

DARDENNE



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

PLANNING AND ZONING COMMISSION
WORK SESSION
MARCH 11, 2026
6:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Wooldridge
Commissioner Lamb
Commissioner Moehlenkamp
Commissioner Musler
Commissioner Neske
Commissioner Pollard
Commissioner Northcutt
Commissioner Stankovich
Alderman Detweiler

CLOSED SESSION

The Planning and Zoning Commission will conduct a closed meeting pursuant to Section 610.021(1), RSMo.

ITEMS FOR DISCUSSION

1. Rawlings Performance Academies, LLC – Request for Conditional Use Permit in the I-1 Light Industrial District – 1635 Technology Drive, Suite 110
2. Prospect Athletic Club, LLC –Request for Conditional Use Permit in the I-1 Light Industrial District – 79 Hubble Drive, Suite 107 – 110
3. Just In Time Lawn Care – Rezoning Request from R-1A to C-1 with Conditional Use Permit and Area Plan
4. Dardenne Prairie Realty, LLC – Rezoning Request from ND to R-1D PUD with Area Plan



PLANNING & ZONING COMMISSION AGENDA MARCH 11, 2026

5. Red Bud Development Group, LLC, R1-D Area Plan – 7393 Highway N and Stump Road (sent back to P & Z from the Board of Aldermen for review on January 21, 2026)
6. Multi-Family Moratorium

ADJOURNMENT

DARDENNE



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

**PLANNING AND ZONING COMMISSION
AGENDA
MARCH 11, 2026
7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Wooldridge
Commissioner Lamb
Commissioner Moehlenkamp
Commissioner Musler
Commissioner Neske
Commissioner Pollard
Commissioner Northcutt
Commissioner Stankovich
Alderman Detweiler

PUBLIC COMMENT

PUBLIC HEARING

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

APPROVAL OF MINUTES

1. Planning and Zoning Commission Work Session Minutes – 01 14 26
2. Planning and Zoning Commission Regular Session Minutes – 01 14 26
3. Planning and Zoning Commission Work Session Minutes – 02 11 26



COMMISSION COMMUNICATIONS

NEW BUSINESS

1. Rawlings Performance Academies, LLC (dba D-Bat) Conditional Use Permit to allow batting and pitching cages and retail sale of sporting goods.
1635 Technology Drive, Suite 110, I-1 Light Industrial District
2. Prospect Athletic Club, LLC Conditional Use Permit to allow batting and pitching cages
79 Hubble Drive, Suite 107 – 110, I-1 Light Industrial
3. Just In Time Lawn Care Conditional Use Permit & Rezoning from “R1-A” to “C1- CUP”
to allow nursery and retail nursery sales, 1306 Feise Road
4. Dardenne Prairie Realty, LLC Rezoning from “ND” to “R-1D PUD” located on Highway N, approximately 875’ west of Highway N and Ardmore Drive
5. Dardenne Prairie Realty, LLC is requesting an Area Plan for property located on Highway N, approximately 875’ west of Highway N and Ardmore Drive

OLD BUSINESS

1. Multi-Family Moratorium
2. Red Bud Development Group, LLC, R1-D New Area Plan (sent back to P & Z from the Board of Aldermen for review on January 21, 2026)

ADJOURNMENT



CALL TO ORDER

Chairman Wooldridge call the meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X via video	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

ALSO PRESENT: City Administrator Cathy Pratt, IT Manager Rose Maresca, City Clerk Deborah Ryan and City Attorney Drew Weber

ITEMS FOR DISCUSSION

1. Moratorium

Chair Wooldridge stated the only item for discussion this evening is the moratorium. January and February the Planning and Zoning Commission is tasked with reviewing the Comprehensive Plan, the Visioning document and the Zoning Code. This review is to ensure that the City’s vision is aligned with the changing conditions and our evolving community. City Administrator Pratt and IT Manager Maresca are still working on gathering the responses from multi-family survey.

City Administrator Pratt confirmed that one response has been received.

Chairman Wooldridge asked each Commissioner to expand on their thought process regarding the multifamily zoning and moving forward.

Discussion continued between Commissioners and consensus is multi family is opposed as whole. Chairman Wooldridge asked City Attorney Weber that the City cannot refuse multifamily but can direct where these developments go and the shape that they take. City Attorney Weber confirmed that there can be requirements and restrictions but not a ban.

Commissioner Musler stated other municipalities have several different types of zoning categories with density and multifamily, but Dardenne Prairie only has one and recommended looking at additional categories. Recommend that an updated version of future land use map be created for visual and better planning.

Chairman Wooldridge stated next steps is a deeper dive into the Zoning Code and requested Commissioners to review the Vision Plan for Townsquare and Comprehensive Plan, specifics as relates to density, height and setbacks for discussion at February’s meeting. Staff will provide a listing or map of vacant properties.

ADJOURNMENT

Meeting adjourned at 6:39 pm.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on March 11, 2026.



CALL TO ORDER

Chairman Wooldridge call the meeting to order at 6:57 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X via video	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

ALSO PRESENT: City Administrator Cathy Pratt, IT Manager Rose Maresca, City Clerk Deborah Ryan and City Attorney Drew Weber

PUBLIC HEARING

Motion by Commissioner Northcutt, seconded by Commissioner Lamb to continue the Public Hearing from the December 10, 2025 Planning and Zoning meeting. All ayes, motion carried.

1. RED BUD DEVELOPMENT GROUP, LLC REQUESTS REZONING FROM “C-2” TO R-1D, PUD” AND A CONDITIONAL USE PERMIT FOR A PROPOSED 32 SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT LOCATED AT 7393 HWY N AND STUMP ROAD - (Continued from the December 10, 2025, Planning and Zoning meeting at the request of the Applicant)

Charles Wardle of Bax Engineering was present along with Tim Rish, applicant and property owner. Discussion continued between Commissioners and applicant.

The following residents spoke regarding the Public Hearing:

- Cheryl Bratton
- Jol King

Motion by Commissioner Stankovich, seconded by Commissioner Northcutt to close the Public Hearing. All ayes, motion carried.

APPROVAL OF MINUTES

1. Planning and Zoning Commission Minutes – 12-10-25

Motion by Commissioner Musler, seconded by Commissioner Moehlenkamp to approve the Planning and Zoning minutes dated 12 10 25 as presented. All ayes, motion carried.

COMMISSION COMMUNICATIONS

Chairman Wooldridge stated next month and in February, according to the moratorium schedule, the Commission is scheduled to review the Comprehensive Plan and the Zoning Code. Chairman Wooldridge encouraged everyone to take a close look at those two documents, specifically for any potential changes and/or inconsistencies with the idea of dealing with future of multifamily developments.

Commissioner Musler asked about the status of the survey regarding multifamily.

City Administrator Pratt stated she is working with the IT Manager to get those out and staff will gather the information and report back to the Commission and the Board in January.

NEW BUSINESS

1. Red Bud Development Group, LLC, Rezoning Request from “C-2 to R-1D, PUD”, CUP and Area Plan – 7393 Highway N and Stump Road

Motion by Commissioner Northcutt, seconded by Commissioner Stankovich to recommend denial of the rezoning from “C-2 to R-1D, PUD” – 7393 Highway N and Stump Road.

The vote on the motion being 7 ayes and 1 nay (Neske), motion carried.

Planning and Zoning Commission recommends the following conditions for the Conditional Use Permit:

1. Street grates be removed and provide sewer inlets
2. Bar B Que pits be added to the north side of the property
3. Dog park moved to the east side of the property to allow for additional parking
4. Show patios on the drawing
5. Basements be added to all dwellings

Motion by Chairman Wooldridge, seconded by Commissioner Northcutt to recommend denial of the Conditional Use Permit.

The vote on the motion being 7 ayes and 1 nay (Neske), motion carried.

Planning and Zoning Commission recommends the following conditions for the Area Plan:

1. Require 25-foot front yards
2. Conform to code for unit size of 1450 square feet

Motion by Chairman Wooldridge, seconded by Commissioner Musler to recommend denial of the Area Plan.

All ayes, motion carried.

OLD BUSINESS

No old business.

ADJOURNMENT

Motioned by Chairman Lamb, seconded by Commissioner Musler to adjourn the meeting at 7:52 pm. All ayes, motion carried.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on March 11, 2026



CALL TO ORDER

Chairman Wooldridge call the meeting to order at 6:00 pm.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp		X
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X	
Commissioner Northcutt		X
Commissioner Stankovich	X	
Alderman Detweiler	X	

ALSO PRESENT: City Administrator Cathy Pratt and City Clerk Deborah Ryan

ITEMS FOR DISCUSSION

1. Moratorium

Chair Wooldridge stated the next Planning and Zoning Commission, scheduled for March 11, 2026, has four (4) - Public Hearings and an application that is returning to the Commission, by direction of the Board of Aldermen for additional review for substantive changes. That will be a very large meeting, and we will not have time to discuss the issue of the moratorium. That Board of Aldermen has also requested a joint meeting with the Commission to discuss the moratorium and zoning.

Discussion was had on how to narrow the scope of zoning and multi family housing. Commission reviewed all vacant properties throughout the City and what they are all zoned. Discussed requirements of multi-family housing with infrastructure requirements. Commission expressed their concern and frustration with the lack of input from Community Leaders regarding the multi-family housing subject with the survey that was sent out more than two months ago. Discussed definition of multi-family and the possible increase in acreage requirements. Commission reviewed the Vision document and that it is to be used as a resource and not a tool for decision making. Discussed limiting location.

Consensus to restrict locations on where multi-family housing can be placed, with less stories/maximum height, requiring traffic studies by the applicant, stronger parking requirements and smaller in scope. Review next steps in restricting density. Chairman Wooldridge and City Administrator Pratt to work together and draft proposed changes to the Zoning Code and Comprehensive Plan before the Joint meeting with the Board of Aldermen.

Meeting adjourned at 7:22 pm.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on March 11, 2026.



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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

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

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

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

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

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

LEGAL DESCRIPTION OF PROPERTY:

THIRD ADJUSTED LOT "Z" OF THE FOURTH ADJUSTMENT OF LOT "G" OF "BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOT "G" OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS "G AND Z" OF THE BOUNDARY ADJUSTMENT PLAT 64 WEST BUSINESS PARK SUBDIVISION AND COMMON GROUND "K" OF 64 WEST BUSINESS PARK SUBDIVISION" AND THE THIRD ADJUSTMENT OF LOT "Z" OF BOUNDARY ADJUSTMENT PLAT OF ADJUSTED LOTS "G" AND "Z" OF THE BOUNDARY ADJUSTMENT PLAT 64 WEST BUSINESS PARK SUBDIVISION, ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 340 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

EXISTING ZONING: I-1

PROPOSED ZONING: C-2

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

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____

CONDITIONAL USE PERMIT APPLICATION

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

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

Please Note:

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

CONDITIONAL USE PERMIT APPLICATION

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

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



Applicant's Signature

02/13/2026

Date

Owner's Signature

Date

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

Notice of Public Hearings

Date: _____

Re: Notice of Public Hearings,
Dardenne Prairie, Missouri

Dear Property Owner:

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

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

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

Sincerely,

Petitioner

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

PAYMENT RECEIPT

Receipt ID 26-000123



RECEIVED FROM

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

RECEIVED BY

Dardenne Prairie
Amy Hansen

Dardenne Prairie, MO

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

Paid Date
February 05, 2026

Payment Method
Credit Card

Merchant Transaction
286717567610235

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

ST. CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

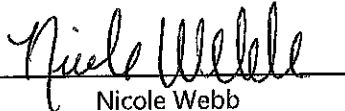
To: CITY Of Dardenne Prairie - DEBBIE RYAN
2032 Hanley Rd
Dardenne Prairie, MO, 633686706

Re: Legal Notice 4136464, City of Dardenne Prairie
State of MO }
County of St. Charles County }

Before the undersigned Notary Public personally appeared Nicole Webb on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 02/17/2026 edition and ending with the 02/17/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/17/2026.

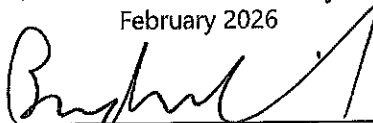
Publishers fee: \$67.47

By:


Nicole Webb

Sworn to me on this 19th day of
February 2026

By:



Brandon M. Crail
Notary Public, State of MO
No. 20297982

Qualified in St. Louis County
My commission expires on
March 5, 2028

PUBLIC HEARING NOTICE

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

CUP Request

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

Name of Owners: Proper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1,

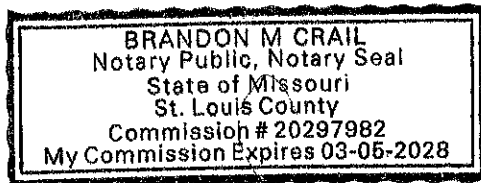
CUP

Proposed Use: Training Center for baseball and softball and retail

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

Property Legal Description: Parcel ID: 3-1570-A835-00-000Z.0000000, 64 W BUS PK 4TH ADJ LOT 6 & CG K & 3RD ADJ LOT Z LOT Z

4136464 St. Charles Feb. 17, 2026



PUBLIC HEARING NOTICE

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

CUP Request

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

Name of Owners: Propper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

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

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

NOTICE OF PUBLIC HEARING

Date: February 13, 2026

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

Dear Property Owner:

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

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

Name of Owners: Propper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

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

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

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

Sincerely,

City of Dardenne Prairie

79 Hubble Drive Addresses

parcel_id	owner	Site Address	Mailing Address
3-157E-7414-00-001A.00000000	STAG GIOFALLON LLC	3801 LLOYD KING DR, OFALLON, 63368	ONE FEDERAL ST 23RD FLOOR, BOSTON MA, 02110
3-157E-7414-00-000A.00000000	STAGGIO CORPORATE CENTRE LOT OWNERS ASSOCIATION	LLOYD KING DR, OFALLON, 63368	100 N MAIN ST, OFALLON MO, 63366
3-157D-8405-00-0001.00000000	WHI PROPERTY LLC	83 HUBBLE DR, DARDENNE PRAIRIE, 63368	83 HUBBLE DR, DARDENNE PRAIRIE MO, 63368
3-157D-8405-00-000E.00000000	TLA REAL ESTATE LLC	80 HUBBLE DR, DARDENNE PRAIRIE, 63368	343 ADMINSTR DR, FENTON MO, 63026-2901
3-157D-8405-00-000F.00000000	FERGUSON ENTERPRISES INC	76 HUBBLE DR, DARDENNE PRAIRIE, 63368	751 LAKEFRONT COMMONS, NEWPORT NEWS VA, 23606
3-157D-8405-00-000J.00000000	BREIHAN-SWANSON INC	79 HUBBLE DR, DARDENNE PRAIRIE, 63368	8330 WATSON RD STE 200, ST LOUIS MO, 63119
3-157D-8405-00-000D.00000000	TOPPING I LLC	84 HUBBLE DR, DARDENNE PRAIRIE, 63368	2525 S BRENTWOOD BLVD SUITE 103, ST LOUIS MO, 63144
3-157D-8405-00-07A1.00000000	SYNERGETICS DEV CO LLC	3845 CORPORATE CENTRE DR, OFALLON, 63368	3845 CORPORATE CENTER DR, OFALLON MO, 63368
3-157D-A835-00-000G.00000000	UNGERBOECK DEVELOPMENT LC	87 HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368
3-157D-A630-00-000K.00000000	UNGERBOECK DEVELOPMENT LC	HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368

1635 Technology Drive, Suite 110 Addresses

parcel_id	owner	Site Address	Mailing Address
3-164A-0887-00-0002.00000000	BUSCH WILDLIFE AREA	HWY 40 61 E, ST CHARLES, 63304	S HWY 94, ST CHARLES MO, 63303
3-157D-6320-00-0037.00000000	JOHNSON CHARLES E JR*JOHNSON DONNA K	203 BROUGHAM DR, OFALLON, 63368	203 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0068.00000000	HOLLAND EUGENE A*HOLLAND DRUSCILLA IRENE	102 ROCKAWAY DR, OFALLON, 63368	102 ROCKAWAY DR, OFALLON MO, 63368
3-157D-6320-00-0070.00000000	BROWN ALLEN*BROWN JERRI	110 ROCKAWAY DR, OFALLON, 63368	110 ROCKAWAY DR, OFALLON MO, 63368
3-157D-6320-00-0092.00000000	VOHS DUSTIN	306 CARRIAGE TRAIL CT, OFALLON, 63368	306 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0094.00000000	WILLIAMS FAM RESIDENCE TRUST	314 CARRIAGE TRAIL CT, OFALLON, 63368	314 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0091.00000000	MISFIR OMAR ASSAD HAMMADI AL	302 CARRIAGE TRAIL CT, OFALLON, 63368	302 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0095.00000000	ACT2 CONSTRUCTION LLC	318 CARRIAGE TRAIL CT, OFALLON, 63368	11443 ST CHARLES ROCK RD, BRIDGETON MO, 63044
3-157D-6320-00-0096.00000000	STAUDT LINDA S REVOC TRUST	322 CARRIAGE TRAIL CT, OFALLON, 63368	322 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6320-00-0069.00000000	LAVELY STEPHEN L SR*LAVELY MONA L	106 ROCKAWAY DR, OFALLON, 63368	106 ROCKAWAY DR, OFALLON MO, 63368
3-157D-6320-00-0038.00000000	LARRIGAN CHRISTINA*LARRIGAN SHAWN	212 BROUGHAM DR, OFALLON, 63368	212 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0130.00000000	COE FAM INVESTMENT TRUST	400 WHITE CHAPEL DR, OFALLON, 63368	400 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-6320-00-0036.00000000	KLEFFNER KENNETH*KLEFFNER BETTY J	207 BROUGHAM DR, OFALLON, 63368	207 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0129.00000000	TAORMINA FAM REVOC TRUST	313 CARRIAGE TRAIL CT, OFALLON, 63368	1361 TRADING POST LN, OFALLON MO, 63366
3-157D-6320-00-009A.00000000	CITY OF OFALLON	BROUGHAM DR, OFALLON, 63368	100 N MAIN ST, OFALLON MO, 63366
3-157D-6320-00-0035.00000000	CRUM RONALD L*CRUM KIMBERLY K	211 BROUGHAM DR, OFALLON, 63368	211 BROUGHAM DR, OFALLON MO, 63368
3-157D-6320-00-0003.00000000	REITMEYER MICHAEL J*REITMEYER SARAH	310 CARRIAGE TRAIL CT, OFALLON, 63368	310 CARRIAGE TRAIL CT, OFALLON MO, 63368
3-157D-6757-00-0198.00000000	PUETZ FRANCO	401 WHITE CHAPEL DR, OFALLON, 63368	401 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-6757-00-0200.00000000	COX MICHAEL C*COX JESSICA B	395 WHITE CHAPEL DR, OFALLON, 63368	395 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-6757-00-0199.00000000	LYNCH SCOTT J*LYNCH ALISON	397 WHITE CHAPEL DR, OFALLON, 63368	397 WHITE CHAPEL DR, OFALLON MO, 63368
3-157D-8405-00-000A.00000000	BIMWAYS LLC	96 HUBBLE DR, DARDENNE PRAIRIE, 63368	96 HUBBLE DR, DARDENNE PRAIRIE MO, 63368
3-157D-1689-00-0014.40000000	TWO RIVERS CHURCH	1717 TECHNOLOGY DR, OFALLON, 63368	96 HUBBLE DR, OFALLON MO, 63368
3-157D-8405-00-000C.00000000	2 RIVERS CHURCH	88 HUBBLE DR, DARDENNE PRAIRIE, 63368	88 HUBBLE DR, DARDENNE PRAIRIE MO, 63368
3-157D-8405-00-000B.00000000	92 HUBBLE DRIVE LLC	92 HUBBLE DR, DARDENNE PRAIRIE, 63368	92 HUBBLE DR, DARDENNE PRAIRIE MO, 63368-8694
3-157D-8405-00-000D.00000000	TOPPING I LLC	84 HUBBLE DR, DARDENNE PRAIRIE, 63368	2525 S BRENTWOOD BLVD SUITE 103, ST LOUIS MO, 63144
3-157D-A835-00-000Z.00000000	PROPPER REAL ESTATE HOLDINGS LLC	1635 TECHNOLOGY DR, DARDENNE PRAIRIE, 63368	17 RESEARCH PARK DR STE 100, ST CHARLES MO, 63304-5621
3-157D-A835-00-000G.00000000	UNGERBOECK DEVELOPMENT LC	87 HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368

Staff Report

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

Project Summary

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

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

Figure 1: Project Location



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

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

Background

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

Zoning Compliance Summary

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

Conditional Use Review

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

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

Conditions of Approval

Staff recommend that the PZC consider the conditions listed below:

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

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

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

NOTICE OF PUBLIC HEARING

Date: February 13, 2026

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

Dear Property Owner:

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

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

Name of Owners: Proper Real Estate Holdings LLC

Present Zoning Classification: I-1

Proposed Zoning Classification: I-1, CUP

Proposed Use: Training Center for baseball and softball and retail

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

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

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

Sincerely,

City of Dardenne Prairie



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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

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

OWNER:

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

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

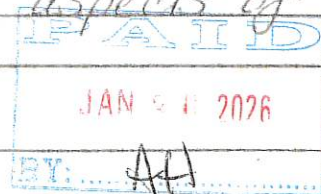
LEGAL DESCRIPTION OF PROPERTY: See attached

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

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

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____



CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria

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

Please Note:

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

EXHIBIT A

Legal Description

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

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

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

PAYMENT RECEIPT

Receipt ID 26-000105



RECEIVED FROM

Donald King

Dardenne Prairie, MO

RECEIVED BY

Dardenne Prairie

Amy Hansen

Dardenne Prairie, MO

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

Paid Date

January 30, 2026

Payment Method

Check
193

Description

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

Notice of Public Hearings

Date 01-29-26

Re: Notice of Public Hearings,
Dardenne Prairie, Missouri

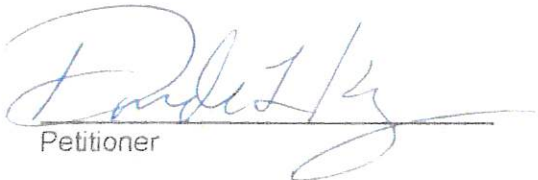
Dear Property Owner:

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

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

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

Sincerely,


Petitioner

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

CONDITIONAL USE PERMIT APPLICATION

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

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


Applicant's Signature

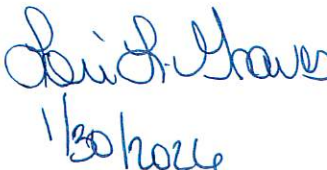
1/29/26
Date


Owner's Signature

1/30/2026
Date

Breihan-Swanson, Inc
Vice President

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


1/30/2026



PUBLIC HEARING NOTICE

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

CUP Request

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

Notice of Public Hearings

Date: 2-9-26

Re: Notice of Public Hearings,
Dardenne Prairie, Missouri

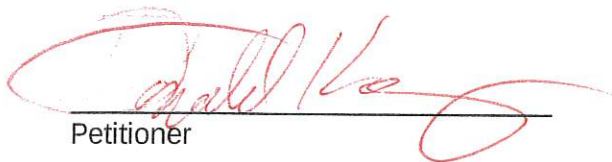
Dear Property Owner:

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

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

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

Sincerely,



Petitioner

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

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

Staff Report

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

Project Summary

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

Figure 1: Project Location



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

Background

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

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

Zoning Compliance Summary

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

Conditional Use Standards

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

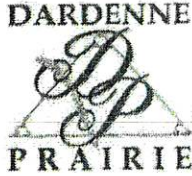
- The proposed conditional use complies with applicable I-1 District regulations.
- The proposed conditional use contributes to public convenience by providing indoor athletic training opportunities.
- The activity will occur entirely within an enclosed building.
- No structural expansion or exterior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

Conditions of Approval

Staff recommend that the PZC consider the conditions listed below:

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

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



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

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

APPLICANT:

JUST IN TIME LAWN CARE
Company Name
Justin Augenstein, Owner
Printed Name, Title
506 S (00) Springs Rd.
Street Address
O'Fallon, MO. 63366
City/State/Zip Code
636-328-5886
Telephone
Justin @ justintimelawns.com Facsimile
Email Address

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

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

Contract Purchaser/Developer:
Just in time lawn care
Company Name
Justin Augenstein, Owner
Printed Name, Title
506 S (00) Springs Rd.
Street Address
O'Fallon, MO. 63366
City/State/Zip Code
636-328-5886
Telephone Facsimile
Justin @ justintimelawns.com
Email Address

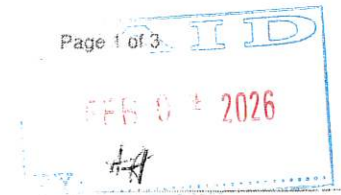
LEGAL DESCRIPTION OF PROPERTY (other than address) PARCEL ID 4-0633-5001-00-0001
PT N 1/2 SE 1/4 PARTIAL EXEMPT- CELL TOWER

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

PROPOSED USE: EXISTING DWELING TO BE USED AS OFFICE. Property behind office to be used as a nursery for trees, shrubs, perennials, annuals.

NO. UNITS: n/a

REZONING REQUEST APPLICATION FEE SUBMITTED: \$ 9200



REZONING REQUEST

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

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

CHECKLIST TO COMPLETE THIS APPLICATION

- Provide two (2) folded copies of a sealed 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: 3/11/2026 Postmark Deadline: 2/24/2026
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Please Note:

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

Any 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

1/12/2026
Date

Signed by:


5C0391D820A941B... Owner's Signature

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

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

DARDENNE



PRAIRIE

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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

JUST IN TIME LAWN CARE

Company Name

JUSTIN AUGENSTEIN OWNER

Printed Name, Title

1306 FEISE RD

Street Address

DARDENNE PRAIRIE 63368

City/State/Zip Code

636-328-5886 Justin @ JustinTimeLawn.com

Telephone

Email

OWNER:

EYESTONE PROPERTIES

Company Name

JUSTIN AUGENSTEIN OWNER

Printed Name, Title

506 S COOL SPRINGS RD.

Street Address

O'Fallon, MO. 63366

City/State/Zip Code

636-614-6620 Justin @ JustinTimeLawn.com

Telephone

Email

STREET ADDRESS OF CONDITIONAL USE: 1306 FEISE RD.

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

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

EXISTING ZONING: RIA PROPOSED ZONING: CI-CUP

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

CONDITIONAL USE APPLICATION FEE SUBMITTED: w/ zoning application

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____



CONDITIONAL USE PERMIT APPLICATION

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

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

Please Note:

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

CONDITIONAL USE PERMIT APPLICATION

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

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

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

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

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

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



Applicant's Signature

2/10/26

Date



Owner's Signature

2/10/26

Date

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

PAYMENT RECEIPT

Receipt ID 26-000119



RECEIVED FROM

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

RECEIVED BY

Dardenne Prairie
Amy Hansen

Dardenne Prairie, MO

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

Paid Date

February 04, 2026

Payment Method

Credit Card

Merchant Transaction

286575604992326

CORPORATE WARRANTY DEED

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

Connection Christian Church

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

Eyestone Properties LLC, a Missouri Limited Liability Company

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

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

Legal Description

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

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

Parcel: 4-0033-S001-00-0001.0000000

Property Address: 1306 Felse Rd
Dardenne Prairie, MO 63368

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

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

Connection Christian Church

BY: *Jimmy Scott*
Lead Pastor/Elder

STATE OF MISSOURI

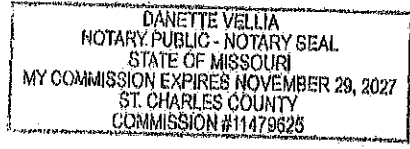
COUNTY OF *St. Charles*

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

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

Danette Vellia
Notary Public

My term Expires: *11.29.27*



g
v-1
5-2



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

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

QUIT CLAIM DEED

1306 Feise Rd.

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

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

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

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

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

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

ST CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

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


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

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

Publishers fee: \$64.01

By: 
Rose Bryant

Sworn to me on this 16th day of
February 2026

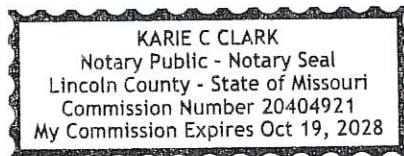
By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

PUBLIC HEARINGS NOTICE

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

Rezoning and CUP Request

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



PUBLIC HEARINGS NOTICE

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

Rezoning and CUP Request

Name of Applicant: Just In Time Lawn Care

Name of Owners: Eyestone Properties

Present Zoning Classification: R-1A

Proposed Zoning Classification: C-1, CUP

Proposed Use: Landscape nursery

Address of Property: 1306 Feise Road, Dardenne Prairie MO 63368

Property Legal Description: Parcel ID 4-0033-5001-00-0001, PT N, ½ SE ¼ Pt Exempt Cell Tower



Cathy Pratt
City Administrator
CPratt@DardennePrairie.org
Phone 636.755.5303

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: March 6, 2026

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

Project Summary

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

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

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

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

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

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

Figure 1: Project Location



Background

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

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

Zoning Compliance Summary

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

Conditional Use Review Standards

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

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

Conditions of Approval

Staff recommend that the PZC consider the conditions listed below:

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

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

Karl and Yvonne Peifer

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

RECEIVED

FEB - 4 2026

City of Dardenne Prairie

3rd February 2026

Just in Time Lawncare

42 Mallard Point Drive
O'Fallon, MO 63368

Dear Owner/Manager,

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

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

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

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

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

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

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

Sincerely,

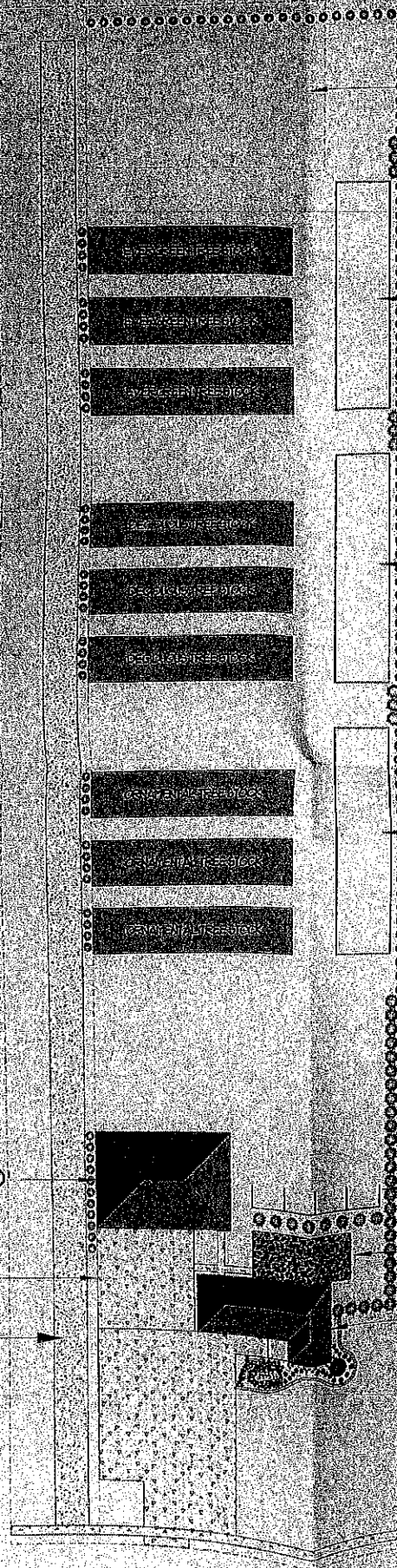
Karl and Yvonne Peifer

cc Dardenne Prairie City Hall

DETACHED GARAGE 60'X40'

NEW ASPHALT - 1320 SQ FT

EASEMENT DRIVE



CELL TOWER EASEMENT

GREENHOUSE #3 (EVERGREEN SHRUBS)

GREENHOUSE #2 (FLOWERING SHRUBS)

GREENHOUSE #1 (ANNUALS/PERENNIALS)

PRIVACY BUFFER (EVERGREENS)

COMPOST/MULCH BIN

PAVER PATIO DISPLAY

EXISTING OFFICE

LEGEND	
SYMBOL	DESCRIPTION
1	FLOWER ANNUAL
2	CLIMBER, RASPBERRY QUINCE
3	FLOWER GRASS
4	GRASS, PURPLE FOUNTAIN PENNONS
5	FLOWER PERENNIAL
6	DASTY RHASTA
7	HOSTA PATRIOT
8	LIROPE SILVER DRAGON
9	SHRUB, DECIDUOUS
10	HYDRANGEA ENDLESS SUMMER
11	ROSE APRICOT DRIFT
12	SHRUB, EVERGREEN, BRACLEAF
13	BOXWOOD GREEN GEM
14	SHRUB, EVERGREEN CENTER
15	ARBOVITAE, EASTERN LINCOLN
16	TREE, DECIDUOUS
17	MAPLE, COLONIAL FALL
18	MAPLE, JAPANESE BLOODGOOD
19	TREE, EVERGREEN
20	ARBOVITAE, GREEN GIANT

Landscape Design by Justin Augenstein
Just In Time Lawn Care

Landscape Plan
1306 Feise Rd

Scale:
1/32" = 1'

Revision #
Date: 1/12/2020



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

	01/06/2026
_____ Applicant's Signature	_____ Date
	01/06/2026
_____ Owner's Signature	_____ Date

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

Notice of Public Hearing

Date: 01/27/2026

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

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

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

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

Sincerely,

Emesh Gutta, Manager

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

INVOICE

Invoice ID 26-000024



INVOICE FOR

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

INVOICE FROM

Dardenne Prairie
Amy Schnell

Dardenne Prairie, MO

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

Issue Date

January 07, 2026

Due Date

January 07, 2026

Description

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



ENGINEERING

PLANNING

SURVEYING

LAND DESCRIPTION

3.023 ACRES

MARCH 3, 2025

BAX PROJECT No. 23-19113

JLH

A tract of land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri and being more particularly described as follows:

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

RECEIVED

JAN 07 2026

City of Dardenne Prairie

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

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

ST CHARLES COUNTY BUSINESS RECORD


Affidavit of Publication

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

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

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

Publishers fee: \$69.20

By: 
Rose Bryant

Sworn to me on this 9th day of
February 2026

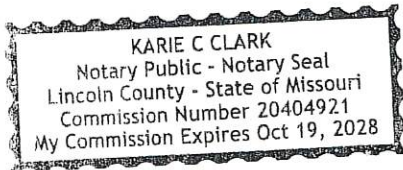
By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

PUBLIC HEARINGS NOTICE

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

PUD - Area Plan Rezoning and CUP Request

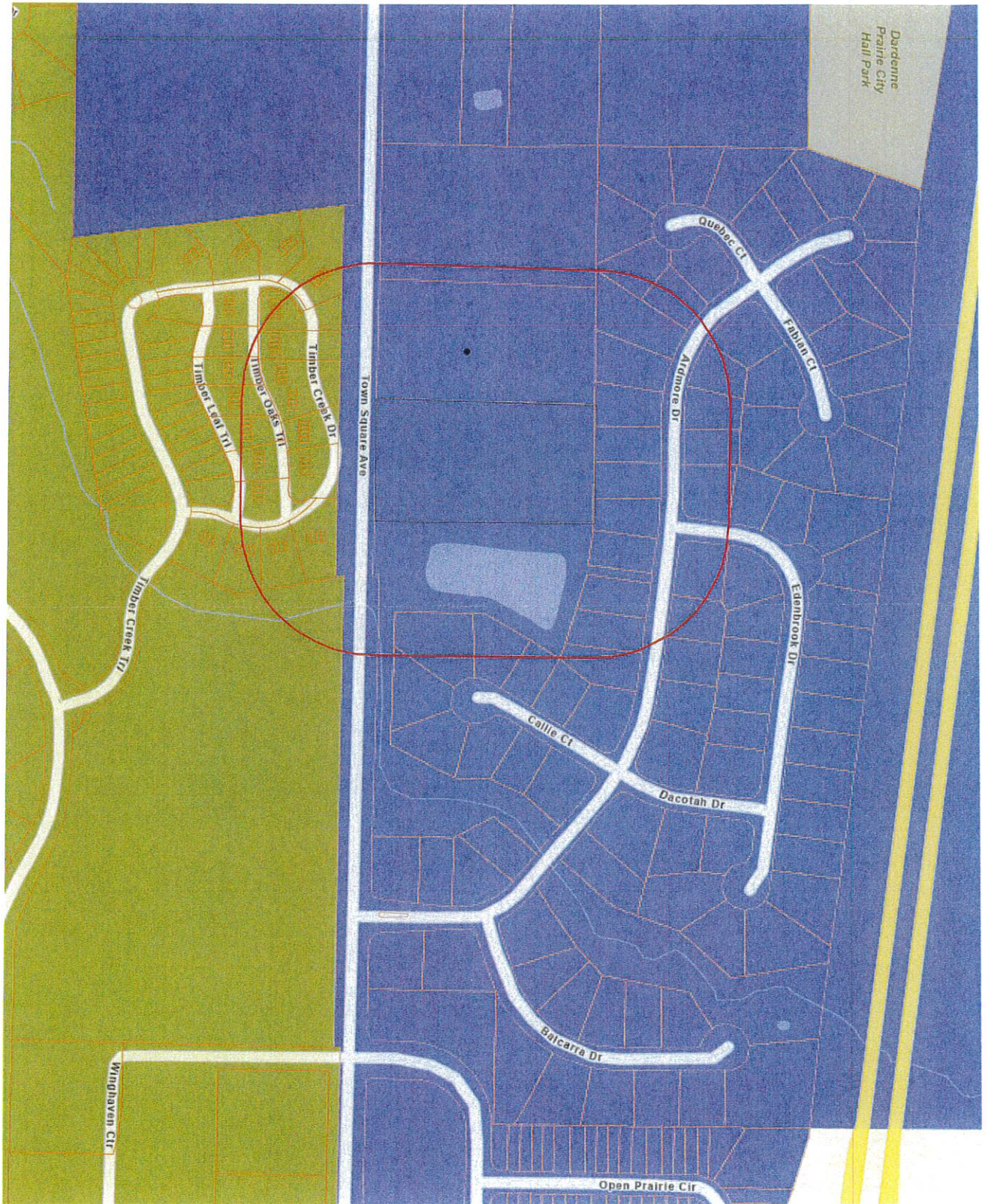
Name of Applicant: Dardenne Prairie Realty, LLC
Name of Owners: Dardenne Prairie Realty, LLC
Present Zoning Classification: ND - New Development District
Proposed Zoning Classification: R-1D, PUD
Proposed Use: 11 Single Family Residential Units
Address of Property: Highway N (approx. 875' West of Hwy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



OWNER	MAILING ADDRESS	SITE ADDRESS	PARCEL ID#
EAKER GREGORY*EAKER SHEILA	1154 S CHARLEMAGNE DR, LAKE ST LOUIS MO, 63367	114 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011C.000000
MCALLISTER MICHAEL R*MCELVAIN NICOLE A	221 MADISON PARK DR, COTTLEVILLE MO, 63376	145 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014D.000000
WYNDBAM MEADOWS HOMEOWNERS ASSOCIATION	7744 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-010A.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8363-00-0016.000000
JACKRISS REALTY LLC	639 THORNBRIDGE DR, OFALLON MO, 63366	160 TIMBER CREEK DR, OFALLON, 63368	4-0036-8363-00-016A.000000
JACKRISS REALTY LLC	639 THORNBRIDGE DR, OFALLON MO, 63366	164 TIMBER CREEK DR, OFALLON, 63368	4-0036-8363-00-016C.000000
ROCKETTE JENNIFER*ROCKETTE ANTHONY	100 TIMBER CREEK DR #10A, OFALLON MO, 63368	100 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-010A.000000
GALLEGOS ANA LAURA MUNOZ*MADRIGAL JOSE GUILLERMO MELN	125 TIMBER CREEK DR 12D, OFALLON MO, 63368	125 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012D.000000
OSBORN RAY R	61 TIMBER OAKS TRLS, OFALLON MO, 63368	61 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006B.000000
SCHLEMMER JON*LOBUSCH HEATHER	3509 POST VALLEY DR, OFALLON MO, 63368	65 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006D.000000
BRANDT CINDY	12 VILLA MEADOW LN, WENTZVILLE MO, 63385	64 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006C.000000
WEST AMIE M*WEST DANIEL A	7754 QUEBEC CT, DARDENNE PRAIRIE MO, 63368	7754 QUEBEC CT, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0058.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-0011.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-0014.000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	141 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014B.000000
HUGHES RESIDENTIAL PROPERTIES LLC	7720 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7720 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0086.000000
WALSH PATRICK*WALSH ELIZABETH	7718 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7718 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0087.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8498-00-0013.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8588-00-0018.000000
GERVAIS MORGAN	51 TIMBER OAKS TRLS, OFALLON MO, 63368	51 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0058.000000
HSI HAN CHING*HSI LU LING	18 HODGESHAVEN CIR, BLOOMINGTON IL, 61704-1506	131 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013B.000000
WINEYARD TERESA A*DAVIS SCOTT P	86 GREEN PARK LN, OFALLON MO, 63366	181 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018B.000000
CRIMSON MEADOWS LLC	2024 CRIMSON MEADOWS DR, OFALLON MO, 63366	135 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013D.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8449-00-0004.000000
LOCALIVING LLC	PO BOX 811, OFALLON MO, 63366	171 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017B.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8418-00-0006.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8455-00-0003.000000
KVKK 1 COMPANY LLC	9010 SPY GLASS HILL DR, OFALLON MO, 63368	170 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017A.000000
WALDEN SHELLEY KAYE	121 TIMBER CREEK DR, OFALLON MO, 63368	121 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012B.000000
ROE TREVOR*ROE AMY	60 TIMBER OAKS TRLS, OFALLON MO, 63368	60 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006A.000000
DARDENNE PRAIRIE REALTY LLC	1266 SPRING LULLY DR, HIGH RIDGE MO, 63049	HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025.012000
PREWITT MAUREEN*PREWITT WAYNE	7601 TOWN SQUARE AVE, DARDENNE PRAIRIE MO, 63368	7601 HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025.013000
HEIDGER MICHELLE M	2011 CRIMSON MEADOWS DR, OFALLON MO, 63366-4175	55 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005D.000000
MILLER TAMARA* MILLER WILLIAM	7722 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7722 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0085.000000
GONZALES CHARLES J II*GONZALES KIMBERLY	7733 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7733 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0038.000000
HOUGHTON MARC W*HOUGHTON TERESA L	7790 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7790 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0060.000000
SWOBODA JASON L	3121 W SAN JUAN ST, TAMPA FL, 33620	104 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010C.000000
RYBICKI TREV JORDAN	110 TIMBER CREEK DR, OFALLON MO, 63368	110 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011A.000000
SOLAIAN SHIVARAMAN	709 THE HAMPTONS LN, CHESTERFIELD MO, 63017	111 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011B.000000
DALAL HEMIN	115 TIMBER CREEK DR #11D, OFALLON MO, 63368	115 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011D.000000
MORRIS RYAN M	144 TIMBER CREEK DR, OFALLON MO, 63368	144 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014C.000000
KOHLER LISA M	154 TIMBER CREEK DR UNIT C, OFALLON MO, 63368	154 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015C.000000
SHAH CHIRAG	319 CHESTNUT CREEK CIR, OFALLON MO, 63368	70 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007A.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-0009.000000
MOTTET PAUL J*MOTTET DIANE M	7729 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7729 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0036.000000
LEWIS RICHARD A*LEWIS DONNA L	7731 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7731 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0037.000000
BIKEMEIER GARY M*BIKEMEIER MONICA	7740 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7740 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0065.000000
HOUSTON JOHN*HOUSTON DOROTHY IREVECC DOM ASSET PROT TRUST	7746 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7746 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0062.000000
PATEL KUSH	74 TIMBER OAKS TRLS #7C, OFALLON MO, 63368-8178	74 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007C.000000
BOOTH KACEY LOREN*BOOTH RAYMOND T III*BOOTH DIXIE L A	140 TIMBER CREEK DR, OFALLON MO, 63368	140 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014A.000000
PALADUGU SREEDHAR	155 TIMBER CREEK DR, OFALLON MO, 63368	155 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015D.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0005.000000
BRANSON BRYAN K*BRANSON CARRIE M	7723 ARDMORE DR, DARDENNE PRAIRIE MO, 63368-6785	7723 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0078.000000
PLAMP GARY J*GALLY VICTORIA K REVOC LIV TRUST	7724 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7724 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0084.000000
WENTZVILLE R V SCHOOL DISTRICT	1 CAMPUS DR, WENTZVILLE MO, 63385	7500 HWY N, OFALLON, 63368	4-0036-8511-00-0003.061000
WEST ROBERT	3730 PINEBROOK CIR #303, BRADENTON FL, 34209	80 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-009A.000000
SINCLAIR MICHAEL M	33 SPRING BONDWICH CT, OFALLON MO, 63368	94 TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-009C.000000
MULHERIN WILLIAM M*MULHERIN SUSAN K	7732 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7732 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0080.000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	91 TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-009B.000000
ENTEROTH GREGORY P*MANAGING MEMBER OF GPE PROP LLC	4464 AUSTIN MEADOW CT, ST CHARLES MO, 63304	161 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016B.000000
ENTEROTH GREGORY P*MANAGING MEMBER OF GPE PROP LLC	4464 AUSTIN MEADOW CT, ST CHARLES MO, 63304	165 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016D.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-0100.000000
VAUGHT STACEY	150 TIMBER CREEK DR, OFALLON MO, 63368	150 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015A.000000
SCHUERMAN ANNA*HORNER TYLER R	7727 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7727 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0035.000000
HOWARD MICHAEL N*HOWARD MADELINE L	7744 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7744 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0063.000000
JOHNSON GREGORY A*JOHNSON STARLA D	7736 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7736 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0067.000000
BOWLER RICHARD A*BOWLER TRACY L	7725 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7725 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0069.000000
SMITH ROSS*SMITH ALLISON	7734 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7734 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0079.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8330-00-0007.000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	151 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015B.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0002.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8475-00-0001.000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	174 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-017C.000000
HERINBLAD KONRAD	867 N MARSHALL ST, PHELEADELPHIA PA, 19123	124 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012T.000000
NICKEL DAVID A*NICKEL TONYA R	7730 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7730 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0081.000000
FRANZGROTE ERIC J*BAHN SHERRI L	7748 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7748 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0101.000000
HARRIS JULIE D	101 TIMBER CREEK DR, OFALLON MO, 63368	101 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010B.000000
THUMMALAPALLI SUNITHA R	1520 DAWN DR, SUWANEE GA, 30024	105 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010D.000000
RHODES MICHAEL JAMES*RHODES BARBARA JEWELL	71 TIMBER OAKS TRLS, OFALLON MO, 63368	71 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007B.000000
ULHENBROCK KATHLYN	75 TIMBER OAKS TRLS UNIT 7D, OFALLON MO, 63368	75 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007D.000000
LSL FAMILY HOLDINGS LLC	608 EAGLEWOOD TRAIL DR, LAKE ST LOUIS MO, 63367	175 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017D.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-0017.000000
COOLEY ANGELINA R LIFE ESTATE	120 TIMBER CREEK DR, OFALLON MO, 63368	120 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012A.000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8510-00-0012.000000
KALTENBACH KENNETH V	185 TIMBER CREEK DR, OFALLON MO, 63368	185 TIMBER CREEK DR, OFALLON, 63368	4-0036-8588-00-018D.000000
PREWITT REGINE O TRUST	1 BRIAR PATCH DR, DEFIANCE MO, 63341	HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025.014000
LENOARD CURTIS*LENOARD NICOLE	7742 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7742 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0064.000000
DUHREHN MICHAEL P*DUHREHN ALEXIS C	7738 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7738 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0066.000000
MARCHLEWSKI WILLIAM* MARCHLEWSKI CATHERINE	202 FABIAN CT, DARDENNE PRAIRIE MO, 63368	202 FABIAN CT, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0039.000000
DALLAS NATHAN	50 TIMBER OAKS TRAIL UNIT 5A, OFALLON MO, 63368	50 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005A.000000
MERTENS MARK	180 TIMBER CREEK DR #A, OFALLON MO, 63368	180 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018A.000000
ZHW PROPERTIES LLC	3751 FOREST MEADOW DR, DEFIANCE MO, 63341	54 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005C.000000
HSI HAN CHING*HSI LU LING	18 HODGESHAVEN CIR, BLOOMINGTON IL, 61704-1506	130 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013A.000000
LIN DALLEN	134 TIMBER CREEK DR, OFALLON MO, 63368	134 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013C.000000
STECK THOMAS L*STECK MARGARET R	11527 SANDY VIEW DR, ST LOUIS MO, 63146	184 TIMBER CREEK DR, OFALLON, 63368	4-0036-8589-00-018C.000000

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

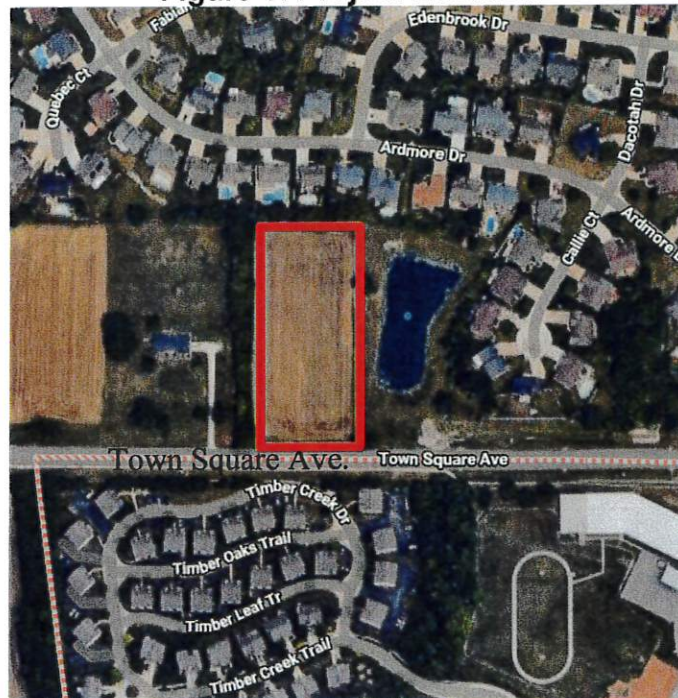
DATE: March 11, 2026

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.

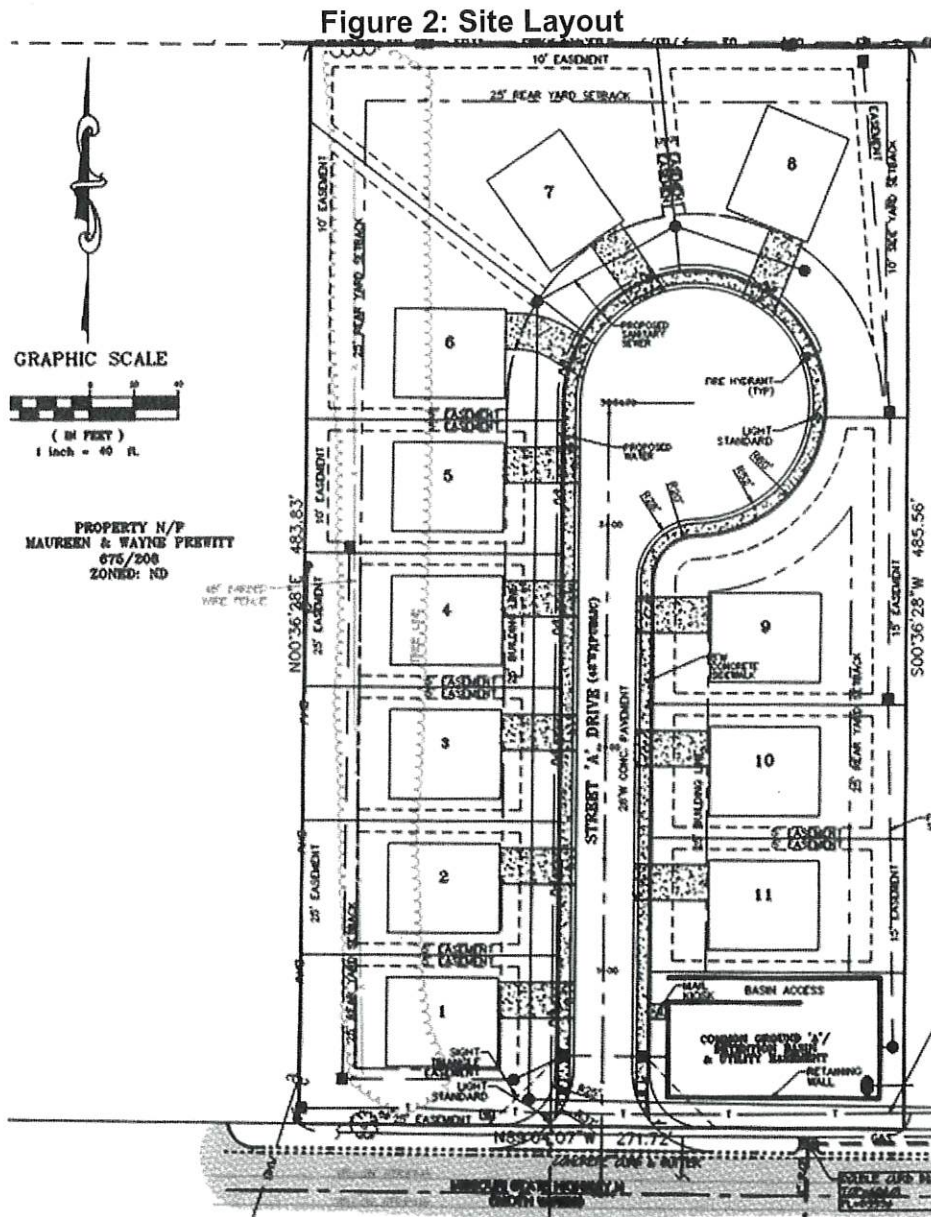
The applicant is requesting a PUD to allow deviations from the standard requirements found under the provisions of the R-1D Zoning District in Section 405.170D. The project’s compliance with the underlying regulatory framework is outlined in Table 1 below and lists the “R-1D” District deviations/waivers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



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.

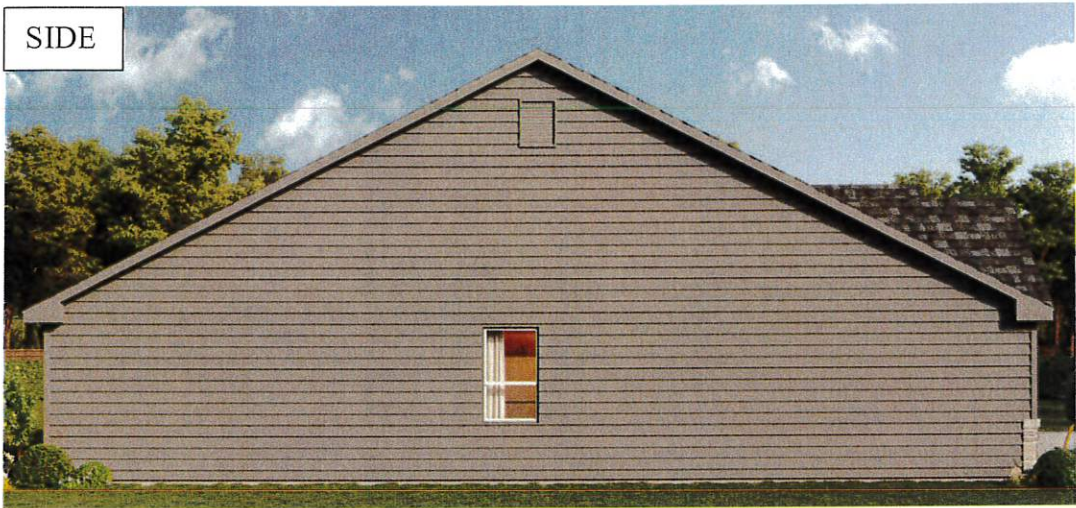
Design

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



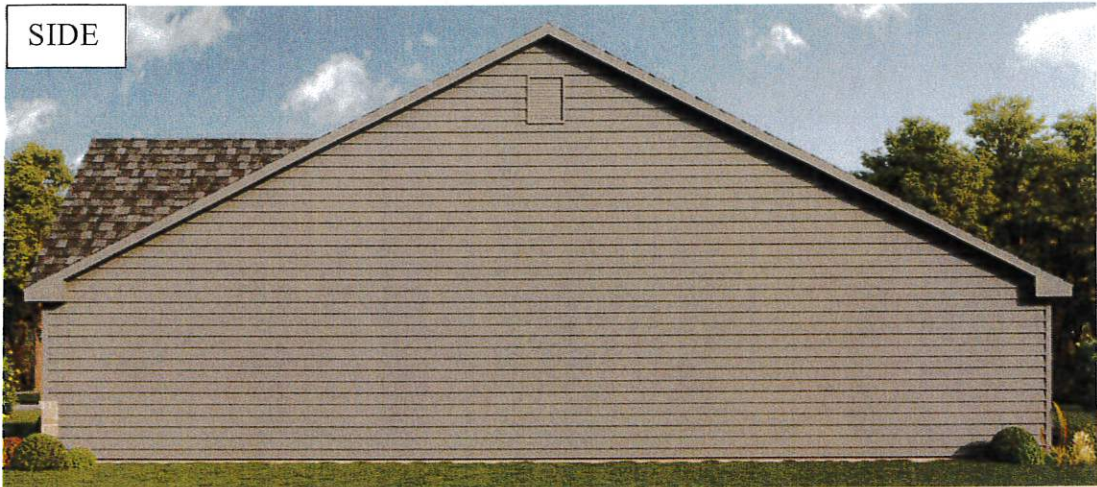
SIDE

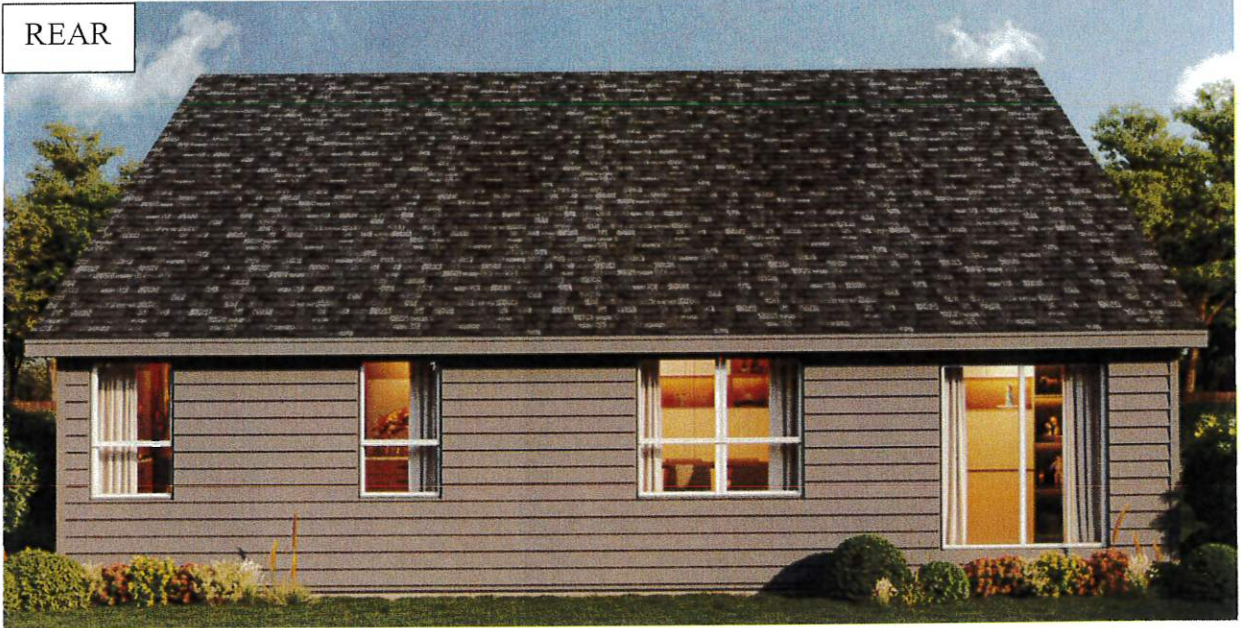


SIDE
ENHANCED



SIDE





Figures 8-11: Two-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.

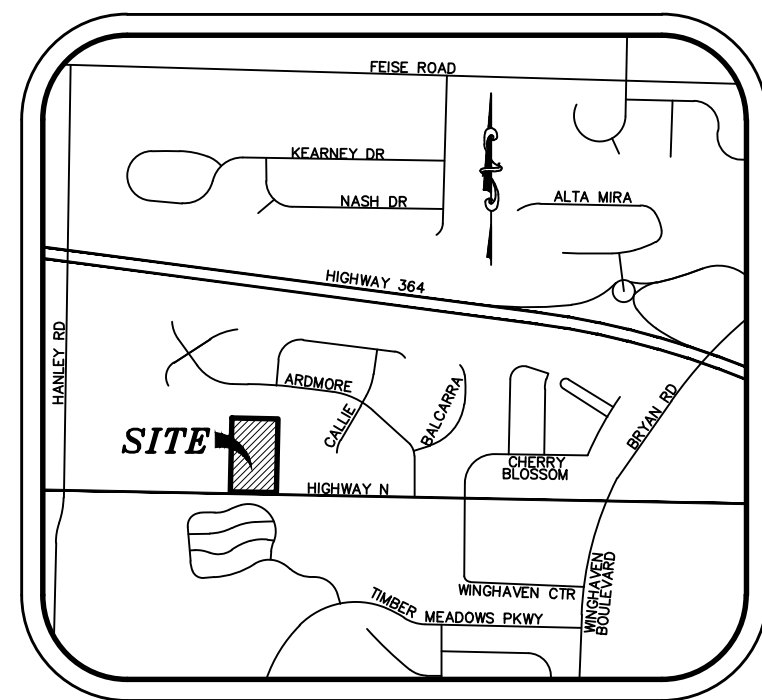
Upon review, Staff provided the above excerpts and summary of the Comprehensive Plan and found the proposed Area Plan requires the deviations noted in Table 1 included in this report, all of which can be modified pursuant to the PUD procedures Section 405.220 A.

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.

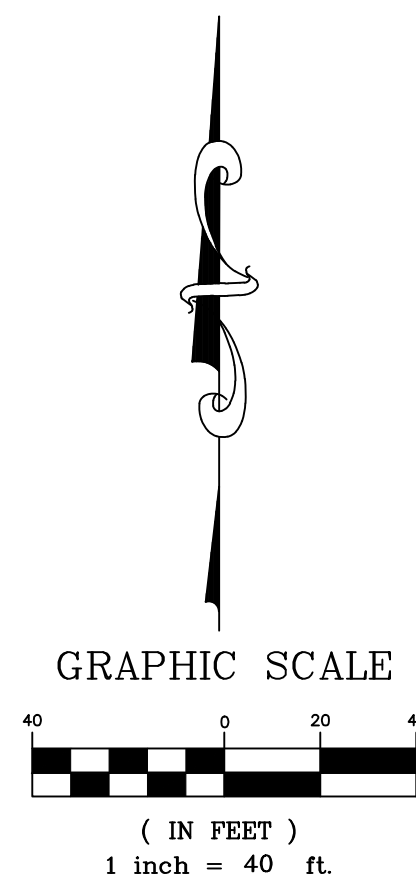
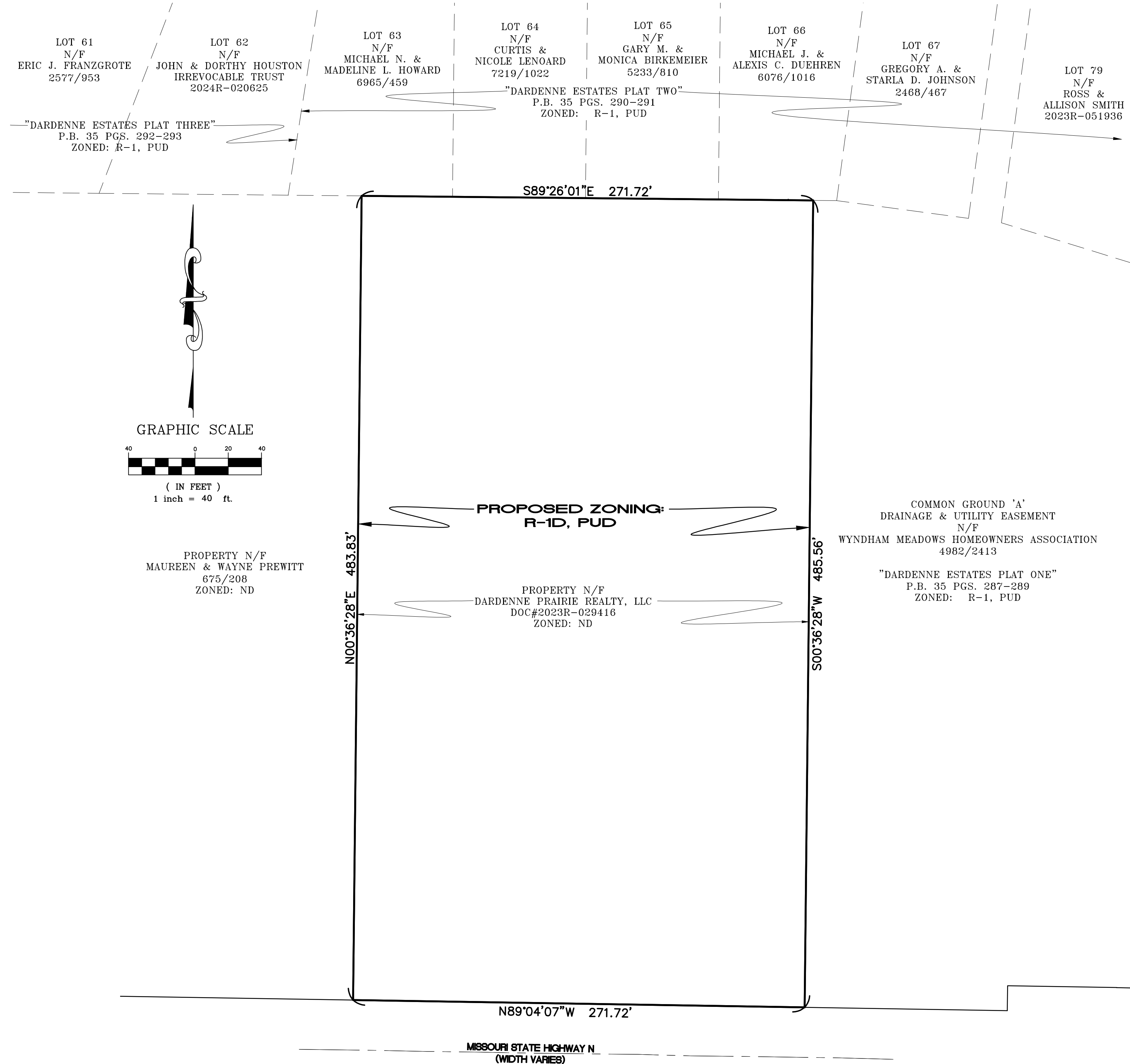
Enclosures

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



LOCATION MAP
NOT TO SCALE

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



A REZONING EXHIBIT FOR
PRAIRIE POINT
HIGHWAY N
DARDENNE PRAIRIE, ST. CHARLES, MISSOURI 63368

PREPARED FOR:
DARDENNE PRAIRIE REALTY, L.L.C.
1101 HIGH RIDGE, MO 63049
314-803-0888

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

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

01/06/2026
DATE
23-19113
PROJECT NUMBER
19113pre.dwg
FILE NAME
CLM/CAW
DRAWN
CAW JBS
DESIGNED CHECKED

REZONING EXHIBIT

PUBLIC HEARINGS NOTICE

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

PUD – Area Plan Rezoning and CUP Request

Name of Applicant: Dardenne Prairie Realty, LLC

Name of Owners: Dardenne Prairie Realty, LLC

Present Zoning Classification: ND – New Development District

Proposed Zoning Classification: R-1D, PUD

Proposed Use: 11 Single Family Residential Units

Address of Property: Highway N (approx. 875' West of Hwy N & Ardmore Dr)

Property Legal Description: Pt SW ¼ of Section 1, Twnshp 46 N, Range 2 East



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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.

 Company Name
Emesh Gutta, Manager

 Printed Name, Title
1266 Spring Lilly Drive

 Street Address
High Ridge, MO 63049

 City/State/Zip Code
314-803-0898

 Telephone _____ Facsimile _____
emeshgutta@gmail.com

 Email Address

STREET ADDRESS OF P.U.D.: _____

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

 Printed Name
Emesh Gutta, Manager

 Printed Name
1266 Spring Lilly Drive

 Street Address
High Ridge, MO 63049

 City/State/Zip Code
314-803-0898

 Telephone _____ Facsimile _____
emeshgutta@gmail.com

 Email Address

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

 Company Name
Emesh Gutta, Manager

 Printed Name, Title
1266 Spring Lilly Drive

 Street Address
High Ridge, MO 63049

 City/State/Zip Code
314-803-0898

 Telephone _____ Facsimile _____
emeshgutta@gmail.com

 Email Address

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

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

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

PROJECT AREA: 3.02 ACRES PROPERTY AREA: 3.02 ACRES

REZONING REQUEST FEE SUBMITTED: \$920.00

AREA PLAN REVIEW FEE SUBMITTED: \$713.25

P.U.D. REQUEST - AREA PLAN

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

Please Note:

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



[√] CHECKLIST TO COMPLETE THIS APPLICATION

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

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

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

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

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

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

Notice of Public Hearing

Date: 01/27/2026

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

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

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

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

Sincerely,

Emesh Gutta, Manager

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



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Elevations and images are artist renderings for illustrative purposes only and reflect design intent. Actual construction details, materials, colors, features, landscaping, and site elements may vary due to engineering, code requirements, site conditions, product availability, and owner selections. Refer to construction drawings and specifications for final details.



Cathy Pratt
City Administrator
CPratt@DardennePrairie.org
Phone 636.755.5303

Staff Report

TO: Planning and Zoning Commission
FROM: Cathy Pratt
DATE: March 6, 2026
SUBJECT: Red Bud Development (7393 Highway N)

The City of Dardenne Prairie, Missouri, has conducted Public Hearings for a PUD Request – Area Plan (rezoning request) & Conditional Use Permit Application before the Planning and Zoning Commission on December 10, 2025 which was continued until January 14, 2026, and appeared before the Board of Aldermen on December 17, 2025 and was continued to January 7, 21 and February 4, 2026.

On February 4, 2026 the Board voted to send the applicant back to Planning and Zoning Commission for additional review due to substantive changes proposed to their project. The applicant will appear again before the Planning and Zoning Commission on Wednesday, March 11, 2026, concerning the following:

Name of Applicant: The Red Bud Development Group, LLC

Name of Owners: TLR Enterprises, LLC / Pinecrest Rental Properties LLC

Present Zoning Classification: C-2

Proposed Zoning Classification: R-1D, PUD **(now requesting R-1D)**

Proposed Use: 32 Single-Family Attached Residential (now 20 units)

Address of Property: 7393 Hwy N and Stump Road

Property Legal Description: PT SW ¼, SW ¼ Pinecrest Apartments, Lot 2



NOTICE

Date: February 11, 2026

Re: RedBud Development – Group Project referred back to Planning and Zoning
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, has conducted Public Hearings for a PUD Request – Area Plan (rezoning request) & Conditional Use Permit Application for a tract of land near your property before the Planning and Zoning Commission on December 10, 2025 which was continued until January 14, 2026, and appeared before the Board of Aldermen on December 17, 2025 and was continued to January 7, 21 and February 4, 2026. On February 4, 2026 the Board voted to send the applicant back to Planning and Zoning Commission for additional review due to substantive changes proposed to their project. The applicant will appear again before the Planning and Zoning Commission on **Wednesday, March 11, 2026**, concerning the following:

Name of Applicant: The Red Bud Development Group, LLC

Name of Owners: TLR Enterprises, LLC / Pinecrest Rental Properties LLC

Present Zoning Classification: C-2

Proposed Zoning Classification: R-1D, PUD (now requesting R-1D)

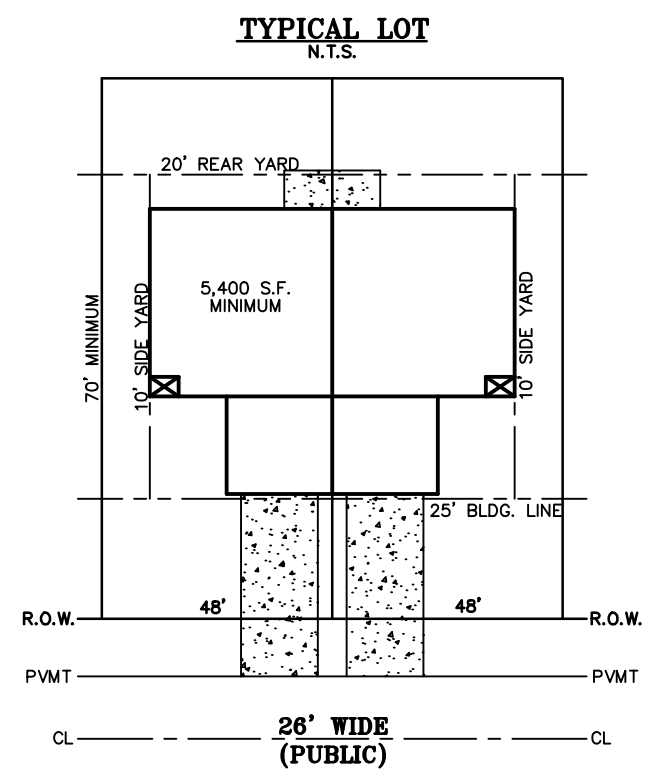
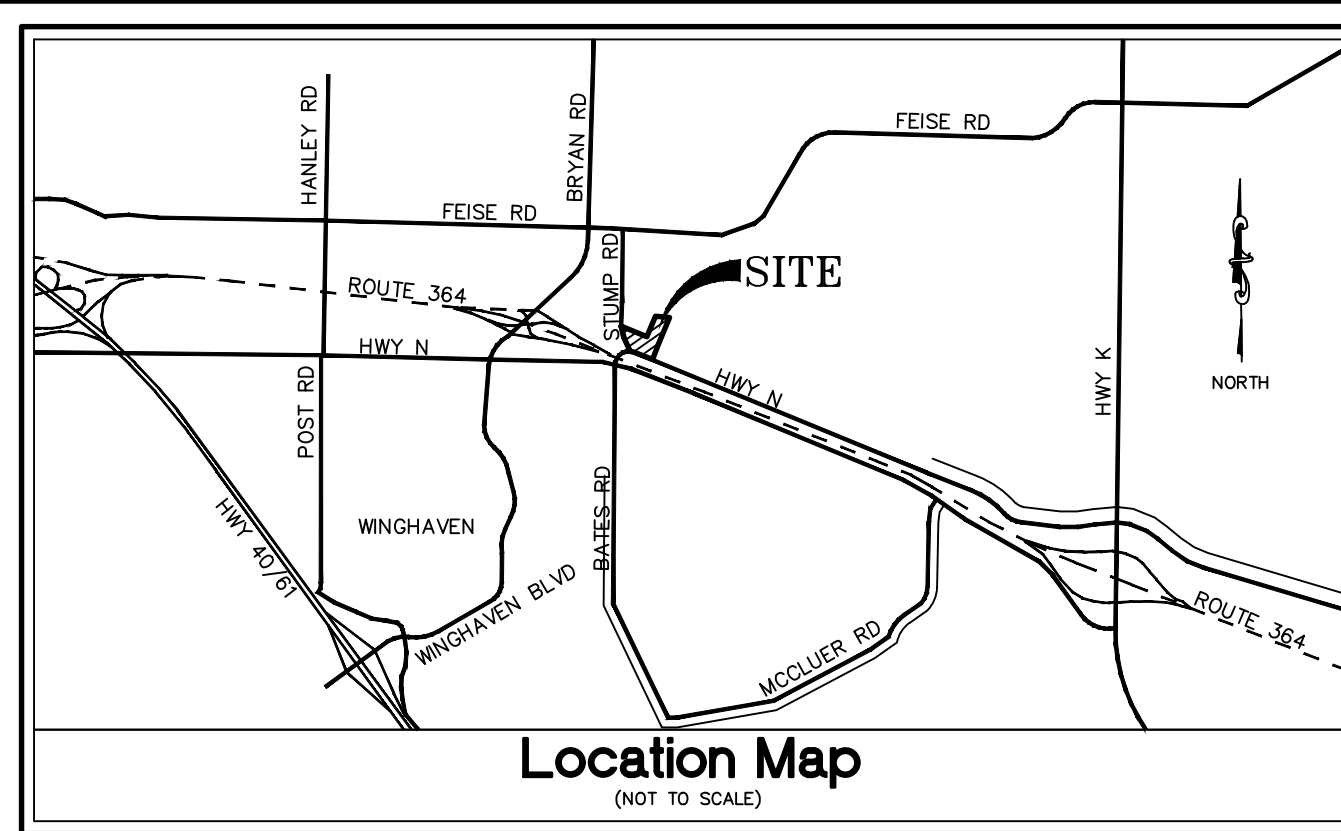
Proposed Use: 32 Single-Family Attached Residential (now requesting 20)

Address of Property: 7393 Hwy N and Stump Road

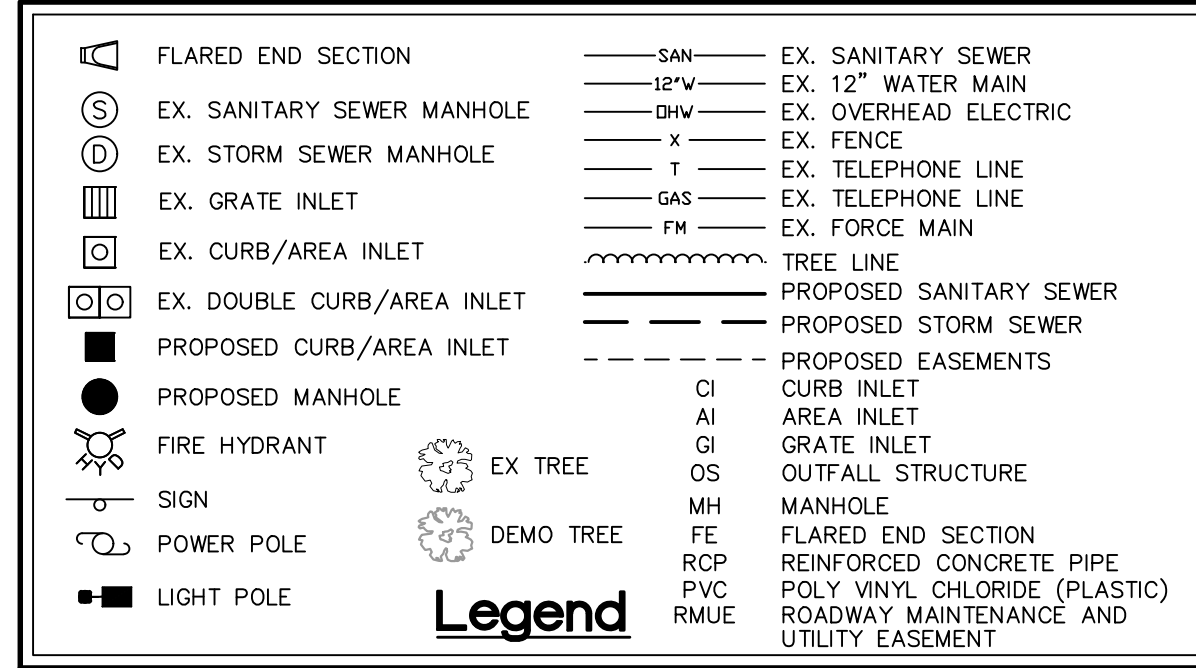
Property Legal Description: PT SW ¼, SW ¼ Pinecrest Apartments, Lot 2

Please be advised that while there will not be a Public Hearing again for this project, you have the right to be heard during public comment. If you have any questions, feel free to contact the City of Dardenne Prairie at 636 755 5353.

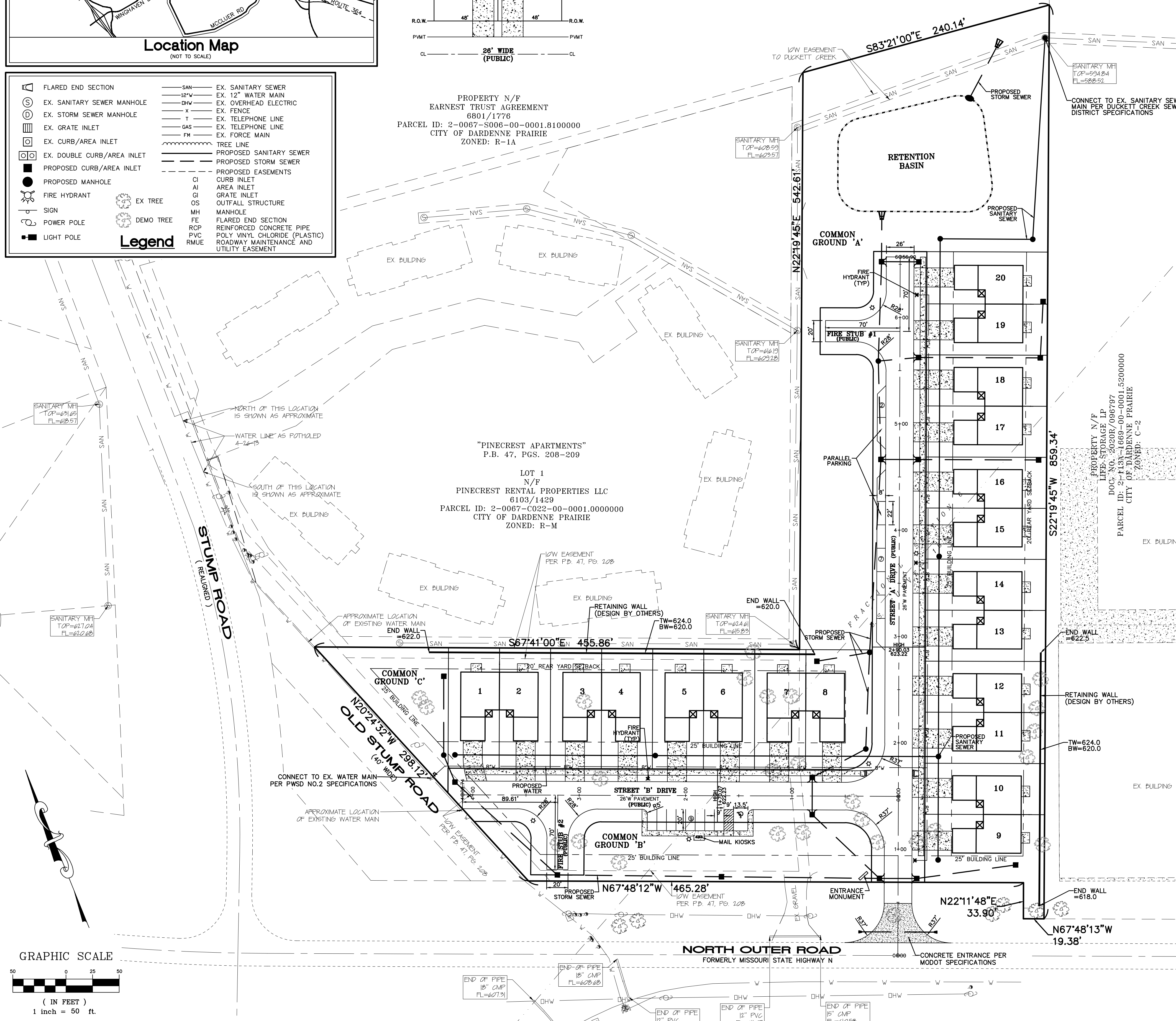
A SITE PLAN FOR #7393 HIGHWAY N A TRACT OF LAND BEING ALL OF LOT 2 OF "PINECREST APARTMENTS" AND BEING PART OF U.S. SURVEY 1669 AND PART OF FRACTIONAL SECTION 6 TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF DARDENNE PRAIRIE ST. CHARLES COUNTY, MISSOURI



- SHEET INDEX: 1 SITE PLAN 2 GRADING AND SILTATION PLAN 3 EXISTING DRAINAGE AREA MAP 4 PROPOSED DRAINAGE AREA MAP 5 LANDSCAPE PLAN 6 LOT AREA PLAN



PROPERTY N/F EARNEST TRUST AGREEMENT 6801/1776 PARCEL ID: 2-0067-S006-00-0001.8100000 CITY OF DARDENNE PRAIRIE ZONED: R-1A



DEVELOPMENT NOTES:

- 1. Area of Tract: 6.007 Acres Total
2. Existing Zoning: C-2 General Commercial
3. Proposed Zoning: R-1D, Single-Family Residential District
4. Proposed Use: Single Family Attached Residential
5. Proposed Lots: 20 Lots/Units
6. Property Owner (Parcel ID: 2-0067-C022-00-0002.0000000): Pinecrest Rental Properties LLC
7. Developer: Redbud Development Group LLC
8. Zoning Requirements: R-1D
9. Site served by the following: Sanitary Sewer: Duckett Creek Sewer District
10. According to the Flood Insurance Rate Map of St. Charles County, Missouri...
11. Site Coverage Calculations: Site Area = 261,675.61 s.f.
12. Average Lot Area: Area of Lots = 112,561.34 s.f.
13. Woodland Area Calculations: 50% Tree removal allowed per City of Dardenne Prairie.
14. Landscape Calculations: 1 Tree planted in front of each lot having 79' or less road frontage.
15. All proposed utilities to be located underground.
16. Parking Spaces Required: 2 Spaces per Unit X 20 Units = 40 Spaces
17. The sanitary sewers for all proposed homes shall drain by gravity.

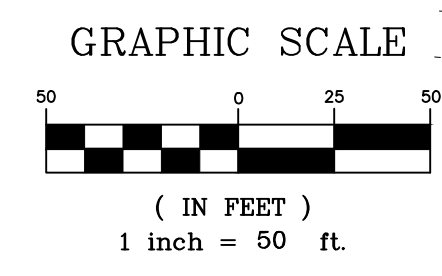
A SITE PLAN FOR #7393 HIGHWAY N #7393 HIGHWAY N CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

Engineering Planning Surveying logo and contact information for Redbud Development Group LLC.

REVISIONS table with columns for date and client revisions.

Professional Engineer seal for Jeffrey B. Simmons, State of Missouri, No. 2007030831.

02/02/2026 DATE 00-10988C PROJECT NUMBER 10988Cpre.dwg FILE NAME CLM DRAWN CAW JBS DESIGNED CHECKED



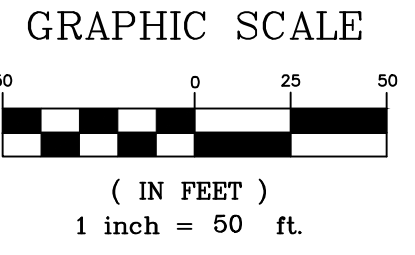
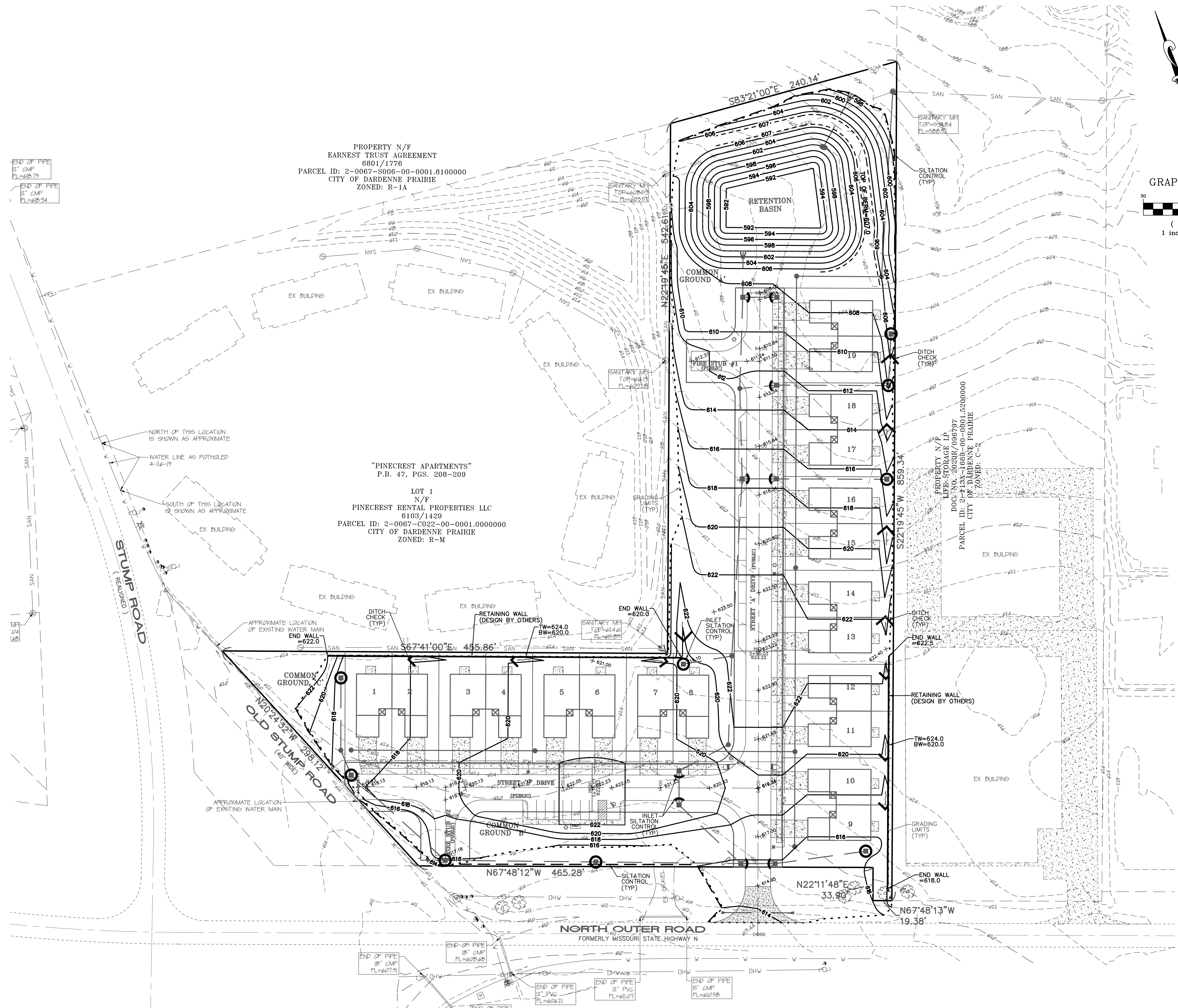
END OF PIPE
12" CMP
FL=612.73

END OF PIPE
12" CMP
FL=618.94

PROPERTY N/F
EARNEST TRUST AGREEMENT
6801/1776
PARCEL ID: 2-0067-0006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-0022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M



A SITE PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

PREPARED FOR:
REBUD DEVELOPMENT GROUP LLC
CITY, STATE, ZIP
314-803-7565

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/04/26	CLIENT REVISIONS

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

JEFFREY B. SIMMONS
NUMBER
PE-2007030831
PROFESSIONAL ENGINEER

Jeffrey B. Simmons
Civil Engineer
2007030831

02/02/2026
DATE

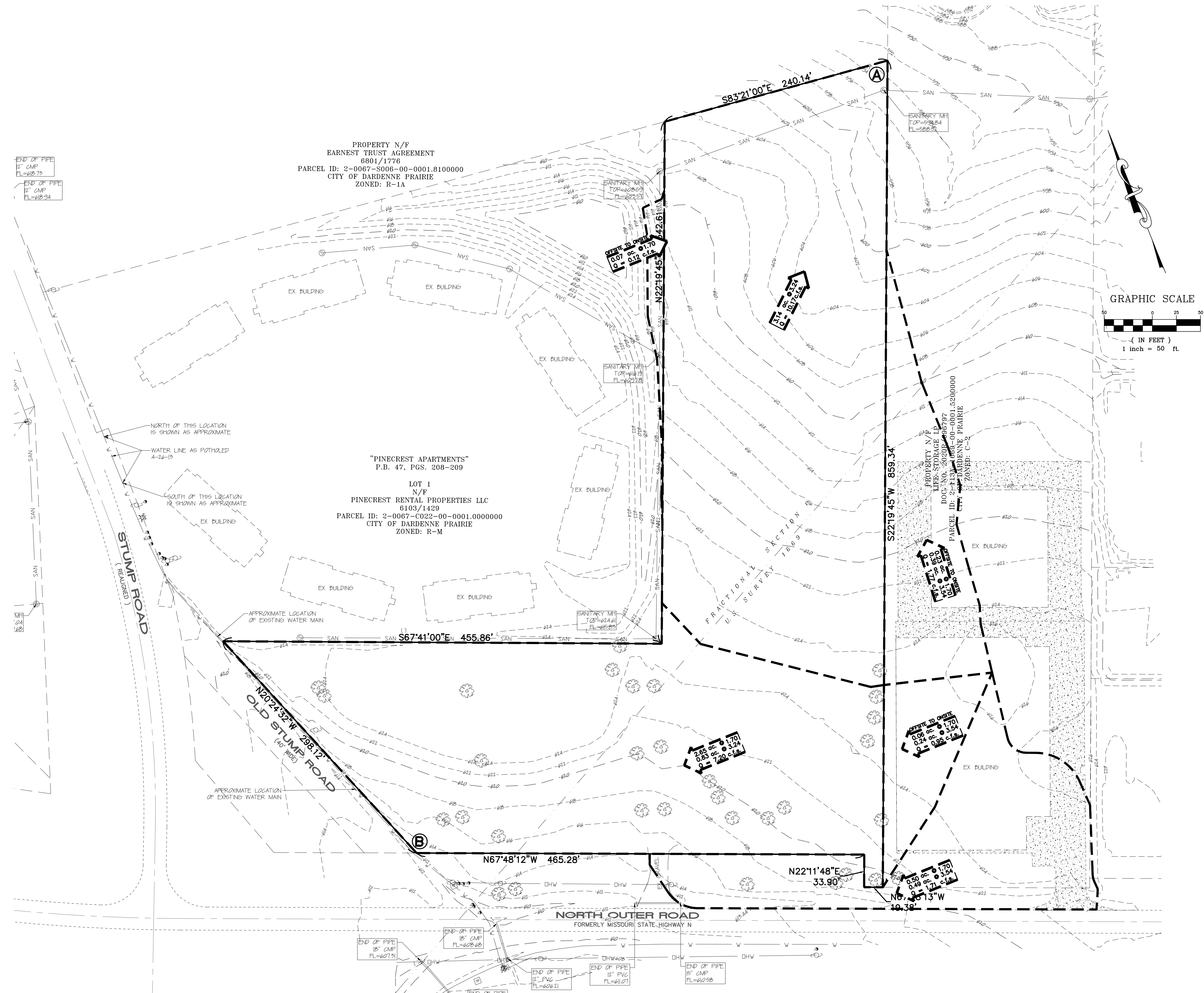
00-10988C
PROJECT NUMBER

10988Cpre.dwg
FILE NAME

CLM
DRAWN

JBS JBS
DESIGNED CHECKED

GRADING &
SILTATION
PLAN



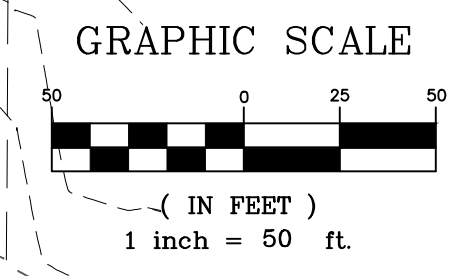
END OF PIPE
12" CMP
FL=618.73

END OF PIPE
12" CMP
FL=618.54

PROPERTY N/F
EARNEST TRUST AGREEMENT
8801/1776
PARCEL ID: 2-0067-S006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M



A SITE PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

BAT

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/04/26	CLIENT REVISIONS

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

Jeffrey B. Simmons
Civil Engineer
2007030831

02/02/2026
DATE

00-10988C
PROJECT NUMBER

10988Cpre.dwg
FILE NAME

CLM
DRAWN

JBS JBS
DESIGNED CHECKED

EXISTING
DRAINAGE AREA
MAP

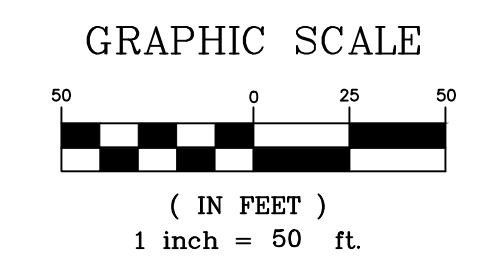
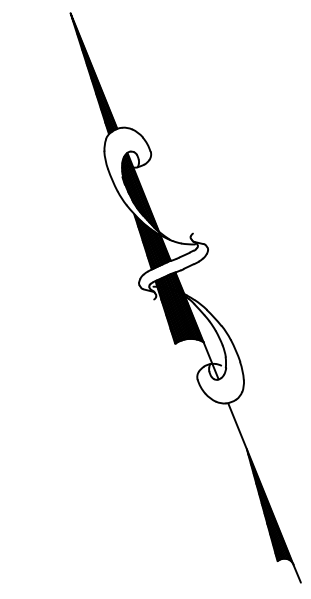
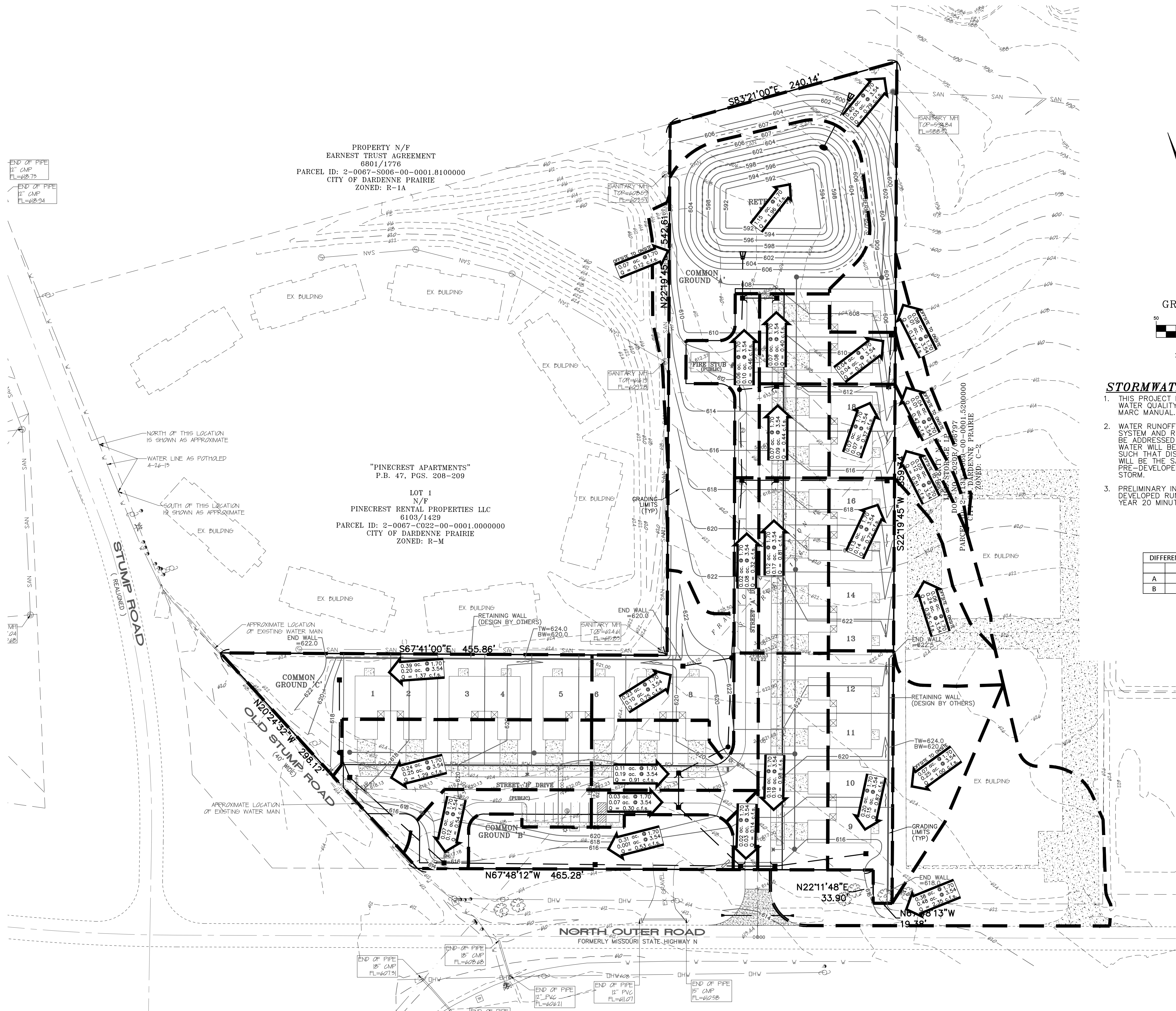
END OF PIPE
12" CMP
FL=618.75

END OF PIPE
12" CMP
FL=618.54

PROPERTY N/F
EARNST TRUST AGREEMENT
6801/1776
PARCEL ID: 2-0067-S006-00-0001.8100000
CITY OF DARDENNE PRAIRIE
ZONED: R-1A

"PINECREST APARTMENTS"
P.B. 47, PGS. 208-209

LOT 1
N/F
PINECREST RENTAL PROPERTIES LLC
6103/1429
PARCEL ID: 2-0067-C022-00-0001.0000000
CITY OF DARDENNE PRAIRIE
ZONED: R-M



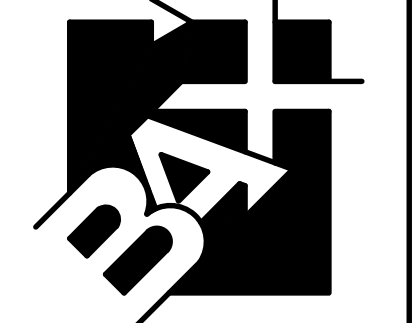
STORMWATER MANAGEMENT PLAN

1. THIS PROJECT REQUIRES STORM WATER DETENTION AND WATER QUALITY CREDITS TO BE DETERMINED USING THE MARC MANUAL.
2. WATER RUNOFF WILL BE COLLECTED IN STORM SEWER SYSTEM AND ROUTED TO BASIN. WATER QUALITY WILL BE ADDRESSED WITH A BIORETENTION AREA. STORM WATER WILL BE ATTENUATED IN THE DETENTION BASIN SUCH THAT DISCHARGE TO THE EXISTING CHANNEL WILL BE THE SAME AS OR LESS THAN THE PRE-DEVELOPED CONDITION FOR THE VARIOUS DESIGN STORM.
3. PRELIMINARY INFORMATION FOR PRE AND POST DEVELOPED RUNOFF IS CONTAINED HEREIN FOR THE 15 YEAR 20 MINUTE STORM.

DIFFERENTIAL RUNOFF 15YR/20MIN STORM (cfs)			
	PRE	POST	DIFFERENTIAL
A	12.06	17.48	5.42
B	8.15	0	-8.15

A SITE PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

PREPARED FOR:
REDDUD DEVELOPMENT GROUP, LLC
CITY, STATE, ZIP
314-803-7565



**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/04/26	CLIENT REVISIONS

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



Jeffrey B. Simmons
Civil Engineer
2007030831

02/02/2026
DATE
00-10988C
PROJECT NUMBER
10988Cpre.dwg
FILE NAME
CLM
DRAWN
JBS JBS
DESIGNED CHECKED

PROPOSED
DRAINAGE AREA
MAP

A SITE PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
#7393 HIGHWAY N
 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

BAT

**ENGINEERING
 PLANNING
 SURVEYING**

221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5552
 FAX 928-1718

Bax Engineering Company, Inc.
 Missouri State Certificate of Authority
 Engineering #000655
 Missouri State Certificate of Authority
 Surveying #000144

REVISIONS

DATE	CLIENT REVISIONS
03/04/26	

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



02/02/2026
 DATE
 00-10988C
 PROJECT NUMBER
 10988Cpre.dwg
 FILE NAME
 CLM
 DRAWN
 CAW JBS
 DESIGNED CHECKED

LANDSCAPE PLAN

LANDSCAPE LEGEND

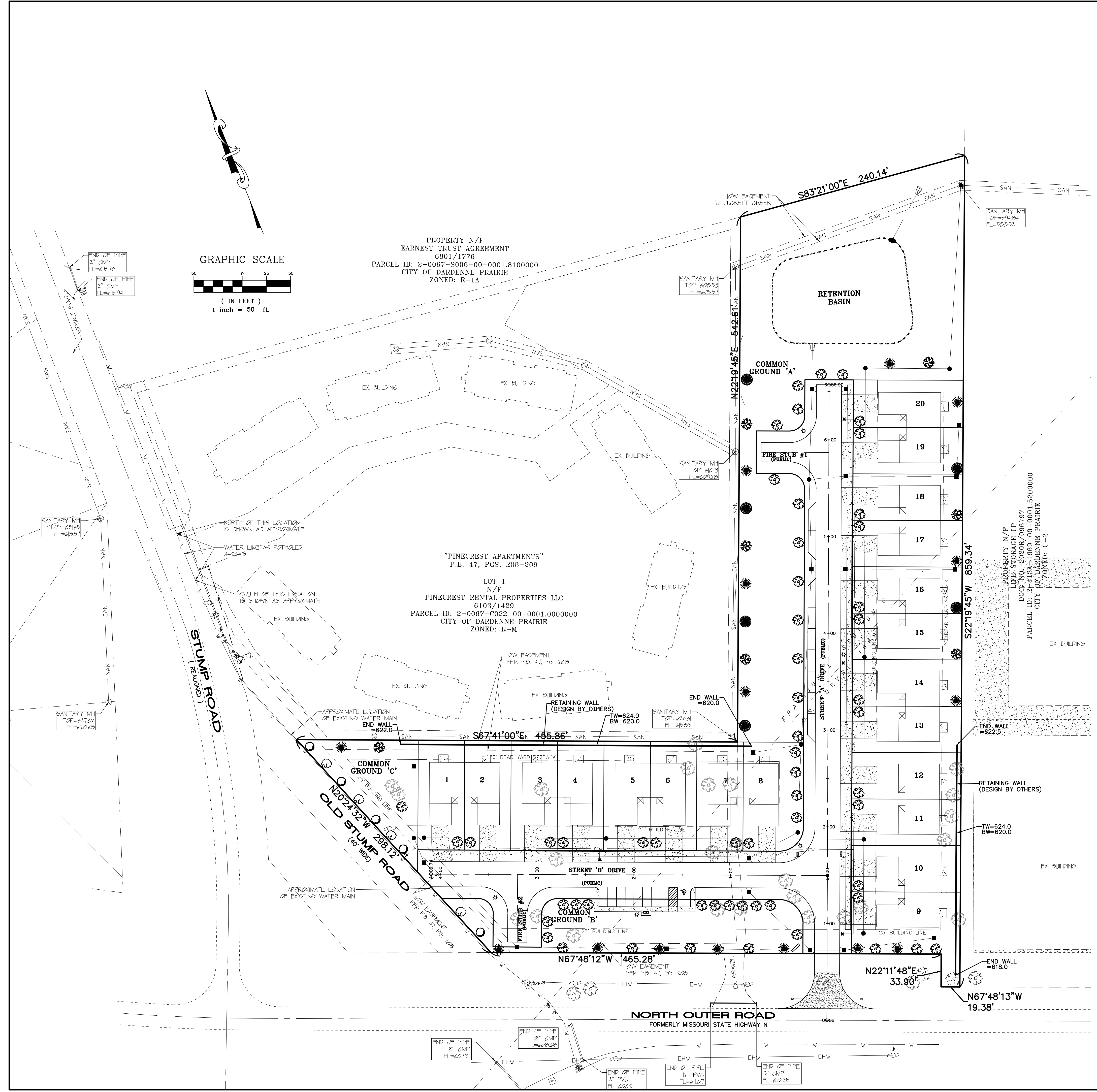
- QTY. (57) ~ PROPOSED RED MAPLE TREE (Mature Height = 30-60 ft. Tall) (minimum 2" caliper) (300 s.f. credit)
- QTY. (15) ~ PROPOSED GREEN GIANT PINE TREE (Mature Height = 50-60 ft. Tall) (minimum 2" caliper)
- QTY. (6) ~ PROPOSED WHITE PINE TREE (Mature Height = 50-80 ft. Tall) (minimum 2" caliper)
- QTY. (7) ~ PROPOSED NORWAY SPRUCE TREE (Mature Height = 60-80 ft. Tall) (minimum 2" caliper)
- QTY. (4) ~ PROPOSED AMERICAN HORNBEEAM (Mature Height = 20-30 ft. Tall) (minimum 2" caliper)
- QTY. (5) ~ PROPOSED FLOWERING CRABAPPLE (Mature Height = 15-20 ft. Tall) (minimum 2" caliper)

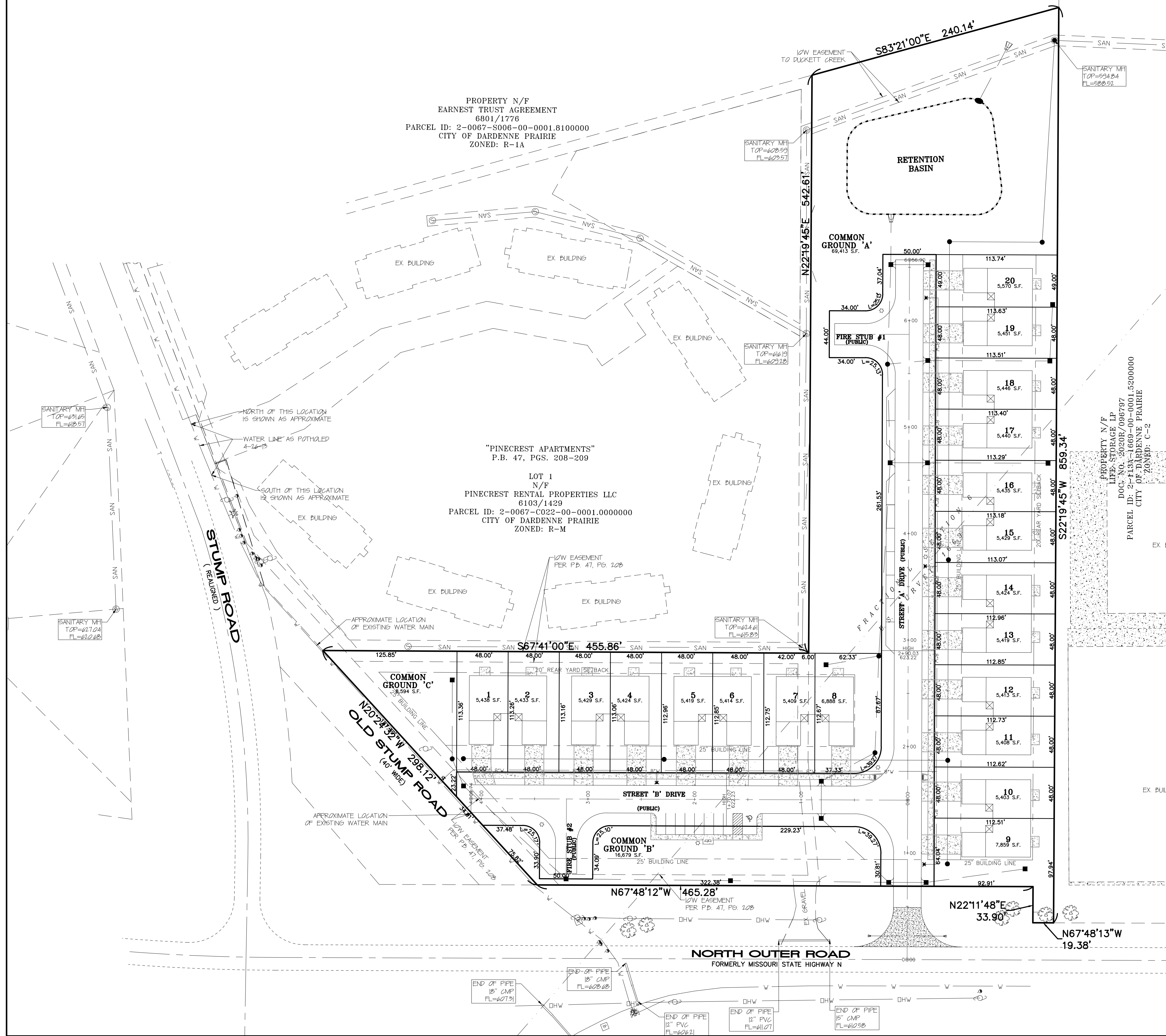
Landscape Calculations:
 1 Tree planted in front of each lot having 79' or less road frontage. Lots having 80' or more road frontage shall have 1 Tree planted for every 40' of frontage.

Lots having 79' or less road frontage:
 Lot 1-7 = 1 Tree Per Lot = 7 Trees (Street 'B' Drive frontage)
 Lot 10-20 = 1 Tree Per lot = 11 Trees (Street 'A' Drive frontage)

Lots having 80' or more road frontage:
 Lot 8 = 164.27 l.f. / 40 l.f. = 4 Trees (Street 'A' Drive & Street 'B' Drive)
 Lot 9 = 210.23 l.f. / 40 l.f. = 5 Trees (Street 'A' Drive & North Outer Road frontage)
 Common Ground 'A' = 510.83 / 40 l.f. = 13 Trees (Street 'A' Drive & Fire Sub#1 frontage)
 Common Ground 'B' = 903.24 / 40 l.f. = 23 Trees (Street 'A' Drive, Street 'B' Drive, Fire Sub#2, North Outer Road & Stump Road frontage)
 Common Ground 'C' = 185.92 / 40 l.f. = 5 Trees (Stump Road frontage)

**Total Street Trees Required = 72
 Trees Street Trees Provided = 72**





A SITE PLAN FOR
#7393 HIGHWAY N
#7393 HIGHWAY N
CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MO 63368

BAT

**ENGINEERING
PLANNING
SURVEYING**

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

REVISIONS

03/04/26	CLIENT REVISIONS

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

Jeffrey B. Simmons
Civil Engineer
2007030831

02/02/2026
DATE
00-10988C
PROJECT NUMBER
10988Cpre.dwg
FILE NAME
CLM
DRAWN
CAW JBS
DESIGNED CHECKED

LOT AREA
PLAN