

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

PLANNING & ZONING COMMISSION
AGENDA
MAY 9, 2018
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

OPEN FORUM

PUBLIC HEARINGS

1. Possible amendments to the Municipal Code regarding Zoning and Land Use.
2. Rezoning Request and Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.
3. Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 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 April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.

NEW BUSINESS

1. Possible amendments to the Municipal Code regarding Zoning and Land Use.
2. Rezoning Request and Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.
3. Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 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 April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.
4. Comprehensive Plan

APPROVAL OF MINUTES

Approval of 04-11-18 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

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 Mayor Zucker, Chairman Etzkorn, Alderman Koch, Commissioners Bailey, Shea, Stankovich, Wooldridge, Helms and Rowley. 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 HEARING

1. Conditional Use Permit Application with Site Plan from Applicant Enterprise Leasing Company of StL, LLC and Property Owner TLA Real Estate, LLC

Andy Stokes of Enterprise Leasing was in attendance to present the proposal.

A motion was made by Mayor Zucker, Seconded by Commissioner Wooldridge to close the Public Hearing. Motion passed unanimously.

NEW BUSINESS

1. Conditional Use Permit Application with Site Plan from Applicant Enterprise Leasing Company of StL, LLC and Property Owner TLA Real Estate, LLC

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

2. Record Plat for the proposed "Cordoba" subdivision from Developer Payne Family Homes

A motion was made by Mayor Zucker, Seconded by Commissioner Wooldridge to recommend approval of the Record Plat with the conditions the street names be revised and escrow established. Motion passed unanimously.

3. PUD Request – Final Plan for the Providence Subdivision received by the City on March 2, 2018, from Applicant Bridgewater Communities, Inc. in agreement with the Property Owner - Villas at Providence Home Owners Association

A motion was made by Commissioner Rowley, Seconded by Commissioner Bailey to recommend approval of the PUD Request – Final Plan. Motion passed. Commissioner Wooldridge abstained.

4. Comprehensive Plan

The commission discussed the minimum dwelling sizes and reviewed a memo prepared by Hamilton Weber, LLC.

APPROVAL OF MINUTES

Approval of 03-14-18 Minutes

A motion was made by Commissioner Shea, Seconded by Commissioner Stankovich to approve the 03-14-18 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

There was a discussion regarding the I-64 Corridor Study. An open house has been scheduled for Tuesday, April 24th from 4-7 pm.

ADJOURNMENT

A motion was made by Commissioner Bailey, Seconded by Commissioner Rowley to adjourn the meeting at 8:21 p.m.

Respectfully submitted,

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: May 3, 2018

SUBJECT: Planning and Zoning Commission Meeting Scheduled for May 9, 2018

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **Possible amendments to the Municipal Code regarding Zoning and Land Use.**
Possible changes to the requirements of minimum sizes of detached and attached single family dwelling units. The current required minimum dwelling sizes in the R-1D Zoning District are:

1. One-story, single-family residential dwelling unit. Minimum dwelling size shall be one thousand six hundred (1,600) square feet of living area.
2. Two-story, single-family residential dwelling unit. Minimum living area shall be one thousand two hundred fifty (1,250) square feet for the first (1st) floor and two thousand two hundred (2,200) square feet total.
3. Split level, split foyer, one and one-half (1½) story, single-family residential unit. Minimum living area shall be one thousand nine hundred (1,900) square feet.
4. Detached, single-family, two-story villa unit. Minimum dwelling size shall be one thousand four hundred fifty (1,450) square feet of finished first (1st) floor space excluding garage and basement.
5. Attached residential dwelling unit. Minimum dwelling size shall be one thousand four hundred fifty (1,450) square feet of finished first (1st) floor space excluding garage and basement.

Items to be considered, among others, may include current and future housing demands and public health and general welfare.

Enclosed is a memo from the City Attorney dated April 10, 2018, to assist Planning and Zoning Commission in its consideration of possible lessened minimum dwelling sizes in the R-1D Zoning District.

2. **Rezoning Request and Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.** The enclosed rezoning request and conditional use permit application with site plan were received by the City on April 3, 2018. The applicant is requesting a rezoning of the property from unincorporated St. Charles County R-1A, Single Family Residential to City of Dardenne Prairie C-2, General Commercial with the conditional use of surgical and elderly rehabilitation facility.

Upon review of the application and site plan, the enclosed 1st review comment letter was sent to the applicant's engineer on April 13, 2018. On April 23, 2018, the City received the enclosed revised Site Plan. Upon review of this plan, the enclosed 2nd review comment letter was sent to the applicant's engineer on May 3, 2018.

- 3. Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 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 April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.** The enclosed rezoning request and P.U.D. Request – Area Plan were received by the City on April 2, 2018 and April 4, 2018. The applicant is requesting a rezoning of the property from Uptown Zoning District to R-1D, Single Family Residential, P.U.D. and C-3, Retail Commercial, P.U.D.

Upon review of the applications and area plan, the enclosed 1st review comment letter was sent to the applicant's engineer on April 13, 2018. On April 30, 2018, the City received the enclosed revised area plan. Upon review of this plan, the enclosed 2nd review comment letter was sent to the applicant's engineer on May 3, 2018.

NEW ITEMS:

- 1. Possible amendments to the Municipal Code regarding Zoning and Land Use.** From Public Hearing Item 1 above.
- 2. Rezoning Request and Conditional Use Permit Application with Site Plan for the approximate 5.19 acres of land commonly known as 7275 Highway N, and being more particularly described in the Conditional Use Permit application received by the City on April 3, 2018, on file with the City Clerk from Applicant Premier Engineering, Architecture and Survey, LLC, and Property Owner Sunterra O'Fallon RE, LLC.** From Public Hearing Item 2 above.
- 3. Rezoning Request and P.U.D. Request – Area Plan for the approximate 32.2 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 April 4, 2018, on file with the City Clerk from Applicant Payne Family Homes and Property Owner Dardenne Tech, LLC.** From Public Hearing Item 3 above.

EXISTING ITEMS:

- 1. None.**

INFORMATION ONLY:

- 2. None.**

Enclosures

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