

Chesterfield

MemorandumDepartment of Planning

To: Planning and Public Works Committee

From: Annisa Kumerow, Planner

Date: January 23, 2020

RE: 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.



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.

A Public Hearing was held on January 13, 2020, at which time the Planning Commission passed a motion recommending approval by a vote of 7-0. As this is a conventional zoning, there is no Attachment A.

Attachments: January 13, 2020 Planning Commission Report

Boundary Survey



Figure 1: Subject Site Aerial





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Planning Commission Public Hearing and Vote Report

Meeting Date: January 13, 2020

From: Annisa Kumerow, Planner

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 "PI"

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.

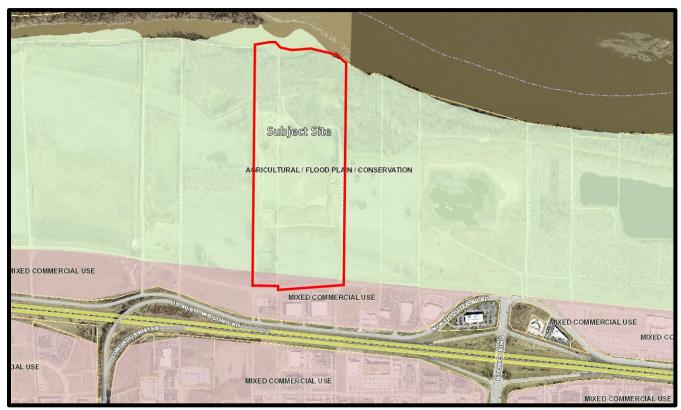


Figure 2: Comp Plan Surrounding Land Use Designation—Agricultural/Flood Plain/Conservation

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.

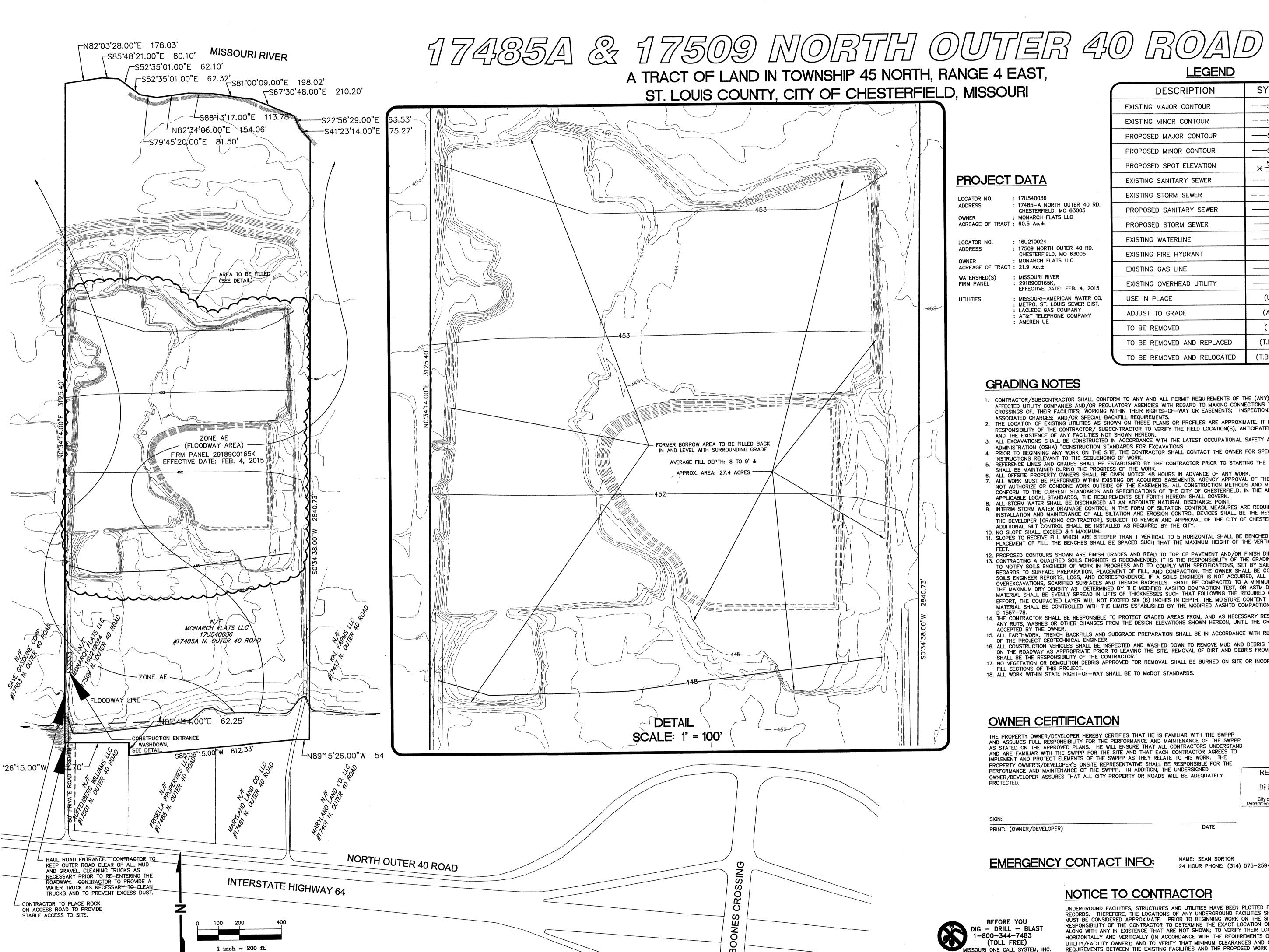
Request

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



DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	500
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	504
PROPOSED MINOR CONTOUR	502
PROPOSED SPOT ELEVATION	502.00 ×
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
EXISTING WATERLINE	W
EXISTING FIRE HYDRANT	**
EXISTING GAS LINE	G
EXISTING OVERHEAD UTILITY	OU
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

GRADING NOTES

- AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES; WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS; INSPECTIONS AND

- 5. REFERENCE LINES AND GRADES SHALL BE ESTABLISHED BY THE CONTRACTOR PRIOR TO STARTING THE WORK AND SHALL BE MAINTAINED DURING THE PROGRESS OF THE WORK.

 6. ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.

 7. ALL WORK MUST BE PERFORMED WITH OUTSITE OF THE CAUTIFUL TO ANY MORE AND MATERIALS SHALL
- ITHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- 8. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT 9. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED. THE INSTALLATION AND MAINTENANCE OF ALL SILTATION AND EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER [GRADING CONTRACTOR]. SUBJECT TO REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD. ADDITIONAL SILT CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY.
- 11. SLOPES TO RECEIVE FILL WHICH ARE STEEPER THAN 1 VERTICAL TO 5 HORIZONTAL SHALL BE BENCHED PRIOR TO PLACEMENT OF FILL. THE BENCHES SHALL BE SPACED SUCH THAT THE MAXIMUM HEIGHT OF THE VERTICAL CUT IS 5
- 12. PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND/OR FINISH DIRT GRADE.

 13. CONTRACTING A QUALIFIED SOILS ENGINEER IS RECOMMENDED. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO NOTIFY SOILS ENGINEER OF WORK IN PROGRESS AND TO COMPLY WITH SPECIFICATIONS, SET BY SAID ENGINEER, WITH REGARDS TO SURFACE PREPARATION, PLACEMENT OF FILL, AND COMPACTION. THE OWNER SHALL BE COPIED ON ALL SOILS ENGINEER REPORTS, LOGS, AND CORRESPONDENCE. IF A SOILS ENGINEER IS NOT ACQUIRED, ALL FILLS, REFILLED OVEREXCAVATIONS, SCARIFIED SURFACES AND TRENCH BACKFILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST, OR ASTM D1557-78. FILL MATERIAL SHALL BE EVENLY SPREAD IN LIFTS OF THICKNESSES SUCH THAT FOLLOWING THE REQUIRED COMPACTIVE EFFORT, THE COMPACTED LAYER WILL NOT EXCEED SIX (6) INCHES IN DEPTH. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE CONTROLLED WITH THE LIMITS ESTABLISHED BY THE MODIFIED AASHTO COMPACTION TEST OR ASTM
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL THE GRADING WORK IS
- 15. ALL EARTHWORK, TRENCH BACKFILLS AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS
- OF THE PROJECT GEOTECHNICAL ENGINEER. 16. ALL CONSTRUCTION VEHICLES SHALL BE INSPECTED AND WASHED DOWN TO REMOVE MUD AND DEBRIS THAT MAY DROP
- ON THE ROADWAY AS APPROPRIATE PRIOR TO LEAVING THE SITE, REMOVAL OF DIRT AND DEBRIS FROM THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 17. NO VEGETATION OR DEMOLITION DEBRIS APPROVED FOR REMOVAL SHALL BE BURNED ON SITE OR INCORPORATED INTO
- FILL SECTIONS OF THIS PROJECT. 18. ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE TO MODOT STANDARDS.

OWNER CERTIFICATION

THE PROPERTY OWNER/DEVELOPER HEREBY CERTIFIES THAT HE IS FAMILIAR WITH THE SWPPP AND ASSUMES FULL RESPONSIBILITY FOR THE PERFORMANCE AND MAINTENANCE OF THE SWPPP AS STATED ON THE APPROVED PLANS. HE WILL ENSURE THAT ALL CONTRACTORS UNDERSTAND AND ARE FAMILIAR WITH THE SWPPP FOR THE SITE AND THAT EACH CONTRACTOR AGREES TO IMPLEMENT AND PROTECT ELEMENTS OF THE SWPPP AS THEY RELATE TO HIS WORK. THE PROPERTY OWNER'S / DEVELOPER'S ONSITE REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE PERFORMANCE AND MAINTENANCE OF THE SWPPP. IN ADDITION, THE UNDERSIGNED OWNER/DEVELOPER ASSURES THAT ALL CITY PROPERTY OR ROADS WILL BE ADEQUATELY

RECEIVED DEC 1 2 2019

PRINT: (OWNER/DEVELOPER)

EMERGENCY CONTACT INFO:

NAME: SEAN SORTOR 24 HOUR PHONE: (314) 575-2594

NOTICE TO CONTRACTOR



UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



VANCE ENGINEERING, INC.

REVISED 10/24/14 CITY COMMENTS /20/2015 CITY COMMENTS

09/25/14

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