

Planning Commission Public Hearing Report

- Meeting Date:** October 28, 2019
- From:** Annisa Kumerow, Planner **AK**
- Location:** A 2.05 acre tract of land located on the east side of North Eatherton Road south of its intersection with Wardenburg Road
- Petition:** **P.Z. 11-2019 318 N. Eatherton:** A change in zoning from “NU” Non-Urban District and “PI” Planned Industrial District to create a new “PI” Planned Industrial District at 318 N. Eatherton Road and a portion of 340 N. Eatherton Road.
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SUMMARY

John Follmer, with Follmer Real Estate, LLC, is requesting a zoning map amendment to a new “PI” Planned Industrial District for a total of 2.05 acres of land, consisting of a 1.05 acre parcel which is zoned “PI” Planned Industrial District and a 1.00 acre tract of land which is currently zoned “NU” Non-Urban District. The subject site is located east of North Eatherton Road, south of its intersection with Wardenburg Road. The new “PI” Planned Industrial District would allow for the development of a 5,400 square foot storage building, trash enclosures, and material storage bins on the site.



Figure 1: Aerial of subject site

HISTORY OF SUBJECT SITE

The two properties comprising the subject site were originally zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. In 2012, the City of Chesterfield approved Ordinance 2705, which rezoned the 1.05 acres of 318 North Eatherton from “NU” Non-Urban District to “PI” Planned Industrial District. A Site Development Plan was approved on June 18th, 2018 for the portion of the subject site consisting of 318 North Eatherton Road.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“NU” Non-Urban District	Agricultural/Undeveloped
East	“NU” Non-Urban District	Agricultural/Undeveloped
South	“M-3” Planned Industrial District	Agricultural/Undeveloped
West	City of Wildwood	

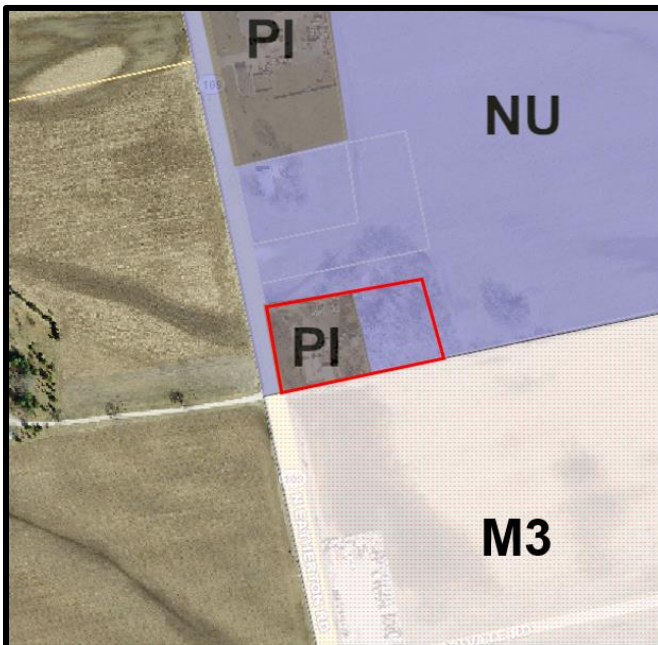


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is within the “Industrial Low Intensity” land use designation which includes land uses of manufacturing & assembly as well as warehousing and distribution.

The proposed uses in this request are identical to the permitted uses contained in Ordinance 2705, which currently governs the 318 North Eatherton portion of the subject site. The proposed uses in this request would comply with the Land Use Plan.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policies and the staff analysis follows in italics:

3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry - Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.

6.0 Low-Intensity Industrial – Low-intensity industrial development should be limited to Chesterfield Valley, including low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses.

The uses proposed as part of this request include cultivation and sale of plant crops as well as storage of contractors' equipment, materials, and supplies. The proposed uses are compatible with the "Industrial Low Intensity" land use designation and the subject site is located west of Long Road.

PRELIMINARY PLAN

A zoning map amendment to a planned zoning district, such as "PI" Planned Industrial District, requires a Preliminary Development Plan which has been included in the Planning Commission's packet. Some elements of the proposal include, but aren't limited to:

- A single story garage and storage building proposed for industrial uses;
- A trash enclosure and two material storage bins;
- Landscape buffer frontage along Eartherton Road;
- Stormwater management provisions in accordance with City requirements for the Valley; and
- Parking area along the northern side of the subject site.

A Public Hearing further addressing the request will be held at the October 28th, City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice, Narrative Statement for this request as required by City Code, and a copy of the Preliminary Development Plan. No vote is requested from the Planning Commission at this time. The purpose of the Public Hearing is to present the request to the Commission and give the public an opportunity to speak.

Attachments

1. Public Hearing Notice
2. Project Narrative
3. Tree Stand Delineation
4. Preliminary Development 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 October 28, 2019 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said Hearing will be as follows:

P.Z. 11-2019 318 N Eatherton Rd. (NU to PI): A change in zoning from “NU” Non-Urban District and “PI” Planned Industrial District to create a new “PI” Planned Industrial District at 318 N. Eatherton Road and a portion of 340 N. Eatherton Road.

PROPERTY DESCRIPTION

A tract of land in U.S. Survey 362, Township 45 North, Range 3 East, St. Louis County, Missouri.



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 Planner Annisa Kumerow at 636.537.4743 or via e-mail at akumerow@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

John Follmer
Follmer Real Estate, LLC
2584 Forst Dr
OFallon, MO 63368

September 30, 2019



Annisa Kumerow
Planner
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

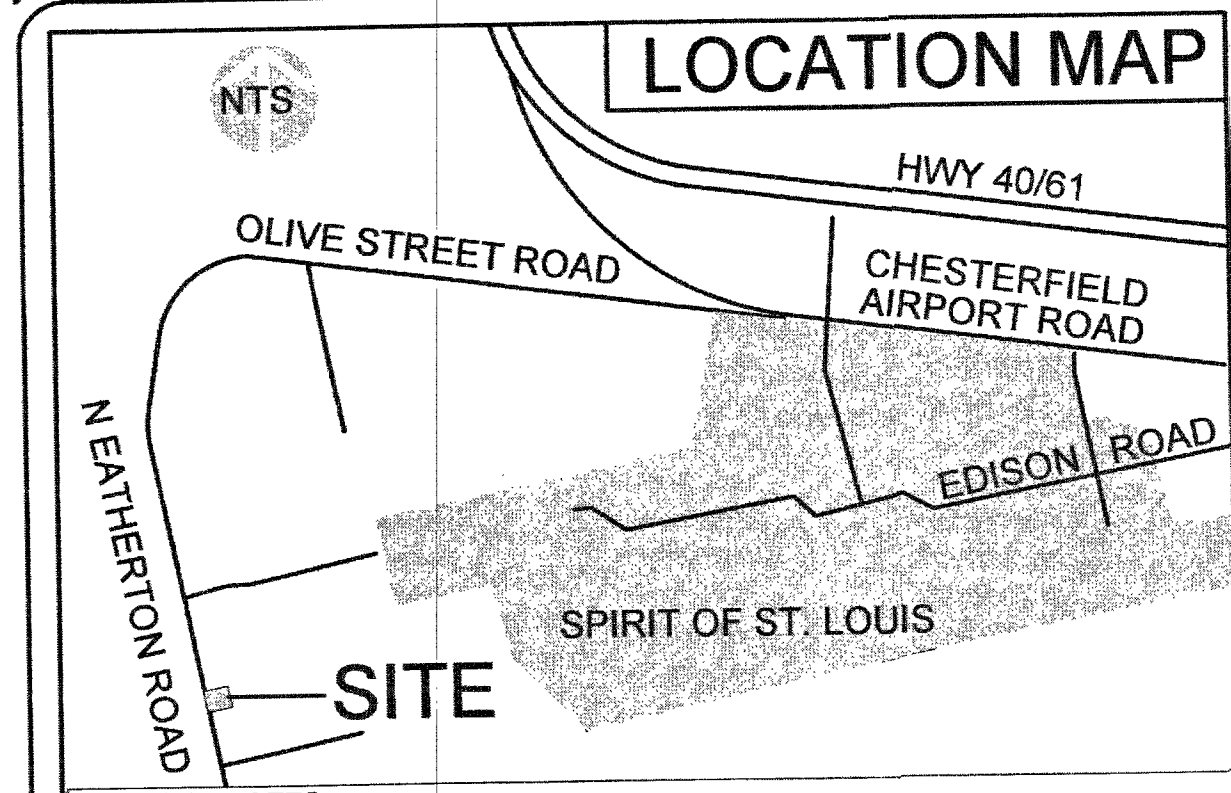
Dear Annisa:

We are proposing a one story garage / storage Building 5400 sf +/- with associated parking, trash enclosure & material storage bins the current zoning on 318 N Eatherton is "PI" ordinance # 2705 the approximate 1 acre on 340 N Eatherton will be amended into the "PI" ordinance with the same allowable uses. There is one single access drive for the 2.052 acre site.

Sincerely,

J Follmer
9/30/19

John Follmer
Member
Follmer Real Estate, LLC



PROJECT NOTES:

AREA OF SITE:	2.052 AC	PARCEL 1 - 1.052 AC	PARCEL 2 - 1.0 AC
LOCATOR NO:	18W 43 0080	18W410026	
SITE ADDRESS:	18W 43 0080 340 N EATHERTON RD. CHESTERFIELD, MO. 63017	18W410026 318 N EATHERTON RD. CHESTERFIELD, MO. 63017	
PREPARED FOR:	JOHN FOLLMER 2584 FORST DRIVE OFALLON, MO 63368 - 314.568.4696		
OWNER OF RECORD:	ELCO MISSOURI CORPORATION 240 CHESTERFIELD IND BLVD, CHESTERFIELD MO. 63005		
PREPARED BY:	 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX		
EXISTING ZONING:	"NU" NON URBAN & "PI" PLANNED INDUSTRIAL ORD: 2705		
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL AMEND - ORD: 2705		
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. PER ZONING CODE REGULATIONS		
PARKING	PER ZONING CODE REGULATIONS		
SETBACKS AS ESTABLISHED IN ORD:2705	30' FRONT PARKING & BUILDING 10' SIDE & REAR PARKING & BUILDING 0' NORTHERN PARKING SETBACK		
MAXIMUM HEIGHT:	35' MAXIMUM HEIGHT		
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:	MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY CHARTER COMMUNICATION AMEREN AT&T		
THIS SITE IS IN THE FOLLOWING DISTRICTS:	MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAM SEWER DISTRICT		

A TRACT OF LAND BEING IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND SPINDLE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FOLLMER REAL ESTATE BY DEED BOOK 21860 PAGE 3033 IN THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, VARIABLE WIDTH, THENCE NORTH 78 DEGREES 02 MINUTES 53 SECONDS EAST, 405.48 FEET, THENCE SOUTH 11 DEGREES 57 MINUTES 07 SECONDS EAST, 220.15 FEET TO THE NORTH LINE OF A OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY BY DEED BOOK 8887 PAGE 2392; THENCE SOUTH 77 DEGREES 58 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID ST. LOUIS COUNTY TRACT, 405.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID EATHERTON ROAD; THENCE NORTH 11 DEGREES 57 MINUTES 07 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, 220.71 FEET TO THE POINT OF BEGINNING. CONTAINING 89,379 SQUARE FEET OR 2.052 ACRES, MORE OR LESS.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

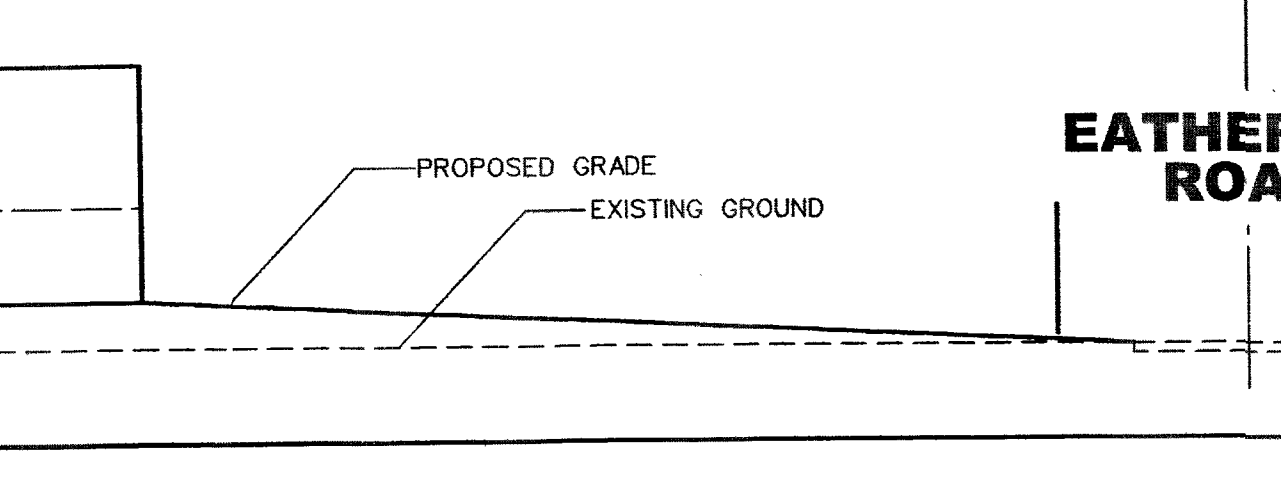
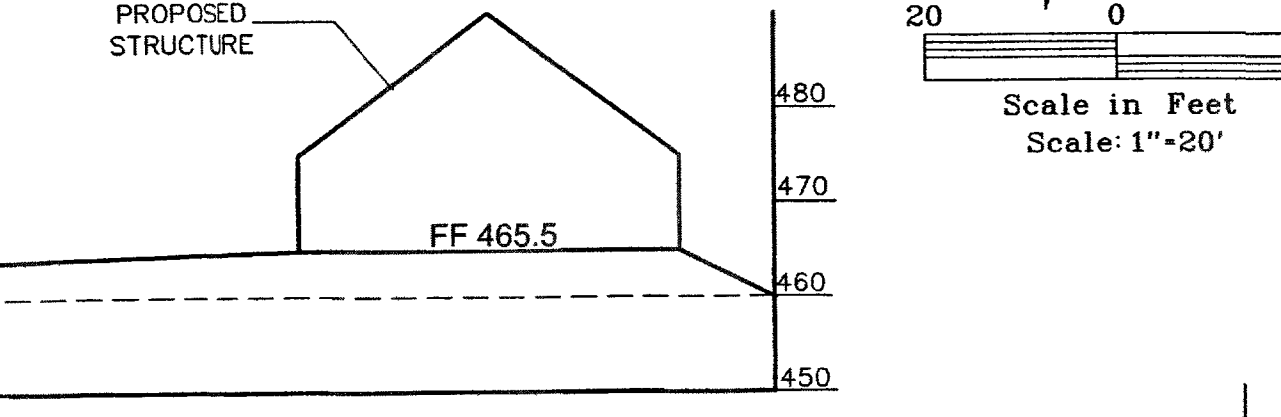
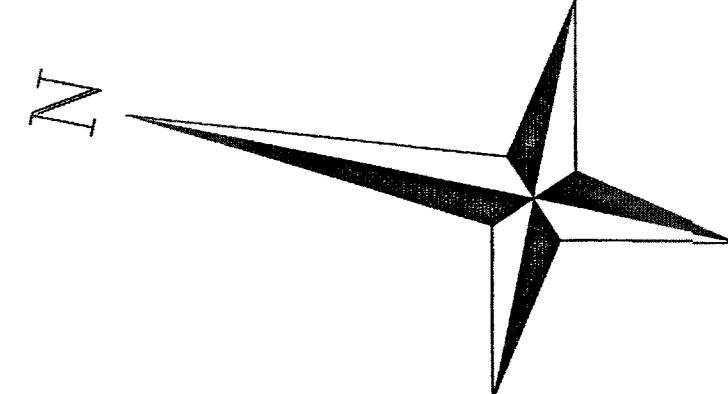
THE LOCATION OF STORM SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

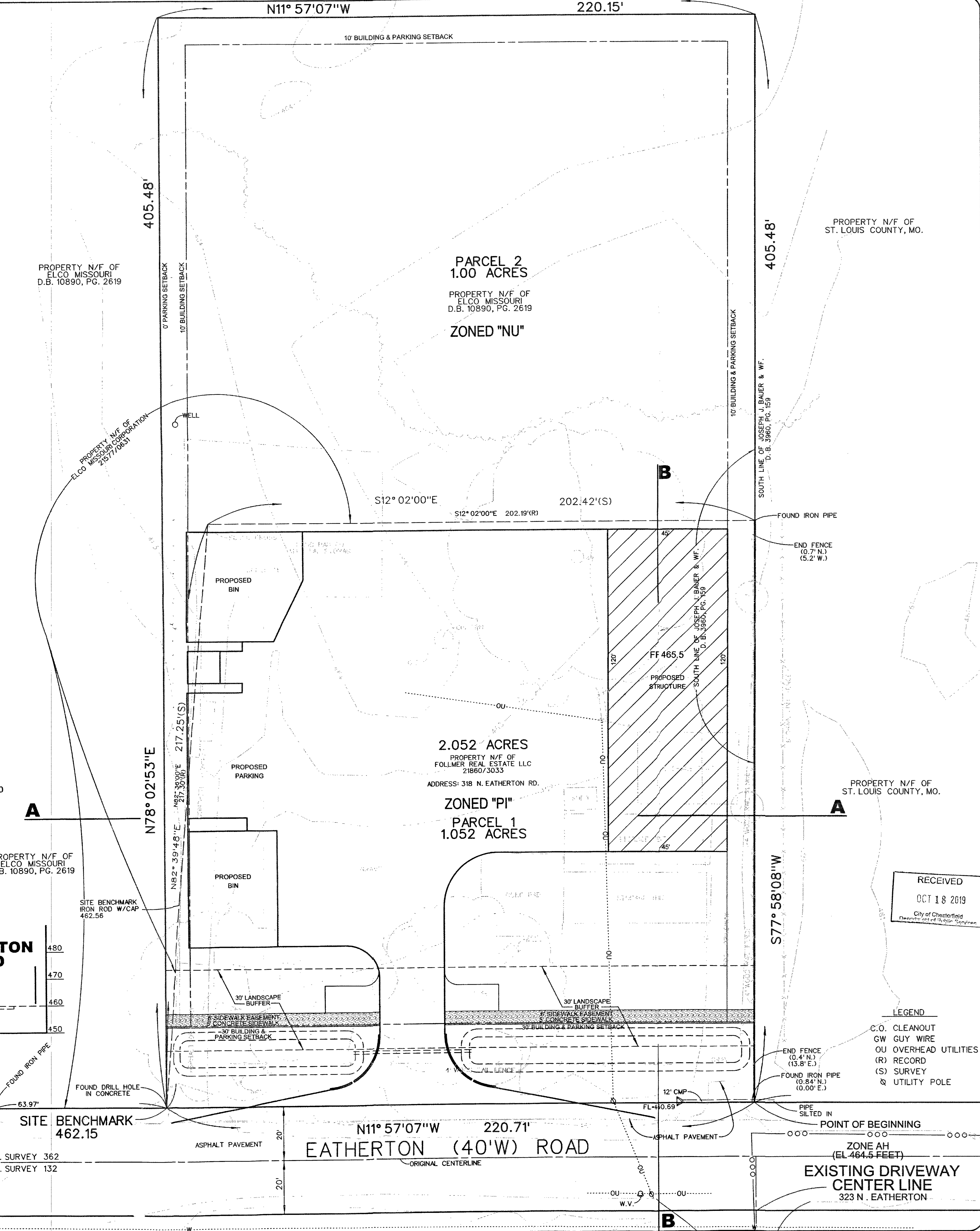
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND 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 THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

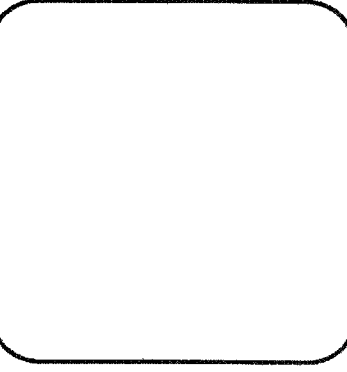
Professional Engineer and Surveyor stamps for Timothy J. Meyer and Eric J. Kirby, P.L.S.



ST. LOUIS COUNTY BENCHMARK: ELEV = 461.10
STANDARD ALUMINUM DISK STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER, 10' EAST OF THE CENTERLINE OF EATHERTON AND 50' NORTH OF THE EAST PIPELINE MARKER APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (#330 EATHERTON)

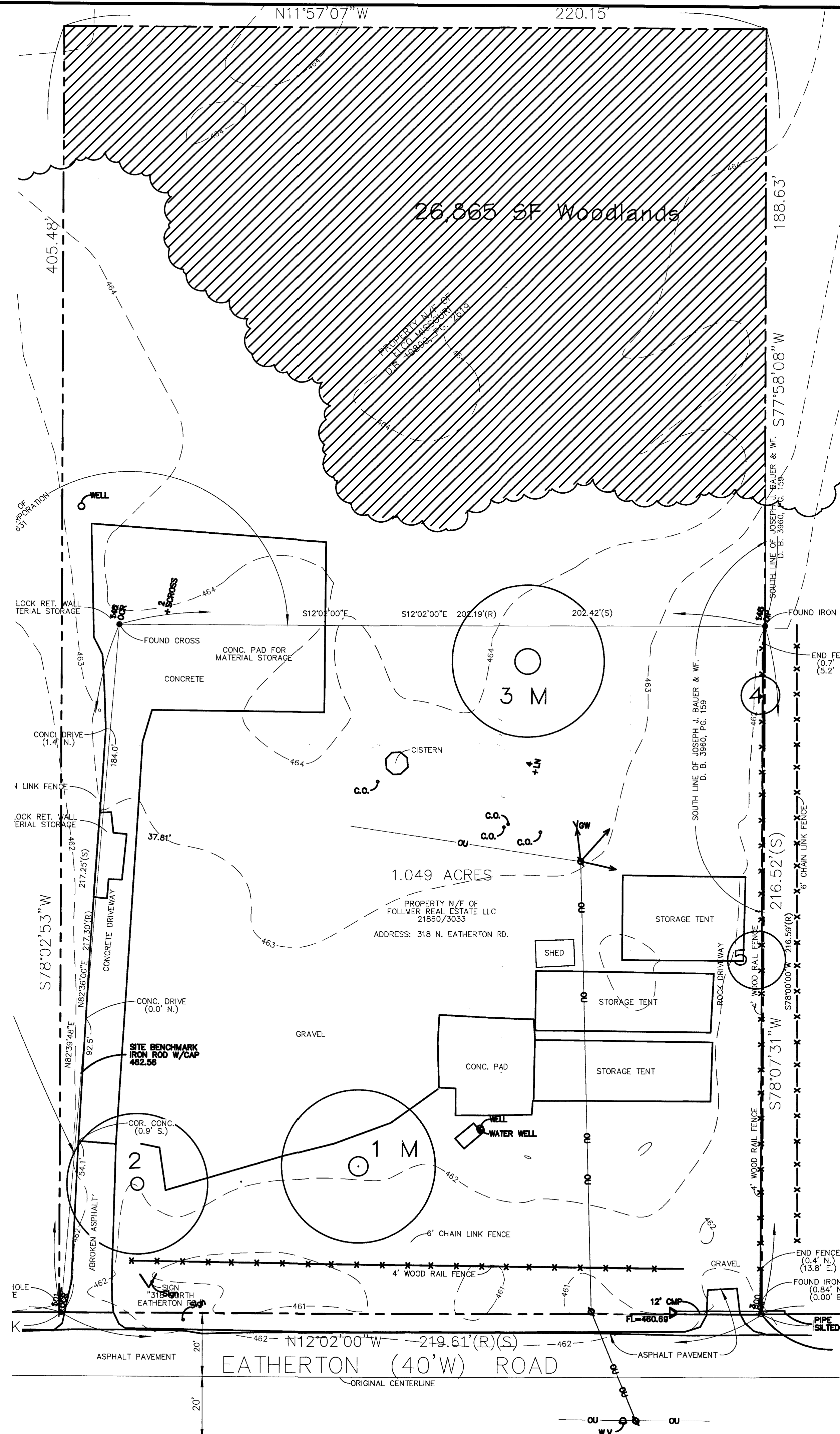


VOLZ Incorporated
10849 INDIAN HEAD INDL. BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 MAIN
314.890.1250 FAX



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 OCT 18 2019
City of Chesterfield
Department of Public Services



Tree Stand Delineation
SCALE 1" = 20'-0"

INDIVIDUAL TREE LIST

318 N. Eatherton RD					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Silver Maple	36	1,808	3	Monarch, 4 stems
2	Silver Maple	36	1,520	1	In Decline
3	Silver Maple	48	1,809	3	Monarch, 3 stems
4	Hackberry	7	113	3	Monarch, 4 stems
5	Silver Maple	7	254	3	
Total			5,504		

Revised Tree Stand Delineation Narrative
August 2, 2019

The overall subject Lot comprises a total of 2.05 Ac and has a total of 0.15 AC. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

The woodland area canopy is comprised of Silver Maple, Cottonwood, Hackberry, and Mulberry. The size ranges from 6-40" DBH. The understory is primarily Boxelder of 2-4" DBH. The Silver Maple all have poor form with multi-stem with low crotch unions. There are no Monarch trees as none met two or more of the criteria for the designation.

The balance of the tree canopy is made up of individual trees.

RATING: 1=Poor Quality
3=Average Quality
5=Excellent Quality

No state champion or rare trees were found on the site.

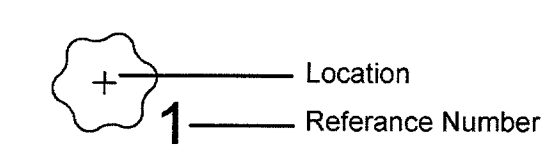
TREE CANOPY: = 0.61 AC. (26,865 SQ. FT.)
WOODLAND AREA = 0.13 AC. (5,504 SQ. FT.)
INDIVIDUAL TREES TOTAL = 0.74 AC. (32,369 SQ. FT.)

Tree Stand Delineation Plan Prepared Under Direction of Colleen Baum Certified Arborist MW-47777-A

Colleen L. Baum

Base Map Provided by: Volz Engineering, Inc.

LEGEND



Douglas A. DeLong, Landscape Architect LA-81
Consultants:

**318 N. Eatherton Road
Chesterfield, Mo.**

John Follmer

Revisions:

Date	Description	No.

Drawn: DAD
Checked: BAD

eLong
andscape Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Tree Stand Delineation

Sheet No: **TSD-1**

Date: 8/2/2019
Job #: 158.002