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

PLANNING & ZONING COMMISSION
AGENDA
MAY 11, 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
- Stankovich

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 1st Amended P.U.D. Request - Final Plan for the existing Pinecrest Apartments development project from Property Owner Tim Ruesch and Mark Heisel and Applicant Pinecrest Rental Properties, LLC.

OLD 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 04-13-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES APRIL 13, 2016

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:01 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, Claspille Mutz, and Shea. Commissioner King arrived at approximately 7:11. Commissioners Donahue & 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 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.

A motion was made by Commissioner Mutz, Seconded by Commissioner Shea to continue the public hearing to 05-11-16. Motion passed unanimously.

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.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to continue to 05-11-16. Motion passed unanimously.

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.

A motion was made by Commissioner Mutz, Seconded by Commissioner Brockmann to continue to 05-11-16. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 03-09-16 Minutes

A motion was made by Alderman Koch, Seconded by Commissioner Mutz to approve the 03-09-16 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS
Chairman Etzkorn welcomed Commissioner Claspille back.
Commissioner Claspille thanked everyone for their well wishes.

ADJOURNMENT

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to adjourn the meeting at 7:18 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 29, 2016

SUBJECT: Planning and Zoning Commission Meeting Scheduled for May 11, 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 previously provided 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 previously provided 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 previously provided 1st Review comment letter was sent to the Applicant on March 18, 2016. On March 25, 2016, the City received the previously provided 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 previously provided 2nd Review comment letter was sent to the Applicant on April 5, 2016. Email correspondence, from/to the Applicant and City Engineer was also previously provided for your reference. This public hearing was opened by the Planning and Zoning Commission at their meeting on April 13, 2016.

   Upon request from the Applicant, the Planning and Zoning Commission voted on April 13, 2016, to continue the public hearing for this Conditional Use Permit Application to the Planning and Zoning Commission meeting on May 11, 2016.

NEW ITEMS:

1. **A 1st Amended P.U.D. Request - Final Plan for the existing Pinecrest Apartments development project from Property Owner Tim Ruesch and Mark Heisel and Applicant Pinecrest Rental Properties, LLC.** An P.U.D. Request - Final Plan was received by the City on April 8, 2016. This ongoing project includes the development of an apartment complex consisting of six (6) 12-unit apartment buildings at a 6-acre property located near the intersection of Stump Road and Highway N.

Upon review, the enclosed comment letter was sent to the applicant's engineer on April 15, 2016. On April 21, 2016, a revised 1st Amended P.U.D. Final Plan and building and playground details along with a response letter from the applicant's engineer were received by the City. Upon review, the enclosed second comment letter was sent to the applicant's engineer on April 29, 2016. A copy of the P.U.D. Request – Final Plan, both of our comment letters, the response letter and the revised 1st Amended P.U.D. Final Plan are enclosed for your consideration. Development Note 22 on Sheet 1 of the plan details the proposed amendments to the currently approved plan.

EXISTING 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.

   This public hearing was opened by the Planning and Zoning Commission at their meeting on April 13, 2016. Upon request from the Applicant, the Planning and Zoning Commission voted on April 13, 2016, to continue the public hearing for this Conditional Use Permit Application to the Planning and Zoning Commission meeting on May 11, 2016.

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 previously provided 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 previously provided 1st Review comment letter was sent to the Applicant on March 18, 2016. On March 25, 2016, the City received the previously provided 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 previously provided 2nd Review comment letter was sent to the Applicant on April 5, 2016. Email correspondence, from/to the Applicant and City Engineer was also previously provided for your reference.

   Upon request from the Applicant, the Planning and Zoning Commission voted on April 13, 2016, to continue consideration of this application to the Planning and Zoning Commission meeting on May 11, 2016.

INFORMATION ONLY:

1. **None.**

Enclosures

cc: Board of Aldermen
Kim Clark, City Clerk