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

PLANNING & ZONING COMMISSION
AGENDA
OCTOBER 8, 2014
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Fogarty
Alderman Koch
Commissioners:
- Fine
- King
- Owens
- Collins
- Claspille
- Donahue
- Etzkorn
- Brockmann

OPEN FORUM

PUBLIC HEARINGS

1. Amendments to Municipal Code Section 410.130 to require a financial institution that issues a letter of credit guaranteeing subdivision improvements to certify that it was assigned a Composite Rating of either "1" or "2" under the Uniform Financial Institutions Rating System by the United States Government.

NEW BUSINESS

1. Amendments to Municipal Code Section 410.130 to require a financial institution that issues a letter of credit guaranteeing subdivision improvements to certify that it was assigned a Composite Rating of either "1" or "2" under the Uniform Financial Institutions Rating System by the United States Government.

2. 3rd Amended Site Plan Application for the property located at 201 Meriwether Lewis Drive from Applicant and Property Owner Stonebridge Community Church.

OLD BUSINESS

1. Review of Bylaws

APPROVAL OF MINUTES

Approval of 09-10-14 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES **SEPTEMBER 10, 2014**

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 Fogarty, Alderman Koch, Commissioners Owens, Claspille, Etzkorn and Collins. Commissioners Brockmann, Donahue, King and Fine were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

Chairman Owens introduced scout Christopher Putzler who was in attendance.

OPEN FORUM – No one present to speak.

NEW BUSINESS

Mark Collins from Bax Engineering was in attendance to present the proposal.

1. Condominium Plat Six for the proposed "Buildings 27, 28 and 29" Georgetown Park Subdivision from Bax Engineering Company on behalf of Property Owner Ambient Investments, LLC.

A motion was made by Commissioner Collins, Seconded by Mayor Fogarty to recommend approval of Condominium Plat Six for the proposed "Buildings 27, 28 and 29" Georgetown Park Subdivision. Motion passed unanimously.

2. Condominium Plat Seven for the proposed "Buildings 24, 25 and 26" Georgetown Park Subdivision from Bax Engineering Company on behalf of Property Owner Ambient Investments, LLC.

A motion was made by Commissioner Collins, Seconded by Commissioner Claspille to recommend approval of Condominium Plat Seven for the proposed "Buildings 24, 25 and 26" Georgetown Park Subdivision. Motion passed unanimously.

OLD BUSINESS

1. Review of Bylaws

A motion was made by Chairman Owens, Seconded by Commissioner Etzkorn to postpone the Review of Bylaws. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 08-13-14 Minutes

A motion was made by Mayor Fogarty, Seconded by Commissioner Claspille to approve the 08-13-14 Minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Fogarty mentioned Prairie Day will be held on Saturday, September 20th.

ADJOURNMENT

A motion was made by Chairman Owens, Seconded by Mayor Fogarty to adjourn the meeting at 7:09 p.m. Motion passed unanimously.

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: September 26, 2014

SUBJECT: Planning and Zoning Commission Meeting Scheduled for October 8, 2014

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **Amendments to Municipal Code Section 410.130 to require a financial institution that issues a letter of credit guaranteeing subdivision improvements to certify that it was assigned a Composite Rating of either "1" or "2" under the Uniform Financial Institutions Rating System by the United States Government.** Additional information from the City Attorney for the public hearing item for "the approval of record subdivision plats and the requirements for the guarantee of the completion and maintenance of improvements in subdivision developments" is attached.

NEW ITEMS:

1. **Amendments to Municipal Code Section 410.130 to require a financial institution that issues a letter of credit guaranteeing subdivision improvements to certify that it was assigned a Composite Rating of either "1" or "2" under the Uniform Financial Institutions Rating System by the United States Government.** From public hearing Item 1 above.

2. **3rd Amended Site Plan Application for the property located at 201 Meriwether Lewis Drive from Applicant and Property Owner Stonebridge Community Church.** A site plan application was received by the City on August 29, 2014, for the Stonebridge Community Church property located at 201 Meriwether Lewis Drive. The requested approval is an amendment to the existing site plan for this church.

   In October 1996, this property was rezoned to the R-1E zoning district as a part of the Lewis and Clark Planned Unit Development.

   In April 2001, the City received an application from the then property owner, New Covenant Church, for the rezoning of the property. A public hearing notice was published to rezone the property to the R-1D zoning district and for a conditional use permit application with the proposed land use of church. These applications were not completed and the property remained in the R-1E zoning district.

   This property was not made a part of the Lewis and Clark subdivision when the record plat for the subdivision was filed in February 2002.

   In April 2008, the City received an application from the current property owner, Stonebridge Community Church, for the installation of a temporary building. This application was approved by the Board of Aldermen in May 2008.

In September 2012, the City received an application from the current property owner, Stonebridge Community Church, for a proposed building addition and the removal of the temporary building installed under the April 2008 site plan. This site plan application was approved by the Board of Aldermen in October 2012. This plan was not constructed and expired under the Municipal Code by limitation.

The current site plan application and associated "3rd Amended Site Plan for Stonebridge Community Church Building Addition" includes a proposed building addition and the removal of the temporary building installed under the April 2008 site plan.

Upon review of the site plan that was received by the City on September 3, 2014, a comment letter was sent to the property owner's engineer on September 12, 2014. A revised 3rd amended site plan was received by the City on September 19, 2014. Upon review, a second comment letter was sent to the property owner's engineer on September 26, 2014. Copies of the Site Plan Application, revised 3rd amended site plan, our review comment letters and the applicant's response letter are enclosed for your reference.

EXISTING ITEMS:

1. **None.**

INFORMATION ONLY:

1. **Missouri Route 364 Phase 3 Project Update.** MoDOT, St. Charles County and the local municipalities have teamed together to allocate $118.2 million toward building Route 364 Phase 3. The $118.2 million will be used for purchasing property, utility relocations, design and construction. The project includes building an improved connection from Route 364 Phase 2 at Route 94 and Mid Rivers Mall Drive to I-64/US Route 40/61 at Route N.

   MoDOT used a Design-Build contracting process to have contractor teams compete to win the contract. The Missouri Highways and Transportation Commission approved the contract February 6, 2013, awarding the project to the Page Constructors Joint Venture, including Fred Weber Inc., Millstone-Bangert Inc., Kolb Grading with lead designer Parsons Transportation Group.

   Page Constructors is designing and building a four lane divided freeway for nine miles from Route 94 at Mid Rivers Mall Drive in St Peters to Interstate 64 in Lake Saint Louis. A corridor map showing new road and interchanges is available at
   http://www.modot.org/stlouis/major_projects/Route364upgrade.htm

   MoDOT, and its contractor Page Constructors, has permanently closed a connection between Henke Road/Technology Drive and Interstate 64. That means there is no access from Henke Road onto Route N or Interstate 64. This is part of the final design for the Route 364/Page Phase 3 project which will tie into Henke Road.

   Changes have been made to the design of an intersection on the Route 364/Page Phase 3 project. Route 364 is a design-build project, which means the design of the road is happening at the same time as construction. The westbound Route 364 exit to Bryan Road will now be a roundabout instead of a folded diamond interchange. The change means Route 364 will now open in two phases instead of three. The stretch from I-64 to Route K will open in early October, with all lanes of the new road open by October 31.

The entire project will be complete by late November 2014.

Enclosures

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