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

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

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor Zucker
Alderman Koch
Chairman Etzkorn
Commissioners:
- King
- Donahue
- Brockmann
- Shea
- Stankovich
- Bailey
- Rowley

OPEN FORUM

PUBLIC HEARINGS

1. A rezoning of properties along Feise Road and Hanley Road. The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "R-1" Single Family Residential District.

2. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

3. Adoption of a city plan (Dardenne Prairie Comprehensive Plan).

4. A rezoning of the properties outlined in the Subject Area (Towne Square Area). The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

OLD BUSINESS

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

2. **RESOLUTION NO. 2016-01**
   A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, RECOMMENDING THE REZONING OF CERTAIN PROPERTY IN THE CITY TO A NEW "C-3" RETAIL COMMERCIAL DISTRICT; AMENDING THE MUNCIIPAL CODE BY ENACTING A NEW SECTION 405.195 AND PROVIDING REGULATIONS FOR A NEW "C-3" RETAIL COMMERCIAL DISTRICT; AND AMENDING PORTIONS OF THE COMPREHENSIVE PLAN FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, CONSISTENT THEREWITH

3. **RESOLUTION NO. 2016-02**
   A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, RECOMMENDING THE REZONING OF CERTAIN PROPERTY WITHIN THE UPTOWN DISTRICT TO "R-1A" SINGLE-FAMILY RESIDENTIAL; AND AMENDING PORTIONS OF THE COMPREHENSIVE PLAN FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, CONSISTENT THEREWITH

APPROVAL OF MINUTES

Approval of 10-12-16 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

SECTION 405.195: "C-3" RETAIL COMMERCIAL DISTRICT

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be concentrated retail business activities that serve the entire City and the surrounding region. Due to size and scale of such commercial developments, development under this Section will be expected to closely follow the City's Comprehensive Plan to insure a well-designed, attractive and integrated development. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

1. Antique stores
2. Appliances (including parts and equipment) – retail
3. Artist galleries
4. Bicycles (including parts and equipment) – retail and rental
5. Books, magazines, newspapers and similar printed materials – retail
6. Camera and photographic equipment and supplies – retail
7. Carpet and floor covering stores
8. China, glassware, and metalware – retail
9. Clothing and apparel – retail
10. Convenience stores (without fuel sales)
11. Curtains, drapery, and upholstery – retail
12. Delicatessen without drive-thru windows
13. Department and home improvement stores
14. Discount and variety stores

DRAFT

15. Drug stores and pharmacies

16. Electronic apparatus and components – retail

17. Electronic entertainment and communication products (including parts and equipment) – retail

18. Florists

19. Furniture and home/office furnishings – retail

20. General stores and retail trade not elsewhere listed

21. Gift, novelty, and souvenir stores

22. Grocery stores and supermarkets

23. Hardware stores

24. Hobby stores

25. Ice cream and frozen desserts – retail

26. Jewelry, watches, and clocks (including repair) – retail

27. Musical instruments (including parts and supplies) – retail

28. Religious places of worship (churches, synagogue, temple, mosque, etc.)

29. Restaurants, coffee shops, bakeries and similar dining establishments without drive-thru windows, including a restaurant bar, as that term is defined in Section 600.010 of this Code.

30. Sporting goods stores

31. Theaters, motion picture (indoor)

32. Theaters, performing arts (indoor)

33. Toy stores

DRAFT

C. *Conditional Uses.*

1. Accessory dwelling units, provided that no more than one accessory dwelling unit shall be permitted per lot.
2. Alcoholic beverages (liquor, beer and wine) – retail
3. Automobile and other motor vehicles– fuel sales (without repair services)
4. Automobile and other motor vehicles – drive-through oil change facilities
5. Automobile and other motor vehicles, parts and equipment sales – retail
6. Automobiles and other passenger vehicles – rental services
7. Banquet hall and party centers
8. Bowling alleys
9. Commercial recreation not elsewhere listed, provided all buildings are two hundred (200) feet from a "R" District
10. Banks, savings and loans, and credit unions with drive through facilities (does not include check cashing, payday loans and similar facilities)
11. Bars, pubs, nightclubs and taverns
12. Car washes (excluding semi-trailer trucks)
13. Convenience stores (with fuel sales)
14. Drive-thru facilities (restaurants, pharmacy, grocery, etc.)
15. Electronic entertainment and communication products – repair
16. Farmers markets
17. Farms (roadside stands) – retail
18. Garden centers, greenhouses (commercial) and nurseries – retail only
19. Gun shops and gunsmiths

DRAFT

20. Hotels, motels, extended stay hotels

21. Health and fitness clubs

22. Microbreweries within restaurants and do-it-yourself beer and wine making stores

23. Outdoor storage or display in connection with, and accessory to, a permitted retail use on the site. Material, product, inventory, goods and/or equipment not displayed for sale or lease on the site may be permitted in the side and/or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six (6) feet in height. Outdoor display of merchandise and goods for lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit

24. Pet stores

25. Pool and billiard halls

26. Secondhand merchandise (including consignment, but not including pawnshops) – retail

27. Wholesale establishment or warehouse in a completely enclosed building

28. Wireless support structures and wireless facilities

29. Accessory uses customarily incident to any conditional uses in this Section

D. *Planned Unit Developments.* Notwithstanding any other provision of this Code to the contrary, uses permitted on any property within the C-3 Retail Commercial District with a Planned Unit Development designation pursuant to Article IV of Chapter 405 of this Code shall be limited to those uses expressly authorized in the ordinance passed by the Board of Aldermen approving the Area Plan, and any use not expressly permitted in the ordinance approving the Area Plan shall be prohibited. For any property within the C-3 Retail Commercial District with such a Planned Unit Development designation, the Board of Aldermen is authorized to permit or permit with conditions any uses described in subsections B and C of this Section, subsections B and C of Section 415.180, and subsections B and C of Section 415.190 of this Code.

DRAFT

E. Regulations And Performance Standards.

1. Lot width: The minimum lot width for a structure shall be one hundred fifty (150) feet at the building line; *provided, however*, that the Board of Aldermen may approve a lesser minimum lot width as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

2. Lot depth: none.

3. Lot coverage: none.

4. Yard requirements.

   a. Front yard: not less than twenty-five (25) feet, excluding all signs, pump islands and canopies of gasoline service stations.

   b. Side yard: not less than ten (10) feet. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.

   c. Rear yard: not less than fifteen (15) feet.

   d. Notwithstanding the foregoing, the Board of Aldermen may approve lesser yard requirements as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

5. Height requirements. No building or structure shall exceed the building height of forty-five (45) feet unless the Planning and Zoning Commission and the Board of Aldermen make a determination that a building height in excess of forty-five (45) feet would be warranted based upon a finding that such a use of property would meet the requirements for a conditional use under Sections 405.455 and 405.475 of this Code.

6. Off-street parking. Two (2) off-street parking spaces shall be provided for each accessory dwelling unit, and all other off-street parking shall be provided in compliance with the requirements of Article XI for parking requirements; *provided, however*, that the Board of Aldermen may provide specific off-street parking requirements as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

7. Landscape requirements. See Article IX.

8. Site plan review. See Article XIII.

DRAFT

9. Performance standards. See Article XII.

10. Signs. See Article X.

DRAFT

RESOLUTION NO. 2016-01

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, RECOMMENDING THE REZONING OF CERTAIN PROPERTY IN THE CITY TO A NEW "C-3" RETAIL COMMERCIAL DISTRICT; AMENDING THE MUNCIIPAL CODE BY ENACTING A NEW SECTION 405.195 AND PROVIDING REGULATIONS FOR A NEW "C-3" RETAIL COMMERCIAL DISTRICT; AND AMENDING PORTIONS OF THE COMPREHENSIVE PLAN FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, CONSISTENT THEREWITH

WHEREAS, on March 12, 2014, pursuant to Resolution No. 2014-01, the Planning and Zoning Commission of the City of Dardenne Prairie, Missouri, (the "Commission") amended, restated and adopted the Comprehensive Plan for the City of Dardenne Prairie, Missouri (the "City"); and

WHEREAS, the Comprehensive Plan includes, as a portion thereof, a new urbanist plan for an area of the City known as the Uptown Plan, a copy of which is attached as Appendix A to the Comprehensive Plan, which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the Uptown Plan, and the corresponding regulations, known as the Dardenne Prairie SmartCode, were adopted by the City in 2007, and little development has occurred within that area of the Uptown Plan; and

WHEREAS, the Uptown Plan is divided into four sectors: the City Center, Technology Campus, Live/Work Corner, and Community Center; and

WHEREAS, the Commission made careful and comprehensive surveys and studies of existing conditions and probable future growth in the areas comprising portions of the Technology Campus and the Community Center sectors identified in the Uptown Plan, such areas being more specifically identified on **Exhibit A**, attached hereto and incorporated by reference herein; and

WHEREAS, pursuant to the authority granted under Revised Missouri Statutes Sections 89.300 to 89.490, the City of Dardenne Prairie, Missouri desires to amend portions of the Comprehensive Plan pertaining to those areas identified in **Exhibit A**; and

WHEREAS, pursuant to Section 89.360, RSMo., on September 14, 2016, the Commission conducted a first Public Hearing on the proposed Comprehensive Plan after having published notice in a newspaper of general publication in the City and posting notice on the City's website at least fifteen (15) days prior to the date of the hearing. The Public Hearing was continued by the Commission and was opened for additional public comment on October 12, 2016 and November 9, 2016; and

WHEREAS, the Commission created the Comprehensive Plan with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. That the Planning and Zoning Commission recommends that the Board of Aldermen amend the zoning map of the City of Dardenne Prairie, Missouri, by establishing a new zoning district to be known as the "C-3" Retail Commercial District, and that the boundaries of such "C-3" Retail Commercial District shall be as described on **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 2. That the Planning and Zoning Commission recommends that the Board of Aldermen amend Article III of Chapter 405 of the Municipal Code of the City of Dardenne Prairie, Missouri by enacting a new Section 405.195 and establishing regulations for a new "C-3" Retail Commercial District, such regulations bein attached hereto as **Exhibit B** and incorporated by reference herein.

SECTION 3. That the Comprehensive Plan of the City of Dardenne Prairie, Missouri, a copy of which is on file in the office of the City Clerk and incorporated by reference herein, be and is hereby amended consistent with Section 1 and Section 2 of this Resolution. To the extent any portion of the Comprehensive Plan of the City of Dardenne Prairie, Missouri, is inconsistent with Section 1 or Section 2 of this Resolution, the Comprehensive Plan and any such portions thereof are hereby amended to conform with Section1 and Section 2 of this Resolution.

SECTION 4. That the Chairman of the Planning and Zoning Commission is hereby authorized and directed to certify a copy of this Resolution to the Board of Aldermen and the City Clerk.

SECTION 5. That the City Clerk of the City of Dardenne Prairie is hereby authorized and directed to cause a copy of this Resolution to be filed with the Office of the St. Charles County Recorder of Deeds and to maintain a copy of this Resolution with the copy of the Comprehensive Plan on file in the office of the City Clerk for public inspection during normal office hours.

READ AND PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, THIS ____ DAY OF _____, 2016.

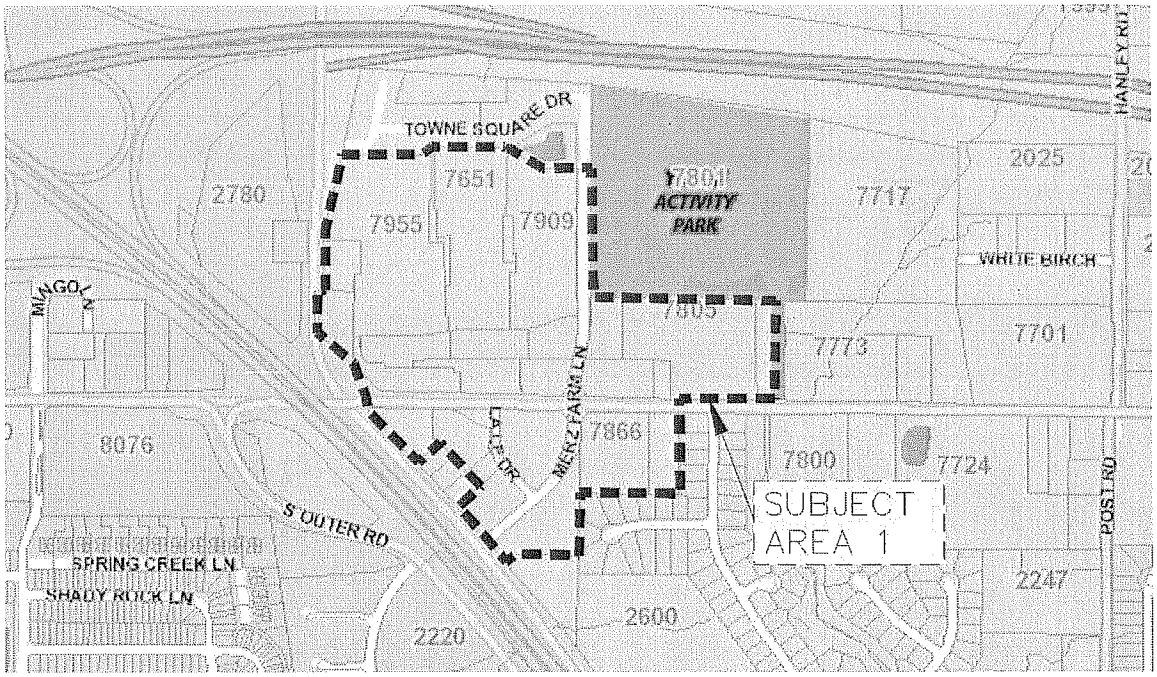
Stephanie Brockmann,
Secretary of the Planning and Zoning Commission

Ed Etzkorn,
Chairman of the Planning and Zoning Commission

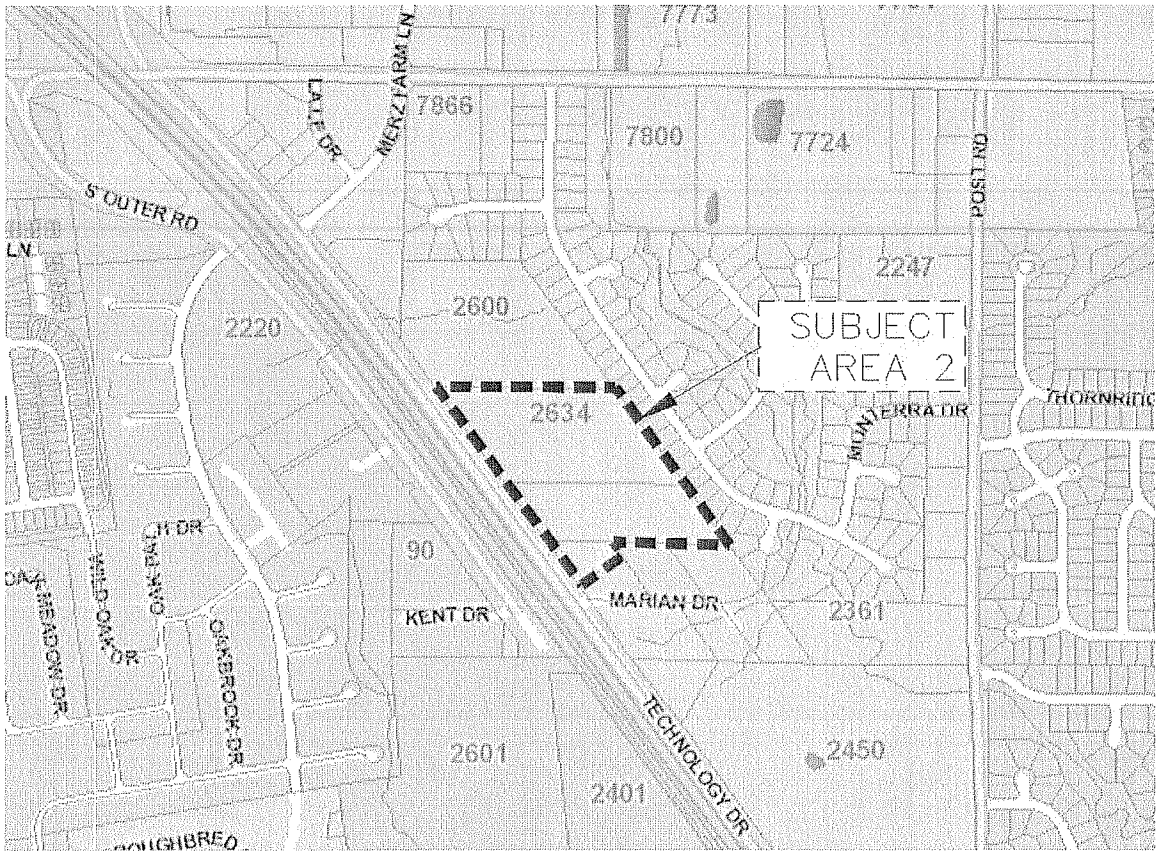
Attest:

Kimberlie Clark, City Clerk

EXHIBIT A



Map for Subject Area 1



Map for Subject Area 2

TWO AREAS OF LAND BEING SITUATED IN FRACTIONAL SECTION 2 AND SECTION 11 IN TOWNSHIP 46 NORTH, RANGE 2 EAST, IN ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SUBJECT AREA 1

BEGINNING AT THE INTERSECTION OF THE SOUTHERN LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY THE CAROL A. LUMLEY FAMILY TRUST AS RECORDED IN DEED BOOK 6392, PAGE 2445 OF THE SAINT CHARLES COUNTY, MO RECORDS WITH THE EAST LINE OF U.S. HIGHWAY 40-61; THENCE NORTHEASTWARDLY ALONG THE SOUTH LINE OF SAID LUMLEY PROPERTY TO THE SOUTHEASTERN CORNER THEREOF; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY ALBERT AND ROSEMARY EDER AS RECORDED IN DEED BOOK 394, PAGE 269; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID EDER PROPERTY TO THE SOUTHEASTERN CORNER THEREOF; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY THE JOHN S. WILLIAMS AND SYLVIA A. WILLIAMS REVOCABLE TRUST AS RECORDED IN DEED BOOK 6544, PAGE 1206; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY THE LEONARD KOHLER FAMILY TRUST AS RECORDED IN DEED BOOK 1577, PAGE 927; THENCE WESTWARD ALONG THE NORTH LINE OF SAID JOHN S. WILLIAMS AND SYLVIA A. WILLIAMS REVOCABLE TRUST PROPERTY TO THE EAST LINE OF U.S. HIGHWAY 40-61; THENCE SOUTHEASTWARDLY ALONG THE EAST LINE OF U.S. HIGHWAY 40-61 TO ITS INTERSECTION WITH THE NORTH LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY ALBERT AND ROSEMARY EDER AS RECORDED IN DEED BOOK 394, PAGE 269; THENCE SOUTHEASTWARDLY ALONG THE EAST LINE OF U.S. HIGHWAY 40-61 TO ITS INTERSECTION WITH THE NORTH LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY THE CAROL A. LUMLEY FAMILY TRUST AS RECORDED IN DEED BOOK 6392, PAGE 2445; THENCE SOUTHEASTWARDLY ALONG THE EAST LINE OF U.S. HIGHWAY 40-61 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LUMLEY PROPERTY AND THE POINT OF BEGINNING.

SUBJECT AREA 2

BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED ST LOUIS INVESTMENT PROPERTIES INC., KNOWN AS PARCEL ID: 4-0036-4317-00-0008.0000000; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE SOUTH LINE OF THE PROPERTY ALSO NOW OR FORMERLY OWNED BY ST LOUIS INVESTMENT PROPERTIES INC. AS RECORDED IN DEED BOOK 3734, PAGE 425; THENCE EASTWARDLY ALONG SAID SOUTH LINE TO THE SOUTHEASTERN CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY ALSO NOW OR FORMERLY OWNED BY ST LOUIS INVESTMENT PROPERTIES INC. AS RECORDED IN DEED BOOK 5543, PAGE 2324; THENCE EASTWARDLY ALONG SAID SOUTH LINE TO THE SOUTHEASTERN CORNER THEREOF; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE SOUTH LINE OF MISSOURI STATE HIGHWAY "N"; THENCE NORTHWARDLY FOLLOWING A PROJECTION OF THE EAST LINE OF SAID PROPERTY TO THE INTERSECTION OF ITS PROLONGATION WITH THE NORTH LINE OF SAID HWY N; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID HWY N TO ITS INTERSECTION WITH THE EAST LINE OF COMMON GROUND "B" OF DARDENNE TOWN SQUARE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 305; THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SAID COMMON GROUND "B" TO THE NORTHEAST CORNER THEREOF AND ITS INTERSECTION WITH THE PROPERTY NOW OR FORMERLY OF SAINT CHARLES COUNTY, MISSOURI AS RECORDED IN DEED BOOK 2622, PAGE 98; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID ST. CHARLES COUNTY PROPERTY TO THE EASTERN LINE OF THE RE-SUBDIVISION OF DARDENNE TOWN SQUARE AS RECORDED IN PLAT BOOK 43, PAGE 77; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID RE-SUBDIVISION TO THE NORTHEASTERN CORNER OF ADJUSTED LOT "B" AND THE NORTHEASTERN CORNER OF SAID RE-SUBDIVISION; THENCE WESTWARD ALONG THE NORTHERN LINE OF ADJUSTED LOT "B" AND THE NORTHERN LINE OF SAID RE-SUBDIVISION TO THE NORTHWEST CORNER OF ADJUSTED LOT "A" AND THE NORTHWEST CORNER OF SAID RE-SUBDIVISION; THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF SAID ADJUSTED LOT "A' TO THE TO THE NORTHWESTERN CORNER OF LOT 11 OF DARDENNE SQUARE, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF ADJUSTED LOT "A"; THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF DARDENNE SQUARE AND SAID LOT 11 TO ITS INTERSECTION WITH THE NORTHERN LINE OF PROPERTY NOW OR FORMERLY OWNED BY COMMERCE BANK AS RECORDED IN DEED BOOK 5766, PAGE 1303; THENCE WESTWARD ALONG THE NORTHERN LINE OF SAID PROPERTY TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WESTERN LINE OF SAID PROPERTY TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG THE SOUTH LINE OF SAID PROPERTY AND

CONTINUING ALONG THE EAST LINE OF U.S. HIGHWAY 40-61 TO THE SOUTHWEST CORNER OF COMMON GROUND "A" OF DARDENNE SQUARE; THENCE SOUTH O DEGREE O MINUTES O SECONDS EAST TO A POINT ON THE NORTHERN LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY MIDWEST PETROLEUM CO AS RECORDED IN DEED BOOK 4098, PAGE 561; THENCE WESTWARD ALONG THE NORTH LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE EAST LINE OF U.S. HIGHWAY 40-61; THENCE SOUTHEASTWARDLY ALONG THE EAST LINE OF U.S. HIGHWAY 40-61 TO ITS INTERSECTION WITH THE SOUTHEASTERN LINE OF SAID MIDWEST PETROLEUM PROPERTY; THENCE NORTHEASTWARDLY ALONG THE SOUTHEASTERN LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE SOUTHWEST LINE OF SAID DARDENNE CREEK FARMS INC. PROPERTY RECORDED IN DEED BOOK 5911, PAGE 0801; THENCE SOUTHEASTWARDLY ALONG THE SOUTHWEST LINE OF SAID PROPERTY TO THE MOST SOUTHERN CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY DARDENNE CREEK FARMS INC. AS RECORDED IN DEED BOOK 2224, PAGE 568; THENCE SOUTHEASTWARDLY ALONG THE SOUTHWESTERN LINE THEREOF TO ITS INTERSECTION WITH THE NORTHWESTERN LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY ST LOUIS INVESTMENT PROPERTIES INC. AS RECORDED IN DEED BOOK 4508, PAGE 1844; THENCE SOUTHWESTWARDLY ALONG THE NORTHEASTERN LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE EAST LINE OF U.S. HIGHWAY 40-61; THENCE SOUTHEASTWARDLY ALONG THE EAST LINE OF U.S. HIGHWAY 40-61 TO ITS INTERSECTION WITH THE NORTHWEST LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY ST LOUIS INVESTMENT PROPERTIES INC., KNOWN AS PARCEL ID: 4-0036-4317-00-0008.0000000; THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTH LINE OF SAID PROPERTY TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

EXHIBIT B

SECTION 405.195: "C-3" RETAIL COMMERCIAL DISTRICT

A. *Purpose.* This district is composed of those areas of the City where the principal use is and ought to be concentrated retail business activities that serve the entire City and the surrounding region. Due to size and scale of such commercial developments, development under this Section will be expected to closely follow the City's Comprehensive Plan to insure a well-designed, attractive and integrated development. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

B. *Permitted Uses.*

1. Antique stores
2. Appliances (including parts and equipment) – retail
3. Artist galleries
4. Bicycles (including parts and equipment) – retail and rental
5. Books, magazines, newspapers and similar printed materials – retail
6. Camera and photographic equipment and supplies – retail
7. Carpet and floor covering stores
8. China, glassware, and metalware – retail
9. Clothing and apparel – retail
10. Convenience stores (without fuel sales)
11. Curtains, drapery, and upholstery – retail
12. Delicatessen without drive-thru windows
13. Department and home improvement stores
14. Discount and variety stores
15. Drug stores and pharmacies
16. Electronic apparatus and components – retail

17. Electronic entertainment and communication products (including parts and equipment) – retail

18. Florists

19. Furniture and home/office furnishings – retail

20. General stores and retail trade not elsewhere listed

21. Gift, novelty, and souvenir stores

22. Grocery stores and supermarkets

23. Hardware stores

24. Hobby stores

25. Ice cream and frozen desserts – retail

26. Jewelry, watches, and clocks (including repair) – retail

27. Musical instruments (including parts and supplies) – retail

28. Religious places of worship (churches, synagogue, temple, mosque, etc.)

29. Restaurants, coffee shops, bakeries and similar dining establishments without drive-thru windows, including a restaurant bar, as that term is defined in Section 600.010 of this Code.

30. Sporting goods stores

31. Theaters, motion picture (indoor)

32. Theaters, performing arts (indoor)

33. Toy stores

C. *Conditional Uses.*

1. Accessory dwelling units, provided that no more than one accessory dwelling unit shall be permitted per lot.
2. Alcoholic beverages (liquor, beer and wine) – retail

3. Automobile and other motor vehicles– fuel sales (without repair services)

4. Automobile and other motor vehicles – drive-through oil change facilities

5. Automobile and other motor vehicles, parts and equipment sales – retail

6. Automobiles and other passenger vehicles – rental services

7. Banquet hall and party centers

8. Bowling alleys

9. Commercial recreation not elsewhere listed, provided all buildings are two hundred (200) feet from a "R" District

10. Banks, savings and loans, and credit unions with drive through facilities (does not include check cashing, payday loans and similar facilities)

11. Bars, pubs, nightclubs and taverns

12. Car washes (excluding semi-trailer trucks)

13. Convenience stores (with fuel sales)

14. Drive-thru facilities (restaurants, pharmacy, grocery, etc.)

15. Electronic entertainment and communication products – repair

16. Farmers markets

17. Farms (roadside stands) – retail

18. Garden centers, greenhouses (commercial) and nurseries – retail only

19. Gun shops and gunsmiths

20. Hotels, motels, extended stay hotels

21. Health and fitness clubs

22. Microbreweries within restaurants and do-it-yourself beer and wine making stores

23. Outdoor storage or display in connection with, and accessory to, a permitted retail use on the site. Material, product, inventory, goods and/or equipment not displayed for sale or lease on the site may be permitted in the side and/or rear yard provided items are screened or enclosed by a masonry wall, sight-proof fence or equivalent landscape hedge not less than six (6) feet in height. Outdoor display of merchandise and goods for

lease or sale at retail may be approved without screening subject to any conditions of the conditional use permit

24. Pet stores

25. Pool and billiard halls

26. Secondhand merchandise (including consignment, but not including pawnshops) – retail

27. Wholesale establishment or warehouse in a completely enclosed building

28. Wireless support structures and wireless facilities

29. Accessory uses customarily incident to any conditional uses in this Section

D. *Planned Unit Developments.* Notwithstanding any other provision of this Code to the contrary, uses permitted on any property within the C-3 Retail Commercial District with a Planned Unit Development designation pursuant to Article IV of Chapter 405 of this Code shall be limited to those uses expressly authorized in the ordinance passed by the Board of Aldermen approving the Area Plan, and any use not expressly permitted in the ordinance approving the Area Plan shall be prohibited. For any property within the C-3 Retail Commercial District with such a Planned Unit Development designation, the Board of Aldermen is authorized to permit or permit with conditions any uses described in subsections B and C of this Section, subsections B and C of Section 415.180, and subsections B and C of Section 415.190 of this Code.

E. Regulations And Performance Standards.

1. Lot width: The minimum lot width for a structure shall be one hundred fifty (150) feet at the building line; *provided, however*, that the Board of Aldermen may approve a lesser minimum lot width as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

2. Lot depth: none.

3. Lot coverage: none.

4. Yard requirements.

a. Front yard: not less than twenty-five (25) feet, excluding all signs, pump islands and canopies of gasoline service stations.

b. Side yard: not less than ten (10) feet. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.

c. Rear yard: not less than fifteen (15) feet.

d. Notwithstanding the foregoing, the Board of Aldermen may approve lesser yard requirements as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

6. Height requirements. No building or structure shall exceed the building height of forty-five (45) feet unless the Planning and Zoning Commission and the Board of Aldermen make a determination that a building height in excess of forty-five (45) feet would be warranted based upon a finding that such a use of property would meet the requirements for a conditional use under Sections 405.455 and 405.475 of this Code.

7. Off-street parking. Two (2) off-street parking spaces shall be provided for each accessory dwelling unit, and all other off-street parking shall be provided in compliance with the requirements of Article XI for parking requirements; *provided, however*, that the Board of Aldermen may provide specific off-street parking requirements as part of the approval of an Area Plan pursuant to Article IV of Chapter 405 of this Code.

8. Landscape requirements. See Article IX.

9. Site plan review. See Article XIII.

10. Performance standards. See Article XII.

11. Signs. See Article X.

RESOLUTION NO. 2016-02

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, RECOMMENDING THE REZONING OF CERTAIN PROPERTY WITHIN THE UPTOWN DISTRICT TO "R-1A" SINGLE-FAMILY RESIDENTIAL; AND AMENDING PORTIONS OF THE COMPREHENSIVE PLAN FOR THE CITY OF DARDENNE PRAIRIE, MISSOURI, CONSISTENT THEREWITH

WHEREAS, on March 12, 2014, pursuant to Resolution No. 2014-01, the Planning and Zoning Commission of the City of Dardenne Prairie, Missouri, (the "Commission") amended, restated and adopted the Comprehensive Plan for the City of Dardenne Prairie, Missouri (the "City"); and

WHEREAS, the Comprehensive Plan includes, as a portion thereof, a new urbanist plan for an area of the City known as the Uptown Plan, a copy of which is attached as Appendix A to the Comprehensive Plan, which is on file in the office of the City Clerk and incorporated by reference herein; and

WHEREAS, the Uptown Plan, and the corresponding regulations, known as the Dardenne Prairie SmartCode, were adopted by the City in 2007, and little development has occurred within that area of the Uptown Plan; and

WHEREAS, the Uptown Plan is divided into four sectors: the City Center, Technology Campus, Live/Work Corner, and Community Center; and

WHEREAS, the Commission made careful and comprehensive surveys and studies of existing conditions and probable future growth in an area comprising portions of the Live/Work Corner sector identified in the Uptown Plan, such area being more specifically identified on **Exhibit A**, attached hereto and incorporated by reference herein; and

WHEREAS, pursuant to the authority granted under Revised Missouri Statutes Sections 89.300 to 89.490, the City of Dardenne Prairie, Missouri, desires to amend portions of the Comprehensive Plan pertaining to those areas identified in **Exhibit A**; and

WHEREAS, pursuant to Section 89.360, RSMo., on September 14, 2016, the Commission conducted a first Public Hearing on the proposed Comprehensive Plan after having published notice in a newspaper of general publication in the City and posting notice on the City's website at least fifteen (15) days prior to the date of the hearing. The Public Hearing was continued by the Commission and was opened for additional public comment on October 12, 2016 and November 9, 2016; and

WHEREAS, the Commission created the Comprehensive Plan with the general purpose of guiding and accomplishing a coordinated development of the municipality which will, in accordance with existing and future needs, best promote the general welfare, as well as efficiency and economy in the process of development;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, AS FOLLOWS:

SECTION 1. That the Planning and Zoning Commission recommends that the Board of Aldermen amend the zoning map of the City of Dardenne Prairie, Missouri, by rezoning the property described on **Exhibit A**, attached hereto and incorporated by reference herein, to the "R-1A" Single-Family Residential District.

SECTION 2. That the Comprehensive Plan of the City of Dardenne Prairie, Missouri, a copy of which is on file in the office of the City Clerk and incorporated by reference herein, be and is hereby amended consistent with Section 1 of this Resolution. To the extent any portion of the Comprehensive Plan of the City of Dardenne Prairie, Missouri, is inconsistent with Section 1 of this Resolution, the Comprehensive Plan and any such portions thereof are hereby amended to conform to Section1 of this Resolution.

SECTION 3. That the Chairman of the Planning and Zoning Commission is hereby authorized and directed to certify a copy of this Resolution to the Board of Aldermen and the City Clerk.

SECTION 4. That the City Clerk of the City of Dardenne Prairie is hereby authorized and directed to cause a copy of this Resolution to be filed with the Office of the St. Charles County Recorder of Deeds and to maintain a copy of this Resolution with the copy of the Comprehensive Plan on file in the office of the City Clerk for public inspection during normal office hours.

READ AND PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DARDENNE PRAIRIE, MISSOURI, THIS ____ DAY OF _____, 2016.

_____

Stephanie Brockmann,
Secretary of the Planning and Zoning Commission

_____

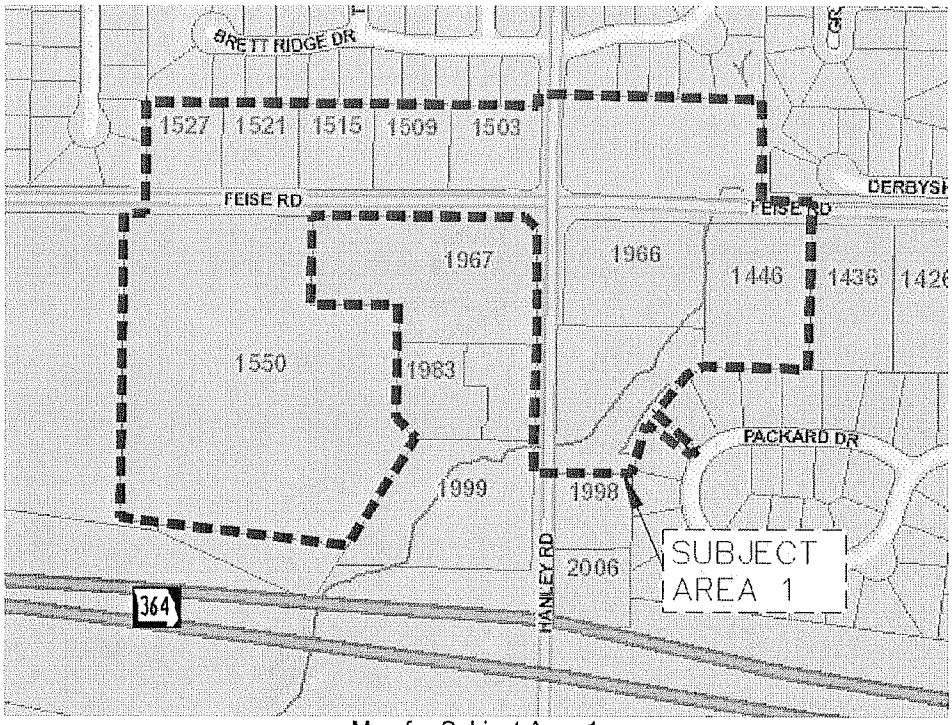
Ed Etzkorn,
Chairman of the Planning and Zoning Commission

Attest:

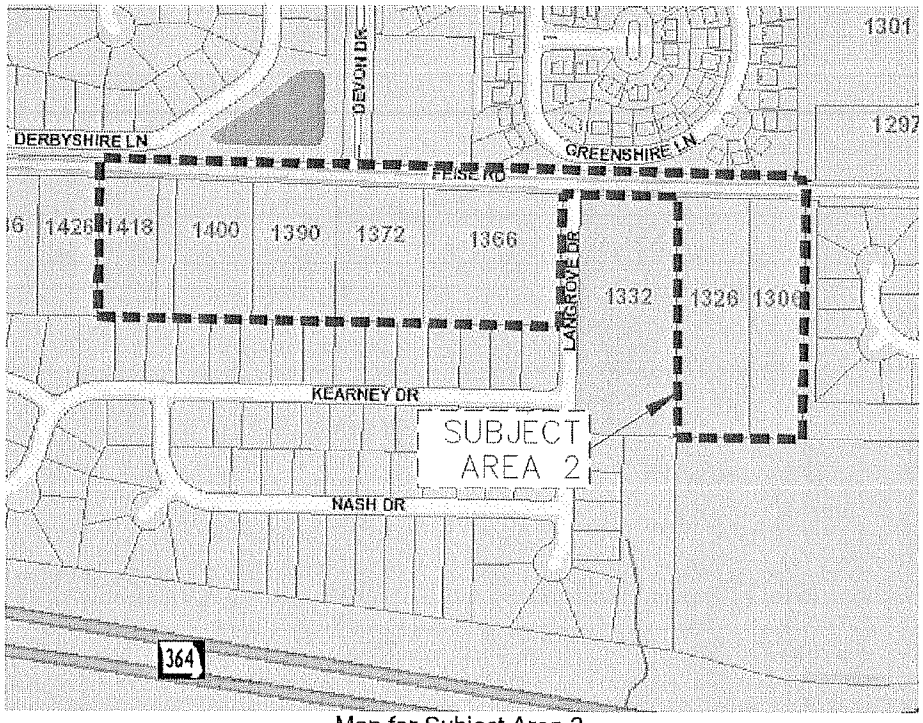
_____

Kimberlie Clark
City Clerk

EXHIBIT A



Map for Subject Area 1



Map for Subject Area 2

SUBJECT AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEY 287, PART OF FRACTIONAL SECTION 2, AND PART OF SECTION 1 IN TOWNSHIP 46 NORTH, RANGE 2 EAST, SITUATED IN ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY CM2001, LLC AS RECORDED IN DEED BOOK 4863, PAGE 1050 OF THE SAINT CHARLES COUNTY, MO RECORDS, SAID CORNER ALSO BEING A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF FEISE ROAD; THENCE EASTWARDLY ALONG THE NORTHERN LINE OF FEISE ROAD TO A POINT BEING THE INTERSECTION OF THE PROLONGATION OF THE EASTERN LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY AKN INVESTMENTS, LLC AS RECORDED IN DEED BOOK 4008, PAGE 2286 AND THE NORTHERN RIGHT-OF-WAY LINE OF FEISE ROAD; THENCE SOUTHWARDLY ALONG THE PROLONGATION OF THE EAST LINE OF SAID PROPERTY TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHERN LINE OF LOT 113 OF DARDENNE MEADOWS PLAT TWO, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 35, PAGE 223 OF THE SAINT CHARLES COUNTY, MO RECORDS; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID AKN INVESTMENTS LLC PROPERTY AND THE NORTHERN LINE OF DARDENNE MEADOWS PLAT TWO TO THE SOUTHWEST CORNER OF SAID AKN INVESTMENTS LLC PROPERTY, SAID POINT ALSO BEING THE NORTHERN ANGLE POINT OF LOT 115 OF DARDENNE MEADOWS PLAT TWO; THENCE WESTWARD ALONG THE NORTHERN LINE OF LOT 115 TO THE NORTHWEST CORNER THEREOF AND THE NORTHEAST CORNER OF LOT 116, THENCE WESTWARD ALONG THE NORTHERN LINE OF LOT 116 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTWARDLY ALONG THE WEST LINE OF LOT 116 TO THE SOUTHWEST CORNER THEREOF AND A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF PACKARD DRIVE; THENCE SOUTHWARDLY ALONG THE WEST LINE OF PACKARD DRIVE TO THE NORTHEAST CORNER OF LOT 117; THENCE NORTHWESTWARD ALONG THE NORTHEASTERN LINE OF LOT 117 TO THE NORTHERN CORNER THEREOF; THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF LOT 117 TO THE SOUTHWESTERN CORNER THEREOF AND THE NORTHWESTERN CORNER OF LOT 118, THENCE SOUTH ALONG THE WESTERN LINE OF LOT 118 A DISTANCE OF 11.56' TO A POINT BEING THE NORTHEASTERN CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY VINCENT AND CATHERINE HORACE AS RECORDED IN DEED BOOK 922, PAGE 590; THENCE WESTWARD ALONG THE NORTHERN LINE OF SAID PROPERTY TO A POINT BEING THE INTERSECTION OF THE PROLONGATION OF SAID NORTHERN

LINE AND THE WESTERN RIGHT-OF-WAY LINE OF HANLEY ROAD; THENCE NORTHWARDLY ALONG THE WEST LINE OF HANLEY ROAD TO A POINT BEING SOUTHEASTERN MOST CORNER OF THE INTERSECTION OF HANLEY ROAD AND FEISE ROAD, SAID POINT ALSO BEING AT THE NORTHERN END OF THE EASTERN LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY K PROPERTIES AS RECORDED IN DEED BOOK 1736, PAGE 0347; THENCE NORTHWESTWARD AND WESTWARD ALONG THE NORTHEAST AND NORTHERN LINE OF SAID PROPERTY AND THE SOUTHERN RIGHT-OF-WAY LINE OF FEISE ROAD TO THE NORTHWEST CORNER OF SAID K PROPERTIES PROPERTY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY WENTZVILLE R IV SCHOOL DISTRICT AS RECORDED IN DEED BOOK 3717, PAGE 2684; THENCE SOUTHWARDLY, EASTWARDLY, SOUTHWARDLY, SOUTHEASTWARDLY AND SOUTHWESTWARD ALONG SAID PROPERTY TO THE SOUTHEASTERN MOST CORNER THEREOF; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID PROPERTY TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID PROPERTY TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF FEISE ROAD; THENCE EASTWARDLY ALONG THE SOUTH LINE OF FEISE ROAD TO A POINT BEING THE INTERSECTION OF THE PROLONGATION OF THE WEST LINE OF LOT E OF DARDENNE LANDING PLAT TWO, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 38, PAGE 320 OF THE SAINT CHARLES COUNTY, MO RECORDS AND THE SOUTHERN LINE OF FEISE ROAD; THENCE NORTHWARDLY ALONG THE PROLONGATION OF SAID WESTERN LINE OF LOT E TO THE NORTHWEST CORNER THEREOF, AND A POINT ON THE SUBDIVISION LINE OF SAID DARDENNE LANDING PLAT TWO; THENCE EASTWARDLY ALONG SAID SUBDIVISION LINE TO THE NORTHEAST CORNER OF LOT A, AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF HANLEY ROAD; THENCE NORTHWARDLY ALONG THE WEST LINE OF HANLEY ROAD TO A POINT BEING THE INTERSECTION OF THE PROLONGATION OF NORTHERN LINE OF SAID CM2001, LLC PROPERTY AND THE WEST LINE OF HANLEY ROAD, THENCE EASTWARDLY ALONG THE PROLONGATION OF SAID NORTHERN LINE OF SAID CM2001, LLC PROPERTY TO THE NORTHEAST CORNER THEREOF, THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SAID PROPERTY TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

SUBJECT AREA 2

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1 IN TOWNSHIP 46 NORTH, RANGE 2 EAST, SITUATED IN ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 2 EAST; THENCE EAST ALONG THE CENTER SECTION LINE, WHICH IS ALSO THE CENTERLINE OF FEISE ROAD A DISTANCE OF 200' TO THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY CONNECTION CHRISTIAN CHURCH AS RECORDED IN DEED BOOK 6286, PAGE 342 OF THE SAINT CHARLES COUNTY, MO RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID CONNECTION CHRISTIAN CHURCH PROPERTY TO THE SOUTHEAST CORNER THEREOF; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID PARCEL TO THE SOUTHWEST CORNER THEREOF, AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY SELMA S. BOSCHERT AS IDENTIFIED AS PARCEL ID: 4-0033-S001-00-008.0000000 IN THE SAINT CHARLES COUNTY ASSESSOR'S OFFICE; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID BOSCHERT PROPERTY TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHWARDLY ALONG THE WESTERN LINE OF SAID PROPERTY TO ITS INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF FEISE ROAD; THENCE WESTWARD ALONG THE SOUTHERN LINE OF FEISE ROAD TO THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY THOMAS AND FRANCES HORACE AS RECORDED IN DEED BOOK 742, PAGE 296; THENCE SOUTHWARDLY ALONG THE EASTERN LINE OF SAID HORACE PROPERTY OT THE SOUTHEAST CORNER THEREOF; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID PROPERTY TO THE SOUTHWESTERN CORNER THEREOF, AND THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY DOUGLAS AND LISA STAGEMAN AS RECORDED IN DEED BOOK 1966, PAGE 1142; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID STAGEMEN PROPERTY TO THE SOUTHWESTERN CORNER THEREOF, AND THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY PAUL AND BARBARA PRINSTER AS RECORDED IN DEED BOOK 410, PAGE 494; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID PROPERTY TO THE SOUTHWESTERN CORNER THEREOF, AND THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY RON AND SUSAN GABLE AS RECORDED IN DEED BOOK 3788, PAGE 1027; THENCE WESTWARD ALONG THE SOUTHERN LINE OF SAID PROPERTY TO THE SOUTHWESTERN CORNER THEREOF, AND THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY BAXTER & ELLIS, LLC AS RECORDED IN DEED BOOK 4354, PAGE 1247; THENCE WESTWARD

ALONG THE SOUTH LINE OF SAID PROPERTY TO THE SOUTHWESTERN CORNER THEREOF, AND THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY SAMUEL & DONNA WEIBEL AS RECORDED IN DEED BOOK 1505, PAGE 1611; THENCE NORTHWARDLY ALONG THE WESTERN LINE OF SAID PROPERTY TO A POINT BEING THE INTERSECTION OF THE PROLONGATION OF THE WEST LINE OF SAID WEIBEL PROPERTY AND THE NORTHERN RIGHT-OF-WAY LINE OF FEISE ROAD; THENCE EASTWARDLY ALONG THE NORTH LINE OF FEISE ROAD TO A POINT BEING THE INTERSECTION OF THE PROLONGATION OF THE EAST LINE OF SAID CONNECTION CHRISTIAN CHURCH PROPERTY AND THE NORTHERN RIGHT-OF-WAY LINE OF FEISE; THENCE SOUTHWARDLY ALONG THE PROLONGATION OF THE EAST LINE OF SAID CONNECTION CHRISTIAN CHURCH PROPERTY TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

PLANNING & ZONING MINUTES OCTOBER 12, 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 Bailey, Stankovich and Shea. Commissioners King, Donahue, Brockmann and Rowley 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. A rezoning of properties along Feise Road and Hanley Road. The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "R-1" Single Family Residential District.

2. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

3. Adoption of a city plan (Dardenne Prairie Comprehensive Plan).

4. A rezoning of the properties outlined in the Subject Area (Towne Square Area). The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

   After explanation by Mayor Zucker and City Attorney John Young, the following individuals spoke on the public hearings:

James Howard	Barbara Christensen
Eric Brunner	Douglas Boyd
Jerry Jones	Jeff Unnereiner

A motion was made by Mayor Zucker, Seconded by Commissioner Bailey to continue the public hearings to 11-9-16. Motion passed unanimously.

NEW BUSINESS

1. Request to Vacate Public Right-of-Way at Peaceful Valley, Lot 16 from Property Owner Gregory A. Brunts.

A motion was made by Commissioner Shea, Seconded by Commissioner Stankovich to recommend approval to the Board of Aldermen. Motion passed unanimously.

2. A rezoning of properties along Feise Road and Hanley Road. The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "R-1" Single Family Residential District.

A motion was made by Mayor Zucker, Seconded by Commissioner Shea to postpone to 11-9-16. Motion passed unanimously.

3. Amendments to the Dardenne Prairie Municipal Code pertaining to zoning and land use regulations.

A motion was made by Commissioner Shea, Seconded by Mayor Zucker to postpone to 11-9-16. Motion passed unanimously.

OLD BUSINESS

1. A rezoning of the properties outlined in the Subject Area (Towne Square Area). The properties in the Subject Area are currently zoned "UZD" Uptown Zoning District and may be rezoned to "C-2" General Commercial District.

A motion was made by Alderman Koch, Seconded by Commissioner Stankovich to postpone to 11-9-16. Motion passed unanimously.

APPROVAL OF MINUTES

Approval of 09-14-16 Minutes

A motion was made by Commissioner Shea, Seconded by Mayor Zucker to approve the 09-14-16 minutes. Motion passed unanimously.

ADJOURNMENT

A motion was made by Mayor Zucker, Seconded by Commissioner Bailey to adjourn the meeting at 8:17 p.m. Motion passed unanimously.

Respectfully submitted,

_____

Kim Clark, City Clerk