

DARDENNE



PRAIRIE

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

**PLANNING AND ZONING COMMISSION
AGENDA
MAY 13, 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
2. MISSOURI SIDING IS REQUESTING A REZONING OF 2355 POST ROAD FROM R-1B TO C-1 WITH CUP
3. PROPOSED AMENDMENTS TO SECTIONS 405.175 AND 405.180 OF THE MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO REVISIONS TO THE "R-M" MULTIPLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS RELATED TO PERMITTED AND CONDITIONAL USES, DENSITY, MINIMUM LOT SIZE, BUILDING HEIGHT, YARD AND SETBACK REQUIREMENTS, ARCHITECTURAL STANDARDS, AND RELATED DEVELOPMENT REGULATIONS. ADDITIONAL AMENDMENTS TO THE "C-1" LOCAL COMMERCIAL DISTRICT TO ADDRESS THE ALLOWANCE OF SINGLE-FAMILY AND MULTIPLE-FAMILY DWELLINGS THROUGH A PLANNED UNIT DEVELOPMENT (PUD) PROCESS AND ASSOCIATED DENSITY PROVISIONS.



APPROVAL OF MINUTES

1. Planning and Zoning Commission Regular Session Minutes – 04 08 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. Missouri Siding, Rezoning of 2355 Post Road from R-1B to C-1
4. Amendment to Sections 405.175 and 405.180 of Municipal Code, including “R-M” Multiple-Family Residential District with Additional Amendment to “C-1” Local Commercial District to Address the Allowance of Single-Family and Multiple-Family Dwellings Through a Planned Unit Development “PUD” Process and Associated Density Provisions

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

PUBLIC HEARING NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning with Conditional Use Permit Application for a tract of land before the Planning and Zoning Commission on **Wednesday, MAY 13, 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, MAY 20, 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 Request with CUP

Name of Applicant: Missouri Siding – Terry & Diane Moyers

Name of Owners: Terry & Diane Moyers

Present Zoning Classification: R-1B

Proposed Zoning Classification: C-1 with CUP

Proposed Use: Office only use for Siding Company – no materials or trucks stored on property and no deliveries received at address

Address of Property: 2355 Post Road, Dardenne Prairie MO 63368

Property Legal Description: Southeast Quarter of the Northeast Quarter of Section 11, Township 46 North, Range 2 East

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

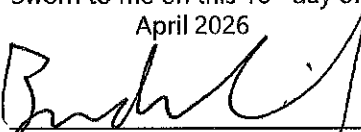
Re: Legal Notice 4154142, City of Dardenne Prairie
State of MO }
County of St. Charles County }

Before the undersigned Notary Public personally appeared Bradley Redmond 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 04/16/2026 edition and ending with the 04/16/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/16/2026.

Publishers fee: \$46.71

By: 
Bradley Redmond

Sworn to me on this 16th day of
April 2026

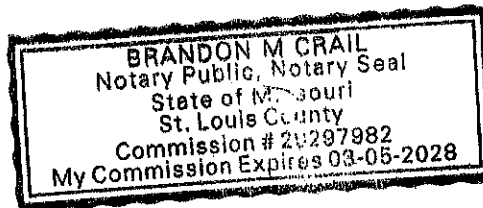
By: 
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

PUBLIC HEARING NOTICE - CHANGE NOTICE

The City of Dardenne Prairie, Missouri will conduct Public Hearings before the Planning and Zoning Commission on Wednesday, May 13, 2026, at 7:00 p.m., and before the Board of Aldermen on Wednesday, May 20, 2026, at 7:00 p.m., or as soon thereafter as the matters may be heard, at City Hall, 2032 Hanley Road, Dardenne Prairie, Missouri.

Said hearings are to consider proposed amendments to Sections 405.175 and 405.180 of the Municipal Code regarding multiple-family residential and commercial zoning districts, including regulations related to permitted and conditional uses, density, lot size, building height, setbacks, and planned unit development (PUD) provisions.

All interested persons will be given an opportunity to be heard.
4154142 St. Charles Apr. 16, 2026



PUBLIC HEARING NOTICE – CHANGE NOTICE

The City of Dardenne Prairie, Missouri will conduct Public Hearings before the Planning and Zoning Commission on **Wednesday, May 13, 2026, at 7:00 p.m.**, and before the Board of Aldermen on **Wednesday, May 20, 2026, at 7:00 p.m.**, or as soon thereafter as the matters may be heard, at City Hall, 2032 Hanley Road, Dardenne Prairie, Missouri.

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All interested persons will be given an opportunity to be heard.



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
APRIL 8, 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, IT Manager Rose Maresca, City Clerk Deborah Ryan and City Attorney John Young

PUBLIC HEARING

Motion by Commissioner Moehlenkamp seconded by Commissioner Neske to open the Public Hearing. All ayes, motion carried.

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

Motion by Commissioner Northcutt, seconded by Commissioner Stankovich to continue the Public Hearing to the May 13, 2026 Planning and Zoning meeting. All ayes, motion carried.

APPROVAL OF MINUTES

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

Motion by Commissioner Northcutt, seconded by Commissioner Lamb to approve the Planning and Zoning minutes as amended and listed. All ayes, motion carried.

COMMISSION COMMUNICATIONS

No report.

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**

This item has been continued until the May 13, 2026 Planning and Zoning meeting.

2. **BluOnx Development, LLC Area Plan for 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road**

This item has been continued until the May 13, 2026 Planning and Zoning meeting.

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 CUP" Single-Family Residential, To "C-1" Local Commercial**

Motioned by Commissioner Northcutt, seconded by Commissioner Lamb to postpone Bill No. 26-12 indefinitely. All ayes, motion carried.

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**

Charles Wardel of Bax Engineering was present to answer questions of the Commission.

Motioned by Commissioner Musler, seconded by Commissioner Neske to recommend approval of the rezoning.

All ayes, motion carried.

Motioned by Chairman Wooldridge, seconded by Commissioner Muser to recommend approval of the Conditional Use Permit and Area Plan with conditions 1 – 6 as indicated in the staff report dates April 2, 2026 with the addition of the sidewalks on Town Square Ave as discussed.

All ayes, motion carried.

OLD BUSINESS

Chairman Wooldridge stated at the May 13, 2026 Planning and Zoning meeting, the multi family zoning changes will come before the members for a formal recommendation to the Board of Aldermen to stay on schedule.

ADJOURNMENT

Motioned by Chairman Northcutt, seconded by Commissioner Stankovich to adjourn the meeting at 7:25 pm. All ayes, motion carried.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on May 13, 2026



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
2666 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
2666 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.
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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 Hearing

City of Dardenne Prairie

Date: April 14, 2026

Re: Notice of Public Hearings
Dardenne Prairie, Missouri

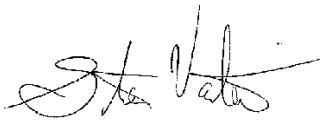
Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on Wednesday, May 13, 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, May 20, 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>Blu Onx STL, LLC</u>
Name of Property Owner:	<u>Danette L Hug Trust - Bishop Family Trust</u>
Present Zoning Classification:	<u>R-IA</u>
Proposed Zoning Classification:	<u>R-D w/PUD</u>
Proposed Use:	<u>25 detached single-family homes</u>
Property Location:	<u>2108 and 2128 Bates Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (218) 568-1989 or the city of Dardenne Prairie at the telephone number listed below.

Sincerely,



Steve Valentine
President
Blu Onx STL LLC

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		

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total	\$	
Sent	Craig & Judith Hammond	
Street	713 Thayer Ct.	
City	Dardenne Prairie, MO 63368	

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total	\$	
Sent	Nina Schlueter	
Street	807 Benefit St.	
City	Dardenne Prairie, MO 63368	

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total	\$	
Sent	Jon & Sally Cunningham	
Street	7332 Pierside Dr.	
City	Dardenne Prairie, MO 63368	

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Extra Services & Fees (check box, add fee as appropriate)	\$ 4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total	\$	
Sent	Michael & Doris Wooldridge	
Street	802 Benefit St.	
City	Dardenne Prairie, MO 63368	

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Extra Services & Fees (check box, add fee as appropriate)	\$ 4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total	\$	
Sent	Eugene & Linda Will	
Street	813 Benefit St.	
City	Dardenne Prairie, MO 63368	

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Extra Services & Fees (check box, add fee as appropriate)	\$ 4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$.74	
Total	\$	
Sent	Karen Kearney	
Street	721 Thayer Ct.	
City	Dardenne Prairie, MO 63368	

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

Postmark Here
10.44

Sent To
Street
City, State

Joseph & Deborah Abeln
725 Thayer Ct.
Dardenne Prairie, MO 63368

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Certified Mail Fee	\$ 5.30
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<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

Postmark Here
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Sent To
Street
City, State

Brigitte Jung
724 Thayer Ct.
Dardenne Prairie, MO 63368

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Certified Mail Fee	\$ 5.30
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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

Postmark Here
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Sent To
Street
City, State

Patricia Kirkland
726 Thayer Ct.
Dardenne Prairie, MO 63368

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<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 110.44

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10.44

Sent To
Street
City, State

Providence HOA
14323 S Outer Forty Rd, Ste 301N
Chesterfield, MO 63090

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

Gary & Helen Steber
819 Benefit St.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

Tony & Debra Toney
742 Thayer Ct.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

Sharon Mary Webster
745 Thayer Ct.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

Charles & Linda Castello
737 Thayer Ct.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

William & Kathleen Huls
733 Thayer Ct.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

Melvin & Ruth Eslinger
719 Thayer Ct.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

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Sent To
Street
City, State

Hook Fam Revoc Trust
727 Thayer Ct.
Dardenne Prairie, MO 63368

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.40
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.74
Total	\$ 10.44

Postmark Here
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Sent To
Street
City, State

Eaton Family Trust
715 Thayer Ct.
Dardenne Prairie, MO 63368

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Return Receipt (hardcopy) \$ 4.40

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.74

Postmark Here 10.44

To: _____

From: **James & Linda Feldt**
743 Thayer Ct.
Dardenne Prairie, MO 63368

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 4.40

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.74

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To: _____

From: **Bishop Family Trust**
4 Twilight Dr.
St. Peters, MO 63376

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 4.40

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.74

Postmark Here 10.44

To: _____

From: **Lee & Heidel Tuveson**
2132 Bates Rd.
Dardenne Prairie, MO 63368

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.74

Postmark Here 10.44

To: _____

From: **Donna Weber**
815 Benefit St.
Dardenne Prairie, MO 63368

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Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.74

Postmark Here 10.44

To: _____

From: **Jack & Joyce Dahl**
801 Benefit St.
Dardenne Prairie, MO 63368

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Street at **731 Thayer Ct.**
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Street at **7427 Pierside Dr.**
City, State **Dardenne Prairie, MO 63368**

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Cathy Pratt
City Administrator
CPratt@DardennePrairie.org
Phone 636.755.5303

Staff Report

TO: Planning and Zoning Commission

FROM: Cathy Pratt

DATE: May 4, 2026

SUBJECT: Stillwater Grove PUD Area Plan, Rezoning, and Preliminary Plat

Project Summary

The 6.89-acre site is located on the southeast corner of South Outer Road 364 and Bates Road, north of the Villas at Providence and east of the Cove at Dardenne residential developments. The site is surrounded by residential uses to the west and south and Twin Chimneys Elementary School to the east (see Figure 1 below). The applicant proposes a Planned Unit Development (PUD) Area Plan to allow deviations from the Single-Family Residential District R-1D development standards, Rezoning of the parcel from Single-Family Residential (R-1A) 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 27 new lots and 25 single-family homes. The homes are single, 1.5-story, and 2-story homes. Site access is provided via a 26' wide private street from Bates Road.

Figure 1: Project Location



Background

The project was presented to the Planning and Zoning Commission (PZC) and Board of Alderman (BOA) at several meetings. A brief summary of each meeting is listed below. The previous request involved a Site Plan Review, a Rezoning Request from R1-A to R1-D, and a Conditional Use Permit (CUP) to allow single-family attached dwellings, and a Preliminary Plat. The proposed development included 28 attached units in 14 buildings. Each unit would be equipped with two-car garages and basements.

- August 13, 2025 PZC – Commission tabled the item to their next meeting on September 10, 2025.
- August 20, 2025 BOA – Board postponed item to their meeting on September 17, 2025
- September 10, 2025 PZC – Application was incomplete and item was postponed to their next meeting on October 8, 2025.
- September 17, 2025 BOA - Board continued the item to their October 15, 2025 meeting.
- October 8, 2025 PZC – Three individuals spoke at the hearing, and the item was continued to the November 12, 2025 meeting.
- October 15, 2025 BOA - Board postponed the item to their meeting on November 19, 2025.
- November 12, 2025 PZC – PZC recommended denial for the rezoning from R1-A to R1-D. PZC approved the Conditional Use with conditions to the plan dated November 12, 2025. PZC approved the Preliminary Plat with conditions to Conditional Use for the plan dated November 12, 2025.
- November 19, 2025 BOA - Two residents from the Providence subdivision (residential development directly south of the project site) spoke against the project and voiced concerns regarding noise, privacy, and water detention. This is the first reading of Bill No. 25-54 for the rezone of the property.
- December 3, 2025 BOA – Several people and residents voiced their opinion of the project. The Board had a second reading of Bill No. 25-54 by title only and postponed the final passage of the bill until their December 17, 2025 meeting in order to provide additional time for the applicant to submit updated plans which show the required fencing and larger garages to accommodate trash bins.
- December 17, 2025 BOA - The Board had a tied vote on Bill No. 25-54 for the rezoning; hence the item was denied. In a similar fashion, there was a first reading of Bill No. 25-55 for the CUP portion of the project; that had a tied vote and was denied.

The main differences between the previous proposal and the current proposal are listed below:

- 28 attached single-family homes are now 25 detached single-family homes
- The private street design had ended with a cul-de-sac; now, a small cul-de-sac is near the subdivision entrance and on the north side and the street has a dead-end.

- A 6-foot-tall vinyl fencing will be installed along the southern boundary of the property.
- The larger detention basin was shifted more eastward, utilizing part of the existing pond. The overall sum area of the detention basins has increased.

Comprehensive Plan & Vision Study Recommendations

The 2020 Comprehensive Plan Vision designates the project site as “Villa Residential” on the Future Land Use Map.

On page 50, the Plan says, *“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. Any residential development that deviates from the underlying zoning densities, or is not traditional single-family detached by nature, should only be developed in accord with the City’s Planning Unit Development Zoning Regulations.... Generally, intense developments such as villas, (single-family attached housing), apartments and condominiums should be clustered and located along arterial streets to minimize traffic impact and the impact on single-family detached homes.”*

As proposed, the detached single-family units would comply with the 2020 Comprehensive Plan Vision which envisioned villa residential use based on adjacent uses. The proposed development would be complementary to the surrounding single-family homes to the west and south of the project site.

Zoning Compliance Summary

This project proposes changing the zone from R-1A to R-1DPUD. 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 One & One-Half Story: 1,900 SF Two-Story: 1,250 SF for the 1st floor and 2,200 SF total of living area.	One-Story: 1,720 SF living area One & One-Half Story: 2,204 SF Two-Story: 1,289 SF for the 1st floor and 2,895 SF total of living area.	Yes
Min. Lot Area Dwellings	12,000 SF	Ranges from 7,800 SF to 17,147 SF	No; deviation requested
Min. Lot Width	80' at building line	Ranges from 52' to 94.5' at building line	No; deviation requested
Min. Lot Depth	100'	Minimum at 108'	Yes
Max. Lot Coverage	Not to exceed 30%	34%	No; deviation requested
Max. Height	Not to exceed 2.5 stories or 35', whichever is less	Greatest height is 33' 2.5" and a maximum of 2 stories	Yes
Min. Yard Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 6' Rear: 25'	No; deviation requested
Covered Parking	2 spaces per dwelling	2 spaces	Yes
Sidewalks	Both sides & min. 5' wide	Both sides & min. 5' wide	Yes
Landscaping*		1 tree for each lot. The landscape plans include notes that the "lawn areas shall be turf-type fescue grass or approved equivalent" and "all lots having less than 40% open spaces shall have 20% of that space landscaped."	Yes
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"			

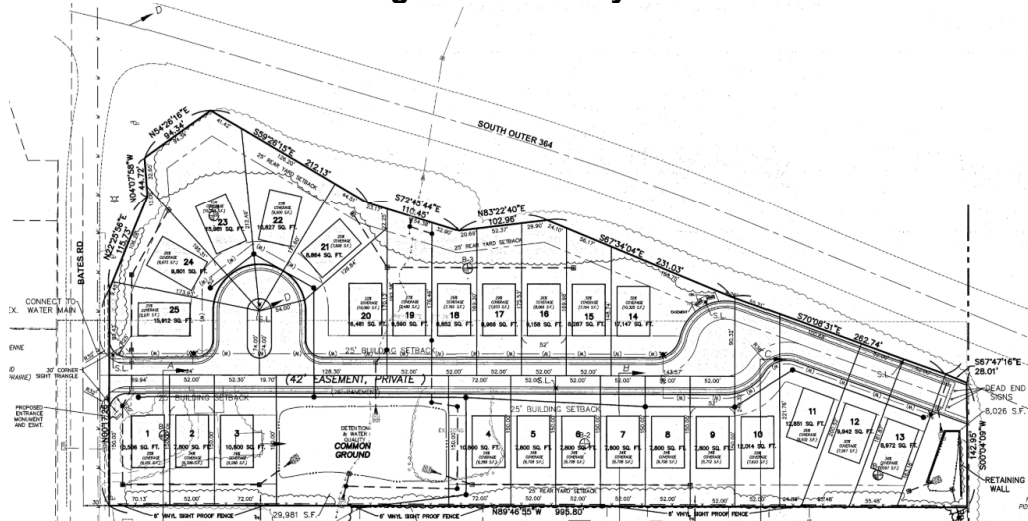
Site Layout

There is only one (1) entrance, from Bates Road, into the development. The 26-foot-wide private street has a small cul-de-sac at the northern portion of the development and ends with a dead end. The applicant has met with MoDOT in hopes to provide another entrance/exit onto South Outer 364 road but was denied the request. Sidewalks will be provided on both sides of the street to increase walkability, and a small, paved path will be provided leading towards the neighboring school. There are no proposed amenities.

Addressing Previous Concerns

When the project was proposed last year, the Commission and residents from the neighboring Providence Subdivision voiced concerns over housing product type, privacy, and drainage. The applicant had revised their project to address these concerns. The attached homes are now proposed as detached to be in keeping with the housing type offered in the Cove at Dardenne Subdivision and satisfy the Commission’s request for housing product. To increase privacy for the neighbors in the Providence Subdivision, the applicant is proposing three solutions: (1) provide a 6-foot-high vinyl fencing along the southern property line, (2) the larger of the two detention basins had increased in size, and (3) only the single-story homes will be offered on lots 4 through 10, which back properties in the Providence Subdivision with small rear yards. The two detention basins are provided in the same general area as previously proposed. Another reasoning for the increased size of the larger of the two basins was to greater help with water detention, a concern from neighbors.

Figure 2: Site Layout



Landscaping

Most of the project site is undeveloped except for the portion with a single-family home near the entrance of the development. A row of trees along the northern and southern boundaries will be left undisturbed and act as a green screen buffer. Landscaping will be provided around the detention basins. Each new residential lot will have one tree of either the swamp white oak, white oak, red maple, or sugar maple species. Small open space areas throughout the development will also be supplied with landscaping. The landscape plans include notes that the “lawn areas shall be turf-type fescue grass or approved equivalent” and “all lots having less than 40% open spaces shall have 20% of that space landscaped.” This meets landscaping requirements.

Lighting

There are four (4) streetlights proposed; three (3) along the eastern half of the street 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 maintained by Ameren Missouri.

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 basins. The property is within Flood Zone X and determined to be outside the 0.2% annual Chance Flood Plain.

Design

The development will have three (3) home types – a single-story, a 1.4-story, and two-story. Elevations are provided below. All home product types will have five (5) different elevation designs - traditional, farmhouse, transitional, craftsman, and contemporary. All architectural styles will have gable roofs except for the contemporary design which will have shed roofs. All roofs will be composed of asphalt shingles. A mix of cementitious panels, vinyl siding, brick veneer, and stone veneer will be used depending on the architectural style of the home. Each home will have a porch and two-car garage. Architectural elements include decorative gable elements, shutters, window trims, corbels, posts, and awnings.

Front elevation views are provided in Figures 3-6 below. Several side views of homes will be visible from the public street or open areas; a condition has been added that the side elevations of homes 1, 3, 4, 11, 13, 14, 20, and 25 which are visible from the public street or an open space, be architecturally enhanced. The plans did not indicate the number of each house type that would be provided, however, homes on lots 4-10 will be the single-story product.

Figure 3: Single-Story Front Elevations (Ellington)



1 FRONT ELEVATION - ELEV 'A' - PROSPERITY
8/15



2 FRONT ELEVATION - ELEV 'A' - PROSPERITY 2
8/15



3 FRONT ELEVATION - ELEV 'B' - MODERN FARMHOUSE
8/15



4 FRONT ELEVATION - ELEV 'C' - HEMLOCK
8/15



Figure 4: 1.5-Story Front Elevations (Harrington)



FRONT ELEVATION - REV 'W' - TRADITIONAL
N.T.S.



FRONT ELEVATION - REV 'F' - MODERN/HARRINGTON
N.T.S.



FRONT ELEVATION - REV 'F' - MODERN/HARRINGTON-2
N.T.S.



FRONT ELEVATION - REV 'G' - TRADITIONAL
N.T.S.



Figure 5: 1.5-Story Front Elevations (Kingsleigh)



1 FRONT ELEVATION - ELEV 11 - TRADITIONAL
8/18



2 FRONT ELEVATION - ELEV 12 - MODERN FARMHOUSE-2
8/18



3 FRONT ELEVATION - ELEV 13 - TRANSITIONAL-2
8/18



4 FRONT ELEVATION - ELEV 14 - COTTAGE/BOHEMIA
8/18



Figure 6: Two-Story Front Elevations (Wexford)



Conditions of Approval

Staff recommend 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. *The side elevations of homes 1, 3, 4, 11, 13, 14, 20, and 25, which are visible from the public street or an open space, shall be architecturally enhanced to the satisfaction of the City Administrator prior to the issuance of any Certificate of Occupancy.*

Any home elevation clearly visible from the street or an open space area should be architecturally enhanced.

2. *The homes constructed on Lots 4 through 10 shall only be single-story.*

This condition is to help with the privacy concerns of the adjacent neighbors from the Providence Subdivision.

3. *Prior to occupancy of any residence, all existing wire fencing on the property shall be completely removed.*
4. *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 four 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 to promote traffic safety and to prevent the creation of nuisances.

5. *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.

6. *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.*

Open spaces are scattered throughout the development. Having this condition in place will help enforce the upkeep of these spaces.

7. *Prior to occupancy of any residence, all invasive plant species present on the property shall be removed.*
8. *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 plantings will take place when the proper season arrives. The developer shall post an escrow agreement insuring or guaranteeing the landscaping of the site per the approved landscaping plan. The escrow agreement shall be the same as set out in Dardenne Prairie Municipal Code Section 410.130.*
9. *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 be rezoned from “R-1A” to “R-1DPUD,” approval of the PUD Area Plan and preliminary plat.

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 recommend approval, subject to the Conditions of Approval, to the Board of Alderman.

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 Rezone, PUD Area Plan, and Final Plat 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



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
MAY 17 2026
✓ 186 for 1778.38
AA
BY:



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

P.U.D. REQUEST - AREA PLAN

CITY OF DARDENNE PRAIRIE, MISSOURI

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APPLICANT:

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(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

<i>Steve Valentine</i>	March 4, 2026
Applicant's Signature	Date
Owner's Signature (additional below) <i>(2108 Bates Road)</i>	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.

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 Hearing

City of Dardenne Prairie

Date: April 14, 2026

Re: Notice of Public Hearings
Dardenne Prairie, Missouri

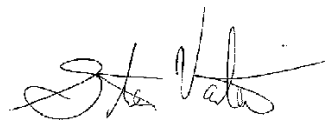
Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Rezoning Request for a tract of land near your property before the Planning and Zoning Commission on Wednesday, May 13, 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, May 20, 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>Blu Onx STL, LLC</u>
Name of Property Owner:	<u>Danette L Hug Trust - Bishop Family Trust</u>
Present Zoning Classification:	<u>R-IA</u>
Proposed Zoning Classification:	<u>R-D w/PUD</u>
Proposed Use:	<u>25 detached single-family homes</u>
Property Location:	<u>2108 and 2128 Bates Road</u>

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (218) 568-1989 or the city of Dardenne Prairie at the telephone number listed below.

Sincerely,



Steve Valentine
President
Blu Onx STL LLC

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-A563-00-0011-00000000	COYE AT DARDENNE HOMEOWNERS ASSOCIATION	PIERSE DR, DARDENNE PRAIRIE, 63368	13100 MANCHESTER RD STE G85, ST LOUIS MO, 63131
2-113A-A563-00-000C-00000000	COLLINS RESID TRUST	THAYER CT, DARDENNE PRAIRIE, 63368	731 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-1669-00-0004-01300000	PROVIDENCE OWNERS ASSOCIATION	2128 BATES RD, DARDENNE PRAIRIE, 63368	2128 BATES RD, DARDENNE PRAIRIE MO, 63368
2-113A-9693-00-0004-00000000	HUG DANETTE L TRUST	707 THAYER CT, DARDENNE PRAIRIE, 63368	707 THAYER CT, DARDENNE PRAIRIE MO, 63368
2-113A-A256-00-0021-00000000	MATRECI CAROLE V	709 THAYER CT, DARDENNE PRAIRIE, 63368	4508 ACACIA RIDGE ST, SACRAMENTO CA, 95834
2-113A-A256-00-000A-00000000	PEARSON TANIA TANISE LIV TRUST	732 THAYER CT, DARDENNE PRAIRIE, 63368	242 CHESTNUT HILL DR, OFALLON MO, 63368-6344
2-113A-A563-00-000A-00000000	HALL KIMBERLY	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-A563-00-000G-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
4-069A-7424-00-0122-00000000	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 REVOC LIV TRUS	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 "FUD": (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 = 27,627

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'

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.

FLOOD NOTE:

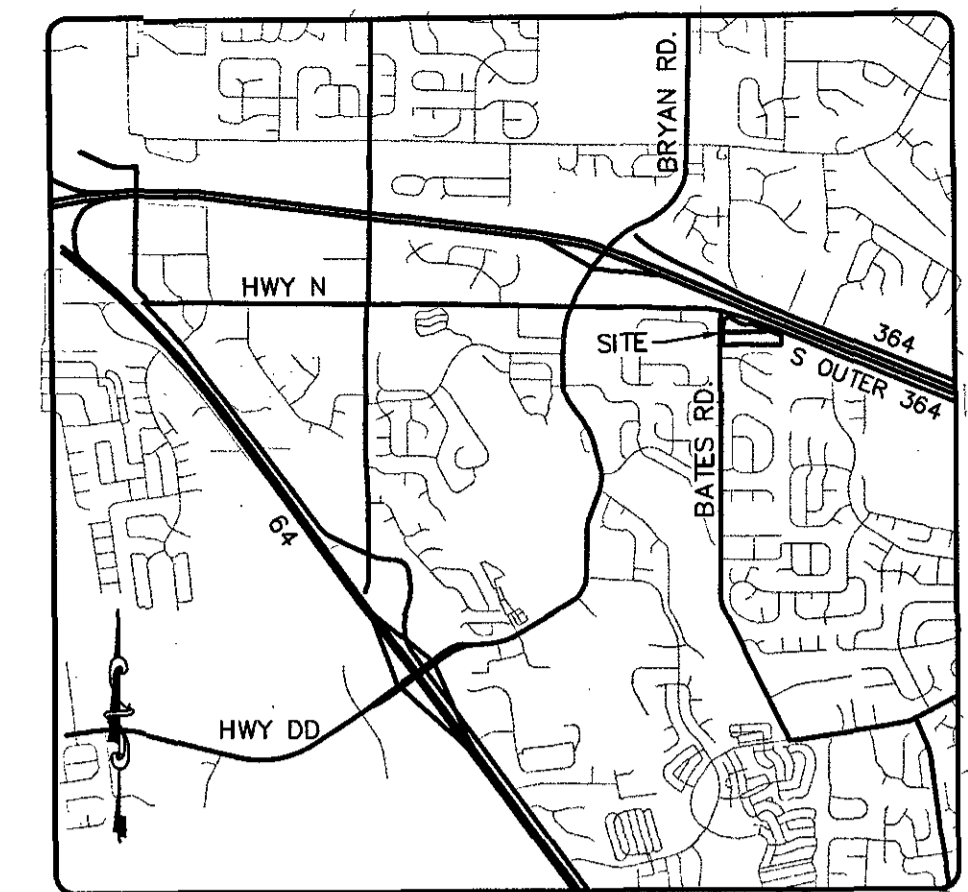
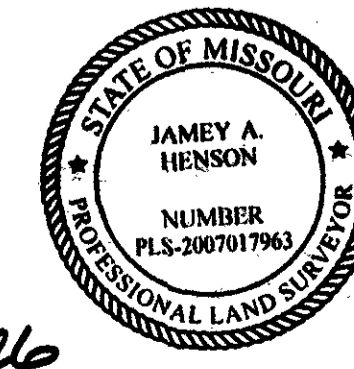
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918300240G DATED 1/20/2016), THIS PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

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

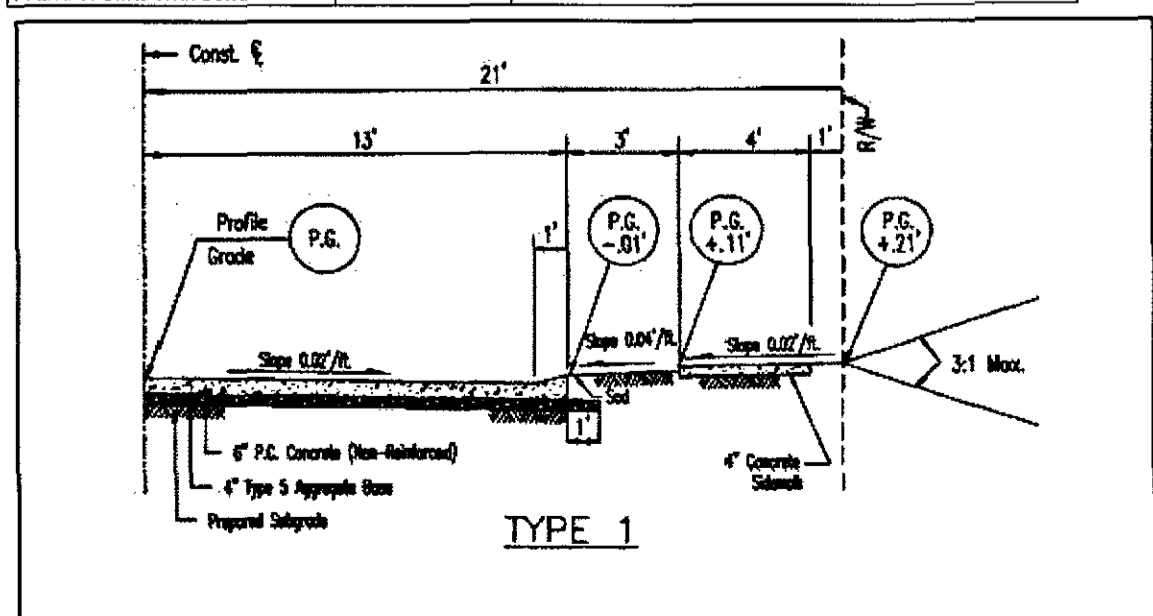


LOCATION MAP

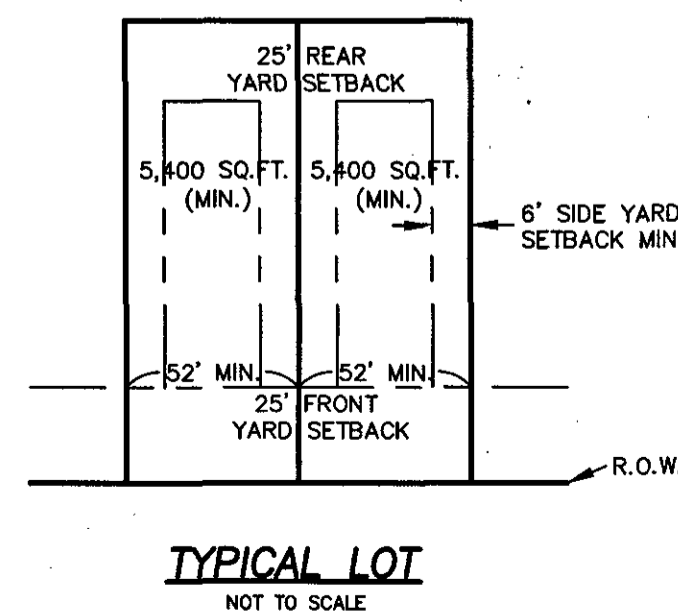
N.T.S.

PROJECT ZIP CODE 63368

EXISTING	LEGEND	PROPOSED
5/2	CONTOURS	(5/2)
X 3/6	SPOT ELEVATIONS	536.0
—	CENTER LINE	—
—	BUILDINGS, ETC.	—
—	TREE LINE	—
X	FENCE	X
—	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	—



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



TYPICAL LOT
NOT TO SCALE

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.
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Corporate Certificate of Authority #001348

Stillwater Grove
2108 & 2128 BATES ROAD
COVER SHEET

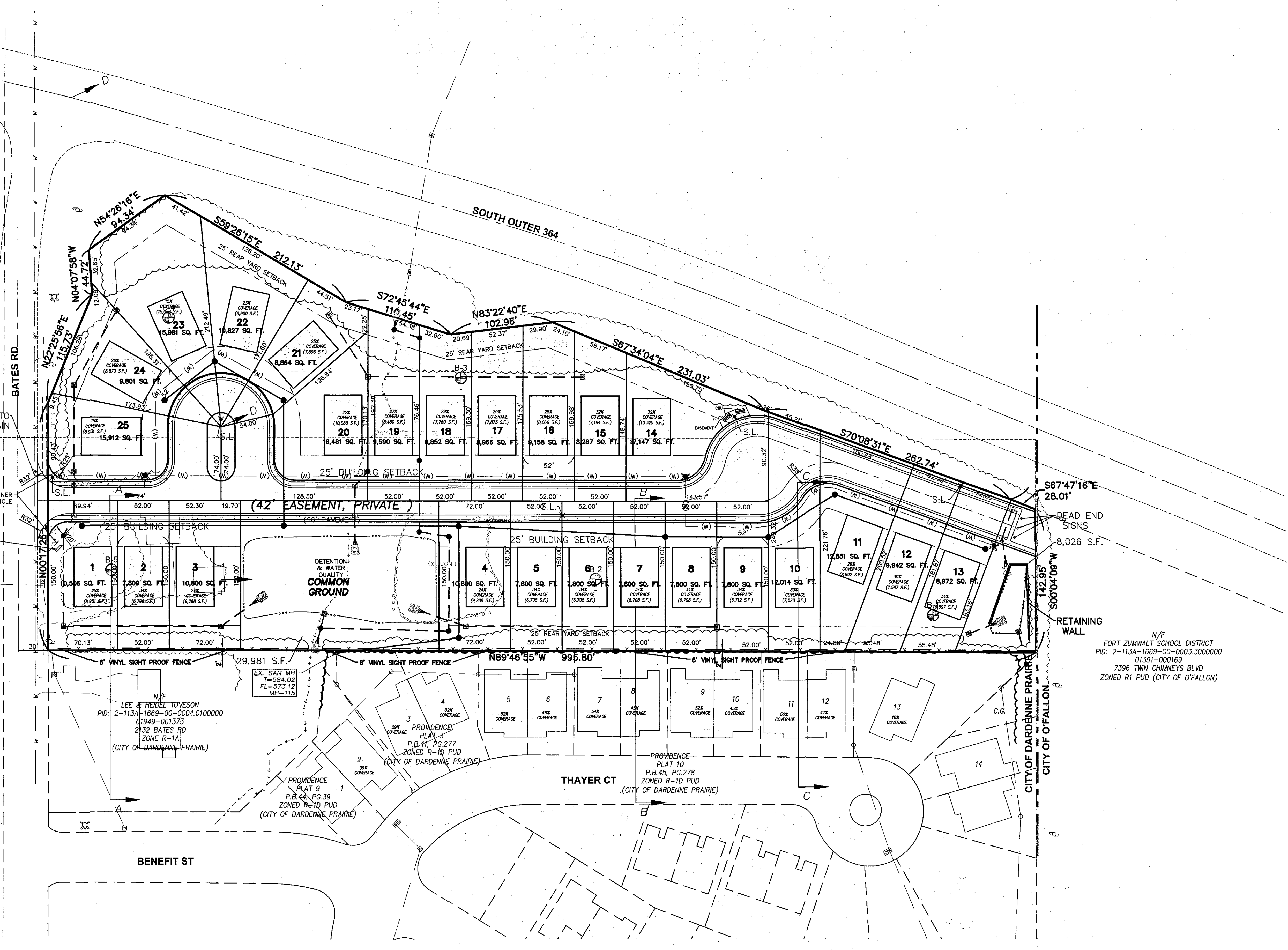
PRELIMINARY PLAN
Date: 03-04-2026
MICHAEL G. BORDING
License No. E-28843
Professional Engineer

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

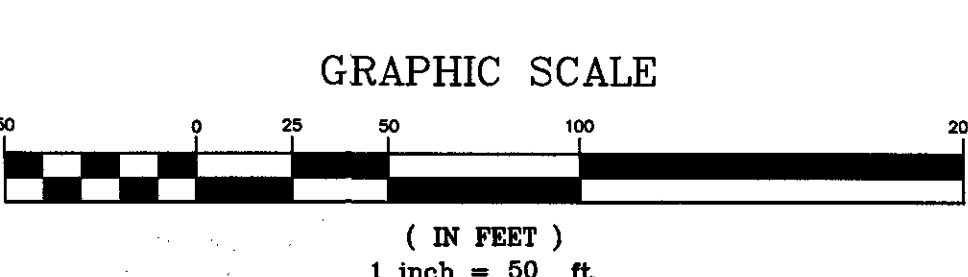
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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE 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)

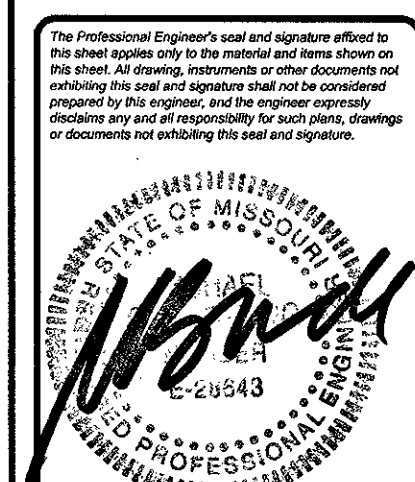


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BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

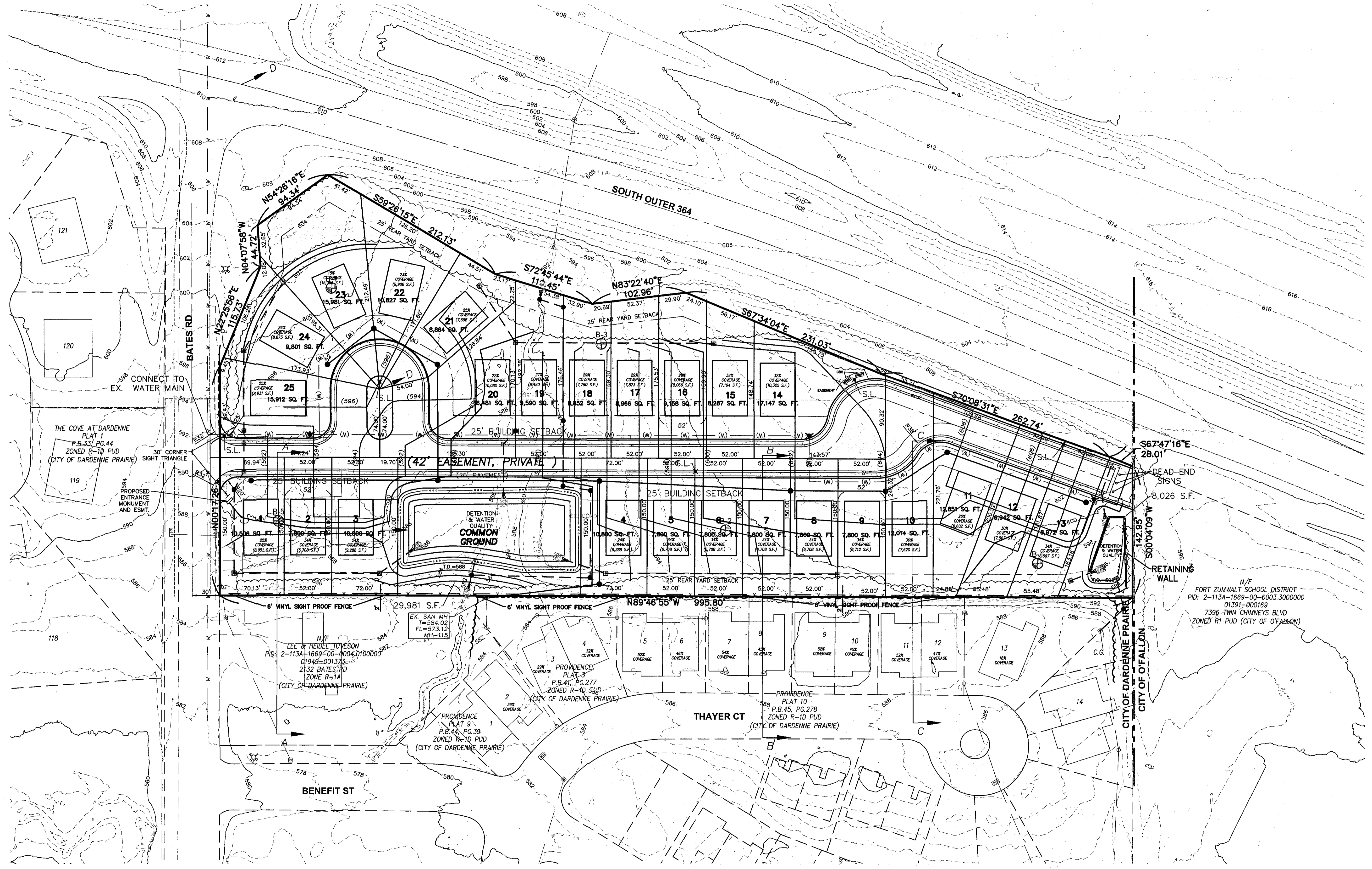
THE STERLING CO.
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Stillwater Grove
2108 & 2128 BATES ROAD
AREA PLAN

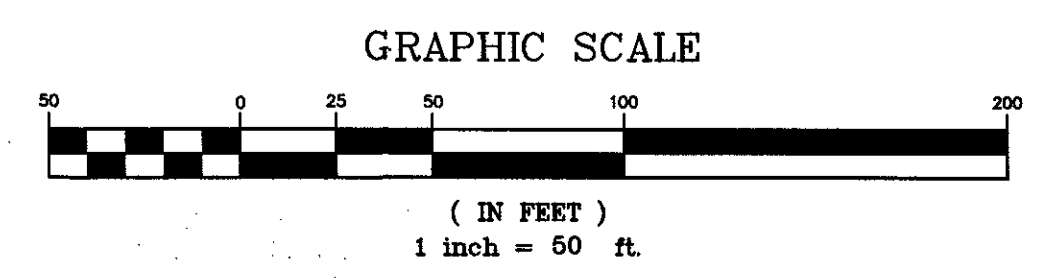


PRELIMINARY PLAN
Date: 03-04-2026
MICHAEL G. BOERDING
License No. E-28643
Professional Engineer

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



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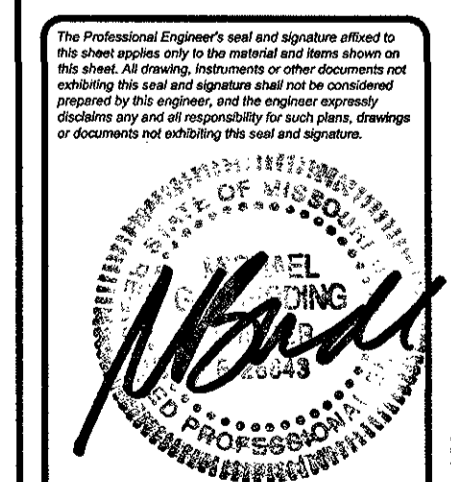


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2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

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

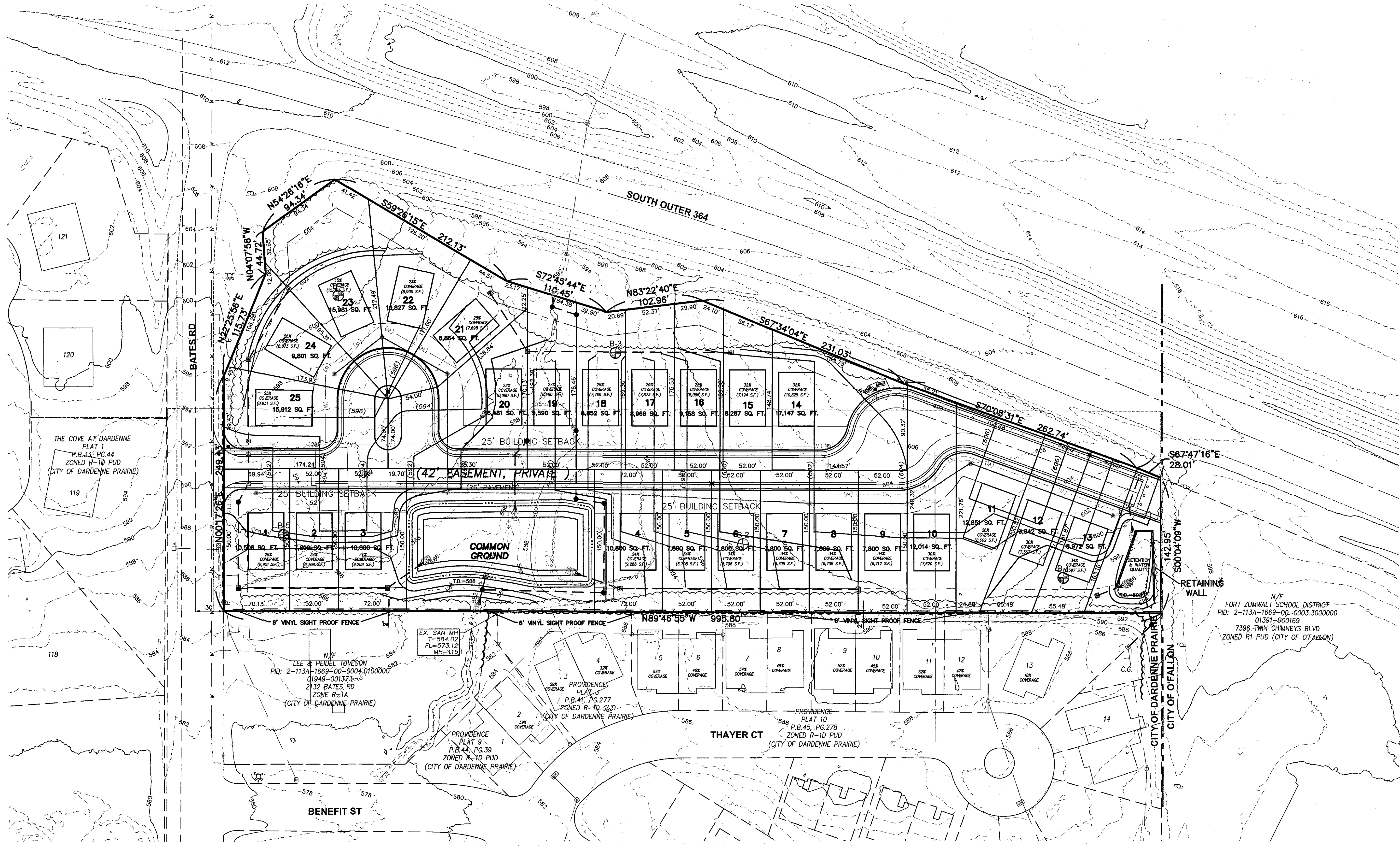
THE STERLING CO.
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Stillwater Grove
 2108 & 2128 BATES ROAD
 SITE / GRADING PLAN



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

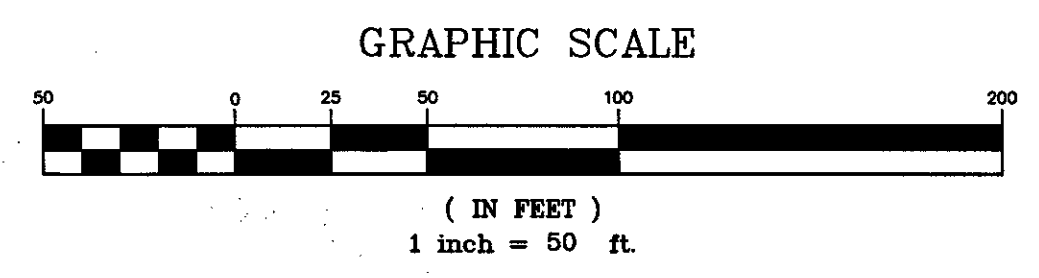
Drainage Area	(AC)	PI (cfs/ac)	Q ₁₅
Impervious Area	2.37	3.54	8.39
Pervious Area	4.47	1.70	7.60
TOTAL POST-DEVELOPED Q₁₅			15.99

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.

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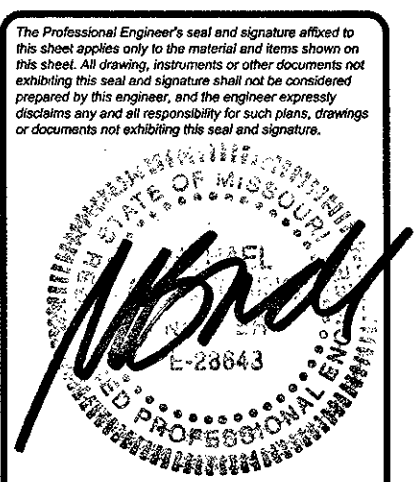


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Stillwater Grove
 2108 & 2128 BATES ROAD
 STORMWATER MANAGEMENT PLAN

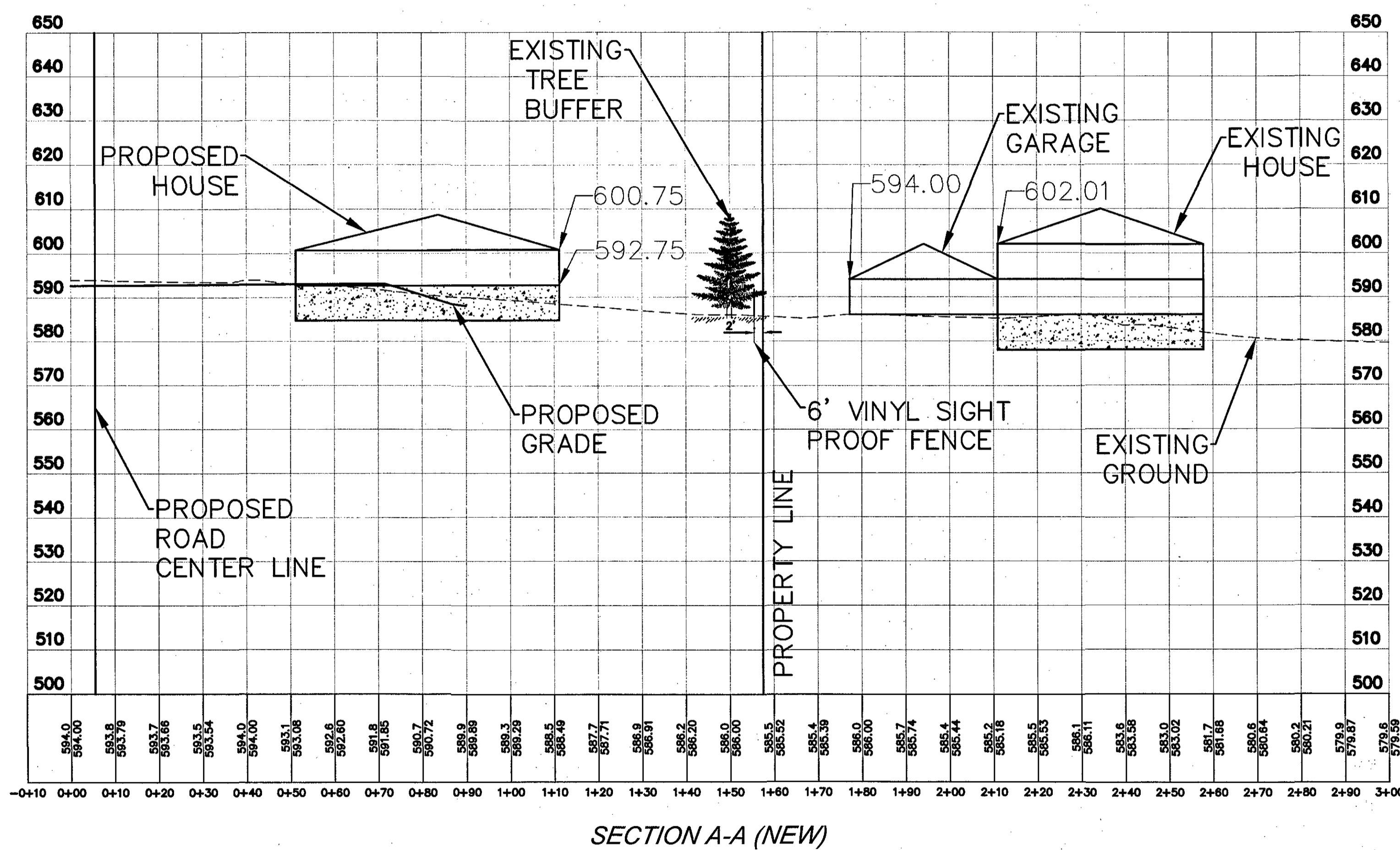


PRELIMINARY PLAN
 Date: 04-03-2026
 MICHAEL G. BOERDING
 License No. E-28643
 Professional Engineer

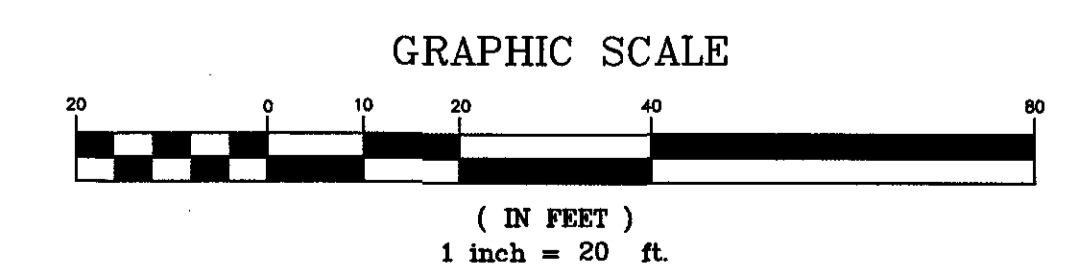
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 Date: Apr. 03, 2026
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 Drawn: SL 4.1
 Checked: PRE

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



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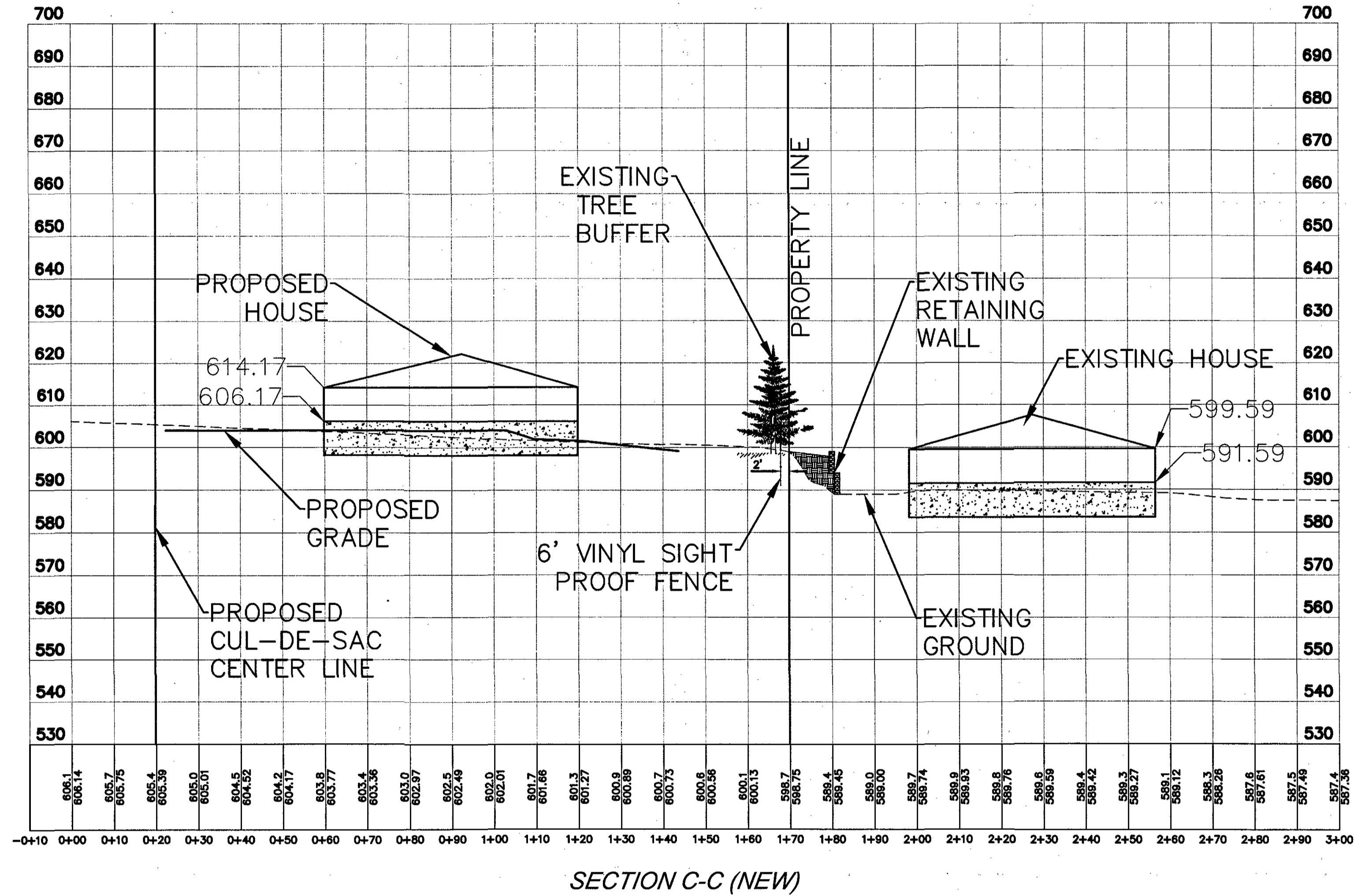
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Stillwater Grove
 2108 & 2128 BATES ROAD
 SITE SECTION PLAN

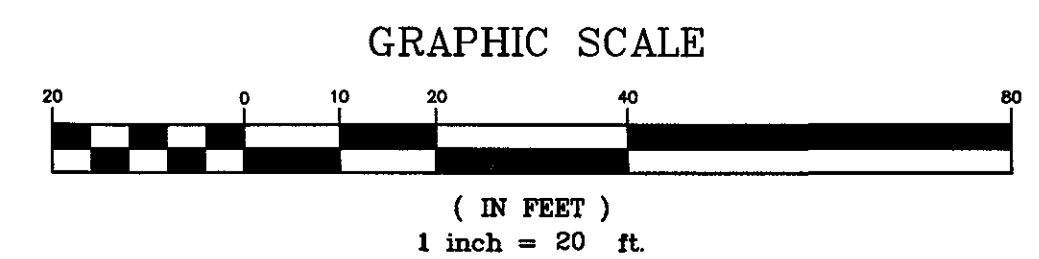
The Professional Engineer's seal and signature affect to this sheet apply only to the material and items shown on this sheet. All other drawings, specifications or other documents and conditions shall be read and approved as not to be considered part of this project, and the engineer's responsibility 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



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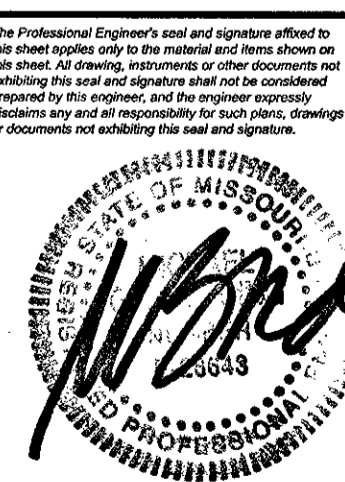


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BluOrx Development, LLC
2646 HIGHWAY 109, SUITE 100B
WILDWOOD, MISSOURI 63040

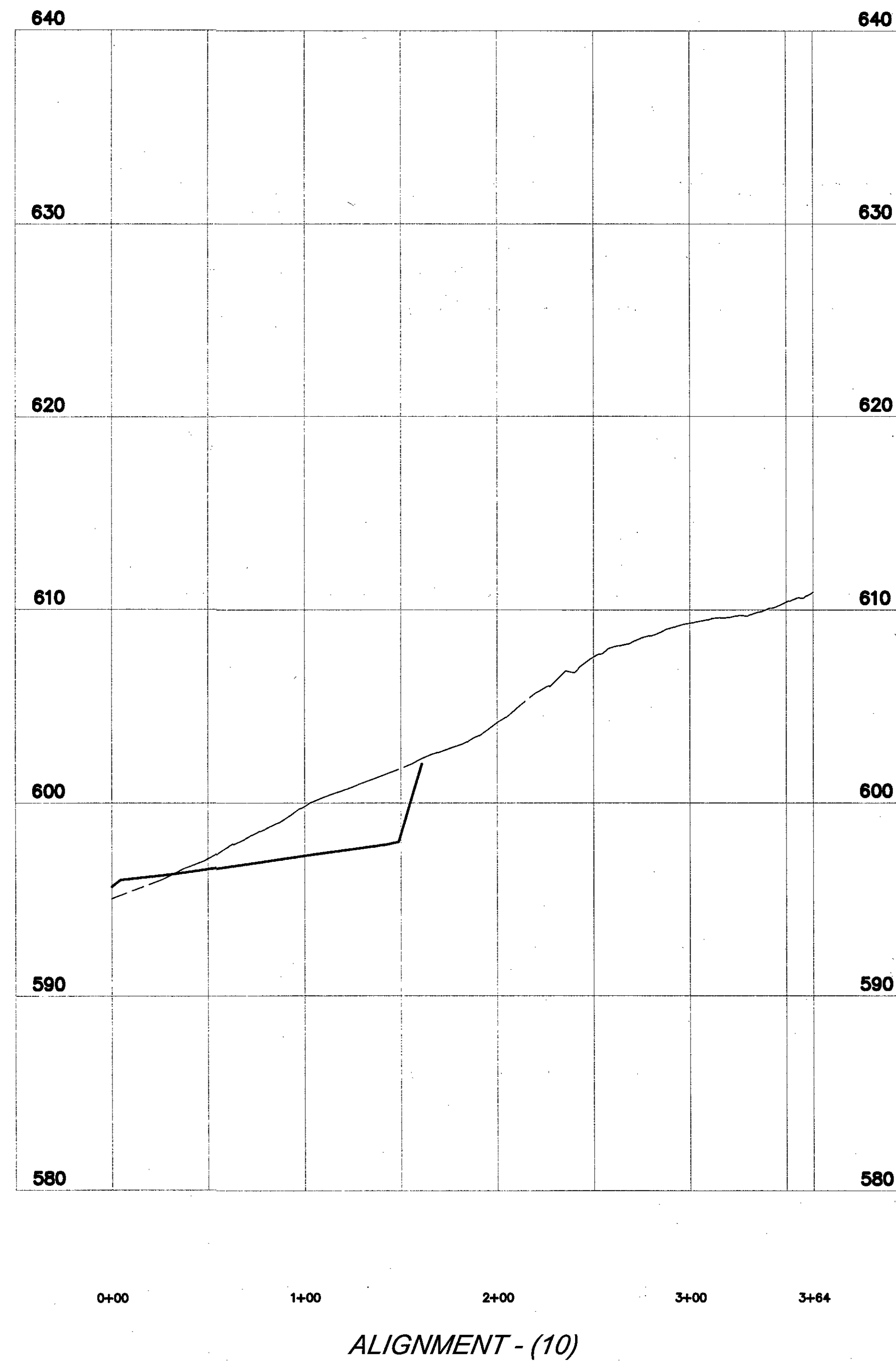
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Stillwater Grove
2108 & 2128 BATES ROAD
SITE SECTION PLAN



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

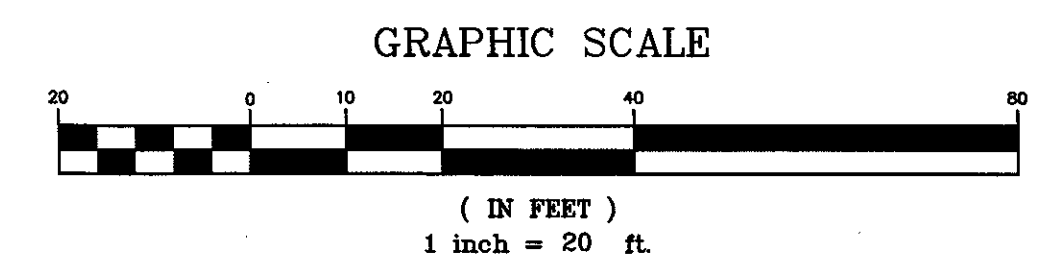
Job Number
25-05-123
Date
Apr. 03, 2026
Designed: MF Sheet
Drawn: SL **5.3**
Checked: PRE



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

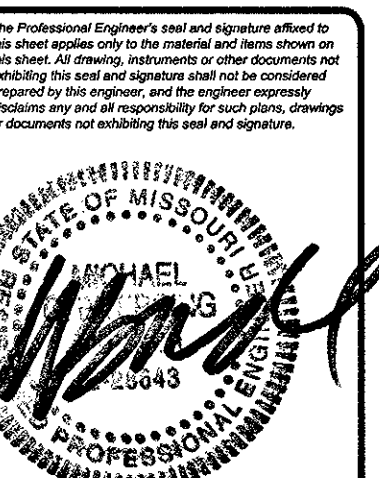


ISSUE	REMARKS/DATE
1	7-7-2025, 1st SUBMITTAL
2	7-25-2025, COMMENTS
3	9-12-2025, COMMENTS
4	11-12-2025, REVISED PLAN

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

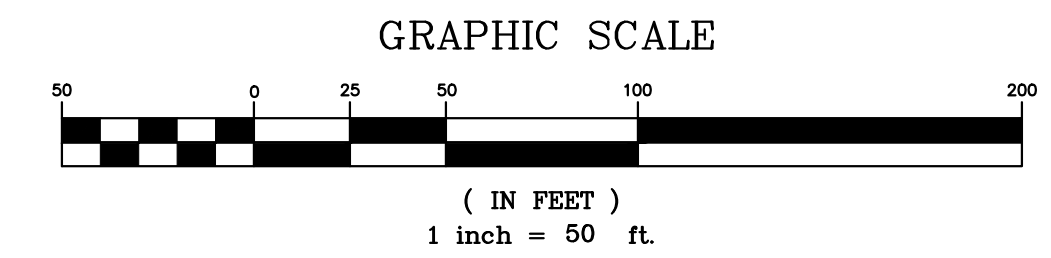
Stillwater Grove
2108 & 2128 BATES ROAD
SITE SECTION PLAN



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

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
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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

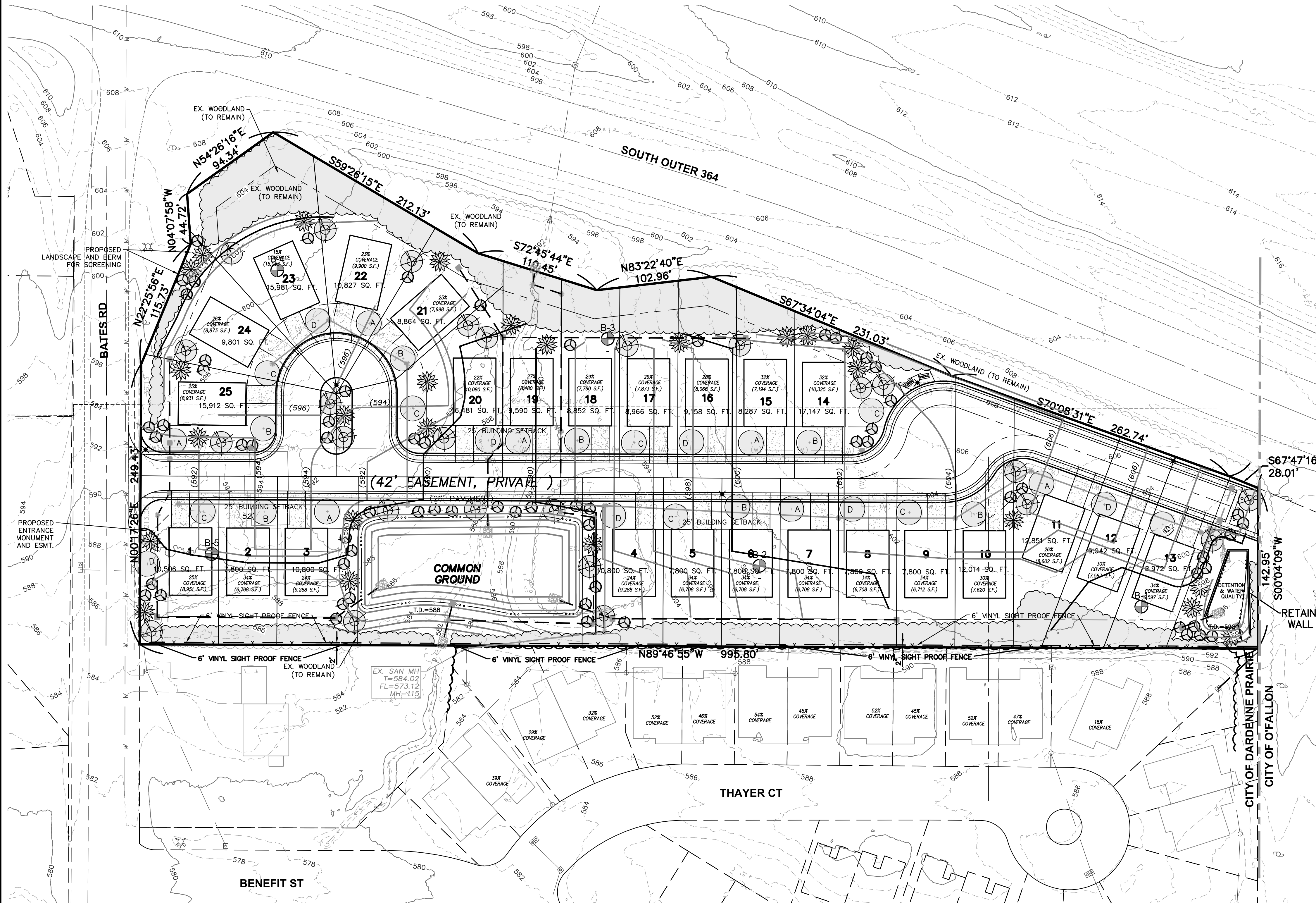
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63120
 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001948

Stillwater Grove
 2108 & 2128 BATES ROAD
 LANDSCAPE PLAN

PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION!

PRELIMINARY PLAN
 Date: -
 License No. -
 Professional Engineer

Job Number
25-05-123
 Date
Apr. 14, 2025
 Designed: MF Sheet
 Drawn: SL **L-1**
 Checked: PRE



LOT & COMMON GROUND TREE PLANTING SCHEDULE

SYMBOL	QTY.	CALIPER /HEIGHT	BOTANICAL NAME	COMMON NAME	LANDSCAPE CREDITS:
	25	6'h	SYRINGA RETICULATA	JAPANESE TREE LILAC (FLOWERING TREE)	X 200 S.F. = 5,000 S.F.
	25	1.5"	QUERCUS ALBA	WHITE OAK (SHADE TREE)	X 400 S.F. = 10,000 S.F.
	62	5'h	PICEA ABIES	NORWAY SPRUCE (EVERGREEN TREE)	X 300 S.F. = 18,600 S.F.

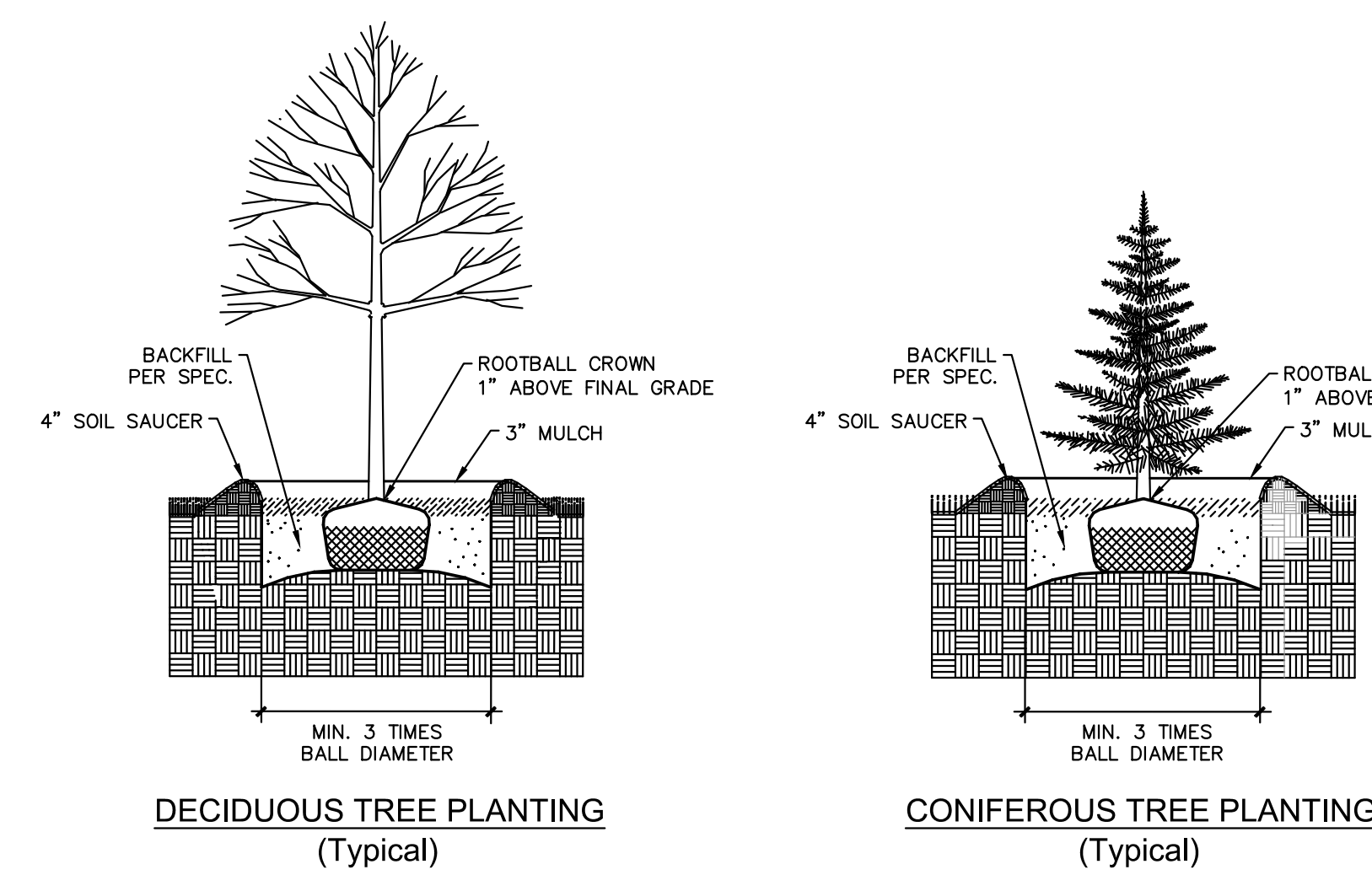
STREET TREE PLANTING SCHEDULE

SYMBOL	QTY.	CALIPER /HEIGHT	BOTANICAL NAME	COMMON NAME	LANDSCAPE CREDITS:
	7	1.5"	QUERCUS BICOLOR	SWAMP WHITE OAK	X 400 S.F. = 2,800 S.F.
	7	1.5"	QUERCUS ALBA	WHITE OAK	X 400 S.F. = 2,800 S.F.
	8	1.5"	ACER RUBRUM	RED MAPLE	X 300 S.F. = 2,400 S.F.
	7	1.5"	ACER SACCHARUM	SUGAR MAPLE	X 300 S.F. = 2,100 S.F.

CLEARING DATA: TOTAL CREDITS = 43,700 SQ.FT. or 1.00 AC.
 EXISTING WOODLAND CANOPY: 6.1 AC.
 PROPOSED CLEARING: 5.1 AC. (84%)
 PRESERVED TREE CANOPY: 1.0 AC. (16%)

MITIGATED REFORESTATION:
 EXISTING WOODLAND X 50% = ALLOWABLE CLEARING 3.05 AC.
 PROPOSED WOODLAND CLEARING - ALLOWABLE CLEARING = ADDITIONALLY CLEARED 5.1 AC. 3.05 AC. 2.05 AC.
 ADDITIONALLY CLEARED X REFORESTATION FACTOR = MITIGATED REFORESTATION AREA 2.05 AC. 1.5 3.07 AC.
 MITIGATED REFORESTATION AREA - TOTAL LANDSCAPE CREDITS = 2.07 AC. 1.00 AC.

- LANDSCAPE NOTES:**
- LAWN AREAS SHALL BE TURF-TYPE TALL FESCUE GRASS OR APPROVED EQUIVALENT; ALL 3:1 OR STEEPER SLOPES SHALL BE LAWN SEED AND HAVE EROSION CONTROL BLANKET.
 - ALL MULCH TO BE DOUBLE GROUND BARK MULCH.
 - ALL LOTS HAVING LESS THAN 40% OPEN SPACES SHALL HAVE 20% OF THAT SPACES LANDSCAPED.



Drawing name: V:\2505123\2108 & 2128 Bates Rd\Drawings\Preliminary\5123are.dwg Plotted on: Apr 14, 2025 - 2:37pm Plotted by: sklowless

RECEIVED

APR - 8 2026

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



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

APR 8 2026
920 AA
BY: _____

APPLICANT:

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

STREET ADDRESS OF REZONING:

2355 Post Rd.

OWNER (attach additional):

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

Contract Purchaser/Developer:

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

LEGAL DESCRIPTION OF PROPERTY (other than address)

attached copy

EXISTING ZONING:

R1B

PROPOSED ZONING:

C-1 ✓

PROPOSED USE:

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

NO. UNITS:

1

REZONING REQUEST APPLICATION FEE SUBMITTED:

\$920⁰⁰

REZONING REQUEST

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

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

[X] CHECKLIST TO COMPLETE THIS APPLICATION

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

[] Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org).

[] Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org).

[] A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: _____ Postmark Deadline: _____

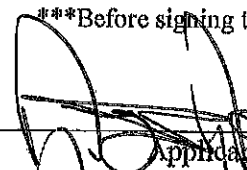
[] The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

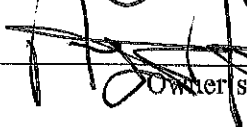
Please Note:

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

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

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



Applicant's Signature


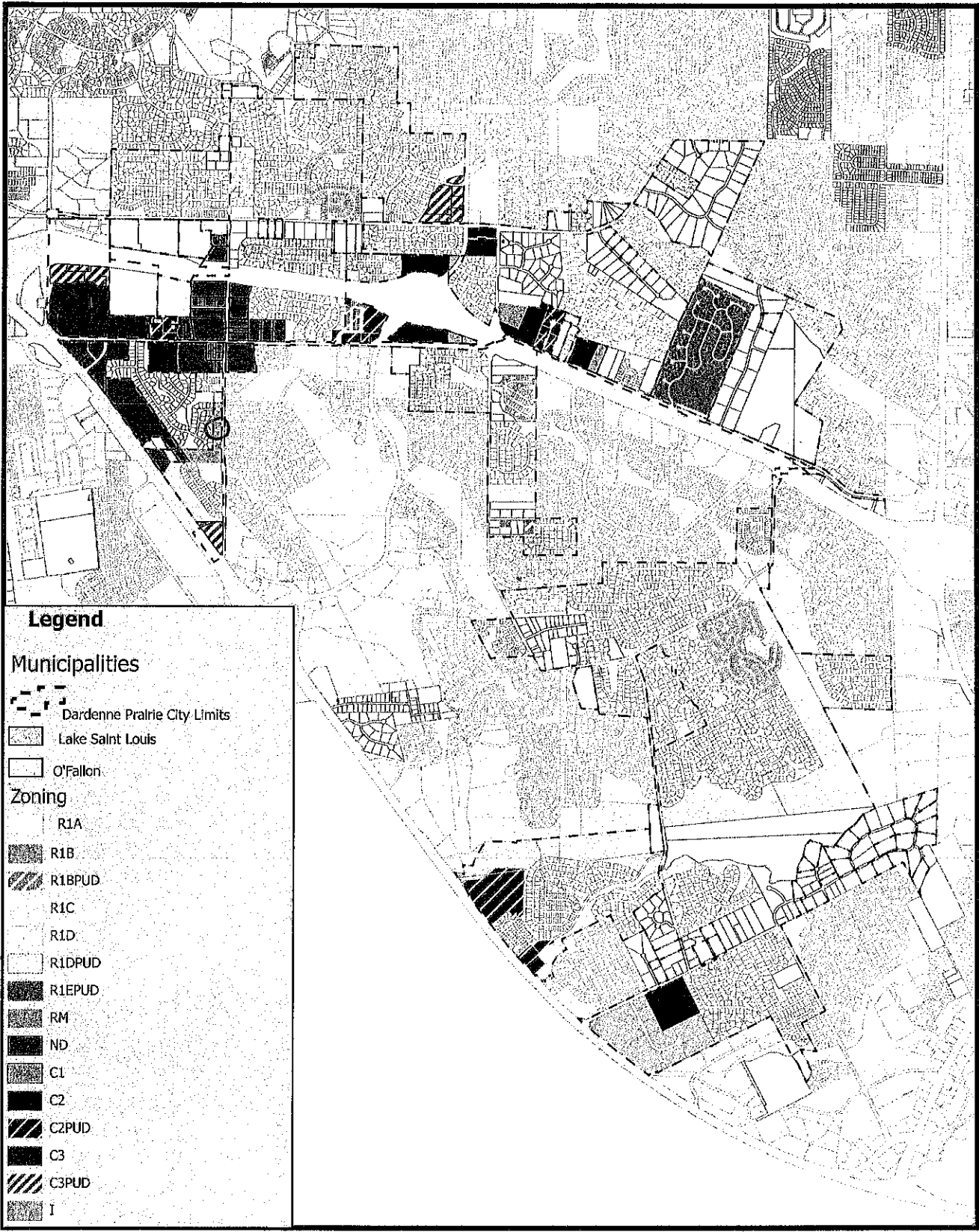
Owner's Signature

4/10/24

Date
4/16/24

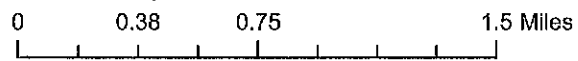
Date

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



Zoning Use Map

City of Dardenne Prairie, Missouri



June 11, 2025

Title Partners Agency, LLC

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

SURVEY AFFIDAVIT

(Existing Survey)

File Number: 25-343075-SRH

April 11, 2025

Property Address: 2355 Post Road
Dardenne Prairie, MO 63368

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

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

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

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

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


Terry Moyers

Diana Moyers

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


Notary Public

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

My term expires:

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

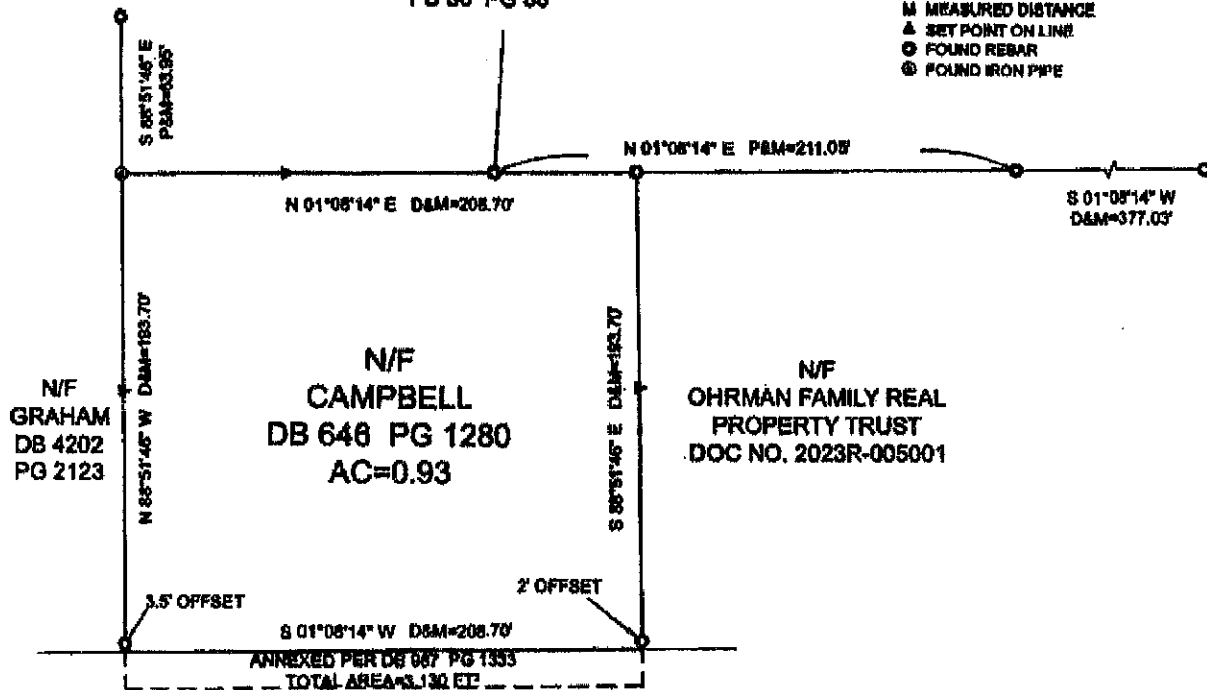
SURVEYORS NOTES:

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



**KEYSTONE CROSSING PLAT THREE
PB 38 PG 86**

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



#2355 POST ROAD (60' W)

SHEET 2 OF 2

Cardinal
Surveying & Mapping

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

JOB #2403067
FB 740-33

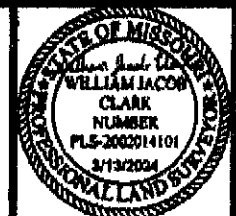
FIELD WORK BY: LWO

DRAWN BY: WAS

2355 POST RD
GARDENNE PRAIRIE, MO 63308

REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

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



Title Partners Agency, LLC

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

SURVEY AFFIDAVIT

(Existing Survey)

File Number: 25-343075-SRH

April 11, 2025

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Terry Moyers

Diana Moyers

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


Notary Public

SHELIA R. HARMON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
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COMMISSION #12409624

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A TRACT OF LAND IN THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 46 NORTH, RANGE 2 EAST
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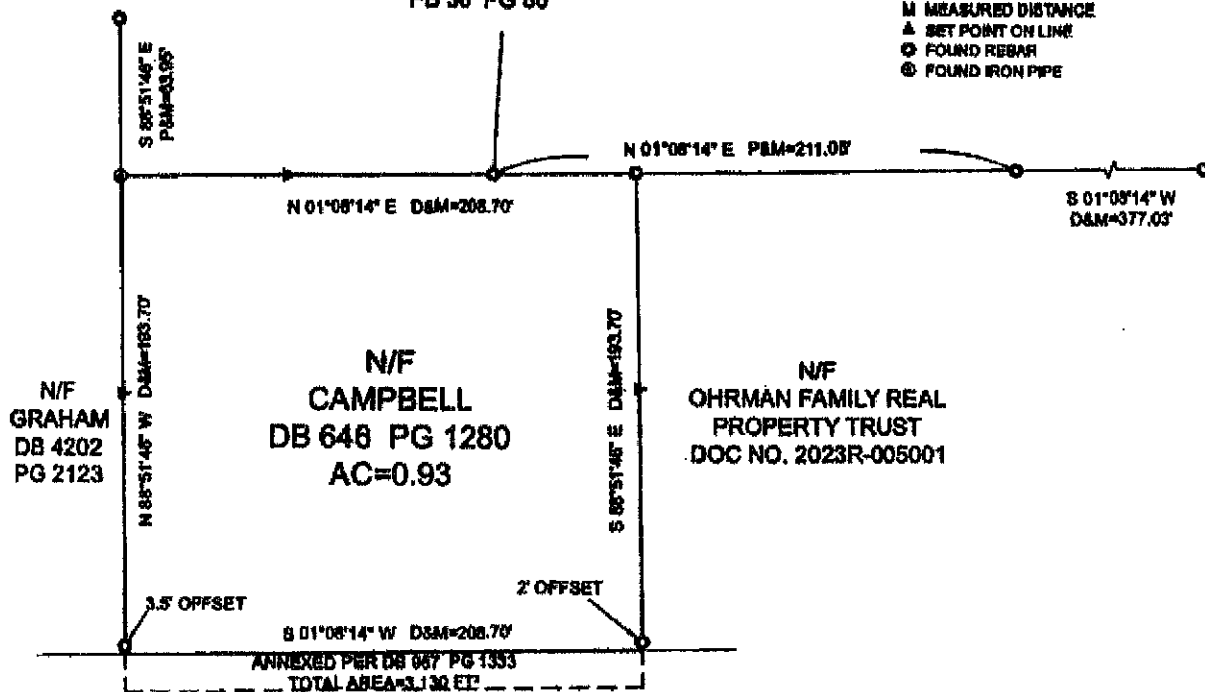
SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF KEYSTONE CROSSING PLAT THREE, PB 38 PG 86, OF THE ST CHARLES COUNTY RECORDS.
2. TITLE COMMITMENT PROVIDED BY SELECT TITLE GROUP COMMITMENT STG-2024-03-0310-802. EASEMENTS LISTED PER SCHEDULE B-II; DB 967 PG 1333 (PLOTTED AND NOTED).
3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT.
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5. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.040 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED AND UTILITY LOCATION HAS NOT BEEN DETERMINED.
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KEYSTONE CROSSING PLAT THREE
PB 38 PG 86

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



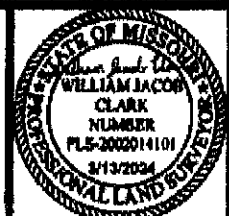
#2355 POST ROAD (60' W)

SHEET 2 OF 2

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

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

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



FW: public notice

From Cathy Pratt <cityadministrator@dardenneprairie.org>
Date Fri 5/8/2026 8:33 AM
To Debbie Ryan <debbie.ryan@Dardenneprairie.org>



Internal (cityadministrator@dardenneprairie.org)



[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by American](#)

~Cathy

From: Terry Moyers <terry@mosiding.com>
Sent: Monday, May 4, 2026 11:56 AM
To: Cathy Pratt <cityadministrator@dardenneprairie.org>
Cc: diane@mosiding.com; Debbie Ryan <debbie.ryan@Dardenneprairie.org>
Subject: Re: public notice

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Perfect ty

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cathy Pratt <cityadministrator@dardenneprairie.org>
Sent: Monday, May 4, 2026 11:54:11 AM
To: Terry Moyers <terry@mosiding.com>
Cc: diane@mosiding.com <diane@mosiding.com>; Debbie Ryan <debbie.ryan@Dardenneprairie.org>
Subject: RE: public notice

No, your certification that they went out is adequate. We just needed your confirmation.

~Cathy

From: Terry Moyers <terry@mosiding.com>
Sent: Monday, May 4, 2026 11:46 AM
To: Cathy Pratt <cityadministrator@dardenneprairie.org>
Cc: diane@mosiding.com; Debbie Ryan <debbie.ryan@Dardenneprairie.org>
Subject: Re: public notice

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

They are went out you want pictures

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cathy Pratt <cityadministrator@dardenneprairie.org>
Sent: Monday, May 4, 2026 11:36:04 AM
To: Terry Moyers <terry@mosiding.com>
Cc: diane@mosiding.com <diane@mosiding.com>; Debbie Ryan <debbie.ryan@Dardenneprairie.org>
Subject: RE: public notice

Please confirm that notices went out to all parcels withing 300 feet of your property as identified below. We are assembling P&Z packets and need confirmation.

~Cathy

From: Cathy Pratt
Sent: Thursday, April 23, 2026 4:01 PM
To: Terry Moyers <terry@mosiding.com>
Cc: diane@mosiding.com; Debbie Ryan <debbie.ryan@dardenneprairie.org>
Subject: FW: public notice
Importance: High

Please see address list below of properties that need to be notified of the public hearing. Use the standard notification and confirm that they were sent to all of the below addresses.

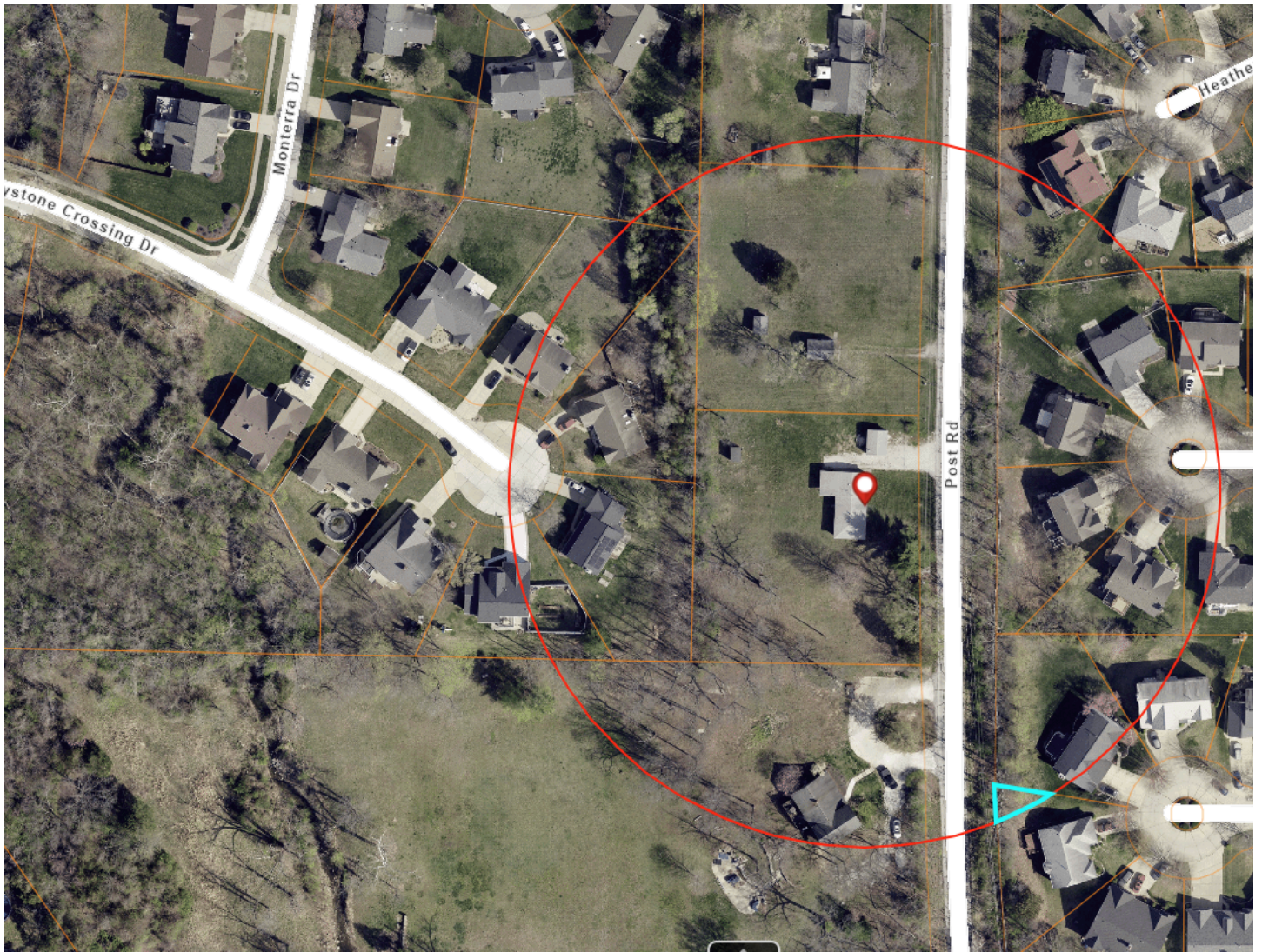
~Cathy

From: Matthew Davidson <CityEngineer@dardenneprairie.org>
Sent: Thursday, April 23, 2026 3:17 PM
To: Cathy Pratt <cityadministrator@dardenneprairie.org>
Subject: Re: public notice

Cathy,

According to GIS, 22 different parcels are within 300 feet of the property. The list is below:

parcel_id	owner	SiteAddress	MailingAddress
4-0036-S011-00-0029.0000000	MOYERS TERRY*MOYERS DIANA – Subject property	2355 POST RD, DARDENNE PRAIRIE, 63368	1129 S CHARLEMAGNE DR MO, 63367
4-0036-8341-00-0289.0000000	HASENOEHRL LORRAINE G REVOC TRUST	47 IRONWOOD CT, OFALLON, 63368	47 IRONWOOD CT, OFALLON, 63368
4-0036-8257-00-0052.0000000	WILLIAMS JAMES P	165 KEYSTONE CROSSING DR, OFALLON, 63368	165 KEYSTONE CROSSING DR, OFALLON, 63368
4-0036-8338-00-0209.0000000	KAESTNER DAVID C*KAESTNER SANDRA L	57 CROOKED TREE CT, OFALLON, 63368	57 CROOKED TREE CT, OFALLON, 63368
4-0036-8257-00-0058.0000000	OFALLON INVESTMENTS LLC	1006 CALDEAN CT, OFALLON, 63368	188 SAYLESVILLE DR, CHESTERFIELD MO, 63017-3456
4-0036-S011-00-0028.0000000	PHILLIPS BARBARA ANN	2337 POST RD, DARDENNE PRAIRIE, 63368	2337 POST RD, DARDENNE PRAIRIE, MO, 63368
4-0036-8341-00-0288.0000000	CANAN KELLY L	49 IRONWOOD CT, OFALLON, 63368	49 IRONWOOD CT, OFALLON, 63368
4-0036-8341-00-0297.0000000	MOTLIK ADAM R*MOTLIK ELIZABETH P	37 HEATHERWOOD CT, OFALLON, 63368	37 HEATHERWOOD CT, OFALLON, 63368
4-0036-8341-00-0286.0000000	BRINEGAR JEFFREY S*BRINEGAR KIMBERLY A	46 IRONWOOD CT, OFALLON, 63368	46 IRONWOOD CT, OFALLON, 63368
4-0036-8341-00-0290.0000000	COSEY ISAAC JR*COSEY THERESA	45 IRONWOOD CT, OFALLON, 63368	45 IRONWOOD CT, OFALLON, 63368
4-0036-8257-00-0057.0000000	MILATOVIC BRANDON	1004 CALDEAN CT, OFALLON, 63368	1004 CALDEAN CT, OFALLON, 63368
4-0036-8257-00-0050.0000000	DAILY MICHAEL D*DAILY CAROLINE J	169 KEYSTONE CROSSING DR, OFALLON, 63368	169 KEYSTONE CROSSING DR, OFALLON, 63368
4-0036-8257-00-0051.0000000	KOFFMAN ROBERT S JR*KOFFMAN BETTY K	167 KEYSTONE CROSSING DR, OFALLON, 63368	167 KEYSTONE CROSSING DR, OFALLON, 63368
4-0036-8338-00-0210.0000000	SAMPL DAVID A JR*SAMPL EMILY N	55 CROOKED TREE CT, OFALLON, 63368	55 CROOKED TREE CT, OFALLON, 63368
4-0036-8257-00-0049.0000000	EGGERING FRANCIS T*EGGERING BEVERLY J REVOC LIV TRUST	166 KEYSTONE CROSSING DR, OFALLON, 63368	166 KEYSTONE CROSSING DR, OFALLON, 63368
4-0036-8341-00-0285.0000000	SCANIROTH PROPERTIES LLC	44 IRONWOOD CT, OFALLON, 63368	639 THORN RIDGE DR, OFALLON, MO, 63368
4-0036-S011-00-0027.0000000	OHRMAN FAMILY REAL PROPERTY TRUST	2349 POST RD, DARDENNE PRAIRIE, 63368	7755 TOWN SQUARE AVE, MO, 63368
4-0036-S011-00-0030.0000000	GRAHAM KEVIN D*GRAHAM SUSANNE M	2361 POST RD, DARDENNE PRAIRIE, 63368	2361 POST RD, DARDENNE PRAIRIE, MO, 63368
4-0036-8341-00-0296.0000000	SAN SON*NGUYEN TAM SAN NGA THI BICH	36 HEATHERWOOD CT, OFALLON, 63368	36 HEATHERWOOD CT, OFALLON, 63368
4-0036-8341-00-000C.0000000	WINGHAVEN RESIDENTIAL OWNERS ASSOCIATION INC	IRONWOOD CT, OFALLON, 63368	1 MCBRIDE AND SON CENTER, CHESTERFIELD MO, 63005
4-0036-8341-00-0287.0000000	MUENSTERMAN ROBERT KENNETH	48 IRONWOOD CT, OFALLON, 63368	48 IRONWOOD CT, OFALLON, 63368
4-0036-8338-00-0208.0000000	LIENEMANN NORMAN F REVOC LIV TRUST	59 CROOKED TREE CT, OFALLON, 63368	PO BOX 175, NEW MELLE MO, 63368



Matthew Davidson, PE
City Engineer
City of Dardenne Prairie

City Hall: 636-561-1718

Email: cityengineer@dardenneprairie.org
Web: www.dardenneprairie.org

Direct: 636-755-5320

PAYMENT RECEIPT

Receipt ID 26-000290



RECEIVED FROM

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

RECEIVED BY

Dardenne Prairie
Amy Hansen

Dardenne Prairie, MO

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

Paid Date

April 08, 2026

Payment Method

Check
9369

Description

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

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.

C. Conditional Uses.

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

D. Minimum Lot Area. ~~For each multiple-family parcel that includes a multiple-family dwelling, the shall have a minimum lot area shall be ten thousand (10,000) square feet of five (5) acres and shall have no access to minor streets.; except~~ Each lot that includes a ~~mortuaries-mortuary~~ shall have a minimum lot size area of three (3) acres ~~and shall have no access to minor streets with a minimum frontage of two hundred (200) feet and have no access to subdivision minor streets.~~

E. Building Height Requirements. No building shall be erected or enlarged to exceed ~~four (4)~~ two (2) stories in height.

F. Lot Width Requirements. ~~For each parcel that includes a multiple-family parcel dwelling shall have a , the~~ minimum lot width ~~shall be of~~ one hundred (100) feet ~~as measured at the building line. Each parcel that includes a mortuary shall have a minimum lot width of two hundred (200) feet.~~

G. Density Of Development And Related Lot Area Requirements.

1. ~~A minimum of five (5) acres is required to develop a multiple-family project in this zoning district.~~

~~2.~~ Before any area of land may be zoned under this Section, the City shall first as a condition precedent determine that the land to be zoned ~~under this Section~~ is contiguous to a commercial or industrial zoning district consisting of no less than ten (10) acres and the length of the contiguous boundary common to the commercial or industrial district and the proposed “R-M” multiple-family residential zoning district is at least thirty-five percent (35%) of the length of the perimeter of the area proposed for zoning under this Section.

~~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 line yard ~~may be~~ is permitted.

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

c. Rear yard depth shall be a minimum of twenty (20) feet. However, ~~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 structure dwelling.

(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 structure dwelling.

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

~~(1) The side of a multiple-family structure shall not be located any closer than forty (40) feet to the side of another multiple-family structure.~~

~~(2) There shall be a minimum of sixty (60) feet from the front or rear of a multiple-family structure to any other multiple-family structure.~~

~~3. In the event that greater than fifty percent (50%) of the existing dwelling structures on the same side of the street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required. This Section shall not apply to subdivisions creating new streets or extending existing streets where no dwelling structures exist along such streets within the plat.~~

~~4. All units/dwellings, except multi-unit buildings that include multiple dwelling units without that do not each have individual unit exterior entrances, shall include a two (2) car garage that shall be a minimum of twenty-one (21) feet in width.~~

I. Miscellaneous Requirements.

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

2. Where an "R-M" Multiple-Family Residential District is adjacent to another "R-M" Multiple-Family Single Family Residential District, a landscape green belt at least ten (10) feet in width shall be provided continuously on the back and/or sides of the "R-M" mMultiple-fFamily Residential District property lines and shall consist of the following:

a. include Aa six (6) foot high masonry wall, or solid fence or equivalent landscape buffer along the property line of the "R-M" Multiple-Family District.

b. All landscaping shall be maintained in a healthy growing condition by the property owner and the green belt shall not be used for off-street parking facilities or for loading spaces.

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

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

5. All exterior solid waste containers shall be screened from public view. All screening shall be six (6) feet in height and of masonry ~~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.

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

1. All buildings shall be architecturally treated on all sides to create a consistent and attractive building appearance. Materials such as masonry, brick, stucco, wood or dryvit type material shall be required on a minimum of fifty percent (50%) of all building faces. The Planning and Zoning Commission may approve other materials that provide similar or equal architectural standards.
2. Mechanical equipment, utility hardware and heating and cooling equipment on any roof, ground or building shall be screened from public view with walls of brick, wood or other similar architectural material, harmonious to the building extending to the highest point of projection from all sides.
3. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with the building design.
4. Monotony of design shall be avoided. Variation of form and placement shall be used to provide visual interest. In multiple building projects, variable placement of individual buildings may be used to prevent a monotonous appearance.

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

Section 405.180 “C-1” Local Commercial District

...

E. Dwellings And Planned Unit Developments. In addition to, and in lieu of the procedures provided for in Article VI of Chapter 405 of this Code, single-family and multiple-family dwellings may be permitted within the “C-1” Local Commercial District with a planned unit development designation pursuant to Article IV of Chapter 405 of this Code and as depicted on an approved Area Plan. Any multiple-family dwelling shall nonetheless comply with the provisions of Section 450.170(D) to (K). Notwithstanding the provisions of Article IV of Chapter 405 of this Code to the contrary, the average density of residential development within the “PUD” pursuant to this Subsection shall remain the same as would be permitted if the area were to be developed conventionally; provided, however, average density is to be calculated as total land area of the area to be developed, including any portion of the land area to be developed for non-residential uses pursuant to the Area Plan, but excluding therefrom public rights-of-way.

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

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

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

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

As Presiding Officer and as Mayor

Attest:

City Clerk

Approved this _____ day of _____, 2026.

Mayor

Attest:

City Clerk