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

PLANNING & ZONING COMMISSION
AGENDA
AUGUST 10, 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 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Conditional Use Permit Application received by the City on July 5, 2016 from Applicant Loradale Holding, LLC and Property Owner Loradale SDI LLC.

NEW BUSINESS

1. A Conditional Use Permit Application for an approximate 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Conditional Use Permit Application received by the City on July 5, 2016 from Applicant Loradale Holding, LLC and Property Owner Loradale SDI LLC.

2. A Site Plan Application for an approximate 5.0 acres of land more or less commonly known as 7351Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Conditional Use Permit Application received by the City on July 5, 2016 from Applicant Loradale Holding, LLC and Property Owner Loradale SDI LLC.

APPROVAL OF MINUTES

Approval of 07-13-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission

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

DATE: July 29, 2016

SUBJECT: Planning and Zoning Commission Meeting Scheduled for August 10, 2016

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **A Conditional Use Permit Application for an approximate 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Conditional Use Permit Application received by the City on July 5, 2016 from Applicant Loradale Holding, LLC and Property Owner Loradale SDI LLC.** The enclosed Conditional Use Permit Application was received by the City on July 5, 2016, along with a Site Plan and Building Elevation Plans. The present zoning classification of this land is "C-2" General Commercial. This property was previously rezoned to "C-2" General Commercial District by the City in January 2011 (Ordinance No. 1545). This application has been made to allow the use of "Indoor Self Storage Facility" at this site.

   Upon review of the application and plans, the enclosed 1st Review comment letter was sent to the Applicant on July 15, 2016. On July 22, 2016, the City received the enclosed response letter, revised site plan and building elevation plans. Upon review of the revised Site Plan, the enclosed 2nd Review comment letter was sent to the Applicant on July 29, 2016.

NEW ITEMS:

1. **A Conditional Use Permit Application for an approximate 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Conditional Use Permit Application received by the City on July 5, 2016 from Applicant Loradale Holding, LLC and Property Owner Loradale SDI LLC.** From Public Hearing Item 1 above.

2. **A Site Plan Application for an approximate 5.0 acres of land more or less commonly known as 7351 Highway N located north of Highway N and approximately 900 feet east of Stump Road and more particularly described in the Conditional Use Permit Application received by the City on July 5, 2016 from Applicant Loradale Holding, LLC and Property Owner Loradale SDI LLC.** From Public Hearing Item 1 above.

EXISTING ITEMS:

1. **None.**

INFORMATION ONLY:

1. **None.**

Enclosures

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

PLANNING & ZONING MINUTES JULY 13, 2016

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:06 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, Stankovich, Brockmann, King and Shea. Commissioners Fine and Donahue were absent. Also present were Court Clerk Tamie Smith, City Engineer Luke Kehoe and City Attorney John Young.

OPEN FORUM – The following individual was in attendance to speak:
Blake Nay – 2237 Harborside Drive

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.

Rick Rohlfing of BFA, Inc. was in attendance to present the proposal.

A motion was made by Mayor Zucker, Seconded by Commissioner Claspille to close the public hearing. 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.

A motion was made by Mayor Zucker, Seconded by Commissioner Brockmann to amend exhibit B to include drive thru pharmacy and grocery pickup. Motion passed.

A motion was made by Mayor Zucker, Seconded by Commissioner Shea to recommend approval of the Conditional Use Permit. Roll Call was as follows:

Chairman Etzkorn – Aye	Mayor Zucker – Aye
Alderman Koch – Aye	Commissioner Fine – Absent
Commissioner King – Aye	Commissioner Claspille – Aye
Commissioner Donahue – Absent	Commissioner Brockmann – Aye
Commissioner Shea – Aye	Commissioner Stankovich - Aye

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 Brockmann to recommend approval of the P.U.D. Request – Final Plan. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 06-08-16 Minutes

A motion was made by Alderman Koch, Seconded by Commissioner Brockman to approve the 06-08-16 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Mayor Zucker mentioned the city has received an application for a Conditional Use Permit and Site Plan for an indoor storage facility located on Highway N. He also mentioned the revision of the uptown district and the status of the Town Square Apartments. Alderman Koch mentioned the Town Square Apartments developer is agreeable to install a sidewalk to Shop N Save.

ADJOURNMENT

A motion was made by Alderman Koch, Seconded by Commissioner Stankovich to adjourn the meeting at 8:00 p.m. Motion passed unanimously.

Respectfully submitted,

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Kim Clark, City Clerk