

Planning Commission Public Hearing Report

Project Type:	Rezoning
Meeting Date:	September 25, 2017
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.



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

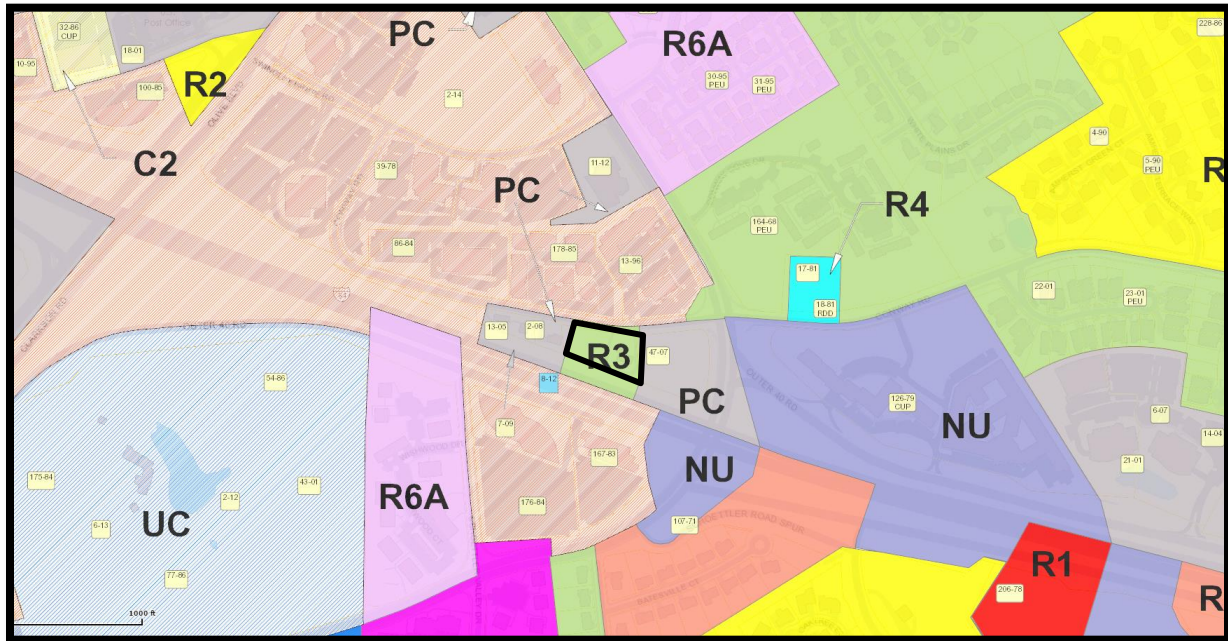


Figure 2: Surrounding Land Uses

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

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. Notable features of the proposal include, but aren’t limited to:

- A common entrance for this property and the property to the east.
- Reduced setbacks to 5’ for both parking and structures.

A Public Hearing further addressing the request will be held at the September 25, 2017 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Preliminary Development Plan



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 September 25, 2017 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 12-2017 15320 Conway Road (SMS Group, LLC): 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 located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway (18S310348)..

Description of Property

A TRACT OF LAND BEING PART IN FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, CONTAINING 0.93 ACRES.

For a list of the requested uses, contact the project planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Cassie Harashe at 636.537.4745 or via e-mail at charashe@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

15320 Conway Re-Zoning Narrative

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 Chesterfield resident and local business owner I am excited to have the opportunity to re-develop this parcel on Conway Rd. I feel that this stretch of properties need to be developed in a responsible way, but due to the constraints of the property lines and utilities it is a challenging project. We are asking to change the current zoning to PC, which is consistent with the surrounding properties. We purchased this property in an effort to not only bring it up to current compliance (which we did in the first two weeks) by eliminating trash, removing dead trees, removing rotting structures and re-painting the house, but to ultimately build a building that showcases the site and enhances this area. We do have two variance requests to the current zoning guidelines that we would like to ask for due to the unique circumstances of this property.

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, gymnasium, museum
- **Office** - General, dental or medical
- **Commercial/Sales** - Bakery, bar, brewery, brew-pub, coffee shop, coffee shop - drive-thru, grocery - community, grocery - neighborhood, restaurant (sit down, fast food, take-out), retail sales - community, retail sales - neighborhood, retail sales establishment - regional.
- **Service** - Animal grooming, barber, broadcasting studio, day-care, drug store, dry-cleaning, financial institution - no drive-thru, financial institution - drive-thru, hotel and motel, hotel and motel - extended stay, laboratory, nursing home, research lab, veterinary clinic, warehouse
- **Educational** - College/University, kindergarten or nursery, specialized private school, vocational

SETBACKS

We are requesting setbacks that vary from the standard requirements. These deviations are needed in order to best utilize the property, provide a cohesive development along with offset for the extremely high infrastructure costs (bringing sewer and water to the site). The property is long and narrow and lacks the utilities needed to commercially develop. We are requesting the following setbacks:

- North boundary along Conway Rd: parking set back at 5' and building setback at 20'. 10feet 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 I-64): 5' setback both building and parking.

We believe these request are consistent with the surrounding developments and allow for proper utilization of the space for the area.

OPEN SPACE

Due to the site constraints we need more site utilization for building and parking 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. We will provide a comprehensive and aesthetically pleasing landscape plan to coincide with the surrounding properties.

Please do not hesitate to contact me at (314) 575-2594 or via email at sean@seansortor.com.

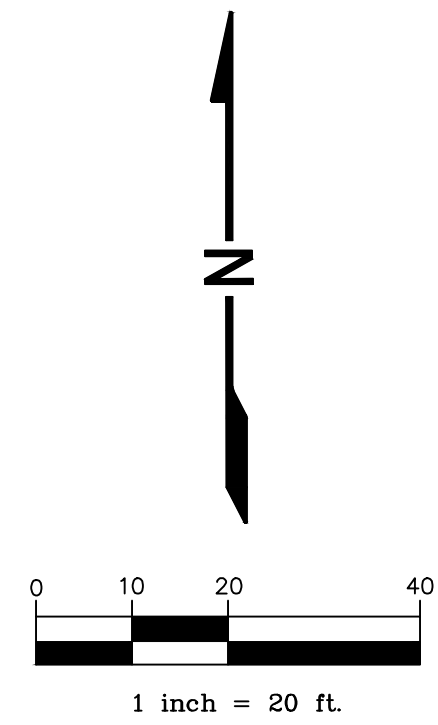
Sincerely,



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.)



PROPOSED SETBACK REQUIREMENTS

NO PARKING AREA, INTERNAL DRIVE, LOADING SPACE, OR STRUCTURE WITHIN 5 FEET OF ANY PROPERTY LINE.

FLOOR AREA RATIO (FAR)

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

OPEN SPACE

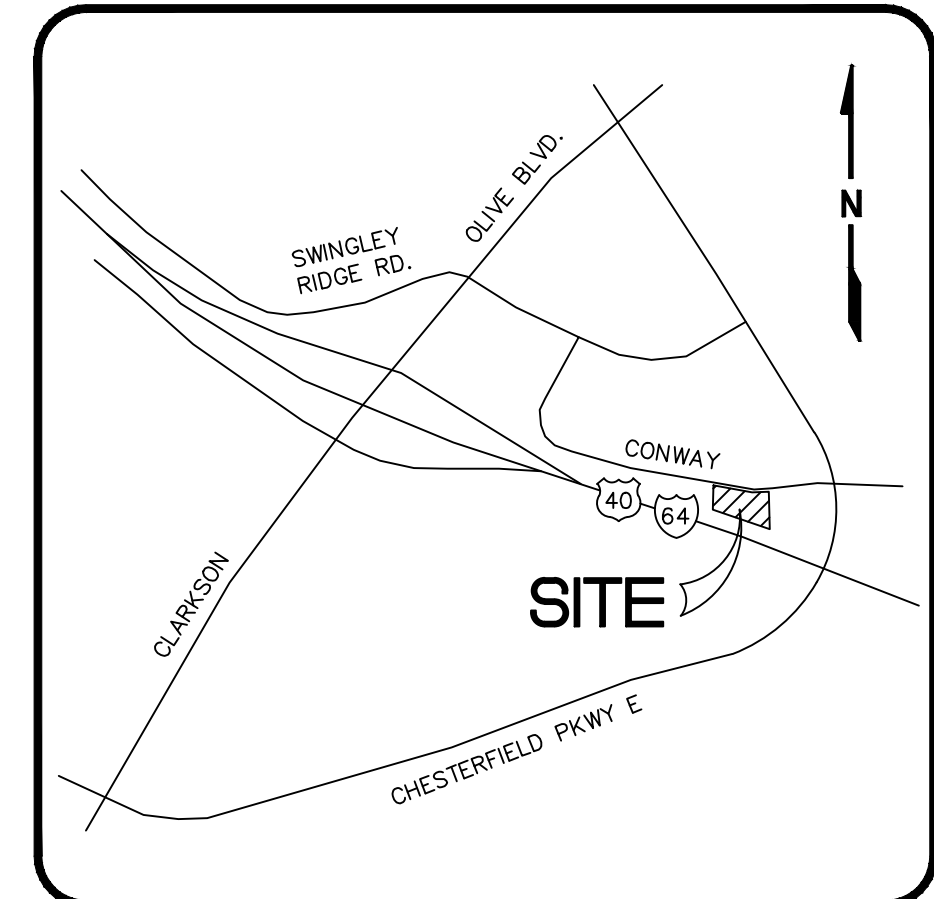
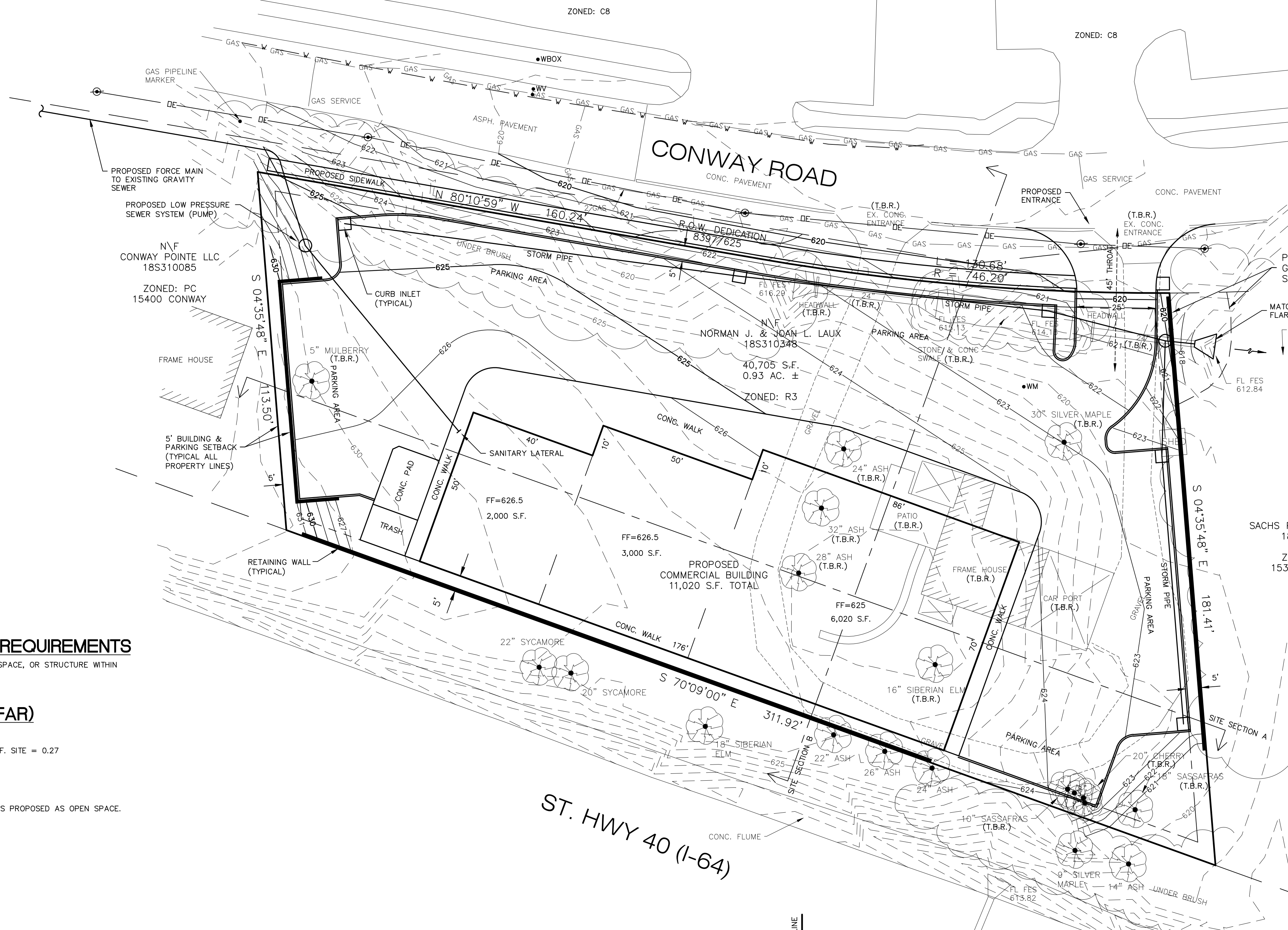
A MINIMUM OF 20% OF THE TOTAL SITE AREA IS PROPOSED AS OPEN SPACE.

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
- CHESTERFIELD, MO 63017
- NORMAN J. & JOAN L. LAUX
- 40,705 S.F. = 0.93 AC.±
- PRESENT ZONING : R3 - RESIDENTIAL
- PROPOSED ZONING : PC - PLANNED COMMERCIAL
- PRESENT 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

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

15320 CONWAY ROAD
ZONING PLAN

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.

[Signature]
 MICHAEL CLAY VANCE, PE
 E-25616
 VANCE ENGINEERING, INC. AUTHORITY NO. 2003022194

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

08/31/17	PARKING
09/06/17	CITY

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
 1-800-544-7483
 (TOLL FREE)
 MISSOURI ONE CALL SYSTEM, INC.

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

