



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

**PLANNING AND ZONING COMMISSION
AGENDA
APRIL 8, 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. 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

APPROVAL OF MINUTES

1. Planning and Zoning Commission Work Session Minutes – 03 11 26
2. Planning and Zoning Commission Regular Session Minutes – 03 11 26
3. Planning and Zoning Commission Joint Work Session Minutes – 03 26 26

COMMISSION COMMUNICATIONS

NEW BUSINESS

1. BluOnx Development, LLC Rezoning of 6.89 acres from R-1A to R-1D with a PUD for a 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road
2. BluOnx Development, LLC Area Plan for 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road



3. Bill No. 26-12 (First reading on 03 18 26 at the Board of Ald mtg, sent back to P & Z)
An Ordinance Of The City Of Dardenne Prairie, Missouri, Approving A Rezoning Request For 1306 Feise Road From "R-1A" Single-Family Residential, To "C-1" Local Commercial

4. Bill No. 26-11 (First Reading On 03 18 26 At The Board Of Ald Mtg, Sent Back To P & Z)
An Ordinance Of The City Of Dardenne Prairie, Missouri, Approving The Rezoning Of Certain Real Property Located Approximately 875 Feet West Of Highway N And Ardmore Drive, Otherwise Known As "Prairie Point," From "ND," New Development District, To "R-1D," Single-Family Residential District, Planned Unit Development (P.U.D.); And Approving An Area Plan With Conditions For The Same

OLD BUSINESS

ADJOURNMENT

PUBLIC HEARINGS NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a PUD Request – Area Plan (rezoning request) & Planned Unit Development and Area Plan Application for a tract of land before the Planning and Zoning Commission on **Wednesday, APRIL 8, 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, APRIL 15, 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: BluOnx Development, LLC

Name of Owners: Danette L. Hug Trust dated March 14, 2023 and Bishop Family Trust dated January 24, 2008 and restated July 19, 2013

Present Zoning Classification: R-1A

Proposed Zoning Classification: R-1D, PUD

Proposed Use: 25 detached single-family residential

Address of Property: 2108 and 2128 Bates Road, Dardenne Prairie 63368

Property Legal Description: Pt of Lot 3 of Caroline M. Bates and Pt of Lots 7 and 11 of Walnut Grove Tract in US Survey 1669 Twp 46 N, Range 3 East



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, Executive Assistant Brandi Kidd, IT Manager Rose Maresca, City Engineer Matt Davidson and City Attorney Drew Weber

CLOSED SESSION

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

Roll call vote: ALL

Return to regular meeting: Motion Northcutt Second Neske

Roll call vote: ALL

ITEMS FOR DISCUSSION

1. Rawlings Performance Academies, LLC – Request for Conditional Use Permit in the I-1 Light District – 1635 Technology Drive, Suite 110
2. Prospect Athletic Club, LLC – Request for Conditional Use Permit in the I-1 Light 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
Concerns that:
 - a. CUP requires a site plan; requesting more information from applicant
 - b. Noise in the residential area
 - c. Storage of equipment
 - d. Hours of operation
 - e. Traffic and parking
 - f. Water usage
4. Dardenne Realty, LLC – Rezoning Request from ND to R-1D PUD with Area Plan
 - a. Lack of sidewalk on Northside of area
5. Red Bud Development Group, LLC, R-1D Area Plan – 7393 Highway N and Stump Road (sent back to P & Z from the Board of Alderman for review January 21, 2026)
 - a. Commission discussed sidewalks along Stump Road and north of outer road
 - b. Plan has been modified

- i. Change in zoning and attached housing; reduced from 32 to 20
- 6. Multifamily Moratorium
 - a. Believe artificially low, instead of max density

Meeting adjourned at 6:41 pm. Motion Neske Second Pollard

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on , 2026.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MARCH 11, 2026

CALL TO ORDER

Chairman Wooldridge call the meeting to order at 7:00 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	
Commissioner Northcutt	X	
Commissioner Stankovich	X	
Alderman Detweiler	X	

ALSO PRESENT: City Administrator Cathy Pratt, Executive Assistant Brandi Kidd, IT Manager Rose Maresca, City Engineer Matt Davidson and City Attorney Drew Weber

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 – Ben Macintosh was present. Discussion continued between Commissioners and applicant regarding hours of operation and if any food services.

Motion by Commissioner Neske, seconded by Commissioner Pollard to close the Public Hearing. All eyes, motion carried.

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 – Applicant not in attendance.

Motion by Commissioner Musler, seconded by Commissioner Stankovich to close the Public Hearing. All eyes, motion carried.

3. JUST IN TIME LAWN CARE IS REQUESTING A REZONING FROM R-1A TO C-1 WITH A CONDITIONAL USE PERMIT AND AREA PLAN FOR A LANDSCAPING NURSERY LOCATED AT 1306 FEISE ROAD – Justin Augustine was present. A rep from the bank who is providing the financing on the property was also present. The bank rep stated they completed a title search and insurance, in addition to rights to the drive along the property. Discussion between Commissioner and applicant regarding retail sales, hours of operation, employees, parking lot/spaces, traffic, additional structures

The following residents spoke regarding the Public Hearing:

- Karl Peifer
- Mark Hunter
- Rich Weller
- Wes Cook

Motion by Commissioner Pollard, seconded by Commissioner Lamb to close the Public Hearing. All ayes, motion carried.

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. – Applicant and architect were present. Discussion continued between Commissioners, applicant and architect regarding sidewalks, landscaping, basements, patios, retention base, home colors, lot areas/sizes, and garages.

The following residents spoke regarding the Public Hearing:

- Mike Howard

Motion by Commissioner Pollard, seconded by Commissioner Lamb to close the Public Hearing. All ayes, motion carried.

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

Motion by Commissioner Stankovich, seconded by Commissioner Pollard to approve the Planning and Zoning minutes dated 01-14-26 and 02-11-26 as presented. All ayes, motion carried.

COMMISSION COMMUNICATIONS

None

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-7 Light District

Motion by Chairman Wooldridge, seconded by Commissioner Northcutt to recommend approval of Conditional Use.

All ayes, All in Favor, motion carried.

Planning and Zoning Commission recommends the following conditions 1-4 for the Conditional Use Permit:

2. Prospect Athletic Club, LLC (dba D-Bat) Conditional Use Permit to allow batting and pitching cages. – 79 Hubble Drive, Suite 107-110, I-7 Light District

Motion by Chairman Wooldridge, seconded by Commissioner Pollard to recommend approval of Conditional Use.

All ayes, All in Favor, motion carried.

Planning and Zoning Commission recommends the following conditions 1-3 for the Conditional Use Permit:

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

Motion by Commissioner Pollard, seconded by Commissioner Northcutt to recommend denial of Rezoning.

All ayes, All in Favor, motion carried.

Motion by Commissioner Musler, seconded by Chairman Wooldridge to recommend denial of Conditional Use, then changed to table.

All ayes, All in Favor, motion carried.

Planning and Zoning Commission recommends the following conditions 1-5 for the Conditional Use (tabled).

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

Motion by Commissioner Musler, seconded by Commissioner Northcutt to recommend approval of Rezoning.

The vote on the motion being 4 ayes and 4 nays, split in Favor.

Roll Call Vote:

Chairman Wooldridge – Nay
Commissioner Lamb – Nay
Commissioner Moehlenkamp - Aye
Commissioner Musler – Aye
Commissioner Neske – Aye
Commissioner Pollard – Nay
Commissioner Northcutt – Nay
Commissioner Stankovich - Aye

Planning and Zoning Commission recommends the following conditions 1-6 for the Rezoning.

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

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

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

OLD BUSINESS

1. Multi-Family Moratorium, Rezoning C-2 to R-1D

Motion by Commissioner Musler, seconded by Commissioner Northcutt to recommend approval of the Rezoning.

The vote on the motion being 6 ayes and 2 nays (Wooldridge & Lamb), motion carried

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

Motion by Chairman Wooldridge, seconded by Commissioner Northcutt to recommend approval of Area Plan.

The vote on the motion being 6 ayes and 2 nays (Wooldridge & Lamb), motion carried.

ADJOURNMENT

Motioned by Chairman Wooldridge, seconded by Commissioner Lamb to adjourn the meeting at 9:02 pm. All ayes, motion carried.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on ,2026



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

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The meeting was opened with the Pledge of Allegiance.

ROLL CALL

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

**PLANNING AND ZONING
COMMISSION**

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

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



DISCUSSION ITEMS

1. Multi-Family Moratorium

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

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

2. Update for Public Hearing posting requirements

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

ADJOURNMENT

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

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

Deborah Ryan, City Clerk

BILL NO. _____

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

B. Permitted Uses.

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

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

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

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

H. Yard Requirements.

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

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

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

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

2. Distance between grouped buildings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2026.

Mayor

Attest:

City Clerk

CITY OF DARDENNE PRAIRIE, MISSOURI

SUMMARY OF ORDINANCE – MULTIPLE-FAMILY DWELLING REGULATIONS

PURPOSE

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

KEY PROVISIONS

1. 1. Location Restrictions

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

2. 2. Density and Intensity Reductions

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

3. 3. Building Height

Maximum building height reduced to 2 stories.

4. 4. Site Design Standards

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

5. 5. Infrastructure Requirements

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

6. 6. Parking Requirements

Minimum of two parking spaces per dwelling unit.

7. 7. Buffering and Landscaping

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

8. 8. Architectural Standards

CITY OF DARDENNE PRAIRIE, MISSOURI

SUMMARY

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

PRIMARY CORRIDOR: TECHNOLOGY DRIVE (I-64 FRONTAGE)

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

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

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

SECONDARY CORRIDOR: I-64 / HIGHWAY N NODE

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

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

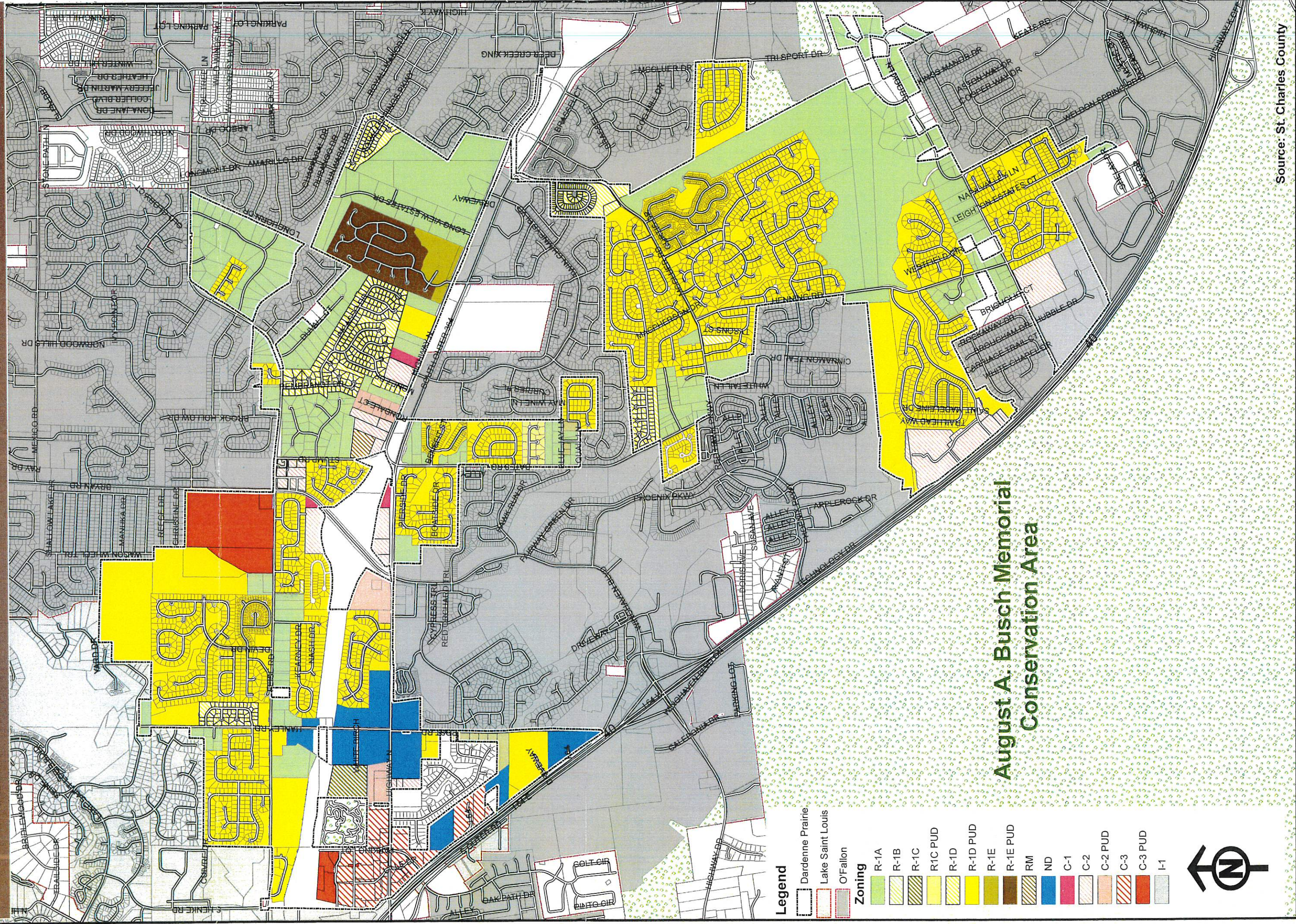
PLANNING CONTEXT

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

LEGAL SUPPORT

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

City of Dardenne Prairie Official Zoning Map February 10, 2025



Legend

- Dardenne Prairie
- Lake Saint Louis
- O'Fallon

Zoning

- R-1A
- R-1B
- R-1C
- R1C PUD
- R-1D
- R-1D PUD
- R-1E
- R-1E PUD
- RM
- ND
- C-1
- C-2
- C-2 PUD
- C-3
- C-3 PUD
- I-1



Source: St. Charles County



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

REZONING REQUEST

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT:

Bluonyx Development, LLC
Company Name
Steve Valentine
Printed Name, Title
2646 Highway 109, Suite 100B
Street Address
Wildwood, Mo. 63040
City/State/Zip Code
(248) 568-1989
Telephone
Steve@bluonyx.com
Email Address

STREET ADDRESS OF REZONING: 2108 & 2128 Bates Road

OWNER (attach additional): 1 of 2
Danelle L. Hug trust dated March 14, 2023
Printed Name

Printed Name
2128 Bates Road
Street Address
Dardenne Prairie, Mo. 63368
City/State/Zip Code

Telephone

Email Address

Contract Purchaser/Developer:
Bluonyx Development, LLC
Company Name
Steve Valentine
Printed Name, Title
2646 Highway 109, Suite 100B
Street Address
Wildwood, Mo. 63040
City/State/Zip Code
(248) 568-1989
Telephone
Steve@bluonyx.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of lot 3 of Caroline M. Bates Farm and Part of lots 7 and 11 of Walnut Grove Tract in US Survey 1669 Twp 46 N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-ID w PUD.

PROPOSED USE: detached single family residential

NO. UNITS: 25

REZONING REQUEST APPLICATION FEE SUBMITTED: \$ 920⁰⁰





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

REZONING REQUEST

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT:

Blumox Development, LLC
Company Name
Steve Valentine
Printed Name, Title
2466 Highway 109, Suite 100B
Street Address
Wildwood, Mo. 63040
City/State/Zip Code
(248) 568-1989
Telephone
Steve@blumox.com
Email Address

STREET ADDRESS OF REZONING: 2108 & 2128 Bates Road

OWNER (attach additional): 2 of 2
Bishop Family Trust dated 1/24/2008 and
Printed Name re-stated 7/19/2013
Printed Name
2108 Bates Road
Street Address
Dardenne Prairie, Mo. 63368
City/State/Zip Code
Telephone
Email Address

Contract Purchaser/Developer:
Blumox Development, LLC
Company Name
Steve Valentine
Printed Name, Title
2466 Highway 109, Suite 100B
Street Address
Wildwood, Mo. 63040
City/State/Zip Code
(248) 568-1989
Telephone
Steve@blumox.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of lot 3 of Caroline M Bates Farm and Part of lots 7 and 11 of Walnut Grove Tract in US Survey 11669 Twp 46 N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-ID w PUD.

PROPOSED USE: detached single family residential

NO. UNITS: 25

REZONING REQUEST APPLICATION FEE SUBMITTED: _____

THE **STERLING** CO
ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax (314) 487-8944

PROPERTY DESCRIPTION

Preliminary Boundary
Project: 2108 & 2128 Bates Road

Order Number: 25-05-123
Date: Juny 07, 2025
By: G.S.M.

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 $00^{\circ}17'26''$ 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 $22^{\circ}25'56''$ EAST, 115.73 FEET; NORTH $04^{\circ}07'58''$ WEST, 44.72 FEET; NORTH $54^{\circ}26'16''$ EAST, 94.34 FEET; SOUTH $59^{\circ}26'15''$ EAST, 212.13 FEET; SOUTH $72^{\circ}45'44''$ EAST, 110.45 FEET; NORTH $83^{\circ}22'40''$ EAST, 102.96 FEET; SOUTH $67^{\circ}34'04''$ EAST, 231.03 FEET; SOUTH $70^{\circ}08'31''$ EAST, 262.74 FEET; SOUTH $67^{\circ}47'16''$ 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 $00^{\circ}04'09''$ 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 $89^{\circ}46'55''$ 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.

REZONING REQUEST

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

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

CHECKLIST TO COMPLETE THIS APPLICATION

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

Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (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

Steve Valentine

March 4, 2026

Applicant's Signature

Date

Owner's Signature

Date

(2108 Baker Rd)

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.

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

Steve Valentins

March 4, 2026

Applicant's Signature

Date

Owner's Signature

Date

(2128 Babas Rd)

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: Blue Day Development LLC

Name of Owner: _____

Present Zoning Classification: R-1A

Proposed Zoning Classification: R-1D w/P.U.D

Proposed Use: detached single family residential

Property Location: 2108 & 2128 Bates Road

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 248-568-1987 or the city of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Petitioner

cc:

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

Parcel ID:	Owner:	Site Address:	Mailing Address:
2-113A-9791-00-000A.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A231-00-0023.00000000	KIRKLAND PATRICIA A FAM LIV TRUST	726 THAYER CT, DARDENNE PRAIRIE, 63368	726 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A231-00-0024.00000000	JUNG BRIGITTE C	724 THAYER CT, DARDENNE PRAIRIE, 63368	724 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A231-00-000A.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-0009.00000000	ABELN JOSEPH B*ABELN DEBORAH L	725 THAYER CT, DARDENNE PRAIRIE, 63368	725 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0013.00000000	CASTELLO CHARLES P*CASTELLO LINDA K	737 THAYER CT, DARDENNE PRAIRIE, 63368	737 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-9693-00-000A.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-9791-00-0016.00000000	WEBSTER MARY SHARON REVOC LIV TRUST	745 THAYER CT, DARDENNE PRAIRIE, 63368	745 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0017.00000000	TONY DANIEL L*TONY DEBRA L	742 THAYER CT, DARDENNE PRAIRIE, 63368	742 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0031.00000000	STEBER GARY J*STEBER HELEN M	819 BENEFIT ST, DARDENNE PRAIRIE, 63368	819 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0006.00000000	EATON FAMILY TRUST	715 THAYER CT, DARDENNE PRAIRIE, 63368	715 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0010.00000000	HOOK FAM REVOC TRUST	727 THAYER CT, DARDENNE PRAIRIE, 63368	727 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0007.00000000	ESLINGER MELVIN*ESLINGER RUTH	719 THAYER CT, DARDENNE PRAIRIE, 63368	719 THAYER CT, OFALLON MO, 63368
2-113A-A563-00-0012.00000000	HULS WILLIAM C JR*HULS KATHLEEN R	733 THAYER CT, DARDENNE PRAIRIE, 63368	733 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0030.00000000	WEBER DONNA S	815 BENEFIT ST, DARDENNE PRAIRIE, 63368	815 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0004.01000000	TUVESON LEE W*TUVESON HEIDEL H	2132 BATES RD, DARDENNE PRAIRIE, 63368	2132 BATES RD, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0004.00000000	BISHOP FAM TRUST	2108 BATES RD, DARDENNE PRAIRIE, 63368	4 TWILIGHT DR, ST PETERS MO, 63376
2-113A-1669-00-0004.00000000	FELDT JAMES*FELDT LINDA	743 THAYER CT, DARDENNE PRAIRIE, 63368	743 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A217-00-0001.00000000	OGORMAN DIANA*OGORMAN JAMES	701 THAYER CT, DARDENNE PRAIRIE, 63368	701 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A217-00-0002.00000000	WAGNER KAREN J	708 THAYER CT, DARDENNE PRAIRIE, 63368	708 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A217-00-0004.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A217-00-0002.00000000	THOMAS FAM IRREVOC TRUST	730 THAYER CT, DARDENNE PRAIRIE, 63368	730 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A255-00-0025.00000000	DAHL JACK IVER*DAHL BARBARA JOYCE	801 BENEFIT ST, DARDENNE PRAIRIE, 63368	801 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A255-00-0028.00000000	FOWLER DEBRA R	809 BENEFIT ST, DARDENNE PRAIRIE, 63368	809 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A856-00-0020.00000000	BONSTELL CHRISTOPHER A*BONSTELL ROSEANN	736 THAYER CT, DARDENNE PRAIRIE, 63368	736 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0004.20000000	PROVIDENCE HOMEOWNERS ASSOC	BATES RD, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD STE 301N, CHESTERFIELD MO, 63017
4-069A-7424-00-0120.00000000	DILL DAVID K*DILL CATHERINE A	7342 PIERCE DR, DARDENNE PRAIRIE, 63368	7342 PIERCE DR, DARDENNE PRAIRIE MO, 63368
4-069A-7424-00-0121.00000000	FLOD TODD*HERNANDEZ ELIZABETH J	7352 PIERCE DR, DARDENNE PRAIRIE, 63368	7352 PIERCE DR, DARDENNE PRAIRIE MO, 63368
4-069A-7424-00-000C.00000000	COVE AT DARDENNE HOMEOWNERS ASSOCIATION	PIERCE DR, DARDENNE PRAIRIE, 63368	13100 MANCHESTER RD STE G55, ST LOUIS MO, 63131
2-113A-A563-00-0011.00000000	COLLINS RESID TRUST	731 THAYER CT, DARDENNE PRAIRIE, 63368	731 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-000C.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-1669-00-0004.01300000	HUG DANETTE L TRUST	2128 BATES RD, DARDENNE PRAIRIE, 63368	2128 BATES RD, DARDENNE PRAIRIE MO, 63368
2-113A-9693-00-0003.00000000	MATRECI CAROLE V	707 THAYER CT, DARDENNE PRAIRIE, 63368	707 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-9693-00-0004.00000000	PEARSON TANIA TANISE LIV TRUST	709 THAYER CT, DARDENNE PRAIRIE, 63368	4509 ACACIA RIDGE ST, SACRAMENTO CA, 95834
2-113A-A255-00-0021.00000000	HALL KIMBERLY	732 THAYER CT, DARDENNE PRAIRIE, 63368	242 CHESTNUT HILL DR, OFALLON MO, 63368-6344
2-113A-A563-00-000A.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-000A.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-0003.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
4-069A-7424-00-0116.00000000	WILLIE BRYAN P*WILLIE LISA A	THAYER CT, DARDENNE PRAIRIE, 63368	7447 PIERCE DR, DARDENNE PRAIRIE MO, 63368
4-069A-7659-00-008A.00000000	COVE AT DARDENNE HOMEOWNERS ASSOCIATION	BOATSIDE DR, DARDENNE PRAIRIE, 63368	13100 MANCHESTER RD STE G55, ST LOUIS MO, 63131
2-113A-A563-00-000D.00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
4-069A-7424-00-0118.00000000	OLDANI CHARLES A*OLDANI KARLA	803 BENEFIT ST, DARDENNE PRAIRIE, 63368	803 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
4-069A-7424-00-0122.00000000	KLEWEIN CHRISTOPHER*KLEWEIN KIM	7427 PIERCE DR, DARDENNE PRAIRIE, 63368	7427 PIERCE DR, DARDENNE PRAIRIE MO, 63368
2-113A-A856-00-0026.00000000	ROBARDS STEVEN C*ROBARDS MELISSA A	7362 PIERCE DR, DARDENNE PRAIRIE, 63368	7362 PIERCE DR, DARDENNE PRAIRIE MO, 63368
2-113A-A856-00-0019.00000000	BAKER ANTHONY V*BAKER MICHELLE K	738 THAYER CT, DARDENNE PRAIRIE, 63368	738 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0003.00000000	FORT ZUMWALT SCHOOL DISTRICT	7396 TWIN CHIMNEYS BLVD, OFALLON, 63368	110 VIRGIL ST, OFALLON MO, 63366
4-069A-7424-00-0119.00000000	CUNNINGHAM JON A*CUNNINGHAM SALLY P	7332 PIERCE DR, DARDENNE PRAIRIE, 63368	7332 PIERCE DR, DARDENNE PRAIRIE MO, 63368
2-113A-A255-00-0027.00000000	SCHLUETER NINA A REVOC TRUST	807 BENEFIT ST, DARDENNE PRAIRIE, 63368	807 BENEFIT ST, DARDENNE PRAIRIE MO, 63368-7348
2-113A-A255-00-000A.00000000	PROVIDENCE OWNERS ASSOCIATION	BENEFIT ST, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-0005.00000000	HAMMOND CRAIG S*HAMMOND JUDITH A REVOC LIV TRUS	721 THAYER CT, DARDENNE PRAIRIE, 63368	721 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0008.00000000	KEARNEY KAREN E	813 BENEFIT ST, DARDENNE PRAIRIE, 63368	813 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0029.00000000	WILL EUGENE C*WILL LINDA G	802 BENEFIT ST, DARDENNE PRAIRIE, 63368	802 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A856-00-0048.00000000	WOOLDRIDGE MICHAEL*WOOLDRIDGE DORIS		



Malinda Lim
Interwest, Contract Planner
mlim@interwestgrp.com
Phone (951) 756-4874

Comment Letter

TO: Kylie Brown, BluOnx Development, LLC
Sent via email to kylie@bluonx.com

FROM: Malinda Lim, Interwest

DATE: March 18, 2026

SUBJECT: Stillwater Grove PUD Rezoning & Area Plan

This is the comment letter for the Planning Application, which discusses a proposal for a Planned Unit Development (PUD) for the development of 25 single-family parcels and a Zone Change from Single-Family Residential (R-1A) to Single-Family Residential District Planned Unit Development (R-1DPUD) on two parcels totaling 6.89 acres. The project site is located on the southeast corner of South Outer Road 364 and Bates Road, north of the Villas at Providence residential development. This letter provides a zoning summary that discusses issues which should be addressed for the next submittal.

Summary of Comments

City staff have identified the following issues with the land use entitlement application:

Demolition Plan

1. If there is an existing single-family residence at 2128 Bates Road, provide a demolition plan.

Architecture/Elevations

2. Provide architectural drawings with building materials identified.

Area Plan

3. List all deviations from City ordinances and from the standard zoning district regulations for the uses included along with a statement that no deviations other than those listed are included in the PUD. No deviations other than those listed will be allowed during the review and approval of a PUD Final Plan or Construction Plans.
4. Provide the average square feet of residential land per each type of residential unit.
5. Two (2) density charts shall be required: one (1) reflecting residential density per acre exclusive of public right-of-way and other non-residential land uses; and the other shall reflect residential density exclusive of public rights-of-way without consideration of other types of land uses. The R-1D district requires lot sizes to be a minimum of 12,000 square feet. With a project area totaling 6.89 gross acres, this would equate to a development density of 25 units. However, the average density of development within the "PUD" shall remain the same as would be permitted if the area were to be developed conventionally. Average density is to be calculated as total land area excluding public right-of-way, land to be used as stormwater detention basins and common ground. Common ground may be used in the calculations if it is developed with acceptable amenities, or if the property

is to be left in its natural state. Density bonuses may also be acquired by providing specific design elements in the development. Please see DPMC Section 405.270(A)(2) for additional information.

6. If there are multiple housing products for the development, identify the housing type for each lot.
7. Provide the size of each common ground area.
8. Provide the dimensions of each lot line.

Site Plan

9. Per DPMC Section 405.270(A)(8), yard requirements along the perimeter of the PUD shall be at least equal to those required in district(s) in which the PUD is located. For single unit structures in the R-1D district, rear yard setbacks are a minimum of 25 feet.
10. Provide a note describing how street lighting will be provided and maintained.
11. What does "CBU" represent on the plans? They are located east of Lot 14.
12. Provide the size of each common ground area.
13. Provide the dimensions of each lot line.
14. The ROW shows a width of 42 feet. Provide where this measurement is taken from.
15. The street as design does not meet street design requirements. See DPMC Section 410.220(B) for minimum requirements.
16. Has any consideration been made to move the larger detention basin to the east and combine with the smaller detention basin? This may create an easier street turn-around and better utilize the smaller "common ground" areas.

Floor Plan

17. Provide floor plan drawings. Profile drawings show one to two-story structures. See DPMC Section 405.170(D)(7) for minimum requirements.

Landscape Plan

18. Provide a landscape plan in conformance with DPMC Article IX.

Additional Information Needed

19. Provide verification of sewer service.
20. The last few sheets of the plan set are profile grade sections. The rough grading plan does not reference those sections.

City staff looks forward to your next submittal. Please do not hesitate to contact Malinda Lim by email at mlim@interwestgrp.com should you have any questions.

Sincerely,



Malinda Lim, Interwest Contract Planner



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

P.U.D. REQUEST - AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Blue Onyx Development, LLC

Company Name

Steve Valentine

Printed Name, Title

2646 Highway 109, Suite 100B

Street Address

Wildwood, Mo. 63040

City/State/Zip Code

(248) 568-1989

Telephone

steve@blueonyx.com

Email Address

STREET ADDRESS OF P.U.D.: 2108 & 2128 Bates Road

OWNER (attach additional): 1 of 2

Danette L. Hug trust dated March 14, 2023

Printed Name

Printed Name

2128 Bates Road

Street Address

Dardenne Prairie, Mo. 63368

City/State/Zip Code

Telephone

Email Address

Contract Purchaser/Developer:

Blue Onyx Development, LLC

Company Name

Steve Valentine

Printed Name, Title

2646 Highway 109, Suite 100B

Street Address

Wildwood, Mo. 63040

City/State/Zip Code

(248) 568-1989

Telephone

steve@blueonyx.com

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of lot 3 of Caroline M. Bates Farm and Part of lots 7 and 11 of Walnut Grove Tract in US Survey 1469 Twp 46N, Range 3 East

EXISTING ZONING: R-1A

PROPOSED ZONING: R-ID w P.U.D.

PROPOSED USE: detached single-family residential NO. UNITS: 25

PROJECT AREA: 6.89 acres

PROPERTY AREA:

REZONING REQUEST FEE SUBMITTED:

AREA PLAN REVIEW FEE SUBMITTED:

\$858.38

PAID
MAR 17 2026
✓ 186 for 1778.38
BY: AA



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

P.U.D. REQUEST - AREA PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT:

Blue Onyx Development, LLC
Company Name
Steve Valentine
Printed Name, Title
2646 Highway 109, Suite 100B
Street Address
Wildwood, Mo. 63040
City/State/Zip Code
(248) 568-1989
Telephone
steve@blueonyx.com
Email Address

STREET ADDRESS OF P.U.D.: 2108 & 2128 Bates Road

OWNER (attach additional): 2 of 2
Bishop Family Trust dated 1/24/2008 and
Printed Name reinstated 7/19/2013
Printed Name
2108 Bates Road
Street Address
Dardenne Prairie, Mo 63368
City/State/Zip Code
Telephone
Email Address

Contract Purchaser/Developer:
Blue Onyx Development, LLC
Company Name
Steve Valentine
Printed Name, Title
2646 Highway 109, Suite 100B
Street Address
Wildwood, Mo. 63040
City/State/Zip Code
(248) 568-1989
Telephone
steve@blueonyx.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Part of lot 3 of Caroline M. Bates
Farm and Part of lots 7 and 11 of Walnut Grove Tract in US Survey 1468 Twp 46 N, Range 3 East

EXISTING ZONING: R-1A PROPOSED ZONING: R-1D w P.U.D.

PROPOSED USE: detached single-family residential NO. UNITS: 25

PROJECT AREA: 6.89 acres PROPERTY AREA: _____

REZONING REQUEST FEE SUBMITTED: _____

AREA PLAN REVIEW FEE SUBMITTED: _____

P.U.D. REQUEST - AREA PLAN

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

Please Note:

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

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax (314) 487-8944

PROPERTY DESCRIPTION

Preliminary Boundary
Project: 2108 & 2128 Bates Road

Order Number: 25-05-123
Date: Juny 07, 2025
By: G.S.M.

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 $00^{\circ}17'26''$ 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 $22^{\circ}25'56''$ EAST, 115.73 FEET; NORTH $04^{\circ}07'58''$ WEST, 44.72 FEET; NORTH $54^{\circ}26'16''$ EAST, 94.34 FEET; SOUTH $59^{\circ}26'15''$ EAST, 212.13 FEET; SOUTH $72^{\circ}45'44''$ EAST, 110.45 FEET; NORTH $83^{\circ}22'40''$ EAST, 102.96 FEET; SOUTH $67^{\circ}34'04''$ EAST, 231.03 FEET; SOUTH $70^{\circ}08'31''$ EAST, 262.74 FEET; SOUTH $67^{\circ}47'16''$ 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 $00^{\circ}04'09''$ 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 $89^{\circ}46'55''$ 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.

[√] CHECKLIST TO COMPLETE THIS APPLICATION

- [√] Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.
 - [√] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (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.

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

Steve Valentine

March 4, 2026

Applicant's Signature

Date

Owner's Signature
(additional below)

Date

(2108 Bates Road)

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.

CHECKLIST TO COMPLETE THIS APPLICATION

- Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.
- Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (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.

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

Steve Valentine

March 4, 2026

Applicant's Signature

Date

Owner's Signature
(additional below)
(2128 Bates Road)

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: Blue One Development LLC

Name of Owner: _____

Present Zoning Classification: R-1A

Proposed Zoning Classification: R-1D w/P.U.D

Proposed Use: detached single family residential

Property Location: 2108 & 2128 Bates Road

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 248-568-1981 or the city of Dardenne Prairie at the telephone numbers listed below.

Sincerely,

Petitioner

cc:

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

Parcel ID:	Owner:	Site Address:	Mailing Address:
2-113A-9791-00-000A-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A231-00-0023-00000000	KIRKLAND PATRICIA A FAM LIV TRUST	726 THAYER CT, DARDENNE PRAIRIE, 63368	726 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A231-00-0024-00000000	JUNG BRIGITTE C	724 THAYER CT, DARDENNE PRAIRIE, 63368	724 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A231-00-000A-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-0009-00000000	ABELN JOSEPH B *ABELN DEBORAH L	725 THAYER CT, DARDENNE PRAIRIE, 63368	737 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0013-00000000	CASTELLO CHARLES P *CASTELLO LINDA K	737 THAYER CT, DARDENNE PRAIRIE, 63368	737 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-9693-00-000A-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-9791-00-0016-00000000	WEBSTER MARY SHARON REVOC LIV TRUST	745 THAYER CT, DARDENNE PRAIRIE, 63368	745 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0017-00000000	TONY DANIEL L *TONEY DEBRA L	742 THAYER CT, DARDENNE PRAIRIE, 63368	742 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0031-00000000	STEBER GARY J *STEBER HELEN M	819 BENEFIT ST, DARDENNE PRAIRIE, 63368	819 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0006-00000000	EATON FAMILY TRUST	715 THAYER CT, DARDENNE PRAIRIE, 63368	715 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0010-00000000	HOOK FAM REVOC TRUST	727 THAYER CT, DARDENNE PRAIRIE, 63368	727 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0012-00000000	ESLINGER MELVIN *ESLINGER RUTH	719 THAYER CT, DARDENNE PRAIRIE, 63368	719 THAYER CT, OFALLON MO, 63368
2-113A-A563-00-0025-00000000	HULS WILLIAM C JR *HULS KATHLEEN R	733 THAYER CT, DARDENNE PRAIRIE, 63368	733 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0030-00000000	WEBER DONNA S	815 BENEFIT ST, DARDENNE PRAIRIE, 63368	815 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-1668-00-0004-00000000	TUVESON LEE W *TUVESON HEIDEL H	2132 BATES RD, DARDENNE PRAIRIE, 63368	2132 BATES RD, DARDENNE PRAIRIE MO, 63368
2-113A-9791-00-0015-00000000	BISHOP FAM TRUST	2108 BATES RD, DARDENNE PRAIRIE, 63368	4 TWILIGHT DR, ST PETERS MO, 63376
2-113A-A217-00-0001-00000000	FELDT JAMES *FELDT LINDA	743 THAYER CT, DARDENNE PRAIRIE, 63368	743 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A217-00-0002-00000000	OGORMAN DIANA *OGORMAN JAMES	701 THAYER CT, DARDENNE PRAIRIE, 63368	701 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A217-00-0002-00000000	WAGNER KAREN J	703 THAYER CT, DARDENNE PRAIRIE, 63368	703 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A256-00-0025-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A256-00-0022-00000000	THOMAS FAM IRREVOC TRUST	730 THAYER CT, DARDENNE PRAIRIE, 63368	730 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A659-00-0025-00000000	DAHL JACK IVER *DAHL BARBARA JOYCE	801 BENEFIT ST, DARDENNE PRAIRIE, 63368	801 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A255-00-0028-00000000	FOWLER DEBRA R	809 BENEFIT ST, DARDENNE PRAIRIE, 63368	809 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A656-00-0020-00000000	BONSTELL CHRISTOPHER A *BONSTELL ROSEANN	736 THAYER CT, DARDENNE PRAIRIE, 63368	736 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0004-20000000	PROVIDENCE HOMEOWNERS ASSOC	BATES RD, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD STE 301N, CHESTERFIELD MO, 63090
4-069A-7424-00-0120-00000000	DILL DAVID K *DILL CATHERINE A	7342 PIERSE DR, DARDENNE PRAIRIE, 63368	7342 PIERSE DR, DARDENNE PRAIRIE MO, 63368
4-069A-7424-00-0121-00000000	FLOD TODD *HERNANDEZ ELIZABETH J	7352 PIERSE DR, DARDENNE PRAIRIE, 63368	7352 PIERSE DR, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-000C-00000000	COVE AT DARDENNE HOMEOWNERS ASSOCIATION	PIERSE DR, DARDENNE PRAIRIE, 63368	13100 MANCHESTER RD STE G85, ST LOUIS MO, 63131
2-113A-1669-00-0004-01300000	COLLINS RESID TRUST	THAYER CT, DARDENNE PRAIRIE, 63368	731 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-9693-00-0004-00000000	PROVIDENCE OWNERS ASSOCIATION	2128 BATES RD, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A256-00-0021-00000000	HUG DANETTE L TRUST	707 THAYER CT, DARDENNE PRAIRIE, 63368	2128 BATES RD, DARDENNE PRAIRIE MO, 63368
2-113A-A256-00-000A-00000000	MATRECI CAROLE V	709 THAYER CT, DARDENNE PRAIRIE, 63368	707 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A256-00-000G-00000000	PEARSON TANIA TANISE LIV TRUST	732 THAYER CT, DARDENNE PRAIRIE, 63368	4508 ACACIA RIDGE ST, SACRAMENTO CA, 95834
2-113A-A563-00-000A-00000000	HALL KIMBERLY	THAYER CT, DARDENNE PRAIRIE, 63368	242 CHESTNUT HILL DR, OFALLON MO, 63368-6344
2-113A-A563-00-000A-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-000G-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
4-069A-7424-00-0116-00000000	WILLIE BRYAN P *WILLIE LISA A	7447 PIERSE DR, DARDENNE PRAIRIE, 63368	7447 PIERSE DR, DARDENNE PRAIRIE MO, 63368
4-069A-7859-00-000A-00000000	COVE AT DARDENNE HOMEOWNERS ASSOCIATION	BOATSIDE DR, DARDENNE PRAIRIE, 63368	13100 MANCHESTER RD STE G55, ST LOUIS MO, 63131
2-113A-A563-00-0026-00000000	PROVIDENCE OWNERS ASSOCIATION	THAYER CT, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
4-069A-7424-00-0118-00000000	OLDANI CHARLES A *OLDANI KARLA	803 BENEFIT ST, DARDENNE PRAIRIE, 63368	803 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0019-00000000	KLEWEIN CHRISTOPHER *KLEWEIN KIM	7427 PIERSE DR, DARDENNE PRAIRIE, 63368	7427 PIERSE DR, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0019-00000000	ROBARDS STEVEN C *ROBARDS MELISSA A	7362 PIERSE DR, DARDENNE PRAIRIE, 63368	7362 PIERSE DR, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0003-30000000	BAKER ANTHONY V *BAKER MICHELLE K	736 THAYER CT, DARDENNE PRAIRIE, 63368	736 THAYER CT, DARDENNE PRAIRIE MO, 63368
4-069A-7424-00-0119-00000000	FORT ZUMWALT SCHOOL DISTRICT	7396 TWIN CHIMNEYS BLVD, OFALLON, 63368	110 VIRGIL ST, OFALLON MO, 63366
2-113A-A255-00-0027-00000000	CUNNINGHAM JON A *CUNNINGHAM SALLY P	7332 PIERSE DR, DARDENNE PRAIRIE, 63368	7332 PIERSE DR, DARDENNE PRAIRIE MO, 63368
2-113A-A255-00-000A-00000000	SCHLUETER NINA A REVOC TRUST	807 BENEFIT ST, DARDENNE PRAIRIE, 63368	807 BENEFIT ST, DARDENNE PRAIRIE MO, 63368-7348
2-113A-A563-00-0005-00000000	PROVIDENCE OWNERS ASSOCIATION	BENEFIT ST, DARDENNE PRAIRIE, 63368	14323 S OUTER FORTY RD SUITE 301 N, CHESTERFIELD MO, 63017
2-113A-A563-00-0008-00000000	HAMMOND CRAIG S *HAMMOND JUDITH A	721 THAYER CT, DARDENNE PRAIRIE, 63368	721 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0029-00000000	KEARNEY KAREN E	721 THAYER CT, DARDENNE PRAIRIE, 63368	721 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0048-00000000	WILL EUGENE C *WILL LINDA G	813 BENEFIT ST, DARDENNE PRAIRIE, 63368	813 BENEFIT ST, DARDENNE PRAIRIE MO, 63368
2-113A-A563-00-0048-00000000	WOOLDRIDGE MICHAEL *WOOLDRIDGE DORIS	802 BENEFIT ST, DARDENNE PRAIRIE, 63368	802 BENEFIT ST, DARDENNE PRAIRIE MO, 63368

Stillwater Grove

A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF THE CAROLINA M. BATES FARM AND PART OF LOTS 7 AND 11 OF WALNUT GROVE TRACT, IN US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI

Area Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
DUCKETT CREEK DISTRICT
FORT ZUMWALT SCHOOL DISTRICT
O'FALLOON FIRE PROTECTION DISTRICT
- THIS SITE IS IN FOLLOWING UTILITY SERVICE AREAS:
DUCKETT CREEK SEWER DISTRICT
PUBLIC WATER DISTRICT NO.2
AMEREN MISSOURI
AT&T
SPIRE
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK DISTRICT AND IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATION FOR SEWERS AND DRAINAGE FACILITIES.
- STORMWATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF DARDENNE PRAIRIE STANDARDS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF DARDENNE PRAIRIE STANDARDS. SOURCE OF TOPOGRAPHY - LIDAR SURVEY.
- STREET TREES AND STREET LIGHTS SHALL BE PER CITY OF DARDENNE PRAIRIE STANDARDS.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF DARDENNE PRAIRIE AND ADA STANDARDS.
- PROPOSED STREET TO BE 26' WIDE PAVEMENT IN A 42' WIDE PRIVATE EASEMENT.
- STREET LIGHTS TO BE MAINTAIN BY AMEREN MO.

CURRENT OWNERS:

2108 BATES RD.
BISHOP FAMILY TRUST
4 TWILIGHT DR.
ST PETERS, MO 63376

2128 BATES RD.
DANETTE L. HUG TRUST
2128 BATES RD.
DARDENNE PRAIRIE, MO 63368

OWNER UNDER CONTRACT:

BLUONX DEVELOPMENT, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

DEVELOPMENT NOTES:

PARCEL ID NUMBERS: 2-113A-1669-00-0004.0000000 & 2-113A-1669-00-0004.0130000

EXISTING ZONING: R-1A (CITY OF DARDENNE PRAIRIE)

EXISTING USE: SINGLE FAMILY RESIDENTIAL / VACANT

PROPOSED ZONING: R-1D WITH P.U.D.

PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL

GROSS AREA OF SITE: 6.89 ACRES

PROPOSED COMMON GROUND: 0.87 ACRES (11%)

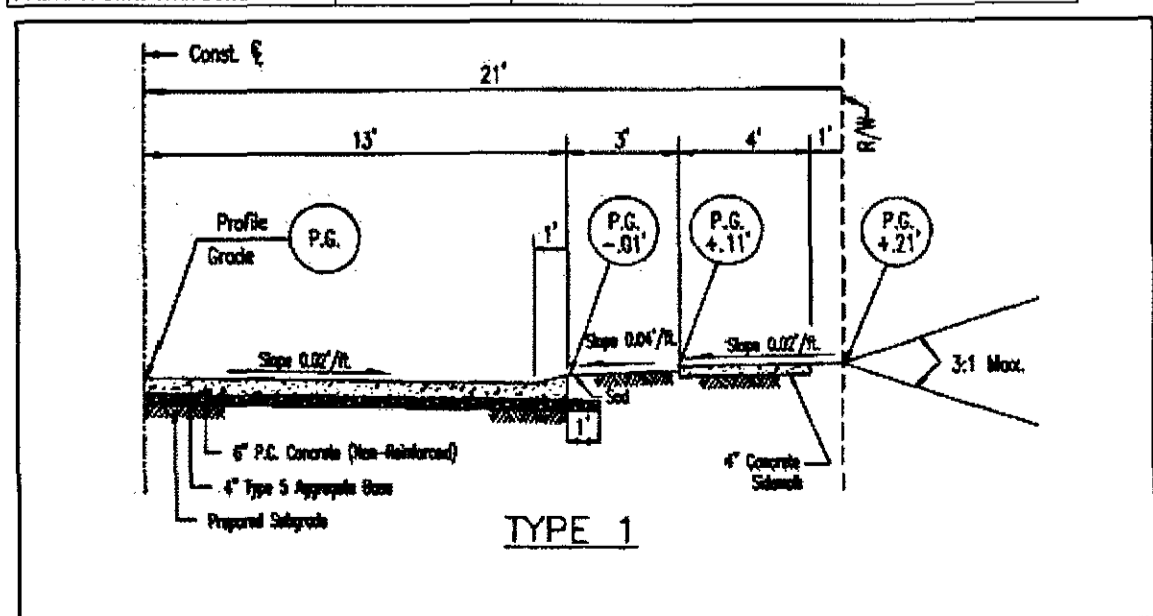
TOTAL LOTS PROPOSED: 25

PARKING CALCULATIONS: SPACED REQUIRED: 50 (2 SPACE/LOT)
SPACES PROVIDED: 50 (2 SPACES/LOT)

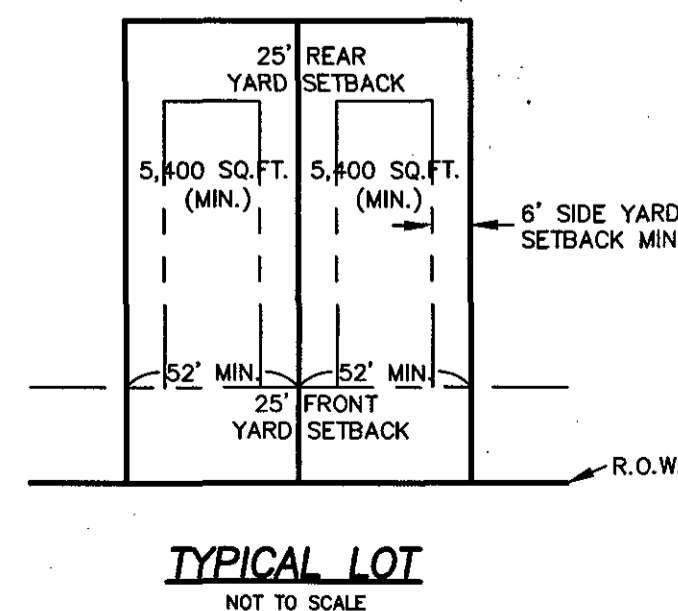
Density Exclusive of Street	Required	Existing	Proposed
Total Sq. Ft.	12,000 sq. ft. per lot	300,128.4 sq. ft.	300,128.4 sq. ft.
		0	25 units

Average Density Without Bonuses	
Total Project Area	300,128.4 sq. ft.
ROW Area	Sq. ft. 0
Common Ground	Sq. ft. 8,026
Basins	Sq. ft. 29,981
Net Project Area (total project area minus ROW, common ground, and basins)	Sq. ft. 262,121.4
Net Density (# of units)	Units 262,121.4/12,000 = 21.84
Allowed R-1 DUPD (net project area/12,000 sq. ft.)	Units 21.84
5% Pedestrian Pathways	Units 1,092 Provision of pedestrian ways (pedestrian, bicycle paths)
5% Use of Existing Trees	Units 1,092 Provision of tree and shrub planting, including peripheral and interior screen planting and fencing, landscaping and parking lots, and the use of existing trees in the plan. This provision is in addition to the required screening requirements.
5% Basins	Units 1,092 Creative building site designs, and groupings which take advantage of natural terrain and minimize future water runoff and erosion problems. Basins into the overall design is encouraged. Variations in building design are permissible.
10%	Unit 26,116 x 1096 Property taken for Highway = 2,511 In an instance where the property to be subject to the "PUD": (i) Is or was part of a larger contiguous tract of ground under common ownership which was or is to be acquired for a Federally funded interstate highway project, (ii) Abuts the City limits of the City, and (iii) Contains no more than thirteen (13) acres in area.
Total # of Units With Bonuses	Total = 27,827

Deviation from R-1D		
ITEM	REQUIRED	PROPOSED
1- PERCENT OF COVERAGE	30%	35%
2- LOT FRONTAGE	80'	52'
3- SIDE YARD	10'	6'
4- PRIVATE STREETS		6'



TYPICAL PAVEMENT SECTION
(42' EASEMENT 26' PVMT.)
Not to Scale



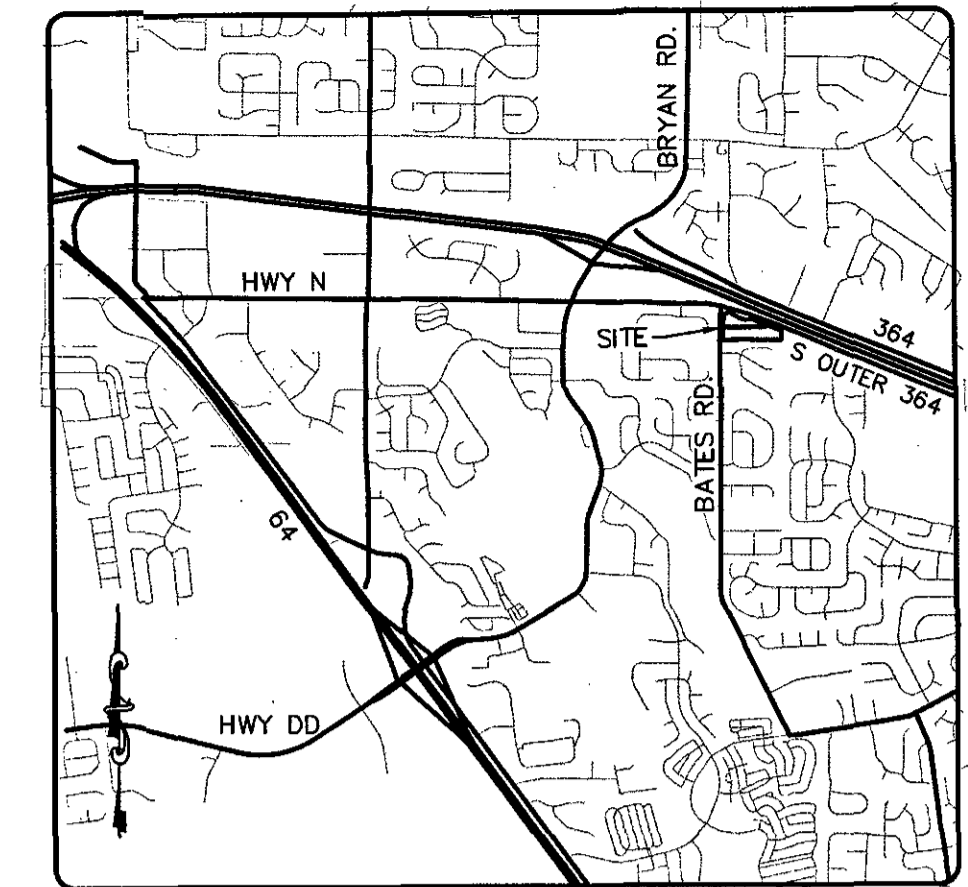
TYPICAL LOT
NOT TO SCALE

SHEET INDEX

- 1.1 COVER SHEET
- 2.1 PRELIMINARY SITE PLAN
- 3.1 PRELIMINARY SITE / GRADING PLAN
- 4.1 PRELIMINARY STORMWATER MANAGEMENT PLAN
- 5.1- 5.4 PROFILE PLAN

PROPERTY DESCRIPTION:

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 HEDL 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, 248.43 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 94°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 10, 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.



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63368

EXISTING	LEGEND	PROPOSED
5/2	CONTOURS	(5/2)
X3/6	SPOT ELEVATIONS	536.0
---	CENTER LINE	
---	BUILDINGS, ETC.	
---	TREE LINE	
X	FENCE	
---	STORM SEWERS	
---	SANITARY SEWERS	
---	CATCH BASIN	
---	AREA INLET	
---	GRATED INLET	
---	STORM MANHOLE	
---	SANITARY MANHOLE	
---	FLARED END SECTION	
---	CLEANOUT	
---	LATERAL CONNECTION	
---	UTILITY OR POWER POLE	
---	FIRE HYDRANT	
---	TEST HOLE	
---	PAVEMENT	
---	2" GAS MAIN & SIZE	(2" G)
---	6" WATER MAIN & SIZE	(6" W)
---	TELEPHONE	(T)
---	ELECTRIC (U) UNDERGROUND	(E)
---	ELECTRIC (O) OVERHEAD	(OHW)
---	FLOW LINE	
---	TO BE REMOVED	TBR
---	TOP OF CURB	(TC)
---	SWALE	
---	LIGHT STANDARD	
---	STREET SIGN	
---	PARKING STALLS	P.S.
---	YARD LIGHT	

FLOOD NOTE:

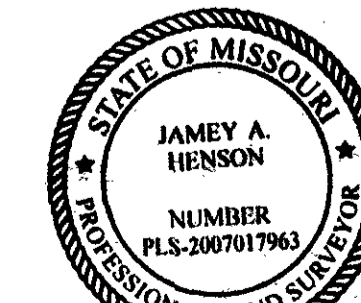
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918300240G DATED 1/20/2016), THIS PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY, 2025, AT THE REQUEST OF BLUONX DEVELOPMENT, LLC, PREPARED A PRELIMINARY PLAT OF "STILLWATER GROVE", A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF THE CAROLINA M. BATES FARM AND PART OF LOTS 7 AND 11 OF WALNUT GROVE TRACT, IN US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY

J. A. Henson
4-3-2026



JAMEY A. HENSON, PLS
MO. REG. PLS #2007017963

"THIS PLAT IS NOT FOR RECORD"

ISSUE	REMARKS/DATE
1	7-7-2025 1st SUBMITTAL
2	7-25-2025 COMMENTS
3	9-12-2025 COMMENTS
4	11-12-2025 REVISED PLAN

BluOnx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-467-0440 Fax: 314-467-0944
www.sterling-engineer.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
COVER SHEET

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not including this seal and signature shall not be considered as prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not including this seal and signature.

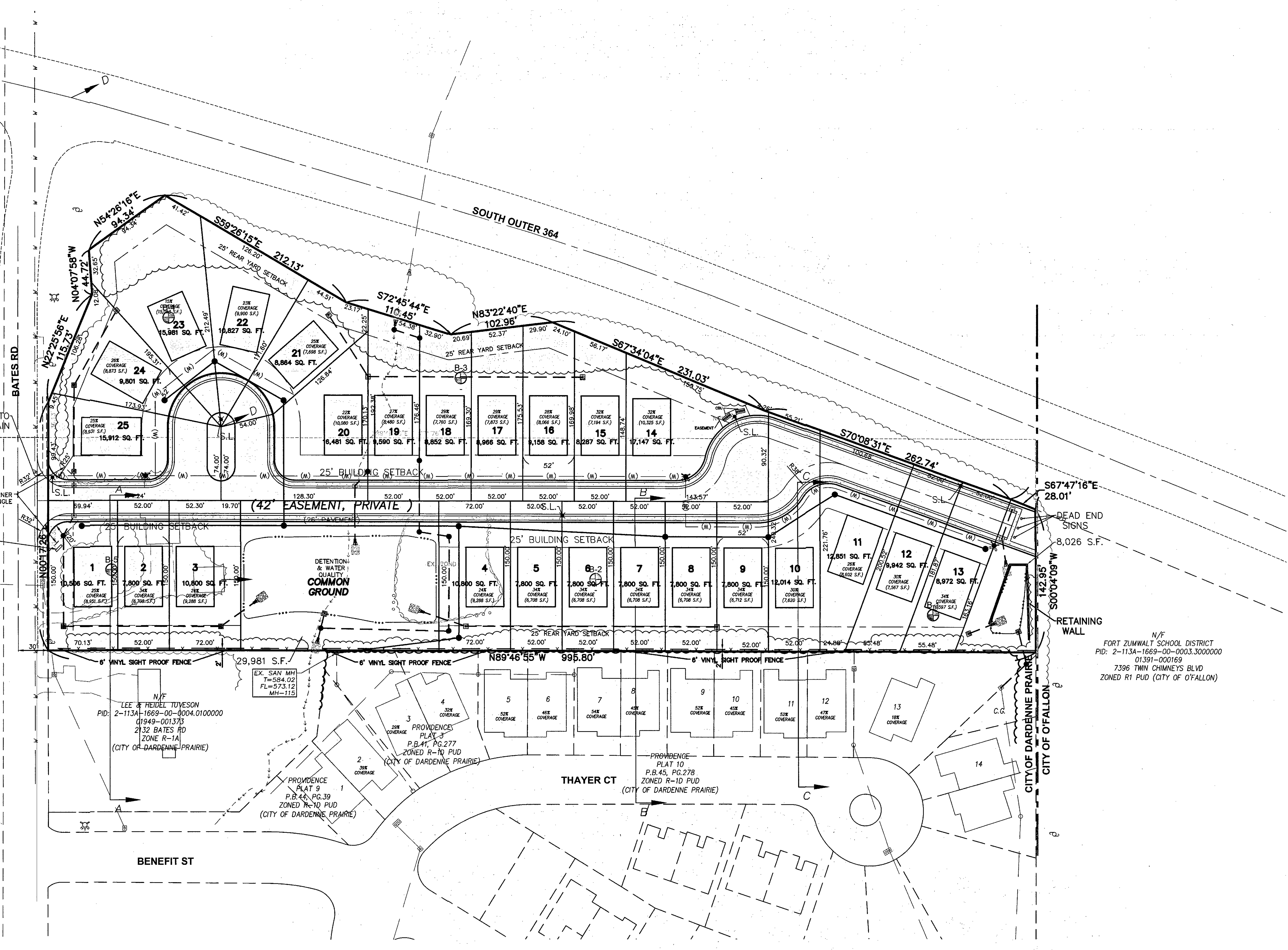


PRELIMINARY PLAN
Date: 03-04-2026
MICHAEL G. BORDING
License No. E-28843
Professional Engineer

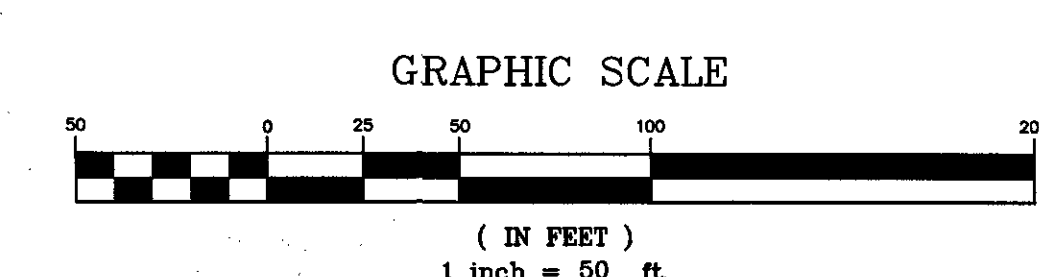
Job Number	25-05-123
Date	Apr. 03, 2026
Designed: MF	Sheet
Drawn: SL	1.1
Checked:	PRE

Drawing name: V:\2025\123 2108 & 2128 Bates Rd\Drawings\Primary\Prim\25-1200.dwg Plotted on: Apr 03, 2026 - 2:42pm Plotted by: jkumm

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



N/F
FORT ZUMWALT SCHOOL DISTRICT
PID: 2-113A-1669-00-0003.3000000
01391-000169
7396 TWIN CHIMNEYS BLVD
ZONED R1 PUD (CITY OF FALLON)

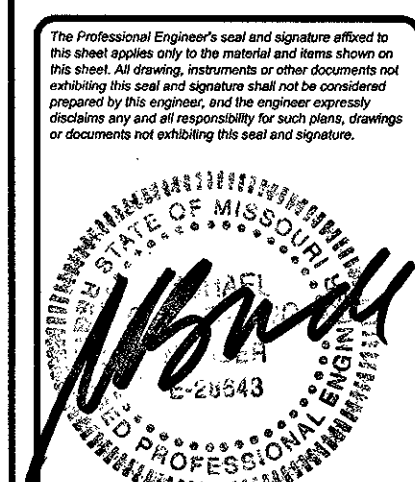


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
AREA PLAN

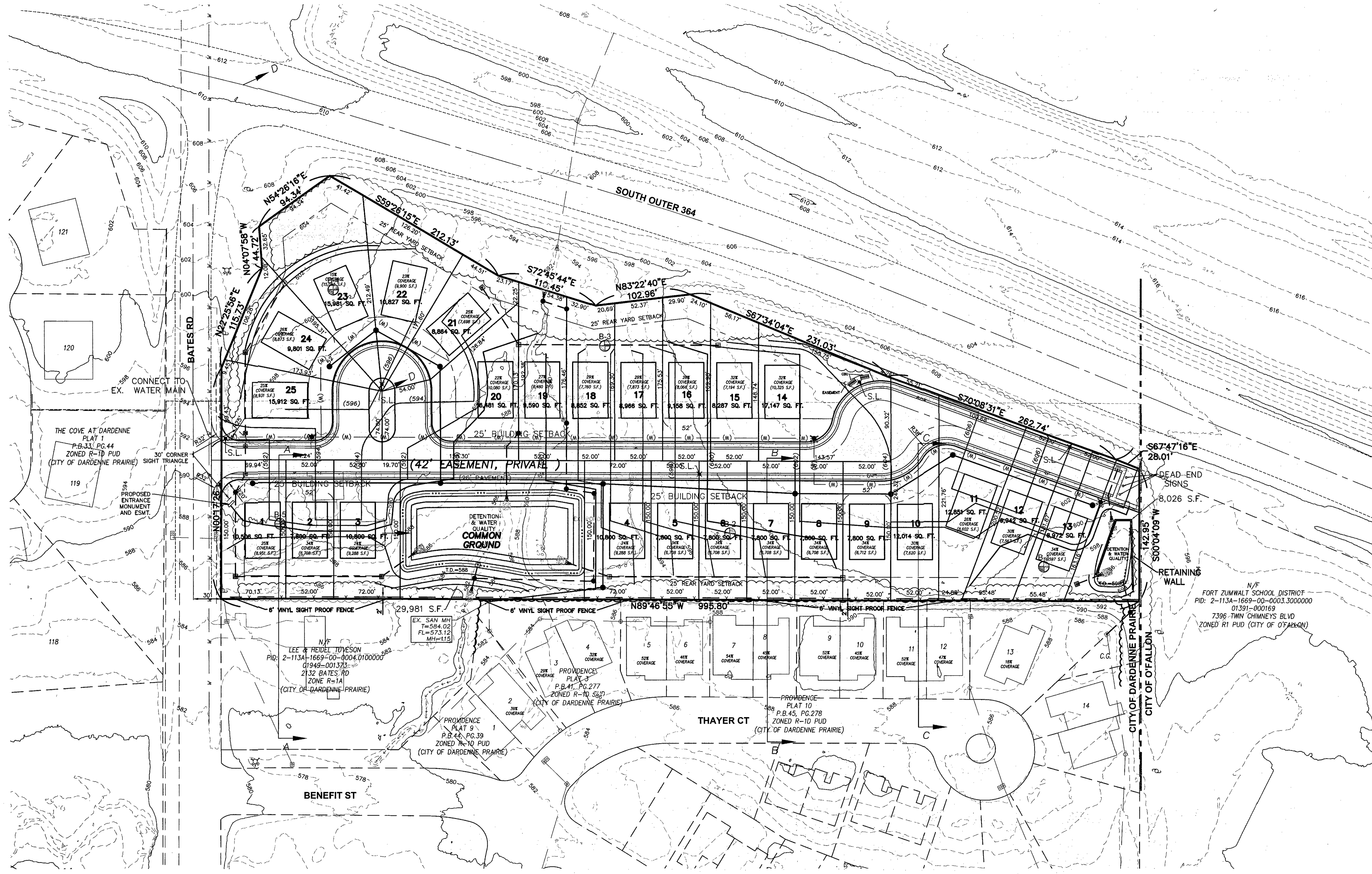


PRELIMINARY PLAN
Date: 03-04-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

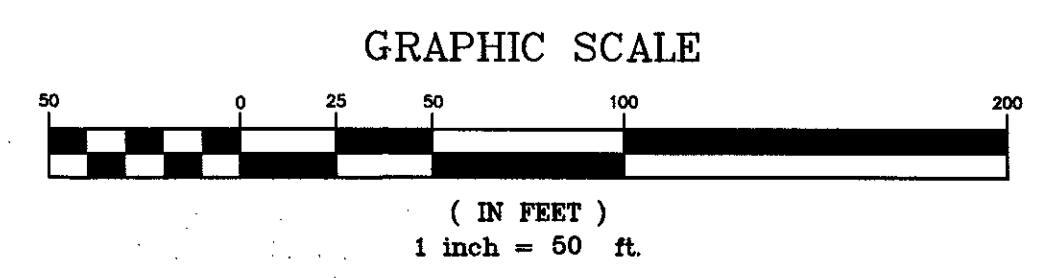
Job Number: 25-05-123
Date: Apr. 03, 2026
Designed: MF Sheet
Drawn: SL 2.1
Checked: PRE

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instructions and other documents are submitted to the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not submitted to the seal and signature.

DARDENNE PRAIRIE PROJECT NUMBER (25-1200)



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

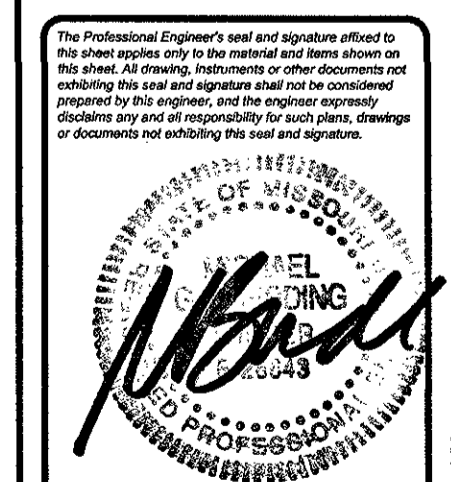


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOnx Development, LLC
 2646 HIGHWAY 109, SUITE 100B
 WILDWOOD, MISSOURI 63040

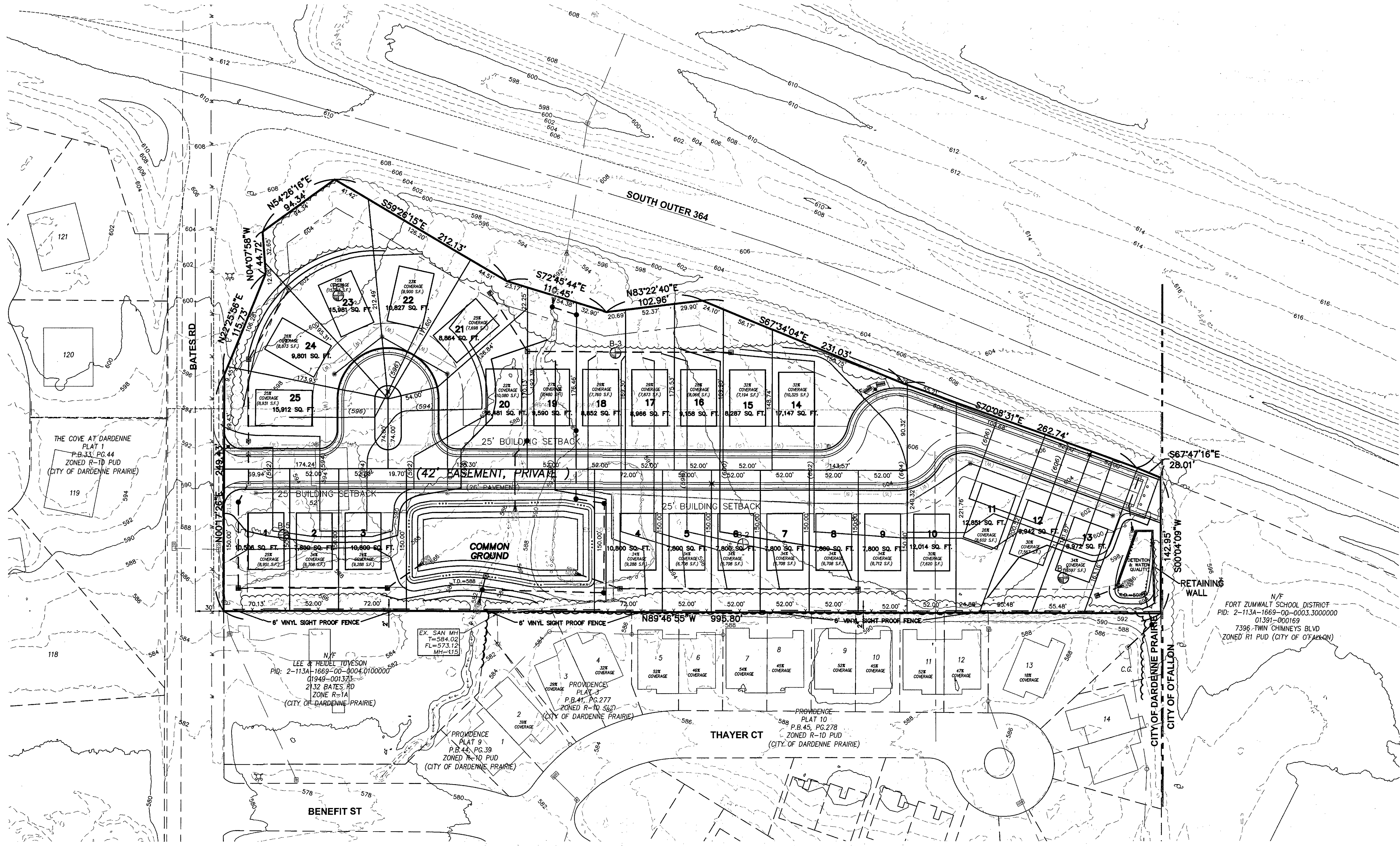
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Stillwater Grove
 2108 & 2128 BATES ROAD
 SITE / GRADING PLAN



PRELIMINARY PLAN
 Date: 03-04-2028
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

Job Number: 25-05-123
 Date: Apr. 03, 2026
 Designed: MF Sheet
 Drawn: SL 3.1
 Checked: PRE



PRE-DEVELOPED RUNOFF

Drainage Area	(AC)	PI (cfs/ac)	Q ₁₅
Impervious Area	0.14	3.54	0.50
Pervious Area	6.70	1.70	11.39
TOTAL PRE-DEVELOPED Q₁₅			11.89

POST-DEVELOPED RUNOFF

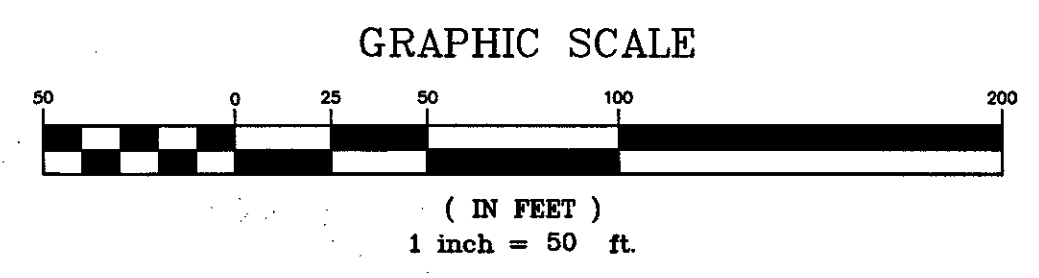
Drainage Area	(AC)	PI (cfs/ac)	Q ₁₅
Impervious Area	2.37	3.54	8.39
Pervious Area	4.47	1.70	7.60
TOTAL POST-DEVELOPED Q₁₅			15.99

TOTAL POST-DEVELOPED DIFFERENTIAL Q₁₅ = 4.10

STORMWATER MANAGEMENT NOTES:

- STORMWATER MANAGEMENT SHALL BE PROVIDED PURSUANT TO THE REQUIREMENT OF CHAPTER 550 OF THE DARDENNE PRAIRIE CITY CODE.
- THIS PLAN IS A PRELIMINARY ANALYSIS AND PLAN FOR STORMWATER MANAGEMENT. FINAL IMPROVEMENT PLAN SUBMITTAL WILL REQUIRE A SIGNED AND SEALED STORMWATER MANAGEMENT REPORT.
- STORMWATER RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE PROPOSED DETENTION BASIN. WATER QUALITY TREATMENT WILL BE PROVIDED WITHIN A BIO-RETENTION AREA WITHIN THE BASIN. STORMWATER 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 STORMS.
- PRELIMINARY INFORMATION PROVIDED FOR PRE AND POST-DEVELOPMENT RUNOFF IS FOR THE 15 YEAR 20 MINUTE STORM.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

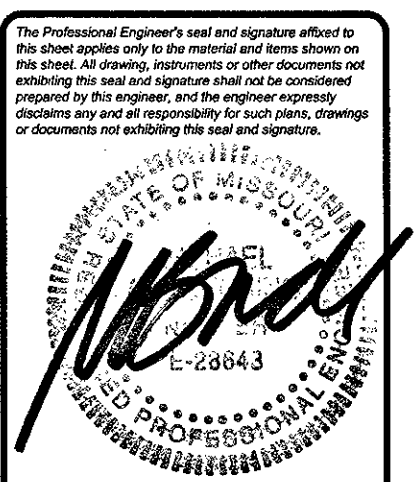


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOnx Development, LLC
 2646 HIGHWAY 109, SUITE 100B
 WILDWOOD, MISSOURI 63040

THE STERLING CO
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Stillwater Grove
 2108 & 2128 BATES ROAD
 STORMWATER MANAGEMENT PLAN

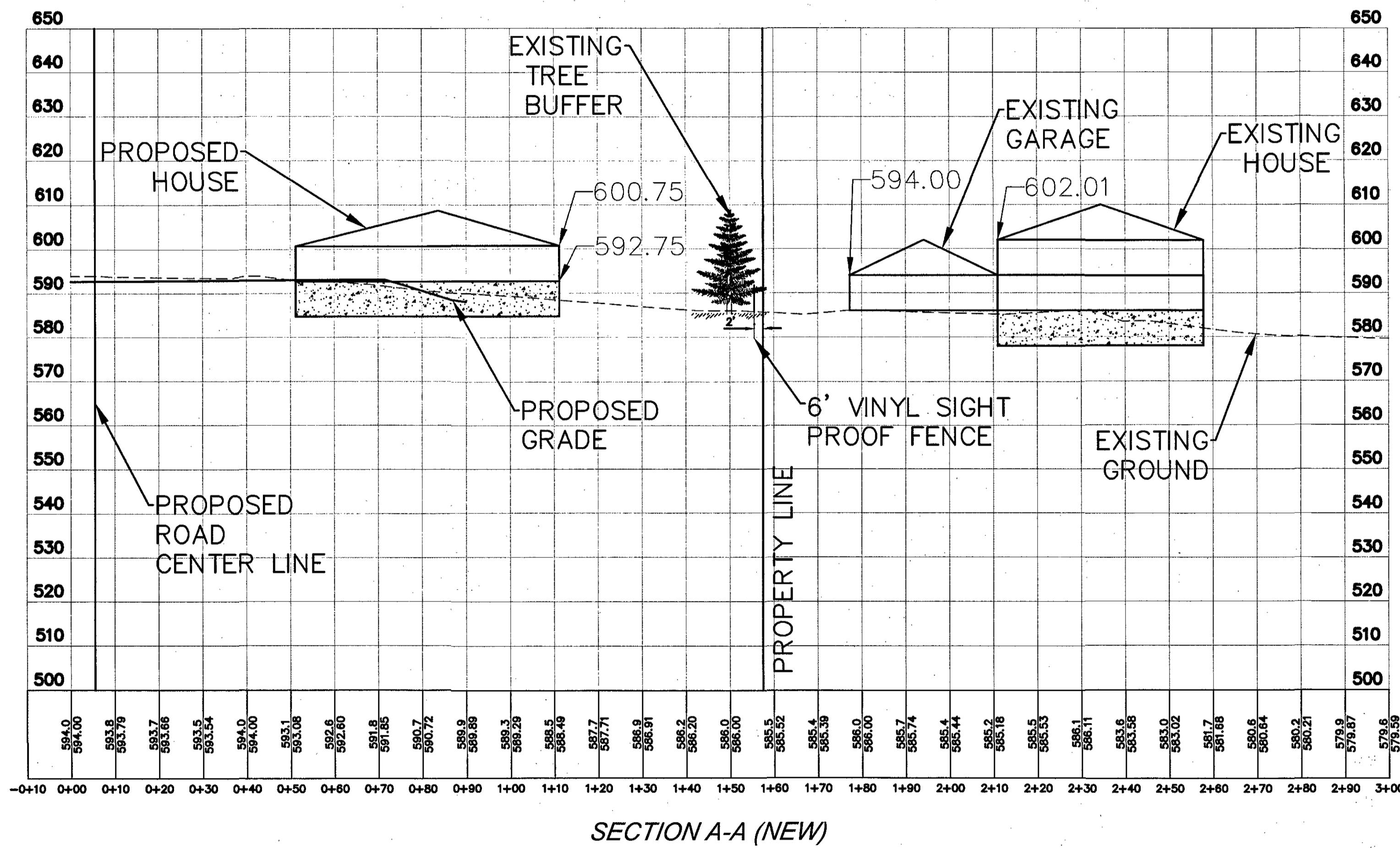


PRELIMINARY PLAN
 Date: 04-03-2026
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

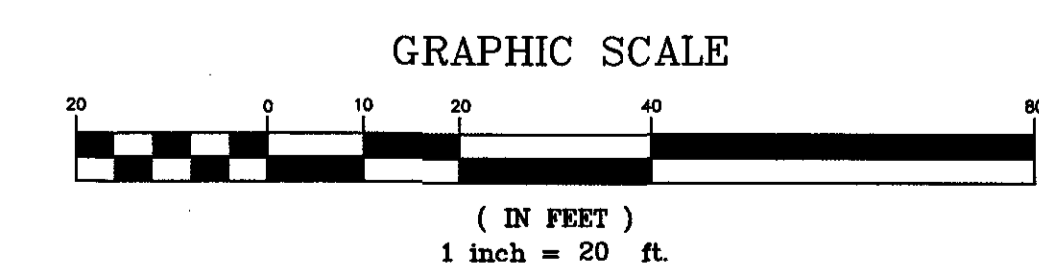
Job Number: 25-05-123
 Date: Apr. 03, 2026
 Designed: MF Sheet
 Drawn: SL 4.1
 Checked: PRE

Drawing name: V:\2505123\2108 & 2128 Bates Road\Drawings\Preliminary\523 PRG.dwg Plotted on: Apr 03, 2026 - 2:42pm Plotted by: bluhm

Drawing name: V:\2505123\2108 & 2128 Bates Rd\Drawings\Preliminary\5123 PRG.dwg Plotted on: Apr 03, 2026 - 2:42pm Plotted by: jblum



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

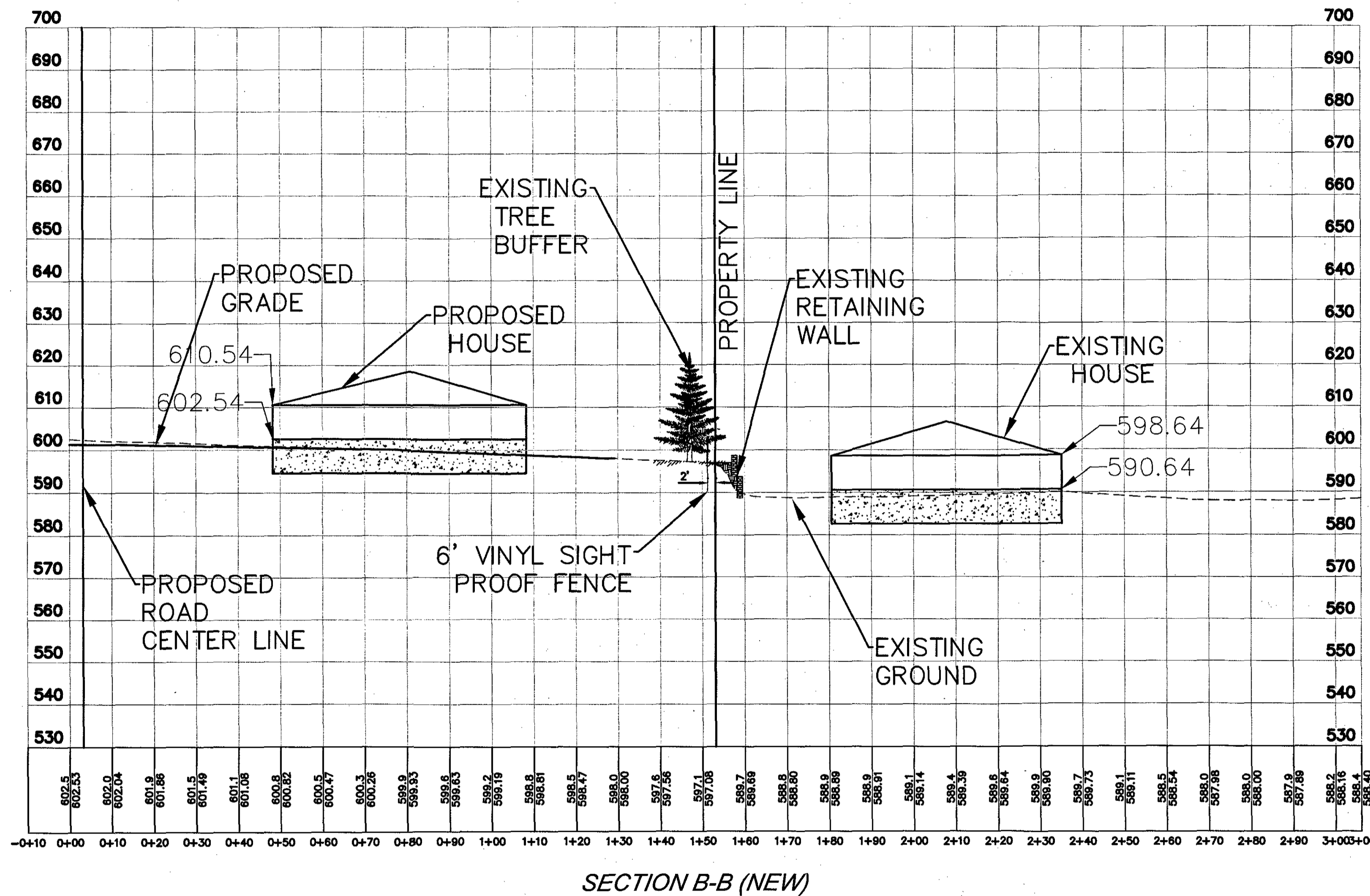
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
SITE SECTION PLAN

The Professional Engineer's seal and signature affect to this sheet apply only to the material and items shown on this sheet. All other drawings, specifications or other documents and conditions shall be read and approved as not to be considered part of this project, and the engineer's responsibility shall be limited to the work shown on this sheet. No change or documents not approved by the Professional Engineer.

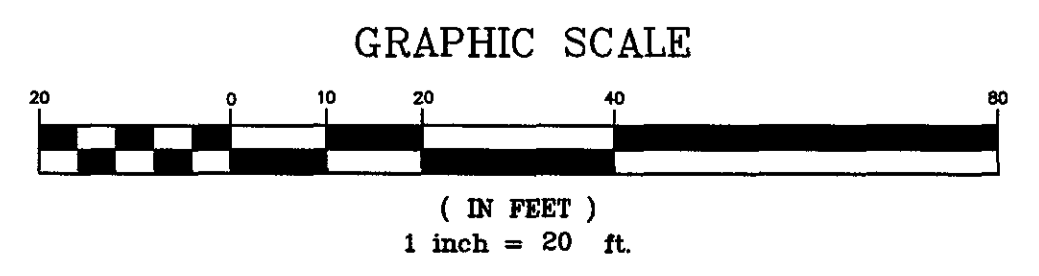
PRELIMINARY PLAN
Date: 04-03-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number: 25-05-123
Date: Apr. 03, 2026
Designed: MF Sheet
Drawn: SL 5.1
Checked: PRE



Drawing name: V:\2505123\2108 & 2129 Bates Rd\Drawings\Preliminary\25123 PRE.dwg Plotted on: Apr 03, 2026 - 2:42pm Plotted by: jburm

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE
1	1-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

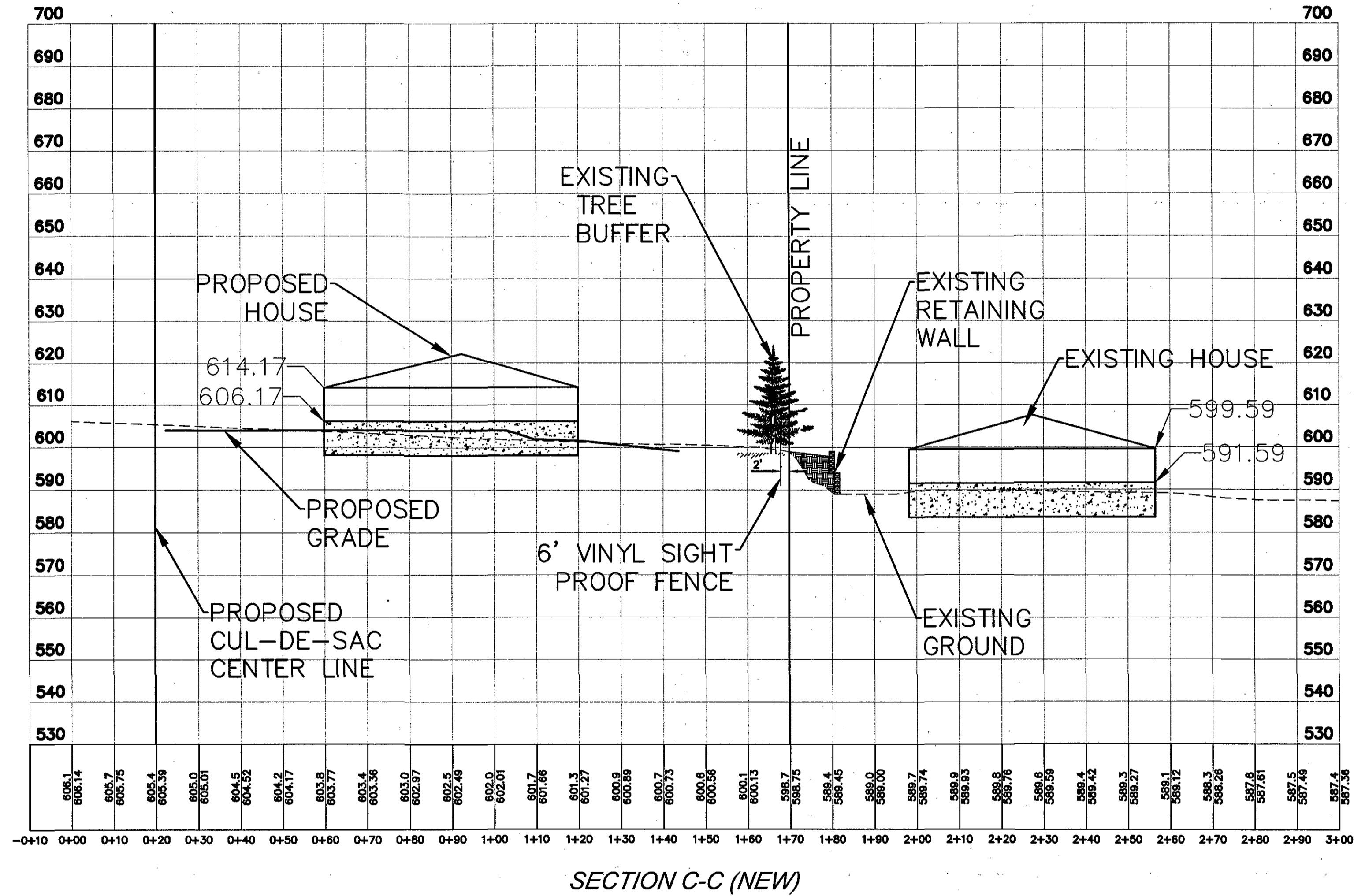
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-6844
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
SITE SECTION PLAN

The Professional Engineer's seal and signature affixed to this drawing shall be the only evidence of the engineer's approval of this drawing. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered approved by this engineer, and the engineer expressly disclaims any and all responsibility for such other drawings or documents not exhibiting this approved signature.

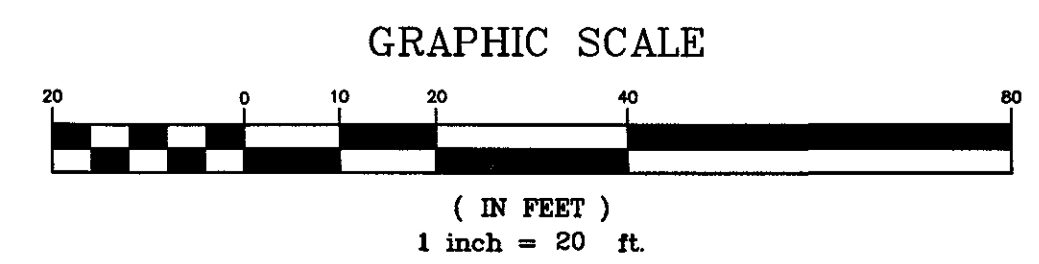
Michael G. Boerding
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
25-05-123
Date
Apr. 03, 2026
Designed: MF Sheet
Drawn: SL **5.2**
Checked: PRE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Drawing name: V:\2505123\2108 & 2128 Bates Rd\Drawings\Preliminary\0123 PRE.dwg Plotted on: Apr 03, 2026 - 2:42pm Plotted by: fburm

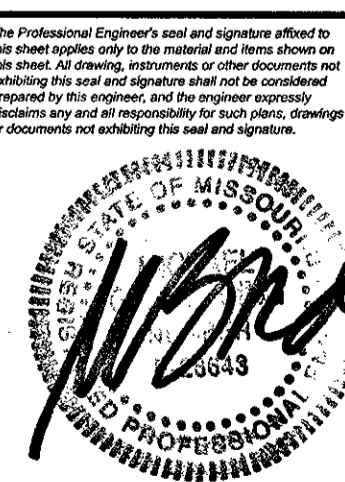


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

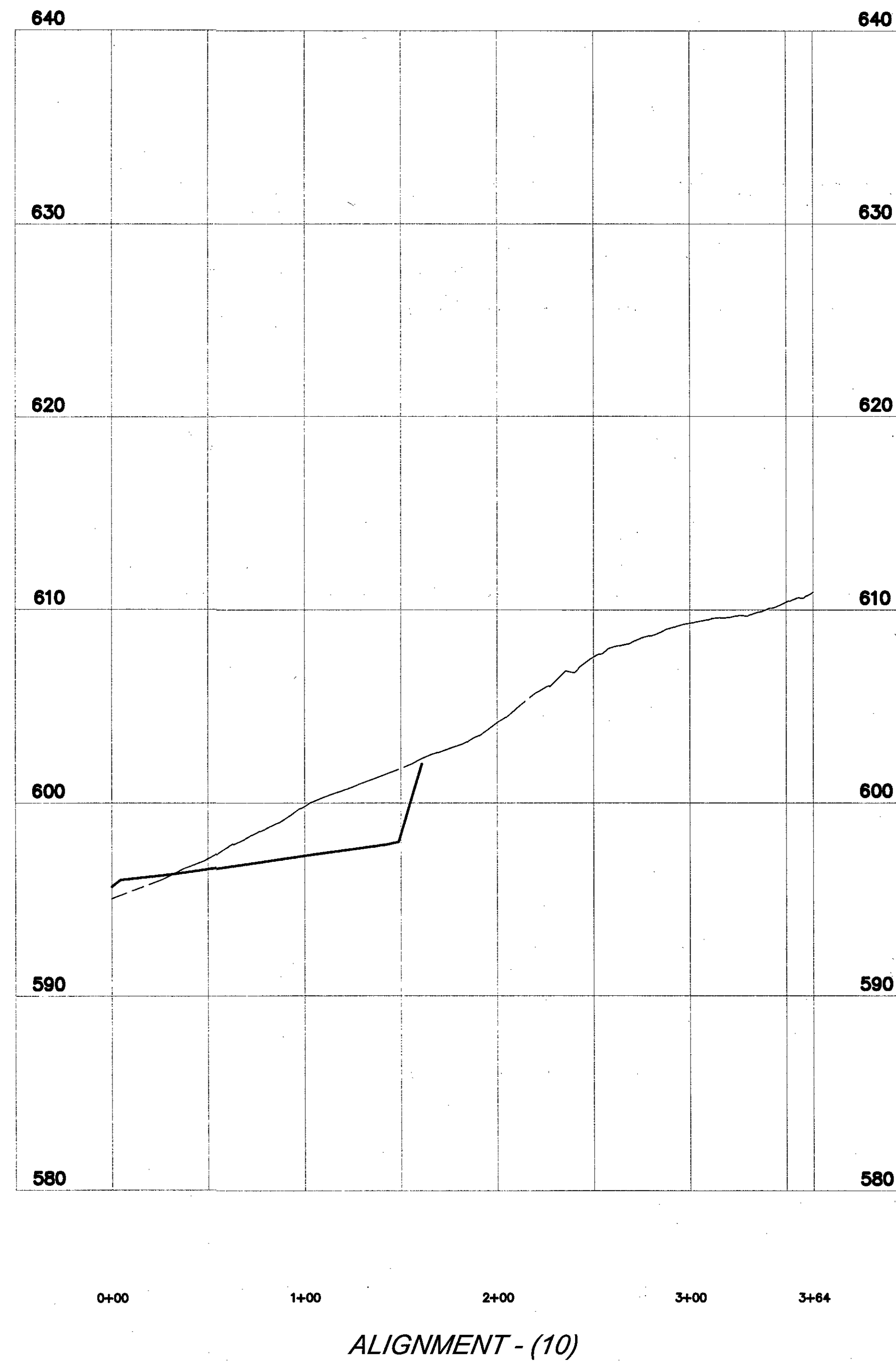
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-9844
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
SITE SECTION PLAN



PRELIMINARY PLAN
Date: 04-03-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

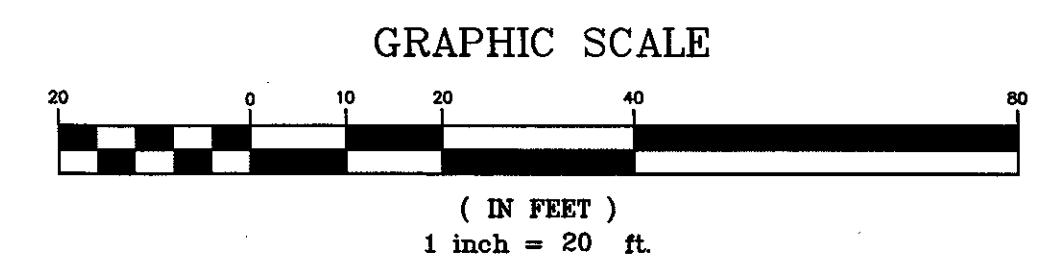
Job Number: 25-05-123
Date: Apr. 03, 2026
Designed: MF Sheet
Drawn: SL 5.3
Checked: PRE



SECTION D-D

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

Drawing name: V:\250512\2108 & 2128 Bates Rd\Drawings\Preliminary\2123 PR1E.dwg Plotted on: Apr 03, 2026, 2:42pm Plotted by: jbaum

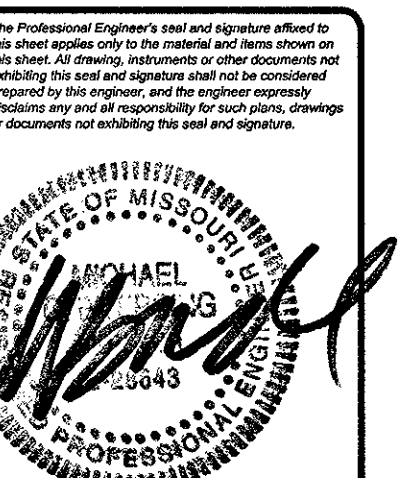


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
SITE SECTION PLAN



PRELIMINARY PLAN
Date: 04-03-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

Job Number
25-05-123
Date
Apr. 03, 2026
Designed: MF Sheet
Drawn: SL **5.4**
Checked: PRE

**AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI,
APPROVING A REZONING REQUEST FOR 1306 FEISE ROAD FROM “R-
1A” SINGLE-FAMILY RESIDENTIAL, TO “C-1” LOCAL COMMERCIAL**

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 Just in Time Lawn Care and Justin Augenstein (the “Applicants”), for the rezoning of certain real property located at 1306 Feise Road, in the City (the “Property”), and owned by Connection Christian Church (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-1A,” 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.]

BILL NO. 26-12

ORDINANCE NO. _____

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

Mayor

Attest:

City Clerk

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

Mayor

Attest:

City Clerk

BILL NO. 26-12

ORDINANCE NO. _____

Exhibit A

[attach Rezoning Request here]



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

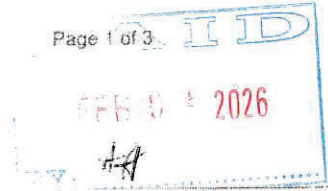
LEGAL DESCRIPTION OF PROPERTY (other than address) PARCEL ID 4-0033-5001-00-0001
PT N 1/2 SE 1/4 PARTIAL EXEMPT- CELL TOWER

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

PROPOSED USE: EXISTING DWELLING 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: \$ 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.

CHECKLIST TO COMPLETE THIS APPLICATION

- Provide two (2) folded copies of a scaled map of the property, correlated with the legal description and clearly showing the location of the property. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the City Engineer.*
- Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardennepairie.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@dardennepairie.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 signs 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:

5C0381D820A941B... 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

636-614-6630 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

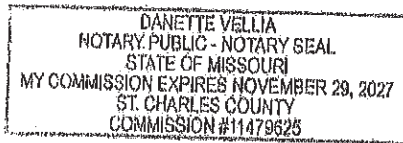
COUNTY OF *St. Charles*

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**

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.

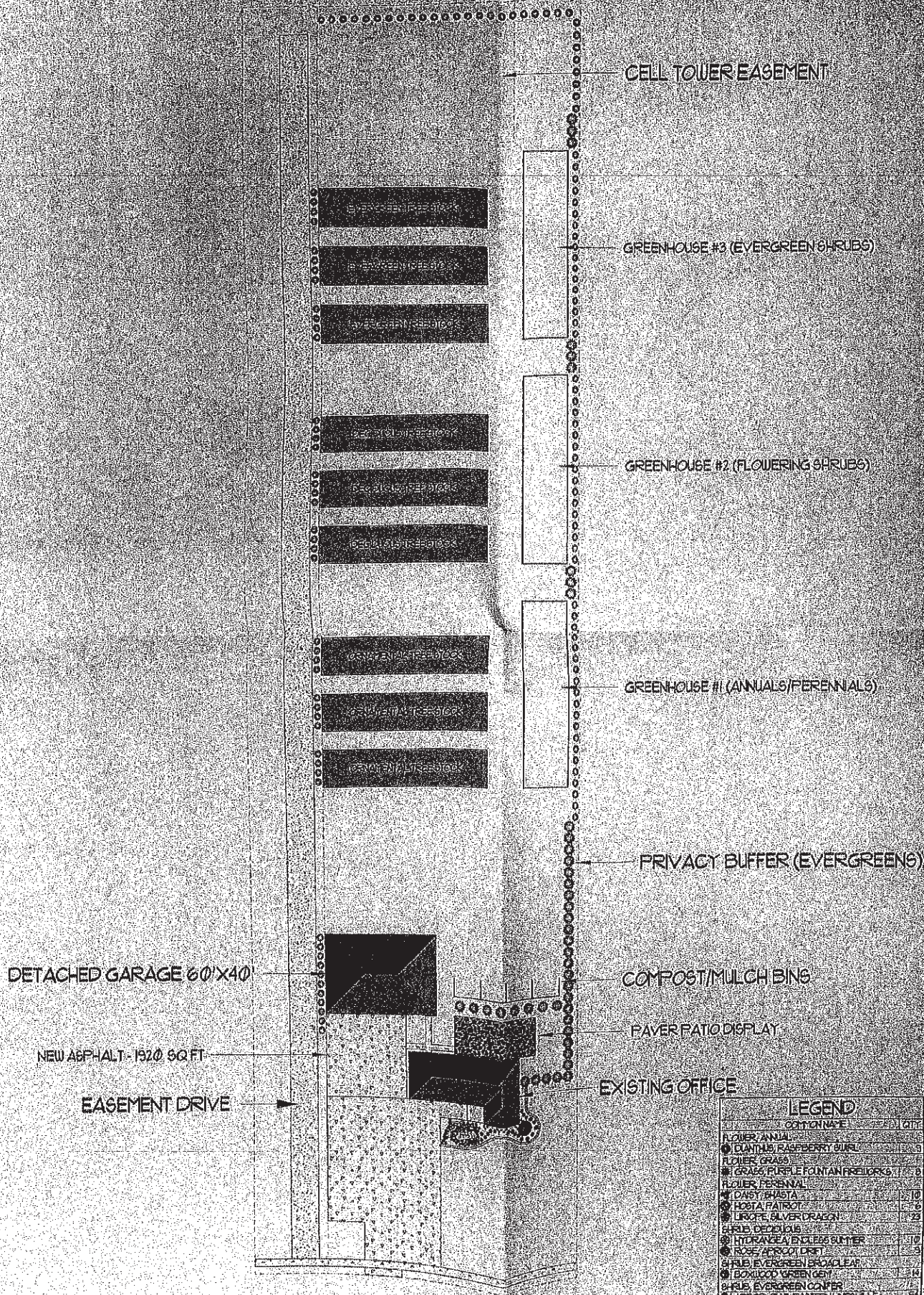
The attention to the weed plants and trees along the easement road sounds great – as what is growing there is definitely an eyesore.

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



Landscape Design by Justin Augenstein
 Just In Time Lawn Care

Landscape Plan
 1306 Feise Rd

Scale
 1/32" = 1'

Revision #
 Date: 1/12/2026

LEGEND	
SYMBOL	COMMON NAME
1	FLOWER ANNUAL
2	QUANTULUS RASPBERRY BUSH
3	FLOWER GRASS
4	GRASS PURPLE FOUNTAIN BRELWORKS
5	FLOWER PERENNIAL
6	DASTY RHASTA
7	HOSTA PATRIOT
8	LIROPE SILVER DRAGON
9	SHRUB DECIDUOUS
10	HYDRANGEA ENCLISS SUMMER
11	ROSE APICOT DRIFT
12	SHRUB EVERGREEN PROACLEAR
13	BOXWOOD GREEN GENT
14	SHRUB EVERGREEN CENTER
15	ARBOVITAE EASTERN LINDBVILLE
16	TREE DECIDUOUS
17	MAPLE COLUMNAR FALL
18	MAPLE JAPANESE BLOODGOOD
19	TREE EVERGREEN
20	ARBOVITAE GREEN GIANT

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE REZONING OF CERTAIN REAL PROPERTY LOCATED APPROXIMATELY 875 FEET WEST OF HIGHWAY N AND ARDMORE DRIVE, OTHERWISE KNOWN AS “PRAIRIE POINT,” FROM “ND,” NEW DEVELOPMENT DISTRICT, TO “R-1D,” SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT (P.U.D.); AND APPROVING AN AREA PLAN WITH CONDITIONS FOR THE SAME

WHEREAS, on January 6, 2026, the City of Dardenne Prairie, Missouri (the “City”) received an application from Dardenne Prairie Realty LLC, a Missouri limited liability company (the “Applicant”), for the rezoning of approximately three (3) acres of real property more particularly described in **Exhibit A**, attached hereto and incorporated by reference herein, more commonly known as “Prairie Point” (the “Property”), currently zoned “ND,” New Development District, pursuant to the Municipal Code of the City (the “Municipal Code”), and owned by Applicant (the “Owner”); and

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

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

WHEREAS, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”), considered the rezoning application and P.U.D. Area Plan and, due to a tie vote, ultimately failed to recommend approval of said rezoning application and P.U.D. Area Plan; and

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

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

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

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

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

Missouri, a public hearing was held with regard to the rezoning of a certain three (3) acres of real property described more particularly on **Exhibit A**, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such three (3) acres of real property from “ND,” New Development District, to “R-1D,” Single-Family Residential District, with a Planned Unit Development (“P.U.D”), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant and Owner’s (or their respective successors in interest) compliance with all conditions reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. Area Plan. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, the Board of Aldermen does hereby approve the Area Plan for the Property submitted by Applicant and prepared by Bax Engineering, dated **January 5, 2026**, and referencing Project Number **#23-19113**, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the “Area Plan”), subject to the Applicant’s and the Owner’s (and their respective successors in interest) compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

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

1. The Applicant and the Owner, having to the best of their knowledge, provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to an “R-1D,” Single-Family Residential District, Planned Unit Development (P.U.D.) and agree that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and
2. The Applicant and the Owner (and their respective successors in interest) agree to provide a revised and complete set of landscape plans demonstrating compliance with the Section 515.100 of the Municipal Code for review and approval by the City Administrator prior to recording the Final Plat; and
3. The Applicant and the Owner (and their respective successors in interest) agree to provide a lighting plan for review by the Planning Department, and agree that all exterior lighting shall follow the requirements named in Section 405.450 of the Municipal Code prior to the installation of any site lighting, not including any lighting proposed on a dwelling; and
4. The Applicant and the Owner (and their respective successors in interest) agree that permanent monuments shall be installed throughout the community following the requirements named in Section 410.280 of the Municipal Code subject to review by the City Engineer; and

5. The Applicant and the Owner (and their respective successors in interest) agree that all open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained at all times; and
6. The Applicant and the Owner (and their respective successors in interest) agree that all landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit; provided however, a temporary certificate may be issued without the installation so long as written assurances are given that the planting will take place when the proper season arrives. The Applicant and the Owner shall cause to be posted a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan, and said lender's or escrow agreement shall be the same as set out in Section 410.130 of the Municipal Code; and
7. The Applicant and the Owner (and their respective successors in interest) agree that any and all trees, shrubs, fences, walls, and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials, and other details are elements of the Area Plan, more particularly described hereunder:
 - a. The developer, its successors in interest or agents, shall be responsible for the continued maintenance of all depicted landscaping materials;
 - b. Plant material that exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season; and
 - c. Should landscaping not be installed, maintained, and/or replaced as needed to comply with the approved plan, the then-current owner of record shall be considered in violation of terms of the building or occupancy permit, with enforcement of Section 405.560 of the Municipal Code vested in the Zoning Administrator or his/her designee.
8. The Applicant and the Owner (and their respective successors in interest) agree that all proposed residences shall have basements and patios; and
9. The Applicant and the Owner (and their respective successors in interest) agree to construct a sidewalk along Town Square Avenue in the City; and
10. The Applicant and the Owner (and their respective successors in interest) agree to install a fence along the depicted Detention Basin.

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

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

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

SECTION 7. Severability Clause. If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

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

BILL NO. 26-11

ORDINANCE NO. _____

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

As Presiding Officer and as Mayor

Attest:

City Clerk

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

Mayor

Attest:

City Clerk

Exhibit A

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

Beginning at the Northwest corner of Common Ground Drainage and Utility Easement Area A of

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



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

REZONING REQUEST

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.
Company Name
Emesh Gutta, Manager
Printed Name, Title
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone emeshgutta@gmail.com Facsimile
Email Address

STREET ADDRESS OF REZONING: Highway N

OWNER (attach additional):
Dardenne Prairie Realty L.L.C.
Printed Name
Emesh Gutta, Manager
Printed Name
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone emeshgutta@gmail.com Facsimile
Email Address

Contract Purchaser/Developer:
Dardenne Prairie Realty L.L.C.
Company Name
Emesh Gutta, Manager
Printed Name, Title
1266 Spring Lilly Drive
Street Address
High Ridge, MO 63049
City/State/Zip Code
314-803-0898
Telephone emeshgutta@gmail.com Facsimile
Email Address

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

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

PROPOSED USE: Single Family Residential Units

NO. UNITS: 11 Residential Units

REZONING REQUEST APPLICATION FEE SUBMITTED: \$920.00

REZONING REQUEST

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

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

[√] CHECKLIST TO COMPLETE THIS APPLICATION

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

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



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

Please Note:

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

Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan. Any business occupying the site requires approval of a Business License.

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

	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 seperate
checks. # 0601 & 0602



ENGINEERING

PLANNING

SURVEYING

LAND DESCRIPTION

3.023 ACRES

MARCH 3, 2025

BAX PROJECT No. 23-19113

JLH

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

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

RECEIVED

JAN 07 2026

City of Dardenne Prairie

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

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

ST CHARLES COUNTY BUSINESS RECORD


Affidavit of Publication

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

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

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

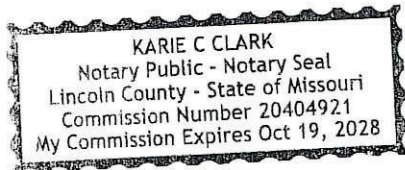
By: 
Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

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 N & Ardmore Dr)
Property Legal Description: Pt SW 1/4 of Section 1, Twnshp 46 N, Range 2 East 4133246 County Feb. 6, 2026

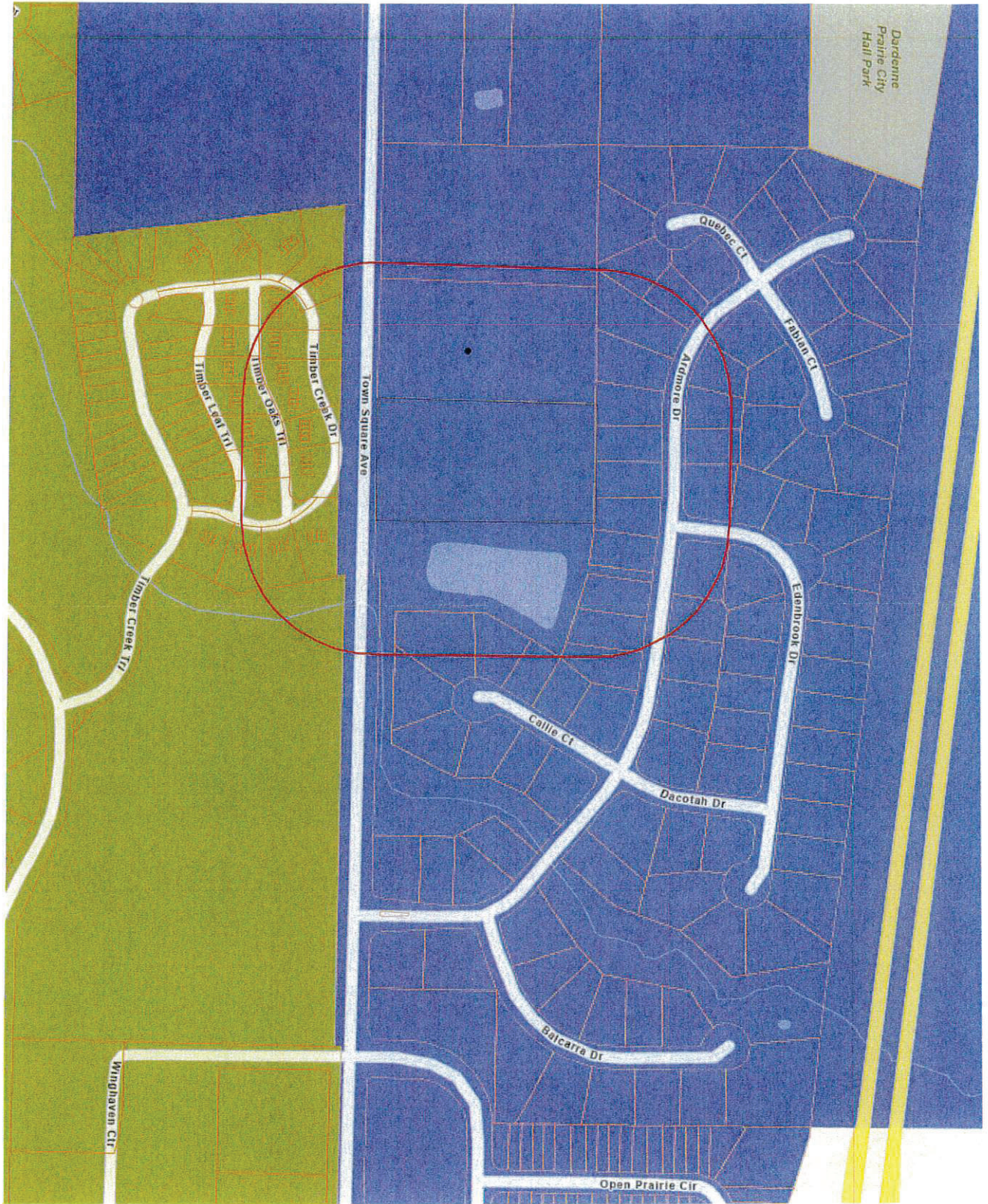


OWNER	MAILING ADDRESS	SITE ADDRESS	PARCEL ID#
EAKER GREGORY*EAKER SHELIA	1154 S CHARLEMAGNE DR, LAKE ST LOUIS MO, 63367	114 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011C 0000000
MCALLISTER MICHAEL R*MCCLVAIN NICOLE A	221 MADISON PARK DR, COTTLEVILLE MO, 63376	145 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014D 0000000
NWINDHAM MEADOWS HOMEOWNERS ASSOCIATION	7744 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-000A 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016E 0000000
JACKRISS REALTY LLC	639 THORNBRIDGE DR, OFALLON MO, 63366	160 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-010A 0000000
JACKRISS REALTY LLC	639 THORNBRIDGE DR, OFALLON MO, 63366	164 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-016C 0000000
ROCKETTE JENNIFER*ROCKETTE ANTHONY	100 TIMBER CREEK DR #10A, OFALLON MO, 63368	100 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010A 0000000
GALLEGOS ANA LAURA MUNOZ*MADRIGAL JOSE GUILLERMO MELIN	125 TIMBER CREEK DR 12D, OFALLON MO, 63368	125 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012D 0000000
OSBORN RAY R	61 TIMBER OAKS TRLS, OFALLON MO, 63368	61 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006B 0000000
SCHLEMMER JON*LOBUSCH HEATHER	3509 POST VALLEY DR, OFALLON MO, 63368	65 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006D 0000000
BRANDT CINDY	12 VILLA MEADOW LN, WENTZVILLE MO, 63385	64 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006C 0000000
WEST AMIE M*WEST DANIEL A	7754 QUEBEC CT, DARDENNE PRAIRIE MO, 63368	7754 QUEBEC CT, DARDENNE PRAIRIE, 63368	4-0033-8128-00-005B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-0011 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-0014 0000000
GERVAIS BRANDON*GERVAIS CECILIA	7720 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7720 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0086 0000000
WALSH PATRICK*WALSH ELIZABETH	7718 CALLIE CT, DARDENNE PRAIRIE MO, 63368	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8498-00-0013 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8598-00-001B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8445-00-005B 0000000
GERVAIS MORGAN	51 TIMBER OAKS TRLS, OFALLON MO, 63368	51 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8498-00-013B 0000000
HSI HAN CHING*HSI LU LING	18 HODGEGHAVEN CIR, BLOOMINGTON IL, 61704-1506	131 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-0118 0000000
VINEYAR TERESA A*DAVIS SCOTT P	86 GREEN PARK LN, OFALLON MO, 63366	181 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018B 0000000
CRIMSON MEADOWS LLC	2024 CRIMSON MEADOWS DR, OFALLON MO, 63366	135 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8449-00-010Q 0000000
LOCALIVING LLC	PO BOX 811, OFALLON MO, 63366	171 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8418-00-006E 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER LEAF TRL, OFALLON, 63368	4-0036-8455-00-0003 0000000
KVKK 1 COMPANY LLC	5010 SPY GLASS HILL DR, OFALLON MO, 63368	170 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017A 0000000
WALDEN SHELLEY KAYE	121 TIMBER CREEK DR, OFALLON MO, 63368	121 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012B 0000000
ROE TREVOR*ROE AMY	60 TIMBER OAKS TRLS, OFALLON MO, 63368	60 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-006A 0000000
DARDENNE PRAIRIE REALTY LLC	1266 SPRING LILLY DR, HIGH RIDGE MO, 63049	HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025 0120000
PREWITT MAUREEN*PREWITT WAYNE	7601 TOWN SQUARE AVE, DARDENNE PRAIRIE MO, 63368	7601 HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025 0130000
HEIDGER MICHELLE M	2011 CRIMSON MEADOWS DR, OFALLON MO, 63366-4175	55 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005D 0000000
MILLER TAMARA* MILLER WILLIAM	7722 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7722 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0085 0000000
GONZALES CHARLES J II*GONZALES KIMBERLY	7733 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7733 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0038 0000000
HOUGHTON MARC W*HOUGHTON TERESA L	7750 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7750 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0060 0000000
SWOODDA JASON L	3131 W SAN JUAN ST, TAMPA FL, 33629	104 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-010C 0000000
RYBICKI TREV JORDAN	110 TIMBER CREEK DR #11A, OFALLON MO, 63368	110 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011A 0000000
SOLAIAN SHIVARAMAN	709 THE HAMPTONS LN, CHESTERFIELD MO, 63017	113 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011B 0000000
DALAL HEMIN	115 TIMBER CREEK DR #11D, OFALLON MO, 63368	115 TIMBER CREEK DR, OFALLON, 63368	4-0036-8281-00-011D 0000000
MORRIS RYAN M	144 TIMBER CREEK DR, OFALLON MO, 63368	144 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-014C 0000000
KOHLER LISA M	154 TIMBER CREEK DR UNIT C, OFALLON MO, 63368	154 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015C 0000000
SHAH CHIRAG	319 CHESTNUT CREEK CIR, OFALLON MO, 63368	70 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-010A 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-0009 0000000
MOTTET PAUL J*MOTTET DIANE M	7729 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7729 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0036 0000000
LEWIS RICHARD A*LEWIS DONNA L	7731 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7731 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0037 0000000
BIKEMEIER GARY M*BIKEMEIER MONICA	7740 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7740 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0065 0000000
HOUSTON JOHN*HOUSTON DOROTHY IREVOOC DOM ASSET PROT TRUST	7746 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7746 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0062 0000000
PATEL KUSH	74 TIMBER OAKS TRLS #7C, OFALLON MO, 63368-8178	74 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007C 0000000
BODTH KACEY LOREN*BODTH 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 0000000
PALADUGU SREEDHAR	155 TIMBER CREEK DR, OFALLON MO, 63368	155 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0005 0000000
BRANSON BRYAN K*BRANSON CARRIE M	7723 ARDMORE DR, DARDENNE PRAIRIE MO, 63368-6785	7723 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0078 0000000
PLAMP GARY J*GALLY VICTORIA K REVOC LW TRUST	7724 CALLIE CT, DARDENNE PRAIRIE MO, 63368	7724 CALLIE CT, DARDENNE PRAIRIE, 63368	4-0033-8126-00-0084 0000000
WENTZVILLE R V SCHOOL DISTRICT	1 CAMPUS DR, WENTZVILLE MO, 63385	7500 HWY N, OFALLON, 63368	4-0036-8418-00-0093 0000000
WEST ROBERT	3730 PINEBROOK CIR #303, BRADENTON FL, 34209	80 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-009A 0000000
SINCLAIR MICHAEL M	33 SPRING BONDAGE CT, OFALLON MO, 63368	84 TIMBER CREEK DR, OFALLON, 63368	4-0036-8126-00-009B 0000000
MULLERIN WILLIAM M*MULLERIN SUSAN K	7732 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7732 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-008C 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	91 TIMBER CREEK DR, OFALLON, 63368	4-0036-8280-00-009B 0000000
ENTERZOTH GREGORY M*MANAGING MEMBER OF GPE PROP LLC	4464 AUSTIN MEADOW CT, ST CHARLES MO, 63304	161 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-010B 0000000
ENTERZOTH GREGORY M*MANAGING MEMBER OF GPE PROP LLC	4464 AUSTIN MEADOW CT, ST CHARLES MO, 63304	165 TIMBER CREEK DR, OFALLON, 63368	4-0036-8361-00-010D 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010E 0000000
VAUGHT STACEY	150 TIMBER CREEK DR, OFALLON MO, 63368	150 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015A 0000000
SCHUERMAN ANNA*HORNER TYLER R	7727 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7727 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0035 0000000
HOWARD MICHAEL N*HOWARD MADELINE L	7744 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7744 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0063 0000000
JOHNSON GREGORY A*JOHNSON STARLA D	7736 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7736 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0067 0000000
BOWLER RICHARD A*BOWLER TRACY L	7725 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7725 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0068 0000000
SMITH ROSS*SMITH ALLISON	7734 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7734 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0079 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8330-00-0007 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	151 TIMBER CREEK DR, OFALLON, 63368	4-0036-8389-00-015B 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-0002 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8475-00-0001 0000000
HUGHES RESIDENTIAL PROPERTIES LLC	382 PORTSMOUTH DR, ST CHARLES MO, 63303	174 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-017C 0000000
HERNBLAD KONRAD	867 N MARSHALL ST, PHELADDEL PRA, 19123	124 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-0121 0000000
NICKEL DAVID A*NICKEL TONYA R	7730 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7730 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0081 0000000
FRANZGROTE ERIC J*BAHN SHERRI L	7748 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7748 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0061 0000000
HARRIS JULIE D	101 TIMBER CREEK DR, OFALLON MO, 63368	101 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010H 0000000
THUMMALAPALLI SUNITHA R	1620 DAWN DR, SUWANEE GA, 30024	105 TIMBER CREEK DR, OFALLON, 63368	4-0036-8262-00-010I 0000000
RHODES MICHAEL JAMES*RHODES BARBARA JEWELL	71 TIMBER OAKS TRLS, OFALLON MO, 63368	71 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-007D 0000000
LHLENBROCK KATHLYN	75 TIMBER OAKS TRLS UNIT 7D, OFALLON MO, 63368	75 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8330-00-017D 0000000
UHLIN FAMILY HOLDINGS LLC	608 EAGLEWOOD TRAIL DR, LAKE ST LOUIS MO, 63367	175 TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-0170 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER CREEK DR, OFALLON, 63368	4-0036-8485-00-0017 0000000
COOLEY ANGELINA R LIFE ESTATE	120 TIMBER CREEK DR, OFALLON MO, 63368	120 TIMBER CREEK DR, OFALLON, 63368	4-0036-8510-00-012A 0000000
TIMBER CREEK CONDOS ASSOCIATION	641 CEPI DR, CHESTERFIELD MO, 63005	TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8510-00-0012 0000000
KALTENBACH KENNETH V	185 TIMBER CREEK DR, OFALLON MO, 63368	185 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018D 0000000
PREWITT REGINE O TRUST	1 BRIAR PATCH DR, DEFIAANCE MO, 63341	HWY N, DARDENNE PRAIRIE, 63368	4-0033-5001-00-0025 0140000
LENOARD CURTIS*LENOARD NICOLE	7742 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7742 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0066 0000000
DUEHREN MICHAEL *DUEHREN ALEXIS C	7738 ARDMORE DR, DARDENNE PRAIRIE MO, 63368	7738 ARDMORE DR, DARDENNE PRAIRIE, 63368	4-0033-8127-00-0066 0000000
MARCHLEWSKI WILLIAM*MARCHLEWSKI CATHERINE	202 FABIAN CT, DARDENNE PRAIRIE MO, 63368	202 FABIAN CT, DARDENNE PRAIRIE, 63368	4-0033-8128-00-0039 0000000
DALLAS NATHAN	50 TIMBER OAKS TRAIL UNIT 5A, OFALLON MO, 63368	50 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8445-00-005A 0000000
MIERTENS MARK	180 TIMBER CREEK DR #A, OFALLON MO, 63368	180 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018A 0000000
ZNH PROPERTIES LLC	3751 FOREST MEADOW DR, DEFIAANCE MO, 63341	54 TIMBER OAKS TRLS, OFALLON, 63368	4-0036-8418-00-005C 0000000
HSI HAN CHING*HSI LU LING	18 HODGEGHAVEN CIR, BLOOMINGTON IL, 61704-1506	130 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013A 0000000
LIN DALLEN	134 TIMBER CREEK DR, OFALLON MO, 63368	134 TIMBER CREEK DR, OFALLON, 63368	4-0036-8498-00-013C 0000000
STECK THOMAS L*STECK MARGARET R	11527 SANDY VIEW DR, ST LOUIS MO, 63146	184 TIMBER CREEK DR, OFALLON, 63368	4-0036-8585-00-018C 0000000

RECEIVED

JAN 07 2026

City of Dardenne Prairie



Dardenne
Prairie City
Hall Park

RECEIVED

JAN 07 2026

City of Dardenne Prairie

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: March 11, 2026

SUBJECT: Prairie Point PUD Area Plan, Rezoning, and Preliminary Plat

Project Summary

The three-acre site is located west of the entrance into the Wyndham Meadows (Dardenne Estates) subdivision and north of Town Square Avenue. The site is surrounded by residential uses (see Figure 1 below). The applicant proposes a PUD Area Plan to allow deviations from the Single-Family Residential District R-1D development standards, Rezoning of the parcel from New Development District ND to Single-Family Residential District Planned Unit Development R-1DPUD, and a Preliminary Plat for the subdivision of the parcel into several lots. The plan includes 12 new lots and 11 single-family homes. The homes are single and two-story homes ranging from 1,600 to 2,200 square-feet. Site access is provided via a 26' wide street from Town Square Avenue.

Figure 1: Project Location



Background

The project site has historically been used for agricultural purposes.

Comprehensive Plan & Vision Study Recommendations

The 2020 Comprehensive Plan Vision designates the site as “Single-Family Residential” on the Future Land Use Map.

On page 50 before the “*Industrial Development*” heading, the Plan notes:

“Where the Future Land Use Plan proposes residential development for properties that are currently vacant, there is no attempt to make a distinction between the types of development. Rather this Plan recommends that consideration for the type and density of residential development be indicated by the adjacent land uses, roadway access and other development considerations unique to the site.”

As proposed, the detached single-family units would comply with the 2020 Comprehensive Plan Vision which envisioned single-family residential use based on adjacent uses. The proposed development would be complementary to the single-family homes to the north and east of the project site, within the Wyndham Meadows (Dardenne Estates) subdivision.

Zoning Compliance Summary

The site was rezoned by the City in 2021 after establishing the “ND” New Development Zoning District via Ordinance #2136 which replaced the City’s “Uptown District” with the “ND” District. Since that time, no new development has followed the “ND” Zoning District regulations; all new development had to rezone out of the ND District, including the subject development.

This project proposes to change the zone from ND to R-1DPUD to be in conformance with the 2020 Comprehensive Plan Vision and meet the current housing market demands. The R-1D district is composed of those areas of the City where the principal use is to be single-family dwellings of moderate to small size lots. The regulations of this district are designed to create and to preserve a predominately suburban character as evidenced by the lot sizes. In addition to the dwellings permitted in this district, certain common compatible recreation and public uses are conditionally allowed and strictly regulated to ensure harmony with the principal land use of the district. Single-family dwellings are a permitted use under this zone.

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

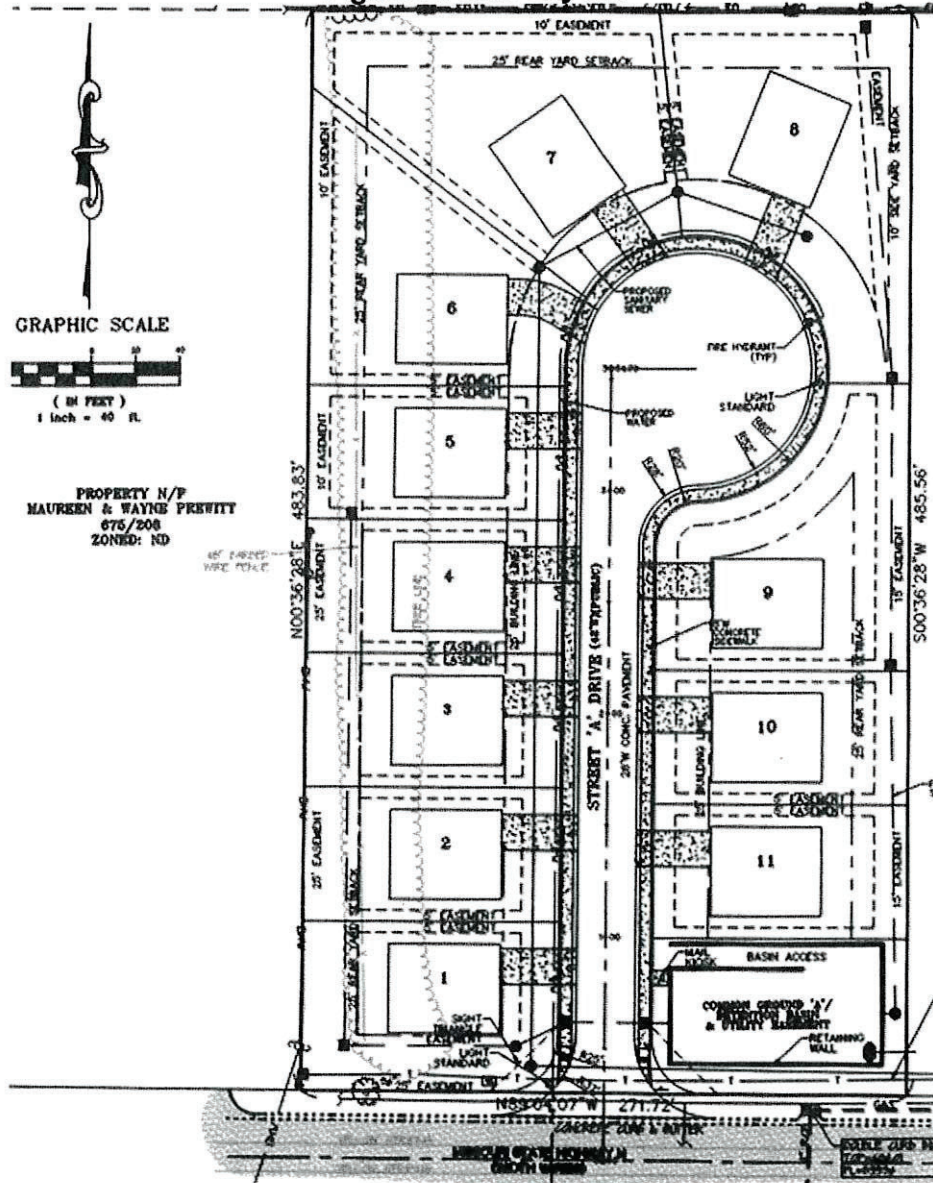
Table 1: R-1D Zoning Standards and Compliance

R-1 Standards	Required	Proposed	Complies
Min. Dwelling Size	One-Story: 1,600 SF living area Two-Story: 1,250 SF for the 1st floor and 2,200 SF total of living area.	One-Story: 1,672 SF living area Two-Story: 1,088 SF for the 1st floor and 2,528 SF total of living area.	No; For the two-story home, min. SF on 1 st floor is not met but it does meet the min. SF total
Min. Lot Area Dwellings	12,000 SF	6,876 SF	No; deviation requested
Min. Lot Width	80' at building line	60' at building line	No; deviation requested
Min. Lot Depth	100'	115'	Yes
Max. Lot Coverage	Not to exceed 30%	24%	Yes
Max. Height	Not to exceed 2.5 stories or 35', whichever is less	One-Story: 21'7.5" Two-Story: 28'3"	Yes
Min. Yard Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'	Yes
Covered Parking	2 spaces per dwelling	2 spaces	Yes
Sidewalks	Both sides & min. 5' wide	Both sides & min. 5' wide	Yes
Landscaping*		Unknown ground cover; 1 tree proposed for each 79' wide lot and 2 trees for each 80' wide lot for a total of 34 trees	No. Only sod is proposed for ground cover; additional ground cover variety required.
Lots With <40% Open Space	Min. 20% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Lots With >40% Open Space	Min. 10% landscaped with trees, shrubs, living ground cover or plant material other than grass or turf		
Trees Lot <79 ft. wide	1 street tree in front of each lot		
Lot 80ft.+	2 street trees every 40 ft. of lot frontage		
* Must conform to the specifications detailed in the "Arboricultural Specifications Manual"			

Site Layout

There is only one (1) entrance, from Town Square Avenue, into the development. The cul-de-sac will be a public street and meets the street design standards. The applicant originally proposed sidewalks from Lot 9 to the detention basin. Staff requested sidewalks be provided for the entire length of the street and on both sides of the street; the applicant has incorporated this into the current plan set. A common ground detention basin is located at the front of the development, however, there are no proposed amenities.

Figure 2: Site Layout



Landscaping

The entirety of the project site is undeveloped but has been disturbed. Each new residential lot 79 feet wide will have one red maple tree and each 80-foot-wide lot will have two red

maple trees. Four oak trees will be provided along the eastern boundary of the detention basin lot giving the overall total of 38 new trees on the development. The landscape plans include a note that sod will be supplied within the front and side yard areas, up to a total of 8,000 square feet. The use of sod does not meet the landscaping requirements for ground cover; a condition has been added for the applicant to offer additional living ground cover or plant material other than grass or turf. A condition of approval was added for the applicant to provide updated landscape plans to meet this requirement.

Lighting

There are two streetlights proposed; one at the western side of the street entrance and one located at the cul-de-sac bulb. No details of the street lighting design were provided; a condition of approval was added for the proposed lighting to comply with the City's lighting standards under DPMC Section 405.450 Exterior Lighting Standards. The proposed Area Plan includes a note that street lighting will be private and maintained by the Homeowners Association.

Utilities and Drainage

The entire site will be accessible to public utilities and they will be located underground. The sanitary sewers for all proposed homes will drain by gravity and routed to the detention basin. The property is within Flood Zone X and determined to be outside the 0.2% annual Chance Flood Plain.

Design

The development will have two home types – a single-story and two-story. Elevations are provided below. Both home products will have a single elevation design, although, the single-story product will two exterior materials to choose from – board and batten with stone veneer or brick.

Figures 3-7: Single-Story Elevations



REAR



The architectural style is traditional with gable roofs, board and batten siding, stone siding, brick, a covered porch, addition of shutters, and asphalt singles.

Each home will have an unfinished basement. For the two-story home, the minimum square-footage on first floor is not met, however, it does meet the required minimum square-footage total.

Although the project is a small residential development, staff suggests an additional material option for the two-story product to reduce the monotony of the community and to encourage quality and variety in building design. Side elevations of Dwelling #1 and #11 will be visible from Town Square Avenue. The applicant has provided enhance elevations for these homes at the request of staff. Also, the plans did not indicate the number of each house type that would be provided.

Conditions of Approval

Staff recommends that the PZC consider the conditions listed below. The condition is italicized and an explanation for the condition request is included in regular font.

1. *Prior to recordation of the Final Plat, the applicant shall provide a revised and complete set of landscape plans demonstrating compliance with Dardenne Prairie Municipal Code Section 515.100 for review and approval by the City Administrator.*

Although the landscape plans meet the minimum requirements for tree planting, it does not meet the applicable requirements for ground cover. The plant species and planting methods must conform with the Arboricultural Specifications Manual.

2. *Prior to the installation of any site lighting, not including any lighting proposed on a dwelling, the applicant shall provide a lighting plan for review by the Planning Department. All exterior lighting shall follow the requirements listed under Dardenne Prairie Municipal Code Section 405.450.*

The area plan shows two light poles does not provide any specifics on the lighting detail. Submittal of a lighting plan is needed to ensure that there is no spillover of light and glare on operators of motor vehicles, pedestrians and land use in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.

3. *Permanent monuments shall be installed throughout the community following the requirements listed under Dardenne Prairie Municipal Code Section 410.280 for review by the City Engineer.*

These monuments will help to accurately trace street alignment.

4. *All open spaces identified in the approved Area Plan and which are to remain in private ownership shall permanently remain as open space and shall be properly maintained.*
5. *All landscape material, living and non-living, shall be healthy and in place prior to issuance of final occupancy permit. A temporary certificate may be issued without the installation, provided written assurances are given that the planting will take place when the proper season arrives. The developer shall post a lender's or escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The lender's or escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.*
6. *The trees, shrubs, fences, walls and other landscaping materials depicted on plans approved by the City shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan.*
 - a. *The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance.*
 - b. *Plant material that exhibits evidence of insect pests, disease and/or damage shall be appropriately treated and dead plants promptly removed and replaced within the next planting season.*
 - c. *Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent or agents shall be considered in violation of terms of the building or occupancy permit. The Zoning Administrator or his/her designee is empowered to enforce the terms of Dardenne Prairie Municipal Code Section 405.560.*

Recommended Action

Any residential development at this location should follow the City's PUD procedures and include considerations that make the development compatible with the adjacent existing uses. In accordance with the Comprehensive Plan, the petitioner is requesting the site is rezoned from "ND" to "R-1DPUD" and requesting approval of the PUD Area Plan.

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

The proposed development is complementary to the existing surrounding residential uses. After consideration of the analysis provided herein and the information provided at the Public Hearing, Staff recommends the Planning and Zoning Commission review and approve the project subject to the Conditions of Approval.

Next Steps: 1. Consideration of the rezoning, PUD Area Plan, and Preliminary Plat by the Board. 2. If approved, P&Z will review and recommend the Final Plan to the Board for final consideration. 3. Improvement Plans. 4. Record Plat.

Enclosures

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

PUBLIC HEARINGS NOTICE

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

PUD – Area Plan Rezoning and CUP Request

Name of Applicant:	Dardenne Prairie Realty, LLC
Name of Owners:	Dardenne Prairie Realty, LLC
Present Zoning Classification:	ND – New Development District
Proposed Zoning Classification:	R-1D, PUD
Proposed Use:	11 Single Family Residential Units
Address of Property:	Highway N (approx. 875' West of Hwy N & Ardmore Dr)
Property Legal Description:	Pt SW ¼ of Section 1, Twnshp 46 N, Range 2 East



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

P.U.D. REQUEST – AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: Dardenne Prairie Realty L.L.C.

Company Name
Emesh Gutta, Manager

Printed Name, Title
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone emeshgutta@gmail.com Facsimile

Email Address

STREET ADDRESS OF P.U.D.: _____

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

Printed Name
Emesh Gutta, Manager

Printed Name
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone Facsimile
emeshgutta@gmail.com

Email Address

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

Company Name
Emesh Gutta, Manager

Printed Name, Title
1266 Spring Lilly Drive

Street Address
High Ridge, MO 63049

City/State/Zip Code
314-803-0898

Telephone Facsimile
emeshgutta@gmail.com

Email Address

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

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

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

PROJECT AREA: 3.02 ACRES PROPERTY AREA: 3.02 ACRES

REZONING REQUEST FEE SUBMITTED: \$920.00

AREA PLAN REVIEW FEE SUBMITTED: \$713.25

P.U.D. REQUEST - AREA PLAN

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

Please Note:

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



[√] CHECKLIST TO COMPLETE THIS APPLICATION

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

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

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

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

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

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

Notice of Public Hearing

Date: 01/27/2026

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

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

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

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

Sincerely,

Emesh Gutta, Manager

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