm**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on **Wednesday, March 18, 2026 at 7:00 pm**, or as soon thereafter as same may be heard, the City of Dardenne Prairie City Hall is located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Name of Applicant: Rawlings Performance Academies, LLC (dba D-Bat)

Name of Owners: Proper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

Address of Property: 1635 Technology Drive, Suite 110, Dardenne Prairie MO
63368

Property Legal Description: Parcel ID: 3-157D-A835-00-000Z.0000000, 64 W BUS PK
4TH ADJ LOT G & CG K & 3RD ADJ LOT Z LOT Z

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact the City of Dardenne Prairie at 636 561 1718.

Sincerely,

City of Dardenne Prairie

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD FROM “C-2,” GENERAL COMMERCIAL DISTRICT, TO “R-1D,” SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, on October 31, 2025, the City of Dardenne Prairie, Missouri (the “City”) received an application from The Red Bud Development Group LLC, a Missouri limited liability company (the “Applicant”), for the rezoning of approximately six (6) acres of real property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein (the “Property”), currently zoned “C-2,” General Commercial District, pursuant to the Municipal Code of the City (the “Municipal Code”), and owned by TLR Enterprises LLC, a Missouri limited liability company, and Pinecrest Rental Properties, LLC, a Missouri limited liability company (collectively, the “Owners”); and

WHEREAS, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) considered the rezoning application, among other items requested by Applicant, on January 14, 2026, and ultimately recommended denial thereof; and

WHEREAS, the Board of Aldermen of the City (the “Board of Aldermen”) considered same on February 4, 2026, and directed Applicant make certain changes, including changes to the rezoning application, which required review by the Planning and Zoning Commission; and

WHEREAS, the Applicant amended its rezoning application now requesting the Property be rezoned to “R-1D,” Single-Family Residential District; and

WHEREAS, the Planning and Zoning Commission considered the amended rezoning application on March 11, 2026, and ultimately recommended approval thereof; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission each held a Public Hearing on the proposed Rezoning Request; and

WHEREAS, at such Public Hearings, all parties in interest and other residents were given an opportunity to be heard on the proposed change to the zoning ordinance and zoning map; and

WHEREAS, the Board of Aldermen finds it to be in the best interest of the City to grant the proposed Rezoning Request.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Zoning Amendment. That after proper notice in accordance with the ordinances of the City of Dardenne Prairie, Missouri, and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of the Property, which is more particularly described in the Rezoning Request attached hereto as **Exhibit A** and incorporated

by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone the Property from "C-2," General Commercial District to "R-1D," Single-Family Residential District, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri.

SECTION 2. Amend Zoning Map. That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

SECTION 3. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 4. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

[The remainder of this page is intentionally left blank.]

BILL NO. 26-10

ORDINANCE NO. _____

Read for the first time this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

Read the second time, passed and approved by the Board of Aldermen this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

BILL NO. 26-10

ORDINANCE NO. _____

Exhibit A

[attach Rezoning Request here]

REZONING REQUEST

In reviewing any application for rezoning, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full, along with its recommendation, to the Board of Aldermen. The facts to be considered by the Commission include:

- A. Whether or not the requested zoning is justified by a change in conditions since the original ordinance was adopted or, by an error in the original ordinance.
- B. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.
- C. The ability of the City or other government agencies to provide any services, facilities and/or programs that might likely result from approval or denial of the petition.
- D. Effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.
- E. Effect of approval of the petition on adopted development policies of the City and other government units.
- F. The zoning and land use recommended by the Comprehensive Plan.

CHECKLIST TO COMPLETE THIS APPLICATION

- Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer..
- Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 12/10/25 Postmark Deadline: 11/25/25



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

Please Note:

Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.

Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan. Any business occupying the site requires approval of a Business License.

Before signing this application, make sure all items above are completed

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

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Notice of Public Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, December 10, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, December 17, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

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



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

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

www.DardennePrairie.org

APPLICANT: The Red Bud Development Group, LLC

Company Name
Tim Ruesch, Owner

Printed Name, Title
2370 Scattered Oak Drive

Street Address
Wentzville, MO 63385

City/State/Zip Code
314-803-7365

Telephone _____ Facsimile _____

Email Address _____

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

OWNER (attach additional):
TLR Enterprises, LLC

Printed Name
Tim Ruesch, Owner

Printed Name
2370 Scattered Oak Drive

Street Address
Wentzville, MO 63385

City/State/Zip Code
314-803-7365

Telephone _____ Facsimile _____
rueschtim@yahoo.com

Email Address _____

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

Company Name
Tim Ruesch, Owner

Printed Name, Title
2370 Scattered Oak Drive

Street Address
Wentzville, MO 63385

City/State/Zip Code
314-803-7365

Telephone _____ Facsimile _____
rueschtim@yahoo.com

Email Address _____

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

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

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

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

REZONING REQUEST FEE SUBMITTED: \$920

AREA PLAN REVIEW FEE SUBMITTED: \$848.25

DARDENNE



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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

The Red Bud Development Group, LLC

Company Name

Tim Ruesch, Owner

Printed Name, Title

2370 Scattered Oak Drive

Street Address

Wentzville, MO 63385

City/State/Zip Code

314-803-7365

Telephone

rueschtim@yahoo.com

Facsimile

Email Address

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

OWNER (attach additional):

Pinecrest Rental Properties, LLC

Printed Name

Tim Ruesch

Printed Name

2370 Scattered Oak Drive

Street Address

Wentzville, MO 63385

City/State/Zip Code

314-803-7365

Telephone

Facsimile

rueschtim@yahoo.com

Email Address

Contract Purchaser/Developer:

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Facsimile

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

EXISTING ZONING: _____ PROPOSED ZONING: _____

PROPOSED USE: _____ NO. UNITS: _____

PROJECT AREA: _____ PROPERTY AREA: _____

REZONING REQUEST FEE SUBMITTED: _____

AREA PLAN REVIEW FEE SUBMITTED: _____

P.U.D. REQUEST - AREA PLAN

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



Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

[√] CHECKLIST TO COMPLETE THIS APPLICATION

- [M] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.
- [√] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- [√] Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- [√] A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.
- Date of 1st Public Hearing: 12/10/25 Postmark Deadline: 11/25/25
- [√] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

 _____ Applicant's Signature	<u>10/31/25</u> _____ Date
 _____ Owner's Signature (additional below)	<u>10/31/25</u> _____ Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Notice of Public Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, December 10, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, December 17, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

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

DARDENNE



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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

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

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

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

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

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

PROPOSED USE & SCOPE OF WORK: Single Family Attached Housing

CONDITIONAL USE APPLICATION FEE SUBMITTED: \$920.00

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

DARDENNE



PRAIRIE

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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

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

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

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

LEGAL DESCRIPTION OF PROPERTY: _____

EXISTING ZONING: _____ PROPOSED ZONING: _____

PROPOSED USE & SCOPE OF WORK: _____

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____

CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 - 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

CONDITIONAL USE PERMIT APPLICATION

- X Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the Planning & Development Manager*

- X Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).

- X A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).

- X A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings. A sample notice is provided herein.

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

Before signing this application, make sure all items above are completed



Applicant's Signature

10/31/25

Date



Owner's Signature

10/31/25

Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Notice of Public Hearing

Date: 11/25/2025

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, December 10, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, December 17, 2025 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>The Red Bud Development Group, LLC</u>
Name of Property Owner:	<u>TLR Enterprises, LLC/</u> <u>Pinecrest Rental Properties, LLC</u>
Present Zoning Classification:	<u>C-2</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>32 Single Family Attached Residential</u>
Property Location:	<u>7393 Hwy N and Stump Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Tim Ruesch, Owner

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



ENGINEERING

PLANNING

SURVEYING

LAND DESCRIPTION

6.007 ACRES

NOVEMBER 03, 2025

BAX PROJECT No. 00-10988C

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

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

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

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED APPROXIMATELY 875 FEET WEST OF HIGHWAY N AND ARDMORE DRIVE, OTHERWISE KNOWN AS “PRAIRIE POINT,” FROM “ND,” NEW DEVELOPMENT DISTRICT, TO “R-1D,” SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

WHEREAS, on January 6, 2026, the City of Dardenne Prairie, Missouri (the “City”) received an application from Dardenne Prairie Realty LLC, a Missouri limited liability company (the “Applicant”), for the rezoning of approximately three (3) acres of real property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein, more commonly known as “Prairie Point” (the “Property”), currently zoned “ND,” New Development District, pursuant to the Municipal Code of the City (the “Municipal Code”), and owned by Applicant (the “Owner”); and

WHEREAS, as part of the rezoning request, the Applicant also submitted a Planned Unit Development (P.U.D.) Request – Area Plan for the approval of an Area Plan for the Property; and

WHEREAS, the Applicant requested that the Property be rezoned to “R-1D,” Single-Family Residential District, with a P.U.D.; and

WHEREAS, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”), considered the rezoning application and P.U.D. Area Plan and, due to a tie vote, ultimately failed to recommend approval of said rezoning application and P.U.D. Area Plan; and

WHEREAS, the Board of Aldermen of the City and the Planning and Zoning Commission held Public Hearings on the proposed rezoning application and P.U.D. Area Plan; and

WHEREAS, at such Public Hearings, all persons-in-interest and residents were given an opportunity to be heard on the proposed rezoning application request and P.U.D. Area Plan; and

WHEREAS, the Board of Aldermen finds it to be in the best interest of the City to grant the proposed rezoning application request and P.U.D. Area Plan, subject to the conditions enumerated herein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Zoning Amendment. That after proper notice in accordance with the ordinances of the City of Dardenne Prairie, Missouri, and applicable laws of the State of

Missouri, a public hearing was held with regard to the rezoning of a certain three (3) acres of real property described more particularly on **Exhibit A**, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such three (3) acres of real property from “ND,” New Development District, to “R-1D,” Single-Family Residential District, with a Planned Unit Development (“P.U.D”), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant and Owner’s (or their respective successors in interest) compliance with all conditions reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by Applicant and prepared by Bax Engineering, dated **January 5, 2026**, and referencing Project Number **#23-19113**, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), subject to the Applicant’s and the Owner’s (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

SECTION 3. Area Plan Conditions of Approval. The approval of the Area Plan pursuant to Section 2 of this Ordinance is expressly conditioned upon the following:

1. The Applicant and the Owner, having to the best of their knowledge, provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to an “R-1D,” Single-Family Residential District, Planned Unit Development (P.U.D.) and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and
2. The Applicant and the Owner (and their respective successors in interest) agree to provide a revised and complete set of landscape plans demonstrating compliance with the Section 515.100 of the Municipal Code for review and approval by the City Administrator prior to recording the Final Plat; and
3. The Applicant and the Owner (and their respective successors in interest) agree to provide a lighting plan for review by the Planning Department, and agree that all exterior lighting shall follow the requirements named in Section 405.450 of the Municipal Code prior to the installation of any site lighting, not including any lighting proposed on a dwelling; and
4. The Applicant and the Owner (and their respective successors in interest) agree that permanent monuments shall be installed throughout the community following the requirements named in Section 410.280 of the Municipal Code subject to review by the City Engineer; and

5. The Applicant and the Owner (and their respective successors in interest) agree that all open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained at all times; and
6. The Applicant and the Owner (and their respective successors in interest) agree that all landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit; provided however, a temporary certificate may be issued without the installation so long as written assurances are given that the planting will take place when the proper season arrives. The Applicant and the Owner shall cause to be posted a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan, and said lender's or escrow agreement shall be the same as set out in Section 410.130 of the Municipal Code; and
7. The Applicant and the Owner (and their respective successors in interest) agree that any and all trees, shrubs, fences, walls, and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials, and other details are elements of the Area Plan, more particularly described hereunder:
 - a. The developer, its successors in interest or agents, shall be responsible for the continued maintenance of all depicted landscaping materials;
 - b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season; and
 - c. Should landscaping not be installed, maintained, and/or replaced as needed to comply with the approved plan, the then-current owner of record shall be considered in violation of terms of the building or occupancy permit, with enforcement of Section 405.560 of the Municipal Code vested in the Zoning Administrator or his/her designee.
8. The Applicant and the Owner (and their respective successors in interest) agree that all proposed residences shall have basements and patios; and
9. The Applicant and the Owner (and their respective successors in interest) agree to construct a sidewalk along Town Square Avenue in the City; and
10. The Applicant and the Owner (and their respective successors in interest) agree to install a fence along the depicted Detention Basin.

SECTION 4. Amend Zoning Map. That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

SECTION 5. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 6. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION 7. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

[The remainder of this page is intentionally left blank.]

BILL NO. 26-11

ORDINANCE NO. _____

Read for the first time this _____ day of _____, 2026.

As Presiding Officer and as Mayor

Attest:

City Clerk

Read the second time, passed and approved by the Board of Aldermen this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

Exhibit A

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 and being more particularly described as follows:

Beginning at the Northwest corner of Common Ground Drainage and Utility Easement Area A of

"Dardenne Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 35, Pages 287-289 of the St. Charles County Records; thence along the West line of said Common Ground Drainage and Utility Easement Area A, South 00 degrees 36 minutes 28 seconds West 485.56 feet to a point on the North right-of-way line of Missouri State Highway N, variable width,; thence along the said North right-of-way line of Missouri State Highway N, North 89 degrees 04 minutes 07 seconds West 271.72 feet to a point on the East line of property conveyed to Maureen and Wayne Prewitt by deed recorded in Book 675 Page 208 of said Records; thence along the said East line of the Prewitt property, North 00 degrees 36 minutes 28 seconds East 483.83 feet to a point on the South line of Lot 63 of said "Dardenne Estates Plat One"; thence along the said South line of Lot 63 of "Dardenne Estates Plat One" and continuing along the South line of Lots 64, 65 and 66 of said "Dardenne Estates Plat One", South 89 degrees 26 minutes 01 seconds East 271.72 feet to the Point of Beginning, containing 3.023 acres.



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

REZONING REQUEST
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.
Company Name
Emesh Gutta, Manager
Printed Name, Title
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone emeshgutta@gmail.com Facsimile
Email Address

STREET ADDRESS OF REZONING: Highway N

OWNER (attach additional):
Dardenne Prairie Realty L.L.C.
Printed Name
Emesh Gutta, Manager
Printed Name
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone emeshgutta@gmail.com Facsimile
Email Address

Contract Purchaser/Developer:
Dardenne Prairie Realty L.L.C.
Company Name
Emesh Gutta, Manager
Printed Name, Title
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone emeshgutta@gmail.com Facsimile
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) _____
A Tract of Land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of
the Fifth Principal Meridian, St. Charles County, Missouri

EXISTING ZONING: ND PROPOSED ZONING: R-1D, PUD

PROPOSED USE: Single Family Residential Units

NO. UNITS: 11 Residential Units

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920.00

REZONING REQUEST

In reviewing any application for rezoning, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full, along with its recommendation, to the Board of Aldermen. The facts to be considered by the Commission include:

- A. Whether or not the requested zoning is justified by a change in conditions since the original ordinance was adopted or, by an error in the original ordinance.
- B. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.
- C. The ability of the City or other government agencies to provide any services, facilities and/or programs that might likely result from approval or denial of the petition.
- D. Effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.
- E. Effect of approval of the petition on adopted development policies of the City and other government units.
- F. The zoning and land use recommended by the Comprehensive Plan.

[√] CHECKLIST TO COMPLETE THIS APPLICATION

- [X] Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer..
- [X] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- [X] Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- [X] A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 02/11/2026 Postmark Deadline: 01/27/2026



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

Please Note:

Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.

Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan. Any business occupying the site requires approval of a Business License.

Before signing this application, make sure all items above are completed

 <hr/> Applicant's Signature	01/06/2026 <hr/> Date
 <hr/> Owner's Signature	01/06/2026 <hr/> Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Notice of Public Hearing

Date: 01/27/2026

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, February 11, 2026 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, February 18, 2026 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>Dardenne Prairie Realty, LLC</u>
Name of Property Owner:	<u>Dardenne Prairie Realty, LLC</u>
Present Zoning Classification:	<u>ND New Development District</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>11 Single Family Residential</u>
Property Location:	<u>Highway N (approx. 875' West of the</u> <u>Highway N and Ardmore Dr</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Emesh Gutta, Manager

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

INVOICE

Invoice ID 26-000024



INVOICE FOR

Dardenne Prairie Realty LLC
Dardenne Prairie Realty LLC
1266 Spring Lilly Drive
High Ridge, MO 63049

INVOICE FROM

Dardenne Prairie
Amy Schnell

Dardenne Prairie, MO

FEE NAME	ACCOUNT NO.	AMOUNT
Misc. Development/Engineer	347	\$ 920.00
Misc. Development/Engineer (3)	347	\$ 713.25
	AMOUNT DUE	\$1,633.25

Issue Date

January 07, 2026

Due Date

January 07, 2026

Description

Rezoning Request & PUD Request for Single Family Residential Highway N rezoning fee and area fee submitted via two seperate checks. # 0601 & 0602



ENGINEERING
PLANNING
SURVEYING

LAND DESCRIPTION

3.023 ACRES

MARCH 3, 2025

BAX PROJECT No. 23-19113

JLH

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 and being more particularly described as follows:

Beginning at the Northwest corner of Common Ground Drainage and Utility Easement Area A of "Dardenne Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 35, Pages 287-289 of the St. Charles County Records; thence along the West line of said Common Ground Drainage and Utility Easement Area A, South 00 degrees 36 minutes 28 seconds West 485.56 feet to a point on the North right-of-way line of Missouri State Highway N, variable width,; thence along the said North right-of-way line of Missouri State Highway N, North 89 degrees 04 minutes 07 seconds West 271.72 feet to a point on the East line of property conveyed to Maureen and Wayne Prewitt by deed recorded in Book 675 Page 208 of said Records; thence along the said East line of the Prewitt property, North 00 degrees 36 minutes 28 seconds East 483.83 feet to a point on the South line of Lot 63 of said "Dardenne Estates Plat One"; thence along the said South line of Lot 63 of "Dardenne Estates Plat One" and continuing along the South line of Lots 64, 65 and 66 of said "Dardenne Estates Plat One", South 89 degrees 26 minutes 01 seconds East 271.72 feet to the Point of Beginning, containing 3.023 acres.

RECEIVED

JAN 07 2026

City of Dardenne Prairie

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

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

ST CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

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

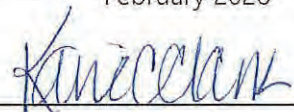
Re: Legal Notice 4133246, PUD – Area Plan Rezoning and CUP
Request
State of MO
County of St. Charles County

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 02/06/2026 edition and ending with the 02/06/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/06/2026.

Publishers fee: \$69.20

By: 
Rose Bryant

Sworn to me on this 9th day of
February 2026

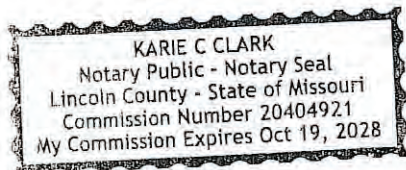
By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request - Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

PUD - Area Plan Rezoning and CUP Request

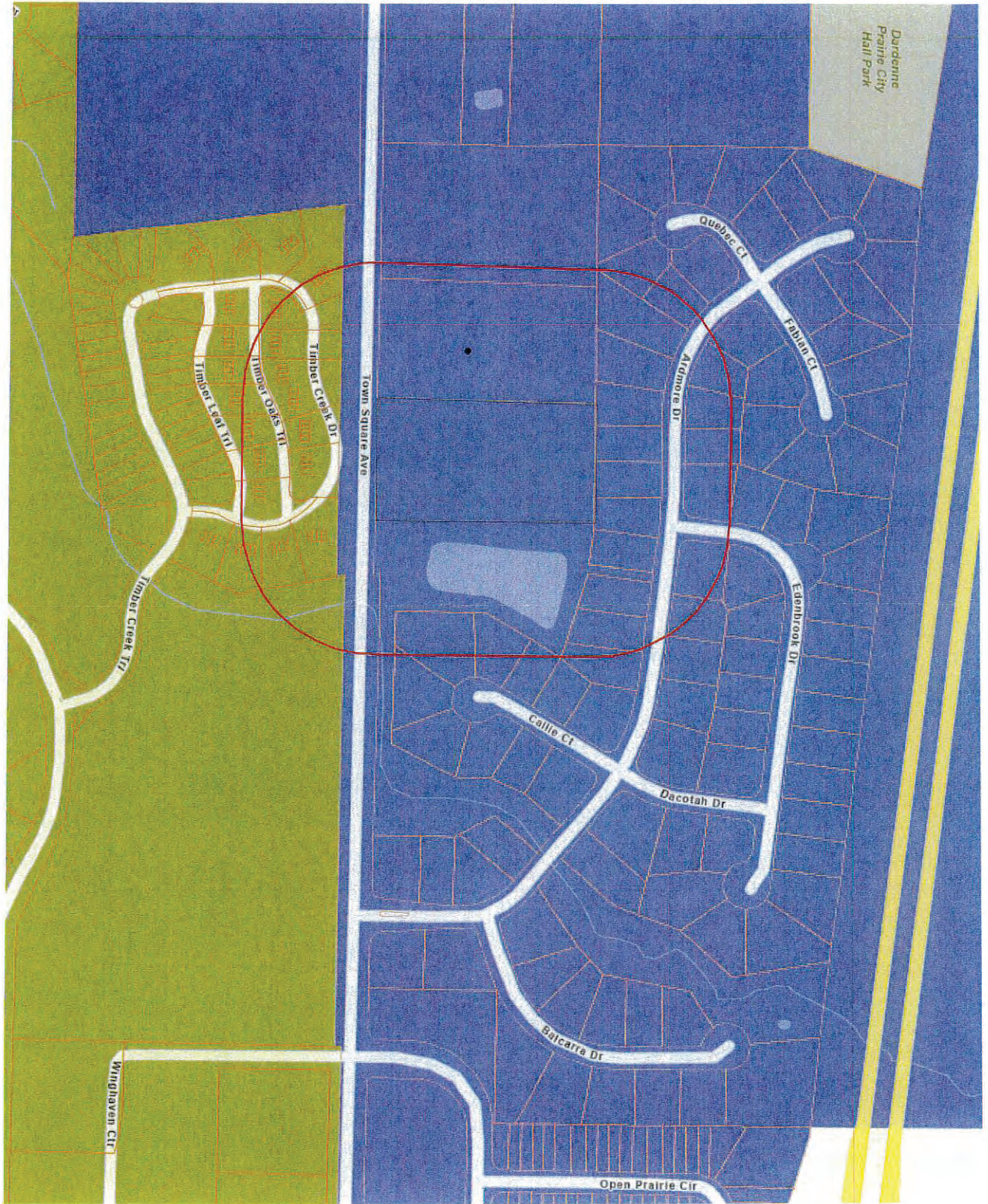
Name of Applicant: Dardenne Prairie Realty, LLC
Name of Owners: Dardenne Prairie Realty, LLC
Present Zoning Classification: ND - New Development District
Proposed Zoning Classification: R-1D, PUD
Proposed Use: 11 Single Family Residential Units
Address of Property: Highway M (approx. 875' West of Hwy M & Ardmore Dr)
Property Legal Description: Pt SW 1/4 of Section 1, Twnshp 46 N, Range 2 East 4133246 County Feb. 6, 2026



OWNER	MAILING ADDRESS	SITE ADDRESS	PARCEL ID#
EAKER GREGORY*EAKER SHEILA	1154 S CHARLEMAGNE DR, LAKE ST LOUIS MO, 63367	114 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011C 0000000
MCALLISTER MICHAEL R*MCCLAVAIN NICOLE A	721 MADISON PARK DR, COTTLEVILLE MO, 63376	145 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014D 0000000
WYNDHAM MEADOWS HOMEOWNERS ASSOCIATION	7744 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-000A 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016E 0000000
JACKRISS REALTY LLC	639 THORNRIIDGE DR, OFALLON MO, 63366	160 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-015A 0000000
JACKRISS REALTY LLC	639 THORNRIIDGE DR, OFALLON MO, 63366	164 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016C 0000000
ROCKETTE JENNIFER*ROCKETTE ANTHONY	100 TIMBER CREEK DR #10A, OFALLON MO, 63368	100 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-010A 0000000
GALLEGOS ANA LAURA MUNOZ* MADRIGAL JOSE GUILLERMO MELIN	125 TIMBER CREEK DR 12D, OFALLON MO, 63368	125 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012D 0000000
OSBORN RAY R	61 TIMBER OAKS TRLS, OFALLON MO, 63368	61 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006B 0000000
SCHLEMMER JON*LOBUSCH HEATHER	3509 POST VALLEY DR, OFALLON MO, 63368	65 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006D 0000000
BRANDT CINDY	12 VILLA MEADOW LN, WENTZVILLE MO, 63385	64 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006C 0000000
WEST AMIE M*WEST DANIEL A	7754 QUEBEC CT, DARDENNE PRAIRIE MO, 63368	7754 QUEBEC CT, DARDENNE PRAIRIE, 63368	4-0033-8128-00-005B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-0011 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-0014 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	141 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014B 0000000
GERVAIS BRANDON*GERVAIS CECELIA	7720 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7720 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0086 0000000
WALSH PATRICK*WALSH ELIZABETH	7720 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7720 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0087 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8498-00-0013 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-0018 0000000
GERVAIS MORGAN	51 TIMBER OAKS TRLS, OFALLON MO, 63368	51 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005B 0000000
HSI HAN CHING*HSI LU LING	18 HODGEGHAVEN CIR, BLOOMINGTON IL, 61704-1506	131 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013B 0000000
VINEYARD TERESA A*DAVIS SCOTT P	86 GREEN PARK LN, OFALLON MO, 63366	181 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-0188 0000000
CRIMSON MEADOWS LLC	2024 CRIMSON MEADOWS DR, OFALLON MO, 63366	135 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8449-00-010A 0000000
LOZALIVING LLC	PO BOX 811, OFALLON MO, 63366	171 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8418-00-0066 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8455-00-0003 0000000
KVKK COMPANY LLC	5010 SPY GLASS HILL DR, OFALLON MO, 63368	170 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017A 0000000
WALDEN SHELLEY KAYE	121 TIMBER CREEK DR, OFALLON MO, 63368	121 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012B 0000000
ROE TREVOR*ROE AMY	60 TIMBER OAKS TRLS, OFALLON MO, 63368	60 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006A 0000000
DARDENNE PRAIRIE REALTY LLC	1265 SPRING LULLY DR, HIGH RIDGE MO, 63049	HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025 0120000
PREWITT MAUREEN*PREWITT WAYNE	7601 TOWN SQUARE AVE, DARDENNE PRAIRIE MO, 63368	7601 HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025 0130000
HEIDGER MICHELLE M	2011 CRIMSON MEADOWS DR, OFALLON MO, 63366-4175	55 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0050 0000000
MILLER TAMARA* MILLER WILLIAM	7722 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7722 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0085 0000000
GONZALES CHARLES J II*GONZALES KIMBERLY	7733 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7733 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0038 0000000
HOUGHTON MARC W*HOUGHTON TERESA L	7750 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7750 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0060 0000000
SWOODDA JASON L	3131 W SAN JUAN ST, TAMPA FL, 33629	104 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-010C 0000000
RYBICKI TREV JORDAN	110 TIMBER CREEK DR #11A, OFALLON MO, 63368	110 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011A 0000000
SOLAIAN SHIVARAMAN	709 THE HAMPTONS LN, CHESTERFIELD MO, 63017	111 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011B 0000000
DALAL HEMIN	115 TIMBER CREEK DR #1D, OFALLON MO, 63368	115 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011D 0000000
MORRIS RYAN M	144 TIMBER CREEK DR, OFALLON MO, 63368	144 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014C 0000000
KOHLER LISA M	154 TIMBER CREEK DR UNIT C, OFALLON MO, 63368	154 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015C 0000000
SHAH CHIRAG	319 CHESTNUT CREEK CIR, OFALLON MO, 63368	70 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007A 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-0009 0000000
MOTTET PAUL J*MOTTET DIANE M	7729 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7729 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0036 0000000
LEWIS RICHARD A*LEWIS DONNA L	7731 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7731 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0037 0000000
BIKEMEIER GARY M*BIKEMEIER MONICA	7740 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7740 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0065 0000000
HOUSTON JOHN*HOUSTON DOROTHY IREVOUC DOM ASSET PROT TRUST	7746 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7746 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0062 0000000
PATEL KUSH	74 TIMBER OAKS TRLS #7C, OFALLON MO, 63368-8178	74 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007C 0000000
BOOTH KACEY LOREN*BOOTH RAYMOND T III*BOOTH DIXIE L A	140 TIMBER CREEK DR, OFALLON MO, 63368	140 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015A 0000000
PALADUJ SREEDHAR	155 TIMBER CREEK DR, OFALLON MO, 63368	155 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0005 0000000
BRANSON BRYAN K*BRANSON CARRIE M	7723 ARDMORE DR, DARDENNE PRAIRIE MO, 63368-6785	7723 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0078 0000000
PLAMP GARY J*GALLY VICTORIA K REVOC LW TRUST	7724 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7724 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0084 0000000
WENTZVILLE R IV SCHOOL DISTRICT	1 CAMPUS DR, WENTZVILLE MO, 63385	7500 HWY N, OFALLON, 63368	4-0036-8126-00-0031 0000000
WEST ROBERT	3739 PINEBROOK CIR #301, BRADENTON FL, 34209	89 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-009A 0000000
SINCLAIR MICHAEL M	33 SPRING BONDWICH CT, OFALLON MO, 63368	84 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-009C 0000000
MULHERIN WILLIAM M*MULHERIN SUSAN K	7732 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7732 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0080 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	91 TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-009B 0000000
ENTEROTH GREGORY M*MANAGING MEMBER OF GPE PROP LLC	4464 ALUSTIN MEADOW CT, ST CHARLES MO, 63304	161 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016D 0000000
ENTEROTH GREGORY M*MANAGING MEMBER OF GPE PROP LLC	4464 ALUSTIN MEADOW CT, ST CHARLES MO, 63304	165 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-0100 0000000
VAUGHT STACEY	150 TIMBER CREEK DR, OFALLON MO, 63368	150 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015A 0000000
SCHUERMAN ANNA*HORNER TYLER R	7727 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7727 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0035 0000000
HOWARD MICHAEL N*HOWARD MADELINE L	7744 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7744 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0063 0000000
JOHNSON GREGORY A*JOHNSON STARLA D	7736 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7736 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0067 0000000
BOWLER RICHARD A*BOWLER TRACY L	7725 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7725 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0068 0000000
SMITH ROSS*SMITH ALLISON	7734 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7734 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0079 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8330-00-0007 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	151 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0002 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8475-00-0001 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	174 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-017C 0000000
HERNBLAD KONRAD	867 N MARSHALL ST, PHILADELPHIA PA, 19123	624 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-0071 0000000
NICKEL DAVID A*NICKEL TONYA R	7730 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7730 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0081 0000000
FRANZGROTE ERIC J*BAHN SHERRI L	7748 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7748 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0061 0000000
HARRIS JULIE D	101 TIMBER CREEK DR, OFALLON MO, 63368	101 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010B 0000000
THUMMALAPALLI SUNITHA R	1620 DAWN DR, SUWANEE GA, 30024	105 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010B 0000000
RHODES MICHAEL JAMES*RHODES BARBARA JEWELL	71 TIMBER OAKS TRLS, OFALLON MO, 63368	71 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-0078 0000000
LHLENBROCK KATHLYN	75 TIMBER OAKS TRLS UNIT 7D, OFALLON MO, 63368	75 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007D 0000000
UNIVERSITY HOLDINGS LLC	608 EAGLEWOOD TRAIL DR, LAKE ST LOUIS MO, 63367	175 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-0017 0000000
COOLEY ANGELINA R LIFE ESTATE	120 TIMBER CREEK DR, OFALLON MO, 63368	4-0036-8510-00-012A 0000000	4-0036-8510-00-012A 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8510-00-0012 0000000
KALTENBACH KENNETH V	185 TIMBER CREEK DR, OFALLON MO, 63368	185 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018D 0000000
PREWITT REGINE O TRUST	1 BRIAR PATCH DR, DEFIANCE MO, 63341	HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025 0140000
LENOARD CURTIS*LENOARD NICOLE	7742 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7742 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0064 0000000
DUENHREN MICHAEL P*DUENHREN ALEXIS C	7738 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7738 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0066 0000000
MARCHLEWSKI WILLIAM* MARCHLEWSKI CATHERINE	202 FABIAN CT, DARDENNE PRAIRIE MO, 63368	202 FABIAN CT, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0039 0000000
DALLAS NATHAN	50 TIMBER OAKS TRAIL UNIT 5A, OFALLON MO, 63368	50 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005A 0000000
MERTENS MARK	180 TIMBER CREEK DR #A, OFALLON MO, 63368	180 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018A 0000000
ZNH PROPERTIES LLC	3751 FOREST MEADOW DR, DEFIANCE MO, 63341	54 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005C 0000000
HSI HAN CHING*HSI LU LING	18 HODGEGHAVEN CIR, BLOOMINGTON IL, 61704-1506	130 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013A 0000000
LIN DALLEN	134 TIMBER CREEK DR, OFALLON MO, 63368	134 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013C 0000000
STECK THOMAS L*STECK MARGARET R	11527 SANDY VIEW DR, ST LOUIS MO, 63146	184 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018C 0000000

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Prairie City
Hall Park

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JAN 07 2026

City of Dardenne Prairie

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: March 11, 2026

SUBJECT: Prairie Point PUD Area Plan, Rezoning, and Preliminary Plat

Project Summary

The three-acre site is located west of the entrance into the Wyndham Meadows (Dardenne Estates) subdivision and north of Town Square Avenue. The site is surrounded by residential uses (see Figure 1 below). The applicant proposes a PUD Area Plan to allow deviations from the Single-Family Residential District R-1D development standards, Rezoning of the parcel from New Development District ND to Single-Family Residential District Planned Unit Development R-1DPUD, and a Preliminary Plat for the subdivision of the parcel into several lots. The plan includes 12 new lots and 11 single-family homes. The homes are single and two-story homes ranging from 1,600 to 2,200 square-feet. Site access is provided via a 26' wide street from Town Square Avenue.

Figure 1: Project Location



Background

The project site has historically been used for agricultural purposes.

Comprehensive Plan & Vision Study Recommendations

The 2020 Comprehensive Plan Vision designates the site as “Single-Family Residential” on the Future Land Use Map.

On page 50 before the “*Industrial Development*” heading, the Plan notes:

“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.”

As proposed, the detached single-family units would comply with the 2020 Comprehensive Plan Vision which envisioned single-family residential use based on adjacent uses. The proposed development would be complementary to the single-family homes to the north and east of the project site, within the Wyndham Meadows (Dardenne Estates) subdivision.

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 development had to rezone out of the ND District, including the subject development.

This project proposes to change the zone from ND to R-1DPUD to be in conformance with the 2020 Comprehensive Plan Vision and meet the current housing market demands. The R-1D district is composed of those areas of the City where the principal use is to be single-family dwellings of moderate to small size lots. The regulations of this district are designed to create and to preserve a predominately suburban character as evidenced by the lot sizes. In addition to the dwellings permitted in this district, certain common compatible recreation and public uses are conditionally allowed and strictly regulated to ensure harmony with the principal land use of the district. Single-family dwellings are a permitted use under this zone.

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

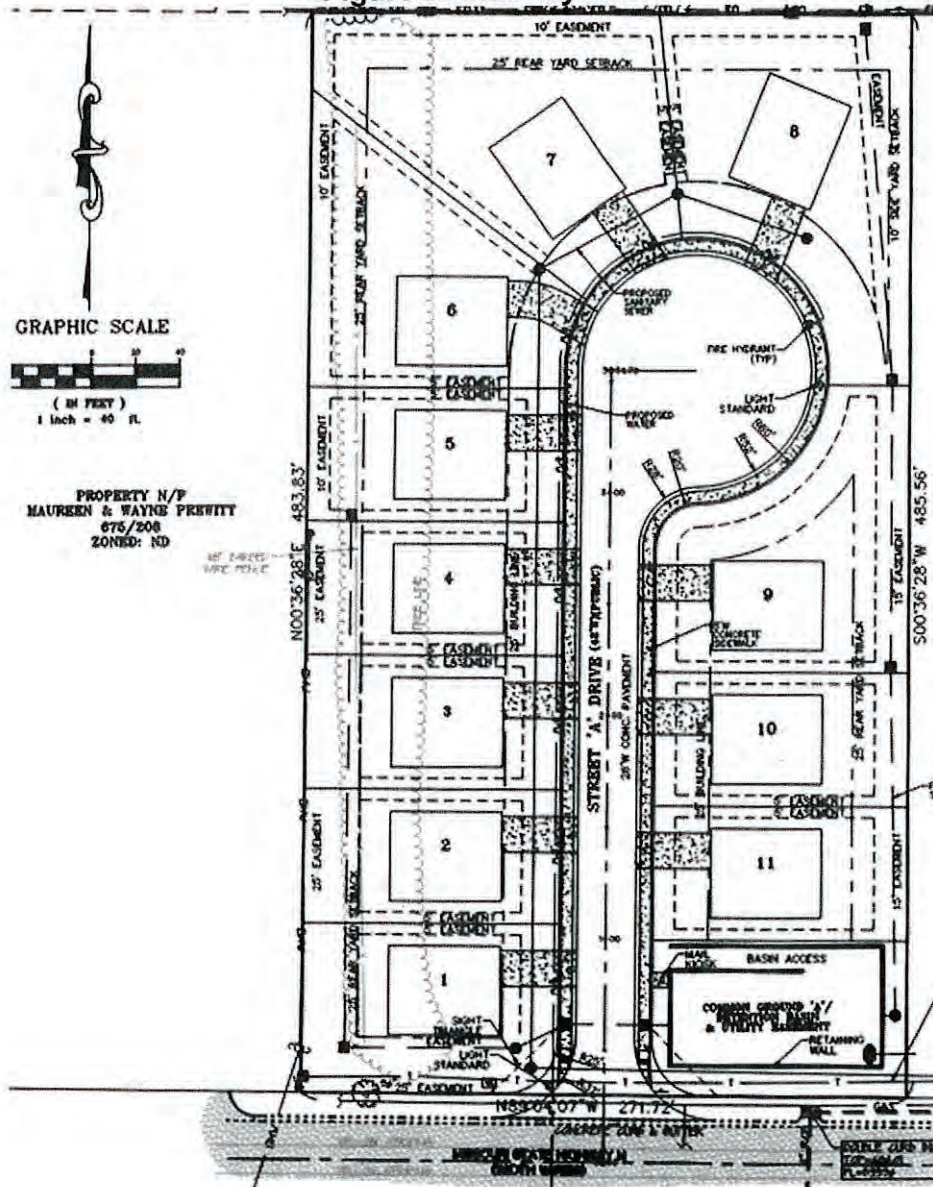
Table 1: R-1D Zoning Standards and Compliance

R-1 Standards	Required	Proposed	Complies
Min. Dwelling Size	One-Story: 1,600 SF living area Two-Story: 1,250 SF for the 1st floor and 2,200 SF total of living area.	One-Story: 1,672 SF living area Two-Story: 1,088 SF for the 1st floor and 2,528 SF total of living area.	No; For the two-story home, min. SF on 1 st floor is not met but it does meet the min. SF total
Min. Lot Area Dwellings	12,000 SF	6,876 SF	No; deviation requested
Min. Lot Width	80' at building line	60' at building line	No; deviation requested
Min. Lot Depth	100'	115'	Yes
Max. Lot Coverage	Not to exceed 30%	24%	Yes
Max. Height	Not to exceed 2.5 stories or 35', whichever is less	One-Story: 21'7.5" Two-Story: 28'3"	Yes
Min. Yard Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'	Yes
Covered Parking	2 spaces per dwelling	2 spaces	Yes
Sidewalks	Both sides & min. 5' wide	Both sides & min. 5' wide	Yes
Landscaping*		Unknown ground cover; 1 tree proposed for each 79' wide lot and 2 trees for each 80' wide lot for a total of 34 trees	No. Only sod is proposed for ground cover; additional ground cover variety required.
Lots With <40% Open Space	Min. 20% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Lots With >40% Open Space	Min. 10% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Trees Lot <79 ft. wide	1 street tree in front of each lot		
Lot 80ft.+	2 street trees every 40 ft. of lot frontage		
* Must conform to the specifications detailed in the "Arboricultural Specifications Manual"			

Site Layout

There is only one (1) entrance, from Town Square Avenue, into the development. The cul-de-sac will be a public street and meets the street design standards. The applicant originally proposed sidewalks from Lot 9 to the detention basin. Staff requested sidewalks be provided for the entire length of the street and on both sides of the street; the applicant has incorporated this into the current plan set. A common ground detention basin is located at the front of the development, however, there are no proposed amenities.

Figure 2: Site Layout



Landscaping

The entirety of the project site is undeveloped but has been disturbed. Each new residential lot 79 feet wide will have one red maple tree and each 80-foot-wide lot will have two red

maple trees. Four oak trees will be provided along the eastern boundary of the detention basin lot giving the overall total of 38 new trees on the development. The landscape plans include a note that sod will be supplied within the front and side yard areas, up to a total of 8,000 square feet. The use of sod does not meet the landscaping requirements for ground cover; a condition has been added for the applicant to offer additional living ground cover or plant material other than grass or turf. A condition of approval was added for the applicant to provide updated landscape plans to meet this requirement.

Lighting

There are two streetlights proposed; one at the western side of the street entrance and one located at the cul-de-sac bulb. No details of the street lighting design were provided; a condition of approval was added for the proposed lighting to comply with the City's lighting standards under DPMC Section 405.450 Exterior Lighting Standards. The proposed Area Plan includes a note that street lighting will be private and maintained by the Homeowners Association.

Utilities and Drainage

The entire site will be accessible to public utilities and they will be located underground. The sanitary sewers for all proposed homes will drain by gravity and routed to the detention basin. The property is within Flood Zone X and determined to be outside the 0.2% annual Chance Flood Plain.

Design

The development will have two home types – a single-story and two-story. Elevations are provided below. Both home products will have a single elevation design, although, the single-story product will two exterior materials to choose from – board and batten with stone veneer or brick.

Figures 3-7: Single-Story Elevations



REAR



The architectural style is traditional with gable roofs, board and batten siding, stone siding, brick, a covered porch, addition of shutters, and asphalt singles.

Each home will have an unfinished basement. For the two-story home, the minimum square-footage on first floor is not met, however, it does meet the required minimum square-footage total.

Although the project is a small residential development, staff suggests an additional material option for the two-story product to reduce the monotony of the community and to encourage quality and variety in building design. Side elevations of Dwelling #1 and #11 will be visible from Town Square Avenue. The applicant has provided enhance elevations for these homes at the request of staff. Also, the plans did not indicate the number of each house type that would be provided.

Conditions of Approval

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

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

Although the landscape plans meet the minimum requirements for tree planting, it does not meet the applicable requirements for ground cover. The plant species and planting methods must conform with the Arboricultural Specifications Manual.

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

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

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

These monuments will help to accurately trace street alignment.

4. *All open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained.*
5. *All landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives. The developer shall post a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The lender's or escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.*
6. *The trees, shrubs, fences, walls and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan.*
 - a. *The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance.*
 - b. *Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season.*
 - c. *Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent or agents shall be considered in violation of terms of the building or occupancy permit. The Zoning Administrator or his/her designee is empowered to enforce the terms of Dardenne Prairie Municipal Code Section 405.560.*

Recommended Action

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

Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and found the proposed Area Plan requires the deviations noted in Table 1 included in this report, all of which can be modified pursuant to the PUD procedures Section 405.220 A.

The proposed development is complementary to the existing surrounding residential uses. After consideration of the analysis provided herein and the information provided at the Public Hearing, Staff recommends the Planning and Zoning Commission review and approve the project subject to the Conditions of Approval.

Next Steps: 1. Consideration of the rezoning, PUD Area Plan, and Preliminary Plat 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. Record Plat.

Enclosures

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

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request – Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

PUD – Area Plan Rezoning and CUP Request

Name of Applicant:	Dardenne Prairie Realty, LLC
Name of Owners:	Dardenne Prairie Realty, LLC
Present Zoning Classification:	ND – New Development District
Proposed Zoning Classification:	R-1D, PUD
Proposed Use:	11 Single Family Residential Units
Address of Property:	Highway N (approx. 875' West of Hwy N & Ardmore Dr)
Property Legal Description:	Pt SW ¼ of Section 1, Twnshp 46 N, Range 2 East



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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.

Company Name
Emesh Gutta, Manager

Printed Name, Title
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone Facsimile
emeshgutta@gmail.com

Email Address

STREET ADDRESS OF P.U.D.: _____

OWNER (attach additional):
Dardenne Prairie Realty L.L.C.

Printed Name
Emesh Gutta, Manager

Printed Name
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone Facsimile
emeshgutta@gmail.com

Email Address

Contract Purchaser/Developer:
Dardenne Prairie Realty L.L.C.

Company Name
Emesh Gutta, Manager

Printed Name, Title
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone Facsimile
emeshgutta@gmail.com

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) _____
A Tract of Land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the
Fifth Principal Meridian, St. Charles County, Missouri

EXISTING ZONING: ND PROPOSED ZONING: R-1D, PUD

PROPOSED USE: Single Family Residential NO. UNITS: 11 Residential Units

PROJECT AREA: 3.02 ACRES PROPERTY AREA: 3.02 ACRES

REZONING REQUEST FEE SUBMITTED: \$920.00

AREA PLAN REVIEW FEE SUBMITTED: \$713.25

P.U.D. REQUEST - AREA PLAN

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

Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.



[√] CHECKLIST TO COMPLETE THIS APPLICATION

- [X] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.
- [X] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- [X] Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- [X] A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 02/11/2026 Postmark Deadline: 01/27/26

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

Before signing this application, make sure all items above are completed

	01/06/2026
_____ Applicant's Signature	_____ Date
	01/06/2026
_____ Owner's Signature (additional below)	_____ Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

Notice of Public Hearing

Date: 01/27/2026

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a P.U.D. Request – Area Plan (rezoning request) Application for a tract of land near your property before the Planning and Zoning Commission on Wednesday, February 11, 2026 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, February 18, 2026 at 7:00 p.m., or as soon thereafter as same may be heard, at the city of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	<u>Dardenne Prairie Realty, LLC</u>
Name of Property Owner:	<u>Dardenne Prairie Realty, LLC</u>
Present Zoning Classification:	<u>ND New Development District</u>
Proposed Zoning Classification:	<u>R-1D, PUD</u>
Proposed Use:	<u>11 Single Family Residential</u>
Property Location:	<u>Highway N (approx. 875' West of the</u> <u>Highway N and Ardmore Dr</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 803-7365 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Emesh Gutta, Manager

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

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
APPROVING A REZONING REQUEST FOR 1306 FEISE ROAD FROM “R-
1A” SINGLE-FAMILY RESIDENTIAL, TO “C-1” LOCAL COMMERCIAL**

WHEREAS, a Rezoning Request was submitted to the City of Dardenne Prairie, Missouri (the “City”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the “Application”), by Just in Time Lawn Care and Justin Augenstein (the “Applicants”), for the rezoning of certain real property located at 1306 Feise Road, in the City (the “Property”), and owned by Connection Christian Church (collectively, the “Owners”); and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission each held a Public Hearing on the proposed Rezoning Request; and

WHEREAS, at such Public Hearings, all parties in interest and other residents were given an opportunity to be heard on the proposed change to the zoning ordinance and zoning map; and

WHEREAS, the Planning and Zoning Commission of the City considered the proposed Rezoning Request and recommended denial of the rezoning of the Property to the Board of Aldermen of the City; and

WHEREAS, the Board of Aldermen finds it to be in the best interest of the City to grant the proposed Rezoning Request.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. Zoning Amendment. That after proper notice in accordance with the ordinances of the City of Dardenne Prairie, Missouri, and applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of the Property, which is more particularly described in the Rezoning Request attached hereto as **Exhibit A** and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, and approval is hereby granted to rezone the Property from “R-1A,” Single-Family Residential District to “C-1” Local Commercial District, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri.

SECTION 2. Amend Zoning Map. That, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, the City Engineer is hereby directed to amend the Official Zoning Map of the City consistent with this Ordinance.

SECTION 3. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 4. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

SECTION 5. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

[The remainder of this page is intentionally left blank.]

BILL NO. 26-12

ORDINANCE NO. _____

Read for the first time this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

Read the second time, passed and approved by the Board of Aldermen this _____ day
of _____, 2026.

Mayor

Attest:

City Clerk

BILL NO. 26-12

ORDINANCE NO. _____

Exhibit A

[attach Rezoning Request here]



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

REZONING REQUEST
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT:

JUST IN TIME LAWN CARE
Company Name
Justin Augenstein, Owner
Printed Name, Title
506 S COOL SPRINGS RD.
Street Address
O'Fallon, MO. 63366
City/State/Zip Code
636-328-5886
Telephone
Justin @ justintimelawns.com Facsimile
Email Address

STREET ADDRESS OF REZONING: 1306 FEISE RD. DARDENNE PRAIRIE, MO. 63368

OWNER (attach additional):
Connection Christian Church
Printed Name
Jimmy Scott
Printed Name
1332 Feise Rd.
Street Address
Dardenne Prairie, MO. 63368
City/State/Zip Code
636-265-3062
Telephone
info@connectionchristian.org Facsimile
Email Address

Contract Purchaser/Developer:
Just in time lawn care
Company Name
Justin Augenstein, Owner
Printed Name, Title
506 S COOL SPRINGS RD.
Street Address
O'Fallon, MO. 63366
City/State/Zip Code
636-328-5886
Telephone
Justin @ justintimelawns.com Facsimile
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) PARCEL ID 4-0033-5001-00-0001
PT N 1/2 SE 1/4 PARTIAL EXEMPT-CELL TOWER

EXISTING ZONING: RIA PROPOSED ZONING: C-1. CVP

PROPOSED USE: EXISTING DWELLING TO BE USED AS OFFICE. PROPERTY BEHIND OFFICE TO BE USED AS A NURSERY FOR TREES, SHRUBS, PERENNIALS, ANNUALS.

NO. UNITS: N/A

REZONING REQUEST APPLICATION FEE SUBMITTED: \$ 9200



REZONING REQUEST

In reviewing any application for rezoning, the Planning and Zoning Commission shall identify and evaluate all factors relevant to the application and shall report its findings in full, along with its recommendation, to the Board of Aldermen. The facts to be considered by the Commission include:

- A. Whether or not the requested zoning is justified by a change in conditions since the original ordinance was adopted or, by an error in the original ordinance.
- B. The precedents, the possible effects of such precedents, which might likely result from approval or denial of the application.
- C. The ability of the City or other government agencies to provide any services, facilities and/or programs that might likely result from approval or denial of the petition.
- D. Effect of approval of the application on the condition and/or value of property in the City or in adjacent civil divisions.
- E. Effect of approval of the petition on adopted development policies of the City and other government units.
- F. The zoning and land use recommended by the Comprehensive Plan.

CHECKLIST TO COMPLETE THIS APPLICATION

- Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.*
- Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardennepairie.org).
- Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardennepairie.org).
- A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 3/11/2026 Postmark Deadline: 2/24/2026

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

Please Note:


Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.

Any signs to be placed on the subject property requires a separate Sign Permit or Master Sign Plan. Any business occupying the site requires approval of a Business License.

*****Before signing this application, make sure all items above are completed*****


Applicant's Signature

1/12/2026
Date

Signed by:

5C0381D820A941B... Owner's Signature

1/21/2026 | 9:28 AM PST
Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

DARDENNE



PRAIRIE

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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

JUST IN TIME LAWN CARE

Company Name

Justin Augenstein OWNER

Printed Name, Title

1306 FEISE RD

Street Address

DARDENNE PRAIRIE 63368

City/State/Zip Code

636 326 5886 Justin @justintimelawns.com

Telephone

Email

OWNER:

EYESTONE PROPERTIES

Company Name

Justin Augenstein OWNER

Printed Name, Title

506 S COOL SPRINGS RD.

Street Address

O'Fallon, MO. 63366

City/State/Zip Code

636-614-6650 Justin @justintimelawns.com

Telephone

Email

STREET ADDRESS OF CONDITIONAL USE: 1306 FEISE RD.

LEGAL DESCRIPTION OF PROPERTY: PARCEL ID 4-0033-5001-00-0001

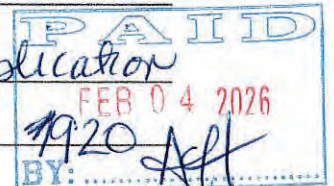
PT N 1/2 SE 1/4 PARTIAL EXEMPT CELL TOWER

EXISTING ZONING: RIA PROPOSED ZONING: CI-CUP

PROPOSED USE & SCOPE OF WORK: EXISTING Dwelling to serve as
small office. ground behind building to be used as
nursery for tree's, shrubs, perennials, annuals

CONDITIONAL USE APPLICATION FEE SUBMITTED: w/ zoning application

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____



CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

CONDITIONAL USE PERMIT APPLICATION

- _____ Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the Planning & Development Manager*

- _____ Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).

- _____ A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).

- _____ A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings. A sample notice is provided herein.

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

Before signing this application, make sure all items above are completed



Applicant's Signature

2/10/26

Date



Owner's Signature

2/10/26

Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

PAYMENT RECEIPT

Receipt ID 26-000119



RECEIVED FROM

Justin Augenstein
Just in Time Lawn Care
506 S, Cool Springs Road
OFallon, MO 63366

RECEIVED BY

Dardenne Prairie
Amy Hansen

Dardenne Prairie, MO

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
LU - Zoning Review Fee	26-000119	TBD	\$ 920.00
Miscellaneous			\$ 920.00
TOTAL AMOUNT			\$ 920.00
Convenience Fee			\$ 29.90
TOTAL PAID			\$ 949.90

Paid Date

February 04, 2026

Payment Method

Credit Card

Merchant Transaction

286575604992326

CORPORATE WARRANTY DEED

THIS DEED, made and entered into as of the 4th day of February, 2026, by and between

Connection Christian Church

whose address is: 1332 Felse Rd, O Fallon, MO 63368 in the County of St. Charles, State of Missouri,
GRANTOR,

Eyestone Properties LLC, a Missouri Limited Liability Company

whose address is: 506 S Cool Springs Rd, Ste 101, O Fallon, MO 63366 in the County of St. Charles, State of Missouri, GRANTEE.

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described Real Estate, situated in County of Saint Charles, State of Missouri, to-wit:

Legal Description

A tract of land being defined as that part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 46 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows: Commencing at the center of Section 1, Township 46 North, Range 2 East; thence along the center section line, which is also the centerline of Felse Road, South 89 degrees 28 minutes East, 200 feet to a point, said point being the point of beginning of the following described tract; thence South 0 degrees 8 minutes West, 672.70 feet to an old iron pipe; thence South 89 degrees 42 minutes 30 seconds East, 132 feet to an iron pipe; thence North 0 degrees 8 minutes East, 672.12 feet to a point on the centerline of Section 1 and the centerline of Felse County Road; thence North 89 degrees 28 minutes West, 132 feet to the point of beginning and being shown by Survey No. 1295 dated June 4, 1969 by James L. Wurm of James Surveying Company.

EXCEPTING THEREFROM that part conveyed to St. Charles County, Missouri, according to instrument recorded in Book 4326 page 2060.

Parcel: 4-0033-S001-00-0001.0000000

Property Address: 1306 Felse Rd
Dardenne Prairie, MO 63368

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to the heirs and assigns of grantee forever. Grantor hereby covenanting that it and its successors, shall and will WARRANT AND DEFEND the title to the premises unto the Grantee, and to their heirs and assigns of Grantee forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2026 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its seal affixed.

Connection Christian Church

BY: *Jimmy Scott*
Lead Pastor/Elder

STATE OF MISSOURI

COUNTY OF *St. Charles*

On this 4th day of February, 2026, before me appeared Jimmy Scott, to me personally known, who being by me duly sworn did say that He/she is the Lead Pastor/Elder for Connection Christian Church and that the seal affixed to the foregoing instrument is the corporate seal of said corporation; and that the said instrument was signed and sealed on behalf of said corporation by authority of the board of directors, acknowledged said instrument to the free act and deed of said corporation.

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

Danette Vellia
Notary Public

My term Expires: *11.29.27*

DANETTE VELLIA
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES NOVEMBER 29, 2027
ST. CHARLES COUNTY
COMMISSION #11479625

g
v-1
5-2



20141229000722420 Q C D
Bk: DE6286 Pg: 342
12/29/2014 01:28:26 PM 1/2

~~CERTIFIED-FILED FOR RECORD~~
Barbara J. Hall
Recorder of Deeds
St. Charles County, Missouri
BY: KAUERSWALD \$24.00

QUIT CLAIM DEED

1306 Feise Rd.

THIS DEED, Made and entered into this 26 day of December, 2014, by and between

Dardenne Prairie Church of Christ, Inc.
whose Address is: 1332 Feise Road, O Fallon, MO 63368
party or parties of the first part as **Grantor(s)**, and

Connection Christian Church
Grantee's Mailing Address: 1054 Rondale Court Dardenne Prairie, MO 63368 with Registered Agent at
707 Woodland Ridge Drive St. Peters, MO 63376
party or parties of the second part as **Grantee(s)**

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Saint Charles and State of Missouri, to-wit:

A tract of land being defined as that part of the Northwest Quarter of the Southeast Quarter of Section 1, Township 46 North, Range 2 East, St. Charles County, Missouri and being more particularly described as follows: Commencing at the center of Section 1, Township 46 North, Range 2 East, thence along the center section line, which is also the centerline of Feise Road, South 89 degrees 28 feet East 200 feet to a point, SAID POINT BEING THE POINT OF BEGINNING of the following described tract; thence South 0 degrees 8 feet West 672.70 feet to an old iron pipe; thence South 89 degrees 42 feet 30 inches East 132 feet to an iron pipe; thence North 0 degrees 8 feet East 672.12 feet to a point on the centerline of Section 1 and the centerline of Feise Road; thence North 89 degrees 28 feet West 132 feet to the point of beginning, and being as shown by Survey No. 1295 dated June 4, 1969 by James L. Wurm of James Surveying Company, Together with all improvements thereon known and numbered as 1306 Feise Rd. in the City of Dardenne Prairie, MO **Parcel ID: 4-0033-S001-00-0001.0000000**

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP Request – Area Plan (rezoning request) Application for a tract of land before the Planning and Zoning Commission on Wednesday, **MARCH 11, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 1306 Feise Road in Dardenne Prairie, Missouri, and before the Board of Aldermen on Wednesday, **MARCH 18, 2026, at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri concerning the following:

Rezoning and CUP Request

- Name of Applicant: Just In Time Lawn Care
- Name of Owners: Eyestone Properties
- Present Zoning Classification: R-1A
- Proposed Zoning Classification: C-1, CUP
- Proposed Use: Landscape nursery
- Address of Property: 1306 Feise Road, Dardenne Prairie MO 63368
- Property Legal Description: Parcel ID 4-0033-5001-00-0001, PT N, ½ SE ¼ Pt Exempt Cell Tower



Cathy Pratt
City Administrator
CPratt@DardennePrairie.org
Phone 636.755.5303

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: March 6, 2026

SUBJECT: Just In Time Lawn Care Rezoning from R1-A to C-1 & Conditional Use Permit

Project Summary

The applicant proposes to rezone the subject property from R-1A Single-Family Residential to C-1 Local Commercial to allow operation of a landscape/nursery business at 1306 Feise Road. The primary use of the property would be a small business office located within the existing building for the applicant's landscaping company. The office space would accommodate 4–5 employees and would mainly be used for administrative work such as scheduling, estimating, and general office operations.

The rear portion of the property would be used as a small nursery area to grow and store trees, shrubs, and other plant material for customer landscaping projects. This applicant plans retail sales of plant material and related installation products, as well.

The greenhouses shown on the site plan would be pre-manufactured structures. They are collapsible-style structures to be used mainly during colder months for plant protection, while during warmer months a shade screening would be used. The storage areas would be for materials related to installing landscaping mainly topsoil, compost, mulch, etc. The applicant also intends retail sales of these bulk materials.

Rezoning to C-1 is required to accommodate the commercial aspects of the proposal. The nursery and retail components of this proposal are classified as Conditional Uses and require approval through the Conditional Use Permit (CUP) process.

No exterior building expansion is proposed currently. Any site modifications will be reviewed in accordance with Article XIII – Site Plan Review, and all applicable performance standards of the Municipal Code.

A Rezoning Review and Conditional Use Permit Fee of \$920 was received by the City on February 4, 2026. Staff reviewed the application for completeness and compliance with the applicable regulations.

Figure 1: Project Location



Background

The property is owned by Evestone Properties. The subject property is developed with existing structures previously approved through the City's Planning & Zoning, Board of Alderman, and building permit approval process.

The City's Comprehensive Plan Vision 2020 Future Land Use Map designates the properties as single-family or villa residential.

Zoning Compliance Summary

The subject property is currently zoned R-1A Single-Family Residential, which does not permit commercial or retail uses. The applicant requests rezoning to C-1 Local Commercial. Within the C-1 district, certain limited uses are permitted by right, including business offices. Although the applicant proposes an office component, the primary use of the property consists of nursery sales facilities, greenhouse structures, retail sales, and outdoor storage areas. Based on uses proposed, approval of a Conditional Use Permit is required in addition to rezoning.

Conditional Use Review Standards

Pursuant to Article VI – Conditional Uses, and specifically the standards set forth in Section 405.475(B), the Planning and Zoning Commission must determine whether the applicant has met the required criteria. Based upon review of the application, staff finds:

- The proposed conditional use complies with applicable C-1 District regulations.
- The nursery and retail operations are consistent with the purpose of the C-1 District, subject to conditions.
- Outdoor storage and display areas can be adequately screened to protect adjacent residential properties.
- Traffic generated by the use can be accommodated by existing public infrastructure.
- The proposed use will not dominate the neighborhood nor cause substantial injury to property values if appropriate buffering is provided.

Conditions of Approval

Staff recommend that the PZC consider the conditions listed below:

1. All outdoor display and storage areas shall be screened in accordance with Article IX – Landscaping.
2. Mulch and soil storage areas shall be contained and maintained to prevent dust and stormwater runoff impacts.
3. Hours of operation shall be limited to those approved by the Board of Aldermen.
4. Lighting shall be shielded and directed away from adjacent residential properties.
5. Any expansion or material change in use shall require additional City review and approval.

Next Steps: 1. Consideration of the Conditional Use Permit. 2. Forwarding of the Commission's recommendation to the Board of Aldermen for consideration by ordinance.

Karl and Yvonne Peifer

1652 Mt. McKinley Drive
Dardenne Prairie, MO 63368
(717) 271-4610
peifertwo@gmail.com

RECEIVED

FEB - 4 2026

City of Dardenne Prairie

3rd February 2026

Just in Time Lawncare

42 Mallard Point Drive
O'Fallon, MO 63368

Dear Owner/Manager,

Regarding: the purchase and use of 1306 Feise Road – dust, noise and light pollution concerns

While we are pleased that a subdivision of new homes or apartments are not being built on this property we have some concerns.

Presently there is no dust, noise or light pollution coming from the property since it is undeveloped and in a natural state – grass, trees etc.

When your landscaping business is in full operation we are concerned that anytime there is equipment or vehicles being used that clouds of dirt and dust will be carried by the normally west prevailing winds over our property. We spend considerable time outside on our deck, in the yard and in our pool. Obviously clouds of dust coming from your property and over ours would be negative.

In addition to our concern about the dust we are also very concerned for any noise and light pollution that would be inherent from a commercial business operation: Noise pollution from machinery and equipment – skid loaders, fork lifts, tractors etc; Light pollution from any night/security lighting.

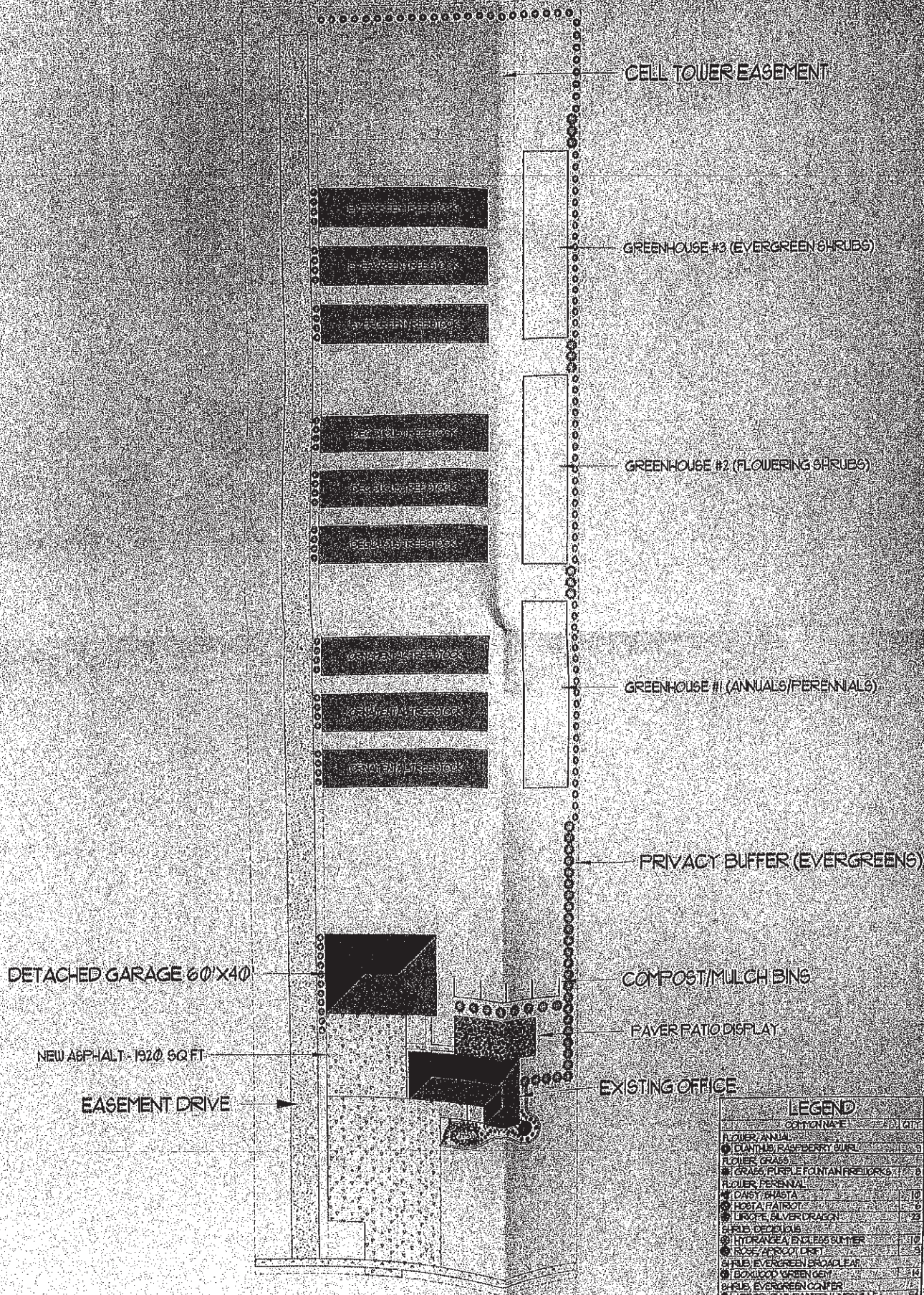
The attention to the weed plants and trees along the easement road sounds great – as what is growing there is definitely an eyesore.

We want to be good neighbors to your business and hope that you will do all that you can to respect your new neighbors here on Mt. McKinley Drive.

Sincerely,

Karl and Yvonne Peifer

cc Dardenne Prairie City Hall



Landscape Design by Justin Augenstein
 Just In Time Lawn Care

Landscape Plan
 1306 Feise Rd

Scale
 1/32" = 1'

Revision #
 Date: 1/12/2026

LEGEND	
SYMBOL	COMMON NAME
1	FLOWER ANNUAL
2	QUANTULUS RASPBERRY BUSH
3	FLOWER GRASS
4	GRASS PURPLE FOUNTAIN BRELWORKS
5	FLOWER PERENNIAL
6	DASTY RHASTA
7	HOSTA PATRIOT
8	LIROPE SILVER DRAGON
9	SHRUB DECIDUOUS
10	HYDRANGEA ENCLISS SUMMER
11	ROSE APPOCOT DRIFT
12	SHRUB EVERGREEN PROACLEAR
13	BOXWOOD GREEN GENT
14	SHRUB EVERGREEN CENTER
15	ARBOVITAE EASTERN LINDBVILLE
16	TREE DECIDUOUS
17	MAPLE COLUMNAR FALL
18	MAPLE JAPANESE BLOODGOOD
19	TREE EVERGREEN
20	ARBOVITAE GREEN GIANT