

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

**PLANNING & ZONING COMMISSION
AGENDA
AUGUST 12, 2020
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

OLD BUSINESS

1. Rezoning Request and P.U.D. Request – Area Plan for the proposed “Dardenne Place Villas” Residential Subdivision from Applicant Riverview Real Estate Company, L.L.C. and Property Owner Dardenne Partnership.
2. Comprehensive Plan

APPROVAL OF MINUTES

Approval of 07-08-20 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

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

DATE: July 30, 2020

SUBJECT: Planning and Zoning Commission Meeting Scheduled for August 12, 2020

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. None.

NEW ITEMS:

2. None.

EXISTING ITEMS:

1. Rezoning Request and P.U.D. Request – Area Plan for the proposed “Dardenne Place Villas” Residential Subdivision from Applicant Riverview Real Estate Company, L.L.C. and Property Owner Dardenne Partnership. On April 6, 2020, the City received the a Rezoning Request and a P.U.D. Request – Area Plan for the proposed “Dardenne Place Townhomes” residential subdivision. Copies of these applications were previously provided. This proposed residential subdivision is the approximate 5.15 acres of land located at Dardenne Landing Plat Two, Lots A, B, C, D, and E commonly known as 1503, 1509, 1515, 1521, and 1527 Feise Road, respectively.

Upon review of the Rezoning Request and the P.U.D. Request – Area Plan, a “1st Review” comment letter was sent to the applicant’s engineer on April 17, 2020 (a copy of this letter was previously provided). On May 18, 2020, the City received the a revised P.U.D. Area Plan dated 04/06/2020 with the latest revision date of 05/14/2020 for the proposed “Dardenne Place Townhomes” residential subdivision development along with the previously provided draft indentures, building elevations and response letter from the applicant’s engineer (also previously provided). Upon review, a “2nd review” letter was sent to the applicant on May 29, 2020 (also previously provided).

A public hearing for this item was held and then closed by the Planning and Zoning Commission at their meeting on June 10, 2020. From comments received at this Planning & Zoning Commission meeting, Riverview Real Estate Company submitted a revised P.U.D. Area Plan on July 1, 2020. Upon review of this plan, a comment letter was sent to the applicant’s engineer on July 20, 2020. On July 23, 2020, the City received the enclosed revised P.U.D. Area Plan dated 04/06/2020 with the latest revision date of 07/21/2020 for the proposed “Dardenne Place Villas” residential subdivision along with the enclosed draft indentures, building elevations and response letter from the applicant’s engineer.

The original plan, which was presented at the June 10, 2020, Planning and Zoning Commission meeting, proposed 34 attached townhomes. The enclosed revised plan shows 15 detached villas. Additional changes include orienting the villas to face toward the adjacent subdivision and creating a right-in/right-out only access onto Feise Road, with a full access onto Hanley Road.

Since the Public Hearing was closed, adjacent property owners were sent a letter from the City notifying them that they would be allowed to speak during the Open Forum portion of the Planning and Zoning Commission meeting on August 12, 2020.

INFORMATION ONLY:

1. **None.**

Enclosures

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

PLANNING & ZONING MINUTES

JULY 8, 2020

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 Commission members Bailey, Seurer, Shea, Stankovich and Wooldridge. Commission members Brockmann, Rowley and Helms were absent. Also present were City Clerk Kim Clark, City Administrator Dan Lang and City Attorney John Young.

OPEN FORUM – No one present to speak.

OLD BUSINESS

1. Rezoning Request and P.U.D. Request – Area Plan for the proposed “Dardenne Place Townhomes” Residential Subdivision from Applicant Riverview Real Estate Company, L.L.C. and Property Owner Dardenne Partnership. (Tabled 6-10-20)

Mayor Zucker informed the commission the applicant has submitted a new area plan which shows 15 single family detached villas and will be on the August agenda for consideration.

Mr. Brad Martin of 2004 Dardenne Valley Drive was in attendance and spoke on the proposal.

A motion was made by Mayor Zucker, seconded by Alderman Wandling to table item #1 until August 12th. Motion passed unanimously.

2. Comprehensive Plan (Tabled 6-10-20)

John Brancaglione of PGAV was in attendance to present the draft plan and land use map.

APPROVAL OF MINUTES

Approval of 06-10-20 Minutes

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to approve the 06-10-20 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Zucker mentioned the groundbreaking for the Dardenne Prairie Athletic Complex will be held at 5:00 p.m. on Wednesday, July 15th.

ADJOURNMENT

A motion was made by Commissioner Shea, seconded by Commissioner Wooldridge to adjourn the meeting at 8:40 p.m. Motion passed unanimously.

Respectfully submitted,

Kim Clark, City Clerk