

Planning Commission Public Hearing Report

Meeting Date: April 11, 2022

From: Shilpi Bharti, Planner *SB*

Location: East of N Eatherton Road

Petition: **P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)**: A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742).

SUMMARY

Chabad at Chesterfield has submitted a request for a zoning map amendment from the “R4” Residential District to “R6” Residential District to develop the land for multifamily use.



Figure 1: Subject Site Aerial

SITE HISTORY

The subject property was zoned “R-4” Residential District by St. Louis County prior to the incorporation of the City of Chesterfield. There was a residential density development (RDD) procedure approved on this site in 1981 that authorized the development of six multiple-family residential units in three buildings. The procedure expired because the site was not constructed within the approved time frame.

SURROUNDING LAND USE AND ZONING

The subject property is surrounded by “R3” Residential District on the west, north and east. Conway Road runs south of the property. The site overlooks the Delmar Gardens development to the south which is zoned “NU” Non-Urban District.

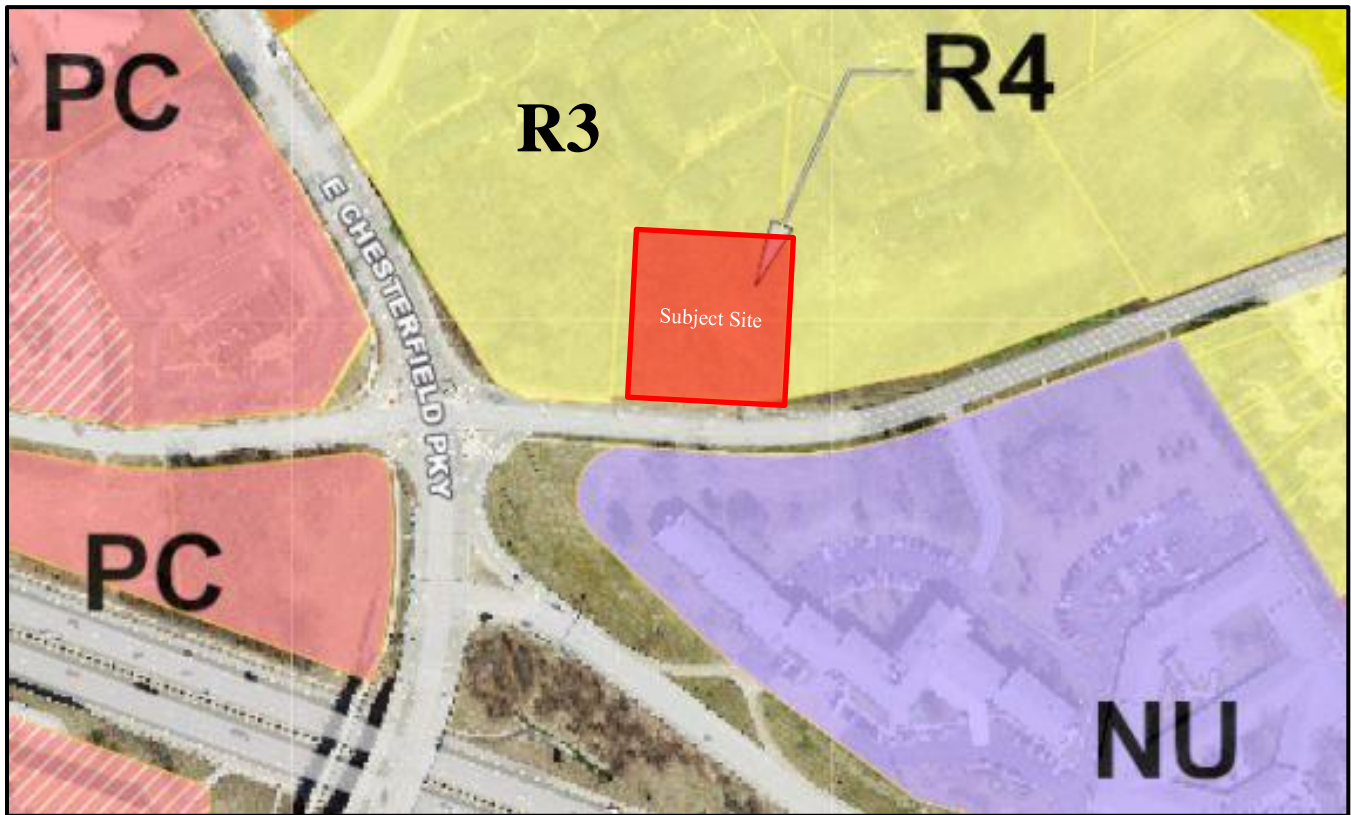


Figure 2: Surrounding Zoning map

COMPREHENSIVE PLAN

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Mixed Residential land use. The subject site is surrounded by Mixed Residential on the east, west, north and south. The Mixed Residential land use typically supports Conventional, suburban multifamily neighborhoods developed as a complex or community, with a relatively uniform housing type and density throughout. They support the highest residential density in a suburban landscape and may contain one of multiple housing types including condominiums, apartments or senior housing. Buildings are oriented interior to the site and generally

buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas.

Below are the development policies for Mixed Residential land use as described in the City of Chesterfield Comprehensive Plan.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Encourage transportation infrastructure that promotes multi-modal and active transportation options.
- Landscape buffering should be utilized between adjacent residential developments to provide a transition between use type.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Expanded setbacks should be utilized between neighboring residential uses.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.



Figure 3: Comprehensive Land Use Plan

R6 – RESIDENTIAL DISTRICT

As per City of Chesterfield Unified Development Code, the R-6 District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district. The development standards for R-6 Residential District are summarized in the table below.

Development Standards	R6 District
Minimum Lot size for Dwelling, two-family	2,500
Minimum Lot size for Dwelling, three-family	2,000
Minimum Lot size for Dwelling, multifamily	2,000

Front Setback		20 feet		
Side Setback (single-family dwelling or unattached side of an attached single-family dwelling)		5 feet		
Rear Setback		15 feet		
Minimum Common Open Space area for Multifamily, row house or group home developments		40%		
<u>Setback Requirement between structures (feet)</u>				
Wall	Front	Side	Rear	Detached Accessory Building Wall
Front	50, plus 10 for each story over 2 stories	30;20 if side wall has no windows	100	30
Side	30;20 if side wall has no windows	20	30	10
Rear	100	30	50	20

In addition to the development standards and district requirements, the future development of the site will require compliance with the Unified Development Code requirements for R-6 Residential Zoning District.

REQUEST

A public hearing further addressing the request will be held at the April 11th, 2022 City of Chesterfield Planning Commission meeting. No plan is required with this submission as it is being rezoned to conventional zoning. Attached please find a copy of the Public Hearing Notice.

Attachments

1. Public Hearing Notice



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, April 11, 2022 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearings will be as follows:

P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield): A request for a zoning map amendment from the "R4" Residential District to "R6" Residential District for 1.01 acres located on the North side of Conway Road (18S330742).

PROPERTY DESCRIPTION

A tract of land being part of August Hill Estate and in U.S. Survey 1811, Township 45 North, Range 4 East and being more particularly described as follows: Beginning at the intersection of the West line of property described in deed to Chabad of Chesterfield, Inc. and the North line of Conway Road, 40 feet wide, thence leaving said North line North 4 degrees 21 minutes East a distance of 225.00 feet to a point, thence South 85 degrees 39 minutes East, a distance of 205.00 feet to a point; thence South 3 degrees 05 minutes 30 seconds West a distance of 224.07 feet to a point in the North line of Conway Road, 40 feet wide, thence South 85 degrees 50 minutes West along the North line of Conway Road, 40 feet wide, a distance of 6.60 feet to an angle point; thence North 85 degrees 39 minutes West along the North line of Conway Road, 40 feet wide, a distance of 203.40 feet to the point of beginning.



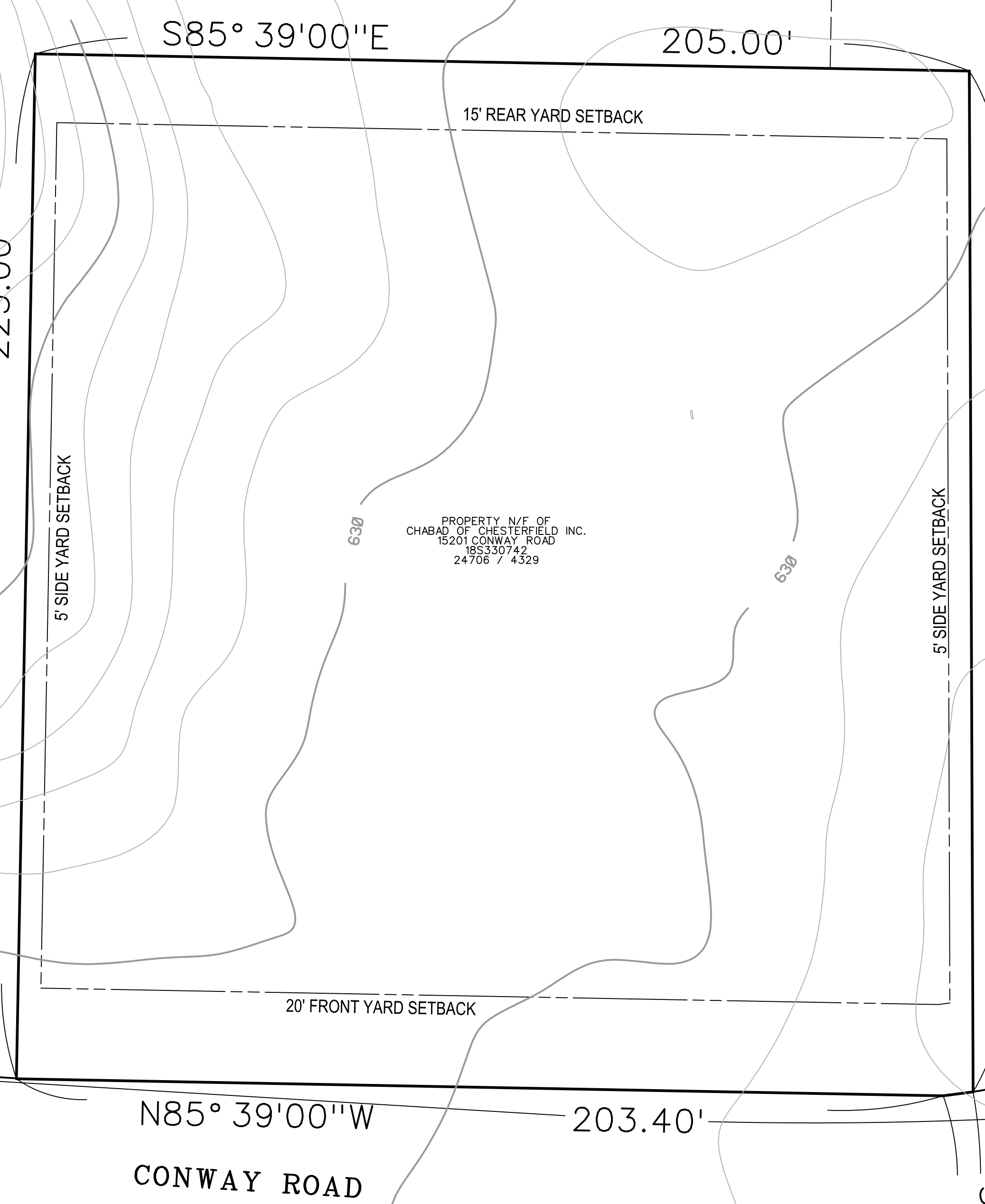
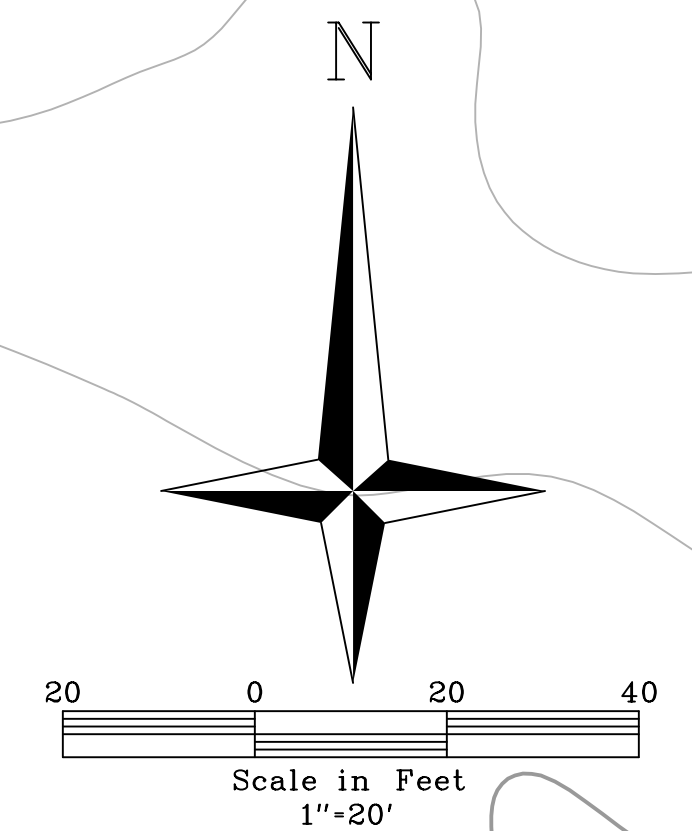
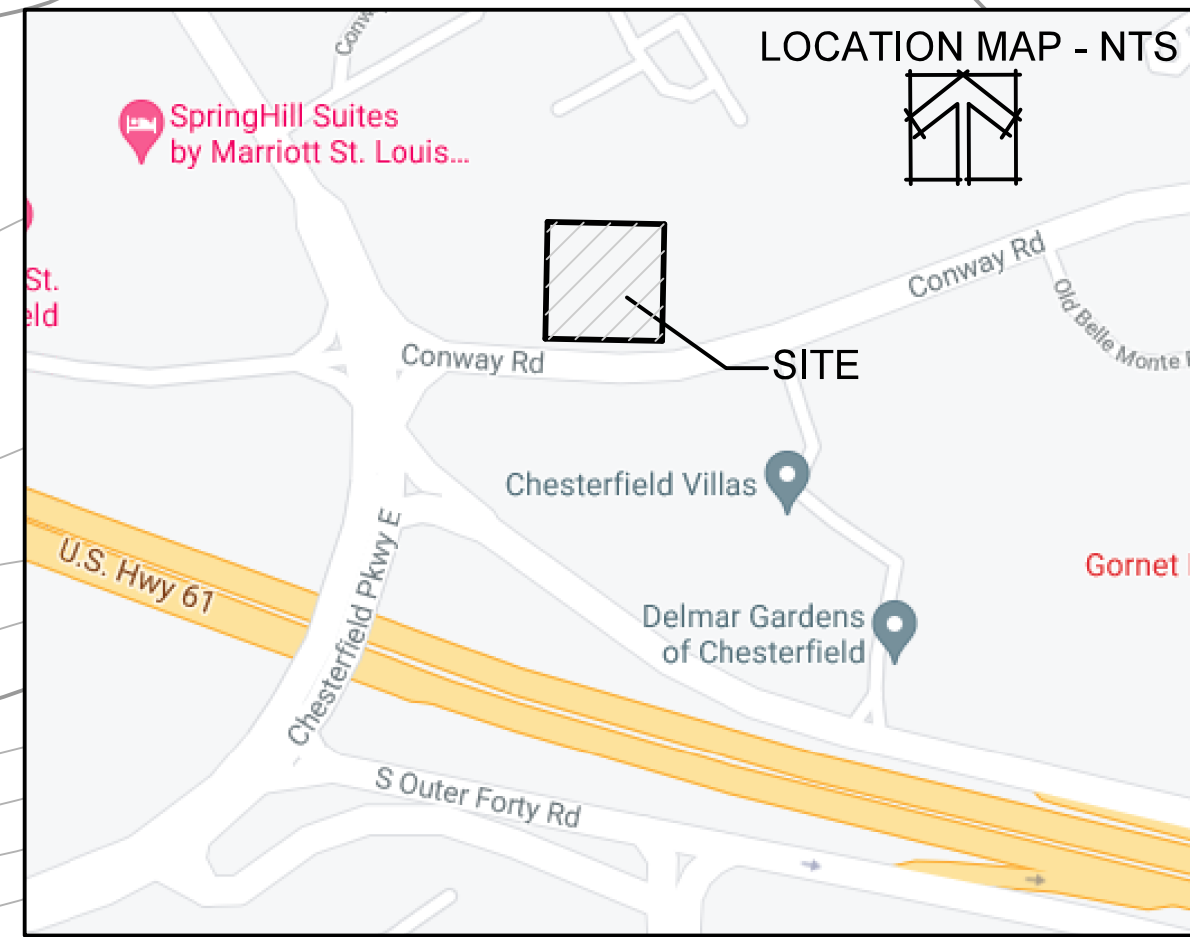
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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 Shilpi Bharti at 636.537.4743 or via e-mail at Sbharti@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



PROJECT NOTES: PHASE 3		
AREA OF SITE:	1.01 ACRES	43,996 SF
PARCEL ID:	18S330742	
SITE ADDRESS:	15201 CONWAY ROAD CHESTERFIELD, MISSOURI 63017	
OWNER OF RECORD:	CHABAD OF CHESTERFIELD INC. 137 BRIGHURST DRIVE CHESTERFIELD, MO 63005	
PREPARED FOR:	CHABAD OF CHESTERFIELD INC.	15201 CONWAY RD. CHESTERFIELD, MO 63017 RABBI@VIA@GMAIL.COM
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	R-4 "RESIDENTIAL DISTRICT"	
PROPOSED ZONING:	R-6 "RESIDENTIAL DISTRICT"	
LEGAL DESCRIPTION	A TRACT OF LAND BEING PART IF AUGUST HILL ESTATE AND IN U.S. SURVEY 1911, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI	
GAS:	SPIRE	
WATER:	MISSOURI AMERICAN WATER COMPANY (314) 469-6050	
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT	
ELECTRIC:	AMEREN	
TELEPHONE:	AT&T	
SCHOOL DISTRICT:	PARKWAY SCHOOL DISTRICT (314) 415-8100	
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT (314) 514-0900	

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PROPERTY N/F OF
SELESNICK CARRIE
118 CONWAY COVE DR.
19530489
19755 / 847

PROPERTY N/F OF
CHABAD OF CHESTERFIELD INC.
15201 CONWAY ROAD
18S330742
24706 / 4329

PROPERTY N/F OF
SINAMOM, NICHOLAS R ETAL J/T
46 CONWAY COVER DR.
18S340310
21858 / 2462

CHESTERFIELD PARKWAY EAST

N85° 39'00" W
CONWAY ROAD
203.40'

N 111° 00' 05" S
209.9'

H:\CAD\22500-22596\Phasing\22596 - Site Plan.dwg - Master Model 3/15/2022 3:50:12 PM Plotted by: jenkins Plot Scale: 20,000000 / in. Plot Driver: canon bp780.plt cto Pen Table: volz18.plt

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.

CHABAD OF CHESTERFIELD INC.
137 BRIGHURST DRIVE
CHESTERFIELD, MISSOURI 63005

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

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314-890-1250 Fax
www.volzinc.com
Authority #203

TIMOTHY J MEYER
Professional Engineer
MO E-24665

15201 CONWAY ROAD
CHESTERFIELD, MISSOURI 63017

PRELIMINARY PLAN

Base Map No. 18S
MSD Record # XXMSD-00XXX
Project # 22596

03/17/2022

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