

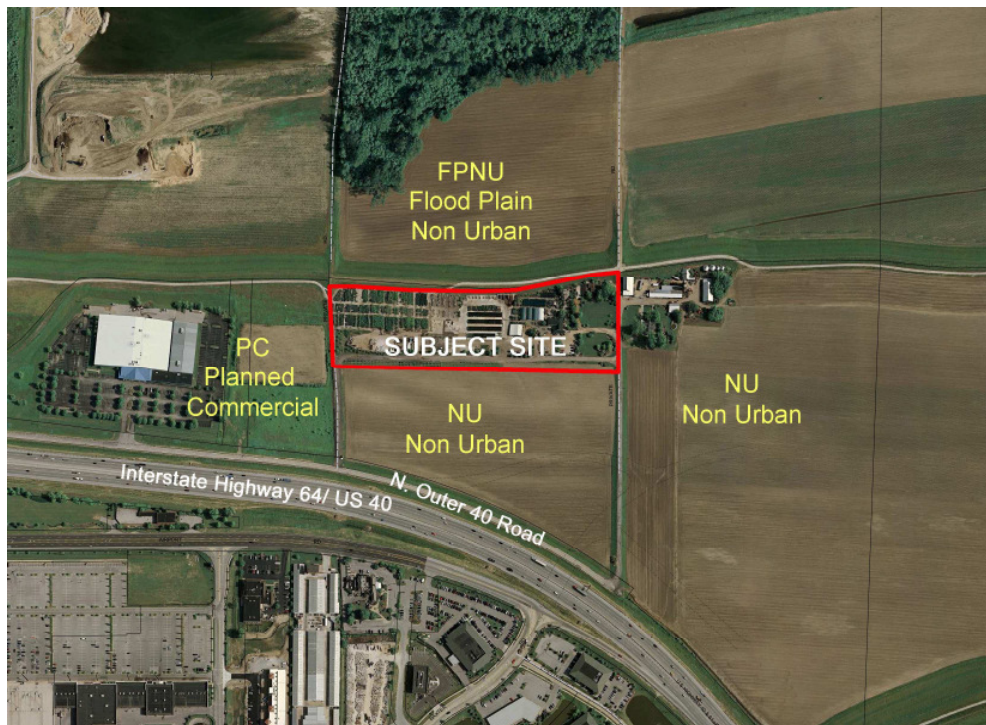
IV. C.

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, March 10, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 04-2008 Chesterfield Valley Nursery (Walter E. Graeler): a request for a “CUP” Conditional Use Permit in a proposed “AG” Agriculture District for a 10.4 acre tract of land located north of North Outer 40 Road approximately 6,600 feet east of the intersection with Boones Crossing. (part of 17T620041)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

Description of Property

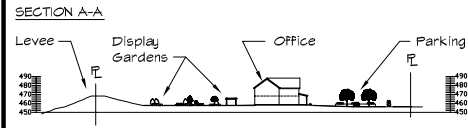
A tract of land in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northeast corner of property described in Parcel 3 of deed to Walter E. Graeler and Jo Ann Graeler recorded in Book 9049 page 1848 of the St. Louis County records, said point being also in the West line of property firstly described in Parcel 4 of said deed; thence Southwardly along the dividing line between property described in said Parcel 3 and property firstly described in said Parcel 4 of said Graeler deed South 0 degrees 32 minutes 00 seconds West 404.27 feet to a point being distant North 0 degrees 32 minutes 00 seconds East 909.60 feet from the intersection of said dividing line with the North right

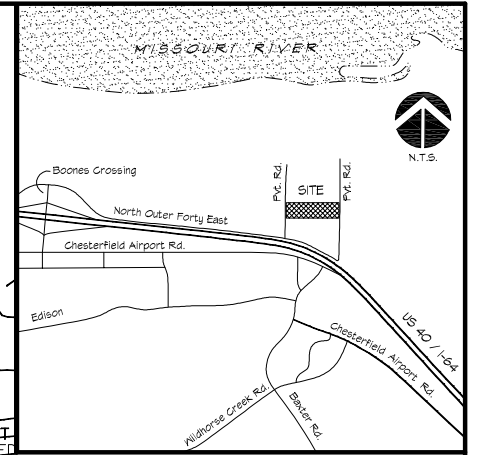
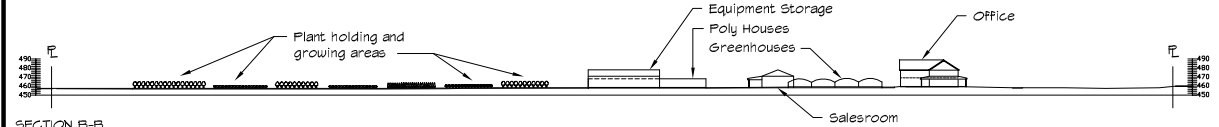
of way line of Interstate Highway 64, varying width; thence leaving said dividing line, North 89 degrees 28 minutes 00 seconds West 1239.40 feet to a point in the West line of property described in said Parcel 3 of said Graeler deed, said point being 18.00 feet perpendicularly distant East of the East line of Lot 7 of the James Long Estate; thence Northwardly along the West line of said Parcel 3, being also a line 18.00 feet East of and parallel to said East line of Lot 7 of the James Long Estate North 2 degrees 21 minutes 30 seconds West 370.20 feet to a point being distant South 2 degrees 21 minutes 30 seconds East 36.66 feet from the Northwest corner of said Parcel 3; thence South 86 degrees 33 minutes 45 seconds East 536.27 feet to a point; thence North 89 degrees 58 minutes 25 seconds East 303.86 feet to a point; thence North 79 degrees 12 minutes 34 seconds East 262.14 feet to a point in the North line of said Parcel 3; thence Eastwardly along said North line of Parcel 3, being also a South line of property described in deed to Clarkson Property Company recorded in Book 9307 page 1665 of the St. Louis County records North 87 degrees 57 minutes 30 seconds East 161.78 feet to the point of beginning and containing 10.377 acres according to calculations by Volz Incorporated on March 26, 2007.

"Chesterfield Valley Nursery"

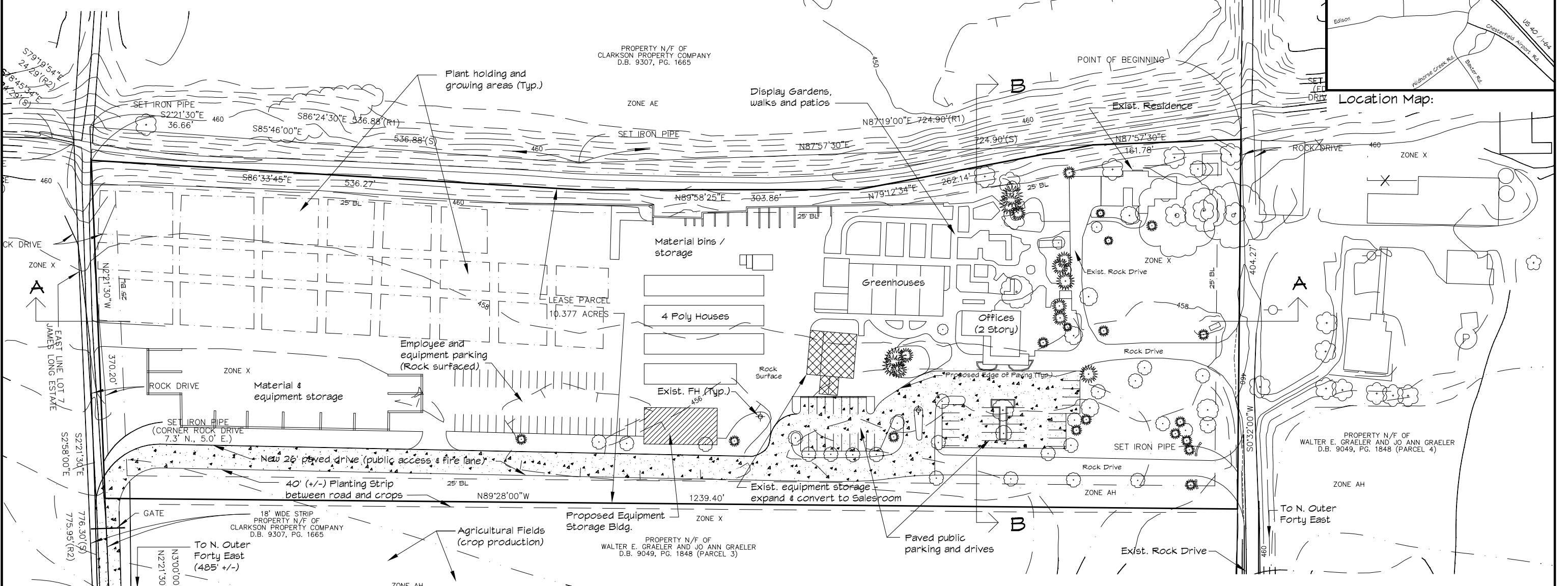
A TRACT OF LAND IN U.S. SURVEY 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



SECTIONS
Scale: 1" = 100'

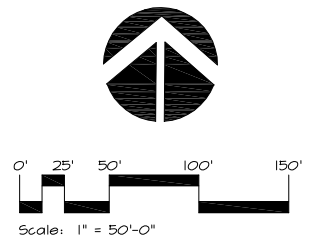


Location Map:



General Notes:

- Parent Tract: 54.47 acres (+/-), Locator No. 117620041 (per St. Louis Co. Assessor) Walter E. Graeler ETAL, 16601 N. Outer Forty Rd., 63005
- Subject Tract (Lease Parcel): 10.38 acres
- Existing Zoning: "NU" Non-Urban District
- Proposed Zoning: "AG" Agriculture District, with a Conditional Use Permit to allow "Salesroom" for the permitted Plant Nursery operation
- Development Proposed: Existing (present Plant Nursery and Residence) -
a. Nursery office
b. Nursery greenhouses
c. Nursery buildings (equipment and material storage, etc.)
d. Material storage bins for mulch, landscape stone, etc.
e. Plant cultivation and storage areas
f. Plant and product display gardens
g. Accessory Single Family residence and outbuilding
Proposed (retain all of "existing" above and add the following) -
a. Addition of "Salesroom" use (convert exist. maint. bldg., 3,000 SF gross)
b. Paved parking and drives
c. Minor site work
d. New equipment storage building
- Lot Criteria: 10 acre minimum lot size
50' minimum structure setback from any roadway right-of-way line
25' minimum structure setback from any property line
- Parking Required: 2 spaces per 3 employees on maximum shift x 30 employees = 20 spaces
1 space per vehicle used in operation x 20 vehicles = 20 spaces
1 space per 200 SF gross floor area of salesroom x 3000 SF = 15 spaces
- Parking Provided: 38 public parking spaces, 40+ spaces for employees and/or vehicles used in operation (does not include enclosed vehicle/equipment storage areas)
Note that there is considerable open space available for temporary parking and equipment storage, plus ample area for loading/unloading of vehicles and equipment.
- Loading: No loading spaces are required, but there is considerable area available for loading/unloading plant materials and supplies in the western portion of the site.
- Floodplain: Lease parcel is primarily designated as "Zone X", with some areas of "Zone AH", per FIRM Map No. 2818420140 H, with effective date of 8-2-85.
- Access: Primary access shall be provided by improving the existing Private Road on the west side of the tract to a 26' wide pavement. This road extends north from the North Outer Forty Road. A secondary (emergency) access is via the existing private roadway on the east side of the tract that extends north from the terminus of the North Outer Forty Road. The secondary access shall not be used as a "Public Access" - it is only for vehicles used in the operation of the nursery, and for emergency vehicles.
- Stormwater: Stormwater runoff shall continue to be handled via open swales, as permitted by the Department of Public Works. There is no enclosed system proposed.
- Sanitary Sewers: No sanitary sewers are proposed. Continued use of existing septic system is proposed.
- Vegetation: There are few existing trees on-site. Trees are located around the residence, in planted permanent display areas and around the east entrance. See Plan for locations of existing trees. NO EXISTING TREES WILL BE REMOVED, therefore no Tree Stand Delineation Plan and/or Tree Preservation Plan is provided.
- Base Information: Lease parcel survey by Volt, Inc. (survey dated 12-8-06, as amended). Topographic and as-built information is from available records.



Prepared For:
Jim Graeler
CHESTERFIELD VALLEY NURSERY
16825 N. Outer 40 Road
Chesterfield, MO 63005
636-532-9307

PRELIMINARY PLAN DISCLAIMER:
This drawing/plan has been developed using record or available survey, topographic, drainage and utility information. The design of the site improvements, including final grades, sewers, drainage, utilities and paving is strictly preliminary, having been based upon such available information. The proposed improvements are subject to revision during final engineering design, agency approval and review by utility companies. This drawing is not for construction.
HALL & HALSEY ASSOCIATES, INC.

Chesterfield Valley Nursery
Preliminary Development Plan

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: RAH	Checked by: JRH	Project Number: 05008	Sheet Number: 1 of 1
Date: 1-15-08			
Revisions:			