



IV. A

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 15-2010 Highland on Conway (Delmar Gardens at Conway Ridge III, LLC): A request for a change of zoning from a "PC" Planned Commercial District to a "PC" Planned Commercial District of 5.2909 acres in size and located on the north side of US Highway 40/Interstate 64 east of its intersection with Chesterfield Parkway and west of its intersection with Timberlake Manor Parkway (18R110745).

Summary

Delmar Gardens at Conway Ridge III, LLC is requesting a change of zoning from a "PC" Planned Commercial District to a "PC" Planned Commercial District in order to construct on this site an office building for general, medical, and dental office uses. This site obtained "PC" Planned Commercial Zoning in 2002 with the passage of Ordinance 1870 and entitled the land use of office, general. It is the petitioner's intent to develop the site to include both medical and dental office land uses in conjunction with the previously approved general office land use. The petitioner is also requesting modification to the development standards as previously approved in order to accommodate changes to site design.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Office. The petitioner's request is consistent with this Land Use Map classification.

A public hearing further addressing the request will be held at the February 14, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Narrative, Preliminary Plan, and Tree Stand Delineation.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

Cc: Michael Herring, City Administrator
Rob Heggie, City Attorney
Michael Geisel, Director of Planning and Public Works
Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, February 14, 2011, at 7:00 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 15-2010 Highland on Conway (Delmar Gardens at Conway Ridge III, LLC): A request for a change of zoning from a "PC" Planned Commercial District to a "PC" Planned Commercial District of 5.2909 acres in size and located on the north side of US Highway 40/Interstate 64 east of its intersection with Chesterfield Parkway and west of its intersection with Timberlake Manor Parkway (18R110745).

Proposed Land Uses:

1. Office, dental
2. Office, general
3. Office, medical



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn Seymour, Senior Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

CITY OF CHESTERFIELD
G. Elliot Grissom, Chair
Chesterfield Planning Commission

**PROJECT NARRATIVE STATEMENT
DELMAR GARDENS AT CONWAY RIDGE III**

RECEIVED
JAN 14 2011
DEPT. OF PLANNING
& PUBLIC WORKS

The Developer (Delmar Gardens Enterprises) seeks to add a third Building to the recently developed and award winning Corporate and Medical Office Campus on the North Side of Interstate 64 in Chesterfield, Missouri.

It is intended that when complete – the new building will “match” the two existing buildings in quality and character and will “extend” the High Quality Corporate and Medical Office Campus to the east.

The new building will utilize the curvilinear geometry, the same colored and textured Pre Cast Concrete panels, and the same tinted glass elements in order to replicate the existing palette of High Quality materials.

The new adjacent Parking Structure will likewise resemble the existing parking structure at the west end of the existing campus by utilizing the same concrete, granite accent, stairway, and accent lighting details.

The new building will feature an extensive landscaped area and water feature/ plaza at the west end of the new site that extends the existing landscape and water feature to “bridge” the existing (now shared) entry and develops a linear landscape and water feature along the Highway Frontage.

This attention to detail will be further reinforced by introduction of quality signage, lush landscape, water features, artwork, and exterior plazas equal to those already present within the existing two building campus.

When complete, this project will be an integrated site development featuring a trio of buildings that blend together as a cohesive Corporate and Medical Office Campus.

The property is owned by Delmar Gardens at Conway Ridge III, LLC

The property is located at 14767 North Outer Forty Road, Chesterfield, Missouri 63017

The total area of the tract is 5.2909 Acres (230,472 s.f.)

Tract is identified by St. Louis County locator number 18 R 11 0745

The tract is currently zoned: “PC” Planned Commercial – General Office; The property was zoned from “NU” Non-Urban District to “PC” Planned Commercial District by Ordinance Number 1870 on September 6, 2002

Proposed zoning request: “PC” Planned Commercial – *General Office, Medical Office and Dental Office*

The adjacent property to the North (August Hill on Conway Plat No. 1) is zoned “R-3” Residence District. The property to the east is currently zoned “PC” Planned Commercial and the property to the west, owned by Delmar Gardens Enterprises is currently zoned “PC” Planned Commercial. The southern line of the property fronts along North Outer Forty Road and the Interstate 64 corridor. The existing zoning classifications are taken from the current zoning map on the City’s website. This plan is compatible with other nearby uses and keeps with the intent of the Comprehensive Plan.

The uses being requested under the “PC” Planned Commercial District are for General Office, Medical Office and Dental Office.

The project proposes one (1) five story office building with a total of 126,700 s.f. floor area. Floor area for the office building is based on the allowable floor area ratio (FAR) of 0.55 as required in Section 1003.140.5(8) of the City Zoning Ordinance. The maximum height of the office building shall not exceed 70 feet from grade, exclusive of mechanical equipment. The proposed building location also meets the sky exposure setback plane requirements.

The project also proposes one (1) four level parking garage structure. The floor elevation of the top level of the parking garage shall not exceed 585 feet above sea level. The parking structure shall have ground level entrances from the drive to the lower, middle and upper level of the structure. The top level is accessed from the garage structure internal ramps.

Proposed setbacks for the development are as follows;

Proposed building setbacks;

- 65 feet from the Right-of-Way of North Outer Forty Road
- 35 feet from the western property line
- 45 feet from the eastern property line
- 25 feet from the northern property line

Proposed parking setbacks;

- 65 feet from the Right-of-Way of North Outer Forty Road
- 0 feet from the western property line
- 45 feet from the eastern property line
- 25 feet from the northern property line

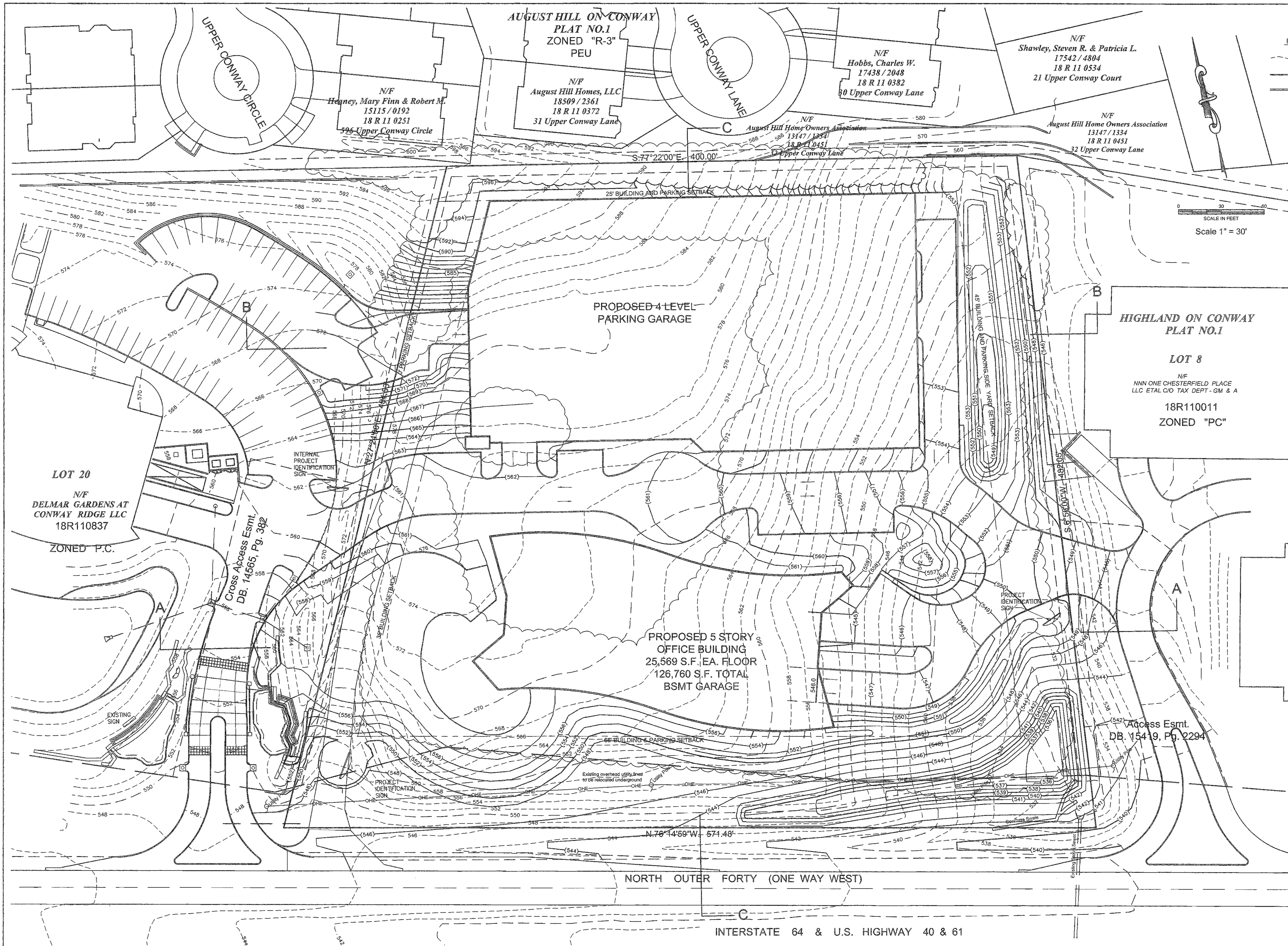
Access to the site has been limited by Ordinance to existing entrances located off-site and granted through Access Easements. In accordance with the original approved Ordinance for the property, the site will maintain the straight through fire lane as required by the Fire Marshall.

The proposed number of parking spaces shall be 633 spaces (5.00 spaces per 1,000 s.f. floor area). These are based on the requirements as outlined in Section 1003.165.4(E)1-Minimum Parking Requirements - Commercial Uses. The majority of parking (578 spaces) for the development shall be located in the proposed four level parking garage structure. There will be thirty-five (35) parking spaces provided in the basement level of the proposed office building and the development will also provide twenty (20) surface spaces to be used primarily as visitor spaces and located along the drive aisle between the office building and the parking structure.

Open Space shall be provided in accordance with the minimum standards for a "PC" District (Section 1003.140 (5) (A)). Common Open Space shall be provided at a minimum of thirty-five (35) percent of the total site.

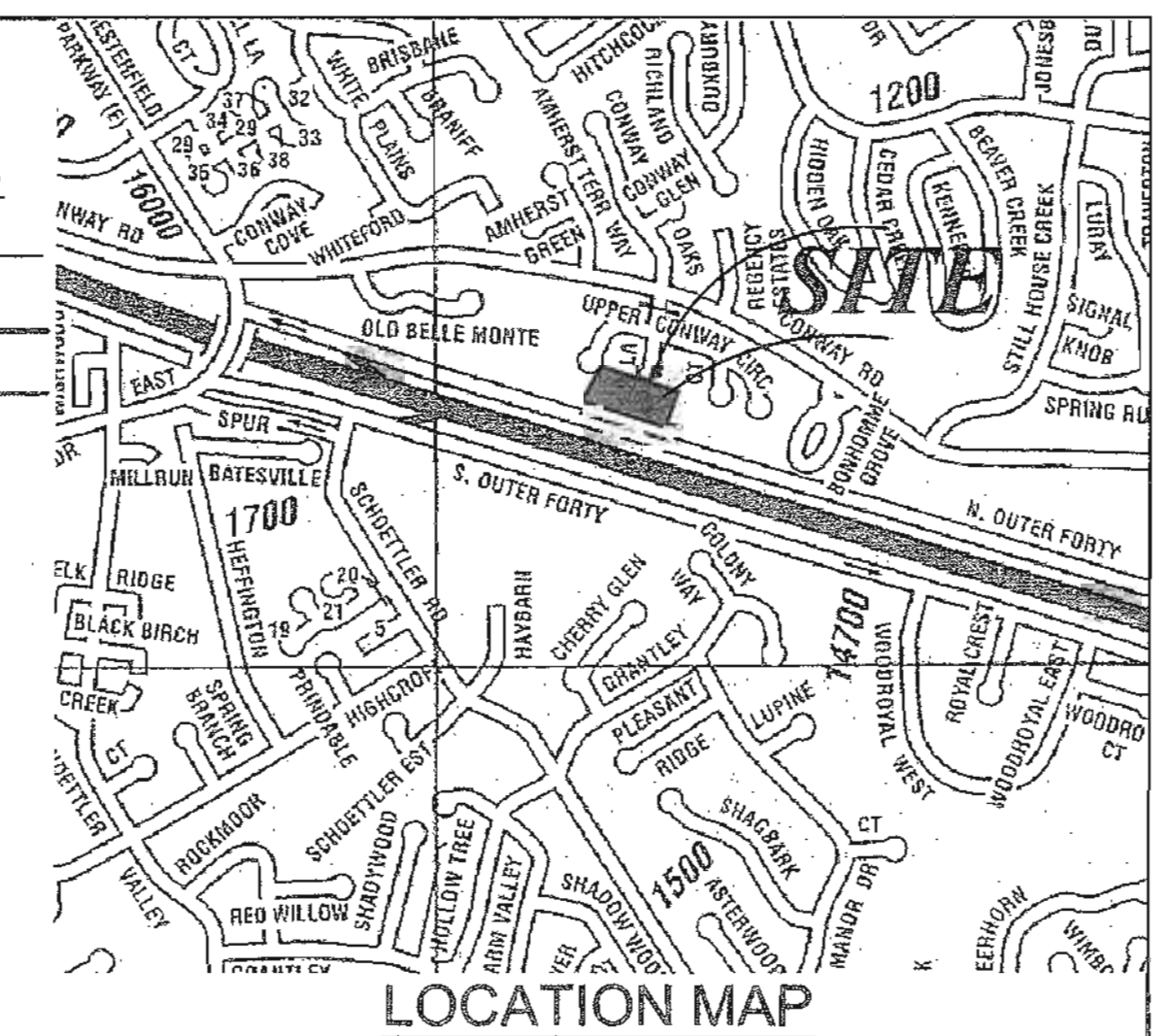
Lighting for the site shall be designed to conform to the regulations of the City of Chesterfield as outlined in Ordinance 2228 as passed and approved January 6, 2006

Landscaping shall conform to the City of Chesterfield Zoning Ordinance regulations.



LEGEND

- | | |
|------------------------|---------------|
| EXISTING | PROPOSED |
| --- 520 --- | --- (520) --- |
| --- SANITARY SEWER --- | --- (520) --- |
| --- STORM SEWER --- | --- (520) --- |
| ○ MANHOLE | ○ (520) |
| □ CATCH BASIN | □ (520) |
| △ FLARED END | △ (520) |
| ⊕ FIRE HYDRANT | ⊕ (520) |
| ⊙ STREET LIGHT | ⊙ (520) |



GENERAL NOTES

- TOTAL AREA OF TRACT = 5,290.9 Acres (230,472 s.f.)
- Tract is identified by St. Louis County Locator Number 18 R 11 0745
- Tract is currently zoned: "PC" Planned Commercial District
- Proposed zoning request: "PC" Planned Commercial District
- ALLOWABLE YIELD = Allowable yield shall be based on Allowable Floor Area Ratio (FAR) FAR = .55 (55% of Total Area of tract) 230,472 sq. ft. x 0.55 = 126,760 sq. ft.
- Tract is served by the following utilities:
Electric: AmerenUE
Water: American Water Company
Gas: Laclede Gas Company
Telephone: Southwestern Bell
- Tract is located in the following districts:
Sewer: Metropolitan St. Louis Sewer District
Fire District: Monarch Fire Protection District
School District: Parkway
- All construction shall be in accordance with City of Chesterfield and Metropolitan St. Louis Sewer District standards and specifications.
- Open space shall be provided for the site at a minimum of thirty-five (35) percent of the total site.
- All Sewer Construction shall be in accordance with the Standard Details shown in 2006 Metropolitan St. Louis Sewer District "Standard Construction Specifications for Sewers and Drainage Facilities"
- Entrances shall conform to the standards contained in the City of Chesterfield Design Criteria and Standard Specifications for Street Construction
- All existing utility mains and lines shall be located by the utility companies prior to the start of construction.
- All electric and telephone distribution lines shall be constructed underground.
- Fire hydrants shall be provided in accordance with Monarch Fire Protection District Regulations.
- A Soils report shall be submitted with the results of soil conditions, subsurface rock and water table information prior to the commencement of the grading operation.
- Existing contours are U.S.G.S. Datum
- All landscaping shall be in accordance with City of Chesterfield regulations. A Landscape plan shall be submitted as a separate plan by others.
- A Lighting plan shall be submitted as a separate plan by others.
- This tract does not lie in any Special Flood Hazard Area.

DETENTION NOTES:

- Detention shall be provided for this site in accordance with the Metropolitan St. Louis Sewer District "Standard Construction Specifications for Sewers and Drainage Facilities" February 2006.
- The watershed release rate for this site shall be as outlined in Table 4-5 of the Metropolitan St. Louis Sewer District "Standard Construction Specifications for Sewers and Drainage Facilities" February 2006.
- All required detention and BMP's shall be provided with the use of dry basins, underground storage facilities or other approved methods.

LEGAL DESCRIPTION:

A tract of land being part of Lot 21 of "Highland on Conway Plat No. 2", a subdivision according to the plat thereof recorded in Plat Book 83, Page 39 of the St. Louis County Records and part of the right-of-way of Interstate 64 and U. S. Highway 40-61, being also part of original Lot 21 of said subdivision of "Highland on Conway Plat No. 2", in U. S. Survey 370, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the East line of Lot 20 of said "Highland on Conway Plat No. 2", with the South line of Lot 14 of said "Highland on Conway Plat No. 2"; thence Eastwardly along the South line of Lots 14 and 13 of said "Highland on Conway Plat No. 2", South 77 degrees 22 minutes 00 seconds East, 400 feet to the Northwest corner of Lot 8 of "Highland on Conway Plat No. 1", a subdivision according to the plat thereof recorded in Plat Book 83, Page 23 of the St. Louis County Records; thence Southwardly along the West line of said Lot 8, South 09 degrees 56 minutes 00 seconds West, 482.05 feet to a point; thence North 78 degrees 15 minutes 00 seconds West, 571.49 feet to a point on the West line of Lot 21 of said "Highland on Conway Plat No. 2"; thence Northwardly along said West line, North 27 degrees 24 minutes 00 seconds East, 484.52 feet to the point of beginning and containing 5,290.9 Acres (230,472 square feet).

This is to certify that this plat is a correct representation of all existing and proposed land divisions and has been prepared from plats and deeds of record

David A. Colvin, Mo. P.E. - #E-19276



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.

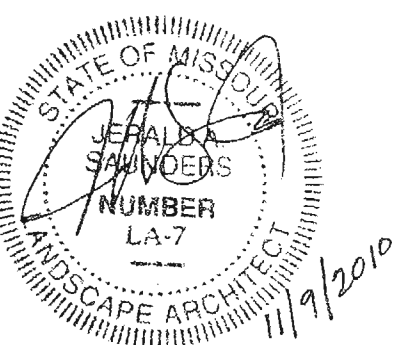
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 410 R.S.M.

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the clayton engineering company, inc.
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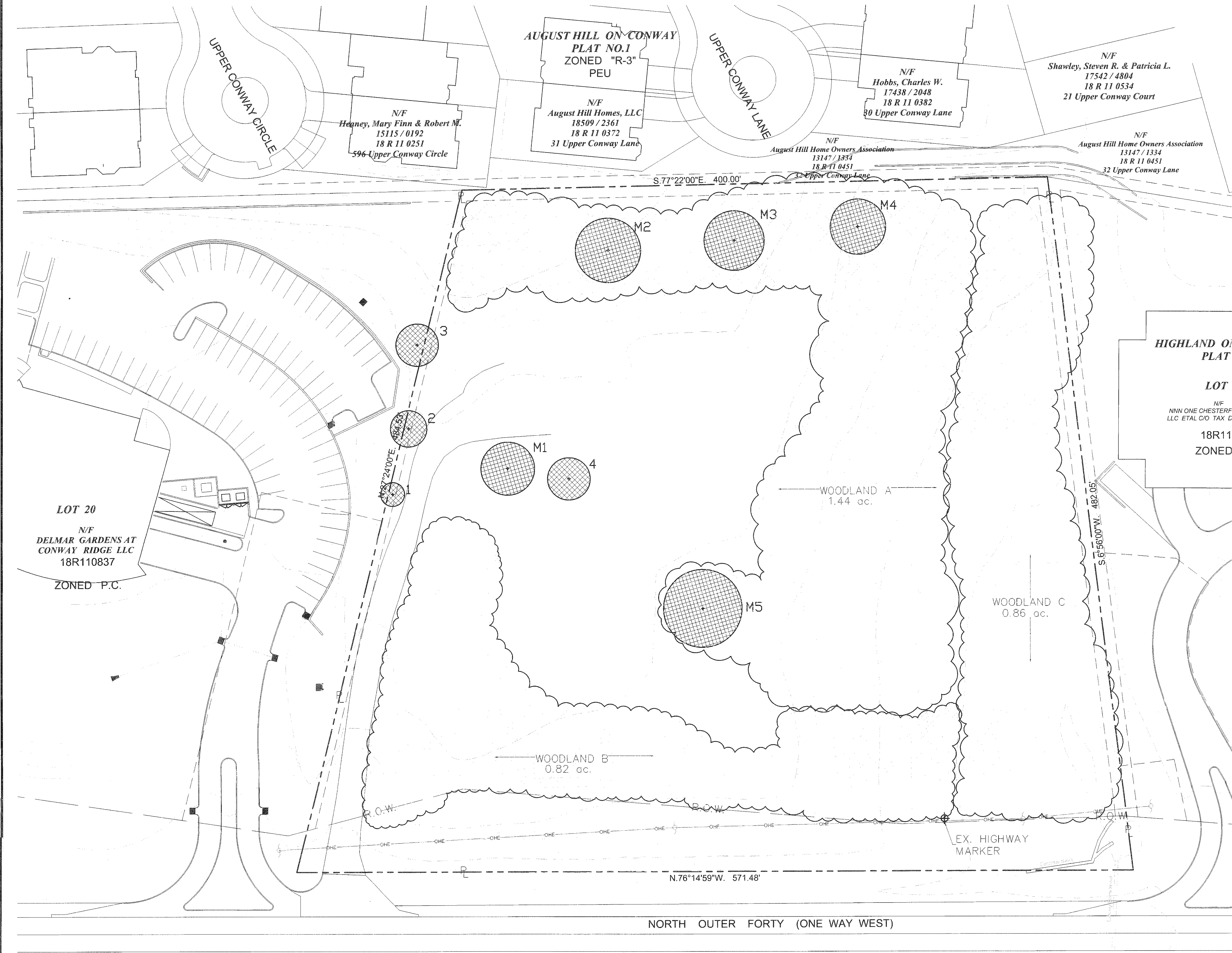
REVISIONS	DATE	BY	DESCRIPTION

DELMAR GARDENS ENTERPRISES
14805 North Outer Forty
Chesterfield, Missouri 63017
(636) 733-7000 Fax: (636) 733-7010
PRELIMINARY PLAN
DELMAR GARDENS AT CONWAY RIDGE, III

Prepared by:	DAVID A. COLVIN
Drawn:	KRS
Checked:	KRS, DGS
Date:	12/27/10
Project Number:	07154-1



Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:



Tree Stand Delineation Narrative May 18, 2010

Woodland A:

Woodland A is located along the Northern and upper slope of the Eastern boundaries. The dominate species include White Oak, Red Oak and Hickory. The Understory is made up of Bush Honeysuckle and Halls Honeysuckle with small 1-inch flowering Dogwood and young Oaks. The average diameter of the canopy trees are 8-12 inches with a density of 80 trees/ac. Monarch trees in this area are marked with an "M" and identified in a table. Total canopy area of this Woodlands is 54,085 s.f. or 1.24 ac.

Woodland B:

Woodland B is located across the South end of the property and along the existing drive on the western side. Woodland B is made up of what were formerly yard trees of Norway Spruce, White Pine and Sugar Maple. Their canopies have since grown together. Several of the Pine and Spruce have broken branches and other damage from an ice storm a few years ago. The Understory consists of Bush Honeysuckle, Halls Honeysuckle and small 1-2' tall Sugar Maple. The average size of the trees are between 10-14" diameter with a density of 80 trees per acre. There are no Monarch trees in this Woodland. Two of the White Pine are 20" or larger, but do to poor condition, none meet any of the other requirements to be designated a Monarch.

Woodland C:

Woodland C is located along the drainage swale running North along the East property line. The dominated species of Overstory trees are Sycamore, Ash, Box Elder. The Understory is comprised of cattails, small 2-3' Walnut and Bush Honeysuckle. The Overstory canopy in this area is declining in health with as much as 50% dieback on a majority of the Overstory canopy. There are several Sycamore that exceed 20" but due to their poor condition, do not meet the requirements for Monarch trees.

There are no rare or champion trees on this property.

Woodland A= 62,679 s.f. or 1.44 ac.
Woodland B= 35,879 s.f. or .82 ac.
Woodland C= 37,390 s.f. or .86 ac.
Individual trees= 3,105 s.f. or .07 ac.

Total Woodlands: 135,948 s.f. or 3.12 ac.

Douglas A. DeLong - Certified Arborist MW-4826A
DeLong Landscape Architecture
7620 West Bruno
St. Louis, MO 63117
(314) 346-4856

Existing Tree List					
ID	Type	Size	Condition	Area- S.F.	Adtd. Comments
1	Linden Tree	8"	Poor	214	
2	Linden Tree	14"	Poor	498	
3	Linden Tree	14"	Poor	671	
4	White Pine	20"	Poor	669	
Total				2052	

Monarch Tree List					
ID	Type	Size	Condition	Area- S.F.	Adtd. Comments
M1	White Pine	20"	Good	1053	
M2	White Oak	24"	Good	1558	
M3	White Oak	30"	Good	1339	
M4	Black Oak	24"	Good	1152	
M5	Pin Oak	30"	Good	2271	
Total				7373	

TREE STAND DELINEATION
SCALE 1" = 30'

TREE LEGEND

Existing Individual Tree Reference Number Location/ Canopy Size

Delmar Gardens At Conway Ridge III
Delmar Gardens Enterprises

Chesterfield, Missouri

Revisions:

Date	Description	No.

Drawn: RS
Checked: JU

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Missouri State Certificate of Authority # LAC #00019

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 05/18/2010
Job #: 591.003

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong Certified Arborist MW- 4826A

Base Map Provided by: The Clayton Engineering Company Inc.