



IV.A

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

Department of Planning & Public Works Public Hearing Summary Report

P.Z. 09-2011 Simpson Construction Materials (17971 North Outer Forty Road): A request for an Amendment to a Conditional Use Permit Authorized by St. Louis County in a "FP-M3" Flood Plain Planned Industrial District of 81.64 acres in size and located on the east side of US Highway 40/Interstate 64 south of its crossing of the Missouri River (16W240030).

Summary

Simpson Construction Materials are requesting an amendment to a Conditional Use Permit (CUP) granted by St. Louis County in a "FP-M3" Flood Plain Planned Industrial District. The property is zoned "M3" Planned Industrial District, but due to its location in the flood plain, it is made a part of the "FP" Flood Plain Over-layer. The "FP" Flood Plain Over-layer is a land use restrictive over-layer and therefore, the CUP is granted to the over-layer and not the underlying "M3" Planned Industrial Zoning District. A CUP was granted by St. Louis County in 1967 providing approval for the extraction of raw materials from the Missouri River via dredging and the stock piling and outdoor storage of such materials by a conveyor belt system. The petitioner is requesting an amendment to this CUP to permit the *extraction of raw materials from the Earth and processing thereof, but not including the manufacture of a product.*

The City of Chesterfield Comprehensive Plan Land Use Map delineates this property as Agricultural/Flood Plain/Conservation, which permits agricultural and open space land uses.

A public hearing further addressing the request will be held at the October 10, 2011 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and the Preliminary Plan.

Respectfully submitted,

Shawn Seymour, AICP
Senior Planner

Cc: Michael Herring, City Administrator
Rob Heggie, City Attorney
Michael 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, October 10, 2011, at 6:30 PM, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

P.Z. 09-2011 Simpson Construction Materials (17971 North Outer Forty Road): A request for an Amendment to a Conditional Use Permit Authorized by St. Louis County in a "FP-M3" Flood Plain Planned Industrial District of 81.64 acres in size and located on the east side of US Highway 40/Interstate 64 south of its crossing of the Missouri River (16W240030).

Requested Use:

1. Extraction of raw materials from the earth and processing thereof, but not including manufacture of a product.



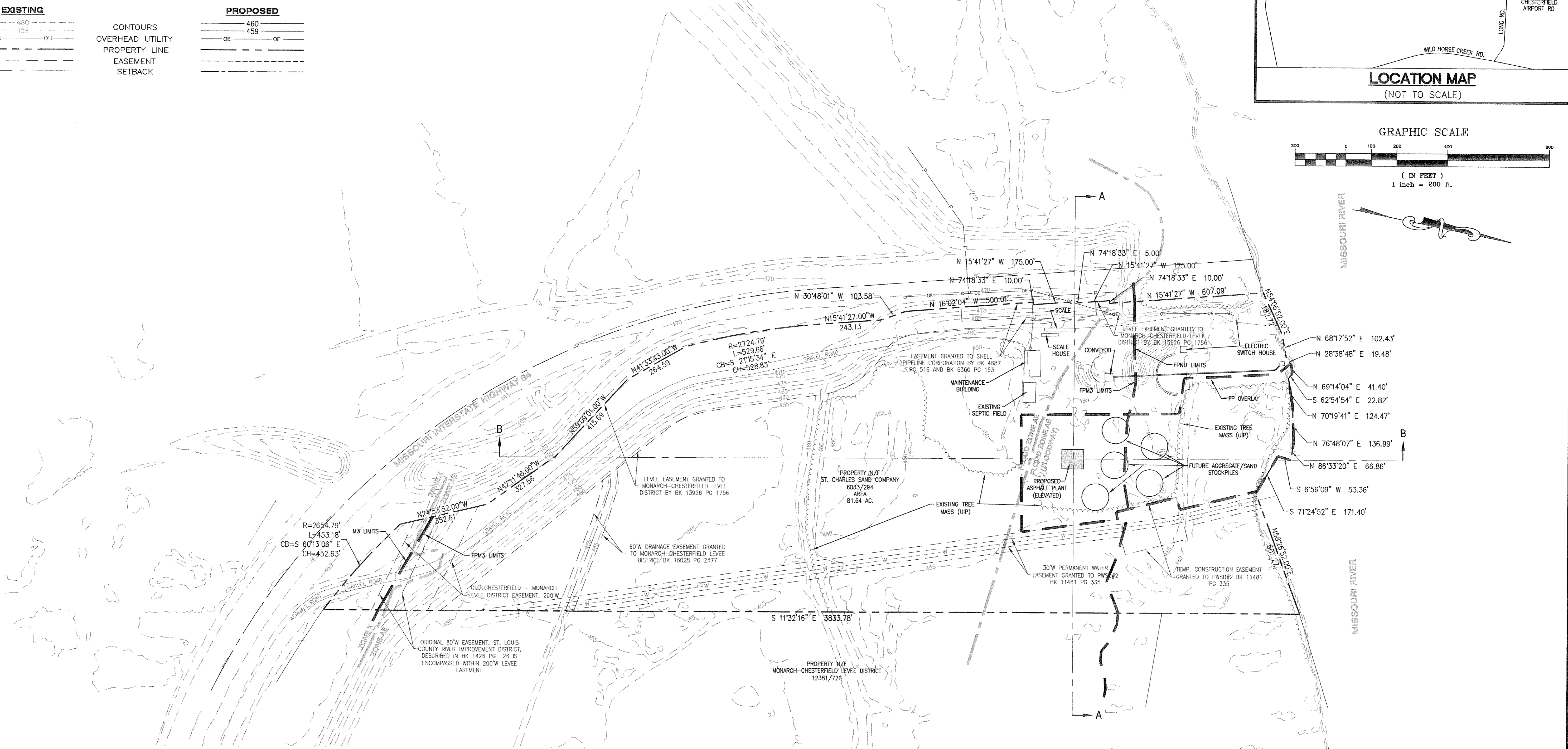
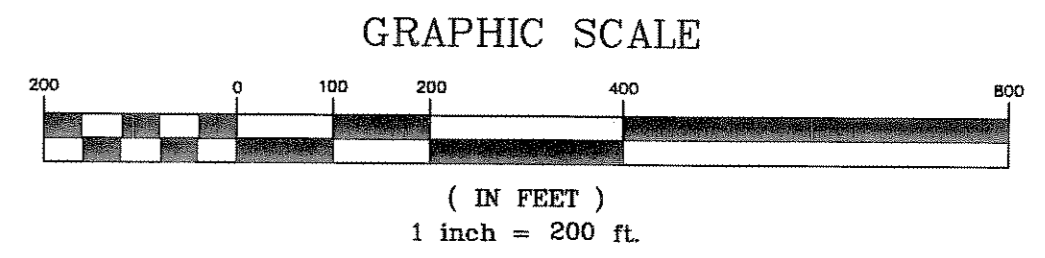
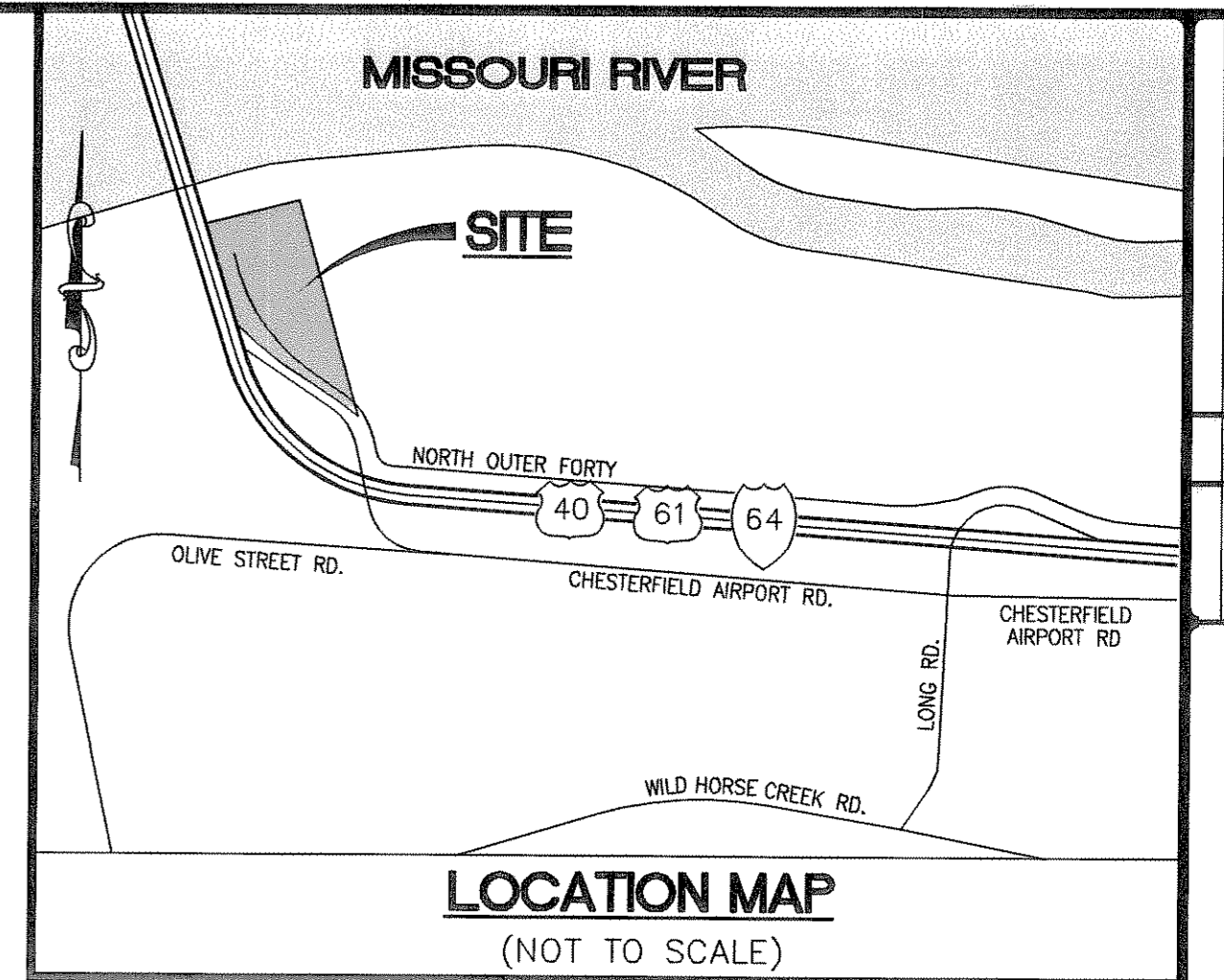
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Mr. Shawn Seymour, Senior Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

CITY OF CHESTERFIELD
Amy Nolan, Chair
Chesterfield Planning Commission

SIMPSON CONSTRUCTION MATERIALS

LEGEND

EXISTING		PROPOSED	
---	460	---	460
- - -	459	- - -	459
- - -	OU	- - -	OE
- - -	OE	- - -	OE
- - -	PROPERTY LINE	- - -	EASEMENT
- - -	EASEMENT	- - -	SETBACK



NO.	REVISION DESCRIPTION	DATE

DEVELOPER/OWNER:
SIMPSON CONSTRUCTION MATERIALS, LLC
 P.O. BOX 88
 FENTON, MO. 63026

CIVIL ENGINEERS
 CORPORATION
 ENGINEERING
 NUMBER
 E-23077
 DATE: 9/29/11

SIMPSON CONSTRUCTION MATERIALS
 17971 N. OUTER 40 ROAD
 CHESTERFIELD, MO. 63017

ST. LOUIS
 10777 S. Olive Office Dr.
 St. Louis, MO 63127
 314.984.9887 fax
 314.984.0587 fax

DESIGN/CALC BY: MEV
 DRAWN BY: JKW
 CHECKED BY: MEV
 DRAWING SCALE:
 DATE: 08/05/11
 Job Number: **11-0089**
 Sheet Number: **0.1**

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN PROVIDED BY BASE MAPS & AERIAL INFORMATION. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- TOPOGRAPHIC INFORMATION IS SHOWN PER CITY GIS DATA. BOUNDARY INFORMATION IS CREATED WITH ALTA SURVEY BY BAX ENGINEERING DATED 2/21/2008.
- THIS PLAN IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION BUT RATHER FOR CONCEPT. NO UTILITY COORDINATION HAS BEEN PERFORMED BY COLE AND ASSOCIATES.
- THIS PLAN IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- GENERALLY ACCEPTED DESIGN PRACTICES HAVE BEEN USED IN THE CREATION OF THIS PLAN. NO FINAL ENGINEERING DESIGN, REPORT, AND OR STUDIES HAVE BEEN COMPLETED.
- SUFFICIENT ENGINEERING DESIGN HAS NOT BEEN COMPLETED TO ENSURE CONSTRUCTABILITY OF THE SITE AS SHOWN.

UTILITIES

SEWER SERVICE = METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET ST. ST. LOUIS, MO 63103 PH. (314) 768-6272	GAS SERVICE = LACLEDE GAS COMPANY 720 OLIVE ST. ST. LOUIS, MO. 63101 PH. (314) 342-0690
WATER SERVICE = MISSOURI AMERICAN WATER COMPANY (CENTRAL) DISTRICT 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 CONTACT: GINA MEYERS PH. (314) 996-2465	ELECTRIC SERVICE = AMEREN-UE ELECTRIC COMPANY ELLISVILLE DISTRICT 12121 DORSETT RD. MARYLAND HEIGHTS, MO 63043 PH. (314) 344-9575
CABLE SERVICE = CHARTER COMMUNICATIONS 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 PH. (314) 275-0025	PHONE SERVICE = AT & T 12930 OLIVE ST. ST. LOUIS, MO 63141 PH. (314) 275-0025

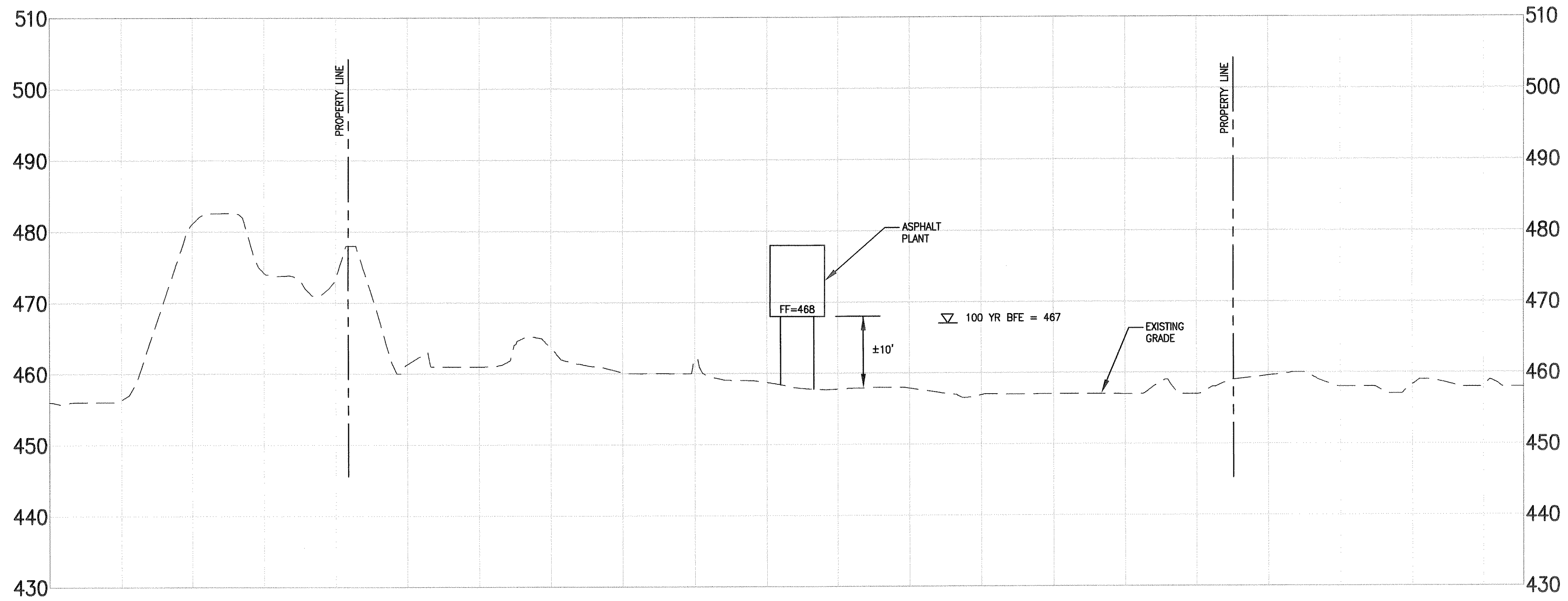
PERTINENT DATA

SITE ADDRESS	= 17971 N. OUTER 40 ROAD CHESTERFIELD, MO. 63017
SITE ACREAGE	= 81.64±
EXISTING ZONING	= "CUP"
PROPOSED ZONING	= "CUP AMENDED"
LOCATOR NUMBER	= 16W240030
WATERSHED	= MISSOURI RIVER
FEMA MAP PANEL	= 29189C0120H, DATE: AUG 2, 1995
SANITARY FACILITIES	= SEPTIC
OPEN SPACE	= 81.64 AC. - 16.2 AC./81.64 AC. = 80%

USER: Brian Johnson TAB: CONCEPT
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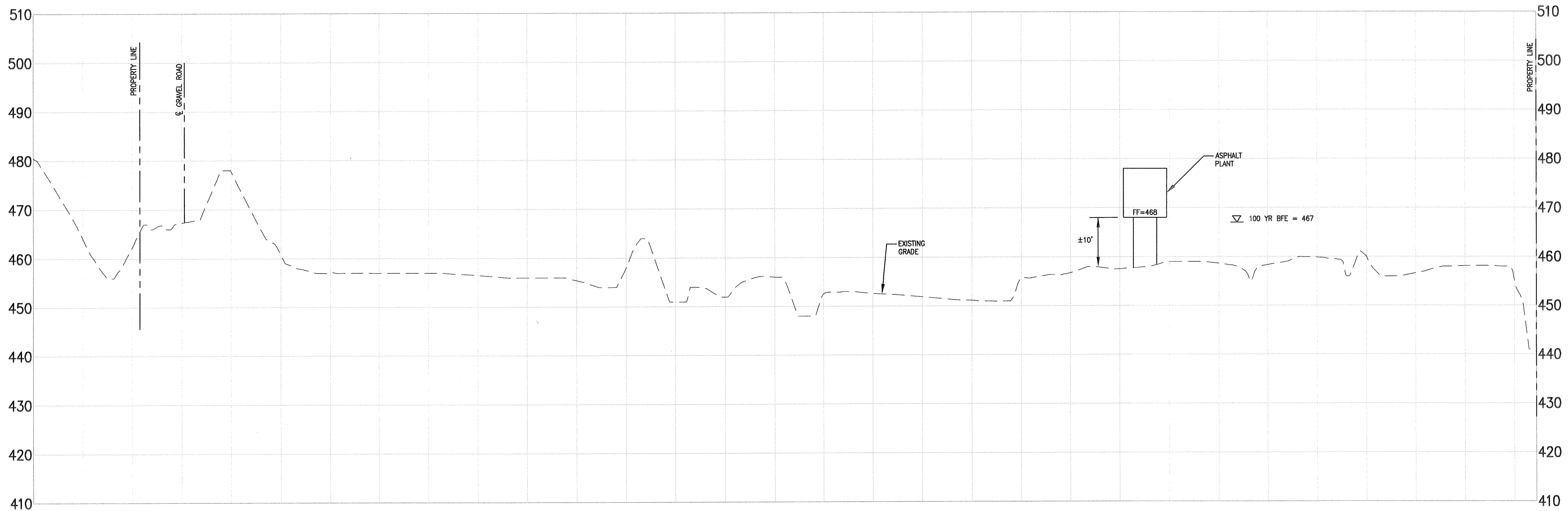


MSD P. NO.
 BASE MAP:



SECTION A-A

SCALE: 1"=100' HORIZ.
1"=10' VERT.



SECTION B-B

SCALE: 1"=100' HORIZ.
1"=10' VERT.

USER: Brn_Architect TAB: SECTIONS
DATE: September 28, 2011 1:55:39 PM
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DEVELOPER/OWNER:
SIMPSON CONSTRUCTION MATERIALS, LLC
P.O. BOX 88
FENTON, MO 63026

CIVIL ENGINEERS
CORPORATE
ENGINEERING
#00185
MIKE E VONDERHEIDE
#00185
PE NO. E-23077
DATE: 9/28/11

SIMPSON CONSTRUCTION MATERIALS
17971 N. OUTER 40 ROAD
CHESTERFIELD MO. 63017
SITE SECTIONS

+ ST. LOUIS
10777 Sunset Office Dr.
St. Louis, MO 63127
314-963-9867 fax
314-964-0267 fax
cole
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

DESIGN/CALC BY: MEV
DRAWN BY: JKW
CHECKED BY: MEV
DRAWING SCALE:
DATE: 08/05/11

Job Number
11-0089
Sheet Number

0.2

NO	REVISION DESCRIPTION	DATE

THE PROFESSIONAL SEAL, SIGNATURE AND PERSONAL SEAL APPEAR HEREIN IN CONNECTION WITH THIS PROJECT. THE ENGINEER'S RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT PRESENT TO SECTION 327, 411 (AND) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT PRESENT TO SECTION 327, 411 (AND) ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS, FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.