

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

**PLANNING & ZONING COMMISSION
AGENDA
OCTOBER 12, 2022
7:00 P.M.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Wandling (Ex officio)
Chairman Etzkorn
Commission members:
Bailey
Detweiler
Fry
Helms
Rowley
Shea
Stankovich
Wilson
Wooldridge

OPEN FORUM

NEW BUSINESS

1. P.U.D. Request – Final Plan for the proposed “Condos at Town Center” Mixed-use Development on the approximately 6.66 acres of the land commonly known as 7773 & 7755 Highway N and more particularly described in the P.U.D. Request – Final Plan application received by the City on September 29th, 2022, on file with the City Clerk from Applicant Azack Construction.
2. Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.
3. Amended P.U.D. Request – Final Plan for the proposed Inverness Phase III Development, more commonly known as 1575 Bryan Road and more particularly described in the Amended P.U.D. Request – Final Plan application received by the City on October 5th, 2022, on file with the City Clerk from Applicant Inverness Development, LLC.

OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

APPROVAL OF MINUTES

Approval of 9-14-22 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: James W. Knowles III, City Administrator

DATE: October 6th, 2022

SUBJECT: Planning and Zoning Commission Meeting Scheduled for October 12th, 2022

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. None

NEW ITEMS:

1. **P.U.D. Request – Final Plan for the proposed “Condos at Town Center” Mixed-use Development on the approximately 6.66 acres of the land commonly known as 7773 & 7755 Highway N and more particularly described in the P.U.D. Request – Final Plan application received by the City on September 29th, 2022, on file with the City Clerk from Applicant Azack Construction.**

On August 17th, 2022 the PUD Rezoning Request – Area Plan was approved by the Board of Alderman via ordinance 2200.

On September 29th, 2022, the City received a P.U.D. Request – Final Plan Application from the applicant.

On August 5th, 2022, the City Engineer reviewed the submission and issued a review letter, which is enclosed.

2. **Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.** On Oct 4th, 2022, the City received an Amended P.U.D. Request – Final Plan for the proposed “The Prairie” mixed-use subdivision.

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 Amended P.U.D. Final Plan application, as amended and received by the City on May Oct. 4th, 2022.

The original P.U.D. - Final Plan for this proposed development was approved by the Board of Aldermen via Ordinance No. 2103 on May 19th, 2021

The current P.U.D.- Final Plan was amended via ordinance 2174 approved by the Board of Alderman on March 16th, 2022.

The City Engineer believes this proposed amendment to the Final Plan does not constitute a “major change” under the code and therefore does not require a public hearing. The City Engineer comments, and the applicant’s response dated October 5th,

2022 is enclosed in your packet.

3. **Amended P.U.D. Request – Final Plan for the proposed Inverness Phase III Development, more commonly known as 1575 Bryan Road and more particularly described in the Amended P.U.D. Request – Final Plan application received by the City on October 5th, 2022, on file with the City Clerk from Applicant Inverness Development, LLC.**

The original P.U.D. - Final Plan for this proposed development was approved by the Board of Aldermen via Ordinance No. 2148 on December 15th, 2021

On October 5th, 2022, the city received the enclosed Amended P.U.D. Request – Final Plan.

The City Engineer believes this proposed amendment to the Final Plan does not constitute a "major change" under the code and therefore does not require a public hearing. The City Engineer comments, and the applicant's response dated October 5th, 2022 is enclosed in your packet.

EXISTING ITEMS:

None.

INFORMATION ONLY:

1. **None.**

Enclosures

cc: Mayor John Gotway and Board of Aldermen
Kim Clark, City Clerk
John Young, City Attorney

DARDENNE



www.DardennePrairie.org

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

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

October 5, 2022

Mr. Michael Meiners, PE
St. Charles Engineering & Surveying, Inc.
801 S. Fifth Street, Suite 202
St. Charles, Missouri 63301

Subject: Final Plan – 1st Review
Condos at Town Center
Dardenne Prairie Project No. 972220

Dear Mr. Meiners:

The Final Plans that were received by the City on September 29, 2022, have been reviewed. Before we can recommend approval, please address the following comments:

1. The following comments pertain to the Site Plan Sheet C3.1:
 - a. Show the existing and proposed easements for the existing sanitary sewer and the proposed sanitary sewer connection to existing Manhole #8018-14 in the northwest corner of the site.
 - b. Will the sanitary sewer connection at the southeast corner of the site involve an "open-cut" of the pavement, or will this line be constructed via directional boring? Add the appropriate notes that will outline the Contractor's requirements.
 - c. It is assumed the Water Quality BMP's will be immediately upstream of the detention basins. If so, revise the callout/label to read "BMP & Detention Basin".
 - d. Prior to approval, the Applicant and Owner must sign the Cover Sheet.
 - e. It is understood that the ends of the proposed double box culvert between lot #1 and #2 are shown schematically at this time. Please be aware that the City will, in all likelihood, expect the limits of the rip-rap, or other bank protection to completely cover any lawn areas deemed susceptible to erosion.
 - f. One of the "Final Plan" requirements is to show all locations of utilities. If that information can be added to the plans at this time, please do so.
2. The following comments pertain to the Grading Plan Sheet C4.1:
 - a. It is assumed the Water Quality BMP's will be immediately upstream of the detention basins. If so, revise the callout/label to read "BMP & Detention Basin".
 - b. It appears that a "tree line" is shown around the entire perimeter of the site, and 10' inside the property lines. If this line is a "tree line", is it proposed, or existing? It does not appear to agree with the grading proposed along the site's perimeter, nor does it agree with the Tree Protection Plan (Sheet TPP). Please clarify and revise as necessary.
 - c. It appears the slope of the swale in the lawn area behind (north side) Building #1 is approximately 1.3%. As a suggestion only, it appears this slope could be adjusted to achieve a 2% minimum slope.
3. The following comments pertain to the Lighting Plan Sheet C6.1:
 - a. This sheet is missing from the submittal. If this was an oversight, please include this sheet with your next submittal. Also, it is assumed the wiring and conduit will be underground. Please confirm, and please show all locations of transformers, pedestals and cabinets.

Subject: Final Plan – 1st Review
Condos at Town Center
Dardenne Prairie Project No. 972220

4. The following comments pertain to the Tree Protection Plan Sheet TPP:
 - a. There appears to be a faint, dotted line around the inside of the site perimeter, but it is not shown on the legend. Does this line correspond with the 10' wide tree line (see comment #2b)? Please clarify.
 - b. The shaded area for "Existing Woodland to remain" does not appear to agree with the grading plan in the northwest corner. Please revise as necessary.
5. The following comments pertain to the Landscape Plan Sheet LP-1:
 - a. Shade Tree "C" is shown on the plan at a quantity of 11 each, but the table reads 9 each. Please correct as necessary.
 - b. Shade Tree "E" is shown on the plan at a quantity of 18 each, but the table reads 10 each. Please correct as necessary, and address any other anomalies.
 - c. What is the plant to be used as a "mitigation planting"?

Please address and Provide the following items for distribution to the Planning and Zoning Commission and Board of Aldermen October 7, 2022:

- A letter indicating how the above comments were addressed (**referencing specific locations/sheet numbers where the above comments were specifically addressed**). Include the Dardenne Prairie project number above in all correspondence and submitted documents.
- One (1) half-scale copy of a site plan addressing the comments above,
- Twenty-three (23) full-size **folded** copies and one (1) electronic copy (pdf format) of a site plan addressing the comments above,
- One (1) half-scale copy of the building elevations
- Twenty-three (23) **folded** copies and one (1) electronic copy (pdf format) of the building elevations.
- Twenty-three (23) **folded** copies of floor general floor plans for all proposed buildings.
- Twenty-three (23) copies of the substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities. Provide separate copies for the various land use areas of the site, as appropriate.

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.

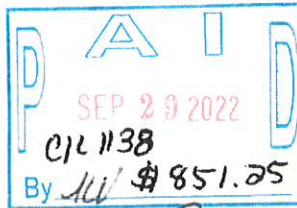
If you have any questions, please feel free to contact me.

Sincerely,
WEIS DESIGN GROUP

Tom Weis

Thomas P. Weis, PE
City Engineer

Enclosure



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

Rec 22-2229

P.U.D. REQUEST - FINAL PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

AZACK CONSTRUCTION COMPANY LLC
Company Name
KUMAR S. VADIVELU PM/ESR
Printed Name, Title
106 LOG HICK LANE
Street Address
BALLWIN, MO 63011
City/State/Zip Code
314-520-6844
Telephone
KV. AZACK CONSTRUCTION @ YAHOO.COM Facsimile
Email Address

STREET ADDRESS OF PROPERTY:

7773 OLD HWY N,
DARDENNE PRAIRIE, MO. 63

OWNER (attach additional):

24 CONDO SEC. LLC
Printed Name
BALAJI JEEVANAPATHI
Printed Name
366 LAUREL LANDING
Street Address
BALLWIN, MO 63021
City/State/Zip Code
218-202-0116
Telephone
BALAJI JEEVANAPATHI @ GMAIL.COM Facsimile
Email Address

Contract Purchaser/Developer:

AZACK CONSTRUCTION CO. LLC
Company Name
KUMAR S. VADIVELU PM/ESR
Printed Name, Title
106 LOG HICK LANE
Street Address
BALLWIN, MO. 63011
City/State/Zip Code
314-520-6844
Telephone
636-489-4733 Facsimile
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

ATTACHED

EXISTING ZONING:

UD - UPTOWN DT.

PROPOSED USE:

PUD

NO. UNITS:

48 + 5

PROJECT AREA:

6.66 ACRES

PROPERTY AREA:

6.66 ACRES

FINAL PLAN REVIEW FEE SUBMITTED:

\$ 851.25



www.DardennePrairie.org

City Engineer
Phone 636.978.6008
Engineer@DardennePrairie.org

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

October 5, 2022,

Mr. Sean Ackley P.E.
Engenuity
17057 N. Outer 40 rd.
Chesterfield, MO 63005

Subject: P.U.D. Request – Amended Final Plan for Lot 4– Review
Dardenne Prairie Project No. 972130

Dear Mr. Ackley:

The subject P.U.D. Request – Final Plan and associated plans that were received by the City on October 4, 2022, have been reviewed. The application fee and site plan review fee have been received by the city. From this review, the following comments 1 and 2 need to be addressed electronically, and comments 3 and 4 are for the commission and board members' information:

1. Please show the Dardenne Prairie DP-972130 on the cover sheet.
2. Please revise sheet A1.01 to reflect the entrance and parking changes per the civil sheets.
3. Sheet C000 provides calculations for determining the plan change percentage. These calculations have been provided as a result of numerous discussions with the city staff. The parking spaces provided with these changes still exceed the required amount by 7%. The proposed change increased the apartment square footage by 12,630sf. The retail/restaurant square footage is reduced by 250sf. Therefore, the entire final plan changes by 3.9%, which would be potentially considered a minor change because it is less than 5%.
4. The new north entrance location is aligned with the public street to the north. This is changed from the northeast corner lot location.

The subject P.U.D. Request – Amended Final Plan, and associated plans will be considered by the Planning and Zoning Commission at their meeting that is scheduled to begin at 7:00 p.m. on October 12, 2022, and by the Board of Aldermen at their meeting that is scheduled to begin 7:00 p.m. on October 19, 2022. Both meetings are planned to take place at the City Hall at 2032 Hanley Road. 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.

If you have any questions, please feel free to contact me.

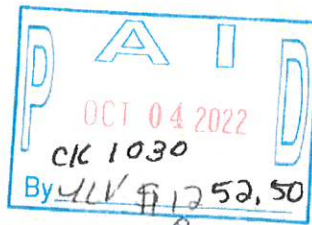
Sincerely,

WEIS DESIGN GROUP, INC.

Tom Weis

Thomas P. Weis, P.E. City Engineer

cc: James Knowles III, City Administrator
Kim Clark, City Clerk
Terri Voss, Administrative Coordinator



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

Rec 22-2235

P.U.D. REQUEST – FINAL PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Engenuity

Company Name

Sean Ackley, P.E.; Senior Project Manager

Printed Name, Title

17057 N. Outer 40 Rd.

Street Address

Chesterfield, MO 63005

City/State/Zip Code

314-952-0395

Telephone

seana@theengenuity.com

Facsimile

Email Address

STREET ADDRESS OF PROPERTY: 7467 Highway N, Dardenne Prairie, MO 63368

OWNER (attach additional):
Bryan 364 Junction, LLC

Printed Name

Tom Kaiman

Printed Name

7 Baxter Lane

Street Address

Chesterfield, MO 63017

City/State/Zip Code

314-280-5872

Telephone

Facsimile

tomkaiman@gmail.com

Email Address

Contract Purchaser/Developer:

BRYAN 364 JUNCTION, LLC

Company Name

TOM KAIMAN

Printed Name, Title

7 BAXTER LANE

Street Address

CHESTERFIELD, MO 63017

City/State/Zip Code

314-280-5872

Telephone

Facsimile

tomkaiman@gmail.com

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) Lot 4 of The Prairie, a subdivision in St. Charles County, Missouri as recorded in plat recorded as document number 2021R-079633

EXISTING ZONING: Mixed Use Development

PROPOSED USE: Mixed Use Development NO. UNITS: 24

PROJECT AREA: 2.22 acres PROPERTY AREA: 17.63 acres

FINAL PLAN REVIEW FEE SUBMITTED: \$1,252.50

DARDENNE



www.DardennePrairie.org

City Engineer
Phone 636.978.6008
Fax 636.898.0923
DPCityEngineer@KehoeEngineering.com

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

October 5, 2022

Timothy J. Meyer, PE
Volz Engineering and Surveying, Inc.
10849 Indian Head Industrial Blvd
St. Louis, MO 63132

Subject: Site Improvement Amended Final Plan – Review
Inverness Phase III
Dardenne Prairie Project No. 971951

Dear Mr. Meyer:

The revised plans received by the City on October 5, 2022 have been reviewed and my comments are as follows:

As it appears to be indicated, the location of the new PVC fence must be outside of the ROW of both Feise and Bryan roads. The proposed posts for the perimeter PVC fencing must have a cross section wall thickness of 0.170 inches. The rails must have a wall thickness of 0.09 inches along fasters and brackets made of stainless, brass, or galvanized material. As you know, any approval does not relieve the developer or the designer of the obligation to comply with City ordinances and proper footing depths.

The trail connection directly from the northeast corner of the Common Ground Lake berm to Bryan Road has been removed. I believe this would have been a difficult connection due to the swale conveying water in that area. Instead, a short connection to the trail from the subdivision sidewalk system has been made at Lot 267. I recommend that crosswalk signage be added in this area.

Separate building permit applications must be submitted for approval to construct the proposed structures. Applications may be made directly to the Building Code Official Jeff Amelong.

If you have any questions, please feel free to contact me.

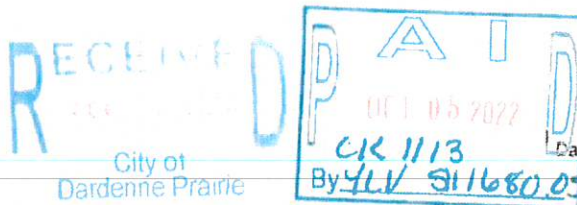
Sincerely,
WEIS DESIGN GROUP

Tom Weis

Thomas P. Weis, PE
City Engineer

cc: James Knowles III, City Administrator
Kim Clark, City Clerk
Terri Voss, Administrative Coordinator

DARDENNE



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63388
Phone 636.661.1718
Fax 636.625.0077

REC 22-2237

P.U.D. REQUEST – FINAL PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Inverness Development LLC

Company Name

James Brennan

Printed Name, Title

218 Chesterfield Towne Centre

Street Address

Chesterfield Mo. 63005

City/State/Zip Code

(636)5306900

Telephone

jbrennan@mckelveyhomes.com

Facsimile

Email Address

STREET ADDRESS OF PROPERTY:

1575 Bryan Road 63368

Inverness Development LLC

OWNER (attach additional):

Contract Purchaser/Developer:

Printed Name

James Brennan

Company Name

Printed Name

218 Chesterfield Towne Centre

Printed Name, Title

Street Address

Chesterfield Mo 63005

Street Address

City/State/Zip Code

(636)530.6900

City/State/Zip Code

Telephone

Facsimile

jbrennan@mckelveyhomes.com

Telephone

Facsimile

Email Address

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)
Legal on file at the city

Part of section 1 T46N, R2E St Charles Mo.

EXISTING ZONING:

R-1D PUD

PROPOSED USE:

Single Family Residential & Sanitary Pump Station

NO. UNITS: 115 Lots

PROJECT AREA: 48.70 Acres

PROPERTY AREA:

FINAL PLAN REVIEW FEE SUBMITTED:

TBD

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 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, Detweiler, Fry, Shea, Stankovich, Wilson and Wooldridge. Commissioners Helms and Rowley were absent. Also present were City Clerk Kim Clark, City Administrator James Knowles, City Engineer Tom Weis and City Attorney John Young.

OPEN FORUM – No one present to speak.

NEW BUSINESS

1. Record Plat – Lot Split – For the property known as 7407 South Outer Rd. 364 and more particularly described in the Plat Submittal Application received by the City on August 15th, 2022, on file with the City Clerk from Thoele Wingham, LLC.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to recommend approval of the record plat. Motion passed unanimously.

2. Record Plat – Lot Split – For the property known as 7773 Highway N & 7755 Town Square and more particularly described in the Plat Submittal Application received by the City on July 15th, 2022, on file with the City Clerk from Condo STL, LLC.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Stankovich to recommend approval of the record plat with the condition that adjusted Lot B be connected to the Duckett Creek Sanitary Sewer System prior to completion of the plat. Motion passed unanimously.

OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

A motion was made by Commissioner Etzkorn, seconded by Commissioner Wilson to table for a referral to the Board of Aldermen for a joint session where we can sit down with the elected officials to discuss. Roll call was as follows:

Chairman Etzkorn – Aye	Commissioner Bailey – Aye
Commissioner Wilson – Aye	Commissioner Stankovich – Aye
Commissioner Fry – Aye	Commissioner Wooldridge – Aye
Commissioner Rowley – Absent	Commissioner Helms – Absent
Commissioner Shea – Aye	Commissioner Detweiler – Aye

2. Proposed amendments to various provisions of Chapter 405 and 410 of the Municipal Code of the City of Dardenne Prairie, Missouri pertaining to the regulation of zoning, land use, signage, parking, architectural standards, procedural requirements and other related matters.

City Attorney John Young was in attendance to present the amendments.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Detweiler to recommend approval of the changes pertaining to the position and duties of the City Engineer as amended by the memo. Motion passed unanimously.

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to split out the food trucks and recommend approval. Motion passed unanimously.

A motion was made by Commissioner Bailey, seconded by Commissioner Shea to recommend approval of both the prefabricated structure and shipping container together. Roll call was as follows:

Commissioner Stankovich – Nay
Commissioner Helms – Absent
Commissioner Rowley – Absent
Commissioner Shea – Aye
Chairman Etzkorn – Aye

Commissioner Wilson – Nay
Commissioner Fry – Nay
Commissioner Detweiler – Nay
Commissioner Bailey – Aye
Commissioner Wooldridge – Nay

A motion was made by Commissioner Bailey, seconded by Commissioner Wooldridge to recommend denial. Roll call was as follows:

Commissioner Shea – Aye
Commissioner Stankovich – Aye
Commissioner Rowley – Aye
Commissioner Fry – Aye
Commissioner Wooldridge – Aye

Chairman Etzkorn – Aye
Commissioner Wilson – Aye
Commissioner Bailey – Aye
Commissioner Detweiler – Aye
Commissioner Helms – Aye

A motion was made by Commissioner Bailey, seconded by Commissioner Wooldridge to recommend approval of the amendments to the escrow to allow for additional fees for inspections. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 8-10-22 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to approve the 8-10-22 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

ADJOURNMENT

A motion was made by Commissioner Bailey, seconded by Commissioner Wooldridge to adjourn the meeting at 8:18 p.m.

Respectfully submitted,

Kim Clark, City Clerk