



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

**PLANNING & ZONING COMMISSION  
AGENDA  
MAY 12, 2021  
7:00 P.M.**

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**           Alderman Wandling  
                            Chairman Etzkorn  
                            Commission members:  
                                Bailey  
                                Brockmann  
                                Helms  
                                Rowley  
                                Shea  
                                Stankovich  
                                Wooldridge

**OPEN FORUM**

**PUBLIC HEARING**

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.

**NEW BUSINESS**

1. P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.
2. Record Plat for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.
3. Presentation of Uptown Zoning District Modifications – PGAV

## **OLD BUSINESS**

1. Proposed Resubdivision Plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek Subdivision from property owners Chestnut Creek HOA, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Ogle.
2. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.

## **APPROVAL OF MINUTES**

Approval of 04-14-21 Minutes

## **COMMISSION COMMUNICATIONS**

## **ADJOURNMENT**

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission

**FROM:** Luke R. Kehoe, PE, PLS, CFM, LEED AP  
Kehoe Engineering Company, Inc. (KEC)

**DATE:** May 7, 2021

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for May 12, 2021

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. **Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.** On March 8, 2021, the City received the enclosed conditional use permit application and a site plan application from Life Storage LP for a planned expansion of the existing land use of "self-storage" at 7351 Highway N. Upon review, the enclosed review letter was sent to the property owner's engineer on March 26, 2021.

On March 23, 2021, the City received correspondence from the property owner's engineer requesting that the Planning and Zoning Commission open and then continue the conditional use hearing from April 14, 2021, to May 12, 2021. They also indicated that they are planning to attend the public hearing on April 14, 2021, to respond to any questions or comments at that time.

At the request of the applicant, the public hearing for this item was opened and then postponed at the Planning and Zoning Commission meeting on April 14, 2021.

On April 14, 2021, the City received a revised site plan from Life Storage LP along with the enclosed letter from the property owner's engineer. Upon review of this plan, the enclosed review letter was sent to the property owner's engineer on April 28, 2021.

On April 30, 2021, the City received the enclosed revised site plan for your consideration.



## **NEW ITEMS:**

1. **P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.** On April 5, 2021, the City received a P.U.D. Request – Final Plan for the proposed “The Prairie” mixed-use subdivision.

The P.U.D. Area Plan for this proposed development was approved by the Board of Aldermen via Ordinance No. 2087 on February 17, 2021. At that time, the development was being proposed under the name “Old Town Square.” The current zoning of this land is “C-2” General Commercial District, Planned Unit Development with the uses of general business, single family residential, and multi-family residential including multiple conditional uses.

This proposed mixed-use subdivision is the approximate 16 acres of land commonly known as 7467 Hwy N and the approximate 2 acres of land commonly known as 7501 Hwy N (now Town Square Avenue) and being more particularly described in the enclosed P.U.D. Final Plan application, as amended and received by the City on May 5, 2021.

Upon review of the P.U.D. Request – Final Plan and associated final plan, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant’s engineer on April 28, 2021. On May 5, 2021, the City received the enclosed revised P.U.D. - Request Final Plan, a revised P.U.D. final plan dated “4-6-2021”, with the latest revision date of “05-05-2021”, response letter from the developer’s engineer, and the enclosed building elevations. Upon review, the enclosed “2<sup>nd</sup> review” letter was sent to the applicant’s engineer on May 7, 2021.

2. **Record Plat for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.** On April 5, 2021, the City received a record plat for the proposed “The Prairie” mixed-use subdivision.

The P.U.D. Area Plan for this proposed development was approved by the Board of Aldermen via Ordinance No. 2087 on February 17, 2021 (from New Item 1 above).

Upon review of the record plat, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant’s engineer on April 28, 2021. On May 5, 2021, the City received the enclosed revised record plat dated “03-30-2021”, with the latest revision date of “05-04-2021” and response letter from the developer’s surveyor. Upon review, the enclosed “2<sup>nd</sup> Review” letter was sent to the applicant’s engineer on May 7, 2021.

## **EXISTING ITEMS:**

1. **Conditional Use Permit Application and Site Plan Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.** From Public Hearing Item 1 above.

2. **Proposed Resubdivision Plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek Subdivision from property owners Chestnut Creek HOA, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Olge.** A resubdivision plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek subdivision was received from the property owner's surveyor on December 15, 2020. The property owners are requesting that the City approve the elimination of common ground north of 236 Chestnut Creek Crossing (Lot 15) and 238 Chestnut Creek Crossing (Lot 16) and the incorporation of this common ground into these two properties and also the property owners are requesting that the City approve the elimination of common ground located between 238 Chestnut Creek Crossing (Lot 16) and 237 Chestnut Creek Crossing (Lot 17) and the incorporation of this common ground into these two properties. Upon review of this resubdivision plat, a "1<sup>st</sup> review" comment letter was sent to the property owner's surveyor on December 29, 2020.

On February 8, 2021, the City received a revised resubdivision plat. On February 10, 2021, the City received a request to have this item tabled at the February 10, 2021, Planning and Zoning Commission meeting. The Planning and Zoning Commission voted to postpone this item until its meeting on March 10, 2021.

Upon review of the revised resubdivision plat, a "2<sup>nd</sup> review" comment letter was sent to the property owner's surveyor on March 4, 2021.

On March 4, 2021, the City received a request to have this item tabled at the March 10, 2021, Planning and Zoning Commission meeting.

No new submissions for this application have been received by the City since the last Planning and Zoning Commission meeting.

#### **INFORMATION ONLY:**

1. **Open House for the City of Dardenne Prairie's proposed Stump Road Reconstruction and Improvements project.** The City is planning to make improvements to Stump Road between Highway N and Feise Road. The planned improvements include turn lanes, curb and gutters, enclosed storm sewers, and sidewalks. The purpose of the open house is to inform the public, property owners, and other interested parties regarding the ongoing engineering study of Stump Road and to seek their comments and input regarding the proposed improvements. The open house will take place on Thursday, May 20, 2021, between the hours of 4:00 p.m. and 7:00 p.m. at the Dardenne Prairie City Hall and concurrently online via a link on the City's website. A copy of the public notice for this open house is enclosed for your reference.

Enclosures

cc: Board of Aldermen  
Dan Lang, City Administrator  
Kim Clark, City Clerk  
John Young, City Attorney



## **PLANNING & ZONING MINUTES**

**APRIL 14, 2021**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Mayor Zucker, Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Brockmann, Rowley, Shea, Stankovich, and Wooldridge. Commissioner Helms was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

**RECOGNITION PRESENTATION** – Mayor Zucker presented a plaque of appreciation to Commissioner Seurer and thanked him for his service to the commission.

**OPEN FORUM** – No one present to speak.

### **PUBLIC HEARING**

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.

Michael Bruce representing Life Storage was in attendance.

A motion was made by Mayor Zucker, seconded by Commissioner Shea to continue the public hearing to May. Motion passed unanimously.

### **NEW BUSINESS**

1. Conditional Use Permit Application for Self-Storage at the approximate 5 acres of land commonly known as 7351 Hwy N and being more particularly described in the Conditional Use Permit Application received by the City on March 8, 2021, from Applicant Civil Engineering Design Consultants, Inc. and Property Owner Life Storage LP.

A motion was made by Mayor Zucker, seconded by Commissioner Stankovich to continue to May. Motion passed unanimously.

### **OLD BUSINESS**

1. Proposed Resubdivision Plat for Lots 15, 16, 17, and Common Ground of Chestnut Creek Subdivision from property owners Chestnut Creek HOA, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Ogle.

A motion was made by Commissioner Shea, seconded by Commissioner Brockmann to continue to May. Motion passed unanimously.

### **APPROVAL OF MINUTES**

Approval of 03-10-21 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to approve the 03-10-21 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**

Chairman Etzkorn thanked Mayor Zucker very much as this was his last meeting as Mayor. Ed stated the Mayor has made a tremendous amount of progress with the rezoning of uptown and the Comprehensive Plan.

Mayor Zucker expressed his gratitude to each of the members of the commission. He said the commission would not function without the willingness of dedicated citizens who volunteer their time and energy on the commissions. It was his honor and pleasure to serve with the Planning & Zoning Commissioners.

**ADJOURNMENT**

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to adjourn the meeting at 7:11 p.m.

Respectfully submitted,

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Kim Clark, City Clerk