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

BOARD OF ALDERMEN
WORKSHOP AGENDA
OCTOBER 18, 2017
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Discussion of Expansion of Parks & Recreation Programs by the City
2. Concrete Pavement Removal & Replacement Project – Dardenne Acres – Change Order #2 – Final (Kehoe)
3. Citizen request to thin deer population
4. 2018 Budget
5. Proposed Appointment of Citizen Member of the Planning and Zoning Commission – Michael Wooldridge (Mayor)
6. Proposed Appointment of a Member of the Board of Adjustment – David Wist (Mayor)
7. Short Term Goals (0 – 3 year projects)
8. Long Term Goals (3 – 10 year projects)
9. Review of Board of Aldermen Meeting Agenda (10-18-17)

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____

Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

RBA FORM (OFFICE USE)
MEETING DATE: **October 18, 2017**
Regular (X) Special Session ( )
ATTACHMENT: YES (X) NO ( )
Contract ( ) Ordinance ( ) Other (**X**)

Request for Board Action
By: Mayor ZUCKER

- **Description: Proposed Appointment of Citizen Member of the Planning and Zoning Commission**

- **Recommendation: Staff – Approve ( ) Disapprove ( )**

- **Summary/Explanation: Section 400.010 of the City's Municipal Code provides that the Mayor may appoint between 5 and 15 citizens to serve on the P&Z Commission**
- **There are currently 8 citizens on P&Z**
- **Commissioner King's term is due to expire in November**
- **One application for appointment to the BOA was from Michael Wooldridge, who is appearing at the October 18 Workshop to be examined by the BOA:**
- **Pursuant to the provisions of Section 400.010 of the Municipal Code, the Mayor proposes to appoint Michael Wooldridge to be a Citizen Member of the Planning and Zoning Commission and requests the approval of the appointment by passage of the attached Resolution.**
- **Mr. Wooldridge's resume is attached**

NONE

RBA requested by: Mayor Zucker

Michael W. Wooldridge

802 Benefit Street, Dardenne Prairie, MO 63368 | 314-276-1422 | mwooldridge19@gmail.com

Professional Summary

Extensive experience working with Zoning & Planning Commission, Zoning Board of Adjustment, and Flood Management Board. Knowledgeable of statutes and procedures governing these Boards/Commissions.

Experience

Assistant to the Mayor / City Clerk | City of Ladue | 2000 – 2015

Lieutenant (retired) | Ladue Police Department | 1972 – 2000

Education

Bachelor of Science | 1985 | Maryville University

- Major: Management
- Minor: Information Systems

Certifications

Graduate of the Missouri Municipal League Leadership Program

Chancellor Certificate in Fundamentals of Planning & Zoning (University of Missouri – St. Louis)

Affiliations

Missouri Association of Public Employees Retirements Systems (past Chairman and board member)

FBI National Academy Associates – Eastern District of Missouri (past board member)

Additional Information

Resident of Dardenne Prairie since March 2016; St. Charles County since 1976.

RBA FORM (OFFICE USE)
MEETING DATE: **October 18, 2017**
Regular (X) Special Session ( )
ATTACHMENT: YES (X) NO ( )
Contract ( ) Ordinance ( ) Other (**X**)

Request for Board Action
By: Mayor ZUCKER

- **Description: Proposed Appointment of a Member of the Board of Adjustment**

- **Recommendation: Staff – Approve ( ) Disapprove ( )**

- **Summary/Explanation: Section 405.885 of the City's Municipal Code provides that the Mayor may appoint 5 citizen members of the Board of Adjustment and up to 3 alternate members**
- **There are currently 3 citizen members and one alternate on the Board of Adjustment**
- **One citizen has volunteered to be appointed to the Board of Adjustment; David Wist, a resident of the Villas at Providence. who is appearing at the October 18 Workshop to be examined by the BOA:**
- **Pursuant to the provisions of Section 405.885 of the Municipal Code, the Mayor proposes to appoint David Wist be a Member of the Board of Adjustment requests the approval of the appointment by passage of the attached Resolution.**

RBA requested by: Mayor Zucker

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

BOARD OF ALDERMEN
MEETING AGENDA
OCTOBER 18, 2017
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL
- Mayor Zucker
- Alderman Klingerman
- Alderman Nay
- Alderman Gotway
- Alderman Koch
- Alderman Wandling
- Alderman Santos

OPEN FORUM

CONSENT AGENDA
1. Board of Aldermen Minutes 10-04-17
2. Workshop Summary 10-04-17
3. Expenditures for Approval 10-18-17
4. Concrete Pavement Removal & Replacement Project – Dardenne Acres – Change Order #2 – Final
5. Temporary Use Permit – ICD – Christmas Tree Sales

ITEMS REMOVED FROM CONSENT AGENDA

PUBLIC HEARINGS
1. Amendments to the Municipal Code regarding zoning and land use.
    a. Proposed amendments to the permitted and conditional uses in the C-3 Retail Commercial District.
    b. Proposed amendments to Chapter 550 of the Municipal Code enacting a new Section 550.035 regulating City-Approved Drainage Areas.
    c. Proposed amendments to the Grading Permit Process in Section 410.080 of the Municipal Code.
    d. Proposed amendments to Street Right-of-Way and Utility Easement Requirements in Section 410.240 of the Municipal Code.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on September 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996.

NEW BUSINESS

1. **BILL #17-54**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 405.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING IT IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 405.195; AND REGULATING USES IN THE C-3 RETAIL COMMERCIAL DISTRICT

2. **BILL #17-55**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY ADDING SECTION 550.035, PROHIBITING CHANGES TO STORM WATER MANAGEMENT SYSTEMS WITHOUT CITY PERMITS

3. **BILL #17-56**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.080 C. 9. OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING IT AND ENACTING A NEW SECTION 410.080 C. 9., REGARDING GRADING PERMIT PROCESS

4. **BILL #17-57**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.240 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING SUB-SECTION 410.240 B AND 410.240 C ENTIRELY AND REPLACING THEM WITH NEW SUB-SECTION 410.240 B AND SUB-SECTION 410.240 C, REGARDING RIGHT OF WAY AND UTILITY EASEMENTS FOR STREETS AND SIDEWALKS

5. **BILL #17-58**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE REZONING OF APPROXIMATELY 16.706 ACRES OF LAND LOCATED ALONG THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE 364, APPROXIMATELY 300 FEET EAST OF LANGROVE DRIVE, 700 FEET SOUTH OF FEISE ROAD AND 1300 FEET WEST OF BRYAN ROAD FROM R-1A, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1D, SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT; APPROVING A PUD AREA PLAN FOR THE PROPERTY; AND AMENDING THE ZONING MAP OF THE CITY OF DARDENNE PRAIRIE, MISSOURI

6. **RESOLUTION #294**
   A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF MICHAEL WOOLDRIDGE TO THE PLANNING AND ZONING COMMISSION

7. **RESOLUTION #295**
   A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF DAVID WIST TO THE BOARD OF ADJUSTMENT

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____

Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

BOARD OF ALDERMEN MINUTES **OCTOBER 4, 2017**

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 8:02 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance followed by the invocation by Alderman Gotway.

Present at roll call were Mayor Zucker, Aldermen Wandling, Gotway, Santos, Koch and Klingerman. Alderman Nay was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff members Jeff Amelong, Alicia Gay & Mat Dewinters were also in attendance.

OPEN FORUM – No one present to speak.

CONSENT AGENDA

1. Board of Aldermen Minutes 09-20-17
2. Workshop Summary 09-20-17
3. Expenditures for Approval 10-04-17
4. Treasurer's Report – As of August 31, 2017

With no objections, the consent agenda was approved.

STAFF COMMUNICATIONS

Alderman Koch mentioned a letter received from a resident at Town Square Apartments.

ADJOURNMENT

With no objections, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

_____

Kim Clark
City Clerk

WORKSHOP SUMMARY **OCTOBER 04, 2017**

The City of Dardenne Prairie workshop session was called to order at 6:00 p.m.
The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

The following were in attendance: Mayor Zucker, Aldermen Gotway, Klingerman, Koch, Santos and Wandling. Alderman Nay was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young. Staff members Amelong, Gay & Dewinters were also in attendance.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Discussion of Expansion of Parks & Recreation Programs by the City
2. Short Term Goals (0 – 3 year projects)
3. Long Term Goals (3 – 10 year projects)
4. Review of Board of Aldermen Meeting Agenda (10-04-17)

A motion was made by Alderman Klingerman, Seconded by Alderman Gotway to hold a closed session pursuant to RSMo 610.021 section (1) Litigation and Privileged Communications, (2) Real Estate, (3) Personnel and (11) Bid Specs. Motion passed unanimously. Roll call was as follows:

Alderman Koch – Aye	Alderman Klingerman – Aye
Alderman Wandling – Aye	Alderman Nay – Absent
Alderman Santos - Aye	Alderman Gotway – Aye

CLOSED SESSION

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

A motion was made by Alderman Wandling, Seconded by Alderman Klingerman to adjourn the meeting at 8:02 p.m. Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark, City Clerk

EXPENDITURES FOR APPROVAL
10/18/2017

1	AFLAC	October, 2017	275.52
2	Ameren	Street Lights to 10-04-17	109.01
3	Ameren	Street Lights to 10/01-17	47.05
4	Charlies Farm & Home	Straw, Tools & Supplies	102.24
5	Charter-Spectrum	Service to 11/07/17	572.10
6	County Land Maintenance	Brush Hog Hubble	485.00
7	County Land Maintenance	Fall Core Aeration & Seed	5,493.50
8	Court-Missouri Department of Revenue	Crime Victims: September, 2017	646.70
9	Court-Sheriff Retirement Fund	Retirement Fund: September, 2017	271.80
10	Court-St. Charles County-Dom Violence Fund	Court Fines: September, 2017	180.00
11	Court-Treasurer; State of Missouri	POST Fees: September, 2017	90.00
12	Da-Com	Coffee Supplies	51.99
13	Dade Irrigation	City Hall & Bluebird Park Irrigation Repair & Winterization	965.00
14	First Bank	Credit Card Charges	1,718.09
15	GFI Digital	Copies & Computer Maintenance thru 11/12/17	1,028.46
16	Hamilton Weber LLC	September, 2017 Legal Fees	5,271.33
17	Insurance: FCL Dental	Dental: November, 2017	307.94
18	KSDK	Show Me St. Louis Segment	1,600.00
19	Martin Trophy	P&Z Name Plate & Badge: Helms	20.00
20	MyGov, LLC	Building Department Software thru December	2,160.00
21	Parks: Various Individuals	Umpires to 10/02/17	187.50
22	Parks: WMH Sports Service	Umpire Services	1,147.50
23	Payroll	Payroll: 10-06-17	20,652.14
24	PGAV	Professional Services to 9/30/17	400.00
25	Playgrounds Unlimited	Playground Equipment Repair	675.00
26	Promotions Pronto LLC	Shirts	83.23
27	PWSD #2	City Hall to 9-21-17	199.31
28	PWSD #2	City Hall Fountain to 9-21-17	525.47
29	R & R Contracting	Porta Potties	276.00
30	St. Charles County Health	Mosquito Control to 9/21/17	318.77
31	St. Louis Post Dispatch	Public Hearing Notices	448.52
32	Stat Pads, LLC	AED Maintenance Renewal	594.00
33	SWT Design	Professional Services to 10/01/17	960.00
34	Thoele	Gasoline Charges to 9/27/2017	645.13
35	United Printing Consultants	Business Cards: DeWinters	80.00
			48,588.30
36	Amcon Municipal Concrete, LLC	Dardenne Acres - Final Payment	28,428.28
			77,016.58

Approved by Board of Aldermen 10-18-17

Mayor David C. Zucker

RBA FORM (OFFICE USE ONLY)
MEETING DATE: 10/18/2017
Regular (x) Work Session (x)
ATTACHMENT: YES (x) NO ( )
Contract (x) Ordinance (x) Other ( )

Request for Board Action
By: Staff

Ward 2

Description: **Concrete Pavement Removal and Replacement Project**
Dardenne Acres Subdivision
Proposed Change Order No. 2 - Final

- **Recommendation:** **Staff – Approve (X) Disapprove ( )**

- **Summary/Explanation:**

See attached proposed Change Order No. 2. This is the final change order for this project. The proposed changes to this project to date include adding approximately 41 additional (6" - 6.25 sack concrete) pavement slabs removed and replaced plus a final adjustment of all as-built quantities for the project. The unit pricing for this additional work is set by the Contract Documents.

- **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

This change order will affect the project budget per the following:

1. Contract Amount	**$96,169.00**
2. Overrun(Underrun) this Change Order	**$23,157.25***
3. Overrun(Underrun) previous Change Orders	**$9,251.69**
4. Total Overrun(Underrun) to Date	**$32,408.93***
5. Total Contract Amount	**$128,577.93***

* for consideration by the BOA

RBA requested by: Luke R. Kehoe Date: 10/13/2017

CHANGE ORDER

SHEET NO. 1 OF 1

To: City of Dardenne Prairie, Missouri
2032 Hanley Road
Dardenne Prairie, MO 63368

Engineer: Kehoe Engineering Company, Inc.
2920 Sandtrap Drive
Dardenne Prairie, Missouri 63368

Contractor: Amcon Municipal Concrete, LLC
850 Lone Star Drive
O'Fallon, Missouri 63366

Change Order No. 2 - Final
Concrete Pavement Removal and Replacement Project (Dardenne Acres Subdivision)
Dardenne Prairie, Missouri

1. Description and Reason for Change:

There has been approximately 42 additional (6" - 6.25 sack concrete) pavement slabs removed and replaced beyond the original quantity estimate and Change Order No. 1. This change order also includes final quantities adjustments for all other items in the contract.

2. Estimate of Cost of Work Affected by this Change Order:

Estimate Line No.	Contract Item No.	Item Description	Units	Units Previously Provided for	Units to be Constructed	Units Under, Over Contingency	Contract or Agreed Unit Price	Amount of Overrun	Amount of Underrun
1	1	Mobilization	-	Incidental	Incidental		-	0.00	0.00
2	2	Saw Cutting		1100	711.0	(389)	1.75		(680.75)
3a	3a	Concrete Replacement, 6-inch thick - with 6.25 sack concrete mix		2020.8	2852.9	832	41.90	34,864.31	
3b	3b	Concrete Replacement, 6-inch thick - with 8.25 sack concrete mix		40	0.0	(40)	45.70		(1,828.00)
4a	4a	Concrete Replacement, 7-inch thick - with 6.25 sack concrete mix		300	168.5	(131)	43.90		(5,772.31)
4b	4b	Concrete Replacement, 7-inch thick - with 8.25 sack concrete mix		40	0.0	(40)	47.40		(1,896.00)
5	5	Remove Unsuitable Subgrade		10.00	0.0	(10)	5.00		(50.00)
6	6	Replace Unsuitable Material with 1-inch minus Base Rock		5.00	0.0	(5)	10.00		(50.00)
7	7	Replace Unsuitable Material with 2-inch minus Base Rock		5.00	0.0	(5)	12.00		(60.00)
8	8	Breaking of Concrete Pavement Lugs		4.00	0.0	(4)	50.00		(200.00)
9	9	Ceramar Expansion Joint Material - 2" thick x 8" deep		180.00	100.0	(80)	4.00		(320.00)
10	10	Remove and replace joint from 4-foot to 8-foot wide - with 6.25 sack concrete mix		10.00	0.0	(10)	55.00		(550.00)
11	11	Remove and replace joint from 4-foot to 8-foot wide - with 8.25 sack concrete mix		5.00	0.0	(5.00)	60.00		(300.00)
							TOTALS:	34,864.31	(11,707.06)

3. Settlement for Cost of the above change to be made on lump sum basis. (Yes)

4. Contract time for this change order will be increased by: 0 work days.

5. Contract time per various delays will be increased by: 0 work days.

1. Contract Amount	$	96,169.00
2. Overrun(Underrun) this Change Order	$	23,157.25
3. Overrun(Underrun) previous Change Orders	$	9,251.69
4. Total Overrun(Underrun) to Date	$	32,408.93
5. Total Contract Amount	$	128,577.93

SUBMITTED RESIDENT ENGINEER DATE

APPROVED MAYOR DATE

Amcon Municipal Concrete, LLC
CONTRACTOR

SIGNATURE 9-25-17 DATE

DARDENNE PRAIRIE

RECEIVED
OCT 12 2017
City of Dardenne Prairie

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

TEMPORARY USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

To the Mayor of Dardenne Prairie:

permit 17-446

I/We request permission for the following land use:

- [x] Temporary Retail Sales*
- [ ] Seasonal Sales*
- [ ] Mobile home (due to disaster)*
- [ ] Real Estate Office (incidental to a new housing development) *
- [ ] Contractor's Office/Shed*
- [ ] Carnival/Circus

Cost of land use improvements 0

Description of land use: Sell Christmas trees from southwest corner of church property along Hwy N to raise money for St. Vincent DePaul charity

Location of temporary land use: Immaculate Conception Church - southwest corner

Based on good weather conditions, this land use will commence on Nov. 22, 2017 (date) and will continue for approximately 30 days.

The permit application fee of $ 0 has been paid. Please waive fee as in past years JC Fuchs

A cash deposit or bond in the amount of $_____ has been placed with the City**.

The Mayor, with approval by the Board of Aldermen, is authorized to issue or deny a permit for a temporary use within any zoning district provided it meets the requirements of Section 405.430 of the Municipal Code and does not create a concern regarding health, safety, traffic and the general welfare. The permit may be issued for a specified period of time and shall contain provisions regarding health, safety, traffic and the general welfare. The Mayor and Board of Aldermen may require such assurances or guarantees of compliance with conditions as are reasonable and appropriate under the circumstances.

Existing drainage directions and patterns shall be maintained. All necessary siltation control measures shall be installed to prevent material from disturbed areas being deposited into storm sewers and/or onto adjacent properties pursuant to Section 410.080 of the Municipal Code.

* Attach a concept plan or site plan for the site drawn to scale depicting the proposed temporary land use and its relation to adjacent properties, utilities and streets and include proposed building(s), parking areas, utilities and sidewalks with significant dimensions were appropriate to clarify the plan for review and approval by the City Engineer.

** If required by the Board of Aldermen. The applicant has 2 years from the date this permit is issued to request a refund of any cash deposited with the City of Dardenne Prairie, Missouri. After 2 years, all such cash deposits not used or refunded will be deemed relinquished to the City of Dardenne Prairie, Missouri.

Monsignor Ted Wojcicki	John Leger
OWNER	APPLICANT
John Leger 10/12/2017	
Authorized Signature Date	Authorized Signature Date
John Leger	
Printed Name	Printed Name, Title
7707 Highway N	
Street Address	Street Address
Dardenne Prairie, MO 63368	
City/State/Zip Code	City/State/Zip Code
636-561-6611 636-561-3883	
Telephone Facsimile	Telephone Facsimile

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 any additional data attached hereto is true, complete, and accurate.

Complete application and submit with the non-refundable fee of $150.00 to:

City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

For Office Use Only

Permit No. _____

Approved by the Board of Aldermen with the following conditions: _____

A Building Permit: ☐ is not required.
☐ is required (Building Department - (636) 561-1718).

By: _____
Mayor Date

BILL NO. 17-54

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 405.195 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY DELETING IT IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 405.195; AND REGULATING USES IN THE C-3 RETAIL COMMERCIAL DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Dardenne Prairie, Missouri, did consider and recommend revisions to Section 405.195 of the Municipal Code; and

WHEREAS, after publishing notice, the Board of Aldermen and the Planning and Zoning Commission did hold Public Hearings on the proposed revisions; and

WHEREAS, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen desires to revise Section 405.195 of the Municipal Code;

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

SECTION 1. That Section 405.195 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting it in its entirety, and enacting, in lieu thereof, a new Section 405.195, to read as follows:

SECTION 405.195: "C-3" RETAIL COMMERCIAL DISTRICT

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be concentrated retail business activities that serve the entire City and the surrounding region. Due to size and scale of such commercial developments, development under this Section will be expected to closely follow the City's Comprehensive Plan to insure a well-designed, attractive and integrated development. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

1. Antique stores

2. Appliances (including parts and equipment) – retail

3. Artist galleries

4. Bicycles (including parts and equipment) – retail and rental

5. Books, magazines, newspapers and similar printed materials – retail

6. Camera and photographic equipment and supplies – retail

7. Carpet and floor covering stores

8. China, glassware, and metalware – retail

9. Chiropractors

10. Clothing and apparel – retail

11. Convenience stores (without fuel sales)

12. Curtains, drapery, and upholstery – retail

13. Delicatessen without drive-thru windows

14. Department and home improvement stores

15. Discount and variety stores

16. Drug stores and pharmacies

17. Electronic apparatus and components – retail

18. Electronic entertainment and communication products (including parts and equipment) – retail

19. Florists

20. Furniture and home/office furnishings – retail

21. Gift, novelty, and souvenir stores

22. Grocery stores and supermarkets

23. Hardware stores

24. Hobby stores

25. Ice cream and frozen desserts – retail

26. Jewelry, watches, and clocks (including repair) – retail

27. Musical instruments (including parts and supplies) – retail

28. Optometrists-opticians

29. Religious places of worship (churches, synagogue, temple, mosque, etc.)

30. Restaurants, coffee shops, bakeries and similar dining establishments without drive-thru windows, including a restaurant bar, as that term is defined in Section 600.010 of this Code.

31. Sporting goods stores

32. Theaters, motion picture (indoor)

33. Theaters, performing arts (indoor)

34. Toy stores

35. Personal service uses including barbershop, photographic or art studio, etc.

C. *Conditional Uses.*

1. Accessory dwelling units, provided that no more than one accessory dwelling unit shall be permitted per lot.

2. Alcoholic beverages (liquor, beer and wine) – retail

3. Any permitted use listed in subsection B of Section 405.180 of this Code and subsection B of Section 405.190 of this Code

4. Automobile and other motor vehicles– fuel sales (without repair services)

5. Automobile and other motor vehicles – drive-through oil change facilities

6. Automobile and other motor vehicles, parts and equipment sales – retail

7. Automobiles and other passenger vehicles – rental services

8. Banks, savings and loans, and credit unions with drive through facilities (does not include check cashing, payday loans and similar facilities)

9. Banquet hall and party centers

10. Bars, pubs, nightclubs and taverns

11. Bowling alleys

12. Car washes (excluding semi-trailer trucks)

13. Commercial recreation not elsewhere listed, provided all buildings are two hundred (200) feet from a "R" District

14. Convenience stores (with fuel sales)

15. Drive-thru facilities (restaurants, pharmacy, grocery, etc.)

16. Electronic entertainment and communication products – repair

17. Farmers markets

18. Farms (roadside stands) – retail

19. Garden centers, greenhouses (commercial) and nurseries – retail only

20. General Stores and retail trade not elsewhere listed

21. Gun shops and gunsmiths

22. Hotels, motels, extended stay hotels

23. Health and fitness clubs

24. Microbreweries within restaurants and do-it-yourself beer and wine making stores

25. Outdoor storage or display in connection with, and accessory to, a permitted retail use on the site. Material, product, inventory, goods and/or equipment not displayed for sale or lease on the site may be permitted in the side and/or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six (6) feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit

26. Pet stores

27. Pool and billiard halls

28. Secondhand merchandise (including consignment, but not including pawnshops) – retail

29. Wholesale establishment or warehouse in a completely enclosed building

30. Wireless support structures and wireless facilities

31. Accessory uses customarily incident to any conditional uses in this Section.

32. Veterinarian

D. *Planned Unit Developments.* Notwithstanding any other provision of this Code to the contrary, uses permitted on any property within the C-3 Retail Commercial District with a Planned Unit Development designation pursuant to Article IV of Chapter 405 of this Code shall be limited to those uses expressly authorized in the ordinance passed by the Board of Aldermen approving the Area Plan, and any use not expressly permitted in the ordinance approving the Area Plan shall be prohibited. For any property within the C-3 Retail Commercial District with such a Planned Unit Development designation, the Board of Aldermen is authorized to permit or permit with conditions any uses described in subsections B and C of this Section, subsections B and C of Section 405.180, and subsections B and C of Section 405.190 of this Code.

E. Regulations And Performance Standards.

1. Lot width: The minimum lot width for a structure shall be one hundred fifty (150) feet at the building line; *provided, however*, that the Board of Aldermen may approve a lesser minimum lot width as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

2. Lot depth: none.

3. Lot coverage: none.

4. Yard requirements.

   a. Front yard: not less than twenty-five (25) feet, excluding all signs, pump islands and canopies of gasoline service stations.

   b. Side yard: not less than ten (10) feet. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.

   c. Rear yard: not less than fifteen (15) feet.

   d. Notwithstanding the foregoing, the Board of Aldermen may approve lesser yard requirements as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

5. Height requirements. No building or structure shall exceed the building height of forty-five (45) feet unless the Planning and Zoning Commission and the Board of Aldermen make a determination that a building height in excess of forty-five (45) feet would be warranted based upon a finding that such a use of property would meet the requirements for a conditional use under Sections 405.455 and 405.475 of this Code.

6. Off-street parking. Two (2) off-street parking spaces shall be provided for each accessory dwelling unit, and all other off-street parking shall be provided in compliance with the requirements of Article XI for parking requirements; *provided, however*, that the Board of Aldermen may provide specific off-street parking requirements as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

7. Landscape requirements. See Article IX.

8. Site plan review. See Article XIII.

9. Performance standards. See Article XII.

10. Signs. See Article X.

SECTION 2. 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 3. 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.

SECTION 4. Effective Date: This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Read two times, passed and approved this ____ day of _____, 2017.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this ____day of _____, 2017.

_____
Mayor

Attest: _____
City Clerk

BILL NO. 17-55

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING CHAPTER 550 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, BY ADDING SECTION 550.035, PROHIBITING CHANGES TO STORM WATER MANAGEMENT SYSTEMS WITHOUT CITY PERMITS

WHEREAS, the Planning and Zoning Commission of the City of Dardenne Prairie, Missouri, did consider and recommend revisions to Chapter 550 of the Municipal Code; and

WHEREAS, after publishing notice, the Board of Aldermen and the Planning and Zoning Commission did hold Public Hearings on the proposed revisions; and

WHEREAS, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen desires to revise Chapter 550 of the Municipal Code;

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

SECTION 1. That Chapter 550 of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by adding and enacting a new Section 550.035 to read as follows:

SECTION 550.035. CHANGES TO STORM WATER MANAGEMENT SYSTEMS, INCLUDING SWALES ON PRIVATE PROPERTY

A. The construction of any structure or the performing of any activity which affects the ground surface and/or vegetation that is within or upon any area of a storm water management system, including, but not limited to, swales on private property, shall be prohibited except as approved by permit.

B. Applications for permits required pursuant to this section shall be submitted to the City Engineer for approval on forms created by the City Engineer. Applicants for permits must submit the following:
    a. The name, address and phone number of the applicant;
    b. The name, address and phone number of the owner(s) of the subject property;
    c. The name, address, phone number and contact person for any contractor hired by the applicant to perform the construction or activity requiring the permit required pursuant to this subsection;
    d. The address of the subject property;

e. Such information as may be required by the City Engineer to evidence the provision of adequate facilities to carry surface waters to the nearest practical storm drain, natural watercourse, street or other suitable place to deposit and receive such waters, which may include, but is not necessarily limited to:
    i. A grading plan meeting the requirements of Section 410.080 of this Code;
    ii. Location and design specifications for a rain garden;
    iii. Location and design specifications for an infiltration basin; and
    iv. Stormwater flow calculations, plans and specifications prepared and sealed by a professional engineer registered in the State of Missouri; and
f. The application fee of $400 plus $100/acre of land affected.

C. Nothing contained in this section shall prohibit the performance of routine maintenance of landscaped areas or other existing vegetation.

SECTION 2. 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 3. 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.

SECTION 4. Effective Date: This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Read two times, passed and approved this ____ day of _____, 2017.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this ____day of _____, 2017.

_____
Mayor

Attest: _____
City Clerk

BILL NO. 17-56

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.080 C. 9. OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING IT AND ENACTING A NEW SECTION 410.080 C. 9., REGARDING GRADING PERMIT PROCESS

WHEREAS, the Planning and Zoning Commission of the City of Dardenne Prairie, Missouri, did consider and recommend the revision of Section 410.080 C. 9. to the Municipal Code; and

WHEREAS, after publishing notice, the Board of Aldermen and the Planning and Zoning Commission did hold Public Hearings on the proposed revisions; and

WHEREAS, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen desires to revise Section 410.080 C. 9. to the Municipal Code;

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

SECTION 1. That Sub-Section 410.080 C. 9. of the Municipal Code of the City of Dardenne Prairie, Missouri, be and is hereby amended by deleting it in its entirety, and enacting, in lieu thereof, a new Sub-Section 410.080 C. 9, to read as follows:

SECTION 410.080. C. 9.

Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of twenty-five (25) feet from the top of existing stream bank or 15-year, twenty (20) minute water surface elevation, where no defined bank exists. The watercourse and twenty-five (25) foot setback area shall be maintained and made the responsibility of the subdivision trustees. Residential lots having an area of one (1) acre or greater which shall be exempt from this regulation if the stream bank is not erosive. In the case of a site plan, commercial or industrial site, the watercourse and twenty-five (25) foot setback area shall be maintained and made the responsibility of the property owner. Permanent native vegetation and existing ground elevation and grades within the twenty-five (25) foot setback shall be left intact and undisturbed. Variances will include designed stream bank erosion control measures and shall be approved by the appropriate government agency,

which has jurisdiction over the land and/or development in question. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as floodplains and wetlands.

SECTION 2. 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 3. 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.

SECTION 4. Effective Date: This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two times, passed and approved this ____ day of _____, 2017.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this ____day of _____, 2017.

_____
Mayor

Attest: _____
City Clerk

BILL NO. 17-57

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING SECTION 410.240 OF THE MUNICIPAL CODE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI BY DELETING SUB-SECTION 410.240 B AND 410.240 C ENTIRELY AND REPLACING THEM WITH NEW SUB-SECTION 410.240 B AND SUB-SECTION 410.240 C, REGARDING RIGHT OF WAY AND UTILITY EASEMENTS FOR STREETS AND SIDEWALKS

WHEREAS, the Planning and Zoning Commission of the City of Dardenne Prairie, Missouri, did consider and recommend the revision of Section 410.240 to the Municipal Code; and

WHEREAS, after publishing notice, the Board of Aldermen and the Planning and Zoning Commission did hold Public Hearings on the proposed revisions; and

WHEREAS, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard; and

WHEREAS, the Board of Aldermen desires to revise Section 410.240 to the Municipal Code;

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

SECTION 1. That Sub-Section 410.240 B and Sub-Section 410.240 C of the Municipal Code of the City of Dardenne Prairie, Missouri, be and are hereby amended by deleting them in their entirety, and enacting, in lieu thereof, a new Sub-Section 410.240 B and Sub-Section 410.240 C, to read as follows:

SECTION 410.240 B: STREET RIGHT OF WAY AND UTILITY REQUIREMENTS

1. Refer to Exhibit "A".

2. Collector streets. Refer to Exhibit "A".

3. Minor stub and cul-de-sac streets. Forty-two (42) feet. All cul-de-sac streets shall have a minimum turnaround pavement radius of forty (40) feet and a minimum right-of-way radius of forty-eight (48) feet. In subdivisions with no through streets, a fifty-five (55) foot pavement radius and a sixty-three (63) foot right-of-way radius will be required on at least one (1) cul-de-sac. For subdivisions in which the only street is a cul-de-sac, the fifty-five (55) foot pavement radius and sixty-three (63) foot right-of-way radius shall only be required if the cul-de-sac exceeds one thousand three hundred (1,300) feet in length. In Cul

de sacs with a fifty-five (55) foot radius a common ground center island may be built, provided it shall have a twenty-nine (29) foot radius. Turnarounds shall not be required on stub streets which are less than two hundred fifty (250) feet in length and are planned to be extended in the future, but will require hazard markers consisting of three (3) standard specification end-of-roadway markers, as set forth in the current "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.), at terminus of pavement. All stub streets in excess of two hundred fifty (250) feet in length must provide a temporary turnaround with hazard markers consisting of three (3) standard specification end-of-roadway markers, as set forth in the M.U.T.C.D., being installed at terminus of pavement. Temporary turnarounds shall have a minimum pavement radius of forty (40) feet centered within a forty-three (43) foot radius easement. Permits will not be issued for building construction on lots abutting a temporary turnaround, as shown on any recorded subdivision plat, unless and until the temporary facility is actually constructed and approved by the City Engineer. The removal of the temporary turnaround and the restoration of the disturbed ground shall be the responsibility of the party that will be extending the street. Refer to Exhibit "A" for general street standards.

4. Utility easements. Utility easements, where required, shall be at least ten (10) feet wide (five (5) feet on each side of the lot line) along rear, front and side lot lines. Easements of adequate width shall be provided for open drainage channels, where required. Easements five (5) feet in width may be allowed for underground cable installations. Telephone and electric power lines shall be located underground, except in subdivisions where all of the lots are twenty thousand (20,000) square feet or larger in size and then the developer will have the option of underground or overhead utility lines.

SECTION 410.240 C: MINIMUM PAVEMENT WIDTHS

1. Highways, major thoroughfares and collector streets. Thirty-eight (38) foot minimum. In the case of a major thoroughfare requiring an improvement different than a thirty-eight (38) foot pavement, the matter of financial and other arrangements for installing wide pavements at the time shall be taken up by the developer with the officials having jurisdiction.

2. Minor, stub and cul-de-sac streets. Refer to Exhibit "A".

A "T" or "Y" shaped paved space, when approved by the Planning Commission in place of a turning circle, shall extend entirely across the width of the street right-of-way, except for sidewalk space, and shall be at least ten (10) feet wide with the flared portion rounded by a minimum radius of twenty (20) feet.

3. Alleys and service drives. Twenty (20) feet minimum.

4. Sidewalks. Sidewalks shall be installed on both sides of all major streets, collector streets, minor, dead-end and cul-de-sac streets. Sidewalks shall have a minimum width of five (5) feet in residential areas. In commercial and industrial areas sidewalks may be required as deemed appropriate by the Planning Commission. The City by these requirements does not accept dedication of sidewalks.

SECTION 2. 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 3. 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.

SECTION 4. Effective Date: This Ordinance shall take effect and be in force from and after its passage by the Board of Aldermen and its approval by the Mayor of the City of Dardenne Prairie, Missouri.

Read two times, passed and approved this ____ day of _____, 2017.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this ____day of _____, 2017.

_____
Mayor

Attest: _____
City Clerk

BILL NO. 17-58

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF THE REZONING OF APPROXIMATELY 16.706 ACRES OF LAND LOCATED ALONG THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE 364, APPROXIMATELY 300 FEET EAST OF LANGROVE DRIVE, 700 FEET SOUTH OF FEISE ROAD AND 1300 FEET WEST OF BRYAN ROAD FROM R-1A, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1D, SINGLE-FAMILY RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT; APPROVING A PUD AREA PLAN FOR THE PROPERTY; AND AMENDING THE ZONING MAP OF THE CITY OF DARDENNE PRAIRIE, MISSOURI

WHEREAS, Thomas Cummings, of Payne Family Homes (the "Applicant"), on behalf of the Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996 and the Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996 (the "Owner") submitted to the City a Rezoning Request and application for the approval of an Area Plan for the development of a certain tract of land more particularly described in **Exhibit A** attached hereto and incorporated by reference herein (the "Property"); and

WHEREAS, the Applicant, on behalf of the Owner, requests that the property be rezoned from R-1A, Single-family Residential District, to R-1D, Single-family Residential District, Planned Unit Development (PUD), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri; and

WHEREAS, the Planning and Zoning Commission of the City did consider the proposed rezoning and Area Plan and recommended approval of said rezoning and Area Plan; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission did hold Public Hearings on the proposed rezoning request and Area Plan; and

WHEREAS, at such Public Hearings all persons-in-interest and other citizens were given an opportunity to be heard on the proposed rezoning request and Area Plan; and

WHEREAS, the Board of Aldermen has considered the character of the neighborhoods of the near and adjacent residential subdivisions and heard the comments of the residents of the neighborhood:

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

SECTION 1. That after proper notice in accordance with the ordinances of this City and

applicable laws of the State of Missouri, a public hearing was held with regard to the rezoning of a certain 16.706 +/- acres tract of land described more particularly on **Exhibit A**, attached hereto and incorporated by reference herein, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, Missouri, and approval is hereby granted to rezone such 16.706 +/- acre tract of land from R-1A, Single-family Residential District, to R-1D, Single-family Residential District, Planned Unit Development (PUD), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri, subject to the Applicant's compliance with all conditions herein as well as those reflected on the Area Plan approved in Section 2 of this Ordinance.

SECTION 2. That upon review, first before the Planning and Zoning Commission and then the Board of Aldermen of the City of Dardenne Prairie, the Board of Aldermen of the City does hereby approve the PUD Area Plan for the Property prepared by Volz Incorporated, Received by the City of Dardenne Prairie September 26, 2017, and revisions thereto received by the City on October 6 and October 11, 2017 and referencing Dardenne Prairie Project Number 971820, which plan is on file in the Office of the City Clerk and incorporated by reference herein (the "Area Plan"), subject to the Applicant and Owner's compliance with all of the conditions herein as well as those reflected on the approved Area Plan.

SECTION 3. Conditions of Issuance.

1. All improvements to the Property shall be constructed to meet all applicable state and local codes and shall comply with all the City's applicable Ordinances and street construction standards.

2. Applicant, having to the best of his knowledge provided City with all information required by the appropriate sections of the Zoning Ordinance pertaining to a R-1D, Single-Family Residential District, Planned Unit Development, agrees that any information inadvertently omitted will be provided upon request as soon as it may reasonably be obtained.

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

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

SECTION 6. Savings 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 7. Severability. 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 _____, 2017.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2017.

_____
Mayor

Attest:

_____
City Clerk

Exhibit A

A tract of land in Section 1, Township 46 North – Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North-South Centerline of Section 1 with the North line of State Highway Route 364, as described in Book 2235 page 672 of the St. Charles County Records; thence Northwardly along said North-South Centerline North 00 degrees 45 minutes 26 seconds East 578.67 feet to the South line of property described in Beneficiary Deed from Selma S. Boschert to Geraldine M. Orf and Patrick L. Boschert as recorded in Book 5198 page 2483 of the St. Charles County Records; thence Eastwardly along said South line and along the South line of property described in deed to the Connection Christian Church recorded in Book 6286 page 342 and the South line of property described in deed to the Public Water Supply District No. 2 of St. Charles County, Missouri recorded in Book 879 page 920 of the St. Charles County Records South 89 degrees 09 minutes 37 seconds East 656.18 feet to the South line of "Pinnacle Pointe Plat Two" a subdivision according to the plat thereof recorded in Plat Book 32 page 254 of the St. Charles County; thence Eastwardly along said South line South 88 degrees 48 minutes 25 seconds East 576.49 feet to the West line of property described in deed to Hwy N Parcel 2, LLC as recorded in Book 6321 page 781 of the St. Charles County Records; thence Southwardly along said West line South 00 degrees 47 minutes 13 seconds West 487.11 feet to the aforementioned North line of State Highway Route 364; thence Westwardly along said North line the following courses and distance: South 74 degree 55 minutes 00 seconds West 34.68 feet, South 72 degrees 50 minutes 31 seconds West 181.27 feet, along a curve to the right whose radius point bears North 15 degrees 05 minutes 00 seconds West 1827.42 feet from the last mentioned point a distance of 722.25 feet, North 82 degrees 45 minutes 44 seconds West 290.61 feet and North 82 degrees 19 minutes 28 seconds West 22.63 feet to the point of beginning and containing 16.706 Acres according to survey by Volz Inc. during August, 2017.

RESOLUTION NO. 294

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF MICHAEL WOOLDRIDGE TO THE PLANNING AND ZONING COMMISSION

WHEREAS, Section 400.010 of the Dardenne Prairie Municipal Code provides that the Mayor, with approval of the Board of Aldermen may appoint not more than 15 nor less than 5 citizens to serve on the Planning and Zoning Commission;

WHEREAS, Mr. Michael Wooldridge, a resident of Dardenne Prairie since 2016 has agreed to serve as a member of the Planning and Zoning Commission;

WHEREAS, Mr. Wooldridge was interviewed by the Board of Aldermen at the October 18 Workshop meeting;

WHEREAS, pursuant to Section 400.010, the Mayor of the City of Dardenne Prairie desires to appoint Michael Wooldridge to be a citizen member of the Planning and Zoning Commission with the approval of the Board of Aldermen;

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

SECTION 1. That Board of Aldermen of the City of Dardenne Prairie, Missouri, hereby gives its approval to the appointment of Michael Wooldridge to serve as a citizen member of the Planning and Zoning Commission for a term of four years pursuant to Section 400.030 of the Municipal Code.

SECTION 2. That City Clerk shall administer the Oath of Office as member of the Planning and Zoning Commission of the City of Dardenne Prairie, MO to Michael Wooldridge at the earliest practicable time.

SECTION 3. That the Board of Aldermen expresses the City's gratitude to the citizen who stepped forward to offer her time and energy in service to the community as a member of the Planning and Zoning Commission.

Approved this 18th day of October, 2017.

_____

As Presiding Officer and as Mayor

Attest:

_____

City Clerk

RESOLUTION NO. 295

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, REGARDING THE APPOINTMENT OF DAVID WIST TO THE BOARD OF ADJUSTMENT

WHEREAS, Section 405.885 of the Dardenne Prairie Municipal Code provides that the Mayor, with approval of the Board of Aldermen may appoint 5 citizens to serve on the Board of Adjustment;

WHEREAS, Mr. David Wist, a resident of Dardenne Prairie since 2015 has agreed to serve as a member of the Board of Adjustment;

WHEREAS, Mr. Wist was interviewed by the Board of Aldermen at the October 18 Workshop meeting;

WHEREAS, pursuant to Section 405.885, the Mayor of the City of Dardenne Prairie desires to appoint David Wist to be a member of the Board of Adjustment with approval of the Board of Aldermen;

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

SECTION 1. That Board of Aldermen of the City of Dardenne Prairie, Missouri, hereby gives its approval to the appointment of David Wist to serve as a member of the Board of Adjustment for a term of five years pursuant to Section 405.890 of the Municipal Code.

SECTION 2. That City Clerk shall administer the Oath of Office as member of the Board of Adjustment of the City of Dardenne Prairie, MO to David Wist at the earliest practicable time.

SECTION 3. That the Board of Aldermen expresses the City's gratitude to the citizen who stepped forward to offer his time and energy in service to the community as a member of the Board of Adjustment.

Approved this 18th day of October, 2017.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk