

Questions for Prairie Encore Development Town Hall Meeting

Updated 02/28/2023

1. What current data (i.e. apartment occupancy rates within 25 mile radius, number of apartments within same radius under construction, etc.) do you have available to support the viability of the project?
2. What is it about this parcel of land that is attractive to you as a developer?
3. What is your process for identifying potential retail businesses for your projects?
4. How are you obtaining and incorporating feedback from the affected residents?
5. What tax incentives have been offered or will you request for this development?
6. In Dardenne Prairie the Multi-Family Residential District code regulations state that these districts shall be built on parcels of land that “abut or are adjacent to property that was or is to be acquired for a Federally funded interstate highway project.” This proposal does not meet the city’s regulatory code. How will this discrepancy be resolved?
7. New Plan appears to have Cora Marie going through to Phase 3 – is that correct? If so, can speed dips be installed? Why did this change?
8. Revised plans still have the apartment building only change is height going from 55 ft to 45 ft. Not much of a change. WHY?
9. Not much else changed – removal of the car wash and open space for future commercial development which could be more apartments?? WHY? All this time and this is the REVISED PLAN?
10. Where is the traffic study?
11. What impacts will light and sound be from this development?

12. There is .2 miles from Bryan/Feise property to other Mia Rose apartments; why need for more? Has a study been done to reflect this need?
13. Who pays for the traffic light and improvements to be made? Not O'Fallon?
14. Will you be asking the city of Dardenne Prairie for tax incentives, tax abatements, industrial revenue bonds and TDDs? Or will the development be financed entirely by Mia Rose?
15. What is the price range of each of the types of apartments and the square footage?
16. What market analysis has been completed by Mia Rose to indicate there is a need for additional apartments in Dardenne Prairie and surrounding areas? It seems the market is over-saturated with the building of 2,000 new apartments in a five or so mile radius.
17. Have you considered doing only commercial on this land? In an area that has one of the highest median income averages in Dardenne Prairie, why would you not consider developing an area that brings higher-end retail and restaurants that this clientele would be interested in frequenting and supporting versus a Circle-K, and a restaurant that has pickleball and sand volleyball? We need upscale restaurants in this area, as there are none and we have to drive to other cities for a nice sit-down dinner or shopping.
18. Would you consider replacing the gas station with fast charging electric vehicle stations? If you combined charging stations with higher-end shopping and dining, you could attract travelers from I-70, 64 and 364, providing them with options while they wait on their vehicles to charge. Ameren Missouri incentives will cover up to 50% of the project cost, with additional federal tax credits. We have five gas stations in less than half a mile. We don't need another gas station.
19. Have you considered doing something other than the standard mixed-use, multi-family Mia Rose development? What could you do that makes Dardenne Prairie unique?

20. What steps could the city take to help developers in the proposal stage, i.e., clear guidelines of what can/cannot be developed due to city guidelines and codes, as well as resident's interest, so developers can avoid multiple submissions of the same plan?
21. Can you consider removing the apartments and building townhomes/villas similar to The Prairie, so the rentals would blend in with the surrounding neighborhoods and be more appropriate for this area?
22. Who is paying for widening Bryan and Feise roads? Who is paying for the traffic light on Bryan? Who is paying for Cora Marie Drive?
23. We have the following questions for the developer regarding the proposed Prairie Encore development for the "open house/town hall" on Thursday.
24. What tax abatements/incentives do you plan to request or have already requested from Dardenne Prairie for this development.
25. What tax abatements/incentives have you previously received for any other developments pending or approved by Dardenne Prairie?
26. Have you considered a development that conforms with the current zoning (which the citizens of Dardenne support)?
27. What abatements/incentives would be acceptable for your company to build under the current zoning status?
28. Is there currently any tax abatement, TIF, or NID tied to this proposed project? Does the developer have plans to request any and if they do, will the City consider any requests for this project?
29. can you tell me what the projected tax revenue would be from the apartments...not the entire development, just the apartments?
30. Would there be the wider sidewalks around the property so area residents can utilize their golf carts to access the retail and restaurant portion of the project? When do the plans show landscaping and architectural renderings for the buildings?

31. What would the parking situation be for the apartment complex? Although I wasn't at the P & Z meeting when they discussed the lack of parking – I'm just wondering if the revised plans addressed those concerns and more parking was added to the project.

32. On Cora Marie, are there any roundabouts included at any of the intersections?

33. The road that runs between the apartments and commercial spots – specifically – where it meets Cora Marie – would the cars on the thru street of Prairie Encore be able to make a left onto Cora Marie? I see the island, but cannot tell if it's a right turn only to access Bryan Road. I'm wondering if it's going to be similar to the intersection on WingHaven Blvd to turn by UMB Bank / SugarFire. You can make a right turn in but cannot make a left turn to get back onto WingHaven.