



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

**BOARD OF ALDERMEN
AGENDA
APRIL 1, 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. Board of Aldermen Work Session Minutes – 03 04 26
2. Board of Aldermen Regular Session Minutes – 03 04 26
3. Board of Aldermen Work Session Minutes – 03 18 26
4. Board of Aldermen Regular Session Minutes – 03 18 26
5. Joint Board Meeting Minutes of Planning and Zoning Commission and the Board of Aldermen – 03 26 26
6. Expenditures Report dated - 04 01 26

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

PUBLIC HEARING

NEW BUSINESS

1. **Bill No. 26-13**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 117.310 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL BY DELETING SECTION 117.310 IN ITS ENTIREITY; ENACTING A NEW SECTION 117.310 REGARDING TECHNOLOGY
2. **Bill No. 26-14**
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 117.290 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL BY DELETING SECTION 117.290 IN ITS ENTIREITY; ENACTING A NEW SECTION 117.290 REGARDING THE CITY'S TRAVEL POLICY



3. Bill No. 26-15

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JANITORIAL AND CLEANING SERVICES CONTRACT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI AND SRB CLEANING SOLUTIONS, LLC FOR CLEANING SERVICES AT CITY HALL

OLD BUSINESS

1. **Bill No. 26-02** (First reading on 01 21 26, request to postpone indefinitely)
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, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME
2. **Bill No. 26-10** (First reading on 03 18 26)
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
3. **Bill No. 26-03** (First reading on 01 21 26)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD
4. **Bill No. 26-11** (First reading on 03 18 26)
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

OFFICER & STAFF COMMUNICATIONS

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

ADJOURNMENT



CALL MEETING TO ORDER

Mayor Widaman called March 4, 2026, Dardenne Prairie Work Session to order at 6:00 pm.

Roll call vote:

	Present	Absent
Mayor Widaman	X	
Alderman Detweiler	X	
Alderman Gittemeier	X	
Alderman Johnson	X	
Alderman Nay	X	
Alderman Waters	X	
Alderman Wilson	X	

Also in attendance: City Administrator Cathy Pratt, City Attorney John Young, IT Manager Rose Maresca and City Engineer Matt Davidson

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. RBA - Discuss Prohibiting Room or Space Rentals in Residential – Alderman Detweiler and Gittemeier

Discussion regarding long- and short-term rentals in residential homes or part of residential homes located within the city limits. This includes using companies such as VRBO, Airbnb, Homestay, HomeToGo, etc. Allowing these types of rentals changes the occupancy of the homes and the occupancy load. Discussed prohibiting any rental longer than thirty days and prohibiting room rentals in basements. Next steps to review current code and bring back proposed changes to the Board for consideration.

2. RBA - Board of Alderman Technology Hardware – Rose Maresca, IT Manager

IT Manager Maresca presented options to the Board for their selection of technology.

Aldermen Johnson moved, seconded by Alderman Gettemeier for Option A which includes:

- iPad (10th Gen, 64GB, Wi-Fi): \$350
- Keyboard Case: \$120
- One-year warranty included.
- Extended warranty \$99 (optional through AppleCare)
- Summary: \$470, \$99 Optional
- Total with all options. \$569

All ayes, motion carried.

3. Appointment of Veteran Liaison for future Veteran Recognition Program – Mayor Widaman

Mayor Widaman stated he will be bringing forward a resolution to establish a Veteran Recognition Program. During this process, the Mayor appoints Craig Stankovich as Veteran Liaison. This position is advisory in nature with no decision-making or spending authority.

4. RBA – Travel Policy – Mayor Widaman



Mayor Widaman stated a draft of the proposed travel policy has been distributed to the Board for review and consideration, as well as a copy of the current policy. Discussion regarding the need for pre-authorization for travel conferences and the importance of getting the lowest rates. The importance of using city resources efficiently and ensuring tax-exempt rates. Alderman Gettemeier offered to provide input. Staff will make changes and bring forward at the next meeting.

5. Review of 03 04 26 Board of Aldermen agenda

There were no comments, questions or concerns regarding the regular agenda, as presented.

STAFF COMMUNICATIONS

1. City Attorney

No report

2. City Engineer

No report

3. City Administrator

City Administrator Pratt introduced Brandi Kidd as the new Executive Assistant and welcomed her to the City.

City Administrator Pratt stated the Board is working on education materials to inform residents about the upcoming use tax for the April 7 ballot. This tax aims to ensure fair taxation of online and out-of-state purchases to maintain city services. The Board plans to share educational information through various communication channels.

City Administrator Pratt stated the City's Annual Clean Stream event is scheduled for April 11 and encourages community participation. Registration information is available on the City's website; sign-ups close on March 24th.

City Administrator Pratt stated a joint work session is scheduled for Thursday, March 26th at 6 pm with the Board of Aldermen and the Planning and Zoning Commission to discuss the multi-family moratorium. The Board expressed gratitude for Chairman Wooldridge for his efforts in reviewing the zoning code and comprehensive plan.

City Administrator Pratt stated staff member Nichole Bouchard recently attended the Missouri Parks and Recreation Association conference. The conference focused on park planning, recreation programming and community engagement. Discussions at the conference align with ongoing projects in Dardenne Prairie, particularly the Barrett Haven Park enhancement.

4. Aldermen

No report.

5. Mayor

No report.

CLOSED SESSION

None

ADJOURNMENT



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
WORK SESSION MINUTES
MARCH 4, 2026

Motion by Alderman Wilson, seconded by Alderman Gettemeier to adjourn the work session at 7:04 pm.

All ayes, motion carried.

Approved by the Board of Aldermen on 4 01 26

Respectfully submitted:

Cathy Pratt, City Administrator



CALL TO ORDER

Mayor Widaman called the March 4, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:11 pm.

PLEDGE OF ALLEGIANCE

Mayor Widaman led the pledge of allegiance.

ROLL CALL

	Present	Absent
Mayor Widaman	X	
Ald Detweiler	X	
Ald Gittemeier	X	
Ald Johnson	X	
Ald Nay		X
Ald Waters	X	
Ald Wilson	X	

ALSO PRESENT: City Administrator Cathy Pratt, City Attorney John Young, IT Manager Rose Maresca and City Engineer Matt Davidson

CONSENT AGENDA

1. Board of Aldermen Work Session Minutes – 02 18 26
2. Board of Aldermen Regular Session Minutes – 02 18 26
3. Acknowledgement receipt of the Barathaven CID Annual Report – dated 02 19 26
4. Expenditures Report for approval dated - 03 04 26

Motion by Alderman Gittemeier seconded by Alderman Wilson to approve the consent agenda as presented. All ayes, motion carried.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

PUBLIC COMMENT

The following residents spoke during public comment:

- Vicky Boyd
- Dan Raftery
- Jackie Rocha

NEW BUSINESS

No new business.

OLD BUSINESS

1. **Bill No. 26-05** (read for the first time on 2/4/26)
AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING VARIOUS PROVISIONS OF CHAPTER 605 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND REGULATING CERTAIN BUSINESSES RELATING TO THE DISPLAY AND SALE OF CONSUMABLE INDUSTRIAL HEMP

Motion by Alderman Wilson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-05, by title only. All ayes, motion carried.



City Attorney read Bill No. 26-05 for the second time, by title only.

Motioned by Alderman Gittemeier, seconded by Alderman Detweiler for the final passage of Bill No. 26-05.

Roll call vote:

Alderman Johnson, Aye
Alderman Wilson, Aye
Alderman Nay, Absent
Alderman Detweiler, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 5 ayes, 1 absent and 0 nays, motion carried. Bill No. 26-05 becomes Ordinance No. 2402.

OFFICER & STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

No report.

3. City Administrator

City Administrator Pratt stated the Board is working on education materials to inform residents about the upcoming use tax for the April 7 ballot. This tax aims to ensure fair taxation of online and out-of-state purchases to maintain city services. The Board plans to share educational information through various communication channels.

City Administrator Pratt stated the City's Annual Clean Stream event is scheduled for April 11 and encourages community participation. Registration information is available on the City's website; sign-ups close on March 24th.

City Administrator Pratt stated a joint work session is scheduled for Thursday, March 26th at 6 pm with the Board of Aldermen and the Planning and Zoning Commission to discuss the multi-family moratorium. The Board expressed gratitude for Chairman Wooldridge for his efforts in reviewing the zoning code and comprehensive plan.

4. Aldermen

Alderman Detweiler thanked the public for their participating in public comment and emphasizes the importance of bringing issues to the Board. Encouraged residents to contact the policy for non-emergency issues and anonymous calls are accepted. Police can help with issues that may not be addressed by Ordinances or Laws.

Alderman Johnson requested another Resolution, similar to Resolution 399 in opposition of Bills going before the House which would require cities to pay for utility relocations.



Alderman Wilson expressed the importance of staff providing financial reports and budget reports to the Board for constant review of budgeted line items and expenditures. Discussion on the dais regarding the importance of receiving quarterly reports.

5. **Mayor**
No report.

ADJOURNMENT

Motion by Alderman Wilson, seconded by Alderman Gittemeier to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 7:44 pm.

Approved by the Board of Alderman on 04 01 26

Respectfully submitted:

Cathy Pratt, City Administrator



CALL MEETING TO ORDER

Mayor Widaan called March 18, 2026, Dardenne Prairie Work Session to order at 6:00 pm.

Roll call vote:

	Present	Absent
Mayor Widaman	X	
Alderman Detweiler	X	
Alderman Gittemeier	X	
Alderman Johnson	X	
Alderman Nay	X	
Alderman Waters	X	
Alderman Wilson *arrived at 6:02 pm	X	

Also in attendance: City Administrator Cathy Pratt, City Attorney John Young, IT Manager Rose Maresca, City Engineer Matt Davidson and City Clerk Deborah Ryan.

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. RBA – Travel Reimbursement – Ald. Johnson

Alderman Johnson requested to table this item until there is a full Board present.

2. RBA – 10 Acres located at Post Road and Highway N – Ald. Detweiler and Johnson

Discussion to use this property as overflow parking for City events. The City is receiving no revenue from the farmer planting/utilizing the property for crops and currently there is only a verbal agreement allowing the farmer to use the property. Staff discussed what the property would need for vehicles to access for parking and that staff would need to mow the property. ICD does not want the City utilizing their parking lot for City events, due to mass schedules.

Alderman Detweiler moved, seconded by Alderman Gettemeier to contact the farmer to let him know that the City will be using the 10 acres of property this year.

All ayes, motion carried.

1. RBA – Travel Reimbursement – Ald. Johnson

Alderman Johnson stated the City Administrator has denied paying his travel expenses for the 2026 MML Legislative Conference that is held annually in Jefferson City that he incurred February 17 – 18, 2026. Travel is an approved budgeted item allowing elected officials to attend conferences. Alderman Johnson stated that he was previously the Elected Director for the St. Charles County Municipal League and is currently seated on the Missouri Municipal League Legislative Committee. Alderman Johnson is requesting reimbursement for the travel expenses.



Discussion the travel was not pre-approved by the Mayor or City Administrator, City staff did not handle the travel arrangements ultimately causing higher costs.

Alderman Nay moved, seconded by Alderman Gettemeier to cover the costs of Alderman Johnson's MML Legislative expenses that he incurred attending the conference.

Roll call vote:

Alderman Johnson – Aye
Alderman Waters – Aye
Alderman Detweiler – Nay
Alderman Gittemeier – Nay
Alderman Nay – Nay
Alderman Wilson – Nay

Vote on the motion being 2 ayes and 4 nays, motion failed.

3. RBA – SRO Officer for Immaculate Conception of Dardenne – City Administrator Pratt

City Administrator Pratt stated ICD is requesting support for an SRO Officer for their school. During the 2026 budget process, funding was approved to support an SRO for private schools on an 80% / 20% cost share basis. ICD is requesting full funding covered by the City. The budget allocation approved for this purpose totals \$21,564 but would need to pass a budget adjustment of \$2,108 to cover the full amount as requested.

Discussion to approve what was budgeted this year and revisit for the 26-27 school year and 2027 budget.

Alderman Detweiler moved, seconded by Alderman Gettemeier to keep amount as budgeted to fund SRO for ICD and reconsider for the 2027 budget year to cover full amount.

All ayes, motion carried.

4. RBA – Cleaning Services – City Engineer Davidson

City Engineer Davidson staff has solicited bids for cleaning services for City Hall and the RBA in the packet covers the three bids received and the costs. Budgeted cost is \$6,400 and the cost for the remainder of the year will be \$12,000 Staff is recommending SRB Cleaning Solution, LLC for the bid award.

Discussion to postpone the contract approval until more research can be completed. Staff will bring back to the Board at the next meeting.

5. Follow up – Travel Policy Update- City Administrator Pratt

City Administrator Pratt stated an updated travel policy has been distributed for review which includes detailed guidelines for travel expenses, reimbursements and approvals. The updated policy will provide clearer internal controls for travel-related expenses. This will



come back to the Board for approval in the way of an ordinance to amend the current Policy and Procedures manual.

6. Review of 03 18 26 Board of Aldermen agenda

There were no comments, questions or concerns regarding the regular agenda as presented.

STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

No report.

3. City Administrator

No report.

4. Aldermen

No report.

5. Mayor

No report.

CLOSED SESSION

ADJOURNMENT

Motion by Alderman Wilson, seconded by Alderman Gettemeier to adjourn the work session at 6:56 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 04 01 26

Respectfully submitted:

Deborah Ryan, City Clerk



CALL TO ORDER

Mayor Widaman called the March 18, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:11 pm.

PLEDGE OF ALLEGIANCE

Mayor Widaman led the pledge of allegiance.

ROLL CALL

	Present	Absent
Mayor Widaman	X	
Ald Detweiler	X	
Ald Gittemeier	X	
Ald Johnson	X	
Ald Nay	X	
Ald Waters	X	
Ald Wilson	X	

ALSO PRESENT: City Administrator Cathy Pratt, City Attorney John Young, IT Manager Rose Maresca, City Engineer Matt Davidson and City Clerk Deborah Ryan

CONSENT AGENDA

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

Moved by Alderman Nay seconded by Alderman Wilson to approve the consent agenda as presented.

All ayes, motion carried.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

PUBLIC COMMENT

The following residents spoke during public comment:

- Kumar Survi
- Lindsey Morrow

PUBLIC HEARING

Alderman Gittemeier moved, seconded by Alderman Wilson to open the public hearings.

All ayes, motion carried.

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

No one requested to speak.

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



Stacy King was present to answer any questions.

No one requested to speak.

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

Justin Augustine was present to answer questions of the Board. Justin stated he has removed the request for retail sales at the location and will just be used for administrative offices and live landscaping plants to be used for his business.

The following residents spoke regarding this public hearing:

- Mark Hunter
- Heather Hudson
- Cheryl Bratton
- Barb Arnet
- Karen Brugger
- Bob Mason
- Karl Peifer
- Wayne Nugent

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

Jeff Simons of Bax Engineering, Greg Johnson and Brian Routt were present to answer questions of the Board.

No further comments and no additional public hearings. The public hearings were closed.

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

City Attorney read Resolution 401 by title only.

Moved by Alderman Detweiler, seconded by Alderman Wilson to accept Resolution 401.

Roll call vote:

Alderman Wilson – Aye

Alderman Nay – Aye

Alderman Johnson – Aye

Alderman Gittemeier – Aye

Alderman Waters – Aye

Alderman Detweiler – Aye

The vote on the motion being 6 ayes, motion carried. Resolution No. 401 is accepted.



1. Resolution 400

A RESOLUTION OF THE CITY OF DARDENNE PRAIRIE SUPPORTING STATE ELECTED OFFICIALS IN REGULATING INTOXICATING HEMP RELATED PRODUCTS

Moved by Alderman Gittemeier, seconded by Alderman Wilson to read Resolution 400.

City Attorney read Resolution 399 by title only.

Moved by Alderman Nay, seconded by Alderman Gittemeier to accept Resolution 400.

Roll call vote:

- Alderman Detweiler – Aye
- Alderman Wilson – Aye
- Alderman Johnson – Aye
- Alderman Nay – Aye
- Alderman Waters – Aye
- Alderman Gittemeier – Aye

The vote on the motion being 6 ayes, motion carried. Resolution No. 400 is accepted.

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.

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-07, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-07 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-07, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-07 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-07.

Roll call vote:

- Alderman Johnson, Aye
- Alderman Wilson, Aye
- Alderman Nay, Aye
- Alderman Detweiler, Aye
- Alderman Gittemeier, Aye
- Alderman Waters, Aye



The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-07 becomes Ordinance No. 2402.

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

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-08, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-08 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-08, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-08 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-08.

Roll call vote:

Alderman Nay, Aye
Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Detweiler, Aye
Alderman Gittemeier, Aye
Alderman Wilson, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-08 becomes Ordinance No. 2403.

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

Moved by Alderman Gittemeier, seconded by Alderman Johnson for the first reading of Bill No. 26-09, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-09 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Wilson for the second reading of Bill No. 26-09, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-09 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Wilson for the final passage of Bill No. 26-09.

Roll call vote:



Alderman Gittemeier, Aye
Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Wilson, Aye
Alderman Nay, Aye
Alderman Detweiler, Aye

The vote on the motion, 6 ayes and 0 nays, motion carried. Bill No. 26-09 becomes Ordinance No. 2404.

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

Moved by Alderman Gittemeier, seconded by Alderman Wilson for the first reading of Bill No. 26-10, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-10 for the first time, by title only.

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

Moved by Alderman Wilson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-11, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-11 for the first time, by title only.

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

Moved by Alderman Johnson, seconded by Alderman Wilson for the first reading of Bill No. 26-12, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-12 for the first time, by title only.

Mayor Widaman stated that usually when there are changes at the Board level that are different than what was presented at Planning and Zoning Commission, the Board will send the Bill and the applicant back to Planning and Zoning Commission for reconsideration.



Moved by Alderman Gittemeier, seconded by Alderman Wilson to sent Bill and applicant back to Planning and Zoning Commission for reconsideration.

All ayes, motion carried.

OLD BUSINESS

No old business for consideration.

Motion by Alderman Wilson, seconded by Aldermen Johnson to go into closed session pursuant to RSMo 610.021 (3) and (13).

Roll call vote:

Alderman Wilson – Aye

Alderman Nay – Aye

Alderman Waters – Aye

Alderman Gettemeier – Aye

Alderman Detweiler – Aye

Alderman Johnson – Aye

All ayes, motion carried. Board of Aldermen went into Closed Session at 8:33 pm.

Motion by Alderman Wilson, seconded by Aldermen Gittemeier to return to regular session at 9:14 pm.

All ayes, motion carried.

OFFICER & STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

No report.

3. City Administrator

City Administrator Pratt stated Brani Kidd has distributed some use tax informational fliers for the Aldermen to use for neighbors, residents or an HOA meeting that is coming up before the April 7th election. There is a

Monthly bingo at City Hall is scheduled for Friday, April 3rd.

The Easter Egg hunt is scheduled for Saturday, April 4th. There is no registration required for the egg hunt this year.

Clean stream is scheduled for Saturday, April 11th.

4. Aldermen

Alderman Detweiler asked if the City could do an informational mailer about the tax. City Administrator Pratt stated the City is sending out the information mailer to be in mailboxes before April 7th election.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
AMENDED AGENDA
MARCH 18, 2026

5. Mayor

Mayor Widaman presented Alderman Johnson with a certificate in recognition and thanks for his work as a Board Member of the MU Extension and representing the citizens and City of Dardenne Prairie.

ADJOURNMENT

Moved by Alderman Gittemeier, seconded by Alderman Wilson to adjourn the meeting.

All ayes, motion carried.

Meeting adjourned at 9:20 pm.

Approved by the Board of Alderman on 04 01 26

Respectfully submitted:

Deborah Ryan, City Clerk



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

**JOINT WORK SESSION
BOARD OF ALDERMEN & PLANNING AND ZONING COMMISSION
MINUTES
MARCH 26, 2026
6:00 p.m.**

CALL TO ORDER

Mayor Widaman called the joint work session meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ROLL CALL

	Present	Absent
BOARD OF ALDERMEN		
Mayor Widaman	X	
Alderman Detweiler	X	
Alderman Gittemeier	X	
Alderman Johnson		X
Alderman Nay	X	
Alderman Waters	X	
Alderman Wilson	X	

**PLANNING AND ZONING
COMMISSION**

Chairman Wooldridge	X	
Commissioner Lamb	X	
Comm Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard		X
Commissioner Northcutt		X
Commissioner Stankovich	X	

Also in attendance: City Attorney Bradley Pryor and City Clerk Deborah Ryan



DISCUSSION ITEMS

1. Multi-Family Moratorium

Chairman Woolridge discussed the proposed redlined ordinance and the recommended text changes for the codebook (Exhibit A). This will have to go before the Planning and Zoning Commission for formal acceptance and send to the Board of Aldermen for approval. This should be completed by July 2026.

Members discussed their concerns and visions of the future where they would like to see Dardenne Prairie be as a City.

2. Update for Public Hearing posting requirements

Bradley Pryor discussed recent case law that if a Public Hearing that has been advertised gets postponed, then the Public Hearing will have to be readvertised and posted which will delay the hearing about a month.

ADJOURNMENT

Moved by Alderman Wilson, seconded by Alderman Gettemeier to adjourn the joint work session at 7:32 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 04 01 26
Respectfully submitted:

Deborah Ryan, City Clerk

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
AMENDING VARIOUS PROVISIONS OF SECTIONS 450.175 AND 405.180
REGARDING MULTIPLE-FAMILY DWELLINGS**

WHEREAS, pursuant to Section 89.020, RSMo., the City of Dardenne Prairie, Missouri (the “City”), is “empowered to regulate and restrict. . . the location and use of buildings, structures and land for trade, industry, residence or other purposes;” and

WHEREAS, the Planning and Zoning Commission did hold a Public Hearing on proposed amendments to the Municipal Code of the City; and

WHEREAS, at the Public Hearing, interested persons and residents were given an opportunity to be heard on this proposed amendments to the Municipal Code; and

WHEREAS, the Board of Aldermen finds and determines it to be in the best interests of the health, safety, and welfare of the residents of the City to amend the Municipal Code relating to multiple-family dwellings.

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

SECTION 1. That Section 405.175 of the Municipal Code of the City of Dardenne, Prairie, Missouri, be and hereby is amended by deleting Section 405.175 in its entirety and enacting, in lieu thereof, a new Section 405.175 to read as follows:

Section 405.175 “R-M” Multiple-Family Residential District

A. Purpose Of The District. This district is intended to establish a zone within the City for multiple-family dwellings at a moderate to high density. The regulations of this district are designed to accommodate a higher intensity of land use in those areas appropriately served by central water/sewer systems, and roads, ~~and~~ which abut or are adjacent to ~~property that was or is to be acquired for a Federally funded interstate highway project Interstate 64~~ and such other uses or structures which support or complement such an intensity of use. Within this district, said regulations shall apply, irrespective of ownership, to the use of land specifically, but not limited to, town houses and apartments.

B. Permitted Uses.

1. Multiple-family dwellings but not including mobile or manufactured homes.
2. Group homes, as defined by Section 405.080.

~~32. For each development~~ Each multiple-family dwelling there shall not be more than eight (8) six (6) attached-connected dwelling units in a row.

43. Dwelling Unit area. All dwelling units shall be a minimum nine hundred (900) square feet in area.

54. Maximum number of dwelling units/residential density. The maximum number of dwelling units shall not exceed ~~twelve (12)~~ eight (8) dwelling units per acre.

H. Yard Requirements.

1. The following minimum yard depths shall be provided for individual lots:

a. The ~~(a)~~ minimum front yard ~~depth (main entry)~~ shall be twenty (20) feet. On the corner lot a ~~fifteen (15)~~ twenty (20) foot side ~~building lineyard~~ may be permitted.

b. The minimum side yard width shall be no less than twenty (20) feet.

c. Rear yard depth shall be a minimum of twenty (20) feet. However, ~~in conjunction with attached single-family units notwithstanding the foregoing,~~ swimming pools, decks, and open-air porches ~~shall be exempt from the rear yard setback; these structures~~ shall not be closer than ~~six (6)~~ ten (10) feet to the rear yard line.

2. Distance between grouped buildings.

a. In addition to the required setbacks of this Chapter, the following minimum distances shall be required between ~~each~~ multiple-family structure dwelling ~~two (2) stories or less:~~

(1) The side of a multiple-family structure dwelling shall not be located any closer than twenty (20) feet to the side of another multiple-family structuredwelling.

(2) There shall be a minimum of forty (40) feet from the front or rear of a multiple-family structure dwelling to any other multiple-family structuredwelling.

~~b. The following minimum distances shall be required between multiple-family structures in developments with buildings exceeding two (2) stories in height:~~

4. Entrances shall conform to the standards contained in Chapter 410 of the City Code.

5. All exterior solid waste containers shall be screened from public view. All screening shall be six (6) feet in height and of masonry ~~or vinyl fencing~~ construction that matches or complements the primary building on site.

6. Utilities. Any area zoned “R-M” Multiple-Family Residential District shall be served by public water and sewer facility. All utility lines, which shall include, but not be limited to, electrical wiring and telephone shall be underground.

7. Off-street parking: ~~shall be provided in compliance with the requirements of Two (2) parking spaces per dwelling unit shall be provided. (See Article XI for additional parking requirements.)~~

8. After the effective date of this Section, all new multiple-family dwellings, whether developed conventionally or pursuant to other processes in the code, shall be located on property that is adjacent to Interstate 64.

J. Screening And Landscaping. In addition to the requirements of Article IX:

1. All landscape materials, including, but not limited to, trees and shrubs, shall be maintained in a healthy fashion or shall be replaced with the same or equivalent landscape materials. All landscape materials shall be stored within a residence, accessory building, or garage except during active project activity. Also, during active projects, materials shall not be stored so as to be hazardous or so as to cause a sight distance problem. Active project activity shall be forty-five (45) days after project initiation.

2. For all “R-M” projects a landscape plan shall be submitted as part of each site plan reviewed, and no site plan shall be approved without Planning and Zoning Commission review and recommendation on said landscape plan. The plan shall provide a schedule containing size and types of plantings and their locations.

3. Twenty (20) feet in width landscape yard shall be provided in the side or rear line of a “R-M” project that borders any side or rear lot line of property zoned for commercial or industrial purposes.

4. Fifteen (15) feet in width landscape yard shall be provided if the side or rear line of a “R-M” project borders any side or rear lot line of property zoned “R-M” Multiple-Family Zoning Residential District.

5. In no case shall the landscape yard requirements be met by driveways, parking lots or other forms of impervious surface. At all times the landscape yard shall remain open to the sky and not to be used for vehicle or equipment storage, or location of accessory buildings.

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

SECTION 4. 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 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 two times, passed, and approved this _____ day of _____, 2026.

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

CITY OF DARDENNE PRAIRIE, MISSOURI

SUMMARY OF ORDINANCE – MULTIPLE-FAMILY DWELLING REGULATIONS

PURPOSE

This ordinance amends Sections 405.175 and 405.180 of the Municipal Code to strengthen regulations governing multiple-family residential development in order to protect public health, safety, and welfare.

KEY PROVISIONS

1. 1. Location Restrictions

Multiple-family developments are limited to properties adjacent to Interstate 64 and contiguous to commercial or industrial zoning districts (minimum 10 acres, 35% shared boundary).

2. 2. Density and Intensity Reductions

Maximum density reduced to 8 units per acre; maximum units per building row reduced to 6; minimum unit size of 900 square feet; minimum project size of 5 acres.

3. 3. Building Height

Maximum building height reduced to 2 stories.

4. 4. Site Design Standards

Minimum lot width of 100 feet; increased setbacks and building separation; two-car garage requirement for most units.

5. 5. Infrastructure Requirements

Developments must be served by public water and sewer; no access to minor streets; utilities must be underground.

6. 6. Parking Requirements

Minimum of two parking spaces per dwelling unit.

7. 7. Buffering and Landscaping

Required buffers adjacent to single-family districts, including landscape areas and fencing; landscape plan required.

8. 8. Architectural Standards

CITY OF DARDENNE PRAIRIE, MISSOURI

SUMMARY

This memorandum identifies key parcels and corridors within Dardenne Prairie that meet the proposed ordinance criteria for multiple-family residential development, including adjacency to Interstate 64, proximity to commercial/industrial zoning, and minimum acreage requirements.

PRIMARY CORRIDOR: TECHNOLOGY DRIVE (I-64 FRONTAGE)

The Technology Drive corridor represents the most viable area for multiple-family development under the ordinance.

- 2600 Technology Drive (6–12 acres)
- 2570 Technology Drive (~8 acres)
- 2540 Technology Drive (~5.38 acres)
- 4 Marian Drive (2.18 acres; potential assemblage)

These parcels collectively provide approximately 20–25+ acres of developable land with interstate frontage and access to utilities.

SECONDARY CORRIDOR: I-64 / HIGHWAY N NODE

- 7836 Highway N (3 parcels totaling ~7.08 acres)

This area offers strong commercial adjacency and interstate visibility but may require parcel consolidation to meet development thresholds.

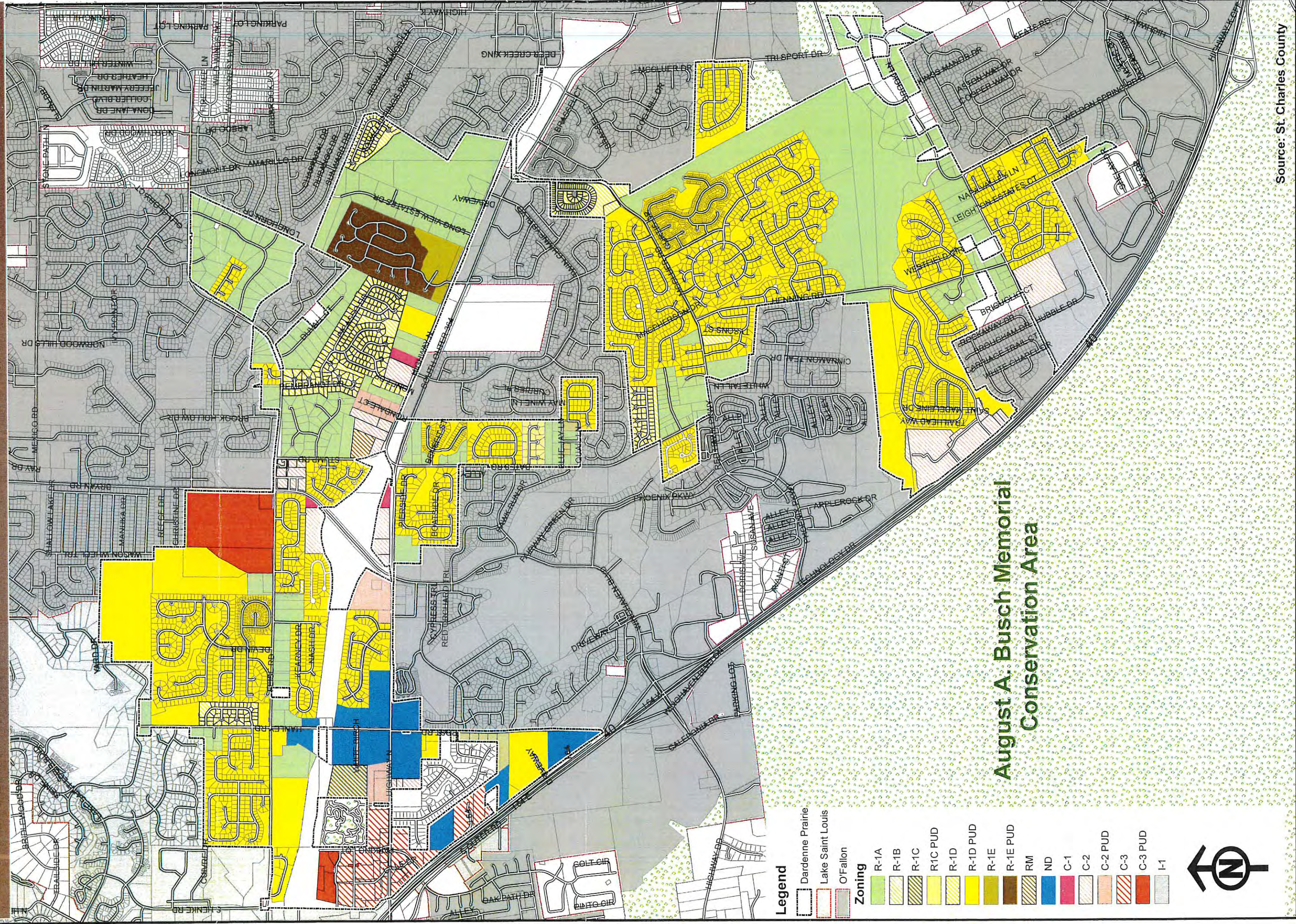
PLANNING CONTEXT

The identified areas align with the City's Future Land Use Plan, which designates the I-64 corridor for commercial and mixed-use development, including higher-density residential where appropriate.

LEGAL SUPPORT

These mapped areas demonstrate that multiple-family housing remains feasible within the City, supporting the legal defensibility of the ordinance by avoiding a de facto prohibition.

City of Dardenne Prairie Official Zoning Map February 10, 2025



**August A. Busch Memorial
Conservation Area**

Source: St. Charles County

Legend

- Dardenne Prairie
- Lake Saint Louis
- O'Fallon

Zoning

- R-1A
- R-1B
- R-1C
- R-1C PUD
- R-1D
- R-1D PUD
- R-1E
- R-1E PUD
- RM
- ND
- C-1
- C-2
- C-2 PUD
- C-3
- C-3 PUD
- I-1



EXPENDITURES FOR APPROVAL
4/1/2026

1 BOK Financial	COP Series 2016 Annual Fee	1,300.00
2 Cuivre River Electric	Light on Weldon Spring	43.75
3 Cuivre River Electric	Henke/Feise Rd. Traffic Signals	56.00
4 Cuivre River Electric	Light at Georgetown Park	22.60
5 Cuivre River Electric	Lights at St. Williams Apts.	36.94
6 Cuivre River Electric	Hanley Rd. Traffic Signal	70.00
7 First Bank	Credit Card Charges - 3/18/26	5,181.08
8 First Bank	Credit Card Charges - 4/1/26	8,082.16
9 Insurance: Anthem	Health - April	27,163.30
10 Jonathan Fuchs	Prosecuting Attorney: April	1,100.00
11 Mark Byrne	Municipal Judge: April	500.00
12 Martin Trophy	Name plate & badges	120.00
13 NFM Buyer	Pothole repair material	313.69
14 Nichole Bouchard	Quarterly Bingo Prizes	225.00
15 Payroll	03-27-26 Payroll	50,237.86
16 Pro Outdoor	Irrigation Activation: City Hall and Ballfields	762.00
17 PWSD #2	Athletic Complex water to 2/19/26	75.83
18 PWSD #2	Fountain water to 2/19/26	108.96
19 R & R Sanitation	Bluebird Porta Potty to 4/20/26	240.00
20 SafeBuilt	Review of Prairie Point Plans	2,295.00
21 T. Wood	Temp to 3/20	1,760.00
22 UMB Bank, NA	March, 2026 TDD Sales Tax Payment	37,394.00
		137,088.17

Approved by Board of Aldermen 04-01-26

Mayor Keith Widaman

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 117.310 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL BY DELETING SECTION 117.310 IN ITS ENTIREITY; ENACTING A NEW SECTION 117.310 REGARDING TECHNOLOGY

WHEREAS, on February 2, 2022, pursuant to Ordinance No. 2162, the Board of Aldermen adopted a Personnel Policies and Procedures Manual (the “Manual”); and

WHEREAS, the Board of Aldermen desire to amend the Manual to change provisions related to Computers:

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri desires to repeal and replace said policy;

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

SECTION 1. That Section 117.310 of the Personnel Policies and Procedures Manual adopted pursuant to Ordinance No. 2162 be and is hereby deleted in its entirety, and replaced, in lieu thereof, with the following:

A. DEFINITIONS

IT Resources: Includes, but is not limited to, City-owned computers, iPads, servers, networks, Wi-Fi, software, cloud services, email systems, printers, mobile devices, and related equipment.

Official Business: Activities and duties directly connected with the functioning, working, or operating of the City and the performance of official responsibilities.

Personal Use: Any use other than for Official Business.

Malicious Software: Viruses, worms, ransomware, spyware, or any program intended to disrupt, damage, or gain unauthorized access to IT systems.

Unauthorized Access: Access to systems, applications, or data without prior approval from the City’s IT Manager.

B. PURPOSE.

The City’s information technology resources, including computers, iPads, networks, internet, software, mobile devices, and related equipment, are provided to City Officials and staff to assist in conducting Official Business. These resources are funded by public money and must be used responsibly, securely, and in compliance with applicable law. The purpose of this policy is to define the acceptable use of IT

resources to safeguard the integrity, availability, and confidentiality of City systems and data.

C. APPLICABILITY.

This policy applies to all individuals granted access to City IT resources, including Staff, Elected Officials, temporary workers, consultants, and third-party vendors.

D. PROHIBITED USES

1. Political, Commercial, and Promotional Activity: IT resources must not be used for Campaign Purposes, Commercial Purposes, or Promotional Purposes.

2. Unauthorized Software or Devices: Installing unapproved software, connecting personal storage devices, or bypassing City security controls is prohibited.

3. Malicious Activity: Introducing or attempting to introduce malicious software; probing, scanning, or exploiting system vulnerabilities; or attempting unauthorized access to systems is prohibited.

4. Personal Gain: IT resources must not be used for private business ventures, outside employment, or financial profit.

5. Inappropriate Content: Accessing, transmitting, or storing obscene, harassing, discriminatory, or otherwise inappropriate material is prohibited.

6. Social Media Misuse: Using City accounts or resources to post personal opinions or engage in political or controversial discussions is prohibited unless authorized.

7. Unauthorized Cloud Services: Storing City data on personal or unapproved cloud storage (e.g., Google Drive, Dropbox, iCloud) is prohibited.

8. Data Exfiltration: Copying, downloading, or transmitting confidential data to personal devices or accounts without authorization is prohibited.

9. Security Circumvention: Users must not disable, tamper with, or bypass security measures such as firewalls, antivirus software, or monitoring tools.

E. CYBER SECURITY RESPONSIBILITIES

All users of City IT resources share responsibility for protecting City systems and data from cyber threats. The following cybersecurity practices are mandatory

and apply to all City Officials, employees, contractors, volunteers, and any individual granted access to City systems or data.

Account and Password Security: Users must protect their account credentials and never share passwords with others. Passwords shall meet the City's password complexity requirements and must not be reused across personal accounts. Multi-Factor Authentication (MFA) must be enabled wherever supported. Users shall immediately report any suspected compromise of their account credentials to the IT Manager.

Device Security: Users must ensure that all devices (including laptops, mobile phones, and tablets) accessing City systems are secured with a password. Devices must automatically lock after a period of inactivity. Only City-approved and managed devices may connect to internal networks unless specifically authorized by the IT Manager. Unauthorized software or applications may not be installed on City-owned devices.

Data Protection: Sensitive and confidential information must only be stored or transmitted through City-approved systems and cloud services. Users must not email or transfer City data to personal accounts, removable drives, or unapproved storage. All City data must be handled in accordance with applicable laws and City records retention policies.

Phishing and Email Awareness: Users must exercise caution when opening email attachments or clicking on links from unknown or suspicious sources. Any suspected phishing attempt, spam, or suspicious communication shall be promptly reported to the IT Manager. Users must not reply to, forward, or engage with suspected malicious messages.

Incident Reporting: All cybersecurity incidents, including suspected data breaches, unauthorized access, malware infections, or lost/stolen devices, must be reported immediately to the IT Manager. Prompt reporting ensures that the City can take timely action to mitigate risk and prevent further harm.

Remote Access and Mobile Use: Remote access to City systems shall only occur through approved secure channels, such as Virtual Private Networks (VPNs) or accounts protected by MFA.

F. PUBLIC RECORDS AND RECORDS RETENTION

Public Records. All electronic communications, including emails and text messages related to City business, may be subject to public disclosure under

the Missouri Sunshine Law and must be retained per the City’s records retention schedule.

G. ENFORCEMENT AND PENALTY

The City reserves the right to monitor, access, and audit all activity on its IT systems without prior notice to ensure compliance and security. Violations of this policy may result in disciplinary action, loss of access to IT resources, or other penalties as deemed appropriate by the City Administrator. Serious violations, including unlawful activities, may be referred to law enforcement.

H. ACKNOWLEDGEMENT

All users of City IT resources must acknowledge in writing that they have read, understood, and agree to comply with this policy.

SECTION 2. 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 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 take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two times, passed, and approved this ____ day of _____ 2026.

Mayor

Attest:

City Clerk

Approved this ____ day of _____ 2026.

Mayor

BILL NO. 26- 13

ORDINANCE NO.

Attest:

City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 117.290 OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL BY DELETING SECTION 117.290 IN ITS ENTIRETY; ENACTING A NEW SECTION 117.290 REGARDING THE CITY'S TRAVEL POLICY

WHEREAS, on February 2, 2022, pursuant to Ordinance No. 2162, the Board of Aldermen adopted a Personnel Policies and Procedures Manual (the "Manual"); and

WHEREAS, the Board of Aldermen desire to amend the Manual to change provisions related to Travel:

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri desires to repeal and replace said policy.

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

SECTION 1. That Section 117.290 of the Personnel Policies and Procedures Manual adopted pursuant to Ordinance No. 2162 be and is hereby deleted in its entirety, and replaced, in lieu thereof, with the following:

Section 117.290: Travel Policy

1. Purpose

This policy establishes guidelines for reimbursement of travel and related expenses incurred while conducting official City business. The intent is to ensure responsible stewardship of public funds, consistency in reimbursements, and clear accountability.

2. General Eligibility

Reimbursable travel expenses are limited to those:

- Pre-authorized by the City Administrator for City staff, and
- Pre-authorized by the Mayor for elected official travel, and
- Necessary and reasonable for conducting official City business.

Expenses incurred for personal benefit or convenience are not reimbursable. The City reserves the right to deny reimbursement for any expense that does not comply with this policy.

3. Non-Reimbursable Expenses

The following expenses are strictly prohibited from reimbursement, including but not limited to:

- Alcoholic beverages, mini bar charges and bar charges

BILL NO. 26-14**ORDINANCE NO.**

- Personal meals beyond approved per diem based on U.S. GSA per diem rates for location of travel
- Credit card annual fees, interest, or late payment fees
- Airline seat upgrades (unless pre-approved for documented medical need)
- Personal entertainment (movies, streaming, events, etc.)
- Magazines, books, periodicals, newspapers or personal subscriptions
- Personal care items (toiletries, grooming products, etc.)
- Laundry service for travel less than five (5) consecutive days
- Traffic fines or parking violations
- Travel expenses for family members or guests
- Any expenses incurred for personal travel days

If a trip includes both business and personal time, only the portion directly related to approved and official City business will be reimbursed.

4. Transportation**A. City Vehicle**

- City Vehicle should be taken for travel and fuel shall be purchased:
 - o Utilizing a City issued Credit card, or if
 - o Utilizing a personal credit/debit card, the individual is required to submit fuel receipts to receive reimbursement.

B. Privately Owned Vehicles (POV)

- If the City vehicle is not available and a privately owned vehicle is authorized, reimbursement shall be paid at the current IRS standard mileage rate for business.
- If the individual opts to take their personal vehicle when the City vehicle is available, reimbursement shall be paid at the GSA privately owned vehicle (POV) mileage reimbursement rate - if government-furnished automobile is authorized and available.

The following must be included in the travel expense report for Mileage reimbursement requests:

- Date of travel
- Description(s)
- Purpose of trip
- Total trip miles (if applicable)

C. Airfare, Rail, and Other Commercial Transportation

- Must be coach/economy class unless otherwise pre-approved.
- Reservations should be made at the lowest logical fare.
- Applicable baggage fees are reimbursable. Fees for excess and/or overweight baggage are not reimbursable.
- Ridesharing (i.e. Uber, Lyft or taxi service) is reimbursable in lieu of Airport parking if demonstrated less expensive.
- Optional travel insurance and early boarding upgrades are not reimbursable.

D. Rental Vehicles

- Must be pre-approved.
- It is the discretion and authority of the City Clerk to reserve a rental vehicle in the interest of the City.
- Standard or mid-size vehicles are permitted unless additional capacity is justified.

E. Tolls and Parking

- Reasonable toll road fees and parking charges are reimbursable.
- Receipts are required when available.

5. Lodging

- It is the discretion and authority of the City Clerk to reserve lodging in the interest of the City.
- Lodging must be reasonably priced, utilize tax exemption letter and appropriate for the location.
- Government or conference rates should be used when available.
- Charges for in-room movies, minibar purchases, and personal services are not reimbursable.
- Itemized hotel receipts are required.

6. Meals

- Meals are reimbursable only when associated with approved overnight travel or extended travel status.
- Reimbursement shall be paid at the current U.S. GSA per diem rates for the location of travel.
- Meals for one-day local travel are not reimbursable unless specifically approved.

7. Expense Reporting and Documentation

All reimbursable expenses must be:

- Submitted on a City-approved written expense report form.
- Accompanied by itemized receipts for each expense (excluding mileage).
- Submitted within 45 days of completion of travel.

Expense reports must clearly document:

- Dates of travel
- Business purpose
- Conference/event name (if applicable)
- Locations visited
- Description of official business conducted

Incomplete or inaccurate reports may delay or result in denial of reimbursement.

8. Approval Authority

- All travel expenses require approval from the City Administrator.

BILL NO. 26-14

ORDINANCE NO.

- Expenses exceeding budgeted or pre-approved amounts may require additional justification.
- The City Administrator may request supplemental documentation at any time.

9. Compliance

Elected officials and City staff are expected to exercise prudent judgment and fiscal responsibility when incurring travel expenses. Misrepresentation, falsification, or misuse of City funds may result in:

- Denial of reimbursement
- Repayment of improperly reimbursed amounts
- Disciplinary action, up to and including termination

SECTION 2. 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 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 take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two times, passed, and approved this ____ day of _____ 2026.

Mayor

Attest:

City Clerk

Approved this ____ day of _____ 2026.

Mayor

Attest:

City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JANITORIAL AND CLEANING SERVICES CONTRACT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI AND SRB CLEANING SOLUTIONS, LLC FOR CLEANING SERVICES AT CITY HALL.

WHEREAS, the City solicited bids for janitorial and cleaning services for City Hall; and

WHEREAS, the City received three (3) bids for said services; and

WHEREAS, SRB Cleaning Solutions, LLC submitted the lowest and best bid for janitorial and cleaning services; and

WHEREAS, the Board of Aldermen desires to select and contract with SRB Cleaning Solutions, LLC for janitorial and cleaning services at City Hall.

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

SECTION 1. That the form, terms, and provisions of the Janitorial and Cleaning Services Contract attached hereto, marked as Exhibit "A", and incorporated by reference herein, by and between the City of Dardenne Prairie, Missouri and SRB Cleaning Solutions, LLC be and hereby are approved, and the City Administrator is hereby authorized, empowered and directed to execute, acknowledge, deliver and administer on behalf of the City such contract in substantially the form attached hereto.

SECTION 2. 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 3. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

BILL NO. 26-

ORDINANCE NO. _____

SECTION 4. 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-

ORDINANCE NO. _____

EXHIBIT A

**CITY OF DARDENNE PRAIRIE, MISSOURI
JANITORIAL & CLEANING SERVICES -
BID FORM 26-001**

I Sonja R. Belle, an authorized representative of
(Name of Individual)

SRB Cleaning Solutions, LLC have read the City of Dardenne Prairies' request for proposals.

(Company)

for Janitorial and Cleaning Services and further agree to abide by all provisions in the request for proposals.



Authorized Representative

Signature Address:

400 Chesterfiled Ctr.

Chesterfield, MO 63017

Description	2026	2027	2028
Rate for Weekly Services	\$300.00	\$315.00	\$330.75
Rate for Bi-Monthly Services	\$350.00	\$355.00	\$360.00

Acceptance:

By: _____ City of Dardenne
Prairie

Attest:

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, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

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, 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 ultimately 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 residents 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 six (6) 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 six (6) acres of real property from “C-2,” General

Commercial 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 Owners’ (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 Co., a Missouri corporation, dated November 4, 2025, and referencing Project Number 00-10988C, consisting of pages 1-6, 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 Owners’ (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 Owners, 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 Owners (and their respective successors in interest) agree that all improvements, including the proposed private street, 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; and
3. The Applicant and the Owners (and their respective successors in interest) agree to relocate the proposed barbeque (BBQ) pits to the north side of the Property near the proposed detention basin; and
4. The Applicant and the Owners (and their respective successors in interest) agree to relocate the proposed dog park to allocate additional space for vehicle parking; and
5. The Applicant and the Owners (and their respective successors in interest) agree to amend the Area Plan such that all proposed patio areas are clearly depicted thereon; and

6. The Applicant and the Owners (and their respective successors in interest) agree to amend the Area Plan such that all proposed residences have individual basements.

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. 26-02

ORDINANCE NO. _____

Read the first (1st) time this _____ day of _____, 2026.

Attest: _____
City Clerk

Mayor

Read the second (2nd) time and passed this _____ day of _____, 2026.

Attest: _____
City Clerk

Mayor

Approved this _____ day of _____, 2026.

Attest: _____
City Clerk

Mayor

Exhibit A

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.

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


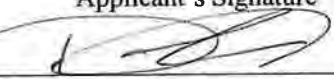
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

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

	<u>10/31/25</u>
Applicant's Signature	Date
	<u>10/31/25</u>
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: 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 A CONDITIONAL USE PERMIT FOR CERTAIN REAL
PROPERTY LOCATED AT 7393 HIGHWAY N AND STUMP ROAD**

WHEREAS, on October 31, 2025, 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 The Red Bud Development Group LLC, a Missouri limited liability company (the “Applicant”), requesting to use certain real property located at 7393 Highway N and Stump Road located in the City (the “Property”), and owned by TLR Enterprises LLC, a Missouri limited liability company, and Pinecrest Rental Properties, LLC, a Missouri limited liability company (collectively, the “Owners”) to build attached single-family residences; and

WHEREAS, the Property is zoned “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 (the “Municipal Code”); and

WHEREAS, pursuant to Section 405.170 of the Municipal Code, “Single-family attached housing” is a conditional use in the “R-1D,” Single-Family Residential District (the “Conditional Use”); 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 January 14, 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 January 14, 2026, and before the Board of Aldermen on January 21, 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 single-family attached housing:

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 single-family attached housing subject to the Applicant's 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. Applicant 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 "R-1D," Single-Family Residential District, with a 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.
2. Applicant 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. Applicant 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 Applicant's and Owners' (or their respective successors in interest) compliance with this Ordinance and the Site Plan submitted by Applicant and prepared by Bax Engineering Co., a Missouri corporation, dated February 2, 2026, revised March 4, 2026, and referencing Project Number 00-10988C, consisting of pages 1-6, which plan is on file in the Office of the City Clerk and incorporated by reference herein, including any amendments thereto, for the Property.
5. 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 take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

SECTION 5. 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 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.

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

BILL NO. 26-03

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

Exhibit A



City Hall
2052 Henley Road
Dardenne Prairie, MO 63368
Phone 636.581.1718
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, Pincrest 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



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63388
Phone 636 581 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.

BILL NO. 26-03

ORDINANCE NO. _____

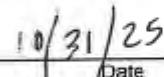
CONDITIONAL USE PERMIT APPLICATION

- 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 (tsteiler@dardennepairie.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 (tsteiler@dardennepairie.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



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.

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 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

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:

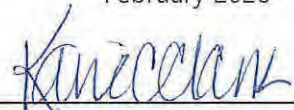
PUD - Area Plan Rezoning and CUP Request

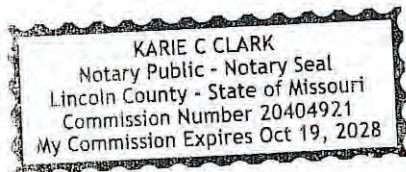
Name of Applicant: Dardenne Prairie Realty, LLC
Name of Owners: Dardenne Prairie Realty, LLC
Present Zoning Classification: ND - New Development District
Proposed Zoning Classification: R-1D, PUD
Proposed Use: 11 Single Family Residential Units
Address of Property: Highway M (approx. 875' West of Hwy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

Publishers fee: \$69.20

By: 
Rose Bryant

Sworn to me on this 9th day of
February 2026

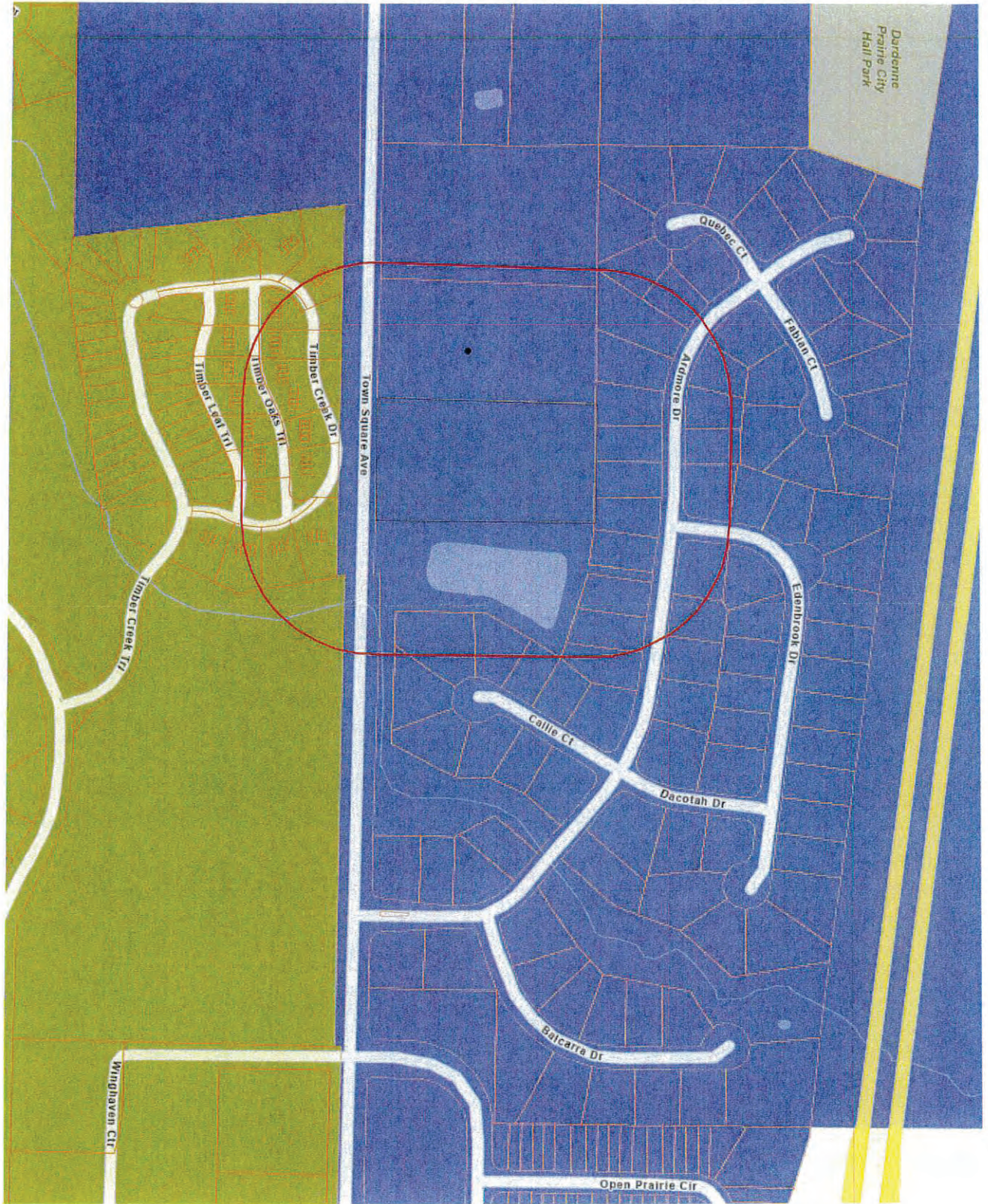
By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028



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*MCCLAVIN 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	7704 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	4-0036-8449-00-000A 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	4-0036-8418-00-0006 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	4-0036-8479-00-0001 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	4-0036-8510-00-017C 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	4-0033-8128-00-0001 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 DALLEY	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

RECEIVED

JAN 07 2026



Dardenne
Prairie City
Hall Park

RECEIVED

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.

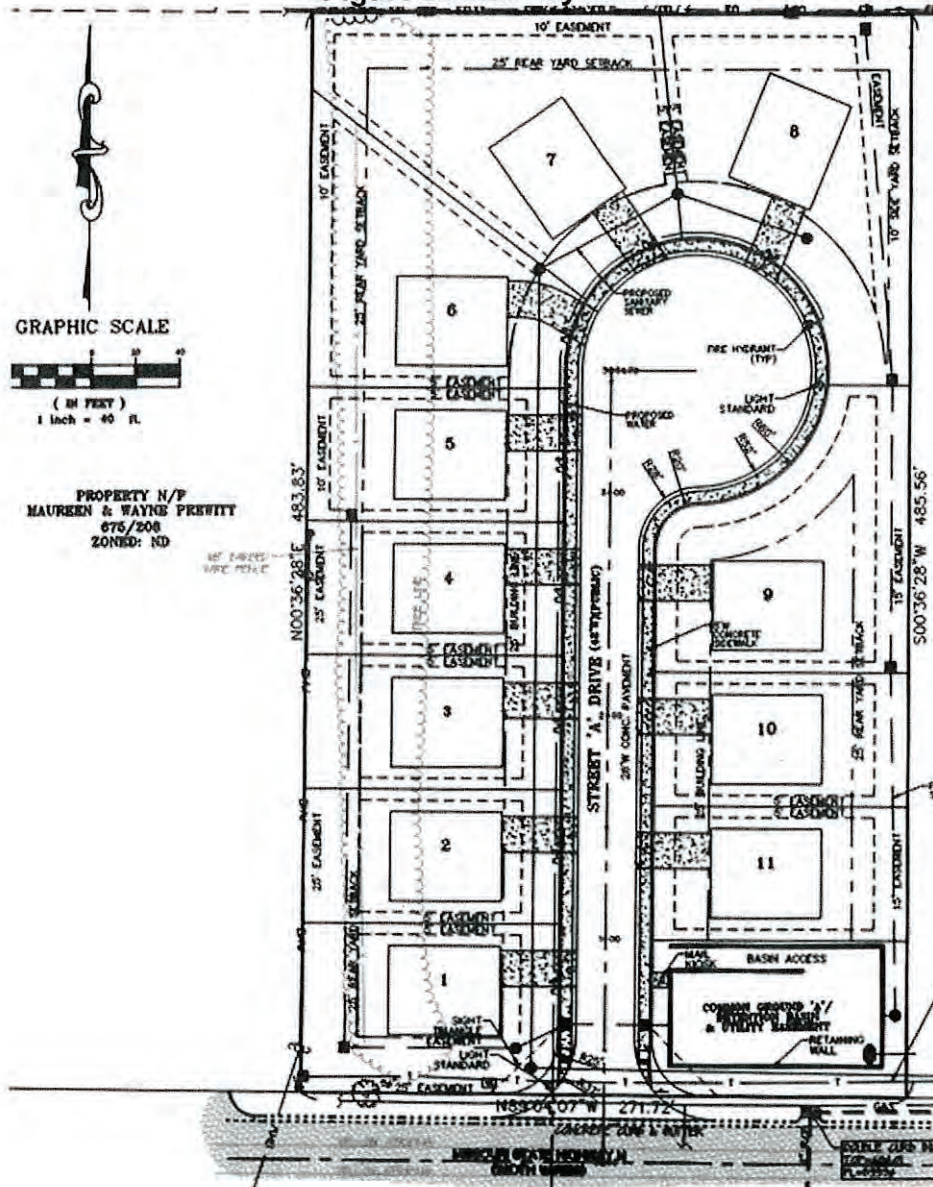
Table 1: R-1D Zoning Standards and Compliance

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 emeshgutta@gmail.com Facsimile

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