



IX.B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Subject: CUP Vote Report

Meeting Date: May 12, 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. 04-2008 Chesterfield Valley Nursery (Walter E. Graeler)

Proposal Summary

James W. Graeler, on behalf of Walter E. Graeler, requests a “CUP” Conditional Use Permit in a “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

The Conditional Use Permit for this request meets all of the development requirements of the City of Chesterfield and therefore, staff recommends approval of the Conditional Use Permit.

Zoning Analysis

The procedure for review/approval of a conditional use permit is set forth in Section 1003.181 of the Zoning Ordinance as follows:

- A public hearing is held at which time, unless further discussion is deemed necessary by the Commission, a vote is taken on the requested conditional use.

- If the Planning Commission votes to approve a conditional use, the Commission may impose conditions related to the requested conditional use as necessary.
- The Planning Commission, via Staff, files a report with the City Council granting or denying the application and stating the reasons therefore.
- Unless the City Council exercises its power of review or a protest is duly filed with the City Clerk, the Conditional Use Permit (C.U.P.) will become effective after 15 days of the City Council's receipt of the Planning Commission's report granting the application.
- If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

A preliminary plan accompanies all conditional use permit requests. When a vote is taken on the conditional use request, the vote is to approve the use(s), not to approve the accompanying preliminary plan which is provided for informational purposes only.

Surrounding Land Use and Zoning

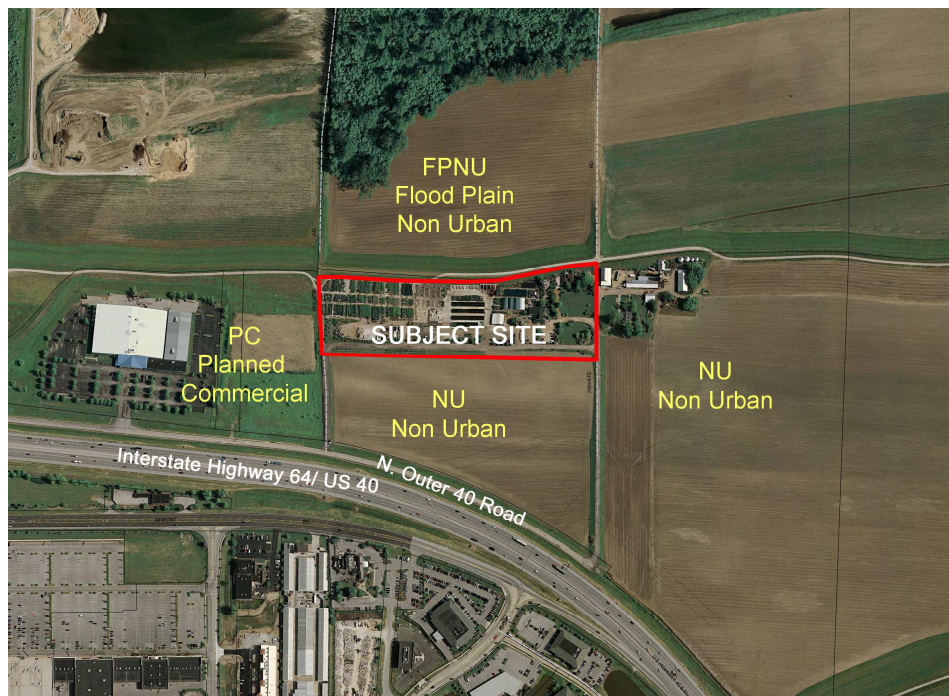
The land use and zoning for the properties surrounding this parcel are as follows:

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. On May 5, 2008, the site was rezoned to "AG" Agricultural District by City of Chesterfield Ordinance #2455.

Request

Staff requests action on the Conditional Use Permit #30 as written by staff.

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

Attachments

1. Conditional Use Permit
2. Preliminary Plan

CONDITIONAL USE PERMIT #30

Petition: P.Z. 04-2008 Chesterfield Valley Nursery (Walter E. Graeler)

Public Hearing Date: March 10, 2008

Site Location: 16801 N. Outer 40 Road

Acreage for CUP: 10.4 acres

Underlying Zoning District: Agriculture "AG"

The following Conditional Uses shall be allowed in this development:

1. Salesrooms for commercial gardens, plant nurseries, and greenhouses.

The following Accessory Uses shall be allowed in this development:

1. Detached single-family dwelling.

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified below:

1. Road Improvements, Including Sidewalks
 - a. The existing gravel driveway to North Outer 40 Road must be upgraded to a MoDOT standard commercial entrance.

Legal Description

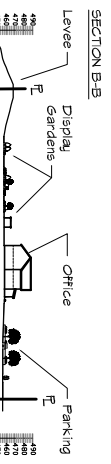
A tract of land in U.S. Survey 2031, Township 45 North – Range 4 East, St. Louis County, Missouri and being more particularly described as:

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

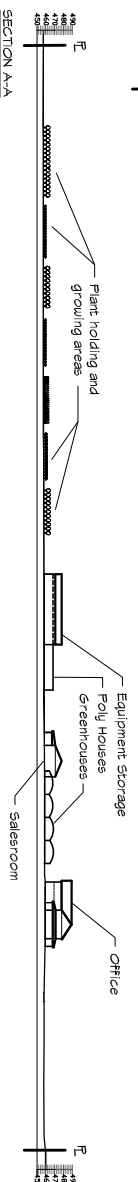
line, North 89 degrees 28 minutes 00 seconds West 1239.40 feet to a point in the West line of property described in said Parcel 3 of said Graeler deed, said point being 18.00 feet perpendicularly distant East of the East line of Lot 7 of the James Long Estate; thence Northwardly along the West line of 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'



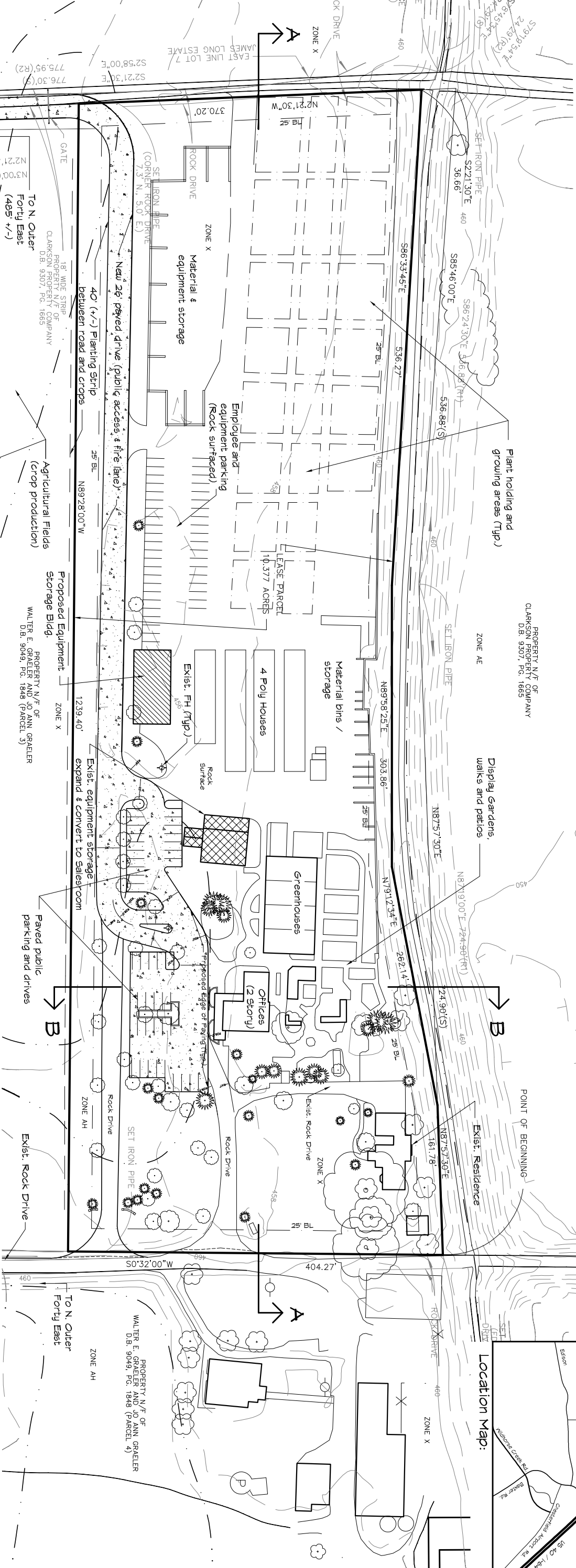
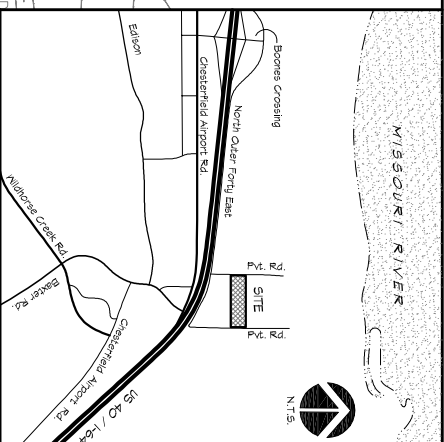
PROPERTY N/F OF
CLARKSON PROPERTY COMPANY
D.B. 9307, PG. 1865

Plant holding and growing areas (Typ.)

Display Gardens, walks and patios

POINT OF BEGINNING

Location Map:

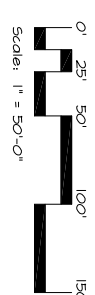


General Notes:

- Parent Tract: 54.47 acres (+/-), Locator No. 117620041 (per St. Louis Co. Assessor) Walter E. Graefer ETAL, 18601 N. Outer Forty Rd., 63005
- Subject Tract (Lease Parcel): 10.38 acres
- Existing zoning: "N" Non-Urban District
- Proposed zoning: "A5" Agricultural District, with a Conditional Use Permit to allow "Salesroom" for the permitted Plant Nursery operation
- Development Proposed:
 - Existing (present Plant Nursery and Residence):
 - Nursery Offices
 - Nursery Greenhouses
 - Nursery Buildings (Equipment and material storage, etc.)
 - Material storage bins for mulch, landscape stone, etc.
 - Plant cultivation and storage areas
 - Plant cultivation and storage areas
 - Accessory single family residence and outbuilding
 - Proposed (retain all or "existing" above and add the following):
 - Addition of "Salesroom" use (convert exist. maint. bldg. - 3,000 sq gross)
 - Minor site work
 - 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 or maximum shift
 - 1 space per vehicle used in operation
 - 1 space per 200 sq gross floor area of salesroom
- 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 Provided:
 - 29 public parking spaces, 42A spaces for employees and/or vehicles used in operation
 - 29 private parking spaces, 42A spaces for employees and/or vehicles used in operation
- Loading:

Note that there is considerable open space available for temporary parking and equipment storage, plus ample area for loading/unloading of vehicles and equipment.

No loading areas are required, but there is considerable area available for loading/unloading plant materials and supplies in the western portion of the site.



Chesterfield Valley Nursery
Preliminary Development Plan

HALL & HALSEY ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.986.5577
 Drawn by: JRH
 Checked by: JRH
 Project Number: 05008
 Sheet Number: 1 OF 1
 Date: 1-15-08
 Reference: 4-10-08

Prepared For:
Jim Graefer
CHESTERFIELD VALLEY NURSERY
 16825 N. Outer 40 Road
 Chesterfield, MO 63005
 636-532-4801

PRELIMINARY PLAN DISCLAIMER:

This drawing/plan has been developed using records or available survey, topographic, and utility information. It is not intended to be a final drawing. It is strictly preliminary, having been based upon such available information. The proposed improvements are subject to revision during final engineering design. Approval and review by utility companies. This drawing is not for construction.

HALL & HALSEY ASSOCIATES, INC.