

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

PLANNING & ZONING COMMISSION  
AGENDA  
JANUARY 9, 2019  
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  
Woodridge  
Helms  
Seurer

**ELECTION OF CHAIRMAN**

**ELECTION OF VICE-CHAIRMAN**

**ELECTION OF SECRETARY**

**OPEN FORUM**

**NEW BUSINESS**

1. Application for 2<sup>nd</sup> Amended P.U.D. Final Plan for the Cordoba subdivision received by the City on December 18, 2018, on file with the City Clerk, from Applicant and Owner Payne Family Homes, LLC

**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 11-14-18 Minutes

**COMMISSION COMMUNICATIONS**

**ADJOURNMENT**

## **PLANNING & ZONING MINUTES**

**NOVEMBER 14, 2018**

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

**OPEN FORUM** – The following individuals were in attendance and spoke:

Dale Kling -O'Fallon Council Member

Aimee Robertson – 7465 Little Oaks Drive, O'Fallon, MO 63368

Pam Harris – 1 Little Oaks Court, O'Fallon, MO 63368

### **PUBLIC HEARINGS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to the regulation of small wireless facilities and other matters relating thereto.

City Attorney John Young presented the proposed amendments.

A motion was made by Mayor Zucker, Seconded by Alderman Wandling to close the public hearing. Motion passed unanimously.

### **NEW BUSINESS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to the regulation of small wireless facilities and other matters relating thereto.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to recommend approval of the amendments. Motion passed unanimously.

2. 2019 Submittal and Meeting Calendar

A motion was made by Commissioner Wooldridge, Seconded by Commissioner Helms to approve the 2019 Submittal and Meeting Calendar. Motion passed unanimously.

### **OLD BUSINESS**

1. 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 Shea to table the site plan. Motion passed unanimously.

### **APPROVAL OF MINUTES**

Approval of 10-10-18 Minutes

A motion was made by Commissioner Shea, Seconded by Commissioner Stankovich to approve the 10-10-18 minutes. Motion passed unanimously.

**COMMISSION COMMUNICATIONS** – No commission communication.

**ADJOURNMENT**

A motion was made by Mayor Zucker, Seconded by Commissioner Helms to adjourn at 7:45 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:** January 2, 2019

**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for January 9, 2019

Items for consideration at this meeting include:

**PUBLIC HEARINGS:**

1. None.

**NEW ITEMS:**

1. **Application for 2<sup>nd</sup> Amended P.U.D. Final Plan for the Cordoba subdivision received by the City on December 18, 2018, on file with the City Clerk, from Applicant 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.

Upon recommendation from the Planning and Zoning Commission, the Board of Aldermen approved a "1<sup>st</sup> Amended Final Plan" for the proposed "Cordoba" development by passing Ordinance No. 1928 at their meeting on August 15, 2018, which included one additional requested deviation (i.e., a maximum lot coverage by structures on various lots to exceed thirty percent (30%) of the lot area.).

On December 18, 2018, the City received the enclosed proposed "2<sup>nd</sup> Amended Final Plan" for the existing Cordoba subdivision along with the enclosed letter dated December 17, 2018, from the applicant's engineer, Volz Incorporated, indicating the proposed amendment for this plan is for the addition of a khaki-colored, six-foot high vinyl sight proof fence at the rear northern boundary of Lot 9 through 23.

**EXISTING ITEMS:**

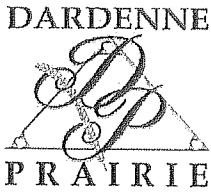
1. None.

**INFORMATION ONLY:**

1. None.

Enclosures

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



City Hall  
2032 Hanley Road  
Dardenne Prairie, MO 63368  
Phone 636.561.1718  
Fax 636.625.0077

**P.U.D. REQUEST – FINAL PLAN**  
CITY OF DARDENNE PRAIRIE, MISSOURI  
[www.DardennePrairie.org](http://www.DardennePrairie.org)

**RECEIVED**  
DEC 18 2018

City of  
Dardenne Prairie

APPLICANT: PAYNE FAMILY HOMES  
Company Name  
JEFF THOLE  
Printed Name, Title  
10407 BAUR BLVD. SUITE B  
Street Address  
ST. LOUIS MO 63132  
City/State/Zip Code  
314.496.0300  
Telephone  
jeff@paynefamilyhomes.com Facsimile  
Email Address

STREET ADDRESS OF PROPERTY: 84 - 150 ALTA MIRA CT

OWNER (attach additional):  
PAYNE FAMILY HOMES  
Printed Name  
JEFF THOLE  
Printed Name  
10407 Baur Blvd.  
Street Address  
St. Louis, Mo 63132  
City/State/Zip Code  
314.496.0300  
Telephone Facsimile  
jeff@paynefamilyhomes.com  
Email Address

Contract Purchaser/Developer:  
\_\_\_\_\_  
Company Name  
\_\_\_\_\_  
Printed Name, Title  
\_\_\_\_\_  
Street Address  
\_\_\_\_\_  
City/State/Zip Code  
\_\_\_\_\_  
Telephone Facsimile  
\_\_\_\_\_  
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) A Tract of land in section 1 T 46 N - R 2 E, St. Charles Country Missouri

EXISTING ZONING: R-1D SFR PUD

PROPOSED USE: Single Family Residential NO. UNITS: 51

PROJECT AREA: 16.7 AC PROPERTY AREA: 16.7 AC

FINAL PLAN REVIEW FEE SUBMITTED: \_\_\_\_\_





ENGINEERING  
LAND PLANNING  
LAND SURVEYING  
TRANSPORTATION  
CONSTRUCTION MANAGEMENT

December 17, 2018

Luke R. Kehoe, P.E., CFM, LEED AP  
*City Engineer*  
**City of Dardenne Prairie**  
2032 Hanley Road  
Dardenne Prairie, Missouri 63368

Dear Mr. Kehoe,

Enclosed are 23 copies of the 2<sup>nd</sup> Amended Final Development plan we are requesting approval of a six foot high vinyl sight proof fence. The fence is located at rear northern boundary of lot 9 through lot 23. The detail of the fence is located on sheet 2 and will be a Khaki color.

Thank you for your considerations.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Atkins".

*Jeff Atkins*  
Director of Planning