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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Department of Planning, Public Works and Parks Public Hearing Summary Report

**P.Z. 04-2012 318 N. Eatherton Road:** A request for a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a 1.049 acre tract of land located ¼ mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W410026).

### **Summary**

Volz Inc., on behalf of James Busch, has requested a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a tract of land 1.049 acres in size. The purpose of this request is to allow for *Cultivation and Sale of Plant Crops, Commercial Vegetable and Flower Gardening as well as Plant Nurseries and Greenhouses and Yard for Storage of Contractors’ Equipment, Materials and Supplies.*

The City of Chesterfield Comprehensive Land Use Map delineates the subject site as “Industrial – Low-Intensity”. Industrial Low-Intensity is defined as activities in which the primary use of the land and building will include manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage.

A public hearing further addressing the request will be held at the April 23, 2012, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Project Narrative and Preliminary Plan.

Respectfully submitted,

A handwritten signature in black ink that reads 'Kristian Corbin'.

Kristian Corbin  
Project Planner

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

Attachments: Public Hearing Notice  
Project Narrative  
Tree Stand Delineation  
Preliminary Plan



# NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, April 23, 2012 at 7:00 pm, in the Council Chambers at City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said hearing will be as follows:

**P.Z. 04-2012 318 N. Eatherton Road:** A request for a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a 1.049 acre tract of land located ¼ mile southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W410026).

For a list of permitted uses, please contact the Project Planner.

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, Public Works and Parks 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 Mr. Kristian Corbin, Project Planner, by telephone at 636-537-4743 or by email at [kcorbin@chesterfield.mo.us](mailto:kcorbin@chesterfield.mo.us)

### Description of Property

A tract of land in U.S. Survey 362, Township 45 North – Range 3 East, St. Louis County Missouri and being more particularly described as:

Beginning at the intersection of the east line of Eatherton Road, 40 feet wide, with the South line of property formerly of Joseph J. Bauer and wife as described in Book 3960 page 159 of the St. Louis County records; thence Northwardly along said East line of Eatherton Road North 12 degrees 02 minutes 00 seconds West 219.61 feet to the Northwest corner of property described in deed to James F. Busch and wife, Trustees, recorded in Book 11722 page 1410 of the St. Louis County records; thence Eastwardly along the North line of said last mentioned Busch property North 82 degrees 39 minutes 48 seconds East 217.25 feet to the Northeast corner thereof; thence Southwardly along the East line of said Busch property South 12 degrees 02 minutes 00 seconds East 202.42 feet to a point in the aforesaid South line of property formerly of Joseph J. Bauer and wife; thence Westwardly along said South line South 78 degrees 07 minutes 31 seconds West 216.52 feet to the point of beginning and containing 1.049 acres according to a survey by Volz Incorporated dated June 15, 2009.



**City of Chesterfield**  
**690 Chesterfield Parkway West**  
**Chesterfield, MO 63017**

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Kristian Corbin at 636.537.4743 or via e-mail at [kcorbin@chesterfield.mo.us](mailto:kcorbin@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.



March 29, 2012

**NARRATIVE**

Re: 318 N. Eatherton Road  
Volz Project No. 9863-1

Mr. James Busch, the owner of 318 N. Eatherton Road, is requesting a change of zoning from NU-Non Urban to PI-Planned Industrial.

This 1.05-acre site is located in Chesterfield Valley and is in keeping with the intent of the comprehensive plan.

The following uses are requested:

1003.150 Planned Industrial District

7. Permitted Land Uses

- B. (25) Cultivation and Sale of Plant Crops, Commercial Vegetable and Flower Gardening as well as Plant Nurseries and Greenhouses;
- (109) Yard for Storage of contractors' Equipment, Materials and Supplies.

The following setbacks are requested:

Setbacks

- 30' front building and parking
- 10' side and rear building and parking

The entire tract will be utilized for the two (2) uses listed above and there are no dedications or reservations of land for public use. There is no lighting proposed, and the existing fences on the property are there to protect adjacent properties. There are six (6) existing trees (to remain on site). There will be no phasing with this development.

Sincerely,

**VOLZ Incorporated**  
*A Professional Services Company*

Timothy J. Meyer, P.E.  
Senior Corporate Vice President



April 12, 2012

Corporate Headquarters  
 1500 North Mantua Street  
 P.O. Box 5193  
 Kent, Ohio 44240-5193  
 330.673.5685  
 Toll Free 1.800.828.8312  
 Fax 330.673.0860

Mr. James Busch  
 3100 Lakeview Court  
 Festus, Missouri 63028

RE: *Tree Study*— 318 North Eatherton Road, Chesterfield, Missouri

Dear Mr. Busch:

Recently, I inspected six large-diameter silver maple trees located at 318 North Eatherton Road and shown on the Preliminary Development Plan prepared by Volz Incorporated for the site and dated 3-14-2012 (revised 3-29-2012). The tree inspections were performed as required by the City of Chesterfield for your development process at the site. The tree locations and numbers are provided on the referenced Preliminary Development Plan and the tree data is provided below.

**TREE DATA - 318 N Eatherton Road - April 2012**

Map ID	Common Name	Diameter (inches @ 4.5')	Condition Rating	Monarch Tree?	Woodland Tree?	Comments
1	Maple, Silver	38	Fair	Yes	No	triple stem
2	Maple, Silver	22	Fair	Yes	No	dbl stem
3	Maple, Silver	38	Fair	Yes	No	triple stem
4	Maple, Silver	56	Poor	Yes	No	deadwood, broken limbs, high risk
5	Maple, Silver	54	Fair	Yes	No	
6	Maple, Silver	48	Fair	Yes	No	

Thank you for the opportunity to provide this report. Should you have any questions, please feel free to call me at (314) 822-7700.

Sincerely,

Skip Kincaid  
 Senior Consulting Urban Forester  
 ISA Board Certified Master Arborist #MW-0155BM  
 SAF Certified Forester #1516

Skip Kincaid  
 1609 Missouri Avenue  
 St. Louis, Missouri 63104  
 Office 314.822.7700  
 Mobile 314.707.6151  
 Fax 314.256.9615  
 skip.kincaid@davey.com



**PROJECT NOTES:**

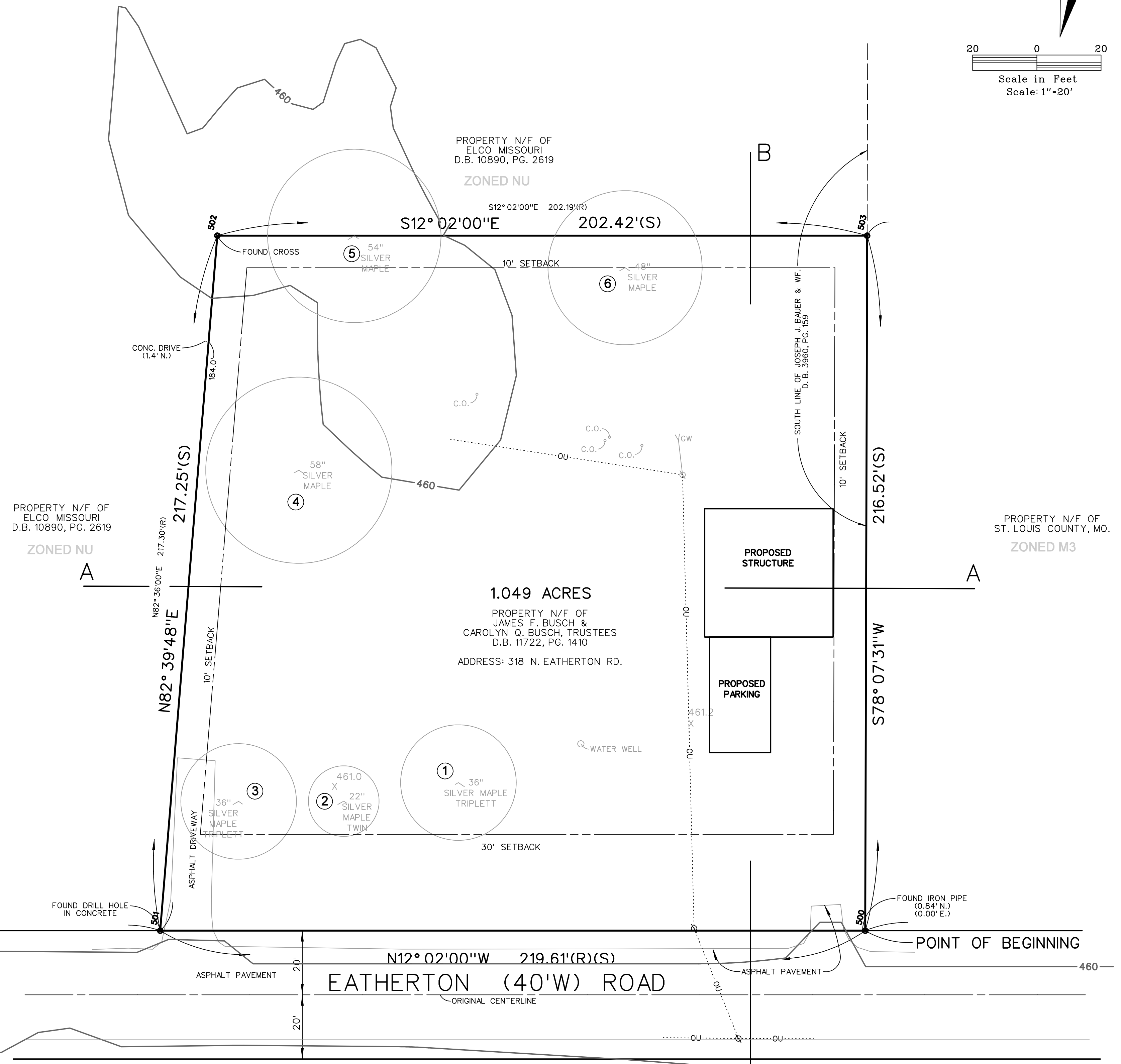
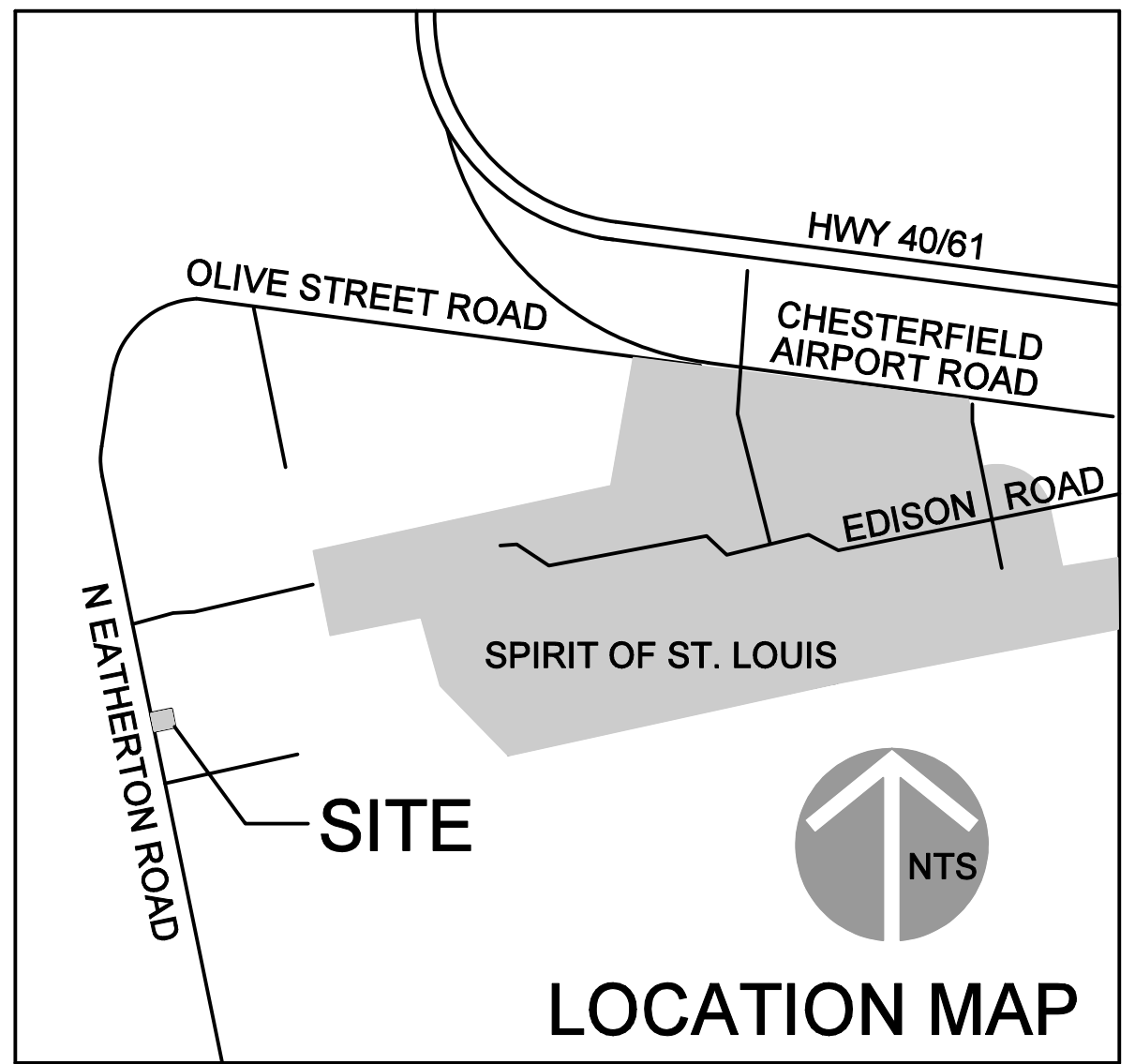
LOCATOR NUMBER: 18W 41 0026  
 AREA OF SITE: 1.049 AC  
 PROPOSED USES: (25) CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES.  
 (109) YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.  
 EXISTING ZONING: "NU" NON-URBAN  
 PROPOSED ZONING: "PI" PLANNED INDUSTRIAL  
 SETBACKS: 30' FRONT PARKING & BUILDING 10' SIDE & REAR PARKING & BUILDING  
 PARKING: PER ZONING CODE REGULATIONS  
 OWNER OF RECORD: BUSCH, JAMES F CAROLYN Q HW TRUSTEES 3100 LAKEWOOD CT FESTUS, MO 63028  
 PREPARED BY: **VOLZ Incorporated**  
 10849 INDIAN HEAD INDL BLVD ST. LOUIS, MO. 63132 314.426.6212 MAIN 314-890-1250 FAX

THIS SITE IS IN THE FOLLOWING DISTRICT: MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAN ST. LOUIS SEWER DISTRICT  
 THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS: MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY AMEREN MISSOURI CHARTER COMMUNICATION AT&T

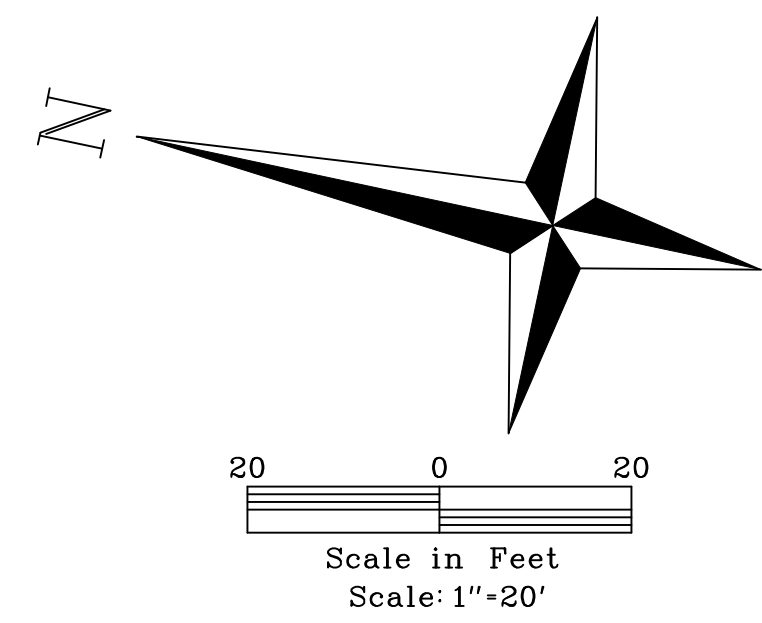
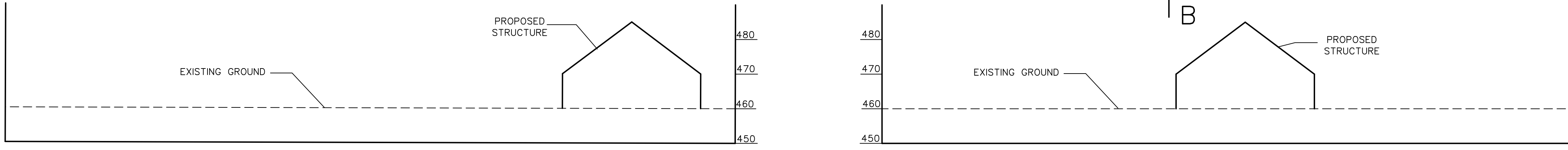
GRADING SHALL BE PER THE CITY OF CHESTERFIELD STANDARDS  
 GRADING AND DRAINAGE SHALL BE PER CITY OF CHESTERFIELD AND MSD STANDARDS  
 ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN  
 SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS SUPPORTED BY GEOTECHNICAL REPORT  
 ALL EXISTING TREES TO REMAIN  
 STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS  
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E. PROFESSIONAL ENGINEER E-24655  
 ERIC J. KIRBY, P.L.S. PROFESSIONAL LAND SURVEYOR P.L.S. #200500074



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**VOLZ Incorporated**  
 JAMES BUSCH  
 3100 LAKEWOOD CT  
 FESTUS, MO. 63028  
 10849 INDIAN HEAD INDL BLVD  
 ST. LOUIS, MISSOURI 63132  
 314-426-6212 MAIN  
 314-890-1250 FAX

**318 N. EATHERTON ROAD**  
 A TRACT OF LAND IN U.S. SURVEY 362  
 TOWNSHIP 45 NORTH - RANGE 3 EAST  
 ST. LOUIS COUNTY, MISSOURI

**PRELIMINARY DEVELOPMENT PLAN**  
 BASE MAP: 18W  
 LOCATOR NUMBER: 18W41 0026  
 VOLZ JOB# 8863-0  
 H:\CAD\9800-8863\9863\Plan\Pre\Primary\pdp.dgn  
 REVISED: 3-20-2012  
 02-14-2012