




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

Department of Planning and Development Services Public Hearing and Vote Report

Meeting Date: April 22, 2019

From: Jessica Henry, Assistant City Planner 

Location: Approximately 2,200' east of the intersection of Olive Boulevard and Chesterfield Parkway

Petition: **P.Z. 06-2019 17627 & 17659 N. Outer 40 Road (Andrew Brown)**: A request for a zoning map amendment from the "FPM3" Flood Plain Planned Industrial District to the "AG" Agricultural District for a 153-acre tract of land located on the north side of North Outer 40 Road. (16U110023 and 16V320067)

Summary

Andrew Brown is seeking a zoning map amendment from the "FPM3" Flood Plain Planned Industrial District to the "AG" Agricultural District for two parcels totaling 153 acres and located on the north side of the Monarch Chesterfield Levee. These properties are located within the regulatory floodway, which place considerable limitations and restrictions on development.



Figure 1: Aerial Image

Site History

The subject site was zoned “FPM3” Flood Plain Planned Industrial District by St. Louis County in 1965. The land is currently undeveloped and utilized for agriculture and the import/export of topsoil, sand, and fill materials.

Surrounding Land Use and Zoning

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

South: The levee-protected land to the south is currently undeveloped and is zoned “M3” Planned Industrial District.

East: The parcel to the east is undeveloped and is owned by the City of Chesterfield.

West: Land to the west is undeveloped and is zoned “M3” Planned Industrial 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 these parcels are within the Agricultural Flood Plain/Conservation land use designation.

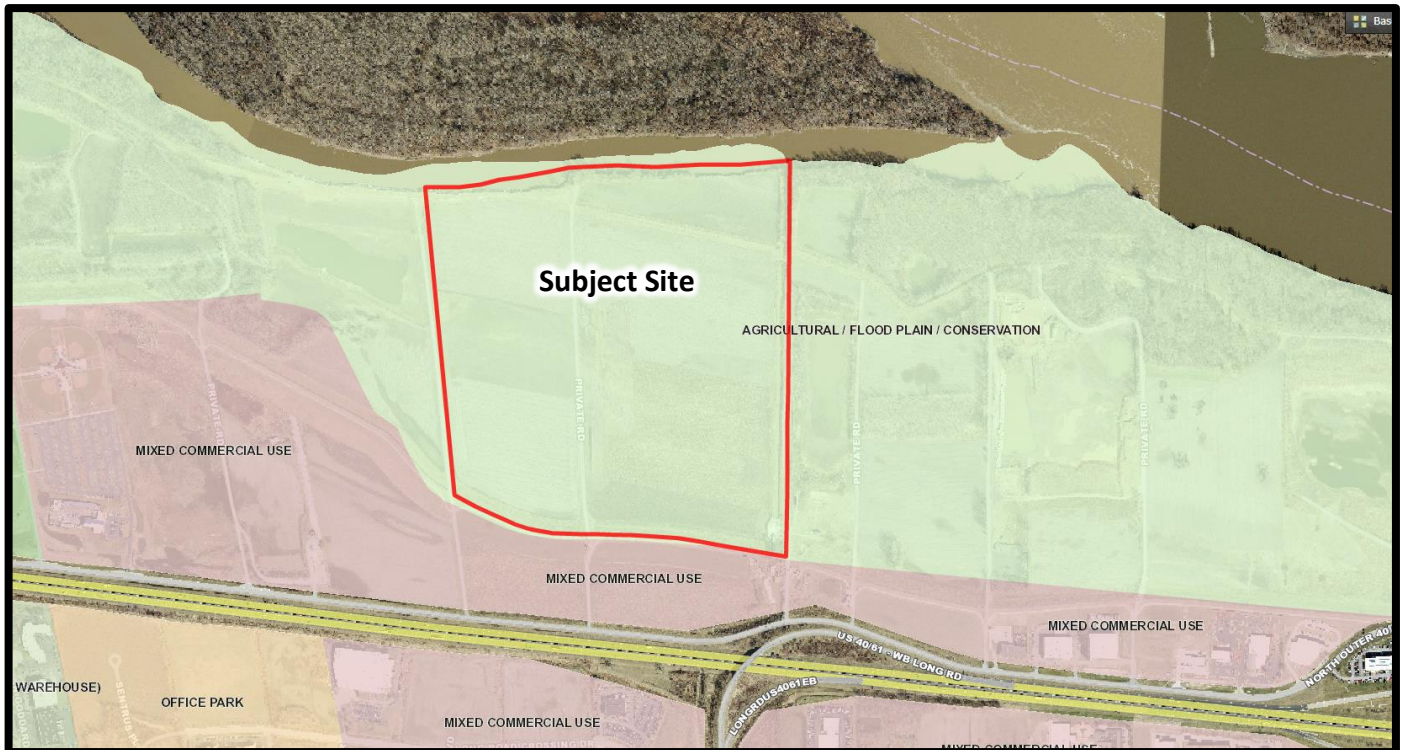


Figure 2: Comp Plan Surrounding Land Use Designation—Agricultural Flood Plain/Conservation

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 April 22, 2019, 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 and Development Services



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 April 22, 2019 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. 06-2019 17627 & 17659 N. Outer 40 Road (Andrew Brown): A request for a zoning map amendment from the "FPM3" Flood Plain Planned Industrial District to the "AG" Agricultural District for a 153-acre tract of land located on the north side of North Outer 40 Road. (16U110023 and 16V320067)

Description of Property

A tract of land being part of lots 2 and 3 of Damian Kroenung Estate, and part of U.S. Surveys 126 and 1010, Township 45 North- Ranges 3 and 4 East, St. Louis County, Missouri and containing 153.018 acres.



City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017



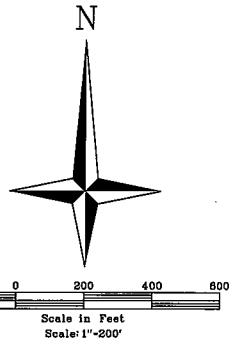
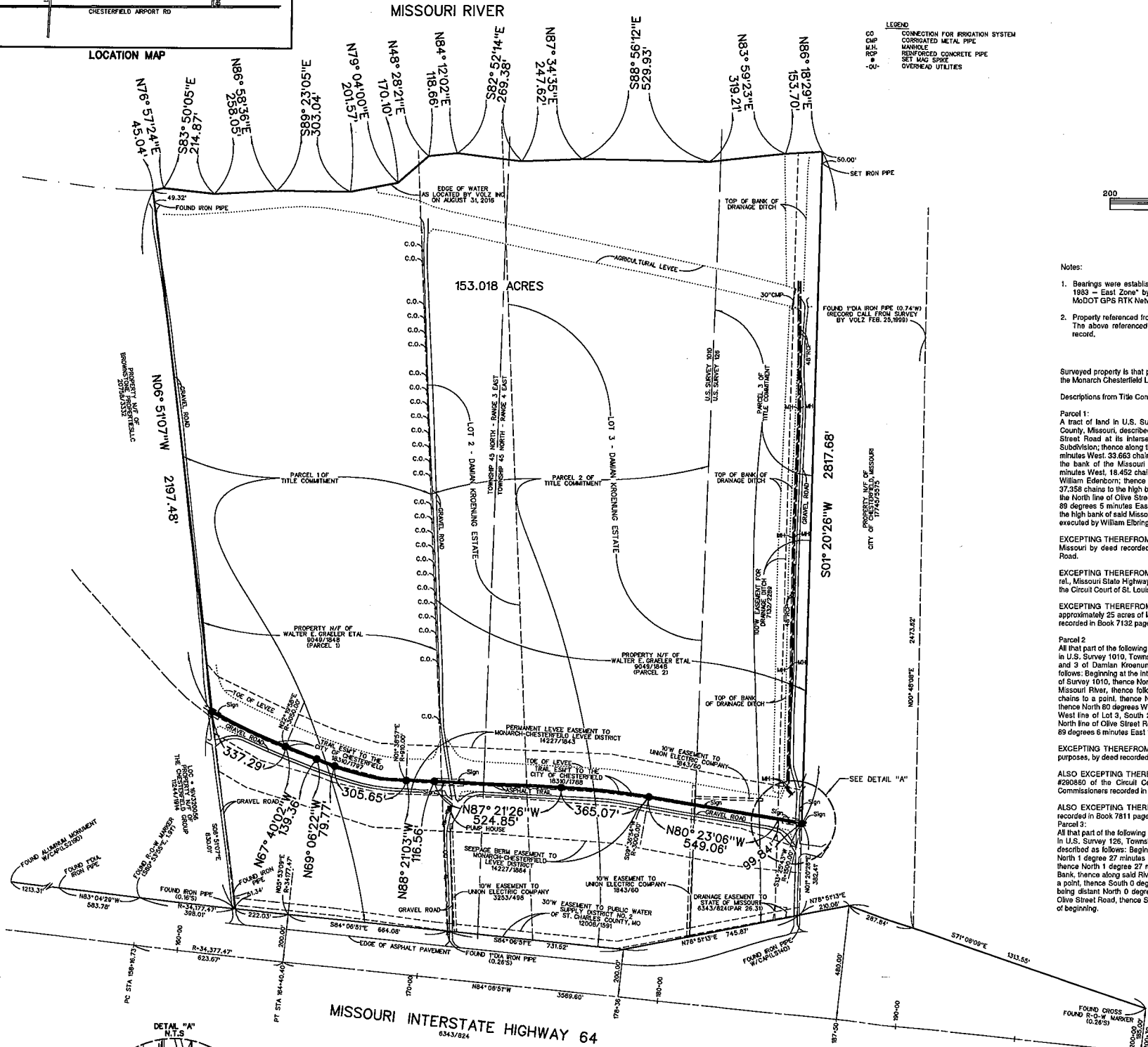
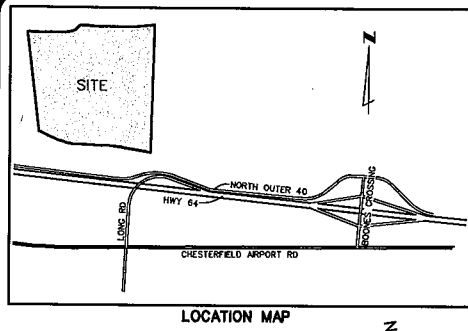
Information on these Public Hearings may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Assistant City Planner Jessica Henry at 636.537.4741 or via e-mail at jhenry@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

ALTA/NSPS LAND TITLE SURVEY
 A TRACT OF LAND BEING
 PART OF LOTS 2 AND 3 OF DAMIAN KROENUNG ESTATE
 AND PART OF U.S. SURVEYS 126 AND 1010
 TOWNSHIP 45 NORTH - RANGES 3 AND 4 EAST
 ST. LOUIS COUNTY, MISSOURI

RECEIVED

MAR - 7 2019

City of Chesterfield
 Department of Public Services



LEGEND
 CONNECTION FOR IRRIGATION SYSTEM
 CORRUGATED METAL PIPE
 MANHOLE
 REINFORCED CONCRETE PIPE
 SET MAG SPIRE
 OVERHEAD UTILITIES

Notes:
 1. Bearings were established from Grid North of the Missouri Coordinate System of 1983 - East Zone by utilizing Trimble R8 - 5800 GPS instrumentation and the MoDOT GPS RTK Network.
 2. Property referenced from Continental Title Company File No.: 16231604/Revision 1 The above referenced commitment was relied upon to disclose all easements of record.

Surveyed property is that portion of the parcels described below, North of the center of the Monarch Chesterfield Levee.

Descriptions from Title Commitment:

Parcel 1:
 A tract of land in U.S. Survey 1010, Township 45 North, Range 3 East in St. Louis County, Missouri, described as: Beginning at an old stone in the North line of the Olive Street Road at its intersection with the West line of the Damian Kroenung Estate Subdivision, thence along the West line of said Estate Subdivision, North 2 degrees, 59 minutes West 33.653 chains to the high bank of the Missouri River and 69.758 chains to the bank of the Missouri River; thence along said river bank North 70 degrees 16 minutes West, 16.452 chains to a stake in the East line of property, now or formerly of William Edorborn; thence along said East line South 7 degrees 13 1/2 minutes East, 37.358 chains to the high bank of the Missouri River and 76.688 chains to an old stone in the North line of Olive Street Road and thence along the North line of said Road, North 89 degrees 5 minutes East, 11.255 chains to the beginning, containing 47.04 acres to the high bank of said Missouri River, or in all 102.84 acres, according to survey thereof executed by William Eltring, County Surveyor.

EXCEPTING THEREFROM that part of above described property conveyed to State of Missouri by deed recorded in Book 1270 page 406, for the widening of Olive Street Road.

EXCEPTING THEREFROM that part thereof condemned by the State of Missouri, ex rel., Missouri State Highway Commission, for highway purposes in Cause No. 290960 of the Circuit Court of St. Louis County, Missouri.

EXCEPTING THEREFROM that part of the above described property consisting of approximately 25 acres of land conveyed to John H. Kramer by General Warranty Deed recorded in Book 7132 page 2298.

Parcel 2:
 All that part of the following described property lying North of Highway 40: A tract of land in U.S. Survey 1010, Township 45 North, Range 3 and 4 East and being part of Lots 2 and 3 of Damian Kroenung Estate, in St. Louis County, Missouri and described as follows: Beginning at the intersection of the North line of Olive Street Road with East line of Survey 1010, thence North 1 degree 27 minutes East 60.90 chains to the bank of the Missouri River, thence following said river North 89 degrees 19 minutes West, 6.064 chains to a point, thence North 59 degrees 48 minutes West 11.00 chains to a point, thence North 80 degrees West 2.789 chains to a point in West line of Lot 3, thence along West line of Lot 3, South 2 degrees 59 minutes East 67.098 chains to a point in the North line of Olive Street Road, thence along the North line of Olive Street Road, North 89 degrees 6 minutes East 13.291 chains to the place of beginning.

EXCEPTING THEREFROM that part conveyed to the State of Missouri for Highway purposes, by deed recorded in Book 1289 page 136.

ALSO EXCEPTING THEREFROM that part condemned for road purposes by Cause #290850 of the Circuit Court of St. Louis County, Missouri, a copy of Report of Commissioners recorded in Book 6343 page 824 of the St. Louis County Records.

ALSO EXCEPTING THEREFROM that part conveyed to VSS Partnership, by deed recorded in Book 7811 page 555.

Parcel 3:
 All that part of the following described property lying North of Highway 40: A tract of land in U.S. Survey 126, Township 45 North, Range 4 East, in St. Louis County, Missouri, described as follows: Beginning at a stone in the West line of said Survey 126, distant North 1 degree 27 minutes East 4.285 chains from the center line of Olive Street Road, thence North 1 degree 27 minutes East 56.754 chains to a point on the Missouri River Bank, thence along said River Bank, South 88 degrees 48 minutes East 6.508 chains to a point, thence South 0 degrees 54 minutes West 53.587 chains to a stone, said stone being distant North 0 degrees 54 minutes West 6.715 chains from the center line of Olive Street Road, thence South 70 degrees 57 minutes West 7.515 chains to the place of beginning.

Description of Surveyed Property
 Property description is of that part of parcels in the title commitment North of the center of the Monarch Chesterfield Levee:

A tract of land being part of Lots 2 and 3 of Damian Kroenung Estate, and part of U.S. Surveys 126 and 1010, Township 45 North - Ranges 3 and 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point in the West line of property described in deed to the City of Chesterfield, Missouri, recorded in Book 17745 page 5575 of the St. Louis County Records, said point being distance North 01 degrees 20 minutes 26 seconds East 382.41 feet from the intersection of said West line with the North line of Missouri Interstate Highway 64, varying width, as described in Book 6343 page 824 of the St. Louis County Records; thence Westwardly, leaving said West line, along a curve to the left whose radius point bears South 13 degrees 25 minutes 43 seconds West 1500.00 feet from the last mentioned point, a distance of 89.14 feet to a point; thence North 83 degrees 23 minutes 06 seconds West 549.06 feet to a point; thence along a curve to the left whose radius point bears South 09 degrees 38 minutes 54 seconds West 3000.00 feet from the last mentioned point, a distance of 365.07 feet to a point; thence North 87 degrees 21 minutes 29 seconds West 524.85 feet to a point; thence North 88 degrees 21 minutes 03 seconds West 116.58 feet to a point; thence along a curve to the right whose radius point bears North 01 degrees 38 minutes 57 seconds East 910.00 feet from the last mentioned point, a distance of 306.65 feet to a point; thence North 89 degrees 06 minutes 22 seconds West 76.77 feet to a point; thence North 87 degrees 40 minutes 02 seconds West 193.36 feet to a point; thence along a curve to the right whose radius point bears North 22 degrees 19 minutes 58 seconds East 3050.00 feet from the last mentioned point, a distance of 337.29 feet East line of property described in deed to Brownstone Properties L.L.C. as recorded in Book 20758 page 3392 of the St. Louis County Records; thence Northwardly along said East line North 05 degrees 51 minutes 07 seconds West 2197.48 feet to the edge of water of the Missouri River as located by Volz Inc. on August 31, 2016; thence Eastwardly along the meanders of said edge of water of the Missouri the following courses and distances; North 76 degrees 57 minutes 04 seconds East 45.04 feet; South 83 degrees 50 minutes 05 seconds East 214.87 feet; North 86 degrees 58 minutes 35 seconds East 258.05 feet; South 89 degrees 23 minutes 05 seconds East 303.04 feet; North 79 degrees 04 minutes 00 seconds East 201.57 feet; North 48 degrees 28 minutes 21 seconds East 170.10 feet; North 84 degrees 12 minutes 02 seconds East 118.86 feet; South 82 degrees 52 minutes 14 seconds East 269.38 feet; North 87 degrees 34 minutes 35 seconds East 247.62 feet; South 88 degrees 56 minutes 12 seconds East 528.93 feet; North 83 degrees 59 minutes 23 seconds East 319.21 feet and North 86 degrees 18 minutes 29 seconds East 153.70 feet to the aforementioned West line of the City of Chesterfield, Missouri property; thence Southwardly along said West line South 01 degrees 23 minutes 26 seconds West 2817.68 feet the point of beginning and containing 153.018 Acres according to survey by Volz Inc. during September 2016.

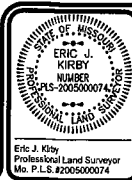
Continental Title Company
 File No.: 16231604/Revision 1
 effectively dated June 14, 2016
 Schedule B Section II
 [Note: Surveyor's Comments in Parenthesis]

- Hiking, Biking and Walking Trail Easement granted to City of Chesterfield, as more fully set forth in the instrument recorded in Book 18310 at Page 1768 and Book 18310 page 1767. (Shown)
- Easement granted to Monarch Chesterfield Levee District, as more fully set forth in the instrument recorded in Book 14227 at Pages 1843 and 1864. (Shown)
- Consent of Lender and Subordination to Permanent Levee Easement Deeds executed by Kenneth H. Graeler and Gage S. Graeler, husband and wife and recorded September 16, 2013 in Book 20678 page 1342.
- Easement granted to Public Water Supply District No. 2 of St. Charles County, as more fully set forth in the Report of Commissioners in Cause No. 1998CC-2709 recorded in Book 12008 at Page 1591. (Easement does not plot on surveyed property, shown)
- Easement for Water Pipe granted to St. Louis County Water Company, as more fully set forth in the instrument recorded in Book 6809 at Page 942. (Easement does not plot on surveyed property, not shown)
- Terms and provisions of the Agreement for use and maintenance of drainage ditch recorded in Book 7231 at Page 2289. (Per legal descriptions contained therein, property subject to terms and provisions. Shown)
- Relinquishment of right of direct access to State Highway Route 40TR together with the right to construct and maintain a drainage ditch or structure, according to the Report of Commissioners recorded in Book 6343 Page 824. (No direct access to State Route 40TR, except there is reserved the usual right of direct access between abutting land and outer roadway.)
- Easement granted to Union Electric Company of Missouri, as more fully set forth in the instrument recorded in Book 3225 at Page 498. (Does not plot on surveyed property, shown)
- Easement granted to Union Electric Company of Missouri, as more fully set forth in the instrument recorded in Book 1843 at Page 60. (Affects Parcel 3) (Property is subject to said document, shown)

To: Brownstone Properties, L.L.C.
 Continental Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 8, 9, & 13 of Table "A" thereof. The fieldwork was completed on August 31, 2016. This survey was also executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and The Missouri Department of Natural Resources and meets the accuracy requirements set forth for Urban Property.

Eric J. Kirby, P.L.S.
 Professional Land Surveyor
 Mo. P.L.S. # 2005000074
 e Kirby@volzinc.com
 Date: SEPTEMBER 9, 2016



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