

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

PLANNING & ZONING COMMISSION  
AGENDA  
OCTOBER 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  
Wooldridge  
Helms  
Seurer

**OPEN FORUM**

**NEW BUSINESS**

1. 1<sup>st</sup> Amended P.U.D. Request – Final Plan for Phase 1 of the proposed residential development to be known as “Inverness” consisting of the southern approximately 49.1 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on September 4, 2019, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.
2. 1<sup>st</sup> Amended P.U.D. Request – Final Plan for Phase 2 of the proposed residential development to be known as “Inverness” consisting of the northern approximately 57.3 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on September 4, 2019, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC
3. Display House Plat for Phase 1 of the proposed residential development to be known as “Inverness” consisting of the southern approximately 49.1 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the Plat Submittal Information form received by the City on September 4, 2019, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC

**OLD BUSINESS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.

**APPROVAL OF MINUTES**

Approval of 09-11-19 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:** September 26, 2019  
**SUBJECT:** Planning and Zoning Commission Meeting Scheduled for October 9, 2019

Items for consideration at this meeting include:

**PUBLIC HEARINGS:**

1. None.

**NEW ITEMS:**

1. **Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.** To foster a partnership between the City and developers in order to achieve greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a desirable community environment.
2. **1<sup>st</sup> Amended P.U.D. Request – Final Plan for Phase 1 of the proposed residential development to be known as “Inverness” consisting of the southern approximately 49.1 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on September 4, 2019, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.**

By Ordinance No. 1935, the Board of Aldermen, upon recommendation by the Planning and Zoning Commission, approved the P.U.D. Area Plan for Phase 1 of the proposed “Inverness” residential subdivision on October 17, 2018.

By Ordinance No. 1966, the Board of Aldermen, upon recommendation by the Planning and Zoning Commission, approved the P.U.D. Area Plan for Phase 1 of the proposed “Inverness” residential subdivision on July 2, 2019.

On September 4, 2019, the City received the enclosed PUD Request – Final Plan and a 1<sup>st</sup> Amended P.U.D. Final Plan for Phase 1 of the proposed “Inverness” residential subdivision development. Upon review, the enclosed 1<sup>st</sup> Review comment letter was sent to the applicant on September 16, 2019. On September 23, 2019, the City received a revised 1<sup>st</sup> Amended P.U.D. Final Plan for Phase 1 of the proposed “Inverness” subdivision along with the enclosed cover letter from the developer’s engineer, Volz Incorporated, which details the proposed amendments to this plan.

3. **1<sup>st</sup> Amended P.U.D. Request – Final Plan for Phase 2 of the proposed residential development to be known as “Inverness” consisting of the northern approximately 57.3 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the P.U.D. Request – Final Plan**

**application received by the City on September 4, 2019, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.**

By Ordinance No. 1935, the Board of Aldermen, upon recommendation by the Planning and Zoning Commission, approved the P.U.D. Area Plan for Phase 2 of the proposed "Inverness" residential subdivision on October 17, 2018.

By Ordinance No. 1966, the Board of Aldermen, upon recommendation by the Planning and Zoning Commission, approved the P.U.D. Area Plan for Phase 2 of the proposed "Inverness" residential subdivision on July 2, 2019.

On September 4, 2019, the City received the enclosed PUD Request – Final Plan and a 1<sup>st</sup> Amended P.U.D. Final Plan for Phase 2 of the proposed "Inverness" residential subdivision development. Upon review, the enclosed 1<sup>st</sup> Review comment letter was sent to the applicant on September 16, 2019. On September 23, 2019, the City received a revised 1<sup>st</sup> Amended P.U.D. Final Plan for Phase 2 of the proposed "Inverness" subdivision along with the enclosed cover letter from the developer's engineer, Volz Incorporated, which details the proposed amendments to this plan.

- 4. Display House Plat for Phase 1 of the proposed residential development to be known as "Inverness" consisting of the southern approximately 49.1 acres of the parcels of land commonly known as 1575 Bryan Road and more particularly described in the Plat Submittal Information form received by the City on September 4, 2019, on file with the City Clerk from Applicant and Property Owner Inverness Development, LLC.**

On September 4, 2019, the City received the enclosed Plat Submittal Information form for a display house plat for Phase 1 of the proposed "Inverness" residential subdivision development. Upon review, the enclosed 1<sup>st</sup> Review comment letter was sent to the applicant on September 16, 2019. On September 23, 2019, the City received the enclosed revised Display House Plat for the 1<sup>st</sup> Phase of the proposed "Inverness" subdivision along with the enclosed letter from Volz Incorporated dated 9/29/2019.

**EXISTING ITEMS:**

- 1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.** To foster a partnership between the City and developers in order to achieve greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of land development; and to promote a desirable community environment.

A public hearing was held on this item by the Planning and Zoning Commission at their meeting on September 11, 2019.

**INFORMATION ONLY:**

- 1. None.**

Enclosures

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

## **PLANNING & ZONING MINUTES**

**SEPTEMBER 11, 2019**

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, Vice Chairman Shea and Commissioners Bailey, Stankovich, Rowley, Wooldridge, Helms and Brockmann. Chairman Etzkorn and Commissioner Seurer were absent. Also present were PA Assistant Carmen Breckenridge, City Engineer Luke Kehoe and City Attorney John Young.

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

### **PUBLIC HEARINGS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.

John Brancaglione and Anna Krane with PGAV were in attendance to present the amendments.

A motion was made by Mayor Zucker, seconded by Commissioner Brockman to close public hearing item #1. Motion passed unanimously.

2. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations for marijuana facilities in the City.

A motion was made by Alderman Wandling, seconded by Commissioner Brockman to close public hearing item #2. Motion passed unanimously.

### **NEW BUSINESS**

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning, land use and land subdivision regulations for a proposed townhouse residential zoning district.

A motion was made by Mayor Zucker, seconded by Alderman Wandling to continue until 10-9-19. Motion passed unanimously.

2. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations for marijuana facilities in the City.

A motion was made by Commissioner Rowley, Seconded by Stankovich to recommend approval of item 2. Motion passed unanimously.

### **APPROVAL OF MINUTES**

Approval of 08-14-19 Minutes

A motion was made by Commissioner Stankovich, Seconded by Commissioner Brockman to approve the 08-14-19 minutes. Motion passed unanimously.

**ADJOURNMENT**

With no objections, the meeting was adjourned at 9:01 p.m.

Respectfully submitted,

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Kim Clark, City Clerk