

Planning Commission Public Hearing Report

- Meeting Date:** March 25, 2019
- From:** Andrew Stanislav, Planner 
- Location:** A 2.14 acre tract of land located on the south side of Conway Road at its intersection with Still House Creek Road
- Petition:** **P.Z. 02-2019 Highland on Conway (14880 Conway Road)**: A request for a zoning map amendment from the “NU” Non-Urban District to the “R-4” Residence District for a 2.14 acre tract of land located on the south side of Conway Road at its intersection with Still House Creek Road (18R120324).

SUMMARY

DK & JC, LLC has submitted a request for a zoning map amendment from the “NU” Non-Urban District to the “R-4” Residence (7,500 square feet) District for a 2.14 acre tract of land located on the south side of Conway Road at its intersection with Still House Creek Road. The Petitioner intends to develop the subject site into single-family dwellings.

As a conventional (versus planned) zoning district, the legislation for this request will neither include a preliminary plan nor an Attachment A. If approved, the uses permitted for the subject site will be those specified in the “R-4” (7,500 square feet) Residence District regulations.



Figure 1: Subject site aerial image

HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. According to St. Louis County’s records, the existing single-family home on the subject site was built in 1961, and the property is part of Lot 5 of the Highland on Conway subdivision that was approved by the St. Louis County Planning Commission in 1957. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any development plans for review.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“R-6A” Residence (4,000 square feet) District	Detached Single-Family Dwellings
East	“NU” Non-Urban District	Detached Single-Family Dwelling
South	“NU” Non-Urban District	Place of Worship/Institution
West	“R-3” Residence (10,000 square feet) District	Attached Single-Family Dwellings



Figure 2: Comprehensive Land Use Plan

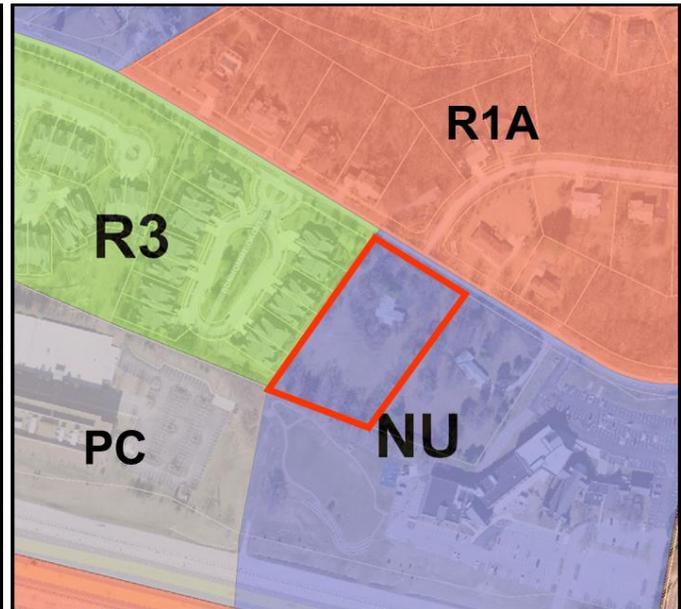


Figure 3: Zoning Map

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Residential Single Family” land use designation, which is the predominant designation on the plan. The Comprehensive Plan designates appropriate land uses of this designation as detached single-family dwellings and 2 or 3 attached single-family dwellings. The proposed uses and density of the “R-4” Residence (7,500 square feet) District would comply with the Land Use Plan and would permit the applicant to build single-family dwellings in accordance with all other requirements established in the Unified Development Code (UDC).

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policy in italics followed by staff analysis:

2.1 Quality Residential Development – *The City recognizes that neighborhoods are the identity of Chesterfield and that the condition of neighborhoods determines the desirability of Chesterfield as a place to raise a family. This Plan is meant to assist residents in creating and preserving neighborhoods.*

This request is anticipated to become a small subdivision of detached single-family dwellings. The development of the subject site into single-family dwellings is consistent with the Comprehensive Plan and is compatible with adjacent residential development. Any proposed development would be required to meet all other requirements of the UDC, including landscape buffers between adjacent development.

2.1.4 Compatible In-Fill Residential Construction – *Construction of new homes in existing neighborhoods, where practical, should be compatible with the existing homes.*

While the subject site is part of the original Highland on Conway subdivision, the abutting properties to the west were similarly former single-family dwellings along Conway Road and were rezoned from the “NU” District to the “R-3” District with a PEU in 2001 and platted into the Conway on the Grove subdivision in 2003. The properties to the south and east are also part of the Highland on Conway subdivision and consist of the Bonhomme Presbyterian Church campus and a single-family dwelling built in 1963, respectively. To the north is the Shenandoah subdivision established by St. Louis County in the 1970s and is zoned “R-1A” with a PEU across from the subject site.

The anticipated development of detached single-family dwellings on the subject site is compatible with the existing surrounding uses. The minimum lot size permitted by the requested “R-4” Residence District is similar in size to the existing lots of the Conway on the Grove subdivision adjacent to the site, and required landscape buffers along this border will be provided.

2.1.5 Provide Buffer for Existing Residential Development – *New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.*

The subject site will maintain a similar residential density as the attached single-family dwellings to the west on the south side of Conway Road as established by the minimum lot size requirements in the “R-4” District regulations.

Landscape buffers are also required for anticipated development on this site along Conway Road, between the subject property and the existing homes to the west, the Bonhomme Presbyterian Church campus to the south, and the existing single-family dwelling to the east.

2.1.6 Reinforce Existing Residential Development Pattern – *New residential development should reinforce existing residential neighborhood patterns by continuing to enforce high quality site and subdivision design, layout, and planning practices.*

As similarly mentioned under the previous plan policy, the subject site will maintain a similar residential density as the adjacent neighborhood to the west as required by the minimum lot size regulations of the “R-4” District, and landscape buffers will also be required. The elements recognizing high quality site and subdivision design, layout, and planning practices will be further analyzed once a design has been officially submitted to the City for review during the preliminary plat and record plat phases, which would require compliance with all City regulations.

STAFF ANALYSIS

As previously mentioned, this zoning request is consistent with the Comprehensive Plan. If approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-4” Residence (7,500 square feet) District.

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Therefore, fixed development criteria, such as minimum lot size and building setbacks, are established by the “R-4” Residence District regulations rather than negotiated through the zoning process. The “R-4” Residence District regulations require a minimum lot size of 7,500 square feet for each single-family dwelling, and the building setbacks established for single-family dwellings are as follows:

- 20 feet from the road right-of-way (front yard)
- 15 feet from the rear property line
- 6 feet from the side property line

The “R-4” Residence District regulations also establish a maximum height limit that would apply to proposed development on this site. No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.

Uses permitted in the “R-4” Residence District include:

- Single-family detached dwellings
- Public safety facilities
- Churches and other places of worship
- Home occupation
- Libraries, public or private
- Parks
- College/university
- Primary, secondary, kindergarten, or nursery school
- Public utility facilities

REQUEST

A Public Hearing further addressing the request will be held at the Monday, March 25th, 2019, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and Outboundary Survey as required by City Code. Note that a preliminary Tree Stand Delineation (TSD) has been provided with this request. The petitioner is aware that a full TSD in compliance with all UDC requirements must be submitted for review and consideration prior to any Planning Commission action

on this petition. The purpose of the Public Hearing is to present the request to the Commission and give the public an opportunity to speak.

Attachments

1. Public Hearing Notice
2. Outboundary Survey
3. Preliminary Tree Stand Delineation



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 March 25, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 02-2019 Highland on Conway (14880 Conway Road): A request for a zoning map amendment from the "NU" Non-Urban District to the "R-4" Residence District for a 2.14 acre tract of land located on the south side of Conway Road at its intersection with Still House Creek Road (18R120324).

PROPERTY DESCRIPTION

A tract of land being part of U.S. Surveys 366 and 370, Township 45 North, Range 4 East, St. Louis County, Missouri.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Andrew Stanislav at 636.537.4738 or via e-mail at astanislav@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

BASIS OF BEARINGS:
P.B. 83, PG. 23

LEGEND
--- ESMT LINE ---
--- SETBACK LINE ---

BOUNDARY AND IMPROVEMENT SURVEY PT LOT 5 OF HIGHLAND ON CONWAY PLAT NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK 83 PAGE 23 ST LOUIS COUNTY, MISSOURI

SCHEDULE B SECTION II: ITEM 10: IS SHOWN HEREON

THIS IS TO CERTIFY THAT AT THE REQUEST OF DK & JC LLC / ALLIANCE TITLE GROUP, LLC / FIDELITY NATIONAL TITLE INSURANCE COMPANY AND PER TITLE COMMITMENT NUMBER 5400ATG, WE HAVE DURING THE MONTH OF November, 2018 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON PT LOT 5 OF HIGHLAND ON CONWAY PLAT NO. 1, A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THD DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, ERNEST P TURNER, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY STATE FOR AND ON BEHALF OF THD DESIGN GROUP TO DK & JC LLC / ALLIANCE TITLE GROUP, LLC / FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON November 21, 2018; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.

NOTES:

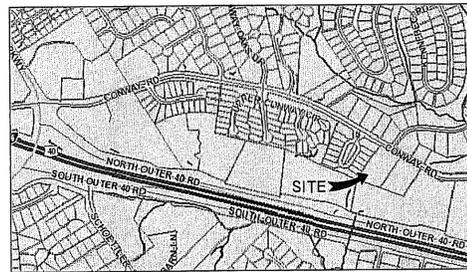
1. THERE ARE NO ENCROACHMENTS ON THIS PROPERTY.
2. FENCE OWNERSHIP (IF SHOWN) BASED ON CONSTRUCTION AND FIELD OBSERVATIONS.
3. BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

THE LAND IS DESCRIBED AS FOLLOWS PER TITLE COMMITMENT:

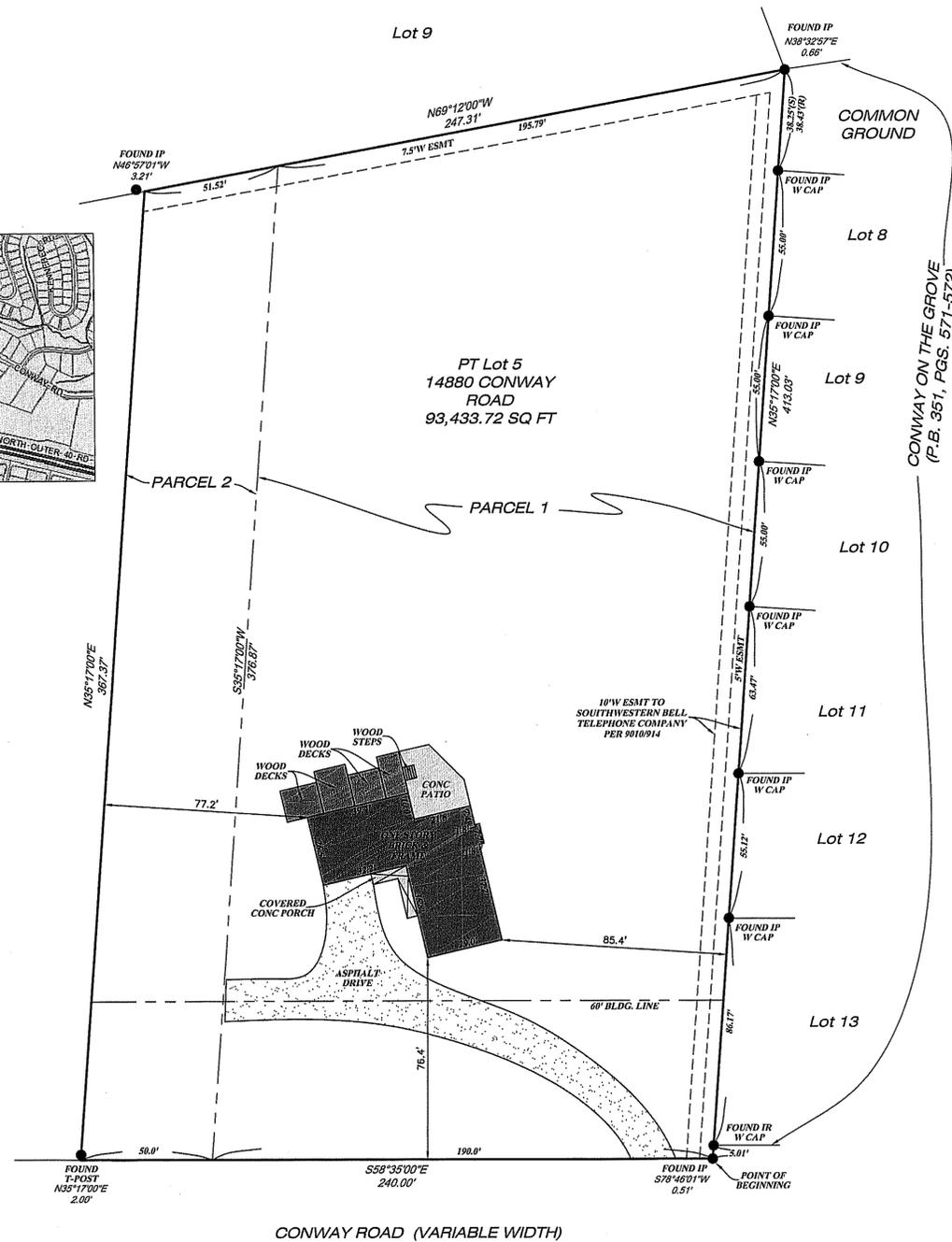
PARCEL NO. 1: THE WESTERN PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF SAID LOT 5, THENCE SOUTH 58 DEGREES 35 MINUTES EAST ALONG THE SOUTHWEST LINE OF CONWAY ROAD 190 FEET TO A POINT; THENCE SOUTH 35 DEGREES 17 MINUTES WEST 376.87 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE NORTH 69 DEGREES 12 MINUTES WEST ALONG SAID SOUTH LINE 195.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND THENCE NORTH 35 DEGREES 17 MINUTES EAST ALONG THE WEST LINE 413.03 FEET TO THE POINT OF BEGINNING ACCORDING TO SURVEY MADE BY ELBRING SURVEYING COMPANY DURING NOVEMBER, 1960.

PARCEL NO. 2: PART OF LOT NO. 5 OF HIGHLAND ON CONWAY PLAT NO. 1, A SUBDIVISION IN US SURVEYS 366 AND 370 IN TOWNSHIP 45 NORTH RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTH LINE OF CONWAY ROAD, SAID POINT BEING 240 FEET FROM THE NORTHWEST CORNER OF LOT 5, THENCE ALONG THE SOUTH LINE OF CONWAY ROAD NORTH 58 DEGREES 35 MINUTES WEST 50 FEET TO A POINT, THENCE ALONG THE EAST LINE OF PROPERTY OF SIDNEY B. WILSON SOUTH 35 DEGREES 17 MINUTES WEST 376.87 FEET TO THE SOUTH LINE OF SAID LOT 5, THENCE ALONG SAID SOUTH LINE, SOUTH 69 DEGREES 12 MINUTES EAST 50 FEET, MORE OR LESS, TO A POINT, AND THENCE NORTH 35 DEGREES 17 MINUTES EAST TO THE POINT OF BEGINNING.

LOCATION MAP



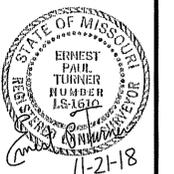
PT Lot 5



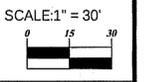
NO. 18-2756
DATE: 11/21/18
DRAWN BY: CWS
CREW: DR / SN

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD. STE. E. CHESTERFIELD, MO 63005
TEL: 636-294-2972
FAX: 636-294-3027
WWW.THDDSG.COM
CORPORATE CERTIFICATE OF AUTHORITY # 2011004412

BOUNDARY AND IMPROVEMENT SURVEY
PT LOT 5 OF HIGHLAND ON CONWAY
PLAT NO. 1,
A SUBDIVISION RECORDED IN
PLAT BOOK 83 PAGE 23
ST LOUIS COUNTY, MISSOURI

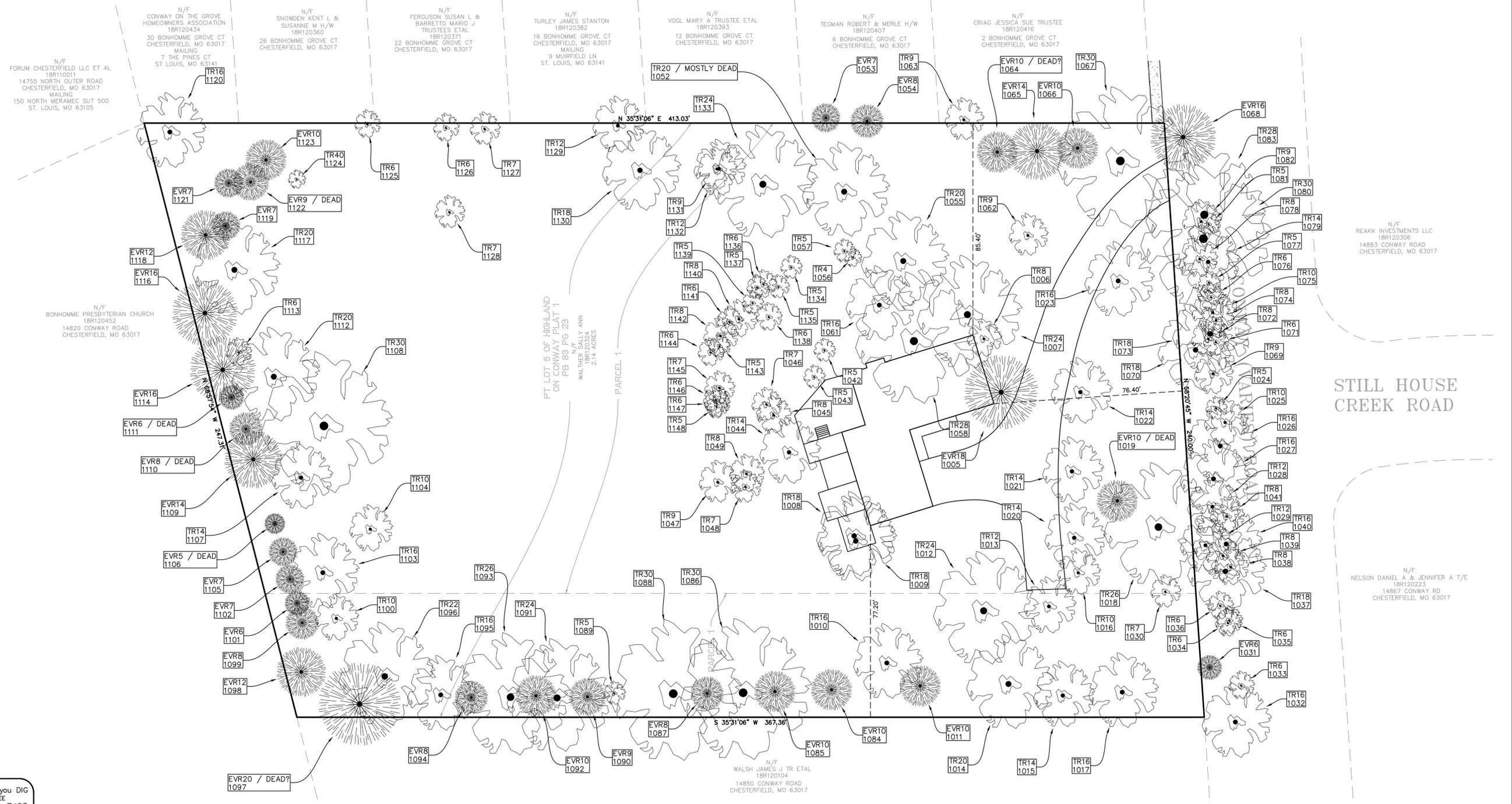
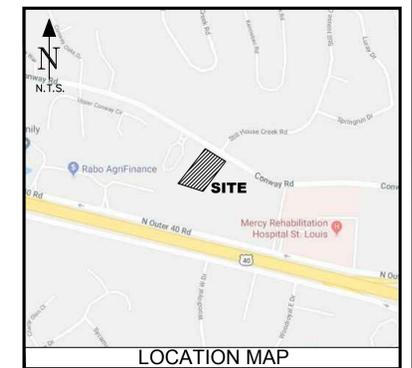
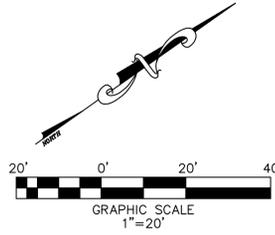


ERNEST P. TURNER
MISSOURI P.L.S. #1610
THD DESIGN GROUP, INC.



14880 CONWAY ROAD TREE STAND DELINEATION

A TRACT OF LAND BEING PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT 1 AS RECORDED IN PLAT BOOK
83 PAGE 23 OF THE ST. LOUIS COUNTY LAND RECORDS,
CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI



14880 CONWAY ROAD TREE STAND DELINEATION

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING AND LAND SURVEYING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647 & 000379



ORDER NO. 180211
DATE 03/15/2019



UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.