

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

PLANNING & ZONING COMMISSION  
AGENDA  
OCTOBER 10, 2018  
7:00 P.M.

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**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

**OPEN FORUM**

**PUBLIC HEARINGS**

1. Rezoning of Properties along Post Road from the "UZD" Uptown Zoning District to the "R-1B" Single Family Residential Zoning District.
2. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.
3. Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

**NEW BUSINESS**

1. Rezoning of Properties along Post Road from the "UZD" Uptown Zoning District to the "R-1B" Single Family Residential Zoning District.
2. Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.
3. Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.

**OLD BUSINESS**

1. Site Plan Application for 64 West Business Park, Lots G and K from Applicant and Property Owner  
Ungerboeck Development, LC

**APPROVAL OF MINUTES**

Approval of 09-12-18 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:05 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, Commissioners Bailey, Stankovich, Wooldridge, Brockmann, Seurer, Rowley and Helms. Commissioner Shea 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. 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.

Mayor Zucker stated the developer had requested the rezoning and PUD application be withdrawn.

A motion was made by Alderman Wandling, Seconded by Commissioner Helms to table public hearing item # 1 indefinitely. Motion passed unanimously.

3. Conditional Use Permit Application for Lot 2 of Dardenne Prairie Professional Park from Applicant Buescher Ditch & Associates, Inc. and Contract Purchaser/Developer Rondale Court Plaza, LLC.

Mark Ditch was in attendance to present the proposal.

With no objections, public hearing item #3 was closed.

**NEW BUSINESS**

1. Conditional Use Permit Application and Site Plan Application for Lot 2 of Dardenne Prairie Professional Park from Applicant Buescher Ditch & Associates, Inc. and Contract Purchaser/Developer: Rondale Court Plaza, LLC.

A motion was made by Commissioner Wooldridge, Seconded by Commissioner Bailey to recommend approval contingent upon information being provided as requested by City Engineer in letter dated September 7, 2018. Motion passed unanimously.

**PUBLIC HEARINGS**

2. Possible amendments to the Municipal Code regarding Zoning and Land Use.

Mayor Zucker presented the requested changes to the C-3 zoning.

**NEW BUSINESS**

3. Amendments to the Municipal Code regarding Zoning and Land Use regulations in the C-3, Retail Commercial District

A motion was made by Mayor Zucker, Seconded by Commissioner Brockman to recommend approval. Motion passed unanimously.

**NEW BUSINESS**

2. Site Plan Application for 64 West Business Park, Lots G and K from Applicant and Property Owner Ungerboeck Development, LC

A motion was made by Mayor Zucker, Seconded by Commissioner Stankovich to table item #2 New Business. Motion passed unanimously.

**OLD BUSINESS**

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.

A motion was made by Mayor Zucker, Seconded by Commissioner Wooldridge to table item #1 Old Business indefinitely. Motion passed unanimously.

**APPROVAL OF MINUTES**

- Approval of 08-08-18 Minutes
- Approval of 08-27-18 Special Meeting Minutes

A motion was made by Commissioner Bailey, Seconded by Alderman Wandling to approve the 08-08-18 and 08-27-18 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS**

Chairman Etzkorn mentioned and recommended the commission attend the Planning & Zoning Classes held at UMSL.

Mayor Zucker mentioned an upcoming public presentation by McKelvey Homes on September 20<sup>th</sup> at Crossroads Elementary regarding the Bopp residential property. He also mentioned rezoning of properties located along Post Road and Technology soon. He also informed the Commission of the Parks Master Plan Open House being held on September 27<sup>th</sup>.

**ADJOURNMENT**

A motion was made by Commissioner Bailey, Seconded by Commissioner Helms to adjourn at 8:00 p.m.

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:** October 4, 2018

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for October 10, 2018

Items for consideration at this meeting include:

### PUBLIC HEARINGS:

1. **Rezoning of Properties along Post Road from the “UZD” Uptown Zoning District to the “R-1B” Single Family Residential Zoning District.** The enclosed public notice was advertised in the newspaper and sent to adjacent property owners. The properties included in Subject Area 1, Subject Area 2 and Subject Area 3 in the public notice are currently in the Uptown Zoning District. There is no rezoning application, as this is a City-initiated rezoning consideration.
2. **Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** On September 4, 2018, the City received the enclosed rezoning request and P.U.D. Request – Area Plan.

Upon review of the P.U.D. Request – Area Plan, the enclosed “1<sup>st</sup> Review” comment letter was sent to the applicant on September 17, 2018. On September 28, 2018, the City received the enclosed P.U.D. Area Plan dated 09-28-2018 for the proposed Inverness residential subdivision development along with the enclosed associated landscape plan, tree survey, traffic study, draft indentures, building elevations and response letter from the applicant’s engineer. Upon review, the enclosed “2<sup>nd</sup> review” letter was sent to the applicant on October 4, 2018.

3. **Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** On September 4, 2018, the City received the enclosed conditional use permit application and P.U.D. area plan.

Upon review of the conditional use permit application and P.U.D. area plan, the enclosed “1<sup>st</sup> review” letter was sent to the applicant. On September 28, 2018, the City received the enclosed revised P.U.D. area plan and response letter from the applicant’s engineer.

**NEW ITEMS:**

1. **Rezoning of Properties along Post Road from the “UZD” Uptown Zoning District to the “R-1B” Single Family Residential Zoning District.** From Public Hearing Item 1 above.
2. **Rezoning Request and P.U.D. Request – Area Plan for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Area Plan application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** From Public Hearing Item 2 above.
3. **Conditional Use Permit Application for the northwestern approximately 106.4 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the conditional use permit application received by the City on September 4, 2018, on file with the City Clerk from Applicant McKelvey Homes, LLC and Property Owner Cora Bopp Family Limited Partnership.** From Public Hearing Item 3 above.

**EXISTING ITEMS:**

1. **None.**

**INFORMATION ONLY:**

1. **None.**

Enclosures

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