

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

**PLANNING & ZONING COMMISSION
AGENDA
AUGUST 08, 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
Seurer

OPEN FORUM

PUBLIC HEARINGS

1. Rezoning Request and P.U.D. Request – Area Plan for the approximately 68.40 acres of land commonly known as 1575 Bryan Road located at the northwest corner of the intersection of Feise Road and Bryan Road, and more particularly described in the P.U.D. Request – Area Plan received by the City on June 6, 2018, on file with the City Clerk from Applicant David Volz, and Property Owner Cora Bopp Family Limited Partnership et al.
2. Possible amendments to the Municipal Code regarding Zoning and Land Use.
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. Final Plat for a Two-Lot Subdivision of the Approximate 3.00 acres of the land commonly known as 1366 Feise Road located at the southwest corner of the intersection of Feise Road and Langrove Road, and more particularly described in the "Plat Submittal Information" form received by the City on July 24, 2018, on file with the City Clerk from Applicant Metron Surveying & Layout Company and Property Owner Thomas and Frances Horace.
2. A Site Plan Application for the approximate 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Site Permit Application received by the City on July 5, 2018 from Applicant Dale Stoecklein, StorageQ and Property Owner StorageQ1 LLC.

3. 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 August 6, 2018, on file with the City Clerk, from Applicant Volz Incorporated and Owner Payne Family Homes, LLC.

OLD BUSINESS

1. 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.
2. Rezoning Request and P.U.D. Request – Area Plan for the approximately 68.40 acres of land commonly known as 1575 Bryan Road located at the northwest corner of the intersection of Feise Road and Bryan Road, and more particularly described in the P.U.D. Request – Area Plan received by the City on June 6, 2018, on file with the City Clerk from Applicant David Volz, and Property Owner Cora Bopp Family Limited Partnership et al.

APPROVAL OF MINUTES

Approval of 07-11-18 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, 2018 – *Updated – August 7, 2018*
SUBJECT: Planning and Zoning Commission Meeting Scheduled for August 8, 2018

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **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 previously provided 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.

On July 31, 2018, the City received the enclosed email from the Applicant requesting that this item be withdrawn from the City's agendas.

2. **Rezoning Request and P.U.D. Request – Area Plan for the Approximately 68.40 acres of the land commonly known as 1575 Bryan Road located at the northwest corner of the intersection of Feise Road and Bryan Road, and more particularly described in the “P.U.D. Request – Area Plan” received by the City on June 6, 2018, on file with the City Clerk from Applicant David Volz, and Property Owner Cora Bopp Family Limited Partnership et al.** The previously provided P.U.D. Request – Area Plan with proposed uses of retail, restaurant, office, gas and day care, and a P.U.D. Area Plan were received by the City from the applicant on June 6, 2018. The present zoning classification of this land is “C-2”, General Commercial. The proposed zoning classification of this land is “C-2”, Planned Unit Development.

Upon review of the P.U.D. Request – Area Plan, the previously provided “1st Review” comment letter was sent to the applicant on June 15, 2018. On June 22, 2018, the City received the previously provided “Planned Unit Development, Area Plan, Cora Marie’s Marketplace” plan dated 06-06-2018 with the latest seal date of June 22, 2018. This P.U.D. Area Plan details the planned development of this approximate 68.40 acres in three phases including public and private streets. Upon review, the previously provided “2nd Review” comment letter was sent to the applicant on June 23, 2018.

NEW ITEMS:

1. **Final Plat for a Two-Lot Subdivision of the Approximate 3.00 acres of the land commonly known as 1366 Feise Road located at the southwest corner of the intersection of Feise Road and Langrove Road, and more particularly described in the “Plat Submittal Information” form received by the City on July 24, 2018, on file with the City Clerk from Applicant Metron Surveying & Layout Company and Property Owner Thomas and Frances Horace.** The enclosed plat submittal information form was received by the City from Metron Surveying & Layout Company on July 24, 2018. The present and proposed zoning classification of this land is “R-1A” Single Family Residential.

Upon review of the proposed subdivision plat, which was received by the City on July 18, 2018, the enclosed “1st Review” comment letter was sent to the applicant on July 20, 2018. On July 24, 2018, the City received the enclosed revised “Horace Heights” subdivision plat dated 7-24-18. This proposed subdivision of this approximate 3.00 acres of land will create one additional lot. Upon review, the enclosed “2nd Review” comment letter was sent to the applicant on July 26, 2018.

2. **A Site Plan Application for the approximate 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Site Permit Application received by the City on July 5, 2018 from Applicant Dale Stoecklein, StorageQ and Property Owner StorageQ1 LLC.** The enclosed Site Plan Application was received by the City on July 5, 2018, along with a Site Plan and Building Elevations plan. The present zoning classification of this land is "C-2" General Commercial. This site plan application is being submitted for the development of 0.58 acres of this site to be known as "Phase 2" of this development.

Upon review of the application and plans, the enclosed 1st Review comment letter was sent to the Applicant's engineer on July 20, 2018. On July 27, 2018, the City received the enclosed response letter, revised site plan, building elevation plans, photometric lighting plan and fencing photographs.

3. **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 August 6, 2018, on file with the City Clerk, from Applicant Volz Incorporated and Owner Payne Family Homes, LLC.** 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 recommendation from the Planning and Zoning Commission, the P.U.D. Final Plan for this residential development to be known as "Cordoba" was approved by the Board of Aldermen on January 17, 2018, which included five deviations from the City's zoning regulations (i.e., a 1375-foot long cul-de-sac, a minimum street centerline radius of 100', a minimum lot width of 62 feet at the building line, a minimum front yard of 20 feet and a minimum side yard of seven (7) feet.

On August 6, 2018, the City received the enclosed "1st Amended Final Plan" for the proposed "Cordoba" development with one additional requested deviation (i.e., a maximum lot coverage by structures not to exceed thirty-five percent (35%) of the lot area.).

EXISTING ITEMS:

1. **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 1 above.
2. **Rezoning Request and P.U.D. Request – Area Plan for the Approximately 68.40 acres of the land commonly known as 1575 Bryan Road located at the northwest corner of the intersection of Feise Road and Bryan Road, and more particularly described in the "P.U.D. Request – Area Plan" received by the City on June 6, 2018, on file with the City Clerk from Applicant David Volz, and Property Owner Cora Bopp Family Limited Partnership et al.** From Public Hearing Item 2 above.

INFORMATION ONLY:

1. **None.**

Enclosures

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