

Planning Commission Public Hearing and Vote Report

Meeting Date: January 13, 2020

From: Annisa Kumerow, Planner **AK**

Location: Two parcels totaling 89.21 acres located north of North Outer 40 Road and northeast of its intersection with Boone’s Crossing

Petition: **P.Z. 17-2019 Koester Acres:** A request for a change in zoning from a “FPNU” Floodplain Non-Urban District to an “AG” Agricultural District for two parcels totaling 89.21 acres in size at 17485A and 17509 N. Outer 40 Road.

Summary

Monarch Flatts, LLC is seeking a zoning map amendment from the “FPNU” Flood Plain Non-Urban District to the “AG” Agricultural District for two parcels totaling 89.21 acres located on the north side of the Monarch Chesterfield Levee. The property is located within the regulatory floodway, which places considerable limitations and restrictions on development.



Figure 1: Aerial Image

Site History

The subject site was zoned “FPNU” Flood Plain Non-Urban District by St. Louis County prior to the City of Chesterfield’s incorporation. The land is currently undeveloped and utilized for agriculture as well as the import/export of topsoil and fill materials.

Surrounding Land Use and Zoning

North: The Missouri River borders the subject site to the north.

South: The parcels to the south are developed and are zoned “C8” Planned Commercial District and “P1” Planned Commercial District.

East: The parcel to the east is undeveloped and is zoned “FPNU” Floodplain Non-Urban District.

West: The parcel to the west is undeveloped and is zoned “FPNU” Floodplain Non-Urban District.

Comprehensive Plan Designation

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates this parcel is located within the Agricultural/Flood Plain/Conservation land use designation. Appropriate uses in this land use designation include agriculture and open space.

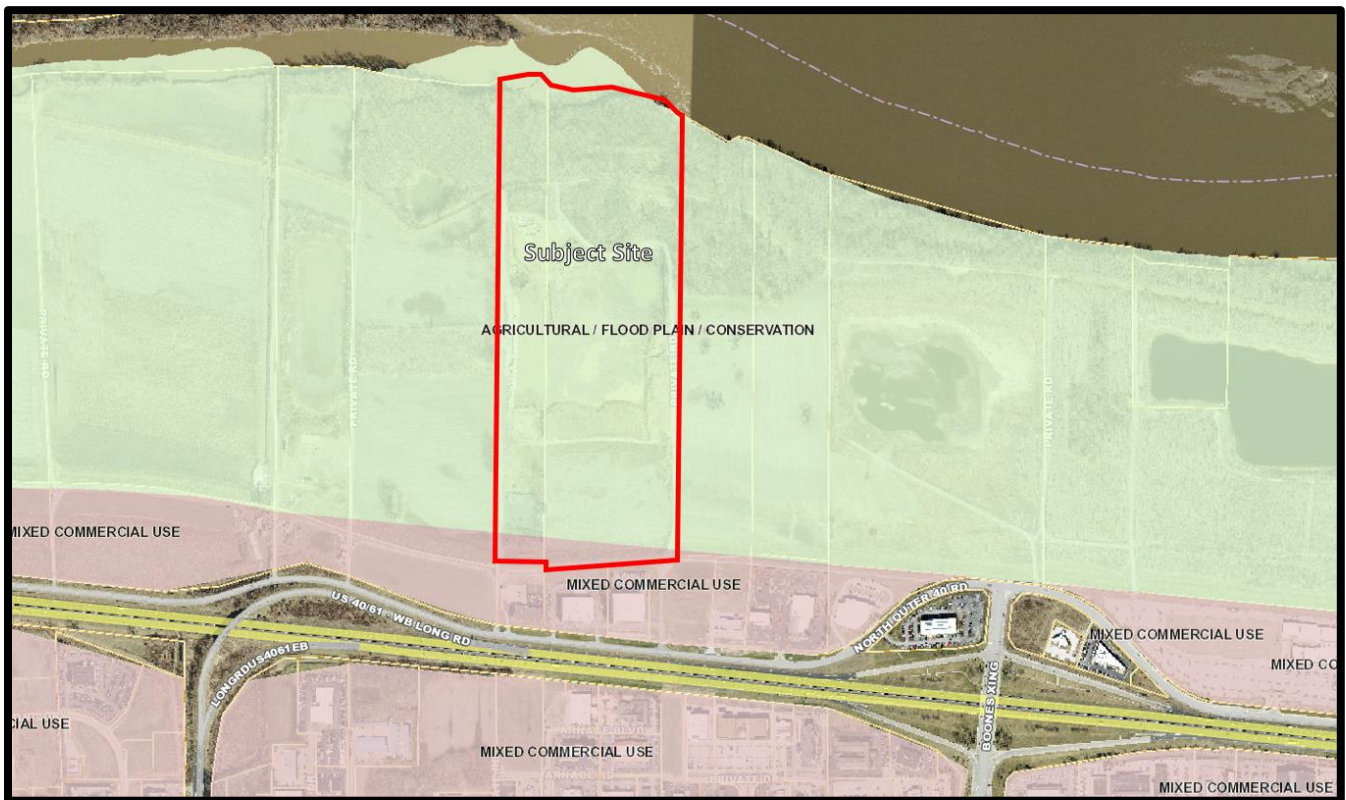


Figure 2: Comp Plan Surrounding Land Use Designation—Agricultural/Flood Plain/Conservation

District Information

As this zoning request is for a change to a “straight” (conventional) zoning district, there will be no preliminary plan or Attachment A in accordance with City Code. Permitted land uses will be those established in the “AG” Agricultural District and conducted in accordance with flood plain development criteria.

Request

A Public Hearing further addressing the request will be held at the January 13, 2020 City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice and boundary survey for this request as required by City Code. There are no outstanding issues on this request and the Planning Commission may vote on this item.

Attachments

1. Public Hearing Notice
2. Boundary Survey

cc: Justin Wyse, Director of Planning



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 January 13, 2020 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. 17-2019 Koester Acres: A change in zoning from “FPNU” Floodplain Non-Urban District to “AG” Agricultural District for two parcels of land totaling 89.21 acres in size at 17485A and 17509 N. Outer 40 Road (17U540036 & 16U210024)..

PROPERTY DESCRIPTION

A tract of land being Lot 2 of Koester Acres, a subdivision recorded in Plat Book 207, Page 1 of the St. Louis County Records, and Part of Shares 1, 2 & 3 of the subdivision of the estate of Peter Steffan, located in U.S. Survey 124, Township 45 North, Range 4 East in 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.

