


Architectural Review Board Staff Report

Meeting Date: November 18, 2021

From: Chris Dietz, Planner 

Location: 16801 N. Outer 40 Rd.

Description: **Chesterfield Valley Nursery SDP:** A Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for a 54.97-acre tract of land located along the north side of North Outer 40 Road and east of Boone's Crossing (17T620041).

PROPOSAL SUMMARY

Volz Inc., on behalf of Chesterfield Valley Nursery, has submitted a Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for an existing Nursery and sales room use located on the east end of Chesterfield Valley. Though several improvements currently exist onsite today, a Site Development Plan has never been formally approved for this site by the City. This Site Development Plan has been submitted to secure an approved plan for the site, request additional structures, and partially abate a Notice of Violation previously issued by the City for this property in January of 2020. A copy of this Notice of Violation is attached to this report.

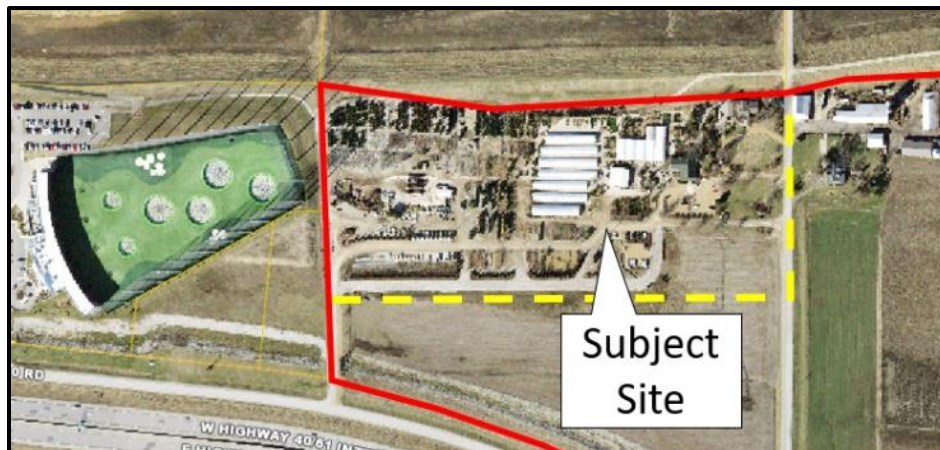


Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

Pre-1988—Subject site is zoned “NU”—Non-Urban.

1991—Planning Commission approves a Freestanding Monument for Chesterfield Valley Nursery.

2008—

- A 10.4-acre portion in the northwest corner of the site was rezoned from “NU” Non-Urban to “AG”—Agricultural District.
- A Conditional Use Permit (CUP #30) was approved that same year, allowing the use of salesroom in conjunction with the nursery.
- A Site Development Plan also submitted this year and even reviewed by the ARB to allow for the new sales room and the expansion of an existing storage shed, but was never approved due to the applicant’s inactivity prior to Planning Commission review.

2015—Another Site Development Plan is submitted and again deemed inactive without ever being approved.

2020—Notice of Violation letter issued for multiple code violations pertaining to development onsite.

In summary, several improvements have occurred onsite over the years, but a Site Development Plan reflecting these improvements has never been approved by the City of Chesterfield.

STAFF ANALYSIS

Existing Conditions

Though a Site Development Plan has never been approved, several improvements existing on the site have been added over the years. There is also a single-family home located on the northeast corner of the site that existed prior to the rezoning of the site in 2008. The figure below shows buildings, landscape growing areas, material stockpiling areas and parking areas—none of which have ever been approved:



Figure 2: Aerial (2007)

Over the years, additional structures have been added, and nursery operations have expanded south beyond the access drive into the site, as shown on the aerial from 2020 below:



Figure 3: Aerial (2020)

Request

The applicant has submitted a Site Development Plan to bring these previous improvements into compliance with an approved plan, while also proposing new buildings not yet constructed onsite. These new buildings include an addition to the existing office on the eastern side of the site, a building

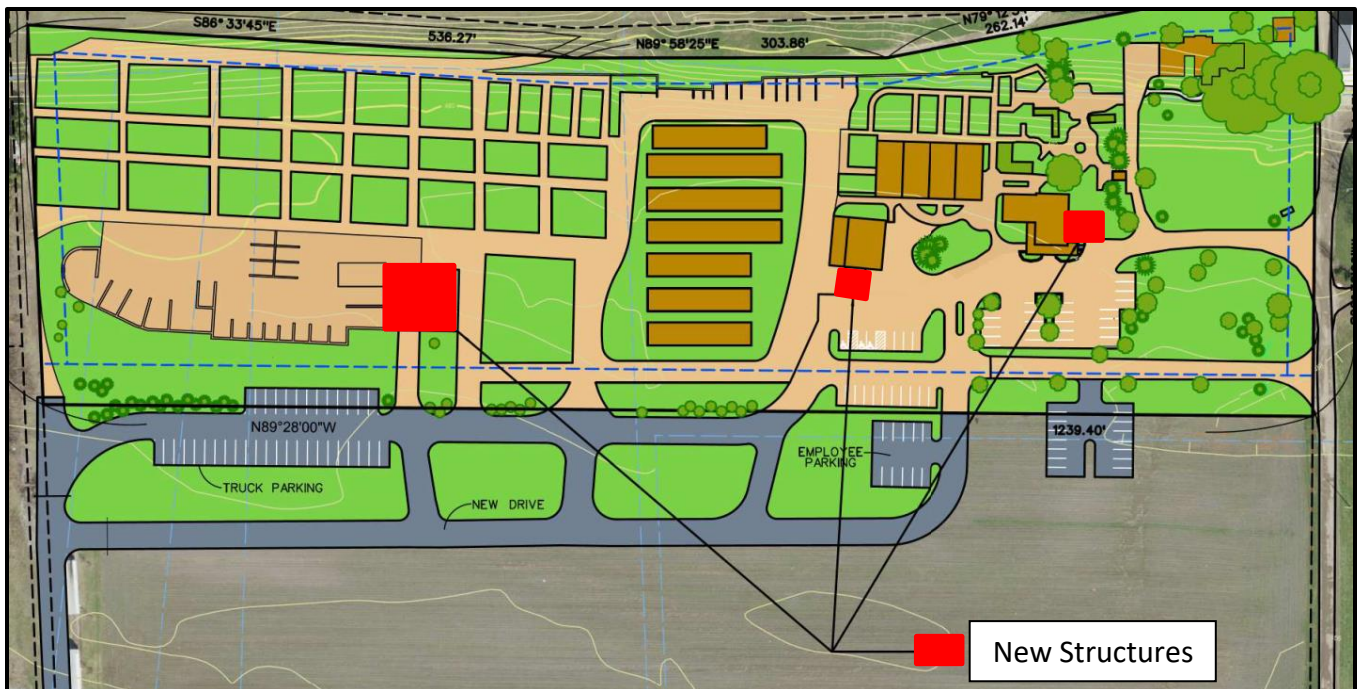


Figure 4: Color Site Plan

expansion to an existing utility building west of the office, and a new storage shed on the western end of the property.

The remainder of this report will compare the proposed Site Development Plan to the provisions of the Unified Development Code’s Architectural Review Design Standards.

Chesterfield Valley Development Requirements

The Unified Development Code details criteria for development within Chesterfield Valley. These criteria, as they pertain specifically to this development, are listed in the table below:

Facades	<ul style="list-style-type: none"> • Utilize architectural elements from the front facade on the side and rear of the structure. • Utilize accent lighting and avoid flood lighting for facades of buildings facing I-64/US 40. • Screen trash enclosures and construct with materials consistent to the building.
Storage	<ul style="list-style-type: none"> • Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40.
Utilities	<ul style="list-style-type: none"> • Install all new and existing site utilities underground.
Parking	<ul style="list-style-type: none"> • Locate parking primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40. • Screen loading areas and construct with material consistent to the building.

Table 1: Chesterfield Valley Design Requirements

UDC Architectural Review Design Standards

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design. The remainder of this report will detail how the proposal aligns with these standards.

General Requirements for Site Design

The Unified Development Code details both desirable and undesirable practices for Site Design, as shown in the table below:

Desirable Practices	Undesirable Practices
Provide safe pedestrian movement between elements	Site design that impairs or interferes with other properties or developments
Provide public plazas, courtyards, assembly areas, etc.	Excessive noise, lighting, glare
Incorporate scenic views, fountains, public art, etc., within outdoor spaces	Delivery zones, trash enclosures, storage areas, transformers and generators that are not screened and are visible by the public
Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces	Aboveground public utilities

Table 2: General Guidelines for Site Design

General Requirements for Site Design are further broken down into the following categories:

- Site Relationships
- Circulation and Access

- Topography and Parking
- Retaining Walls (Not applicable)

A. Site Relationships

The nursery abuts Top Golf to the east, the Monarch Levee to the north, undeveloped land to the east and Interstate 64 is located south of this site.

B. Circulation and Access

The site is accessed only from North Outer 40 Rd. by a single gravel drive into the site. Code requires that all parking and loading areas, including driveways, be paved. Exceptions can be made for both AG and NU districts if the City can approve an alternative dustproofing method. Gravel is not considered suitable dustproofing method as dust carries offsite onto adjacent properties. The Site Development Plan shows the gravel drive to remain in place in conjunction with this request.

C. Topography

The site is generally flat with the Monarch Levee running along the north property line.

General Requirements for Building Design

The UDC also includes specific site and building design criteria for commercial and industrial architecture, as well as shopping center and office complex uses, shown in Table 3 below:

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Screen utility meters and surface transformer switching pads.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

Table 3: UDC Commercial and Industrial Design Guidelines

General Requirements for building design are also broken down into the following categories:

- Scale
- Design
- Materials and Color
- Landscape Design and Screening
- Signage
- Lighting

A. Scale

The existing office and sales room building is a two-story, 4,328 square-foot building that was originally a single-family structure prior to being repurposed. The proposed office addition on the building would be an additional 500 square-foot in area. The existing utility storage building is roughly 1,728 sq. ft. and 15’0” tall with an additional 480 sq. ft. addition proposed on the south elevation. The proposed tool storage building on the west side of the property will be roughly 3,000 sq. ft. with a height of 15’0”.

B. Design

The proposed office addition will feature a two-story design utilizing siding, glazing and pitched roofing to match that on the existing building. The utility building and proposed tool storage building are designed as enclosed pole barns with overhead doors and glazing on the north, south and east elevations. The addition to the utility building will feature a greenhouse design.

C. Material and Color

The existing office and salesroom building is comprised of tan vinyl siding, green shingled roofing and white trim—which will all be utilized on the proposed addition as well. The utility building and the proposed tool storage building are comprised of pre-fabricated metal siding (green) and roofing (white). The greenhouse addition to the existing utility building will be comprised of glass with metal framing.

D. Landscape Design and Screening

A landscape buffer is required along the south end of this development where the property abuts I-64 and North Outer 40 Rd. The Landscape Plan depicts a landscape buffer along the south side of the parking area and access drive into the site. Since the primary use on the site is a nursery, the inventory of trees and shrubs provides additional greenery throughout the site as well.

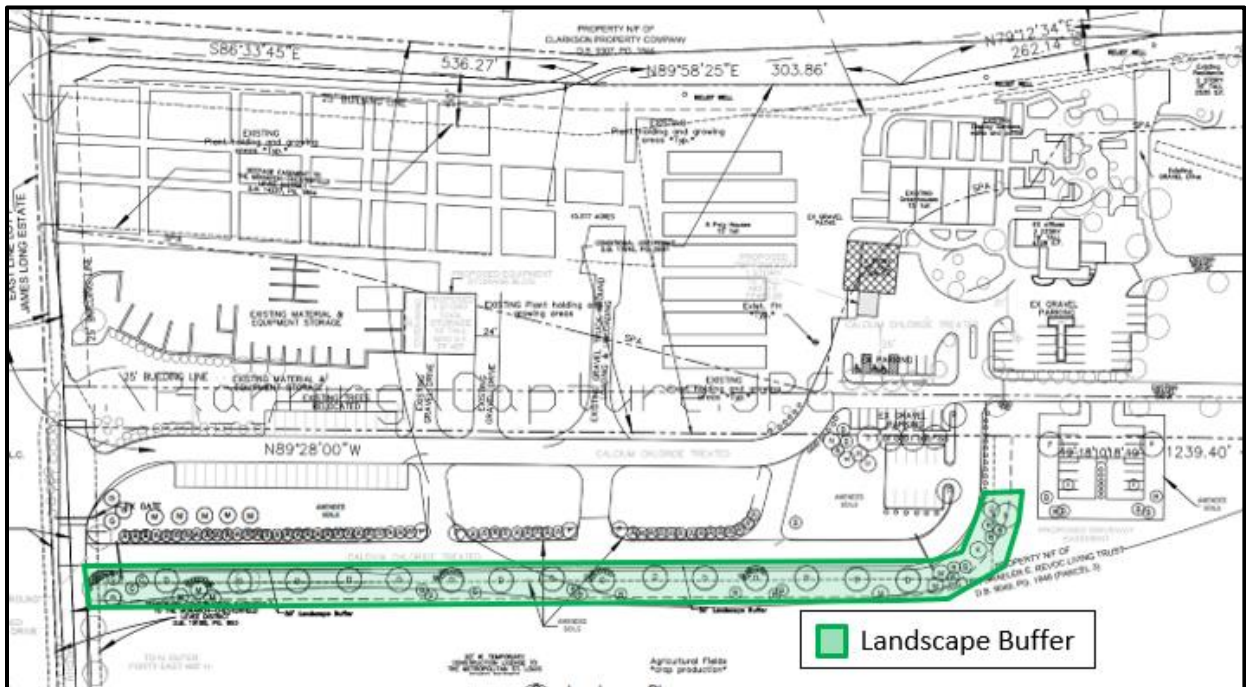
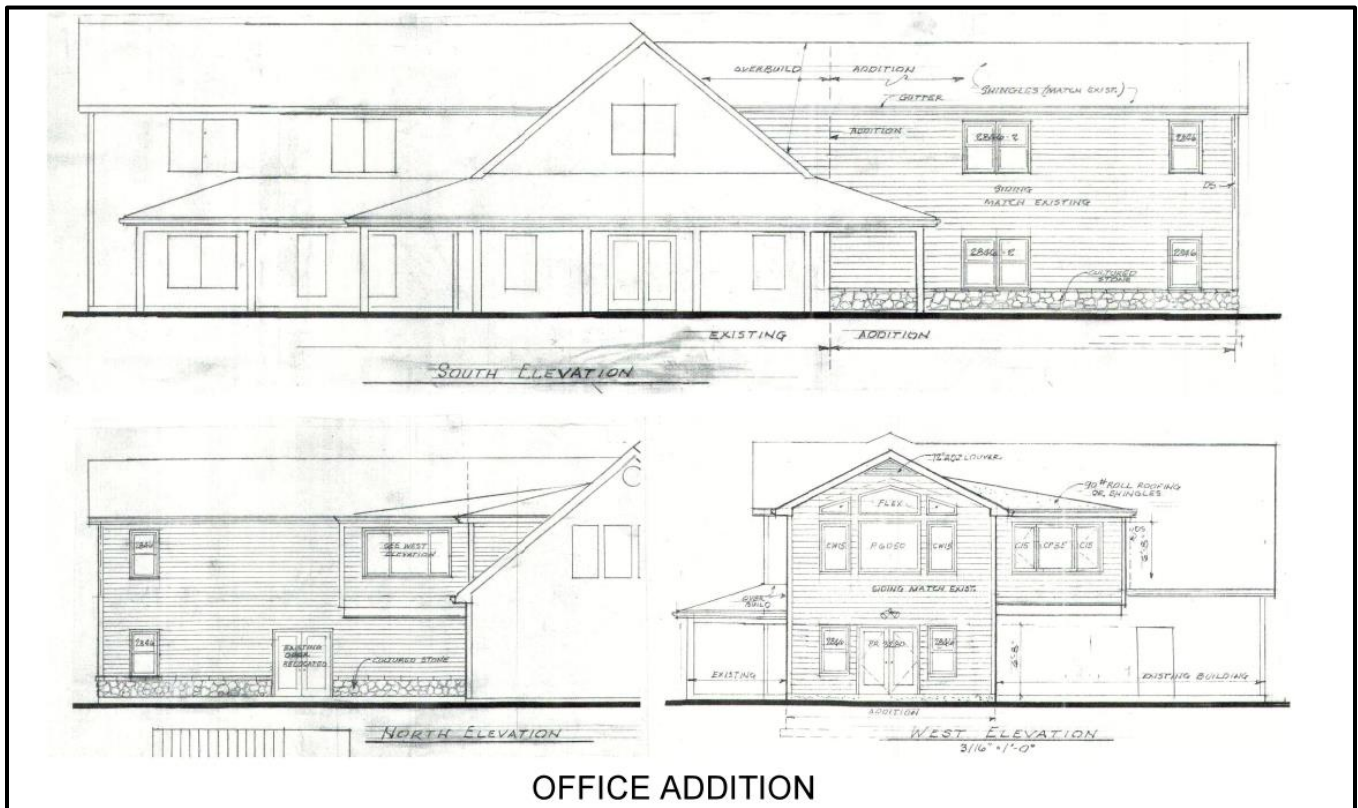


Figure 5: Landscape Plan

E. Lighting

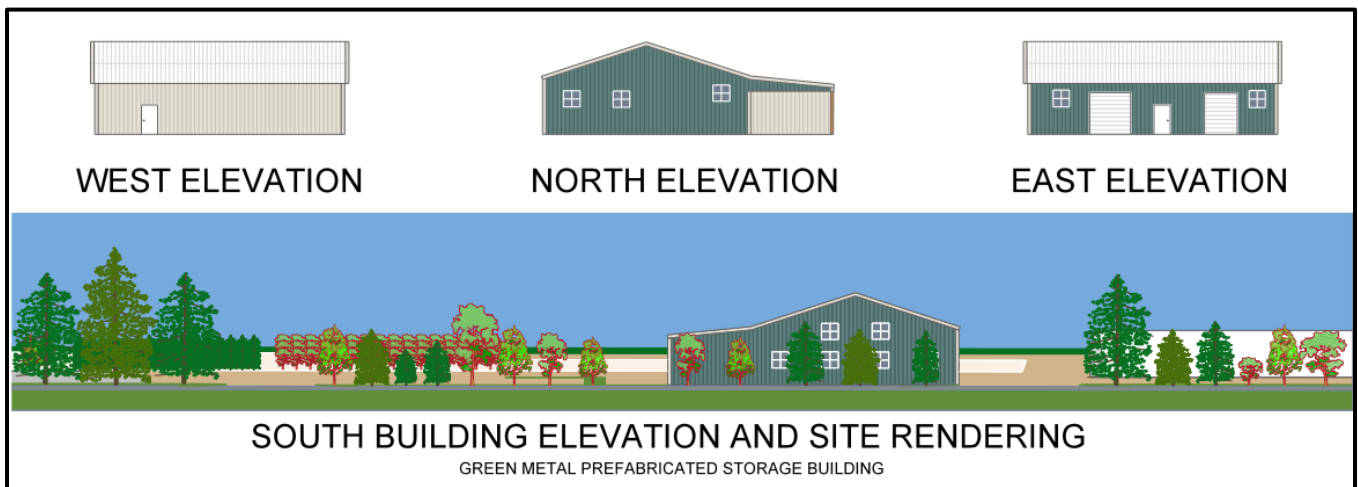
The existing lighting found onsite consists of floodlighting on each of the buildings. The Architectural Review Design Standards specifically for Chesterfield Valley discourage the use of this type of fixture. However, these fixtures are found primarily on the interior of the site. No other lighting was proposed with this Site Development Plan.

F. Elevations



OFFICE ADDITION

Figure 6: Office Elevations



SOUTH BUILDING ELEVATION AND SITE RENDERING

GREEN METAL PREFABRICATED STORAGE BUILDING

Figure 7: Pole Barn Elevations (Tool Storage Building and Existing Utility Building)



Figure 8: Greenhouse Addition (Existing Utility Building)

DEPARTMENT INPUT

This project is currently under Staff review and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission. Staff requests review and recommendation by the Architectural Review Board on the Site Development Plan for Chesterfield Valley Nursery.

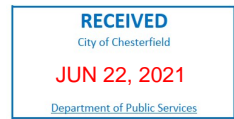
MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for Chesterfield Valley Nursery as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for Chesterfield Valley Nursery to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments: Chesterfield Valley Nursery ARB Packet
 Notice of Violation

June 22, 2021



1 Architect's Statement of Building Design

Use Administrative Offices for Chesterfield Valley Nursery

Built The original building was constructed prior to 2004 and expanded in 2005. Current plans provide for further expansion for offices and meeting rooms.

Style The original building and subsequent additions reflect the scale and style of residential constructions. The building has gable roofs with a colonaded porch surrounding the main entry.

Materials Exterior walls are beige vinyl siding with green asphalt shingle roofing. Windows, doors and various trims are white.

Site The building is sited within the confines of the nursery's extensive planting areas and sets in a lush garden environment of appropriate plantings demonstrating the Nursery's landscape planning skills. Walks are either concrete, gravel or paving stones. Surface drives and parking areas are gravel. As the building sets back over 2000sf from US40 exterior lighting does not impact the highway traffic.

- SHEET INDEX:
- 00 - COVER SHEET
 - 01 - PROPERTY STATISTICS
 - 02 - ARCHITECT STATEMENT
 - 03 - AERIAL SITE PHOTO
 - 04 - AERIAL PHOTOS
 - 05 - COLOR SITE PLAN
 - 06 - COLOR ELEVATIONS & RENDERING
 - 07 - ELEVATIONS
 - 08 - SITE PHOTOS
 - 09 - PHOTOS: EXISTING UTILITY BUILDING
 - 10 - PHOTOS: EXISTING LANDSCAPING

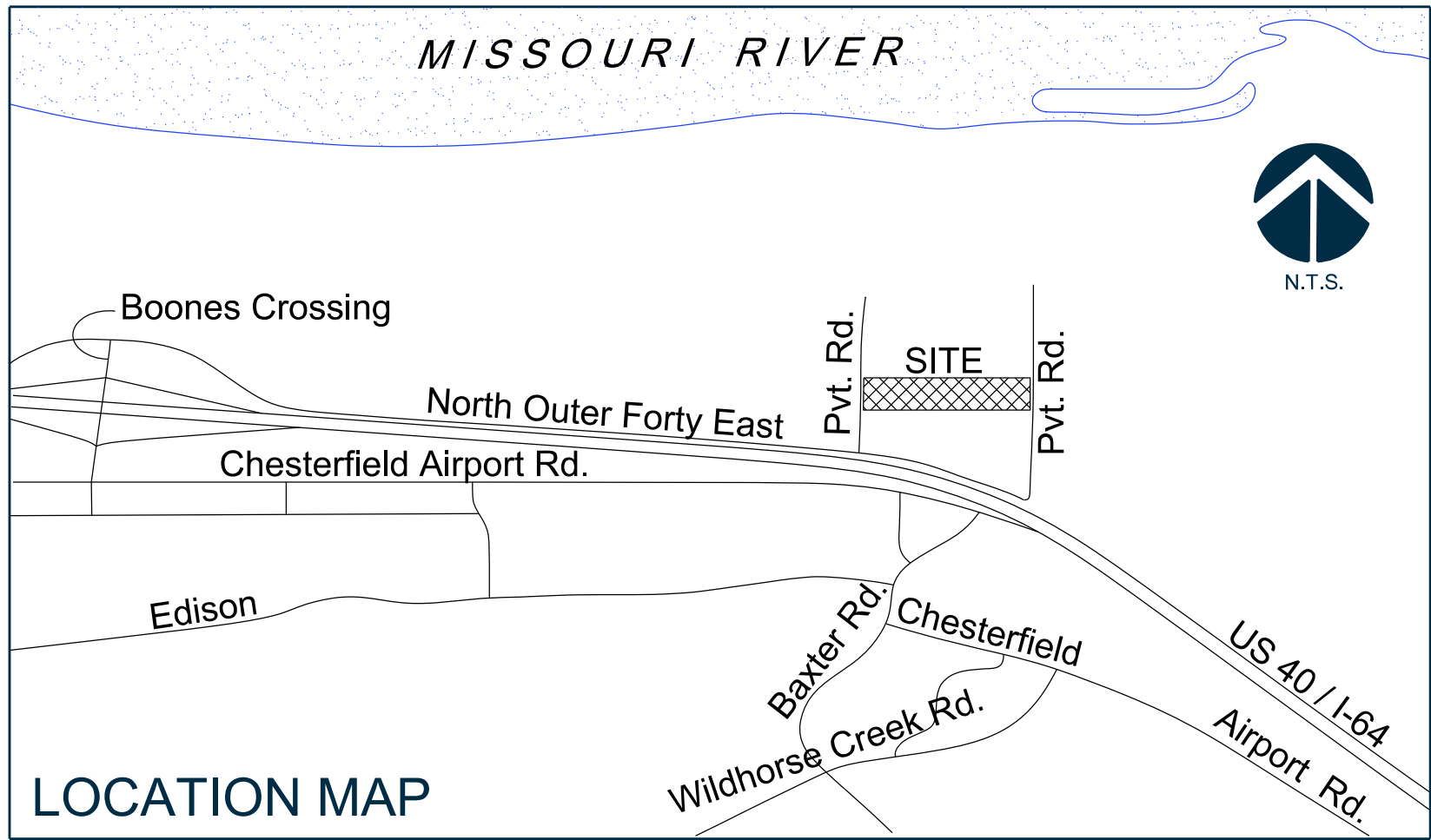
RECEIVED
 City of Chesterfield
 AUG 10, 2021
 Department of Public Services

- SUBMITTAL -
ARCHITECTURAL REVIEW BOARD

- TO -
CITY OF CHESTERFIELD, MISSOURI

- BY -
VOLZ INCORPORATED

- PROJECT -
PROPOSED UTILITY BUILDING
CHESTERFIELD VALLEY NURSERY
16801 N. OUTER FORTY RD.
CHESTERFIELD, MISSOURI 63005



ARCHITECTURAL REVIEW BOARD
SUBMITTED: JUNE 2021

VOLZ | ENGINEERING * LAND PLANNING * LAND SURVEYING * TRANSPORTATION * CONSTRUCTION MANAGEMENT
 Incorporated | 10849 INDIAN HEAD INDUSTRIAL BOULEVARD * ST. LOUIS, MISSOURI 63132.1166 * 314.426.6212 main * 314.890.1250 fax * www.volzinc.com



ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: Chesterfield Valley Nursery

Developer: Jim Graeler Architect: Rob-Bilt Inc. Engineer: Volz Incorporated

Location: 1 mile +/- East of Boone's Crossing on the North side of Hwy. 40.

PROJECT STATISTICS:

Size of site (in acres): 10.38 Total Square Footage: 3000 Building Height: 15'

Proposed Usage: Utility and equipment storage

Exterior Building Materials: Siding

Construction Type: Frame and siding

Roof Material & Design: tin roof - siding

Screening Material & Design: None

Landscape Guidelines: X Commercial Institutional Valley Residential

Building Setbacks: 25' Front 25' Side 25' Rear N/A Max Bldg Ht. N/A Min. Lot Req.

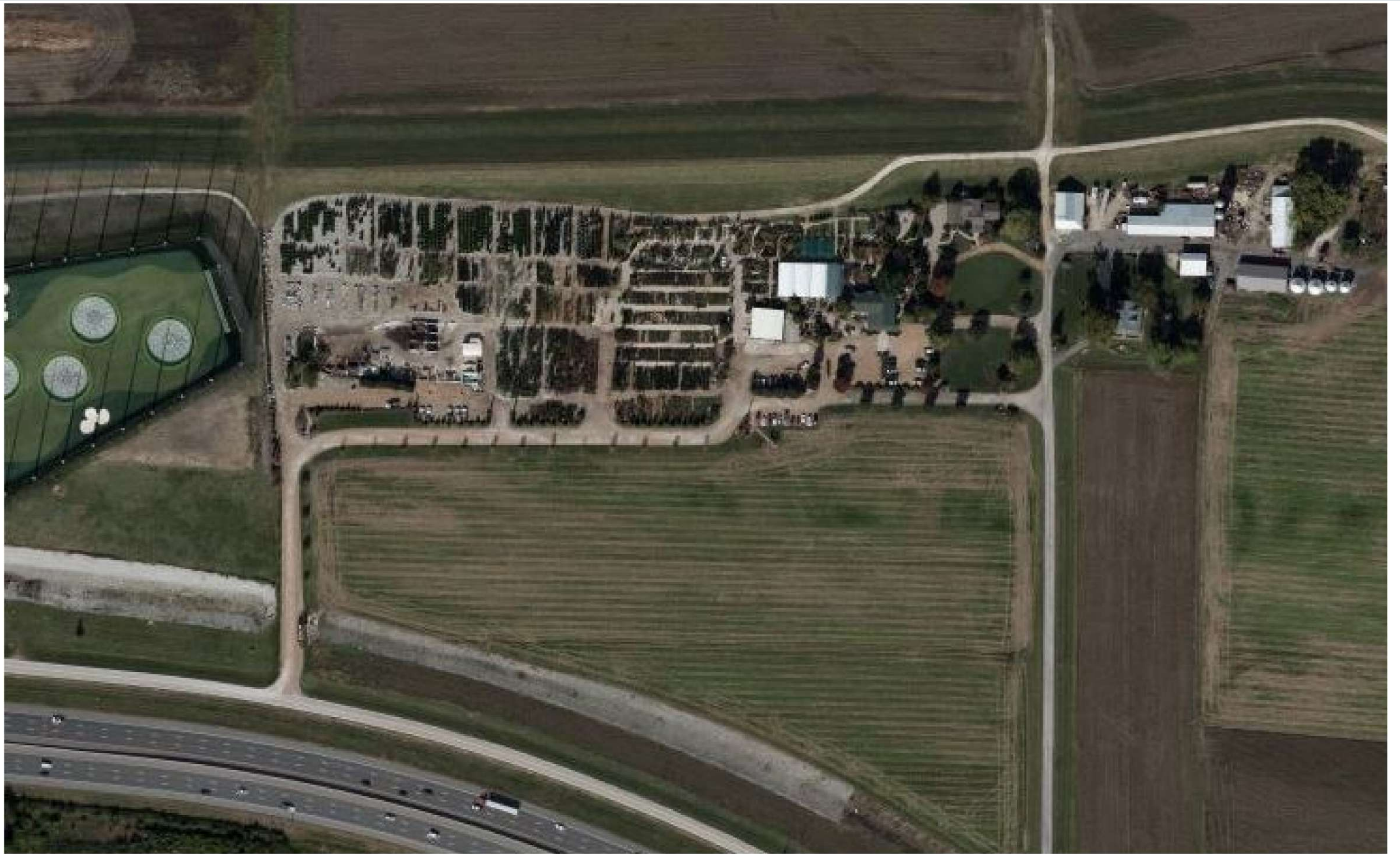
Description of art or architecturally significant features (if any): None

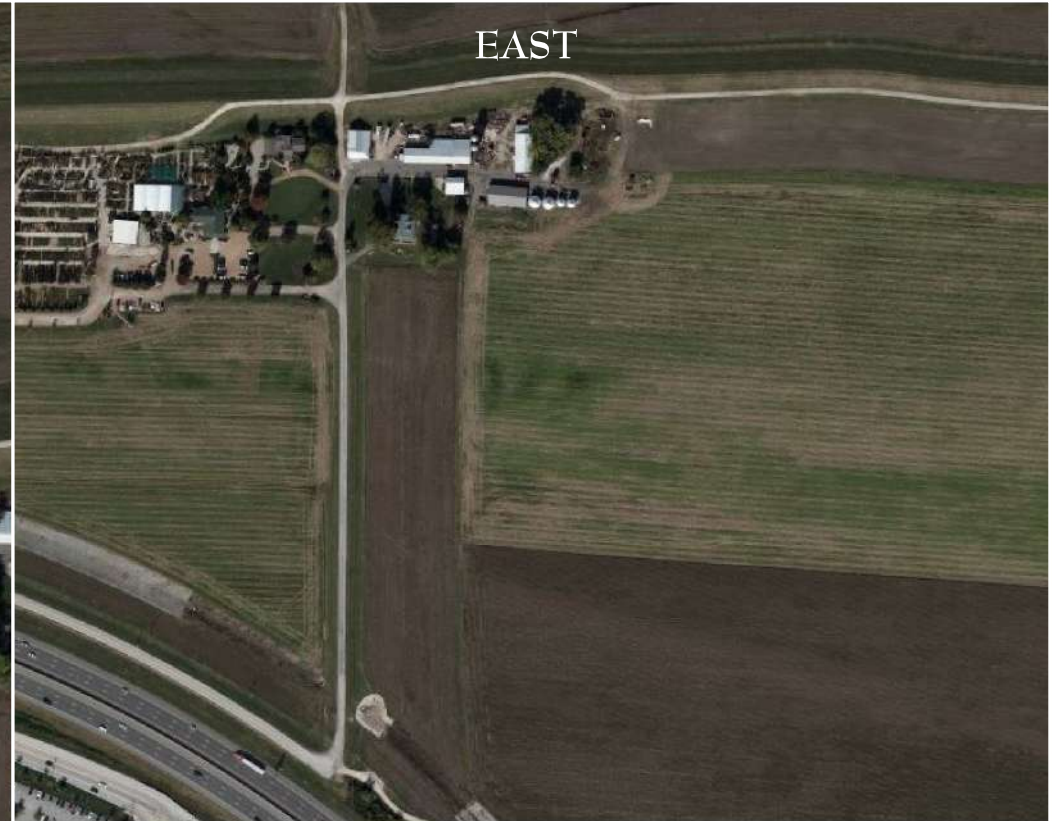
ADDITIONAL PROJECT INFORMATION:

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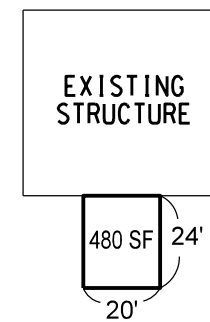
G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

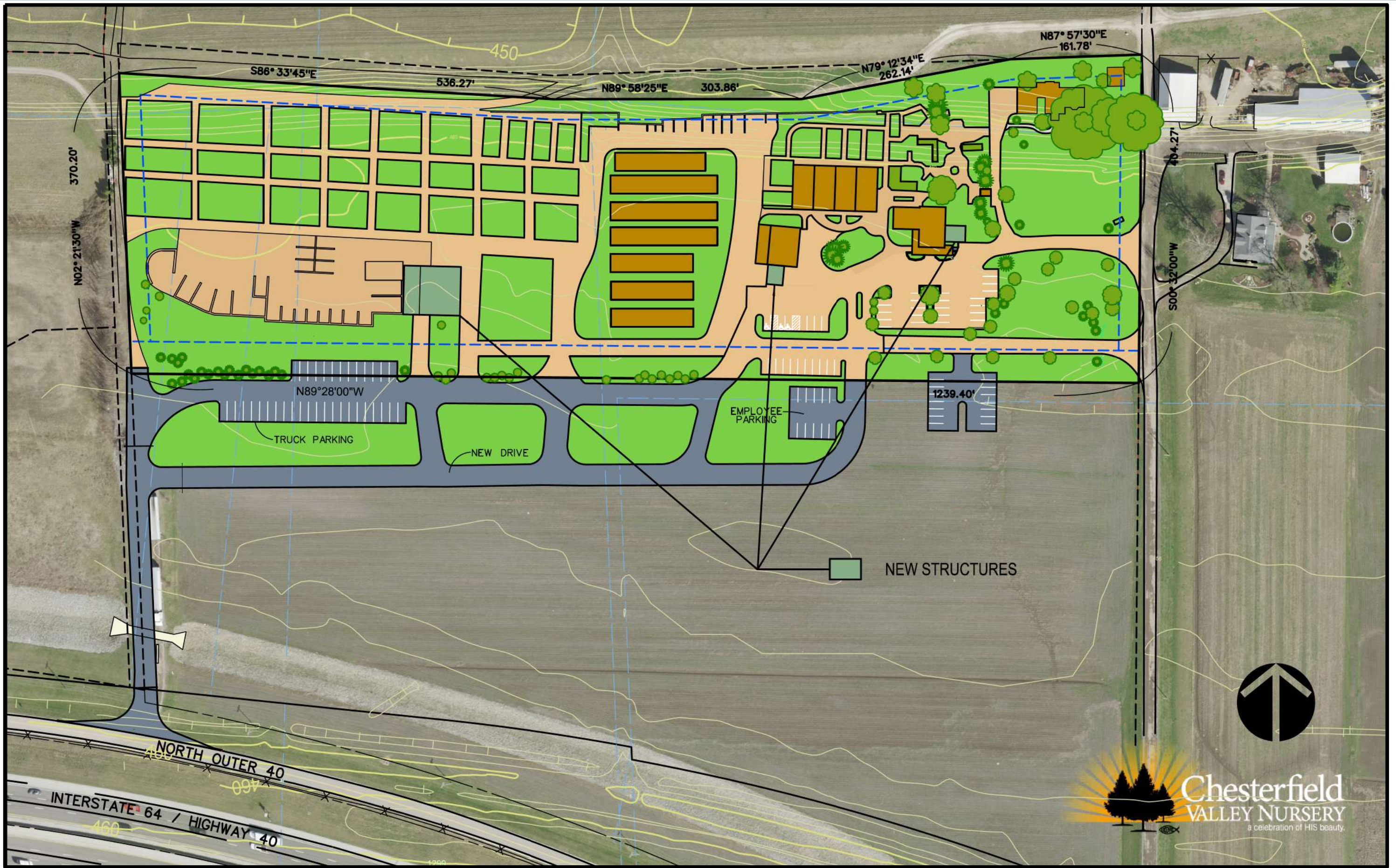
690 Chesterfield Parkway West, Chesterfield MO 63017-0760
Ph. (636) 537-4000 Fax (636) 537-4798 www.chesterfield.mo.us

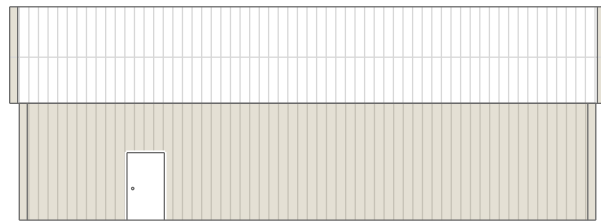




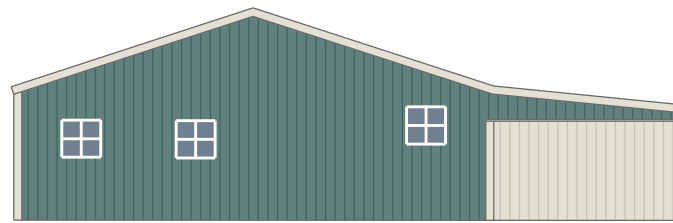
PROPOSED GREENHOUSE







WEST ELEVATION



NORTH ELEVATION

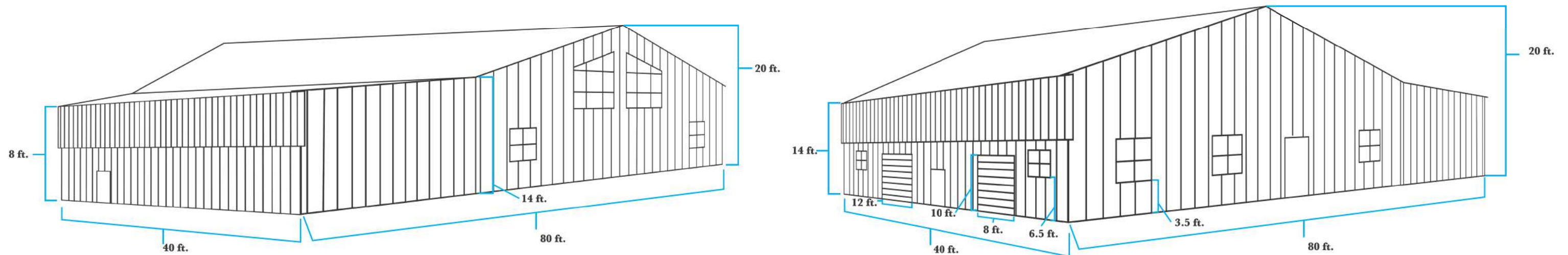


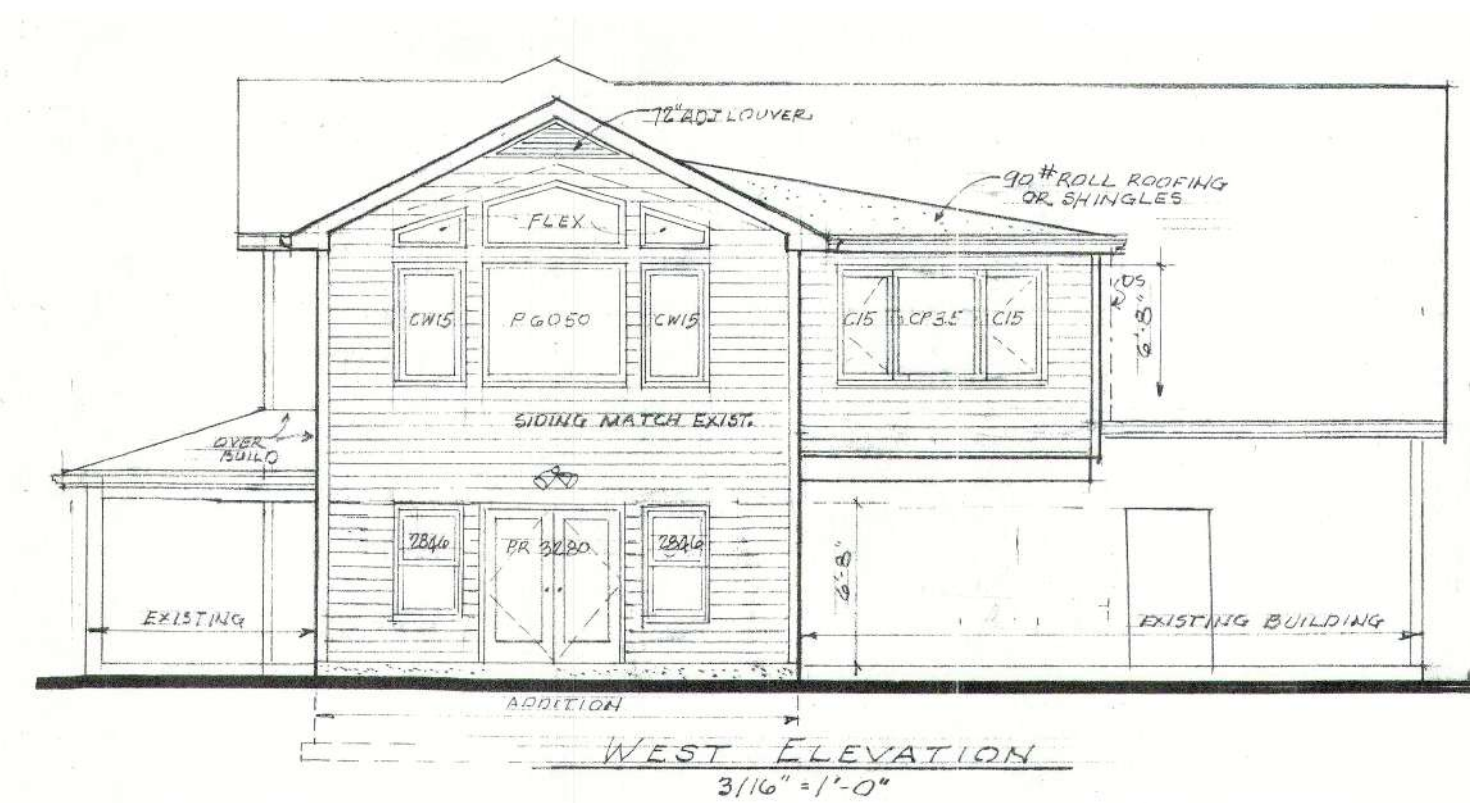
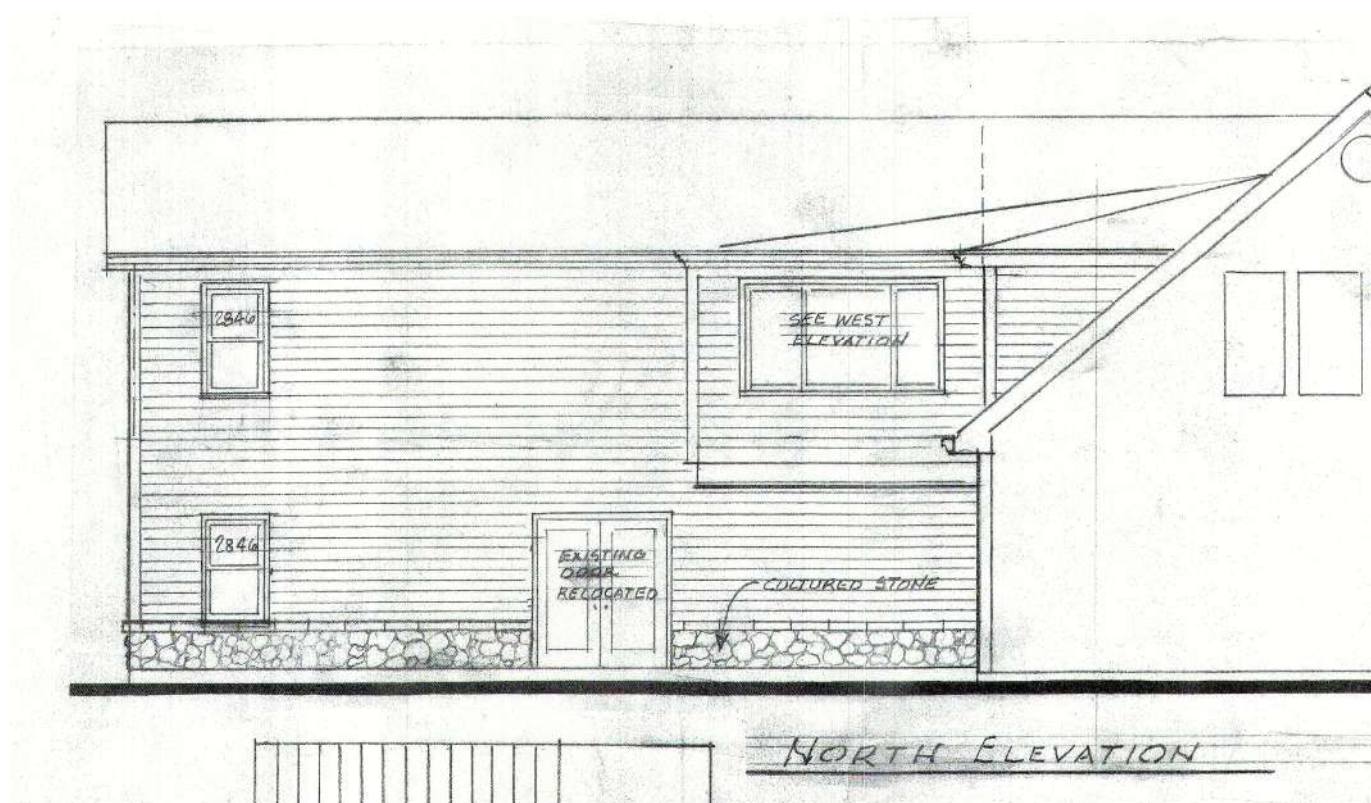
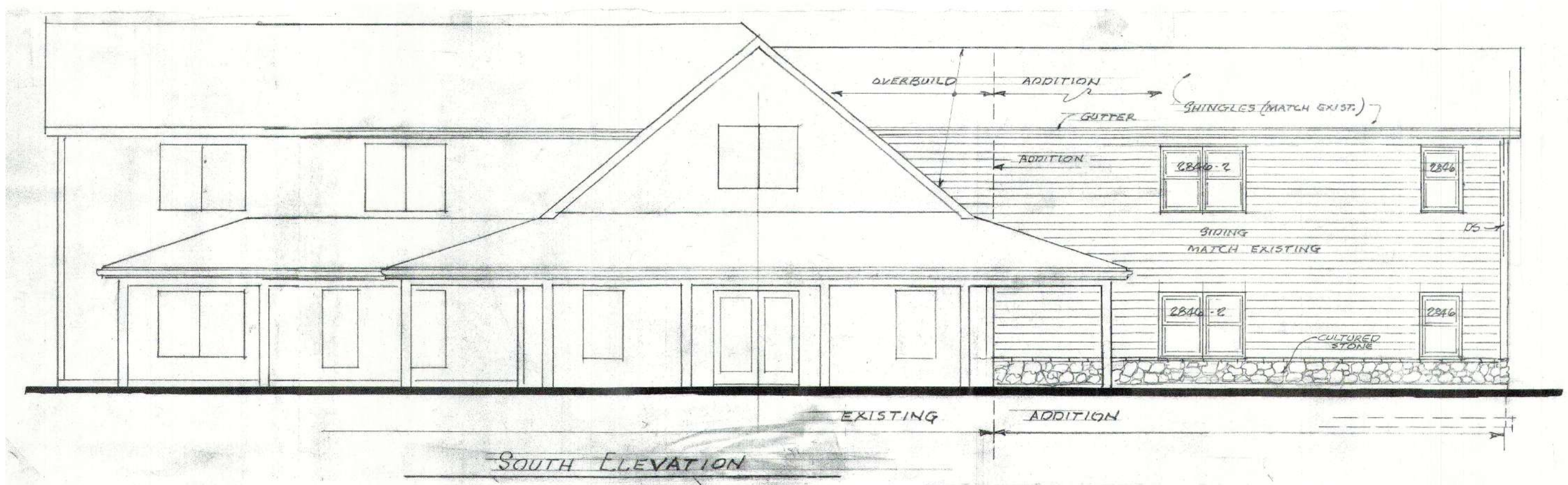
EAST ELEVATION



SOUTH BUILDING ELEVATION AND SITE RENDERING

GREEN METAL PREFABRICATED STORAGE BUILDING





OFFICE ADDITION

NORTH



EAST



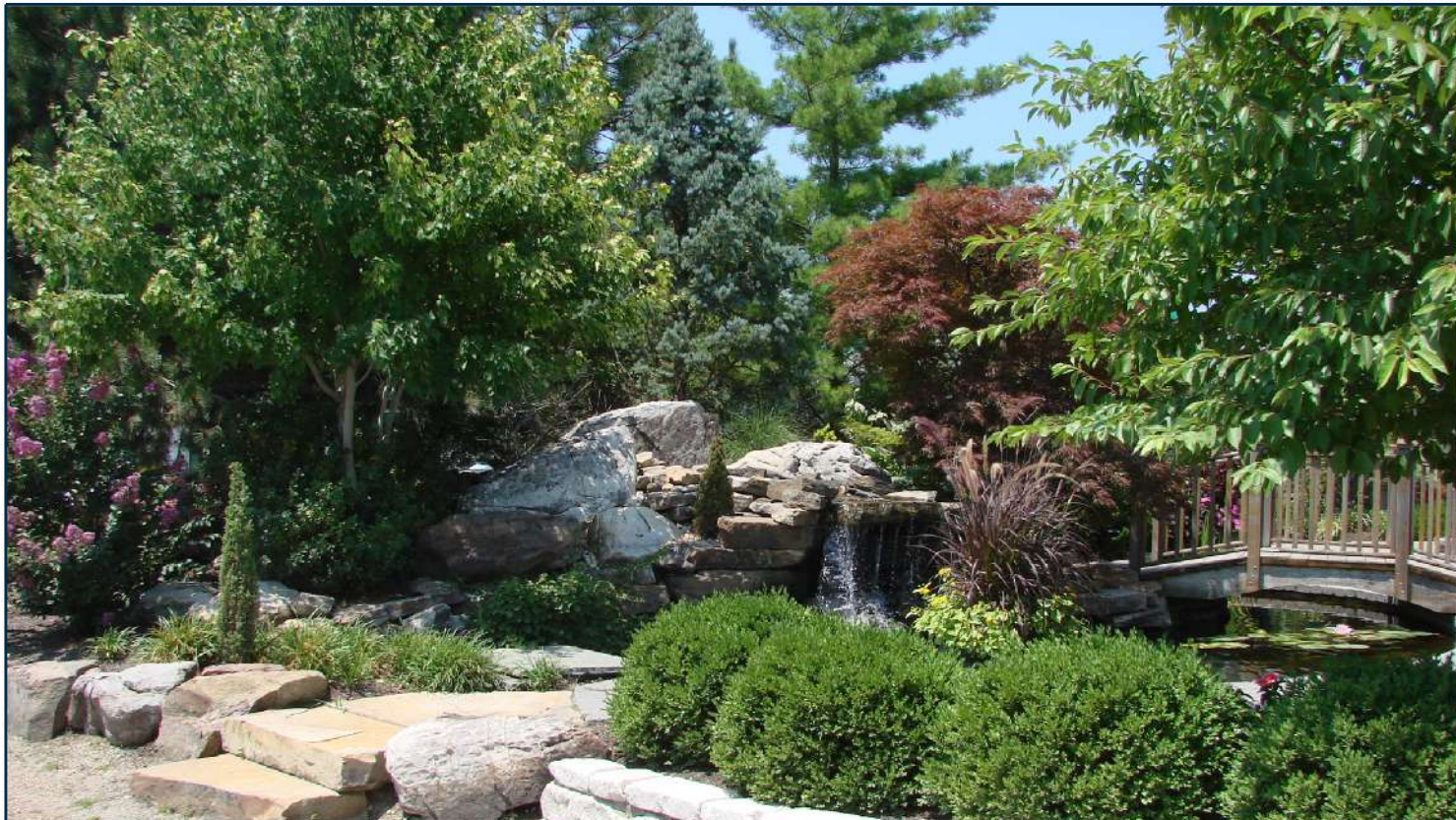
SOUTH

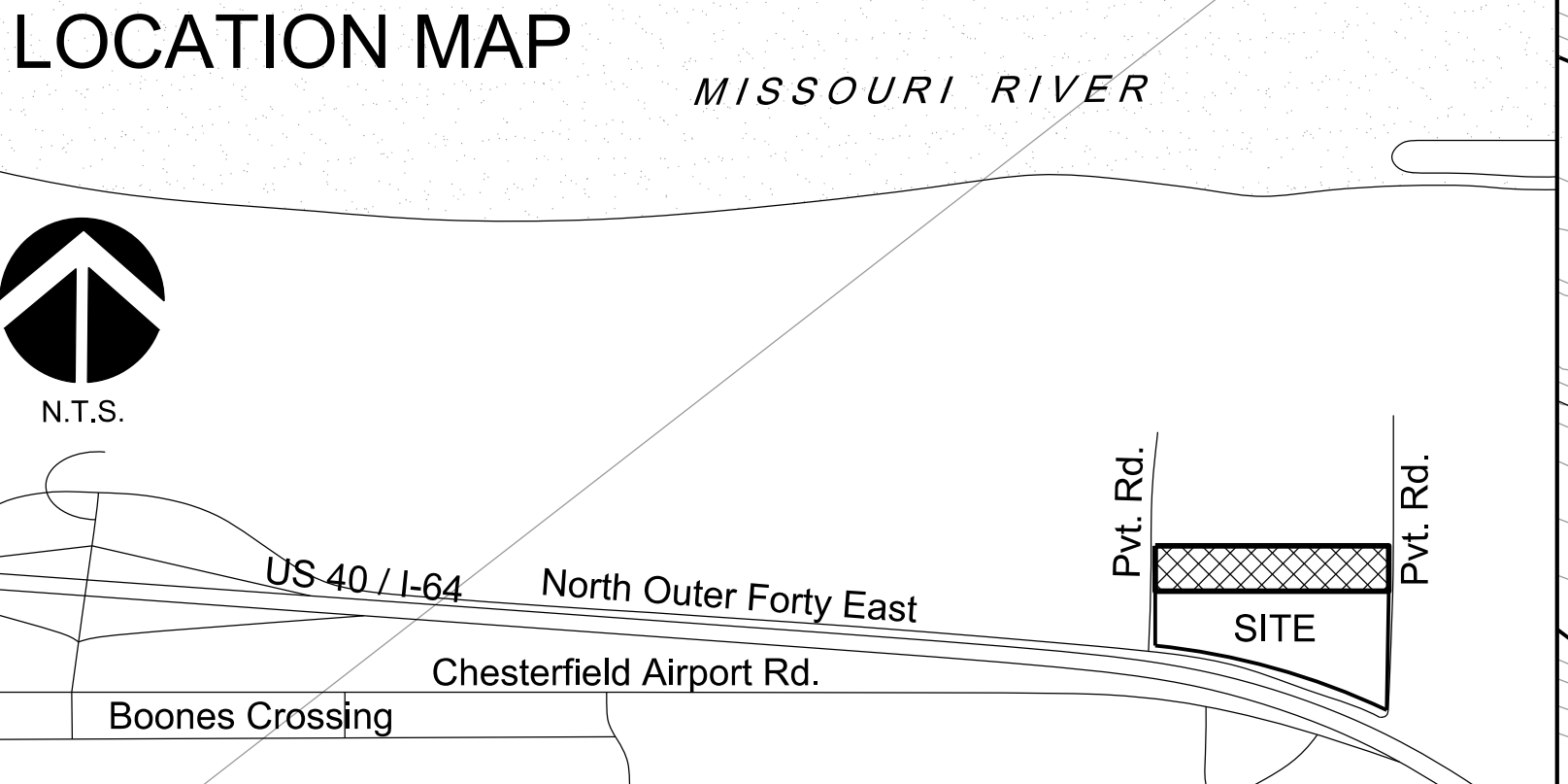
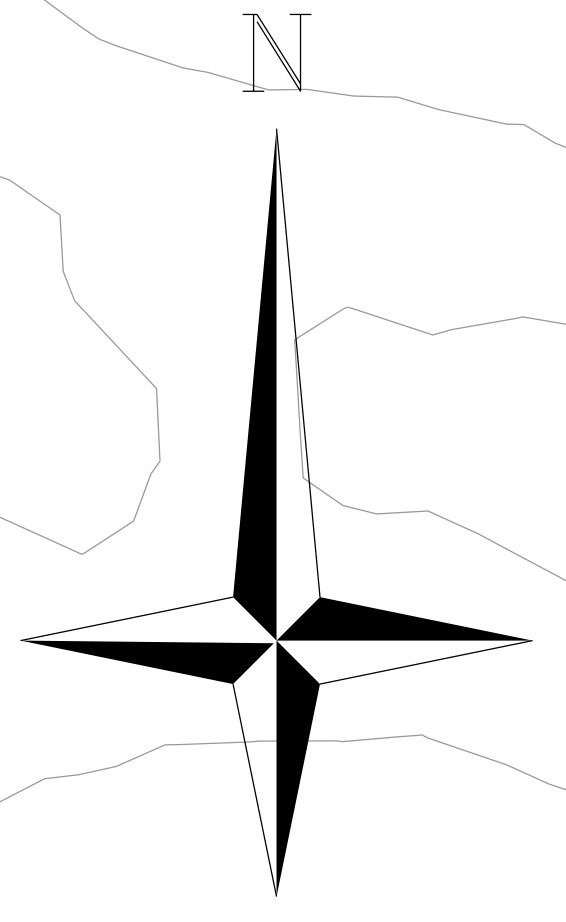
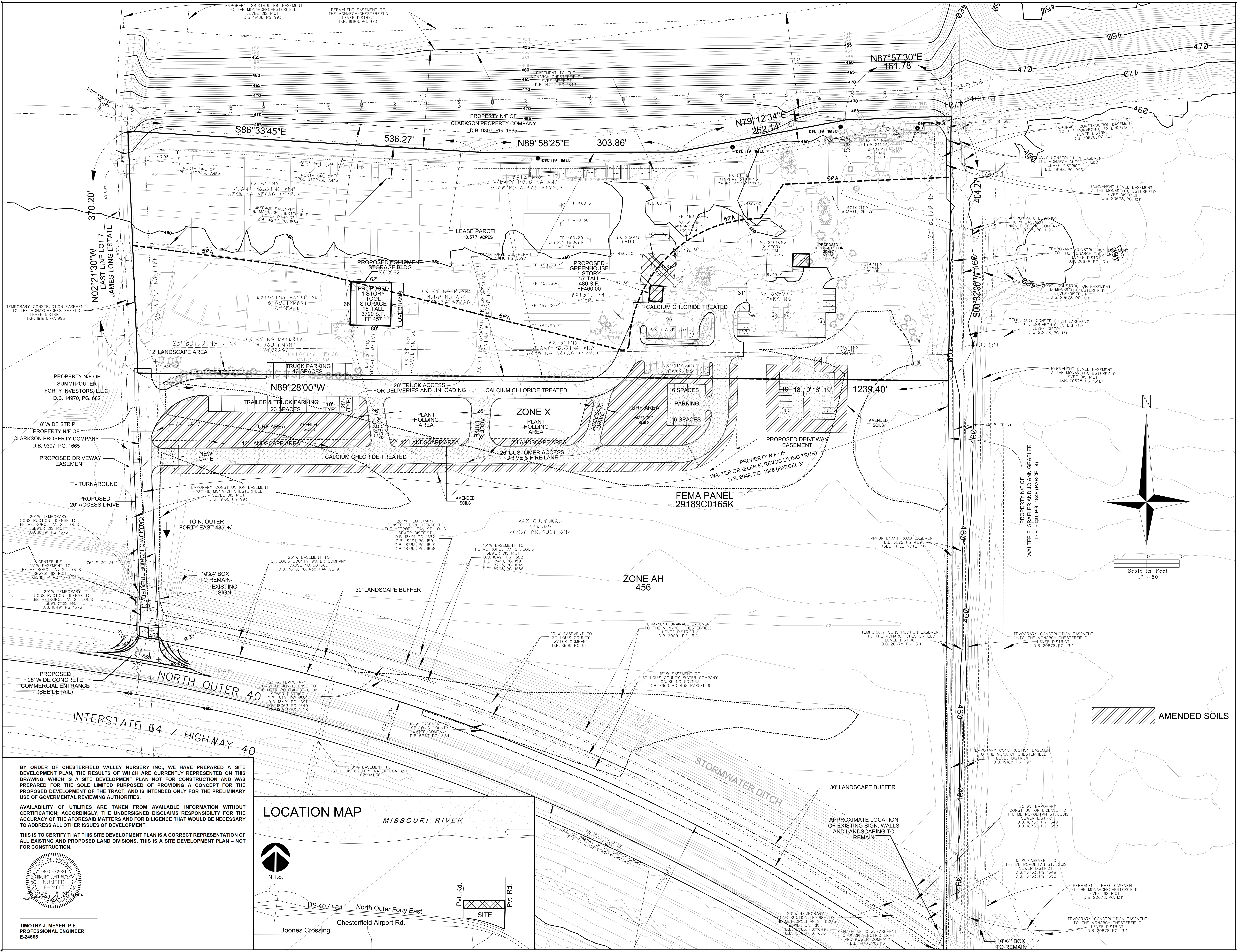


WEST





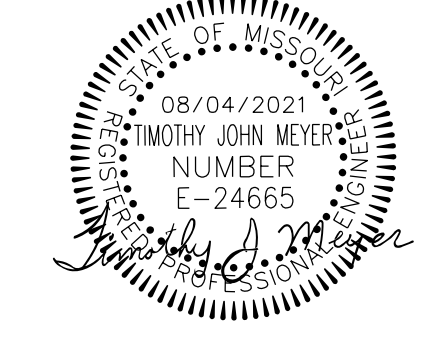




BY ORDER OF CHESTERFIELD VALLEY NURSERY INC., WE HAVE PREPARED A SITE DEVELOPMENT PLAN. THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES.

AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS A SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.



TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

CHESTERFIELD VALLEY NURSERY
18825 N. OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005
636.532.9307

CHESTERFIELD VALLEY NURSERY
A TRACT OF LAND IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI

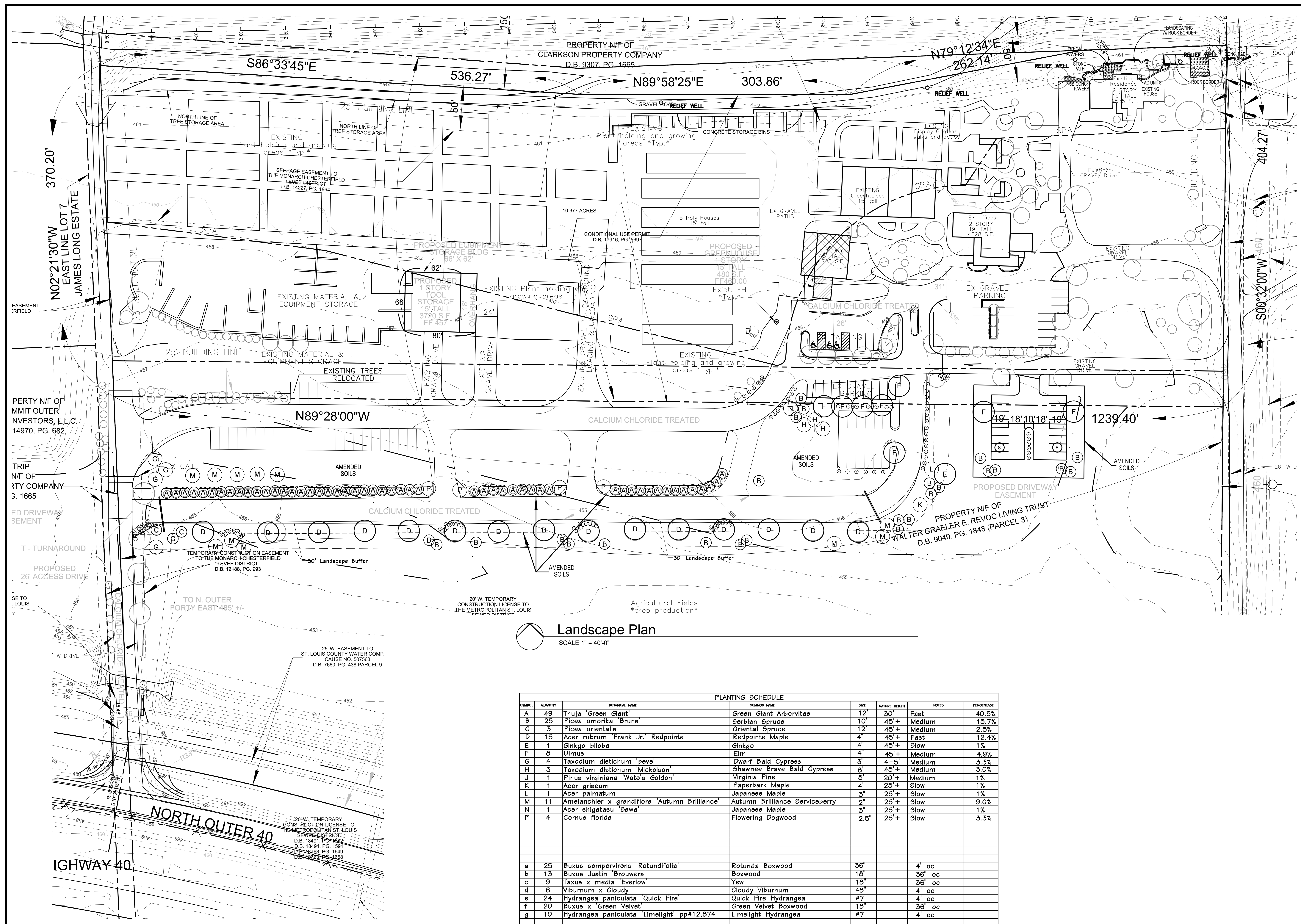
SITE DEVELOPMENT PLAN
REVISED: _____
CONDITIONAL USE PERMIT #30
LOC # 177 02 0041
BASE MAP NO. 1771
8784-16



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

Chesterfield Valley Nursery
 16825 N. Outer 40 Road Missouri

Chesterfield, MO. 63005



Landscape Plan
 SCALE 1" = 40'-0"

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	NOTES	PERCENTAGE
A	49	Thuja 'Green Giant'	Green Giant Arborvitae	12"	30'	Fast	40.5%
B	25	Picea omorika 'Bruno'	Serbian Spruce	10'	45'+	Medium	15.7%
C	3	Picea orientalis	Oriental Spruce	12"	45'+	Medium	2.5%
D	15	Acer rubrum 'Frank Jr.' Redpointe	Redpointe Maple	4"	45'+	Fast	12.4%
E	1	Ginkgo biloba	Ginkgo	4"	45'+	Slow	1%
F	0	Ulmus	Elm	4"	45'+	Medium	4.9%
G	4	Taxodium dietrichum 'peve'	Dwarf Bald Cypress	3"	4-5'	Medium	3.3%
H	3	Taxodium dietrichum 'Mickelson'	Shawnee Brave Bald Cypress	0'	45'+	Medium	3.0%
J	1	Pinus virginiana 'Wate's Golden'	Virginia Pine	0'	20'+	Medium	1%
K	1	Acer griseum	Paperbark Maple	4"	25'+	Slow	1%
L	1	Acer palmatum	Japanese Maple	3"	25'+	Slow	1%
M	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"	25'+	Slow	9.0%
N	1	Acer shigataeu 'Sawa'	Japanese Maple	3"	25'+	Slow	1%
P	4	Cornus florida	Flowering Dogwood	2.5"	25'+	Slow	3.3%
a	25	Buxus sempervirens 'Rotundifolia'	Rotunda Boxwood	36"	4' oc		
b	13	Buxus Justin 'Brouwers'	Boxwood	18"	36" oc		
c	9	Taxus x media 'Everlow'	Yew	18"	36" oc		
d	6	Viburnum x Cloudy	Cloudy Viburnum	48"	4' oc		
e	24	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	#7	4' oc		
f	20	Buxus x 'Green Velvet'	Green Velvet Boxwood	18"	36" oc		
g	10	Hydrangea paniculata 'Limelight' pp#12,074	Limelight Hydrangea	#7	4' oc		

NOTES: 1. 47% of new Landscape Trees are in the Medium to Slow growth rate.
 2. Proposed landscape plantings are shown labeled; all other non-sale plant material shown but not labeled will remain.

Revisions:

Date	Description	No.
11/10/20	City Comments	1
2/19/21	City Comments	2
3/15/21	City Comments	3
4/27/21	Site Revisions	4
8/4/21	Site Revisions	5

Drawn: **bad**
 Checked: **dad**

eLong
 landscape architecture
 7620 West Bruno Ave
 St. Louis, MO. 63117
 (314) 346-4856
 delong.ia@gmail.com

Sheet Title: **Landscape Plan**
 Sheet No: **L-1**
 Date: **9/1/2020**
 Job #: **156.001**



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

**NOTICE OF VIOLATION AND
STOP WORK ORDER**
January 23, 2020

Mr. Bob Graeler
Chesterfield Valley Nursery
16825 N Outer 40 Rd A
Chesterfield, MO 63005

SENT E-MAIL TO: bgraeler@chesterfield.mo.us

**RE: Site Grading and Parking Lot Construction
16801/16825 N Outer 40 Rd (Chesterfield Valley Nursery)**

Dear Mr. Graeler:

You are hereby notified that you are in violation of Chapter 31, Article 04, Section 11, *Grading Permits*, and Chapter 31, Article 05, Section 02, *Flood Damage Prevention*, of the City Unified Development Code, and that a **“STOP WORK ORDER”** has been issued on the above referenced site. All construction activity on the site must stop immediately.

On Wednesday, January 22, 2020 it was observed that grading activity was in progress, in a special flood hazard area and/or supplemental protection area, for what appeared to be a gravel drive or parking area at the above referenced addresses and the following violations were found to exist:

- Failure to obtain a grading permit prior to beginning construction activities. *City Code 31-04-11A* <https://www.ecode360.com/29484056>
- Failure to construct and maintain temporary siltation control devices or other approved measures to prevent washing or spreading of mud or dirt onto other property. *City Code 31-04-11I, 1* <https://www.ecode360.com/29484096>
- Failure to obtain a Floodplain Development Permit (FPDP) prior to beginning construction activities. *City Code 31-05-02*, <https://www.ecode360.com/29484238>

January 23, 2020

- Construction of an unpaved parking and/or drive in an AG/NU district without approval of an alternate dust-proofing method. *City Code 31-04-04*, <https://www.ecode360.com/29483417>

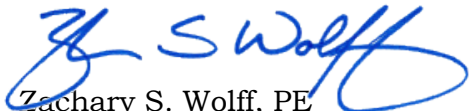
Based on the activity that has occurred, sediment and erosion control measures must be installed to prevent washing or spreading of mud or dirt onto adjacent properties and/or roadways as soon as possible and no later than February 1, 2020 or a summons may be issued by the St. Louis County Circuit Court, Chesterfield Municipal Division.

The stop work order will remain in effect until such time as the violations are corrected and the required plan approvals and permits have been issued. The issuance of building permits and/or occupancy permits for structures on any portion of the site is suspended. In addition, any inspections and plan review related to any other work that is taking place on the site is also suspended until such time as the violations are resolved to the City's satisfaction.

Please be advised, in addition to the aforementioned grading and floodplain development permits, this parking expansion may also require zoning approval(s) and it will be reviewed by the City's Planning Department.

Please contact me at 636-537-4757 or zwolff@chesterfield.mo.us to schedule a meeting to discuss these matters.

Sincerely,


Zachary S. Wolff, PE
Assistant City Engineer

cc: Jim Eckrich, PE – Director of Public Works/City Engineer
Justin Wyse, AICP – Director of Planning
File