



**VIIA**

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## **Planning Commission Staff Report**

**Subject:**                   **Issues Report**

**Meeting Date:**       July 14, 2008

**From:**                     Shawn P. Seymour, Project Planner

**Location:**               13451, 15446, 15400 Conway Road

**Petition:**                P.Z. 02-2008 Stallone Pointe (Conway Pointe, L.L.C.)

### **Proposal Summary**

Conway Pointe L.L.C., has submitted an application for a change of zoning from an "R3" Residence District (10,000 Square feet) to a "PC" Planned Commercial District and the amendment of an existing "PC" Planned Commercial District per the regulations of the City of Chesterfield Zoning Ordinance Section 1003.140.

### **Development Process**

Change of zoning requests to any planned district are regulated under the requirements of Section 1003.178 of the City of Chesterfield Zoning Ordinance. The City of Chesterfield Zoning Ordinance requires only the following items be shown on a preliminary plan:

1.     Conceptual location of buildings.
2.     Existing and proposed contours.
3.     Proposed uses.
4.     Location of tree masses.
5.     Cross section of the site.
6.     Proposed ingress and egress.
7.     Sanitation and drainage facilities.
8.     Legal description.

**Area Land Use**

The subject site is located along Conway Road, just west of the intersection of Chesterfield Parkway and Conway Road.

Below is an area map of the proposed site for zoning map and ordinance amendment.

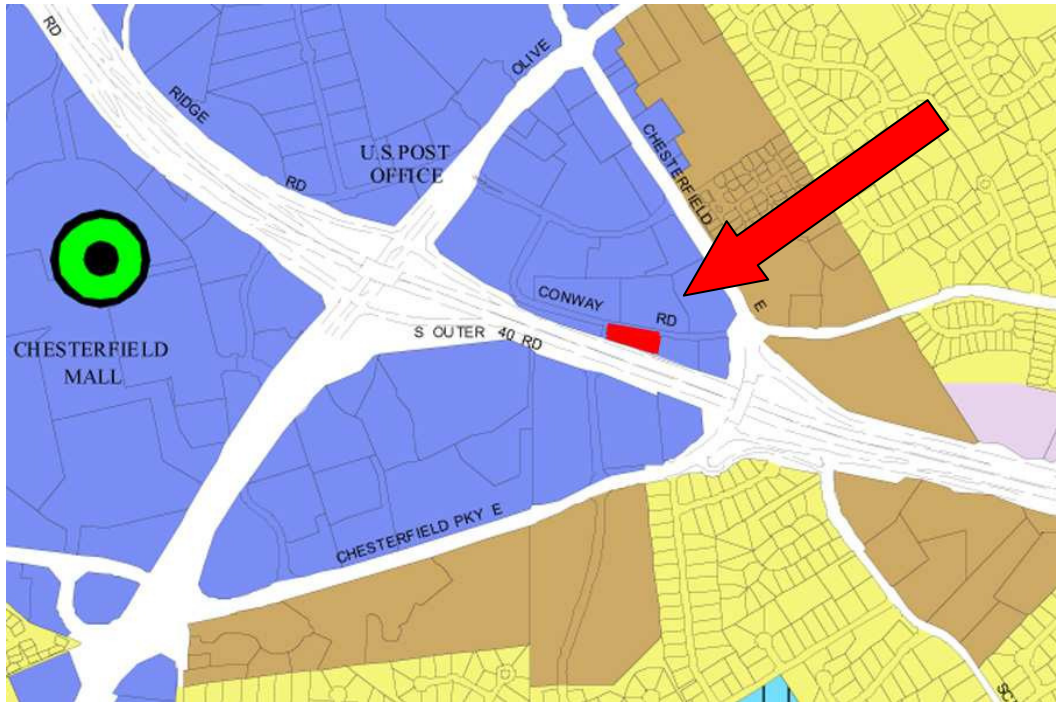


**Viewing east across the subject site.**



**Viewing southwest across subject site**

Subject site as shown on the Comprehensive Plan Land Use Map. This area is designated as Urban Core.



### Issues

A Public Hearing was held on March 10, 2008. At that time several issues were identified. Those issues along with the Petitioner's responses are attached.

The following issues have been addressed:

1. The proposed hours of operation have been integrated into the Attachment A.
2. The nearest access points along Conway Road meet current access management standards and will be reviewed with the site development plan.

The following issues remain open with staff:

1. The applicant did not clarify the market use.
2. The applicant did not provide a list of potential effects that this development may have on the adjacent residential property to the east. The response provided was that the adjacent property was classified as Urban Core by the Comprehensive Plan and that it will at some point be developed as such.
3. The site as designed does not meet all requirements of the City of Chesterfield Tree Manual. Staff is currently reviewing two (2) variance requests by the applicant.
  - a) The City of Chesterfield Tree Manual, Ord. 2367, requires that a thirty (30) foot buffer be provided along proposed non-residential zoning districts that abut residential zoning districts. The applicant is requesting



a variance from this standard to provide for a six (6) foot high sight proof fence to mitigate this issue. The Department of Planning & Public Works is currently reviewing this request.

- b) The City of Chesterfield Tree Manual, Ord. 2367, requires that a thirty (30) foot buffer be provided along major arterials. The applicant is requesting a variance from this standard and proposes a minimum eighteen (18) foot buffer along the southern side of the property nearest to the proposed structure and a minimum four (4) foot buffer along the southern side of the property nearest to the parking area. The Department of Planning & Public Works is currently reviewing this request.
4. Ordinance 1747, requires that a thirty-five (35) foot setback exist where a "PC" Planned Commercial District with a Retail Use abuts an "R3" Residence District (10,000 Square Feet). The applicant is proposing a fifteen (15) foot setback due to the Comprehensive Plan Land Use Designation for the adjacent property. Both properties are designated Urban Core; as such the land uses commonly associated with this designation are office and commercial. If both properties were zoned accordingly, per Ordinance 1747, no minimum setback would be required.

Ordinance 1747 provides performance standards for the retail development. The Planning Commission has the authority to grant amendments to these performance standards if it may be demonstrated that said amendments will encourage, promote, and reward good architecture and urban planning. This amendment procedure requires a separate two-thirds vote (6 Commissioners) by the Planning Commission.

### Request

Staff is requesting that additional issues be identified at this time for this zoning map and ordinance amendment request.

Respectfully submitted,



Shawn P. Seymour, AICP  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Site Plan Review

### Attachments:

1. Draft Attachment A
2. Preliminary 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 "PC" Planned Commercial District shall be:
  - a. Service facilities, studios, or work areas for dressmakers and tailors. Goods and services associated with these uses may be sold or provided directly to the public on premises.
  - b. Stores, shops, markets, service facilities, open to the general public on the premises.
3. Hours of Operation.
  - a. Hours of operation for this "PC" Planned Commercial District shall be 8:00 AM to 10:00 PM.

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

1. HEIGHT
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed two (2) stories.
2. BUILDING REQUIREMENTS
  - a. A minimum of forty-five percent (45%) open space is required for this development.

#### **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. Fifteen (15) feet from the right-of-way of Conway Road on the northern boundary of the "PC" Planned Commercial District.
- b. Fifteen (15) feet from the southern boundary of the "PC" Planned Commercial District.
- c. Fifteen (15) feet from the eastern boundary of the "PC" Planned Commercial District.
- d. Thirty (30) feet from the western boundary of the "PC" Planned Commercial 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. Fifteen (15) feet from the right-of-way of Conway Road.
- b. Six (6) feet from the southern boundary of the "PC" Planned Commercial District.
- c. Fifteen (15) feet from the eastern boundary of the "PC" Planned Commercial District.
- d. Fifteen (15) feet from the western boundary of the "PC" Planned Commercial 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. Construction Parking
  - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
  - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order

to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. No construction related parking shall be permitted within the Conway Road right-of-way.

**E. LANDSCAPE AND TREE REQUIREMENTS**

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

**F. SIGN REQUIREMENTS**

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

**G. LIGHT REQUIREMENTS**

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

**H. ARCHITECTURAL**

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by

adequate landscaping approved by the Planning Commission on the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

**I. ACCESS/ACCESS MANAGEMENT**

1. Access to Conway Road shall be limited to one commercial entrance. The commercial entrance will be located in accordance with the City's Access Management Ordinance and as directed by the City of Chesterfield.
2. No direct access to Highway 40/61 will be permitted.

**J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Improve Conway Road along the entire frontage of the site to complete the full width improvements required for a 40 foot wide right of way and a 27 foot pavement, including 6 inch vertical curb, required tapers, and storm drainage facilities, as directed by the City of Chesterfield's Department of Public Works. Roadway Improvements will be required to complete pavement widening extending to the west and east of the site where Conway Road is already constructed at full width.
2. Provide additional right of way for Conway Road along the entire frontage of the site and a 10 foot Permanent Roadway Improvement, Maintenance, Utility, Sewer and Sidewalk Easement adjacent to Conway Road as directed by the City of Chesterfield.
3. All roadway and related improvements shall be completed prior to occupancy for the development.
4. Provide a 4 foot wide sidewalk, conforming to ADA standards, along the Conway Road frontage of the site.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.



If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.

**K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. 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.

**L. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

**M. SANITARY SEWER**

1. Easements may be required on this site, encroachments will not be permitted.
2. Extension of public sanitary sewer lines may be required to serve this site and those adjacent. Extension of sanitary sewer lines shall be completed in such a manner as to coordinate with other adjacent parcels. A strong preference shall be shown for gravity sanitary sewers. Private sanitary laterals may not cross property lines.
3. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.

**N. STORMWATER**

1. Extend and connect the existing 18 inch storm sewer pipe across the proposed property to the existing facilities downstream.
2. Analysis and verification of the adequacy of the downstream sewers shall be provided.
3. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
4. 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 developments or issuance of building permits exceeding sixty (60%) of the 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 all Site Development Plans.

**O. GEOTECHNICAL REPORT.**

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. 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. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) or more acres.
2. 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 of Chesterfield, Missouri Code shall be required where applicable.
3. All utilities will be installed underground.

**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 Section 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 Section 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, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

**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 Commission may extend the period to commence construction for not more than one additional year.

**IV. GENERAL CRITERIA**

**A. 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 open space 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, and significant natural features, such as wooded areas and rock formations, 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 two (2) feet, 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, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

**V. TRUST FUND CONTRIBUTION**

- A. The developer shall be required to contribute to the **Chesterfield Valley Road Trust Fund**. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

This contribution shall not exceed an amount established by multiplying the ordinance required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

<b><u>Type of Development</u></b>	<b><u>Required Contribution</u></b>
Retail Use	\$1,668.47/Parking Space
Loading Space	\$2,730.25/Loading Space

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

If types of development differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

Credits for roadway improvements required will be awarded as directed by Saint Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or Saint Louis County Department of Highways and Traffic.

Please note that no TGA credit will be given for municipal road improvements.

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

The amount of this required contribution, if not submitted by January 1, 2009 will be adjusted on that date and 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 Highways and Traffic.

Traffic generation assessment contributions shall be deposited with the Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer will provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

## **VII. RECORDING**

Within 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.

## **VIII. ENFORCEMENT**

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development 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

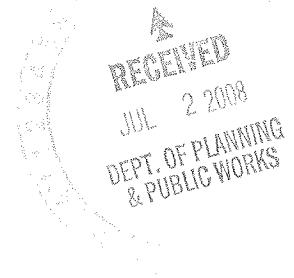
# CEDC

CITY ENGINEERING & DESIGN

0332.1

June 4, 2008

Mr. Shawn P. Seymour, AICP  
City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760



Re: Stallone Pointe (Conway Pointe, L.L.C.)  
15446 Conway Road  
Chesterfield P.Z. 02-2008  
CEDC Project 0332.10

Dear Mr. Seymour:

Attached please find three copies of the revised Preliminary Development Plan. The following is in response to your issues letter dated March 13, 2008.

Issues Identified by the City of Chesterfield

1. *Clarify the uses proposed for this development. In particular, the proposed market use.*

**Response: The uses proposed are only general retail/sales and office**

2. *What impacts will this development have on the residential property located immediately to the east?*

**Response: The residential property to the east is listed as "Urban Core" on the comprehensive plan. In the interim, our plan is designed to minimize the impact to the residential property by facing the building to the west and locating the parking lot on the west side of the proposed building. We have also added a sight proof fence along the property adjacent to the existing residentially zoned property**

3. *When the project comes forward for site plan approval will the landscape plan be able to meet all conditions of the tree manual?*

**Response: Yes, except for set-backs as amended on the approved site specific ordinance**

4. *Ensure that the required thirty (30) feet of landscaped buffer is provided along both the east side of the property, adjacent to the residential zoning district, and the south side of the property, fronting US Highway 40/61, per Chesterfield Tree Manual, Ordinance 2367, section XIII B.1.*

**Response:** We are requesting the East and South set-backs be amended as shown on the plan, to allow this project to be viable due the properties narrowness. The property to the east is listed as "Urban Core" on the comprehensive plan, which would require less than the 30 feet set-back. The frontage of US Highway 40/61 has approximately 30 feet of green space from the south property line to the northern west bound lane. A reduction as shown on the plan seems appropriate, while maintaining significant open space

5. *Ensure that the required setback from the adjacent "R-3" Residential Zoning District of thirty-five (35) feet is met along the eastern property line, per Chesterfield Ordinance 1747 section 1(2)(e).*

**Response:** We are requesting the East and South set-backs be amended as shown on the plan, to allow this project to be viable due the properties narrowness. The property to the east is listed as "Urban Core" on the comprehensive plan, which would require less than the 30 feet set-back.

6. *What are the proposed hours of operation?*

**Response:** Monday thru Sunday: 8 a.m. to 10 p.m.

7. *How does the access point onto the Stallone site align with the access points on the other side of Conway Road?*

**Response:** 375 feet to the nearest access point to the west and 300 feet to the nearest access point to the east.

8. *The St. Louis Metropolitan Sewer District has submitted the following comments:*
  - a. *Easements may be required at this site. Encroachments will not be allowed.*
  - b. *Extension of public sanitary sewer lines may be required to serve this, and adjacent sites. Extension of sanitary sewers shall be completed in such a manner as to coordinate with other adjacent parcels. A strong preference shall be shown for gravity sanitary sewers. Private sanitary laterals may not cross property lines.*
  - c. *Formal plan submittal and approval will be required by the district prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.*

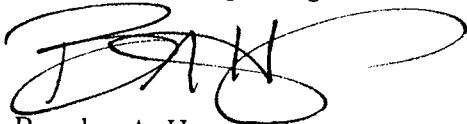
**Response: No comment**

9. St. Louis County Highways and Traffic has submitted the following comment:
- a. The project is a re-zoning within the Chesterfield Village Road Trust Fund, and the trust contribution will be based on retail use. The current rate for retail use is \$1,668.47 per required parking space and \$2,730.25 for loading spaces. If the current rates are not paid by the end of this year, the rates will change on January 1, 2009, and on the first of each year thereafter.
  - b. Please note that no TGA credit will be given for municipal road improvements.

**Response: No comment**

Please call should you have any questions or require additional information.

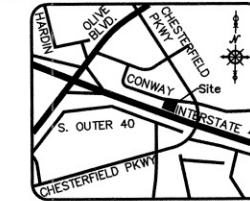
Sincerely,  
Civil Engineering Design Consultants, Inc.

A handwritten signature in black ink, appearing to read 'BAH', with a large, sweeping flourish extending to the right.

Brandon A. Harp, P.E.  
Principal

# 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 SOUTHWEST 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.	= RS220050
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
<b>PARKING PROVIDED</b>
9'x19' = 24 STALLS
A.D.A. = 2 STALLS
<b>Total = 28 STALLS</b>
- SETBACKS PER ZONING  

<b>BUILDING</b>	<b>PARKING</b>
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.

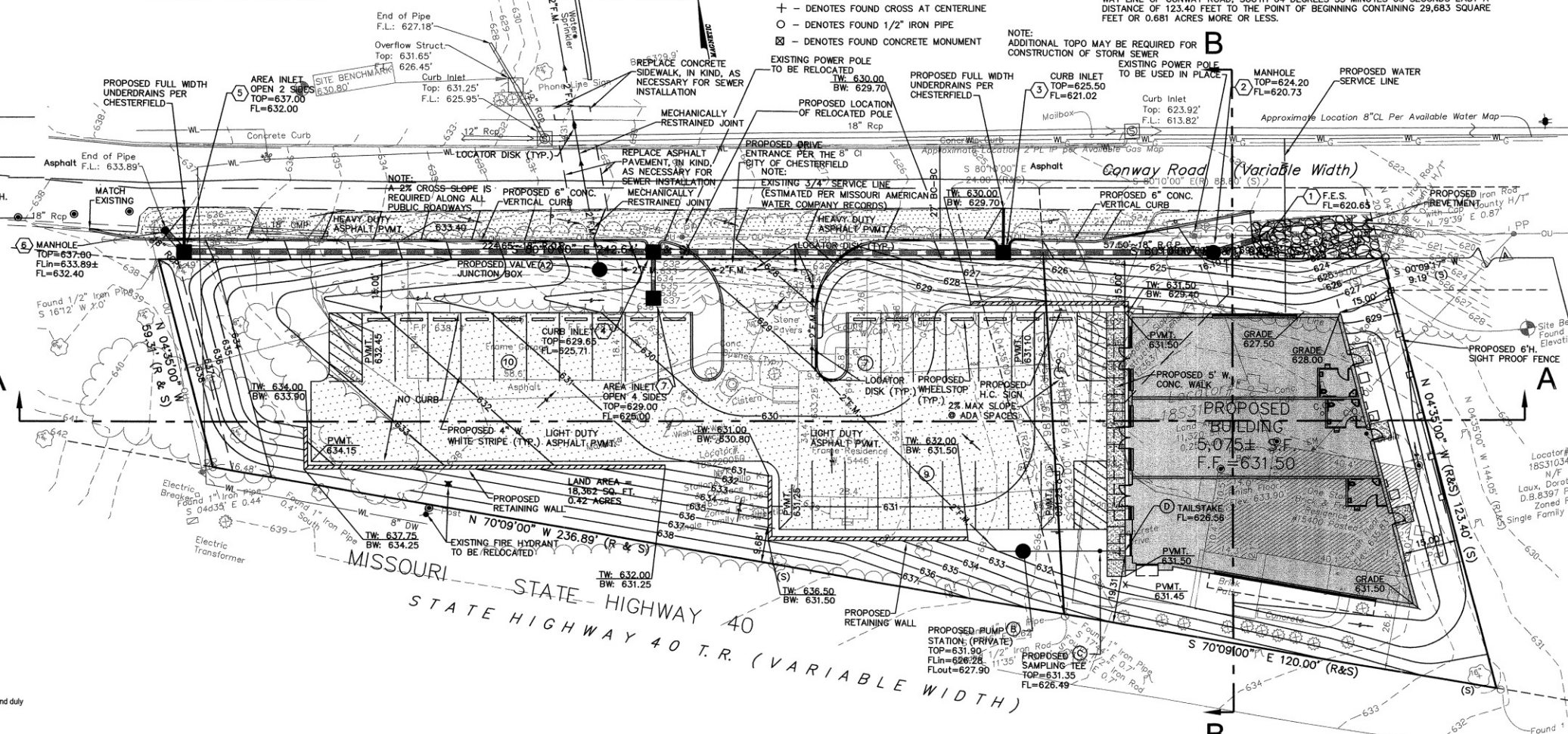
## GRAPHIC SCALE

(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

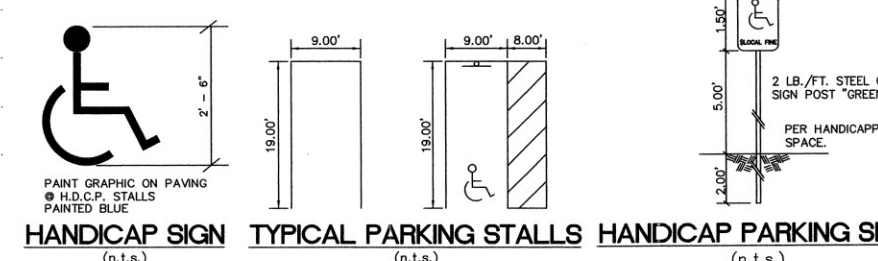
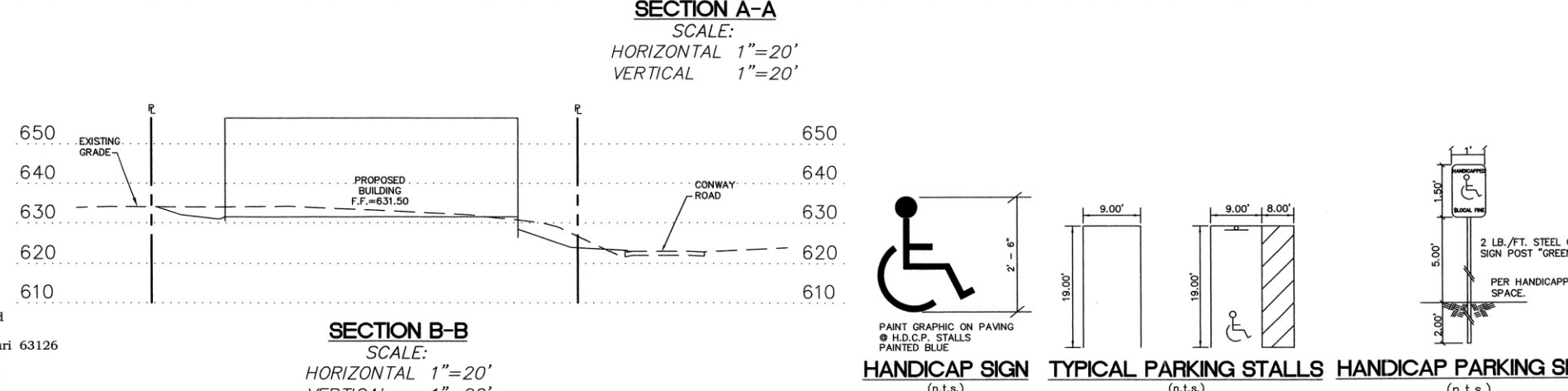
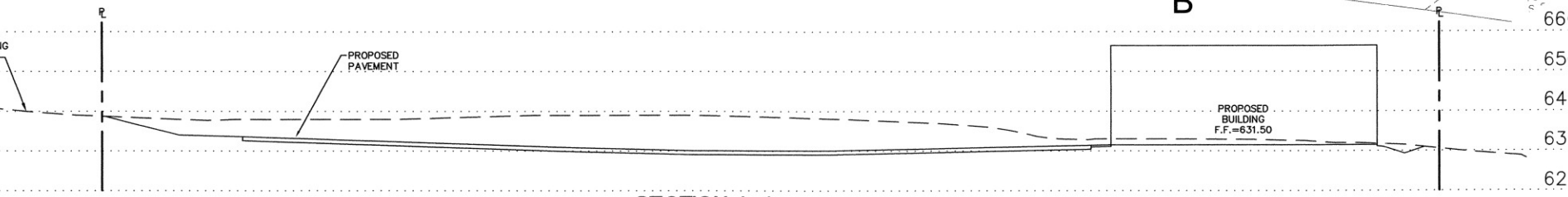
## PREPARED FOR:

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





# 15446 Conway Road TREE STAND DELINEATION PLAN May 9, 2005 Rev 12-18-07

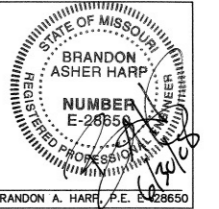
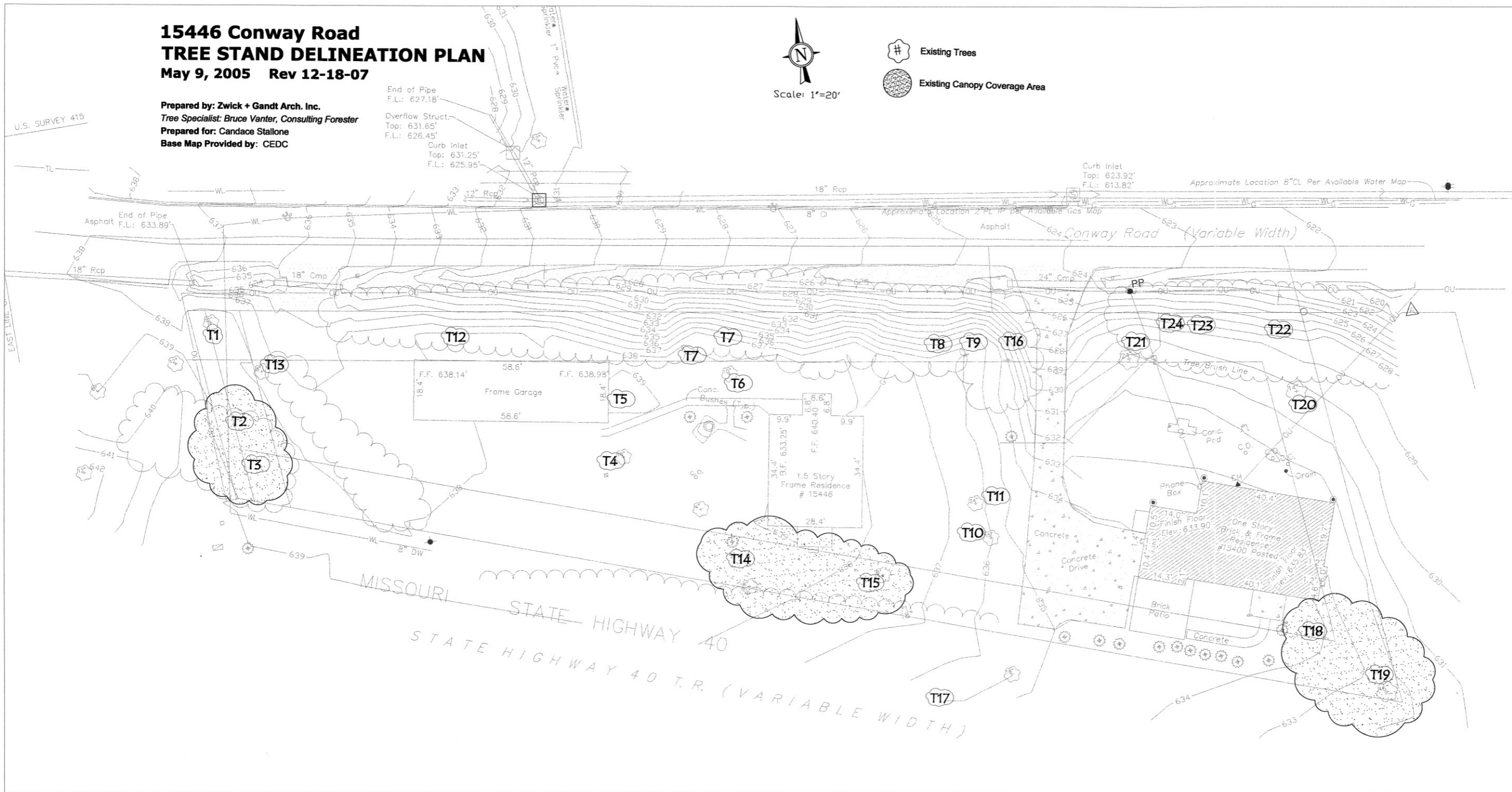
Prepared by: Zwick + Gandt Arch. Inc.  
Tree Specialist: Bruce Vanter, Consulting Forester  
Prepared for: Candace Stallone  
Base Map Provided by: CEDC

End of Pipe  
F.L.: 627.18'  
Overflow Struct.  
Top: 631.65'  
F.L.: 626.45'  
Curb Inlet  
Top: 631.25'  
F.L.: 625.95'



# Existing Trees

Existing Canopy Coverage Area



CIVIL ENGINEERING  
DESIGN CONSULTANTS, INC.  
11402 GRAVOIS ROAD SUITE 100  
SAINT LOUIS, MISSOURI 63126  
314.991.1144  
INFO@CEDC.NET WWW.CEDC.NET

TREE STAND DELINEATION PLAN  
**Stallone's Formal Wear**  
15446 Conway Road  
Chesterfield, Missouri 63005

Proj. #	0332
No. Description	Date
Per City	01.04.07
Z+G Arch.	12.18.07

TREE STAND  
DELINEATION  
PLAN

T1

The proposed Stallone's Formal Wear development is located at 15400 and 15446 Conway Road, situated in an area of west St. Louis County in the City of Chesterfield, MO. The property is bordered on the north by Conway Road and on the south by Missouri State Highway 15440. The development encompasses 0.28 acres with a total of 0.115 acres (5030 sq. ft.) in canopy coverage. There is no wooded area on this site, the trees listed are individual trees.

The Tree Stand Delineation (TSD) Tree Protection Plan (TPP) drawing provides the location for all trees over 5" diameter (dbh) growing on, or immediately adjacent to the property. There are 24 trees in this category and they are shown based on the attached Tree Inventory Data spreadsheet. The average diameter (dbh) of the 24 trees on the Tree Inventory List is 12.8 inches. The primary tree species include Norway spruce and sugar maple at 21% each, Colorado spruce and Silver Maple at 12% each, White pine and Silver maple at 8% each, pin oak, dogwood and tulip poplar. The tree species around several of the areas include small trees less than 5" diameter, shrubs and bush honeysuckle. During my site inspections, I found no monarch trees, state listed champion trees or non-indigenous trees or plants on the property.

**STALLONE'S FORMAL WEAR**  
Tree Stand Delineation Tabular Summary

- Total area of the site - 0.64 acres (28,421 sq. ft.)
- Tree canopy coverage - 0.115 Acres (5,030 sq. ft.)
- Tree canopy coverage required (30%) - 0.035 acres (1,509 sq. ft.)
- Tree canopy coverage to be removed (80%) - 0.079 acres (3,450 sq. ft.)
- Tree canopy coverage to be retained (20%) - 0.036 acres (1,580 sq. ft.)

*Bruce Vanter*  
Bruce Vanter  
Consulting Forester  
Certified Arborist #MM-0495A  
Certified Forester #2951

TREE #	SPECIES	DIAMETER	CONDITION	TO BE REMOVED	COMMENTS
T1	Norway Spruce	13"	Good	Yes	
T2	Colorado Spruce	10"	Good	NO YES	
T3	Norway Spruce	14"	Excellent	NO YES	
T4	Sugar Maple	10"	Dead	Yes	storm damage-removed
T5	Silver Maple	21"	Dead	Yes	storm damage-removed
T6	Colorado Spruce	10"	Fair	Yes	
T7	Tulip Poplar	19"	Fair	Yes	
T8	Norway Spruce	11"	Good	Yes	
T9	Pin Oak	16"	Good	Yes	
T10	Sugar Maple	22"	Excellent	Yes	
T11	Silver Maple	23"	Poor	Yes	crack 40% dead, grinding root
T12	Shingle Oak	10"	Good	Yes	
T13	Dogwood	8"	Good	Yes	
T14	Sugar Maple	8"	Good	NO YES	
T15	Sugar Maple	8"	Good	NO YES	
T16	Norway Spruce	18"	Good	Yes	
T17	Sugar Maple	23"	Good	Yes	lightning strike-80% dead
T18	Colorado Spruce	12"	Good	NO YES	
T19	Norway Spruce	16"	Fair	NO YES	
T20	White Pine	13"	Poor	Yes	
T21	Siberian Elm	24"	Poor	Yes	OH times utility pruning
T22	Siberian Elm	11"	Poor	Yes	OH times utility pruning
T23	White Pine	12"	Poor	Yes	OH times utility pruning
T24	Siberian Elm	16"	Dead	Yes	storm damage-crown cut