



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

**PLANNING & ZONING COMMISSION
AGENDA
MARCH 10, 2021
7:00 P.M.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

OPEN FORUM

PUBLIC HEARINGS

1. Establishing zoning classification of newly annexed property.

NEW BUSINESS

1. Establishing zoning classification of newly annexed property.
2. A 1st Amended Site Plan for the approximate 3.14 acres of land commonly known as 83 Hubble Drive and being more particularly described as Lot I of the Resubdivision Plat of 64 West Busines Park in the Site Plan Application from Applicant and Property Owner Wireless Horizon, Inc.
3. P.U.D. Request – Final Plan for the proposed “Villas at Dardenne Place” Residential Subdivision consisting of the approximately 5.15 acres of land at Dardenne Landing, Plat II, Lots A, B, C, D, and E, commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road respectively, from Applicant and Property Owner Riverview Real Estate Company, LLC.

4. Request to Vacate Public Right-of-Way at Dardenne Landing, Plat II, Lots A, B, C, D, and E, commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road respectively, from Applicant and Property Owner Riverview Real Estate Company, LLC.
5. Proposed Record Plat for Villas at Dardenne Place from Property Owner Riverview Real Estate Company, LLC.

OLD BUSINESS

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

APPROVAL OF MINUTES

Approval of 02-10-21 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES

FEBRUARY 10, 2021

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

The meeting was opened with the Pledge of Allegiance.

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

ELECTION OF CHAIRMAN

A motion was made by Mayor Zucker, seconded by Tom Shea to nominate Commissioner Etzkorn as Chairman. A motion was made by Mayor Zucker, seconded by Commissioner Shea to close the nominations and Chairman Etzkorn be elected by acclamation. Motion passed unanimously.

ELECTION OF VICE-CHAIRMAN

A motion was made by Mayor Zucker, seconded by Commissioner Stankovich to nominate Commissioner Shea as Vice - Chairman. A motion was made by Mayor Zucker, seconded by Commissioner Shea to close the nominations and Commissioner Shea be elected by acclamation. Motion passed unanimously.

ELECTION OF SECRETARY

A motion was made by Mayor Zucker, seconded by Commissioner Stankovich to nominate Commissioner Helms as Secretary. A motion was made by Mayor Zucker, seconded by Commissioner Shea to close the nominations and Commissioner Helms be elected by acclamation. Motion passed unanimously.

OPEN FORUM – No one present to speak.

PUBLIC HEARINGS

1. Possible amendments to Section 405.180 and other provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to zoning and land use regulations in the "C-1" Local Commercial District and other zoning Districts to allow for a mix of commercial and residential uses in certain zoning districts in the City.

City Attorney John Young provided the proposed amendments to the Commission.

The following individual was in attendance and spoke:

Daryl Tegtmeier – 701 Balcarra Drive

A motion was made by Commissioner Rowley, seconded by Alderman Wandling to close the public hearing. Motion passed unanimously.

2. Rezoning Request and P.U.D. Request – Area Plan for the proposed "Salfen Farm" Residential Subdivision from Applicant Luetkenhaus Properties, Inc. and Property Owner Lorraine J. Salfen Trust and Property Owner Joseph L. and Christine Schroeder.

Jeff Simmons and Bill Luetkenhaus were in attendance to present the plan.

A motion was made by Mayor Zucker, seconded by Commissioner Wooldridge to close the public hearing. Motion passed unanimously.

3. Rezoning Request, P.U.D. Request – Area Plan for the proposed “Old Town Square” Mixed-Use Subdivision, and Conditional Use Permit Application from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.

Tom Kaiman, Jerry Cooper and Matt Fogarty were in attendance to present the plan.

The following individuals spoke on the proposal:

Pat Nasi – 712 Balcarra Drive
Amie West – 7754 Quebec Court
Bob Polydys – 7703 Ardmore Drive

A motion was made by Commissioner Shea, seconded by Commissioner Bailey to close the public hearing. Motion passed unanimously.

NEW BUSINESS

1. Possible amendments to Section 405.180 and other provisions of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri, pertaining to zoning and land use regulations in the “C-1” Local Commercial District and other zoning Districts to allow for a mix of commercial and residential uses in certain zoning districts in the City.

A motion was made by Mayor Zucker, seconded by Alderman Wandling to forward to the Board of Alderman with a recommendation of do pass. Motion passed unanimously.

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

A motion was made by Commissioner Shea, seconded by Commissioner Bailey to table until the March 10th meeting. Motion passed unanimously.

3. Proposed Lot Split Plat for 2311 Post Road from property owner Scot and Christine Weaver, Weaver Investment Properties, LLC.

A motion was made by Commissioner Rowley, seconded by Commissioner Wooldridge to recommend approval to the Board of Aldermen. Motion passed unanimously.

4. Rezoning Request and P.U.D. Request – Area Plan for the proposed “Salfen Farm” Residential Subdivision from Applicant Luetkenhaus Properties, Inc. and Property Owner Lorraine J. Salfen Trust and Property Owner Joseph L. and Christine Schroeder.

A motion was made by Mayor Zucker, seconded by Commissioner Shea to forward to the Board with a recommendation to approve. Motion passed unanimously.

5. Rezoning Request, P.U.D. Request – Area Plan for the proposed “Old Town Square” Mixed-Use Subdivision, and Conditional Use Permit Application from Applicant Premier Design Group and Property Owners Harry V. and Katherine R. Gilmer Revoc. Liv. Trust & Bernard J. and Jody A. Siefken.

PLANNING & ZONING MINUTES

FEBRUARY 10, 2021

A motion was made by Alderman Wandling, seconded by Commissioner Seurer to forward to the Board of Aldermen with a recommendation of approval. Roll call was as follows:

Chairman Etzkorn – Aye
Commissioner Stankovich – Aye
Mayor Zucker – Aye
Commissioner Rowley – Aye
Commissioner Shea – Aye

Alderman Wandling – Aye
Commissioner Bailey – Aye
Commissioner Wooldridge – Aye
Commissioner Helms – Aye
Commissioner Seurer – Aye

APPROVAL OF MINUTES

Approval of 12-09-20 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to approve the 12-09-20 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to adjourn the meeting at 8:48 p.m.

Respectfully submitted,

Kim Clark, City Clerk

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

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

DATE: March 5, 2021

SUBJECT: Planning and Zoning Commission Meeting Scheduled for March 10, 2021

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **Establishing zoning classification of newly annexed property.** As properties are annexed into the City, zoning classification is not automatically established in a zoning district that the City desires or just to a zoning district similar to adjacent properties. After annexation of a property occurs, the City may establish the zoning classification. Enclosed is a map of previously annexed properties that are proposed by the City to have a zoning classification established.

NEW ITEMS:

1. **Establishing zoning classification of newly annexed property.** From Public Hearing Item 1 above.
2. **A 1st Amended Site Plan for the approximate 3.14 acres of land commonly known as 83 Hubble Drive and being more particularly described as Lot I of the Resubdivision Plat of 64 West Business Park in the Site Plan Application from Applicant and Property Owner Wireless Horizon, Inc.** On November 17, 2020, the Board of Aldermen, upon recommendation from the Planning and Zoning Commission, approved a site plan for this site.

On February 3, 2021, the City received the enclosed letter and a revised site plan from Wireless Horizon, Inc.'s engineer requesting approval of an amended site plan. Upon review of the site plan, the enclosed "1st Review" comment letter was sent to the applicant's engineer on February 12, 2021. On February 17, 2021, the City received the enclosed revised amended site plan dated 10/07/20 with the latest revision date of 02/16/21 along with the enclosed site plan application. Upon review the enclosed "2nd Review" comment letter was sent to the applicant's engineer on March 5, 2021.

3. **P.U.D. Request – Final Plan for the proposed "Villas at Dardenne Place" Residential Subdivision consisting of the approximately 5.15 acres of land at Dardenne Landing, Plat II, Lots A, B, C, D, and E, commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road respectively, from Applicant and Property Owner Riverview Real Estate Company, LLC.** The Board of Aldermen, upon recommendation from the Planning and Zoning Commission, approved a 1st Amended P.U.D. Area Plan rezoning this land to R-1D, P.U.D. on October 21, 2020.

On February 17, 2021, the City received the enclosed P.U.D. Request – Final Plan for the proposed “Villas at Dardenne Place” residential subdivision. Upon review of the P.U.D. Request – Final Plan, the enclosed “1st Review” comment letter was sent to the applicant’s engineer on March 4, 2021.

4. **Request to Vacate Public Right-of-Way at Dardenne Landing, Plat II, Lots A, B, C, D, and E, commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road respectively, from Applicant and Property Owner Riverview Real Estate Company, LLC.** On March 4, 2021, the City received the enclosed request to vacate public right-of-way requesting that the City vacate areas of easements on these five of these lots that were dedicated to the City upon the creation of the Dardenne Landing, Plat II subdivision.

Multiple proposed existing easement vacations were proposed in the 1st Amended P.U.D. Area Plan that the Board of Aldermen, upon recommendation from the Planning and Zoning Commission, approved on October 21, 2020, rezoning the property, but not causing the proposed easement vacation.

Pursuant to the Municipal Code, there is no right under law to vacate or to develop public right-of-way. In order to do so, a discretionary legislative approval must be obtained from the Board of Aldermen and the Board may not vacate right-of-way unless it determines that to do so is in the public interest. Part of that determination is to assure that potential development and use of the vacated right-of-way would serve the public interest in a significant way. The Board is not bound by land use policies or this Section in making right-of-way vacation decisions and may condition or deny vacations as it may deem necessary, in its sole discretion, to protect the public interest. The City will generally not support vacations that do not advance City planning goals, particularly if inconsistent with the desired intensity of development and preferred uses. In making this determination, the Board of Aldermen and City reviewers will weigh three (3) components of the public interest described as follows:

- i. Public trust functions. The City will consider the impact of the proposed vacation upon the circulation, access, utilities, light, air, open space, and views provided by the right-of-way;
- ii. Land use impacts. The City will consider the land use impacts of the proposed vacation. Potential development involving the vacated right-of-way must be consistent with City land use policies for the area in which the right-of-way is located; and
- iii. Public benefit. Benefits accruing to the public from the vacation of the right-of-way will be considered. The proposal must provide a long-term benefit for the general public.

5. **Proposed Record Plat for Villas at Dardenne Place from Property Owner Riverview Real Estate Company, LLC.** A record plat for this proposed residential subdivision was received by the City on January 28, 2021. This proposed plat is consistent with the 1st Amended P.U.D. Area Plan that the Board of Aldermen, upon recommendation from the Planning and Zoning Commission, approved on October 21, 2020.

A P.U.D. Final Plan for this proposed subdivision must be approved prior to the approval of this record plat (see Item 3 above).

Upon review of the submitted plat, the enclosed "1st Review" comment letter was sent to the property owner's surveyor on February 12, 2021. On February 18, 2021, the City received the enclosed revised record plat dated 02/18/2021 and enclosed indenture of trust and restrictions that are proposed to be imposed upon all of the residential lots in the subdivision.

Upon review, the enclosed "2nd Review" comment letter was sent to the property owner's surveyor on March 5, 2021.

EXISTING ITEMS:

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

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

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

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

INFORMATION ONLY:

1. **None.**

Enclosures

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