



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

**PLANNING AND ZONING COMMISSION AGENDA
April 9, 2025
7:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE Alderman Detweiler
 Chairman Wooldridge
 Commission members:
 Bailey
 Etzkorn
 Fry
 Musler
 Northcutt
 Pollard
 Stankovich

PUBLIC COMMENT

PUBLIC HEARING

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (Multi-family & Commercial)

APPROVAL OF MINUTES

1. Approval of 2-12-25 Minutes
2. Approval of 2-12-25 Work Session Minutes

COMMISSION COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

1. PUD Rezoning Request – “ND” to “C-3, PUD” Mixed Use (Multi-family & Commercial)
2. Minor Amended PUD Final Site Plan Request- St. Charles Community College Cafe/Market/Classroom addition at 1 Academy Place. (“C2-PUD”)

ADJOURNMENT

PUBLIC NOTICE

The City of Dardenne Prairie, Missouri, will conduct a Public Hearing to consider a rezoning to “C-3” Retail Commercial District, Planned Unit Development and a PUD Area Plan before the Planning and Zoning Commission on Wednesday, April 9, 2025, 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 another Public Hearing before the Board of Aldermen on Wednesday, April 16, 2025, 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:

Prairie Point Rezoning Request

Name of Applicant:	Dardenne Prairie Realty, LLC
Name of Owner:	Dardenne Prairie Realty, LLC
Address of Property:	HWY N- 875’ W. of Ardmore Drive. Dardenne Prairie, MO 63368
Present Zoning Classification:	“ND” New Development
Requested Action:	Rezone to “C3” PUD & Approve Area Plan
Property Legal Description:	A tract of land being part of the Southwest Quarter of Section 1, Township 46 North, Range 2 East of the Fifth Principal Meridian, City of Dardenne Prairie, St. Charles County, Missouri

PLANNING & ZONING WORK SESSION MINUTES

February 12, 2025

The City of Dardenne Prairie Planning & Zoning Commission work session meeting was called to order at 6:00 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 Wooldridge, Commissioners Bailey, Stankovich, Ogle, Etzkorn, Fry, and Musler. Commissioners Northcutt and Pollard were absent. Also present was Planning & Development Manager Todd Streiler and City Attorney Drew and his associate Sara Rutherford.

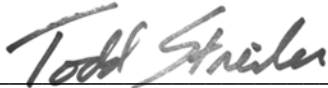
ITEMS FOR DISCUSSION

1. Lot 1- Prairie Encore 4th Amended Final Plan – Carports
2. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan
3. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive
4. Preliminary and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road

ADJOURNMENT

The meeting was adjourned at 6:37 p.m.

Respectfully submitted,



Todd M. Streiler AICP, LEED AP
Planning & Development Manager

PLANNING & ZONING MINUTES

February 12, 2025

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 Wooldridge, Commissioners Bailey, Stankovich, Ogle, Etkorn, Fry, and Musler. Commissioners Northcutt and Pollard were absent. Also present was Planning & Development Manager Todd Streiler and City Attorney Drew and his associate Sara Rutherford.

A motion was made to amend the agenda to change “Amended and Record Plat for Dragonstone” to “Preliminary and Final Plat for Dragonstone” by Chairman Wooldridge and seconded by Ogle. Motion passed unanimously.

PUBLIC COMMENT – No one present to speak.

A motion was passed to open the public hearing by Commissioner Ogle and seconded by Etkorn. Motion passed unanimously.

PUBLIC HEARING- Russel Bean, CellEctive Solutions provided an overview of the wireless support structure, the associated technology and the rational for eliminating the antennas on the billboard and relocating them onto the proposed 120 monopole. Handouts were provided to each Commissioner.

There were no other speakers.

A motion was passed to close the public hearing by Commissioner Stankovich and seconded by Fry. Motion passed unanimously.

APPROVAL OF MINUTES

A motion was passed to approve the minutes by Commissioner Stankovich and seconded by Bailey. Motion passed unanimously.

COMMISSION COMMUNICATIONS

Commissioner Ogle announced that tonight was his last meeting as he is moving to Arizona. Chairman Wooldridge presented Commissioner Ogle a plaque recognizing his years of service to the Planning Commission and City.

OLD BUSINESS

1. Amended PUD Final Plan Request – Prairie Encore - Parking Garages

A motion was made by Commissioner Ogle, seconded by Commissioner Stankovich that the addition of the 44 carports and 1 parking stall is a minor change. Motion passed unanimously.

PLANNING & ZONING MINUTES

February 12, 2025

A motion was made by Commissioner Ogle, seconded by Commissioner Stankovich to recommend the Board approve the 4th Amended PUD Final Plan Request – Prairie Encore-Parking Garages. Dated 1/21/25. Motion passed unanimously.

2. 2020 Comprehensive Plan / Town Square Vision Process Scenario Plan

Chairman Wooldridge asked Mr. Streiler to report back to the Commission with any deficiencies between the Future Land Use Map and the findings of the Vision Report.

NEW BUSINESS

1. CUP Request – Wireless Support Structure (Monopole)- 2500 Technology Drive

A motion was made by Commissioner Etzkorn, seconded by Commissioner Etzkorn to recommend the Board approve the CUP request as presented in the CDs dated 10/10/25 with the condition that mesh screening is affixed to the fence and arborvitaes, 6' in height, and planted 4' on center is required around the perimeter of the fence. Motion passed unanimously.

2. Preliminary and Final Plat- Dragonstone- 5 single-family lots- 2667 Bates Road

A motion was made by Commissioner Ogle, seconded by Commissioner Etzkorn to approve the Preliminary Plat dated 5/15/19. Motion passed unanimously.

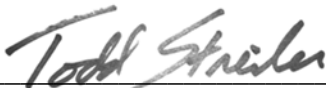
A motion was made by Commissioner Etzkorn to recommend the Board approve the Record Plat dated 11/20/24. Motion failed for lack of a second.

A motion was made by Commissioner Musler to recommend the Board approve the Record Plat dated 11/20/24 with the condition that the surveyor who prepared the plat review and amend Notes #7 & #8; Commissioner Etzkorn seconded the motion. Motion passed unanimously.

ADJOURNMENT

A motion was made by Commissioner Etzkorn, seconded by Commissioner Ogle to adjourn the meeting at 7:46 p.m. Motion passed unanimously.

Respectfully submitted,



Todd M. Streiler AICP, LEED AP
Planning & Development Manager



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

SITE PLAN APPLICATION
CITY OF DARDENNE PRAIRIE, MISSOURI
www.DardennePrairie.org

APPLICANT:

Same as Owner

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Facsimile

Email Address

STREET ADDRESS OF PROPERTY: **1 Academy Place, Dardenne Prairie, MO 63368**

OWNER (attach additional):

St. Charles Community College

Printed Name
John Wiemann

Printed Name
4601 Mid Rivers Mall Drive

Street Address
Cottleville/MO/63376

City/State/Zip Code
636-922-8297

Telephone Facsimile
jwiemann@stchas.edu

Email Address

Contract Purchaser/Developer:

Same as Owner

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone Facsimile

Email Address

LEGAL DESCRIPTION OF PROPERTY (other than address)

BARATHAVEN LOT C, Parcel ID: 3-157D-A061-0L-000C.0000000

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

PROPOSED USE: **SCC Field to Table Institute** NO. UNITS: _____

PROJECT AREA: **0.79 acre** PROPERTY AREA: **25.78 acre**

SITE PLAN REVIEW FEE SUBMITTED: _____



Todd M. Streiler AICP, LEED AP
Planning & Development Manager
Tstreiler@DardennePrairie.org
Phone 636.755.5314

Staff Report

TO: Planning and Zoning Commission

FROM: Todd Streiler, Planning & Development Manager

DATE: April 2, 2025

SUBJECT: St. Charles Community College Amended Final PUD Site Plan (Barathaven Lot C)

Project Summary:

The Final Amended Plan Application and supporting plans were received by the City on March 3, 2025. At the request of the petitioner, the Mayor waived the application/review fee. Staff reviewed the items for completeness and compliance with the applicable regulations and sent a comment letter to the design team on March 13, 2025. The comments and recommendations were addressed, and the resubmitted plans were received by the City on March 20, 2025. Staff requested the following information be addressed and included on the final site plan.

- a. As previously requested, provide the total finished floor area of the proposed building, plaza and all impervious areas.
- b. The parking table shows the site requires 95 stalls and the site plan shows 102 existing parking stalls, leaving only seven (7) stalls for the existing building. As previously requested, provide a statement and parking plan showing the site has adequate parking for the proposed and existing buildings.
- c. As previously requested, label and dimension the deck/patio space shown on the south side of the proposed building on all sheets and provide details of the proposed paving, railing, step(s) and method of screening the mechanical equipment.
- d. Be advised, additional comments may be forthcoming regarding stormwater management and water quality.

Background:

The site was originally owned and used for research by Washington University. The site was developed as a high school campus known as Barat Academy and opened to a class of freshmen in 2007. The site is adjacent to the Barathaven subdivision and the Dardenne Greenway which were being developed just before the high school. The school (and adjacent residential areas) were named after Madeleine Sophie Barat, founder of the Society of the Sacred Heart. The Barat Academy closed due to financial difficulties and relocated to Chesterfield, MO in 2011. The site was purchased by Lindenwood University and on April 17, 2013 the site was rezoned to "C2 PUD" and an Area Plan and Final Plan were approved via Ordinance #1670 and Ordinance #1671, respectively. St. Charles Community College has owned the site since 2017. It is currently known as their "Dardenne Creek Campus" and home to the College's "Center for Healthy Living" which houses nursing and allied health programs and workforce development and the "Field to Table Institute" for culinary and agriculture.

The proposed Cafe/Market/Classroom facility and plaza shown on the proposed Amended Final Plan will be part of the Field to Table Institute and located just south of the existing Field to Table facility (formally the Barat Academy gymnasium). The site is zoned "C2 PUD" and located on Lot 6 of the Barathaven (1

Academy Place) which is 25.78 acres. The site utilizes the existing drive aisles and parking lots, which provides adequate parking for the existing and proposed improvements. The proposed building is 16,110 square feet and includes a 3,050 SF market/café, nine (9) classrooms and four (4) offices. A plaza connects the proposed building to the existing Field to Table facility.

According to the Engineer's statement on Sheet C205, the existing parking lot/existing gymnasium building (3.60 acres) and the proposed Field to Table Institute building (0.47 acres) equate to 4.07 acres of impervious development footprint. The site improvements will drain to the detention basin located in front of the existing building/gymnasium. This basin was designed to accommodate 7.46 acres of impervious surfaces. According to the Engineer of Record, the College could develop an additional 3 acres of building and/or impervious surfaces within the drainage area served by the detention basin and still maintain the design capacity required. The improvements also include a water quality vault that will treat water before it enters the basin. Details for the Filterra Bioscape Vault are provided on Sheet C303. Water quality is currently not provided for the subject stormwater basin.

The proposed improvements consist of a 1,000 SF Café/Market/Classroom building and adjacent site amenities. The proposed improvements do not exceed the approved non-residential floor area as shown on the original Barat Academy campus layout, see Sheet C206, or the approved Area & Final Plans approved in 2013. The location of the proposed Café/Market building is the same location as the concession building was proposed for the Barat Academy Campus plan- adjacent to the football fields (see Sheet 206). Since the proposed Amended Final Plan does not cause any material change to the approved Area Plan or Final Plan, the change is considered minor according to the City's Zoning Regulations.

However, according to the City's PUD requirements, minor variations in layout require Planning & Zoning Commission review and approval and according to the Site Plan requirements (Section 405.760) any new commercial building or addition over 500 SF requires review by the Planning & Zoning Commission and approved by the Board.

Recommended Action

The petitioner is requesting approval of the proposed minor Amended Final Site Plan. Upon review, Staff found that the Amended Final Site Plan is consistent with the appropriate zoning regulations. Staff recommends the Planning Commission pass the following motion, provided items a-d listed under "Project Summary" are satisfactorily addressed:

Motion to approve the minor Amended Final Site Plan as submitted and recommendation to the Board to approve the Site Plan.

Motions should be in the affirmative. Should a commissioner decide to deny the Site Plan, they should vote "Nay" to a motion to approve.

Next Steps

Once approved, improvement plans shall be reviewed and approved by the City Engineer and a building permit shall be reviewed and approved by the City's Building Department.

End of Report

Enclosures

cc: Mayor John Gotway and Board of Aldermen
Cathy Pratt, Interim City Administrator
Kim Clark, City Clerk
Drew Weber, City Attorney

March 20th, 2025

Todd Streiler
City of Dardenne Prairie
tstreiler@dardenneprairie.org

Subject: St. Charles Community College Amended Site Plan Application & Site Plan
Dardenne Prairie Project No. 25-1100

Dear Mr. Steiler:

The proposed Site Plan Application and supporting plans were received by the City on March 3, 2025. Staff reviewed the items for completeness and compliance with the applicable regulations and submitted the following comments and recommendations. Please see the following comments addressed:

1. Provide a Site Plan in accordance with Section 405.770 and label it "Site Plan". **Separate Site Plan Sheet has been generated with the Civil Site Drawings. See Sheet C201.**
2. Add the following information to the Site Plan: **Specific Comments have been addressed below:**
 - a. Add the Dardenne Prairie project number noted in the Subject above to the upper right-hand corner. **Dardenne Prairie Project Number has been noted on Cover Sheet and Site Plan Sheet in the upper right-hand corner. See Sheets G000 and C201.**
 - b. Add the existing zoning ("C-2" General Commercial District) and the proposed use (i.e., Education/restaurant/retail). **See Sheet C201.**
 - c. Provide the total area of the proposed building, plaza and the total amount of impervious surfaces proposed. **See Sheet C201.**
 - d. Show the layout of the interior space of the proposed building and label the use and area of each space, specifically calling out the area used for retail and restaurant/café. **Added to Sheet C201.**
 - e. Show all easements, setbacks, existing utilities and adjacent properties within 300' and their existing zoning. **All easements, setbacks, existing utilities and adjacent properties within 300' and their existing zoning are shown through the survey on the Site Plan Sheet. See Sheet C201.**
 - f. Show and label the covered pergola, metal overhang on the proposed building and all other structures, signage, walls and planting beds on the Site Plan and Elevations. **See Sheet C201.**
 - g. Provide a parking table showing the number of parking stalls required for each use being

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conducted in conjunction with the proposed improvements in accordance with Section 405.635 and demonstrate sufficient parking exists to support the existing and proposed improvements. **See Sheet C201.**

- h. Dimension the width and height of the proposed stone walls in front of the proposed building. Be advised, Sheet L200 and E101 shows a double wall aligned with the pergola while all other plans show a single wall aligned behind the pergola; please correct. **See Sheet C201.**
- i. Label and dimension the deck/patio space shown on the south side of the proposed building and provide details of the proposed paving and/or decking, railing, step(s) and proposed wall. **See sheet C201.**
- j. Indicate the pavement type for all proposed paved areas. **See Sheet C201**
- k. Add the following notes to the Site Plan:
 - Lighting fixtures used to illuminate non-residential off-street parking areas shall be arranged to reflect light away from lots containing residential uses and from public streets. **Comment added on Sheet C201.**
 - 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. **Comment Added on Sheet C201.**
 - 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. **Comment Added on Sheet C201.**
3. Identify the location of the trash enclosure on all sheets submitted and provide details for the proposed trash enclosure on the Site Plan. **The existing trash enclosure has been identified on all pertaining sheets of the Civil Sheets. The existing trash enclosure will be used for the proposed building as well as the existing building. There will also be a "Temporary Trash Transit" section that will be shielded by a small fence at the sidewalk of the connecting to the existing greenhouse slab.**
4. Show the location, dimension and area of all signage. For all wall mounted signs, please include the percentage of total square footage of the building face upon which the sign is attached. **See Sheet C-201.**
5. Add the following information to the Architectural Elevations:
 - a. Dimension the height of the Market/Café building and pergola measured from the finish grade at the base to the top of structure. **dimension has been added to elevations**
 - b. Provide a description of the soffit material used for the Market and pergola in the "Keyed Notes" on Sheet A304. **Material description added to keyed notes.**

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- c. The elevations show “01 Standing Seam Metal Roof by PEMB MFR” used on all building faces, please change reference to the correct material and color. **Notes have been updated. Material legend added for clarity.**
 - d. Dimension the height (from the ground to the top of canopy) and overhang (from the edge of building) of the metal canopy. **Dimensions added to elevations.**
 - e. Show the pergola on the north, south and west elevations and plaza features on the north elevation. **pergola added to north, west and east elevations. Pergola is obscured from south elevation, and is not shown.**
 - f. Provide a color palette for the proposed exterior building materials. **color palette listed in elevations and material legend. Reference color rendering on cover sheet for additional visual of materials.**
 - g. Eliminate or explain the references to the circled numbers and letters above the elevations. **The letters and numbers in circles above the buildings were gridlines for structural steel member locations. These have been struck from the elevations for clarity.**
 - h. Eliminate Sheets A305 and A900 and pick a color rendering to insert on the Cover Sheet. The renderings show different variations of the Plaza; the rendering on sheet A900 is preferred. **A305 has been kept but consolidated due to the reduction to sheet size to 24x36. Rendering from A900 is now on the cover page. Sheet A900 has been struck from submission**
6. The following comments pertain to the SWPP on Sheet C203 **(C204)**.
- a. The grading limits do not seem to contain all the areas necessary to be disturbed, please review and revise as needed. (i.e. the grading limits do not provide the necessary space to install the sidewalk connecting to the greenhouse). **In the instance outlined in this comment, the grading limits end at the southeast corner of the existing concrete slab that greenhouse is built on (northeast corner of the proposed concrete walk that goes to the proposed building to the existing greenhouse slab). The silt fence is generally taken two (2) feet beyond the proposed grading limits. Both grading limits and silt fence are shown on the SWPPP Sheet. See sheet C204.**
 - b. Show the grated drains in the Plaza and the proposed PVC pipe draining into the detention basin. **The grated drains in the Plaza and proposed PVC pipe draining into the detention basin now appear on the SWPPP Plan. See sheet C204.**
 - c. Show the sidewalk connecting to the existing greenhouse on the SWPPP. **The sidewalk connecting to the existing greenhouse now appears on the SWPPP Sheet. See sheet C204.**
 - d. Label and show proposed rip rap to the bottom of the stormwater detention basin from the end of the stormwater lines (both existing and proposed) to prevent erosion of the basin side slopes. **The proposed rip rap to the bottom of the stormwater detention basin from the end of the**

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stormwater lines to prevent erosion of the basin side slopes now appears on the SWPPP Sheet. See sheet C204.

- e. Verify stormwater detention is provided for the three (3) designed storm events. **Verification of Stormwater Detention has been shown on Sheets C205 and Sheets C206.**
 - f. Provide water quality for the downstream flow in accordance with Chapter 550. Be advised, it is our opinion that while the disturbed area is less than one (1) acre, the area is part of a larger common parcel or development that is greater than 1 acre, therefore water quality is recommended. **A Proposed Filterra Bioscape Vault has been added to the drawings for water quality. See Sheets C201, C202, C204, C207 AND C303.**
7. The following comments pertain to the “Planting Plan” on Sheet L200.
- a. Rename Sheet L200 “Landscape Plan” and show the entire development area including all landscaping improvements and plantings proposed on the south side of the proposed building. **The whole construction site splits on 2 sheets, L200 and L201, both named Landscape Plan. – DG2**
 - b. Provide construction details depicting the material, height and width of all seat walls, planting beds and curbing along the perimeter of all planting areas. **See civil for the seat wall detail. See L720 Landscape Details for planting bed details. There is no curbing along any planting area. – DG2**
 - c. Add a note on the Landscape Plan that all areas disturbed shall be sodded or seeded. **Added as General Landscape Notes 3 on L200. – DG2**

Add a note to the plan to indicate that not less than ten percent (10%) of the total lot shall be landscaped with trees, shrubs, living ground cover or plant material other than grass.
 Provide calculations to show that this is being met. **Added as General Landscape Notes 5 on L200. – DG2**
 - d. Add a note to the plan that states, “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.” **See Planting Coverage Diagram on L201. Because the construction only affects 3% of total lot area, the percentage of planting (excluding lawns) is calculated per construction area. – DG2**
 - e. Show the plantings in front of the building (west elevation) as shown on Sheet E101. **Added as General Landscape Notes 5 on L200. – DG2**

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f. Change “Existing Potted Plant” to “Potted Plat”. **Planting added. – DG2**

g. Show the location, type of screening and plantings proposed around the trash enclosure.
Changed. – DG2

8. Provide a letter indicating how the above comments were addressed. Include the Dardenne Prairie project number above in all correspondence and submitted documents. **The Dardenne Prairie Project Number will be utilized in all correspondence moving forward for this project and submitted documents.**
9. Please ensure that “Revisions” are properly tracked and documented (Revision # and date) in the Title Block for all sheets. **All sheets depict Revision # and Date.**

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-five (25) full-size **24” x 36” 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.

Respectfully,
Brendan Weis

Brendan T. Weis | Construction Engineer / Project Manager
Cell: 314-565-1179 | Website: www.weisdesigngroup.com



cc: John Gotway, Mayor
Cathy Pratt, Interim City Administrator
Kim Clark, City Clerk
Mike Barkoviak, JEMA

April 4th, 2025

Todd Streiler
City of Dardenne Prairie
tstreiler@dardenneprairie.org

Subject: St. Charles Community College Amended Site Plan Application & Site Plan
Dardenne Prairie Project No. 25-1100

Dear Mr. Streiler:

The proposed resubmitted drawings were received on March 20, 2025. Staff reviewed the items and submit the following comments and recommendations. Please see the following comments addressed:

- a. As previously requested, provide the total finished floor area of the proposed building. **Total Finish Floor area is 16,110 Square Feet. Please See amended Note #7 Sheet C102.**
- b. The parking table shows the site requires 95 stalls and the site plan shows 102 existing parking stalls, leaving only seven (7) stalls for the existing building. As previously requested, provide a statement and parking plan showing the site has adequate parking for the proposed and existing buildings. **Per conversations with Todd Streiler from Tom Weis (Weis Design Group) and Michael Barkoviak (JEMA). Please see attached Exhibit (Exhibit 1) that provides descriptions and calculations regarding adequate parking stalls for the existing site.**
- c. As previously requested, label and dimension the deck/patio space shown on the south side of the proposed building and provide details of the proposed paving and/or decking, railing, step(s) and proposed wall. **The south side is a maintenance yard for HVAC equipment. It has been dimensioned (30.50' by 32.00' with a 5.00' by 84.10' walkway). Guard Rails have been added to the HVAC area. Please see amended Sheet C102.**
- d. Show the location and screen of any mechanical equipment. **Please see amended Sheet L201.**

Be advised, additional comments may be forthcoming regarding stormwater management and water quality.

The Site Plan application and site plan will be reviewed by the Planning and Zoning Commission at their April 09, 2025, and by the Board of Aldermen at their April 16 and May 7, 2025 meetings provided the above comments are addressed. Staff will collate, roll and distribute the duplicate plans submitted on March 20th— no additional plans are requested at this time. However, the above information will need to be provided prior to the meeting and presented during the meetings.

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

Respectfully,
Brendan Weis
Brendan T. Weis | Construction Engineer / Project Manager
Cell: 314-565-1179 | Website: www.weisdesigngroup.com

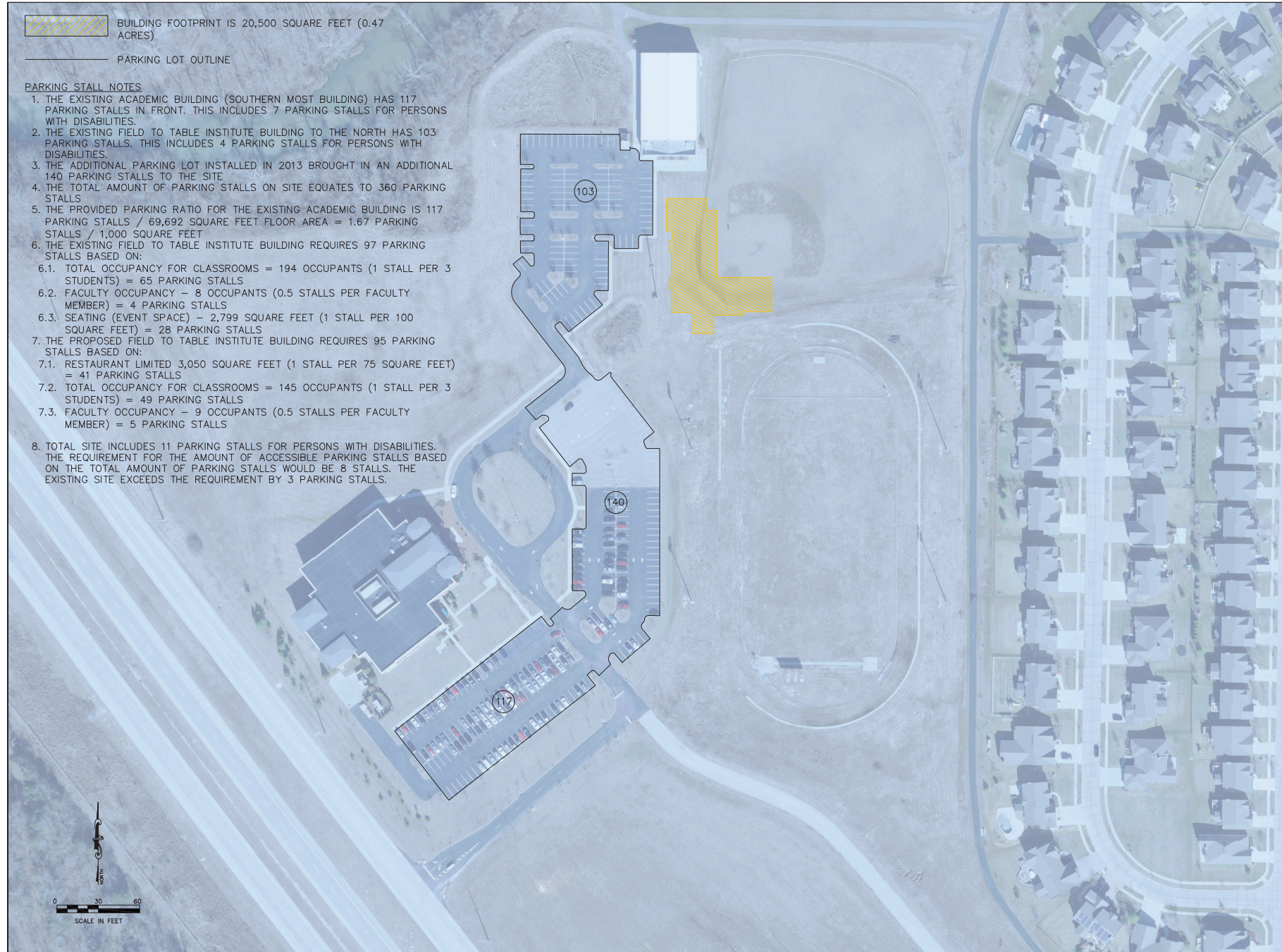


BUILDING FOOTPRINT IS 20,500 SQUARE FEET (0.47 ACRES)

PARKING LOT OUTLINE

PARKING STALL NOTES

1. THE EXISTING ACADEMIC BUILDING (SOUTHERN MOST BUILDING) HAS 117 PARKING STALLS IN FRONT. THIS INCLUDES 7 PARKING STALLS FOR PERSONS WITH DISABILITIES.
2. THE EXISTING FIELD TO TABLE INSTITUTE BUILDING TO THE NORTH HAS 103 PARKING STALLS. THIS INCLUDES 4 PARKING STALLS FOR PERSONS WITH DISABILITIES.
3. THE ADDITIONAL PARKING LOT INSTALLED IN 2013 BROUGHT IN AN ADDITIONAL 140 PARKING STALLS TO THE SITE
4. THE TOTAL AMOUNT OF PARKING STALLS ON SITE EQUATES TO 360 PARKING STALLS
5. THE PROVIDED PARKING RATIO FOR THE EXISTING ACADEMIC BUILDING IS 117 PARKING STALLS / 69,692 SQUARE FEET FLOOR AREA = 1.67 PARKING STALLS / 1,000 SQUARE FEET
6. THE EXISTING FIELD TO TABLE INSTITUTE BUILDING REQUIRES 97 PARKING STALLS BASED ON:
 - 6.1. TOTAL OCCUPANCY FOR CLASSROOMS = 194 OCCUPANTS (1 STALL PER 3 STUDENTS) = 65 PARKING STALLS
 - 6.2. FACULTY OCCUPANCY - 8 OCCUPANTS (0.5 STALLS PER FACULTY MEMBER) = 4 PARKING STALLS
 - 6.3. SEATING (EVENT SPACE) - 2,799 SQUARE FEET (1 STALL PER 100 SQUARE FEET) = 28 PARKING STALLS
7. THE PROPOSED FIELD TO TABLE INSTITUTE BUILDING REQUIRES 95 PARKING STALLS BASED ON:
 - 7.1. RESTAURANT LIMITED 3,050 SQUARE FEET (1 STALL PER 75 SQUARE FEET) = 41 PARKING STALLS
 - 7.2. TOTAL OCCUPANCY FOR CLASSROOMS = 145 OCCUPANTS (1 STALL PER 3 STUDENTS) = 49 PARKING STALLS
 - 7.3. FACULTY OCCUPANCY - 9 OCCUPANTS (0.5 STALLS PER FACULTY MEMBER) = 5 PARKING STALLS
8. TOTAL SITE INCLUDES 11 PARKING STALLS FOR PERSONS WITH DISABILITIES. THE REQUIREMENT FOR THE AMOUNT OF ACCESSIBLE PARKING STALLS BASED ON THE TOTAL AMOUNT OF PARKING STALLS WOULD BE 8 STALLS. THE EXISTING SITE EXCEEDS THE REQUIREMENT BY 3 PARKING STALLS.



ARCHITECT
 JEMA
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 CONTACT: MICHAEL BARKOWIAK
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ST. CHARLES COMMUNITY COLLEGE
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1 ACADEMY PLACE,
DARDENNE PRAIRIE, MO 63368

P&Z REVIEW
 02/23/2025

REVISIONS

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1	02/20/2025	P&Z Revision 1
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PROJECT NO: 24-1867-00
 ISSUED DATE: 04/04/2025 9:59:40 AM
 SHEET TITLE: **PARKING STALL EXHIBIT**

EXHIBIT 1



ST. CHARLES COMMUNITY COLLEGE FIELD TO TABLE INSTITUTE

1 ACADEMY PLACE DARDENNE PRAIRIE, MO 63368



JEMA
planning architecture interior design

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ENGINEER OF RECORD:



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PROJECT NO: 24-1887-00
ISSUED DATE: 03/20/2025 9:59:40 AM

COVER SHEET

G000

LEGEND

EXISTING	NEW
○ SANITARY MANHOLE	● SANITARY MANHOLE
⊗ STORM MANHOLE	⊗ STORM MANHOLE
⊗ FLARED END	⊗ FLARED END
⊗ WATER METER	⊗ WATER METER
⊗ WATER VALVE	⊗ WATER VALVE
⊗ GAS VALVE	⊗ GAS VALVE
⊗ MAILBOX	⊗ MAILBOX
⊗ GUY WIRE	⊗ GUY WIRE
X 450.05 SPOT ELEVATION	X 450.05 SPOT ELEVATION
○ STREET SIGN	○ STREET SIGN
○ FIRE HYDRANT	○ FIRE HYDRANT
○ LIGHT STANDARD	○ LIGHT STANDARD
○ UTILITY POLE	○ UTILITY POLE
○ YARD LIGHT	○ YARD LIGHT
○ EVERGREEN TREE	○ EVERGREEN TREE
○ DECIDUOUS TREE	○ DECIDUOUS TREE
④ SANITARY SEWER IDENTIFICATION NUMBER	④ SANITARY SEWER IDENTIFICATION NUMBER
⑤ STORM SEWER IDENTIFICATION NUMBER	⑤ STORM SEWER IDENTIFICATION NUMBER
⑥ PARCEL IDENTIFICATION NUMBER	⑥ PARCEL IDENTIFICATION NUMBER

--- ADDRESS NUMBER ---	(6290)
--- GRADING LIMITS ---	
--- TREE LINE ---	(450)
--- CONTOUR LINE ---	
--- FENCE ---	
--- ELECTRIC LINE ---	E
--- FIBER OPTIC CABLE ---	FO
--- GAS LINE ---	G
--- TELEPHONE LINE ---	T
--- SANITARY SEWER MAIN ---	SS
--- STORM SEWER MAIN ---	SS
--- WATER LINE ---	W

ABBREVIATIONS

AI AREA INLET	HGL HYDRAULIC GRADE LINE
ASPH ASPHALT	INV INVERT
ATG ADJUST TO GRADE	LS LIGHT STANDARD
BC BACK OF CURB	MH MANHOLE
BM BENCHMARK	N/F NOW OR FORMERLY
BO BY OTHERS	NIC NOT IN CONTRACT
BW BOTTOM OF WALL	OE OVERHEAD ELECTRIC
CA CABLE TELEVISION	OT OVERHEAD TELEPHONE
CF CUBIC FEET PER SECOND	PT PEDESTRIAN TRAFFIC
CI CURB INLET	PL PROPERTY LINE
CL CENTERLINE	PR PROPOSED
CLEANOUT	PVC POLYVINYL CHLORIDE PIPE
CONC CONCRETE	PVMT PAVEMENT
CMP CORRUGATED METAL PIPE	RCP REINFORCED CONCRETE PIPE
CSP CORRUGATED PLASTIC PIPE	R/W RIGHT OF WAY
DAI DOUBLE AREA INLET	STA STATION
DI DOUBLE CURB INLET	T TOP
DND DO NOT DISTURB	TBA TO BE ABANDONED
DS DOWNSPOUT	TBR TO BE REMOVED
DT DRAIN TILE	TBRR TO BE REMOVED & REPLACED
ELEV ELEVATION	TC TOP OF CURB
EOP EDGE OF PAVEMENT	TCE TEMPORARY CONSTRUCTION EASEMENT
ESMT EASEMENT	TSCL TEMPORARY SLOPE & CONSTRUCTION LICENSE
EX EXISTING	TW TOP OF WALL
FE FLARED END	TYP TYPICAL
FF FINISHED FLOOR	UE UNDERGROUND ELECTRIC
FH FIRE HYDRANT	UP USE IN PLACE
FL FLOWLINE	UP UTILITY POLE
FO FIBER OPTIC	UT UNDERGROUND TELEPHONE
G GUTTER	WM WATER METER
G GRATE INLET	WV WATER VALVE



SITE MAP



REGIONAL MAP



CALL BEFORE YOU DIG!
1-800-DIG-RITE

CALL "MISSOURI ONE CALL" TO HAVE LOCATIONS MARKED IN THE FIELD AND "MODOT" FOR UNDERGROUND LOCATES WITHIN THE RIGHT-OF-WAY. SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION. CALL MODOT CUSTOMER SERVICE AT 314-340-4100 TWO WORKING DAYS BEFORE YOU DIG

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision	Current Revision Description
G000	COVER SHEET		
02 CIVIL			
C101	CIVIL NOTES		
C102	CIVIL NOTES		
C103	CIVIL NOTES		
C201	SITE PLAN		
C202	SITE GRADING PLAN		
C203	PLAZA GRADING PLAN		
C204	SITE SWPPP PLAN		
C205	DRAINAGE AREA MAP - STORMWATER MANAGEMENT PLAN		
C206	DRAINAGE AREA MAP - STORMWATER MANAGEMENT PLAN		
C207	UTILITY PLAN		
C301	SWPPP DETAILS		
C302	SANITARY DETAILS		
C303	CIVIL DETAILS		
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03 LANDSCAPING			
L201	LANDSCAPE PLAN		
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L203	PLANTING DETAILS		
04 ARCHITECTURE			
A304	EXTERIOR ELEVATIONS		
A305	EXTERIOR ELEVATIONS		
05 ELECTRICAL			
E101	SITE PLAN - ELECTRICAL		
E102	PHOTOMETRIC PLAN - ELECTRICAL		

PROPOSED CONCRETE

PROPOSED WALL

- SIGNAGE SQUARE FOOTAGE:
1. NORTH BUILDING SIGNAGE: 60 SQUARE FEET
 2. WEST BUILDING SIGNAGE: 60 SQUARE FEET
 3. NORTH LETTER SIGNAGE (STUDENT): 16 SQUARE FEET
 4. WEST LETTER SIGNAGE (CAFÉ & MARKET): 16 SQUARE FEET
 5. CANOPY LETTER SIGNAGE: 20 SQUARE FEET

EXISTING	LEGEND	PROPOSED
---	CONTOUR LINE	---
EX 515.00	SPOT ELEVATION	PR 515.00
---	SWALE	---
---	GRADING LIMITS	---
---	SILT FENCE	---



Occupancy Type	Area of Space/ or Number of Occupants	Parking Calculation	Required Stalls
Restaurant Limited	3,050 sf	1 stall per 75sf	41
Classroom 1	24 occupants	1 stall per 3 students	49
Classroom 2	24 occupants		
Classroom 3	24 occupants		
Teaching Kitchen Classroom	24 occupants		
Large Classroom	49 occupants		
Classroom 1 faculty	1 occupant	0.5 stall per faculty	5
Classroom 2 faculty	1 occupant		
Classroom 3 faculty	1 occupant		
Teaching Kitchen Classroom faculty	1 occupant		
Large Classroom faculty	1 occupant		
Office	1 occupant		
Office	1 occupant		
Office	1 occupant		
Office	1 occupant		
Total Spaces			95

DARDENNE PRAIRIE NUMBER 25-1100

- GENERAL SITE PLAN NOTES:
1. ST CHALRES COUNTY PARCEL NUMBER:
 2. ZONING: C-2 GENERAL COMMERCIAL DISTRICT
 3. PROPOSED ZONING: C-2 EDUCATIONAL FACILITIES
 4. SITE ADDRESS: 1 ACADEMY PLACE, DARDENNE PRAIRIE MISSOURI, 63368
 5. FLOOD PLAIN INFORMATION: THIS SITE IS TRIBUTARY TO DARDENNE CREEK, AND HAS A MINOR AREA OF SPECIAL FLOOD HAZARD AS DEPICTED ON THE PLAN. THIS MINOR AREA IS TO REMAIN UNDEVELOPED. THE BASE FLOOD ELEVATION FOR THIS MINOR AREA IS 498.00 PER FIRM 29183C0430 E, DATED AUGUST 2, 1996
 6. TOTAL IMPERVIOUS SURFACE = 20,500 SQUARE FEET (0.47 ACRES)
 7. FINISH FLOOR AREA IS 16,110 SQUARE FEET.
 8. LIGHTING FIXTURES USED TO ILLUMINATE NON-RESIDENTIAL OFF-STREET PARKING AREAS SHALL BE ARRANGED TO REFLECT LIGHT AWAY FROM LOTS CONTAINING RESIDENTIAL USES AND PUBLIC STREETS
 9. IN NO INSTANCE SHALL THE AMOUNT OF ILLUMINATION ATTRIBUTABLE TO EXTERIOR LIGHTING, AS MEASURED AT THE PROPERTY LINE, EXCEED FIFTY-HUNDRETHS (0.50) FOOT-CANDLES
 10. ALL AREAS DESIGNATED ON REQUIRED SITE PLANS FOR VEHICULAR PARKING, LOADING OR CIRCULATION AND USE FOR ANY SUCH PURPOSE AFTER SUNSET SHALL PROVIDE ARTIFICIAL ILLUMINATION IN SUCH AREAS AT A MINIMUM INTENSITY OF FOUR-TENTHS (0.4) FOOT-CANDLES
 11. REFER TO LANDSCAPING PLANS FOR FENCING
 12. REFER TO LANDSCAPING PLANS FOR TREE PROTECTION



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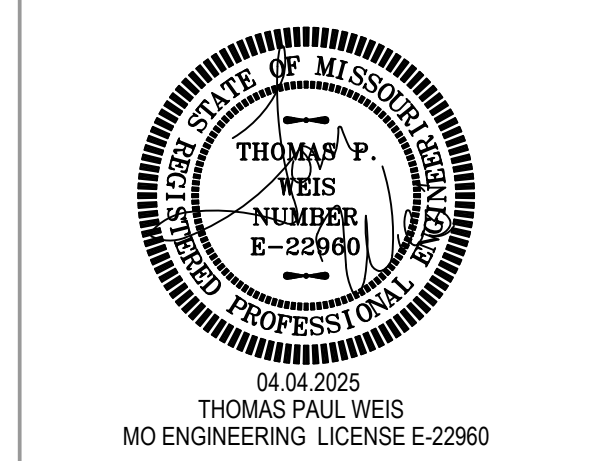
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SHEET TITLE: SITE PLAN

C201

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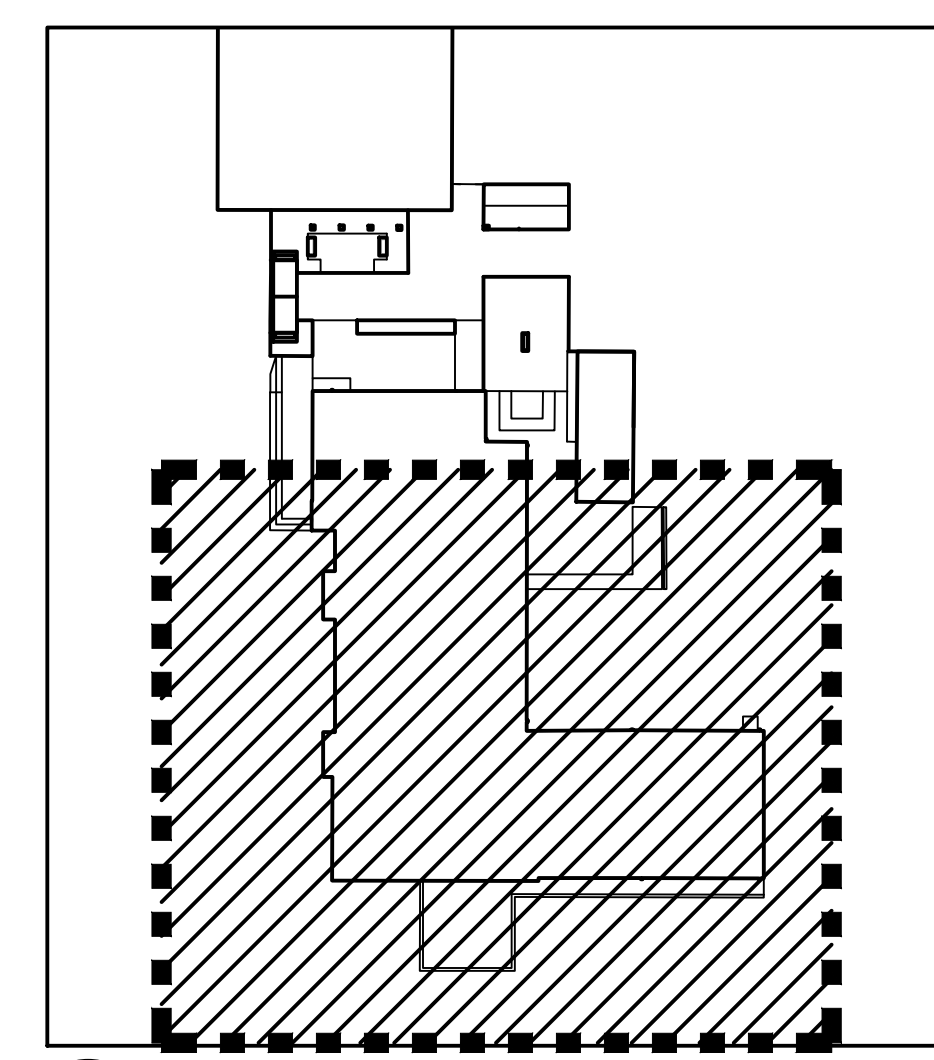
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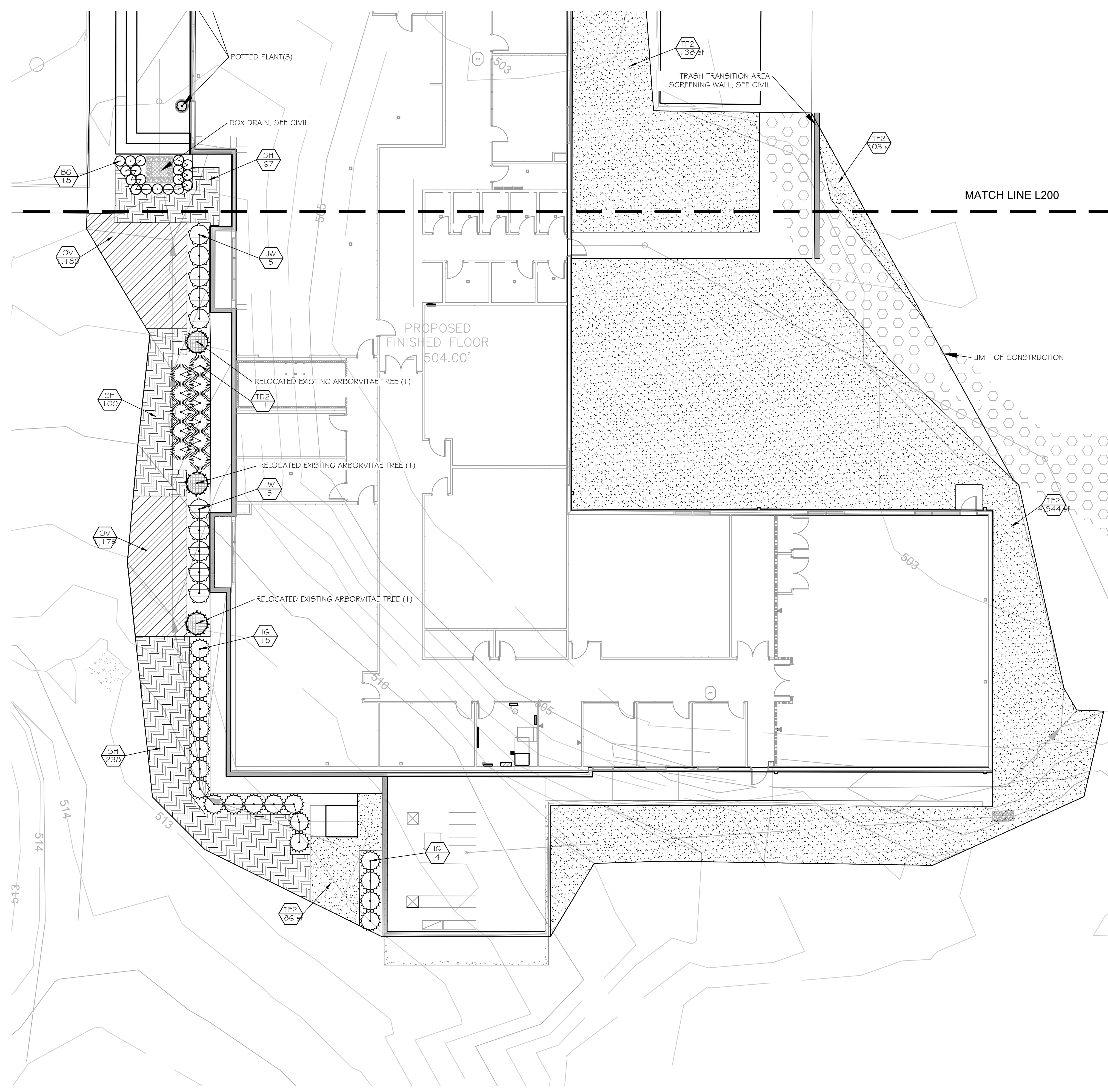
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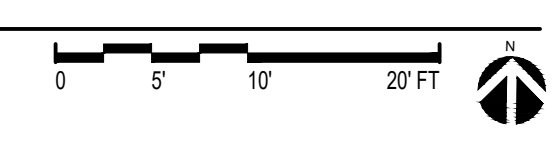
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0 KEY MAP
NTS



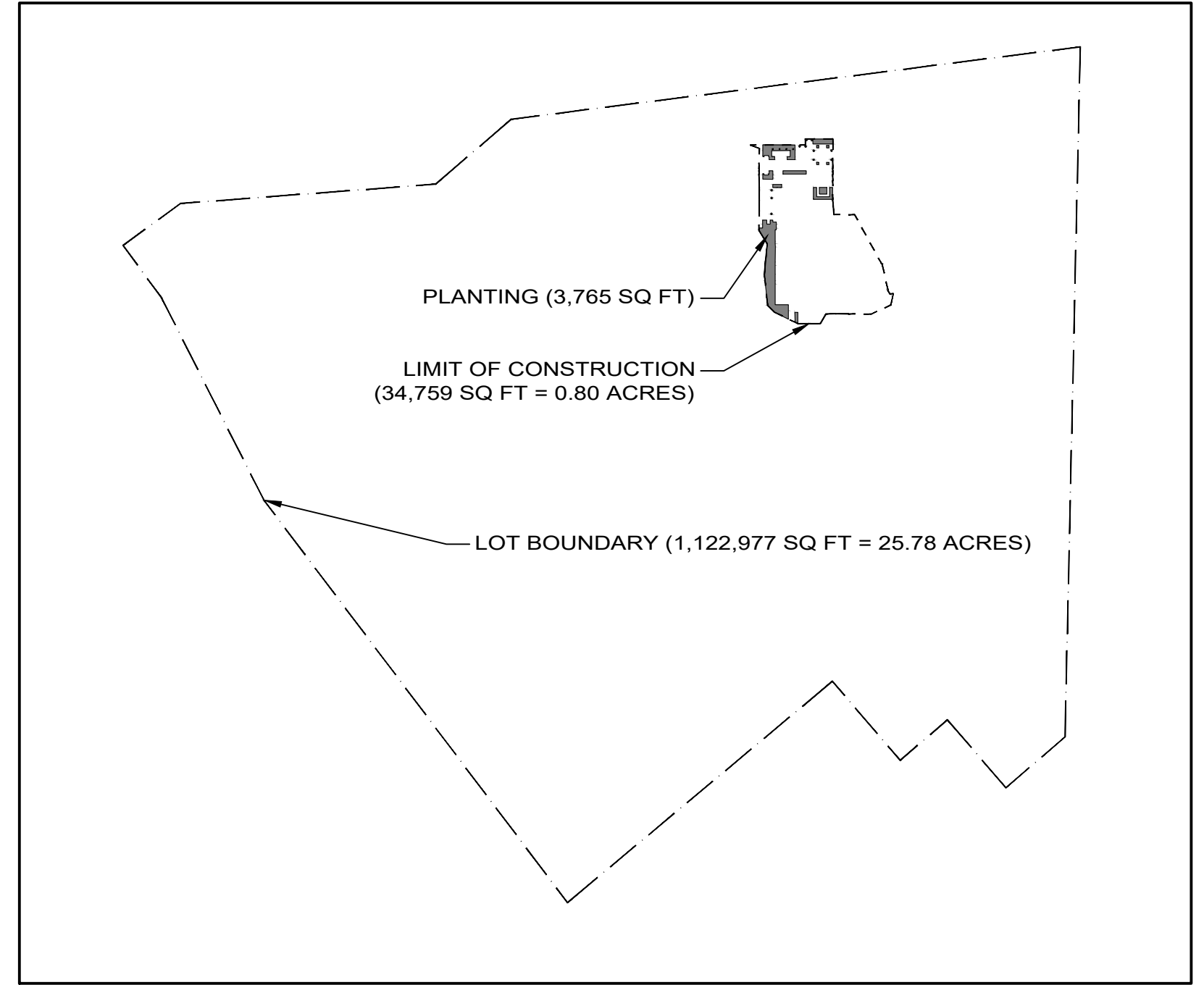
1 LANDSCAPE PLAN
SCALE: 1" = 10' - 0"



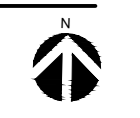
NOTES

- SEE L202 FOR PLANT SCHEDULE AND LANDSCAPE NOTES.
- TEN PERCENT (10%) OF THE CONSTRUCTION AREA SHALL BE LANDSCAPED WITH TREES, SHRUBS, LIVING GROUND COVER OR PLANT MATERIALS OTHER THAN LAWN GRASS.

	AREA (SQ FT)	PERCENTAGE OF PROPOSED PLANTING
PROPOSED PLANTING	3,765	100%
LIMIT OF CONSTRUCTION	34,759	10.83%
TOTAL LOT	1,122,977	0.34%



2 PLANTING COVERAGE DIAGRAM
NTS



LANDSCAPE ARCHITECT:
NOT FOR CONSTRUCTION

04/04/2025
KRISTY DEGUIRE
LICENSE NO.: LA-201000189

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L201