



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

Planning Commission Staff Report

Project Type: Site Development Plan Time Extension

Meeting Date: November 22, 2010

From: Justin Wyse, AICP
Project 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): 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.

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 Department of Planning and Public Works 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. A request for a two year time extension was approved on July 13, 2009.

Land Use and Zoning of Surrounding Properties:

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 standard requirement for a Site Development Plan to be submitted within 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 result with expiration of the preliminary plan and a new public hearing is required 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 July 13, 2011.

DEPARTMENTAL INPUT

Staff has reviewed the request for an extension of time to file a Site Development Plan and requests action by the Planning Commission.

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)

Attachments: Letter from Doster Ullom, LLC
Boundary Survey



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

November 9, 2010

Sent via E-mail and U.S. Mail

Aimee Nassif
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

RE: Conway Pointe -- Ordinance No. 2463

Dear Aimee:

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. The current submittal deadline is July 13, 2011.

The owners currently have no immediate plans to develop the Property and, due to current economic conditions, do not anticipate any development occurring at this location in the immediate future. 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 as 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.

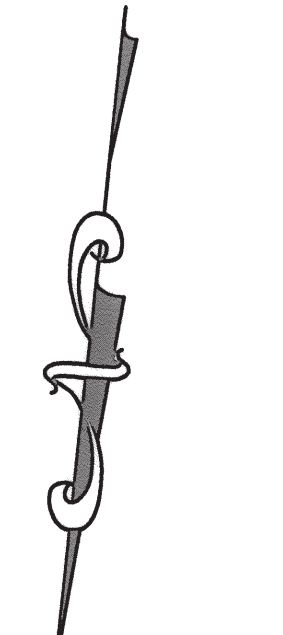
Very truly yours,

William B. Remis

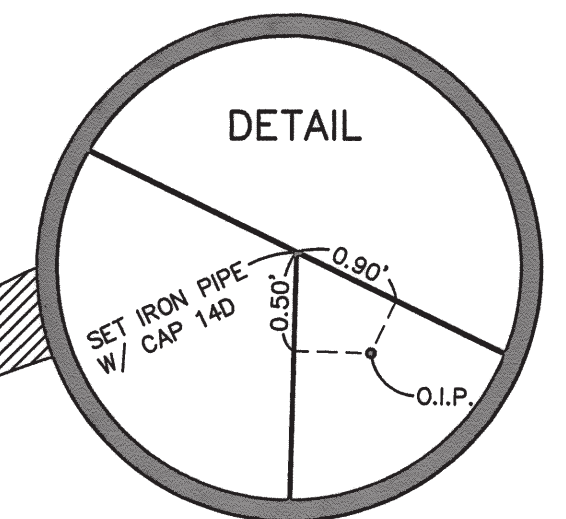
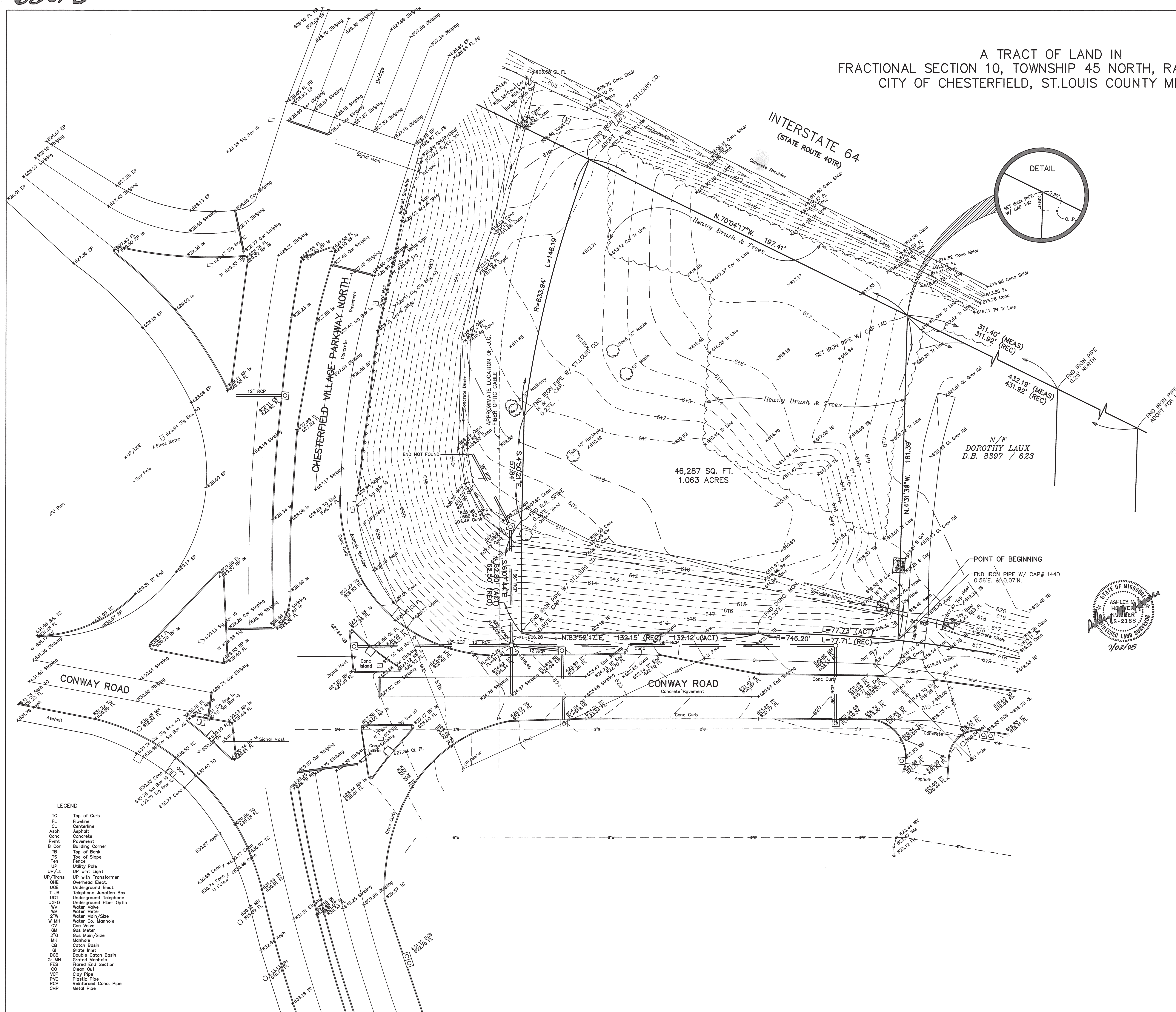
cc: Kathy Higgins
Mike Doster



A TRACT OF LAND IN
FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI



SCALE 1"=20'
98218/TOPO01.DWG
SCALE IN FEET



LEGAL DESCRIPTION

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows: Beginning at the intersection of the South line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2304 of the St. Louis County Records with the East line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said South line of Conway Road, being a curve to the left having a radius of 746.20 feet, an arc distance of 77.73 feet (chord of North 88 degrees 51 minutes 20 seconds East, 77.89 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 132.15 feet to the West line of Chesterfield Village Parkway; thence along said West line, South 6 degrees 07 minutes 44 seconds East, 62.80 feet to an angle point therein; thence South 4 degrees 50 minutes 21 seconds East, 57.84 feet to a point of curve; thence along said curve to the right having a radius of 633.94 feet an arc distance of 148.19 feet (chord of South 8 degrees 00 minutes 56 seconds West, 147.85 feet) to a point on the North line of Interstate 64 (former State Route 40TR); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 197.41 feet to the intersection of the East line of Laux, as aforementioned; thence along said East line North 4 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning and containing 46,287 square feet (1.063 acres) according to survey by The Clayton Engineering Company July, 1998.

THE CLAYTON ENGINEERING COMPANY
12765 OLIVE BOULEVARD SUITE 100
ST. LOUIS, MISSOURI 63141-6200

This is to certify that we have, at the request of QuikTrip Corporation, during the Month of July, 1998, executed a Property Boundary Survey, Topographic Survey and located the improvements of a tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, in St. Louis County, Missouri and the results of said Survey is shown on this plat. Survey was executed in accordance with the requirements for Urban Property as defined by the Missouri Minimum Standards For Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors 4 CSR 30-16. Basis of Bearings: instrument recorded in Deed Book 8572, page 2304 of the St. Louis County Records

Beirne, Kerry S., Deputy
By: The Clayton Engineering Company
Ashley M. Hoover
Mo. Reg. L.S.#2188



GENERAL NOTES

- Project Benchmark: MSD # 12-157 638.32 feet(NGVD 1929) Chiseled "SQ" on curb at center of rounding along island, 60 feet west of Olive Blvd. and 5 feet north of Chesterfield Village Parkway.
- Underground utilities are shown per maps provided by the respective Utility Companies and are not certified to be complete or in the location shown.
- Investigation of recorded easements, restrictions and covenants has been limited to those listed in Transation Title Insurance Company, Commitment No. 98013991, dated June 29, 1998, issued by U.S. Title Guaranty Company, Inc.
- Comments to Schedule B Section 2 Exceptions, are based solely on the property descriptions and/or plats contained in the referenced document. Easements are graphically plotted as accurately as information in referenced document permits. All calls to Deeds and Plats are for those recorded in the St. Louis County Records.

- 9. Easement granted Yarhola Pipe Line Company according to instrument recorded in Book 420, page 201 and assigned to Ozark Pipe Line Company according to instrument recorded in Book 472, page 14 pertained to a larger tract of land of which the subject tract is a part of. Said easement is a "Blanket Easement" with no location of the pipe line given, however approximately 300 feet west of the west property line there are Shell Pipe Line Marker posts.
- 10. Easement granted Union Electric Company according to instrument recorded in Book 1827, page 420 and Book 1983, page 532 do not contain sufficient information to determine the exact location of the easement. However easement described in book 1827, page 420 terminates 150 feet west of the west line of Schoettler road, 40 feet wide at the time of conveyance, the subject parcels east line is approximately 200 feet west of the west line of said road. Easement described in book 1983, page 532 terminates 226 feet west of the west line of Schoettler road, 40 feet wide at the time of conveyance, and would extend into the subject parcel.
- 11. Lack of abutter's rights of direct access to Schoettler Road (aka Chesterfield Village Parkway) according to instrument recorded in Book 8572, page 2404 pertains to the East line of the subject parcel.

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available survey, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

LEGEND

TC	Top of Curb
FL	Flowline
CL	Centerline
Asph	Asphalt
Conc	Concrete
Pavnt	Pavement
B Cor	Building Corner
TB	Top of Bank
TS	Toe of Slope
Fan	Fence
UP	Utility Pole
UP/Lt	UP with Light
UP/Trans	UP with Transformer
OIE	Overhead Elect.
USE	Underground Elect.
T JB	Telephone Junction Box
UGT	Underground Telephone
UGFO	Underground Fiber Optic
WM	Water Meter
WV	Water Valve
2"W	Water Mtn/Size
W MH	Water Co. Manhole
GV	Gas Valve
GM	Gas Meter
2"G	Gas Mtn/Size
MH	Manhole
CB	Catch Basin
GI	Grate Inlet
DDB	Double Catch Basin
Gr MH	Grated Manhole
FES	Flared End Section
CO	Clean Out
CP	Clay Pipe
PVC	Plastic Pipe
RCP	Reinforced Conc. Pipe
OMP	Metal Pipe