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

PLANNING & ZONING COMMISSION
AGENDA
MARCH 9, 2016
7:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Zucker
Alderman Koch
Chairman Etzkorn
Commissioners:
- Fine
- King
- Claspille
- Donahue
- Brockmann
- Shea
- Mutz

ELECTION OF CHAIRMAN

ELECTION OF VICE-CHAIRMAN

ELECTION OF SECRETARY

OPEN FORUM

PUBLIC HEARING

1. A P.U.D. Request – Area Plan for the approximate 15.790 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Cora Marie's Marketplace, P.U.D. Area Plan" from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.

NEW BUSINESS

1. A P.U.D. Request – Area Plan for the approximate 15.790 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Cora Marie's Marketplace, P.U.D. Area Plan" from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.

2. Submittal and Meeting Calendar for 2016

APPROVAL OF MINUTES

Approval of 11-10-15 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES NOVEMBER 10, 2015

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 Koch, Chairman Etzkorn, Commissioners Claspille, Brockmann, Mutz, Donahue, Shea and Collins. Commissioners King & Fine were 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. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations and flood hazard prevention.

City Engineer Luke Kehoe explained the amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations and flood hazard prevention.

A motion was made by Commissioner Brockmann, Seconded by Commissioner Donahue to close the public hearing. Motion passed unanimously.

NEW BUSINESS

1. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations and flood hazard prevention.

A motion was made by Commissioner Brockmann, Seconded by Commissioner Donahue to recommend approval of the amendments presented with the exception of Section H. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 9-9-15 Minutes

A motion was made by Commissioner Donahue, Seconded by Commissioner Brockman to approve the 09-09-15 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Zucker expressed his sadness of the resignation of Commissioner John Collins and thanked him for his service to the city and residents. The Mayor also mentioned the establishment of the United States Marine Corp on November 10, 1775.

ADJOURNMENT

A motion was made by Commissioner Claspille, Seconded by Commissioner Brockmann to adjourn the meeting at 8:10 p.m. Motion passed unanimously.

Respectfully submitted,

_____

Kim Clark, City Clerk

DARDENNE PRAIRIE

City of Dardenne Prairie, Missouri
Submittal and Meeting Calendar 2016

Planning and Zoning Commission – 2nd Wednesday of the month

Planning and Zoning Commission Meetings begin at 7:00 p.m.

Board of Aldermen – 1st and 3rd Wednesdays of the month

Board of Aldermen Meetings begin at 7:00 p.m.
(Board of Aldermen Work Sessions are held at 5:30 pm)

All meetings are held at City Hall located at 2032 Hanley Road

PLANNING & ZONING COMMISSION				
REZONING, CONDITIONAL USE & NEW COMMUNITY PLANS**	PLATS, LOT SPLITS, SITE PLANS & PUD FINAL PLANS			
APPLICATION DEADLINE	SUBMISSION DEADLINE	COMMENTS TO APPLICANT	RESUBMISSION DEADLINE	MEETING DATE
12/07/2015	12/09/2015	12/18/2015	12/28/2015*	01/13/2016
01/04/2016	01/06/2016	01/15/2016	01/22/2016	02/10/2016
02/01/2016	02/03/2016	02/12/2016	02/19/2016	03/09/2016
03/07/2016	03/09/2016	03/18/2016	03/25/2016	04/13/2016
04/04/2016	04/06/2016	04/15/2016	04/22/2016	05/11/2016
05/02/2016	05/04/2016	05/13/2016	05/20/2016	06/08/2016
06/06/2016	06/08/2016	06/17/2016	06/24/2016	07/13/2016
07/05/2016*	07/06/2016	07/15/2016	07/22/2016	08/10/2016
08/08/2016	08/10/2016	08/19/2016	08/26/2016	09/14/2016
09/05/2016	09/07/2016	09/16/2016	09/23/2016	10/12/2016
10/03/2016	10/05/2016	10/14/2016	10/21/2016	11/09/2016
11/07/2016	11/09/2016	11/18/2016	11/28/2016*	12/14/2016

BOARD OF ALDERMEN		
MASTER SIGN PLAN, TEMPORARY USE & OTHER AGENDA ITEMS**		
APPLICATION DEADLINE	FIRST MEETING DATE	SECOND MEETING DATE
12/30/2015	01/06/2016	01/20/2016
01/27/2016	02/03/2016	02/17/2016
02/24/2016	03/02/2016	03/16/2016
03/30/2016	04/06/2016	04/20/2016
04/27/2016	05/04/2016	05/18/2016
05/25/2016	06/01/2016	06/15/2016
06/29/2016	07/06/2016	07/20/2016
07/27/2016	08/03/2016	08/17/2016
08/31/2016	09/07/2016	09/21/2016
09/28/2016	10/05/2016	10/19/2016
10/26/2016	11/02/2016	11/16/2016
11/30/2016	12/07/2016	12/21/2016

* Denotes Holiday Schedule
** Items that require publication must be submitted at least 37 days prior to meeting date
Note: Variances must be heard by the Board of Adjustment, which meets on an "as-needed" basis

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

FROM: Luke R. Kehoe, P.E., CFM, LEED AP
Kehoe Engineering Company, Inc. (KEC)

DATE: February 29, 2016

SUBJECT: Planning and Zoning Commission Meeting Scheduled for March 9, 2016

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **A P.U.D. Request – Area Plan for the approximate 15.790 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Cora Marie's Marketplace, P.U.D. Area Plan" from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership.** The enclosed P.U.D. Request – Area Plan with proposed uses of retail, office and restaurant, a P.U.D. Area Plan, a Landscaping Plan, and the enclosed traffic study was received by the City from the applicant on February 1, 2016. The present zoning classification of this land is "C-2" (General Commercial). This application has been made to allow the development of this site pursuant to the Municipal Code and the enclosed P.U.D. Area Plan.

   Upon review of the P.U.D. Request – Area Plan, the enclosed "1st Review" comment letter was sent to the applicant on February 12, 2016. On February 19, 2016, the City received the enclosed revised "Planned Unit Development, Area Plan, Cora Marie's Marketplace" plan dated 01-29-2016 with no revisions along with the enclosed Landscaping Plan dated 1-29-16 with no revision along with the enclosed building elevations. This P.U.D. Area Plan details the planned subdivision of this approximate 15.790 acres into Lots A-E with common grounds, a public street and several private streets. Upon review, the enclosed "2nd Review" comment letter was sent to the applicant on February 26, 2016.

NEW ITEMS:

A P.U.D. Request – Area Plan for the approximate 15.790 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road known as "Cora Marie's Marketplace, P.U.D. Area Plan from Applicant Gary H. Feder, Husch Blackwell LLP, Attorney for Property Owner/Applicant Cora Bopp Family Limited Partnership. From Public Hearing Item 1 above.

1. **Submittal and Meeting Calendar for 2016.** A draft Dardenne Prairie Submittal and Meeting Calendar 2016 is enclosed for your consideration. The Board of Aldermen has adopted this calendar for their planned 2016 meetings.

EXISTING ITEMS:

1. **None.**

INFORMATION ONLY:

1. **None.**

Enclosures

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