

AMENDED – 06-12-2023



CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368
PLANNING AND ZONING COMMISSION AGENDA
JUNE 14, 2023
6:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Alderman Wandling
Chairman Etzkorn
Commission members:
Bailey
Detweiler
Fry
Helms
Musler
Rowley
Shea
Stankovich
Woolridge

APPROVAL OF MINUTES

Approval of 04-12-23

PUBLIC COMMENT

OLD BUSINESS

1. Record Plat - Lot Split- for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

NEW BUSINESS

1. P.U.D. Request- Final Plan for the proposed "Prairie Encore" Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request- Final Plan application received by the City on May 3rd, 2023, on file with the City Clerk from Applicant Engenuity, LLC.

PUBLIC HEARINGS (to be held at 7:00p.m. or as soon thereafter as the proceeding of the meeting allows)

1. P.U.D. & Rezoning Request- Area Plan for the proposed "Cedarstone" R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request - Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
2. P.U.D. & Rezoning Request - Area Plan for the proposed "Cedarstone" C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request - Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
3. P.U.D. & Rezoning Request-Area Plan for the proposed "Town Square Apartments Phase 11" Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc.# T161800002) and more particularly described in the P.U.D. & Rezoning Request-Area Plan application received by the City on May 4th• 2023, on file with the City Clerk from Applicant Grimes Consulting.

NEW BUSINESS

1. P.U.D. & Rezoning Request - Area Plan for the proposed "Cedarstone" R-1 D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request - Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
2. P.U.D. & Rezoning Request - Area Plan for the proposed "Cedarstone" C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request - Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.
3. P.U.D. & Rezoning Request- Area Plan for the proposed "Town Square Apartments Phase II" Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loe. #T161800002) and more particularly described in the P.U.D. & Rezoning Request- Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission
FROM: James W. Knowles III, City Administrator
DATE: June 8th, 2023
SUBJECT: Planning and Zoning Commission Meeting Scheduled for June 14th, 2023

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.

On May 2nd, 2023 the PUD & Rezoning Request – Area Plan was received by the city from applicant Volz, Inc.

Comments were given by the City Engineer in a letter dated May 17th, 2023, which is enclosed. New plans were resubmitted on June 2nd, 2023. On June 5th, 2023, the City Engineer provided further comments in a review letter which is enclosed in the packet.

On June 7th, 2023, the applicant submitted a revised Area Plan with response, per the city Engineer's comments, to the city, which is enclosed in the packet.

2. P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.

On May 2nd, 2023 the PUD & Rezoning Request – Area Plan was received by the city from applicant Volz, Inc.

Comments were given by the City Engineer in a letter dated May 17th, 2023, which is enclosed. New plans were resubmitted on June 2nd, 2023. On June 5th, 2023, the City Engineer provided further comments in a review letter which is enclosed in the packet.

On June 7th, 2023, the applicant submitted a revised Area Plan with response, per the city Engineer's comments, to the city, which is enclosed in the packet.

3. P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.

On May 4th, 2023 the PUD & Rezoning Request – Area Plan was received by the city from applicant Grimes Consulting.

Comments were given by the City Engineer in a letter dated May 19th, 2023 and new plans were resubmitted on May 23rd, 2023. On June 5th, 2023, the City Engineer provided further comments in a review letter which is enclosed in the packet.

On June 6th, 2023, the applicant submitted a revised Area Plan, per the city Engineer's comments, to the city, which is enclosed in the packet.

NEW ITEMS:

1. **P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” R-1D Residential Development on the approximately 18.24 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.**

From Above Public Hearing.

2. **P.U.D. & Rezoning Request – Area Plan for the proposed “Cedarstone” C-3 Mixed-use Development on the approximately 13.18 acres of the land commonly known as 2450 Technology Dr and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 2nd, 2023, on file with the City Clerk from Applicant Volz Inc.**

From Above Public Hearing.

3. **P.U.D. & Rezoning Request – Area Plan for the proposed “Town Square Apartments Phase II” Mixed-use Development on the approximately 6.07 acres of the land commonly known as Technology Dr (Loc. #T161800002) and more particularly described in the P.U.D. & Rezoning Request – Area Plan application received by the City on May 4th, 2023, on file with the City Clerk from Applicant Grimes Consulting.**

From Above Public Hearing.

4. **P.U.D. Request – Final Plan for the proposed “Prairie Encore” Mixed-use Development on the approximately 14.07 acres of the land commonly known as 15765 Bryan Road and more particularly described in the P.U.D. Request – Final Plan application received by the City on May 3rd, 2023, on file with the City Clerk from Applicant Engenuity, LLC.**

On March 15th, 2023 the PUD & Rezoning Request – Area Plan was approved by the Board of Alderman via ordinance 2238.

On May 3rd, 2023, the City received a P.U.D. Request – Final Plan Application from the applicant.

On May 16th, 2023 the City Engineer reviewed the submission and issued a review letter, which is enclosed.

The Applicant submitted a revised Final Plan which was reviewed by the City Engineer and issued a letter dated June 7th, 2023, which is enclosed.

The final plan, with the City Engineers revisions was submitted on June 8th, 2023 and is enclosed.

EXISTING ITEMS:

1. **Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.** The applicant is requesting a lot split of the parcel located at 1755 Hanley Rd. The submission was reviewed by the City Engineer and comments were given to the applicant in a letter dated March 21st, 2023 (see enclosed). The Applicant made the requisite changes to the submission and resubmitted the plat on March 25th, 2023. The City Engineer has reviewed and all the comments from his first review have been addressed. The request was held over from the last Planning and Zoning Meeting until the applicant can provide additional information certifying the validity items on the plat.

INFORMATION ONLY: None.

Enclosures

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



CK 2184 2023
BY: DV
\$ 2204.00
Rec 23-2422

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

P.U.D. REQUEST – AREA PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Volz Incorporated

Company Name

David A. Volz, VP

Printed Name, Title

10849 Indian Head Industrial Blvd

Street Address

St Louis, MO 63132

City/State/Zip Code

314-215-1678

Telephone

dvolz@volzinc.com

Facsimile

Email Address

STREET ADDRESS OF P.U.D.:

2450 Technology Dr. 63368

OWNER (attach additional):

Dardenne Tech LLC

Printed Name

Printed Name

7 Lone Eagle Trail

Street Address

St Charles, MO 63303

City/State/Zip Code

Telephone

Facsimile

Email Address

Contract Purchaser/Developer:

Tristar Properties LLC

Company Name

Printed Name, Title

12647 Olive Blvd Suite 510

Street Address

St. Louis, MO 63141

City/State/Zip Code

314-749-7440

Telephone

Facsimile

Email Address

msegale@tristarproperties.com

LEGAL DESCRIPTION OF PROPERTY (other than address)

See Attached

NE 1/4 of The SE 1/4 of Section 11, Township 46 N, Range 2 E

EXISTING ZONING:

"UD" Uptown

PROPOSED ZONING:

R-1D

PROPOSED USE:

Single Family Residential

NO. UNITS:

44

PROJECT AREA:

18.24 Ac

PROPERTY AREA:

18.24 Ac

REZONING REQUEST FEE SUBMITTED:

\$ 920

AREA PLAN REVIEW FEE SUBMITTED:

\$ 1284

P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.
3. The submitted area plan shall show the proposed design and layout of streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and the identification of service lands, service parking and loading zones in conformance with the requirements set forth in Article XI "Off-Street Parking and Loading Regulations."



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 the plan are provided.
Additional copies for distribution to Planning and Zoning Commission 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: 6-14-23 Postmark Deadline: 5-30-23
- [] 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

	<u>4-28-23</u>
Applicant's Signature	Date
	<u>4-28-23</u>
Owner's Signature (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.

RESIDENTIAL TRACT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TOWNSHIP 46 NORTH – RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 WITH THE WEST LINE OF POST ROAD, 30 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 1 PAGE 9 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 03 DEGREES 07 MINUTES 35 SECONDS EAST 461.52 FEET, SOUTH 0 DEGREES 59 MINUTES 24 SECONDS EAST 379.86 FEET, SOUTH 00 DEGREES 22 MINUTES 55 SECONDS EAST 297.22 FEET AND SOUTH 00 DEGREES 57 MINUTES 28 SECONDS WEST 78.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 02 MINUTES 32 SECONDS WEST 161.47 FEET TO A POINT; THENCE NORTH 62 DEGREES 20 MINUTES 33 SECONDS WEST 140.77 FEET TO A POINT; THENCE NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 546.71 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 53 DEGREES 46 MINUTES 20 SECONDS WEST 1,850.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 216.94 FEET TO A POINT; THENCE NORTH 42 DEGREES 02 MINUTES 59 SECONDS WEST 59.72 FEET TO A POINT; THENCE NORTH 35 DEGREES 17 MINUTES 05 SECONDS WEST 66.81 FEET AND NORTH 27 DEGREES 11 MINUTES 26 SECONDS WEST 256.2 FEET TO A POINT; THENCE NORTH 01 DEGREES 48 MINUTES 13 SECONDS EAST 116.38 FEET TO A POINT; NORTH 44 DEGREES 28 MINUTES 26 SECONDS EAST 151.34 FEET; TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTWARDLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 801.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.24 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING APRIL 2018.

COMMERCIAL TRACT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TOWNSHIP 46 NORTH – RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF POST ROAD, 30 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 1 PAGE 9 OF THE ST. CHARLES COUNTY RECORDS, WITH THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED TO MELVIN HEMSATH AND WIFE, AS RECORDED IN BOOK 1275 PAGE 923 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID SOUTH LINE NORTH 88 DEGREES 32 MINUTES 15 SECONDS WEST 599.61 FEET TO THE NORTHEAST LINE MISSOURI INTERSTATE HIGHWAY 64; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE OF MISSOURI INTERSTATE HIGHWAY 64 THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 1259.42 FEET, NORTH 53 DEGREES 46 MINUTES 20 SECONDS EAST 35.00 FEET, NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 20.00 FEET AND SOUTH 53 DEGREES 46 MINUTES 20 SECONDS WEST 8.70 FEET TO THE SOUTHEAST LINE OF PROPERTY DESCRIBED AS PARCEL #2 IN DEED TO BRYANT D. HIMMELSBACH AND WIFE AS RECORDED IN BOOK 1301 PAGE 482 OF THE CHARLES COUNTY RECORDS; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE NORTH 25 DEGREES 50 MINUTES 30 SECONDS EAST 309.94 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTWARDLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 367.72 FEET TO A POINT; THENCE SOUTH 44 DEGREES 28 MINUTES 26 SECONDS EAST 151.34 FEET TO A POINT; THENCE SOUTH 01 DEGREES 48 MINUTES 13 SECONDS WEST 116.38 FEET TO A POINT; THENCE SOUTH 27 DEGREES 11 MINUTES 26 SECONDS EAST 256.2 FEET TO A POINT; THENCE SOUTH 35 DEGREES 17 MINUTES 05 SECONDS EAST 66.81 FEET TO A POINT; THENCE SOUTH 42 DEGREES 02 MINUTES 59 SECONDS EAST 59.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 47 DEGREES 03 MINUTES 12 SECONDS WEST 1850.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 216.94 FEET TO A POINT; THENCE SOUTH 36 DEGREES 13 MINUTES 40 SECONDS EAST 546.71 FEET TO A POINT; THENCE SOUTH 62 DEGREES 20 MINUTES 33 SECONDS EAST 140.77 FEET TO A POINT; THENCE SOUTH 89 DEGREES 02 MINUTES 32 SECONDS EAST 161.47 FEET TO THE AFOREMENTIONED WEST LINE OF POST ROAD, 30 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 0 DEGREES 57 MINUTES 28 SECONDS WEST 109.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.18 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC DURING APRIL 2018.



Quick Receipts

Receipt No.: 23-2422

received from

Tristar Real Estate Acquisitions LLC
 Tristar Real Estate Acquisitions LLC
 12847 Olive BLVD
 STE 510
 St. Louis, MO 63141

Receipt No.: 23-2422
 Receipt Date: 05/02/2023
 Receipt Time: 8:59 AM
 Payment Method: Check
 Payment Note: 2184 & 2185-Cedarstone-PUD
 REQ-Area Plan-R1D & C3

Transactions

Category	Product	Units	Unit \$	Amount
Misc Development/Engineer	Misc. Development/Engineer	1	\$ 2,204.00	\$ 2,204.00
Misc Development/Engineer	Misc. Development/Engineer (2)	1	2,284.23	2,284.23
			Amount Paid \$	4,488.23

received by

Terri Voess

Account Summary

347 \$ 4,488.23

Category Summary

Misc Development/Engineer \$ 4,488.23

Map of Properties within 300 feet of



RECEIVED
MAY 01 2023
City of
Dardenne Prairie

owner

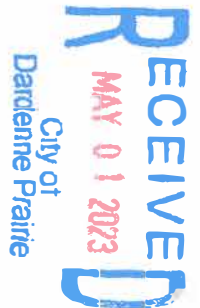
GRAHAM KEVIN D*GRAHAM SUSANNE M
 DARDENNE TECH LLC
 HIMMELSBACH BRYANT DALE
 LOHDEN GARY A
 POST MEADOWS HOMEOWNERS ASSOCIATION
 DAVIS EVANNE M*DAVIS MARTIN E
 LEAHY DANIEL J*LEAHY JUDI A
 FLYNN JOSEPH H*FLYNN THELMA J B
 FLIEG TRAVIS P*FLIEG STACEY A
 WATSON FAMILY TRUST
 LIENEMANN NORMAN F*LIENEMANN VELMA
 KAESTNER DAVID C*KAESTNER SANDRA L
 CAMPBELL LARETHA
 GOETZ DAVID*GOETZ BARBARA REVOC LIV TRUST
 ELLIS JEFFERY W*ELLIS SANDRA L
 CLAIBORNE WILLIAM C*CLAIBORNE SUSAN E
 OZIAH VERN A*OZIAH LESLEE REVOCABLE LIVING TRUST
 BURKEMPER TIMOTHY J*BURKEMPER SARAH M
 HEFNER LANDON D*HEFNER CAROL J
 EGGERING FRANCIS T*EGGERING BEVERLY J REVOC LIV TRUST
 SSM HEALTH CARE ST LOUIS
 THF 40 DD DEVELOPMENT LLC
 MARTIN STEVEN W*MARTIN SUZANNE
 MEYERS STEVEN W*MEYERS APRIL L
 VANDERWIELEN JAMES J*VANDERWIELEN DONNA K
 TLC PROPERTIES INC
 SCHWARTZ ROBERT J JR*ARNSMAN-SCHWARTZ LORIE E
 LIENEMANN NORMAN F REVOC LIV TRUST
 WALMAR INVESTMENT CO
 DAILY MICHAEL D*DAILY CAROLINE J
 WINGHAVEN RESIDENTIAL OWNERS ASSOCIATION INC
 BU'LER JAMES RUSSELL JR*BUTLER CYNTHIA MARIE
 KEYSTONE CROSSING HOMEOWNERS ASSOCIATION

SiteAddress

2361 POST RD
 2450 TECHNOLOGY DR
 2500 TECHNOLOGY DR
 7 MARIAN DR
 POST MEADOWS DR
 2702 POST MEADOWS DR
 3003 POST MEADOWS CT
 55 CROOKED TREE CT
 54 CROOKED TREE CT
 56 CROOKED TREE CT
 58 CROOKED TREE CT
 57 CROOKED TREE CT
 2355 POST RD
 2803 POST CREEK CT
 3004 POST MEADOWS CT
 2714 POST MEADOWS DR
 2804 POST CREEK CT
 2704 POST MEADOWS DR
 2805 POST CREEK CT
 166 KEYSTONE CROSSING DR
 CALEDONIA PKWY
 CALEDONIA PKWY
 6 MARIAN DR
 8 MARIAN DR
 5 MARIAN DR
 2980 HWY 40 61
 2706 POST MEADOWS DR
 59 CROOKED TREE CT
 2394 TECHNOLOGY DR
 169 KEYSTONE CROSSING DR
 CROOKED TREE CT
 164 KEYSTONE CROSSING DR
 KEYSTONE CROSSING DR

MailingAddress

2361 POST RD, DARDENNE PRAIRIE MO, 63368
 7 LONE EAGLE TRL, ST CHARLES MO, 63303
 2500 TECHNOLOGY DR, DARDENNE PRAIRIE MO, 63368
 7 MARIAN DR, DARDENNE PRAIRIE MO, 63368
 2458 OLD DORSETT RD STE 110, MARYLAND HEIGHTS MO, 63043
 2702 POST MEADOWS DR, OFALLON MO, 63368-7093
 3003 POST MEADOWS CT, OFALLON MO, 63368
 55 CROOKED TREE CT, OFALLON MO, 63368
 54 CROOKED TREE CT, OFALLON MO, 63368
 56 CROOKED TREE CT, OFALLON MO, 63368
 58 CROOKED TREE CT, OFALLON MO, 63368
 57 CROOKED TREE CT, OFALLON MO, 63368
 2355 POST RD, DARDENNE PRAIRIE MO, 63368
 2803 POST CREEK CT, OFALLON MO, 63368
 3004 POST MEADOWS CT, OFALLON MO, 63368
 2714 POST MEADOWS DR, OFALLON MO, 63368
 2804 POST CREEK CT, OFALLON MO, 63368
 2704 POST MEADOWS DR, OFALLON MO, 63368
 2805 POST CREEK CT, OFALLON MO, 63368
 166 KEYSTONE CROSSING DR, OFALLON MO, 63368
 10101 WOODFIELD LN, ST LOUIS MO, 63132
 211 N STADIUM BLVD STE 201, COLUMBIA MO, 65203
 6 MARIAN DR, DARDENNE PRAIRIE MO, 63368
 8 MARIAN DR, DARDENNE PRAIRIE MO, 63368
 5 MARIAN DR, OFALLON MO, 63368
 904 FOURNIE LN, COLLINSVILLE IL, 62234
 2706 POST MEADOWS DR, OFALLON MO, 63368
 58 CROOKED TREE CT, OFALLON MO, 63368
 14151 CLAYTON RD, CHESTERFIELD MO, 63017-8355
 169 KEYSTONE CROSSING DR, OFALLON MO, 63368
 1 MCBRIDE AND SON CENTER DR, CHESTERFIELD MO, 63005
 164 KEYSTONE CROSSING DR, OFALLON MO, 63368
 PO BOX 238, ST PETERS MO, 63376



MAGREW MICHAEL S*MAGREW MELISSA L
HOUSTON DAWN*HOUSTON ANTHONY A
GLIMKA ARTHUR H*GLIMKA REBECCA S
GLOBAL SIGNAL ACQUISITIONS IV LLC
WINGHAVEN LAND INVESTORS LLC
SCHWENT PAUL J*SCHWENT MARY M
POST MEADOWS HOMEOWNERS ASSOC
EICHHORN JASON A
HALL JASON*COOKSEY SHANNON
DOTSON MICHAEL*DOTSON NINA

3001 POST MEADOWS CT
3006 POST MEADOWS CT
2703 POST MEADOWS DR
2980 HWY 40 61
TECHNOLOGY DR
3501 POST VALLEY DR
POST VALLEY DR
4 MARIAN DR
2701 POST MEADOWS DR
3005 POST MEADOWS CT

3001 POST MEADOWS CT, OFALLON MO, 63368
3006 POST MEADOWS CT, OFALLON MO, 63368
2703 POST MEADOWS DR, OFALLON MO, 63368
PO BOX 85022, BELLEVUE WA, 98015
7711 BONHOMME AVE STE 400, ST LOUIS MO, 63105
3501 POST VALLEY DR, OFALLON MO, 63368
3505 POST WOODS CT, OFALLON MO, 63368
4 MARIAN DR, DARDENNE PRAIRIE MO, 63368
2701 POST MEADOWS DR, OFALLON MO, 63368
3005 POST MEADOWS CT, OFALLON MO, 63368





City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

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

May 17, 2023

David A. Volz, Vice-President
Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132

Subject: Rezoning Request and
P.U.D. Request - Area Plan – 1st Review
Cedarstone
Dardenne Prairie Project No. 972280

Dear Mr. Volz:

The subject rezoning applications and P.U.D. Request – Area Plans (Residential and Commercial Tracts) that were received by the City on May 2, 2023 for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen have been reviewed. From this review, the following items need to be addressed:

1. Add the Dardenne Prairie project #972280 to the upper right corner of all plan sheets.
2. Add the Owner's phone number to the information block in the upper left corner of Sheet #1 (Cover Sheet).
3. In the "Proposed Deviations" chart, add the minimum lot area information. If the maximum lot coverage is another deviation, add it to the chart.
4. On Sheet #1, revise the natural gas provider to read "Spire".
5. Along the left edge of Sheet #1, add the breakdown of the acreage for both the Apartment Use portion, and the Retail Use portion of the total "Commercial" tract area of 13.18 acres.
6. Add the square footage areas for the five apartment buildings.
7. On Sheet #2 (Existing Conditions/Demo), it is assumed that the existing house, the rock drive, and the OU (overhead utility?) will be removed, but it is not designated as such. Correct as necessary for all removals, and add a Legend to this sheet.
8. The areas shown for the residential and commercial parcels do not match those from the legal descriptions. Correct as necessary.
9. The hatching of the 15 feet wide strip along Post Road is assumed to be the Right-Of-Way dedication. If so, add hatching to the 15 feet wide strip along the Post Road frontage for the Commercial parcel.
10. On Sheet #3 (Site Plan), a semi-circular, dashed arc is shown along the southern property line of the site. Please label this arc (easement perhaps?).
11. The City will be widening Post Road in the near future, and the minimum required Right-Of-Way width along the western edge of Post Road (and along the eastern property line of the Cedarstone project) is 33.5 feet from the existing centerline (as-traveled) of the pavement. These planned Post Road improvements include a 10' wide shared use path along the western edge. The proposed R/W shown on the Cedarstone plans appears to be only 30 feet from the existing pavement centerline. Additionally, a 10 feet wide permanent easement on the outer edge of the new R/W will be needed for grading and for utilities. It appears that, while the size of proposed Lot #1 and #44 will reduce slightly, this adjustment might be possible without adverse impact to the

Subject: Rezoning Request
P.U.D. Request - Area Plan – 1st Review
Cedarstone
Dardenne Prairie Project No. 972280

Cedarstone project. Please confirm.

12. The Post Road entrance radii for the "Commercial" lot appears to be too small. Increase the radii (and possibly the width, if applicable) of the entrance to meet City code.
13. For each of the entrances onto Technology Drive, the entrance radii appear to be too small. Increase the radii (and width if necessary) to meet the MoDOT design requirements, and include any required acceleration and/or deceleration lanes and tapers.
14. Label the proposed Detention Basins as "Detention & Water Quality Treatment Basins", as applicable.
15. On Sheet #3, add a label to the area/structure immediately north of the "clubhouse", and again to the area/structure shown at the extreme north end of the apartments clarifying the use. It is assumed these are playground areas, or common areas. Confirmation is needed.
16. On Sheet #4 (Grading Plan), add a label to the area/structure immediately north of the "clubhouse", and again to the area/structure shown at the extreme north end of the apartments clarifying the proposed use. It is assumed these are playground areas, or common areas. Confirmation is needed.
17. The discharge end of any stormsewer system will require a Flared End Section with rip-rap. Add as necessary.
18. The proposed sanitary sewer connection angle on the northeast side of the "residential" basin appears to be unacceptable, unless this will be a "drop" manhole. The flow of the existing sanitary sewer is eastwardly, and the connection angle shown exceeds 90 degrees. Final design may necessitate another manhole at this location.
19. It appears an area inlet (or manhole) structure was intended for the proposed stormsewer system in the rear yard of residential lot #20, but was inadvertently not shown. Correct as necessary.
20. The plans indicate a proposed point of stormwater discharge onto the neighboring parcel (parcel ID #4-0036-4345-00-0005.00, n/f Steven & Suzanne Martin) from the northernmost detention basin. Since a larger area is now proposed to drain off-site at this location, a stormwater discharge easement is required from the off-site property owner, and the final design should include measures for energy dissipation as the discharge leaves the site.
21. The stormwater flow from both of the existing 24" RCP stormsewers beneath Technology Drive should be addressed. Provide clarification on why these pipes are not connected to the proposed stormsewer system, or revise the design to capture and route these flows through the proposed sewer system.
22. It appears that proposed curb inlets were inadvertently not shown at Lot #22, at Lot #18, and at Lot #16. Correct as necessary.
23. A Flared End Section, or other means to convey the flow in the existing roadside ditch (Post Rd.), is needed at the southernmost corner of the site. Add as necessary.
24. If a "preliminary stormwater management plan" is not to be included as a separate sheet, add to the plans the differential runoff computations and disturbed areas for each use (Single Family Residential, Apartments, and Retail) pursuant to Chapter 550 of the Municipal Code. The information added to the plans should include a statement that indicates whether, or not, detention and water quality treatment is required.
25. On Sheet #4 (Grading Plan), it is noted that the "Retail" parcel ultimately drains to the larger basin that serves the single family residential area, in lieu of a third basin set aside to serve strictly the Retail parcel (future development). Will an agreement be necessary for the use and maintenance cost contribution assessed to the future Retail owners, or will only 2 (Apartment Complex & Home Owners Assoc.) of the 3 entities be responsible for the two basins? Clarification is needed.
26. Provide clarification for the ownership and maintenance responsibilities for the two basins. If the owner of the future retail parcel is expected to contribute to the maintenance costs of the basin(s), or other costs, then a deed restriction may be necessary. If an agreement/arrangement cannot be

Subject: Rezoning Request
 P.U.D. Request - Area Plan – 1st Review
 Cedarstone
 Dardenne Prairie Project No. 972280

established at this time, the future owner of the retail parcel may be required to provide stormwater management for that individual lot. Following receipt of a preliminary storm water management plan, or information relating to the matter, the City Engineer may schedule a review meeting with representatives of the developer, including, but not limited to, the developer's engineer, to review the overall concepts included in the preliminary storm water management plan. The purpose of this review shall be to jointly agree upon an overall storm water management plan for the proposed development and to review criteria and design parameters which shall apply to the final design for the development of the site.

27. Provide a traffic study sealed by a licensed professional engineer in the State of Missouri to determine development impacts related to streets, traffic, and circulation to include:
 - a. Traffic Impact Analysis to assess the near-term and long-term effects of the proposed development on the existing streets in accordance with the Missouri Department of Transportation traffic impact study guidelines.
 - b. Traffic Circulation Analysis to determine how the proposed development's traffic relates to existing traffic on adjacent roadways.
 - c. Show/identify on the plan all the proposed traffic improvement measures identified in the traffic study that will be incorporated into the development.
28. Identify on the P.U.D. Area Plan all proposed public and private rights-of-way and streets.
29. Add the name(s) of proposed streets, the right-of-way widths, and the widths and locations of alleys, easements and public sidewalks adjacent to or connecting with the tract.
30. Show on the plan all parcels of lands to be dedicated or reserved for public use or for use in common by property owners in the P.U.D. Use a separate sheet(s) if necessary for clarity.
31. Provide the substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities.
32. If able, show the location and size of all existing utilities (public and private) currently serving the property, as well as the location and size of all proposed utilities to serve the property.
33. Provide a landscape plan in conformance with Article IX of the Municipal Code.
 - a. Provide calculations on the landscape plan to indicate that there shall be one (1) tree planted in front of each lot that has seventy-nine (79) feet or less road frontage. Lots having eighty (80) feet or more road frontage shall have one (1) tree planted for every forty (40) feet of frontage.
 - b. On a corner lot in any district no planting, berm, fence, sign or wall shall be placed in such a manner as to impede vision and must be outside of the area of the sight triangle as defined in Section 405.400(F) of the City Code.
34. Identify the source and date of the provided topographic survey information.
35. Provide Building Elevations.
36. Please provide, if available, any property information (surveys/utilities/etc.) that you may have for the adjacent property immediately south of this project.

Provide thirteen (13) *folded* copies of the proposed P.U.D. Area Plan addressing the items above for distribution to the Planning and Zoning Commission and Board of Aldermen. Additionally, please provide a letter of disposition that addresses each review comment listed herein.

The subject Rezoning Petition and P.U.D. Request – Area Plan will be considered by the Planning and Zoning Commission at an upcoming meeting, and by the Board of Aldermen at their meeting at the

**Subject: Rezoning Request
P.U.D. Request - Area Plan – 1st Review
Cedarstone
Dardenne Prairie Project No. 972280**

Dardenne Prairie City Hall. 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.

If you have any questions, please feel free to contact me.

Sincerely,

**Thomas P. Weis, P.E.
City Engineer**

**cc: James Knowles III, City Administrator
Planning and Zoning Commission
Board of Aldermen
Kim Clark, City Clerk
Terri Voss, Administrative Coordinator**

May 31, 2023

Thomas Weis
City of Dardenne Prairie
2032 Hanley Rd
Dardenne Prairie, MO 63368
Telephone No.: (314) 541-1534
tpw@weisdesigngroup.com

VOLZ
Incorporated

ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

RECEIVED
JUN 02 2023
City of
Dardenne Prairie
8:11am

Re: **Cedarstone – Planned Unit Development**
2450 Technology Dr.
P.U.D. Request & Area Plan
Volz Project No. 22937

P.U.D. Review Comments

City of Dardenne Prairie Comments:

1. Add the Dardenne Prairie project #972280 to the upper right corner of all plan sheets.
 - Revised, project number added to upper right-hand corner on all sheets.
2. Add the Owner's phone number to the information block in the upper left corner of Sheet #1 (Cover Sheet).
 - Revised, owner of record phone number added to Project Notes
3. In the "Proposed Deviations" chart, add the minimum lot area information. If the maximum lot coverage is another deviation, add it to the chart.
 - Revised, minimum lot area and maximum lot coverage added to Proposed Deviations chart.
4. On Sheet #1, revise the natural gas provider to read "Spire".
 - Revised, Spire shown as natural gas provider.
5. Along the left edge of Sheet #1, add the breakdown of the acreage for both the Apartment Use portion, and the Retail Use portion of the total "Commercial" tract area of 13.18 acres.
 - Revised, breakdown of acreage usage of site shown for each zoning section
6. Add the square footage areas for the five apartment buildings.
 - Revised, square footage of each apartment type shown
7. On Sheet #2 (Existing Conditions/Demo), it is assumed that the existing house, the rock drive, and

the OU (overhead utility?) will be removed, but it is not designated as such. Correct as necessary for all removals and add a Legend to this sheet.

➤ Revised, all necessary removals shown, and Legend added.

8. The areas shown for the residential and commercial parcels do not match those from the legal descriptions. Correct as necessary.

➤ Revised, parcels updated to match respective descriptions.

9. The hatching of the 15 feet wide strip along Post Road is assumed to be the Right-Of-Way dedication. If so, add hatching to the 15 feet wide strip along the Post Road frontage for the Commercial parcel.

➤ Revised, hatching shown for right of way dedication.

10. On Sheet #3 (Site Plan), a semi-circular, dashed arc is shown along the southern property line of the site. Please label this arc (easement perhaps?).

➤ Revised, label added to show easement

11. The City will be widening Post Road in the near future, and the minimum required Right-Of-Way width along the western edge of Post Road (and along the eastern property line of the Cedarstone project) is 33.5 feet from the existing centerline (as traveled) of the pavement. These planned Post Road improvements include a 10' wide shared use path along the western edge. The proposed R/W shown on the Cedarstone plans appears to be only 30 feet from the existing pavement centerline. Additionally, a 10 feet wide permanent easement on the outer edge of the new R/W will be needed for grading and for utilities. It appears that, while the size of proposed Lot #1 and #44 will reduce slightly, this adjustment might be possible without adverse impact to the Cedarstone project. Please confirm.

➤ Revised, right of way and Lots #1 & #11 updated to reflect future Post Rd improvements.

12. The Post Road entrance radii for the "Commercial" lot appears to be too small. Increase the radius (and possibly the width, if applicable) of the entrance to meet City code.

➤ Revised, radius increased to meet City code.

13. For each of the entrances onto Technology Drive, the entrance radii appear to be too small. Increase the radii (and width if necessary) to meet the MoDOT design requirements and include any required acceleration and/or deceleration lanes and tapers.

➤ Revised, radius increased to meet MoDOT requirements and lanes & tapers added.

14. Label the proposed Detention Basins as "Detention & Water Quality Treatment Basins", as applicable.

➤ Revised. Label updated accordingly

15. On Sheet #3, add a label to the area/structure immediately north of the "clubhouse", and again to the area/structure shown at the extreme north end of the apartments clarifying the use. It is assumed these are playground areas, or common areas. Confirmation is needed.

➤ Revised, Label added to area/structures clarifying space as common ground

16. On Sheet #4 (Grading Plan), add a label to the area/structure immediately north of the "clubhouse", and again to the area/structure shown at the extreme north end of the apartments clarifying the proposed use. It is assumed these are playground areas, or common areas. Confirmation is needed.

➤ Revised, Label added to area/structures clarifying space as common ground.

17. The discharge end of any storm sewer system will require a Flared End Section with riprap. Add as necessary.

➤ Revised, flared ends and riprap added to storm sewer system where necessary

18. The proposed sanitary sewer connection angle on the northeast side of the "residential" basin appears to be unacceptable unless this will be a "drop" manhole. The flow of the existing sanitary sewer is eastwardly, and the connection angle shown exceeds 90 degrees. Final design may necessitate another manhole at this location.

➤ Revised, sanitary connection updated to 90° with manhole.

19. It appears an area inlet (or manhole) structure was intended for the proposed storm sewer system in the rear yard of residential lot #20 but was inadvertently not shown. Correct as necessary.

➤ Revised, storm sewer manhole added at bend.

20. The plans indicate a proposed point of stormwater discharge onto the neighboring parcel (parcel ID #4-0036-4345-00-0005.00, n/f Steven & Suzanne Martin) from the northernmost detention basin. Since a larger area is now proposed to drain off-site at this location, a stormwater discharge easement is required from the off-site property owner, and the final design should include measures for energy dissipation as the discharge leaves the site.

➤ Revised, discharge point routed to creek instead of onto neighboring parcel.

21. The stormwater flow from both of the existing 24" RCP storm sewers beneath Technology Drive should be addressed. Provide clarification on why these pipes are not connected to the proposed storm sewer system or revise the design to capture and route these flows through the proposed sewer system.

➤ Revised, discharge points from Technology drive routed around improvements to creek

22. It appears that proposed curb inlets were inadvertently not shown at Lot #22, at Lot #18, and at Lot #16. Correct as necessary.

➤ Revised, corrected to show area inlets.

23. A Flared End Section, or other means to convey the flow in the existing roadside ditch (Post Rd.), is needed at the southernmost corner of the site. Add as necessary.

➤ Revised, flared end added to roadside ditch to convey flow direction

24. If a "preliminary stormwater management plan" is not to be included as a separate sheet, add to the plans the differential runoff computations and disturbed areas for each use (Single Family Residential, Apartments, and Retail) pursuant to Chapter 550 of the Municipal Code. The information added to the plans should include a statement that indicates whether, or not, detention and water quality treatment is required.

➤ Revised, differential runoff calculations shown on cover sheet for residential and commercial areas

25. On Sheet #4 (Grading Plan), it is noted that the "Retail" parcel ultimately drains to the larger basin that serves the single-family residential area, in lieu of a third basin set aside to serve strictly the Retail parcel (future development). Will an agreement be necessary for the use and maintenance cost contribution assessed to the future Retail owners, or will only 2 (Apartment Complex & Homeowners Assoc.) of the 3 entities be responsible for the two basins? Clarification is needed.

➤ Revised, retail and commercial areas routed to individual detention areas

26. Provide clarification for the ownership and maintenance responsibilities for the two basins. If the owner of the future retail parcel is expected to contribute to the maintenance costs of the basin(s), or other costs, then a deed restriction may be necessary. If an agreement/arrangement cannot be established at this time, the future owner of the retail parcel may be required to provide stormwater management for that individual lot. Following receipt of a preliminary storm water management plan, or information relating to the matter, the City Engineer may schedule a review meeting with representatives of the developer, including, but not limited to, the developer's engineer, to review the overall concepts included in the preliminary storm water management plan. The purpose of this review shall be to jointly agree upon an overall storm water management plan for the proposed development and to review criteria and design parameters which shall apply to the final design for the development of the site.

➤ Revised, basins revised to provide detention for each zoning section.

27. Provide a traffic study sealed by a licensed professional engineer in the State of Missouri to determine development impacts related to streets, traffic, and circulation to include:

- a. Traffic Impact Analysis to assess the near-term and long-term effects of the proposed development on the existing streets in accordance with the Missouri Department of Transportation traffic impact study guidelines.
- b. Traffic Circulation Analysis to determine how the proposed development's traffic relates to existing traffic on adjacent roadways.
- c. Show/identify on the plan all the proposed traffic improvement measures identified in the traffic study that will be incorporated into the development.

- Revised, traffic study will not be provided as one should have been recorded for Post Rd improvements proposed by the City of Dardenne Prairie. Proposed site has little to no impact on the overall congestion of Post Rd and Technology Rd.

28. Identify on the P.U.D. Area Plan all proposed public and private rights-of-way and streets.

- Revised, all right of ways and streets shown.

29. Add the name(s) of proposed streets, the right-of-way widths, and the widths and locations of alleys, easements, and public sidewalks adjacent to or connecting with the tract.

- Revised, street names forthcoming and dimensions shown.

30. Show on the plan all parcels of lands to be dedicated or reserved for public use or for use in common by property owners in the P.U.D. Use a separate sheet(s) if necessary for clarity.

- Revised, proposed plans have no areas reserved for public use. Common ground areas shown accordingly.

31. Provide the substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings, and structures, including proposed easements or grants for public utilities.

- Revised, client to identify future covenants and grants.

32. If able, show the location and size of all existing utilities (public and private) currently serving the property, as well as the location and size of all proposed utilities to serve the property.

- Revised, all existing utilities shown per survey and base map data.

33. Provide a landscape plan in conformance with Article IX of the Municipal Code.

- Provide calculations on the landscape plan to indicate that there shall be one (1) tree planted in front of each lot that has seventy-nine (79) feet or less road frontage. Lots having eighty (80) feet or more road frontage shall have one (1) tree planted for every forty (40) feet of frontage.
- On a corner lot in any district no planting, berm, fence, sign, or wall shall be placed in such a manner as to impede vision and must be outside of the area of the sight triangle as defined in Section 405.400(F) of the City Code.

- Revised, see attached Landscape plan.

34. Identify the source and date of the provided topographic survey information.

- Revised, source and date of survey added to notes on cover sheet

35. Provide Building Elevations.

- Revised. to be provided later by Architect.

36. Please provide, if available, any property information (surveys/utilities/etc.) that you may have for the adjacent property immediately south of this project.

- Revised, survey of area provided all necessary information for project Refer to Sheet #2 for existing conditions

If you need any additional information, please contact me or David Volz (314)890-1234.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Atkins".

Jeff Atkins

Director of Planning

VOLZ Incorporated

10849 Indian Head Industrial Boulevard

Saint Louis, Missouri 63132

Direct] 314.890.1218

Main] 314.426.6212



City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

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

June 5, 2023

Jeff Atkins, Director of Planning
Volz Incorporated
10849 Indian Head Industrial Blvd.
St. Louis, Missouri 63132

Subject: Rezoning Request and
P.U.D. Request - Area Plan – 2nd Review
Cedarstone
Dardenne Prairie Project No. 972280

Dear Mr. Atkins:

The revised subject Area Plans (Residential and Commercial Tracts) that were received by the City on June 2, 2023 for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen have been reviewed. From this review, the following **respective** items need to be addressed per the comments shown in **the color blue**:

5. Along the left edge of Sheet #1, add the breakdown of the acreage for both the Apartment Use portion, and the Retail Use portion of the total "Commercial" tract area of 13.18 acres.

➤ **Revised, breakdown of acreage usage of site shown for each zoning section.**

The acreage shown in the lower left corner of the Sheet reads 5.16 acres for the Retail parcel versus 4.47 acres shown elsewhere. Please correct as necessary.

10. On Sheet #3 (Site Plan), a semi-circular, dashed arc is shown along the southern property line of the site. Please label this arc (easement perhaps?).

➤ **Revised, label added to show easement.**

Provide further explanation on the purpose of this existing easement and its impact on the "Retail" lot in the proposed development. Will this easement need to be vacated to allow for the development of the Retail lot?

11. The City will be widening Post Road in the near future, and the minimum required Right-Of-Way width along the western edge of Post Road (and along the eastern property line of the Cedarstone project) is 33.5 feet from the existing centerline (as traveled) of the pavement. These planned Post Road improvements include a 10' wide shared use path along the western edge. The proposed R/W shown on the Cedarstone plans appears to be only 30 feet from the existing pavement centerline. Additionally, a 10 feet wide permanent easement on the outer edge of the new R/W will be needed for grading and for utilities. It appears that, while the size of proposed Lot #1 and #44 will reduce slightly, this adjustment might be possible without adverse impact to the Cedarstone project. Please confirm.

Subject: Rezoning Request
P.U.D. Request - Area Plan – 2nd Review
Cedarstone
Dardenne Prairie Project No. 972280

- Revised, right of way and Lots #1 & #11 updated to reflect future Post Rd improvements.

The width of the proposed Right-Of-Way dedication strip on Sheet #2 does not match with that shown on Sheet #3. Sheet #3 appears to show the desired width at 18.5 feet. Additionally, please add the width of the proposed easement and label the easement that runs parallel to, and abuts the dedication strip.

13. For each of the entrances onto Technology Drive, the entrance radii appear to be too small. Increase the radii (and width if necessary) to meet the MoDOT design requirements and include any required acceleration and/or deceleration lanes and tapers.

- Revised, radius increased to meet MoDOT requirements and lanes & tapers added.

Ultimately, and before approving the Improvement Plans, the City will require MoDOT's approval for all improvements along Technology Drive.

20. The plans indicate a proposed point of stormwater discharge onto the neighboring parcel (parcel ID #4-0036-4345-00-0005.00, n/f Steven & Suzanne Martin) from the northernmost detention basin. Since a larger area is now proposed to drain off-site at this location, a stormwater discharge easement is required from the off-site property owner, and the final design should include measures for energy dissipation as the discharge leaves the site.

- Revised, discharge point routed to creek instead of onto neighboring parcel.

It is noted that this corridor appears to be "tight" and restrictive to accommodate two parallel pipe Systems and a 3:1 slope. Ultimately, the City will require proper separation of the sewer systems and ample easement width to allow maintenance.

23. A Flared End Section, or other means to convey the flow in the existing roadside ditch (Post Rd.), is needed at the southernmost corner of the site. Add as necessary.

- Revised, flared end added to roadside ditch to convey flow direction.

The stormwater flow from the existing 12" CMP beneath the existing entrance immediately south of the project should be collected and routed approximately 95 feet northwardly to the existing 30" CMP. Correct as necessary.

27. Provide a traffic study sealed by a licensed professional engineer in the State of Missouri to determine development impacts related to streets, traffic, and circulation to include:

- a. Traffic Impact Analysis to assess the near-term and long-term effects of the proposed development on the existing streets in accordance with the Missouri Department of Transportation traffic impact study guidelines.
- b. Traffic Circulation Analysis to determine how the proposed development's traffic relates to existing traffic on adjacent roadways.
- c. Show/identify on the plan all the proposed traffic improvement measures identified in the traffic study that will be incorporated into the development.

- Revised, traffic study will not be provided as one should have been recorded for Post Rd improvements

Subject: Rezoning Request
P.U.D. Request - Area Plan – 2nd Review
Cedarstone
Dardenne Prairie Project No. 972280

proposed by the City of Dardenne Prairie. Proposed site has little to no impact on the overall congestion of Post Rd and Technology Rd.

Further discussion will be required.

33. Provide a landscape plan in conformance with Article IX of the Municipal Code.

- a. Provide calculations on the landscape plan to indicate that there shall be one (1) tree planted in front of each lot that has seventy-nine (79) feet or less road frontage. Lots having eighty (80) feet or more road frontage shall have one (1) tree planted for every forty (40) feet of frontage.
- b. On a corner lot in any district no planting, berm, fence, sign, or wall shall be placed in such a manner as to impede vision and must be outside of the area of the sight triangle as defined in Section 405.400(F) of the City Code.

➤ Revised, see attached Landscape plan.

It appears trees are proposed in the area and on top of the proposed underground detention area on the Retail parcel. Reconsideration, or replacement with bushes/shrubs may be necessary.

35. Provide Building Elevations.

➤ Revised, to be provided later by Architect.

Provide per Item #14 of the checklist in Section 405.250.

Provide thirteen (13) *folded* copies of the proposed P.U.D. Area Plan and information requested addressing the items above for distribution to the Planning and Zoning Commission and Board of Aldermen by Wednesday June 7. Additionally, please provide a letter of disposition that addresses each review comment listed herein.

The subject Rezoning Petition and P.U.D. Request – Area Plan will be considered by the Planning and Zoning Commission at an upcoming meeting, and by the Board of Aldermen at their meeting at the Dardenne Prairie City Hall. 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.

If you have any questions, please feel free to contact me.

Sincerely,

Tom Weis

Thomas P. Weis, P.E.
City Engineer

cc: James Knowles III, City Administrator
Planning and Zoning Commission
Board of Aldermen

**Subject: Rezoning Request
P.U.D. Request - Area Plan -- 2nd Review
Cedarstone
Dardenne Prairie Project No. 972280**

**Kim Clark, City Clerk
Terri Voss, Administrative Coordinator**

June 6, 2023

Subject: Rezoning Request and
P.U.D. Request - Area Plan – 2nd Review comments addressed
Cedarstone - Dardenne Prairie Project No. 972280

Comments addressed: 13 sets provided

5. Along the left edge of Sheet #1, add the breakdown of the acreage for both the Apartment Use portion, and the Retail Use portion of the total "Commercial" tract area of 13.18 acres.

➤ Revised, breakdown of acreage usage of site shown for each zoning section.

The acreage shown in the lower left corner of the Sheet reads 5.16 acres for the Retail parcel versus 4.47 acres shown elsewhere. Please correct as necessary.

➤ Revised, Retail acreage updated to reflect correct area.

10. On Sheet #3 (Site Plan), a semi-circular, dashed arc is shown along the southern property line of the site. Please label this arc (easement perhaps?).

➤ Revised, label added to show easement.

Provide further explanation on the purpose of this existing easement and its impact on the "Retail" lot in the proposed development. Will this easement need to be vacated to allow for the development of the Retail lot?

➤ The easement allows for the maximum extents of an offsite monopole in the case of a failure at the foot of the structure. This easement will not be vacated, any future development will consider existing Foot Fall easement but will include drive lanes and parking stalls in the easement as shown. See attached easement.

11. The City will be widening Post Road in the near future, and the minimum required Right-Of-Way width along the western edge of Post Road (and along the eastern property line of the Cedarstone project) is 33.5 feet from the existing centerline (as traveled) of the pavement. These planned Post Road improvements include a 10' wide shared use path along the western edge. The proposed R/W shown on the Cedarstone plans appears to be only 30 feet from the existing pavement centerline. Additionally, a 10 feet wide permanent easement on the outer edge of the new R/W will be needed for grading and for utilities. It appears that, while the size of proposed Lot #1 and #44 will reduce slightly, this adjustment might be possible without adverse impact to the Cedarstone project. Please confirm.

➤ Revised, right of way and Lots #1 & #44 updated to reflect future Post Rd improvements.

The width of the proposed Right-Of-Way dedication strip on Sheet #2 does not match with that shown on Sheet #3. Sheet #3 appears to show the desired width at 18.5 feet. Additionally, please add the width of the proposed easement and label the easement that runs parallel to and abuts the dedication strip.

➤ Revised, Sheet #2 shows the existing conditions and the R/W dedications was shown in error. Sheet #3 shows proposed R/W dedication. Label added for proposed 10'W utility easement off edge of proposed

R/W.

13. For each of the entrances onto Technology Drive, the entrance radii appear to be too small. Increase the radii (and width if necessary) to meet the MoDOT design requirements and include any required acceleration and/or deceleration lanes and tapers.

➤ Revised, radius increased to meet MoDOT requirements and lanes & tapers added.

Ultimately, and before approving the Improvement Plans, the City will require MoDOT's approval for all improvements along Technology Drive.

➤ Acknowledged.

20. The plans indicate a proposed point of stormwater discharge onto the neighboring parcel (parcel ID #4-0036-4345-00-0005.00, n/f Steven & Suzanne Martin) from the northernmost detention basin. Since a larger area is now proposed to drain off-site at this location, a stormwater discharge easement is required from the off-site property owner, and the final design should include measures for energy dissipation as the discharge leaves the site.

➤ Revised, discharge point routed to creek instead of onto neighboring parcel.

It is noted that this corridor appears to be "tight" and restrictive to accommodate two parallel pipe Systems and a 3:1 slope. Ultimately, the City will require proper separation of the sewer systems and ample easement width to allow maintenance.

➤ Revised, parallel pipes orientation updated to give adequate room for separation and future maintenance easement.

23. A Flared End Section, or other means to convey the flow in the existing roadside ditch (Post Rd.), is needed at the southernmost corner of the site. Add as necessary.

➤ Revised, flared end added to roadside ditch to convey flow direction.

The stormwater flow from the existing 12" CMP beneath the existing entrance immediately south of the project should be collected and routed approximately 95 feet northwardly to the existing 30" CMP. Correct as necessary.

➤ Revised, area inlet added to beginning of 30" CMP to allow for 12" CMP connection.

27. Provide a traffic study sealed by a licensed professional engineer in the State of Missouri to determine development impacts related to streets, traffic, and circulation to include:

- a. Traffic Impact Analysis to assess the near-term and long-term effects of the proposed development on the existing streets in accordance with the Missouri Department of Transportation traffic impact study guidelines.
- b. Traffic Circulation Analysis to determine how the proposed development's traffic relates to existing traffic on adjacent roadways.
- c. Show/identify on the plan all the proposed traffic improvement measures identified in the traffic study that will be incorporated into the development.

➤ Revised, traffic study will not be provided as one should have been recorded for Post Rd improvements

proposed by the City of Dardenne Prairie Proposed site has little to no impact on the overall congestion of Post Rd and Technology Rd.

Further discussion will be required.

➤ Acknowledged.

33. Provide a landscape plan in conformance with Article IX of the Municipal Code.

- a. Provide calculations on the landscape plan to indicate that there shall be one (1) tree planted in front of each lot that has seventy-nine (79) feet or less road frontage. Lots having eighty (80) feet or more road frontage shall have one (1) tree planted for every forty (40) feet of frontage.
- b. On a corner lot in any district no planting, berm, fence, sign, or wall shall be placed in such a manner as to impede vision and must be outside of the area of the sight triangle as defined in Section 405.400(F) of the City Code.

➤ Revised, see attached Landscape plan.

It appears trees are proposed in the area and on top of the proposed underground detention area on the Retail parcel. Reconsideration, or replacement with bushes/shrubs may be necessary.

➤ Revised, underground storage basin moved to below parking surface and connecting stormwater sewer pipes update accordingly.

35. Provide Building Elevations.

➤ Revised, to be provided later by Architect.

Provide per Item #14 of the checklist in Section 405.250.

➤ Revised, see attached.

If you have any questions please give me a call.

Sincerely,



Jeff Atkins

Director of Planning

VOLZ Incorporated

10849 Indian Head Industrial Boulevard

Saint Louis, Missouri 63132

Direct] 314.890.1218

Main] 314.426.6212



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

CKS 2185
BY llw # 2284.23
Rec 23-2422

P.U.D. REQUEST - AREA PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT:

Volz Incorporated

Company Name

David A. Volz VP

Printed Name, Title

10849 Indian Head Industrial Blvd

Street Address

St Louis MO 63132

City/State/Zip Code

314-215-1678

Telephone

dvolz@volzinc.com

Facsimile

Email Address

STREET ADDRESS OF P.U.D.:

2450 Technology Dr. 63368

OWNER (attach additional):

Dardenne Tech LLC

Printed Name

Printed Name

7 Lone Eagle Trail

Street Address

St Charles, MO 63303

City/State/Zip Code

Telephone

Facsimile

Email Address

Contract Purchaser/Developer:

Tristar Properties LLC

Company Name

Printed Name, Title

12647 Olive Blvd Suite 510

Street Address

St. Louis MO 63141

City/State/Zip Code

314-749-7440

Telephone

Facsimile

Email Address

m.segal@tristarproperties.com

LEGAL DESCRIPTION OF PROPERTY (other than address)

See Attached
NE 1/4 of The SE 1/4 of Section 11, Township 46 N, Range 2 E

EXISTING ZONING: "UD" Uptown

PROPOSED ZONING: C-3

PROPOSED USE: Commercial & Multi-Family

NO. UNITS: 219

PROJECT AREA: 13.18 Acres

PROPERTY AREA: 13.18 Acres

REZONING REQUEST FEE SUBMITTED:

\$ 920

AREA PLAN REVIEW FEE SUBMITTED:

\$ 1364.23

P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.
3. The submitted area plan shall show the proposed design and layout of streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and the identification of service lands, service parking and loading zones in conformance with the requirements set forth in Article XI "Off-Street Parking and Loading Regulations."

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 the plan are provided.
Additional copies for distribution to Planning and Zoning Commission 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: 6-14-23 Postmark Deadline: 5-30-23

- 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

Quil A. Zy
Applicant's Signature

4-28-23
Date

[Signature]
Owner's Signature
(additional below)

4-28-23
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.

RESIDENTIAL TRACT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TOWNSHIP 46 NORTH – RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11 WITH THE WEST LINE OF POST ROAD, 30 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 1 PAGE 9 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 03 DEGREES 07 MINUTES 35 SECONDS EAST 461.52 FEET, SOUTH 0 DEGREES 59 MINUTES 24 SECONDS EAST 379.86 FEET, SOUTH 00 DEGREES 22 MINUTES 55 SECONDS EAST 297.22 FEET AND SOUTH 00 DEGREES 57 MINUTES 28 SECONDS WEST 78.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE NORTH 89 DEGREES 02 MINUTES 32 SECONDS WEST 161.47 FEET TO A POINT; THENCE NORTH 62 DEGREES 20 MINUTES 33 SECONDS WEST 140.77 FEET TO A POINT; THENCE NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 546.71 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 53 DEGREES 46 MINUTES 20 SECONDS WEST 1,850.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 216.94 FEET TO A POINT; THENCE NORTH 42 DEGREES 02 MINUTES 59 SECONDS WEST 59.72 FEET TO A POINT; THENCE NORTH 35 DEGREES 17 MINUTES 05 SECONDS WEST 66.81 FEET AND NORTH 27 DEGREES 11 MINUTES 26 SECONDS WEST 256.2 FEET TO A POINT; THENCE NORTH 01 DEGREES 48 MINUTES 13 SECONDS EAST 116.38 FEET TO A POINT; NORTH 44 DEGREES 28 MINUTES 26 SECONDS EAST 151.34 FEET; TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTWARDLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 801.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.24 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING APRIL 2018.

COMMERCIAL TRACT

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TOWNSHIP 46 NORTH – RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF POST ROAD, 30 FEET WIDE, AS RECORDED IN ROAD PLAT BOOK 1 PAGE 9 OF THE ST. CHARLES COUNTY RECORDS, WITH THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED TO MELVIN HEMSATH AND WIFE, AS RECORDED IN BOOK 1275 PAGE 923 OF THE ST. CHARLES COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID SOUTH LINE NORTH 88 DEGREES 32 MINUTES 15 SECONDS WEST 599.61 FEET TO THE NORTHEAST LINE MISSOURI INTERSTATE HIGHWAY 64; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE OF MISSOURI INTERSTATE HIGHWAY 64 THE FOLLOWING COURSES AND DISTANCES: NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 1259.42 FEET, NORTH 53 DEGREES 46 MINUTES 20 SECONDS EAST 35.00 FEET, NORTH 36 DEGREES 13 MINUTES 40 SECONDS WEST 20.00 FEET AND SOUTH 53 DEGREES 46 MINUTES 20 SECONDS WEST 8.70 FEET TO THE SOUTHEAST LINE OF PROPERTY DESCRIBED AS PARCEL #2 IN DEED TO BRYANT D. HIMMELSBACH AND WIFE AS RECORDED IN BOOK 1301 PAGE 482 OF THE CHARLES COUNTY RECORDS; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE NORTH 25 DEGREES 50 MINUTES 30 SECONDS EAST 309.94 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE EASTWARDLY ALONG SAID NORTH LINE, SOUTH 89 DEGREES 11 MINUTES 02 SECONDS EAST 367.72 FEET TO A POINT; THENCE SOUTH 44 DEGREES 28 MINUTES 26 SECONDS EAST 151.34 FEET TO A POINT; THENCE SOUTH 01 DEGREES 48 MINUTES 13 SECONDS WEST 116.38 FEET TO A POINT; THENCE SOUTH 27 DEGREES 11 MINUTES 26 SECONDS EAST 256.2 FEET TO A POINT; THENCE SOUTH 35 DEGREES 17 MINUTES 05 SECONDS EAST 66.81 FEET TO A POINT; THENCE SOUTH 42 DEGREES 02 MINUTES 59 SECONDS EAST 59.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 47 DEGREES 03 MINUTES 12 SECONDS WEST 1850.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 216.94 FEET TO A POINT; THENCE SOUTH 36 DEGREES 13 MINUTES 40 SECONDS EAST 546.71 FEET TO A POINT; THENCE SOUTH 62 DEGREES 20 MINUTES 33 SECONDS EAST 140.77 FEET TO A POINT; THENCE SOUTH 89 DEGREES 02 MINUTES 32 SECONDS EAST 161.47 FEET TO THE AFOREMENTIONED WEST LINE OF POST ROAD, 30 FEET WIDE; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 0 DEGREES 57 MINUTES 28 SECONDS WEST 109.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.18 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC DURING APRIL 2018.



Quick Receipts

Receipt No.: 23-2422

received from

Tristar Real Estate Acquisitions LLC
 Tristar Real Estate Acquisitions LLC
 12647 Olive BLVD
 STE 510
 St. Louis, MO 63141

Receipt No.: 23-2422
 Receipt Date: 05/02/2023
 Receipt Time: 8:59 AM
 Payment Method: Check
 Payment Note: 2184 & 2185-Cedarstone-PUD
 REQ-Area Plan-R1D & C3

Transactions

Category	Product	Units	Unit \$	Amount
Misc Development/Engineer	Misc. Development/Engineer	1	\$ 2,204.00	\$ 2,204.00
Misc Development/Engineer	Misc. Development/Engineer (2)	1	2,284.23	2,284.23
			Amount Paid \$	4,488.23

received by

Terri Voss

Account Summary

347 \$ 4,488.23

Category Summary

Misc Development/Engineer \$ 4,488.23

Map of Properties within 300 feet of



RECEIVED
MAY 01 2023
City of
Dardenne Prairie

owner

GRAHAM KEVIN D*GRAHAM SUSANNE M
 DARDENNE TECH LLC
 HIMMELSBACH BRYANT DALE
 LOHDEN GARY A
 POST MEADOWS HOMEOWNERS ASSOCIATION
 DAVIS EVANNE M*DAVIS MARTIN E
 LEAHY DANIEL J*LEAHY JUDI A
 FLYNN JOSEPH H*FLYNN THELMA J B
 FLIEG TRAVIS P*FLIEG STACEY A
 WATSON FAMILY TRUST
 LIENEMANN NORMAN F*LIENEMANN VELMA
 KAESTNER DAVID C*KAESTNER SANDRA L
 CAMPBELL LARETHA
 GOETZ DAVID*GOETZ BARBARA REVOC LIV TRUST
 ELLIS JEFFERY W*ELLIS SANDRA L
 CLAIBORNE WILLIAM C*CLAIBORNE SUSAN E
 OZIAH VERN A*OZIAH LESLEE REVOCABLE LIVING TRUST
 BURKEMPER TIMOTHY J*BURKEMPER SARAH M
 HEFNER LONDON D*HEFNER CAROL J
 EGGERING FRANCIS T*EGGERING BEVERLY J REVOC LIV TRUST
 SSM HEALTH CARE ST LOUIS
 THF 40 DD DEVELOPMENT LLC
 MARTIN STEVEN W*MARTIN SUZANNE
 MEYERS STEVEN W*MEYERS APRIL L
 VANDERWIELEN JAMES J*VANDERWIELEN DONNA K
 TLC PROPERTIES INC
 SCHWARTZ ROBERT J JR*ARNSMAN-SCHWARTZ LORIE E
 LIENEMANN NORMAN F REVOC LIV TRUST
 WALMAR INVESTMENT CO
 DAILY MICHAEL D*DAILY CAROLINE J
 WINGHAVEN RESIDENTIAL OWNERS ASSOCIATION INC
 BUTLER JAMES RUSSELL JR*BUTLER CYNTHIA MARIE
 KEYSTONE CROSSING HOMEOWNERS ASSOCIATION

SiteAddress

2361 POST RD
 2450 TECHNOLOGY DR
 2500 TECHNOLOGY DR
 7 MARIAN DR
 POST MEADOWS DR
 2702 POST MEADOWS DR
 3003 POST MEADOWS CT
 55 CROOKED TREE CT
 54 CROOKED TREE CT
 56 CROOKED TREE CT
 58 CROOKED TREE CT
 57 CROOKED TREE CT
 2355 POST RD
 2803 POST CREEK CT
 3004 POST MEADOWS CT
 2714 POST MEADOWS DR
 2804 POST CREEK CT
 2704 POST MEADOWS DR
 2805 POST CREEK CT
 166 KEYSTONE CROSSING DR
 CALEDONIA PKWY
 CALEDONIA PKWY
 6 MARIAN DR
 8 MARIAN DR
 5 MARIAN DR
 2980 HWY 40 61
 2706 POST MEADOWS DR
 59 CROOKED TREE CT
 2394 TECHNOLOGY DR
 169 KEYSTONE CROSSING DR
 CROOKED TREE CT
 164 KEYSTONE CROSSING DR
 KEYSTONE CROSSING DR

MailingAddress

2361 POST RD, DARDENNE PRAIRIE MO, 63368
 7 LONE EAGLE TRL, ST CHARLES MO, 63303
 2500 TECHNOLOGY DR, DARDENNE PRAIRIE MO, 63368
 7 MARIAN DR, DARDENNE PRAIRIE MO, 63368
 2458 OLD DORSETT RD STE 110, MARYLAND HEIGHTS MO, 63043
 2702 POST MEADOWS DR, OFALLON MO, 63368-7093
 3003 POST MEADOWS CT, OFALLON MO, 63368
 55 CROOKED TREE CT, OFALLON MO, 63368
 54 CROOKED TREE CT, OFALLON MO, 63368
 56 CROOKED TREE CT, OFALLON MO, 63368
 58 CROOKED TREE CT, OFALLON MO, 63368
 57 CROOKED TREE CT, OFALLON MO, 63368
 2355 POST RD, DARDENNE PRAIRIE MO, 63368
 2803 POST CREEK CT, OFALLON MO, 63368
 3004 POST MEADOWS CT, OFALLON MO, 63368
 2714 POST MEADOWS DR, OFALLON MO, 63368
 2804 POST CREEK CT, OFALLON MO, 63368
 2704 POST MEADOWS DR, OFALLON MO, 63368
 2805 POST CREEK CT, OFALLON MO, 63368
 166 KEYSTONE CROSSING DR, OFALLON MO, 63368
 10101 WOODFIELD LN, ST LOUIS MO, 63132
 211 N STADIUM BLVD STE 201, COLUMBIA MO, 65203
 6 MARIAN DR, DARDENNE PRAIRIE MO, 63368
 8 MARIAN DR, DARDENNE PRAIRIE MO, 63368
 5 MARIAN DR, OFALLON MO, 63368
 904 FOURNIE LN, COLLINSVILLE IL, 62234
 2706 POST MEADOWS DR, OFALLON MO, 63368
 58 CROOKED TREE CT, OFALLON MO, 63368
 14151 CLAYTON RD, CHESTERFIELD MO, 63017-8355
 169 KEYSTONE CROSSING DR, OFALLON MO, 63368
 1 MCBRIDE AND SON CENTER DR, CHESTERFIELD MO, 63005
 164 KEYSTONE CROSSING DR, OFALLON MO, 63368
 PO BOX 238, ST PETERS MO, 63376



MAGREW MICHAEL S*
MAGREW MELISSA L
HOUSTON DAWN*
HOUSTON ANTHONY A
GLIMKA ARTHUR H*
GLIMKA REBECCA S
GLOBAL SIGNAL ACQUISITIONS IV LLC
WINGHAVEN LAND INVESTORS LLC
SCHWENT PAUL J*
SCHWENT MARY M
POST MEADOWS HOMEOWNERS ASSOC
EICHHORN JASON A
HALL JASON*
COOKSEY SHANNON
DOTSON MICHAEL*
DOTSON NINA

3001 POST MEADOWS CT
3006 POST MEADOWS CT
2703 POST MEADOWS DR
2980 HWY 40 61
TECHNOLOGY DR
3501 POST VALLEY DR
POST VALLEY DR
4 MARIAN DR
2701 POST MEADOWS DR
3005 POST MEADOWS CT

3001 POST MEADOWS CT, OFALLON MO, 63368
3006 POST MEADOWS CT, OFALLON MO, 63368
2703 POST MEADOWS DR, OFALLON MO, 63368
PO BOX 85022, BELLEVUE WA, 98015
7711 BONHOMME AVE STE 400, ST LOUIS MO, 63105
3501 POST VALLEY DR, OFALLON MO, 63368
3505 POST WOODS CT, OFALLON MO, 63368
4 MARIAN DR, DARDENNE PRAIRIE MO, 63368
2701 POST MEADOWS DR, OFALLON MO, 63368
3005 POST MEADOWS CT, OFALLON MO, 63368





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

P.U.D. REQUEST – AREA PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Grimes Consulting

Company Name

Lenny Meers, Vice President (Jay Brockmeyer, Project Engineer)

Printed Name, Title

12300 Old Tesson Ferry Rd

Street Address

St. Louis, MO 63128

City/State/Zip Code

314-849-6100

Telephone

lennym@grimesconsulting.com

Facsimile

Email Address

STREET ADDRESS OF P.U.D.: Technology Drive (Loc. #T161800002)

OWNER (attach additional):

Mcline Management LLC

Printed Name

Charlie Moline

Printed Name

205 West Walnut Street Suite 200

Street Address

Springfield, MO 65806

City/State/Zip Code

907-321-4689

Telephone

Facsimile

cmoline@molinemgt.com

Email Address

Contract Purchaser/Developer:

Same as Owner

Company Name

Same as Owner

Printed Name, Title

Same as Owner

Street Address

Same as Owner

City/State/Zip Code

Same as Owner

Telephone

Facsimile

Same as Owner

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) (See attached)

EXISTING ZONING: ND - New Development **PROPOSED ZONING:** C3

PROPOSED USE: Multi-Family Apartments with 2840 sf Retail **NO. UNITS:** 154

PROJECT AREA: 6.07 acres **PROPERTY AREA:** 6.07 acres

REZONING REQUEST FEE SUBMITTED: yes

AREA PLAN REVIEW FEE SUBMITTED: yes

P.U.D. REQUEST - AREA PLAN

1. The submitted area plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the area plan submitted.
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Please Note:

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DARDENNE



RECEIVED
MAY 04 2023
City of
Dardenne Prairie

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.581.1718
Fax 636.625.0077

P.U.D. REQUEST - FINAL PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

*revised
App submitted
6/6/23*

APPLICANT:

Grimes Consulting
Company Name
Lenny Meers, Vice President
Printed Name, Title
12300 Old Tesson Ferry Rd
Street Address
St. Louis, MO 63128
City/State/Zip Code
314-849-6100
Telephone Facsimile
lennym@grimesconsulting.com
Email Address

STREET ADDRESS OF PROPERTY: Technology Drive (Loc. #T161800002)

OWNER (attach additional):
Moline Management LLC
Printed Name
Charlie Moline
Printed Name
205 West Walnut Street Suite 200
Street Address
Springfield, MO 65806
City/State/Zip Code
907-321-4689
Telephone Facsimile
cmoline@molinemgt.com
Email Address

Contract Purchaser/Developer:
Same as Owner
Company Name
Same as Owner
Printed Name, Title
Same as Owner
Street Address
Same as Owner
City/State/Zip Code
Same as Owner
Telephone Facsimile
Same as Owner
Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address) (See attached)

EXISTING ZONING: UD - Uptown District

PROPOSED USE: Multi-Family Apartments NO. UNITS: 154

PROJECT AREA: 6.07 acres PROPERTY AREA: 6.07 Acres

FINAL PLAN REVIEW FEE SUBMITTED: _____

P.U.D. REQUEST - FINAL PLAN

1. The submitted final plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the final plan submitted.
3. The final plan shall conform to the approved area plan, except that minor variations in layout may be permitted at the discretion of the City and without amendment of the approved area plan.



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.
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CHECKLIST TO COMPLETE THIS APPLICATION

- Two (2) folded copies of the plan are provided.
Additional copies for distribution to Planning and Zoning Commission 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).
- 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>5/3/2023</u> _____ Date
 _____ Owner's Signature (additional below)	<u>5/4/23</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.

[✓] CHECKLIST TO COMPLETE THIS APPLICATION

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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: _____ Postmark Deadline: _____

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



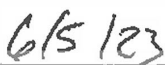
Applicant's Signature



Date



Owner's Signature
(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.



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

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

May 19, 2023

Lenny Meers, P.E.
Grimes Consulting, Inc.
12300 Old Tesson Ferry Rd.
St. Louis, MO 63128

Re: Amended P.U.D. Area Plan – 1st Review
Dardenne Prairie Apartments
Dardenne Prairie Project No. 972290

Dear Mr. Meers:

The above-referenced plan that was submitted on May 4, 2023, for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen has been reviewed. Before we can recommend approval, the following comments need to be addressed:

1. As previously noted, this Area Plan does not match the approved Plans. As such, the City requires an Area Plan submittal with the proper PUD zoning classification.
2. If Sheet #A1.1 (from GMA Architects, Inc.) is to serve as the Cover Sheet for the Site Plan submittal package, add the project name "Dardenne Prairie Apartments", add a north arrow and scale, add a title block, and add a location map.
3. Add the above-referenced Dardenne Prairie project number to the upper right-hand corner of the plans.
4. On Sheet SDP1, edit the Sheet Title to read "Area Plan".
5. Add to the Area Plan, the names of adjacent subdivisions/owners, layout of existing Towne Square Drive, right-of-way widths, sidewalks adjacent to, or connecting with the tract, location and size of all existing sanitary sewers, storm sewers, and supply facilities.
6. It appears the existing, private access drive has been named "Towne Square Drive". If the extended street/drive through the proposed development will remain as Towne Square Drive, add the street name to the plans, and label the proposed roadway as "private". Please also show the existing Drive.
7. Revise the parking calculations to indicate the amount of parking required by City Code and the amount of parking provided.
8. The total number of parking stalls shown on Sheet A1.1 is 223, but the tally from the plan equals 229. Correct as necessary.
9. The checklist indicates a Legal Description for the tract has been included in the submittal, but none is found. Please submit as required.
10. Provide the required list of owners (names and addresses) of all properties, or portions thereof within an area determined by lines drawn parallel to, and one hundred eighty-five (185) feet distant from the boundaries of the property to be affected.
11. In addition to and separate from the list required pursuant to Subsection (A)(7) above, provide the names and addresses of the owners of all properties, or portions thereof within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property to be affected.
12. Provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of the City Code. The information provided should reflect a determination on the need for

Re: P.U.D. Area Plan – 1st Review
Dardenne Prairie Apartments
Dardenne Prairie Project No. 972290

- detention, and for water quality treatment. If required per the City's Code, add and label said proposed facilities on the plan.
13. Provide notice of approval of the development plan from Missouri Department of Transportation, Duckett Creek Sanitary District, St. Charles County Public Water Service District No. 2, and Wentzville Fire Protection District once received.
 14. Show the property owner's name, municipality and zoning status for all adjacent properties on the plan. If the PUD contains more than one (1) zoning district, the zoning district boundary lines shall be clearly indicated.
 15. Add to the Site Plan, the dimensions for the entrances (including radii), and for the drive aisles.
 16. Add a label identifying the proposed pickleball courts.
 17. Indicate whether the proposed utilities are planned to be public, or private.
 18. Add a note to the Plan that indicates the property owner will be responsible for all maintenance required for the sanitary lift station and force main, and for any required detention basin and water quality treatment facilities. Please show a more complete depiction of the existing sewer systems, with pipe sizes and direction of flow arrows.
 19. Indicate on the Site Plan any proposed stages of development.
 20. Add to the Plan the flood hazard boundaries as shown on the current FEMA maps.
 21. Add to the Plan a note describing how street lighting will be maintained.
 22. Show additional setback distances for the southern and eastern property lines, and if the required setbacks along these property lines cannot be met, add this info to the "Exemption" list on Sheet SDP2.
 23. Indicate how the flow of stormwater will be addressed at the proposed entrance onto Technology Drive. Currently, a flared end section discharges into a roadside ditch at this entrance location. Clarification is needed.
 24. Add a note to the plans that reads, "All landscaping and landscape plan preparation shall be in compliance with the City of Dardenne Prairie codes and requirements".
 25. Provide a copy of the proposed deed restrictions and protective covenants for distribution to Planning and Zoning Commission and Board of Aldermen.
 26. One (1) half-scale and thirteen (13) full-size folded copies of the revised Area Plans addressing the comments above for distribution to Planning and Zoning Commission and Board of Aldermen.
 27. Provide a letter of disposition indicating how the above comments were addressed.

If you have any questions, please feel free to contact me.

Sincerely,

Thomas P. Weis, P.E.
City Engineer

cc: James Knowles III, City Administrator
Kim Clark, City Clerk
Terri Voss, Building Administrator

May 23, 2023

Re: Amended PUD Area Plan
Dardenne Prairie Apartments
Dardenne Prairie Project No. 972290

Please see narrative below for changes made to the Area Plans for the Dardenne Prairie Apartments project per the review comments.

1. As previously noted, this Area Plan does not match the approved Plans. As such, the City requires an Area Plan submittal with the proper PUD zoning classification.
Understood, proposed zoning is not listed as C3.
2. If sheet #A1.1 (from GMA Architects, Inc.) is to serve as the Cover Sheet for the Site Plan submittal package, add the project name "Dardenne Prairie Apartments", add a north arrow and scale, add a title block, and add a location map.
SDP1 will be used as the Cover Sheet.
3. Add the above referenced Dardenne Prairie project number to the upper right-hand corner of the plans.
Added as requested.
4. On sheet SDP1, edit the sheet title to read "Area Plan".
Revised as requested.
5. Add to the Area Plan, the names of adjacent subdivisions/owners, layout of existing Towne Square Drive, rights-of-way, sidewalks adjacent to, or connection with the tract, locations and size of all existing sanitary sewers, storm sewers, and supply facilities.
Revised as requested. Towne Square Drive has been removed; this was a mistake having it shown there. All connecting and adjacent sidewalks are shown, and sizes of existing sanitary/storm pipe are now shown.
6. It appears the existing, private access drive has been named "Towne Square Drive". If the extended street/drive through the proposed development will remain as Towne Square Drive, add the street name to the plans, and label the proposed roadway as "private". Please also show the existing Drive.
Towne Square Drive has been removed from plans.
7. Revise the parking calculations to indicate the amount of parking required by the City Code and the amount of parking provided.
Parking calcs show the required by code and the number of stalls provided.
8. The total number of parking stalls shown on sheet A1.1 is 223, but the tally from the plan

equals 229. Correct as necessary.

Total number of surface stalls should be 223.

9. The checklist indicated a Legal Description for the tract has been included in the submittal, but none is found. Please submit as required.
See attached.
10. Provide the required list of owners (names and addresses) of all properties, or portions thereof within an area determined by lines drawn parallel to, and 185 feet distance from the boundaries of the property to be affected.
See attached.
11. In addition to and separate from the list required pursuant to subsection (A)(7) above, provide the names and addresses of the owners of all properties, or portions thereof within an area determined by the lines drawn parallel to and 300 feet distance from the boundaries of the property to be affected.
See attached.
12. Provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of the city code. The information provided should reflect a determination on the need for detention, and for water quality treatment. If required per the city's code, add and label said proposed facilities on the plan.
See SDP2 for calls outs for detention and HDS units for water quality.
13. Provide notice of approval of the development plan from Missouri Department of Transportation, Duckett Creek Sanitary District, St. Charles County Public Water Service District No. 2, and Wentzville Fire Protection District once received.
Understood
14. Show the property owner's name, municipality, and zoning status of all the adjacent properties on the plan. If the PUD contains more than one zoning district, the zoning district boundary lines shall be clearly indicated.
See SDP1 for added information to each property owner text.
15. Add to the Site Plan, the dimensions for the entrances (including radii), and for the drive aisles.
Added as requested.
16. Add a label identifying the proposed pickleball courts.
Added as requested.
17. Indicate whether the proposed utilities area planned to be public, or private.
See note on SDP2
18. Add a note to the plan that indicates the property owner will be responsible for all maintenance required for the sanitary lift station and force main, and for any required detention basin and water quality treatment facilities. Please show a more complete depiction of the existing sewer systems with pipe sizes and direction of flow arrows.
Note has been added. Flow arrows and sizes have been added.
19. Indicate on the Site Plan any proposed stages of development.
No stages or phases are proposed for this development.

20. Add to the plan the flood hazard boundaries as shown on the current FEMA maps.
There are no flood hazard boundaries, see attached map.
21. Add to the plans a note describing how street lighting will be maintained.
See SDP2 for note added.
22. Show additional setback distances for the southern and eastern property lines, and if the required setback along these property lines cannot be met, add this info to the “exemption” list on Sheet SDP2.
Added, see SDP1 for revised exemption list.
23. Indicate how the flow of stormwater will be addressed at the proposed entrance onto Technology Drive. Currently a FES discharges into a roadside ditch at this entrance location. Clarification is needed.
Pipe under the entrance has been added to address the stormwater flow.
24. Add a note to the plans that reads, “ All landscaping and landscape plan preparation shall be in compliance with the City of Dardenne Prairie codes and requirements.”
Note added as requested.
25. Provide a copy of the proposed deed restrictions and protective covenants for distribution to Planning and Zoning Commission and Board of Alderman.
See attached.
26. One half-scale and 13 full-size folded copies of the revised Area Plans addressing the comments above for distribution to Planning and Zoning Commission and Board of Alderman.
See attached.

If you need any further information, feel free to call at 314.849.6100.

Sincerely,

Grimes Consulting, Inc.

Jay Brockmeyer



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

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

June 5, 2023

Lenny Meers, P.E.
Grimes Consulting, Inc.
12300 Old Tesson Ferry Rd.
St. Louis, MO 63128

Re: Amended P.U.D. Area Plan – 2nd Review
Dardenne Prairie Towne Square Apartments
Dardenne Prairie Project No. 972290

Dear Mr. Meers:

The above-referenced plan that was resubmitted on May 24, 2023, for consideration by the Dardenne Prairie Planning and Zoning Commission and Board of Aldermen has been reviewed. Before we can present to the planning and zoning commission, the following comments need to be addressed:

1. Please provide the legal description of the property on the cover sheet or other sheets as necessary.
2. Provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of the City Code. A detention pond is shown, Provide the rough calculations to determine that the information provided should reflect a determination on the need for detention, and for water quality treatment.
3. Provide notice of approval of the development plan from Missouri Department of Transportation, Duckett Creek Sanitary District (verify proper sanitary district on utility information), St. Charles County Public Water Service District No. 2, and Wentzville Fire Protection District once received.
4. PUD request does not mention retail, 2840 square feet, please clarify. Will the retail space have a dedicated parking area?
5. Provide a letter of disposition indicating how the above comments were addressed.
6. One (1) half-scale and thirteen (13) full-size folded copies of the revised Area Plans and the referenced attached information from the previous comment letter addressing the comments above for distribution to Planning and Zoning Commission and Board of Aldermen.

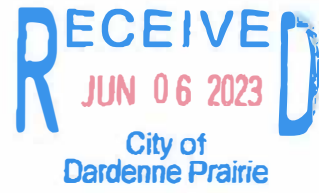
If you have any questions, please feel free to contact me.

Sincerely,

Tom Weis

Thomas P. Weis, P.E.
City Engineer

cc: James Knowles III, City Administrator
Kim Clark, City Clerk
Terri Voss, Building Administrator



GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services

June 6, 2023

Re: Amended PUD Area Plan
Dardenne Prairie Apartments
Dardenne Prairie Project No. 972290

Please see narrative below for changes made to the Area Plans for the Dardenne Prairie Apartments project per the review comments.

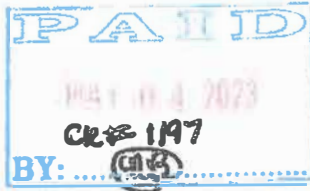
1. Please provide the legal description of the property on the cover sheet or other sheets as necessary.
See sheets SDP1-2.
2. Provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of the City Code. A detention pond is shown, provide the rough calculations to determine that the information provided should reflect a determination on the need for detention, and for the water quality treatment.
See SDP1-2 for differential calculations and note regarding requirements for detention and water quality.
3. Provide notice of approval of the development plan from Missouri Department of Transportation, Duckett Creek Sanitary District, St. Charles County Public Water Service District No. 2, and Wentzville Fire Protection District once received.
Will come with improvement plan approvals.
4. PUD request does not mention retail, 2,840 square feet, please clarify. Will the retail space have a dedicated parking area.
See attached revised Area Plan application with the retail included. The parking will be shared parking but is accounted for in our parking calculation. See SDP1.

If you need any further information, feel free to call at 314.849.6100.

Sincerely,

Grimes Consulting, Inc.

Jay Brockmeyer



City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 836.561.1718
Fax 636.625.0077



P.U.D. REQUEST – FINAL PLAN
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT: ENGENUITY
Company Name
TOM BUERK III, P.E. PROJECT MANAGER
Printed Name, Title
17057 N. OUTER 40 ROAD, SUITE 147
Street Address
CHESTERFIELD, MO 63005
City/State/Zip Code
636-793-5622 **N/A**
Telephone **Facsimile**
TOMB@THEENGENUITY.COM
Email Address

STREET ADDRESS OF PROPERTY: 1575 BRYAN ROAD, DARDENNE PRARIE, MO 63366

OWNER (attach additional): <u>BOPP CORA FAMILY LMTD PARTNERSHIP</u> Printed Name <u>12715 IRENE MARIE WAY</u> Printed Name <u>ST. LOUIS, MO 63141</u> Street Address <u>ST. LOUIS, MO 63141</u> City/State/Zip Code Telephone Facsimile <u></u> <u></u> Email Address	Contract Purchaser/Developer: <u>MIA ROSE HOLDINGS, LLC</u> Company Name <u>JIM COOK</u> Printed Name, Title <u>910 PERUQUE VIEW LANE</u> Street Address <u>WENTZVILLE, MO 63385</u> City/State/Zip Code <u>(314) 591-6396</u> Telephone Facsimile <u>jacjr999@gmail.com</u> Email Address
--	--

LEGAL DESCRIPTION OF PROPERTY (other than address) A TRACT OF LAND BEING PART OF SECTION 1, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

EXISTING ZONING: C-2 MIXED-USE DEVELOPMENT

PROPOSED USE: C-3 PLANNED UNIT DEVELOPMENT (P.U.D.) **NO. UNITS:** 190 RES. UNITS

PROJECT AREA: 14.21 ACRES **PROPERTY AREA:** 17.25 ACRES

FINAL PLAN REVIEW FEE SUBMITTED: \$1,388.44

P.U.D. REQUEST - FINAL PLAN

1. The submitted final plan shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meet the requirements of Article IV "PUD Planned Unit Development"
2. A landscape plan on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and meeting the requirements of Article IX "Landscaping and Screening" shall be included as part of the final plan submitted.
3. The final plan shall conform to the approved area plan, except that minor variations in layout may be permitted at the discretion of the City and without amendment of the approved area plan.


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 the plan are provided.
Additional copies for distribution to Planning and Zoning Commission 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@dark.com.plain.org).
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

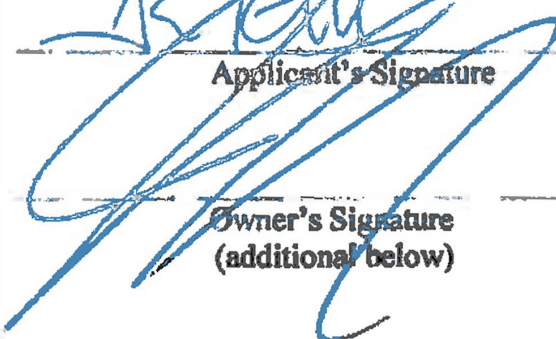
Before signing this application, make sure all items above are completed



Applicant's Signature

5/1/23

Date



Owner's Signature
(additional below)

5/1/23

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.

EXHIBIT A

Re: Bryan & Feise Roads, Tract C

A tract of land being part of Section 1, Township 46 North, Range 2 East, St. Charles County, Missouri, said tract being more particularly described as follows:

Commencing at an iron pipe found at the Southeast corner of Lake St. Louis Country Club Greens Plat 1, as recorded in Plat Book 24 Page 192 of the St. Charles County Recorder's Office, said point also being the Southwest corner of property now or formerly of Hollenberg as recorded in Book 955 Page 1468 of the said Recorder's Office; thence along the common line between Lake Saint Louis Country Club Greens Plat 1 and said Hollenberg property, North 00 degrees 03 minutes 27 seconds West, 928.10 feet to a point; thence leaving said common line, South 89 degrees 14 minutes 21 seconds East, 435.64 feet to a point; thence North 00 degrees 03 minutes 27 seconds West, 300.03 feet to a point, said point being on the South line of Andrew Woods Plat 1 as recorded in Plat Book 30 Page 32 of said Recorder's Office; thence along said Southern line and also along the Southern line of property now or formerly of Thompson, et al., as recorded in Book 1126 Page 313 of the said Recorder's Office, south 89 degrees 14 minutes 21 seconds East, 1839.75 feet to a point, said point being on the Western line of Osage Meadows Plat 3 as recorded in Plat Book 24 page 148 of said Recorder's Office; thence along the Western line of said Plat 3 and the Western line of Osage Meadows Plat 4 as recorded in Plat Book 25 Page 110 Osage Meadows Plat 5 as recorded in Plat Book 26, Page 81 and Osage Meadows Plat 6 as recorded in Plat Book 29 Page 39 of said Recorder's Office, South 00 degrees 16 minutes 29 seconds East, 1227.41 feet to a point, said point being the Southwestern corner of the aforementioned Osage Meadows Plat 6; thence along the Southern line of said Plat 6. North 89 degrees 42 minutes 50 seconds East, 302.52 feet to a point, said point being the Northwestern corner of Greenbriar Subdivision as recorded in Plat 9 Page 19 of said Recorder's Office; thence along said Western line and along the Western line of Bryan Meadows Subdivision as recorded in Plat Book 9 Page 19 of said Recorder's Office, South 00 degrees 01 minutes 45 seconds West, 676.46 feet to the point of beginning of the tract of land herein described; thence along the Southern line of said Bryan Meadows Subdivision, South 89 degrees 55 minutes 35 seconds East, 1259.86 feet to a point, said point being on the Western line of Bryan road, 40 feet wide, as recorded in Road Plat Book 1 Page 45 of said Recorder's Office; thence along said Western line, South 00 degrees 10 minutes 31 seconds West, 1677.15 feet to a point; thence leaving said Western line, North 89 degrees 53 minutes 09 seconds West, 408.38 feet to a point; thence South 00 degrees 10 minutes 31 seconds West, 320.00 feet to a point on the Northern line of Fiese Road, 40 feet wide; thence along said Northern line, North 89 degrees 53 minutes 09 seconds West, 865.19 feet to a point; thence leaving said right-of-way line, North 00 degrees 08 minutes 21 seconds East, 1996.24 feet to a point; thence South 89 degrees 55 minutes 35 seconds East, 14.97 feet to the point of beginning.

END OF DOCUMENT



City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

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

May 16, 2023

Mr. Thomas Buerk III, P.E.
Engenuity
17057 N. Outer 40 Road
Chesterfield, Missouri 63005

Subject: P.U.D. Request – Final Plan Application – 1st Review
The Prairie Encore
Dardenne Prairie Project No. 972260

Dear Mr. Buerk:

The subject P.U.D. Request – Final Plan application, and the associated Final Plans that were received by the City on May 3, 2023, have been reviewed. The final plan application fee has been received by the city. Before we can recommend presenting to planning and zoning commission, please address the following comments:

1. The Legal Description provided (Bk 2679, Pg 1627) appears to be for the “parent” tract. Please provide the Legal Description for this project/parcel, with the acreage indicated.
2. Sheet C100:
 - a. The existing curbing along the western edge of Bryan Road is noted with both keyed notes #8 (for removal) and #12 (for use-in-place). Correct as necessary or provide clarification.
 - b. Label the Right-Of-Way lines “proposed” and “existing”.
3. Sheet C500:
 - a. This Sheet appears to show the widening of both Bryan Road and Feise Road. Provide clarification on the status of the coordination efforts with the City of O’Fallon for the roadway improvements, and with the utility companies for any relocations/adjustments.
 - b. In addition, The future “Construction Drawings” will require detailed Offsite roadway improvement plans for both Bryan and Feise Roads which includes all fully signalized intersections, entrances and widening improvements . This will be a separate set of plans to be approved by both cities. What is the status of these plans?
 - c. It is assumed the “Common Ground” for the Inverness Phase III development is also an easement that provides for the construction of the proposed sanitary sewer within the Common Ground area. Upon confirmation, label this area as “Common Ground and Easement”.
 - d. If an existing sanitary sewer lateral (#1575 Bryan Rd.) location is known, show it on the plan, and indicate how its removal/abandonment will be addressed. If applicable, add any pertinent information to Sheet C100 as well (removal/demolition).
 - e. General Note #1 should read....”at the time any **stage** of the project”.....

Subject: Rezoning, P.U.D. Request – Final Plan Application – 1st Review
The Prairie Encore
Dardenne Prairie Project No. 972260

4. Sheet C700:
 - a. This Sheet appears to be missing the Title Block and Border. Correct as necessary.
5. Sheet C800:
 - a. Add the missing Bearing and Distance information along the west crossing of Cora Marie Drive and add the distance between the existing and proposed R.O.W. at the northeast-most corner of the site.
 - b. The proposed R.O.W. distance at the common corner of Lot #5 and #6 appears to be incorrectly labeled as 115.02' if the individual distances are correct at 129.50'. Correct as necessary.
 - c. As a reminder, the "Shared Parking Plan Agreement" shall be provided and recorded prior to the issuance of the building permit.

Provide the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- A letter indicating how the above comments were addressed (**referencing specific locations/sheet numbers where the above comments were specifically addressed**). Include the Dardenne Prairie project number above in all correspondence and submitted documents.
- One (1) half-scale copy of the plans addressing the comments above,
- Thirteen (13) full-size **folded** copies and one (1) electronic copy (pdf format) of the plans addressing the comments above,
- One (1) half-scale copy of the building elevations
- Thirteen (13) **folded** copies and one (1) electronic copy (pdf format) of the building elevations.
- Thirteen (13) **folded** copies of floor general floor plans for all proposed buildings.
- Thirteen (13) copies of the substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings, and structures, including proposed easements or grants for public utilities. Provide separate copies for the various land use areas of the site, as appropriate.

The subject of rezoning application, P.U.D. Request – Final Plan, and associated plans will be considered by the Planning and Zoning Commission at the soonest meeting upon receipt of the revised documents.

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.

If you have any questions, please feel free to contact me.

Sincerely,

WEIS DESIGN GROUP

Tom Weis

Thomas P. Weis, PE
City Engineer

cc: James Knowles III, City Administrator
Kim Clark, City Clerk
Terri Voss, Administrative Coordinator

June 7, 2023
Engenuity Project# 22-0113
Dardenne Prairie Project #972260

City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368

RE: Responses to City Comment Letter Dated 05/16/2023

See below for comments and responses to the letter dated 05/16/2023.

1. The Legal Description provided (Bk 2679, Pg 1627) appears to be for the “parent” tract. Please provide the Legal Description for this project/parcel, with the acreage indicated.

Response: The correct legal description is attached.

2. Sheet C100:

- a. The existing curbing along the western edge of Bryan Road is noted with both keyed notes #8 (for removal) and #12 (for use-in-place). Correct as necessary or provide clarification.

The conflicting labels have been corrected.

- b. Label the Right-Of-Way lines “proposed” and “existing”.

The right-of-way lines have been labeled as indicated on sheet C100

3. Sheet C500:

- a. This Sheet appears to show the widening of both Bryan Road and Feise Road. Provide clarification on the status of the coordination efforts with the City of O’Fallon for the roadway improvements, and with the utility companies for any relocations/adjustments.

The roadway improvements are currently being coordinated.

- b. In addition, The future “Construction Drawings” will require detailed Offsite roadway improvement plans for both Bryan and Feise Roads which includes all fully signalized intersections, entrances and widening improvements . This will be a separate set of plans to be approved by both cities. What is the status of these plans?

A note has been added to sheet C500. The Construction Drawings are not finalized at this time.

- c. It is assumed the “Common Ground” for the Inverness Phase III development is also an easement that provides for the construction of the proposed sanitary sewer within the Common Ground area. Upon confirmation, label this area as “Common Ground and Easement”.

The Inverness Phase III Common Ground area is also an easement and is labeled as such.

- d. If an existing sanitary sewer lateral (#1575 Bryan Rd.) location is known, show it on the plan, and indicate how its removal/abandonment will be addressed. If applicable,

add any pertinent information to Sheet C100 as well (removal/demolition).

A note has been added to sheet C100 and sheet C500

e. General Note #1 should read...."at the time any *stage* of the project"

The note has been corrected.

4. Sheet C700:

a. This Sheet appears to be missing the Title Block and Border. Correct as necessary.

The title block has been added.

5. Sheet C800:

a. Add the missing Bearing and Distance information along the west crossing of Cora Marie Drive and add the distance between the existing and proposed R.O.W. at the northeast- most corner of the site.

The bearing and distance and the distance between the existing and proposed right-of-way has been added to sheet C800.

b. The proposed R.O.W. distance at the common corner of Lot #5 and #6 appears to be incorrectly labeled as 115.02' if the individual distances are correct at 129.50'. Correct as necessary.

The dimensions have been corrected.

c. As a reminder, the "Shared Parking Plan Agreement" shall be provided and recorded prior to the issuance of the building permit.

A note has been added to sheet C800

Please feel free to contact me with any questions or concerns you may have.

Sincerely,



Tom Buerk III, P.E.

Engenuity

Civil Project Manager

tomb@theengenuity.com



City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

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

June 7, 2023

Mr. Thomas Buerk III, P.E.
Engenuity
17057 N. Outer 40 Road
Chesterfield, Missouri 63005

Subject: P.U.D. Request ~ Final Plan Application – 2nd Review
The Prairie Encore
Dardenne Prairie Project No. 972260

Dear Mr. Buerk:

The subject Final Plans, and associated documents that were received by the City on June 7, 2023, have been reviewed.

Please provide the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- The “Responses to City Comment Letter Dated 05/16/2023” and submitted on June 7, 2023 indicating how the previous comments were addressed (**referencing specific locations/sheet numbers where the above comments were specifically addressed**). Include the Dardenne Prairie project number above in all correspondence and submitted documents.
- One (1) half-scale copy of the plans addressing the comments above,
- Thirteen (13) full-size **folded** copies and one (1) electronic copy (pdf format) of the plans addressing the comments above,
- One (1) half-scale copy of the building elevations
- Thirteen (13) **folded** copies and one (1) electronic copy (pdf format) of the building elevations.
- Thirteen (13) **folded** copies of floor general floor plans for all proposed buildings.
- Thirteen (13) copies of the substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of land, buildings, and structures, including proposed easements or grants for public utilities. Provide separate copies for the various land use areas of the site, as appropriate.

The subject of rezoning application, P.U.D. Request – Final Plan, and associated plans will be considered by the Planning and Zoning Commission at the soonest meeting upon receipt of the revised documents.

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.

If you have any questions, please feel free to contact me.

Sincerely,

WEIS DESIGN GROUP

Tom Weis

Thomas P. Weis, PE
City Engineer

PLANNING & ZONING MINUTES

MAY 10, 2023

The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:02 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 Alderman Wandling, Chairman Etzkorn, Commissioners Fry, Helms, Musler, Rowley, Shea, Stankovich and Wooldridge. Commissioners Bailey, Detweiler and Wilson were absent. Also present were City Clerk Kim Clark, City Engineer Tom Weis, City Administrator James Knowles and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

NEW BUSINESS

1. Amendment to Record Plat – for land commonly known as “The Prairie” and more particularly described in the Record Plat Application received by the City on April 8th, 2021, on file with the City Clerk from Applicant Matt Fogarty Premier Design Group.

Matt Fogarty was in attendance to present the plat.

A motion was made by Chairman Etzkorn, seconded by Commissioner Wooldridge to recommend approval to the Board of Alderman. Motion passed. Chairman Musler abstained.

OLD BUSINESS

1. Record Plat – Lot Split – for the 1.59 acres of land commonly known as 1755 Hanley Rd and more particularly described in the Rezoning Request Application received by the City on March 1st, 2023, on filed with the City Clerk from Applicant John Henke.

Mr. Henke was in attendance.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Shea to table the lot split until information is received on the sewer easement, road clarification and other easements to both properties. Roll call was as follows:

Chairman Etzkorn – Aye	Commissioner Bailey – Absent
Commissioner Wilson – Absent	Commissioner Stankovich – Aye
Commissioner Fry – Aye	Commissioner Wooldridge – Aye
Commissioner Rowley – Aye	Commissioner Helms – Aye
Commissioner Shea - Aye	Commissioner Detweiler – Absent
Commissioner Musler - Aye	

APPROVAL OF MINUTES

Approval of 04-12-23

A motion was made by Commissioner Shea, seconded by Commissioner Stankovich to approve the 04-12--23 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

City Administrator Knowles mentioned the Vision Steering Committee. Chairman Etzkorn and Commissioner Wooldridge expressed their interest in serving on the committee.

ADJOURNMENT

Without objection, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Kim Clark, City Clerk