



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 <u>"R3" Residential Zoning District</u> 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" Resdential Zoning District	Suburban Neighborhood
South	"NU" Non-Urban Zoning District	Business and Office
East	"NU" Non-Urban Zoning District	Business and Office
West	"R3" Resdential 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 is sizes and streets are suburban in character. Suburban Neighborhoods have the following Development Policy:

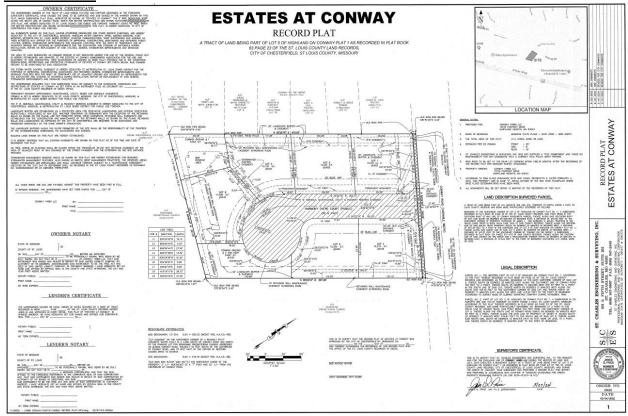
- Encourage preservation of existing residential neighborhood's identity;
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices;
- Uncover the anticipated expense (cost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

STAFF ANALYSIS

A Record Plat establishes lots, common ground, easements, and road right-of-way. Once a plat is recorded, the new lots may be sold to individual owners. The Record Plat of Estates at Conway development will establish six (6) single-family residential lots, common ground, and a public road that will be known as Harmony Court. There are no proposed amenities to the common ground. The Record Plat conforms to the Amended Preliminary Plat that was approved by the City in 2022.

The applicant is required to execute Subdivision Improvement Construction Deposit agreements and Subdivision Improvement Maintenance Deposit agreements, along with the associated sureties prior to the acceptance of the Record Plat by City Council. The deposits include the improvements and portion of improvements necessary to support the required Public infrastructure for the subdivision.

RECORD PLAT



DEPARTMENT INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City's Unified Development Code and "R3" Residential Zoning District regulations, substantially conforms to the approved Preliminary Plat, and have met the criteria to be reviewed by the Planning Commission.

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

JOINS IN AND APPROVES IN EVERY DETAIL, THIS PLAT OF "ESTATES AT CONWAY". IN

NOTARY PUBLIC: PRINT NAME: MY TERM EXPIRES: _____

LENDER'S NOTARY

			* .			**
01	THISDAY OF		,20,	BEFORE ME		
	PEARED				BEING B	Y ME DULY
		, A	MISSOURI CO	RPORATION, A	THAT D	THE SEAL
	FIXED TO THE FOREGOING INS ID. THAT SAID INSTRUMENT W					
AL	JTHORITY OF ITS BOARD OF DI	RECTOR:	S, AND SAID	·		ACKNOWLED
SA	AID INSTRUMENT TO BE THE FF HEREOF, I HAVE HEREUNTO SE	REE ACT	AND DEED C	OF SAID CORPO	RATION, I	N TESTIMONY
AV	ID STATE AFORESAID, THE DA	Y AND	EAR FIRST A	BOVE WRITTEN.	AL SEAL	HA LIVE COOL

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. SEWERS. STORMWATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS, STORMWATER IMPROVEMENTS AND DRAINAGE

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, THEIR SUCCESSORS OR ASSIGNS AS MORE FULLY PROVIDED FOR IN THE CONDITIONS RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS OF ESTATES AT CONWAY SET FORTH BELOW. SAID COMMON

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 FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID SEWERS,

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. .

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

THE 5' W. SIDEWALK, MAINTENANCE, UTILITY & ROADWAY WIDENING EASEMENT IS HEREBY DEDICATED TO THE CITY OF

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. RETAINING WALL EASEMENTS ARE ESTABLISHED FOR THE CONSTRUCTION AND MAINTENANCE OF THE RETAINING WALLS AS SHOWN ON THE PLANS. RETAINING WALLS AND LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD ARE REQUIRED TO BE MAINTAINED AND

THE LANDSCAPE BUFFERS ALONG THE OUTER PERIMETER OF THE SITE SHALL BE THE RESPONSIBILITY OF THE TRUSTEES

FORUM CHESTERFIELD, LLC ETAL 22350/4131

CONCRETE WATER VAULT IN A LAWN SOUTH OF CONWAY ROAD AND NORTH

OF THE PARKING LOT FOR BONHOMME PRESBYTERIAN CHURCH ADDRESSED AS #14820 CONWAY ROAD; ROUGHLY 45 FEET SOUTH OF THE CENTERLINE

ELEV = 615.79 (MODOT VRS, N.A.V.D.-88)

OF CONWAY ROAD, AND 70 FEET EAST OF THE CENTER OF WESTERN

"OLD IRON ROD W/CAP 'MSA INC'"AT THE NORTHEAST CONER OF THE

PROPERTY. 2' +/- NORTHEAST OF A "T" POST AND 32' +/- FROM THE

ACCESS DRIVE TO CHURCH.

CENTERLINE OF CONWAY ROAD.

SITE BENCHMARK:

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

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 OS THE SITE DISTANCE

STORMWATER MANAGEMENT RESERVE AREAS AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED FOR REQUIRED STORMWATER MANAGEMENT FEATURES, ALSO KNOWN 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

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 ____ DAY OF

__. BEFORE ME APPEARED ____, TO ME PERSONALLY KNOWN, WHO. BEING BY ME OF CONWAY 14880 LLC. THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND

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 WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR CORPORATE

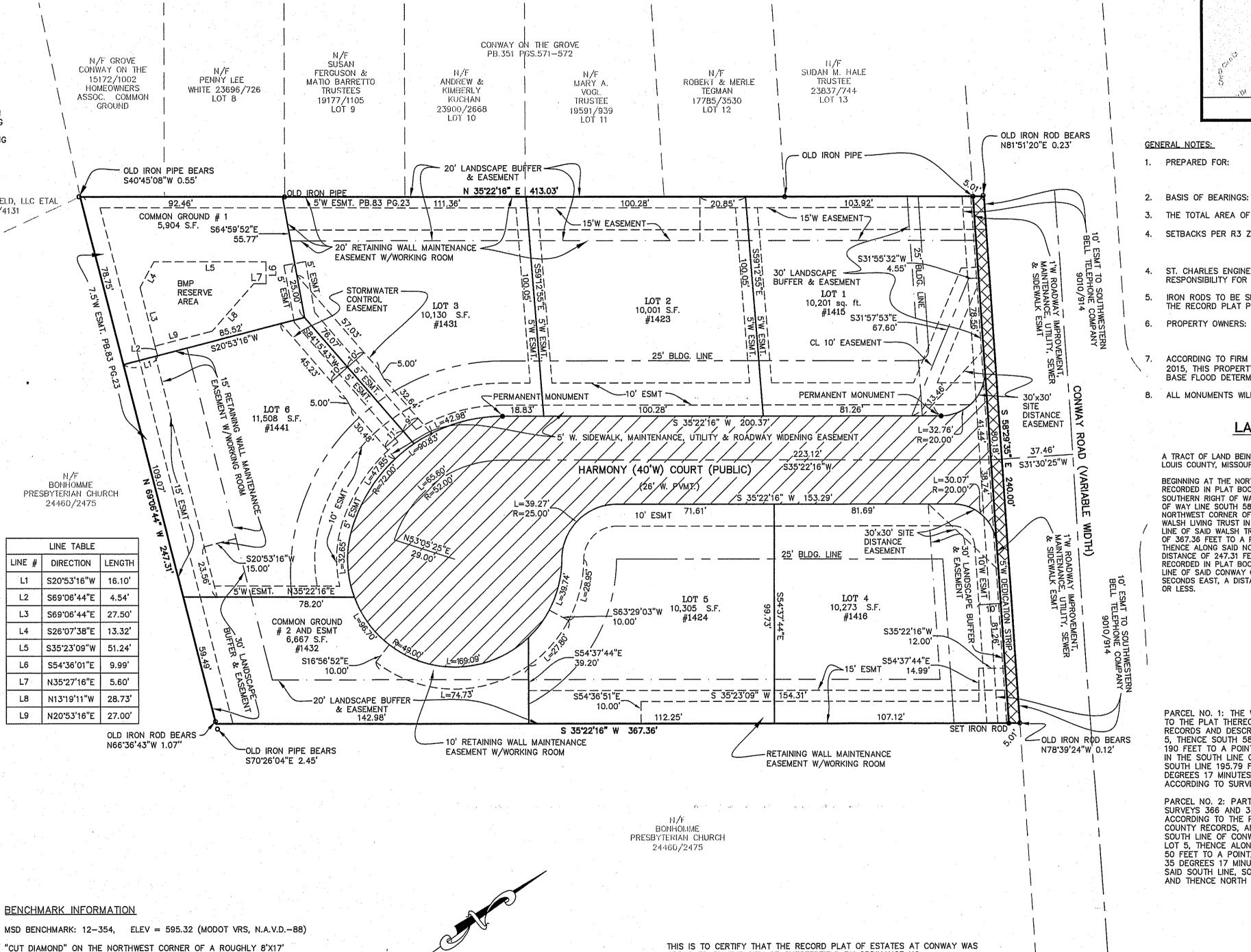
STATE OF MISSOURI	
STATE OF MISSOURI) SS COUNTY OF ST. LOUIS)	
ON THISDAY OF, 20, BEFORE ME APPEARED, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DUL SWORN, DID SAY THAT HE IS OF	_Y
AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATAND, THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATE	TIO
AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWL SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMO WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL IN THE CAND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.	ON, TED

MY TERM EXPIRES:		
0211 - 14880 CDNWAY\SURVEY\180211	RECORD PLAT-NEW.dwg	03/27/24-2:22pm

ESTATES AT CONWAY

RECORD PLAT

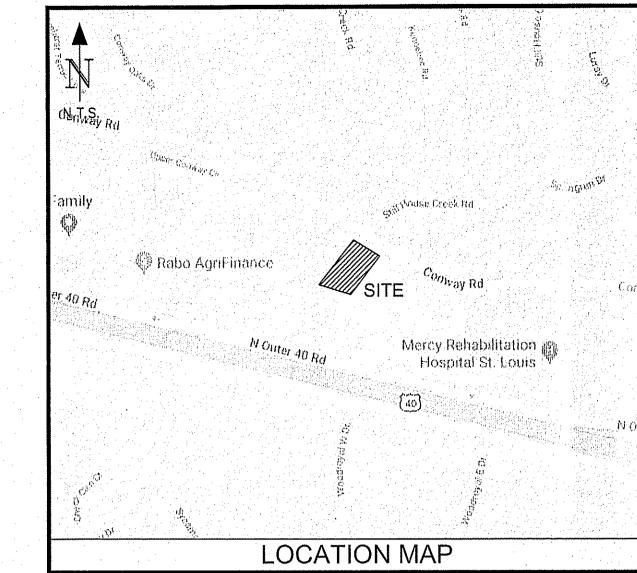
A TRACT OF LAND BEING PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT 1 AS RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY LAND RECORDS, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI



THIS IS TO CERTIFY THAT THE RECORD PLAT OF ESTATES AT CONWAY WAS APPROVED BY THE CITY OF CHESTERFIELD BY ORDINANCE NO. AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS

BOB NATION, MAYOR

VICKY MCGOWND, CITY CLERK



GENERAL NOTES:

PREPARED FOR:

12120 FOXPOINT DRIVE

MARYLAND HEIGHTS, MO 63043 MISSOURI STATE PLANE - EAST ZONE - GRID NORTH 2. BASIS OF BEARINGS:

3. THE TOTAL AREA OF THIS PLAT: 2.14 ACRES, MORE OR LESS,

4. SETBACKS PER R3 ZONING:

SIDE - 8' REAR - 15'

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.

IRON RODS TO BE SET AT THE REAR LOT CORNERS WITHIN TWELVE MONTHS AFTER THE RECORDING OF THE RECORD PLAT PER MISSOURI SURVEY STANDARDS.

> 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 "X" 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, SAID POINT BEING IN THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD(WIDTH VARIES); THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE SOUTH 58 DEGREES 29 MINUTES 35 SECONDS EAST. A DISTANCE OF 240.00 FEET TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO JAMES J. AND BARBARA S. WALSH, TRUSTEES IN THE WALSH LIVING TRUST IN BOOK 18414 PAGE 3162 OF SAID COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID WALSH TRUST PROPERTY SOUTH 35 DEGREES 22 MINUTES 16 SECONDS WEST, A DISTANCE 367.36 FEET TO A PONT IN THE NORTHERN LINE OF LOT 9 OF SAID HIGHLAND ON CONWAY PLAT NO. 1 THENCE ALONG SAID NORTH LINE OF SAID LOT 9 NORTH 69 DEGREES 06 MINUTE 44 SECONDS WEST, A DISTANCE OF 247.31 FEET TO THE SOUTHEAST CORNER OF "CONWAY ON THE GROVE". A SUBDIVISION RECORDED IN PLAT BOOK 351 PAGES 571-572 OF SAID COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID CONWAY ON THE GROVE AND A PROLONGATION THEREOF NORTH 35 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 413.03 FEET TO THE POINT OF BEGINNING CONTAINING 2.14 ACRES, MORE

LEGAL DESCRIPTION

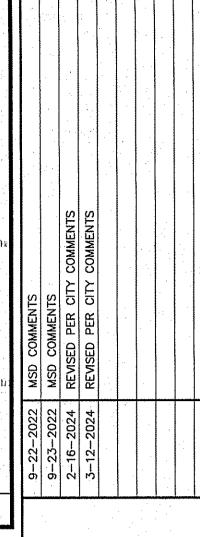
PARCEL NO. 1: THE WESTERN PART OF LOT 5 OF HIGHLAND ON CONWAY PLAT NO. 1. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS AND DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST NORTHERN CORNER OF SAID LOT 5, THENCE SOUTH 58 DEGREES 35 MINUTES EAST ALONG THE SOUTHWEST LINE OF CONWAY ROAD 190 FEET TO A POINT: THENCE SOUTH 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 ACCORDING TO SURVEY MADE BY ELBRING SURVEYING COMPANY DURING NOVEMBER, 1960.

PARCEL NO. 2: PART OF LOT NO. 5 OF HIGHLAND ON CONWAY PLAT NO. 1, A SUBDIVISION IN US SURVEYS 366 AND 370 IN TOWNSHIP 45 NORTH RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 83 PAGE 23 OF THE ST. LOUIS COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTH LINE OF CONWAY ROAD, SAID POINT BEING 240 FEET FROM THE NORTHWEST CORNER OF LOT 5. THENCE ALONG THE SOUTH LINE OF CONWAY ROAD NORTH 58 DEGREES 35 MINUTES WEST 50 FEET TO A POINT, THENCE ALONG THE EAST LINE OF PROPERTY OF SIDNEY B. WILSON SOUTH 35 DEGREES 17 MINUTES WEST 376.87 FEET TO THE SOUTH LINE OF SAID LOT 5, THENCE ALONG SAID SOUTH LINE. SOUTH 69 DEGREES 12 MINUTES EAST 50 FEET MORE OR LESS, TO A POINT, AND THENCE NORTH 35 DEGREES 17 MINUTES EAST TO THE POINT OF BEGINNING

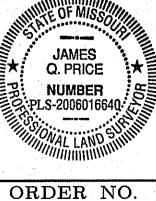
SURVEYOR'S CERTIFICATE

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)."

Q. PRICE MO. P.L.S. #2006016640



SURVEYING,



180211 DATE 02/04/2022