



VIII.C.

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Planning Commission Staff Report

Subject: Rezoning Vote Report

Meeting Date: March 10, 2008

From: Mara M. Perry, AICP, Senior Planner of Site Plan Review

Location: North of North Outer 40 Road approximately 6,600 feet east of the intersection with Boones Crossing. (part of 17T620041)

Petition: P.Z. 03-2008 Chesterfield Valley Nursery (Walter E. Graeler)

Proposal Summary

James W. Graeler, on behalf of Walter E. Graeler, requests a change of zoning from “NU” Non-Urban District to “AG” Agricultural 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).

Staff Recommendation

This request meets all of the development requirements of the City of Chesterfield and therefore, Staff recommends approval of rezoning request.

Zoning Analysis

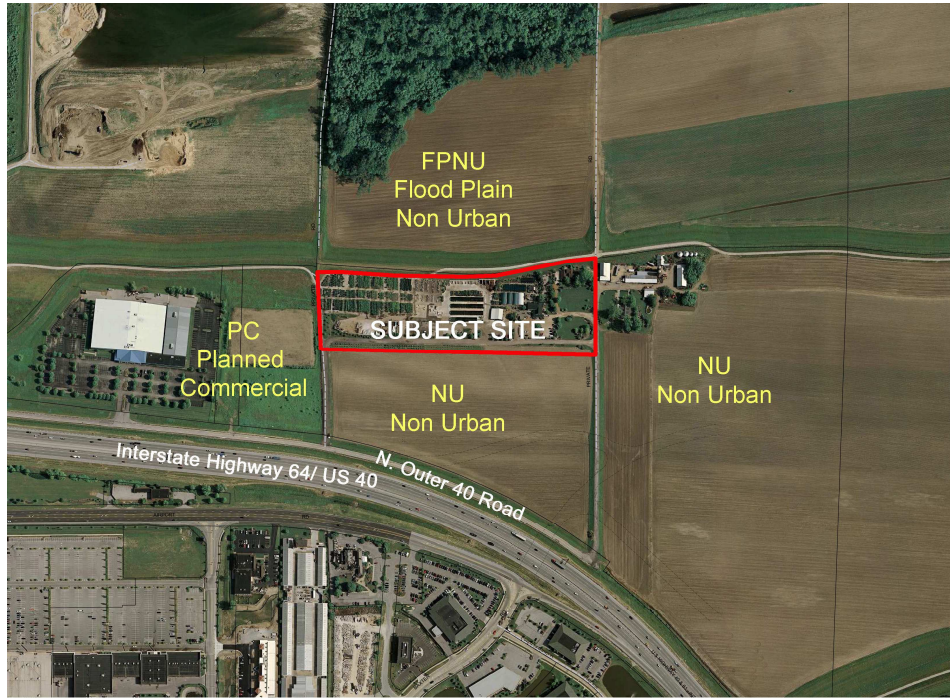
A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the Agricultural District section of the City of Chesterfield Zoning Ordinance without exemption.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north is zoned “FPNU” Flood Plain Non-Urban District.
South: The property to the south is zoned “NU” Non-Urban District
East: The property to the east is zoned “NU” Non-Urban District.

West: The property to the west is Valley Gates, zoned "PC" Planned Commercial District.



View looking north towards the subject site.



View looking towards the southern edge of the Site and Entry Drive.



View looking southwest towards Highway 40.

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for the property to be Office Park which includes Low-Density and Mid-Density Office with Limited Retail. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.

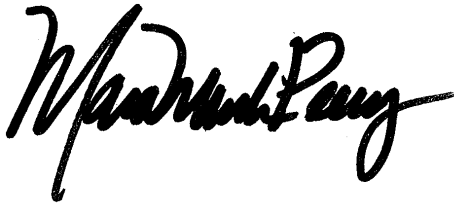
Site Area History

The subject site was zoned "NU" Non-Urban prior to incorporation by the City of Chesterfield. The Chesterfield Valley Nursery currently exists on the site.

Request

Staff requests action on the change of zoning from "NU" Non-Urban District to "AG" Agricultural District.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner of Site Plan Review