

DARDENNE



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

PLANNING AND ZONING COMMISSION
AGENDA
SEPTEMBER 9, 2026
7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chairman Wooldridge
Commissioner Lamb
Commissioner Moehlenkamp
Commissioner Musler
Commissioner Neske
Commissioner Pollard
Commissioner Northcutt
Commissioner Stankovich
Alderman Detweiler

PUBLIC COMMENT

PUBLIC HEARING

1. The Velvet Paw is Requesting a Conditional Use Permit for a Dog Grooming Salon located at 1656 Bryan Road, Dardenne Prairie MO, current Zoning is C-2 and requesting C-2 CUP

APPROVAL OF MINUTES

1. Planning and Zoning Commission Work Session Minutes – 05 13 26
2. Planning and Zoning Commission Regular Session Minutes – 05 13 26

COMMISSION COMMUNICATIONS

NEW BUSINESS

1. The Velvet Paw is Requesting a Conditional Use Permit for a Dog Grooming Salon located at 1656 Bryan Road, Dardenne Prairie MO

OLD BUSINESS

ADJOURNMENT

PUBLIC HEARING NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit Request Application before the Planning and Zoning Commission on **Wednesday, September 9, 2026 at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri, and before the Board of Aldermen on **Wednesday, September 16, 2026, at 7:00 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:

CUP Request

Name of Applicant:	The Velvet Paw
Name of Owners:	GSR Ventures LLC
Present Zoning Classification:	C-2
Proposed Zoning Classification:	C-2 CUP
Proposed Use:	Dog Grooming Salon
Address of Property:	1656 Bryan Road, Dardenne Prairie, MO 63368
Property Legal Description:	Dardenne Prairie Plaza PT Lot 5

St. Charles Business Record
1600 Heritage Landing
St. Peters, MO, 63303
Phone: 3144211880 Fax: 0

ST CHARLES COUNTY BUSINESS RECORD

Affidavit of Publication

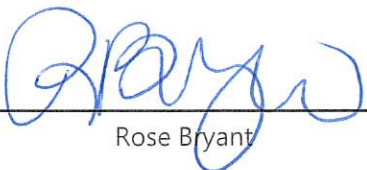
To: CITY Of Dardenne Prairie - DEBBIE RYAN
2032 Hanley Rd
Dardenne Prairie, MO, 633686706

Re: Legal Notice 4186102, CITY OF DARDENNE PRARIE
State of MO }
County of St. Charles County } SS:

Before the undersigned Notary Public personally appeared Rose Bryant on behalf of St. Charles Business Record, St. Charles County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 08/07/2026 edition and ending with the 08/07/2026 edition for a total of 1 publications, and that the date of publications were as follows: 08/07/2026.

Publishers fee: \$58.82

By:


Rose Bryant

Sworn to me on this 10th day of
August 2026

By:


Karie C Clark

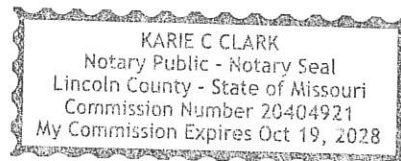
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2028

PUBLIC HEARING NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a Conditional Use Permit Request Application before the Planning and Zoning Commission on **Wednesday, September 9, 2026 at 7:00 p.m.**, or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri, and before the Board of Aldermen on **Wednesday, September 16, 2026, at 7:00 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:

CUP Request

Name of Applicant: The Velvet Paw
Name of Owners: GSR Ventures LLC
Present Zoning Classification: C-2
Proposed Zoning Classification: C-2
CUP
Proposed Use: Dog Grooming Salon
Address of Property: 1656 Bryan Road,
Dardenne Prairie, MO 63368
Property Legal Description: Dardenne
Prairie Plaza PT Lot 5
4186102 St. Charles Aug. 7, 2026





CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
WORK SESSION MINUTES
MAY 13, 2026

CALL TO ORDER

Chairman Wooldridge call the meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said by Conner Sprehe of Liberty High School.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard		X * arrived at 6:02 PM
Commissioner Northcutt		X
Commissioner Stankovich		X
Alderman Detweiler		X * arrived at 6:10 PM

ALSO PRESENT: City Administrator Cathy Pratt, City Engineer Matt Davidson, City Clerk Deborah Ryan and City Attorney John Young

ITEMS FOR DISCUSSION

1. BluOnx Development, LLC Rezoning of 6.89 Acres from R-1A to R-1D with PUD
City Administrator Pratt stated there is a correction on page 6 of the staff report, it should state stormwater and not sanitary. Discussion and review regarding the landscaping plan, final area plan to ensure compliance with city code requirements once it is submitted. Discussion regarding proposed sidewalk width, distance between properties and confirmation of basements.

2. Missouri Siding Rezoning 2355 Post Road from R-1B to C-1 with CUP
City Administrator Pratt reviewed staff report and explained that the CUP has been removed from the original request and submission since no outside storage is planned with this use. Discussion regarding future housing opportunities in the City once this property is changed to C-1. Discussed the legality of non-conforming uses and the potential need for the applicant to meet code requirements. Discussed the storage of material and/or equipment and the applicant confirmed that there would be no storage, delivery or other of materials at this location.

3. Multi-Family Moratorium

Chairman Wooldridge reviewed the highlights of the changes in the red lined version and reviewed the timeline and history of discussions regarding this proposed code change.

Chairman Wooldridge recognized City Administrator Pratt and thanked her for her professionalism and dedication and wished her well on her retirement.

Motioned by Commissioner Musler, seconded by Commissioner Neske to adjourn the meeting at 6:31 PM.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on September 9, 2026 (June, July and August mtgs were cancelled)



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE MO 63368

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 13, 2026

CALL TO ORDER

Chairman Wooldridge call the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was said.

ROLL CALL

	PRESENT	ABSENT
Chairman Wooldridge	X	
Commissioner Lamb	X	
Commissioner Moehlenkamp	X	
Commissioner Musler	X	
Commissioner Neske	X	
Commissioner Pollard	X	
Commissioner Northcutt		X
Commissioner Stankovich		X
Alderman Detweiler	X	

ALSO PRESENT: City Administrator Cathy Pratt, City Clerk Deborah Ryan and City Attorney John Young

PUBLIC COMMENT

No one requested to speak.

PUBLIC HEARING

1. BLUONX DEVELOPMENT, LLC IS REQUESTING A REZONING OF 6.89 ACRES FROM R-1A to R-1D WITH A PLANNED UNIT DEVELOPMENT WITH AN AREA PLAN FOR A 25 UNIT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 2108 AND 2128 BATES ROAD

Motion by Commissioner Moehlenkamp seconded by Commissioner Lamb to open the Public Hearing. All ayes, motion carried.

Mike Faulkner, applicant of Sterling Engineering and Steve Valentine or BluOnx spoke regarding the public hearing.

City Administrator Pratt reviewed the staff report and the Comprehensive Plan regarding the request by the applicant for the PUD.

The following public spoke regarding this public hearing:

- Karen Wagner
- Sherry Mitchell

Motion by Commissioner Lamb, seconded by Commissioner Pollard to close the Public Hearing. All ayes, motion carried.

2. MISSOURI SIDING IS REQUESTING A REZONING OF 2355 POST ROAD FROM R-1B TO C-1 WITH CUP

Motion by Commissioner Neske seconded by Commissioner Moehlenkamp to open the Public Hearing. All ayes, motion carried.

Terry Moyer, applicant for the property, spoke regarding the request and business.

City Administrator Pratt reviewed the staff report and noted the need for variance due to the property's small size and the lack of scaled location map.

The following public spoke regarding this public hearing:

- Elizabeth Motlik
- Mark Moreland
- Michael Daily

Motion by Commissioner Moehlenkamp, seconded by Commissioner Lamb to close the Public Hearing. All ayes, motion carried.

3. PROPOSED AMENDMENTS TO SECTIONS 405.175 AND 405.180 OF THE MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO REVISIONS TO THE "R-M" MULTIPLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS RELATED TO PERMITTED AND CONDITIONAL USES, DENSITY, MINIMUM LOT SIZE, BUILDING HEIGHT, YARD AND SETBACK REQUIREMENTS, ARCHITECTURAL STANDARDS, AND RELATED DEVELOPMENT REGULATIONS. ADDITIONAL AMENDMENTS TO THE "C-1" LOCAL COMMERCIAL DISTRICT TO ADDRESS THE ALLOWANCE OF SINGLE-FAMILY AND MULTIPLE-FAMILY DWELLINGS THROUGH A PLANNED UNIT DEVELOPMENT (PUD) PROCESS AND ASSOCIATED DENSITY PROVISIONS.

Motion by Commissioner Musler seconded by Commissioner Pollard to open the Public Hearing. All ayes, motion carried.

Discussion among Commissioners regarding the proposed changes and the impact on the community and future growth.

Motion by Commissioner Musler, seconded by Commissioner Pollard to close the Public Hearing. All ayes, motion carried.

APPROVAL OF MINUTES

1. Planning and Zoning Commission Regular Session Minutes – 04 08 26

Chairman Wooldridge stated there is a clerical error on the April 8, 2026 minutes, first line states "call" and it should be "called".

Motion by Commissioner Musler, seconded by Commissioner Moehlenkamp to approve the Planning and Zoning minutes with amendment as discussed. All ayes, motion carried.

COMMISSION COMMUNICATIONS

No report.

NEW BUSINESS

1. BluOnx Development, LLC Rezoning of 6.89 acres from R-1A to R-1D with a PUD for a 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road

Motioned by Commissioner Musler, seconded by Commissioner Pollard to recommend approval of the rezoning with PUD request.

The vote on the motion was 5 ayes and 1 nay (Lamb), motion carried.

2. BluOnx Development, LLC Area Plan for 25-unit, Single Family Residential Development located at 2108 and 2128 Bates Road

Motioned by Commissioner Wooldridge, seconded by Commissioner Moehlenkamp to recommend approval of the area plan with the following conditions:

- Applicant to comply with items 1 – 9 as identified in the staff report
- Applicant to comply with Section 405.250.B. in the Zoning Code to the satisfaction of the City Engineer of the Stormwater and Sanitary sewer easements predicated with the plans dated April 3, 2026
- Incorporate the seven (7) foot side yard
- At the completion of the project/construction the wall / retaining wall is inspected by the City and approved

All ayes, motion carried.

3. Missouri Siding, Rezoning of 2355 Post Road from R-1B to C-1

Motioned by Commissioner Moehlenkamp, seconded by Commissioner Pollard to recommend denial as the rezoning request is not in conformance with the Comprehensive Plan.

All ayes, motion carried.

4. Amendment to Sections 405.175 and 405.180 of Municipal Code, including "R-M" Multiple-Family Residential District with Additional Amendment to "C-1" Local Commercial District to Address the Allowance of Single-Family and Multiple-Family Dwellings Through a Planned Unit Development "PUD" Process and Associated Density Provisions

Motioned by Commissioner Wooldridge, seconded by Commissioner Lamb to recommend approval of the text amendment regarding multi-family.

All ayes, motion carried.

OLD BUSINESS

No old business.

ADJOURNMENT

Motioned by Chairman Neske, seconded by Commissioner Lamb to adjourn the meeting at 8:21 pm. All ayes, motion carried.

Respectfully submitted:

Deborah Ryan, City Clerk

Approved by P & Z on September 9, 2026 (June, July & August P & Z mtgs were cancelled)



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

Staff Report

TO: Planning and Zoning Commission

DATE: 8/26/2026

SUBJECT: Conditional Use Permit – The Velvet Paw

Summary:

A request for a Conditional Use Permit has been submitted by Robert Johnson and Kristy Distefano for a proposed business, The Velvet Paw, an appointment-based dog grooming salon.

The proposed location for the business is an existing commercial space at 1656 Bryan Road. The property is currently zoned C-2, General Commercial.

Under this request, the applicant is asking for a Conditional Use Permit pursuant to Section 405.190 - C (24) that would allow for any permissive or conditional use in the “C-1” District to be permitted under the Conditional Use Permit.

As it relates to the C-1 Local Commercial District, a pet grooming facility is anticipated as a conditional use under Section 405.180 - C (10)

The property in which this unit is situated currently contains other businesses operating under a conditional use permit, permissible under a conditional use permit, or otherwise requiring additional considerations by the Planning & Zoning Commission and the Board of Aldermen. Several of which would be permissible under a similar request, any permissive or conditional use in the “C-1” District. Specifically, the property in question houses:

- Massage parlors
- Hair salons (conditional use under C-1)
- Medical offices (conditional use under C-1)

Exhibit A: Property Location



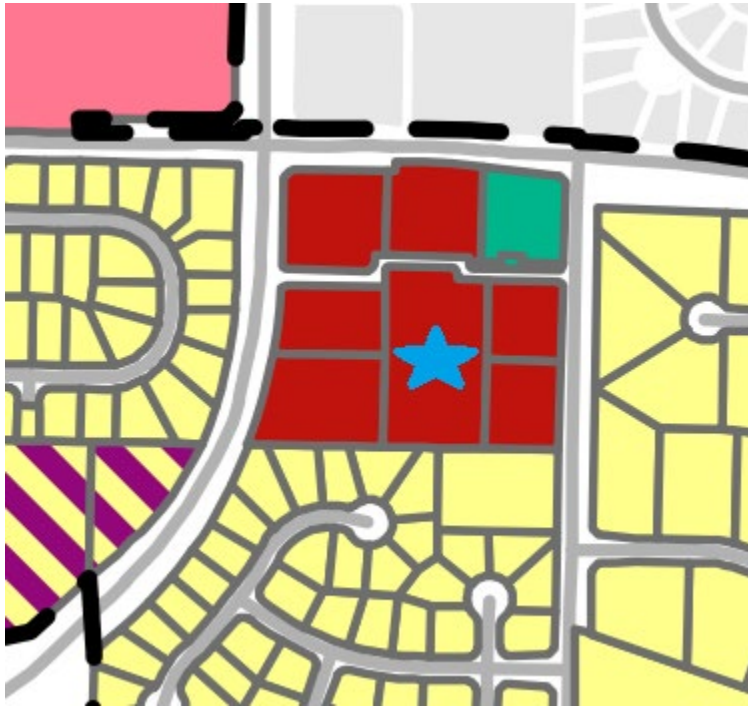
Application Review:

The application for a Conditional Use Permit has been reviewed and found to be complete. The City has received all required fees and supporting documentation. Additionally, a hearing notice was published as required by law.

Comprehensive Plan Compliance:

The Vision 2020 Comprehensive Plan and Future Land Use Map designate the subject property as commercial. The plan does not differentiate between types or levels of commercial in this instance. As the request is not to rezone the property, but to allow for uses not contemplated as permitted uses, the request is in keeping with the Future Land Use Map and the intent of the Vision 2020 Comprehensive Plan.

Exhibit B: Future Land Use Map



Staff Recommendations:

The Conditional Use Permit application appears to be complete, satisfies all applicable requirements of the City Code, and is consistent with the City's adopted planning documents, including the Vision 2020 Comprehensive Plan and Future Land Use Map. Based on the foregoing analysis, staff finds the request to be reasonable and appropriate and recommends approval of the Conditional Use Application as submitted.

Respectfully,

A handwritten signature in blue ink that reads "Kyle Michel".

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


STRATEGICOM

Exquisite
Deli

10/15

10/15

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sources inc.

1654

SPACE
AVAILABLE
CG
946-0781



DARDENNE



PRAIRIE

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

The Velvet Paw LLC.
Company Name

Rob Johnson / owner
Printed Name, Title

134 Liberty Valley Dr.
Street Address

Foristell, MO. 63348
City/State/Zip Code

636.466.7078 rvtpd3869@gmail
Telephone Email

OWNER:

G.S.R. Ventures LLC c/o Corporate Group, Inc.
Company Name

Kim York, agent for Landlord
Printed Name, Title

2500 S Old Hwy 94, Suite 200
Street Address

St. Charles, MO 63303
City/State/Zip Code

636-946-0761
Telephone Email

STREET ADDRESS OF CONDITIONAL USE: 1656 Bryan Rd.
O'Fallon, MO 63368

LEGAL DESCRIPTION OF PROPERTY: _____

EXISTING ZONING: C-2 PROPOSED ZONING: NO change to existing. center zoning (Rg)

PROPOSED USE & SCOPE OF WORK: Luxury one-on-one Dog
Grooming salon.

CONDITIONAL USE APPLICATION FEE SUBMITTED: paid

SITE PLAN REVIEW FEE SUBMITTED (if applicable): N/A

CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

Please Note:

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

CONDITIONAL USE PERMIT APPLICATION

- Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review.*
- Electronic and paper copy of legal description of the property. Electronic files may be sent via email to Planning@Dardenneprairie.org

- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

Before signing this application, make sure all items above are completed

 Applicant's Signature	<u>7-28-26</u> Date
 Owner's Signature	<u>8/4/26</u> Date

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 on any additional data attached hereto is true, complete, and accurate.

THE VELVET PAW

DOG GROOMING

CONDITIONAL USE PERMIT REQUEST

Request for a C-1 Conditional Use at Property Currently Zoned C-2 General Commercial

1656 Bryan Road
O'Fallon, Missouri 63368

July 25, 2026

To the Honorable Mayor and Members of the Board of Aldermen
City of Dardenne Prairie, Missouri

Re: Conditional Use Permit for The Velvet Paw - 1656 Bryan Road

Dear Mayor and Members of the Board of Aldermen:

We respectfully request approval of a Conditional Use Permit for The Velvet Paw, an appointment-based dog grooming salon proposed for the existing commercial space at 1656 Bryan Road.

The property is currently zoned C-2 General Commercial. The requested approval is to allow The Velvet Paw to operate as a C-1 conditional use in accordance with Section 405.190(C)(24). This request is for the specific pet-grooming use at this location and is not a request for unrestricted C-1 zoning or for approval of unrelated uses.

The Velvet Paw will be a professionally managed, low-impact neighborhood business. Grooming services will be performed indoors, customer visits will be scheduled primarily by appointment, and operations will occur during normal daytime business hours. Dogs will remain indoors except during controlled customer arrival and departure.

Why this conditional use is appropriate

- The business will occupy and improve an existing commercial storefront.
- Appointments will be spaced throughout the day, helping manage traffic and parking demand.
- All grooming and bathing activities will take place inside the premises.
- No outdoor kennels, overnight boarding, breeding, or animal sales are proposed.
- The business will provide a useful local service, support nearby businesses, and create local employment.
- The proposed storefront and interior buildout will be attractive, professional, and compatible with the surrounding commercial center.

We are committed to complying with all applicable building, health, sanitation, parking, signage, and operating requirements. We also welcome reasonable conditions that help ensure The Velvet Paw continues to be a responsible and positive neighbor.

The attached concept renderings illustrate our intended investment in the storefront and interior. They are provided for concept and presentation purposes only. Final buildout plans and finishes may differ based on permitting, engineering, landlord approval, product availability, and construction requirements.

Thank you for your time and consideration. We respectfully ask the Board of Aldermen to approve the C-1 conditional use for The Velvet Paw at the property currently zoned C-2 General Commercial.

Sincerely,

Robert Johnson & Kristy Distefano
Owners, The Velvet Paw



Concept Renderings Based on Actual Space

The Velvet Paw Dog Grooming — 1656 Bryan Road, O'Fallon, Missouri

1) Storefront Concept



2) Reception & Retail



3) Main Grooming Area



4) Photo Op Wall / Client Experience



5) Tub Room / Bathing Area



Renderings for concept only. Actual buildout designs may differ.