



VIII.A.

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

Planning Commission Staff Report

Meeting Date: May 09, 2022

From: Shilpi Bharti, Planner *SB*

Location: North of Conway 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. A Public Hearing was held for this petition on April 11, 2022.



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.

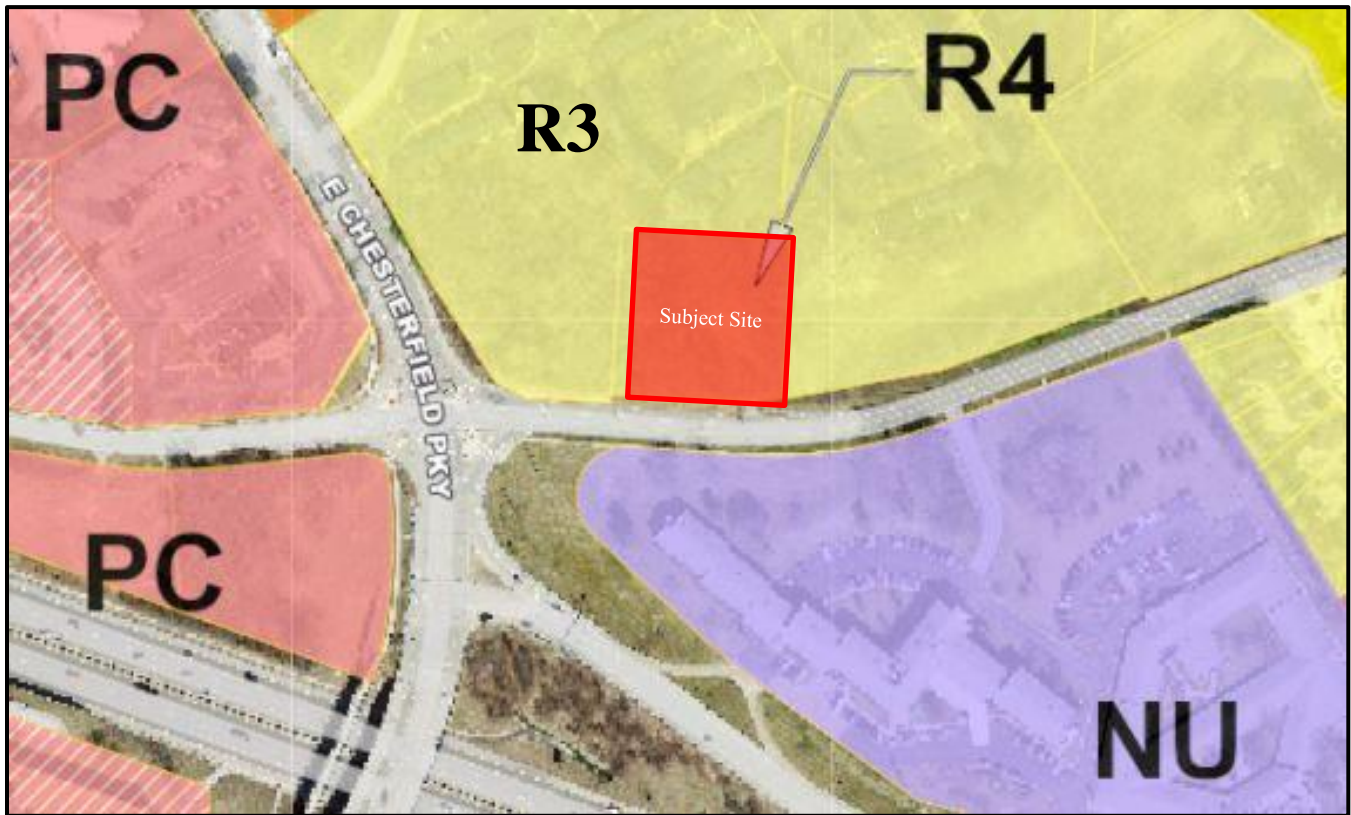


Figure 2: Surrounding Zoning map

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 designation 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

The future development of the site will require compliance with the Unified Development Code’s Development Requirements and Design Standards and the R-6 Residential Zoning District regulations.

PUBLIC HEARING

A Public Hearing for this request was held on April 11, 2022 at which the Planning Commission raised several issues. Since the Public Hearing, the applicant has provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant’s response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant’s response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised regarding the existing drainage basin on the west side of the property, more specifically it was discussed that the property includes very steep, hilly land and the drainage basin. If the impermeable surfaces are constructed on the site, drainage issues could be created. Provide information on how the development team will be addressing the above concern.

Applicant Response: A plan for this property has not been designed as yet, however any development on this site will be required to follow both the City of Chesterfield and MSD design standards for stormwater runoff and water quality. The existing topography shows that the site currently flows to the west and not

towards the existing structures to the north. This drainage pattern will continue after development. In addition, any future plans will include a "Stormwater Pollution Prevention Plan" (SWPPP) that will have regular inspections and reports.

Issue 2:

There was discussion on the impact of rezoning the site R6 vs. R6A, and R6AA. Please provide the reason behind rezoning the site to R6 instead of R6A, and R6AA.

***Applicant Response:** An R-6 zoning was requested at the public hearing to provide flexibility when the site plan is finalized for this property. The Chabad House of Chesterfield is currently designing the site diagonally across Conway Road/ East Chesterfield Parkway for their main campus, to include synagogue services, adult education, and other community services. The ultimate plan is to use the subject site for 5-6 residential villas/condominiums within walking distance of the new facility. An architectural rendering of a possible community has been provided, but it has NOT been vetted and is only a representation of the type of community that is proposed. An R-6 zoning designation would best fit this concept as it allows multifamily dwellings on 2,000 square foot lots verses 3,000 for R-6AA and 4,000 for R-6A.*

We understand the concern that an R-6 zoning designation may allow a large high-density community, but the small size, shape, and topography of this property makes it impractical for a large-scale residential development. We are requesting the R-6 to allow flexibility on the site design.

REQUEST

Staff has completed review of this petition and has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received. Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review.

Attachments

1. Response letter
2. Boundary Survey
3. Tree Stand Delineation

April 26, 2022

Shilpi Bharti, Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760
SBharti@chesterfield.mo.us

Re: 15201 Conway Road – P.Z. 07-2021

Dear Shilpi:

Thank you for your issues letter dated April 15, 2022, concerning the 1.01-acres site at 15201 Conway Road. There were two issues that you asked to be addressed.

Issue 1 – Concerns were raised regarding the existing drainage basin on the west side of the property, more specifically it was discussed that the property includes very steep, hilly land and the drainage basin. If the impermeable surfaces are constructed on the site, drainage issues could be created. Provide information on how the development team will be addressing the above concern.

A plan for this property has not been designed as yet, however any development on this site will be required to follow both the City of Chesterfield and MSD design standards for stormwater runoff and water quality. The existing topography shows that the site currently flows to the west and not towards the existing structures to the north. This drainage pattern will continue after development. In addition, any future plans will include a “Stormwater Pollution Prevention Plan” (SWPPP) that will have regular inspections and reports.

Issue 2 - There was discussion on the impact of rezoning the site R6 vs. R6A, and R6AA. Please provide the reason behind rezoning the site to R6 instead of R6A, and R6AA.

An R-6 zoning was requested at the public hearing to provide flexibility when the site plan is finalized for this property. The Chabad House of Chesterfield is currently designing the site diagonally across Conway Road / East Chesterfield Parkway for their main campus, to include synagogue services, adult education, and other community services. The ultimate plan is to use the subject site for 5-6 residential villas/condominiums within walking distance of the new facility. Below is an architectural rendering of a possible community. It has NOT been vetted and is only a representation of the type of community that is proposed. An R-6 zoning designation would best fit this concept as it allows multifamily dwellings on 2,000 square foot lots verses 3,000 for R-6AA and 4,000 for R-6A.

We understand the concern that an R-6 zoning designation may allow a large high-density community, but the small size, shape, and topography of this property make it impractical for a large-scale residential development. We are requesting the R-6 to allow flexibility on the site design.

Thank you for your time and effort on this project. If you have any questions or need clarification on any of the items, please let me know.

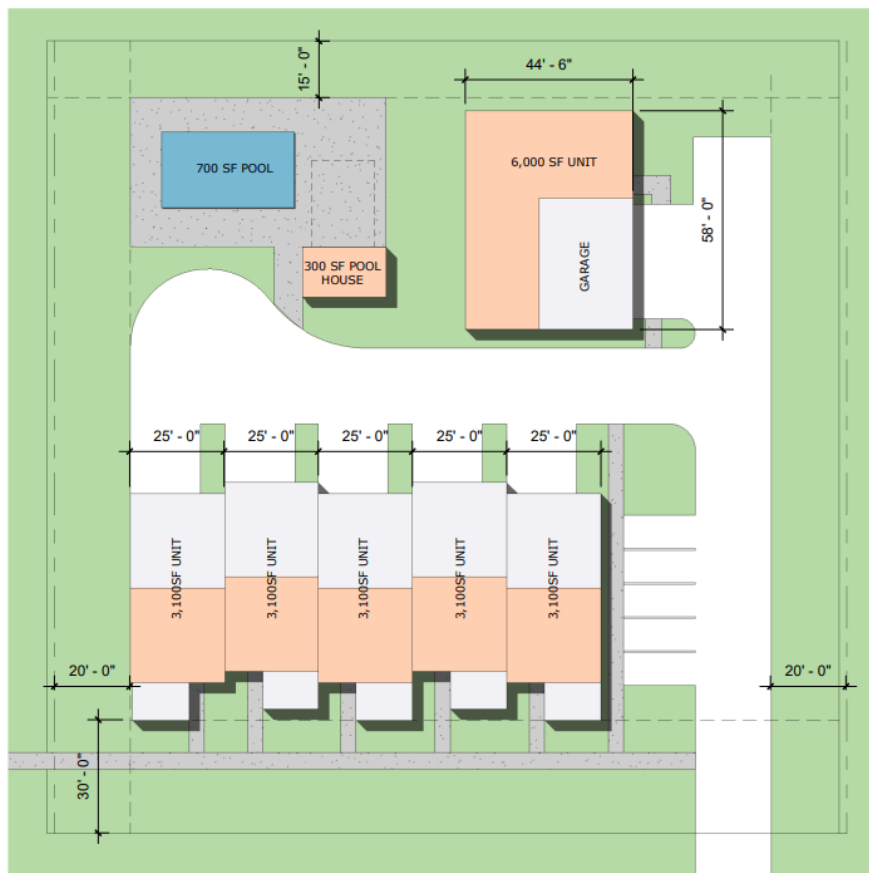
Sincerely,

VOLZ Incorporated
Professional Service Company



David Volz
Vice President

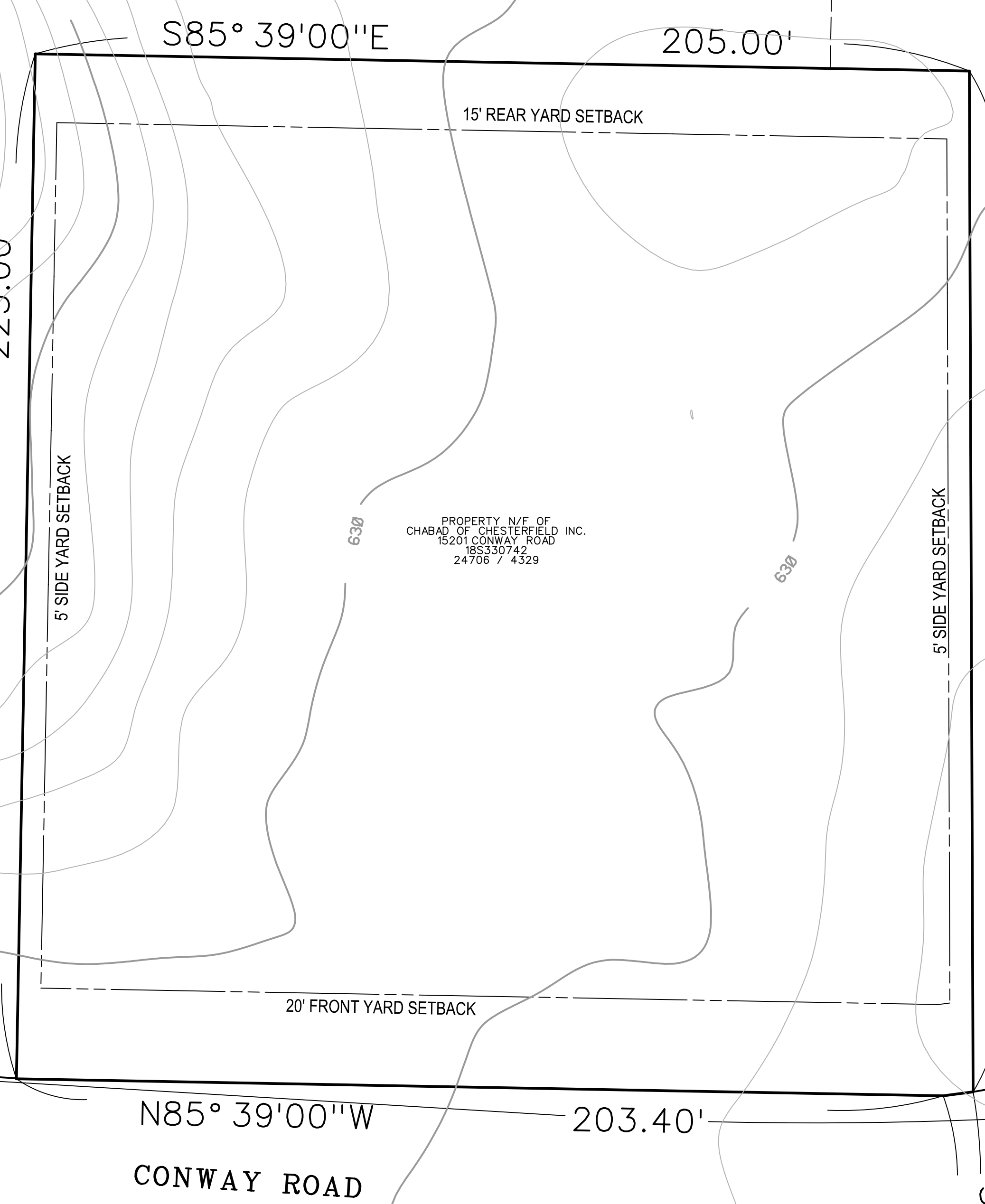
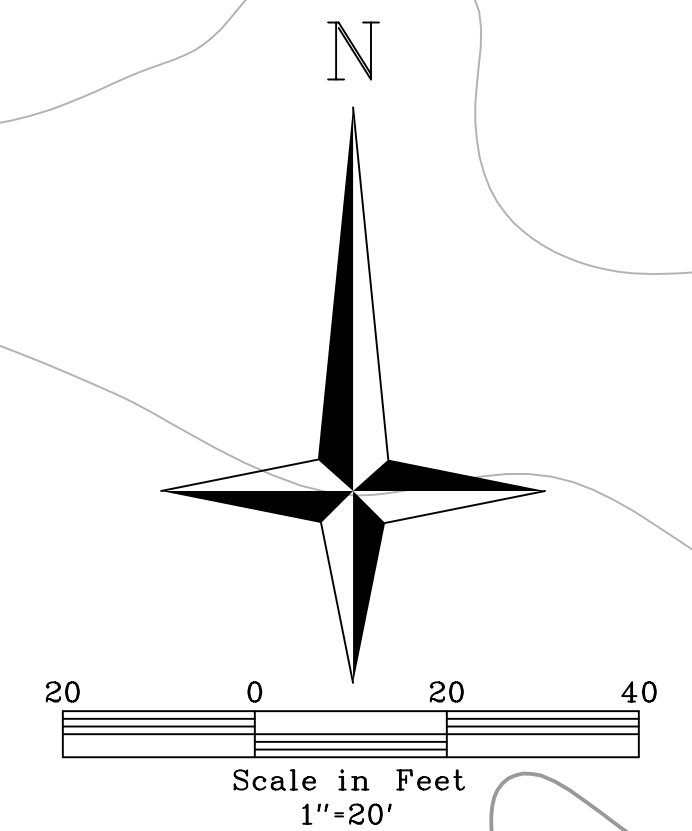
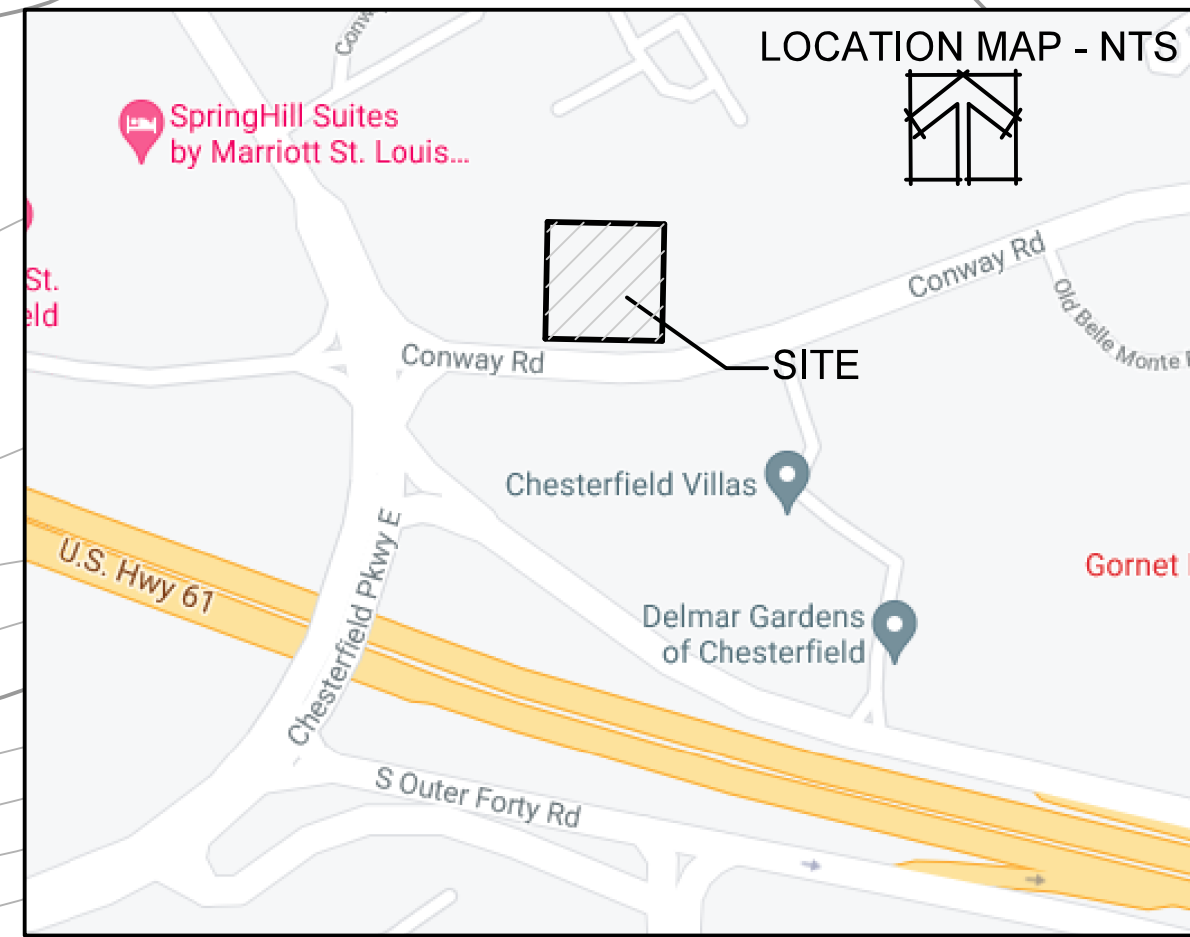
ATTACHMENT



CONWAY ROAD

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	

A tract of land being part of August Hill Estate and in U.S. Survey 1911, 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.



PROPERTY N/F OF
SELESNICK CARRIE
118 CONWAY COVE DR.
18S330489
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.
18S340510
21858 / 2462

CHESTERFIELD PARKWAY EAST

N85° 39'00"W 203.40'
CONWAY ROAD

N11°00'05" S 209.9'
M11°00'05" S 58S

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 cplg Pen Table: volz18.plt (1/1)

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OF STARTING WORK.

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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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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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