



October 10, 2018

**Luke Kehoe, P.E.**  
*City Engineer*  
City of Dardenne Prairie  
2032 Hanley Road  
Dardenne Prairie, MO 63368

Subject: Rezoning Request  
Conditional Use Permit Application and  
P.U.D. Request – Area Plan – 2<sup>nd</sup> Review  
Inverness  
Dardenne Prairie Project No. 971950

Dear Mr. Kehoe:

Thank you for your review letter dated October 4, 2018. Below in **RED** are the responses and how we addressed each of the comments. The revisions were fairly minor, but we are reprinting the entire set, and bringing 23 fresh copies to the meeting tonight.

1. The enclosed City of Dardenne Prairie invoice has not yet been paid:
  - a: Invoice No. 12076 to Husch Blackwell, LLP, property owner representative.

**The property owner is paying this invoice.**

2. Provide a preliminary stormwater management plan pursuant to Chapter 550 of the Municipal Code:
  - a: Following receipt of a preliminary storm water management plan, and the information to be included with such plan, the general concepts and planning proposals will be reviewed by the City Engineer. The City Engineer will 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.

**Page Six (Preliminary Stormwater Management Plan) has been added to the Area Plan.**

3. 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.

**A signed and seal copy of the traffic report has been provided.**

4. Show on the P.U.D. Area Plan the names and addresses of all the owners of property within one hundred eighty-five (185) feet of the subject properties.
  - a. Parcel just east of the end of Devon Drive.

The parcel in question is owned by the Villages at Bainbridge HOA and has been labeled.

5. Identify the flood zone for the subject properties as shown on current United States Federal Emergency Management Agency (FEMA) maps.

The FEMA note has been revised to say "ST CHARLES COUNTY MO & INCORPORATED AREAS MAP # 29183C0240G, PANEL 240 OR 525 DATE: JANUARY 20, 2016. THE 106.4 AC SITE IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD)

6. The following comments pertain to the lot properties table on Sheet 05:
  - a. The lot coverages for Lots 209-266 are not provided.
  - b. Many of the lot widths provided are not correct.
    - i. It appears that you are using a definition of lot width that is inconsistent with the Municipal Code.
    - ii. A "Building Line" is a regulatory construct used to establish required setbacks, not the location of the edge of a built structure.
      1. LOT WIDTH is defined in the Municipal Code — The distance between side lot lines measured along the front building line.
      2. BUILDING LINE or SETBACK LINE is also defined in the Municipal Code — A line parallel to a street right-of-way line, edge of a stream or other property line established on a parcel of land or lot for the purpose of prohibiting construction of a building or structure in the area between such building line and right-of-way stream banks or other property line. A line parallel to a street right-of-way line, edge of a stream or other property line established on a parcel of land or lot for the purpose of prohibiting construction of a building or structure in the area between such building line and right-of-way stream banks or other property line.

Apparently there was a computer glitch when the pdf file was created and printed that affected the chart for lots 209-266. We will reprint and bring the new chart to the meeting.

We relabeled the columns on the chart to be clearer regarding the "Minimum lot width at the Building line (Setback Line)".

7. The provided tree survey indicates that seventy-five (75%) of the existing forested area will be cleared. The "Municipal Tree and Landscape Ordinance" for the City of Dardenne Prairie allows no more than fifty percent of the forested area to be cleared or developed on tracts of land over three acres.
  - a. In addition to the provided clearing calculations on Sheet TS-2, provide calculations to show the required mitigated reforestation area(s) and the number of trees required for reforestation including the following:
    - i. Unrestricted or Allowable Clearing = Total area of woodlands x 50%

- ii.       $\text{Additionally Cleared Area} = \text{Total proposed woodland clearing} - \text{Unrestricted or allowable clearing}$
- iii.      $\text{Mitigated Reforestation Area} = \text{Additionally Cleared Area} \times 1.5$   
            Reforestation Factor
- iv.       $\text{Number of Trees Required for Reforestation} = \text{Mitigated Reforestation Area} \times 400 \text{ trees per acre.}$

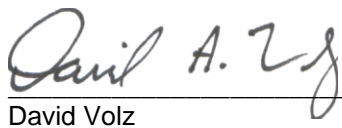
While the proposed site plan does call for removal of more than the 50% of the existing tree canopy permitted by City ordinance on the site, there are numerous other aspects of the proposed site plan that the applicant has voluntarily included that add additional costs to the development, but which either exceed City requirements, or lend to beautification of the site. Specifically, applicant has included (a) multiple lakes with fountains, ( b) an extensive walking trail system, (c) public gathering space with augmented landscaping and other improvements, and (d) wider than standard road section on the main road through the site.

For these reasons, applicant respectfully requests that the Commission recommend approval of the Area Plan as submitted, so that the Board of Aldermen might utilize the new provision in the City's Code that allows for flexibility in the reforestation requirement when considering the project as a whole.

Thank you and let me know if you have any questions or comments.

Sincerely,

**VOLZ Incorporated**  
*Professional Service Company*

  
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David Volz