



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

**BOARD OF ADJUSTMENT
AGENDA
JULY 9, 2026
6:00 p.m.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Gary Deffendall, Chair
Vince Lobosco, Vice Chair
Ken Johnson, Member
Dan Becker, Member
Matt Turner, Member
John Smerek (Alternate)

ELECTION OF CHAIR – By Members for a Term of One (1) Year

ELECTION OF VICE CHAIR – By Members for a Term of One (1) Year

PUBLIC HEARING

1. M & H Architects, Applicant For Property Owner Rawlings, Located At 1635 Technology Drive, Dardenne Prairie MO 63368 Is Seeking A Variance From Code Section 405.220.D.11.E To Allow Installation Of Equipment Externally That Is Taller Than 8 Feet And Not Provide Screening. Property Is Zoned I-1 Light Industrial.

Variance from the requirements of Section 405.200.D.11.e that “Major systems requiring large components (e.g., air-conditioning, storage tanks, etc.) should be located in mechanical rooms within the buildings. As an alternative, including those required to meet the mandated health and safety standards, might include an exterior location at or depressed below ground level as necessary to limit heights to a maximum of eight (8) feet above grade with decorative screening on all sides or be fully recessed into roof wells with allowance for future equipment”

NEW BUSINESS

1. M & H Architects, Applicant For Property Owner Rawlings, located at 1635 Technology Drive, Dardenne Prairie MO 63368, A Variance Is Requested To Allow The Installation Of Exterior Ground Mounted Equipment (Approx. 20 Ft Tall) And Will



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

BOARD OF ADJUSTMENT
AGENDA
JULY 9, 2026

Be Ducted Through The Wall/Interior. Applicant Is Seeking Relief To Have Equipment Larger Than 8 Feet Tall And Provide No Screening Due To In-Feasibility, Existing Conditions, And Industrial Setting/Use Group. Property Is Zoned I-1 Light Industrial.

APPROVAL OF MINUTES

Approval of Minutes dated 01 09 2025

ADJOURNMENT

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing before the Board of Adjustment on **Thursday, July 9, 2026, at 6:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following variance request.

REQUEST FOR VARIANCE

Name of Applicant:	M & H Architects
Name of Owners:	Rawlings
Present Zoning Classification:	I-1
Proposed Variance:	Variance from the requirements of Section 405.200.D.11.e that “Major systems requiring large components (e.g., air-conditioning, storage tanks, etc.) should be located in mechanical rooms within the buildings. As an alternative, including those required to meet the mandated health and safety standards, might include an exterior location at or depressed below ground level as necessary to limit heights to a maximum of eight (8) feet above grade with decorative screening on all sides or be fully recessed into roof wells with allowance for future equipment”
Property Location:	1635 Technology Drive, Dardenne Prairie, MO 63368
Legal Description:	
Parcel ID: 3-157D-A835-00-000Z.0000000, 64 W BUS PK 4TH ADJ LOT G & CG K & 3RD ADJ LOT Z LOT Z	

objectid	owner	SiteAddress	MailingAddress	Municipality	SitusZip
113148	WILLIAMS FAM RESIDENCE TRUST	314 CARRIAGE TRAIL CT, OFALLON, 63368	314 CARRIAGE TRAIL CT, OFALLON MO, 63368	City of O'Fallon	63368
114467	ACT2 CONSTRUCTION LLC	318 CARRIAGE TRAIL CT, OFALLON, 63368	11443 ST CHARLES ROCK RD, BRIDGETON MO, 63044	City of O'Fallon	63368
127946	UNGERBOECK DEVELOPMENT LC	87 HUBBLE DR, DARDENNE PRAIRIE, 63368	106 SUNNYSIDE ESTATES CT, DARDENNE PRAIRIE MO, 63368	Dardenne Prairie	63368
149649	COX MICHAEL C*COX JESSICA B	395 WHITE CHAPEL DR, OFALLON, 63368	895 WHITE CHAPEL DR, OFALLON MO, 63368	City of O'Fallon	63368
46620	JOHNSON CHARLES E JR*JOHNSON DONNA K	203 BROUGHAM DR, OFALLON, 63368	203 BROUGHAM DR, OFALLON MO, 63368	City of O'Fallon	63368
46611	VOHS DUSTIN	306 CARRIAGE TRAIL CT, OFALLON, 63368	306 CARRIAGE TRAIL CT, OFALLON MO, 63368	City of O'Fallon	63368
52263	92 HUBBLE DRIVE LLC	92 HUBBLE DR, DARDENNE PRAIRIE, 63368	92 HUBBLE DR, DARDENNE PRAIRIE MO, 63368-8694	Dardenne Prairie	63368
52264	2 RIVERS CHURCH	88 HUBBLE DR, DARDENNE PRAIRIE, 63368	88 HUBBLE DR, DARDENNE PRAIRIE MO, 63368	Dardenne Prairie	63368
53189	TWO RIVERS CHURCH	1717 TECHNOLOGY DR, OFALLON, 63368	96 HUBBLE DR, OFALLON MO, 63368	City of O'Fallon	63368
60090	PROPPER REAL ESTATE HOLDINGS LLC	1635 TECHNOLOGY DR, DARDENNE PRAIRIE, 63368	17 RESEARCH PARK DR STE 100, ST CHARLES MO, 63304-5621	Dardenne Prairie	63368
81011	REITMEYER MICHAEL J*REITMEYER SARAH	310 CARRIAGE TRAIL CT, OFALLON, 63368	310 CARRIAGE TRAIL CT, OFALLON MO, 63368	City of O'Fallon	63368
84700	BIMWAYS LLC	96 HUBBLE DR, DARDENNE PRAIRIE, 63368	625 FEISE RD, OFALLON MO, 63368	Dardenne Prairie	63368
80772	MISFIR OMAR ASSAD HAMMADI AL	302 CARRIAGE TRAIL CT, OFALLON, 63368	302 CARRIAGE TRAIL CT, OFALLON MO, 63368	City of O'Fallon	63368
155462	TOPPING I LLC	84 HUBBLE DR, DARDENNE PRAIRIE, 63368	2525 S BRENTWOOD BLVD SUITE 103, ST LOUIS MO, 63144	Dardenne Prairie	63368

VARIANCE APPLICATION
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

For use in applying for a hearing before the Board of Adjustment empowered to:

- a. Hear and decide appeals where it is alleged there is an error in any order, requirements, decision, or determination made by an administrative official in the enforcement of any adopted ordinance pertaining to zoning matters.
- b. Hear and decide all matters referred to it or upon which it is required to pass under any ordinance.
- c. Pass upon appeals where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any such regulation or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

Fee: There is an application fee for processing a variance, which covers the publishing of a public notice for the hearing, recording the hearing and processing the application. A copy of the City’s Fee Schedule is kept on file with the Dardenne Prairie City Clerk.

LEGAL DESCRIPTION: (Attach deed or other document containing the legal description of the tract of land, if applicable, or enter the subdivision name and lot number below.)

_____ legal description (2 pages) performed and submitted under previous project scopes.

MAP: (Attach a scaled map showing the property’s location and boundaries, if applicable.)

_____ Application fee of \$ _____ is provided.

_____ Fifteen (15) folded copies of the Plan(s) are provided.

_____ Legal description (hard copy and electronic media) is provided. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org).

_____ A list of property owners with property within 185 feet and their addresses (hard copy and electronic media) is provided. Electronic files may be sent via email to the City Engineer (cityengineer@dardenneprairie.org).

_____ The applicant is required to appear before the Board of Adjustment.

PRESENT ZONING: _____

VARIANCE REQUESTED: _____

JUSTIFICATION FOR VARIANCE REQUESTED: _____

In addition, a previously approved building is to be constructed adjacent to this property in the future.

Names and addresses of every landowner and resident adjoining your property, across the street from your property and cater-cornered from your property (attach additional as required):

OWNER (Individual or Company)

Ben McIntosh 05/14/26
Authorized Signature Date

APPLICANT (Individual or Company)

[Signature]
Authorized Signature Date

Printed Name, Title

Printed Name, Title

Street Address

Street Address

City/State/Zip Code

City/State/Zip Code

Telephone

Telephone

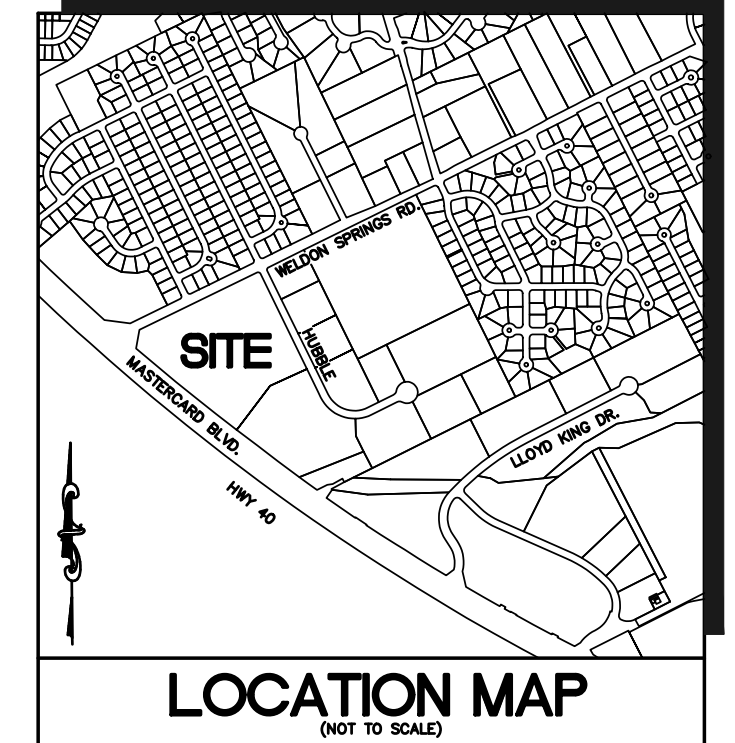
Email Address

Email Address

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and any additional data attached hereto is true, complete, and accurate.

COMMERCE PARK WEST

BEING A LOT SPLIT OF A TRACT OF LAND BEING ALL OF THIRD ADJUSTED LOT Z OF THE FOURTH ADJUSTMENT OF LOT G OF LOT SPLIT PLAT OF ADJUSTED LOT G OF LOT SPLIT PLAT OF ADJUSTED LOTS G AND Z OF THE LOT SPLIT PLAT 64 WEST BUSINESS PARK SUBDIVISION AND COMMON GROUND K OF 64 WEST BUSINESS PARK SUBDIVISION AND THE THIRD ADJUSTMENT OF LOT Z OF LOT SPLIT PLAT OF ADJUSTED LOTS G AND Z OF THE LOT SPLIT PLAT 64 WEST BUSINESS PARK SUBDIVISION PLAT BOOK 46 PAGE 340 IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 CITY OF DARDENNE PRAIRIE, ST. CHARLES COUNTY, MISSOURI THIS PLAT CONTAINS 18.139 ACRES:



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9130
 e-mail: general@stockassoc.com Web: www.stockassoc.com

OWNER'S CERTIFICATION

The undersigned owner of the tract of land described on this plat has caused said tract of land to be subdivided as shown hereon, which subdivision shall hereafter be known as :

"COMMERCE PARK WEST"

The Cross Access Ingress/Egress Easement shown hatched hereon is hereby reserved by the present and future owners of Lots 1 & 2 and to their perspective successors and assigns, the nonexclusive right, privilege and easement to use for ingress and egress to and from public roadways (Hubble Drive & Technology Drive). Said owners agree not to obstruct the aforesaid easement by means of a fence or other barrier, and further, to keep said easement open and usable on their property leading to and from the aforesaid public road so that there will be continuing access to the public road through the aforesaid Lots. No such access way shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of Lots 1 & 2, and the easement hereby established shall apply fully to such altered access way, and said easement shall be perpetual, and further shall run with the real estate.

Permanent and/or semi-permanent monuments will be set at all lot corners, to aid in later recovery, within twelve months after the recording of this subdivision plat, in accordance with Division 2030, Chapter 16, 20 CSR 2030-16.090 of the Missouri Minimum Standards for Property Boundary Surveys. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinances of the City of St. Peters, Missouri will be set.

This subdivision is subject to the Indenture of Covenants, Conditions and Restrictions by instrument recorded in Book _____, Page _____ of the St. Charles County Records..

IN WITNESS WHEREOF, the party have hereunto set his hand this ____ day of _____, 2024.

COMMERCE PARK WEST, LLC

By: _____

STATE OF MISSOURI)
 COUNTY OF ST. CHARLES) SS
 Print Name: _____

On this ____ day of _____, 20____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of COMMERCE PARK WEST, LLC, and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company, and the said instrument was signed and sealed in behalf of said limited liability company, by authority of its Board of Directors; and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

 Notary Public

My commission expires: _____

GENERAL NOTES:

1) Subject property is Zoned I-1 General Commercial District
 Setback Requirements:
 Front: 30'
 Side: 20'
 (Corner Lot where side yard is on the road or street, side yard not less than 30')
 Rear: 35'
 Building Height: 50'

Note: The above zoning provided by the City of Dardenne Prairie, and to verify the client should obtain a zoning endorsement from their title company.

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29183C0430G with and effective date of 1/20/2016.

3) Basis of Bearings: " Missouri Coordinate System of 1983, East Zone" (Grid North)

4) Service Providers:

Electricity: AMEREN MISSOURI
 Water: Public Water Supply District #2
 Sewer: Duckett Creek Sanitary District
 Gas: Spire, Inc
 Telephone: AT&T

The undersigned Owner and Holder of Note, as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Charles County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this ____ day of _____, 20____.

 Print Corporate Name

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
 COUNTY OF _____) SS.

On this ____ day of _____, 20____, before me appeared _____, me personally known, who, being by me duly sworn, did say that he is the _____ of _____ known to me to be the person who executed the within instrument in behalf of said _____, and acknowledged to me that _____ executed same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

 Notary Public

My commission expires: _____

This is to certify that "Commerce Park West" being a Lot Split Plat of Lot Split Plat of Adjusted Lots G and Z of the Lot Split Plat 64 West Business Park Subdivision and Common Ground K of 64 West Business Park Subdivision and the Third Adjustment of Lot Z of Lot Split Plat of Adjusted Lots G and Z of the Lot Split Plat 64 West Business Park Subdivision Plat Book 46 Page 340 has been approved by the City of Dardenne Prairie on this ____ day of _____, 2024

 Planning & Zoning Commission Print Name

 City Engineer Print Name

 Mayor Print Name

I, _____ City Clerk, hereby certify that Ordinance Number _____ approving this plat and directing me to endorse same under my hand and seal was duly passed and approved by the city council of Dardenne Prairie, Missouri on the ____ day of _____, 2024 and as the Ordinance directed, I hereby endorse said plat by my hand and seal of said City this ____ day of _____, 2024

 City Clerk, City of Dardenne Prairie

 Print Name

PROPERTY DESCRIPTION

All of the Third Adjusted Lot "Z" of the Fourth Adjustment of Lot "G" of "Boundary Adjustment Plat of Adjusted Lot "G" of Boundary Adjustment Plat of Adjusted Lots "G and Z" of the Boundary Adjustment Plat of 64 West Business Park Subdivision and Common Ground "K" of 64 West Business Park Subdivision" And The Third Adjustment Of Lot "Z" Of Boundary Adjustment Plat of Adjusted Lots "G" And "Z" of The Boundary Adjustment Plat 64 West Business Park Subdivision, according to the boundary adjustment plat thereof recorded in Plat Book 46, Page 340 of the St. Charles County, Missouri, Records, being more particularly described as follows:

Beginning at a found iron pipe located at the southern right-of-way line of Hubble Drive, 60 feet wide, said point also being the common corner of the Fourth Adjusted Lot G and above said Third Adjusted Lot Z; thence along the common lines between said Adjusted Lots, South 65 degrees 08 minutes 53 seconds West, 301.00 feet (South 64 degrees 28 minutes 26 seconds West, 301.09), to a found iron pipe and South 36 degrees 55 minutes 01 second West, 412.27 feet (South 36 degrees 10 minutes 18 seconds West) to a found iron pipe located on the northern right-of-way line of Technology Drive, variable width, said point also being located on a curve to the right having a radius of 17,138.76 feet; thence along said curve with an arc length of 963.01 feet and a chord which bears North 50 degrees 43 minutes 17 seconds West, 962.88 feet to a found iron pipe; thence North 07 degrees 40 minutes 34 seconds East, 133.48 feet to a found iron pipe located on the eastern right-of-way line of Weldon Springs Road, 80 feet wide; thence along said right-of-way line, North 63 degrees 45 minutes 37 seconds East (North 63 degrees 02 minutes 31 seconds East), 973.30 feet to a found iron pipe at the point of curvature to the right having a radius of 20.00 feet and an arc length of 31.42 feet and a chord which bears South 71 degrees 14 minutes 23 seconds East, 28.28 feet to a found iron pipe located on the southern right-of-way of above said Hubble Drive; thence along said right-of-way, South 26 degrees 14 minutes 23 seconds East, (South 26 degrees 57 minutes 29 seconds East) 788.21 feet to the POINT OF BEGINNING. Containing 790,121 square feet or 18.139 acres, more or less.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during April 2024, by order of and for the use of Commerce Park West, LLC, executed a Property Boundary Survey and Subdivision Plat of a tract of land being part of IN U.S. Survey 1669, Township 46 North, Range 3 of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri, and that the results of said survey and resubdivision are shown hereon. We further certify that said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Standards for Property Boundary Surveys, and adopted by The Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 LC 222-D

By: _____
 Walter J. Pfeleger, Missouri P.L.S. No. 2008-000728

DRAWING FILE: C:\Users\jpf1\OneDrive\Documents\Projects\2024\1669\1669-0430G\1669-0430G.dwg LAYOUT: Sheet 2_PLOTTED Jan 21, 2024 10:28am PLOTTED BY: jpf1

PREPARED FOR:
 PROPPER CONSTRUCTION,
 17 RESEARCH PARK DRIVE
 ST CHARLES MISSOURI, 63304
 Tim Breece, President

LOT SPLIT PLAT
COMMERCE PARK WEST
 CITY OF DARDENNE PRAIRIE, ST. CHARLES, MISSOURI

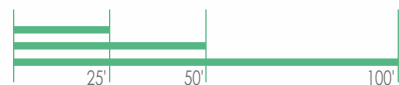
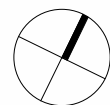
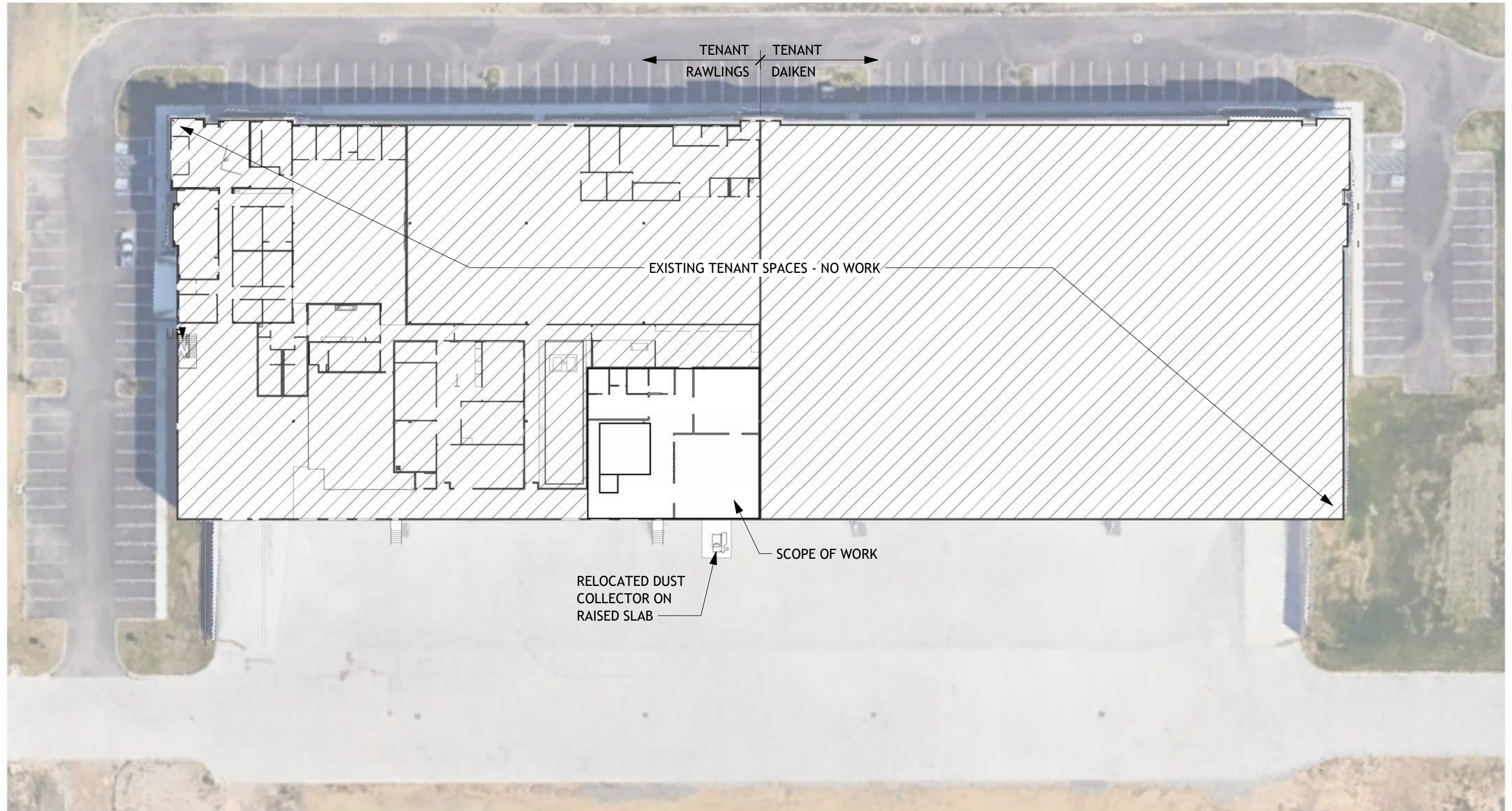
WALTER J. PFLEGER P.L.S.
 MO. P.L.S. # 2008-000728
 CERTIFICATE OF AUTHORITY
 LC-222-D

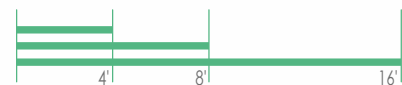
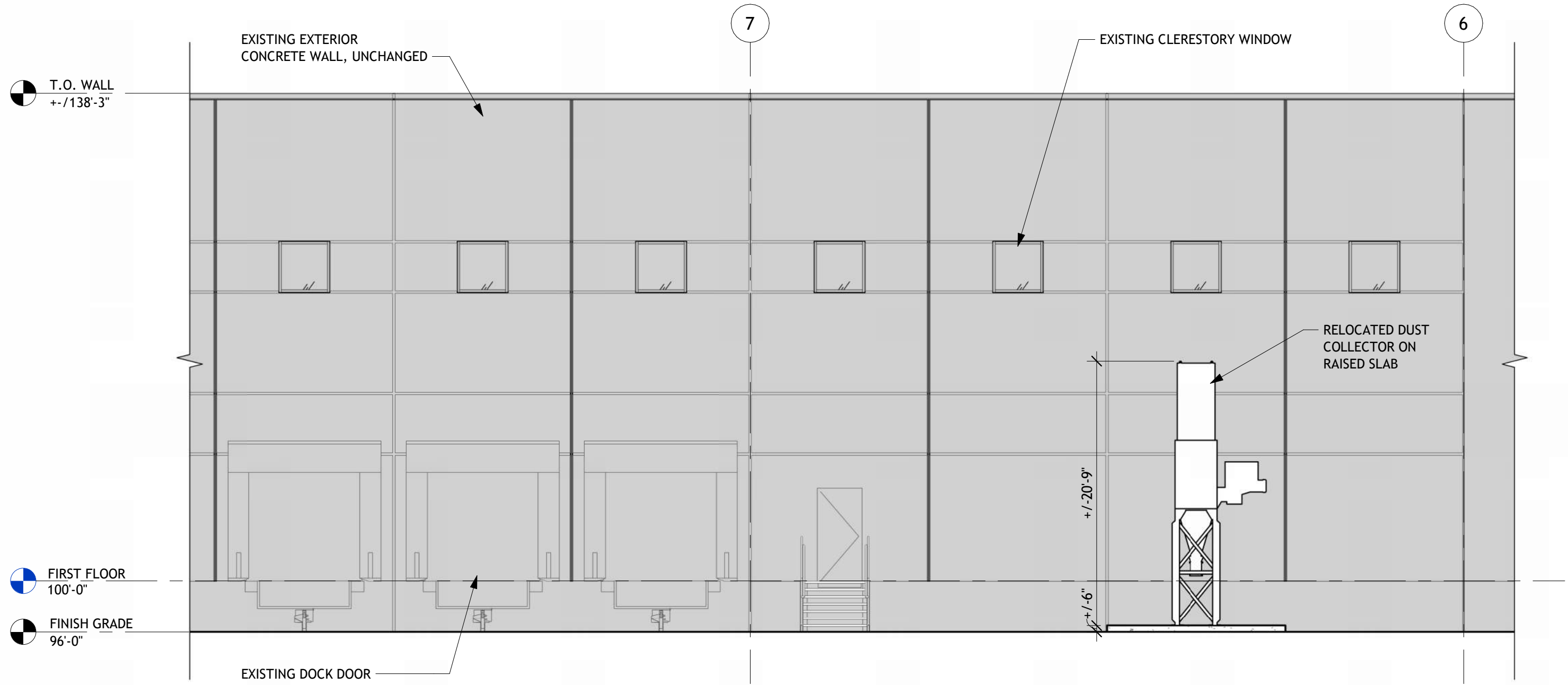
REVISIONS:

DRAWN BY: A.K.	CHECKED BY: W.J.P.
DATE: 4/17/24	JOB NO: 2020-6907
H&T S.U.P. #	

SHEET TITLE:
 LOT SPLIT PLAT

SHEET NO.:
 2 OF 2

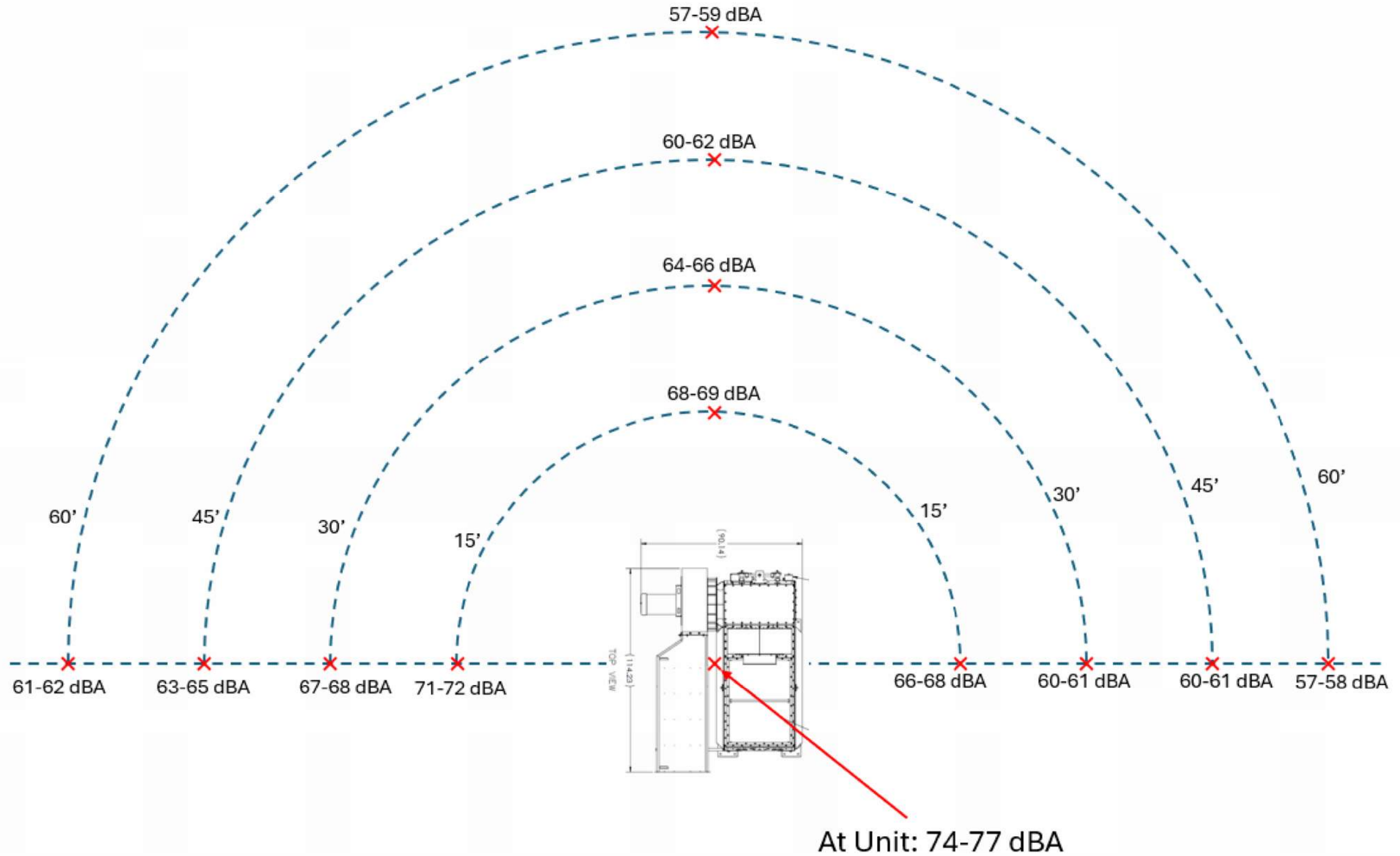






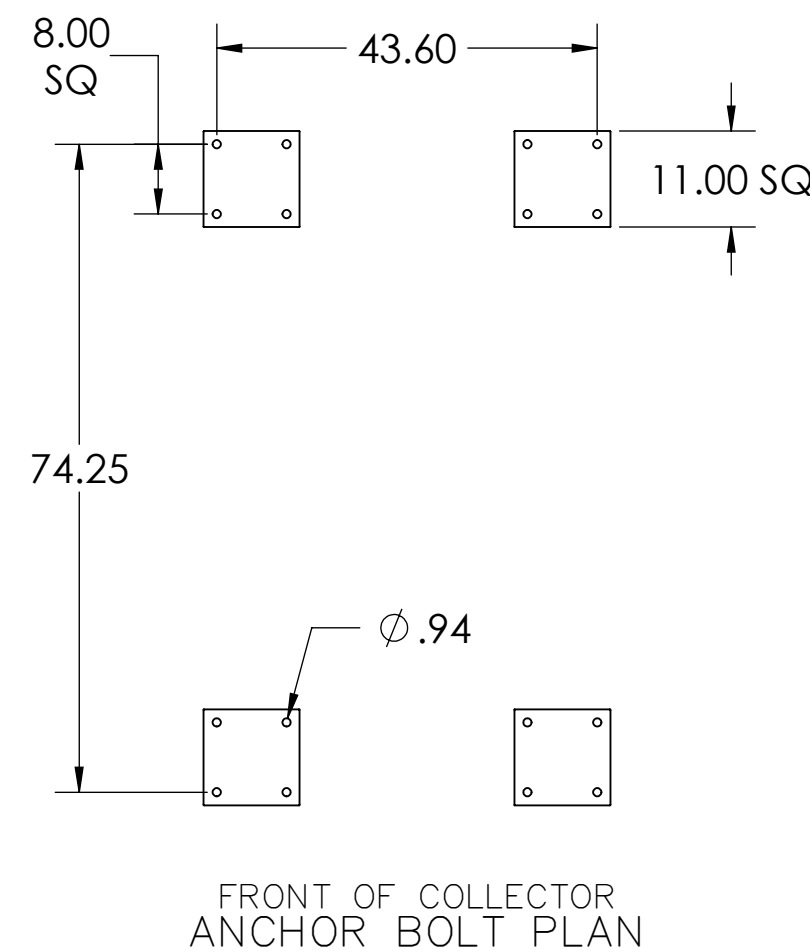
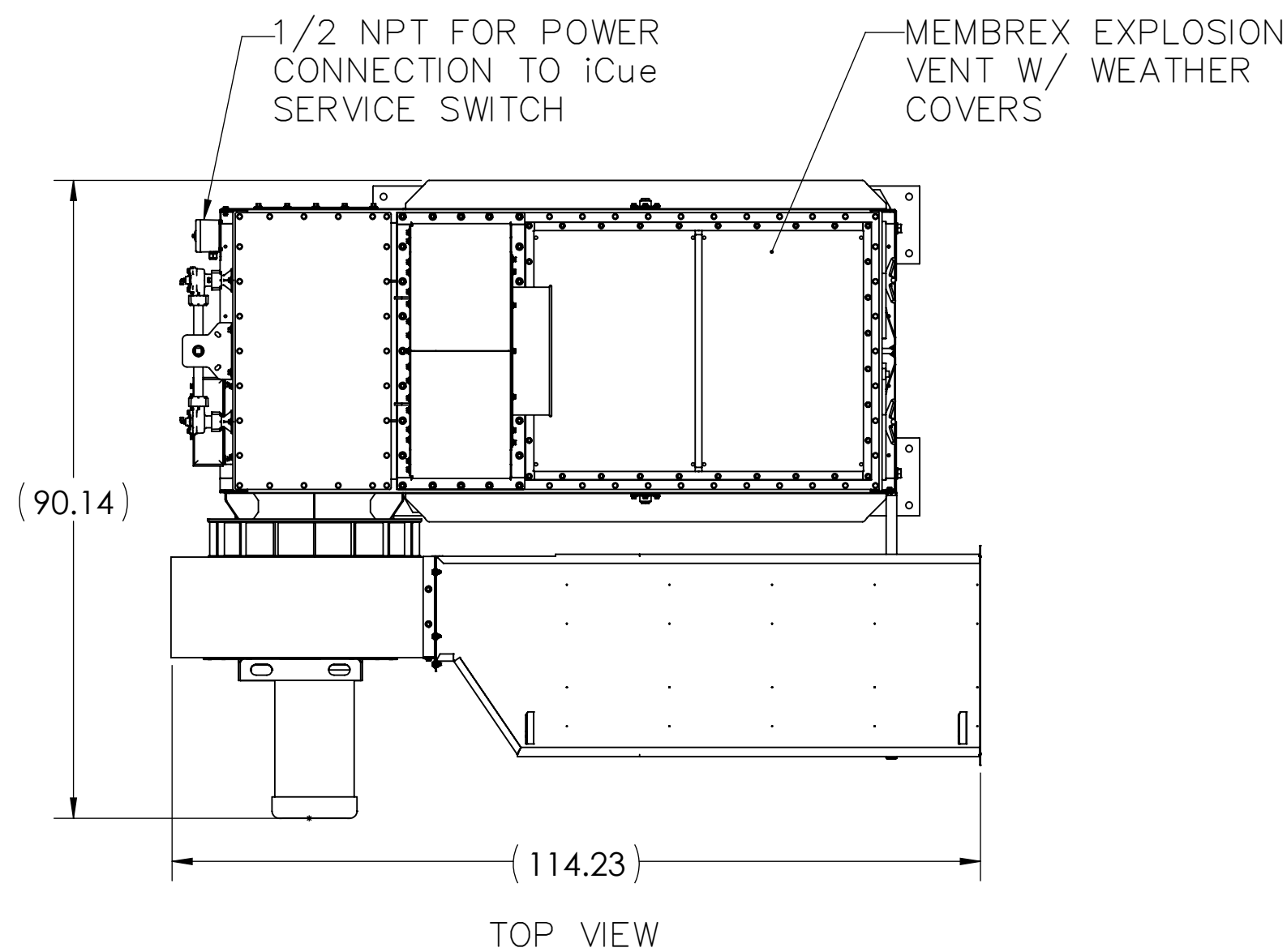
DARDENNE PRAIRIE, MO 63368
RAWLINGS T.I. - WOOD BAT

EXISTING DUST COLLECTOR, WASHINGTON, MO



THIS DOCUMENT CONTAINS INFORMATION THAT IS CONFIDENTIAL AND/OR PROPRIETARY TO DONALDSON COMPANY, INC. ALL RIGHTS TO DISCLOSE, COPY, REPRODUCE, MANUFACTURE FROM OR DISPOSE OF THIS DOCUMENT OR ITS CONTENTS ARE RESERVED UNLESS SPECIFIED IN WRITING BY DONALDSON.

REVISIONS		
REV	DESCRIPTION	DWN/DATE
1	RELEASED TO PRODUCTION WITHOUT CHANGES CO1	AJH 11/10/22



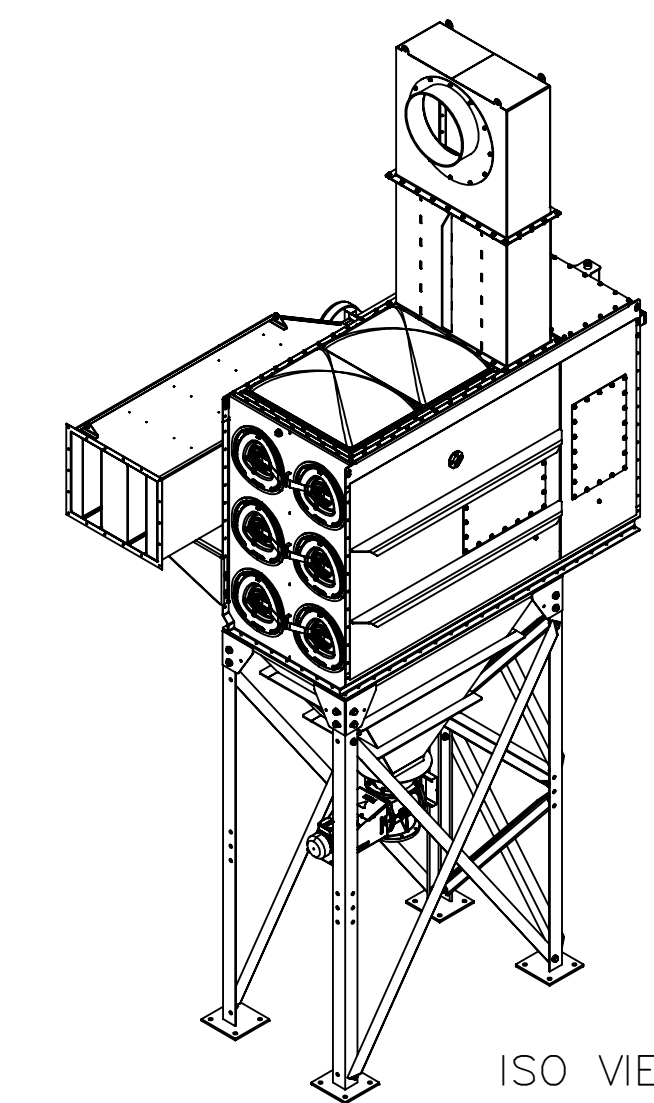
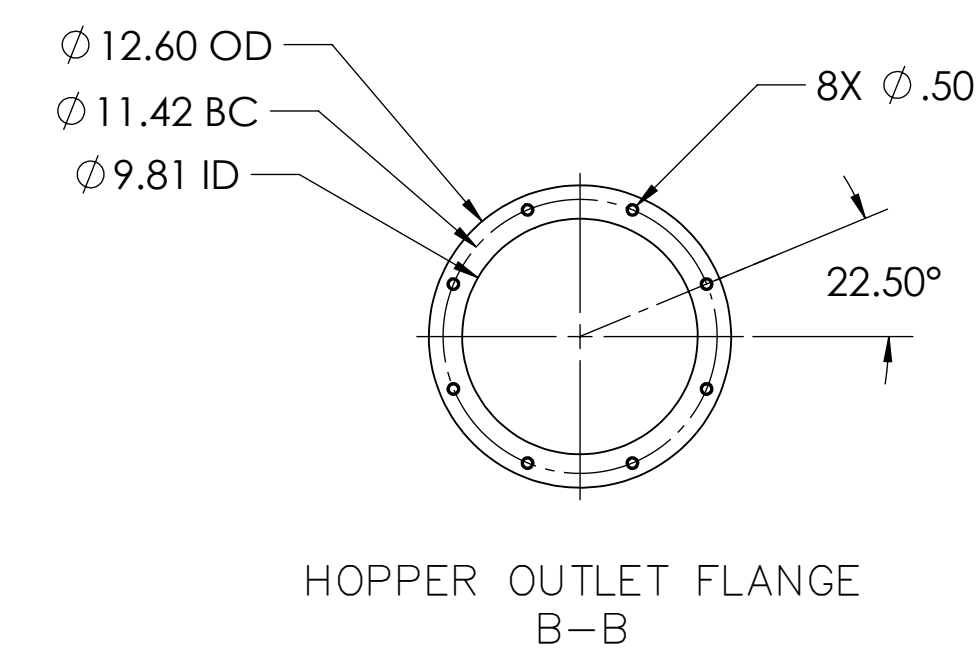
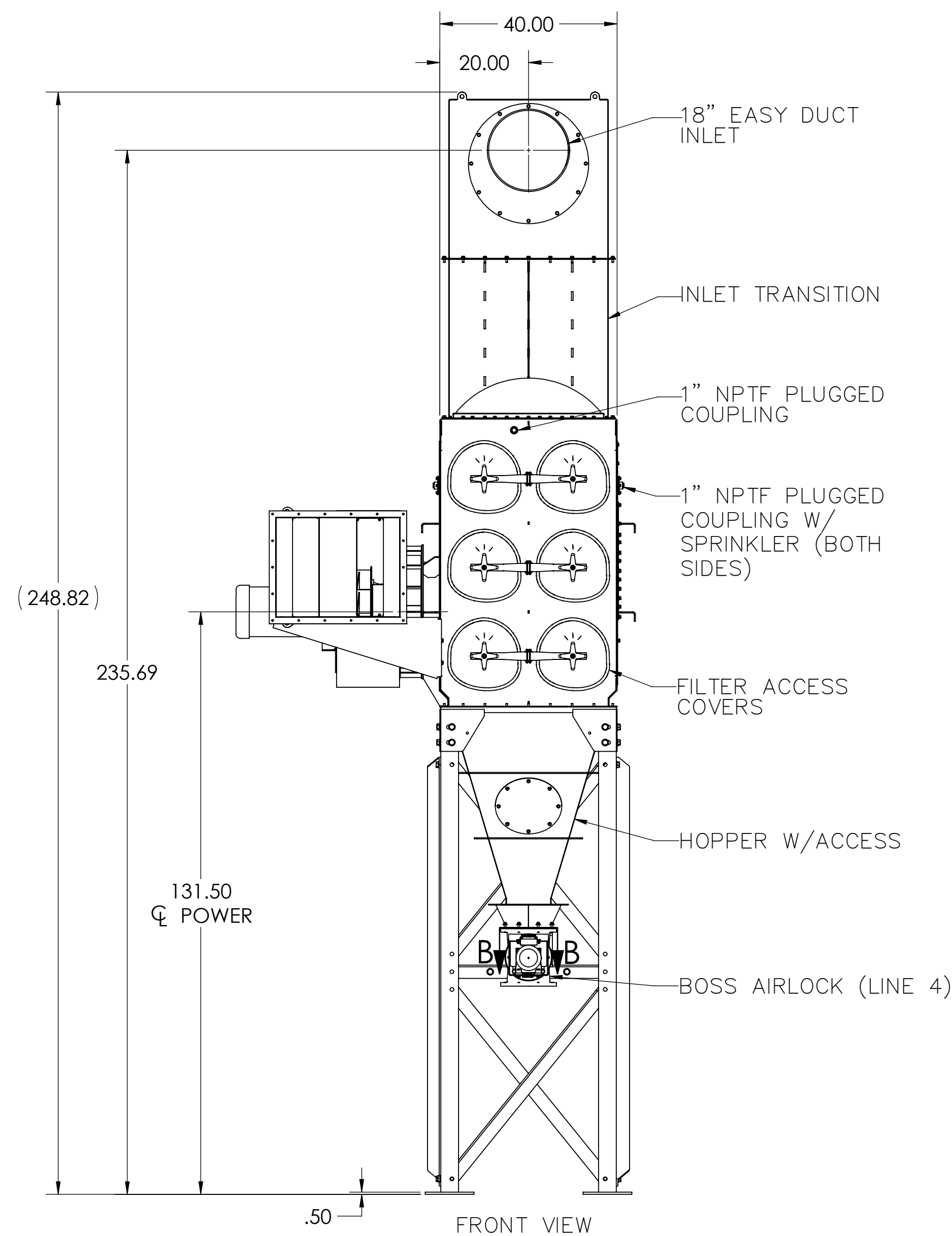
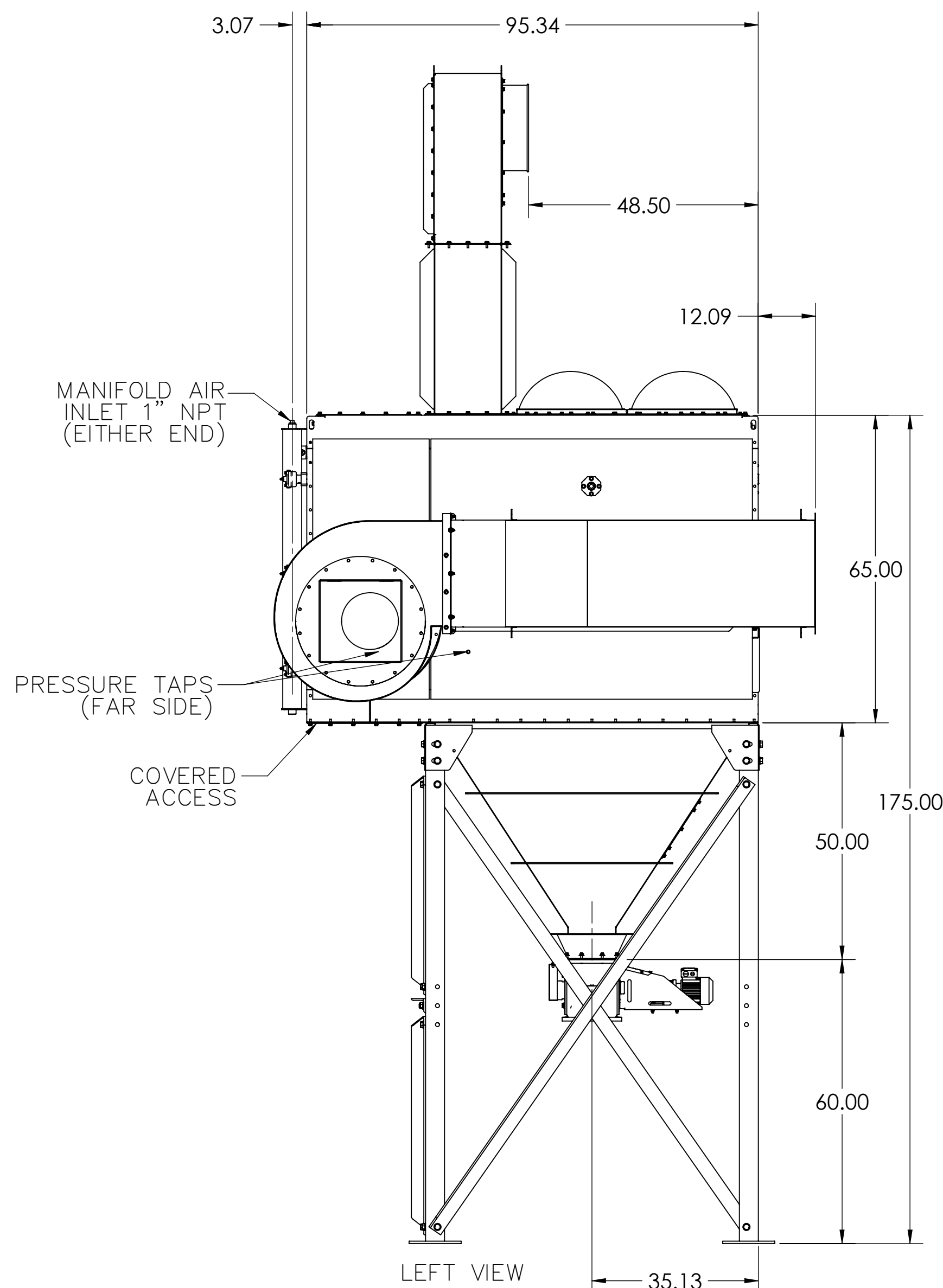
DFE 3-12 DUST COLLECTOR SPECIFICATIONS	
POWER	25 HP TBI TEFC - STL 460/60/3 W/ SILENCER
REMOTE TIMER	110 VAC 50/60 HZ
NUMBER OF FILTERS	12 ULTRA-WEB NL
ACTUAL FILTER AREA	3048 SQ FT
P-RED	0.40 BAR
OPERATING TEMPERATURE	180° F MAXIMUM
NUMBER OF VALVES	6
COMPRESSED AIR REQUIRED	9 SCFM @ 90-100 PSIG
HOUSING RATING	-25" WC
FINISH	NATIONAL BLUE
APPROXIMATE WEIGHT	4,600 LBS

IBC 2018 SPECIFICATIONS:

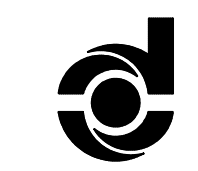
RISK CATEGORY 2
 BASIC WIND SPEED EXPOSURE: 115 MPH, EXPOSURE C, 3 SEC GUST
 SEISMIC SPECTRAL ACCELERATION, SS=1.50 & S1=0.60, SITE CLASS D
 GROUND SNOW LOAD, Pg: 40 PSF
 ROOF LIVE LOAD, Lr: 20 PSF
 COLLECTOR BASE AT GRADE

NOTE:

- DO NOT INSTALL OR OPERATE THIS EQUIPMENT UNTIL YOU HAVE READ AND UNDERSTOOD THE INSTRUCTIONS AND WARNINGS IN THE INSTALLATION AND OPERATION MANUAL. FOR A REPLACEMENT MANUAL CONTACT DONALDSON CO INC. (800-365-1331).
- COMPRESSED AIR (MOISTURE AND OIL FREE) REQUIRED TO ALL MANIFOLDS.
- ANCHOR BOLTS BY OTHERS. FINAL SELECTION WILL DEPEND ON JOBSITE LOAD CONDITIONS, FOUNDATION DESIGN, LOCAL CODES, ETC. CONSULT PRODUCT IOM FOR GENERAL INSTALLATION INFORMATION.



RAWLINGS SPORTING GOODS CO INC

MATERIAL	RELEASE NO.	TITLE	 Donaldson Co., Inc. Minneapolis, USA
	DATE	DFE 3-12 DUST COLLECTOR, 18 ID INLET, TOP VENT, LH 25 HP TBI	
REFERENCE	EXP DATE	NUMBER	IG16425491L001 IAF
	DWN A ENGELMEIER		
APPROX. WT: LBS	DATE 8/11/22	SCALE NONE	SHEET 1 OF 1
PREVIOUS DRAWING NO.	CHK A ENGELMEIER	C/C	REVISION 1
DO NOT SCALE	DATE 8/11/22	SECTIONAL SIZE	OUTLINE SIZE
TOLERANCES UNLESS OTHERWISE SPECIFIED	APVD	DESIGN CONTROL A501	DWG LOCATION A888
2 PL ±	DATE	COPYRIGHT © DONALDSON COMPANY, INC.	
3 PL ±	THIRD ANGLE PROJECTION	VERSION A	
ANGLES ± °		L D	

IG16425491L001_A_SEC1.SLDDRW Thursday, November 10, 2022 3:43:11 PM



Kyle Michel, MPA, ICMA-CM
City Administrator
City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
(636)561-1718

Staff Report

TO: Board of Adjustment

DATE: July 9, 2026

SUBJECT: Variance Request for Rawlings at 1635 Technology Drive

Project Summary:

An application for variance has been submitted by Bret Fendelman, M+H Architects, on behalf of Rawlings Sporting Goods Company, Inc. for a property located at 1635 Technology Drive.

The current zoning of the property is I-1 Light Industrial.

The applicant is requesting a variance to deviate from City Code section 405.200.D.11.e. as it relates to the architectural requirements for the Light Industrial zoning district.

Code Excerpt 405.200.D.11.e

Major systems requiring large components (e.g., air-conditioning, storage tanks, etc.) should be located in mechanical rooms within the buildings. As an alternative, including those required to meet the mandated health and safety standards, might include an exterior location at or depressed below ground level as necessary to limit heights to a maximum of eight (8) feet above grade with decorative screening on all sides or be fully recessed into roof wells with allowance for future equipment.

The applicant is specifically seeking to deviate from the eight (8) foot above grade maximum height restriction for major system components as well as to deviate from the screening requirements in their entirety.

The requested variance is to allow for the installation of a ground-mounted dust collector that is approximately twenty (20) feet tall. The equipment is an external piece of equipment that collects dust through a piped ventilation system serving the facility.

The applicant has provided a site plan and accompanying documentation that includes pictures of the equipment and sound measurements. These materials will be included with this report and your packet.

The applicant is claiming a hardship due to it being unfeasible to conform the twenty-foot-tall piece of equipment to the strict language of the Code. The existing structure and parking and loading facilities do

not lend towards mounting the equipment in a screened fashion on the room due to size and the need to regularly service the equipment and do not lend towards installing the equipment below grade for the same reasons.

The equipment is proposed to be installed in the loading bay area at the rear of the building. This area is screened with an eight (8) foot screening wall on both the Technology Drive side of the building and the Hubble side of the building. The equipment is proposed to be screened by the building itself on the Weldon Spring Road side of the building. Future light industrial development to the south would provide additional screening for adjacent light industrial zoned and used properties.

Exhibit A: Property Location



Application Review:

The variance application has been reviewed by staff and determined to be complete. All required public notices and mailings have been provided in accordance with the requirements of the City Code.

Compliance With Ordinance:

The Board of Adjustment, pursuant to Section 405.935 A of the City Code, is charged with certain powers. 405.935 A.3 reads:

In passing upon appeals, where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any of the regulations or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

Section 405.200 A of the City Code defines the purpose of the I-1 Light Industrial District as:

This district is composed of the area of the City where the principal use is or ought to be light manufacturing, warehousing and other limited industrial uses. These uses generate a minimum of noise,

glare, odor, dust, vibration, air and water pollutants, fire, explosive, radioactive and other hazards and harmful or obnoxious matter. This district has been located within the City to permit the development of these industrial uses, to protect adjacent areas against encroachment by incompatible uses and to lessen congestion on public streets. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district have been excluded.

405.200 B identifies the permitted uses for this district which includes number 14, *Light Manufacturing industrial uses.... sporting goods.*

Section 405.200 D describes the regulations and performance standards for properties zoning I-L. Pursuant to D5, the maximum height requirements for buildings and structures shall not exceed fifty (50) feet. Pursuant to D11 Architectural Standards (d) no building or structure shall exceed fifty (50) feet.

The applicant has also submitted sound measurements for the proposed equipment. As part of its review, the Board may wish to consider the City's noise regulations and how they apply to this request.

Section 210.580 of the City Code establishes objective noise standards based on property classifications and times of day. The proposed equipment is located approximately 400 feet from the nearest residential property and is screened from that property by the building itself.

According to information provided by the applicant, sound levels measured at a distance of sixty (60) feet from the equipment do not exceed 62 dBA. Section 210.580 limits prolonged sound levels to 61 dBA between the hours of 7:00 a.m. and 10:30 p.m. when measured from a residential property.

Given the approximately 400-foot separation between the equipment and the nearest residential property, as well as the shielding effect of the building, it is reasonable to conclude that prolonged sound levels at the residential property would remain below the 61 dBA threshold established by Section 210.580.

Staff Recommendations:

The petitioner asserts that the strict application of Section 405.200.D.11.e of the City's Zoning Code creates an undue hardship due to the size and nature of the equipment necessary to support the permitted use of the facility.

The proposed equipment will be screened from adjacent residential properties by the existing building, which is expected to mitigate both visual and noise impacts. The equipment will also be partially screened from adjacent roadways and neighboring light industrial properties by existing screening walls. Based on information provided by the applicant, sound levels diminish significantly beyond sixty (60) feet from the equipment and are not expected to create adverse impacts on surrounding light industrial properties.

The primary deviation from the Code relates to the height of the proposed equipment. Due to its size and operational requirements, the equipment cannot be effectively screened in a manner that complies with the maximum eight (8) foot screening height requirement of the zoning district. However, the equipment remains below the zoning district's maximum structure height of fifty (50) feet.

The City has consistently recognized and supported the permitted and conditional uses associated with the operations of Rawlings Sporting Goods Company, Inc. Staff finds that the proposed equipment is essential to the continued operation of the facility and cannot reasonably be screened, relocated, or modified to comply with the strict requirements of Section 405.200.D.11.e.

Based on these findings, staff believes the requested variance is consistent with the intent and spirit of the Zoning Code and recommends approval. Specifically, staff recommends granting a variance from Section 405.200.D.11.e to permit the installation of a major system component exceeding eight (8) feet in height. Decorative screening requirements would be considered satisfied by the existing building to the northwest and the existing screening walls to the northeast and southwest. Screening to the southeast would be waived, or alternatively deemed satisfied through future development of the surrounding light industrial park in which the subject property is located.

Applicant Next Steps:

Should a variance be granted, the applicant would then apply for and obtain a building permit to install the proposed equipment.

Respectfully,

A handwritten signature in blue ink that reads "Kyle Michel". The signature is fluid and cursive, with the first name "Kyle" and the last name "Michel" clearly distinguishable.

Kyle Michel, MPA, ICMA-CM
City Administrator
636-561-1718
kyle.michel@dardenneprairie.org

BOARD OF ADJUSTMENT

January 9, 2025

The City of Dardenne Prairie Board of Adjustment meeting was called to order at 6:04 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were members

Johnson
Deffendall
Lobosco
Becker
Turner

Alternate member(s) also present were

Smerek

PUBLIC HEARING

A motion was made by Lobosco, seconded by Johnson to open the public hearing. Motion passed unanimously. Roll call was as follows:

Johnson **(Aye)**
Deffendall **(Aye)**
Lobosco **(Aye)**
Becker **(Aye)**
Turner **(Aye)**

- 1. A Variance Request to allow the installation of a 115' Monopole with a 5' lightning A Variance Request to allow the installation of a 115' Monopole with a 5' lightning rod, to serve as a wireless support structure at 2500 Technology Drive, Lot 31.** The property is zoned "ND" New Development.

The applicant requests a variance from the setback requirements outlined in the Dardenne Prairie Municipal Code Section 405.481 D.3.c. which states:
The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure height.

Susan Storie of Cellective Solutions was in attendance to present the request for the petitioner.

The following individual(s) spoke:

Todd Streiler, Planning Coordinator, City of Dardenne Prairie to present the staff report.
Jeff Amelong, 1191 St. Theresa, spoke on behalf of the cell tower.

A motion was made by Johnson, seconded by Lobosco to close the public hearing. Motion passed unanimously. Roll call was as follows:

Johnson	(Aye)
Deffendall	(Aye)
Lobosco	(Aye)
Becker	(Aye)
Turner	(Aye)

NEW BUSINESS

- 2. A Variance Request to allow the installation of a 115' Monopole with a 5' lightning A Variance Request to allow the installation of a 115' Monopole with a 5' lightning rod, to serve as a wireless support structure at 2500 Technology Drive, Lot 31. The property is zoned "ND" New Development.**

A motion was made by Johnson, seconded by Becker to prepare the findings for approval. Motion passed unanimously. Roll call was as follows:

Johnson	(Aye)
Deffendall	(Aye)
Lobosco	(Aye)
Becker	(Aye)
Turner	(Aye)

APPROVAL OF MINUTES

Approval of Minutes – 07-25-22

A motion was made by Johnson, seconded by Turner to approve the 07-25-22 minutes. Motion passed unanimously. Roll call was as follows:

Johnson	(Aye)
Deffendall	(Aye)
Lobosco	(Aye)
Becker	(Aye)
Turner	(Aye)

ADJOURNMENT

A motion was made by Lobosco, seconded by Turner to adjourn the meeting at 6:34 p.m. Motion passed unanimously. Roll call was as follows:

BOARD OF ADJUSTMENT

January 9, 2025

Johnson **(Aye)**
Deffendall **(Aye)**
Lobosco **(Aye)**
Becker **(Aye)**
Turner **(Aye)**

Respectfully submitted,

Cathy Pratt
City Administrator