



IV. C.

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

Planning and Development Services Division Public Hearing Summary Report

P.Z. 11-2013 346 N Eatherton Rd: A request for a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a 3.043 acre tract of land located approximately 550 feet southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430024).

Summary

Denninger Enterprises, Inc., has submitted a request for a zoning map amendment to rezone a vacant parcel from “NU” Non-Urban District to “PI” Planned Industrial District for a proposed landscaping company. Requested uses proposed by the applicant include:

- Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses
- Office, General
- Warehouse, General
- 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” which permits manufacturing and assembly, as well as warehousing and distribution uses.

A public hearing further addressing the request will be held at the May 29, 2013, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Project Narrative and Preliminary Plan.

Respectfully submitted,

Purvi Patel
Project Planner

Attachments

1. Public Hearing Notice
2. Project narrative
3. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director



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 Wednesday, May 29, 2013 at 7:00 pm, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

P.Z. 11-2013 346 N Eatherton Rd: A request for a zoning map amendment from "NU" Non-Urban District to "PI" Planned Industrial District for a 3.043 acre tract of land located approximately 550 feet southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430024).

Description of Property

A tract of land in U.S. Survey 362, Township 45 North, Range 3 East, a tract of land recorded in Title Book 336 Page 72, St. Louis, Missouri and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northwest corner of a tract of land owned by Elco Missouri Corporation and recorded in Deed Book 10890, Page 2619 of the St. Louis County Records, and the Eastern right of way line of North Eatherton Road (40'W); thence North along said right of way line North 12 degrees 20 minutes 00 seconds West 448.223 feet to an iron pipe; thence leaving said right of way North 78 degrees 39 minutes 00 seconds East 309.63 feet to an iron pipe; thence South 08 degrees 45 minutes 00 seconds East 445.43 feet to an iron pipe; thence South 78 degrees 00 minutes and 00 seconds West 284.10 feet to the point of beginning, containing 3.043 acres.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



Information on this Public Hearing and the requested uses may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Project Planner Purvi Patel at 636.537.4738 or via e-mail at ppatel@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



April 9, 2013

NARRATIVE

Re: 346 North Eatherton
THD Project # 13-0236

Mr. John Denninger, VP of Chesterfield Lawns and Landscapes is the contract purchaser of 346 North Eatherton Road, is requesting a change of zoning from NU-Non Urban to PI-Planned Industrial.

This 3.0 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.

(67) Office, General

(106) Warehouse, General

(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 four (4) uses listed above and there are no dedications or reservations of land for public use. There is no lighting proposed, and the protect fences on the property are there to protect adjacent properties. There are seven (7) existing trees (to remain on site). There will be no phasing with this development.

Sincerely,
THD Design Group

Eric Husmann
Principal

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST, A TRACT OF LAND RECORDED IN TITLE BOOK 336 PAGE 72 ST LOUIS COUNTY, MISSOURI

N/F
D F ADAMS &
ASSOCIATES INC
12392/1452

N/F
ELCO MISSOURI
CORPORATION
10890/2619

PROJECT NOTES:
 LOCATION NUMBER: 18W430024
 AREA OF SITE: 3.043ACRES
 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
 (67) OFFICE, GENERAL
 (106) WAREHOUSE, GENERAL
 EXISTING ZONING: "IU" NON-URBAN
 PROPOSED ZONING: "PI" PLANNED INDUSTRIAL
 SETBACKS: 30' FRONT PARKING & BUILDING
 10' SIDE & REAR PARKING & BUILDING
 PARKING: PER CODE REGULATIONS
 OWNER OF RECORD

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 AREAS: MISSOURI AMERICAN WATER COMPANY LALEDE GAS COMPANY AMEREN MISSOURI CHARTER COMMUNICATIONS 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 TO 1 SLOPE 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 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 AFORESAID MATTER FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY ELCO MISSOURI CORPORATION AND RECORDED IN DEED BOOK 10890, PAGE 2619 OF THE ST LOUIS COUNTY RECORDS, AND THE EASTERN RIGHT OF LINE OF NORTH EATHERTON ROAD (40W); THENCE NORTH ALONG SAID RIGHT OF WAY LINE NORTH 12 DEGREES 20 MINUTES 00 SECONDS WEST 448.23 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 78 DEGREES 39 MINUTES 00 SECONDS EAST 309.43 FEET TO AN IRON PIPE; THENCE SOUTH 05 DEGREES 45 MINUTES 00 SECONDS EAST 445.43 FEET TO AN IRON PIPE; THENCE SOUTH 78 DEGREES 00 MINUTES 00 SECONDS WEST 284.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.043 ACRES

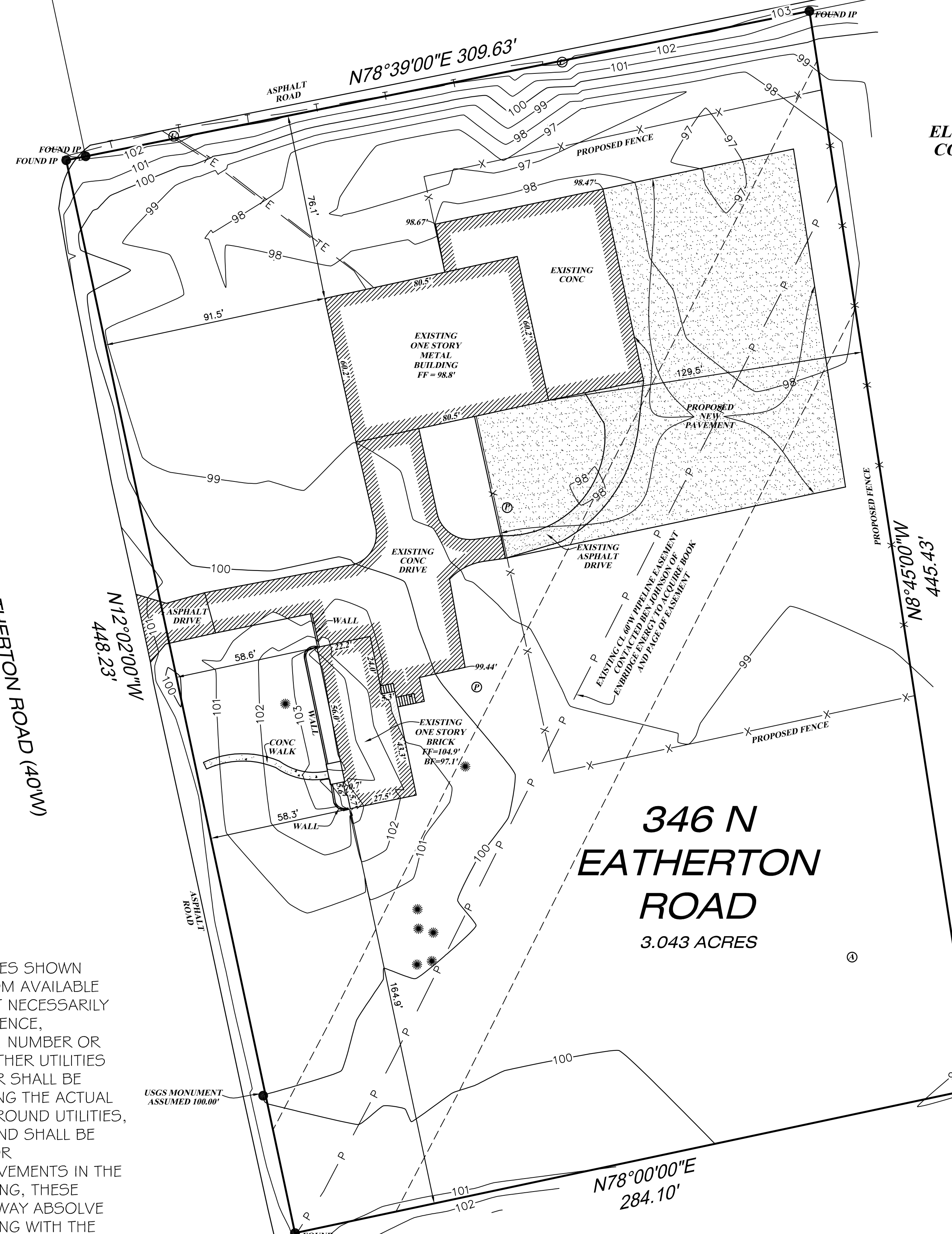
TODD L. DWYER
MISSOURI P.L.S. #2656
THD DESIGN GROUP, INC

N/F
ELCO MISSOURI
CORPORATION
10890/2619

**346 N
EATHERTON
ROAD**
3.043 ACRES

N/F
ELCO MISSOURI
CORPORATION
10890/2619

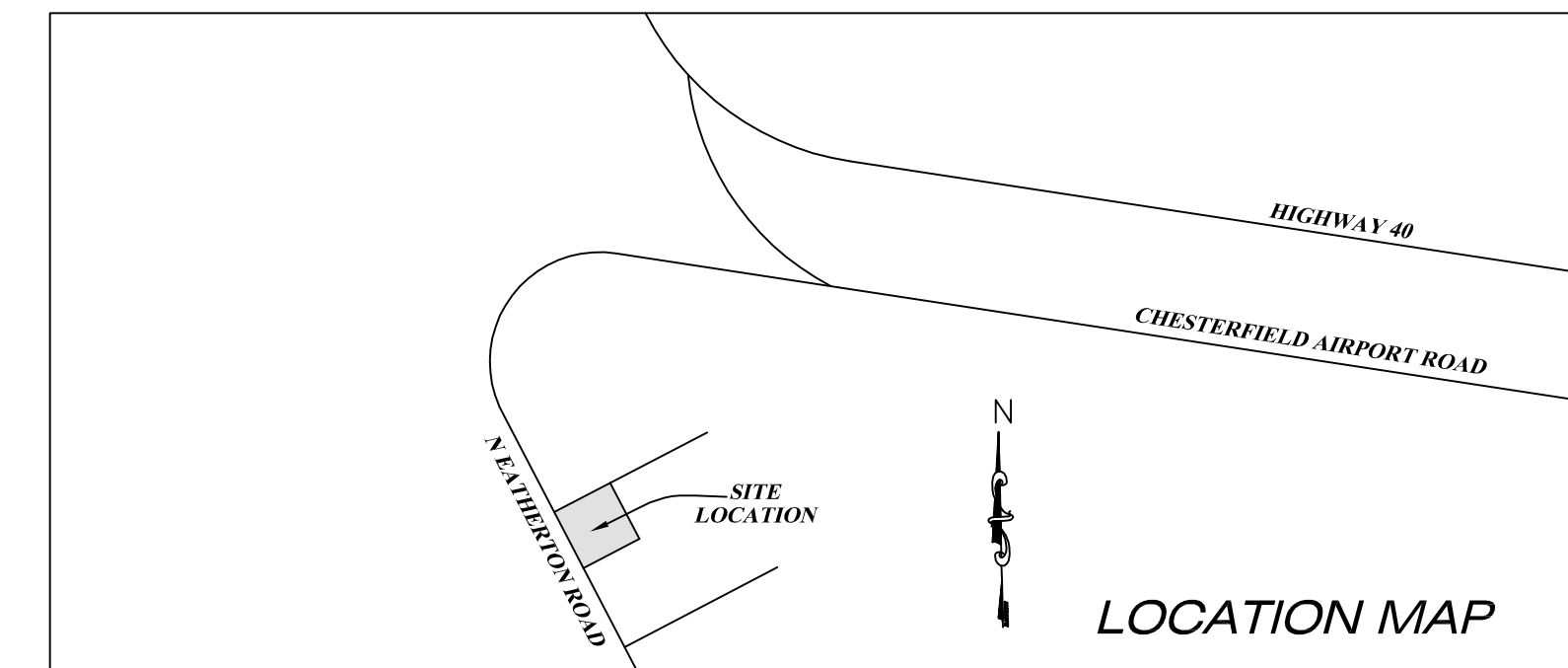
N EATHERTON ROAD (40W)



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

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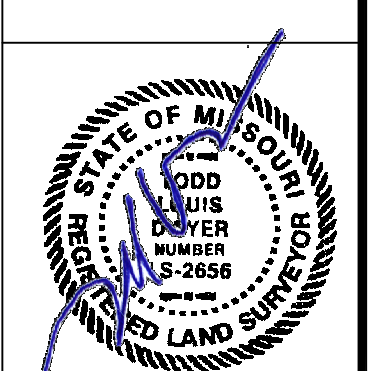
— GAS —	GAS	GAS	GAS	GAS
— P —	PETRO LINE	P	P	P
— T —	TELEPHONE LINE	T	T	T
— E —	ELECTRIC LINE	E	E	E

● = TREE
 ⊙ = UTILITY POLE
 ⊕ = PROPANE TANK
 ⊗ = AIRPLANE PROPELLER

NO: 13-0236
DATE: 03/21/13
DRAWN BY: BMS

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A TRACT OF LAND RECORDED IN TITLE BOOK 336 PAGE 72
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