



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

ENTERPRISE LEASING COMPANY OF STL, LLC
Company Name
ANDREW STOKES, GROUP OPERATIONS MANAGER
Printed Name, Title
10144 PAGE AVE
Street Address
ST. LOUIS, MO 63132
City/State/Zip Code
314-506-4963 868-392-9667
Telephone Facsimile
andrew.d.stokes@ehi.com
Email Address

STREET ADDRESS OF CONDITIONAL USE: 80 HUBBLE DR, DARDENNE
PRAIRIE, MO 63368

OWNER (attach additional):

RUSTY WHITE
Printed Name

Printed Name

343 AXMINSTER DR
Street Address

Street Address

ST. LOUIS, MO 63024
City/State/Zip Code

City/State/Zip Code

636-305-1680
Telephone Facsimile

Telephone Facsimile

rwhite@topcareinc.com
Email Address

Email Address

Contract Purchaser/Developer:

N/A
Company Name

Company Name

N/A
Printed Name, Title

Printed Name, Title

N/A
Street Address

Street Address

N/A
City/State/Zip Code

City/State/Zip Code

N/A
Telephone Facsimile

Telephone Facsimile

N/A
Email Address

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

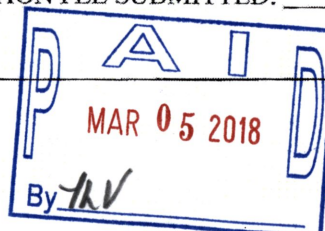
64 WEST BJS PK RESUB LOT E

EXISTING ZONING: I-2 PROPOSED ZONING: LEFT BLANK PER CITY'S REQUEST
LIGHT INDUSTRIAL

PROPOSED USE: AUTOMOTIVE LEASING AND STORAGE

NO. UNITS: 1 CUP APPLICATION FEE SUBMITTED:

SITE PLAN REVIEW FEE SUBMITTED:



CK 400340 - \$929 - Site plan
REC 18-0683
CK 400341 - \$920 - CUP
REC 18-0682

CONDITIONAL USE PERMIT APPLICATION

The decision to recommend approval or denial of the proposed conditional use shall be based on the following criteria:

- A. The use complies with all applicable provisions of the zoning ordinance.
- B. The use at the specified location will 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:

- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- Any business occupying the site requires approval of a Business License.
- All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

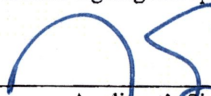
☒ CHECKLIST TO COMPLETE THIS APPLICATION

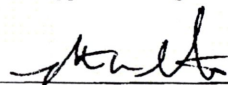
- ☐ Two (2) folded copies of a plot survey/sketch/site plan are provided. This plan shall be drawn to scale and prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application.
Additional copies for distribution to Planning and Zoning Commission (P&Z) and Board of Aldermen members will be requested upon review by the City Engineer.
- ☐ Electronic and paper copy of legal description of the property are provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- ☐ Provide a list of the names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the subject property. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).
- ☐ A good faith effort shall be made by the petitioner to notify by mail all property owners known to the petitioner whose property is within an area determined by lines drawn parallel to and three hundred (300) feet distant from the subject property of the time and place of the public hearings. Such notices shall be postmarked at least fifteen (15) days prior to the date of the hearings.

Date of 1st Public Hearing: 4/11/18 Postmark Deadline: 3/27/18

- ☐ 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 3/5/18
Date


Owner's Signature TLA Holdings LLC 3/2/18
(additional below) 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.

**LEGAL DESCRIPTION OF 80 HUBBLE DR,
DARDENNE PRAIRIE, MO 63368:**

64 WEST BUS PK RESUB LOT E

PROPERTY OWNERS WITHIN 300 FEET OF 80 HUBBLE DR, DARDENNE PRAIRIE, MO 63368

76 Hubble Dr, Dardenne Prairie, MO 63368

Owner(s):
FERGUSON ENTERPRISES INC
12500 JEFFERSON AVE
NEWPORT NEWS, VA 23602
Account Number: T011600180
Parcel ID: 3-157D-8405-00-000F.0000000
Account Number: T011600180

79 Hubble Dr, Dardenne Prairie, MO 63368

Owner(s):
MAXWELL DOUGLAS E &
MAXWELL PATRICIA L
15148 ISLEVIEW DR
CHESTERFIELD, MO 63017
Parcel ID: 3-157D-8405-00-000J.0000000
Account Number: T011600184

83 Hubble Dr, Dardenne Prairie, MO 63368

Owner(s):
CITY OF DARDENNE PRAIRIE MO
2032 HANLEY RD
DARDENNE PRAIRIE, MO 63368
Parcel ID: 3-157D-8405-00-000I.0000000
Account Number: T011600183

84 Hubble Dr, Dardenne Prairie, MO 63368

Owner(s):
GMB-ENB LLC
1551 WALL ST STE 220
ST CHARLES, MO 63303
Parcel ID: 3-157D-8405-00-000D.0000000
Account Number: T011600178

87 Hubble Dr, Dardenne Prairie, MO 63368

Owner(s):
UNGERBOECK DEVELOPMENT LC
87 HUBBLE DR
DARDENNE PRAIRIE, MO 63368
Parcel ID: 3-157D-A835-00-000G.0000000

Account Number: T121600002

88 Hubble Dr, Dardenne Prairie, MO 63368

Owner(s):

GMB-C-88 HUBBLE LLC

1551 WALL ST STE 220

ST CHARLES, MO 63303

Parcel ID: 3-157D-8405-00-000C.0000000

Account Number: T011600177

7370 Weldon Spring Rd, Dardenne Prairie, MO 63368

Owner(s):

FRANCIS HOWELL SCHOOL DISTRICT

4545 CENTRAL SCHOOL RD

ST CHARLES, MO 63304

Parcel ID: 3-157D-1669-00-0026.0161000

Account Number: A913000614

NOTICE OF PUBLIC HEARING

March 5, 2018

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Please be advised that the City of Dardenne Prairie, Missouri will conduct a Public Hearing regarding a Conditional Use Permit application for a tract of land near your property before the Planning and Zoning Commission on Wednesday April 11, 2018 at 7:00 pm or as soon thereafter as same may be heard, at the City of Dardenne Prairie Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri, and before the Board of Alderman on Wednesday April 18, at 6:00 pm, or as soon thereafter as same may be heard, at the City of Dardenne Prairie Hall located at 2032 Hanley Road, Dardenne Prairie, Missouri, concerning the following:

Name of Applicant:	Enterprise Leasing Company of STL, LLC 10144 Page Ave, St. Louis, MO 63132 (314) 506 - 4800
Name of Owner:	Rusty White, TLA Real Estate, LLC 343 Axminister Dr., St. Louis, MO 63026 (636) 305 - 1680
Present Zoning Classification:	I-1 Light Industrial
Proposed Zoning Classification:	TBD by City of Dardenne Prairie
Proposed Use:	Automotive Leasing and Storage
Property Location:	80 Hubble Dr, Dardenne Prairie, MO 63368

Please be advised that you have the right to be heard at the public hearings. If you have any questions, feel free to contact me at (314) 506 – 4963 or the City of Dardenne Prairie at the telephone numbers listed below.

Sincerely,


A handwritten signature in blue ink, appearing to read 'AS', is written over a horizontal line.

Andrew Stokes – Petitioner

Cc: Kimberlie Clark, Dardenne Prairie City Clerk (636) 561 – 1718
Luke R. Kehoe, P.E., CFM, Dardenne Prairie City Engineer (636) 978 - 6008

**ST. CHARLES
COUNTY**

GIS Services Public Map Viewer

Address or Parcel Number



Layers

Bookmarks

Google Street View

Advanced Identify

Draw & Measure

Print

Legend

