


## Planning Commission Staff Report

**Project Type:** Ordinance Amendment

**Meeting Date:** May 24, 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



*Figure 1: Subject Site Aerial*

A Public Hearing was held on April 26, 2021 in which one issue was raised by Planning Commission. Staff has since coordinated with the petitioner to address this issue as detailed later in this report.

**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 This ordinance was later repealed in 2008 to accommodate a Site Development Plan application that was filed simultaneously for a 27,000 square-foot, three (3) story bank building, but was put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)

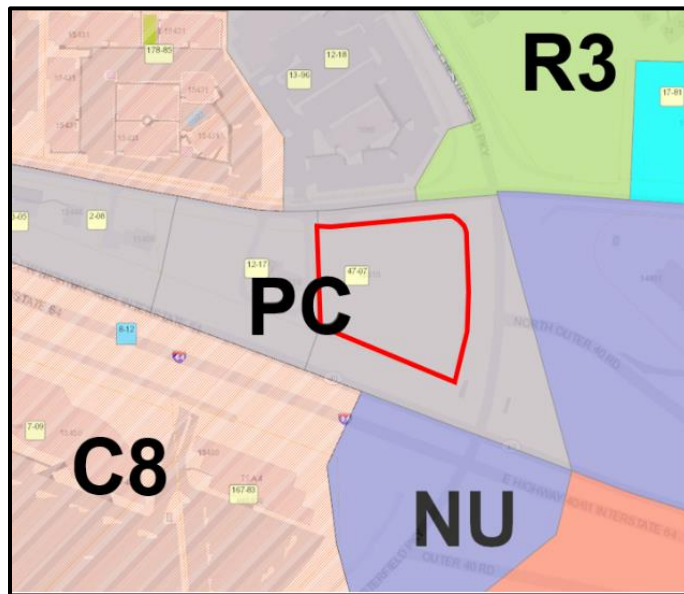


Figure 2: Zoning Map



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.

**PUBLIC HEARING**

A Public Hearing was held on April 26, 2021 in which one issue was raised by Planning Commission regarding the requested permitted use of “Community Center”.

**ISSUE RAISED**

**Issue:** Planning Commission raised concern about the appropriateness of “Community Center” being requested as a permitted use for this site given its small size, and asked the petitioner to consider removing this particular use from the requested permitted uses.

**Response:** The petitioner has provided an updated proposal removing this use from the request, and Staff has provided draft Attachment A language in the Planning Commission packet that reflects this change, adding only two (2) permitted uses request by the applicant, as described below.

**STAFF ANALYSIS**

The applicant is requesting the addition of two (2) 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>• 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.

Staff has completed its review and has no further comments regarding this petition. A draft version of the Attachment A, Revised Narrative Statement, Preliminary Development Plan, Survey, and Tree Stand Delineation are attached for further consideration.

Attachments:       Draft Attachment "A"  
                          Revised Project Narrative  
                          Preliminary Development Plan  
                          Survey / Tree Stand Delineation

## 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 Planned Commercial “PC” District shall be:
  - a. Administrative Offices for Educational or Religious Institutions
  - b. Art Gallery
  - c. Art Studio
  - d. Church and Other Places of Worship
  - e. College/University
  - f. Financial Institution (No Drive-Through)
  - g. Museum
  - h. Office - Dental
  - i. Office - General
  - j. Office – Medical
  - k. Recreational Facility
  - l. Veterinary Clinic
2. The above uses in this PC District shall be restricted as follows:
  - a. Recreational Facility uses shall be limited to gymnastics, dance, cheer and group fitness and athletic training.
  - b. Office—Medical uses shall have a 24-hour limit on patient boarding.
3. Hours of Operation.

- a. Hours of operation for this Planned Commercial “PC” District shall not be restricted.
4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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

1. Floor Area
  - a. Total building floor area shall not exceed 15,000 square feet.
2. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty (30) feet.
3. Building Requirements
  - a. A minimum of forty percent (40%) open space is required for this development.
  - b. This development shall have a maximum F.A.R. of .55.

**C. SETBACKS**

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, trash enclosures, light standards, or flag poles will be located within the following setbacks:

- a. Twenty-five (25) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
- b. Sixty (60) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
- c. Five (5) feet from the western boundary of the Planned Commercial “PC” District.
- d. Ten (10) feet from the southern boundary of the Planned Commercial “PC” 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. Ten (10) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
- b. Twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
- c. Five (5) feet from the western boundary of the Planned Commercial “PC” District.
- d. Five (5) feet from the southern boundary of the Planned Commercial “PC” 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. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way of Conway Road, Chesterfield Parkway or on any other existing roadways. All construction related parking shall be confined to the development.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Landscape buffers shall be required for this development as follow:
  - a. Ten (10) feet from the right-of-way of Conway Road on the northern boundary of the Planned Commercial “PC” District.
  - b. Twenty-five (25) feet from the right-of-way of Chesterfield Parkway East on the eastern boundary of the Planned Commercial “PC” District.
  - c. Five (5) feet from the southern boundary of the Planned Commercial “PC” District.

## **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

## **G. LIGHT REQUIREMENTS**

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

## **H. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to the development shall be as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield.
3. Provide a cross access easement(s) to 15320 Conway Road, as may be necessary to allow joint utilization of the shared entrance drive.
4. Access to this development from Chesterfield Parkway East shall not be permitted.



5. Northbound left turns from Chesterfield Parkway East to westbound Conway are currently prohibited and will not be permitted under existing geometric conditions and I-64 ramp location.

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

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right-of-way.
2. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.
3. Provide a 5-foot-wide sidewalk, conforming to ADA standards, along Conway Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way or on private property within a 6-foot-wide sidewalk access easement dedicated to the City of Chesterfield. Sidewalk construction and maintenance shall be the responsibility of the property owner.
4. Provide an ADA compliant pedestrian route from the sidewalk along Conway Road to the site.
5. Obtain approvals from the City of Chesterfield for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
6. A sidewalk conforming to Saint Louis County ADA standards shall be provided adjacent to Chesterfield Parkway East, as directed by the Saint Louis County Department of Transportation.
7. Road improvements shall be completed prior to the issuance of an occupancy permit. Delays due to utility relocation and adjustments do not constitute a cause to allow occupancy prior to completion of road improvements.
8. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, shall be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

**K. TRAFFIC STUDY**

1. Provide a traffic study as directed by St. Louis County and the City of Chesterfield. 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. The developer's additional road improvement obligation shall be as determined by the approved study.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

**L. POWER OF REVIEW**

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

**M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. 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 development or issuance of building permits exceeding sixty percent (60%) of 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 the Site Development Plan(s).
3. Storm sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or to the existing piped system adjacent to Conway Road.

5. Detention/retention and channel protection measures are to be provided in each watershed as required by the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on all Site Development Plans.
6. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
7. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
8. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
9. Formal MSD review, approval, and permits are required.
10. MSD considers this project to be part of a larger common plan of development with 15320 Conway, 19MSD-00205.
11. Post-construction BMPs will be required. Stormwater Management facilities and site design strategies shall be applied such that the extents of the projects disturbed areas are managed. The site is considered new development; volume reducing BMP's will be required.
12. Project is located in a release rate watershed. If the differential runoff exceeds 5 CFS, for the entire common plan of development, the release rates will be in effect for this project.
13. Flood protection volume may be required based on site and common plan of development differential.
14. Channel protection volume will be required for this project if additional flood protection volume is required.
15. The developer will be required to provide a 100-year overland flow path.
16. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect Missouri Department of Transportation (MODOT) right-of-way.
17. Easements will be required over existing sewers.

18. New encroachments will not be allowed.

#### **N. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.
2. Sanitary flow estimates must be provided. These shall include the estimated average daily and peak flow rates. These estimates are needed to determine the sanitary requirements for the site. Sanitary improvements may be required based on the flow rates provided.
3. This project will connect to the sewer extension proposed under 19MSD-00205. That project is not approved by MSD. The sanitary connection will not be allowed until 19MSD-00205 has construction approval or a letter is provided from the developer and drain layer for 19MSD-00205.
4. Public sanitary sewers must be extended to serve this development.
5. The developer is proposing a low-pressure sanitary system. When this project is completed, a common force main will be created. Modeling of the common force main system will be required including possible expansion to adjacent properties.

#### **O. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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. All off-site easements necessary for installation of proposed improvements, utilities, and grading must be in place prior to acceptance of improvement plans and/or issuance of a grading permit.
2. Any work within Missouri Department of Transportation (MODOT) right-of-way will require a MODOT permit.
3. Utilities shall be installed underground.

4. 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 Code shall be required where applicable.
5. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
6. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
7. Retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
8. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
9. Public Art installations shall be required in the locations depicted on the Preliminary Site Plan attached hereto as "Attachment B".

## **II. 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 a 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, significant natural features, such as wooded areas and rock formations, and other karst features 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 one (1) foot, 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, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

**III. TRUST FUND CONTRIBUTION**

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

**A. ROADS**

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$777.11/parking space
General Retail	\$2,331.45/parking space
Loading Space	\$3,815.12/parking space

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

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

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

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

If this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

The amount of all required contributions, if not submitted by January 1, 2021, shall 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 Transportation.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

#### **IV. RECORDING**

Within sixty (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.

#### **V. ENFORCEMENT**

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

**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

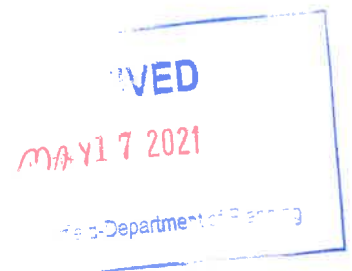
We believe these requested uses are consistent with the PC Zoning District and the surrounding developments per the current non-residential districts table under the PC Zoning District.

Thank you all for your 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.

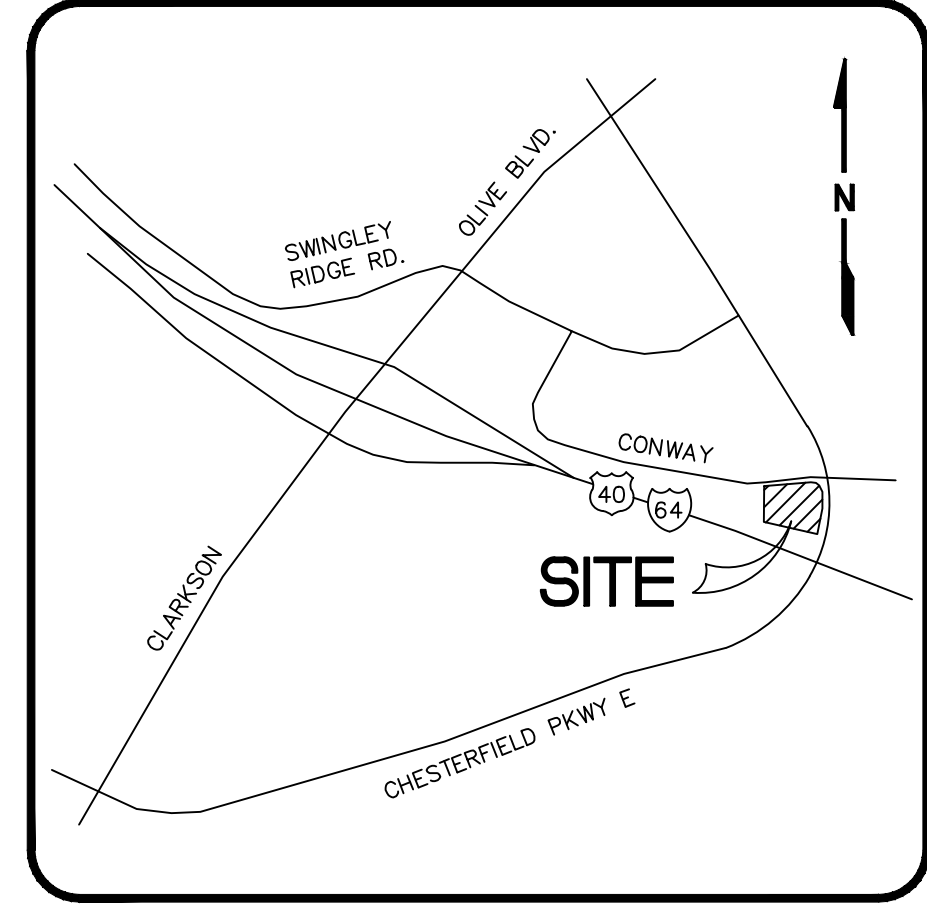
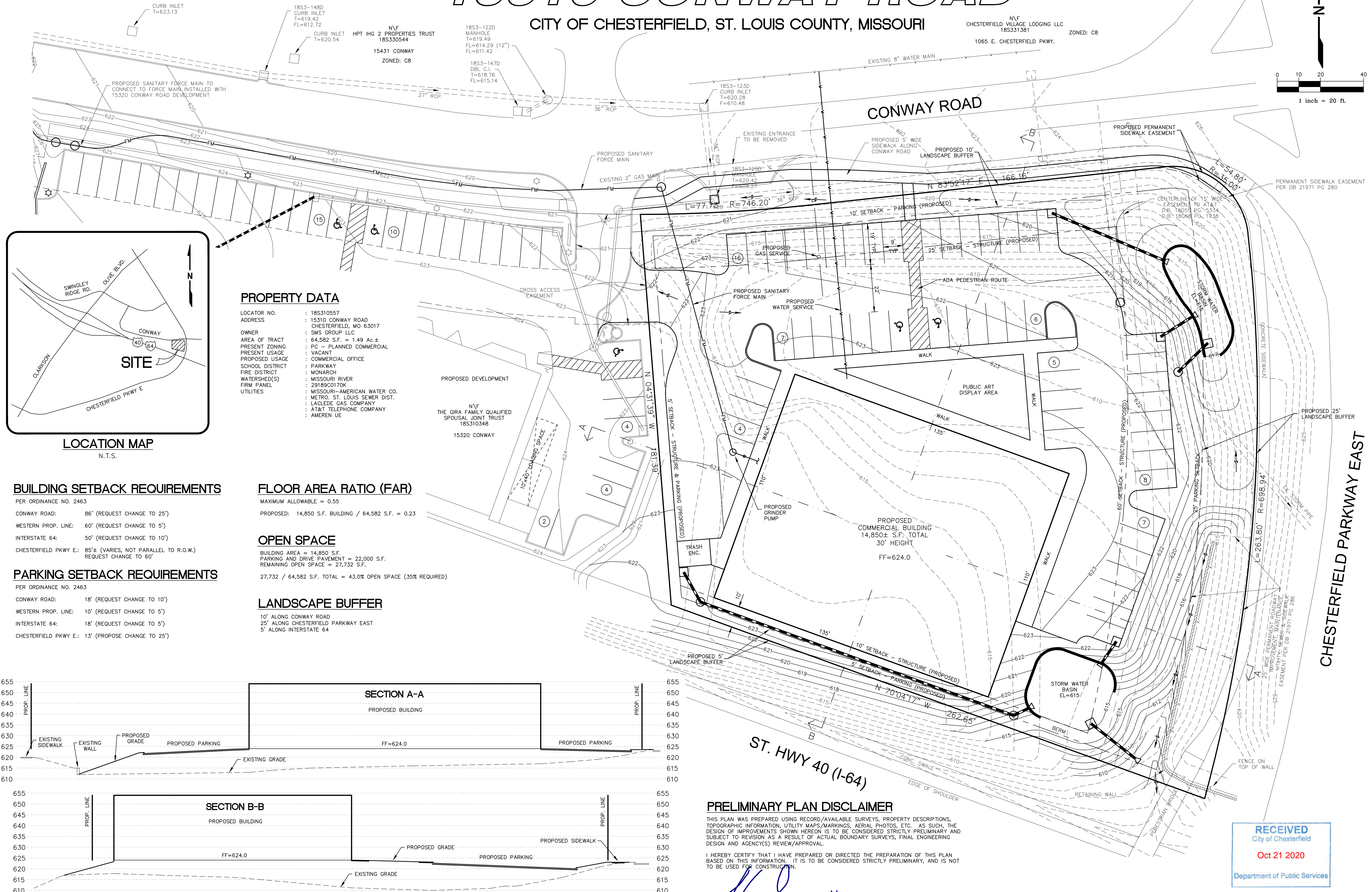
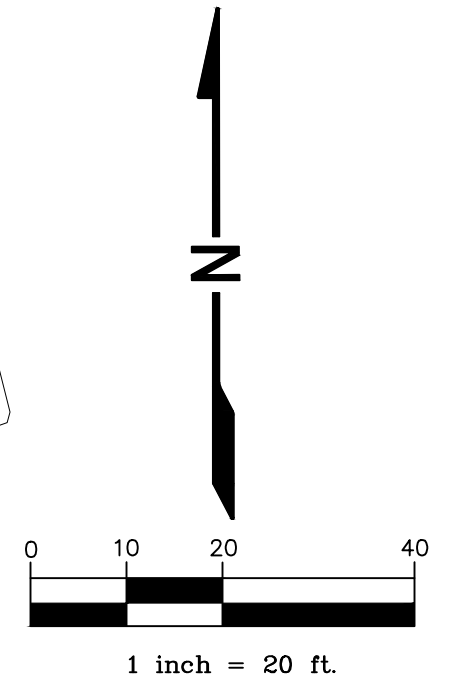


# PRELIMINARY PLAN

# 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**

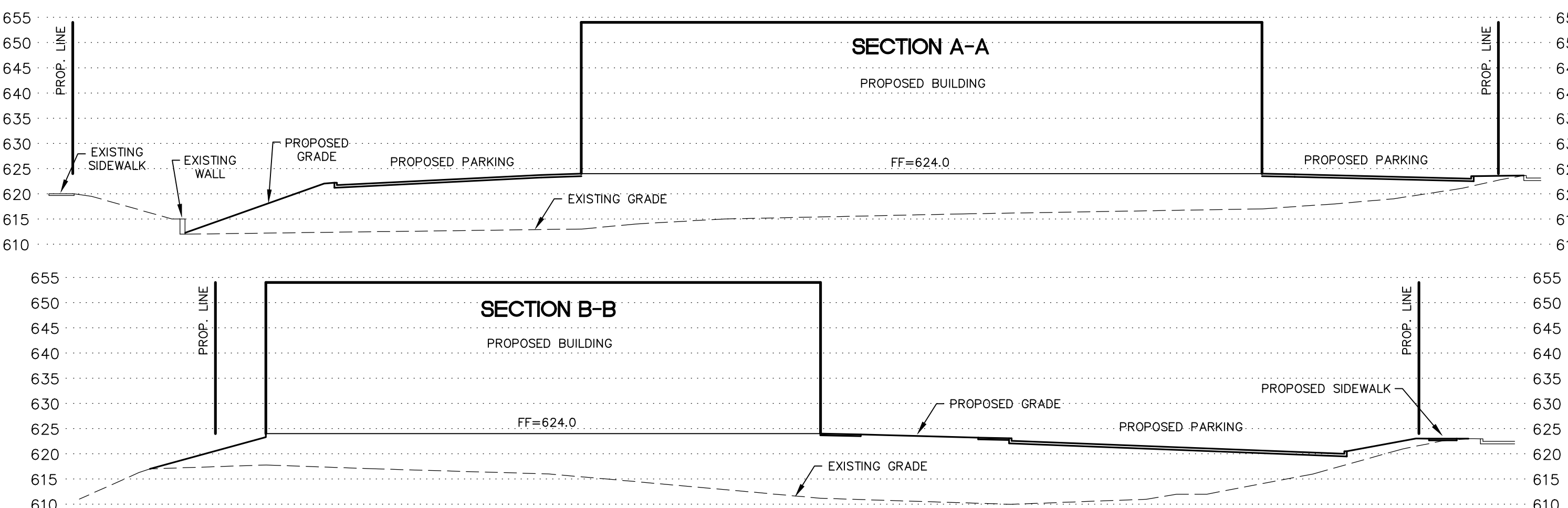
BUILDING AREA = 14,850 S.F.  
 PARKING AND DRIVE PAVEMENT = 22,000 S.F.  
 REMAINING OPEN SPACE = 27,732 S.F.  
 27,732 / 64,582 S.F. TOTAL = 43.0% OPEN SPACE (35% REQUIRED)

**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.



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**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

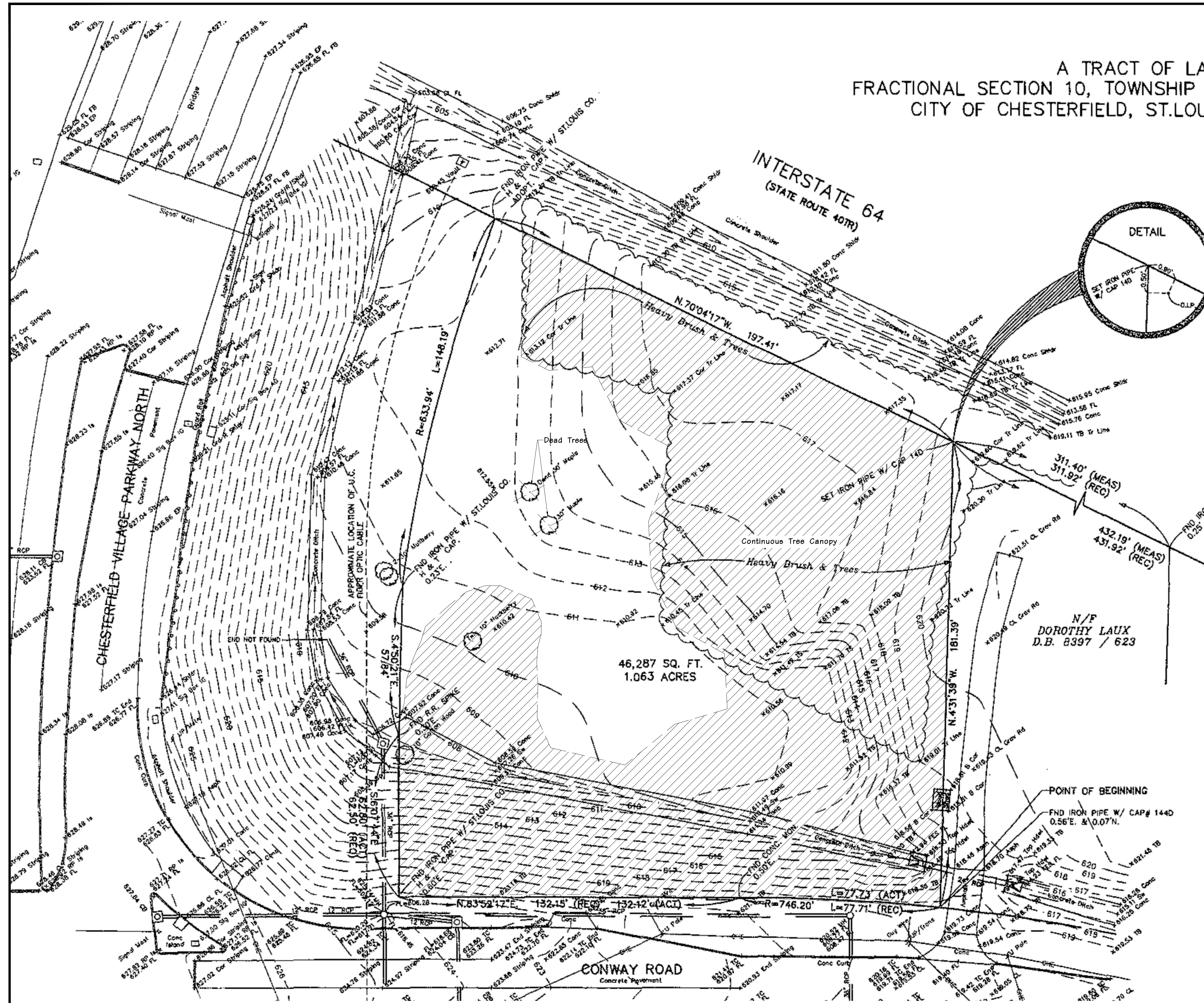
REVISED

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

**20103**  
08/12/20  
1/1  
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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 understorey 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**  
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Missouri State Certificate of Authority: 62013000165

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