

# III. C.

## Memorandum Department of Planning & Public Works



**To:** Planning and Public Works Committee

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

**Date:** 03/17/08

**RE:** **P.Z. 03-2008 Chesterfield Valley Nursery (Walter E. Graeler)**: A request for a change of zoning from "NU" Non Urban District to "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 Boone's Crossing. (part of 17T620041)

### Summary

Chesterfield Valley Nursery is requesting a change of zoning from "NU" Non Urban District to "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 Boone's Crossing. A public hearing March 10, 2008 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 9-0.

Attached please find a copy of Staff's report and the Boundary Survey.

Respectfully submitted,

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

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works



**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**

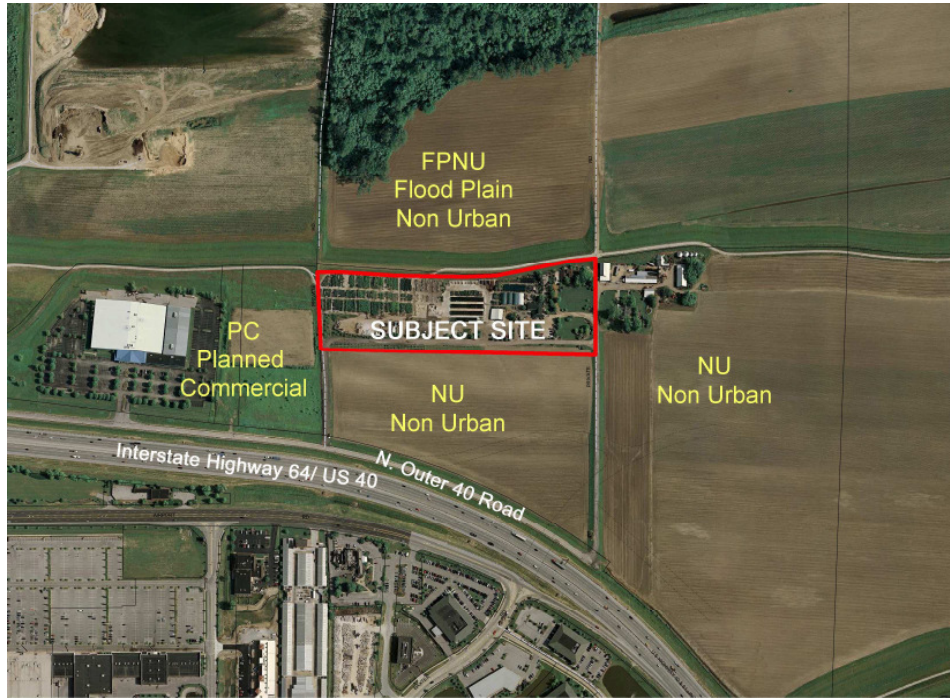
A preliminary plan and Attachment A are not necessary as the Petitioner is attempting a “straight zoning.” That is, the subject site will be developed directly from the requirements of the Agricultural District section of the City of Chesterfield Zoning Ordinance without exemption.

### **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.

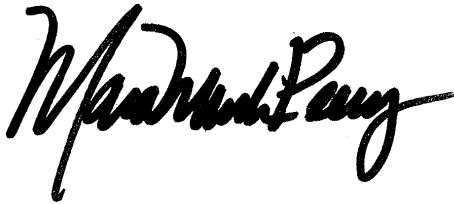
**Site Area History**

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.

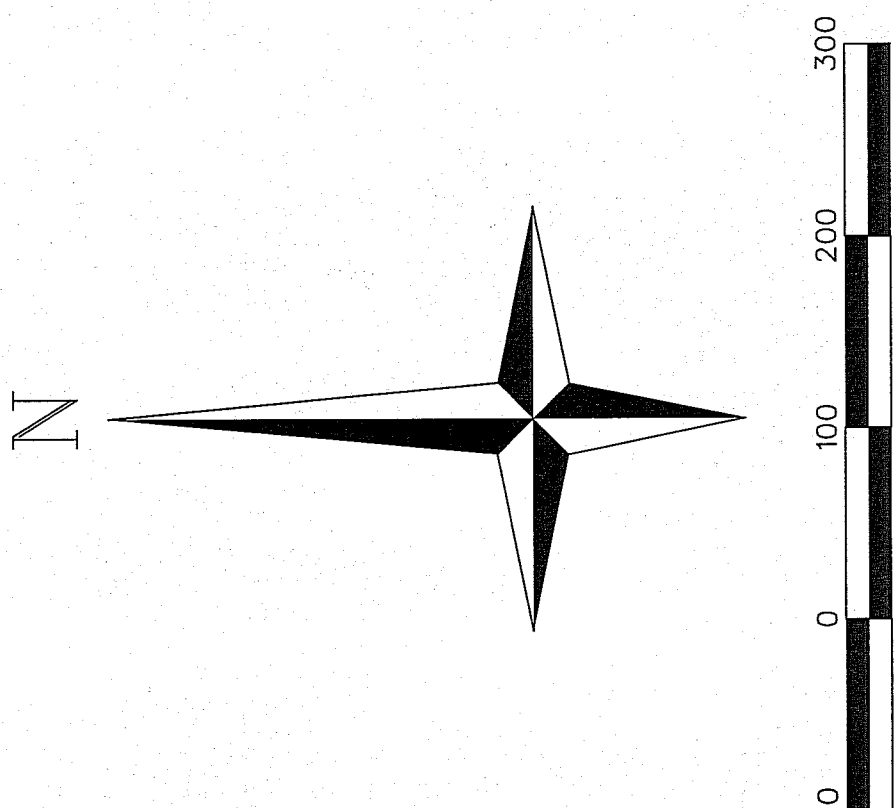
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

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



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



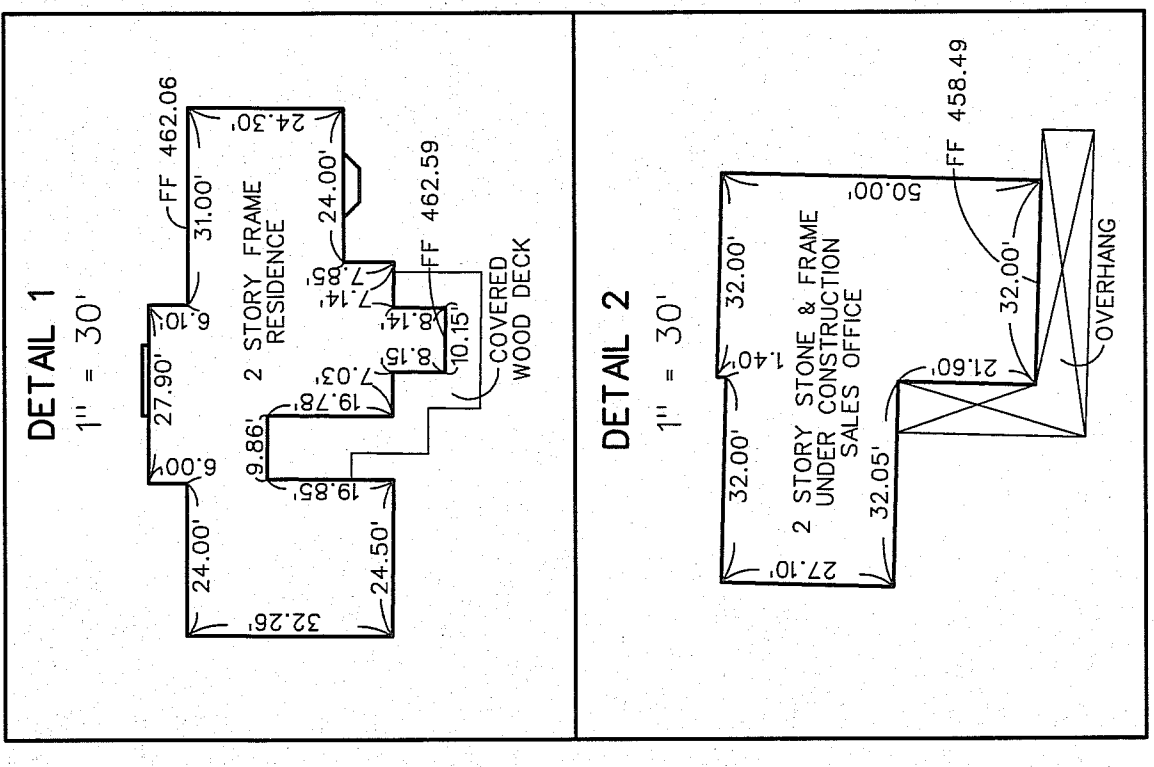
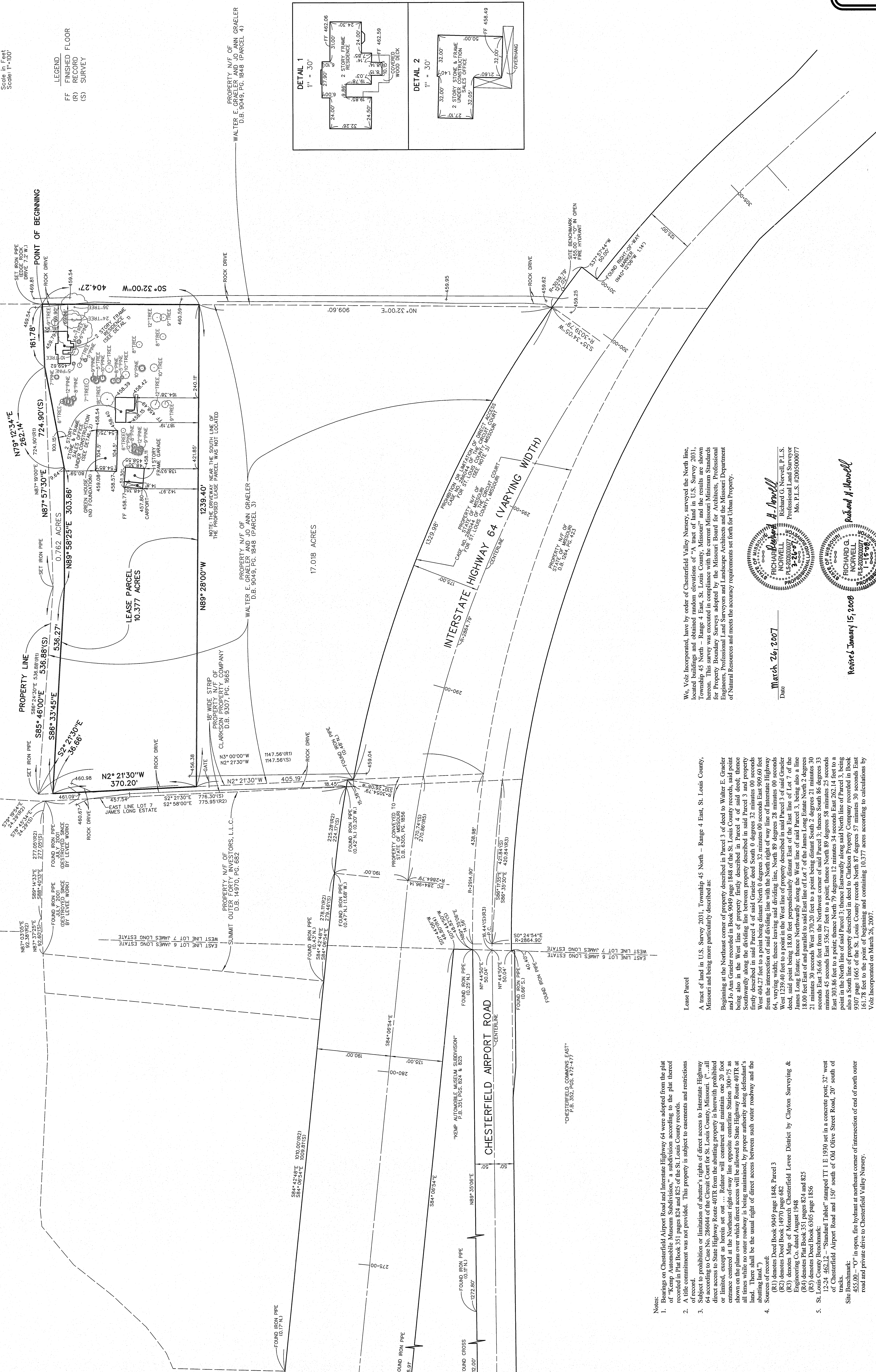
LEGEND  
FF FINISHED FLOOR  
(R) RECORD  
(S) SURVEY

PROPERTY, N/F OF  
WAYNE D. HAYNES & RUTHANN E. HAYNES, H.W.  
D.B. 9054, PG. 2041

PROPERTY, N/F OF  
RUTHANN E. HAYNES, H.W.  
D.B. 9054, PG. 2044

PROPERTY, N/F OF  
CLARKSON PROPERTY COMPANY  
D.B. 9307, PG. 1665

PROPERTY, N/F OF  
WALTER E. GRAELER AND JO ANN GRAELER  
D.B. 9049, PG. 848 (PARCEL 4)



- Notes:
- Bearings on Chesterfield Airport Road and Interstate Highway 64 were adopted from the plat of "Kemp Automobile Museum Subdivision," a subdivision according to the plat thereof recorded in Plat Book 351, pages 824 and 825.
  - This commitment was not provided. This property is subject to easements and restrictions of record.
  - Subject to prohibition or limitation of abutter's rights of direct access to Interstate Highway 64 according to Case No. 286044 of the Circuit Court for St. Louis County, Missouri. ("...all direct access to State Highway Route 40TR from the abutting property is herewith prohibited or limited, except at the Northeast light-railway line opposite centerline Station 300+75 as shown on the plans over which direct access will be allowed to State Highway Route 40TR at all times while no outer roadway is being maintained, by proper authority along defendant's land. There shall be the usual right of direct access between such outer roadway and the abutting land.")
  - Some of the notes are:
    - (R1) denotes Deed Book 9049 page 1848, Parcel 3
    - (R2) denotes Deed Book 14970 page 682
    - (R3) denotes Map of Monarch, Chesterfield Levee District by Clayton Surveying & Engineering Co. dated August 1948
    - (R4) denotes Plat Book 351, pages 824 and 825
    - (R5) denotes Deed Book 6502 page 1836
  - St. Louis 12-24 462.12 - "Standard Tablet" stamped TT 1 E 1930 set in a concrete post, 32' west of Chesterfield Airport Road and 150' south of Old Olive Street Road, 20' south of tracks.
- Site Benchmark:  
453.00 ± 0.10 in open, fire hydrant at southeast corner of intersection of end of north outer road and private drive to Chesterfield Valley Nursery.

We, Volz Incorporated, have by order of Chesterfield Valley Nursery, surveyed the North line, located buildings and obtained random elevations of "A met of land in U.S. Survey 2031, Township 45 North - Range 4 East, St. Louis County, Missouri" and the results are shown hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources and meets the accuracy requirements set forth for Urban Property.

March 26, 2007  
Date

*Richard G. Norvell*  
Richard G. Norvell, P.L.S.  
Professional Land Surveyor  
No. P.L.S. #200500077

*Richard A. Norvell*  
Richard A. Norvell, P.L.S.  
Professional Land Surveyor  
No. P.L.S. #200500077

Revised January 15, 2008