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

PLANNING & ZONING COMMISSION
AGENDA
APRIL 13, 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

OPEN FORUM

PUBLIC HEARING

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

NEW BUSINESS

1. A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

2. A P.U.D. Request – Final Plan for the approximate 10.25 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road being a portion of the proposed "Cora Marie's Marketplace" Planned Unit Development from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.

APPROVAL OF MINUTES

Approval of 03-09-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES MARCH 9, 2016

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 Brockmann, Mutz, Donahue and Shea. Commissioner King arrived shortly after roll call. Commissioners Claspille & Fine were absent. Also present were City Clerk Kim Clark, City Engineer Luke Kehoe and City Attorney John Young.

ELECTION OF CHAIRMAN

A motion was made by Commissioner Donahue, Seconded by Commissioner Brockman to nominate Ed Etzkorn as Chairman. With no other nominations the motion passed unanimously.

ELECTION OF VICE-CHAIRMAN

A motion was made by Mayor Zucker, Seconded by Commissioner Mutz to nominate Tom Shea as Vice - Chairman. With no other nominations the motion passed unanimously.

ELECTION OF SECRETARY

A motion was made by Commissioner Brockman, Seconded by Commissioner Shea to nominate Jim Mutz as Secretary. Mr. Mutz declined the nomination.

A motion was made by Mayor Zucker, Seconded by Commissioner Donahue to nominate Commissioner Brockman as Secretary. With no other nominations the motion passed unanimously.

A motion was made by Commissioner Donahue, Seconded by Commissioner Brockman to move open forum after the Public Hearing. Motion passed unanimously.

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.

Gary Feder and David Volz presented the proposal.
John Brancaglione of PGAV and Tommie Monroe provided additional information.

The following individuals spoke:

Ed Coil – 10 Garonne Court
Scott Waddington – 631 Knollshire Way
Teresa Hoff – 2512 Macpherson Drive
Tim Galvin – 456 Parkshire Place Drive

A motion was made by Commissioner Donahue to hold a special session on April 22 or 29. Motion failed for the lack of a second.

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

OPEN FORUM – No one present to speak

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.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockman to recommend approval with the following conditions:

Any land needed for the widening of Feise Road or Bryan Road would be taken from the Bopp property

All items contained in the February 26, 2016 City Engineer letter are addressed

Does not include the building elevations submitted with application

Motion passed. Commissioner Donahue opposed.

2. Submittal and Meeting Calendar for 2016

A motion was made by Commissioner Donahue, Seconded by Commissioner Mutz to approve the Submittal and Meeting Calendar for 2016. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 11-10-15 Minutes

A motion was made by Commissioner Mutz, Seconded by Commissioner Brockman to approve the 11-10-15 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Etzkorn mentioned Commissioners Claspille's recent eye surgery.

ADJOURNMENT

A motion was made by Commissioner Donahue, Seconded by Commissioner Brockmann to adjourn the meeting at 8:10 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: April 5, 2016

SUBJECT: Planning and Zoning Commission Meeting Scheduled for April 13, 2016

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.** The enclosed Conditional Use Permit Application was received by the City on March 7, 2016. The present zoning classification of this land is "C-2" General Commercial. This application has been made to allow the various uses listed in Exhibit B of the enclosed Conditional Use Permit Application at this approximate 6.25 acres (Lot A and Lot B of the proposed "Cora Marie's Marketplace" Planned Unit Development). The Planning and Zoning Commission voted at their meeting on March 9, 2016, with conditions to recommend approval of the proposed "Cora Marie's Marketplace" PUD Area Plan. This PUD Area Plan is still under consideration by the Board of Aldermen.

   Upon review of the Conditional Use Permit Application and the P.U.D., Final Plan, the enclosed 1st Review comment letter was sent to the Applicant on March 18, 2016. On March 25, 2016, the City received the enclosed response letter and Sheet PUD-FP2 of the PUD Final Plan dated 03/25/16. Additional copies of this Sheet PUD-FP2 were received by the City on April 5, 2016. Upon review, the enclosed 2nd Review comment letter was sent to the Applicant on April 5, 2016. Email correspondence, from/to the Applicant and City Engineer is also enclosed for your reference. In this correspondence the Applicant indicates their intent to present the applications at the Planning and Zoning Commission meeting on April 13, 2016, and to request that the public hearing for the Conditional Use Permit Application be continued to the Planning and Zoning Commission meeting on May 11, 2016.

NEW ITEMS:

1. **A Conditional Use Permit Application for an approximate 6.25 acres of land more or less of the approximate 15.79 acres of land commonly known as 1575 Bryan Road bounded by Feise Road on the south by Bryan Road on the east and by the "West Branch Tributary B" creek on the north and west, and more particularly described in the Conditional Use Permit Application received by the City on March 7, 2016 from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.** From Public Hearing Item 1 above.

2. **A P.U.D. Request – Final Plan for the approximate 10.25 acres of land at the northwest corner of the intersection of Bryan Road and Feise Road being a portion of the proposed "Cora Marie's Marketplace" Planned Unit Development from Applicant BFA, Inc., Engineer for Contractor Purchaser/Developer Wal-Mart Stores, Inc. and from the Property Owner Cora Bopp Family Limited Partnership.** The enclosed P.U.D. Request – Final Plan was received by the City on March 7, 2016. The present zoning classification of this land is "C-2" General Commercial. This application has been made to allow the development of the first phase of the proposed "Cora Marie's Marketplace" Planned Unit Development. The Planning and Zoning Commission voted at their meeting on March 9, 2016, with conditions to recommend approval of the proposed "Cora Marie's Marketplace" PUD Area Plan. This PUD Area Plan is still under consideration by the Board of Aldermen.

   Upon review of the P.U.D. Request - Final Plan, the enclosed 1st Review comment letter was sent to the Applicant on March 18, 2016. On March 25, 2016, the City received the enclosed response letter and Sheet PUD-FP2 of the PUD Final Plan dated 03/25/16. Additional copies of this Sheet PUD-FP2 were received by the City on April 5, 2016. Upon review, the enclosed 2nd Review comment letter was sent to the Applicant on April 5, 2016. Email correspondence, from/to the Applicant and City Engineer is also enclosed for your reference. In this correspondence the Applicant indicates their intent to present the applications at the Planning and Zoning Commission meeting on April 13, 2016, and to request that the public hearing for the Conditional Use Permit Application be continued to the Planning and Zoning Commission meeting on May 11, 2016.

EXISTING ITEMS:

1. **None.**

INFORMATION ONLY:

1. **None.**

Enclosures

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