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April 14, 2017

Clay Vance, P.E.
Vance Engineering, Inc.
10537 Lackland Road
St. Louis, Missouri 63114

Subject: Rezoning Request & P.U.D. Request – Area Plan – 1st Review
2353 Jay Court
Parcel ID: 2-113A-4169-00-0003
Dardenne Prairie Project No. 971770

Dear Mr. Vance:

The subject applications that were received by the City on April 3, 2017, have been reviewed. The application and review fees have been received by the City. The following comments need to be addressed:

1. Provide a copy of the public hearing notice letter mailed to adjacent property owners within 300 feet of the subject lot. These letters must be postmarked no later than April 25, 2017.
2. Provide a preliminary storm water management plan for the proposed development in compliance with Section 550.100 of the Municipal Code. Indicate in the management plan how the proposed site will meet the City's requirement for treating storm water for both quantity and quality or calculations to show that this development is exempt from treatment requirements. All computations, plans, and specifications must be prepared and sealed by a professional engineer registered in the State of Missouri.
3. All plans submitted in support of an Area Plan or Final Plan must include a landscape plan and include transition strip visual screening where appropriate. Please include the following in the landscape plan:
 - a. Single-family residential developments are not subject to the landscape credit requirements, but they are subject to the street tree requirements in City Code. Developers are required to plant street trees in public right-of-way in the residential development. A street tree planting plan should be submitted to the City in the initial stages of planning the development. The planting plan should clearly illustrate the number, size and species of trees to be planted in front of every residential lot within the development.
 - b. By ordinance, one tree must be planted for every forty feet of road frontage on each lot, with a minimum of one tree per lot. This requirement may be calculated by dividing the total linear feet of roadway in a development by 40, but that method usually results in a higher than required number of trees. The ordinance requirement is based on a calculation per lot. To calculate the required street trees per lot, the road frontage along each individual lot is totaled. This total must be inclusive of the linear feet of every road that individual lot abuts to, including streets that border the sides and rear of the property. This individual lot right-of-way abutment total is divided by forty and rounded down to the nearest whole number. That whole number is the number of street trees that must be planted in the right-of-way bordering that lot.

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- c. Provide a calculation of the proposed number of street trees required and the number of street trees proposed.
 - d. Add notes to the plan that state, “All approved landscape materials must be installed before a final occupancy permit will be issued, unless an escrow is posted with the City in lieu thereof for the cost and labor of installing such materials. In the event that the improvements for a lot or lots are not satisfactorily installed within one (1) year after the issuance of an occupancy permit therefore, the City of Dardenne Prairie has the right to remove said monies from escrow to complete the guaranteed improvements, unless an extension in time is granted.”
 - e. Provide a calculation to show the number of trees to be remove from the site.
4. Revise the submitted P.U.D. Area Plan per the following:
- a. Add the Dardenne Prairie project number referenced above to the upper right-hand corner of the plan.
 - b. Remove the text “Preliminary Plat” from title block.
 - c. Revise the title of the plan to read “P.U.D. Area Plan” instead of “Area Plan”
 - d. A street address is not an acceptable name for a planned unit development of three separate lots.
 - i. You may wish to create a development name from the legal description of the boundary (e.g., “A 2nd Resubdivision of Part of Lot 3 of Bates Estates”, or some other variant.)
 - e. The proposed lots should follow the current lot naming convention of the Bates Estates subdivision (i.e., Lot 3C, Lot 3D and Lot 3E).
 - f. Add the names, addresses and phone numbers of the owner(s) of record and developer.
 - i. The owner name shown on the plan does not match the owner identified in the P.U.D. Request – Area Plan application.
 - g. The proposed zoning shown in the “Property Data” table should be “R-1D, P.U.D.”
 - h. Revise the key map showing the P.U.D. in relation to the surrounding area per the following:
 - i. Identify Interstate 64.
 - ii. Identify Missouri Route 364.
 - iii. Show South Outer 364
 - iv. The north end of Bates Road is not depicted correctly.
 - v. The south end of Bryan Road is not depicted correctly.
 - i. The following yard requirements are not depicted correctly on the plan:
 - i. The rear yard of “Proposed Lot 1” is not shown as not less than twenty-five (25) feet opposite of Quail Lane.
 - ii. The rear yard of “Proposed Lot 3” is not shown as not less than twenty-five (25) feet opposite of Blue Jay Lane.
 - j. Add a note to the plan identifying the maximum percentage lot coverage by structures (thirty percent (30%) of the lot area).
 - k. Add the following notes for buildings and structures to the plan:
 - i. No building or structure shall exceed a height of two and one-half (2½) stories or thirty-five (35) feet, whichever is less.
 - ii. No detached accessory building shall exceed a height of twenty-five (25) feet nor higher than the main building.
 - 1. (See Section 405.415 for additional regulations on accessory buildings.)
 - l. Add the following notes for minimum dwelling size to the plan:
 - 1. The minimum dwelling size for one-story, single-family residential

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- dwelling units shall be one thousand six hundred (1,600) square feet of living area.
- 2. The minimum living area for two-story, single-family residential dwelling units shall be one thousand two hundred fifty (1,250) square feet for the first (1st) floor and two thousand two hundred (2,200) square feet total.
- 3. The minimum living area for split level, split foyer, one and one-half (1½) story, single-family residential units shall be one thousand nine hundred (1,900) square feet.
- m. Add a note to the plan to indicate that the minimum number of off-street parking spaces that shall be provided for each single-family (two (2) spaces per dwelling).
- n. Show the names of all adjacent subdivisions, layout of streets (with names), right-of-way widths, easements adjacent to or connecting with the tract, along with the location and size of all existing sanitary sewer, storm sewer and supply facilities within two hundred (200) feet of the proposed development.
- o. Add a note to the plan identify the source and age of the topographic data along with reference to the vertical datum used to create the contours. All topographic data must directly relate to datum from the United States Geological Survey.
- p. Identify on the plan the zoning status of all adjacent properties. Very clearly identify all zoning district boundary lines.
- q. Identified on the plan boundary lines of school districts, fire districts, water districts and municipal limits where applicable.
- r. Identify the proposed stages of development. If the development is proposed to developed in one stage, identify as such on the plan.
- s. The Area Plan must include the following information:
 - i. Total gross area of the P.U.D. Area Plan in acres.
 - ii. Breakdown of total gross area by land use type (such as single-family).
 - iii. The total number of residential units.
 - iv. The average square feet of residential land per each type of residential unit.
 - v. Total parking by land use type and parking ratio per dwelling unit.
 - vi. The proposed residential density per acre (exclusive of public right-of-way and inclusive of public right-of-way).
- t. Provide typical building elevations of proposed structures.
- u. Identify the flood hazard boundaries/zones as shown on current United States Federal Emergency Management Agency (FEMA) maps.
- v. List all deviations from City ordinances and from the standard zoning district regulations for the uses included along with a statement that no deviations other than those listed are included in the P.U.D. No deviations other than those listed will be allowed during the review and approval of a P.U.D. Final Plan or Construction Plans. If no deviations are proposed, add a note to state this.
- w. Show proposed easements for future extension utilities on all sides of all lots.
 - i. Is the existing sanitary sewer located within an easement?
 - ii. Identify all existing utilities as either public or private.
 - 1. Identify the material and size of all existing utilities.
 - 2. Show how utilities will be extended to service all proposed lots.
- x. Once the P.U.D. Area Plan is approved by the Board of Aldermen, the applicant shall review the plan in its approved form. The applicant and the owner(s) of record shall then sign a statement that the approved plan shall be binding upon the applicant and the owner(s) of record and upon their heirs, successors and assigns. Add this statement to the plan with signature line(s).

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- y. Add a note to the plan to indicate how trash service will be provided at the site.
5. If applicable, provide twenty-three (23) copies of the proposed deed restrictions, protective covenants and bylaws for the property. 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.
 6. Provide a list of the names and addresses of the owners 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 proposed for rezoning.
 7. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents.

Provide the following items for distribution to the Planning and Zoning Commission and Board of Aldermen by April 21, 2017:

- One (1) half-scale copies of the revised P.U.D. Area Plan addressing the comments above,
- Twenty-three (23) full-size **folded** copies of the revised P.U.D. Area Plan addressing the comments above,
- One (1) electronic copy (pdf format) of all items submitted to the City for each submittal.

The Rezoning Request and P.U.D. Request - Area 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 3, 2017, and by the Board of Aldermen at their meeting that is scheduled to begin 7:00 p.m. on May 10, 2017. 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.



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

cc: David Zucker, Mayor
Kim Clark, City Clerk
Planning and Zoning Commission
Board of Aldermen
Jack Wu, February Properties, LLC