



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

**BOARD OF ALDERMEN
AGENDA
JUNE 3, 2026
7:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PROCLAMATION

CONSENT AGENDA

1. Board of Aldermen Work Session Minutes – 05 20 26
2. Board of Aldermen Regular Session Minutes – 05 20 26
3. Expenditures Report dated - 06 03 26

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC COMMENT

PUBLIC HEARING

NEW BUSINESS

1. Bill No. 26-31

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SECTION 212.040 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND ENACTING A NEW SECTION 212.040 THERETO GOVERNING FIREWORK DISCHARGE PERMITS

OLD BUSINESS

1. **Bill No. 26-21** (first reading on 05 20 26)



AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 2108 AND 2128 BATES ROAD, FROM “R-1A,” SINGLE-FAMILY RESIDENTIAL DISTRICT, TO “R-1D,” SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

2. Bill No. 26-22 (first reading on 05 20 26)

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A REZONING REQUEST FOR 2355 POST ROAD FROM “R-1B” SINGLE-FAMILY RESIDENTIAL DISTRICT, TO “C-1” LOCAL COMMERCIAL DISTRICT

3. Bill No. 26-23 (first reading on 05 20 26)

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

OFFICER & STAFF COMMUNICATIONS

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

ADJOURNMENT



CALL MEETING TO ORDER

Mayor Widaman called May 20, 2026, Dardenne Prairie Work Session to order at 6:00 pm.

Roll call vote:

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

Also in attendance: City Administrator Cathy Pratt, City Attorney John Young, City Engineer Matt Davidson, Executive Assistant Brandi Kidd and City Clerk Deborah Ryan.

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. RBA – Delmar Gardens request to discharge Fireworks on Sunday, June 28, 2026 – Mayor Widaman

City Clerk submitted for the record, on behalf of Aldermen Detweiler her opposition to allowing this permit and exception to the Code in place. (Exhibit A)

Discussion and directions to staff to bring forward a recommended change to Code to allow fireworks on Sunday with limited permits.

Motioned by Aldermen Johnson, seconded by Alderman Waters to bring an amendment to current Code to allow firework permits on other days to the next meeting for Board consideration.

The vote on the motion 3 ayes and 1 nay (Alderman Gittemeier), motion carried.

2. RBA – Appointment of Chuck Boschert as the City of Dardenne Prairie Historian – Mayor Widaman

Mayor Widaman stated the previous City Historian, Gladis Greisenhaur passed and Joan Kechig of the St. Charles County Historical Society recommended Chuck Boschert as the City's new Historian. Mr. Boschert has been a resident of Dardenne Prairie for many years and is passionate about the area's History.

3. RBA – Gateway Green Light Program, Second Amended Intergovernmental Agreement – City Engineer Davidson

City Engineer Davidson stated the Gateway Green Light (GGL) Program is a regional traffic signal coordination program. It helps St. Charles County, MoDOT, and local cities share traffic equipment and communications so traffic signals and related devices can work together more consistently.



The Second Amended Agreement updates the existing GGL agreement. It does not approve a new construction project for Dardenne Prairie; it mainly updates how the shared traffic communication system is used, maintained, and coordinated. The agreement also includes related maps and equipment listings as exhibits and allows each city to sign its own counterpart.

Staff is requesting two readings a passage tonight.

4. RBA – Agreement Guaranteeing Tree Preservation and Reforestation for Condos at Town Center – City Engineer Davidson

City Engineer Davidson stated tonight's ordinance authorizes the City to enter into a Deposit Agreement Guaranteeing Tree Preservation and Reforestation Improvements with Cash with Condos at Town Center, Inc. for the Condos at Town Center development, City Project No. 972006.

The development includes tree preservation, reforestation, and mitigation obligations under Chapter 515 of the Municipal Code and the City's Arboricultural Specifications and Standards of Practice Manual.

In this case, construction and land disturbance activities have already commenced and are nearing completion; however, the required mitigation and reforestation plantings have not yet been completed, established, maintained, and verified. The deposit agreement is being brought forward at this time to secure the outstanding planting obligations and to ensure that the required plantings are installed, maintained, replaced if necessary, and survive through the required maintenance period.

The agreement requires Condos at Town Center, Inc. to provide a cash woodlands deposit in the amount of \$10,000.00. The deposit will be held by the City as security for completion, maintenance, survival, replacement, and restoration of the required tree preservation and reforestation improvements. No release of the deposit will occur until the City Engineer verifies that all applicable requirements have been satisfied and the Board of Aldermen authorizes release in accordance with the agreement.

Staff is requesting two readings a passage tonight.

5. RBA – Cleaning Services for City Hall Green Clean – City Engineer Davidson

City Engineer Davidson stated At the March 18, 2026 Work Session, the Board of Aldermen approved awarding the Janitorial & Cleaning Services contract to SRB Cleaning Solutions, LLC as the lowest responsible bidder. SRB notified the City that it could not perform cleaning services during normal City Hall business hours and indicated that it would withdraw from the contract if daytime cleaning was required.

Due to facility security requirements, the City cannot authorize after-hours cleaning at City Hall. Staff is recommending awarding the Janitorial & Cleaning Services contract to Green Clean Commercial, the second lowest bidder, utilizing the weekly service rate included in their proposal.

Staff further recommends that the contract be awarded for the remainder of the 2026 contract year, commencing upon execution or notice to proceed and ending December 31, 2026. The

City shall retain the sole option to renew the contract for up to two (2) additional one-year terms for 2027 and 2028 at the rates submitted in Green Clean Commercial's proposal, subject to annual appropriation, satisfactory performance, and approval or authorization as required by the City.

Staff is requesting two readings a passage tonight.

6. RBA – Weldon Spring Road Phase 1, St. Charles County Sales Tax Funds – City Engineer Davidson

City Engineer Davidson stated the City has received the three following agreements from St. Charles County for the use of St. Charles County Transportation Sales Tax funds for transportation, roadway, pedestrian, bicycle, and safety improvements within the City of Dardenne Prairie.

Weldon Spring Road Phase 1 includes improvements to Weldon Spring Road from Technology Drive to Henning Road. The project includes roadway, stormwater, pedestrian, bicycle, and safety improvements, including a shared-use path, intersection improvements at Weldon Spring Road and Technology Drive, crosswalk improvements, RRFBs, lighting, signage, and related work.

Staff recommends approval of the ordinances authorizing the City Administrator to negotiate and execute the three agreements with St. Charles County.

Staff is requesting two readings a passage tonight.

7. RBA – Bates Road Phase 1, St. Charles County Sales Tax Funds – City Engineer Davidson

City Engineer Davidson stated Bates Road Improvements Phase 1 includes improvements to Bates Road from South Outer Road 364 to Red Hawk Parkway. The project includes pavement improvements, asphalt overlay, revised pavement markings, dedicated bicycle lanes, ADA ramp improvements, sidewalk replacement where needed, pedestrian crossing improvements, RRFBs, and related safety improvements.

Staff recommends approval of the ordinances authorizing the City Administrator to negotiate and execute the three agreements with St. Charles County.

Staff is requesting two readings a passage tonight.

8. RBA – City-Wide Safe Routes to School, St. Charles County Sales Tax Funds – City Engineer Davidson

City Engineer Davidson stated City-Wide Safe Routes to School includes design for school-area pedestrian and safety improvements at multiple locations throughout the City. The project includes sidewalk improvements, ADA ramp improvements, RRFBs, high visibility crosswalk striping, solar flashing school zone signs, and related improvements intended to improve pedestrian visibility and safety near schools.



Staff recommends approval of the ordinances authorizing the City Administrator to negotiate and execute the three agreements with St. Charles County.

Staff is requesting two readings a passage tonight.

9. RBA – Engineering Services Contract with Horner & Shifrin for Weldon Spring Phase 1 – City Engineer Davidson

City Administrator Davison stated the City issued a Request for Qualifications for professional engineering services for the Weldon Spring Road Phase 1 Improvement Project in accordance with the MoDOT Local Public Agency process. The project includes improvements to Weldon Spring Road from Technology Drive to Henning Road, including roadway, stormwater, pedestrian, bicycle, and safety improvements.

Following review of the submitted Statements of Qualifications, Horner & Shifrin, Inc. was selected as the most qualified firm for the project. The proposed engineering services generally include project management, conceptual refinement, survey, preliminary design, right-of-way plan preparation and related right-of-way support documents, environmental documentation support, utility coordination, final plans, specifications and estimate, bidding support, and related professional services necessary to advance the project through final PS&E.

Staff is requesting two readings a passage tonight.

10. RBA – HVAC and Roof Repairs to City Hall Building, Veregy – City Administrator Pratt

City Administrator Pratt stated Veregy presented a preliminary energy savings and infrastructure improvement program for City Hall and related facilities. Proposed improvements include HVAC replacement, geothermal HVAC conversion, roofing replacement, solar photovoltaic installation, lighting upgrades, building automation, and related energy efficiency measures.

Our city hall HVAC system is at end-of-life and 2 units have failed leaving 2nd floor offices without heat and air conditioning. The roof repairs are becoming urgent.

Missouri's Guaranteed Energy Savings Contract statutes allow public entities to utilize alternative procurement methods for energy savings projects where operational and energy savings are guaranteed over the life of the contract. The proposed process would utilize the TIPS Purchasing Cooperative as an expedited and competitively procured purchasing vehicle.

This authorization would allow Staff to negotiate and further evaluate project scope, pricing, financing structures, projected energy savings, IRA reimbursement opportunities, implementation schedules, and cooperative purchasing compliance prior to bringing any final agreements or project approvals back to the Board of Aldermen.

Potential benefits identified in the preliminary presentation include reduced energy consumption and operating costs, replacement of aging infrastructure, potential qualification for Inflation Reduction Act incentives, guaranteed operational savings, and streamlined procurement and project management.

This authorization does not approve final construction or financing. Any final contract, financing

agreement, or implementation proposal would return to the Board of Aldermen for formal approval.

Motioned by Aldermen Johnson, seconded by Aldermen Gittemeier to authorize staff to move forward with Veregy for repairs of the City Hall Building roof and HVAC replacement.

11. Review of 05 20 26 Board of Aldermen agenda

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

STAFF COMMUNICATIONS

1. City Attorney

No report.

2. City Engineer

No report.

3. City Administrator

City Administrator Pratt stated the City has hired a new Special Events Intern, her name is Grace and she will begin June 3.

City Administrator Pratt stated the City is still looking for a Civil Engineer Intern.

City Administrator Pratt stated the City hosted its annual HOA dinner on May 12 and was a nice evening with a lot of good information for the attendees.

City Administrator Pratt stated the Taste of the County is scheduled for May 21, 2026 here in City Park and it is a ticketed event and is sold out for 2026.

City Administration Pratt stated City Hall will be closed on Monday, May 25, 2026 for the Memorial Holiday.

City Administrator Pratt stated Family Sports Night is scheduled for May 29, 2026 and encouraged families to come out to the City Park and watch the Cardinals Baseball game and enjoy concessions.

City Administrator Pratt stated the Dardenne Prairie first annual Fishing Derby is scheduled for Saturday, May 30, 2026 at Barathaven Lake and it is also a sold-out event. Please watch for details for 2027.

4. Aldermen

Alderman Johnson asked for an update on Massey's Produce.

City Administrator Pratt stated staff understands that there is a new owner and lien holder for the property and they are working to get it cleaned up.

5. Mayor

No report.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
WORK SESSION MINUTES
MAY 20, 2026

ADJOURNMENT

Motion by Alderman Johnson seconded by Alderman Gittemeier to adjourn the work session at 7:05 pm. All ayes, motion carried.

Approved by the Board of Aldermen on 06 03 26

Respectfully submitted:

Deborah Ryan, City Clerk



CALL TO ORDER

Mayor Widaman called the May 20, 2026, City of Dardenne Prairie, Board of Aldermen meeting to order at 7:11 pm.

PLEDGE OF ALLEGIANCE

Mayor Widaman led the pledge of allegiance.

ROLL CALL

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

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

CONSENT AGENDA

1. Temporary Use Permit for Carnival – Immaculate Conception Catholic Church Dardenne for the dates of June 5, 6 and 7, 2026
2. Confirmation of Reappointment of Directors to the Encore CID
3. Partial Escrow Release regarding Land Disturbance Improvements for Condos at Town Center
4. Fireworks Stand - Knights of Columbus located at 2199 Post Road
5. Board of Aldermen Work Session Minutes – 05 06 26
6. Board of Aldermen Regular Session Minutes – 05 06 26
7. Expenditures Report dated - 05 20 26
8. Treasurers Report dated - 04 30 26

Moved by Alderman Johnson seconded by Alderman Gittemeier to approve the consent agenda as presented.

All ayes, motion carried.

ITEMS REMOVED FROM CONSENT AGENDA

No items removed

PUBLIC COMMENT

The following spoke during public comment:

- Arnie C. AC “Honest-Abe” DIENOFF-City/County Public Advocate

PUBLIC HEARING

1. BLUONX DEVELOPMENT, LLC IS REQUESTING A REZONING OF 6.89 ACRES FROM R-1A TO R-1D WITH A PLANNED UNIT DEVELOPMENT WITH AN AREA PLAN FOR A 25 UNIT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 2108 AND 2128 BATES ROAD

Motioned by Aldermen Johnson, seconded by Alderman Gittemeier to open the public hearing.

All ayes, motion carried.

Applicant Mike Faulkner of Sterling Engineering and Steve Valentine of BluOnx made a presentation regarding the development.

The following spoke regarding this Public Hearing:

- Arnie C. AC “Honest-Abe” DIENOFF-City/County Public Advocate

Motioned by Aldermen Johnson, seconded by Aldermen Gittemeier to close the public hearing.

All ayes, motion carried.

2. MISSOURI SIDING IS REQUESTING A REZONING FROM R-1B TO C-1 FOR 2355 POST ROAD

Motioned by Aldermen Johnson, seconded by Alderman Gittemeier to open the public hearing.

All ayes, motion carried.

Applicant Dan Moyers made statements regarding the rezoning request and proposed usage of the property regarding the business.

Motioned by Aldermen Johnson, seconded by Aldermen Gittemeier to close the public hearing.

All ayes, motion carried.

3. PROPOSED AMENDMENTS TO SECTIONS 405.175 AND 405.180 OF THE MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO REVISIONS TO THE “R-M” MULTIPLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS RELATED TO PERMITTED AND CONDITIONAL USES, DENSITY, MINIMUM LOT SIZE, BUILDING HEIGHT, YARD AND SETBACK REQUIREMENTS, ARCHITECTURAL STANDARDS, AND RELATED DEVELOPMENT REGULATIONS. ADDITIONAL AMENDMENTS TO THE “C-1” LOCAL COMMERCIAL DISTRICT TO ADDRESS THE ALLOWANCE OF SINGLE-FAMILY AND MULTIPLE-FAMILY DWELLINGS THROUGH A PLANNED UNIT DEVELOPMENT (PUD) PROCESS AND ASSOCIATED DENSITY PROVISIONS.

Motioned by Aldermen Johnson, seconded by Alderman Gittemeier to open the public hearing.

All ayes, motion carried.

City Administrator Pratt reviewed the history and meetings this amendment has worked through.

The following spoke regarding this Public Hearing:

- Arnie C. AC “Honest-Abe” DIENOFF-City/County Public Advocate

Motioned by Aldermen Johnson, seconded by Aldermen Gittemeier to close the public hearing.

All ayes, motion carried.

NEW BUSINESS

1. Bill No. 26-21

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 2108 AND 2128 BATES ROAD, FROM "R-1A," SINGLE-FAMILY RESIDENTIAL DISTRICT, TO "R-1D," SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-21, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-21 for the first time, by title only.

Aldermen Johnson requested the City Engineer get with the Developer regarding the sidewalk along Bates Road before the next meeting

2. Bill No. 26-22

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING A REZONING REQUEST FOR 2355 POST ROAD FROM "R-1B" SINGLE-FAMILY RESIDENTIAL DISTRICT, TO "C-1" LOCAL COMMERCIAL DISTRICT

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-22, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-22 for the first time, by title only.

3. Bill No. 26-23

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

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-23, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-23 for the first time, by title only.

4. Bill No. 26-24

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE SECOND AMENDED INTERGOVERNMENTAL AGREEMENT FOR THE MANAGEMENT OF THE GATEWAY GREEN LIGHT PROGRAM - ST. CHARLES COUNTY

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-24, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-24 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-24, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-24 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-24.

Roll call vote:

Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-24 becomes Ordinance No. 2415.

5. Bill No. 26-25

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A DEPOSIT AGREEMENT GUARANTEEING TREE PRESERVATION AND REFORESTATION IMPROVEMENTS WITH CASH BY AND BETWEEN THE CITY AND CONDOS AT TOWN CENTER, INC., FOR THE CONDOS AT TOWN CENTER DEVELOPMENT.

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-25, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-25 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-25, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-25 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-25.

Roll call vote:

Alderman Nay, Aye
Alderman Waters, Aye
Alderman Gittemeier, Aye
Alderman Johnson, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-25 becomes Ordinance No. 2416.

6. Bill No. 26-26

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A JANITORIAL AND CLEANING SERVICES CONTRACT BY AND BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI AND GREEN CLEAN CLEANING SERVICE LLC D/B/A GREEN CLEAN COMMERCIAL FOR CLEANING SERVICES AT CITY HALL.

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

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

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

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

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

Roll call vote:

Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-26 becomes Ordinance No. 2417.

7. Bill No. 26-27

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN ST. CHARLES COUNTY AND THE CITY OF DARDENNE PRAIRIE FOR USE OF ST. CHARLES COUNTY TRANSPORTATION SALES TAX FUNDS FOR WELDON SPRING ROAD PHASE 1

Moved by Alderman Gittemeier, seconded by Alderman Johnson for the first reading of Bill No. 26-27, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-27 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-27, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-27 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-27.

Roll call vote:

Alderman Waters, Aye
Alderman Nay, Aye
Alderman Gittemeier, Aye
Alderman Johnson, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-27 becomes Ordinance No. 2418.

8. Bill No. 26-28

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN ST. CHARLES COUNTY AND THE CITY OF DARDENNE PRAIRIE FOR USE OF ST. CHARLES COUNTY TRANSPORTATION SALES TAX FUNDS FOR BATES ROAD IMPROVEMENTS PHASE 1

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-28, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-28 for the first time, by title only.

Moved by Alderman Gittemeier, seconded by Alderman Johnson for the second reading of Bill No. 26-28, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-28 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-28.

Roll call vote:

Alderman Gittemeier, Aye
Alderman Nay, Aye
Alderman Johnson, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-28 becomes Ordinance No. 2419.

9. Bill No. 26-29

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE AN AGREEMENT BY AND BETWEEN ST. CHARLES COUNTY AND THE CITY OF DARDENNE PRAIRIE FOR USE OF ST. CHARLES COUNTY TRANSPORTATION SALES TAX FUNDS FOR CITY-WIDE SAFE ROUTES TO SCHOOL

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-29, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-29 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-29, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-29 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-29.

Roll call vote:

Alderman Johnson, Aye
Alderman Nay, Aye
Alderman Gittemeier, Aye
Alderman Waters, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-29 becomes Ordinance No. 2420.

10. Bill No. 26-30

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES CONTRACT BY AND BETWEEN THE CITY AND HORNER & SHIFRIN, INC. FOR ENGINEERING SERVICES RELATED TO THE WELDON SPRING ROAD PHASE 1 IMPROVEMENT PROJECT, STBG-5407(623)

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the first reading of Bill No. 26-30, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-30 for the first time, by title only.

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-30, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-30 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-30.

Roll call vote:

Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Gittemeier, Aye
Alderman Nay, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-30 becomes Ordinance No. 2421.

OLD BUSINESS

1. Bill No. 26-20

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SECTION 400.020 OF THE MUNICIPAL CODE IN ITS ENTIRETY; ENACTING IN LIEU THEREOF A NEW SECTION 400.020 AND PROVIDING FOR THE COMPENSATION OF MEMBERS OF THE PLANNING AND ZONING COMMISSION

Moved by Alderman Johnson, seconded by Alderman Gittemeier for the second reading of Bill No. 26-20, by title only. All ayes, motion carried.

City Attorney read Bill No. 26-20 for the second time, by title only.

Motioned by Alderman Johnson, seconded by Alderman Gittemeier for the final passage of Bill No. 26-20.

Roll call vote:

Alderman Waters, Aye
Alderman Johnson, Aye
Alderman Gittemeier, Aye
Alderman Nay, Aye

The vote on the motion, 4 ayes and 0 nays, motion carried. Bill No. 26-20 becomes Ordinance No. 2422.

OFFICER & STAFF COMMUNICATIONS

1. **City Attorney**
No report.

2. **City Engineer**
No report.

3. **City Administrator**
City Administrator Pratt thanked the Elected Officials, Staff and residents for their support and kindness over the last nearly two years. It has been a pleasure to work for the City of Dardenne Prairie and stated she will miss many when she leaves.

4. **Aldermen**
No report.

5. **Mayor**
Mayor Widaman thanked all that attended the HOA dinner that was held on May 12, 2026, at Field to Table. Requested all HOA to please contact the City and update the contact information for all HOA's located within city limits.

Mayor Widaman stated the first annual fishing derby will be held on Saturday, May 30 at Barathaven lake. It is a sold-out event but encouraged all to watch for details for next year.

Mayor Widaman thanked Cathy Pratt for all her hard work and dedication while here in her position of City Administrator.

Mayor Widaman stated the City's new City Administrator's first day will be next week and encouraged all to stop by and welcome Kyle Michels in his new position.

ADJOURNMENT

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

All ayes, motion carried.

Meeting adjourned at 8:45 pm.

Approved by the Board of Alderman on 06 03 26



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ALDERMEN
MEETING MINUTES
MAY 20, 2026

Respectfully submitted:

Deborah Ryan, City Clerk

**EXPENDITURES FOR APPROVAL
6/3/2026**

1 American Bands Entertainment	7/4 & 8/21 Performance Deposit	3,000.00
2 Americas Parking Remarking	Signs	195.11
3 C. Hamilton	Conference reimbursement	366.40
4 Classic Red Hots Catering	May bingo food	320.00
5 DeWitt Insurance	Special event insurance	3,931.20
6 Econo Signs	Street sign replacement	72.95
7 First Bank	Credit Card Charges	6,408.90
8 Hamilton Weber	Legal fees - April	17,213.24
9 Harrison Fishery	Lake stocking	630.00
10 ICMA	Annual Membership	1,040.00
11 Insurance: Anthem	Health - June	23,544.52
12 K. Michel	Moving reimbursement	5,000.00
13 LAGERS	April, 2026	12,700.03
14 Martin Trophy	Name plates and badges	55.00
15 MOCCFOA	Annual Membership	60.00
16 NFM Buyer	Pothole repair material	446.12
17 O'Fallon Sewer Service	Taste of the County porta potties	220.00
18 Parks: Various Umpires	Umpire pay: 05-07-26	4,472.50
19 Parks: Various Umpires	Umpire pay: 05-21-26	1,010.00
20 Payroll	05-22-26 Payroll	49,348.99
21 Proactive Print Services	Coroplast signs	75.00
22 R & R Sanitation	Porta Potty to 6-15-26	240.00
23 Safebuilt	Plan Review Fee: Stillwater Grove	337.50
24 Spire	Maintenance facility to 05-08-26	173.50
25 Sunbelt Rentals	Taste of the County lighting	804.20
		131,665.16

Approved by Board of Aldermen 06-03-26

Mayor Keith Widaman

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI AMENDING THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING SECTION 212.040 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AND ENACTING A NEW SECTION 212.040 THERETO GOVERNING FIREWORK DISCHARGE PERMITS

WHEREAS, the State of Missouri regulates fireworks pursuant to Sections 320.106 through 320.161, RSMo., and 11 CSR 40-3.010; and

WHEREAS, pursuant to and consistent with Section 320.121, RSMo., cities in the State of Missouri are authorized to regulate fireworks within their corporate limits; and

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri (the “Board of Aldermen”), finds and determines that fireworks can be harmful to the public health and safety; however, to reconcile this with the manner many residents choose to demonstrate their patriotism, the Board of Aldermen finds and determines that it is in the best interest of the residents of the City of Dardenne Prairie, Missouri (the “City”), to enact additional regulations on the permitted use of fireworks within the City.

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

SECTION 1. That Section 212.040 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting it in its entirety and enacting, in lieu thereof, a new Section 212.040, to read as follows:

Section 212.040. Fireworks Discharge Permits – Type Required, When.

A. Any permit issued pursuant to Section 500.110 of this Code, as amended by Section 500.115 shall also be subject to the provisions of this Section.

B. General Permits.

1. No General Permit issued pursuant to this Subsection (B) shall be issued for more than one (1) day or any day other than a Saturday or a State holiday set forth in Section 9.010, RSMo., as amended.

2. The discharge of fireworks within the City authorized by a General Permit shall be limited to between the hours of 6:00 P.M. and 10:00 P.M.

3. No more than six (6) General Permits shall be issued pursuant to this Subsection (B) in any calendar year.

C. Sunday Permits.

1. No Sunday Permit issued pursuant to this Subsection (C) shall be issued for more than one (1) day or any day other than a Sunday.
2. The discharge of fireworks within the City authorized by a Sunday Permit shall be limited to between the hours of 6:00 P.M. and 10:00 P.M.
3. No more than two (2) Sunday Permits shall be issued pursuant to this Subsection (C) in any calendar year.

D. No person, including any persons residing at the same address or sharing a principal place of business, may apply for or receive more than one (1) permit in any calendar year. This limitation shall apply collectively to General Permits and Sunday Permits.

E. Any permit authorized under this Section shall be issued in the order in which complete applications are received by the City.

SECTION 2. Savings. Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in manner connected with the subject matter hereof.

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

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

BILL NO. 26-31

ORDINANCE NO. ____

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

Mayor

Attest:

City Clerk

Approved this ____ day of _____, 2026.

Mayor

Attest:

City Clerk

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED AT 2108 AND 2128 BATES ROAD, FROM “R-1A,” SINGLE-FAMILY RESIDENTIAL DISTRICT, TO “R-1D,” SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

WHEREAS, on March 11, 2026, the City of Dardenne Prairie, Missouri (the “City”) received an application from BluOnx Development LLC, a Missouri limited liability company (the “Applicant”), for the rezoning of approximately 6.89 acres of real property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein, more commonly known as 2108 and 2128 Bates Road (the “Property”), currently zoned “R1-A,” Single-Family Residential District, pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri (the “City Code”), and owned by the Danette L. Hug Trust dated March 14, 2023, and the Bishop Family Trust dated January 24, 2008, and restated July 19, 2013 (the “Owner”); and

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

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

WHEREAS, on May 13, 2026, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”), considered the rezoning application and P.U.D. Area Plan and recommended approval of said rezoning application and P.U.D. Area Plan; and

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

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

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

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

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

Missouri, a public hearing was held with regard to the rezoning of a certain 6.89 acres of real property described more particularly on **Exhibit A**, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such 6.89 acres of real property from “R-1A,” Single-Family Residential District, to “R-1D,” Single-Family Residential District, with a Planned Unit Development (“P.U.D”), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant and Owner’s (or their respective successors in interest) compliance with all conditions reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by Applicant and prepared by The Sterling Company, dated April 3, 2026, referencing Project Number #25-05-123, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), subject to the Applicant’s and the Owner’s (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

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

1. The Applicant and the Owner, having to the best of their knowledge, provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to an “R-1D,” Single-Family Residential District, Planned Unit Development (P.U.D.) and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and
2. The Applicant and the Owner (and their respective successors in interest) shall architecturally enhance the side elevations of the homes constructed on Lots 1, 3, 4, 11, 13, 14, 20, 21, and 25, as designated on the Area Plan, as previously reviewed the siding shall be brought within 10” of grade and the addition of an enhanced landscaping package shall be included on the visible side of the home, to the satisfaction of the City Administrator prior to the issuance of any Certificate of Occupancy; and
3. The Applicant and the Owner (and their respective successors in interest) agree that the homes constructed on Lots 4, 5, 6, 7, 8, 9, and 10, as designated on the Area Plan, shall be single-story homes; and
4. The Applicant and the Owner (and their respective successors in interest) agree to remove all existing wire fencing on the Property prior to the occupancy of any residence; and

5. The Applicant and the Owner (and their respective successors in interest) agree to provide a lighting plan for review by the City Planning Department, and agree that all exterior lighting shall follow the requirements set forth in Section 405.450 of the City Code prior to the installation of any site lighting, not including any lighting proposed on a dwelling; and
6. The Applicant and the Owner (and their respective successors in interest) agree that permanent monuments shall be installed throughout the Property following the requirements named in Section 410.280 of the Municipal Code subject to review by the City Engineer; and
7. The Applicant and the Owner (and their respective successors in interest) agree that all open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained at all times; and
8. The Applicant and the Owner (and their respective successors in interest) shall remove all invasive plant species present on the Property prior to occupancy of any residence; and
9. The Applicant and the Owner (and their respective successors in interest) agree that all landscape material, living and non-living, shall be healthy and in place prior to issuance of a final occupancy permit; provided however, a temporary certificate may be issued without the installation so long as written assurances are given that the planting will take place when the proper season arrives. The Applicant and the Owner shall cause to be posted an escrow agreement insuring or guaranteeing the landscaping of the Property per the approved landscaping plan, and said escrow agreement shall be the same as set out in Section 410.130 of the Municipal Code; and
10. The Applicant and the Owner (and their respective successors in interest) agree that any and all trees, shrubs, fences, walls, and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials, and other details are elements of the Area Plan, more particularly described hereunder:
 - a. The Applicant and Owner (and their respective successors in interest) shall be responsive for the continued maintenance of all depicted landscaping materials; and
 - b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season; and

- c. Should landscaping not be installed, maintained, and/or replaced as necessary to comply with the approved plan, the then-current Owner of record shall be considered in violation of terms of the building or occupancy permit, with enforcement of Section 405.560 of the Municipal Code vested in the Zoning Administrator or his or her designee; and
11. The Applicant and the Owner (and their respective successors in interest) shall comply with Section 405.250.B of the Municipal Code to the satisfaction of the City Engineer, particularly as it relates to easements necessary for stormwater and sanitary sewers depicted on the Area Plan; and
 12. The Applicant and the Owner (and their respective successors in interest) agree that all Lots shall comply with a minimum side yard setback of seven (7) feet; and
 13. The Applicant and the Owner (and their respective successors in interest) shall cause the retaining wall located near and along the south property line of the Property to be inspected by a qualified structural engineer for structural integrity, noting any visible movement of the retaining wall (tilting, bulging or buckling), drainage issues and structural damage prior to the commencement of any construction activity in furtherance of the Area Plan, and, again, after the Zoning Administrator's inspection of final grading pursuant to Section 410.080 of the City Code, to determine whether any damage or degradation occurred during construction activities. Written reports of such inspections shall be submitted to the City Engineer. If any such damage or degradation is identified in the post-grading report, the Applicant and the Owner (and their respective successors in interest) shall repair the retaining to the satisfaction of the City Engineer before the City will issue any occupancy permits for any residence pursuant to Chapter 500 of the City Code.

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

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

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

SECTION 7. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder

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

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

BILL NO. 26-21

ORDINANCE NO. _____

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

Mayor

Attest:

City Clerk

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

Mayor

Attest:

City Clerk

Exhibit A

A TRACT OF LAND BEING PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BATES ROAD AND THE NORTH LINE OF PROPERTY NOW OR FORMERLY TO LEE AND HEIDEL TUVESON, AS RECORDED IN DEED BOOK 1949, PAGE 1373 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID POINT ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'26" EAST, 249.43 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 364 (SOUTH OUTER 364); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES DISTANCES: NORTH 22°25'56" EAST, 115.73 FEET; NORTH 04°07'58" WEST, 44.72 FEET; NORTH 54°26'16" EAST, 94.34 FEET; SOUTH 59°26'15" EAST, 212.13 FEET; SOUTH 72°45'44" EAST, 110.45 FEET; NORTH 83°22'40" EAST, 102.96 FEET; SOUTH 67°34'04" EAST, 231.03 FEET; SOUTH 70°08'31" EAST, 262.74 FEET; SOUTH 67°47'16" EAST, 28.01 FEET TO THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY TO FORT ZUMWALT SCHOOL DISTRICT, AS RECORDED IN DEED BOOK 1391, PAGE 169 OF THE ABOVEMENTIONED RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG THE WEST LINE OF SAID FORT ZUMWALT SCHOOL DISTRICT PROPERTY, SOUTH 00°04'09" WEST, 142.95 FEET TO THE NORTHEAST CORNER OF PROVIDENCE PLAT 10, AS RECORDED IN PLAT BOOK 45, PAGE 278 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH LINE OF PROVIDENCE PLAT 10, PROVIDENCE PLAT 3, AS RECORDED IN PLAT BOOK 41, PAGE 277 OF SAID RECORDER'S OFFICE AND THE ABOVEMENTIONED NORTH LINE OF SAID TUVESON PROPERTY, NORTH 89°46'55" WEST, 995.80 FEET TO THE POINT OF BEGINNING CONTAINING 300,556 SQUARE FEET OR 6.89 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS BY THE STERLING COMPANY DURING THE MONTH OF JULY 2025.

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
APPROVING A REZONING REQUEST FOR 2355 POST ROAD FROM
“R-1B” SINGLE-FAMILY RESIDENTIAL DISTRICT, TO “C-1” LOCAL
COMMERCIAL DISTRICT**

WHEREAS, a Rezoning Request was submitted to the City of Dardenne Prairie, Missouri (the “City”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference (the “Application”), by Missouri Siding – Terry and Diane Moyers (the “Applicants”), for the rezoning of certain real property located at 2355 Post Road, in the City (the “Property”), and owned by Terry and Diane Moyers (collectively, the “Owners”); and

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

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

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

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

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

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

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

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

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

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

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

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

Mayor

Attest:

City Clerk

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

Mayor

Attest:

City Clerk

Exhibit A

[attach Rezoning Request here]

RECEIVED

APR - 8 2026

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



City of Dardenne Prairie
REZONING REQUEST
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APR 8 2026
920 AA
BY: _____

APPLICANT:

Missouri Siding
Company Name
Terry Moyers - President
Printed Name, Title
2355 Post Rd.
Street Address
Dardenne Prairie, MO 63368
City/State/Zip Code
636.439.2137
Telephone
terry@mosiding.com
Email Address

STREET ADDRESS OF REZONING:

2355 Post Rd.

OWNER (attach additional):

Terry & Diane Moyers
Printed Name
Terry & Diane Moyers
Printed Name
1129 charlemagne Dr.
Street Address
Lake St. Louis, MO 63367
City/State/Zip Code
314.605.9788
Telephone
Diane@mosiding.com
Email Address

Contract Purchaser/Developer:

Missouri Siding
Company Name
Terry Moyers - President
Printed Name, Title
2355 Post Rd.
Street Address
Dardenne Prairie, MO 63368
City/State/Zip Code
636.439.2137
Telephone
Terry@mosiding.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

attached copy

EXISTING ZONING:

R1B

PROPOSED ZONING:

C-1 ✓

PROPOSED USE:

OFFICE ONLY; NO materials held on property,
NO trucks or deliveries

NO. UNITS:

1

REZONING REQUEST APPLICATION FEE SUBMITTED:

\$920⁰⁰

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.

[X] CHECKLIST TO COMPLETE THIS APPLICATION

[] Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.

[] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (cityengineer@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 (cityengineer@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: _____ Postmark Deadline: _____

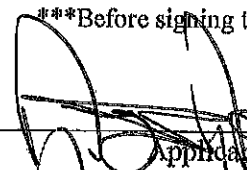
[] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Please Note:

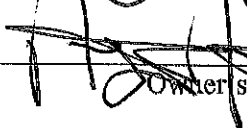
Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.

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



Owner's Signature

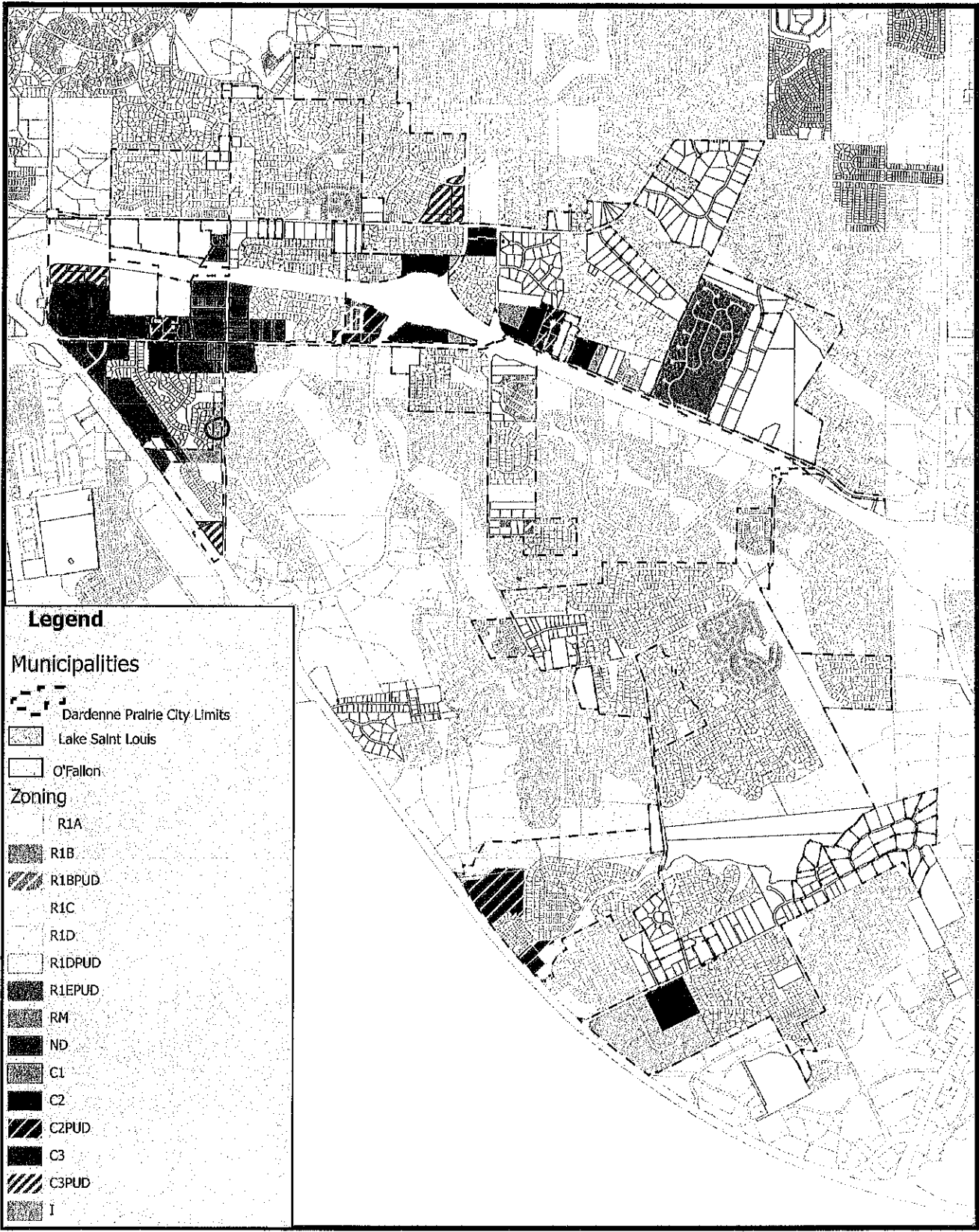
4/10/24

Date

4/16/24

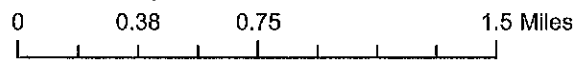
Date

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.



Zoning Use Map

City of Dardenne Prairie, Missouri



June 11, 2025

Title Partners Agency, LLC

2507 Highway K
O'Fallon, MO 63368
Phone 314-394-2658 * Fax 636-294-3987

SURVEY AFFIDAVIT

(Existing Survey)

File Number: 25-343075-SRH

April 11, 2025

Property Address: 2355 Post Road
Dardenne Prairie, MO 63368


The undersigned, as Buyer(s) of the above-described property, hereby warrants that they have elected to rely on an existing survey of the Property; that they have had the opportunity to physically inspect the Property and that as of the date of this Affidavit they are not aware of any survey problems, including but not limited to, encroachment of fences, driveways or other improvements onto any adjoining property or any encroachments of fences, driveways or other improvements from adjoining property onto the above-described property.


The undersigned further represent that they have no knowledge of additions, alterations or changes made to the improvements which change the exterior dimensions of the improvements as depicted on the attached survey.

The undersigned further represents that they are not aware of any boundary disputes with owners of adjoining property. They have no knowledge of any unrecorded easements or rights of interest by others to the above property nor are they aware of any encroachment of improvements onto easements affecting this property.

If there are any exceptions to the above, please itemize, if no exception, please so indicate.

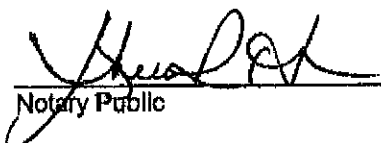
It is understood that this Affidavit is being executed to induce Title Partners Agency, LLC and its underwriter(s) to provide survey coverage to their lender and/or to the Buyer and that if survey problems arise which was or should have been known to the undersigned, Title Partners Agency, LLC and its underwriter(s) may pursue all legal remedies available to Title Partners Agency, LLC and its underwriter(s) against the parties signing this Affidavit to recover any losses sustained by Title Partners Agency, LLC and its underwriter(s) by reason of the deletion of the survey exception on the aforesaid Mortgagee's and/or Owner's Policy of Title Insurance.



Terry Moyers


Diana Moyers

Subscribed and sworn to before me this 11th day of April, 2025



Notary Public

SHELIA R. HARMON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 15, 2028
LINCOLN COUNTY
COMMISSION #12409624

My term expires:

BOUNDARY SURVEY
A TRACT OF LAND IN THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 46 NORTH, RANGE 2 EAST
ST CHARLES COUNTY, MO

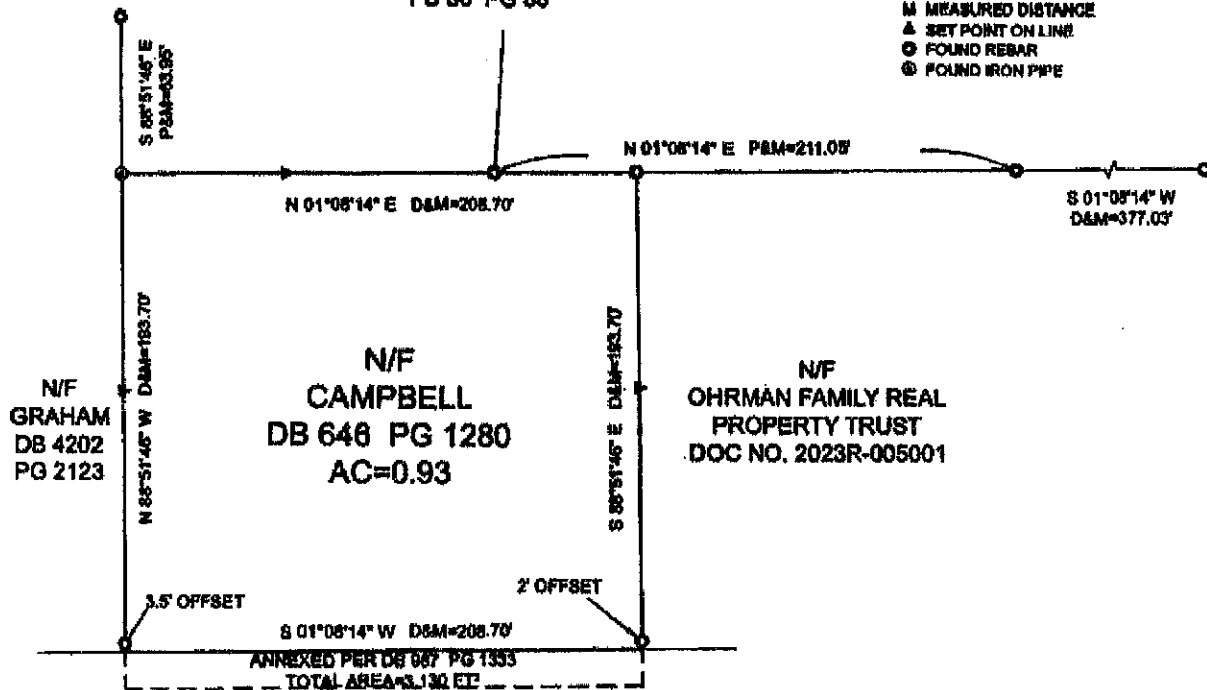
SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF KEYSTONE CROSSING PLAT THREE, PB 38 PG 86, OF THE ST CHARLES COUNTY RECORDS.
2. TITLE COMMITMENT PROVIDED BY SELECT TITLE GROUP COMMITMENT STG-2024-03-0310-502. EASEMENTS LISTED PER SCHEDULE B-I: DB 987 PG 1333 (PLOTTED AND NOTED).
3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT.
4. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
5. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.040 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED AND UTILITY LOCATION HAS NOT BEEN DETERMINED.
6. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.



KEYSTONE CROSSING PLAT THREE
PB 38 PG 86

- D DEEDED DISTANCE
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- ▲ SET POINT ON LINE
- FOUND REBAR
- ⊗ FOUND IRON PIPE



#2355 POST ROAD (60' W)

SHEET 2 OF 2

Cardinal
 Surveying & Mapping

PO BOX 276
 COTTLEVILLE, MO 63330
 PHONE: 636.932.1001
 Cell # 2068000228
 www.CardinalSurveying.com
 info@cardinalsurveying.com

JOB #2403067
 FB 740-33

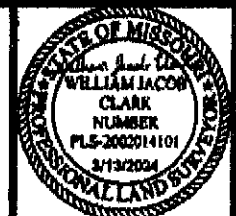
FIELD WORK BY: LWO

DRAWN BY: WAS

2355 POST RD
 GARDENNE PRAIRIE, MO 63308

REVIEWED BY:
 WILLIAM JACOB CLARK
 L# 2002014101

THIS IS TO CERTIFY THAT ON
 MAR 7, 2024
 A REQUEST BY
 SELECT TITLE GROUP
 WAS MADE FOR A BOUNDARY
 SURVEY AND TO LOCATE THE
 IMPROVEMENTS ON THE ABOVE
 NAMED TRACT AND THAT THE
 RESULTS ARE, TO THE BEST OF
 MY KNOWLEDGE, CORRECTLY
 REPRESENTED HEREON.



Title Partners Agency, LLC

2507 Highway K
O'Fallon, MO 63368
Phone 314-394-2658 * Fax 636-294-3987

SURVEY AFFIDAVIT

(Existing Survey)

File Number: 25-343075-SRH

April 11, 2025

Property Address: 2355 Post Road
Dardenne Prairie, MO 63368

The undersigned, as Buyers(s) of the above-described property, hereby warrants that they have elected to rely on an existing survey of the Property; that they have had the opportunity to physically inspect the Property and that as of the date of this Affidavit they are not aware of any survey problems, including but not limited to, encroachment of fences, driveways or other improvements onto any adjoining property or any encroachments of fences, driveways or other improvements from adjoining property onto the above-described property.

The undersigned further represent that they have no knowledge of additions, alterations or changes made to the improvements which change the exterior dimensions of the improvements as depicted on the attached survey.

The undersigned further represents that they are not aware of any boundary disputes with owners of adjoining property. They have no knowledge of any unrecorded easements or rights of interest by others to the above property nor are they aware of any encroachment of improvements onto easements affecting this property.

If there are any exceptions to the above, please itemize, if no exception, please so indicate.

It is understood that this Affidavit is being executed to induce Title Partners Agency, LLC and its underwriter(s) to provide survey coverage to their lender and/or to the Buyer and that if survey problems arise which was or should have been known to the undersigned, Title Partners Agency, LLC and its underwriter(s) may pursue all legal remedies available to Title Partners Agency, LLC and its underwriter(s) against the parties signing this Affidavit to recover any losses sustained by Title Partners Agency, LLC and its underwriter(s) by reason of the deletion of the survey exception on the aforesaid Mortgagee's and/or Owner's Policy of Title Insurance.


Terry Moyers


Diana Moyers

Subscribed and sworn to before me this 11th day of April, 2025


Notary Public

SHELIA R. HARMON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 15, 2028
LINCOLN COUNTY
COMMISSION #12409624

My term expires:

BOUNDARY SURVEY
A TRACT OF LAND IN THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 46 NORTH, RANGE 2 EAST
ST CHARLES COUNTY, MO

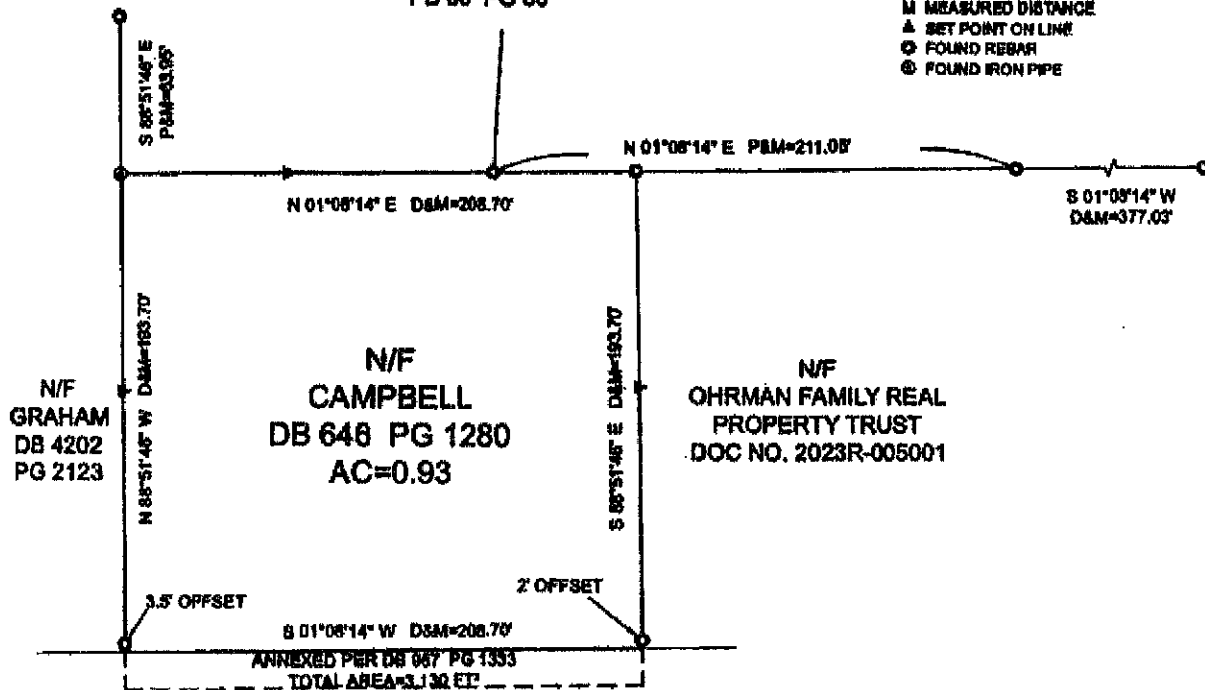
SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF KEYSTONE CROSSING PLAT THREE, PB 38 PG 86, OF THE ST CHARLES COUNTY RECORDS.
2. TITLE COMMITMENT PROVIDED BY SELECT TITLE GROUP COMMITMENT STG-2024-03-0310-802. EASEMENTS LISTED PER SCHEDULE B-II; DB 967 PG 1333 (PLOTTED AND NOTED).
3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT.
4. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
5. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.040 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED AND UTILITY LOCATION HAS NOT BEEN DETERMINED.
6. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.



KEYSTONE CROSSING PLAT THREE
PB 38 PG 86

- D DEEDED DISTANCE
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- ▲ SET POINT ON LINE
- ⊙ FOUND REBAR
- ⊗ FOUND IRON PIPE



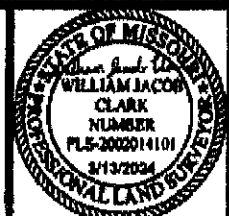
#2355 POST ROAD (60' W)

SHEET 2 OF 2

PO BOX 278
 COTTLEVILLE, MO 63330
 PHONE: 636.922.1001
 Corp # 2006000228
 www.CardinalSurveying.com
 info@cardinalsurveying.com

JOB #2403067
 FB 740-33
 FIELD WORK BY: LWJ
 DRAWN BY: WAS
 2355 POST RD
 DARDENNE PRAIRIE, MO 63366
 REVIEWED BY:
 WILLIAM JACOB CLARK
 L&E 2002014101

THIS IS TO CERTIFY THAT ON
 MAR 7, 2024
 A REQUEST BY
 SELECT TITLE GROUP
 WAS MADE FOR A BOUNDARY
 SURVEY AND TO LOCATE THE
 IMPROVEMENTS ON THE ABOVE
 NAMED TRACT AND THAT THE
 RESULTS ARE, TO THE BEST OF
 MY KNOWLEDGE, CORRECTLY
 REPRESENTED HEREON.



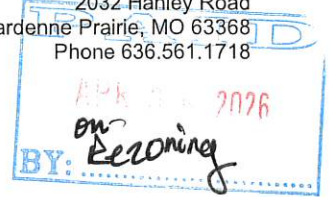


RECEIVED

APR - 8 2026

City of Dardenne Prairie

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



CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Missouri Siding Inc.

Company Name

Terry Moyers - President

Printed Name, Title

8355 Post Rd.

Street Address

Dardenne Prairie, MO 63368

City/State/Zip Code

636.439.2137

Telephone

Terry@mosiding.com

Email

OWNER:

Terry & Diane Moyers

Company Name

Terry Moyers - President Diane Moyers -

Printed Name, Title

1129 S. Charlemagne Dr.

Street Address

Lake St. Louis, MO 63367

City/State/Zip Code

314.605.9188

Telephone

Terry@mosiding.com

Email

STREET ADDRESS OF CONDITIONAL USE: 8355 Post Rd.

LEGAL DESCRIPTION OF PROPERTY:

EXISTING ZONING: RB1 PROPOSED ZONING: C1

PROPOSED USE & SCOPE OF WORK: Running Missouri Siding out of house as office use only at this time.

CONDITIONAL USE APPLICATION FEE SUBMITTED:

SITE PLAN REVIEW FEE SUBMITTED (if applicable): NA
Site plan not required by zoning Administrator

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.

PAYMENT RECEIPT

Receipt ID 26-000290



RECEIVED FROM

Terry Moyers
Missouri Siding
1129 Charlemagne Drive
Lake St. Louis, MO 63367

RECEIVED BY

Dardenne Prairie
Amy Hansen

Dardenne Prairie, MO

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
LU - Zoning Review Fee	26-000293	TBD	\$ 920.00
Miscellaneous			\$ 920.00
TOTAL PAID			\$ 920.00

Paid Date

April 08, 2026

Payment Method

Check
9369

Description

Rezoning and Conditional
Use Permit Fee for
Missouri Siding 2355 Post
Rd.

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
AMENDING VARIOUS PROVISIONS OF SECTIONS 405.175 AND
405.180 REGARDING MULTIPLE-FAMILY DWELLINGS**

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

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

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

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

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

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

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

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

B. Permitted Uses.

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

C. Conditional Uses.

1. All permitted uses allowed in “R-1A”, “R-1B”, “R-1C”, and “R-1D”, Single-Family Residential Districts.
2. Mortuaries.
3. Convalescent homes, nursing homes or homes for the aged.
4. Public or private hospitals or orphanages on a site not less than two (2) acres with a minimum setback of fifty (50) feet to all property lines.
5. Religious institution, such as a seminary, convent or similar use.
6. Privately operated recreational facility including a lake, swimming pool, tennis court, riding stable or golf course on a site of not less than ten (10) acres.

D. Minimum Lot Area. Each lot that includes a multiple-family dwelling shall have a minimum lot area of five (5) acres and shall have no access to minor streets. Each lot that includes a mortuary shall have a minimum lot area of three (3) acres and shall have no access to minor streets.

E. Building Height Requirements. No building shall be erected or enlarged to exceed two (2) stories in height.

F. Lot Width Requirements. Each parcel that includes a multiple-family dwelling shall have a minimum lot width of one hundred (100) feet. Each parcel that includes a mortuary shall have a minimum lot width of two hundred (200) feet.

G. Density Of Development And Related Lot Area Requirements.

1. Before any area of land may be zoned under this Section, the City shall first as a condition precedent determine that the land to be zoned is contiguous to a commercial or industrial zoning district consisting of no less than ten (10) acres and the length of the contiguous boundary common to the commercial or industrial district and the proposed “R-M” multiple-family residential district is at least thirty-five percent (35%) of the length of the perimeter of the area proposed for zoning under this Section.
2. Each multiple-family dwelling shall contain no more than six (6) connected dwelling units.
3. Dwelling Unit area. All dwelling units shall be a minimum nine hundred (900) square feet in area.

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

H. Yard Requirements.

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

a. The minimum front yard shall be twenty (20) feet. On the corner lot a twenty (20) foot side yard is permitted.

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

c. Rear yard depth shall be a minimum of twenty (20) feet. However, notwithstanding the foregoing, swimming pools, decks, and open-air porches shall not be closer than ten (10) feet to the rear yard line.

2. Distance between grouped buildings.

a. In addition to the required setbacks of this Chapter, the following minimum distances shall be required between multiple-family dwellings:

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

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

3. All dwellings, except buildings that include multiple dwelling units that do not each have individual exterior entrances, shall include a two (2) car garage that shall be a minimum of twenty-one (21) feet in width.

I. Miscellaneous Requirements.

1. Exterior lighting shall be provided throughout any development to promote security and safety, and shall focus on areas including parking, pedestrian, recreation, and open space. Such lighting shall be designed to prevent glare onto adjacent properties or into dwelling units.

2. Where an "R-M" Multiple-Family Residential District is adjacent to a Single Family Residential District, a landscape green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the "R-M" Multiple-Family Residential District property line and shall include a six (6) foot high masonry wall or solid fence. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading spaces.

3. Storage of building materials shall be within a residence, accessory building, or garage unless an active permit has been issued.

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

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

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

7. Off-street parking shall be provided in compliance with the requirements of Article XI.

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

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

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

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

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

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

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

K. Architectural Standards. Any multi-family housing structure shall meet the following minimum design criteria:

1. All buildings shall be architecturally treated on all sides to create a consistent and attractive building appearance. Materials such as masonry, brick, stucco, wood or dryvit type material shall be required on a minimum of fifty percent (50%) of all building faces. The Planning and Zoning Commission may approve other materials that provide similar or equal architectural standards.

2. Mechanical equipment, utility hardware and heating and cooling equipment on any roof, ground or building shall be screened from public view with walls of brick, wood or other similar architectural material, harmonious to the building extending to the highest point of projection from all sides.

3. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with the building design.

4. Monotony of design shall be avoided. Variation of form and placement shall be used to provide visual interest. In multiple building projects, variable placement of individual buildings may be used to prevent a monotonous appearance.

SECTION 2. That Subsection (E) of Section 405.180 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and hereby is amended by deleting Subsection (E) of Section 405.180 and enacting, in lieu thereof, a new Subsection (E) to read as follows:

Section 405.180 "C-1" Local Commercial District

...

E. Dwellings And Planned Unit Developments. In addition to, and in lieu of the procedures provided for in Article VI of Chapter 405 of this Code, single-family and multiple-family dwellings may be permitted within the "C-1" Local Commercial District with a planned unit development designation pursuant to Article IV of Chapter 405 of this Code and as depicted on an approved Area Plan. Any multiple-family dwelling shall nonetheless comply with the provisions of Section 450.170(D) to (K). Notwithstanding the provisions of Article IV of Chapter 405 of this Code to the contrary, the average density

of residential development within the "PUD" pursuant to this Subsection shall remain the same as would be permitted if the area were to be developed conventionally; provided, however, average density is to be calculated as total land area of the area to be developed, including any portion of the land area to be developed for non-residential uses pursuant to the Area Plan, but excluding therefrom public rights-of-way.

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

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

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

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

Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2026.

Mayor

Attest:

City Clerk