

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: April 8, 2024

From: Isaak Simmers, Planner

Location: 14880 CONWAY RD

Description: **Estates at Conway (14880 Conway Road) Record Plat:** A Record Plat for a 2.14-acre tract of land being part of Lot 5 of Highland on Conway, Plat 1 for a subdivision zoned “R3” Residential Zoning District located approximately 0.7 miles southeast from the intersection of Conway Road and Chesterfield Parkway East and north of Interstate 64 (Ward 2).

PROPOSAL SUMMARY

Azack Construction, on behalf of Conway 14880, LLC, has submitted a Record Plat for a 2.14-acre tract of land zoned conventional “R3” Residential Zoning District. The Record Plat would establish six (6) single-family residential lots, common ground, and a public roadway.

HISTORY OF SUBJECT SITE

PZ 02-2019 – City Council approved the change of zoning request from “NU” Non-Urban Zoning District to “R3” Residential Zoning District via Ordinance 3056;

2021 PP – A Preliminary Plat was approved for Estates at Conway Subdivision;

2022 Amend PP – An Amended Preliminary Plat was approved for Estates at Conway Subdivision. Modifications to the plan included a retaining wall and work to the cul-de-sac.



Figure 1: Subject Site

ZONING & LAND USE

The subject site is zoned a conventional ["R3" Residential Zoning District](#) from the Unified Development Code (UDC) and is classified as Suburban Neighborhood by the Comprehensive Land Use Plan ([Envision Chesterfield Comprehensive Plan 2020](#)):

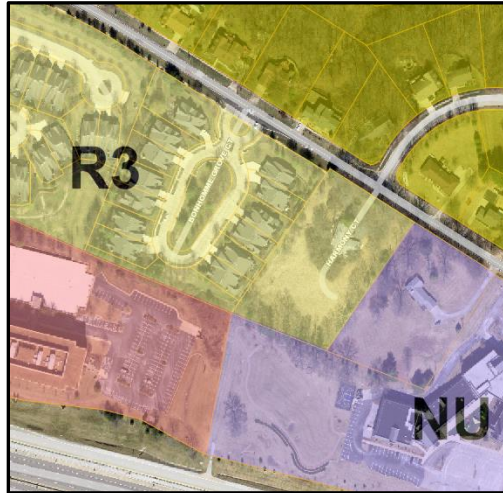


Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"R3" Residential Zoning District	Suburban Neighborhood
South	"NU" Non-Urban Zoning District	Business and Office
East	"NU" Non-Urban Zoning District	Business and Office
West	"R3" Residential Zoning District	Conservation / Suburban Neighborhood

Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

The City of Chesterfield provides a character description of this area: "Suburban Neighborhood is land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Homes vary in sizes and streets are suburban in character. Suburban Neighborhoods have the following Development Policy:

- Encourage preservation of existing residential neighborhood’s identity;
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices;
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development."

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1. "I move to make a recommendation to approve (or deny) the Record Plat for Estates at Conway (14880 Conway Road), as presented."
2. "I move to make a recommendation to approve the Record Plat for Estates at Conway (14880 Conway Road) with the following conditions..." (Conditions may be added, eliminated, altered or modified).

Attachments:

1. Record Plat

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUB-DIVIDED IN THE MANNER SHOWN ON THIS PLAT...

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS OTHERWISE DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, AMERICAN WATER COMPANY, SPIRE, AMEREN MISSOURI, AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, CHARTER COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING PUBLIC UTILITIES...

THE AREA OF LAND DESIGNATED AS COMMON GROUND IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT IS HEREBY ESTABLISHED AND GRANTED TO THE ESTATES AT CONWAY HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF SAID ASSOCIATION...

THE STORM WATER CONTROL EASEMENT IS HEREBY DEDICATED TO METROPOLITAN ST. LOUIS SEWER DISTRICT FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, MAINTAINING AND REPAIRING SEWERS, STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS...

THE UNDERSIGNED DECLARES THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT CONWAY AS SET FORTH IN AN INSTRUMENT FILED AS DOCUMENT NO. 202209230243 IN THE ST. LOUIS COUNTY RECORDER OF DEEDS OFFICE.

PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER AND SIDEWALK EASEMENTS (PRIMUS & SE) IS HEREBY DEDICATED TO ST. LOUIS COUNTY, MISSOURI, THE CITY OF CHESTERFIELD, MISSOURI, & METROPOLITAN ST. LOUIS SEWER DISTRICT FOR PUBLIC USE FOREVER.

THE 5' W. SIDEWALK, MAINTENANCE, UTILITY & ROADWAY WIDENING EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, & METROPOLITAN ST. LOUIS SEWER DISTRICT FOR PUBLIC USE FOREVER.

LANDSCAPE BUFFER ARE ESTABLISHED AS A PROTECTED AREA FOR VEGETATIVE LANDSCAPING AND EXISTING VEGETATION RESPECTIVELY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT WITH THE EXCEPTION OF THE RETAINING WALLS AS SHOWN ON THE PLANS, ARE NOT PERMITTED WITHIN THESE EASEMENTS...

THE LANDSCAPE BUFFERS ALONG THE OUTER PERIMETER OF THE SITE SHALL BE THE RESPONSIBILITY OF THE TRUSTEES OF THE AFORESAID SUBDIVISION, ITS SUCCESSORS AND ASSIGNS.

BUILDING LINES SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING THIS PLAT.

NO TREE, SHRUB OR PLANTING SHALL BE PLACED WITHIN THE TRIANGULAR 30'x30' SITE DISTANCE EASEMENT OR THE AREA OF ADJACENT RIGHT OF WAY BOUNDED BY THE STREET PAVEMENT AND THE EXTENSION OF THE SITE DISTANCE TRIANGLE.

STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES. TO SHOW AS BMP(S) (BEST MANAGEMENT PRACTICES) THE RESERVED AREAS HEREBY ESTABLISHED ARE IRREVOCABLE AND SHALL CONTINUE FOREVER, SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED ON THE 21ST DAY OF SEPTEMBER 2022, AS RECORDED IN THE ST. LOUIS COUNTY RECORDER AS DOCUMENT NO. 202209230243 OR AS AMENDED THEREAFTER.

ALL TAXES WHICH ARE DUE AND PAYABLE AGAINST THIS PROPERTY HAVE BEEN PAID IN FULL. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SET THEIR HANDS THIS 20th DAY OF 2024.

CONWAY 14880 LLC BY: [Signature] PRINT NAME: [Name] TITLE: [Title]

OWNER'S NOTARY

STATE OF MISSOURI) COUNTY OF ST. LOUIS) ON THIS 20th DAY OF 2024 BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF CONWAY 14880 LLC, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS...

NOTARY PUBLIC: [Signature] PRINT NAME: [Name] MY TERM EXPIRES: [Date]

LENDER'S CERTIFICATE

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY A DEED OF TRUST RECORDED IN BOOK PAGE OF THE ST. LOUIS COUNTY RECORDS HEREBY JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "ESTATES AT CONWAY", IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE SEAL THIS 20th DAY OF 2024.

NOTARY PUBLIC: [Signature] PRINT NAME: [Name] MY TERM EXPIRES: [Date]

LENDER'S NOTARY

STATE OF MISSOURI) COUNTY OF ST. LOUIS) ON THIS 20th DAY OF 2024 BEFORE ME APPEARED TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF CONWAY 14880 LLC, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS...

NOTARY PUBLIC: [Signature] PRINT NAME: [Name] MY TERM EXPIRES: [Date]

ESTATES AT CONWAY

RECORD PLAT

A TRACT OF LAND BEING PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT 1 AS RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY LAND RECORDS, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI

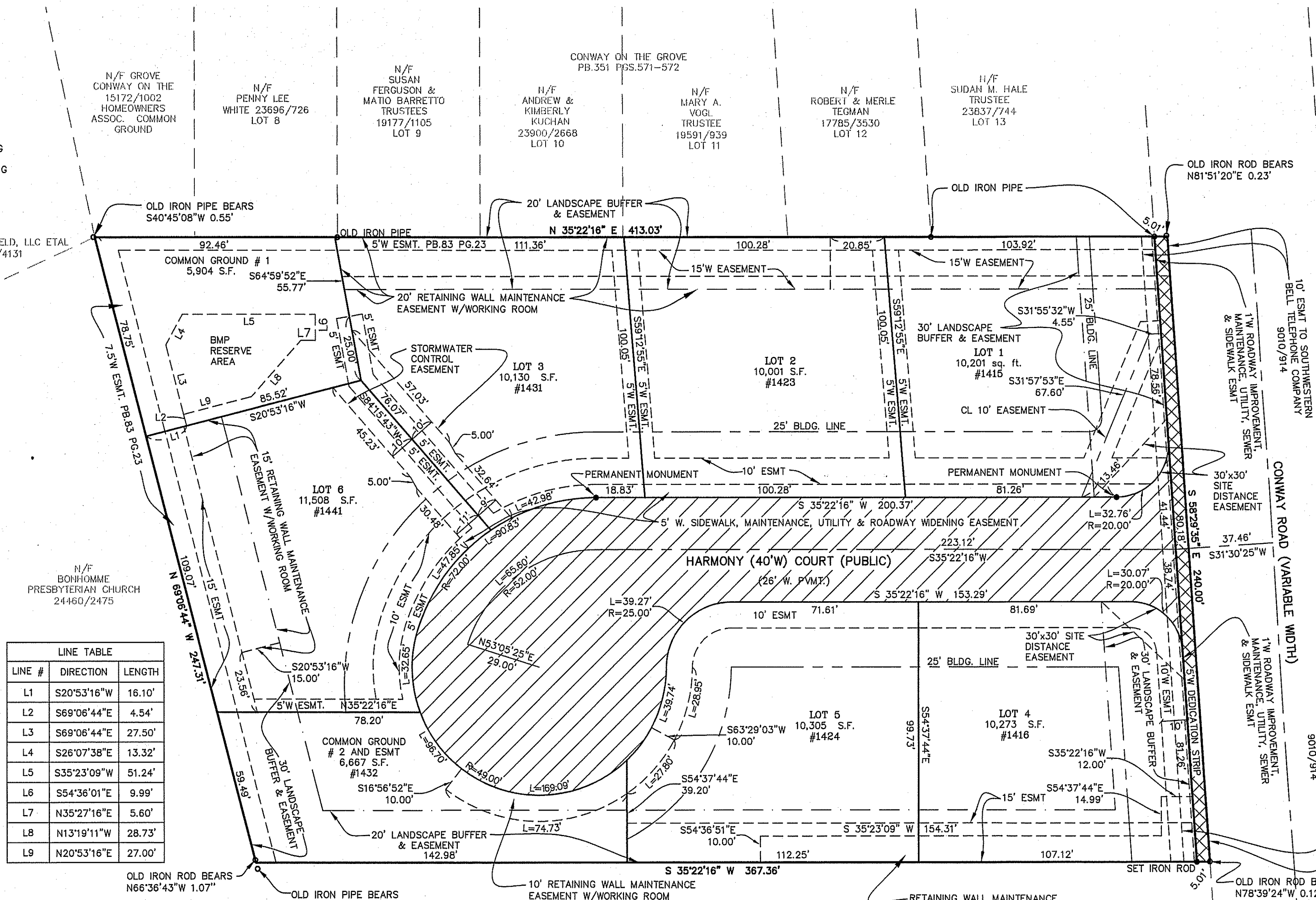
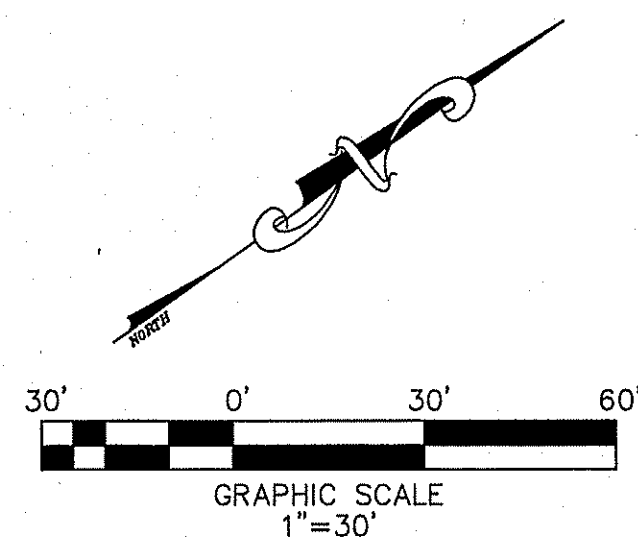


Table with 3 columns: LINE #, DIRECTION, LENGTH. Contains 9 line items for the plat boundaries.

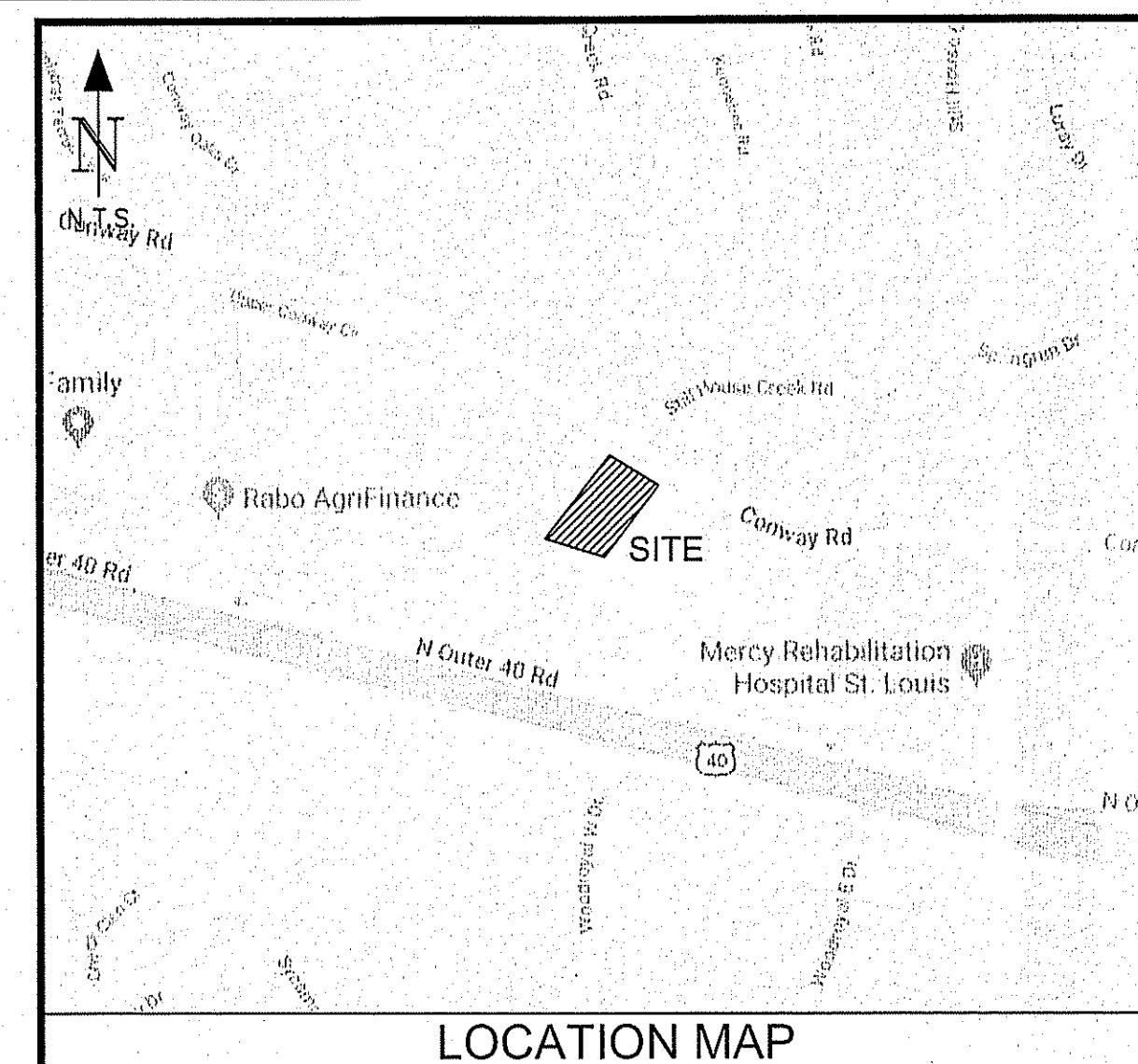
BENCHMARK INFORMATION

MSD BENCHMARK: 12-354, ELEV = 595.32 (MODOT VRS, N.A.V.D.-88) 'CUT DIAMOND' ON THE NORTHWEST CORNER OF A ROUGHLY 8'X17' CONCRETE WATER VAULT IN A LAWN SOUTH OF CONWAY ROAD AND NORTH OF THE PARKING LOT FOR BONHOMME PRESBYTERIAN CHURCH...



THIS IS TO CERTIFY THAT THE RECORD PLAT OF ESTATES AT CONWAY WAS APPROVED BY THE CITY OF CHESTERFIELD BY ORDINANCE NO. 2024-01-001 ON THE 20th DAY OF JANUARY, 2024 AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BOB NATION, MAYOR VICKY MCGOWN, CITY CLERK



GENERAL NOTES:

- 1. PREPARED FOR: CONWAY 14880 LLC 12120 FOXPOINT DRIVE MARYLAND HEIGHTS, MO 63043
2. BASIS OF BEARINGS: MISSOURI STATE PLANE - EAST ZONE - GRID NORTH
3. THE TOTAL AREA OF THIS PLAT: 2.14 ACRES, MORE OR LESS.
4. SETBACKS PER R3 ZONING: FRONT - 25', SIDE - 8', REAR - 15'
5. ST. CHARLES ENGINEERING & SURVEYING, INC. WAS NOT SUPPLIED A TITLE COMMITMENT AND TAKES NO RESPONSIBILITY FOR ANY EASEMENTS THAT A CURRENT TITLE POLICY MIGHT PROVIDE.
6. PROPERTY OWNERS: CONWAY 14880 LLC 12120 FOXPOINT DRIVE MARYLAND HEIGHTS, MO 63043
7. ACCORDING TO FIRM FLOOD INSURANCE RATE MAP PANEL 29189C0170 K, DATED FEBRUARY 4, 2015, THIS PROPERTY LIES IN ZONE 'A' AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN WHERE BASE FLOOD DETERMINATIONS HAVE BEEN MADE.
8. ALL MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT.

LAND DESCRIPTION SURVEYED PARCEL

A TRACT OF LAND BEING PART OF U.S. SURVEYS 366 AND 370, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF 'HIGHLAND ON CONWAY PLAT NO. 1', A SUBDIVISION RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS...

LEGAL DESCRIPTION

PARCEL NO. 1: THE WESTERN PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF SAID LOT 5, THENCE SOUTH 58 DEGREES 35 MINUTES EAST ALONG THE SOUTHWEST LINE OF CONWAY ROAD 190 FEET TO A POINT; THENCE NORTH 35 DEGREES 17 MINUTES WEST 376.87 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT; THENCE NORTH 69 DEGREES 12 MINUTES WEST ALONG THE SOUTH LINE 195.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND THENCE NORTH 35 DEGREES 17 MINUTES EAST ALONG THE WEST LINE 413.03 FEET TO THE POINT OF BEGINNING...

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST AND FOR THE EXCLUSIVE USE OF CONWAY 14880 LLC DURING THE MONTHS OF JUNE AND JULY, 2019 EXECUTED A BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT 1 AS RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY LAND RECORDS, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND DURING THE MONTH OF JANUARY, 2022 SUBDIVIDED AND PREPARED A RECORD PLAT. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 16 'MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.010-16.110)'

JAMES O. PRICE MO. P.L.S. #2006016640 DATE 3/27/24

Vertical sidebar containing 'RECORD PLAT ESTATES AT CONWAY', 'ST. CHARLES ENGINEERING & SURVEYING, INC.', contact information, and a circular seal for James O. Price, Missouri Professional Land Surveyor.