

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Andrew Stanislav, Planner *AS*

Date: May 9, 2019

RE: **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, 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.

A Public Hearing was held on April 22, 2019, 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: April 22, 2019 Planning Commission Report




Figure 1: Subject Site Aerial



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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.

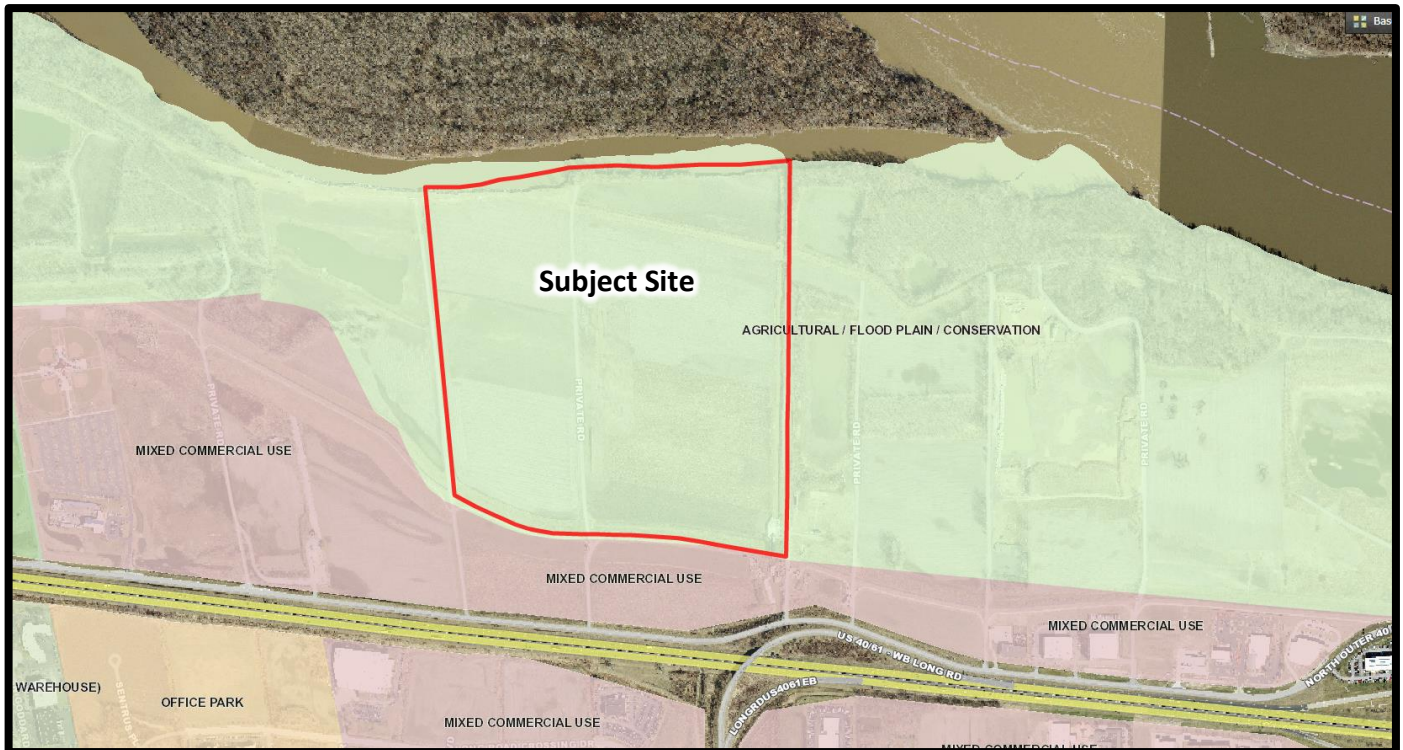


Figure 2: Comp Plan Surrounding Land Use Designation—Agricultural Flood Plain/Conservation

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