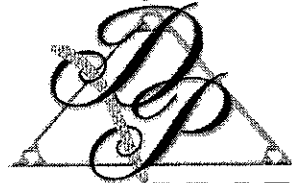


DARDENNE



PRAIRIE

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

**PLANNING & ZONING COMMISSION
AGENDA
JANUARY 11, 2023
7:00 P.M.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

ELECTION OF CHAIRMAN

ELECTION OF VICE-CHAIRMAN

ELECTION OF SECRETARY

OPEN FORUM

NEW BUSINESS

1. Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.
2. Conversation Regarding PUD Process

OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

APPROVAL OF MINUTES

Approval of 12-14-22

COMMISSION COMMUNICATIONS

ADJOURNMENT

Posted 1-5-23 @ 3:00pm by Kim Clark

PLANNING & ZONING MINUTES

JANUARY 11, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:01 p.m. The meeting was held at the Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were Alderman Wandling, Chairman Etzkorn and Commissioners Bailey, Detweiler, Fry, Musler, Rowley, Shea, Stankovich, and Wooldridge. Commissioners Helms and Wilson were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney Drew Weber.

ELECTION OF CHAIRMAN

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to nominate Ed Etzkorn as Chairman. With no other nominations, a motion was made by Commissioner Shea, Seconded by Commissioner Detweiler to elect Ed Etzkorn as Chairman. Motion passed unanimously.

ELECTION OF VICE-CHAIRMAN

A motion was made by Commissioner Stankovich, seconded by Commissioner Bailey to nominate Tom Shea as Vice-Chairman. With no other nominations, a motion was made by Commissioner Wooldridge, Seconded by Commissioner Bailey to elect Tom Shea as Vice-Chairman. Motion passed unanimously.

ELECTION OF SECRETARY

A motion was made by Chairman Etzkorn, seconded by Commissioner Wooldridge to nominate Judith Helms as Secretary. With no other nominations, a motion was made by Commissioner Shea, Seconded by Commissioner Stankovich to elect Judith Helms as Secretary. Motion passed unanimously.

OPEN FORUM – The following individuals were in attendance to speak:

- Cheryl Bratton - 620 Cruden Bay Court
- Nick Gruebel – 230 Castle Stuart Court
- Mat Bremer – 211 Castle Stuart Court

NEW BUSINESS

1. Amended P.U.D. Request – Final Plan for the proposed “The Prairie” Mixed-Use Subdivision, from Applicant Engenuity, Sean Ackley, P.E. Senior Project Manager and owner Bryan 364 Junction, LLC.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to recommend approval of the Final Plan with the condition the discrepancies referencing square footage and parking be reflected, cross access agreements be obtained for any shared parking, and drawings be updated to reflect the correct civil engineer. Motion passed unanimously.

2. Conversation Regarding PUD Process

Mayor Gotway was in attendance to discuss the PUD process.

OLD BUSINESS

1. Review of the 2020 Comprehensive Plan

Chairman Etzkorn provided an email to the Commission dated 12-22-22 from John Brancaglione to be attached as part of these minutes and posted on the website.

APPROVAL OF MINUTES

Approval of 12-14-22

A motion was made by Commissioner Shea, seconded by Commissioner Detweiler to approve the 12-14-22 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Etzkorn announced he would not be in attendance at the February meeting but would be attending via video.

Commissioner Bailey inquired if the Commission would hold work sessions as previously discussed.

ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Detweiller to adjourn the meeting at 7:59 p.m.

Respectfully submitted,



Kim Clark, City Clerk

From: John Brancaglione <john.b@pgav.com>
Sent: Thursday, December 22, 2022 5:46 PM
To: Edward Etzkorn
Cc: John Gotway; Kim Clark
Subject: RE: January P&Z

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ed:

Per your request, I've provided some comments about future development potential in the City and the relationship between the Comprehensive Plan and potential rezoning that may need to take place to implement a given development plan that is appropriate for a particular location.

- The development in any community is driven by real estate markets and the population that drives those markets. Both housing and retail development demands when the P&Z Commission started on the Comp plan a number of years ago were very different than it is today.
 - There are virtually no new big-box stores being developed except in very specific instances.
 - Larger retail users are backfilling existing vacant spaces if they are in good locations and smaller users are doing the same where existing shopping centers are in good market locations.
 - Malls as typically conceived are a dead model and nearly all are undergoing some kind of transformation.
 - Mixed-use development with shops, restaurants, entertainment uses that include apartments and/or other residential development denser than the typical single-family residential uses found in the City are what the market is demanding.
 - Where and in what type of housing unit people want to live has changed, largely because the desires and aspirations of the demographic sectors that have followed the "baby boomers" are very different. There are a variety of reasons for this but it is not likely to change for the foreseeable future.
 - Dardenne Prairie is in a unique situation from a market perspective. On the one hand, it is an attractive place to live and can attract the best quality for any type of dwelling unit. On the other hand, the market for a broader range of commercial uses (retail, restaurant, and entertainment) is hampered by competition from the existing uses in the surrounding communities. The market area for such uses has narrowed considerably over the past 15 years.
 - In my opinion the proposed amendment gives the commission and City an excellent tool to address the new reality of retail likelihood and affords an opportunity to attract developments that would add to city tax revenue without compromising the city's image of itself.
- The Comprehensive Plan is a "guidance" document not to be taken as "gospel". No matter how much effort goes into formulating it. Real estate markets, demographic trends, and property factors will impact what will be proposed for development on any site. The proposed amendment emphasizes the importance of commercial and mixed uses for a number of sites. It recognizes that mixed use environments where people can live, shop for certain goods and service, eat, and be entertained are desirable because it allows residents to do certain things closer to home, often in a walkable environment.
- The City does not have many locations remaining that are the type that will attract larger commercial development. What is being proposed are potential future land uses that will attract new residents, generate sales taxes (an important consideration) and provide an environment attractive to newer demographic groups. From a revenue standpoint, a City cannot sustain itself financially unless commercial development that generates sales taxes, business license fees, use taxes, and the greater property taxes that such uses generate.

John Brancaglione, Senior Director
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Total Control Panel

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To: cityclerk@dardenneprairie.org

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From: john.b@pgav.com

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