



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

**PLANNING & ZONING COMMISSION
AGENDA
JULY 14, 2021
7:00 P.M.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

OPEN FORUM

PUBLIC HEARINGS

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.
2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

NEW BUSINESS

1. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.
2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

OLD BUSINESS

1. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.
2. Presentation of Uptown Zoning District Modifications – PGAV

APPROVAL OF MINUTES

Approval of 06-09-21 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: June 26, 2021

SUBJECT: Planning and Zoning Commission Meeting Scheduled for July 14, 2021

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** On June 8, 2021, the City received the enclosed rezoning request and P.U.D. Request – Area Plan and traffic study.

Upon review of the P.U.D. Request – Area Plan, the enclosed “1st Review” comment letter was sent to the applicant on June 21, 2021. On June 25, 2021, the City received the enclosed P.U.D. Area Plan dated 06-25-2021 for the proposed Inverness, Phase 3 residential subdivision development along with the enclosed associated landscape plan, tree survey, indentures, and building elevations.

2. **Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** On June 8, 2021, the City received the enclosed conditional use permit application and P.U.D. area plan.

Upon review of the conditional use permit application and P.U.D. area plan, the enclosed “1st review” letter was sent to the applicant on June 21, 2021.

NEW ITEMS:

1. **Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** From Public Hearing Item 1 above.

2. Conditional Use Permit Application for the northwestern approximately 48.70 acres of the land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on June 8, 2021, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership. From Public Hearing Item 2 above.

EXISTING ITEMS:

1. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC. On May 7, 2021, the City received the enclosed site plan application and request to vacate public right-of-way. Upon review the enclosed 1st review letter was sent to the developer's engineer on May 21, 2021. On May 28, 2021, the City received the enclosed revised site plan and response letter from the developer's engineer. Upon review, the enclosed 2nd review letter was sent to the developer's engineer on May 28, 2021.

This item was considered by the Planning and Zoning Commission at their meeting on June 16, 2021, and postponed for further study.

The City has received a request from the applicant that this item be postponed until the Planning and Zoning Commission meeting on August 11, 2021.

INFORMATION ONLY:

1. None.

Enclosures

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

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:01 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 Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Brockmann, Detweiler, Helms, Rowley, Stankovich, and Wooldridge. Commissioner Shea was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe, City Administrator Dan Lang and City Attorney John Young.

OPEN FORUM – No one present to speak.

With no objection, the agenda was amended to move old business item # 1 up on the agenda to after new business item #1.

NEW BUSINESS

1. P.U.D. Request – Final Plan for the proposed 1st Amended P.U.D. Final Plan of Chestnut Creek, Lots 15, 16, 17, and Common Ground including Public Right-of-Way Vacation from Applicant Chestnut Creek Homeowners Association and Property Owners Chestnut Creek Homeowners Association, Ryan and Lauren Johnson, Jonathan Renken, and Joel H. and Deborah L. Ogle.

Joel Ogle was in attendance to present the proposal.

A motion was made by Alderman Wandling, seconded by Commissioner Bailey to recommend approval of the final plan.

A motion was made by Commissioner Rowley, seconded by Commissioner Brockmann to postpone the motion. Roll call was as follows:

Chairman Etzkorn – Nay	Alderman Wandling – Nay
Commissioner Brockmann – Aye	Commissioner Stankovich – Nay
Commissioner Bailey – Nay	Commissioner Wooldridge – Nay
Commissioner Rowley – Aye	Commissioner Helms – Nay
Commissioner Detweiler – Nay	Commissioner Shea – Absent

The roll call vote for recommending approval of the final plan was as follows:

Commissioner Stankovich – Aye	Commissioner Brockmann – Nay
Commissioner Helms – Aye	Alderman Wandling – Aye
Commissioner Rowley – Nay	Commissioner Detweiler – Aye
Commissioner Shea – Absent	Commissioner Bailey – Aye
Chairman Etzkorn – Aye	Commissioner Wooldridge – Aye

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 Alderman Wandling, seconded by Commissioner Bailey to recommend approval with the requirement of signatures from all homeowners.

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City Attorney Young noted the city could not require the signatures. The signature requirement was withdrawn from the motion by Alderman Wandling.

A motion was made by Commissioner Rowley, seconded by Commissioner Brockmann to recommend disapproval of the plat. Roll call was as follows:

Chairman Etzkorn – Nay	Commissioner Stankovich – Nay
Commissioner Brockman – Aye	Commissioner Rowley – Aye
Commissioner Bailey – Nay	Alderman Wandling – Nay
Commissioner Detweiler – Nay	Commissioner Wooldridge – Nay
Commissioner Helms – Nay	Commissioner Shea - Absent

The roll call vote for recommending approval of the resubdivision was as follows:

Commissioner Stankovich – Aye	Commissioner Brockmann – Nay
Commissioner Helms – Aye	Alderman Wandling – Aye
Commissioner Rowley – Nay	Commissioner Detweiler – Aye
Commissioner Shea – Absent	Commissioner Bailey - Aye
Chairman Etzkorn – Aye	Commissioner Wooldridge – Aye

2. P.U.D. Request – Final Plan for the proposed Salfen Farm Residential Subdivision from Applicant Luetkenhaus Properties, LLC and Property Owners Lorraine J. Salfen Trust and Margaret Prinster.

A motion was made by Alderman Wandling, seconded by Commissioner Stankovich to recommend approval. Motion passed unanimously.

3. Site Plan for the proposed “Commerce Park West” development and Request to Vacate Public Right-of-Way application from Applicant Stock & Associates Consulting Engineers, Inc. and Property Owner Commerce Park West, LLC.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Bailey to continue the item until the results of the variance and a traffic study are received. Motion passed unanimously.

OLD BUSINESS

2. Presentation of Uptown Zoning District Modifications – PGAV

John Brancaglione and Dan Lang were in attendance to present the modifications.

A motion was made by Alderman Wandling, seconded by Commissioner Brockmann to continue the discussion to the July meeting. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 05-12-21 Minutes

A motion was made by Commissioner Bailey, seconded by Commissioner Stankovich to approve the 05-12-21 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Bailey requested the status of the development project located on Feise Road. Commissioner Rowley requested the status of the Dragonstone development.

ADJOURNMENT

A motion was made by Commissioner Detweiler, seconded by Commissioner Wooldridge to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Kim Clark, City Clerk

Section 405.215 "ND" New Development Zoning District

A. Purpose.

This district is intended to replace the current "Uptown" zoning district as adopted by Ordinance no. _____ and is applicable to those properties zoned "Uptown" on the City's Official Zoning Map as of the date of adoption of this "ND" New Development zoning district. This district further intends, by site or area plan approval, design standards, supplemental standards, and other procedures hereinafter set forth, to provide for retail commercial, limited light industrial (consistent with the High Tech Corridor District), office, business and personal service, residential, and mixed-use developments for designated areas in the City of Dardenne Prairie as appropriate generally in accordance with the City's Comprehensive Plan – Vision 2020, Future Land Use Map for the properties designated "ND". It is intended to work in conjunction with the existing regulations of the City's zoning code to foster a higher quality of architecture and site design that creates a distinct character for the area and promotes an inviting, pedestrian-friendly environment. The purposes of this district include the following:

~~1. Promote development of compact, mixed-use neighborhoods.~~

~~2.1.~~ Create a pedestrian-friendly and walkable environment that connects residential, recreational, and commercial uses.

~~3.2.~~ Encourage site and building design that establishes a sense of place and establishes an image for the designated areas.

~~4.3.~~ Encourage increased private investment.

~~5.4.~~ Encourage an imaginative and innovative design of land development; and

~~6.5.~~ Promote development compatible with the City's Comprehensive Plan.

B. Applicability.

1. All existing and proposed developments approved prior to _____ shall continue to be governed by the existing applicable Area Plan or Site Plan or such plan as may have been approved for a proposed project not completed as of that date.

2. All requirements of other codes and ordinances of the City shall be applicable including, but not limited to, the following:

a. Building and Construction Regulations, Chapter 500 – Chapter 550.

b. Article V, Supplementary District Regulations.

c. Article IX, Landscaping and Screening; and

d. Article XI, Off-Street Parking and Loading Regulations.

C. Procedures.

1. An Area Plan or Site Plan approved by the Board of Aldermen in accordance with Article IV PUD Planned Unit Development or Article XIII, Site Plan Review shall be required for any new development involving:
 - a. New construction on a vacant or cleared site.
 - b. Rehabilitation of existing structures that requires a building permit; or
 - c. Redevelopment or rehabilitation of a site or improvements from its most recent or current use to a use not of the same type (established by using North American Industrial Classification System (NAICS) use designations.
2. Amendments. Once an Area Plan or Site Plan is approved for a site/development, amendments to the plan shall be approved according to the following:
 - a. If construction of the development has not commenced or is not yet completed, amendments shall be approved according to the process established by Article IV, PUD Planned Development or Article XIII, Site Plan Review, respectively.
 - b. Major Amendments shall require approval using the same process as the original Area Plan or Site Plan approval. The following shall be considered major amendments:
 - i. Any construction listed under C.1, above.
 - ii. Construction of new or additional buildings.
 - iii. Construction of additions equal or greater in size to twenty-five (25) percent of the existing structure; or
 - iv. Any amendment not listed as a Minor Amendment.
 - c. Minor Amendments shall require approval by the City Engineer, who may decide to require approval as a Major Amendment at his/her discretion. The following shall be considered minor amendments unless other district requirements relating to elements such as parking, lot coverage, yard areas, setback, screening, fencing, etc. would be violated or require action by the Board of Adjustment:
 - i. Construction of site features such as patios, porches, pergolas, awnings, and similar.
 - ii. Construction of additions measuring less than twenty-five (25) percent of the existing structure; or

- iii. A change in type of screening or fencing that results in the same density or opacity of approved screening.

D. Permitted Uses.

1. Uses shall generally be compatible with the land uses as depicted on the Future Land Use Map (FLUM) of the City's Comprehensive Plan – Vision 2020, or any successor document as may be adopted by the City's Planning and Zoning Commission in compliance with R.S. Mo Chapter 89. Each Future Land Use Map designation is correlated to the permitted and conditional uses of a City Zoning District as outlined below. The left column of the table describes the area on the FLUM that is presently zoned "Uptown" and its application to the "ND" District.

"ND" New Development District Use Matrix		
Future Land Use Map Designation	Corresponding Zoning District	
1. Single-Family Residential (Applicable to those parcels along either side of Hanley Road/Post Road and Town Square Avenue and shown on the FLUM as single-family)	a. "R-1B" Single-Family Residential District	Section 405.150
	b. "R-1C" Single-Family Residential District	Section 405.160
	c. "R-1D" Single-Family Residential District	Section 405.170
2. Residential Alternative Overlay (Applicable to the area indicated on the FLUM in the I-64 Commercial area at the intersection of Post Road and Technology Drive as Residential Alternative)	a. See "I-64 Commercial"	
	b. See "Single-Family Residential"	
3. Commercial (Applicable to the properties on the north side of Town Square Avenue immediately east of the shopping center shown as commercial on the FLUM)	a. "C-2" General Commercial District	Section 405.190
	b. "C-3" Retail Commercial District	Section 405.195
4. I-64 Commercial (Applicable to the properties fronting Technology Drive and shown as commercial on the FLUM)	a. "C-2" General Commercial District	Section 405.190
	b. "C-3" Retail Commercial District	Section 405.195
	c. "HTCD" High Tech Corridor District	Section 405.210
5. Public, Institutional, and Parks (Applicable to those properties along either side of Post Road/Hanley Road shown as public, institutional, and parks on the FLUM)	a. Park or playground	
	b. Recreational facility	
	c. Government facility	
	d. Religious institution	
	e. Educational facility/institution	

E. Site Regulations.

"ND" New Development District Site Regulations		
1. Lot Standards	As required by applicable Corresponding District Regulations per subsection D above.	
2. Yards and Setbacks	As required by applicable Corresponding District Regulations per subsection D above.	
3. Building Height	As provided for under applicable district regulations per subsection D. above.	
4. Off-street Parking and Loading	See Article XI for parking and loading requirements. The following modifications may be approved through site plan review for uses located within 800 feet of the shared parking facility.	
	Shared parking b. reductions for different use combinations	(1) Joint Office and retail or service uses A maximum 20% reduction in total spaces required.
		(2) Joint Residential and retail or service uses A maximum 30% reduction in the residential parking required. Restaurant and entertainment venues shall be excluded.
		(3) Joint Residential and office uses A maximum 40% reduction in the residential parking required.
	Shared parking c. reductions for same use combinations	(1) Four or more separate establishments of same use A maximum 20% reduction in the total spaces required.
		(2) Three separate establishments A maximum 15% reduction in the total spaces required.
		(3) Two separate establishments A maximum 10% reduction in the total spaces required.
5. Utilities	Utilities serving a site and the on-site structures shall be located underground in easements that can serve multiple properties.	
6. Landscape Requirements	See Article IX	
7. Performance Standards	See Article XII	
8. Stormwater	See Chapter 550	

F. Design Standards.

"ND" New Development District Design Standards		
1. Building Placement and Orientation	a.	The main façade of a building must be oriented to face the principal street on which it has frontage.
	b.	Buildings on corner lots must be oriented so that the façade design is giving equal treatment to each street on which it has frontage.
	c.	Buildings should occupy a minimum of 80% of lot in accord with the <u>primary frontage length. For corner lots, standards of the building should occupy a minimum</u>

"ND" New Development District Design Standards		
		<u>of 60% of the secondary frontage length district as may be applicable as set forth in subsections D.1 and E above.</u>
2.	Building Materials	a. Building materials should be used and installed in keeping with the chosen architectural style. Building material colors should be varied and complementary.
		b. Unless modified through Area Plan or Site Plan approval, at least seventy (70) percent of a façade (not including window and door openings) should be clad using primary materials.
		c. Walls (primary materials) (1) Primary materials include brick, stone, stucco, cast stone, wood shingle, wood or fiber cement siding. (2) EIFS shall also be allowed as a primary material but shall not be permitted on the ground floor portion of a façade. (3) Tilt-up concrete, or similar, is permitted when tinted, stained, or stamped with a pattern.
		d. Walls (accent materials) Accent materials include metal panels, decorative concrete masonry units, architectural cement block, textured concrete panels, glass block, or any primary materials.
		e. Arches and Piers Shall match or be compatible with wall materials.
		f. Columns and Posts Shall be wood, composite, metal, brick, stone, cast stone.
		g. Fences (1) Shall be wood boards, composite, vinyl, ornamental iron, decorative concrete, metal , decorative metal (but not including chain link), masonry, trellis, lattice, or some combination. (2) Bases or columns of stucco, brick, or stone are encouraged.
		h. Accessory structures Shall be clad with materials compatible with or matching the primary structure.
		i. Generally unacceptable materials Vinyl or aluminum siding, plywood panels, plexiglass, corrugated metal, concrete modular block, corrugated tin roof, mirrored glass on ground floor.
3.	Façade Articulation and Relief	a. Each building shall incorporate several common architectural features, appropriate for the architectural style chosen. Design features should be used to enhance main facades, especially at building entries. Windows are key to the overall design of a building and the relationship between the exterior and interior.
		b. Entrance design requirements Building entrances are required to be clearly delineated and indicate a clear transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building.
		c. Articulation requirements Horizontal and vertical façade variations (depth relief) shall be required on the first three floors of facades. Above the third floor, a flat façade design is permitted.
		d. Window requirements At least 50% of the ground floor façade shall be window or door openings. Clear glass for storefronts, windows, and doors shall be used for retail type buildings.
		e. Corner requirements Corner lot buildings should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.
		f. Façade detail examples Pilasters, piers, columns, friezes, cornices, and window surrounds.
		g. Façade relief examples Balconies of various depth, canopies, awnings, covered arcades, roof overhangs, recesses, and bay windows or similar projections.

"ND" New Development District Design Standards		
4.	Height and Rooflines	a. Buildings should have varying roofline elevations to add architectural interest and avoid the appearance of long, monotonous roofline expanses.
		b. For flat roof designs, a variation such as a parapet or tower is required every fifty (50) feet of roofline.
5.	Amenity Areas	a. Outdoor seating and gathering areas should be provided for commercial developments.
		b. Patio and seating areas may be located in required setbacks, but shall not encroach into required walkways.
		c. Bicycle racks or parking areas shall be provided adjacent to entrances. Centralized racks may be located to serve multiple businesses.
		d. Public art is encouraged to help create an identity for the "ND" District.
6.	Sidewalks and Walkways	a. Sites and buildings shall be designed to encourage pedestrian activity and social interaction and create an environment that supports pedestrian and bicycle access.
		b. Interior sidewalks and walkways shall be a minimum of five (5) feet in width.
		c. Walkways from rear parking areas to the front of lots shall be a minimum of ten (10) feet in width.
7.	Right-of-way and Streetscape	d. If a tree lawn and sidewalk are not already located along an adjacent roadway, a wide tree lawn of at least five (5) feet in width and a sidewalk minimum of five (5) feet in width shall be constructed.
8.	Parking and Access	a. Parking areas shall be located along the side or rear of buildings.
		b. No direct pull-in, back-out parking spaces shall be permitted along roadways. Parallel parking is allowed.
		c. Shared access (vehicle ingress/egress) points are encouraged to reduce the number of curb cuts along roadways.
9.	Screening	a. Mechanical equipment and dumpster areas Screening from ground-level view of primary access roads and residential districts shall be provided for ground mounted and rooftop equipment.
		b. Loading and service areas The same screening shall be required as for mechanical equipment. In addition, loading and service areas should be located away from residential uses to the maximum extent possible and buffered in accordance with standards of Article IX, Landscaping and Screening.
		c. Solid fences or walls compatible in design and color to the building material and design shall be used.
		d. Chainlink Chain link (including cloth, canvas, or slat covered) and wire fencing shall not be used for screening.
10.	Lighting	a. Proper layout, height, fixture selection, and lighting level shall be incorporated as part of the site plan design requirements.
		b. Site lighting shall use LED bulb technology of low-intensity from a concealed source, shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, highways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be of a type capable of shielding the light source from direct view. The development plan or site plan must show the relationship of fixtures and the light patterns to each other, to the project site, to the development, and the adjacent rights-of-way.
		c. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spillover onto the surrounding environment.
		d. Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixture(s). Roof lights, lighted roof panels, and other methods of illuminating buildings, deemed inappropriate, are not allowed.

"ND" New Development District Design Standards	
e.	Decorative, low-level intensity, non-concealed source lighting that defines on-site vehicular and/or pedestrian ways are acceptable.

G. Sign Regulations.

1. Signage shall be in compliance with Chapter 405, Article X, Sign Regulations, unless a "Comprehensive Sign Plan" is submitted for approval in association with a Area Plan or Site Plan. The Planning and Zoning Commission may recommend, and the Board of Aldermen may approve, a Comprehensive Sign Plan and such plan shall be made part of the ordinance approving the Area Plan or Site Plan. This ordinance may contain conditions, requirements or standards regarding signs that may be stipulated by the Board of Aldermen.

- a. A request for approval for a Comprehensive Sign Plan shall include, but is not limited to, the following:

- i. A site plan, depicting the proposed plan of development and illustration of proposed sign locations;
- ii. Descriptions and drawings indicating size, qualities, materials and illumination; and
- iii. A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the Comprehensive Sign Plan relates to each of the criteria set forth in this Section.

- b. Comprehensive Sign Plans shall be evaluated based upon the following criteria:

Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.

- i. Quantity. The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.
- ii. Size. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to

adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a sign which exceeds by more than fifty (50) percent that of any maximum area standard contained in Article X unless otherwise waived by the Board of Aldermen.

- iii. Materials. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style or the use of consistent lettering style and typography.

Section 405.215 "ND" New Development Zoning District

A. Purpose.

This district is intended to replace the current "Uptown" zoning district as adopted by Ordinance no. _____ and is applicable to those properties zoned "Uptown" on the City's Official Zoning Map as of the date of adoption of this "ND" New Development zoning district. This district further intends, by site or area plan approval, design standards, supplemental standards, and other procedures hereinafter set forth, to provide for retail commercial, limited light industrial (consistent with the High Tech Corridor District), office, business and personal service, residential, and mixed-use developments for designated areas in the City of Dardenne Prairie as appropriate generally in accordance with the City's Comprehensive Plan – Vision 2020, Future Land Use Map for the properties designated "ND". It is intended to work in conjunction with the existing regulations of the City's zoning code to foster a higher quality of architecture and site design that creates a distinct character for the area and promotes an inviting, pedestrian-friendly environment. The purposes of this district include the following:

1. Create a pedestrian-friendly and walkable environment that connects residential, recreational, and commercial uses.
2. Encourage site and building design that establishes a sense of place and establishes an image for the designated areas.
3. Encourage increased private investment.
4. Encourage an imaginative and innovative design of land development; and
5. Promote development compatible with the City's Comprehensive Plan.

B. Applicability.

1. All existing and proposed developments approved prior to _____ shall continue to be governed by the existing applicable Area Plan or Site Plan or such plan as may have been approved for a proposed project not completed as of that date.
2. All requirements of other codes and ordinances of the City shall be applicable including, but not limited to, the following:
 - a. Building and Construction Regulations, Chapter 500 – Chapter 550.
 - b. Article V, Supplementary District Regulations.
 - c. Article IX, Landscaping and Screening; and
 - d. Article XI, Off-Street Parking and Loading Regulations.

C. Procedures.

- 1.** An Area Plan or Site Plan approved by the Board of Aldermen in accordance with Article IV PUD Planned Unit Development or Article XIII, Site Plan Review shall be required for any new development involving:
 - a.** New construction on a vacant or cleared site.
 - b.** Rehabilitation of existing structures that requires a building permit; or
 - c.** Redevelopment or rehabilitation of a site or improvements from its most recent or current use to a use not of the same type (established by using North American Industrial Classification System (NAICS) use designations.
- 2.** Amendments. Once an Area Plan or Site Plan is approved for a site/development, amendments to the plan shall be approved according to the following:
 - a.** If construction of the development has not commenced or is not yet completed, amendments shall be approved according to the process established by Article IV, PUD Planned Development or Article XIII, Site Plan Review, respectively.
 - b.** Major Amendments shall require approval using the same process as the original Area Plan or Site Plan approval. The following shall be considered major amendments:
 - i.** Any construction listed under C.1, above.
 - ii.** Construction of new or additional buildings.
 - iii.** Construction of additions equal or greater in size to twenty-five (25) percent of the existing structure; or
 - iv.** Any amendment not listed as a Minor Amendment.
 - c.** Minor Amendments shall require approval by the City Engineer, who may decide to require approval as a Major Amendment at his/her discretion. The following shall be considered minor amendments unless other district requirements relating to elements such as parking, lot coverage, yard areas, setback, screening, fencing, etc. would be violated or require action by the Board of Adjustment:
 - i.** Construction of site features such as patios, porches, pergolas, awnings, and similar.
 - ii.** Construction of additions measuring less than twenty-five (25) percent of the existing structure; or

- iii. A change in type of screening or fencing that results in the same density or opacity of approved screening.

D. Permitted Uses.

1. Uses shall generally be compatible with the land uses as depicted on the Future Land Use Map (FLUM) of the City's Comprehensive Plan – Vision 2020, or any successor document as may be adopted by the City's Planning and Zoning Commission in compliance with R.S. Mo Chapter 89. Each Future Land Use Map designation is correlated to the permitted and conditional uses of a City Zoning District as outlined below. The left column of the table describes the area on the FLUM that is presently zoned "Uptown" and its application to the "ND" District.

"ND" New Development District Use Matrix		
Future Land Use Map Designation	Corresponding Zoning District	
1. Single-Family Residential (Applicable to those parcels along either side of Hanley Road/Post Road and Town Square Avenue and shown on the FLUM as single-family)	a. "R-1B" Single-Family Residential District	Section 405.150
	b. "R-1C" Single-Family Residential District	Section 405.160
	c. "R-1D" Single-Family Residential District	Section 405.170
2. Residential Alternative Overlay (Applicable to the area indicated on the FLUM in the I-64 Commercial area at the intersection of Post Road and Technology Drive as Residential Alternative)	a. See "I-64 Commercial"	
	b. See "Single-Family Residential"	
3. Commercial (Applicable to the properties on the north side of Town Square Avenue immediately east of the shopping center shown as commercial on the FLUM)	a. "C-2" General Commercial District	Section 405.190
	b. "C-3" Retail Commercial District	Section 405.195
4. I-64 Commercial (Applicable to the properties fronting Technology Drive and shown as commercial on the FLUM)	a. "C-2" General Commercial District	Section 405.190
	b. "C-3" Retail Commercial District	Section 405.195
	c. "HTCD" High Tech Corridor District	Section 405.210
5. Public, Institutional, and Parks (Applicable to those properties along either side of Post Road/Hanley Road shown as public, institutional, and parks on the FLUM)	a. Park or playground	
	b. Recreational facility	
	c. Government facility	
	d. Religious institution	
	e. Educational facility/institution	

E. Site Regulations.

"ND" New Development District Site Regulations		
1. Lot Standards	As required by applicable Corresponding District Regulations per subsection D above.	
2. Yards and Setbacks	As required by applicable Corresponding District Regulations per subsection D above.	
3. Building Height	As provided for under applicable district regulations per subsection D. above.	
4. Off-street Parking and Loading	See Article XI for parking and loading requirements. The following modifications	
	b. Shared parking reductions for different use combinations	a. may be approved through site plan review for uses located within 800 feet of the shared parking facility.
		(1) Joint Office and retail or service uses A maximum 20% reduction in total spaces required.
		(2) Joint Residential and retail or service uses A maximum 30% reduction in the residential parking required. Restaurant and entertainment venues shall be excluded.
		(3) Joint Residential and office uses A maximum 40% reduction in the residential parking required.
	c. Shared parking reductions for same use combinations	(1) Four or more separate establishments of same use A maximum 20% reduction in the total spaces required.
		(2) Three separate establishments A maximum 15% reduction in the total spaces required.
		(3) Two separate establishments A maximum 10% reduction in the total spaces required.
5. Utilities	Utilities serving a site and the on-site structures shall be located underground in easements that can serve multiple properties.	
6. Landscape Requirements	See Article IX	
7. Performance Standards	See Article XII	
8. Stormwater	See Chapter 550	

F. Design Standards.

"ND" New Development District Design Standards		
1. Building Placement and Orientation	a.	The main façade of a building must be oriented to face the principal street on which it has frontage.
	b.	Buildings on corner lots must be oriented so that the façade design is giving equal treatment to each street on which it has frontage.
	c.	Buildings should occupy a lot in accord with the standards of the district as may be applicable as set forth in subsections D.1 and E above.

"ND" New Development District Design Standards		
2.	Building Materials	a. Building materials should be used and installed in keeping with the chosen architectural style. Building material colors should be varied and complementary.
		b. Unless modified through Area Plan or Site Plan approval, at least seventy (70) percent of a façade (not including window and door openings) should be clad using primary materials.
		c. Walls (primary materials) <ul style="list-style-type: none"> (1) Primary materials include brick, stone, stucco, cast stone, wood shingle, wood or fiber cement siding. (2) EIFS shall also be allowed as a primary material but shall not be permitted on the ground floor portion of a façade. (3) Tilt-up concrete, or similar, is permitted when tinted, stained, or stamped with a pattern.
		d. Walls (accent materials) Accent materials include metal panels, decorative concrete masonry units, architectural cement block, textured concrete panels, glass block, or any primary materials.
		e. Arches and Piers Shall match or be compatible with wall materials.
		f. Columns and Posts Shall be wood, composite, metal, brick, stone, cast stone.
		g. Fences <ul style="list-style-type: none"> (1) Shall be wood boards, composite, vinyl, ornamental iron, decorative concrete, decorative metal (but not including chain link), masonry, trellis, lattice, or some combination. (2) Bases or columns of stucco, brick, or stone are encouraged.
		h. Accessory structures Shall be clad with materials compatible with or matching the primary structure.
		i. Generally unacceptable materials Vinyl or aluminum siding, plywood panels, plexiglass, corrugated metal, concrete modular block, corrugated tin roof, mirrored glass on ground floor.
3.	Façade Articulation and Relief	a. Each building shall incorporate several common architectural features, appropriate for the architectural style chosen. Design features should be used to enhance main facades, especially at building entries. Windows are key to the overall design of a building and the relationship between the exterior and interior.
		b. Entrance design requirements Building entrances are required to be clearly delineated and indicate a clear transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building.
		c. Articulation requirements Horizontal and vertical façade variations (depth relief) shall be required on the first three floors of facades. Above the third floor, a flat façade design is permitted.
		d. Window requirements At least 50% of the ground floor façade shall be window or door openings. Clear glass for storefronts, windows, and doors shall be used for retail type buildings.
		e. Corner requirements Corner lot buildings should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.
		f. Façade detail examples Pilasters, piers, columns, friezes, cornices, and window surrounds.
		g. Façade relief examples Balconies of various depth, canopies, awnings, covered arcades, roof overhangs, recesses, and bay windows or similar projections.
4.	Height and Rooflines	a. Buildings should have varying roofline elevations to add architectural interest and avoid the appearance of long, monotonous roofline expanses.

"ND" New Development District Design Standards	
	b. For flat roof designs, a variation such as a parapet or tower is required every fifty (50) feet of roofline.
5. Amenity Areas	a. Outdoor seating and gathering areas should be provided for commercial developments.
	b. Patio and seating areas may be located in required setbacks, but shall not encroach into required walkways.
	c. Bicycle racks or parking areas shall be provided adjacent to entrances. Centralized racks may be located to serve multiple businesses.
	d. Public art is encouraged to help create an identity for the "ND" District.
6. Sidewalks and Walkways	a. Sites and buildings shall be designed to encourage pedestrian activity and social interaction and create an environment that supports pedestrian and bicycle access.
	b. Interior sidewalks and walkways shall be a minimum of five (5) feet in width.
	c. Walkways from rear parking areas to the front of lots shall be a minimum of ten (10) feet in width.
7. Right-of-way and Streetscape	d. If a tree lawn and sidewalk are not already located along an adjacent roadway, a wide tree lawn of at least five (5) feet in width and a sidewalk minimum of five (5) feet in width shall be constructed.
8. Parking and Access	a. Parking areas shall be located along the side or rear of buildings.
	b. No direct pull-in, back-out parking spaces shall be permitted along roadways. Parallel parking is allowed.
	c. Shared access (vehicle ingress/egress) points are encouraged to reduce the number of curb cuts along roadways.
9. Screening	a. Mechanical equipment and dumpster areas Screening from ground-level view of primary access roads and residential districts shall be provided for ground mounted and rooftop equipment.
	b. Loading and service areas The same screening shall be required as for mechanical equipment. In addition, loading and service areas should be located away from residential uses to the maximum extent possible and buffered in accordance with standards of Article IX, Landscaping and Screening.
	c. Solid fences or walls compatible in design and color to the building material and design shall be used.
	d. Chain link (including cloth, canvas, or slat covered) and wire fencing shall not be used for screening.
10. Lighting	a. Proper layout, height, fixture selection, and lighting level shall be incorporated as part of the site plan design requirements.
	b. Site lighting shall use LED bulb technology of low-intensity from a concealed source, shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, highways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be of a type capable of shielding the light source from direct view. The development plan or site plan must show the relationship of fixtures and the light patterns to each other, to the project site, to the development, and the adjacent rights-of-way.
	c. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spillover onto the surrounding environment.
	d. Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixture(s). Roof lights, lighted roof panels, and other methods of illuminating buildings, deemed inappropriate, are not allowed.
	e. Decorative, low-level intensity, non-concealed source lighting that defines on-site vehicular and/or pedestrian ways are acceptable.

G. Sign Regulations.

1. Signage shall be in compliance with Chapter 405, Article X, Sign Regulations, unless a "Comprehensive Sign Plan" is submitted for approval in association with a Area Plan or Site Plan. The Planning and Zoning Commission may recommend, and the Board of Aldermen may approve, a Comprehensive Sign Plan and such plan shall be made part of the ordinance approving the Area Plan or Site Plan. This ordinance may contain conditions, requirements or standards regarding signs that may be stipulated by the Board of Aldermen.
 - a. A request for approval for a Comprehensive Sign Plan shall include, but is not limited to, the following:
 - i. A site plan, depicting the proposed plan of development and illustration of proposed sign locations;
 - ii. Descriptions and drawings indicating size, qualities, materials and illumination; and
 - iii. A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the Comprehensive Sign Plan relates to each of the criteria set forth in this Section.
 - b. Comprehensive Sign Plans shall be evaluated based upon the following criteria:

Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.

- i. Quantity. The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.
- ii. Size. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a sign which exceeds by more than fifty (50) percent that of any

maximum area standard contained in Article X unless otherwise waived by the Board of Aldermen.

- iii. Materials. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style or the use of consistent lettering style and typography.