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## Planning Commission Vote Report

Meeting Date: October 12, 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.

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### 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

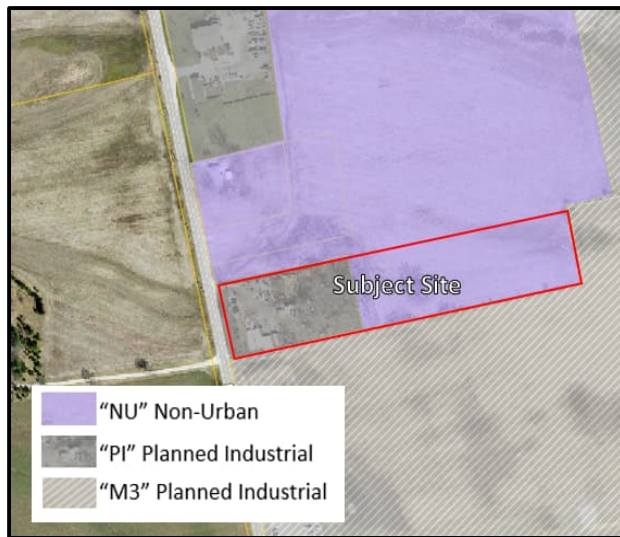


Figure 1: Zoning Map

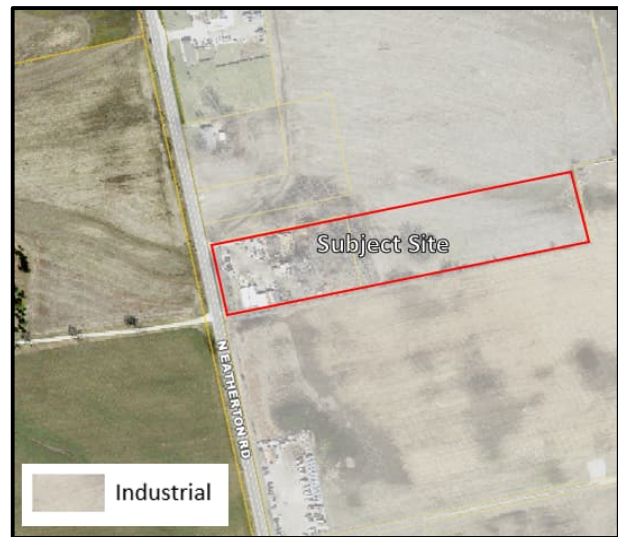


Figure 2: Land Use Map

## 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 “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

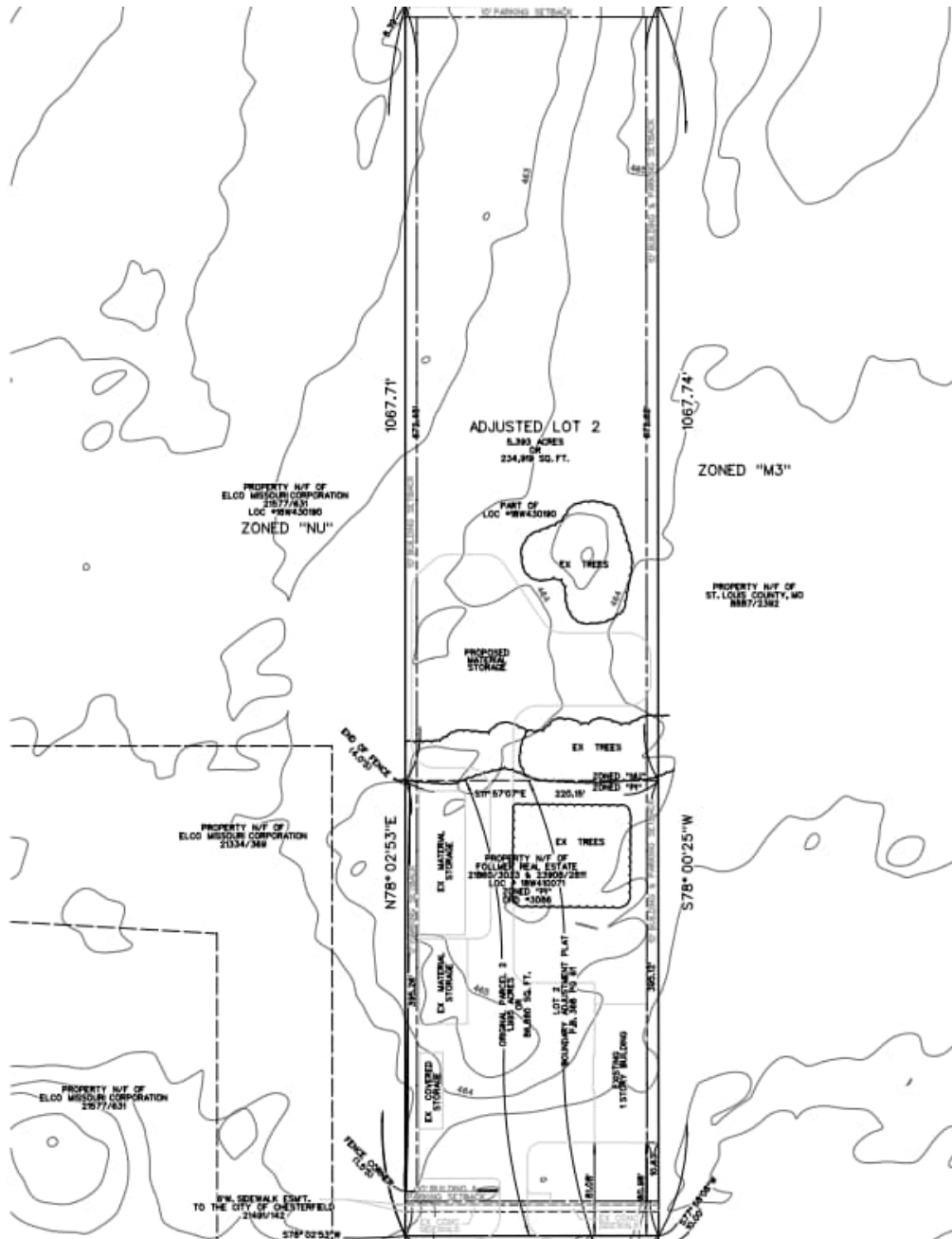
- a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
- b. Yard for storage of contractors' equipment, materials, and supplies.

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 was held on September 28<sup>th</sup>, 2022 at which time the Planning Commission and general public discussed the zoning map amendment. No issues were raised.

### REQUEST

Staff has reviewed the requested zoning map amendment by the petitioner and has prepared an Attachment A reflecting this request for consideration by the Planning Commission. The Preliminary Development Plan has been reviewed by Staff and is marked hereto as Attachment B. Staff has no further comments on the zoning request and requests action be taken.

### Attachments

1. Applicant's Narrative Statement
2. Attachment A
3. Attachment B

## 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. The above uses in this "PI" Planned Industrial District shall be restricted as follows:
  - a. All areas used for outdoor storage will be screened as approved by the Planning Commission.
3. 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%) open space 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 pole 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. No construction related parking shall be permitted within right-of-way or on any existing roadways. All construction related parking shall be confined to the development.

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

1. The development 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 the St. Louis County Department of Transportation for sight distance considerations and approved prior to installation or construction.

## **G. LIGHT REQUIREMENTS**

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

## **H. ARCHITECTURAL**

1. The development 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, as shown on the Preliminary Plan, located to provide required sight distance and constructed to St. Louis County standards as directed by the City of Chesterfield and St. Louis County Department of Transportation

## **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 St. Louis County Department of Transportation.
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 St. Louis County Department of Transportation.

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.
6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

#### **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

#### **L. POWER OF REVIEW**

1. The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

## **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or 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 and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the 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 all Site Development Plans.
4. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
5. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
6. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
7. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
8. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate 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.
9. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required

improvements per the Chesterfield Valley Master Storm Water Plan. 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 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.

10. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.
11. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

#### **N. SANITARY SEWER**

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

#### **O. GEOTECHNICAL REPORT**

1. Prior to Site Development Plan approval, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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.

**P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
3. The retaining walls along public right of way shall be private and remain private forever and shall be located such that it is not necessary to support any public improvements.
4. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Study and Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements.

## **II. TIME PERIOD FOR SUBMITTAL OF 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 with 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 City Council may extend the period to commence construction for two (2) additional years.

## **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 open space 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 a 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, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan St. Louis Sewer District Site Guidance as adopted by the City of Chesterfield.

## V. TRUST FUND CONTRIBUTION

- A. 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.

### B. ROADS

1. 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 Transportation. 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>
General Retail	\$2,477.85/parking space
General Office	\$825.90/parking space
Warehouse	\$1,156.36/parking space

(Parking Space as required by the site-specific ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

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.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.



2. As this development is located within a trust fund area established by St. 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.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.
4. The amount of all required contributions for roadway, stormwater, and primary water line improvements, if not submitted by January 1, 2023, 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 St. Louis County Department of Transportation.
5. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

#### **C. WATER MAIN**

1. The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$996.57 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.
2. The primary water line contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County.

#### **D. STORM WATER**

1. 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 St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$3,161.89 per acre for the total area as approved on the Site Development Plan.

2. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County.

#### **E. SANITARY SEWER**

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

#### **VI. RECORDING**

1. Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

#### **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.

This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



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.

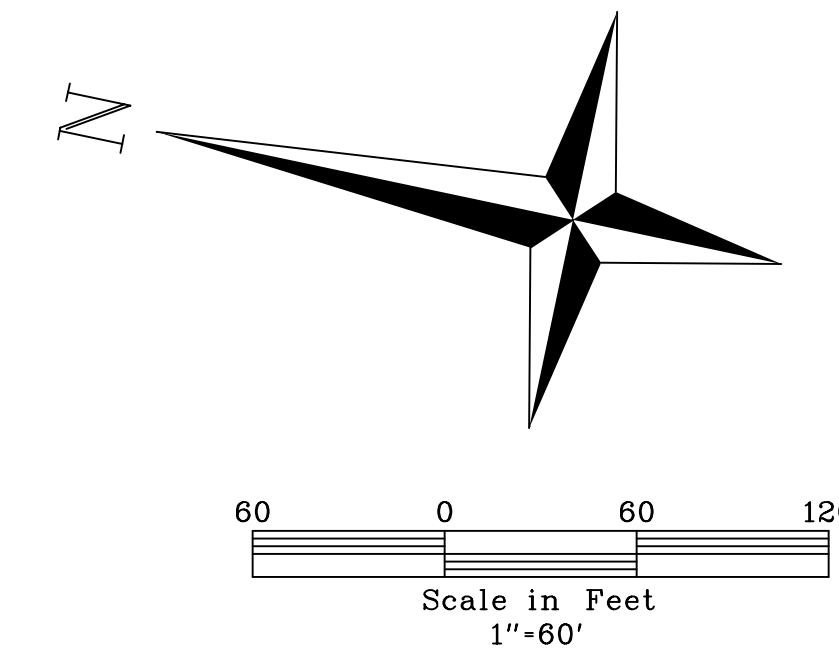
Thank you,

***Jeff Atkins***  
Director of Planning  
**VOLZ Incorporated**

10849 Indian Head Industrial Boulevard

Saint Louis, Missouri 63132  
Direct ] 314.890.1218

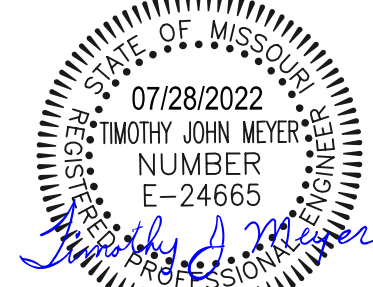
# ATTACHMENT B



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:

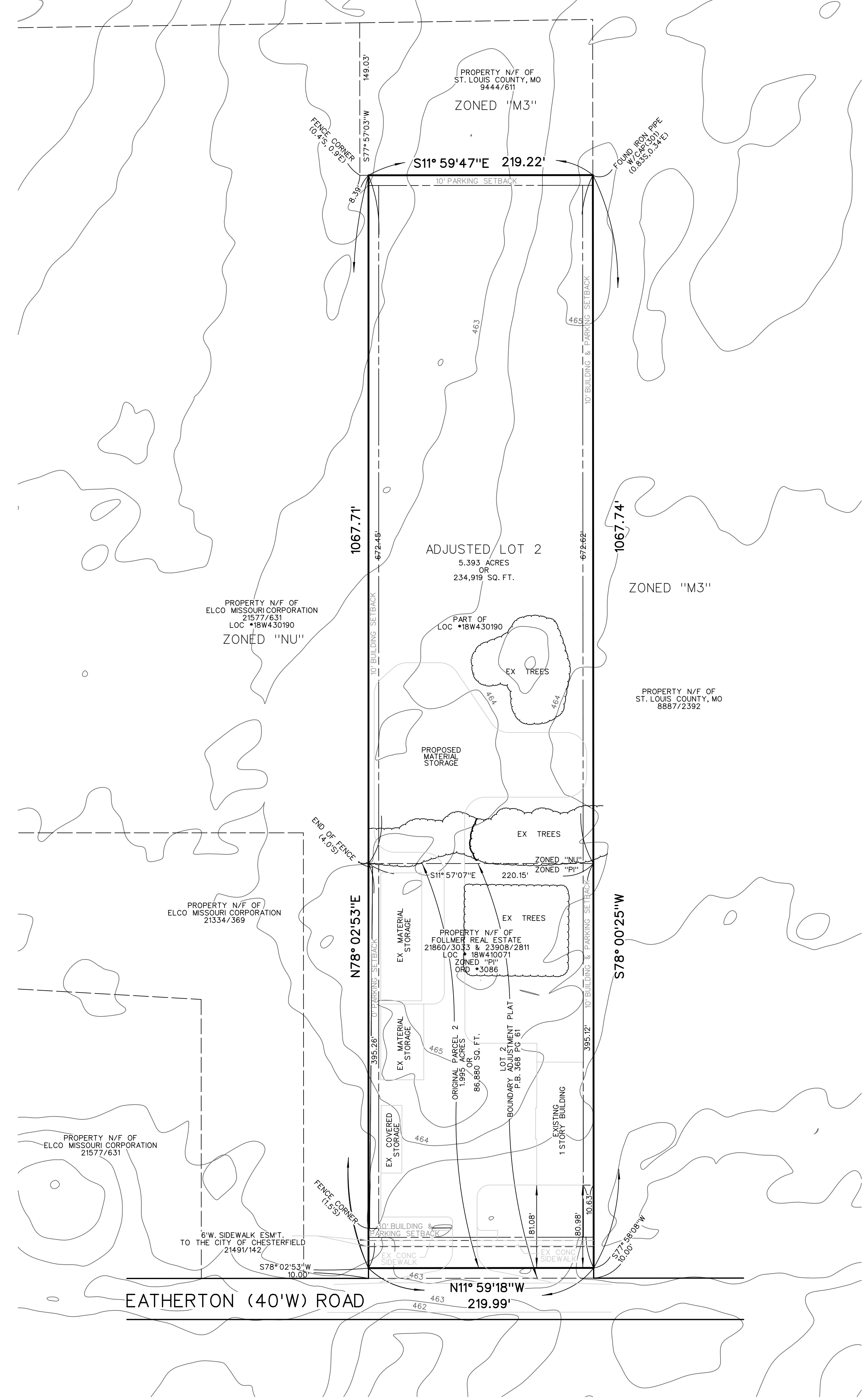
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 2 OF "BOUNDARY ADJUSTMENT PLAT IN U.S. 362", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 368 PAGE 61 OF THE ST. LOUIS COUNTY RECORDS, WITH THE EAST LINE OF EATHERTON ROAD, 50 FEET WIDE, AS WIDENED BY INSTRUMENT RECORD IN DEED BOOK 24217 PAGE 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.

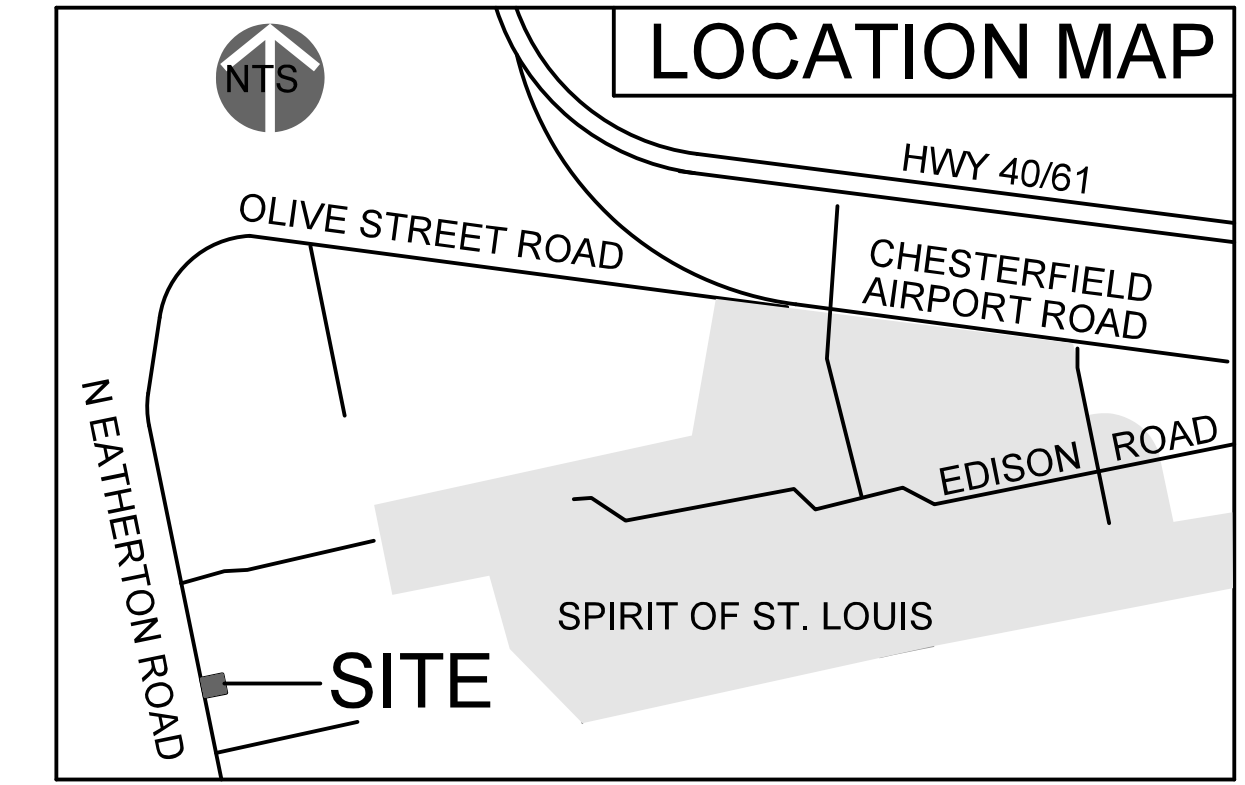


TIMOTHY J. MEYER, P.E.  
PROFESSIONAL ENGINEER  
E-24665

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:	FOLLMER REAL ESTATE LLC
PREPARED BY:	VOLZ Incorporated
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)

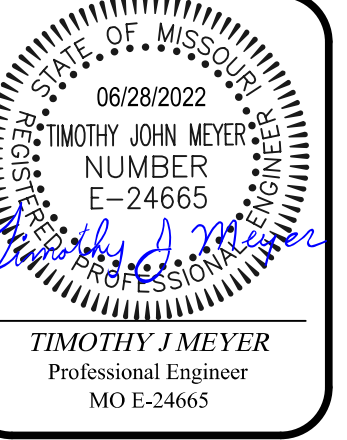


CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.  
 MISSOURI ONE-CALL 1-800-344-7483

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 Inlet, Blvd.  
 St. Louis, MO 63132  
 314.426.6212 Main  
 314.890.1250 Fax  
 www.volzinc.com  
 Authority #203

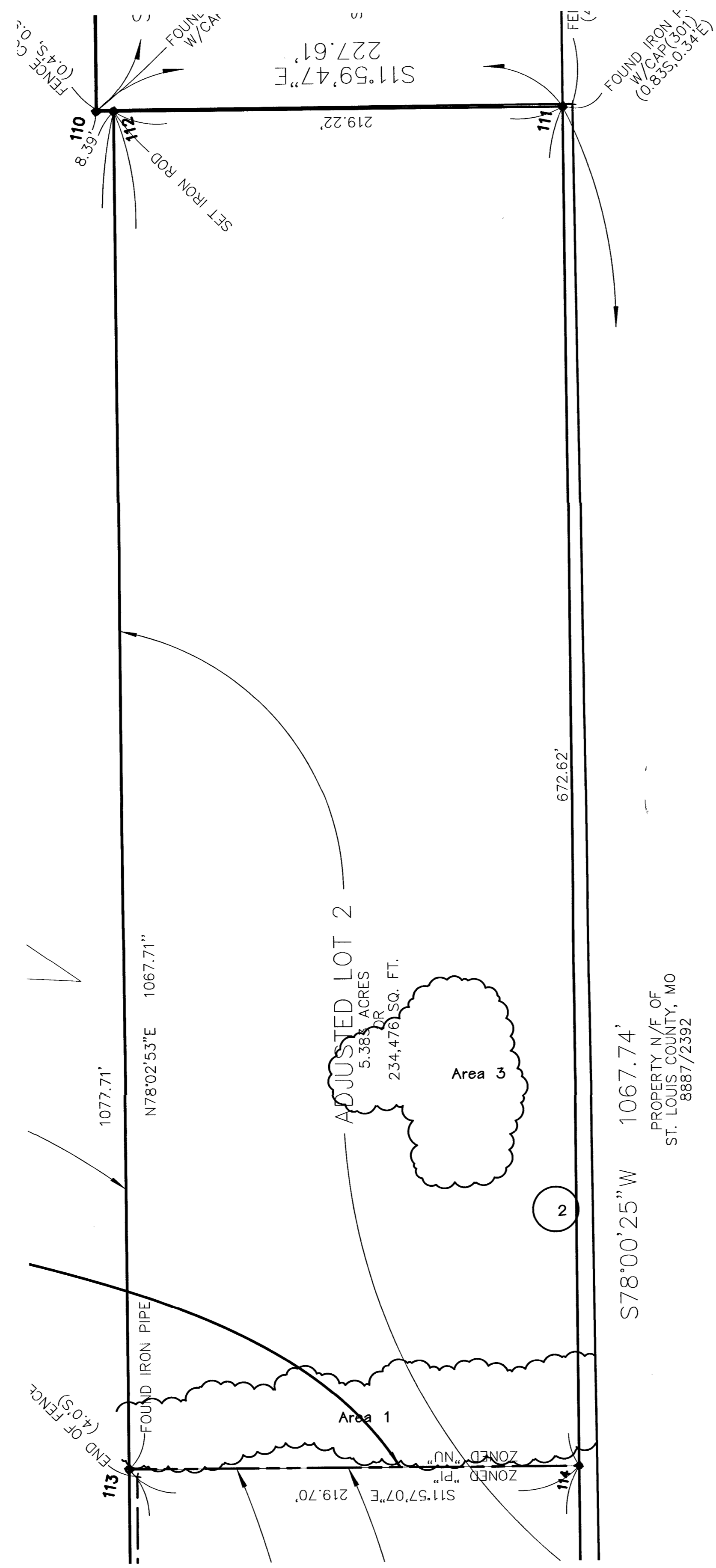


TIMOTHY J. MEYER  
 Professional Engineer  
 MO E-24665

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"



**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.

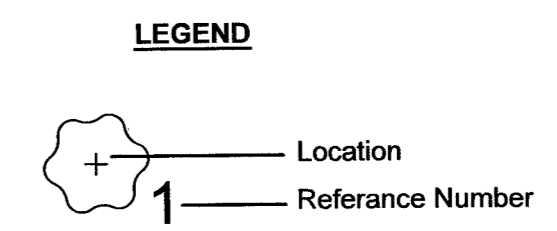
Area 2 is single 6" Elm. There are some other volunteers species along the fence lines along the East and South edges of the property all under 5" DBH.

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
<b>Total:</b>	<b>16,232 SF</b>



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

*Colleen L. Baum*  
City of Chesterfield-Department of Planning

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

**eLong**  
andscape 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