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

PLANNING & ZONING COMMISSION
AGENDA
JULY 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
- 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.

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 06-08-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

PLANNING & ZONING MINUTES JUNE 8, 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 Claspille, Donahue, Mutz, Stankovich and Shea. Commissioners Brockmann, Fine and King 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.

The following individuals were in attendance to speak:
Mark Hunter – 10 Heavenly Valley Drive
Brittany Wofford – 906 Hampshire Heath Drive
Dale Bailey – 1045 Dardenne Woods Drive

A motion was made by Commissioner Shea, Seconded by Mayor Zucker to continue the public hearing to 07-13-16. Motion passed unanimously.

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.

A motion was made by Mayor Zucker, Seconded by Commissioner Shea to continue old business items 1 and 2 to 07-13-16. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 05-11-16 Minutes
Approval of 05-12-16 Minutes

A motion was made by Commissioner Mutz, Seconded by Mayor Zucker to approve the 05-11-16 and 05-12-16 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Chairman Etzkorn and Mayor Zucker both thanked Commissioner Mutz for his valued service on the commission.
Mayor Zucker mentioned he expects an application for indoor storage will be forthcoming. He also mentioned the revisiting of the Comprehensive Plan.

ADJOURNMENT

A motion was made by Commissioner Donahue, Seconded by Commissioner Claspille to adjourn the meeting at 7:24 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 ***[Updated July 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.

   [The enclosed revised PUD Final Plan was received by the City on June 24, 2016, along with a response letter from the applicant and a copy of the notice letter sent by the applicant to adjacent property owners. The enclosed conceptual building elevation plans was received by the City on June 29, 2016. Upon review of these items, the enclosed 3rd Review comment letter was sent to the Applicant on July 5, 2016.

   The proposed "Cora Marie's Marketplace" PUD Area Plan is still under consideration by the Board of Aldermen.]

NEW ITEMS:

1. **None.**

EXISTING ITEMS:

1. **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.

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   The proposed "Cora Marie's Marketplace" PUD Area Plan is still under consideration by the Board of Aldermen.]

INFORMATION ONLY:

1. **None.**

Enclosures

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