

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Annisa Kumerow, Planner **AK**

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.

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.

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

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.

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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.

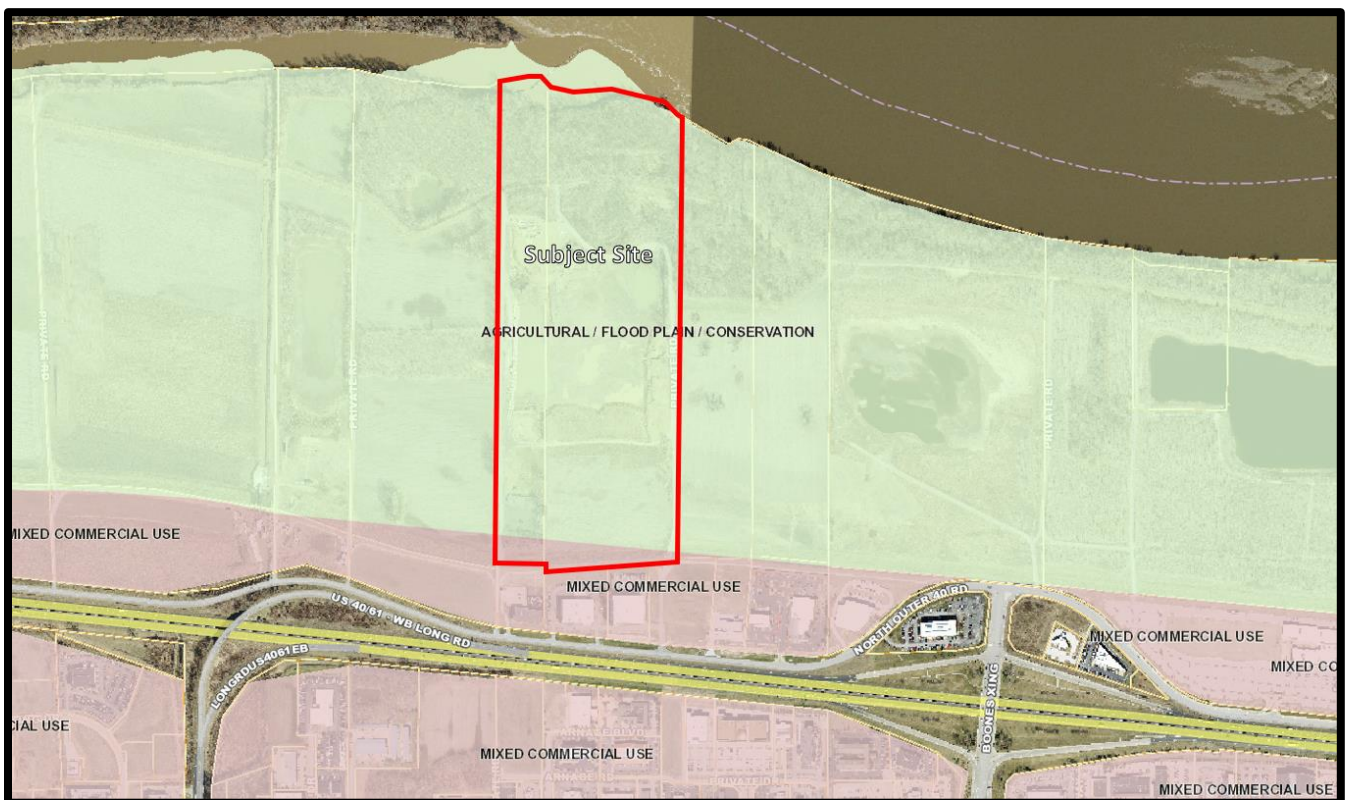


Figure 2: Comp Plan Surrounding Land Use Designation—Agricultural/Flood Plain/Conservation

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

