

DARDENNE



PRAIRIE

CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

PLANNING AND ZONING COMMISSION AGENDA
OCTOBER 9, 2024
7:00 p.m.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Alderman Detweiler
Chairman Etzkorn
Commission members:
Bailey
Fry
Musler
Northcutt
Ogle
Pollard
Stankovich
Wooldridge

PUBLIC COMMENT

PUBLIC HEARINGS

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “Veterinarian” as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned “C2” General Commercial “PUD” Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.
2. **CUP & Site Plan Request – Animal Dental Care & Surgery St. Louis, LLC:** Johnathan James, Owner of Animal Dental Care & Surgery St. Louis, LLC has submitted a Site Plan CUP Application to allow “Veterinarian” as a permitted use at 1012 Rondale Court located in the Dardenne Prairie Professional Park located on the north side of Highway N, just east of Stump Road. The building is 7,150 SF and zoned “C2” General Commercial and more particularly described in the CUP Application received on August 27, 2024, on file with the City Clerk from Applicant

- CUP Request - Town Square Commercial:** Kumara Vadivelu, owner of Azack Construction, Kumar Commercial has submitted a CUP Application for various commercial uses for the 5,000 SF building located at 300-324 Town Square Avenue. The building is 5,000 SF and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

NEW BUSINESS

- CUP & Site Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow "Veterinarian" as a permitted use for and a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.
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- CUP Request - Town Square Commercial:** Kumara Vadivelu, owner of Azack Construction, Kumar Commercial has submitted a CUP Application for various commercial uses for the 5,000 SF building located at 300-324 Town Square Avenue. The building is 5,000 SF and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

APPROVAL OF MINUTES

- Approval of 09-11-24 Minutes

COMMISSION COMMUNICATIONS

ADJOURNMENT

MEMO

TO: Dardenne Prairie Planning and Zoning Commission
FROM: Todd Streiler, Planning & Development Manager
DATE: October 2, 2024
SUBJECT: Planning and Zoning Commission Meeting Scheduled for October 09, 2024

Items for consideration at this meeting include:

PUBLIC HEARINGS:

1. **CUP & Area Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow “Veterinarian” as a permitted use for and an Area Plan showing a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned “C2” General Commercial “PUD” Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.

On September 10, 2024, a CUP Application, Area Plan and Architectural Elevations were submitted for Staff review. The items were reviewed by the Planning & Development Manager and a Comment Letter dated September 20 2024, was issued, which is enclosed.

The CUP public hearing notice was published in the St. Charles Business Record on September 20 2024.

On September 25, 2024, a revised Area Plan was submitted, which is enclosed. The application and supporting documents addressed all of Staff’s applicable comments contained in the September 20, 2024, Comment Letter. The Area Plan and CUP request meets the requirements of the City’s Zoning Code and is consistent with the City’s 2020 Comprehensive Plan.

2. **CUP & Site Plan Request – Animal Dental Care & Surgery St. Louis, LLC:** Johnathan James, Owner of Animal Dental Care & Surgery St. Louis, LLC has submitted a Site Plan CUP Application to allow “Veterinarian” as a permitted use at 1012 Rondale Court located in the Dardenne Prairie Professional Park located on the north side of Highway N, just east of Stump Road. The building is 7,150 SF and zoned “C2” General Commercial and more particularly described in the CUP Application received on August 27, 2024, on file with the City Clerk from Applicant

On August 27, 2024, an CUP Application and Site Plan and were submitted for Staff review. The items were reviewed by the Planning & Development Manager and a Comment Letter dated September 20 2024, was issued to the builder, Bernard Steffel, Managing Member of Steffel & Sons Construction, LLC, which is enclosed.

The CUP public hearing notice was published in the St. Charles Business Record on September 20th.

On October 1, 2024, a revised Site Plan was submitted, which is enclosed. The revised Site Plan and supporting documents addressed all of Staff’s comments contained in the September 20, 2024, Comment Letter. The Site Plan and CUP request meets the requirements of the City’s Zoning Code and is consistent with the City’s 2020 Comprehensive Plan.

- 3. CUP Request- Town Square Commercial:** Kumara Vadivelu, owner of Azack Construction, Kumar Commercial has submitted a CUP Application for various commercial uses for the 5,000 SF building located at 300-324 Town Square Avenue. The building is 5,000 SF and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

On September 16, 2024, Kumara submitted a building permit for a tenant finish that included a sit-down restaurant (Fusion Bites) and a carry-out food preparation facility. Upon review, Staff determined that the uses required a CUP and requested a Conditional Use Permit Application and the appropriate fees.

On September 20, 2024, Kumara submitted a CUP Application and required fees.

The CUP public hearing notice was published in the St. Charles Business Record on September 24th.

NEW ITEMS:

- 1. CUP & Site Plan Request – Prairie Ridge Animal Hospital:** Engenuity has submitted a CUP Application to allow "Veterinarian" as a permitted use for and an Area Plan showing a 8,200 SF veterinarian facility on Lot 6 of the Prairie Encore located on the north side of Fiese Road, just west of Bryan Road. The site is 1.6 acres and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on September 10, 2024, on file with the City Clerk from Applicant.

Forwarded from Public Hearing.

- 2. CUP & Site Plan Request – Animal Dental Care & Surgery St. Louis, LLC:** Johnathan James, Owner of Animal Dental Care & Surgery St. Louis, LLC has submitted a Site Plan CUP Application to allow "Veterinarian" as a permitted use at 1012 Rondale Court located in the Dardenne Prairie Professional Park located on the north side of Highway N, just east of Stump Road. The building is 7,150 SF and zoned "C2" General Commercial and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

Forwarded from Public Hearing.

- 4. CUP Request- Town Square Commercial:** Kumara Vadivelu, owner of Azack Construction, Kumar Commercial has submitted a CUP Application for various commercial uses for the 5,000 SF building located at 300-324 Town Square Avenue. The building is 5,000 SF and zoned "C2" General Commercial "PUD" Planned Unit Development and more particularly described in the CUP Application received on August 29, 2024, on file with the City Clerk from Applicant.

Forwarded from Public Hearing.

EXISTING ITEMS: None.

INFORMATION ONLY: None.

Enclosures

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

DARDENNE



Fax 636.6898.0923

www.DardennePrairie.org

Planning & Development Manager

Phone 636.755.5314

Tstreiler@DardennePrairie.org

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

Fax 636.625.0077

September 20, 2024

Sean Ackley, PE
Engenuity
via Email seana@theengenuity.com

Subject: The Prairie Encore Vet Clinic-CUP Application & 3rd Amended PUD Area Plan
Dardenne Prairie Project No. 24-1060

Dear Mr. Ackley:

The proposed 3rd Amended Area Plan, CUP Application, and fees in the amount of \$1,090.00 were received by the City on September 10, 2024. Staff has reviewed the application for completeness and compliance with the applicable regulations and submit the following comments and recommendations.

1. Add the Dardenne Prairie project number, noted above, to the lower right-hand corner of the Cover Sheet (C000).
2. As required by Section 405.250 A.9, provide a preliminary stormwater management plan pursuant to the requirements of Chapter 550 of this Code.
3. Show the 25' front, 10' side and 15' rear setback on the site plan.
4. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents. Be advised, additional comments will be forthcoming from the City Engineer.

Once the above items have been satisfactorily addressed, please submit the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- One (1) 11x17 copy and twenty (20) full-size **folded** copies of the site plan, elevations and landscape plan revised to address the comments above.
- One (1) electronic copy (pdf format) of all items submitted to the City.

The CUP application and site plan may be considered by the Planning and Zoning Commission at their October 9, 2024, and by the Board of Aldermen at their October 16, and October 30, 2024, meeting. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The site plan and any 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.

Subject: The Prairie Encore Vet Clinic
1st Review
Dardenne Prairie Project No. 24-1060

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

Respectfully,

A handwritten signature in black ink that reads "Todd Streiler". The signature is written in a cursive, flowing style.

Todd Streiler, AICP, LEED AP
Planning & Development Manager

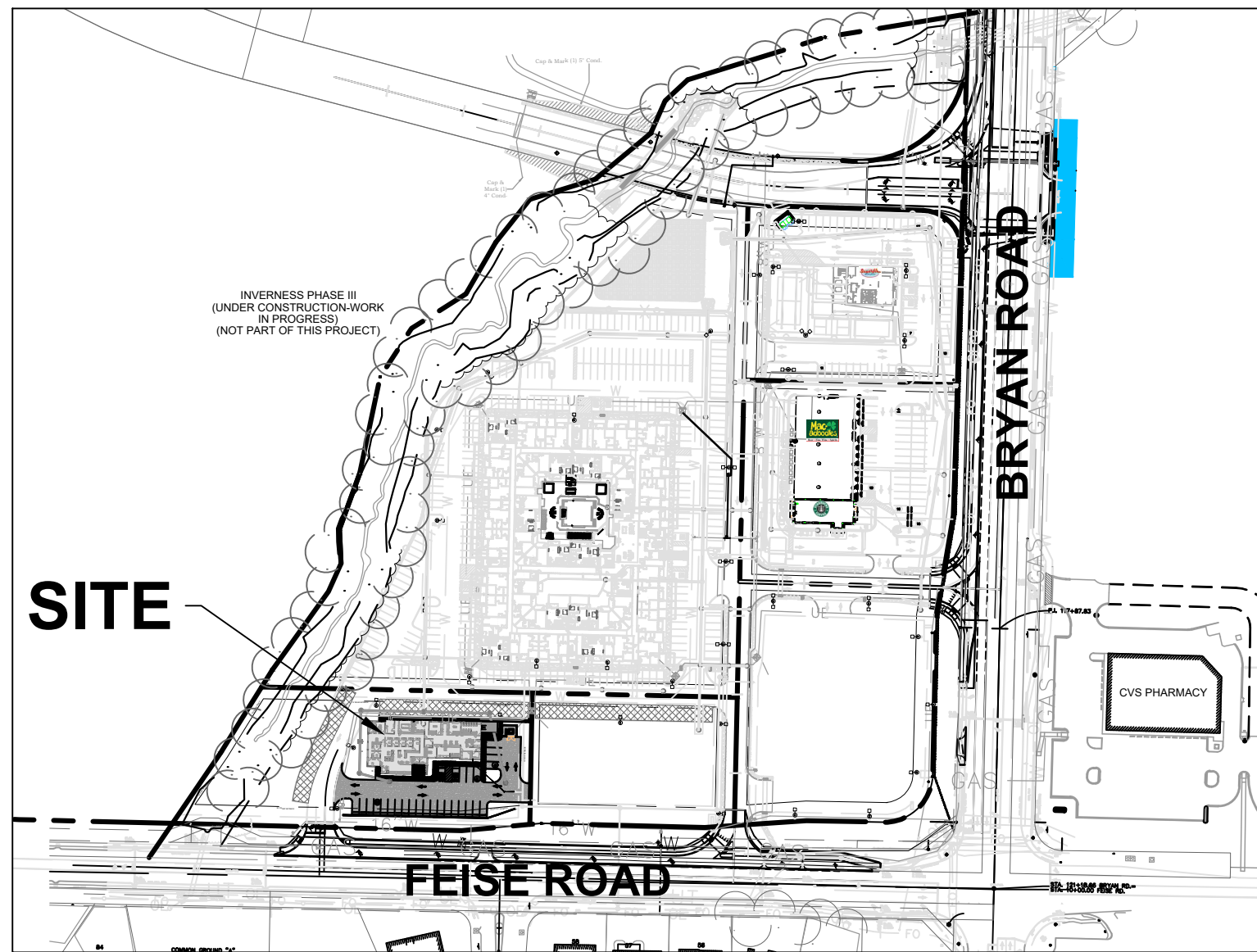
cc: John Gotway, Mayor
Kim Clark, City Clerk

THIRD AMENDED P.U.D. AREA PLAN FOR THE PRAIRIE ENCORE

A TRACT OF LAND BEING PART OF SECTION 1,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

LEGEND

EXISTING	PROPOSED



LOCATION MAP
NOT TO SCALE

PROPERTY INFORMATION

OWNER:	MIA ROSE HOLDINGS, LLC
SITE ADDRESS:	1575 BRYAN ROAD DARDENNE PRAIRIE, MISSOURI 63366
PARCEL ID#:	4-0033-S001-00-0001.2000000
EXISTING ZONING:	C-3 PLANNED UNIT DEVELOPMENT (P.U.D.)
SUBJECT SITE AREA:	TOTAL = 17.25 ACRES (INCLUDES R/W)
NUMBER OF RESIDENTIAL UNITS:	LOT 1 - 190 UNITS (MULTI-FAMILY RESIDENTIAL)
WATER DISTRICT:	PUBLIC WATER SUPPLY DISTRICT #2
FIRE DISTRICT:	O'FALLON FIRE PROTECTION DISTRICT
SEWER DISTRICT:	DUCKETT CREEK SANITARY DISTRICT
ELECTRIC SERVICE:	AMEREN MISSOURI ELECTRIC
NATURAL GAS SERVICE:	SPIRE ENERGY
SCHOOL DISTRICT:	WENTZVILLE SCHOOL DISTRICT
COMMUNICATIONS:	SPECTRUM / AT&T COMMUNICATIONS

REGULATIONS AND PERFORMANCE STANDARDS FOR C-3 ZONING DISTRICT (BASIS FOR COMMERCIAL - LOTS 2, 3, 4, 5, 6)

- LOT WIDTH = 150 FEET WIDE AT BUILDING LINES
- LOT DEPTH = NONE
- LOT COVERAGE = NONE
- FRONT YARD = NOT LESS THAN 25 FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS
- SIDE YARD = NOT LESS THAN 10 FEET. 25 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
- REAR YARD = NOT LESS THAN 15 FEET.
- TRANSITION STRIP BETWEEN RESIDENTIAL AND COMMERCIAL DISTRICT SHALL BE A MINIMUM OF 15 FEET.

DEVIATIONS REQUESTED FOR FOR C-3 ZONING DISTRICT (BASIS FOR COMMERCIAL - LOTS 2, 3, 4, 5, 6)

- LOT WIDTH - N/A
- LOT DEPTH - N/A
- LOT COVERAGE - N/A
- FRONT YARD - N/A
- SIDE YARD - N/A
- REAR YARD - N/A
- TRANSITION STRIP BETWEEN RESIDENTIAL AND COMMERCIAL DISTRICT:
LOT 1 TRANSITION STRIP BETWEEN LOTS 2, 3, 4, 5, 6 = 0 FEET

THE APPLICANT AND OWNER(S) OF RECORD HAVE REVIEWED THE APPROVED AREA PLAN AND ALL THE IMPROVEMENTS AS SHOWN ON THE AREA PLAN SHALL BE BINDING UPON THE APPLICANT AND THE OWNER(S) AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

SIGNED

OWNER

APPLICANT

SITE COVERAGE CALCULATIONS

EXISTING SITE		
17.25 ac.		
Description	Area (ac.)	% Total
Buildings =	0.26	1.5%
Pavement =	0.33	1.9%
Total Impervious Area =	0.59	3.4%
Open Space =	16.66	96.6%
PROPOSED SITE		
17.25 ac.		
Description	Area (ac.)	% Total
Buildings =	1.99	11.6%
Pavement =	8.16	47.3%
Total Impervious Area =	10.15	58.8%
Open Space =	7.10	41.2%
LOT 1		
6.71 ac.		
Description	Area (ac.)	% Total
Buildings =	1.52	22.7%
Pavement =	2.56	38.2%
Total Impervious Area =	4.09	60.9%
Open Space =	2.63	39.1%
LOT 2		
1.37 ac.		
Description	Area (ac.)	% Total
Buildings =	0.07	5.0%
Pavement =	1.10	80.4%
Total Impervious Area =	1.17	85.5%
Open Space =	0.20	14.5%
LOT 3		
1.58 ac.		
Description	Area (ac.)	% Total
Buildings =	0.28	17.69%
Pavement =	1.08	68.1%
Total Impervious Area =	1.36	85.7%
Open Space =	0.23	14.3%
LOT 4		
1.72 ac.		
Description	Area (ac.)	% Total
Buildings =	0.12	7.0%
Pavement =	1.29	75.0%
Total Impervious Area =	1.41	82.0%
Open Space =	0.31	18.0%
LOT 5		
0.99 ac.		
Description	Area (ac.)	% Total
Buildings =	0.24	24.2%
Pavement =	0.75	75.8%
Total Impervious Area =	0.99	100.0%
Open Space =	0.00	0.0%
LOT 6		
1.60 ac.		
Description	Area (ac.)	% Total
Buildings =	0.72	45.2%
Pavement =	0.19	11.7%
Total Impervious Area =	0.91	56.9%
Open Space =	0.69	43.1%
LOT 7		
1.17 ac.		
Description	Area (ac.)	% Total
Buildings =	0.00	0.0%
Pavement =	1.17	100.0%
Total Impervious Area =	1.17	100.0%
Open Space =	0.00	0.0%
PROPOSED R/W		
2.11 ac.		
Description	Area (ac.)	% Total
Buildings =	1.16	55.0%
Pavement =	0.95	45.0%

LOT AREAS

Lot	Area	Acres
Lot 1 Area =	292,453 sq. ft.	6.71 Acres
Lot 2 Area =	59,591 sq. ft.	1.37 Acres
Lot 3 Area =	68,966 sq. ft.	1.58 Acres
Lot 4 Area =	74,998 sq. ft.	1.72 Acres
Lot 5 Area =	43,096 sq. ft.	0.99 Acres
Lot 6 Area =	69,842 sq. ft.	1.60 Acres
Lot 7 Area =	50,785 sq. ft.	1.17 Acres
Cora Marie R/W	31,317 sq. ft.	0.72 Acres
Bryan/Feise R/W	60,379 sq. ft.	1.39 Acres
Total =	751,427 sq. ft.	17.25 Acres

DENSITY CALCULATIONS

Total Dwelling Units =	190 units
Total Area Including ROW	17.25 acres
	11.01 units/acre (Including ROW)
Total Area Excluding ROW	15.23 acres (Excluding ROW)
	12.47 units/acre

PARKING SUMMARY

LOT 1		
Multi-Family Apartment Building		
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:		
Multi-Family: Three spaces per unit (covered parking is optional)		
Dwelling Units		
Total Required (per code) =	3 space x 190 Units	= 570 spaces required
Alternative Total (1.7 per unit)	1.7 space x 190 Units	= 323 spaces (alternative)
Total Lot 1 Provided =		288 spaces provided
Shared Spaces from Lot 5 =		25 spaces provided
Shared Spaces from Lot 6 =		38 spaces provided
Total		331 spaces provided
ADA Spaces Required =		8 ADA spaces required
ADA Spaces Provided =		8 ADA spaces provided
LOT 2		
Restaurant (With Pickup Window)		
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:		
Restaurant General: Twenty (20) Spaces plus One (1) space per 100 square feet		
Building Area =	3,000 sq. ft.	
Total Required =	20 + 3,000 sq. ft. x 1 space / 100 sq. ft.	= 50 spaces required
Total		51 spaces provided
ADA Spaces Required =		3 ADA spaces required
ADA Spaces Provided =		3 ADA spaces provided
LOT 3		
RETAIL		
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:		
Retail, General: Ten (10) spaces plus One (1) per Four Hundred (400) square feet in excess of first Two-Thousand (2,000) square feet		
Building Area =	12,330 sq. ft.	
Total Required =	10 + 10,330 sq. ft. x 1 space / 400 sq. ft.	= 36 spaces required
Total Provided =		45 spaces provided
ADA Spaces Required =		2 ADA spaces required
ADA Spaces Provided =		3 ADA spaces provided
LOT 4		
Convenience/Fueling Station		
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:		
Convenience/Fueling Station: One (1) Space per 250 square feet of floor area		
Building Area =	5,200 sq. ft.	
Total Required =	5,200 sq. ft. x 1 space / 250 sq. ft.	= 21 spaces required
Total Provided =		28 spaces provided
ADA Spaces Required =		2 ADA spaces required
ADA Spaces Provided =		2 ADA spaces provided
LOT 6		
Vet Clinic		
Chapter 405 Zoning Code, 405.635 Schedule of Off-Street Parking Requirements:		
Animal care, limited or general: One (1) Space per 300 square feet		
Building Area =	8,200 sq. ft.	
Total Required =	8,200 sq. ft. x 1 space / 300 sq. ft.	= 27.33 spaces required
Total Provided =		28 spaces provided
ADA Spaces Required =		2 ADA spaces required
ADA Spaces Provided =		2 ADA spaces provided

% Change from Approved Amended Final Plan

Commercial Building Area	
Approved Amended Final Plan	
Lot 2 =	3,000 s.f.
Lot 3 =	12,330 s.f.
Lot 4 =	5,200 s.f.
Total Approved =	20,530 s.f.

Third Amended Area Plan	
Lot 2 =	3,000 s.f.
Lot 3 =	12,330 s.f.
Lot 4 =	5,200 s.f.
Lot 6 =	8,200
Total Approved =	28,730 s.f.

Difference =	8,200 s.f.
% Increase =	40%

SHEET INDEX

CIVIL	COVER SHEET
C000	OVERALL SITE PLAN
C100	ENLARGED SITE PLAN
C200	ENLARGED GRADING PLAN
C300	STORM WATER MANAGEMENT PLAN
LANDSCAPE PLAN	PLANTING PLAN
L1	PHOTOMETRIC PLAN
PH100 VET	PHOTOMETRIC SCHEDULES & DETAILS
ARCHITECTURAL	FIRST FLOOR PLAN
A1	RENDERINGS

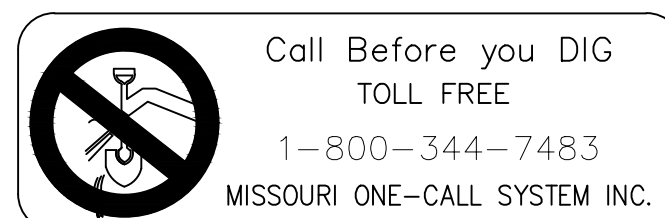
ABBREVIATIONS

ADS - ADVANCED DRAINAGE SYSTEMS, INC.	N.T.S. - NOT TO SCALE
ATG - ADJUST TO GRADE	O.C. - ON CENTER
B.M. - BENCHMARK	PAVT. - PAVEMENT
C.I. - CURB INLET	P.C. - PORTLAND CEMENT
C.O. - CLEAN OUT	P.CC - PRECAST CONCRETE
CMP - CORRUGATED METAL PIPE	P.S.I. - POUNDS/SQUARE INCH
CONC. - CONCRETE	PROP. - PROPOSED
C.Y. - CUBIC YARDS	P.U.M.I. - PRIVATE UNDER MSD INSPECTION
D.C.I. - DOUBLE CURB INLET	R.C. - REINFORCED CONCRETE
DIP - DUCTILE IRON PIPE	R.R. - RAIL ROAD
DIA. - DIAMETER	RCP - REINFORCED CONCRETE PIPE
DS - DOWNSPOUT	S.F. - SQUARE FOOT
ELEV. - ELEVATION	S.Y. - SQUARE YARD
EX - EXISTING	SAN - SANITARY
FD - FLOOR DRAIN	SCH - SCHEDULE
FF - FINISH FLOOR	SWPPP - STORM WATER POLLUTION
FL - FLOW LINE	TBA - TO BE ABANDONED
G.I. - GRATE INLET	TBR - TO BE REMOVED
GAL. - GALLON	TYP. - TYPICAL
H.G. - HYDRAULIC GRADE	UIP - USE IN PLACE
HYD - HYDRANT	VCP - VITRIFIED CLAY PIPE
MAX - MAXIMUM	YD - YARD DRAIN
MH - MANHOLE	VV - WATER VALVE
MIN - MINIMUM	

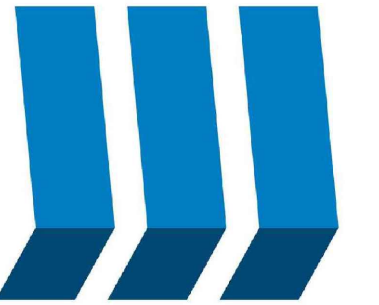
FEMA FLOOD HAZARD MAP 29183C0240G JANUARY 20TH 2016 (PANEL 240 OF 525), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS.

A PORTION OF THIS PROPERTY THIS FALLS WITHIN FLOOD ZONE HAZARD AREA "ZONE AE" WHICH IS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. A PORTION OF THE PROPERTY ALSO FALLS WITHIN "ZONE X (SHADED)" AND "ZONE X (UNSHADED)".

SITE LIGHTING TO BE PROVIDED ON THE SUBJECT PROPERTY WILL BE INSTALLED AND MAINTAINED BY THE DEVELOPER. LIGHTING IN PUBLIC RIGHT OF WAY (CORA MARIE) TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE CITY OF DARDENNE PRAIRIE.



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



Project No:	24-0219	
No	Description	Date
1	City Submittal	08/30/24
2	City Comments	09/23/24

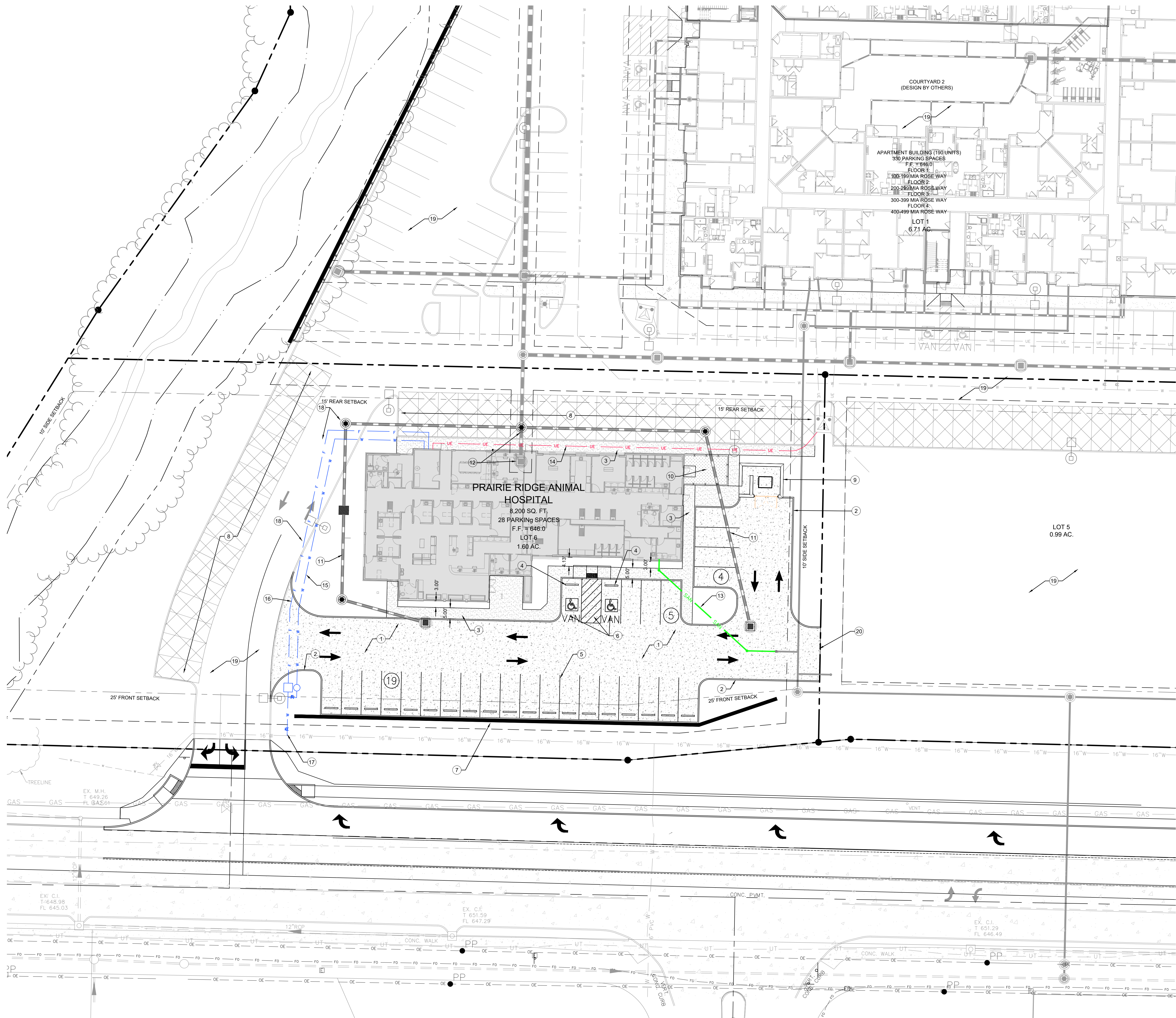
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DATE:	08/30/24
SCALE:	

COVER SHEET

C000

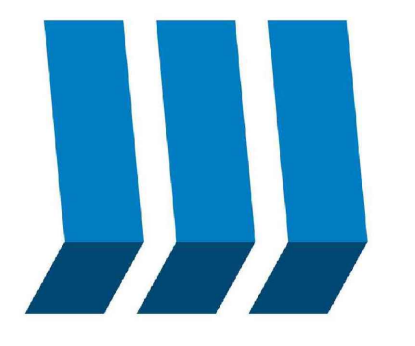


KEYED NOTES

1. CONCRETE PAVEMENT
2. INTEGRAL 6"H. CONCRETE CURB
3. CONCRETE SIDEWALK
4. WHEEL STOP
5. PAVEMENT MARKING - 4" WIDE WHITE PAINT
6. PAVEMENT MARKING - 4" WIDE BLUE PAINT (ADA SPACES)
7. MODULAR BLOCK RETAINING WALL W/ RAILING (DESIGN BY OTHERS)
8. SHARED PARKING BETWEEN LOT 1 AND LOT 6
9. TRASH ENCLOSURE (SEE ARCH. DWGS.)
10. DOG YARD (SEE ARCH. DWGS.)
11. STORM SEWER (TYP.)
12. REMOVE STORM SEWER
13. 6" PVC SANITARY LATERAL
14. ELECTRIC SERVICE
15. DOMESTIC WATER SERVICE (COORDINATE W/ MEP DWGS.)
16. FIRE LINE (COORDINATE W/ MEP DWGS.)
17. TAP EXISTING 16" WATER MAIN PER PWS#2 STANDARDS
18. REMOVE AND REPLACE CONCRETE PAVEMENT AS REQUIRED TO INSTALL UTILITY SERVICES
19. NOT PART OF THESE PLANS
20. CROSS ACCESS TO LOT 5

ENGENUITY
 BUILDING VALUE
 BY DESIGN

17057 N. OUTER FORTY ROAD
 CHESTERFIELD, MO 63005
 P: (314) 819-9189
 WWW.THEENGUITY.COM
 MISSOURI CORPORATE OF AUTHORITY
 022021017504



**THE PRAIRIE ENCORE
 THIRD AMENDED P.U.D. AREA PLAN
 VET CLINIC**

LOT 6 - FEISE ROAD
 DARDENNE PRAIRIE, MISSOURI 63366

Project No:	24-0219	
No	Description	Date
1	City Submittal	08/30/24
2	City Comments	09/23/24

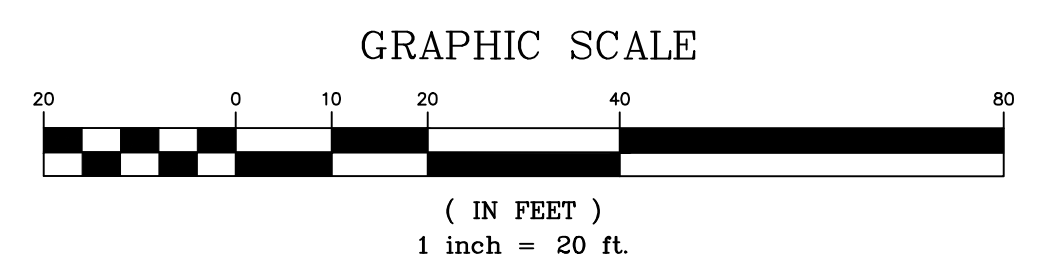
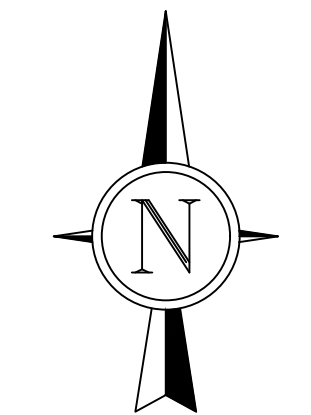
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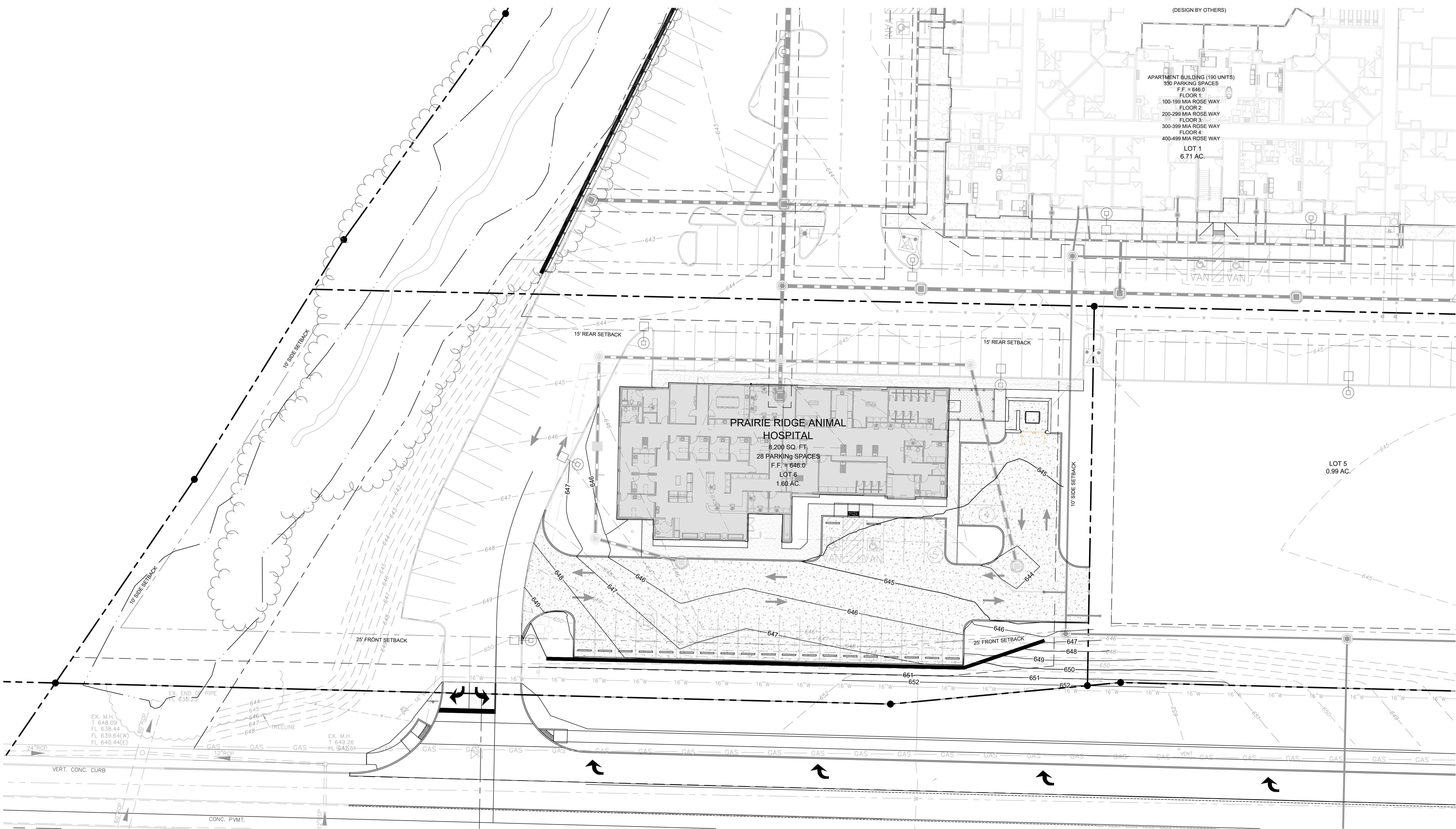


09/23/2024
 Sean M. Ackley
 MO# PE-2009018679

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DATE: 08/30/24
 SCALE:



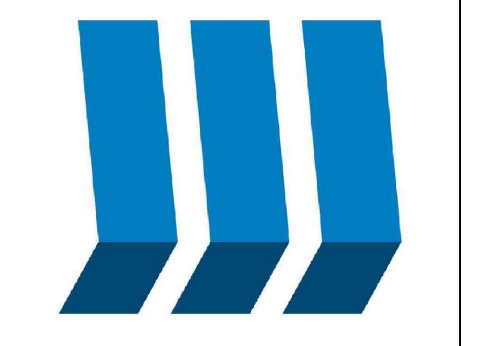


(DESIGN BY OTHERS)

APARTMENT BUILDING (190 UNITS)
 330 PARKING SPACES
 F.F. = 646.0
 FLOOR 1:
 100-199 MIA ROSE WAY
 FLOOR 2:
 200-299 MIA ROSE WAY
 FLOOR 3:
 300-399 MIA ROSE WAY
 FLOOR 4:
 400-499 MIA ROSE WAY
 LOT 1
 6.71 AC.

ENGENUITY
 BUILDING VALUE
 BY DESIGN

17057 N. OUTER FORTY ROAD
 CHESTERFIELD, MO 63005
 P. (314) 819-1899
 WWW.THEENGENUITY.COM
 MEMBER CORPORATION OF ARCHITECTS
 LICENSE NO. 17354



**PRELIMINARY PLANS
 VET CLINIC**

LOT 6 - FEISE ROAD
 DARDENNE PRAIRIE, MISSOURI 63366

Project No:	24-0219	
No	Description	Date
1	Preliminary Sketch	06/10/24

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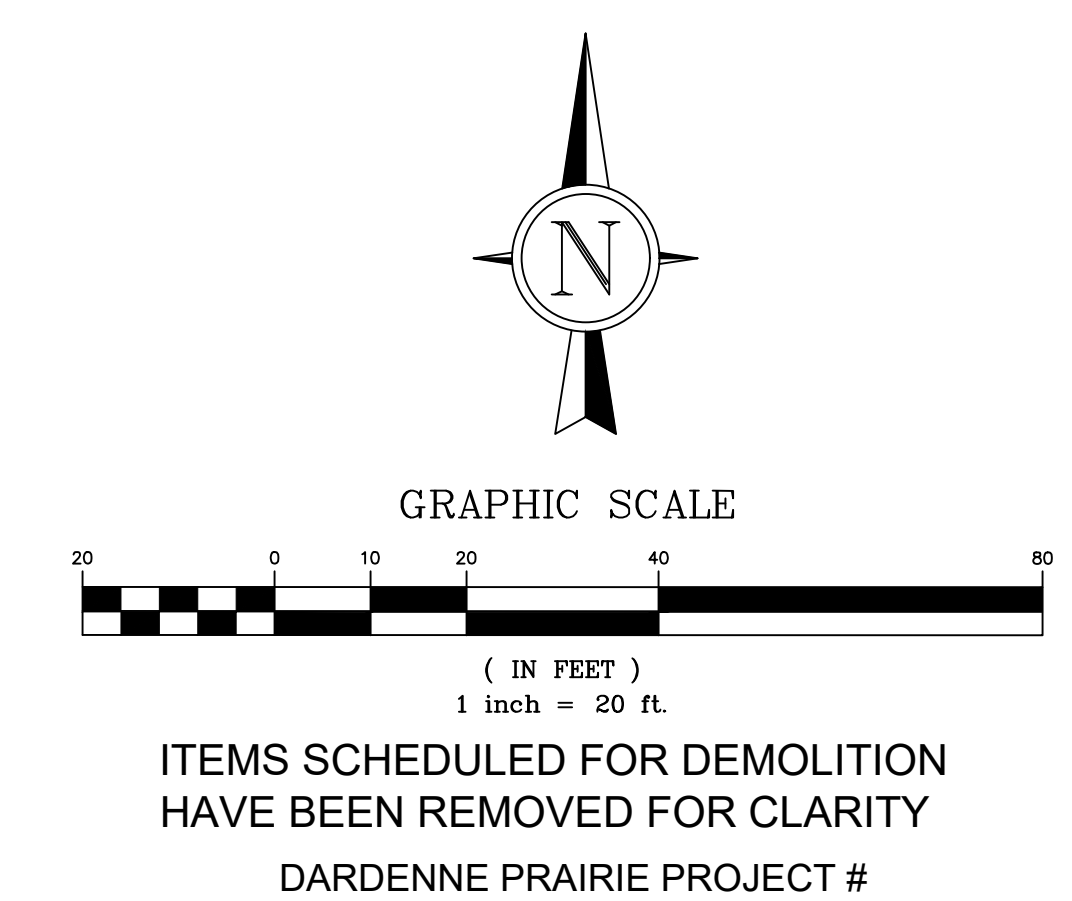
06/10/2024
 Sean M. Ackley
 MO# PE-2009018679

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DATE: 06/10/24
 SCALE:

**ENLARGED
 GRADING PLAN**

C200



REVISIONS	BY

Landscapes
TECHNOLOGIES

67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 428-1250
NO Landscape Architectural Corporation #202408192

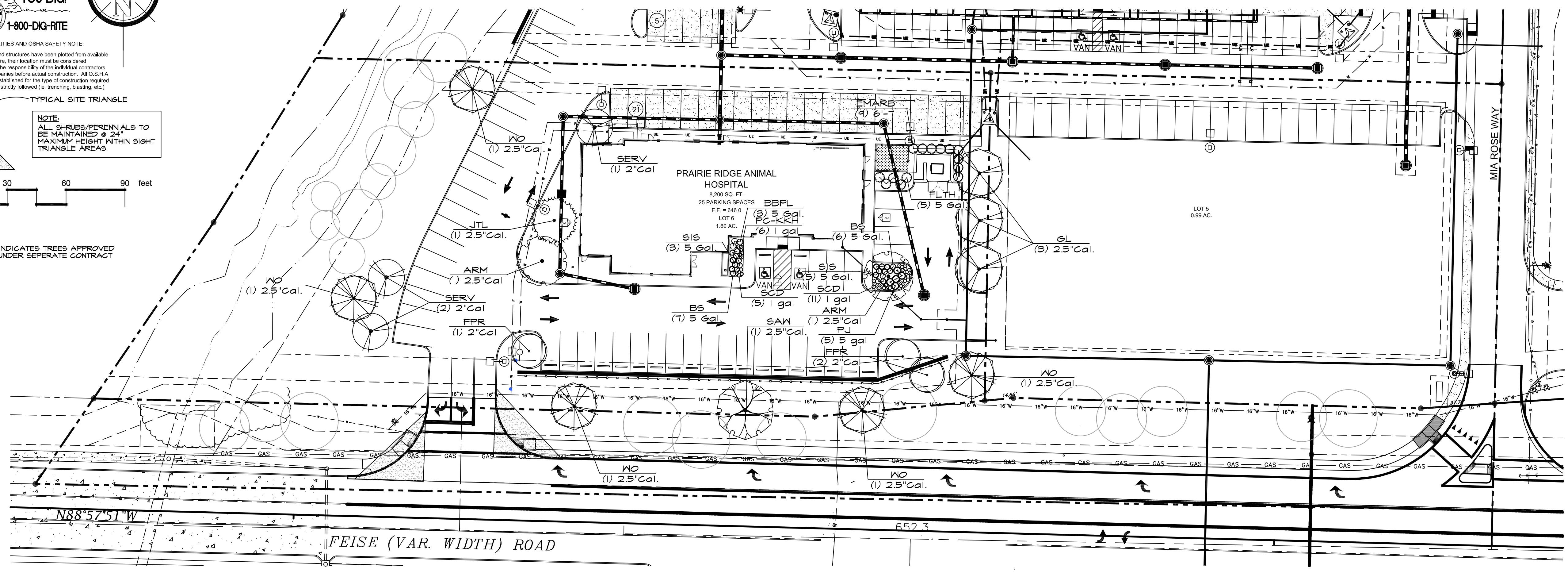
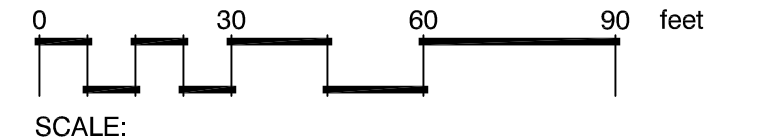
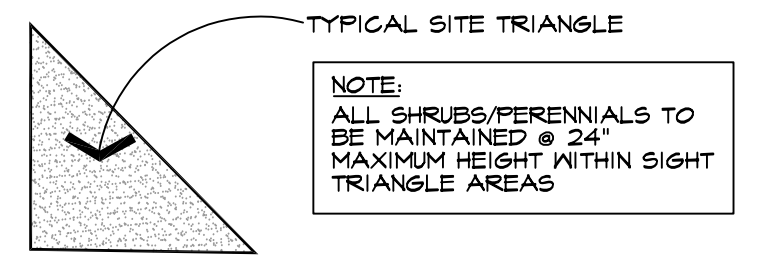
RANDALL MARDIS
REGISTERED LANDSCAPE ARCHITECT #000014
DATE: 08/28/2024

PLANTING PLAN FOR THE PROPOSED
Prairie Ridge Animal Hospital
BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN
R. MARDIS
CHECKED
R.M./G.B.
DATE
AUGUST 28, 2024
SCALE
1"=30'-0"
JOB No.
2024-188
SHEET
1-1
OF TWO SHEETS



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been sketched from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractor to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)



PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CREDITS
TREES				
ARM	2	ARMSTRONG RED MAPLE / ACER RUBRUM 'ARMSTRONG'	2.5" CAL.	600
GL	3	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	900
SAW	1	SAWTOOTH OAK / QUERCUS ACUTISSIMA	2.5" CAL.	300
NO	5	WILLOW OAK / QUERCUS PHELLOS	2.5" CAL.	1500
EVERGREEN TREES				
EMARB	1	EMERALD ARBORVITAE / THUJA OCCIDENTALIS 'EMERALD'	6'-7'	450
FLOWERING TREES				
FPR	3	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' TM	2" CAL.	600
JTL	1	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2.5" CAL.	200
SERV	3	'AUTUMN BRILLIANCE' SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	800
SHRUBS				
BBPL	3	BLOOMERANG® BALLET DWARF PINK LILAC / SYRINGA X 'SMNSPH'	5 GAL.	90
FLTH	5	FIRE LIGHT TIDBIT HYDRANGEA / HYDRANGEA PANICULATA 'SMNHPK' TM	5 GAL.	250
PJ	5	PROCUMBENS JUNIPER / JUNIPERUS PROCUMBENS 'NANA'	5 GAL.	100
SIS	8	SCENTLANDIA SWEETSPIRE / ITEA VIRGINICA 'SMNIVDFC' TM	5 GAL.	160
BS	13	SPRINTER® LITTLELEAF BOXWOOD / BUXUS MICROPHYLLA 'BULHOUSE'	5 GAL.	390
ANNUALS/PERENNIALS				
PC-KKH	6	KIM'S KNEE HIGH PURPLE CONEFLOWER / ECHINACEA PURPUREA 'KIM'S KNEE HIGH' TM	1 GAL.	12
SCD	30	STRAWBERRY CANDY DAYLILY / HEMEROCALLIS X 'STRAWBERRY CANDY' TM	1 GAL.	60

TOTAL CREDITS: 6,412

SITE DATA CALCULATIONS:
STREET TREES:
STREET TREES ARE REQUIRED AT A MINIMUM OF ONE TREE PER 60 LIN. FT. OF FRONTAGE OR PART THEREOF. SAID REQUIRED TREES HAVE BEEN APPROVED AND WILL BE INSTALLED UNDER A SEPERATE CONTRACT.

LOT 6 CALCULATIONS:
TOTAL ACREAGE = 1.60 ACRES
TOTAL PAVEMENT = 0.12 ACRE or 45.2%
TOTAL BUILDING FOOTPRINT = 0.19 ACRE or 11.7%
TOTAL OPEN SPACE = 1.41 ACRES or 61,419.60 SQ. FT.

LANDSCAPE CREDITS:
OPEN SPACE IS CALCULATED AS FOLLOWS:
TOTAL LOT MINUS AREA OF BUILDING FOOTPRINT = AREA OF OPEN SPACE or 1.41 ACRES
OPEN SPACE SQ. FT. x 20% or 40% = # CREDIT POINTS REQUIRED
ALL LOTS OF 40% OR MORE OPEN SPACE MUST HAVE A MINIMUM TOTAL SQ. FT. OF LANDSCAPE CREDITS EQUAL TO 10% OF THE TOTAL OPEN SPACE
• LOT #6: 1.60 ACRES or 61,696 SQ. FT.
61,419.60 SQ. FT. OPEN SPACE OR 88.12% OF TOTAL LOT, REQUIRING 6,412 CREDITS
6,412 CREDITS PROVIDED

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (call 1-800-DIG-RITE in Missouri).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Transplanted material will not be guaranteed by the landscape contractor.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Edge all beds with spade-cut edge unless otherwise noted.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 25' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (10# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

- All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, D5 75 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

- All plugs to be 4-1/2" deep X 2" diameter minimum.
- Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
- Obtain plugs from a reputable nursery.
- Water plugs upon completion of planting so that soil is moist but not saturated. If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

WARRANTY:

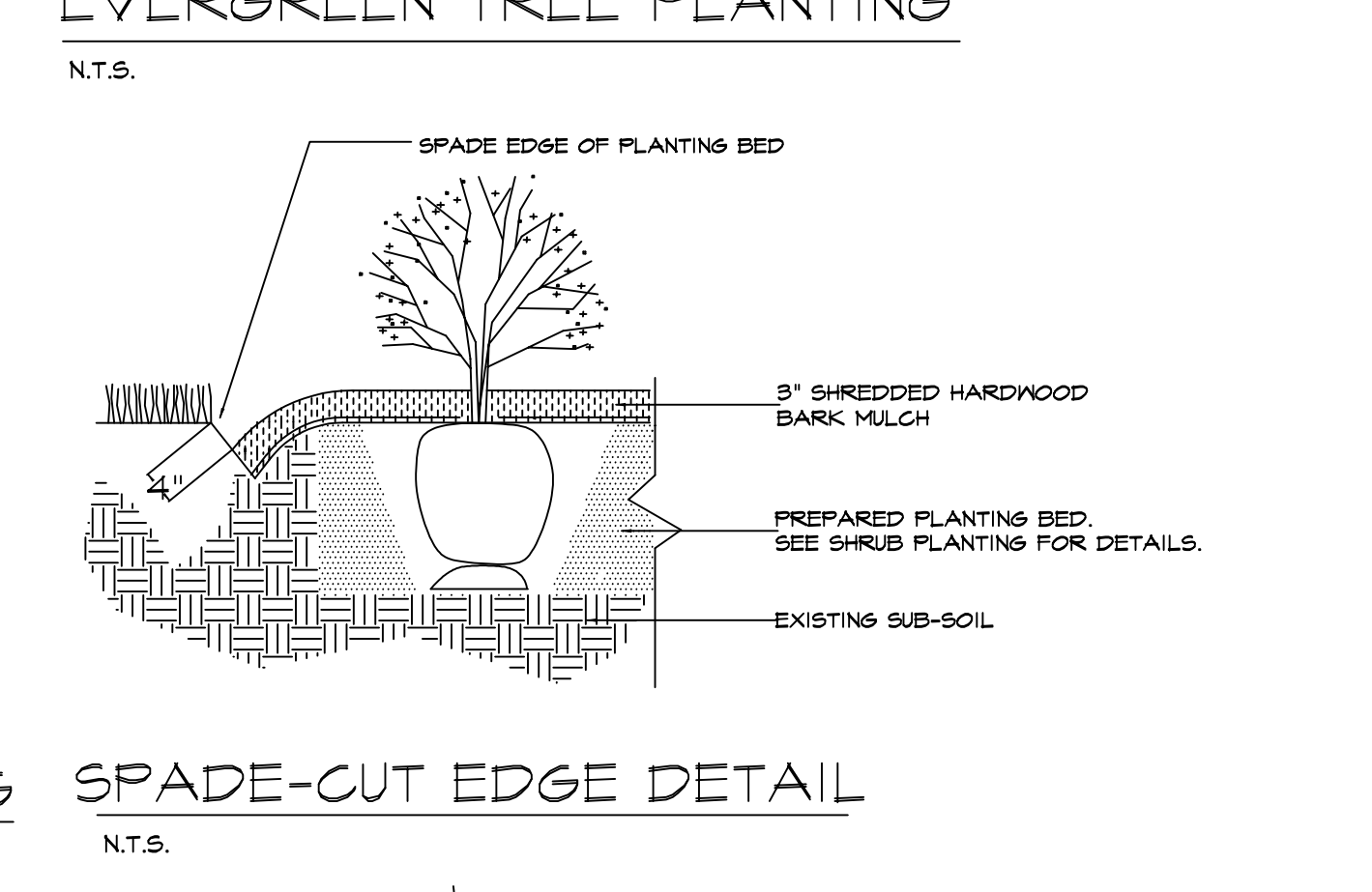
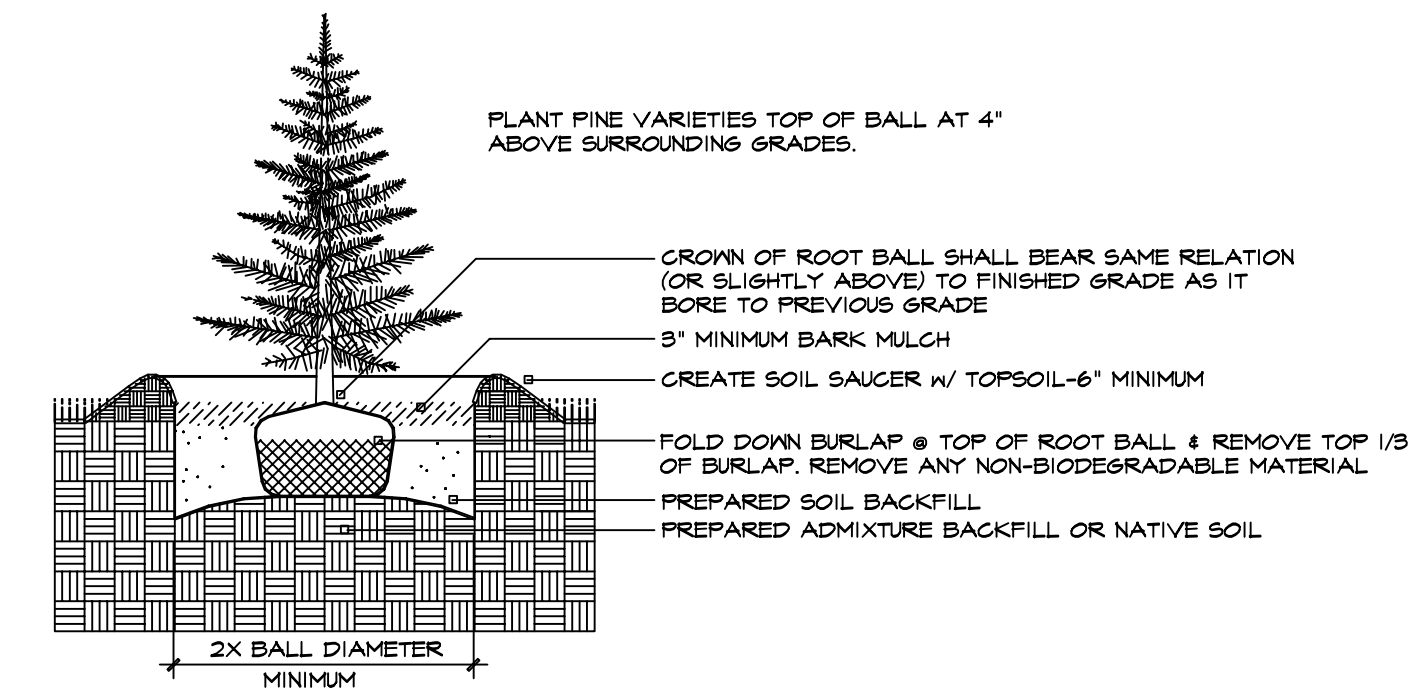
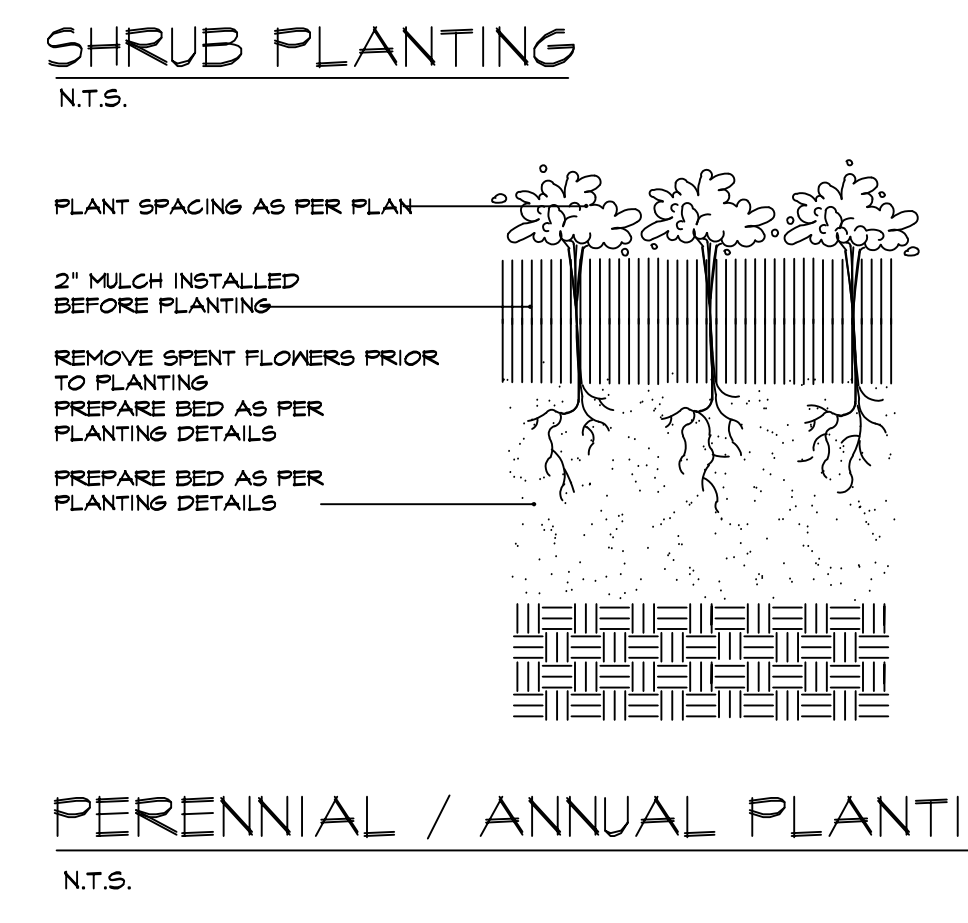
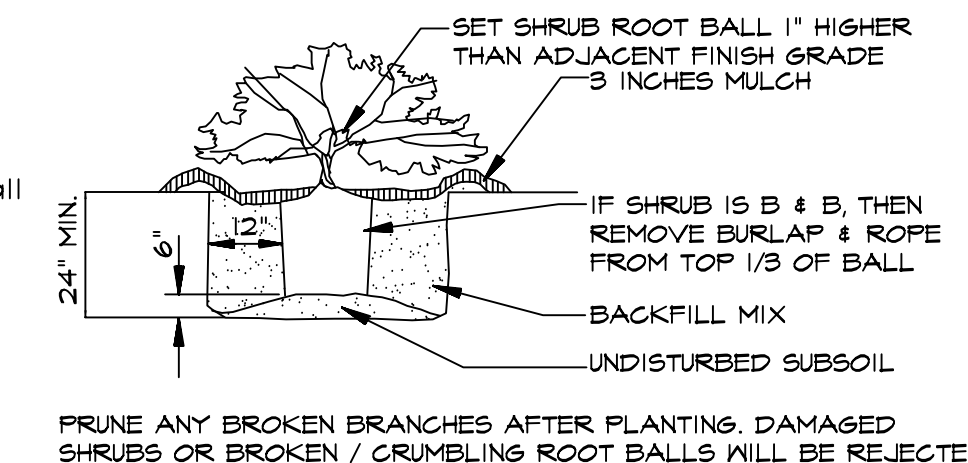
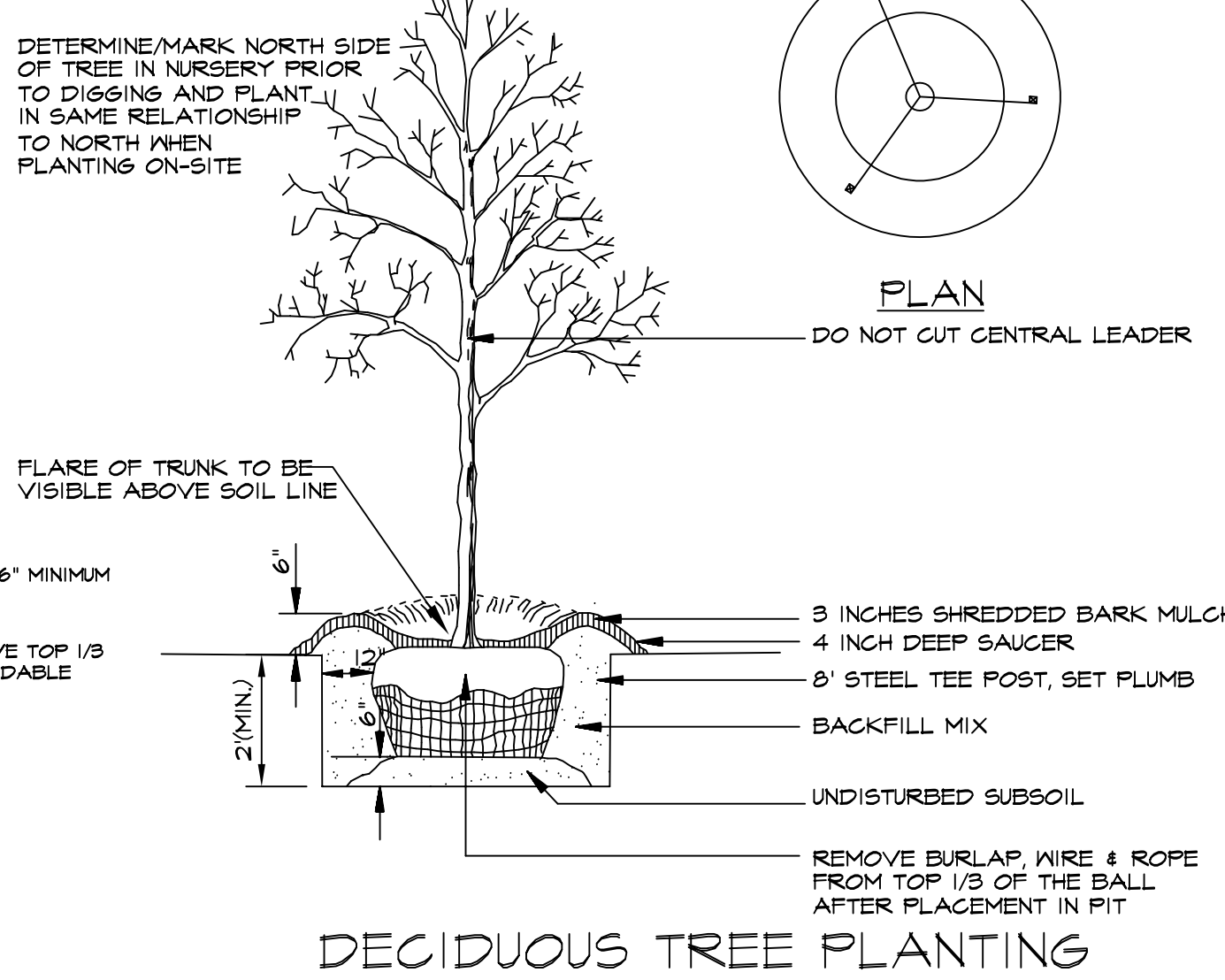
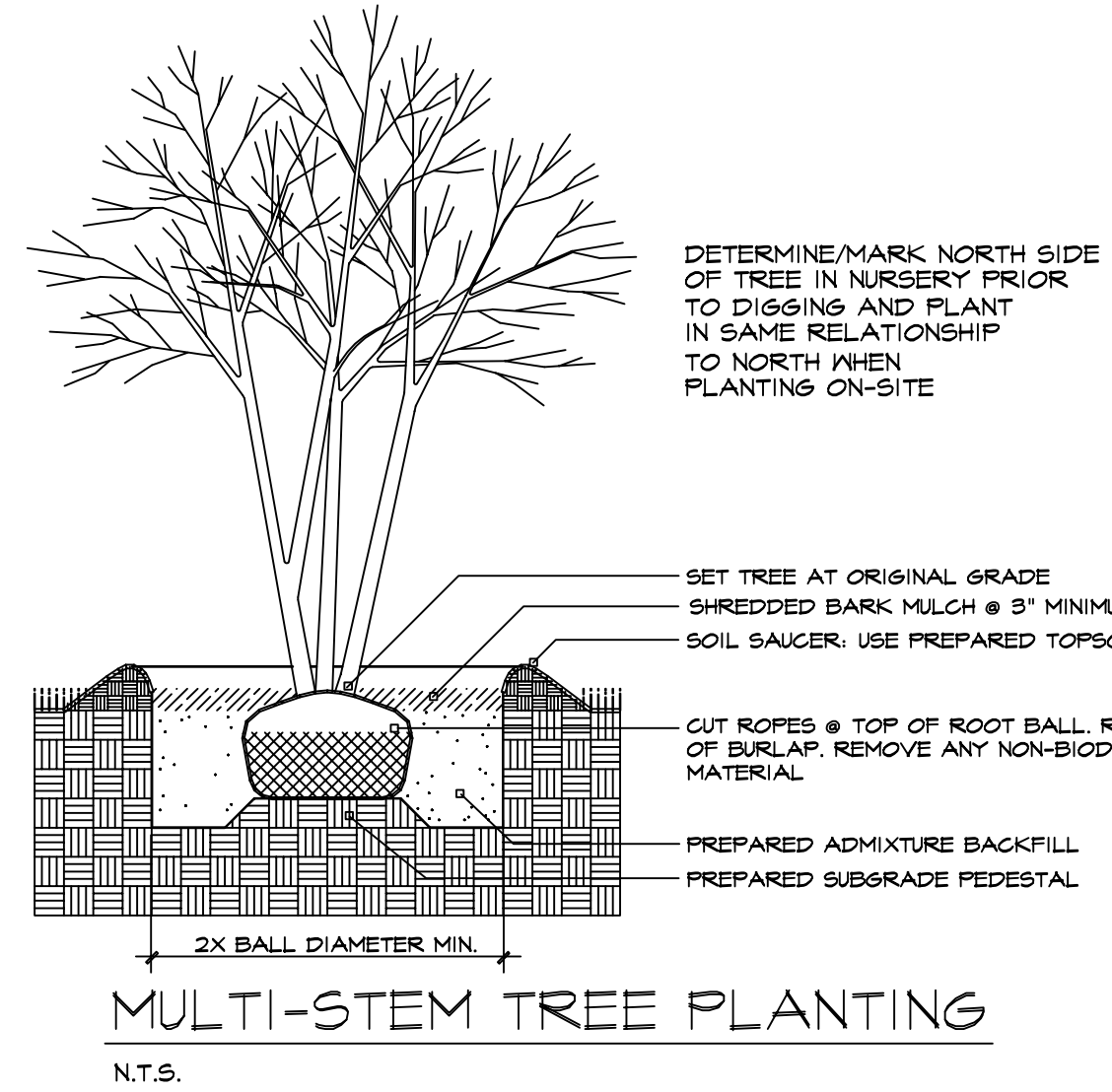
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

IRRIGATION:

- All planting beds and lawn areas are to be irrigated with a fully automatic, in-ground irrigation system (By Others).

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.



REVISIONS	BY

Landscape
TECHNOLOGIES

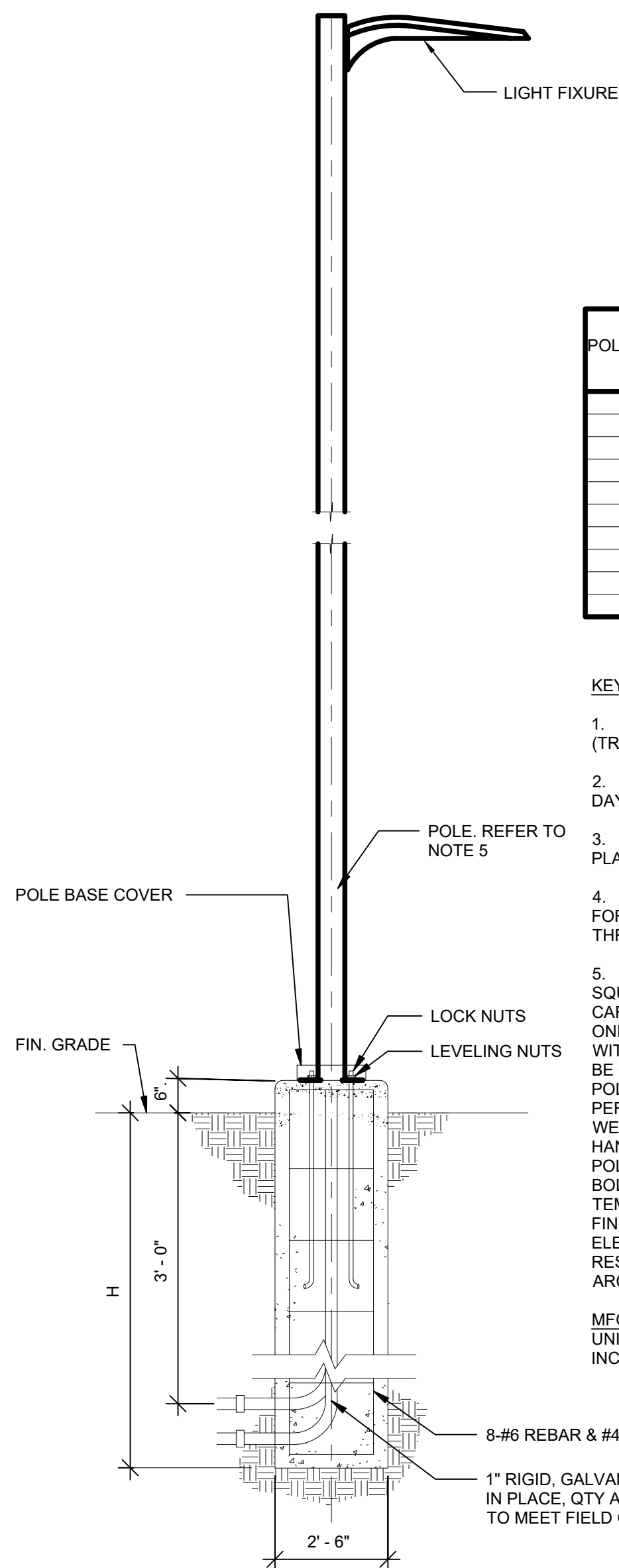
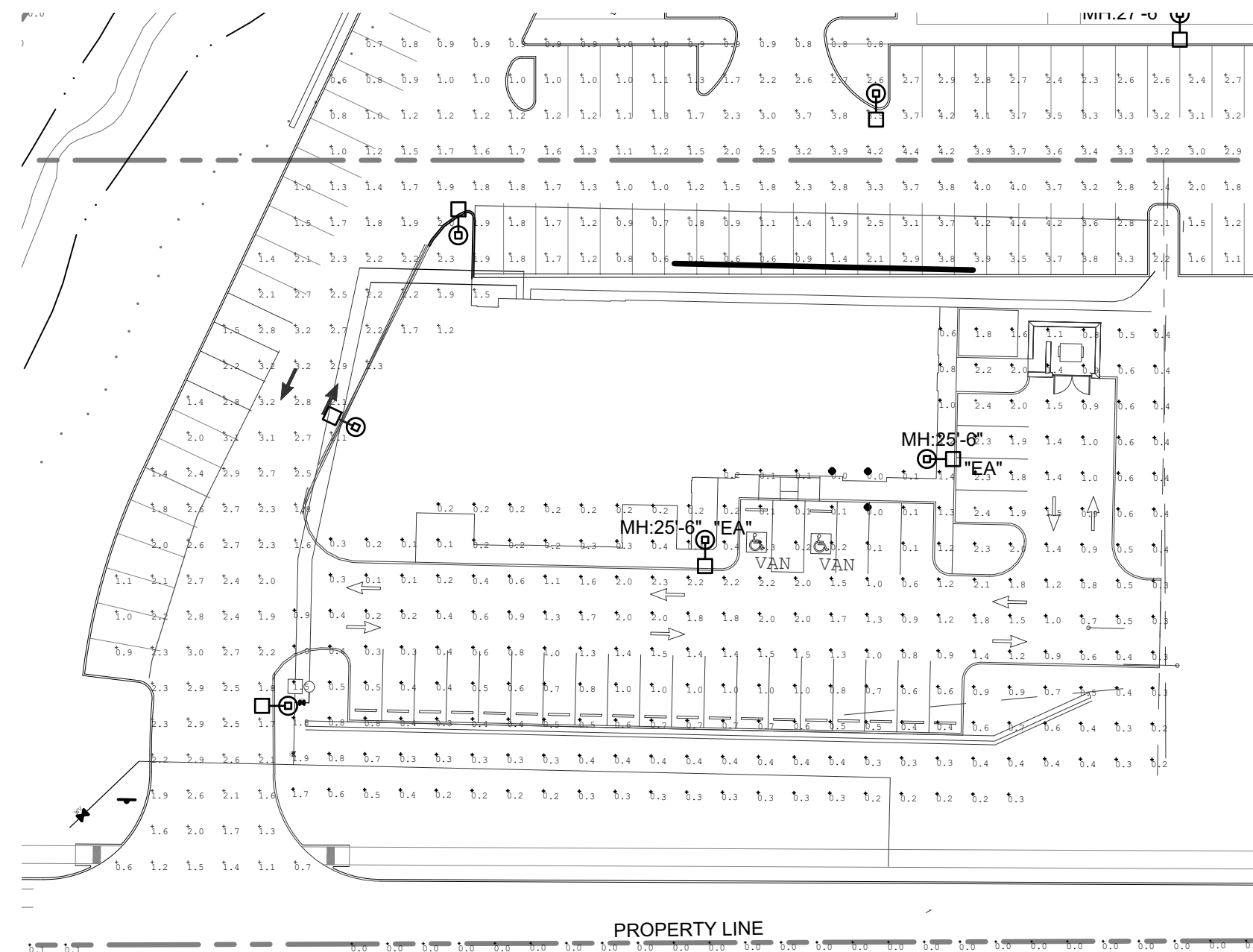
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 428-1250
MO Landscape Architectural Corporation #20080608192

REGISTERED PROFESSIONAL ARCHITECT #000014
RANDALL R. HARDSIS
MEMBER NUMBER 019
DATE: 01/20/2024

PLANTING PLAN FOR THE PROPOSED
Prairie Ridge Animal Hospital
BRYAN @ FEISE ROADS DARDENNE PRAIRIE, MISSOURI

DRAWN
R. HARDSIS
CHECKED
RHM/GJB
DATE
AUGUST 29, 2024
SCALE
N.A.
JOB No.
2024-188
SHEET
L-2
OF TWO SHEETS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	MRS-LED-15L-SIL-2-40-70CRI-IH	Single	EA	0.95	11780	111
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min		
VET PARKING LOT	Illuminance	Fc	0.78	2.4	0.5		



POLE HEIGHT (FT.)	FOUNDATION BURIAL DEPTH "H" (FT.)	REINFORCING ROD LENGTH (FT.)
10-15	5	4.5
19	7	6.5
23	7	6.5
25	7	6.5
29	8	7.5
30	8	7.5
35	8.5	8.0
40	9	8.5
45	9.5	9.0
50	10	9.5

KEYED NOTES:

- TOP OF CONCRETE FOUNDATION. (TROWELL SMOOTH AND LEVEL)
- CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS. CONCRETE SHALL BE VIBRATED.
- VERIFY OPENING SIZE IN POLE BASE PLATE PRIOR TO SETTING CONDUIT SLEEVES.
- EXTEND CONDUITS 12" ABOVE TOP OF FORM. TERMINATE CONDUITS WITH INSULATED THROAT BUSHINGS.
- POLE: NOM. 25FT. TALL, STRAIGHT, SQUARE SHAFT, FABRICATED FROM HIGH TENSILE CARBON STEEL. POLE SHAFT SHALL BE ONE PIECE, ROLLED & FLATTENED INTO SHAPE WITH VERTICAL WELDED SEAM. POLE BASE SHALL BE OF SIMILAR MATERIAL, WELDED TO SHAFT. POLE TOP SHALL BE FLAT STEEL STOCK, PERMANENTLY SECURED TO SHAFT & SEALED WEATHERTIGHT. POLE SHALL BE PROVIDED WITH HANDHOLE & COVER, NOM. 18" ABOVE BASE. POLES SHALL BE PROVIDED WITH ALL ANCHOR BOLTS, NUTS, WASHERS, INSTALLATION TEMPLATES, ETC., REQ'D FOR INSTALLATION. POLE FINISH SHALL BE POLYESTER POWDER COAT, ELECTROSTATICALLY APPLIED OVER CORROSION RESISTANT UNDERCOAT, COLOR AS SELECTED BY ARCHITECT.

MFGS:
UNITED LIGHTING STANDARDS INC. US POLE CO.
INC. VALMONT INDUSTRIES OR EQUIVALENT

8-#6 REBAR & #4 TIES
1" RIGID, GALVANIZED STEEL CONDUITS POURED IN PLACE, QTY AND ORIENTATION OF CONDUITS TO MEET FIELD CONDITIONS. REFER TO NOTE 4.

LIGHT STANDARD DETAIL
NO SCALE

Catalog #: MRS-15L
Prepared By: ENGENUITY

Project: THE LANDING OF OFALLON
Date: 04/28/2022
Type: SA, SB, SC

Mirada Small Area (MRS)

Outdoor LED Area Light

OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

[Ordering Guide](#) | [Performance](#) | [Photometrics](#) | [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip[®] polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (L) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth[™] motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink[™] wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium[™] Listings in progress.

Specifications and dimensions subject to change without notice.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com
(513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice. Page 1/8 Rev. 12/14/21 SPEC.1045.A.0620

ORDERING GUIDE

Project: _____
Type: _____

Mirada Small Area Light (MRS)

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: **MRS LED 18L SIL FT UNV DIM 40 70CRI ALBCS1 BLK IH**

Luminaire Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ¹	Voltage	Driver
MRS - Mirada Small Area Light	LED	BL - 6,000 lms R - 6,000 lms TL - 12,000 lms 18L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ²	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ALSC2 - AirLink Synapse Control System with 12.5' MH Motion Sensor ALSC3 - AirLink Synapse Control System with 20-40' MH Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-42' MH)	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral House-side Shield ³ IL - Integral Louver (Sharp Spill Light Cutoff) ⁴

Standard-Along Controls
EXT - 0-10V Dimming leads extended to housing exterior
CRTP - 7 Pin Control Receptacle ANSI C136.41¹
MSBT1 - Integral Bluetooth[™] Motion and Photocell Sensor (8-24' MH)⁵
MSBT2 - Integral Bluetooth[™] Motion and Photocell Sensor (25-42' MH)⁵

Accessory Ordering Information⁶

Controls Accessories		Mounting Accessories	
Description	Order Number	Description	Order Number ⁶
Twist Lock Photocell (120V) for use with CRTP	122514	Universal Mounting Bracket	684616CLR
Twist Lock Photocell (208-277V) for use with CRTP	122515	Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Twist Lock Photocell (347V) for use with CRTP	122516	Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Twist Lock Photocell (480V) for use with CRTP	1225180	Quick Mount Pole Bracket (Square Pole)	687073CLR
AirLink 5 Pin Twist Lock Controller	661439	Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
AirLink 5 Pin Twist Lock Controller	661440	15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
Pole-Mounted Occupancy Sensor (24V)	663284CLR ⁶	15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Starting Cap for use with CRTP	148328	Wall Mount Bracket	382132CLR

Fusing Options ⁷		Shielding Options		Shielding & Miscellaneous Accessories	
Description	Order Number	Description	Order Number	Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide	Mirada Small	See Shielding Guide	Integral Louver/Shield	763446
Single Fusing (277V)		Mirada Medium		Integral House-side Shield	763446
Double Fusing (208V, 240V)	See Fusing Accessory Guide	Mirada Large	See Shielding Guide	1" Linear Bird Spike Kit (2" Recommended per Luminaire)	751632
Double Fusing (480V)		Zone Medium			
Double Fusing (347V)		Zone Large			

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shoring cap must be ordered separately. See Accessory Ordering Information.
4. MSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com
(513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice. Page 2/8 Rev. 12/14/21 SPEC.1045.A.0620

ENGENUITY
BUILDING VALUE
BY DESIGN

17057 N. OUTER FORTY ROAD
CHESTER, IL 62630
P: (314) 819-9189
WWW.THEENUGUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY:
E232121017554

MIA ROSE HOLDINGS

CONTACTS: TOM KAIMAN
JIM COOK

PREPARED FOR:

**THE PRAIRIE ENCORE
P.U.D. AREA PLAN**

1575 BRYAN ROAD
DARDENNE PRAIRIE, MISSOURI 63366

Project No: 22-0113

No	Description	Date

THE ENGINEER HAS REVIEWED THE INFORMATION PROVIDED FOR THIS PROJECT AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF THE PROJECT.

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
Professional Engineer

DATE: 08/30/2024
SCALE:

PHOTOMETRIC
SCHEDULES & DETAILS

PH100 VET

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

DARDENNE



www.DardennePrairie.org

Planning & Development Manager

Phone 636.755.5314

Tstreiler@DardennePrairie.org

City Hall

2032 Hanley Road

Dardenne Prairie, MO 63368

Phone 636.561.1718

Fax 636.625.0077

September 20, 2024

Bernard G. Steffel, Jr., Managing Member
Steffel & Sons Construction, L.L.C.
1400 Belgrove Dr., St. Louis, MO 63137

via Email www.steffelands.com

Subject: Dardenne Prairie Professional Park Animal Dental Care & Surgery CUP Site Plan
Dardenne Prairie Project No. 24-1050

Dear Mr. Steffel:

The proposed CUP Application, Plans and fees in the amount of \$920.00 were received by the City on August 27, 2024. Staff has reviewed the application for completeness and compliance with the applicable regulations and submit the following comments and recommendations.

1. Add the correct Dardenne Prairie project number, noted above, to the upper right-hand corner of the Site Plan
2. Please place a note on the plan that the applicant or owner will replace the six (6) dead trees on the east side of the building.
3. Add a note stating the required parking is 1 stall per 250 square feet of finished floor area: $7,150 \text{ sf} / 250 = 28.6$ (29 stalls required; 31 provided).
4. Please show the location of the trash dumpster and depict the type of screening proposed.
5. Please label the outdoor dog yard area.
6. Please indicate the present zoning ("C2" General Commercial), proposed change of zoning ("C2" General Commercial /CUP), and proposed use of such property (Veterinarian, animal hospital).
7. Provide a statement or certified receipts proving notices were sent to the adjacent property owners in accordance with Section 405.470 A.6.
8. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents.

Once the above items have been satisfactorily addressed, please submit the following items for distribution to the Planning and Zoning Commission and Board of Aldermen:

- One (1) 11x17 copy and twenty (20) full-size **folded** copies of the site plan, elevations and

Subject: Dardenne Prairie Professional Park Animal Dental Care & Surgery CUP Site Plan
1st Review
Dardenne Prairie Project No. 24-1050

landscape plan revised to address the comments above.

- One (1) electronic copy (pdf format) of all items submitted to the City.

The CUP application and site plan may be considered by the Planning and Zoning Commission at their October 9, 2024, and by the Board of Aldermen at their October 16, and October 30, 2024, meeting. The meetings are planned to take place at the City Hall at 2032 Hanley Road and start at 7pm. The site plan and any 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.

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

Respectfully,



Todd Streiler, AICP, LEED AP
Planning & Development Manager

cc: John Gotway, Mayor
Kim Clark, City Clerk

Memo

To: Planning and Zoning Commission

From: Jonathan James

Date: September 30, 2024

Re: Dardenne Prairie Professional Park Animal Dental Care & Surgery CUP Site Plan

Project No: 24-1050

Dear Mr. Streiler,

We are submitting this memo in response to the review comments regarding the Dardenne Prairie Professional Park Animal Dental Care & Surgery CUP Site Plan.

We would like to confirm that the owner will be replacing the dead trees and bushes located on the east side of the building. The trash dumpster is on the upper right-hand side of the site as you view the site plan, and appropriate screening is provided in compliance with the city's requirements.

There will not be an outdoor dog yard area included in the plan and one is not needed as we do not board animals and our patients are seen and go home the same day. The property is currently zoned as "C2" General Commercial, and we are proposing a change of zoning to "C2" General Commercial with a Conditional Use Permit (CUP) for use as a veterinarian animal hospital.

Additionally, we have sent out notification letters on September 18, 2024, to the adjacent property owners, in accordance with Section 405.470 A.6.

Please feel free to reach out if you require any additional information. We look forward to your consideration and feedback at the meeting.

Thank you for your time and attention.

Sincerely,

Jonathan James

President

Animal Dental Care and Surgery St. Louis

1000-1012 Rondale Ct.

O'Fallon, MO 63368



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

CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT: Animal Dental Care and Surgery St. Louis LLC
Company Name
Jonath James, Member
Printed Name, Title
5520 N. Nevada Ave., Suite 150
Street Address
Colorado Springs, CO 80918
City/State/Zip Code
303-748-797993 Telephone iwjames3@icloud.com Email

OWNER: Rondale Court Plaza, LLC
Company Name
Justin Huneke, Member
Printed Name, Title
P.O. Box 713
Street Address
Edwardsville, IL 62025
City/State/Zip Code
618.514.6001 Telephone jhuneke@edwardsvillebank.com Email

STREET ADDRESS OF CONDITIONAL USE: 1012 Rondale Ct., Dardenne Prairie, MO 63368

LEGAL DESCRIPTION OF PROPERTY: Dardenne Prairie Professional PK Lot 2

EXISTING ZONING: C-2 General Commercial District PROPOSED ZONING: C-2 General Commercial District

PROPOSED USE & SCOPE OF WORK: Renovate space to animal dental care office.

CONDITIONAL USE APPLICATION FEE SUBMITTED: _____

SITE PLAN REVIEW FEE SUBMITTED (if applicable): _____

CONDITIONAL USE PERMIT APPLICATION

Consideration a conditional use shall be based on the following criteria:

- A. Does the use comply with all applicable provisions of the zoning ordinance?
- B. Does the use at the specified location contribute to and promote the welfare and convenience of the public?
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 1. The location, nature and height of buildings, structures, walls and fences on the site; and
 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.


Please Note:

- In addition to the conditional use permit (CUP), a Building Permit and approval by the appropriate Fire Protection District may be required.
- Any signage to be placed on the subject property requires a separate Sign Permit or Master Sign Plan.
- A Business License will be required for any business occupying the space/site.

CONDITIONAL USE PERMIT APPLICATION

- Two (2) copies of a plot survey/sketch/site plan drawn to scale shall be prepared on sheet(s) not to exceed twenty-four (24) inches by thirty-six (36) inches and shall show the lot or lots included in the application; show all structures; give appropriate dimensions, utility easements and other information listed on this application. *Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review by the Planning & Development Manager*
- Electronic and paper copy of legal description of the property. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).
- A list of property owners within 300 feet of the subject property and their mailing addresses in both electronic and hard copies. Electronic files may be sent via email to the Planning & Development Manager (tstreiler@dardenneprairie.org).
- A good faith effort shall be made by the petitioner to notify by mail all property owners 300 feet of 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. A sample notice is provided herein.
- The applicant is required to appear before the Planning and Zoning Commission and Board of Aldermen.

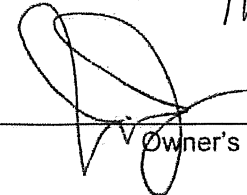
Before signing this application, make sure all items above are completed



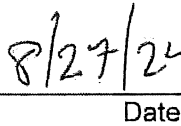
Applicant's Signature



Date



Owner's Signature



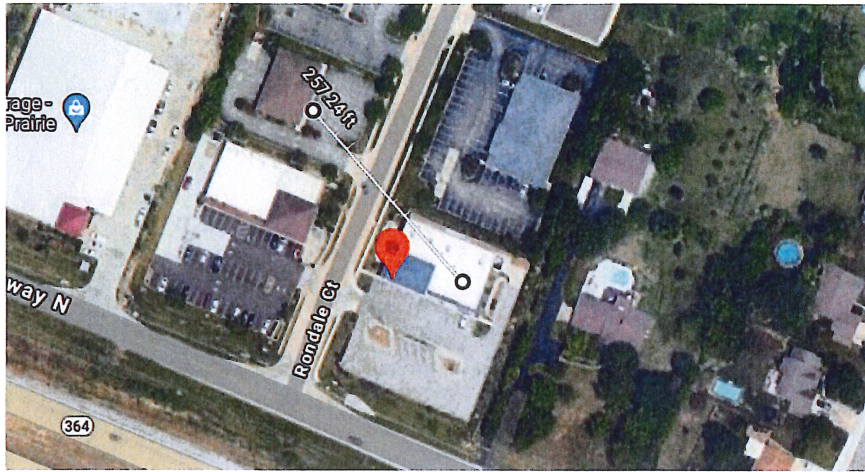
Date

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.

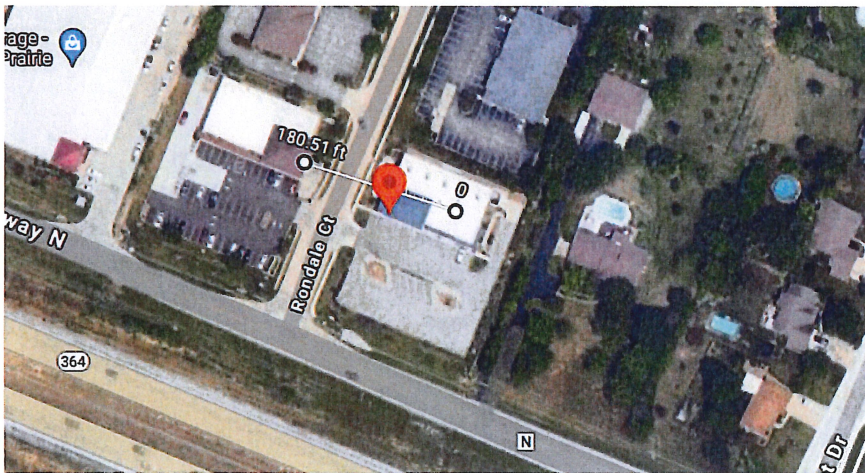
A Tract of Land being all of Lot 2 of "Dardenne Prairie Professional Park" a Subdivision according to the Plat recorded in Plat Book 42 Page 266 of the St. Charles County Records within U.S. Survey 1669 and Part of Fractional Section 6 of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri.

The Real Property or its address is commonly known as 1000 Rondale Court, O'Fallon, MO 63368.
The Real Property tax identification number is 2-113A-9912-00-0002.00000000.

Properties within 300 Feet.
Little Smiles of Dardenne Prairie



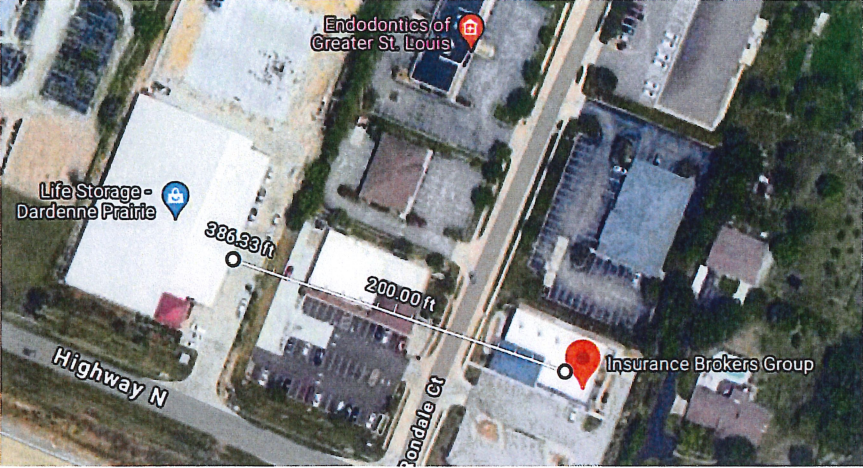
Advanced Dentistry of St Charles
Midwest Pediatric Dentistry
American Stitched Embroidery and Screen Printing



Dental Professionals of Dardenne
Expressions Dental Group
UFS Tech



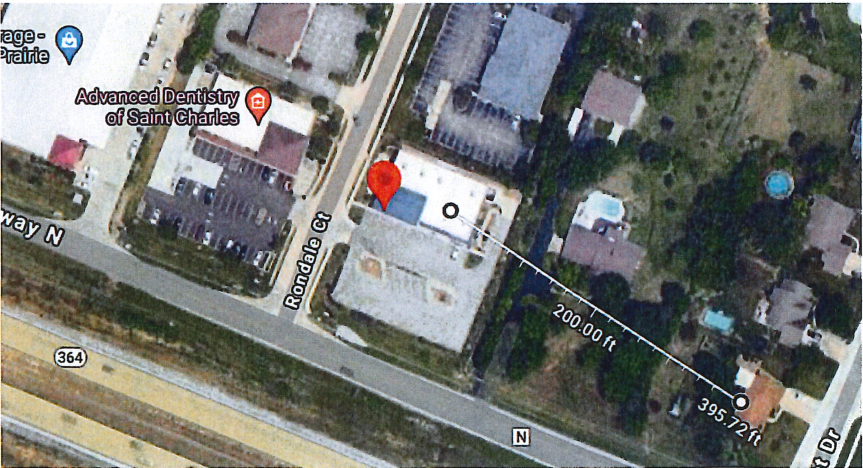
Properties outside 300 Feet.
Life Storage Dardenne Prairie



Endodontics of Greater St Louis



1769 Monet Drive

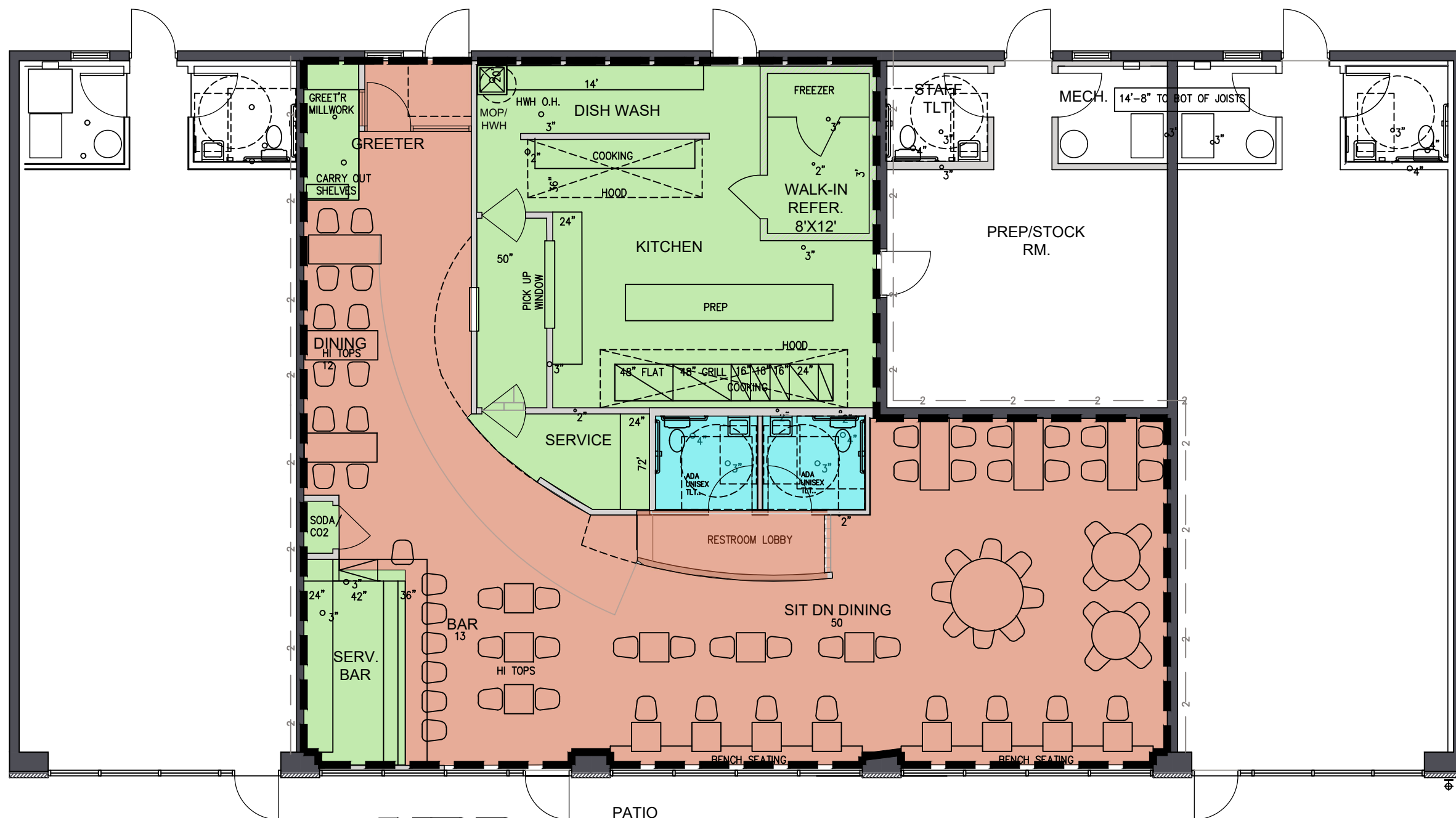


PUBLIC NOTICE

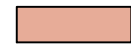
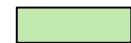
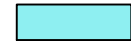
The City of Dardenne Prairie, Missouri, will conduct a Public Hearing regarding a CUP application before the Planning and Zoning Commission on Wednesday, October 9, 2024, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, and then be heard by the Board of Aldermen on Wednesday, October 16, 2024, at 7:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following:


CUP Request

Name of Applicant:	Kumara Vadivelu
Name of Owner:	Town Square Commercial
Address of Property:	300-324 Town Square Ave
Present Zoning Classification:	C-2 General Commercial, PUD
Proposed Zoning Classification:	C-2 General Commercial PUD with a CUP
Proposed Uses:	Restaurants, cafeterias, cocktail lounges, bars and taverns, ice cream parlors and tearooms not including drive-in establishments; Retail stores; and Bakery, bottling works, and food packaging.
Property Legal Description:	Lot 3 of Adjusted Lot A of Town Center Condos Boundary Adjustment in the City of Dardenne Prairie, Missouri.



 FIRE AREA 2400 SF

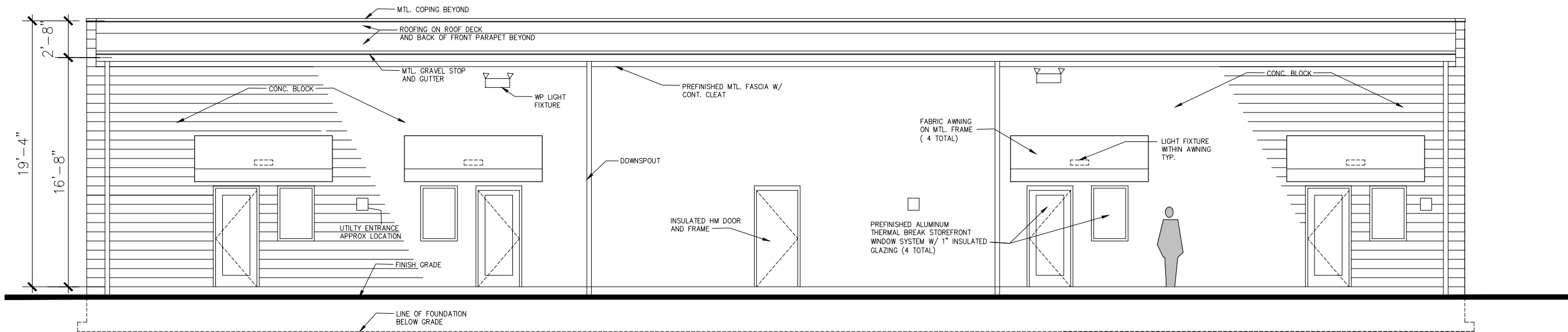
	UNCONCENTRATED SEATING	15 SF/OCC	1394 SF	93 OCC.
	KITCHEN /SERV.	200 SF/OCC	852SF	4 OCC
	TOILETS	1 OCC/EA.		2 OCC.
	TOTAL OCCUPANT LOAD			99 OCC

 **OCCUPANCY PLAN**
SCALE: 1/8" = 1'-0"

ARCHITECT: **Conant Design**
Peter Conant
MO AR 007596
314-304-1097
conant.peter@yahoo.com

CONTRACTOR: **AZACK CONSTRUCTION COMPANY**
11607 FRANCETTA LANE
ST. LOUIS, MO 63138
636-489-4733
KV.AZACKCONSTRUCTION@YAHOO.COM

A NEW TENANT FINISH FOR
FUSION BITES
CONDOS AT TOWN CENTER
CITY OF DARDENNE PRAIRIE
ST. CHARLES COUNTY, MISSOURI 63368



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

A NEW COMMERCIAL DEVELOPMENT AT
**300-324 HARMONY MEADOWS CT.-
 CONDOS AT TOWN CENTER**
 CITY OF DARDENNE PRAIRIE
 ST. CHARLES COUNTY, MISSOURI 63368

CONTRACTOR:
AZACK CONSTRUCTION COMPANY
 11607 FRANGETTA LANE
 ST. LOUIS, MO 63138
 636-489-4733
 KV.AZACKCONSTRUCTION@YAHOO.COM

ARCHITECT:
Conant Design
 Peter Conant
 MO AR 007596
 314-304-1097
 conant.peter@yahoo.com



The City of Dardenne Prairie Planning & Zoning Commission meeting was called to order at 7:00 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 Detweiler, Chairman Etzkorn, Commissioners Bailey, Northcutt, Musler, Ogle, Pollard, Stankovich and Wooldridge. Commissioner Fry was absent. Also present were City Clerk Kim Clark, City Planning & Development Manager Todd Streiler and City Attorney Drew Weber.

PUBLIC COMMENT – No one present to speak.

NEW BUSINESS

1. **PUD Final Plan– Town Square Apartments Phase 2**: Grimes Consulting, Inc on behalf of Moline Management is requesting reapproval of a PUD Final Plan for 6 acres and zoned “PUD-C-3”. The site is located between Highway 364 and the Dardenne Town Square, directly behind Target and Schnucks and between the existing Town Square Apartments and Technology Drive and more particularly described on the Amended Final Plan Site Plan Application received on August 21, 2024, on file with the City Clerk from Applicant.

Lenny Mears of Grimes Consulting was in attendance to present the plan.

A motion was made by Commissioner Wooldridge, seconded by Commissioner Northcutt to recommend approval of the Final Plan dated 08-29-24. Motion passed unanimously.

APPROVAL OF MINUTES

1. Approval of 08-14-24 Minutes

A motion was made by Commissioner Stankovich, seconded by Commissioner Ogle to approve the 08-14-24 minutes. Motion passed unanimously.

COMMISSION COMMUNICATIONS

ADJOURNMENT

Without objection, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Kim Clark, City Clerk