



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

April 13, 2018

Steve Marion, P.E.
Premier Engineering, Architecture & Surveying, LLC
308 TCW Court
Lake St. Louis, Missouri 63367

Subject: Conditional Use Permit and Site Plan Applications – 1st Review
Sunterra
Dardenne Prairie Project No. 971730

Dear Mr. Marion:

The subject conditional use permit (CUP) application that was received by the City on April 3, 2018, and the site plan application that was received by the City on April 6, 2018, have been reviewed. The CUP application fee and site plan review fee have been received by the City. Before we can recommend approval, the following comments need to be addressed:

1. Revise the title of the site plan from "Preliminary Development Plans" to be "Site Plan."
2. Include the Dardenne Prairie project number referenced above to the upper right-hand corner of the plan.
3. Remove the text "(by annexation)" from Development Plan Note 3 on Sheet C-100 and Sheet C-200.
4. The proposed use in Development Note 5 on Sheet C-100 and Sheet C-200 does not match the proposed use of "surgical & elderly rehabilitation facility" listed on the conditional use permit application.
5. Remove the sidewalk ramp that directs pedestrian flow into the Highway N and Monet Drive intersection.
6. A transition strip shall be provided on any lot in a commercial or industrial district that abuts a residential district.
 - a. Such transition strip shall not be less than fifteen (15) feet for all commercial districts.
 - b. Such transition strip shall be provided along every lot line, except a front lot line, which abuts a lot in such districts and shall not be included as part of the yard required around the building or structure.
 - c. Such transition strip shall be improved at the time the lot is improved and shall include a planting screen consisting of compact evergreen plants that will provide an effective screen.
 - d. A six (6) to eight (8) foot high screen wall or fence may be required in addition to or in lieu of a planting screen when the reviewing authority deems it necessary in order to adequately screen certain types of non-compatible uses.
 - e. 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 the Municipal Code.
 - f. Light fixtures shall not be located within required transition strips.

Subject: Conditional Use Permit and Site Plan Applications – 1st Review
Sunterra
Dardenne Prairie Project No. 971730

7. Provide a photometric lighting plan for the site.
 - a. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed fifty-hundredths (0.50) foot-candles. The use of shielded luminaries and careful fixture placement is encouraged so as to facilitate compliance with this requirement.
 - b. All areas designated on required Site Plans for vehicular parking, loading or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of four-tenths (0.4) foot-candles.
8. Show on the site plan the location and size of all existing utilities (public and private) serving the property as well as the location and size of all proposed utilities to serve the property.
9. Add a note to the site plan guaranteeing that all necessary utilities (public and private) will be available, functioning and usable at the time any stage of the project or the total project is ready for occupancy.
10. Identify on the site plan the location, height and intensity of all exterior lighting.
11. Include in the site plan the details for the proposed trash enclosure.
12. Provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of the Municipal Code.
13. The "Setback Requirements for C-2 Zoning District" notes on Sheet C-100 and C-200 do not match the yard requirements from the Municipal Code:
 - a. Front yard: not less than twenty-five (25) feet, excluding all signs, pump islands and canopies of gasoline service stations.
 - b. Side yard: not less than ten (10) feet. A side yard of not less than twenty-five (25) feet shall be provided on the street side of a corner lot.
 - c. Rear yard: not less than fifteen (15) feet.
14. The "Setback Requirements for C-2 Zoning District" notes on Sheet C-100 and C-200 do not match the transition strip requirements from the Municipal Code: On any lot in a commercial or industrial district that abuts a lot in a residential district shall be provided a transition strip.
 - a. Transition strip shall not be less than fifteen (15) feet for all commercial districts.
 - b. Transition strip shall be provided along every lot line, except a front lot line, which abuts a lot in such districts and shall not be included as part of the yard required around the building or structure.
 - c. Such transition strip shall be improved at the time the lot is improved and shall include a planting screen consisting of compact evergreen plants that will provide an effective screen. A six (6) to eight (8) foot high screen wall or fence may be required in addition to or in lieu of a planting screen when the reviewing authority deems it necessary in order to adequately screen certain types of non-compatible uses.
 - d. 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 the Municipal Code.
15. Provide sight distance calculations on the site plan for the proposed driveways.
16. 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 site plan all of the proposed traffic improvement measures identified in the traffic study, if any, that will be incorporated into the development.

Subject: Conditional Use Permit and Site Plan Applications – 1st Review
Sunterra
Dardenne Prairie Project No. 971730

17. Remove the reference to the St. Charles County Community Development on Sheet C-100.

Provide the following items by April 20, 2018, for distribution to the Planning and Zoning Commission and Board of Aldermen:

- A letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents.
- One (1) half-scale copy of a site plan addressing the comments above,
- Twenty-three (23) full-size **folded** copies and one (1) electronic copy (pdf format) of a site plan addressing the comments above,
- Twenty-three (23) **folded** copies and one (1) electronic copy (pdf format) of the building elevations, and

The Conditional Use Permit and Site Plan applications will be considered by the Planning and Zoning Commission at their meeting that is scheduled to begin at 7:00 p.m. on May 9, 2018, and by the Board of Aldermen at their meeting that is scheduled to begin 7:00 p.m. on May 16, 2018. Both meetings are planned to take place at the City Hall at 2032 Hanley Road. 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,
KEHOE ENGINEERING COMPANY, INC.

A handwritten signature in black ink, reading "Luke R. Kehoe". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Luke R. Kehoe, P.E., CFM, LEED AP
City Engineer

cc: David Zucker, Mayor
Kim Clark, City Clerk
Jeff Amelong, Building Code Official
Planning and Zoning Commission
Board of Aldermen
Cortney Liddiard, Sunterra O'Fallon, RE, LLC