


## Planning Commission Public Hearing Report

**Project Type:** Ordinance Amendment

**Meeting Date:** April 26, 2021

**From:** Chris Dietz, Planner 

**Location:** 15310 Conway Road

**Description:** **P.Z. 02-2021 Conway Point Office (SMS Group):** An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned “PC” Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557).

### **PROPOSAL SUMMARY**

SMS Group has submitted a request for an Ordinance Amendment to modify permitted uses for a tract of land located in the southeast corner of the intersection of Conway Road and Chesterfield Parkway East.

The Applicant recently amended the governing ordinance in 2021 to modify development criteria. The applicant is now requesting an Ordinance Amendment to add the following to the Permitted Uses section of the ordinance for this site:

- Administrative Office for Church or House of Worship
- Church or House of Worship
- Community Center



*Figure 1: Subject Site Aerial*

**HISTORY OF SUBJECT SITE**

Prior to the incorporation of the City of Chesterfield, this site was rezoned from “R3” —Residence District by St. Louis County. In 2007, the City rezoned the property to “PC” Planned Commercial District via Ordinance Number 2361. This ordinance was later repealed in 2008 accommodate a Site Development Plan application that was filed simultaneously for a 27,000 square-foot, three (3) story bank building, but was put on hold indefinitely. In January of 2021, the governing ordinance was amended to modify development criteria for the subject site, including permitted uses, setbacks and density requirements. Today, the site is governed under the provisions of Ordinance 3127.

**LAND USE AND ZONING**

The land use and zoning for the properties surrounding the subject site are as follows:

Direction	Zoning	Land Use
North	“PC” —Planned Commercial	Hotel
South	“C8” —Planned Commercial	Office
East	“NU” —Non-Urban	Senior Living Facility
West	“PC” —Planned Commercial	Office (under construction)

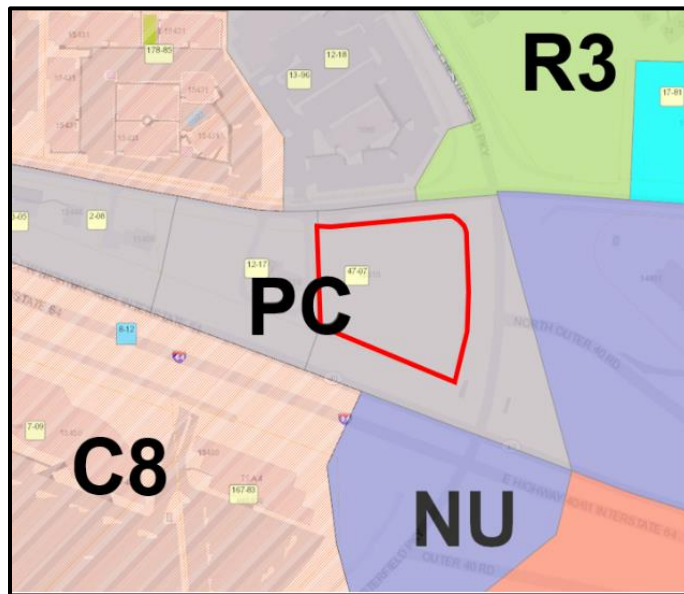


Figure 2: Zoning Map



Figure 3: Land Use Map

**COMPREHENSIVE PLAN**

The City of Chesterfield Comprehensive Land Use Map delineates the subject site at the eastern edge of the City Center (Corporate Village) land use Character Area. This area is characterized by its primary land uses, including office, lodging, institutional, retail, personal service and a mixture of residential types.

**STAFF ANALYSIS**

The applicant is requesting the addition of three (3) permitted uses for this Planned Commercial District, listed in the table below in blue. Each of the requested permitted uses are allowed in the “PC”—Planned Commercial district. This is the only requested change by the applicant to the governing ordinance.

Current Permitted Uses Language:	Proposed Permitted Uses Language:
<ul style="list-style-type: none"> <li>• Art Gallery</li> <li>• Art Studio</li> <li>• College/University</li> <li>• Financial Institution (No Drive-Through)</li> <li>• Museum</li> <li>• Office - Dental</li> <li>• Office - General</li> <li>• Office – Medical</li> <li>• Recreational Facility*</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Administrative Offices for Educational or Religious Institutions</b></li> <li>• Art Gallery</li> <li>• Art Studio</li> <li>• <b>Church and Other Places of Worship</b></li> <li>• College/University</li> <li>• <b>Community Center</b></li> <li>• Financial Institution (No Drive-Through)</li> <li>• Museum</li> <li>• Office - Dental</li> <li>• Office - General</li> <li>• Office – Medical</li> <li>• Recreational Facility*</li> <li>• Veterinary Clinic</li> </ul>

*\* Limited to gymnastics facility, dance, cheer, fitness center, group fitness or athletic training.*

**PRELIMINARY PLAN**

There are no proposed changes to the Preliminary Development Plan in conjunction with this request. However, a copy of the Preliminary Development Plan, Survey and Tree Stand Delineation that were provided in conjunction with the previous ordinance amendment are included in the Planning Commission packet for reference.

A Public Hearing further addressing the request will be held at the April 26, 2021 City of Chesterfield Planning Commission meeting. This petition will ultimately come before the Planning Commission for a formal recommendation once all agency comments are received.

Staff has attached a copy of the Public Hearing Notice, Narrative Statement, Current Preliminary Development Plan, Survey, and Tree Stand Delineation for further consideration.

- Attachments:
- Public Hearing Notice
  - Project Narrative
  - Preliminary Development Plan
  - Tree Stand Delineation



# 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 April 26, 2021 at 7:00 p.m. Due to the recommendations of the President, the Governor, and the CDC, the meeting will be conducted virtually at <https://zoom.us/j/97610191589> or call in at (312) 626-6799 and enter meeting ID 976 1019 1589.

Said Hearing will be as follows:

**P.Z. 02-2021 Conway Point Office (SMS Group):** An ordinance amendment to modify permitted uses for a tract of land totaling 1.492 acres zoned "PC" Planned Commercial District located at the southwest corner of the intersection of Chesterfield Parkway East and Conway Road (18S310557).

## PROPERTY 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.

For a list of the requested uses, contact the Planner.



**City of Chesterfield**  
**690 Chesterfield Parkway West**  
**Chesterfield, MO 63017**

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planner Chris Dietz at 636.537.4745 or via e-mail at [cdietz@chesterfield.mo.us](mailto:cdietz@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.





**15310 Conway RD Project Narrative  
Amendment to Current Zoning Ordinance #3127**

I am writing with our requested amendments to the current zoning ordinance for the property located at 15310 Conway Rd in Chesterfield, which is approximately +/-1.49 acres.

We have two use amendment requests to the current zoning ordinance. We believe that these requests are already permitted under the current PC zoning, will not change the master plan for the area or negatively impact the overall aesthetics of the area. Our goal is to enhance the overall look and usability of this section of Conway Rd in the most responsible manner possible.

**AMENDMENT REQUEST - ADDITIONAL PROPOSED USES**

We are looking to amend the zoning ordinance of this property to similar zoning in the area and in coordination with the Master Plan. The proposed additional uses are:

- **CIVIC**
  - Administrative offices for educational or religious institutions
  - Church and other places of worship
  - Community Center

We believe these requested uses are consistent with the PC Zoning District and the surrounding developments per the current non-residential districts table under the PC Zoning District.

Thank you all for you time and please do not hesitate to contact me at (314) 575-2594 or via email at [sean@seansortor.com](mailto:sean@seansortor.com).

Sincerely,

Sean Sortor  
Owner/Manager  
SMS Group LLC

## **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 Southern line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the Eastern 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 Southern 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 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 166.16 feet to a point; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64 ); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 262.65 feet to a point on the East line of Laux, as aforementioned; thence along said East line, North 04 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning. Said tract contains 64,853 square feet (1.489 acres) more or less.

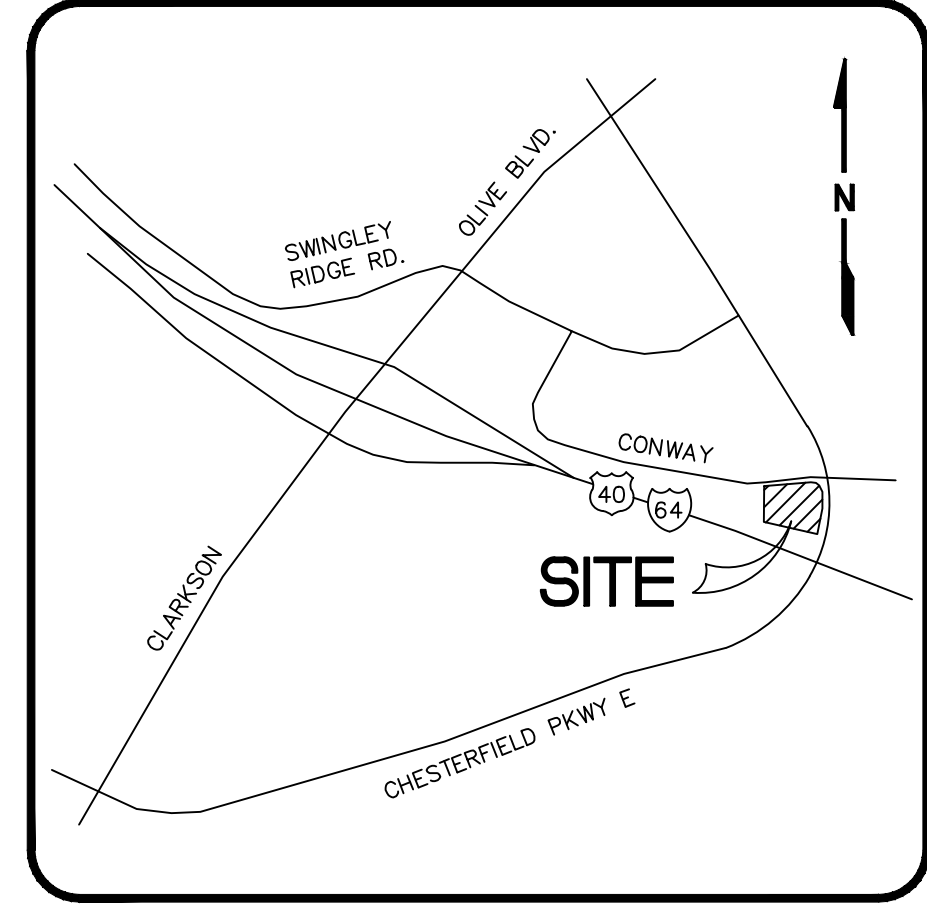
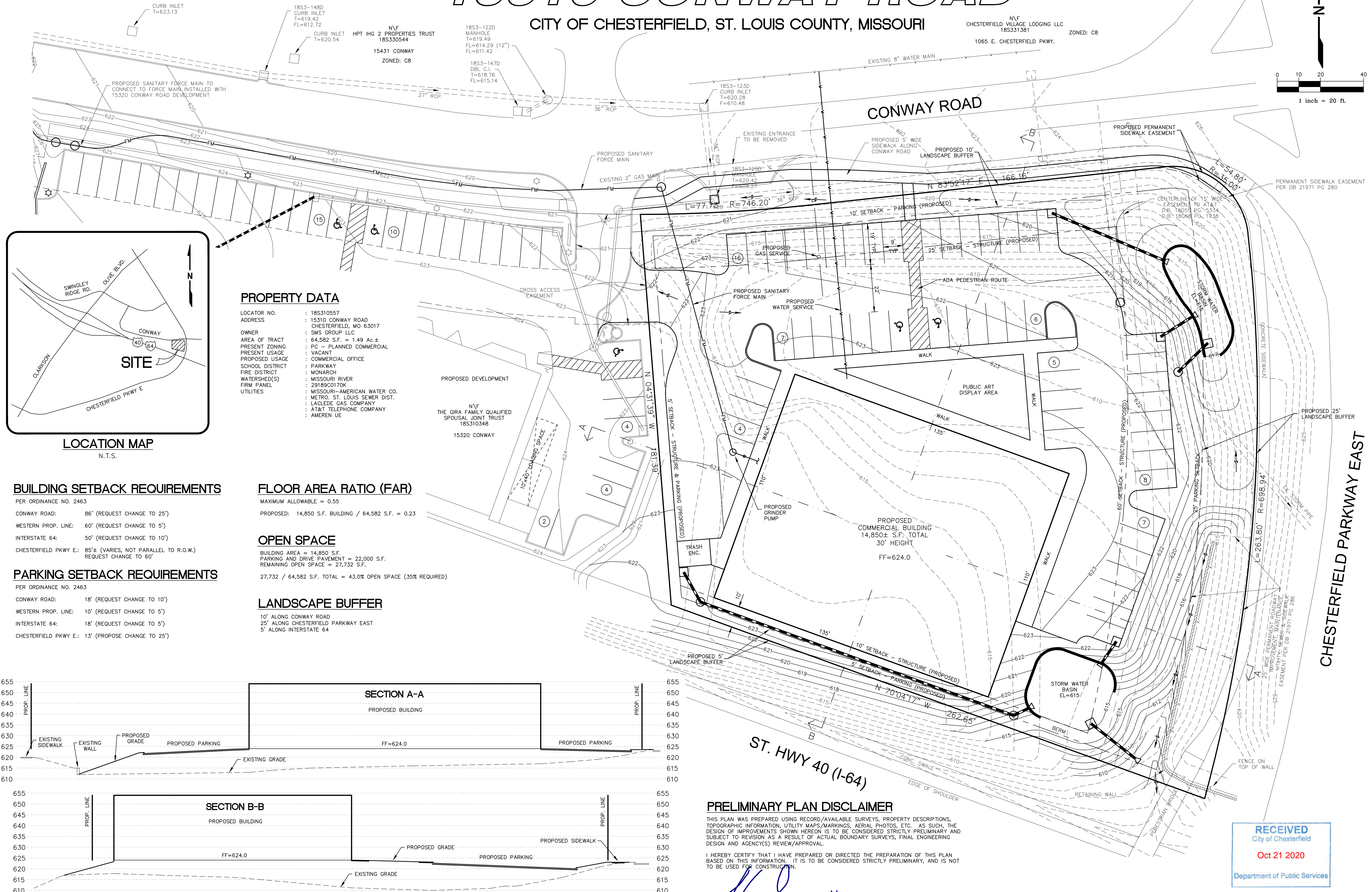
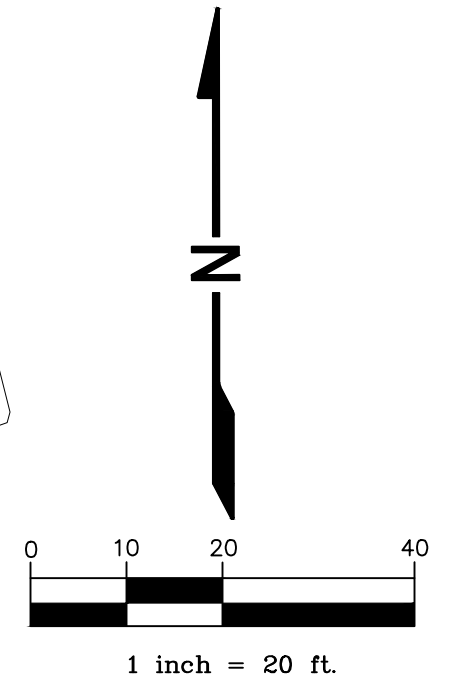


# PRELIMINARY PLAN

# 15310 CONWAY ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CHESTERFIELD VILLAGE LODGING LLC  
185331381 ZONED: C8  
1065 E. CHESTERFIELD PKWY.



**LOCATION MAP**  
N.T.S.

**PROPERTY DATA**

LOCATOR NO. : 185310557  
 ADDRESS : 15310 CONWAY ROAD  
 CHESTERFIELD, MO 63017  
 OWNER : SMS GROUP LLC  
 AREA OF TRACT : 64,582 S.F. = 1.49 Ac.±  
 PRESENT ZONING : PC - PLANNED COMMERCIAL  
 PRESENT USAGE : VACANT  
 PROPOSED USAGE : COMMERCIAL OFFICE  
 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

**BUILDING SETBACK REQUIREMENTS**

PER ORDINANCE NO. 2463  
 CONWAY ROAD: 86' (REQUEST CHANGE TO 25')  
 WESTERN PROP. LINE: 60' (REQUEST CHANGE TO 5')  
 INTERSTATE 64: 50' (REQUEST CHANGE TO 10')  
 CHESTERFIELD PKWY E.: 85'± (VARIES, NOT PARALLEL TO R.O.W.)  
 REQUEST CHANGE TO 60'

**FLOOR AREA RATIO (FAR)**

MAXIMUM ALLOWABLE = 0.55  
 PROPOSED: 14,850 S.F. BUILDING / 64,582 S.F. = 0.23

**OPEN SPACE**

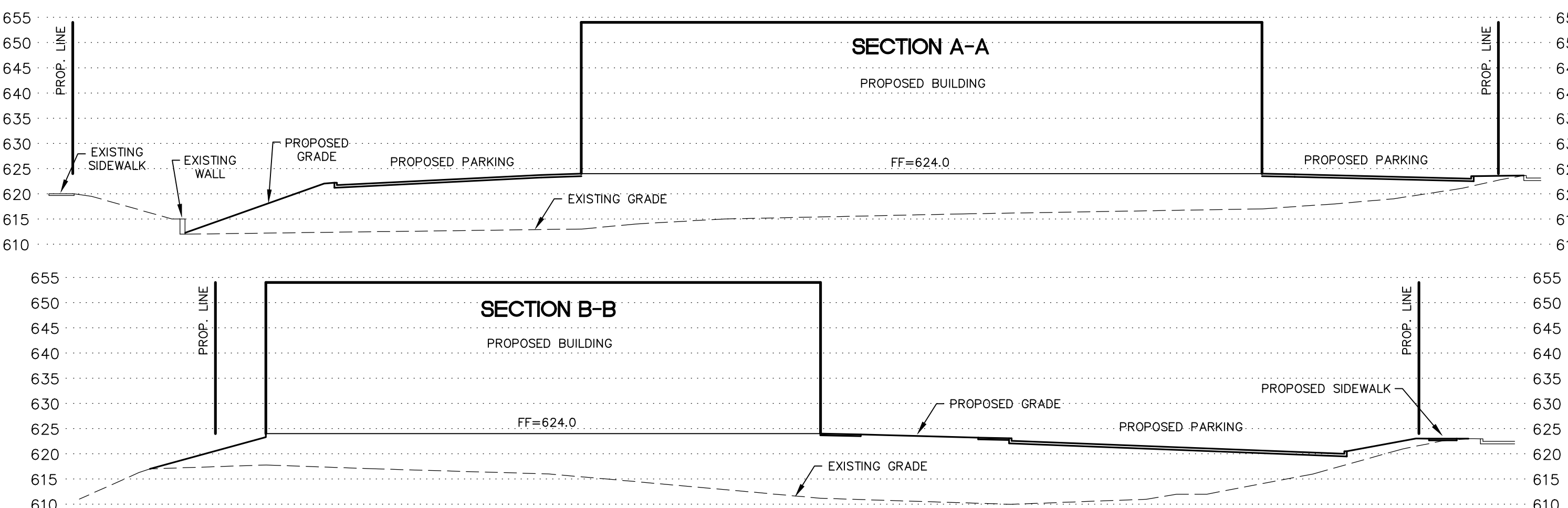
BUILDING AREA = 14,850 S.F.  
 PARKING AND DRIVE PAVEMENT = 22,000 S.F.  
 REMAINING OPEN SPACE = 27,732 S.F.  
 27,732 / 64,582 S.F. TOTAL = 43.0% OPEN SPACE (35% REQUIRED)

**LANDSCAPE BUFFER**

10' ALONG CONWAY ROAD  
 25' ALONG CHESTERFIELD PARKWAY EAST  
 5' ALONG INTERSTATE 64

**PARKING SETBACK REQUIREMENTS**

PER ORDINANCE NO. 2463  
 CONWAY ROAD: 18' (REQUEST CHANGE TO 10')  
 WESTERN PROP. LINE: 10' (REQUEST CHANGE TO 5')  
 INTERSTATE 64: 18' (REQUEST CHANGE TO 5')  
 CHESTERFIELD PKWY E.: 13' (PROPOSE CHANGE TO 25')



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

**PRELIMINARY 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, P.E., E-25616  
 VANCE ENGINEERING, INC.



THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS SEAL AND DATED HEREON IS THE PROPERTY OF VANCE ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS WORK WITHOUT THE WRITTEN PERMISSION OF VANCE ENGINEERING, INC. IS STRICTLY PROHIBITED. VANCE ENGINEERING, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS WORK. THE USER OF THIS WORK SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY REQUIREMENTS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. VANCE ENGINEERING, INC. IS NOT A PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

**SMS Group LLC**  
1717 Wilson Avenue  
Chesterfield, MO 63005

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

VANCE ENGINEERING, INC.  
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

**15310 CONWAY ROAD**

**PRELIMINARY PLAN**

PRELIMINARY

MICHAEL CLAY VANCE, P.E.  
E-25616

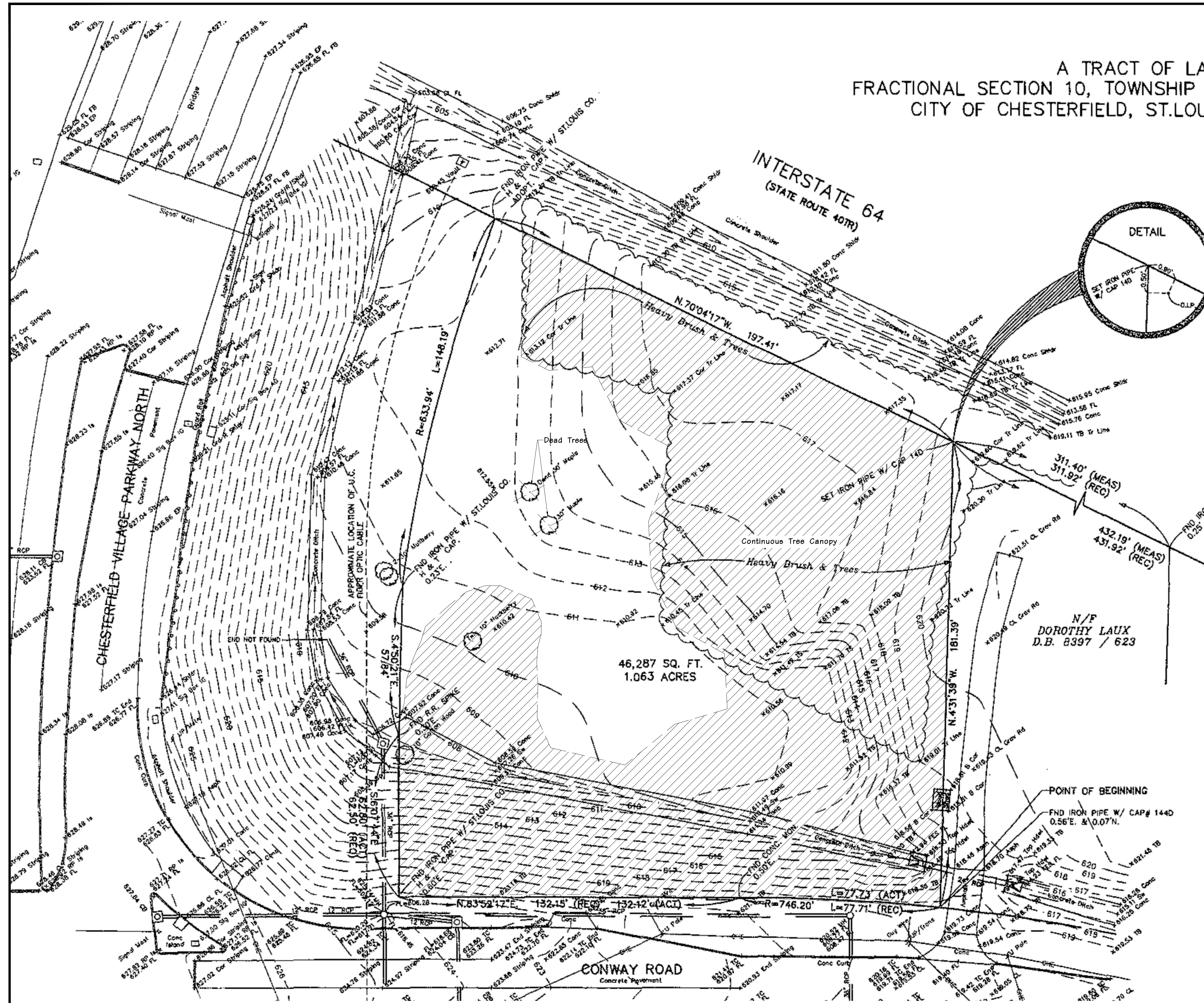
REVISED

09/21/20 SETBACKS  
10/07/20 SETBACKS, CITY

**20103**  
08/12/20  
1/1  
COPYRIGHT 2020



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



**Tree Stand Delineation Plan**  
 SCALE 1"=20'-0"

**Tree Stand Delineation Narrative**

The overall Lot comprises a total of 1.06 Ac and has a total of 33,750.8 sq ft of Tree Canopy. Tree Stand Delineation map was completed by field inspection completed on July 7, 2020. The tree canopy is made up of mulberry, Cotton Wood, Allantus and Bradford Pear. The understory is comprised of honeysuckle, grape vines, and poison ivy.

No Monarch, state champion or rare trees were found on the site.

- LEGEND**
- Individual Tree Location
  - Dead Tree
  - continuous Tree Canopy

Tree Stand Delineation Prepared under direction of Dennis Greene of Happy Tree Service Certified Arborist IL-0414-A

*Dennis Greene*

Base Map Provided by: Vance Engineering, Inc.

Prepared For:  
 SMS Group LLC  
 1717 Wilson Avenue  
 Chesterfield, MO. 63005

15310 Conway Road  
 Chesterfield, MO.

SMS Group, LLC

Douglas A. DeLong, Landscape Architect LA-81  
 Consultants:

Revisions:

Date	Description	No.
10/22/20	City Comments	1

Drawn: BAD  
 Checked: DAD

**DeLong**  
 Landscape Architecture, LLC  
 7620 West Bruno Ave  
 St. Louis, MO. 63117  
 (314) 346-4856  
 delong.la@gmail.com

Missouri State Certificate of Authority: 62013000165

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	8/10/2020
Job #:	205.001