

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

PLANNING & ZONING COMMISSION  
AGENDA  
DECEMBER 13, 2017  
7:00 P.M.

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL** Mayor Zucker  
Alderman Koch  
Chairman Etzkorn  
Commissioners:  
Brockmann  
Shea  
Stankovich  
Bailey  
Rowley  
Helms  
Wooldridge

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Rezoning Request and P.U.D. Request - Area Plan for the approximate 32.19 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Dardenne Tech, LLC, David J. Hemsath Living Trust.

**NEW BUSINESS**

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

**OLD BUSINESS**

1. Rezoning Request and P.U.D. Request - Area Plan for the approximate 32.19 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Dardenne Tech, LLC, David J. Hemsath Living Trust.

**APPROVAL OF MINUTES**

Approval of 11-08-17 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

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 Koch, Chairman Etkorn, Commissioners Bailey, Shea, Stankovich, Rowley, Wooldridge and Helms. Commissioner Brockmann was absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

**OPEN FORUM** – No one present to speak.

## **PUBLIC HEARINGS**

1. Conditional Use Permit Application for approximate 14.630 acres of land commonly known as 7717 Highway N, and being more particularly described in the Conditional Use Permit application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Bax Engineering and Owner St. Charles County Catholic Church Real Estate Trust, Immaculate Conception Dardenne.

Cliff Heitmann of Bax Engineering was in attendance to present the proposal.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 32.19 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Dardenne Tech, LLC, David J. Hemsath Living Trust.

The applicant was not in attendance to present the proposal and requested it be postponed.

The following individuals were in attendance to speak:

Dale Kling – 835 Kingsgate Drive, O'Fallon, MO  
Suzanne Graham – 2361 Post Road

A motion was made by Commissioner Shea, Seconded by Mayor Zucker to continue Public Hearing item #2 until 12-13-17. Motion passed unanimously.

A motion was made by Alderman Koch, Seconded by Commissioner Helms to close Public Hearing item #1. Motion passed unanimously.

## **NEW BUSINESS**

1. Conditional Use Permit Application for approximate 14.630 acres of land commonly known as 7717 Highway N, and being more particularly described in the Conditional Use Permit application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Bax Engineering and Owner St. Charles County Catholic Church Real Estate Trust, Immaculate Conception Dardenne.

A motion was made by Commissioner Rowley, Seconded by Commissioner Shea to recommend approval of the Conditional Use Permit. Motion passed unanimously.

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 32.19 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Dardenne Tech, LLC, David J.

Hemsath Living Trust.

A motion was made by Mayor Zucker, Seconded by Commissioner Shea to postpone until 12-13-17. Motion passed unanimously.

**APPROVAL OF MINUTES**

Approval of 10-11-17 Minutes

A motion was made by Commissioner Rowley, Seconded by Commissioner Helms to approve the 10-11-17 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**

The commission received a copy of the 2018 meeting & submittal calendar. A motion was made by Commissioner Bailey, Seconded by Commissioner Shea to approve the calendar. Motion passed unanimously.

Chairman Etkorn thanked Penny King for her many years of service and welcomed Mr. Wooldridge to the commission.

**ADJOURNMENT**

A motion was made by Alderman Koch, Seconded by Commissioner Rowley to adjourn the meeting at 7:34 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk

## MEMO

**TO:** Dardenne Prairie Planning and Zoning Commission

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

**DATE:** December 7, 2017

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for December 13, 2017

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. Rezoning Request and P.U.D. Request - Area Plan for the approximate 32.19 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Dardenne Tech, LLC, David J. Hemsath Living Trust. This Rezoning Request and P.U.D. Request – Area Plan were received by the City on October 2, 2017. The present zoning classification of this land is “Uptown Zoning District” Mixed Use. The proposed zoning classification for this land is “R-1D”, Planned Unit Development, Single Family Residential and “C-3” Retail Commercial with a proposed use of single family residential and commercial

Upon review of the Rezoning Request and P.U.D. Request – Area Plan, the enclosed 1<sup>st</sup> Review comment letter was sent to the Applicant's engineer on October 18, 2017. On October 26, 2017, the City received the enclosed correspondence, from the Applicant's engineer requesting that this item be postponed until the regularly scheduled Planning and Zoning Commission meeting on December 13, 2017.

On December 1, 2017, the City received the enclosed email correspondence with notification that the Applicant wishes to withdraw their P.U.D. Request – Area Plan and Rezoning Request.

### NEW ITEMS:

1. P.U.D. Request - Final Plan for the approximate 16.706 acres of land located along the north right-of-way line of Missouri Route 364, approximately 300 feet east of Langrove Drive, 700 feet south of Feise Road, and 1300 feet west of Bryan Road and being more particularly described in the P.U.D. Request – Final Plan received by the City on November 6, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Harry V. Gilmer Irrevocable Living Trust U/T/A August 28, 1996, and Katherine R. Gilmer Irrevocable Living Trust U/T/A August 28, 1996. The enclosed P.U.D. Request – Final Plan was received by the City on November 6, 2017. Upon recommendation from the Planning and Zoning Commission, the Board of Aldermen approved the rezoning of this property at their meeting on October 18, 2017, making the current zoning classification of this land R-1D, Single Family Residential, Planned Unit Development.

Upon review of the proposed P.U.D. Final Plan, the enclosed 1<sup>st</sup> Review comment letter was sent to the Applicant's engineer on November 17, 2017. On November 27, 2017, the City received the enclosed revised P.U.D Final Plan dated 09-20-2017 with a most recent revision date of 11/6/17 along with the enclosed proposed Declaration of Covenants, Easements and Restrictions for Cordoba and details for common amenities. Upon review, the enclosed 2<sup>nd</sup> Review comment letter was sent to the Applicant's engineer on December 7, 2017.

**EXISTING ITEMS:**

2. Rezoning Request and P.U.D. Request - Area Plan for the approximate 32.19 acres of land commonly known as 2450 Technology Drive and being more particularly described in the P.U.D. Request – Area Plan rezoning application received by the City on October 2, 2017, on file with the City Clerk, from Applicant Payne Family Homes, LLC and Owner Dardenne Tech, LLC, David J. Hemsath Living Trust. From Public Hearing Item 1 above.

**INFORMATION ONLY:**

1. None.

Enclosures

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