

Planning Commission Staff Report

Project Type:	Rezoning
Meeting Date:	April 9, 2018
From:	Cassie Harashe, Project Planner
Location:	South of Conway Road and west of its intersection with Chesterfield Parkway.
Petition:	<u>P.Z. 12-2017 15320 Conway (SMS Group, LLC.)</u> : A request for a zoning map amendment from the “R-3” Residence District to a “PC” Planned Commercial District for a 0.93 acre tract of land located on the south side of Conway Road, approximately 500’ west of the intersection of Conway Road and Chesterfield Parkway (18S310348).

SUMMARY

SMS Group, LLC. is requesting a zoning map amendment from the City of Chesterfield to change the zoning of a tract of land currently zoned “R3” Residence District to “PC” Planned Commercial District. The new “PC” Planned Commercial District would allow for development of a building with mixed commercial uses and define development criteria for the site. A Public Hearing was held on September 25, 2017.



Figure 1: Aerial of Subject Site

SITE HISTORY

The subject property was blanket zoned “R3” Residence District by St. Louis County, and has had no rezoning petitions. Located between two undeveloped properties zoned “PC” with preliminary development plans, the site currently has a single family home which was built, according to St. Louis County records, in 1950.

SURROUNDING LAND USES

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

Direction	Zoning	Land Use
North	“C8” Planned Commercial District	Hotel, Extended Stay Hotel and Restaurant
South	“C8” Planned Commercial District	Office uses across I 64/US 40
East	“PC” Planned Commercial District	Single Family Residence
West	“PC” Planned Commercial District	Undeveloped land

Table 1: Surrounding Zoning and Land Uses

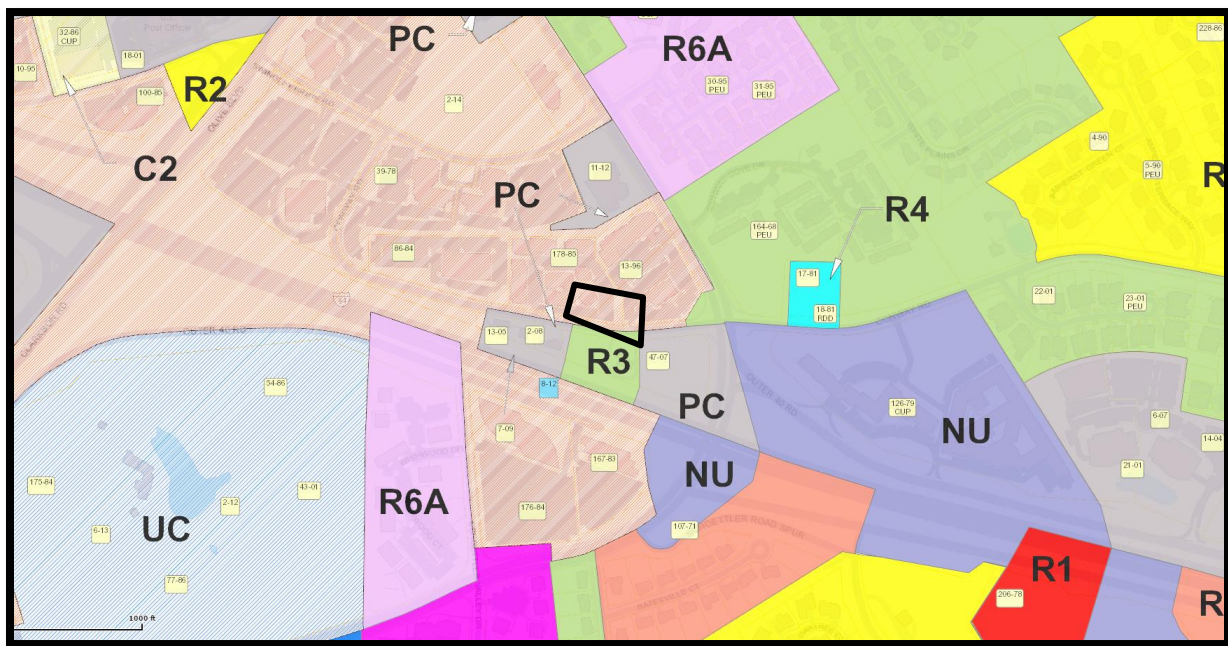


Figure 2: Surrounding Land Uses

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel an Urban Core designation. The Plan Policies chapter of the Code calls for:

The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.



Figure 3: Comprehensive Land Use Plan

STAFF ANALYSIS

Public Hearing Issues

A Public Hearing was held at the September 25, 2017 City of Chesterfield Planning Commission meeting. Following the Public Hearing, Staff sent a comment letter to the Petitioner requesting additional information and clarification on two items that were discussed at the public hearing.

1. Requested Uses

The Petitioner originally requested 42 uses. Staff and the Planning Commission pointed out that several uses are not appropriate for the site. The Petitioner has removed 13 uses and is now requesting 29 uses. These remaining 29 requested uses are listed below. Those that are underlined are uses that were called out as being inappropriate for the site due to the intensity of the use, location of the subject site, and/or the small size of the subject site. Additionally, the use “retail sales establishment-regional” is defined by a square footage limit that is so large it could not physically fit on the site while still complying with the requested maximum building height, maximum square footage, and F.A.R. being requested. The Petitioner has elected to maintain the uses underlined below as part of the request. All 29 requested uses have been placed into the draft Attachment A for the Planning Commission’s consideration.

- Art Gallery
- Art Studio
- Bakery
- Banquet Facility
- Bar
- Brewery
- Museum
- Nursing home
- Office-Dental
- Office-General
- Office-Medical
- Recreational Facility

- Brewpub
- Coffee shop
- College/University
- Drug store
- Financial Institution-no drive through
- Grocery-Community
- Grocery-neighborhood
- Hotel & motel
- Kindergarten or nursery school
- Restaurant-sit down
- Restaurant-fast-food
- Restaurant-take-out
- Retail sales establishment-community
- Retail sales establishment-neighborhood
- Retail sales establishment-regional
- Specialized private school
- Veterinary clinic

In summary, 20 of the remaining 29 uses were discussed as being inappropriate for this site at the Public Hearing, and Planning Commission input on which uses are to remain in the Attachment A is necessary.

2. Setbacks

The Petitioner originally requested 5' setbacks from all property lines for both parking areas and structures. Since the Public Hearing, the Petitioner revised his request as follows:

- a. Structure setbacks:
 - a. 20 feet from the north, east and west property lines (unchanged since the Public Hearing)
 - b. 10 feet from the south property line (originally requested 5' at Public Hearing)
- b. Parking Setbacks:
 - a. 5 feet from the north, south, east and west District boundaries (unchanged since the Public Hearing)

Preliminary Plan

A zoning map amendment to a planned zoning district, such as "PC" Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission's packet. The preliminary plan shows a shared entrance and cross access easement with the property to the east. This would reduce the number of curb cuts along Conway Road once the adjacent property develops.

Modifications

The Petitioner is requesting two modifications:

1. Reduced landscape buffer

Since the Public Hearing, the Petitioner has increased the structure setback along the 1-64/US 40 boundary from 5’ to 10’. All other setbacks are as originally requested at the Public Hearing. The Petitioner has stated in their narrative that the reason for requesting the reduced setbacks, open space, and buffers is due to the amount of infrastructure costs to develop the site. Currently the Unified Development Code requires a 30’ landscape buffer along arterial and collector roads, such as Conway and I-64/US 40. The requested setbacks therefore restrict the ability for a full landscape buffer to be installed, and would only allow for a 5’ landscape buffer around the perimeter. Five feet would restrict the ability to provide a varied landscape buffer with trees, shrubs, and other plantings, but generally would allow for a hedgerow and/or other ground plantings. It is possible MoDOT may approve landscaping in their right-of-way, but this is not guaranteed. The City of Chesterfield only allows street trees to be planted in City right-of-way. Tables 2 and 3 provide a comparison of the setbacks to the adjacent properties to the east and west of the subject site.

Parking Areas				
	Conway	I-64/ US 40	East	West
Subject Property	5’	5’	5’	5’
Property to East	18’	18’	13’	10’
Property to West	10’	13’	15’	15’

Table 2: Parking Area Setback Comparison

Structures				
	Conway	I-64/ US 40	East	West
Subject Property	20’	10’	20’	20’
Property to East	86’	50’	20’	60’
Property to West	10’	20’	10’	30’

Table 3: Structure Setback Comparison

2. Reduced open space from the required 35% to 20%

The Unified Development Code requires all Planned Commercial “PC” districts to provide 35% open space. The Petitioner is requesting a reduction from this amount to 20%. At 35% open space, the site would require 14,247 sq. ft. of open space; at the 20% requested, 8,141 sq. ft. will be provided, a difference of 6,106 square feet. The properties to the east and west have higher open space requirements at 40% and 45%, respectively, as shown in Table 4. If the adjacent sites develop under their approved ordinances, they would provide an additional 5,277 square feet above the required 35%. The draft Attachment A

Open Space Comparison		
	Size (acres)	Open Space
Subject Property	0.93	20%
Property to East	1.063	40%
Property to West	0.68	45%

Table 4: Open Space Comparison

currently reflects the required 35% open space requirement. The Planning Commission may approve the reduced open space through a separate motion and 2/3 affirmative.

REQUEST

Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 12-2017 15320 Conway Rd (SMS Group, LLC).

Attachments

1. Project Narrative
2. Preliminary Development Plan

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial District shall be:
 - a. Art Gallery
 - b. Art Studio
 - c. Bakery
 - d. Banquet Facility
 - e. Bar
 - f. Brewery
 - g. Brewpub
 - h. Coffee shop
 - i. College/University
 - j. Drugstore and pharmacy
 - k. Financial Institution, no drive-through
 - l. Grocery-community
 - m. Grocery-neighborhood
 - n. Hotel and Motel
 - o. Kindergarten or nursery school
 - p. Museum
 - q. Nursing Home

- r. Office-dental
 - s. Office-general
 - t. Office-medical
 - u. Recreation Facility
 - v. Restaurant-sit-down
 - w. Restaurant-fast-food
 - x. Restaurant-take-out
 - y. Retail Sales Establishment-Community
 - z. Retail Sales Establishment-Neighborhood
 - aa. Retail Sales Establishment-Regional
 - bb. Specialized Private School
 - cc. Veterinary Clinic
2. Hours of Operation.
- a. Hours of operation for this “PC” District shall not be restricted.
3. Telecommunication facilities siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
- a. Total building floor area shall not exceed 11,020 square feet.
2. Height
- a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.
3. Building Requirements
- a. A minimum of 35% open space is required for this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. 20 feet from the right-of-way of Conway on the northern boundary of the Planned Commercial “PC” District.
- b. 10 feet from the southern boundary of the “PC” District.
- c. 20 feet from the eastern boundary of the “PC” District.
- d. 20 feet from the western boundary of the “PC” District.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. 5 feet from all boundaries of the “PC” District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way of Conway Road or on any other existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield.
3. Provide a cross access easement(s) to 15310 Conway Road to allow utilization of the shared entrance drive.
4. Provide a cross access easement(s) to 15400/15446 Conway Road, as applicable, to facilitate access between the two properties and to minimize curb cuts on Conway Road by utilizing shared access.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.

2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Conway Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way or on private property within a 6 foot wide sidewalk access easement dedicated to the City of Chesterfield. Sidewalk construction and maintenance shall be the responsibility of the property owner.
4. Provide an ADA compliant pedestrian route from the sidewalk along Conway Road to the site.
5. Improve Conway Road to provide a full width concrete road section including curbs, tapers, stormwater drainage facilities, etc. The section of Conway Road to be improved includes the portion directly adjacent to 15320 Conway Road tapering back to the existing width roadway beyond the western property line.
6. Obtain approvals from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Conway Rd. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Storm sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or to the existing piped system adjacent to Conway Road.
5. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
6. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed

by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

7. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
8. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Extend sewer to adjacent property lines and/or provide necessary easements and connections to allow for future sanitary sewer extensions and service to adjacent properties.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All off-site easements necessary for installation of proposed improvements, utilities, and grading must be in place prior to acceptance of improvement plans and/or issuance of a grading permit
2. All utilities will be installed underground.
3. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
4. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-

- of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
 6. Retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
 7. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Transportation, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

A. ROADS

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$759.58/parking space
General Retail	\$2,278.87/parking space
Loading Space	\$3,729.09/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

Traffic generation assessment contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to "Treasurer, St. Louis County."

If this development is located within a trust fund area established with Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions, if not submitted by January 1, 2018 shall be adjusted on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but

not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

DRAFT

15320 Conway Re-Zoning Application

I am writing this with our rezoning request for the property located at 15320 Conway Rd in Chesterfield, which is approximately .93 acres. As a long time (35+ year) Chesterfield resident and local business owner I am excited to have the opportunity to develop this parcel on Conway Rd. I am intending to develop this site to move my business into as well as lease the additional space to tenant(s). I feel that this stretch of properties need to be developed in a responsible way. We purchased this property to not only bring it up to current compliance (which we did in the first two weeks) by eliminating trash, removing dead trees, removing heavy brush over-growth, removing rotting structures and re-painting the house, but to ultimately build a building that showcases the site and enhances this area.

This property is in an area that will require large infrastructure and site expenditures. The sewer is 850' away from the proposed site, the water and gas mains are located on the north side of Conway Rd, the electric transformer's (2) must be upgraded, the roadway will require widening, curb and gutter, along with storm sewers will need to be installed and connected. Additionally, this site is very narrow so to build a building that justifies the costs of development and create a design that is an overall benefit to Chesterfield we do have two variance requests to the current zoning guidelines. We are asking for these due to the above described unique circumstances of this property. We believe that these requests will not change the master plan for the area or the overall aesthetics but will be a net positive to the City when completed. Our goal is to enhance the overall look and usability of this section of Conway Rd in the most responsible manner possible.

GENERAL DESCRIPTION OF USE

We are looking to re-zone this property to similar zoning in the area and in coordination with the Master Plan. Our proposed uses are below with the structure(s) being consistent with the surrounding uses. The proposed uses are:

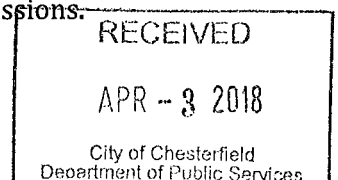
- **Public/Recreational** - Art gallery, art studio, banquet facility, rec-center or recreational facility, museum
- **Office** - General, dental or medical
- **Commercial/Sales** - Bakery, bar, brewery, brew-pub, coffee shop, grocery - community, grocery - neighborhood, restaurant (sit down, fast food, take-out), retail sales - community, retail sales - neighborhood, retail sales establishment - regional
- **Service** - Drug store, financial institution - no drive-thru, hotel and motel, nursing home, veterinary clinic
- **Educational** - College/University, kindergarten or nursery, specialized private school

VARIANCE REQUEST 1 - SETBACKS

We are requesting setbacks that vary from the standard ordinance. These deviations are needed to best utilize the property, provide a cohesive development along with offset for the extremely high infrastructure costs (bringing sewer and other utilities to the site, streetscape improvement, etc.). The property is long and narrow and lacks the utilities needed to be commercially developed now. Therefore, this area has never been developed over time. We are requesting the following setbacks:

- North boundary along Conway Rd: parking set back at 5' and building setback at 20'. Note that 10' of the adjacent Conway property has already been dedicated as right-of-way.
- East and West side yard: 5' parking and 20' building.
- South (along MODOT I-64): 5' parking and 10' building.

We believe these requests are consistent with the surrounding developments and allow for proper utilization of the space. We have been in contact with the owners of the properties to the east (Sach's Properties) and west (Candace and Phil Stallone) to collectively work together to bring in the utilities thus offsetting cost. Unfortunately, neither property owner is interested in any form of participation since neither property owner has any intent to build on their subsequent properties per our repeated/attempted discussions.



VARIANCE REQUEST 2 - OPEN SPACE

Due to the site constraints, we need more site utilization for building and parking area than might otherwise be the case. We are requesting that the open space allowance be 20% for better site utilization. There are no hardwood trees or viable landscape on the property currently per our arborists report. We will provide a comprehensive and aesthetically pleasing landscape plan to coincide with the surrounding properties.

SUMMARY

In conclusion, being a 35+ year resident of Chesterfield and owning several businesses in the area I am very excited to finally get this area of Chesterfield developed and move my Chesterfield business into this space. We have been very quick to respond to the needs of Chesterfield and keeping the current property aesthetically pleasing until such time that we can begin development. I am open to and have made changes to the plan per the Planning Commission as well as the Staff at Chesterfield in hopes that we can agree on a final plan. I look forward to working with the City to bring this development to fruition and hopefully open the opportunities for the east and west parcels to finally be sold and developed as well.

Thank you all for your time and please do not hesitate to contact me at (314) 575-2594 or via email at sean@seansortor.com.

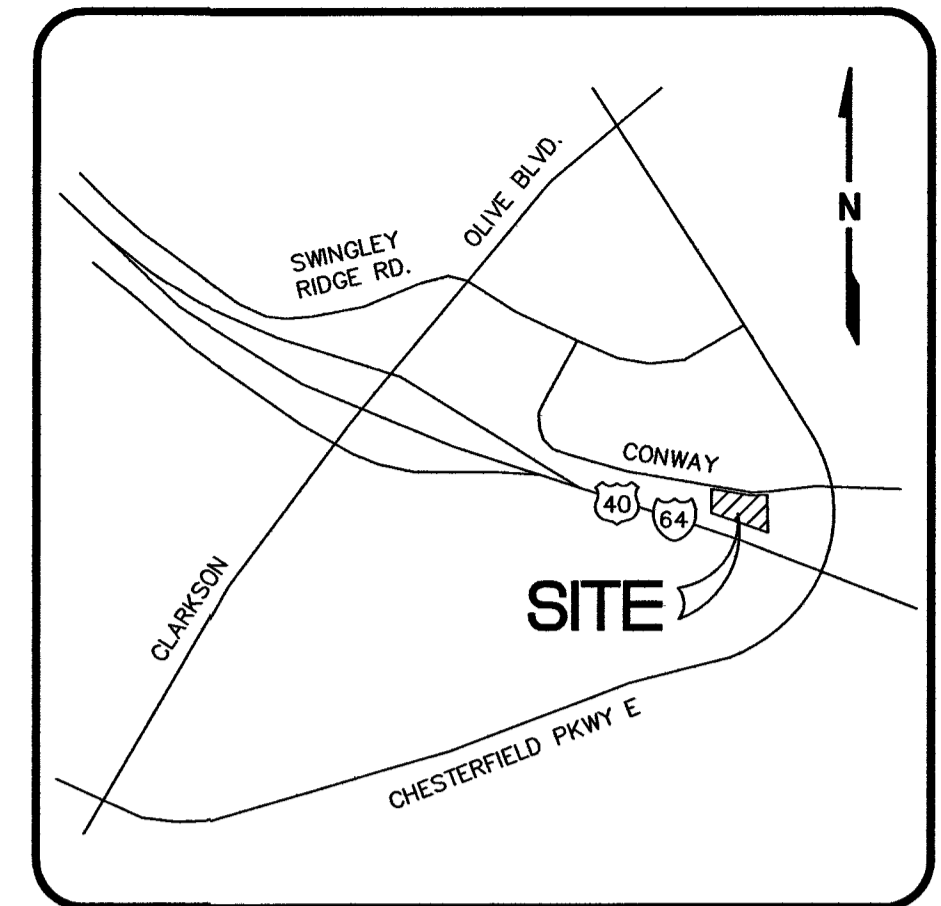
Sincerely,

Sean Sortor
Owner

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	—●—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	—●—
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITY	—OE—
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

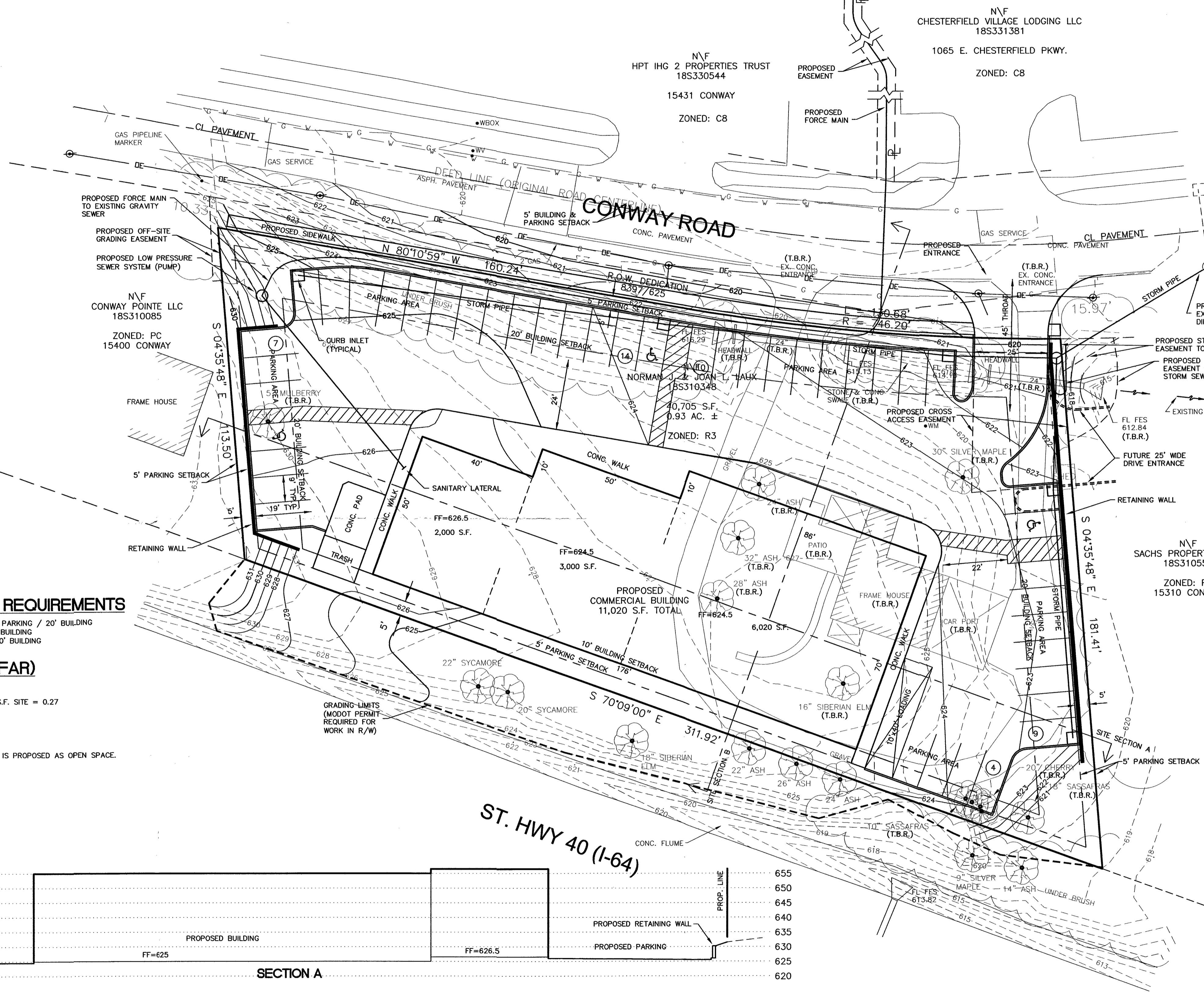
PRELIMINARY PLAN
PROPOSED CHANGE IN ZONING FROM R3 TO PC FOR
15320 CONWAY ROAD
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

PROJECT DATA

LOCATOR NO.:	18S310348
ADDRESS:	15320 CONWAY ROAD
OWNER:	CHESTERFIELD, MO 63017
AREA OF TRACT:	NORMAN J. & JOAN L. LAUX
PRESENT ZONING:	40,705 S.F. = 0.93 AC. ±
PROPOSED ZONING:	R3 - RESIDENTIAL
PROPOSED ZONING:	PC - PLANNED COMMERCIAL
PROPOSED USAGE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USAGE:	COMMERCIAL
SCHOOL DISTRICT:	PARKWAY
FIRE DISTRICT:	MONARCH
WATERSHED(S):	MISSOURI RIVER
FIRM PANEL:	29189C0170K
UTILITIES:	MISSOURI-AMERICAN WATER CO.
	METRO. ST. LOUIS SEWER DIST.
	LACLEDE GAS COMPANY
	AT&T TELEPHONE COMPANY
	AMEREN UE



PROPOSED SETBACK REQUIREMENTS

NORTH (ALONG CONWAY RD. FRONTAGE) - 5' PARKING / 20' BUILDING
 EAST AND WEST SIDES - 5' PARKING / 20' BUILDING
 SOUTH (ALONG I-64 R/W) - 5' PARKING / 10' BUILDING

FLOOR AREA RATIO (FAR)

MAXIMUM ALLOWABLE = 0.55
 PROPOSED: 11,020 S.F. BUILDING / 40,705 S.F. SITE = 0.27

OPEN SPACE

A MINIMUM OF 20% OF THE TOTAL SITE AREA IS PROPOSED AS OPEN SPACE.

SITE PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

Michael Clay Vance
 MICHAEL CLAY VANCE, PE
 E-25616
 VANCE ENGINEERING, INC. AUTHORITY NO. 2003022194



15320 CONWAY ROAD
ZONING PLAN

MICHAEL CLAY VANCE, P.E.
 ENGINEER LIC E-25616
 REVISED

08/31/17	PARKING
09/06/17	CITY
12/05/17	CITY
01/16/18	FF&H
02/11/18	FF&10'STBK
03/11/18	SETBACKS
04/02/18	SETBACK TBL

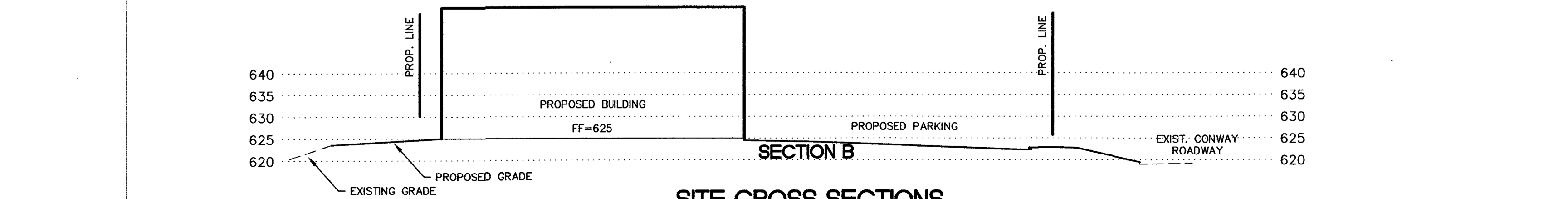
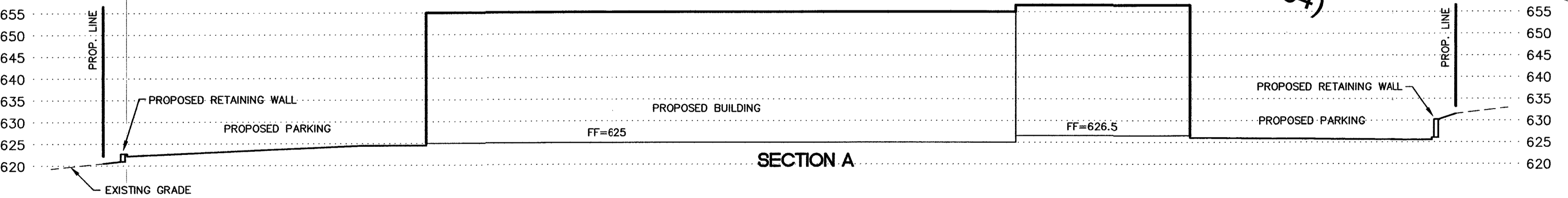
15077
 05/04/17
 1/1
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UNDERGROUND UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU DIG - DRILL - BLAST
 1-800-344-7483
 (TOLL FREE)
 MISSOURI ONE CALL SYSTEM, INC.

RECEIVED
 APR - 3 2018
 City of Chesterfield
 Department of Public Services



SITE CROSS SECTIONS
 SCALE: 1" = 20' (HORIZ. & VERT.)