

DARDENNE



PRAIRIE

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

**BOARD OF ALDERMEN
WORK SESSION AGENDA
MAY 21, 2025
6:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Police Services Agreement (Pratt)
2. Chickens
3. Review of 05-21-25 Board of Aldermen agenda

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____
Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 205.085 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SUBSECTION C THEREOF IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF A NEW SUBSECTION C AND PROVIDING FOR THE REGULATION OF DOMESTICATED ANIMALS

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

SECTION 1. That Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and hereby is amended by deleting Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195 in its entirety and enacting, in lieu thereof, a new Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195, to read as follows:

- C. In all the "R-1A" Single-Family residential Residential zoning districts, in which the keeping of fowl is permitted, the occupant of a dwelling may only keep chickens for personal use under the following conditions:
1. Hens may be kept on residential the property. A rooster may only be kept on a residentially zoned parcel of land property five (5) acres or more in size.
 2. In residential lots of ten thousand (10,000) square feet or more, the maximum number of hens that may be kept is eight (8).
 3. Hens shall not be kept for commercial or resale purposes. Hens and eggs may not be sold, nor may they be advertised for sale.
 4. Hens shall be confined in an enclosure by a secure fence meeting the following specifications:
 - a. Constructed of wire mesh, wire grid, or chicken wire;
 - b. Six (6) feet or less in height;
 - c. The area enclosed by the fence shall contain a minimum of ten (10) square feet per hen; and
 - d. Located entirely in the rear yard of the residence.
 5. A chicken coop shall be located within or adjacent to the fenced confinement area described in Section 205.085(C)(4). No more than one (1) chicken coop may be located on a lot. The chicken coop shall be structurally sound and meet the following specifications:
 - a. A roof constructed of standard building material but not a tarpaulin;
 - b. Walls constructed of wood or metal which are six (6) feet or less in height;
 - c. A non-porous floor of vinyl, plastic, or concrete, covered with straw or wood shavings;
 - d. Contain a minimum of four (4) square feet per animal kept;

- e. A coop shall not exceed one hundred (100) square feet in area, and shall be located entirely in the rear yard of the residence.
6. The enclosure and chicken coop may be located within a rear yard setback for the residence provided the following setbacks are maintained:
 - a. A minimum of ten (10) feet from any property line; and
 - b. A minimum of twenty-five (25) feet from any residence other than the owner's residence.
7. Both the fenced enclosure and the coop shall be maintained as to not pose a threat to the public health, safety, or welfare or to cause a public nuisance. No material from the confinement area or coop shall run off onto adjoining property. Any manure or waste shall be collected and properly removed from the premises or tilled into the soil on the premises promptly and regularly to prevent offensive smells or conditions conducive to diseases.
8. Food for hens shall be stored in a sanitary, leak-proof container that cannot be contaminated by rodents or insects.
9. Chickens shall not be slaughtered on the property under any circumstances.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. Savings Clause: 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.

SECTION 4. 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.

[Remainder of page intentionally left blank.]

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

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2025.

Mayor

Attest:

City Clerk

DARDENNE



PRAIRIE

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

BOARD OF ALDERMEN
MEETING AGENDA
MAY 21, 2025
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 for Approval – 05-21-25
2. Master Sign Plan – Target Corporation

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

PUBLIC HEARING

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

NEW BUSINESS

1. Resolution #394

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE URGING THE CITY OF O’FALLON TO AUTHORIZE FUNDING AND INSTALLATION OF A TEMPORARY TRAFFIC SIGNAL AT THE INTERSECTION OF WELDON SPRING ROAD AND TECHNOLOGY DRIVE IN THE INTEREST OF PUBLIC SAFETY DURING ROAD CONSTRUCTION

2. **Bill # 25-24**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF APPROXIMATELY 3.02 ACRES OF REAL PROPERTY, COMMONLY KNOWN AS PRAIRIE POINT, FROM ND, NEW DEVELOPMENT DISTRICT, TO C-3-P.U.D., RETAIL COMMERCIAL DISTRICT, FOR A PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME
3. **Bill # 25-25**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A FINAL PLAN FOR 2.88 ACRES OF A CERTAIN PROPERTY, COMMONLY KNOWN AS THE VILLAS AT DARDENNE PLACE PHASE 2, LOCATED AT THE NORTHEAST CORNER OF HANLEY ROAD AND FEISE ROAD IN THE CITY OF DARDENNE PRAIRIE, MISSOURI
4. **Bill # 25-26**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A FINAL PLAN FOR 4.02 ACRES OF A CERTAIN PROPERTY, COMMONLY KNOWN AS THE VILLAS AT DARDENNE PLACE PHASE 3, LOCATED AT THE SOUTHWEST CORNER OF HANLEY ROAD AND FEISE ROAD IN THE CITY OF DARDENNE PRAIRIE, MISSOURI
5. **Bill # 25-27**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR 18.14 ACRES OF CERTAIN REAL PROPERTY, COMMONLY KNOWN AS "COMMERCE PARK WEST," AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT
6. **Bill # 25-28**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 205.085 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SUBSECTION C THEREOF IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF A NEW SUBSECTION C AND PROVIDING FOR THE REGULATION OF DOMESTICATED ANIMALS

OFFICER & STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. City Administrator
4. Aldermen
5. Mayor

ADJOURNMENT

**EXPENDITURES FOR APPROVAL
5/21/2025**

1	Advanced Turf Solutions	Baseball field marking paint	499.50
2	AFLAC	May, 2025	335.52
3	Ameren	City Hall	1,128.57
4	Ameren	Traffic Light 2	47.91
5	Ameren	Traffic Light	12.16
6	Ameren	Street Lights	31.16
7	Ameren	Street Lights	189.48
8	Ameren	Concession Stand	207.98
9	Ameren	City Park	148.55
10	Ameren	Athletic Complex	703.11
11	Americom Imaging Systems, Inc.	Server to July, 2025	832.05
12	Americom Technology Solutions	IT - May, 2025	2,191.42
13	Cathy Pratt	Reimbursement for HOA Dinner	865.50
14	CDS Office Technologies	Copiers	280.50
15	Core Turf Solutions	Ballfield leveling	9,275.00
16	First Bank	Credit Card Charges	2,139.39
17	Hansen's Tree Service	Tree removal Stump Road	1,575.00
18	HR Green	Stump Road Pay Application #34	4,446.56
19	Insurance - The Hartford	May, 2025	486.87
20	Jonathan Fuchs	Prosecuting Attorney: May, 2025	1,100.00
21	LAGERS	April, 2025	5,680.93
22	Mark Byrne	Municipal Judge: May, 2025	500.00
23	Martin Door	Parks Garage Door Repair	281.16
24	O'Fallon Sewer Service	BaratHaven Park Toilet Rentals to 6/25/25	270.00
25	Payroll	5-23-25 Payroll	35,183.62
26	St. Charles County Finance	Court Recoupment	70.00
27	Tyler Technologies, Inc.	MyGov 5.0 - 2nd Quarter 2025	3,678.00
28	United Printing Consultants	Business cards	515.00
29	Weis Design Group	Engineering: April, 2025	25,534.34
			72,175.44

Approved by Board of Aldermen 5/21/25

Mayor Keith Widaman

RESOLUTION NO. 394

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE URGING THE CITY OF O'FALLON TO AUTHORIZE FUNDING AND INSTALLATION OF A TEMPORARY TRAFFIC SIGNAL AT THE INTERSECTION OF WELDON SPRING ROAD AND TECHNOLOGY DRIVE IN THE INTEREST OF PUBLIC SAFETY DURING ROAD CONSTRUCTION

WHEREAS, the City of O'Fallon has commenced an extended road improvement project involving the closure of the intersection at Weldon Spring Road and Crusher Drive, with an anticipated closure period of approximately eight months; and

WHEREAS, the construction project has significantly altered traffic flow and patterns in the area for the duration of the project; and

WHEREAS, the intersection of Weldon Spring Road and Technology Drive is a critical junction along the detour route, now serving as a primary path for commuters, school buses, and emergency vehicles; and

WHEREAS, the intersection of Weldon Spring Road and Technology Drive currently experiences high traffic volumes and is in close proximity to multiple schools and residential neighborhoods, including within the City of Dardenne Prairie; and

WHEREAS, the absence of a traffic control signal at this intersection during construction has raised concerns related to vehicular and pedestrian safety, particularly for school-aged children, families, and commuters navigating the affected corridors; and

WHEREAS, the City of Dardenne Prairie believes that the timely installation of a temporary traffic signal at the intersection of Weldon Spring Road and Technology Drive will significantly mitigate the safety risks and improve overall traffic management throughout the duration of construction; and

WHEREAS, the City of Dardenne Prairie recognizes the importance of intergovernmental cooperation and supports this community-driven request as a proactive and reasonable step to protect public health, safety, and mobility.

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

Section 1. The Board of Aldermen formally urges the City Council of the City of O'Fallon to promptly approve necessary funding and authorize the immediate installation of a temporary traffic signal at the intersection of Weldon Spring Road and Technology Drive for the duration of the Weldon Spring Road - Phase 1 construction project.

Section 2. The City Clerk is hereby directed to transmit a copy of this Resolution to the Mayor and City Council of the City of O’Fallon, the O’Fallon City Administrator, the O’Fallon Director of Public Works, and other relevant officials.

Section 3. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, THIS ____ DAY OF MAY, 2025.

Mayor

Attest:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE REZONING OF APPROXIMATELY 3.02 ACRES OF REAL PROPERTY, COMMONLY KNOWN AS PRAIRIE POINT, FROM ND, NEW DEVELOPMENT DISTRICT, TO C-3-P.U.D., RETAIL COMMERCIAL DISTRICT, FOR A PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN FOR THE SAME

WHEREAS, on March 3, 2025, the City of Dardenne Prairie, Missouri (the “City”) received an application from Bax Engineering Co., a Missouri corporation (the “Applicant”), for the rezoning of approximately 3.02 acres of real property more particularly described in Exhibit A, attached hereto and incorporated by reference herein (the “Property”), currently zoned ND New Development District, pursuant to the Municipal Code of the City (the “Municipal Code”), and owned by Dardenne Prairie Realty LLC, a Missouri limited liability company (the “Owner”); and

WHEREAS, in addition to 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 submitted Area Plan reflects a request consistent with rezoning the Property as C-3, P.U.D. Retail Commercial District pursuant to the Municipal Code subject to certain conditions therewith; 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 recommended denial 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 other persons were given an opportunity to be heard on the proposed rezoning application request and P.U.D. Area Plan.

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 3.02 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 3.02 acres of real property from ND, New Development District, to C-3-P.U.D., Retail Commercial District,

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 herein as well as those reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. Consistent with Section 405.195(D), uses permitted on any property with a C-3 Retail Commercial District, Planned Unit Development (P.U.D.) designation shall be limited to those uses expressly authorized in the Ordinance that approved the area plan regarding such property, and any use not expressly permitted in such Ordinance shall be prohibited. In approving the area plan, Section 405.195(D) authorizes the Board of Aldermen to permit, or permit with conditions, any uses described in Sections 405.180(B) and (C), Sections 405.190(B) and (C), and/or Sections 405.195(B) and (C). The following uses are hereby permitted on the Property, subject to their compliance with the Area Plan:

1. Multiple-family dwellings but not including mobile or manufactured homes; and
2. All uses that are listed as either conditional or permitted in the C-3 Retail Commercial District, as provided in Sections 405.195(B) and (C) of the Municipal Code, as amended.

SECTION 3. 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 Co., a Missouri corporation, dated March 5, 2025, and referencing Project Number 23-19113, consisting of pages 1-4, 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 4. Area Plan Conditions of Approval. The approval of the Area Plan pursuant to Section 3 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 a C-3, P.U.D., Commercial Retail 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 that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all the City’s applicable Ordinances and street construction standards.

SECTION 5. 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 6. Effective Date. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 7. 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 8. 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.

Read the first (1st) time this _____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Read the second (2nd) time and passed this _____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this _____ day of _____, 2025.

Mayor

Attest: _____
City Clerk

Exhibit A
[Attach Legal Description]

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A FINAL PLAN FOR 2.88 ACRES OF A CERTAIN PROPERTY, COMMONLY KNOWN AS THE VILLAS AT DARDENNE PLACE PHASE 2, LOCATED AT THE NORTHEAST CORNER OF HANLEY ROAD AND FEISE ROAD IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

WHEREAS, Bax Engineering Co., a Missouri corporation (the “Applicant”), submitted a P.U.D. Final Plan (the “Final Plan”) on behalf of TDM13, LLC, a Missouri limited liability company (the “Owner”), and Bridgewater Communities, Inc., a Missouri corporation (the “Developer”); and

WHEREAS, the Board of Aldermen of the City referred the Final Plan to the City’s Planning and Zoning Commission; and

WHEREAS, said Planning and Zoning Commission of the City considered the Final Plan and recommended approval of such to the Board of Aldermen.

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

SECTION 1. Final Plan Approval. 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 Final Plan for Villas at Dardenne Place Phase 2, prepared by Bax Engineering Co., a Missouri corporation, dated 04/08/2025, with City Comments incorporated on 04/30/25, referencing Project Number 20-18164A, which Final Plan is on file in the Office of the City Clerk and is incorporated by reference herein (the “Final Plan”), subject to the Developer’s (and its successors in interest) compliance with all conditions reflected on the approved Final Plan and in this Ordinance.

SECTION 2. Conditions of Approval.

1. Applicant and Owner (and their successors in interest) agree to provide continuous landscaping along Feise Road.
2. Applicant and Owner (and their successors in interest) agree to provide sanitary sewer easements from Manholes B, D, and E, as shown on the Final Plan, for connections thereto by neighboring properties.

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 any 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 invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read the first (1st) time this ____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Read the second (2nd) time and passed this ____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this ____ day of _____, 2025.

Mayor

Attest: _____
City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A FINAL PLAN FOR 4.02 ACRES OF A CERTAIN PROPERTY, COMMONLY KNOWN AS THE VILLAS AT DARDENNE PLACE PHASE 3, LOCATED AT THE SOUTHWEST CORNER OF HANLEY ROAD AND FEISE ROAD IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

WHEREAS, Bax Engineering Co., a Missouri corporation (the “Applicant”), submitted a P.U.D. Final Plan (the “Final Plan”) on behalf of TDM13, LLC, a Missouri limited liability company (the “Owner”), and Bridgewater Communities, Inc., a Missouri corporation (the “Developer”); and

WHEREAS, the Board of Aldermen of the City referred the Final Plan to the City’s Planning and Zoning Commission; and

WHEREAS, said Planning and Zoning Commission of the City considered the Final Plan and recommended approval of such to the Board of Aldermen.

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

SECTION 1. Final Plan Approval. 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 Final Plan for Villas at Dardenne Place Phase 3, prepared by Bax Engineering Co., a Missouri corporation, dated 04/08/2025, with City Comments incorporated on 04/29/25, referencing Project Number 03-12502H, consisting of pages 1-4, which Final Plan is on file in the Office of the City Clerk and is incorporated by reference herein (the “Final Plan”), subject to the Developer’s (and its successors in interest) compliance with all conditions reflected on the approved Final Plan and in this Ordinance.

SECTION 2. Conditions of Approval.

1. Applicant and Owner (and their successors in interest) agree to provide a sanitary sewer easement from the Manhole along Hanley Road, as shown on the Final Plan, extending to the east property line.

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 any 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 invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read the first (1st) time this ____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Read the second (2nd) time and passed this ____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this ____ day of _____, 2025.

Mayor

Attest: _____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR 18.14 ACRES OF CERTAIN REAL PROPERTY, COMMONLY KNOWN AS “COMMERCE PARK WEST,” AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT

WHEREAS, on April 14, 2025, Stock & Associates Consulting Engineers, Inc., a Missouri corporation (the “Applicant”), submitted a Record Plat on behalf of Commerce Park West, LLC, a Missouri limited liability company (the “Owner”), for a certain tract of land located within the City of Dardenne Prairie, Missouri (the “City”), known as “Commerce Park West;” and

WHEREAS, the Planning and Zoning Commission has recommended approval of said Record Plat to the Board of Aldermen of the City.

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

SECTION 1. Record Plat Approval. That upon review, first by the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the City of Dardenne Prairie, Missouri, does hereby approve the Record Plat for Commerce Park West prepared by Stock & Associates Consulting Engineers, Inc., dated April 17, 2024, and referencing Job Number 2020-6907, consisting of pages 1-2, which plat is on file in the office of the City Clerk and is incorporated by reference herein (the “Plat”).

SECTION 2. Conditions of Approval.

1. Applicant and Owner (and their successors in interest) shall construct a sidewalk on the northern side of Lot 1 and Lot 2, as shown on the Plat.
2. Applicant and Owner (and their successors in interest) agree to provide survey monumentation for the boundary line between Lot 1 and Lot 2, as shown on the Plat.

SECTION 3. The City Clerk shall be and is hereby authorized to attest and certify approval of the Plat and the City Clerk will maintain a copy of the Plat on file with the City Records.

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 any 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 invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read the first (1st) time this _____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Read the second (2nd) time and passed this _____ day of _____, 2025.

As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this _____ day of _____, 2025.

Mayor

Attest: _____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 205.085 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SUBSECTION C THEREOF IN ITS ENTIRETY AND ENACTING, IN LIEU THEREOF A NEW SUBSECTION C AND PROVIDING FOR THE REGULATION OF DOMESTICATED ANIMALS

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

SECTION 1. That Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and hereby is amended by deleting Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195 in its entirety and enacting, in lieu thereof, a new Paragraph (a) to Subdivision (2) to Subsection (B) of Section 110.195, to read as follows:

- C. In the "R-1A" Single-Family Residential District, in which the keeping of fowl is permitted, the occupant of a dwelling may only keep chickens for personal use under the following conditions:
1. Hens may be kept on the property. A rooster may only be kept on a property five (5) acres or more in size.
 2. In residential lots of ten thousand (10,000) square feet or more, the maximum number of hens that may be kept is eight (8).
 3. Hens shall not be kept for commercial or resale purposes. Hens and eggs may not be sold, nor may they be advertised for sale.
 4. Hens shall be confined in an enclosure by a secure fence meeting the following specifications:
 - a. Constructed of wire mesh, wire grid, or chicken wire;
 - b. Six (6) feet or less in height;
 - c. The area enclosed by the fence shall contain a minimum of ten (10) square feet per hen; and
 - d. Located entirely in the rear yard of the residence.
 5. A chicken coop shall be located within or adjacent to the fenced confinement area described in Section 205.085(C)(4). No more than one (1) chicken coop may be located on a lot. The chicken coop shall be structurally sound and meet the following specifications:
 - a. A roof constructed of standard building material but not a tarpaulin;
 - b. Walls constructed of wood or metal which are six (6) feet or less in height;
 - c. A non-porous floor of vinyl, plastic, or concrete, covered with straw or wood shavings;
 - d. Contain a minimum of four (4) square feet per animal kept;

- e. A coop shall not exceed one hundred (100) square feet in area, and shall be located entirely in the rear yard of the residence.
6. The enclosure and chicken coop may be located within a rear yard setback for the residence provided the following setbacks are maintained:
 - a. A minimum of ten (10) feet from any property line; and
 - b. A minimum of twenty-five (25) feet from any residence other than the owner's residence.
7. Both the fenced enclosure and the coop shall be maintained as to not pose a threat to the public health, safety, or welfare or to cause a public nuisance. No material from the confinement area or coop shall run off onto adjoining property. Any manure or waste shall be collected and properly removed from the premises or tilled into the soil on the premises promptly and regularly to prevent offensive smells or conditions conducive to diseases.
8. Food for hens shall be stored in a sanitary, leak-proof container that cannot be contaminated by rodents or insects.
9. Chickens shall not be slaughtered on the property under any circumstances.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 3. Savings Clause: 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.

SECTION 4. 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.

[Remainder of page intentionally left blank.]

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

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2025.

Mayor

Attest:

City Clerk