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

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## Planning Commission Staff Report

**Project Type:** Site Development Plan Time Extension

**Meeting Date:** September 22, 2014

**From:** Jonathan Raiche, AICP  
Senior Planner

**Location:** 15310 Conway Road

**Petition:** P.Z. 47-2007 Conway Point Office Building (Conway Partners, LLC)

**Description:** Conway Point Office Building (P.Z.47-2007 Time Extension Request): A request for a two (2) year extension of time to submit a Site Development Plan for a 1.489 acre tract of land zoned "PC" Planned Commercial district located at the southwest corner of the intersection of Conway Road and Chesterfield Parkway.

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### **PROPOSAL SUMMARY**

William Remis of Doster Ullom, LLC , on behalf of Conway Pointe Partners LLC, has submitted a request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC). The Planning and Development Services Division has reviewed the request and submits the following report.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

The site was zoned "R3" Residence District by St. Louis County prior to the City's incorporation. On May 21, 2007, the City rezoned the property to "PC" Planned Commercial District via Ordinance Number 2361. On June 16, 2008, Ordinance Number 2361 was replaced by Ordinance 2463 which revised the legal description, and amended the required open space percentage, setbacks, and allowed uses. Requests for a two year time extension were previously approved in July of 2009, November of 2010, and October of 2012.

**Surrounding Land Use and Zoning**

Direction	Land Use	Zoning
North	Restaurant/Hotel	"PC" Planned Commercial
South	Highway 40-61, I-64	Highway 40-61, I-64
East	Retirement Home	"NU" Non-Urban District
West	Residential	"R-3" Residence District



**SUBMITTAL INFORMATION**

City of Chesterfield Ordinance 2463 has the requirement for a Site Development Plan to be submitted within eighteen (18) months from the date of approval of the preliminary plan. However, where due cause is shown by the developer, the time interval may be extended by the Planning Commission. Failure to comply with the established time limits will require a new public hearing to be held.

The owners currently have no immediate plans to develop the property but would like to preserve the zoning on the parcel for as long as possible so as to ensure that options remain available for future development. The current time extension will expire on October 8, 2014.

**DEPARTMENTAL INPUT**

Staff has reviewed the request for an extension of time to file a Site Development Plan and the conditions for development contained within the Attachment A of City of Chesterfield Ordinance 2463. Based on this review, Staff has no concerns with a two (2) year extension for the submittal of a Site Development Plan as requested by the applicant and recommends approval of the request. **If approved, the time extension would be valid until October 8<sup>th</sup>, 2016.**

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC)."
- 2) "I move to approve the request for a two (2) year extension of time to submit a Site Development Plan for P.Z. 47-2007 Conway Point Office Building (Conway Partners LLC) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Letter from Doster Ullom, LLC



**DOSTERULLOM, LLC**  
ATTORNEYS AT LAW

**St. Louis**  
16090 Swingley Ridge Road  
Suite 620  
Chesterfield, MO 63017  
(636) 532-0042  
(636) 532.1082 Fax

**William B. Remis**  
bremis@dosterullom.com

September 2, 2014

*Sent via E-mail and U.S. Mail*

Jonathan D. Raiche  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

RE: Conway Pointe – Ordinance No. 2463

Dear Jonathan:

We represent the owners of Conway Pointe located at the intersection of Conway Road and Chesterfield Parkway. Pursuant to Section II.E. of Ordinance 2463, we hereby request a two year extension of the time period for plan submittal specified in Section II of the Ordinance. As with our prior requests, the owners currently have no immediate plans to develop the Property and do not anticipate any development occurring at this location in the immediate future – the parcel will likely be used for a roadway expansion. However, the owners would like to preserve the zoning at the parcel for as long as possible so as to ensure that options remain available for future development if deemed appropriate.

Please contact the undersigned if you have any questions and let us know when this will be on the agenda for a Planning Commission meeting. Thank you for your assistance.

Very truly yours,

William B. Remis

cc: Steve Sachs  
Mike Doster