



**IV. B.**

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## Department of Planning & Public Works Public Hearing Summary Report

**P.Z. 08-2009 Larry Enterprises/ Jim Lynch Hummer, Part of Lot B (Adventure Properties L.L.C.):** A request for a “CUP” Conditional Use Permit in a “FPNU” Flood Plain Non-Urban District for a 4.895 acre tract of land located north of North Outer 40 Road west of the intersection with Boones Crossing. (part of 16U310025)

### **Summary**

Adventure Properties, L.L.C. is requesting a Conditional Use Permit (CUP) to allow for the Outdoor Rifle and Archery Range use in a “FPNU” Flood Plain Non-Urban District. The request is for 4.895 acres of a 36.648 acre lot which is zoned “PI” Planned Industrial in the portion to the south of the levee and “FPNU” Flood Plain Non-Urban District to the north of the levee. There is an existing building on the front of the lot which is the Lynch Hummer dealership. The range is proposed to be north of the levee and south of the floodway as shown in the graphic on the public hearing notice attached.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Agricultural/ Flood Plain/ Conservation land use designation.

A public hearing further addressing the request will be held at the June 8, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice.

Respectfully submitted,

Mara M. Perry, AICP  
Senior Planner

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director

**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 Monday June 8, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said hearing will be as follows:

**P.Z. 08-2009 Larry Enterprises/ Jim Lynch Hummer, Part of Lot B (Adventure Properties L.L.C.):** A request for a "CUP" Conditional Use Permit in a "FPNU" Flood Plain Non-Urban District for a 4.895 acre tract of land located north of North Outer 40 Road west of the intersection with Boones Crossing. (part of 16U310025)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mrs. Mara Perry, Senior Planner, by telephone at 636-537-4744 or by email at mperry@chesterfield.mo.us

CITY OF CHESTERFIELD  
Maurice L. Hirsch, Jr., Chair  
Chesterfield Planning Commission

Description of Property

A tract of land being part of Lot B of Larry Enterprises and Lynch Hummer, a subdivision according to the plat thereof as recorded in Plat Book 352, Page 135 of the St. Louis County Records located in US Survey 125, Township 45 North, Range 4 East of the Fifth Principal Meridian, Chesterfield, Missouri being more particularly described as follows:

Commencing at the southwest corner of above said Lot B, said point also being located on the north line of Missouri State Highway 40-61; thence along the west line of said Lot B North 04 degrees 42 minutes 23 seconds East 593.08 feet to the POINT OF BEGINNING of the herein described tract; thence continuing along the west line of said Lot B North 00 degrees 27 minutes 06 seconds East, 520.29 feet; thence departing last said west line South 66 degrees 28 minutes 12 seconds East 249.33 feet and South 64 degrees 03 minutes 38 seconds East, 296.29 feet to the east line of said Lot B; thence along said east line South 00 degrees 19 minutes 57 seconds West 333.37 feet; thence departing last said east line North 84 degrees 53 minutes 54 seconds West, 461.24 feet and North 88 degrees 09 minutes 08 seconds West, 37.81 feet to the Point of Beginning and containing 213,223 square feet or 4.895 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on May 6, 2009.

