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## Planning Commission Vote Report

**Subject:** Change of Zoning Vote Report

**Meeting Date:** May 14, 2012

**From:** Kristian Corbin, Project Planner

**Location:** 318 N Eatherton Road

**Petition:** **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).

### Proposal 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 the use of the land to store materials and equipment for a landscaping business.

### Department Input

The Attachment A for this request meets all of the development requirements of the City of Chesterfield “PI” Planned Industrial District. The “PI” Planned Industrial District is one of the City’s planned districts and thus, requires a preliminary plan to be submitted and approved with the governing ordinance by City Council.

### Surrounding Land Use and Zoning

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

**North:** To the north of the subject site is an undeveloped parcel of land. It is currently zoned “NU” Non-Urban District.

South: The property to the south of the subject site is part of the Spirit of St. Louis Airpark. It is currently undeveloped and zoned "M3" Planned Industrial District via City of Chesterfield Ordinance 1430.

East: To the east of the subject site is an undeveloped parcel of land. It is currently zoned "NU" Non-Urban District.

West: To the west of the subject site is part of the City of Wildwood.



View looking south



View looking north



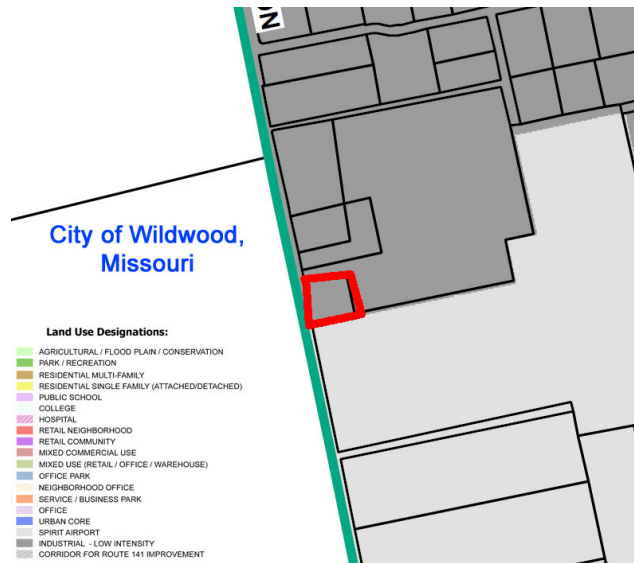
View looking east

### **Site Area History**

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The original use of the land was residential until 2011 when the house was demolished. The site remained vacant until Fullmer Yard Works occupied the space in February of 2012. It was during that time an inquiry was raised about the occupancy of this property and an inspection was conducted revealing violations on the site. These violations included an illegal structure and storage containers which were abated in March of 2012. The owner has been working with Staff to rezone this property in order to permit uses that would allow for each of the desired activities on the subject site.

### **Comprehensive Plan and Zoning Analysis**

The subject site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan shows the subject site to be “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. This land use category is indicated by dark grey in the diagram below.



The applicant is requesting the following uses for this “PI” Planned Industrial District:

1. Cultivation and Sale of Plant Crops, Commercial Vegetable and Flower Gardening as well as Plant Nurseries and Greenhouses
2. Yard for Storage of Contractors’ Equipment, Materials and Supplies

The surrounding properties are zoned “NU” Non-Urban District with the exception of Spirit of St. Louis Airpark which is zoned “M3” Planned Industrial District. Immediately adjacent to the subject site are areas yet to be developed while further north and south along North Eatherton Road, exist uses similar to the proposed uses for this petition such as warehousing, storage and a nursery. Staff finds the requested zoning classification and requested uses by the applicant to be similar and compatible with the Comprehensive Plan and uses found in the area.

### Issues

A Public Hearing was held on April 23, 2012. Staff had three (3) outstanding issues at that time. These issues were: obtaining comment letters from outside agencies, submission of a Tree Stand Delineation, and amendments to the preliminary plan. Since that time, Staff has received all necessary letters, the Tree Stand Delineation and the revised preliminary plan. No additional issues were raised at the public hearing.

### Request

Staff has reviewed the requested zoning map amendment by Volz Inc. for 318 N Eatherton Road. The request for a zoning map amendment from “NU” Non-Urban District to a “PI” Planned Industrial District meets all requirements of the City of Chesterfield.

Staff requests action on P.Z. 04-2012 318 N Eatherton Road.

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:

1. Attachment "A" (P.Z. 04-2012 318 N. Eatherton Road)
2. Narrative
3. Preliminary Plan
4. Tree Stand Delineation

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this “PI” Planned Industrial District shall be:
  - a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
  - b. Yard for storage of contractors’ equipment, materials, and supplies.
2. Hours of Operation.
  - a. Hours of operation for this “PI” Planned Industrial District shall not be restricted.

#### **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. Floor Area
  - a. Total building floor area shall not exceed 25,000 square feet.
2. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
3. Building Requirements
  - a. A minimum of thirty-five percent 35% openspace is required for this development.
  - b. This development shall have a maximum F.A.R. of .55.

#### **C. SETBACKS**

##### **1. Structure Setbacks**

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Eatherton Road on the western boundary of the “PI” Planned Industrial District.
  - b. Ten (10) feet from the northern boundary of the “PI” Planned Industrial District.
  - c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
  - d. Ten (10) feet from the southern boundary of the “PI” Planned Industrial District.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Thirty (30) feet from the right-of-way of Eatherton Road.
- b. Zero (0) feet from the northern boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary of the “PI” Planned Industrial District.

#### **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
  - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
  - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

#### **F. SIGN REQUIREMENTS**

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

#### **G. LIGHT REQUIREMENTS**

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

#### **H. ARCHITECTURAL**

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

#### **I. ACCESS/ACCESS MANAGEMENT**

1. Access to this development from Eatherton Road shall be via one commercial entrance located to provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic.

#### **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.



2. Improve Eatherton Road to a sixty (60) foot right-of-way and a thirty-eight (38) width pavement with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic.
3. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic.
4. A five (5) foot wide sidewalk shall be installed along the Eatherton Road frontage. The sidewalk shall be located within a six (6) foot wide easement as directed by the City of Chesterfield. Said sidewalk and easement shall allow for public access across the site and the sidewalk shall be maintained by the property owner. All pedestrian facilities shall adhere to the 2010 ADA Standards for Accessible Design or most current, specifically regarding the site arrival points. Internal sidewalks shall connect to frontage pedestrian access.
5. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

#### **K. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

#### **L. STORMWATER AND FLOODPLAIN**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or

- parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. The Chesterfield Valley Master Storm Water Plan indicates a twenty (20) foot wide flat bottom ditch with four (4) foot horizontal to one (1) foot vertical side slopes shall be constructed for 100 feet along the west property line (Eatherton Road frontage). The channel is to begin at the southwest corner of the property and extend 100 feet to the north along Eatherton Road. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Public Works Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

4. Provide a Chesterfield Valley Storm Water Easement along the west property line (Eatherton Road frontage) to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the site development plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

#### **M. GEOTECHNICAL REPORT**

Provide a geotechnical report, prepared by a professional engineer licensed in the State of Missouri, as directed by the Department of Planning, Public Works and Parks, prior to site disturbance including surcharge, clearing, grading, site utilities and infrastructure or building construction. The geotechnical report shall identify the suitability of soil and geologic conditions for proposed improvements and shall include methods to address any ponds, septic fields, sinkholes, wetlands, compressible soils, steep slopes, or liquefaction risk. A statement of report compliance signed and sealed by the engineer preparing the geotechnical report, shall be included on all Site Development Plans, grading plans, and improvement plans, as directed by the Department of Planning Public Works and Parks.

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning, Public Works and Parks. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

#### **N. MISCELLANEOUS**

1. All utilities will be installed underground.

#### **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire

development within eighteen (18) months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.

23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the **Chesterfield Valley Trust Fund (No. 556)**. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

### Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
TGA Category	Contribution
General Office	\$611.88
General Retail	\$1,835.75
Loading Space	\$3,003.97

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Highways and Traffic will provide rates.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of

Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to “Treasurer, St. Louis County.”

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2013 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

#### Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$738.53 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

#### Stormwater

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly

approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,342.53 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

Relative to this petition, we request that the following grading condition and stormwater control requirements be met:

1. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.
2. Prior to Special Use Permit issuance by the Saint Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

#### Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.



## **VI. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

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

**PROJECT NOTES:**  
**LOCATOR NUMBER:** 18W 41 0026  
**AREA OF SITE:** 1.049 AC  
**PROPOSED USES:** (2S) CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES.  
 (10S) YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.

**EXISTING ZONING:** "NU" NON-URBAN  
**PROPOSED ZONING:** "P1" PLANNED INDUSTRIAL

**SETBACKS:** 30' FRONT PARKING & BUILDING  
 10' SIDE & REAR PARKING & BUILDING  
**PARKING:** PER ZONING CODE REGULATIONS

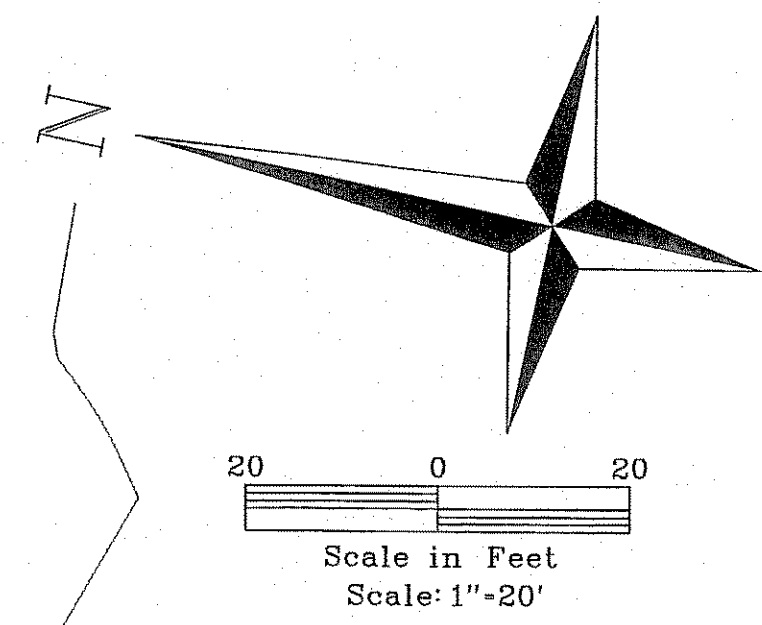
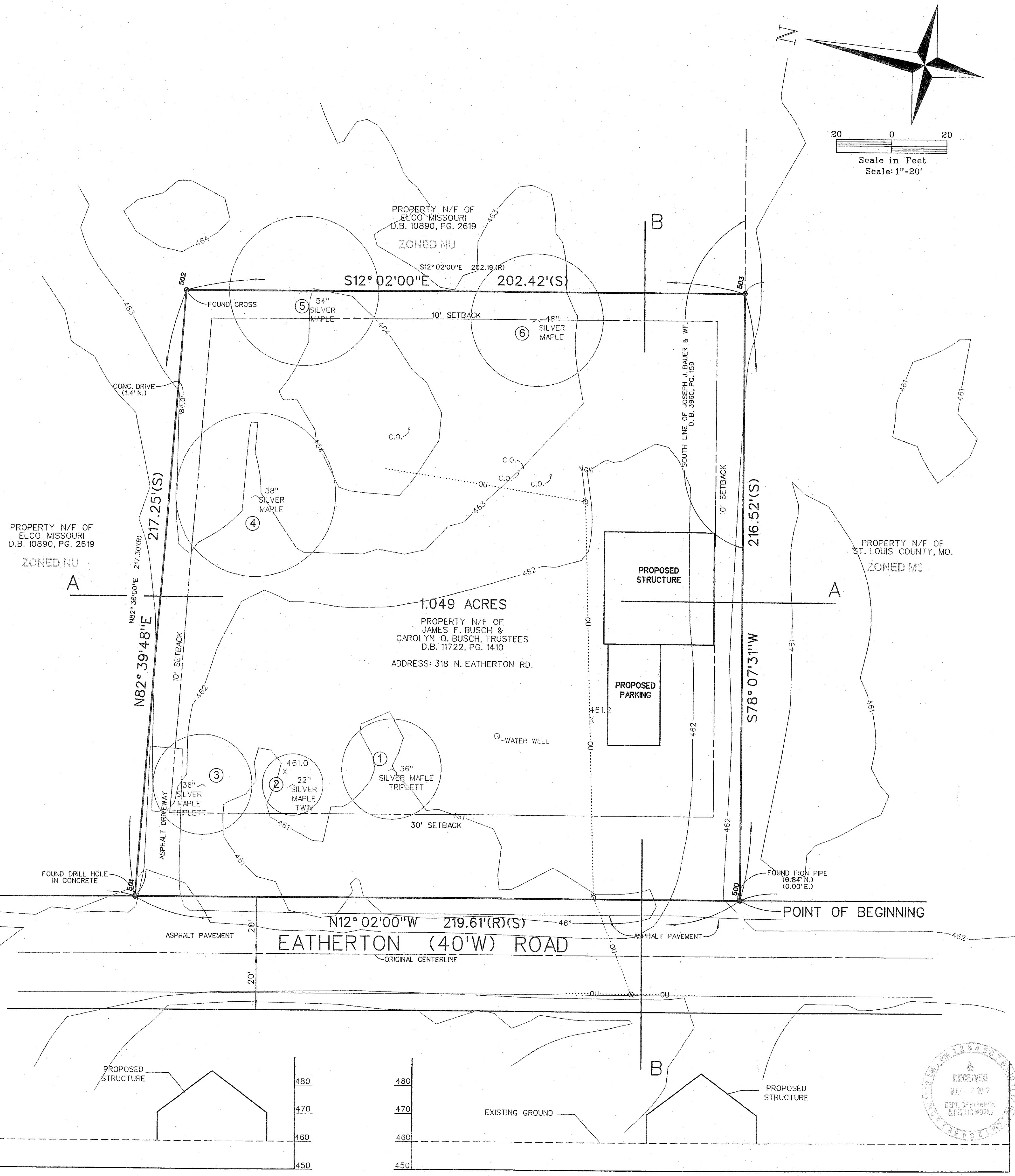
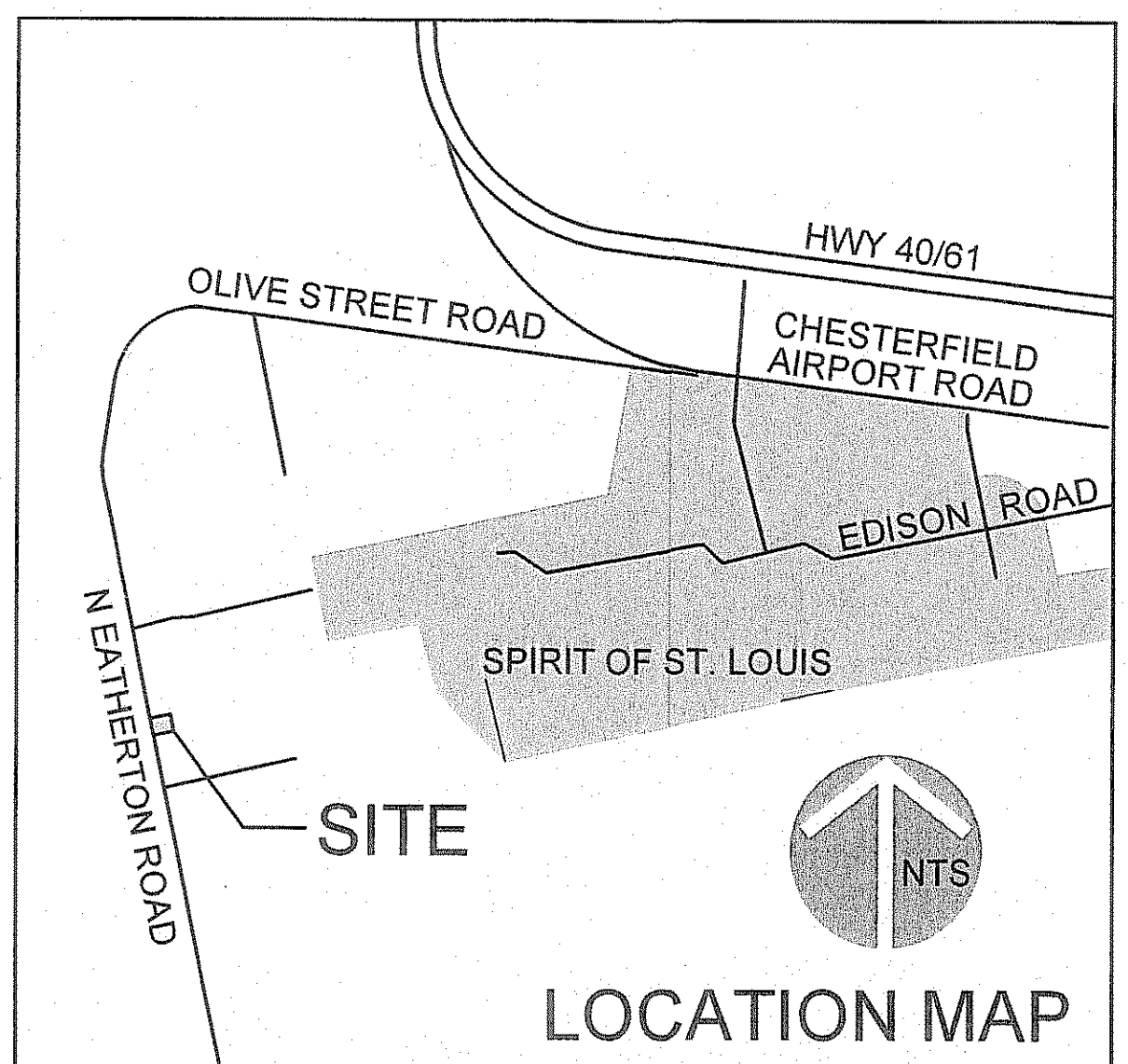
**OWNER OF RECORD:** BUSCH, JAMES F CAROLYN Q HW TRUSTEES  
 3100 LAKEWOOD CT  
 FESTUS, MO 63028

**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 CHARACTER 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 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 SUBSURFACE 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.

**THOMAS J. MEYER, P.E.**  
 PROFESSIONAL ENGINEER  
 E-24665

**ERIC J. KIRBY, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 P.L.S. #200500074

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.

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THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR 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 IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

SECTION AA

SECTION BB

**JAMES BUSCH**  
 3100 LAKEWOOD CT  
 FESTUS, MO. 63028

**VOLZ Incorporated**  
 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**

RECEIVED  
 MAY - 3 2012  
 DEPT. OF PLANNING & PUBLIC WORKS

BASE MAP: 18W  
 LOCATOR NUMBER: 18W410026  
 VOLZ JOB# 9883-0  
 H:\CAD\9800-0883\9883\Planning\ Preliminary\p.dgn

REVISED: 03-29-2012  
 03-14-2012

