



IV.A.

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

Planning Commission Public Hearing Report

Meeting Date: September 28th, 2022

From: Alyssa Ahner, Planner

Location: 300 N. Eatherton Road

Description: P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC.): A request for a zoning map amendment to incorporate 3 acres of land zoned "NU" Non-Urban District and 2 acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District.

PROPOSAL SUMMARY

Follmer Real Estate, LLC. has submitted a request for a zoning map amendment to incorporate 3 acres of land zoned "NU" Non-Urban District and 2 acres of land zoned "PI" Planned Industrial District into a new "PI" Planned Industrial District. The petitioner is requesting the new "PI" Planned Industrial District share the same development criteria as Ordinance 3081. This submittal includes a Preliminary Development Plan, Tree Stand Delineation, and a narrative statement.

HISTORY OF SUBJECT SITE

Pre-1988: Site was zoned "NU" Non-Urban.

2012: One (1) acre of 300 N. Eatherton was rezoned from "NU" Non-Urban to "PI" Planned Industrial under governing ordinance 2705. A Boundary Adjustment Plat was filed in conjunction.

2018: A Site Development Plan was approved.

2019: The current property owner acquired one (1) acre of adjoining land. A Boundary Adjustment Plat was used to consolidate the newly acquired acre and the acre governed under ordinance 2705. The two (2) acre parcel was rezoned to "PI" Planned Industrial under governing ordinance 3081.

ZONING & LAND USE

Direction	Zoning	Land Use
North	"NU" Non-Urban	Undeveloped
South	"M3" Planned Industrial	Undeveloped
East	"NU" Non-Urban	Undeveloped
West	City of Wildwood	City of Wildwood/Undeveloped

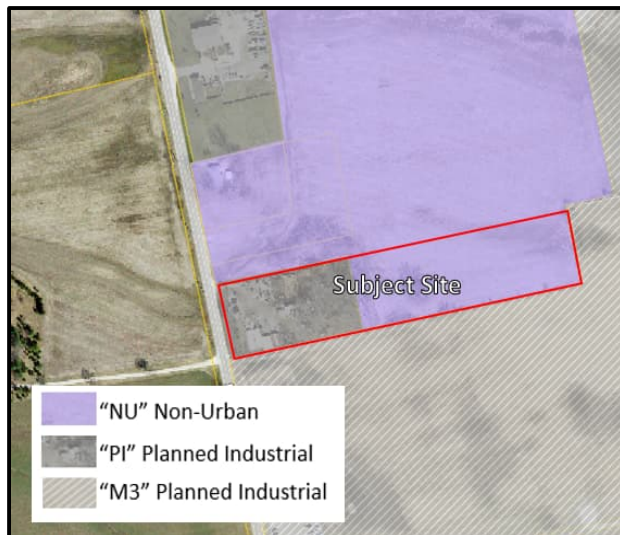


Figure 1: Zoning Map

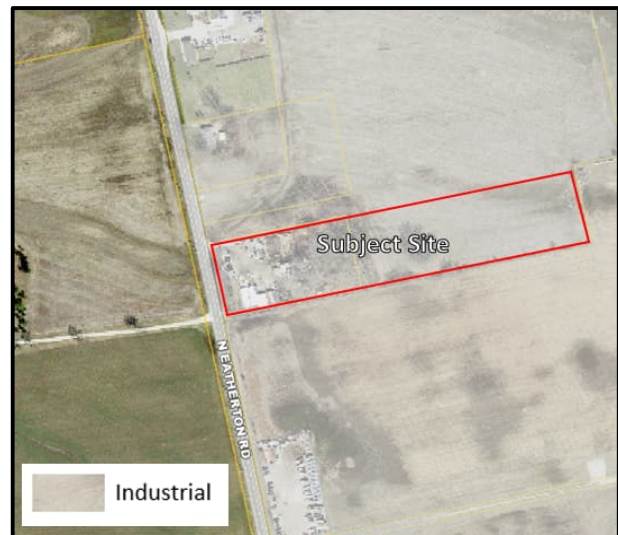


Figure 2: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the industrial land use designation. The City of Chesterfield provides a character description of this area: *"Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties"*. Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

PLANNED INDUSTRIAL DISTRICT

The regulations of the PI District offer a method for the industrial and selected commercial development of land in the City of Chesterfield that allows flexibility in applying certain zoning standards. The requirements of this Section are designed to offset the impact of changes in development standards allowed through these provisions. The PI District regulations should have the following outcomes:

- Ensure consistency with the Comprehensive Plan;
- Promote building styles and architectural styles that complement one another, as well as the surrounding area;
- Promote more efficient use of land;
- Incorporate site features, such as topography, views, vegetation, water features, and other factors into the design so they become assets to the development;
- Promote the most efficient arrangement of circulation systems, land use, and buildings;
- Promote environmentally sensitive developments; and
- Allow development, under a specifically approved design concept and site plan.

STAFF ANALYSIS

The primary purpose of this request is to incorporate 3 acres of land zoned “NU” Non-Urban District and 2 acres of land zoned “PI” Planned Industrial District into a new “PI” Planned Industrial District thus bringing a currently non-compliant site into compliance. The three (3) acres of land zoned “NU” Non-Urban are currently being used for storage of contractors’ equipment, materials and supplies. The storage of contractors’ equipment, materials, and supplies is not a permitted use of “NU” Non-Urban but it is permitted in a “PI” Planned Industrial District. The petitioner is requesting the new “PI” Planned Industrial District share the same development criteria as Ordinance 3081. The following tables show the comparison between “NU” Non-Urban, “PI” Planned Industrial under Ordinance 3081, and the proposed “PI” Planned Industrial District.

Building Requirements:

	Ordinance 3081	Proposed “PI” District
Openspace	35%	35%
F.A.R.	.55	.55

Structure Setbacks:

	Ordinance 3081	Proposed "PI" District
Western boundary	30 feet (from ROW)	30 feet (from ROW)
Eastern boundary	10 feet	10 feet
Northern boundary	10 feet	10 feet
Southern boundary	10 feet	10 feet

Parking Setbacks:

	Ordinance 3081	Proposed "PI" District
Western boundary	30 feet (from ROW)	30 feet (from ROW)
Eastern boundary	10 feet	10 feet
Northern boundary	0 feet	0 feet
Southern boundary	10 feet	10 feet

Hours of Operation:

Ordinance 3081 states "Hours of operation for this "PI" Planned Industrial District shall not be restricted." The petitioner is requesting the same unrestricted hours of operation be carried over into the new "PI" Planned Industrial District.

Permitted Uses:

Ordinance 3081

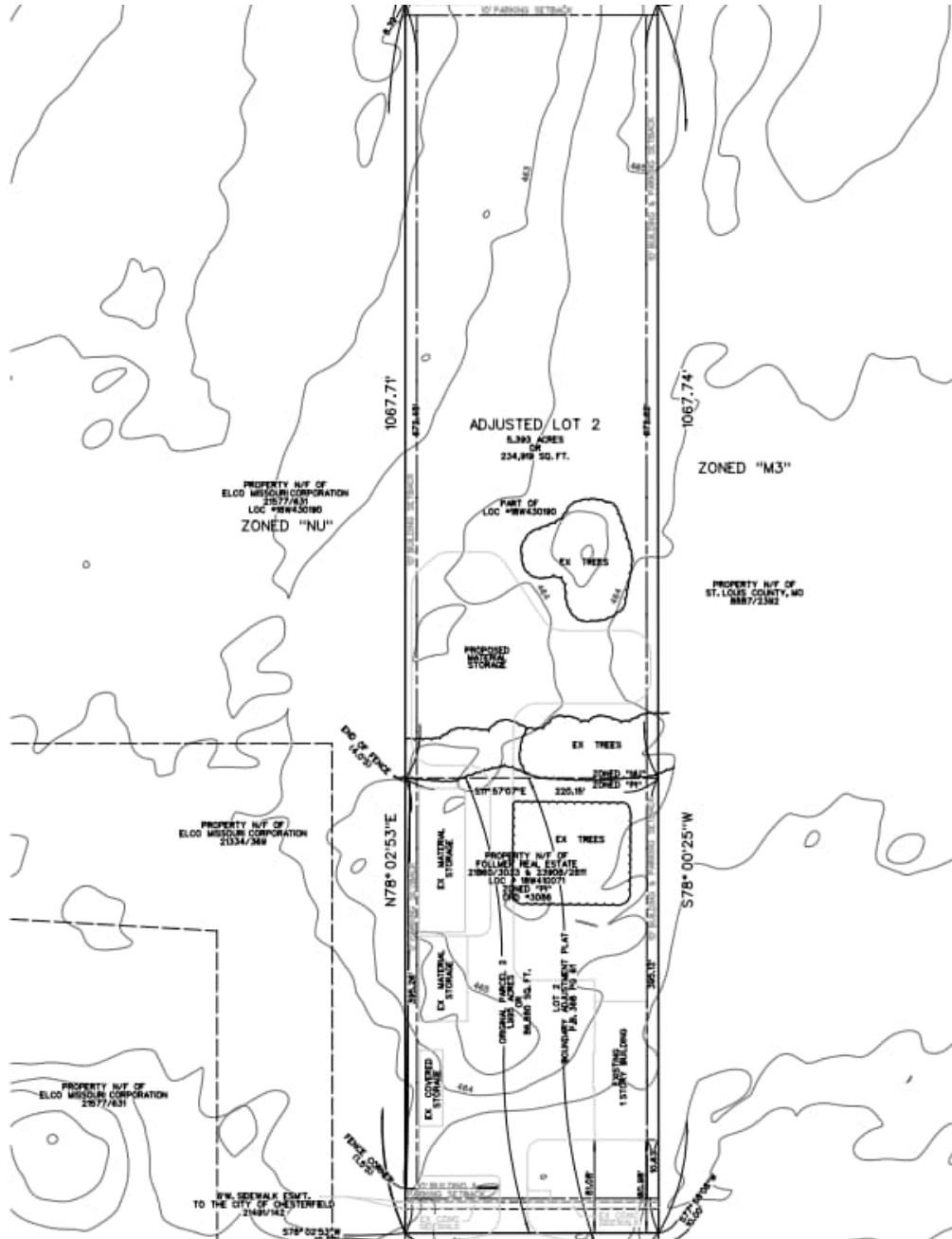
- a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- b. Yard for storage of contractors' equipment, materials, and supplies.

Proposed "PI" Planned Industrial District:

- 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.

PRELIMINARY DEVELOPMENT PLAN

A zoning map amendment to a planned zoning district requires a Preliminary Development Plan, which has been included in the Planning Commission's packet.



A Public Hearing further addressing the request will be held at the September 28th City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Development Plan.

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. 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 September 28, 2022 at 7:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

P.Z. 07-2022 300 N. Eatherton (Follmer Real Estate, LLC): A zoning map amendment changing the boundaries of an existing "PI" Planned Industrial District to incorporate 3 acres of land zoned "NU" Non-Urban District located east of Eatherton Road and south of its intersection with Wardenburg Road (18W410071, 18W430190).

Property Description: A TRACT OF LAND BEING PART OF U.S. SURVEY 362, TOWNSHIP 45 NORTH – RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. .

For a list of requested uses, please contact the Planner.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

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 Alyssa Ahner at 636-537-4738 or via e-mail at aahner@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.





September 7, 2022

Alyssa Ahner, Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re; P.Z. 07-2022 – 300 N Eatherton Road and part 314 N Eatherton Road
(Locator # 18W410071 and part of 18W430190)

The site is currently being constructed as approved and includes a storage building as well as covered parking and storage materials bins used in operation of the landscaping business.

The site at 300 N Eatherton Road is a 2.052 acre parcel and is currently zoned "PI" Planned Industrial Ordinance # 3086. The requested rezoning is 5.39 acre parcel includes 300 and part of 314 N Eatherton Road the "PI" Planned Industrial zoning allowed uses will remain the same and are:

CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES.

YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS, AND SUPPLIES.

Thank you,

Jeff Atkins
Director of Planning
VOLZ Incorporated

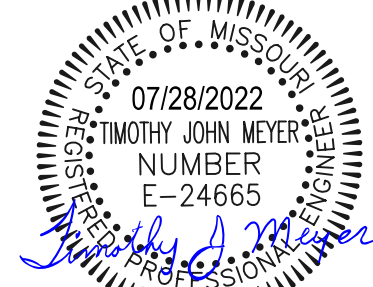
10849 Indian Head Industrial Boulevard

Saint Louis, Missouri 63132
Direct] 314.890.1218

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

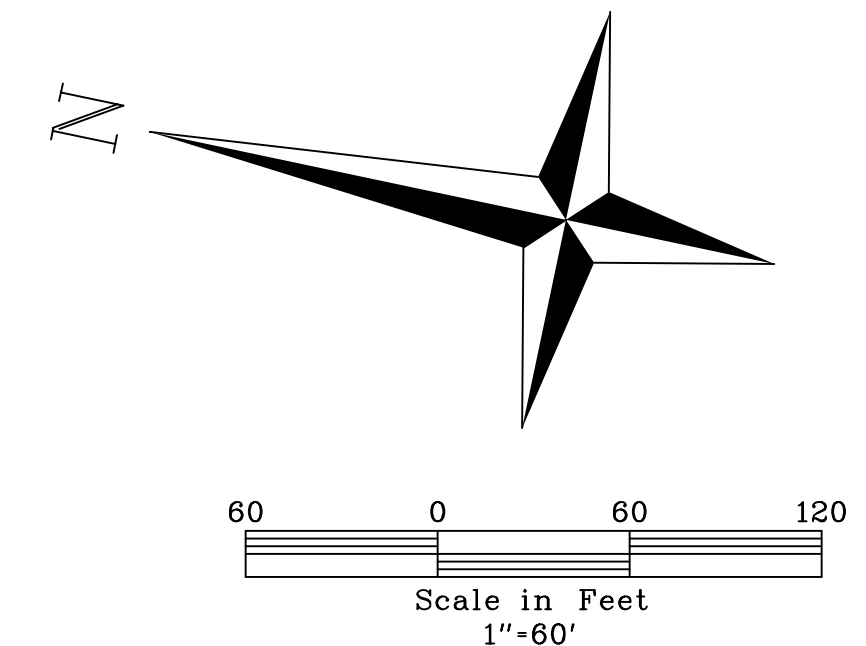
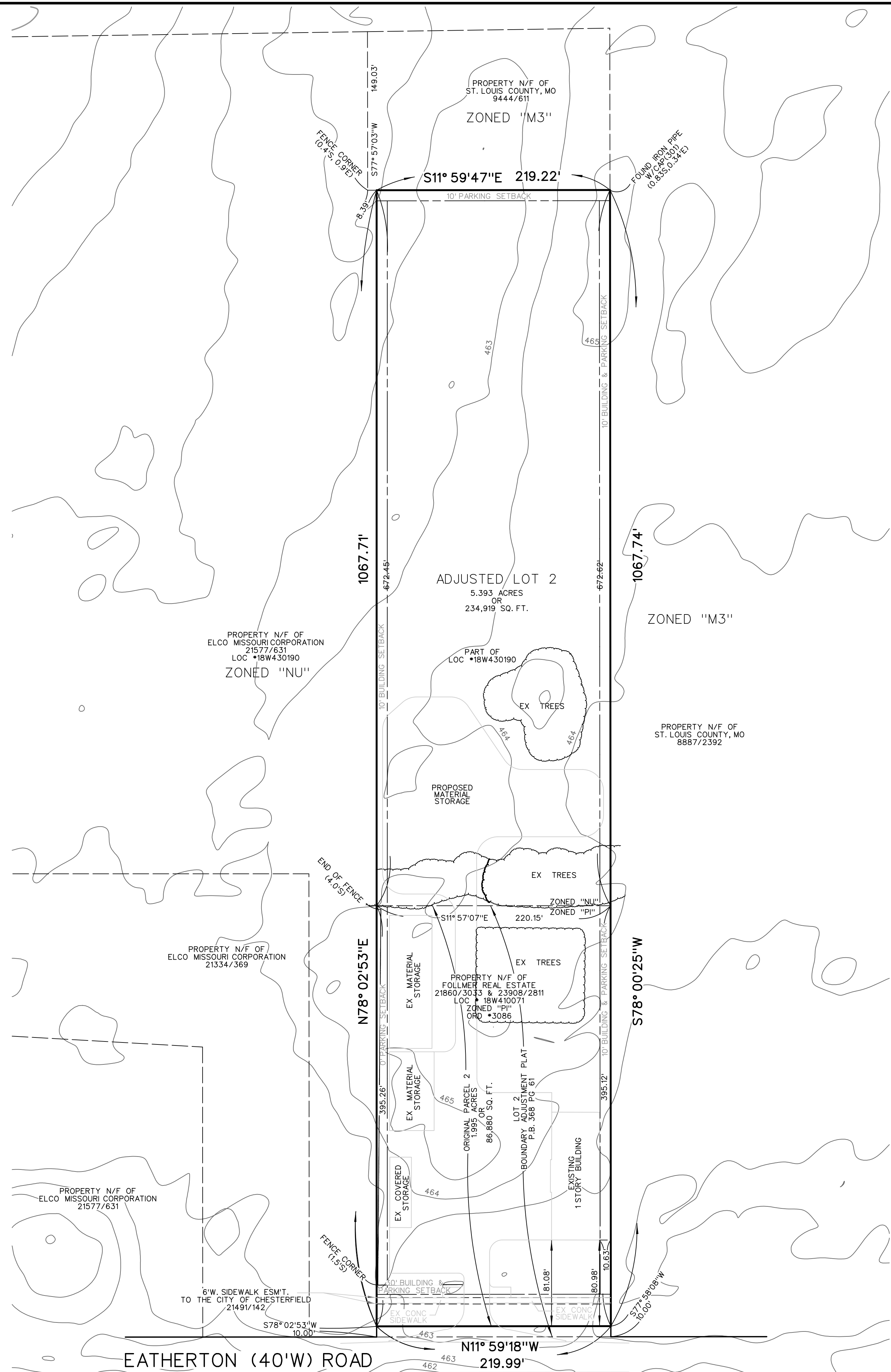
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT IN U.S. 362", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 61 OF THE ST. LOUIS COUNTY RECORDS, WITH THE EAST LINE OF EATHERTON ROAD, 50 FEET WIDE, AS WIDENED BY INSTRUMENT RECORD IN DEED BOOK 24217 PAGE 264 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 2 AND ITS EASTWARD PROLONGATION NORTH 78 DEGREES 02 MINUTES 53 SECONDS EAST 1067.71 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED TO ST. LOUIS COUNTY, MISSOURI AS RECORDED IN DEED BOOK 9444 PAGE 611 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG SAID WEST LINE SOUTH 11 DEGREES 59 MINUTES 47 SECONDS EAST 219.22 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DEED TO ST. LOUIS COUNTY, MISSOURI AS RECORDED IN DEED BOOK 8887 PAGE 2392 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 78 DEGREES 00 MINUTES 25 SECONDS WEST 1067.74 FEET TO THE AFOREMENTIONED EAST LINE OF EATHERTON ROAD, 50 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST 219.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.393 ACRES OR 234,919 SQUARE FEET ACCORDING TO SURVEY BY VOLZ INC. DURING MAY 2022.

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.

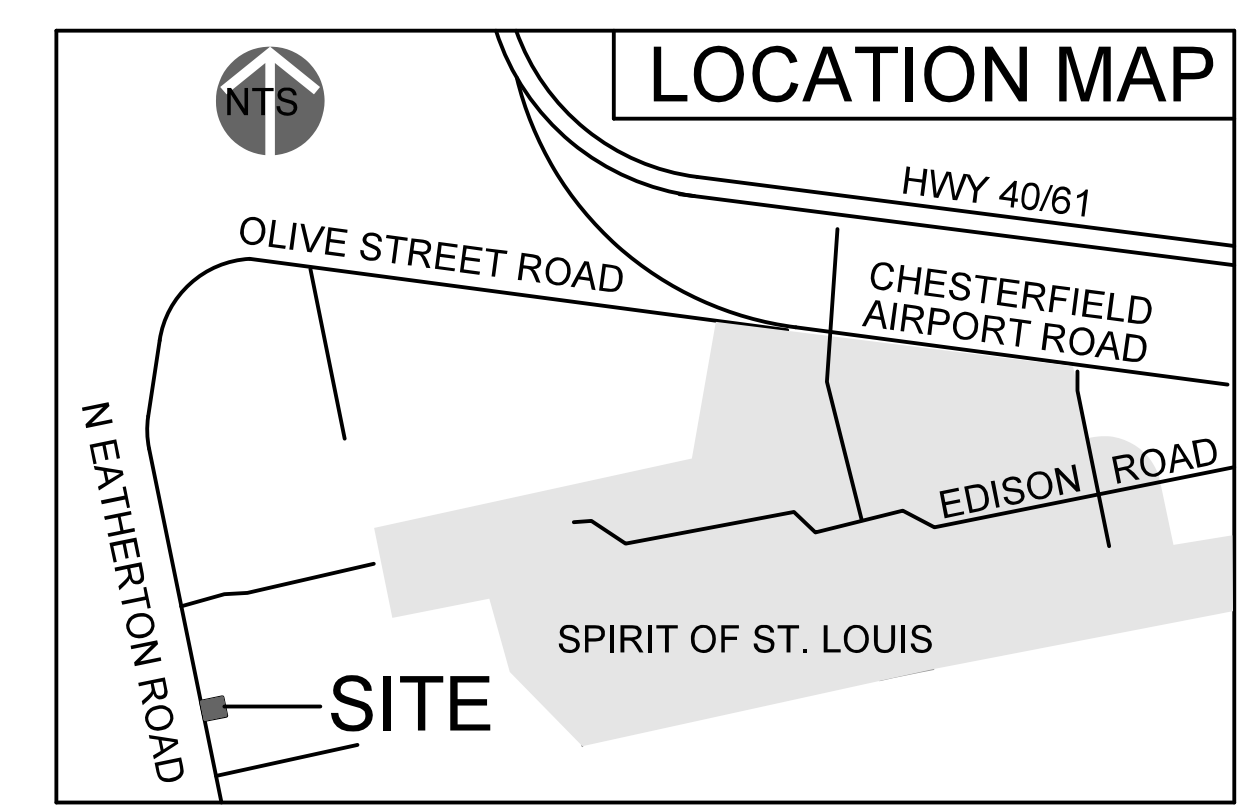


TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

PROJECT NOTES:	
AREA OF SITE:	5.393 AC 87,173 SF / 2.001 AC
LOCATOR NO:	18W410071 PART OF 18W430190
SITE ADDRESS:	300 N EATHERTON RD. CHESTERFIELD, MO. 63017
OWNER ON RECORD:	FOLLMER REAL ESTATE LLC 2584 FORST DRIVE O'FALLON, MISSOURI 63368
PREPARED FOR:	JOHN FOLLMER 2584 FORST DRIVE O'FALLON, MISSOURI 63368 (314) 568-4696 YARDWORK@CENTURYTEL.NET
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"PI" PLANNED INDUSTRIAL ORD: 2705
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL AMEND - ORD: 2705 & 3086
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.
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	



ST. LOUIS COUNTY BENCHMARK: ELEV = 461.10
 STANDARD ALUMINUM DISK STAMPED SL-41 1890 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER. APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (#330 EATHERTON)

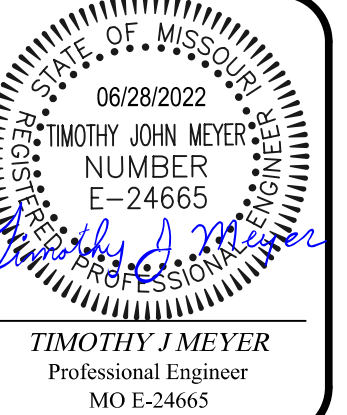


CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.
 MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. 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.

FOLLMER REAL ESTATE LLC
 JOHN FOLLMER
 2584 FORST DRIVE
 O'FALLON, MISSOURI 63368
 (314) 568-4696
 YARDWORK@CENTURYTEL.NET

ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONSULTING
VOLZ Incorporated
 10849 INDIAN HEAD INDL. BLVD.
 ST. LOUIS, MISSOURI 63132
 314.426.6212 MAIN
 314.890.1250 FAX
 YARDWORK@CENTURYTEL.NET
 Authority #203



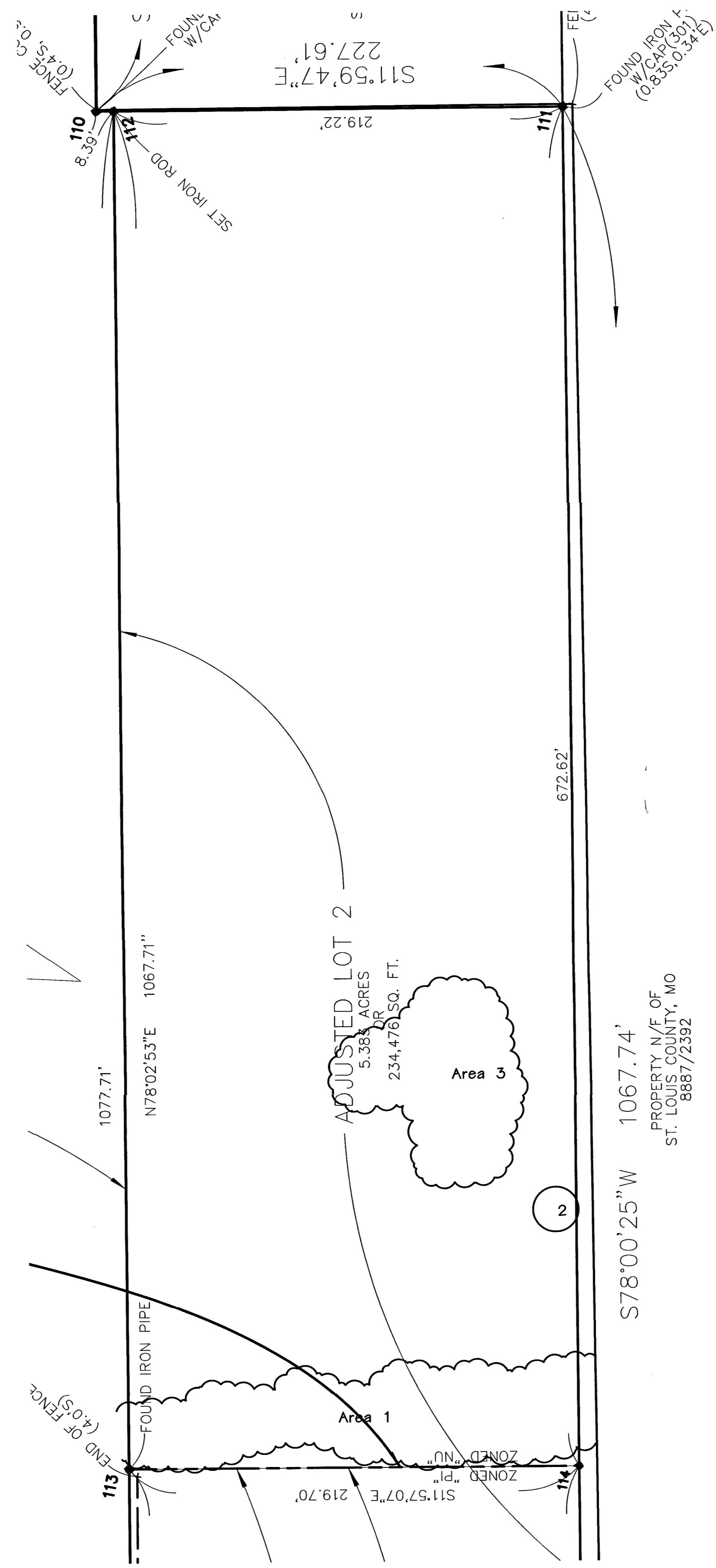
TIMOTHY J. MEYER
 Professional Engineer
 MO E-24665

300 N. EATHERTON ROAD
 CHESTERFIELD, MISSOURI 63017

PRELIMINARY DEVELOPMENT PLAN
 Base Map No. 18W
 Project # 20448

09-20-2022
 1

Tree Stand Delineation
SCALE 1" = 40'-0"



PROPERTY N/E OF
ST. LOUIS COUNTY, MO
8887/2392

Tree Stand Delineation Narrative
June 21, 2022

The overall subject Lot comprises a total of 3 Ac and has a total of 0.37 AC. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland area 1 is made up Hackberry, Cottonwood, Mulberry, Boxelder, and Silver Maple with the majority of the sizes ranging from 5" to 12" DBH. There are 5 Cottonwood that are 30" DBH they do not meet the criteria to be classified as Monarchs.

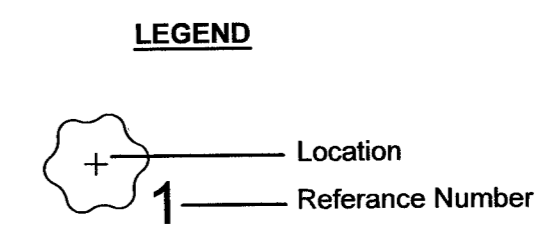
Area 2 is single 6" Elm. There are some other volunteers species along the fence lines along the East and South edges of the property all under 5" DBH.

Woodland area 3 is made up of all Hackberry ranging in size from 5" to 20" DBH. None of the trees meet the criteria to be classified as Monarchs.

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

Tree Canopy Area:

Area 1:	9,355 SF
Area 2:	386 SF
Area 3:	6,491 SF
Total:	16,232 SF



Tree Stand Delineation Plan Prepared
Under the Direction of
Colleen Baum of Droege Tree Care, Inc.
Certified Arborist MW-4777A

Colleen L. Baum

Base Map Provided by: Volz, Inc.

RECEIVED
JUL 08 2022
City of Chesterfield-Department of Planning

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

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

John Follmer

Revisions:

Date	Description	No.

Drawn: DAD
Checked: BAD

DeLong Landscape Architecture
7620 West Bruno Ave
St. Louis, MO 63117
(314) 546-4856
delong.la@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	6/27/2022
Job #:	158.001