

Memorandum

Department of Planning & Development Services



To: Planning and Public Works Committee

From: Annisa Kumerow, Planner **AK**

Date: November 21, 2019

RE: **P.Z. 14-2019 16849 N. Outer 40 Road:** A request for a change in zoning from a “FPNU” Floodplain Non-Urban District to an “AG” Agricultural District for an 84.594 acre tract of land located at 16849 N. Outer 40 Road; north of the Monarch Chesterfield Levee.

Summary

Chesterfield Topsoil & Supply, Inc. is seeking a zoning map amendment from the “FPNU” Flood Plain Planned Non-Urban District to the “AG” Agricultural District for a 84.59 acre parcel located on the north side of the Monarch Chesterfield Levee.

A Public Hearing was held on November 13, 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: November 13, 2019 Planning Commission Report



Figure 1: Subject Site Aerial

**Department of Planning and Development Services
Public Hearing and Vote Report**

Meeting Date: November 13, 2019

From: Annisa Kumerow, Planner

Location: A 84.59 parcel located north of North Outer 40 Road and northeast of its intersection with Boones Crossing

Petition: **P.Z. 14-2019 16849 N. Outer 40:** A request for a change in zoning from a “FPNU” Floodplain Non-Urban District to an “AG” Agricultural District for an 84.594 acre tract of land located at 16849 N. Outer 40 Road; north of the Monarch Chesterfield Levee.

Summary

Chesterfield Topsoil & Supply, Inc. is seeking a zoning map amendment from the “FPNU” Flood Plain Planned Non-Urban District to the “AG” Agricultural District for a 84.59 acre parcel 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.



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 parcel to the south is developed and zoned “PC” 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 zoned “FPNU” and contains Rivers Edge Park.

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.

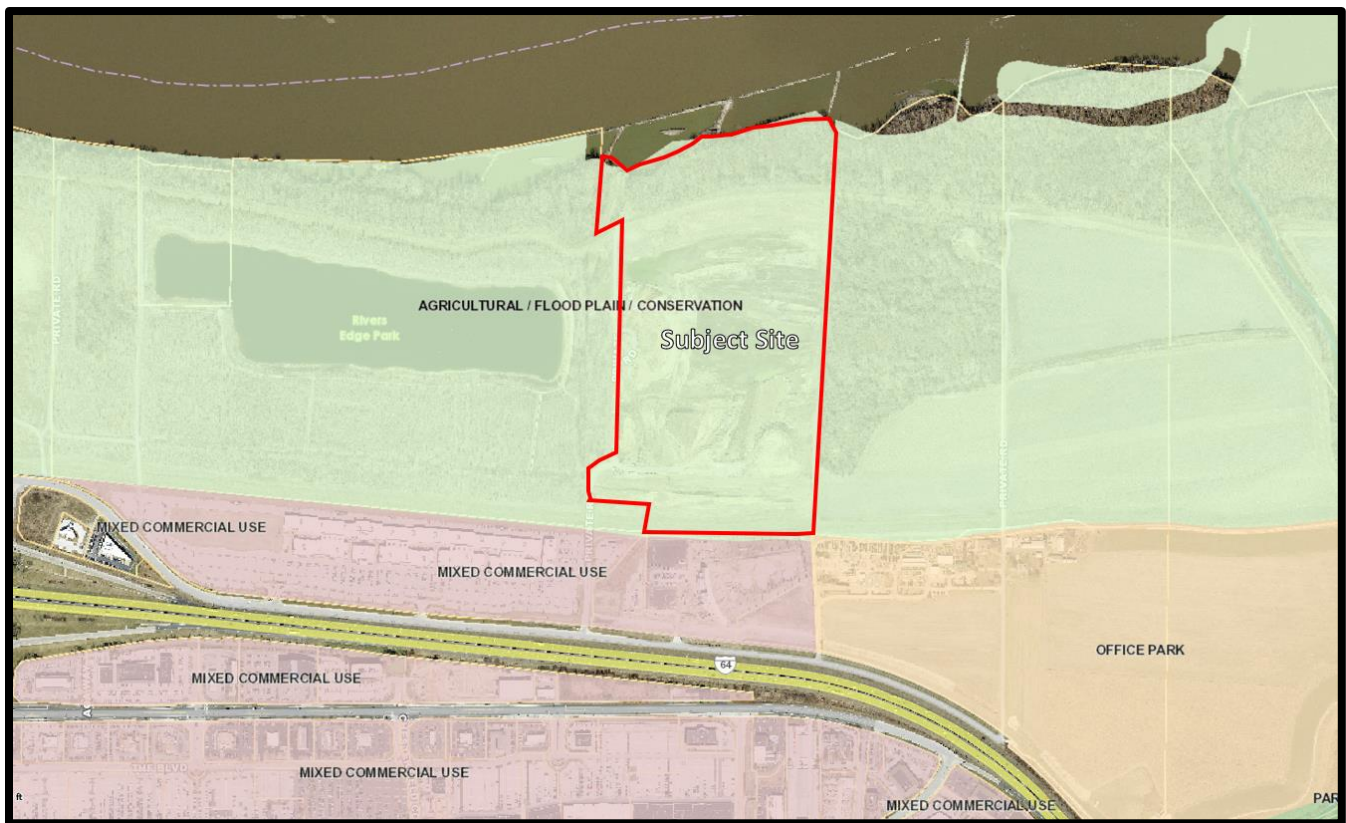


Figure 2: Comp Plan Surrounding Land Use Designation—Agricultural Flood Plain/Conservation

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 November 13, 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