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

BOARD OF ALDERMEN
WORKSHOP AGENDA
OCTOBER 17, 2018
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Representative Kathy Conway – Proposition D
2. Presentation by City Engineer regarding sidewalk projects on South Outer Road
3. 2019 Budget
4. November 21, 2018 Meeting
5. Authorize Extension of Contract with PGAV for Consulting Services for Economic Development
6. Short Term Goals (0 – 3 year projects)
7. Long Term Goals (3 – 10 year projects)
8. Review of Board of Aldermen Meeting Agenda (10-17-18)

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 17, 2018**
Regular (X) Work Session (X)
ATTACHMENT: YES (X) NO ( )
Contract (X) Ordinance (X) Other ( )

Request for Board Action
By: Mayor ZUCKER

Ward: All

- **Description: Authorize Extension of Contract with PGAV for Consulting Services for Economic Development Pursuant to Mun. Code 130.180**

Recommendation: Staff – Approve ( ) Disapprove ( )

- **Summary/Explanation: In October 2015 the City awarded a contract to PGAV for consulting services concerning the Revisions to the City's zoning code; review of development proposals, market analysis to determine potential uses for property, review of site plans, other urban planning and/or economic development analysis, and assistance in revision of the Comprehensive Plan and changes to the zoning code.**

- **In the past 3 years PGAV has rendered valuable consultation services to the Planning & Zoning Commission, the Board of Aldermen and the Staff. The work still underway, including the ongoing revisions to the City's Comprehensive Plan and the orderly unwinding of the Uptown Zoning District require continued professional help. The sum originally appropriated for PGAV was about $33,000.**

- **The City needs to continue our work with PGAV through at least the end of 2019.**

- **I ask the BOA to approve a new contract for NTE $25,000.**

- **Budget Impact: $25,000 for FY 2019**

RBA requested by: Mayor Zucker

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

BOARD OF ALDERMEN
MEETING AGENDA
OCTOBER 17, 2018
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 Ungerboeck

CONSENT AGENDA
1. Board of Aldermen Minutes 10-03-18
2. Workshop Summary 10-03-18
3. Expenditures for Approval 10-17-18
4. Liquor License – ICD – 7701 Highway N – Temporary Permit – November 10, 2018
5. Treasurer's Report – As of September 30, 2018
6. Bond Release – G & P Concrete - $500.00
7. Bond Release – JEMM Excavating, Inc. - $2,000.00

ITEMS REMOVED FROM CONSENT AGENDA

OPEN FORUM

PUBLIC HEARING

1. Rezoning of Properties along Post Road from the "UZD" Uptown Zoning District to the "R-1B" Single Family Residential Zoning District.

2. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of 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 September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

3. Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

NEW BUSINESS

1. **BILL #18-34**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR REZONING OF APPROXIMATELY 106.42 ACRES OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL, AND C-2, GENERAL COMMERCIAL DISTRICT, TO R-1D SINGLE FAMILY RESIDENTIAL, PLANNED UNIT DEVELOPMENT AND APPROVING THE AREA PLAN FOR SAME

2. **BILL #18-35**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED R-1D, P.U.D., SINGLE-FAMILY RESIDENTIAL, PLANNED UNIT DEVELOPMENT DISTRICT, AND GENERALLY LOCATED AT THE NORTHWEST OF THE INTERSECTION OF BRYAN ROAD AND FEISE ROAD

3. **BILL #18-36**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING THE ZONING ORDINANCE OF THE CITY AND PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE UPTOWN DISTRICT AND GENERALLY LOCATED ALONG THE WEST SIDE OF POST ROAD TO "R-1B" SINGLE-FAMILY RESIDENTIAL DISTRICT

4. **BILL #18-37**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN EXTENSTION OF THE CONTRACT WITH PECKAM GUYTON ALBERS & VIETS, INC. FOR CONSULTING SERVICES

5. **BILL #18-38**
   AN ORDINANCE SETTING THE FILING DATES, TIMES AND PLACE FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 2, 2019 IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

6. **RESOLUTION #311**
   A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI REGARDING APPOINTMENT TO THE BOARD OF ADJUSTMENT (KENNETH JOHNSON)

7. **RESOLUTION #312**
   A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI REGARDING APPOINTMENT TO THE BOARD OF ADJUSTMENT (VINCE LOBOSCO)

OLD BUSINESS

1. **BILL #18-09** (Read One-Time Only 5-16-18)
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR CÓRDOBA, AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT

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 3, 2018**

The City of Dardenne Prairie Board of Aldermen meeting was called to order at 8:10 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 Koch, Ungerboeck, Wandling, Klingerman and Gotway. Aldermen Nay was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

CONSENT AGENDA

1. Board of Aldermen Minutes 09-19-18
2. Workshop Summary 09-19-18
3. Expenditures for Approval 10-03-18
4. Temp Use Permit – Temp Retail Sales – Christmas Trees – ICD
5. Liquor License – Schnucks – 7909 Highway N - Original Package & Sunday and Tasting
6. BaratHaven Community Improvement District 2018 Budget Amendment & Proposed 2019 Budget

With no objections, the consent agenda was approved.

OPEN FORUM – No one present to speak.

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

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

CLOSED SESSION

OLD BUSINESS

A motion was made by Alderman Ungerboeck, Seconded by Alderman Wandling to table Bill #18-29. Motion passed unanimously.

1. **BILL #18-29**
   AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE CONTRACTS WITH COCHRAN ENGINEERING, WEISS DESIGN GROUP, AND BATESFORUM FOR PREPARATION OF CONCEPTUAL PLANS FOR IMPROVEMENTS TO THE DARDENNE ATHLETIC FIELDS IN THE CITY OF DARDENNE PRAIRIE.

ADJOURNMENT

A motion was made by Alderman Koch, Seconded by Alderman Klingerman to adjourn the meeting at 8:49 p.m. Motion passed unanimously.

Respectfully submitted,

_____

Kim Clark, City Clerk

WORKSHOP SUMMARY **OCTOBER 3, 2018**

The City of Dardenne Prairie workshop session was called to order at 6:01 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 Wandling, Koch, Klingerman, Gotway and Ungerboeck. Alderman Nay was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Representative Kathy Conway – Proposition D

Representative Conway was unable to attend.

2. Presentation by City Engineer regarding sidewalk projects on Stump Road and South Outer Road

City Engineer Luke Kehoe presented options for the installation of a sidewalk on Stump Road.
The following individuals were in attendance and spoke:

Kay Kannady
Sue Roethler
Laura Gittemeier
David Gittemeier
Linda Klingerman

3. 2019 Budget
4. Short Term Goals (0 – 3 year projects)
5. Long Term Goals (3 – 10 year projects)
6. Review of Board of Aldermen Meeting Agenda (10-03-18)

STAFF COMMUNICATIONS

City Engineer Luke Kehoe mentioned his attendance at the pavement consortium meeting.
Doug Potts briefed the Board on the 911 Service Board funding
Alderman Klingerman encouraged the Aldermen to obtain the Municipal Governance Certification from the Missouri Municipal League. He also mentioned the opening of the new St. Charles Veterans Tribute Park on Saturday, October 20th.
Alderman Gotway mentioned a discussion he had at MML with Wil Kline of The Retail Coach.
Alderman Ungerboeck requested an update on the Parks Open House. He also mentioned a recent article on the POW-MIA Museum and will provide information on how the city can support them.
Alderman Wandling questioned who will be maintaining the round about at the entrance to Cordoba which has recently been improved by Payne Homes.
Mayor Zucker mentioned the following:
Parks Open House held on September 27th
Prairie Day held on September 22nd
Inverness Development on the Bopp property
The status of the Sparks and Trigg properties
The flagpole at the St. Charles County Ambulance District

ADJOURNMENT

A motion was made by Alderman Gotway, Seconded by Alderman Koch to adjourn at 6:55 p.m.
Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark, City Clerk

EXPENDITURES FOR APPROVAL
10/17/2018

1	Ameren	City Hall	1,924.35
2	Ameren	Concession Stand	293.66
3	Ameren	Hanley Traffic Light 2	54.44
4	Ameren	Ball Park	341.50
5	Ameren	City Hall Park	315.83
6	Ameren	Hanley Traffic Light	11.24
7	Ameren	Street Lights	46.84
8	Ameren	Street Lights	102.30
9	Charlies Farm & Home	Supplies	33.92
10	Charter Communications	Service to 11/7/18	573.29
11	County Land Maintenance	Seeding, Aeration & Brushhogging	5,571.00
12	Court-Missouri Department of Revenue	Crime Victims: September, 2018	950.42
13	Court-Sheriff Retirement Fund	Retirement Fund: September, 2018	399.00
14	Court-St. Charles County-Dom Violence Fund	Court Fines: September, 2018	266.00
15	Court-Treasurer; State of Missouri	POST Fees: September, 2018	133.00
16	Da-Com	Office Supplies	173.53
17	G & P Concrete	Performance Bond Refund	500.00
18	GFI Digital	Copies	36.01
19	Hamilton Weber	September, 2018	8,773.10
20	Hansens Tree Service	Tree Removal	6,950.00
21	Horner Shifrin	I-64 Study - Services prior to 7/31/18	4,307.50
22	HR Green	Hanley Road Improvements through 8/24/18	6,455.08
23	Insurance: FCL Dental	Dental: November, 2018	397.46
24	JEMM Excavating, Inc.	Performance Bond Refund	2,000.00
25	Kevin Klingerman	Conference Mileage Reimbursement	268.14
26	Knapheide	Truck Light Repair	143.39
27	MOPERM	Annual Auto & Liability Insurance	16,175.00
28	Parks: Circus Kaput	Tree of Lights Santa & Balloon Artist	550.00
29	Parks: Fundways, LLC	Tree of Lights Tent, Table & Chairs	1,564.00
30	Planning Design Studio	Billing #6 - Parks Master Plan	8,116.25
31	Proactive Print Services	Tree of Lights Banners	300.00
32	PWSD #2	City Hall Fountain to 9-20-18	373.91
33	PWSD #2	City Hall to 9-20-18	33.02
34	R & R Contracting	Porta Potties to 10/31	276.00
35	St. Charles County Health	Mosquito Spraying	177.80
36	St. Louis Post Dispatch	Public Hearing Notices	8,363.56
37	TRC Outdoor	BaratHaven Trail Bollards	5,468.75
			82,419.29

Approved by Board of Aldermen 10-17-18

Mayor David C. Zucker

DARDENNE PRAIRIE

Liquor License Application

Complete all information on the following page. Any falsification or misrepresentation on this application could result in immediate revocation or suspension of your liquor license.

Questions, please call 636-561-1718

Name of Business: IMMACULATE CONCEPTION CHURCH

Location Address: 7701 Hwy N
DARDENNE PRAIRIE, MISSOURI 63368

Mailing Address: 7701 Hwy N
Dardenne Prairie, Missouri 63368

Name of Applicant: Monsignor Ted L. Wojcicki

Applicant Email Address: msgrted.wojcicki@icdparish.org

Address: 7701 Hwy N
Dardenne Prairie, Mo. 63368

Driver's License #: [redacted] State: Missouri

Date of Birth [redacted] Place of Birth: St. Louis, Mo.

Business Phone: [redacted] Home Phone: (636-561-4611

1. Has applicant ever had a liquor license previously? YES XX NO ___
   If YES give place: PICNIC JUNE 2018

2. Has applicant ever had liquor license revoked? YES ___ NO X
   If YES give date and place:

3. Has applicant ever been convicted of a violation of any law applicable to the manufacture or sale of intoxicating liquor or non-intoxicating beer? YES ___ NO X
   If YES give dates, locations, and charges:

4. Has applicant ever been convicted of a Felony Offense? YES ___ NO X
   If YES give dates, locations and charges:

5. Has applicant ever been convicted of a misdemeanor offence? YES ___ NO X
   If YES give dates, locations and charges:

Type of liquor license applying for: ICD School Trivia Night Nov. 10, 2018

I/We hereby authorize Sheriff of St. Charles County or his designate to conduct a criminal history check and personal background check for release of any information, in Police and /or court records involving me, to the Mayor and Board of Aldermen to evaluate my application for a Liquor License.

(Msgr) Ted Wojcicki
Signature

10/1/18
Date

PAID
OCT 03 2018
CK 43661
By LKV $10.00

REC-18-0901

TREASURER'S REPORT

As of September 30, 2018

Special Revenue Fund	116,739.52
General Fund	3,638,088.73
Parks & Storm Water Fund	387,126.67
Capital Improvement Sales Tax Fund	313,462.90
Municipal Bond Account	3,020.72
Escrow/Bond Account	75,798.54
Petty Cash	100.00
Cash Drawer	200.00
TOTAL	**4,534,537.08**

Bryan Road NID Bond Fund	138,755.50
Bryan Road NID Bond Reserve Fund	122,094.19

Respectfully submitted,

Kim Clark

Kim Clark
City Clerk/Treasurer

DARDENNE
PRAIRIE
www.DardennePrairie.org

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

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

October 10, 2018

Mayor David Zucker
City of Dardenne Prairie
2032 Hanley Rd.
Dardenne Prairie, Missouri 63368

Subject: Facilities Work in Public Right-of-Way – 2529 MacPherson Drive
Cash Performance Bond
Dardenne Prairie Project No. 971200

Dear Mayor Zucker:

Following our inspection, we recommend a full refund of the $500.00 cash bond posted by G & P Concrete and held by the City for the guaranteed faithful performance of the subject project.

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

Sincerely,
KEHOE ENGINEERING COMPANY INC.

Luke R. Kehoe, P.E., CFM, LEED AP
City Engineer

cc: Board of Aldermen
Kim Clark, City Clerk
Jessica Deadmond, President, G&P Concrete, 518 Aubuchon Road, Troy, Missouri 63379

DARDENNE
PRAIRIE
www.DardennePrairie.org

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

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

October 10, 2018

Mayor David Zucker
City of Dardenne Prairie
2032 Hanley Rd.
Dardenne Prairie, Missouri 63368

Subject: Facilities Work in Public Right-of-Way – 808 Tyler Ridge Drive
Cash Performance Bond
Dardenne Prairie Project No. 971200

Dear Mayor Zucker:

Following our inspection, we recommend a full refund of the $2,000.00 cash bond posted by JEMM Excavating, Inc. and held by the City for the guaranteed faithful performance of the subject project.

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

Sincerely,
KEHOE ENGINEERING COMPANY INC.

Luke R. Kehoe, P.E., CFM, LEED AP
City Engineer

cc: Board of Aldermen
Kim Clark, City Clerk
Louis Houlihan, Owner, JEMM Excavating, Inc., 9137 N. State Hwy 94, West Alton, MO 63386

BILL NO. 18-34

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR REZONING OF APPROXIMATELY 106.42 ACRES OF LAND FROM R-1A, SINGLE FAMILY RESIDENTIAL, AND C-2, GENERAL COMMERCIAL DISTRICT, TO R-1D SINGLE FAMILY RESIDENTIAL, PLANNED UNIT DEVELOPMENT AND APPROVING THE AREA PLAN FOR SAME

WHEREAS, an application was submitted by McKelvey Homes, LLC ("Applicant") for the rezoning of approximately 106.42 acres of real property more particularly described in **Exhibit A,** attached hereto and incorporated by reference herein, (the "Property") and owned by the Cora Bopp Family Limited Partnership (the "Owner") from R-1A, Single-Family Residential Distrct, and C-2, General Commercial District, to R-1D, Single Family Residential District, Planned Unit Development (P.U.D.), pursuant to the Municipal Code of the City of Dardenne Prairie, Missouri; and

WHEREAS, the Applicant submitted a P.U.D. Request – Area Plan for the approval of an Area Plan for the Property; and

WHEREAS, it is the intention of the Applicant to develop the Property consistent with the Area Plan in two (2) phases; and

WHEREAS, the Planning and Zoning Commission of the City considered the proposed rezoning and Area Plan and recommended approval of said rezoning and Area Plan, and further recommended that the Board of Aldermen accept dedication of streets identified on the Area Plan only upon completion of the development of both phases identified on the Area Plan; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission held 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

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 106.42 acre area of real property 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 106.42 acre area of real property from R-1A, Single-family Residential District and C-2, General Commercial 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 and Owner'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, Missouri, the Board of Aldermen does hereby approve the P.U.D. Area Plan for the Property submitted by Applicant and prepared by Volz Incorporated dated September 28, 2018, referencing Volz Job number 21700, 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. The approval of the Area Plan pursuant to Section 1 of this Ordinance is expressly conditioned upon the following:

1. Applicant and Owner, having to the best of its 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, and agrees that any information inadvertently omitted will be provided upon request, as soon as it may reasonably be obtained; and

2. Applicant and Owner (or their respective successors in interest) agree that all improvements shall be constructed to meet all applicable state and local codes and shall comply with all of the City's applicable Ordinances and street construction standards;

3. The Property may be developed in the two (2) phases identified as "Stage 1" and "Stage 2" on the Area Plan: *provided, however*, no streets constructed on the Property shall be accepted by the City for public maintenance until all streets constructed on the Property qualify for acceptance by the City for public maintenance pursuant to Section 410.130 of the Municipal Code of the City of Dardenne Prairie, Missouri.

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: Except as expressly set forth herein, nothing contained in this Ordinance 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 manner connected with the subject matter hereof.

SECTION 7. 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 valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times and passed this _____ day of _____, 2018.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

Approved this _____day of _____, 2018.

_____
Mayor

Attest: _____
City Clerk

EXHIBIT A

A TRACT OF LAND BEING PART OF LOT 18 OF THE "DIVISION OF BATE'S LANDS", PART OF SECTION 1, TOWNSHIP 46 NORTH – RANGE 2 EAST AND PART OF SECTION 36, TOWNSHIP 47 NORTH - RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF "PLAT 161, A RESUBDIVISION OF LOTS 31, 32, 33, & 34 OF LAKE SAINT LOUIS COUNTRY CLUB GREENS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 87 OF THE ST. CHARLES COUNTY RECORDS; SAID POINT BEING ALSO A SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO THE CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., ETAL, RECORDED IN BOOK 2679 PAGE 1612 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTHWARDLY ALONG A WEST LINE OF SAID BOPP PROPERTY, BEING ALSO THE EAST LINE OF SAID "PLAT 161" AND THE EAST LINE OF "LAKE SAINT LOUIS COUNTRY CLUB GREENS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 PAGE 192 OF THE ST. CHARLES COUNTY RECORDS, NORTH 00 DEGREES 52 MINUTES 39 SECONDS EAST 927.33 FEET TO A POINT IN THE SOUTH LINE OF "THE MANORS AT LAKE FOREST", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 298 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID "THE MANORS AT LAKE FOREST", SOUTH 88 DEGREES 25 MINUTES 33 SECONDS EAST 435.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID "THE MANORS AT LAKE FOREST", NORTH 00 DEGREES 53 MINUTES 39 SECONDS EAST 87.26 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO DENNIS JAMES MARQUITZ, TRUSTEE RECORDED IN BOOK 5593 PAGE 1181 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY, NORTHWARDLY AND WESTWARDLY ALONG THE SOUTH, EAST AND NORTH LINES OF SAID MARQUITZ PROPERTY, SOUTH 89 DEGREES 06 MINUTES 21 SECONDS EAST 25.00 FEET, NORTH 00 DEGREES 53 MINUTES 39 SECONDS EAST 94.17 FEET AND NORTH 89 DEGREES 06 MINUTES 21 SECONDS WEST 25.00 FEET TO A POINT IN THE EAST LINE OF SAID "THE MANORS AT LAKE FOREST"; THENCE NORTHWARDLY ALONG SAID EAST LINE OF "THE MANORS AT LAKE FOREST", NORTH 0 DEGREES 53 MINUTES 39 SECONDS EAST 118.54 FEET TO THE NORTHEAST CORNER THEREOF, BEING ALSO A POINT IN THE SOUTH LINE OF "ANDREW WOODS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGES 327 AND 328 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF "ANDREW WOODS PLAT ONE", THE SOUTH LINE OF "PLAT 185", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 280 OF THE ST. CHARLES COUNTY RECORDS AND THE SOUTH LINE OF "GREAT WARRIOR MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 PAGES 12 AND 13 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 88 DEGREES 18 MINUTES 33 SECONDS EAST 1839.74 FEET TO A POINT IN THE WEST LINE OF "OSAGE MEADOWS PLAT THREE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 24 PAGES 148 AND 149 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID "OSAGE MEADOWS PLAT THREE", THE WEST LINE OF "OSAGE MEADOWS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25 PAGE 119 OF THE ST. CHARLES COUNTY RECORDS, THE WEST LINE OF "OSAGE MEADOWS PLAT FIVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26 PAGE 81 OF THE ST. CHARLES COUNTY RECORDS AND THE WEST LINE OF "OSAGE MEADOWS PLAT SIX", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 39 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 00 DEGREES 38 MINUTES 35 SECONDS WEST 1227.32 FEET TO THE SOUTHWEST CORNER OF SAID "OSAGE MEADOWS PLAT SIX"; THENCE EASTWARDLY ALONG THE SOUTH LINE OF LOT 330 OF SAID "OSAGE MEADOWS PLAT SIX", THE SOUTH LINE OF WAGON WHEEL TRAIL, 50 FEET WIDE, THE SOUTH LINE OF LOT 331 OF SAID "OSAGE MEADOWS PLAT SIX" AND THE SOUTH LINE OF LOT 333 OF SAID "OSAGE MEADOWS PLAT FIVE", SOUTH 89 DEGREES 10 MINUTES 59 SECONDS EAST 301.47 FEET TO THE NORTHWEST CORNER OF "GREEN BRIAR SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 19 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID "GREEN BRIAR SUBDIVISION" AND THE WEST LINE OF "BRYAN MEADOWS SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 19 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 00 DEGREES 53 MINUTES 28 SECONDS WEST 675.75 FEET TO THE SOUTHWEST CORNER OF SAID "BRYAN MEADOWS SUBDIVISION"; THENCE SOUTH 0 DEGREES 56 MINUTES 08 SECONDS WEST 642.97 FEET TO A POINT; THENCE SOUTH 30 DEGREES 42 MINUTES 24 SECONDS WEST 315.93 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 59 DEGREES 17 MINUTES 36 SECONDS WEST 467.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 136.94 FEET TO A POINT; THENCE SOUTH 47 DEGREES 29 MINUTES 24 SECONDS WEST 208.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 42 DEGREES 30 MINUTES 36 SECONDS EAST 532.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 322.45 FEET TO A POINT; THENCE WESTWARDLY ALONG THE EASTWARD PROLONGATION OF THE NORTH LINE OF "SCHABER BOUNDARY ADJUSTMENT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGES 312 AND 313 OF THE ST. CHARLES COUNTY RECORDS, NORTH 89 DEGREES 09 MINUTES 39 SECONDS WEST 20.48 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID "SCHABER BOUNDARY ADJUSTMENT PLAT", NORTH 89 DEGREES 09 MINUTES 39 SECONDS WEST 485.04 FEET TO A SOUTHWEST CORNER OF THE AFORESAID CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., ETAL PROPERTY, BEING ALSO A POINT IN THE EASTERNMOST LINE OF "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT EIGHTEEN – BUILDINGS 9-B, 10-B AND 20-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGES 35 THROUGH 37 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTHWARDLY ALONG A WEST LINE OF SAID CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., ETAL PROPERTY, BEING ALSO THE EAST LINE OF THE FOLLOWING PLATS: SAID

"EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT EIGHTEEN – BUILDINGS 9-B, 10-B AND 20-B", "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT NINETEEN – BUILDINGS 4-B, 11-B AND 45-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGES 55 THROUGH 57 OF THE ST. CHARLES COUNTY RECORDS, "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT THIRTEEN – BUILDINGS 12-B AND 44-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 PAGES 172 THROUGH 174 OF THE ST. CHARLES COUNTY RECORDS, "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT SEVENTEEN – BUILDINGS 13-B, 37-B AND 63-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 PAGES 396 THROUGH 398 OF THE ST. CHARLES COUNTY RECORDS, "LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 208 AND 209 OF THE ST. CHARLES COUNTY RECORDS AND "HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 327 AND 328 OF THE ST. CHARLES COUNTY RECORDS, NORTH 01 DEGREE 01 MINUTE 47 SECONDS EAST 2178.23 FEET TO THE NORTHEAST CORNER OF SAID "HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", SAID POINT BEING ALSO THE EASTERN TERMINUS OF THE LINE DESCRIBED IN "BOUNDARY LINE AGREEMENT" BETWEEN CORA M. BOPP AND HAROLD P. HENKE AND WIFE AS DESCRIBED IN BOOK 2378 PAGE 1997 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG THE LINE DESCRIBED IN SAID "BOUNDARY LINE AGREEMENT", BEING ALSO THE NORTH LINE OF SAID "HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE" AND THE NORTH LINE OF "YORKSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 210 AND 211 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST 1533.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.42 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED ON MARCH 9, 2018.

BILL NO. 18-35

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, PROVIDING FOR THE APPROVAL OF A CONDITIONAL USE PERMIT FOR PROPERTY ZONED R-1D, P.U.D., SINGLE-FAMILY RESIDENTIAL, PLANNED UNIT DEVELOPMENT DISTRICT, AND GENERALLY LOCATED AT THE NORTHWEST OF THE INTERSECTION OF BRYAN ROAD AND FEISE ROAD

WHEREAS, a Conditional Use Permit Application was submitted to the Board of Aldermen, a copy of which is attached hereto as **Exhibit A** and incorporated by reference herein (the "Application"), by McKelvey Homes, LLC (the "Applicant"), to allow the use of certain real property within the City of Dardenne Prairie more particularly described in **Exhibit B**, a copy of which is attached hereto and incorporated by reference herein, (the "Property"), and owned by Cora Bopp Family Limited Partnership, L.P., a Missouri limited partnership (the "Owner"), as a "sanitary pump station"; and

WHEREAS, the property is zoned R-1D, P.U.D., Single-Family Residential, Planned Unit Development District and subject to an Area Plan approved pursuant to Ordinance No. 1933; and

WHEREAS, Section 405.150(C)(6) of the Municipal Code of the City of Dardenne Prairie, Missouri, provides that "Sewage treatment plants, oxidation basins and related facilities, water supply plants, pumps, reservoirs, wells and elevated storage tanks for the purpose of providing services to the public" are conditional uses in the R-1D, Single-Family Residential District; and

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri, referred the Application to the City's Planning and Zoning Commission; and

WHEREAS, said Planning and Zoning Commission of the City considered the Application and recommended that the Board of Aldermen approve the Conditional Use Permit; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission held hearings on the proposed conditional use at which interested persons and residents of the City were given an opportunity to be heard on the proposed conditional use; and

WHEREAS, the Planning and Zoning Commission and the Board of Aldermen considered the following:

1. The character of the surrounding area;
2. The traffic conditions of the surrounding area;
3. The public utility facilities;
4. The Comprehensive Plan, a copy of which is available in the office of the City Clerk

and incorporated by reference herein;

5. The Application;
6. The Municipal Code of the City of Dardenne Prairie, Missouri, a copy of which is available in the office of the City Clerk and incorporated by reference herein (the "City Code");
7. Ordinance No. 1933 of the City of Dardenne Prairie, Missouri, a copy of which is on file in the office of the City Clerk and incorporated by reference herein ("Ordinance No. 1933");
8. The Area Plan approved pursuant to Ordinance No. 1933, a copy of which is on file in the office of the City Clerk and incorporated by reference herein (the "Area Plan");
9. The Memo from the City Engineer to the Planning and Zoning Commission dated October 4, 2018, a copy of which is attached hereto as **Exhibit C** and incorporated by reference herein;
10. The recommendation of the Planning and Zoning Commission;
11. Testimony presented at the hearing before the Planning and Zoning Commission on September 10, 2018, recorded audio of which is on file in the office of the City Clerk and incorporated by reference herein; and
12. Testimony presented at the hearing before the Board of Aldermen on September 17, 2018, recorded audio of which is on file in the office of the City Clerk and incorporated by reference herein;

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

SECTION 1. Based upon the evidence presented to it, and subject to the conditions stated herein, the Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby find and determine that the use of the Property for a sanitary pump station:

a. Will not adversely affect the character or the traffic conditions of the surrounding area;
b. Will not adversely affect public utility facilities;
c. Complies with the Comprehensive Plan of the City and with other matters pertaining to the general welfare of its residents; and
d. Meets all of the criteria set forth in § 405.475.B of the City Code.

SECTION 2. The Board of Aldermen of the City of Dardenne Prairie, Missouri, does hereby authorize the use of the Property as a sanitary pump station, subject to the Applicant and Owner's compliance with all conditions set forth in Section 3 of this Ordinance.

SECTION 3. Conditions of Issuance:

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

2. Applicant and Owner (or their respective successors in interest) agree that all improvements shall be constructed to meet all applicable federal, state and local codes and shall comply with all of the City's applicable ordinances and construction standards.

3. Applicant and Owner (or their respective successors in interest) agree that the Property shall be used in compliance with all requirements of the City Code.

4. The Conditional Use Permit granted by this Ordinance is subject to the Applicant and Owner's (or their respective successors in interest) compliance with Ordinance No. 1933 and the Area Plan approved pursuant thereto.

5. Any violation of a requirement, term, condition or safeguard contained herein shall be considered a violation of Chapter 405 of the Municipal Code, subject to the applicable penalties contained therein and grounds for the Board of Aldermen to take all such actions as may be necessary to terminate and cancel the conditional use permit approved pursuant to this Ordinance.

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.

SECTION 5. 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 6. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two (2) times, passed, and approved this _____ day of _____, 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2018.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A

DARDENNE PRAIRIE

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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: McKelvey Homes, LLC
Company Name
James Brennan, Pres
Printed Name, Title
218 Chesterfield Towne Centre
Street Address
Chesterfield, MO 63005
City/State/Zip Code
636-530-6900
Telephone Facsimile
jbrennan@mckelveyhomes.com
Email Address

STREET ADDRESS OF CONDITIONAL USE: 1575 Bryan Rd, 63368

OWNER (attach additional):
Corq Bopp Family Limited Partnership
Printed Name Gary Feder
c/o Husch Blackwell, LLP
Printed Name
190 Carondelet Plaza, Suite 600
Street Address
St Louis, MO 63105
City/State/Zip Code
314-480-1705
Telephone Facsimile
gary.feder@huschblackwell.com
Email Address

Contract Purchaser/Developer:
McKelvey Homes, LLC
Company Name
Attn: James Brennan
Printed Name, Title
218 Chesterfield Towne Centre
Street Address
Chesterfield, MO 63005
City/State/Zip Code
636-530-6900
Telephone Facsimile
jbrennan@mckelveyhomes.com
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) (see attached)
Part of Section 1, T46N, R2E; And Part of Section 36, T47N, R2E

EXISTING ZONING: R-1A & C-2 PROPOSED ZONING: R-1D

PROPOSED USE: Single Family Residence
Sanitary Pump Station

NO. UNITS: 266 CUP APPLICATION FEE SUBMITTED: $1920

SITE PLAN REVIEW FEE SUBMITTED: _____

Rev 02/08

CONDITIONAL USE PERMIT APPLICATION

The decision to recommend approval or denial of the proposed conditional use shall be based on the following criteria:

A. The use complies with all applicable provisions of the zoning ordinance.

B. The use at the specified location will contribute to and promote the welfare and convenience of the public.

C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:

   1. The location, nature and height of buildings, structures, walls and fences on the site; and

   2. The nature and extent of proposed landscaping and screening on the site.

E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.

F. Adequate utility, drainage and other such necessary facilities must be provided.

G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)

H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.

I. A time limitation may be required.

Please Note:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

[√] CHECKLIST TO COMPLETE THIS APPLICATION

[ ] Two (2) folded copies of a plot survey/sketch/site plan are provided. This plan shall be drawn to scale and prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application.
Additional copies for distribution to Planning and Zoning Commission (P&Z) and Board of Aldermen members will be requested upon review by the City Engineer.

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

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

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

Date of 1st Public Hearing: 10-10-18 Postmark Deadline: 9-25-18

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

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

Applicant's Signature	8-29-18 Date
Owner's Signature (additional below)	8-30-18 Date

Attorney for Cora Bopp Family Limited Partnership

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

EXHIBIT B

A TRACT OF LAND BEING PART OF LOT 18 OF THE "DIVISION OF BATE'S LANDS", PART OF SECTION 1, TOWNSHIP 46 NORTH – RANGE 2 EAST AND PART OF SECTION 36, TOWNSHIP 47 NORTH - RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF "PLAT 161, A RESUBDIVISION OF LOTS 31, 32, 33, & 34 OF LAKE SAINT LOUIS COUNTRY CLUB GREENS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 87 OF THE ST. CHARLES COUNTY RECORDS; SAID POINT BEING ALSO A SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO THE CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., ETAL, RECORDED IN BOOK 2679 PAGE 1612 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTHWARDLY ALONG A WEST LINE OF SAID BOPP PROPERTY, BEING ALSO THE EAST LINE OF SAID "PLAT 161" AND THE EAST LINE OF "LAKE SAINT LOUIS COUNTRY CLUB GREENS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 PAGE 192 OF THE ST. CHARLES COUNTY RECORDS, NORTH 00 DEGREES 52 MINUTES 39 SECONDS EAST 927.33 FEET TO A POINT IN THE SOUTH LINE OF "THE MANORS AT LAKE FOREST", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 298 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID "THE MANORS AT LAKE FOREST", SOUTH 88 DEGREES 25 MINUTES 33 SECONDS EAST 435.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID "THE MANORS AT LAKE FOREST", NORTH 00 DEGREES 53 MINUTES 39 SECONDS EAST 87.26 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED TO DENNIS JAMES MARQUITZ, TRUSTEE RECORDED IN BOOK 5593 PAGE 1181 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY, NORTHWARDLY AND WESTWARDLY ALONG THE SOUTH, EAST AND NORTH LINES OF SAID MARQUITZ PROPERTY, SOUTH 89 DEGREES 06 MINUTES 21 SECONDS EAST 25.00 FEET, NORTH 00 DEGREES 53 MINUTES 39 SECONDS EAST 94.17 FEET AND NORTH 89 DEGREES 06 MINUTES 21 SECONDS WEST 25.00 FEET TO A POINT IN THE EAST LINE OF SAID "THE MANORS AT LAKE FOREST"; THENCE NORTHWARDLY ALONG SAID EAST LINE OF "THE MANORS AT LAKE FOREST", NORTH 0 DEGREES 53 MINUTES 39 SECONDS EAST 118.54 FEET TO THE NORTHEAST CORNER THEREOF, BEING ALSO A POINT IN THE SOUTH LINE OF "ANDREW WOODS PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGES 327 AND 328 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF "ANDREW WOODS PLAT ONE", THE SOUTH LINE OF "PLAT 185", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 280 OF THE ST. CHARLES COUNTY RECORDS AND THE SOUTH LINE OF "GREAT WARRIOR MEADOWS", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 PAGES 12 AND 13 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 88 DEGREES 18 MINUTES 33 SECONDS EAST 1839.74 FEET TO A POINT IN THE WEST LINE OF "OSAGE MEADOWS PLAT THREE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN

PLAT BOOK 24 PAGES 148 AND 149 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID "OSAGE MEADOWS PLAT THREE", THE WEST LINE OF "OSAGE MEADOWS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25 PAGE 119 OF THE ST. CHARLES COUNTY RECORDS, THE WEST LINE OF "OSAGE MEADOWS PLAT FIVE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26 PAGE 81 OF THE ST. CHARLES COUNTY RECORDS AND THE WEST LINE OF "OSAGE MEADOWS PLAT SIX", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 39 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 00 DEGREES 38 MINUTES 35 SECONDS WEST 1227.32 FEET TO THE SOUTHWEST CORNER OF SAID "OSAGE MEADOWS PLAT SIX"; THENCE EASTWARDLY ALONG THE SOUTH LINE OF LOT 330 OF SAID "OSAGE MEADOWS PLAT SIX", THE SOUTH LINE OF WAGON WHEEL TRAIL, 50 FEET WIDE, THE SOUTH LINE OF LOT 331 OF SAID "OSAGE MEADOWS PLAT SIX" AND THE SOUTH LINE OF LOT 333 OF SAID "OSAGE MEADOWS PLAT FIVE", SOUTH 89 DEGREES 10 MINUTES 59 SECONDS EAST 301.47 FEET TO THE NORTHWEST CORNER OF "GREEN BRIAR SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 19 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID "GREEN BRIAR SUBDIVISION" AND THE WEST LINE OF "BRYAN MEADOWS SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 19 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 00 DEGREES 53 MINUTES 28 SECONDS WEST 675.75 FEET TO THE SOUTHWEST CORNER OF SAID "BRYAN MEADOWS SUBDIVISION"; THENCE SOUTH 0 DEGREES 56 MINUTES 08 SECONDS WEST 642.97 FEET TO A POINT; THENCE SOUTH 30 DEGREES 42 MINUTES 24 SECONDS WEST 315.93 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 59 DEGREES 17 MINUTES 36 SECONDS WEST 467.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 136.94 FEET TO A POINT; THENCE SOUTH 47 DEGREES 29 MINUTES 24 SECONDS WEST 208.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 42 DEGREES 30 MINUTES 36 SECONDS EAST 532.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 322.45 FEET TO A POINT; THENCE WESTWARDLY ALONG THE EASTWARD PROLONGATION OF THE NORTH LINE OF "SCHABER BOUNDARY ADJUSTMENT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGES 312 AND 313 OF THE ST. CHARLES COUNTY RECORDS, NORTH 89 DEGREES 09 MINUTES 39 SECONDS WEST 20.48 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID "SCHABER BOUNDARY ADJUSTMENT PLAT", NORTH 89 DEGREES 09 MINUTES 39 SECONDS WEST 485.04 FEET TO A SOUTHWEST CORNER OF THE AFORESAID CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., ETAL PROPERTY, BEING ALSO A POINT IN THE EASTERNMOST LINE OF "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT EIGHTEEN – BUILDINGS 9-B, 10-B AND 20-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGES 35 THROUGH 37 OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTHWARDLY ALONG A WEST LINE OF SAID CORA BOPP FAMILY LIMITED PARTNERSHIP, L.P., ETAL PROPERTY, BEING ALSO THE EAST LINE OF THE FOLLOWING PLATS: SAID

"EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT EIGHTEEN – BUILDINGS 9-B, 10-B AND 20-B", "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT NINETEEN – BUILDINGS 4-B, 11-B AND 45-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41 PAGES 55 THROUGH 57 OF THE ST. CHARLES COUNTY RECORDS, "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT THIRTEEN – BUILDINGS 12-B AND 44-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 PAGES 172 THROUGH 174 OF THE ST. CHARLES COUNTY RECORDS, "EDENSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE - PLAT SEVENTEEN – BUILDINGS 13-B, 37-B AND 63-B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 PAGES 396 THROUGH 398 OF THE ST. CHARLES COUNTY RECORDS, "LAKESHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 208 AND 209 OF THE ST. CHARLES COUNTY RECORDS AND "HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 327 AND 328 OF THE ST. CHARLES COUNTY RECORDS, NORTH 01 DEGREE 01 MINUTE 47 SECONDS EAST 2178.23 FEET TO THE NORTHEAST CORNER OF SAID "HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", SAID POINT BEING ALSO THE EASTERN TERMINUS OF THE LINE DESCRIBED IN "BOUNDARY LINE AGREEMENT" BETWEEN CORA M. BOPP AND HAROLD P. HENKE AND WIFE AS DESCRIBED IN BOOK 2378 PAGE 1997 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG THE LINE DESCRIBED IN SAID "BOUNDARY LINE AGREEMENT", BEING ALSO THE NORTH LINE OF SAID "HAMPSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE" AND THE NORTH LINE OF "YORKSHIRE VILLAGE OF THE VILLAGES AT BAINBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGES 210 AND 211 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 89 DEGREES 52 MINUTES 52 SECONDS WEST 1533.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.42 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED ON MARCH 9, 2018.

EXHIBIT C

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: Luke R. Kehoe, P.E., CFM, LEED AP
Kehoe Engineering Company, Inc. (KEC)

DATE: October 4, 2018

SUBJECT: Planning and Zoning Commission Meeting Scheduled for October 10, 2018

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **Rezoning of Properties along Post Road from the "UZD" Uptown Zoning District to the "R-1B" Single Family Residential Zoning District.** The enclosed public notice was advertised in the newspaper and sent to adjacent property owners. The properties included in Subject Area 1, Subject Area 2 and Subject Area 3 in the public notice are currently in the Uptown Zoning District. There is no rezoning application, as this is a City-initiated rezoning consideration.

2. **Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of 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 September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** On September 4, 2018, the City received the enclosed rezoning request and P.U.D. Request – Area Plan.

   Upon review of the P.U.D. Request – Area Plan, the enclosed "1st Review" comment letter was sent to the applicant on September 17, 2018. On September 28, 2018, the City received the enclosed P.U.D. Area Plan dated 09-28-2018 for the proposed Inverness residential subdivision development along with the enclosed associated landscape plan, tree survey, traffic study, draft indentures, building elevations and response letter from the applicant's engineer. Upon review, the enclosed "2nd review" letter was sent to the applicant on October 4, 2018.

3. **Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** On September 4, 2018, 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 September 28, 2018, the City received the enclosed revised P.U.D. area plan and response letter from the applicant's engineer.

NEW ITEMS:

1. **Rezoning of Properties along Post Road from the "UZD" Uptown Zoning District to the "R-1B" Single Family Residential Zoning District.** From Public Hearing Item 1 above.

2. **Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of 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 September 4, 2018, 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.

3. **Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** From Public Hearing Item 3 above.

EXISTING ITEMS:

1. **None.**

INFORMATION ONLY:

1. **None.**

Enclosures

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

BILL NO. 18-36

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AMENDING THE ZONING ORDINANCE OF THE CITY AND PROVIDING FOR THE REZONING OF CERTAIN PROPERTY WITHIN THE UPTOWN DISTRICT AND GENERALLY LOCATED ALONG THE WEST SIDE OF POST ROAD TO "R-1B" SINGLE-FAMILY RESIDENTIAL DISTRICT

WHEREAS, the Board of Aldermen of the City of Dardenne Prairie, Missouri, did refer to the City's Planning and Zoning Commission a proposed zoning amendment for certain areas of property more particularly described on **Exhibit A**, attached hereto and incorporated by reference herein (the "Property"), from the Uptown District to "R-1B" Single-Family Residential District; and

WHEREAS, the Planning and Zoning Commission of the City considered the proposed zoning amendment and recommended approval of the zoning amendment from the Uptown District to "R-1B" Single-Family Residential District, to the Board of Aldermen based directly upon the particular evidence presented to the Planning and Zoning Commission; and

WHEREAS, the Board of Aldermen and the Planning and Zoning Commission held Public Hearings on the proposed zoning amendment; and

WHEREAS, at these Public Hearings interested persons and residents were given an opportunity to be heard on the proposed zoning amendment;

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 certain real property 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, and approval is hereby granted to rezone such real property from the Uptown District to "R-1B" Single-Family Residential District.

SECTION 2. 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 3. 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 4. 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 5. 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 _____, 2018.

_____
As Presiding Officer and as Mayor

Attest: _____
City Clerk

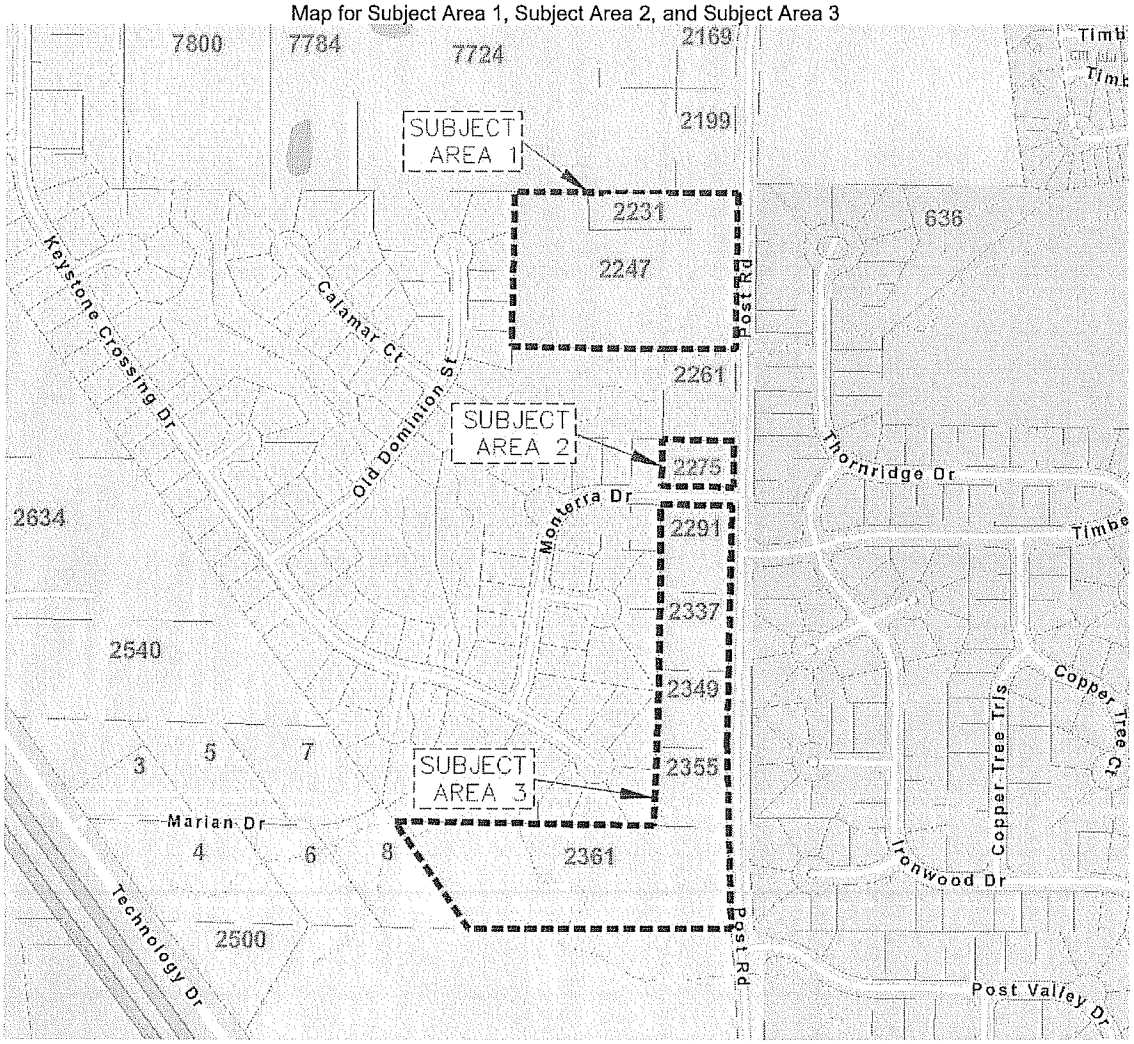
Approved this ____day of _____, 2018.

_____
Mayor

Attest: _____
City Clerk

EXHIBIT A

Map for Subject Area 1, Subject Area 2, and Subject Area 3



SUBJECT AREA 1

PARCEL ID: 4-0036-S011-00-0023.0000000
SCHROEDER, JOSEPH L & CHRISTINE
2231 POST ROAD

PARCEL ID: 4-0036-S011-00-0024.0000000
THE SALFEN, LORRAINE J TRUST
2247 POST ROAD

DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN OLD STONE MARKING THE COMMON CORNER OF SECTIONS 1,2 11 AND 12 OF SAID TOWNSHIP 46 NORTH, RANGE 2 EAST; THENCE NORTH 89 DEGREES 45 MINUTES WEST ALONG THE SECTION LINE BETWEEN SECTIONS 2 AND 11, A DISTANCE OF 50.8 FEET TO A POINT; THENCE SOUTH ALONG THE CENTERLINE OF A COUNTY ROAD, A DISTANCE OF 695.56 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD, WHICH POINT MARKS THE BEGINNING POINT OF THE PARCEL HEREIN DESCRIBED AND WHICH POINT IS ALSO THE NORTHEAST CORNER OF A SIX (6) ACRE TRACT CONVEYED BY JOHN L. DICKHERBER, DECEASED, TO LOUIS R. DICKHERBER AND OLGA MAE DICKHERBER, HIS WIFE, BY DEED DATED MARCH 25, 1953, RECORDED IN BOOK 259, PAGE 180 IN THE ST. CHARLES COUNTY RECORDER'S OFFICE (SAID SIX (6) ACRE TRACT ALSO BEING CONVEYED BY QUIT CLAIM DEED OF CORRECTION BY GEORGE DICKHERBER AND SALOME DICKHERBER, HIS WIFE, AND ALL THE OTHER HEIRS-AT-LAW OF SAID JOHN L. DICKHERBER, DATED OCTOBER 31, 1960, RECORDED IN BOOK 352, PAGE 490 IN SAID COUNTY RECORDERS OFFICE); THENCE FROM SAID BEGINNING POINT SOUTH 89 DEGREES 10 MINUTES 30 SECONDS WEST ALONG THE NORTHERN LINE OF SAID SIX (6) ACRE TRACT, A DISTANCE OF 622.01 FEET TO AN IRON PIPE; THENCE SOUTH, PARALLEL WITH THE CENTER LINE OF SAID COUNTY ROAD, A DISTANCE OF 424.78 FEET TO AN IRON PIPE; THENCE EAST A DISTANCE OF 621.94 FEET TO A POINT IN THE CENTER LINE OF SAID COUNTY ROAD; THENCE NORTH ALONG THE CENTER LINE OF SAID COUNTY ROAD, A DISTANCE OF 424.78 FEET TO THE PLACE OF BEGINNING; BEING ALL THAT SIX (6) ACRE TRACT CONVEYED TO SAID LOUIS R. DICKHERBER AND OLGA MAE DICKHERBER, HIS WIFE AS PER DEED RECORDED IN BOOK 352 AT PAGE 490 OF THE ST CHARLES COUNTY RECORDS. EXCEPTING THEREFROM, THAT PORTION OF POST ROAD DEDICATED FOR PUBLIC USE.

SUBJECT AREA 2

PARCEL ID: 4-0036-S011-00-0026.1000000
C & S CONTRACTORS LLC
2275 POST ROAD

DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN OLD STONE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, THENCE WEST 51 FEET; THENCE NORTH 16 DEGREES 43 MINUTES WEST, 46 FEET; THENCE ALONG THE CENTERLINE OF POST ROAD, NORTH 1269.80 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE WEST 208.7 FEET; THENCE SOUTH 130 FEET TO THE NORTHERN LINE OF A FIFTY FOOT STRIP CONVEYED TO PEIRCE BY FLEMMING; THENCE EAST 208.7 FEET WITH THE NORTHERN LINE OF SAID FLEMMING TO THE CENTER OF POST ROAD; THENCE NORTH ALONG THE CENTER OF SAID POST ROAD, 130 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION OF POST ROAD DEDICATED FOR PUBLIC USE.

SUBJECT AREA 3

PARCEL ID: 4-0036-S011-00-0026.0000000
WEAVER INVESTMENT PROPERTIES LLC
2291 POST ROAD

PARCEL ID: 4-0036-S011-00-0028.0000000
PHILLIPS, BARBARA ANN
2337 POST ROAD

PARCEL ID: 4-0036-S011-00-0027.0000000
OHRMAN FAMILY JOINT REVOCABLE TRUST
2349 POST ROAD

PARCEL ID: 4-0036-S011-00-0029.0000000
CAMPBELL, HARRY R & LARETHA
2355 POST ROAD

PARCEL ID: 4-0036-S011-00-0030.0000000
GRAHAM, KEVIN D & SUSANNE M
2361 POST ROAD

DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN OLD STONE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, THENCE WEST 51 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD; THENCE NORTH 16 DEGREES 43 MINUTES WEST, 46 FEET; THENCE ALONG THE CENTERLINE OF POST ROAD, NORTH 1089.8 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE PROPERTY NOW OR FORMERLY OF WEAVER INVESTMENT PROPERTIES LLC, ACCORDING TO THE DEED RECORDED IN BOOK 6753, PAGE 407 OF THE ST. CHARLES COUNTY MO, RECORDS; THENCE SOUTH ALONG THE EASTERN LINE OF SAID WEAVER INVESTMENT PROPERTIES LLC TRACT TO THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF PHILLIPS, ACCORDING TO THE DEED RECORDED IN BOOK 759, PAGE 330; THENCE SOUTH ALONG THE EASTERN LINE OF SAID PHILLIPS PROPERTY TO THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF THE OHRMAN FAMILY JOINT REVOCABLE TRUST, ACCORDING TO THE DEED RECORDED IN BOOK 6867, PAGE 223; THENCE SOUTH ALONG THE EASTERN LINE OF SAID OHRMAN FAMILY JOINT REVOCABLE TRUST PROPERTY TO THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF CAMPBELL, ACCORDING TO THE DEED RECORDED IN
BOOK 646, PAGE 1280; THENCE SOUTH ALONG THE EASTERN LINE OF SAID CAMPBELL PROPERTY TO THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF GRAHAM, ACCORDING TO THE DEED RECORDED IN BOOK 4202, PAGE 2124; THENCE SOUTH ALONG THE EASTERN LINE OF SAID GRAHAM PROPERTY TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTHERN LINE OF SAID GRAHAM PROPERTY TO THE SOUTHWESTERN CORNER THEREOF; THENCE NORTH ALONG THE WESTERN LINE OF SAID GRAHAM PROPERTY TO THE NORTHWESTERN CORNER THEREOF; THENCE EAST ALONG THE NORTHERN LINE OF SAID GRAHAM PROPERTY TO THE INTERSECTION OF SAID NORTHERN LINE WITH THE WESTERN LINE OF SAID CAMPBELL PROPERTY AND THE SOUTHWESTERN CORNER THEREOF; THENCE NORTH ALONG THE WESTERN LINE OF SAID CAMBELL PROPERTY TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WESTERN LINE OF SAID OHRMAN FAMILY JOINT

REVOCABLE TRUST PROPERTY TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WESTERN LINE OF SAID PHILLIPS PROPERTY TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WESTERN LINE OF SAID WEAVER INVESTMENT PROPERTIES LLC TRACT TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTHERN LINE OF SAID WEAVER INVESTMENT PROPERTIES LLC TRACT TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. EXCEPTING THEREFROM, THAT PORTION OF POST ROAD DEDICATED FOR PUBLIC USE.

BILL NO. 18-37

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN EXTENSTION OF THE CONTRACT WITH PECKAM GUYTON ALBERS & VIETS, INC. FOR CONSULTING SERVICES

WHEREAS, the City awarded a consulting contract to the firm of Peckham Guyton Albers & Viets ("PGAV") in 2015 and since then PGAV has rendered valuable services in providing market assessment, land use analysis, commercial and residential land use development, economic development and revisions to the City's Comprehensive Plan and zoning regulations;

WHEREAS, the City has need of continued consultation services as previously rendered by PGAV;

WHEREAS, the City, pursuant to Municipal Code Section 130.180, considered the specialized experience and technical competence of PGAV with respect to the services required, the capacity and capability of PGAV to perform the work; PGAV's past performance, and the fact that the City is still engaged in study, analysis and revision of its Comprehensive Plan and Zoning Districts;

WHEREAS, PGAV has or soon will have been paid the money appropriated by the City for its current contract and the City desires to continue working with PGAV; and

WHEREAS, the Board of Aldermen finds and determines that it is in the best interest of the citizens of Dardenne Prairie to continue to make use of the services of PGAV;

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

SECTION 1. That the Mayor is hereby authorized, empowered and directed to negotiate, execute, acknowledge, deliver and administer on behalf of the City a contract for professional services between the City of Dardenne Prairie and Peckham Guyton Albers & Viets, Inc. in substantially the form which is attached hereto as **Exhibit A** and incorporated by reference herein.

SECTION 2. That the Mayor be and is hereby authorized to make expenditures of not to exceed $25,000 for the services and related expenses, if any, on **Exhibit A**, a copy of which is attached hereto and incorporated by reference herein, in the amount provided on the attached.

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

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

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

Read two times, passed, and approved this 17th day of October 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this 17th day of October 2018.

_____
Mayor

Attest:

_____
City Clerk

CONTRACT FOR PROFESSIONAL SERVICES

BETWEEN THE CITY OF DARDENNE PRAIRIE, MISSOURI AND PGAVPLANNERS LLC

THIS AGREEMENT, by and between the City of Dardenne Prairie (hereinafter referred to as the "City") and PGAV PLANNERS LLC, (hereinafter referred to as "PGAV PLANNERS").

WITNESSETH:

Whereas, the City is interested acquiring consulting services for various urban planning and economic development services including development market assessment; land use, and zoning analysis of certain properties or development proposals and various related tasks to support existing staff and provide advice and assistance to the Mayor, Board of Aldermen, and the Planning and Zoning Commission;

Whereas, PGAV PLANNERS is duly experienced in providing planning and economic development consulting services for municipal clients throughout the US and has been providing such services to the City since 2015; and

Now, therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

The task as outlined below describe the types of activities that the City may request of PGAV PLANNERS on an as-needed basis:

- Revisions to the City's zoning code;
- Review of development proposals from developers or corporate entities including research regarding the developer's performance in other locations:
- Market analysis to determine potential uses for property or to test validity of development proposals;
- Review of site plans for various development types; and
- Other urban planning and economic or market analysis tasks as the City may reuqest

II. INFORMATION TO BE PROVIDED BY THE CITY

A. Depending upon where such information may be located and maintained, the City will provide to PGAV PLANNERS available data as follows:

1. Data and/or contact persons who may provide information regarding proposed plans or projects that are contemplated in the Area including a graphic depiction of the proposed plan for redevelopment (i.e. proposed site plan);

2. To the extent to which PGAV PLANNERS does not already have the information, such Geographic Information Systems ("GIS") mapping information PGAV PLANNERS requires in order to create map exhibits for the project including, but not necessarily limited to, parcel boundaries, road centerlines, project boundary, infrastructure, floodplain, water features, etc.;

3. A digital copy in either Word, RTF, or other usable format of the City's zoning code and Comprehensive Plan text to simplify PGAV PLANNERS's ability to provide text edits as may be required.

4. The services of the City Attorney and/or City Engineer (if required) to coordinate work tasks or supply pertinent information as appropriate to the assignment.

III. TIMING OF PERFORMANCE

The services of PGAV PLANNERS will be available immediately upon acceptance of this Agreement and task request by the City. Any task request by the City will be confirmed in writing and will restate the requested services, estimated cost, and time of completion. Any such task will be undertaken and completed in accordance with the stated schedule.

The overall term of this Agreement shall be for a period of twelve (12) months from the execution of this Agreement subject to the ability of PGAV PLANNERS to establish meetings associated with any assigned task with City staff, the City Council, the Plan Commission, or other parties as the City may dictate in a timely manner.

IV. FEE AND METHOD OF COMPENSATION

A. Compensation shall be made to PGAV PLANNERS on an hourly basis in accord with the hourly rates as set forth below. The overall fee for the services as set forth herein including all such tasks as may be assigned shall not exceed $25,000 (Twenty-five Thousand Dollars) exclusive of reimbursable expenses as defined below.

B. The applicable hourly rates shall apply as set forth below. Any invoice issued for an assigned task will be based on the hourly rate of the PGAV PLANNERS staff involved in conducting the assignment.

PGAV PLANNERS HOURLY RATES

Project Staff	Hourly Rate
Vice President	$230
Senior Director	$200
Director	$200
Associate Director	$185
Senior Project Manager	$175
Project Manager/GIS Manager & Project Planner	$135
Project Planner	$125
Administrative/Technical Assistance	$90

C. Reimbursable expenses will consist of mileage, long distance telephone charges, express delivery charges, photographic expenses, the cost of printing or other reproduction of documents, fees or charges for documents owned by others, and other "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV PLANNERS.

D. If the City fails to make payment due PGAV PLANNERS for services and reimbursable expenses within 60 days after receipt of our initial statement, PGAV PLANNERS will suspend services under this agreement until PGAV PLANNERS has been paid in full the amounts due for services and expenses.

E. If for any reason the City determines that a task properly initiated under the terms of this Agreement should not proceed, the City will inform PGAV PLANNERS in writing that they wish to terminate the task. The date of said termination shall occur upon receipt of the written notice of termination by PGAV PLANNERS

via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV PLANNERS an amount representing the work performed to the date of termination in accordance with the hourly rate schedule herein for the classification of personnel involved with the work plus any reimbursable expenses which have been incurred by PGAV PLANNERS to that date.

V. TERMINATION OF AGREEMENT

If for any reason the City determines that the work should be terminated, the City will inform PGAV PLANNERS in writing that it wishes to terminate this agreement. The date of said termination shall occur upon receipt of the written notice of termination by PGAV PLANNERS via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy).

The City will pay PGAV PLANNERS an amount representing the work performed to the date of termination, plus any expenses which have been incurred by PGAV PLANNERS to that date.

VI. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of work to be performed by PGAV PLANNERS shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this agreement:

A. Preparation of redevelopment plans and related documents under any of the Missouri redevelopment statutes;

B. Preparation of any legal descriptions;

C. Rewrite or reorganization of the City's zoning ordinance or other components of the City's development code;

D. Preparation of public hearing notices (if required).

E. Mailing and publication of notices.

These services shall be considered additional work beyond the scope of this proposal. The City may acquire the provision of such services by PGAV PLANNERS at an additional cost to be negotiated and provided for in the form of an addendum, or separate agreement, between the City and PGAV PLANNERS.

VII. PROJECT STAFFING & MANAGEMENT

A. PGAV PLANNERS hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.

B. If, in the opinion of PGAV PLANNERS and the City, a particular assignment requires specialized expertise not available within the PGAV PLANNERS staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VIII. OWNERSHIP OF DOCUMENTS

PGAV PLANNERS agrees that any and all reports prepared, and conclusions reached hereunder, are for the confidential information of the City and that neither PGAV PLANNERS nor any member of the PGAV

PLANNERS staff will disclose any of the same with any person whatsoever, other than the City or their authorized representatives, except when called upon to testify in relation to such report or conclusion under oath in a judicial forum, or as may be otherwise required by law. Except to the extent that documents, reports or other information are prepared under the provisions of this agreement and submitted to municipalities or other public entities wherein they become subject to Federal or State "sunshine law" provisions, the City will have sole ownership of all reports, maps, etc. prepared under this contract, including rights of copying and distribution.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed this _____ day of _____ 2018.

ATTEST

CITY OF DARDENNE PRAIRIE, MISSOURI

_____
Kim Clark
City Clerk

_____
David C. Zucker
Mayor

ATTEST:

PGAV PLANNERS LLC

_____
John W. Brancaglione
Senior Director, PGAV PLANNERS

_____
Andy Struckhoff,
Vice President

BILL NO. 18-38

ORDINANCE NO. ____

AN ORDINANCE SETTING THE FILING DATES, TIMES AND PLACE FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON APRIL 2, 2019 IN THE CITY OF DARDENNE PRAIRIE, MISSOURI

WHEREAS, a general municipal election is to be held in the City of Dardenne Prairie, Missouri, on Tuesday, April 2, 2019; and

WHEREAS, at this election, the offices to be filled are one (1) Alderman for each of the City's three (3) wards to serve terms of two years.

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

SECTION 1. Any person desiring to seek election to any elective City office at the 2019 general municipal election may do so by filing his/her candidacy with the Clerk of the City of Dardenne Prairie at the City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri 63368 during regular office hours from 8:00 a.m. to 5:00 p.m. during the following period: December 11, 2018 through January 22, 2019. The City Clerk shall receive all candidates, during regular office hours, in the order in which they appear, until filing closes.

SECTION 2. Any person who is not qualified for office as provided by state law or City Ordinances shall not be entitled to have his/her name printed on the ballot. No person shall be elected or appointed and sworn into office who is not qualified for such office as provided by state law or City Ordinances.

SECTION 3. The general municipal election of April 2, 2019, shall be conducted as described and set forth in the Comprehensive Election Act of 1977, as amended.

SECTION 4. The City Clerk is hereby directed to cause public notice to be given of the general municipal election in accordance with the requirements of Section 115.127, RSMo. The notice of the opening and closing of filing to be published shall be as set forth in **Exhibit A**, attached hereto and made a part hereof.

SECTION 5. The City Clerk shall notify the Director of Elections, as the designated election authority, in writing, that the City is calling the general municipal election, specifying the purpose of the election, and the date of the election, the legal notice to be published and the sample ballot. The Director of Elections shall conduct in the City the general municipal election in accordance with State laws.

SECTION 6. Effective Date: This Ordinance shall be in full force and take effect from and after its final passage and approval.

SECTION 7. 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 8. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two (2) times, passed, and approved this _____ day of _____, 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2018.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A

NOTICE OF FILING DATE FOR GENERAL ELECTION

Pursuant to RSMo 115.127, the City of Dardenne Prairie, Missouri gives notice that the opening filing date for the general municipal election to be held on the 2nd day of April 2019 shall be on December 11, 2018. The offices to be filled are one (1) Alderman for each of the three (3) wards. Filings shall be received by the City Clerk, during regular office hours, at City Hall 2032 Hanley Road in the City of Dardenne Prairie commencing at 8:00 a.m. on Tuesday, December 11, 2018. The closing date and time for filing shall be 5:00 p.m. on Tuesday, January 15, 2019.

Kimberlie Clark, City Clerk
City of Dardenne Prairie, Missouri

RESOLUTION NO. 311

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI REGARDING APPOINTMENT 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. Kenneth A. Johnson, a resident of Dardenne Prairie, has served well and faithfully as President of the Board of Adjustment;

WHEREAS, Mr. Kenneth A. Johnson's term of office has expired and he has agreed to continue to serve the community as a member of the Board of Adjustment;

WHEREAS, pursuant to Section 405.885, the Mayor of the City of Dardenne Prairie desires to appoint Mr. Kenneth A. Johnson 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 Kenneth A. Johnson 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 a member of the Board of Adjustment of the City of Dardenne Prairie, MO to Kenneth A. Johnson at the earliest practicable time.

SECTION 3. That the Board of Aldermen expresses the City's gratitude to the citizens who stepped forward to offer their time and energy in service to the community as members of the Board of Adjustment.

Approved this 17th day of October 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

RESOLUTION NO. 312

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE CITY OF DARDENNE PRAIRIE, MISSOURI REGARDING APPOINTMENT 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, a vacancy has occurred on the Board of Adjustment because a regular member of the Board has moved out of the City of Dardenne Prairie;

WHEREAS, Mr. Vince LoBosco, is a resident of Dardenne Prairie, was previously a member of the Planning & Zoning Commission and currently is serving as an alternate member of the Board of Adjustment;

WHEREAS, pursuant to Section 405.885, the Mayor of the City of Dardenne Prairie desires to appoint Vince LoBosco 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 Vince LoBosco 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 a member of the Board of Adjustment of the City of Dardenne Prairie, MO to Vince LoBosco at the earliest practicable time.

SECTION 3. That the Board of Aldermen expresses the City's gratitude to the citizens who stepped forward to offer their time and energy in service to the community as members of the Board of Adjustment.

Approved this 17th day of October 2018.

_____

As Presiding Officer and as Mayor

Attest:

_____

City Clerk

BILL NO. 18-09

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, APPROVING THE RECORD PLAT FOR CÓRDOBA, AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT

WHEREAS, Payne Family Homes, LLC (the "Property Owner"), is the owner of a certain tract of land located within the City of Dardenne Prairie, Missouri; and

WHEREAS, the Property Owner has submitted to the City for review and approval the Record Plat for Córdoba, and the Planning and Zoning Commission has recommended approval of said Plat.

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

SECTION 1. That upon review by the Planning and Zoning Commission and the Board of Aldermen, the City of Dardenne Prairie does hereby approve the Record Plat for Córdoba, received by the City oh April 5, 2018, prepared by Volz Incorporated, referencing Project Number 21333-00, which Plat is on file in the office of the City Clerk and is incorporated by reference herein.

SECTION 2. The City Clerk will maintain a copy of the Plat on file with the City Records and is authorized to attest and certify approval of the Plat.

SECTION 2. Effective Date: This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 3. Savings: Except as expressly set forth herein, nothing contained in this Ordinance 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.

SECTION 4. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this _____ day of _____, 2018.

_____
As Presiding Officer and as Mayor

Attest:

_____
City Clerk

Approved this _____ day of _____, 2018.

_____
Mayor

Attest:

_____
City Clerk