

DARDENNE



PRAIRIE

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.

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**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 |
|---------------------------------------|---------|--------|
| <b>BOARD OF ALDERMEN</b>              |         |        |
| Mayor Widaman                         | X       |        |
| Alderman Detweiler                    | X       |        |
| Alderman Gittemeier                   | X       |        |
| Alderman Johnson                      |         | X      |
| Alderman Nay                          | X       |        |
| Alderman Waters                       | X       |        |
| Alderman Wilson                       | X       |        |
| <b>PLANNING AND ZONING COMMISSION</b> |         |        |
| 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

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## 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

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## **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

