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## Department of Planning & Public Works Public Hearing Summary Report

**P.Z. 07-2009 Stallone Pointe (Conway Pointe LLC):** A request for a text amendment to City of Chesterfield Ordinance 2500 to revise the required improvements to Conway Road in a "PC" Planned Commercial District for a .68 acre tract of land located west of Conway Rd. and Chesterfield Parkway intersection (18S220050 and 18S310085).

### **Summary**

Conway Pointe LLC, is requesting an amendment to City of Chesterfield Ordinance 2500 to modify the required right-of-way improvements to Conway Road. As a part of the Attachment A of Ordinance 2500, Section I.J.1. improvements were required to be made to Conway Road from the Stallone Pointe site to both the east and west where construction of full pavement width has already been made. This requirement would have the petitioner improving portions of Conway Road for which they do not have frontage.

A public hearing further addressing the request will be held at the June 8, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan for the site.

Respectfully submitted,

Shawn Seymour, AICP  
Project 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, June 8, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 07-2009 Stallone Pointe (Conway Pointe LLC):** A request for a text amendment to City of Chesterfield Ordinance 2500 to revise the required improvements to Conway Road in a "PC" Planned Commercial District for a .68 acre tract of land located west of Conway Rd. and Chesterfield Parkway intersection (18S220050 and 18S310085).



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 P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at [sseymour@chesterfield.mo.us](mailto:sseymour@chesterfield.mo.us)

CITY OF CHESTERFIELD  
Maurice L. Hirsch, Jr., Chair  
Chesterfield Planning Commission

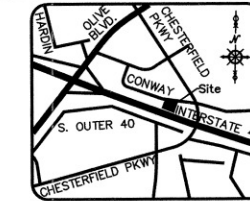
### Description of Property

A tract of land being part of fractional section 10, Township 45 North, Range 4 East, being part of Deed Book 16328 Page 1369 and Deed Book 17504 Page 4794 of the St. Louis County Land Records Office in St. Louis County Missouri more particularly described as follows:

Beginning at a point being the southeast corner of property conveyed to Wilbert E. Mertz and Wife by Deed Book 1368 Page 467, from which a found ½" iron rod bears south 59 degrees 55 minutes east a distance of 1.27 feet, said point being on the northern right of way line of State Highway 40-61, (variable width); thence westwardly along the northern line of said State Highway 40-61, north 70 degrees 09 minutes 00 seconds west a distance of 356.89 feet to a found ½" iron pipe; thence leaving said right of way line, north 04 degrees 35 minutes 00 seconds west a distance of 59.31 feet to a point on the southern right of way line of Conway Road (variable width), from which a found ½" iron pipe bears south 16 degrees 12 minutes west a distance of 1.0 feet; thence eastwardly along the southern right of way line of Conway Road, south 80 degrees 10 minutes 00 seconds east a distance of 335.49 feet to a point, from which a found ½" iron rod with a cap stamped "County H/T" bears north 79 degrees 39 minutes east a distance of 0.87 feet; thence leaving said southern right of way line of Conway Road, south 04 degrees 35 minutes 00 seconds east a distance of 123.40 feet to the point of beginning containing 29,683 square feet or 0.681 acres more or less.

# PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND IN US SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



LOCATION MAP  
NOT TO SCALE

## LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, BEING PART OF DEED BOOK 16328 PAGE 1369 AND DEED BOOK 17504 PAGE 4794 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILBERT E. MERTZ AND WIFE BY DEED BOOK 1368 PAGE 467, FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 59 DEGREES 55 MINUTES EAST A DISTANCE OF 1.27 FEET, SAID POINT BEING ON THE NORTHERN RIGHT OF WAY LINE OF STATE HIGHWAY 40-61, (VARIABLE WIDTH), THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAID STATE HIGHWAY 40-61, NORTH 70 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 356.89 FEET TO A FOUND 1/2" IRON PIPE, THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 04 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 59.31 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD (VARIABLE WIDTH), FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 16 DEGREES 12 MINUTES WEST A DISTANCE OF 1.0 FEET, THENCE EASTWARDLY ALONG THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, SOUTH 80 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 335.49 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED "COUNTY H/T" BEARS NORTH 79 DEGREES 39 MINUTES EAST A DISTANCE OF 0.87 FEET, THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, SOUTH 04 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 123.40 FEET TO THE POINT OF BEGINNING CONTAINING 29,683 SQUARE FEET OR 0.681 ACRES MORE OR LESS.

## PROPERTY DATA

OWNER	= STALLONE'S FORMAL WEAR
ADDRESS	= 15446 CONWAY ROAD
LOCATOR NO.	= 18S220050
ACREAGE	= 0.68 Ac.±
EXISTING ZONING	= R3, SINGLE FAMILY
PROPOSED ZONING	= PC, PLANNED COMMERCIAL
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= PARKWAY
SEWER DISTRICT	= METRO, ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0145
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SOILING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20'. SLOPES GREATER THAN 1% 20' MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMP, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS  

RETAIL:	5 per 1000 g.s.f. = 5,075 x 5.00 = 26 STALLS
1,000	
PARKING PROVIDED:	
9'x19'	= 24 STALLS
A.D.A.	= 2 STALLS
Total	= 26 STALLS
- SETBACKS PER ZONING  

BUILDING	PARKING
FRONT = 30'	FRONT = 15'
SIDE = 15'	SIDE = 15'
REAR = 15'	REAR = 15'
- DENSITY CALCULATIONS  

Greenpace:		
13,375 s.f. pervious	X 100 = 45.1%	
29,683 s.f. total site		
Building & Pavement Coverage:		
16,308 s.f. impervious	X 100 = 54.9%	
29,683 s.f. total site		
F.A.R.		
5,075 s.f. building	X 100 = 17.1%	
29,683 s.f. total site		
- Subject property lies within unshaded Flood Zone "X" (areas determined to be outside the 500 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0145 H with an effective date of August 2, 1995.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD, OR MoDOT STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
- NO SLOPES WITHIN COUNTY RIGHT-OF-WAY SHALL EXCEED 3% (HORIZONTAL) TO 1% (VERTICAL)
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN CONWAY ROAD RIGHT OF WAY.

Preliminary Development Plan  
**Stallone Pointe**  
 15446 Conway Road  
 Chesterfield, Missouri 63005



Proj. #	0332.10
No. Description	Date
City Submittal	01/09/08
Per City	02/07/08
Per Fire District	05/30/08

## PRELIMINARY DEVELOPMENT PLAN

**SD1**  
OF 1

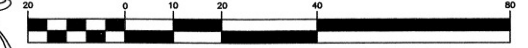
## LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	==
PROPOSED STORM SEWER	==
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	⊗
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE/DRAINAGE PATH	---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
TO BE ADJUSTED	T.B.A.
TO BE SAVED	(S)
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W
GAS MAIN	G
UNDERGROUND TELEPHONE	T
OVERHEAD WIRE	O.H.
UNDERGROUND ELECTRIC	E
FIRE HYDRANT	⊗
POWER POLE	⊗
WATER VALVE	⊗

## PROJECT BENCHMARK

M.S.D. BENCHMARK 12-157 - ELEV. -638.32' - "SO." ON THE CURB AT THE CENTER OF ROUNDING ALONG ISLAND, 60' WEST OF THE CENTERLINE OF OLIVE STREET ROAD AND 5' NORTH OF CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY.  
**SITE BENCHMARK**  
 ELEV. - 630.80' - NORTHWEST CORNER BAS OF OVERFLOW STRUCTURE IN DETENTION POND NEAR THE SOUTHEASTERN CORNER OF 15455 CONWAY ROAD.

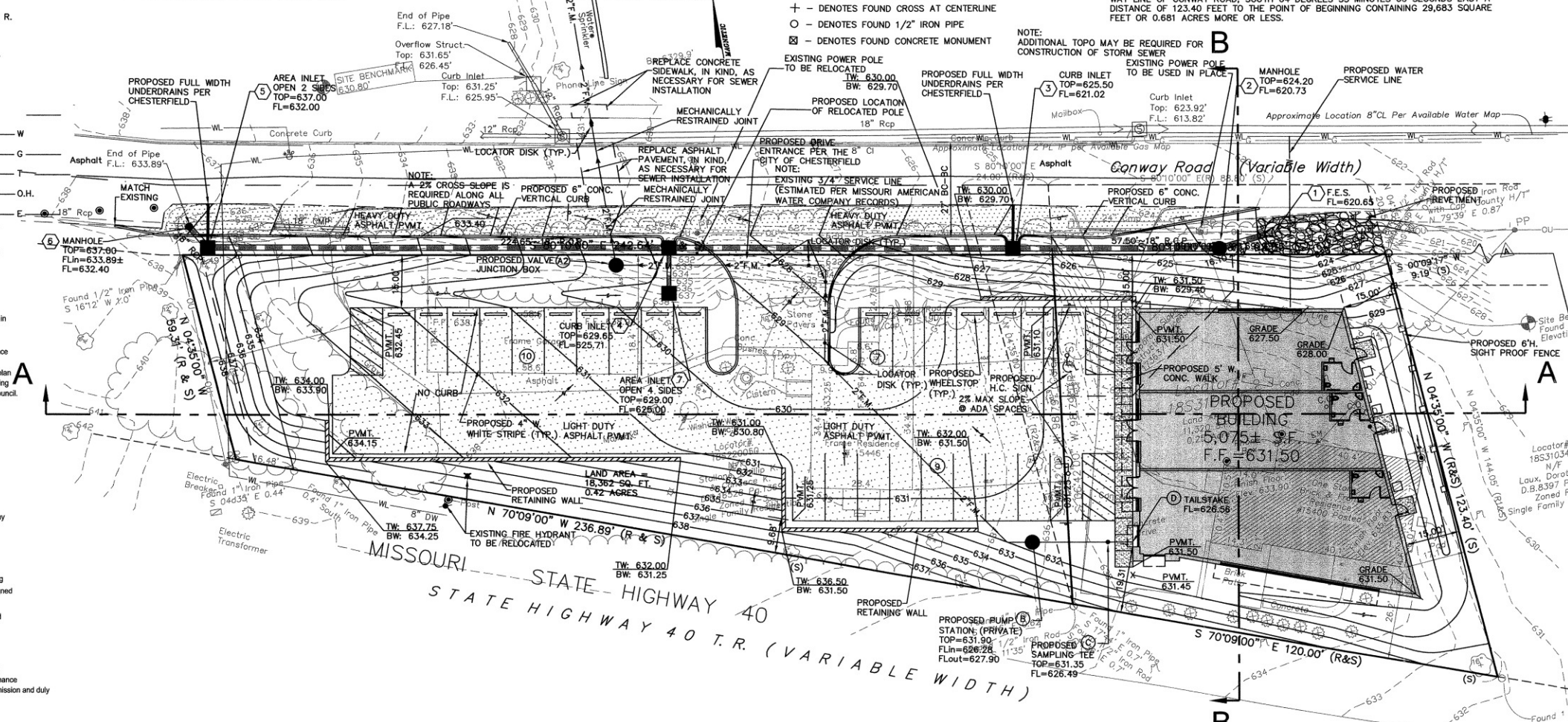
## GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

- DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. 2501"
- + DENOTES FOUND CROSS AT CENTERLINE
- DENOTES FOUND 1/2" IRON PIPE
- ⊗ DENOTES FOUND CONCRETE MONUMENT

NOTE: ADDITIONAL TOPO MAY BE REQUIRED FOR CONSTRUCTION OF STORM SEWER



(Name of Owner(s)) the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, (applicable subsection) of City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council. (Signature: \_\_\_\_\_)

(Name Typed: \_\_\_\_\_)  
 State of \_\_\_\_\_ ) S.S.  
 County of \_\_\_\_\_ )  
 On this day of \_\_\_\_\_ A.D., 20\_\_\_\_ before me personally appeared \_\_\_\_\_  
 (Officer of Corporation) to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of the \_\_\_\_\_  
 (Title) (Name of Corporation) a corporation in the State of \_\_\_\_\_ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.  
 verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as approved by the City of Chesterfield Planning Commission and duly Number 200, as attested by the Director of Planning and the City Clerk.  
 Director of Planning \_\_\_\_\_  
 City Clerk \_\_\_\_\_  
 Ordinance \_\_\_\_\_ dated \_\_\_\_\_ which prescribed conditions relating to approved \_\_\_\_\_ is recorded as Daily Number \_\_\_\_\_ on the day of \_\_\_\_\_, 20\_\_\_\_ in the St. Louis County Recorder's Office.

## SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
 Marler Surveying Company  
 By Marty L. Marler

## PREPARED FOR:

PHILLIP & CANDACE STALLONE  
 87 PROGRESS PARKWAY  
 MARYLAND HEIGHTS, MISSOURI  
 MS. CANDACE STALLONE

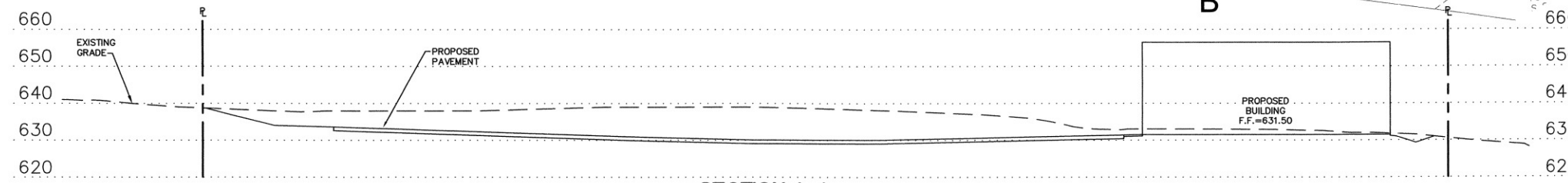
## PREPARED BY:

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

11402 Gravois Road  
 Suite 100  
 Saint Louis, Missouri 63126  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

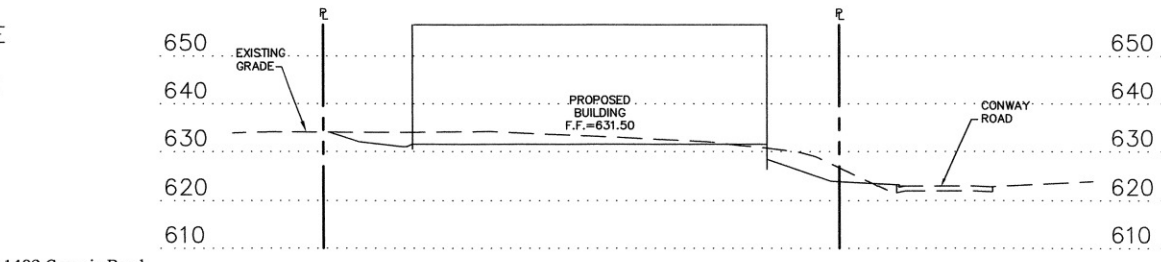
## SECTION A-A

SCALE:  
 HORIZONTAL 1"=20'  
 VERTICAL 1"=20'

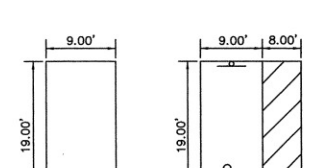


## SECTION B-B

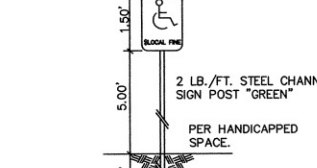
SCALE:  
 HORIZONTAL 1"=20'  
 VERTICAL 1"=20'



HANDICAP SIGN  
(n.t.s.)



TYPICAL PARKING STALLS  
(n.t.s.)



HANDICAP PARKING SIGN  
(n.t.s.)