



**IV. A.**

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

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**Planning and Development Services Division  
Public Hearing Report**

**Meeting Date:** November 14, 2016

**From:** Justin Wyse, AICP - Senior Planner

**Location:** North of North Outer 40 Road and east of Boone's Crossing

**Petition:** **P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Rd.)**: A request for a zoning map amendment from a "FPM3" Flood Plain Planned Industrial District to a "PI" Planned Industrial District for a 2.688 acre area of land on a portion of the property at 17971 N. Outer 40 Rd., located on the north side of North Outer 40 Rd., east of the Missouri River (a 2.688 acre portion of 16W240041).

**Summary**

Breckenridge Materials has submitted a request for a zoning map amendment from a "FPM3" Flood Plain Industrial District to a "PI" Planned Industrial District. The request covers a 2.688 area of land located on a larger parcel along the Missouri River.

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 proposed "PI" District is proposed on a portion of the property and it is the intent that both operations would occur on the larger parcel.

As required, the applicant has submitted a narrative that indicates the proposed use of the 2.688 acres area would be "Batching Plant."

An existing sand operation currently exists on the site. The proposed change in zoning does not impact the ability for this use to continue on the site. The sand plant would continue operating, outside of the limits of the "PI" Planned Industrial District as the remainder of the property would be regulated under the existing Conditional Use Permit for the site.

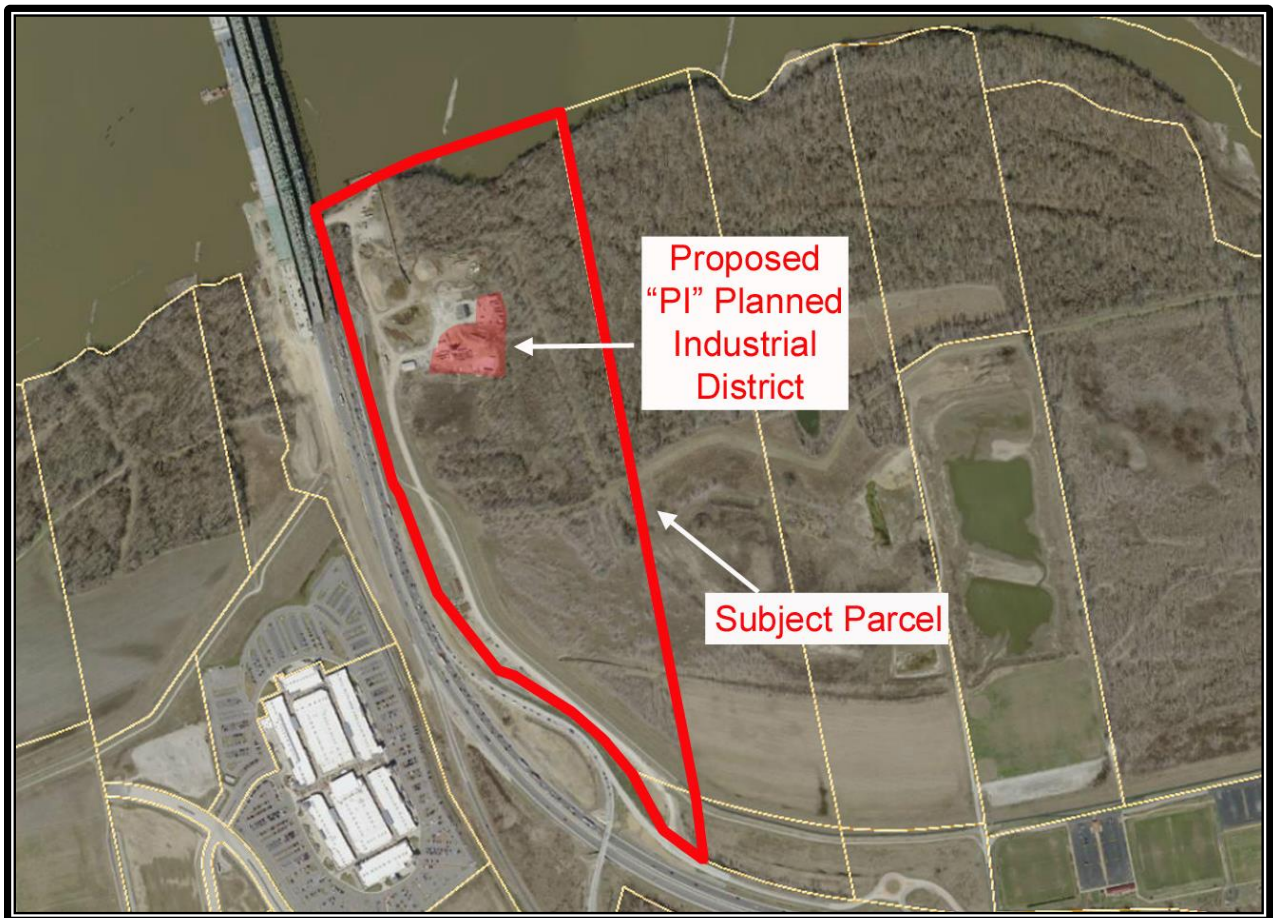
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**Site History**

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. Due to the “FP” Flood Plain designation being a use restrictive overlay, no site specific ordinance exists with regards to the “M3” Planned Industrial District. Both the “FP” and “M3” Districts are inactive. As such, the applicant has requested the change from the current designation to an active district designation.

Approval was granted in 2013 for a temporary concrete batch plant on the site. This approval was due to the Missouri Department of Transportation’s I-64 Daniel Boone Bridge Project. The temporary approval expired following completion of MoDOT’s project and the activity is no longer permitted.

As the use is no longer permitted on the site, the Zoning Map Amendment is the only available avenue to allow the operation to continue at this location. Both the “FP” overlay and “M-3” District are classified as “Inactive” within the Unified Development Code (UDC). Again, the establishment of a “PI” Planned Industrial District proposed at 17971 N. Outer 40 Rd. would not preclude the existing sand operation from continuing use of the site under the existing Conditional Use Permit.



*Aerial of Site and Proposed “PI” District*

**Surrounding Land Use and Zoning**

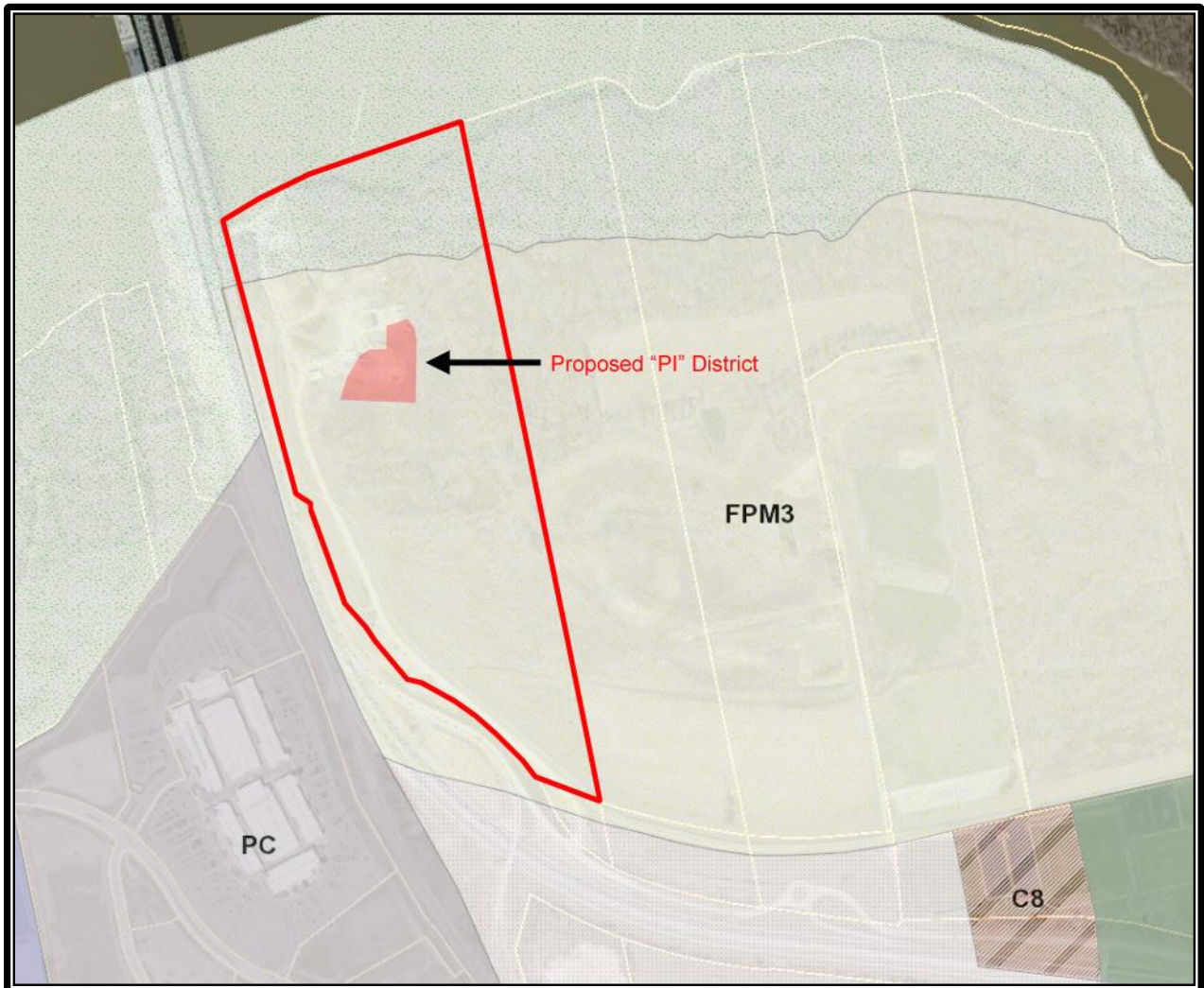
The land use and zoning for the properties surrounding this parcel are as follows:

North: This property forms the northern boundary of the City of Chesterfield and abuts the Missouri River.

South: The property located immediately to the south is U.S. Highway 40/61 Interstate 64.

East: The adjacent property to the east is an undeveloped tract of land zoned “FP-M3” Flood Plain Planned Industrial District and “FP-NU” Flood Plain Non-Urban District.

West: The properties located to the west are a part of the Chesterfield Blue Valley Development and are zoned “PC” Planned Commercial District and “FP-NU” Flood Plain Non-Urban District.

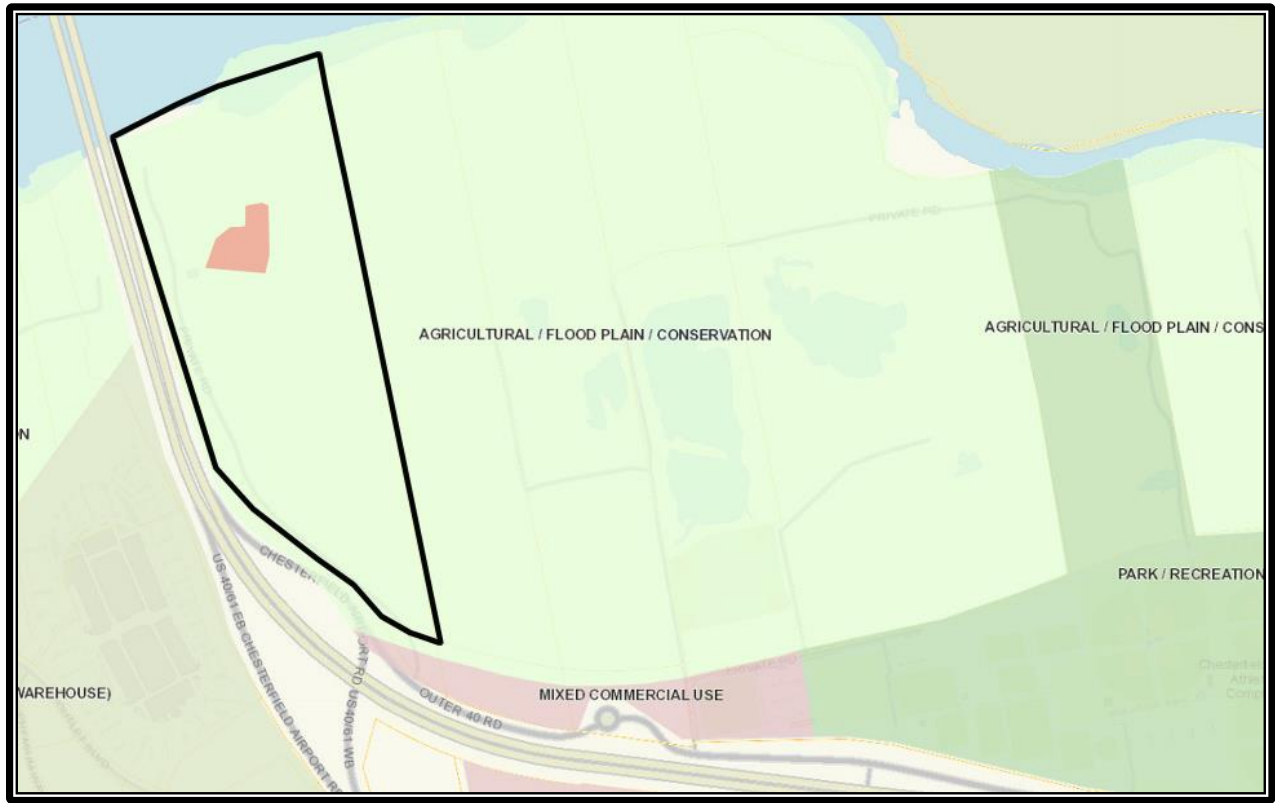


Zoning Map

**Comprehensive Plan**

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. This

designation is defined as a “Conceptual Land Use category for land unprotected from Missouri River floodwaters to the northeast of the Monarch-Chesterfield Levee. This area should be retained for open space, agriculture, or recreation/education activities.” (page 113 of Comprehensive Plan).



*Future Land Use Plan*

A public hearing further addressing the request will be held at the November 14, 2016, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and the Preliminary Plan for this petition.

Attachments

1. Public Hearing Notice
2. Applicant’s Narrative Statement
3. Applicant’s Preliminary Plan

cc: 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 November 14, 2016 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearing will be as follows:

**P.Z. 08-2016 Breckenridge Materials (17971 N. Outer 40 Rd.):** A request for a zoning map amendment from a "FPM3" Floodplain Planned Industrial District to a "PI" Planned Industrial District for a 2.688 acre area of land on a portion of the property at 17971 N. Outer 40 Rd., located on the north side of North Outer 40 Rd., east of the Missouri River. (a 2.688 acre portion of 16W240041).

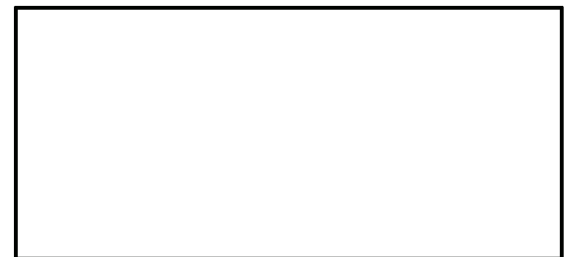
## PROPERTY DESCRIPTION

A tract of land being part of property conveyed to St. Charles Sand Company by deed recorded in Deed Book 6033, Page 294 of the St. Louis County records, in U.S. Survey 368, Township 45 North, Range 3 East, St. Louis County, Missouri.



City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Senior Planner Justin Wyse at 636.537.4734 or via e-mail at [jwyse@chesterfield.mo.us](mailto:jwyse@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.

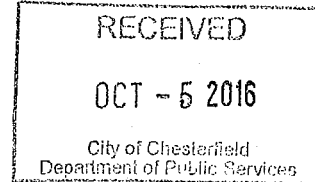




2833 BRECKENRIDGE INDUSTRIAL COURT  
P.O. BOX 440459  
ST. LOUIS, MO 63144  
(314) 962-1234 • FAX (314) 962-1540

September 26, 2016

Aimee Nassif, AICP  
City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017-0760



**RE: Change of Zoning Application – 17971 North Outer 40**

Ms. Nassif,

Attached you will find our application for zoning change for 17971 N Outer 40. Additionally, we have included our narrative statement, site plans, and supporting documentation. LION CSG has developed, with the help of FEMA, a path forward to ensure the site meets the current floodplain and floodway requirements.

We appreciate your assistance in guiding us through the application process. If you have any questions, feel free to contact me directly at [ryan.ruckel@breckenridgematerial.com](mailto:ryan.ruckel@breckenridgematerial.com) or via phone at (314) 496-9157.

Respectfully,

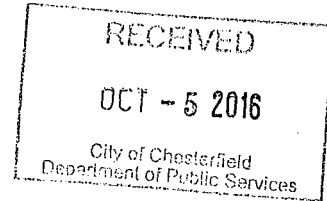
A handwritten signature in black ink, appearing to read 'Ryan H. Ruckel, Sr.', written in a cursive style.

Ryan H. Ruckel, Sr.  
ESH Manager



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**17971 NORTH OUTER 40  
NARRATIVE STATEMENT**



**A. Project Summary**

The application requests rezoning of a 2.688 acre portion of parcel 16W240041. The property, identified by the attached legal description, is owned by St. Charles Sand Company and under lease to Breckenridge Material Company. The property is currently within a zoning designation of FPM3 (Flood Plain – Planned Industrial), which is an inactive district in accordance with the City of Chesterfield’s Unified Development Code. While FPM3 parcels do exist within the City of Chesterfield, any changes, modifications, or amendments to this district is prohibited, and the zoning district must be revised prior to development.

**B. Description**

This parcel of land was developed, and has been operated as, a river sand transfer and sales facility since 1969. Current day-to-day operations on this property already meet the City’s definition of industrial activity. On January 11, 2013, the City of Chesterfield issued Breckenridge Material Company a temporary municipal zoning approval (5004-MZA-130024) for construction of a ready-mix concrete batch plant in support of the Daniel Boone Bridge Project. Breckenridge Material believes permanent zoning change best benefits both the City of Chesterfield and Breckenridge. The ability for this plant to permanently reside within the property of Saint Charles Sand will reduce un-needed heavy truck traffic from the Chesterfield Valley, resulting in the following benefits to the residents, visitors, and businesses:

- ✓ Reduced wear and tear to city streets due to immediate interstate access,
- ✓ Increased public safety through eliminating heavy truck traffic from congested commercial and retail centers,
- ✓ Minimized environmental impact through the reduction in truck traffic, diesel emissions, and carbon footprint.



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### **C. Requested Uses**

Breckenridge Material Company proposes only one use for the identified property. The company will operate a ready-mix concrete batch plant, and as a means to reduce environmental impact of returned concrete. All other on-site activities will be incidental and directly related to the production of ready-mix concrete. Breckenridge Material Company is requesting the following use:

- **Batching Plant**

### **D. Development**

Breckenridge Material Company proposes the continued operation of its ready-mix concrete plant and the manufacturing of 2-ton concrete blocks. Both uses are authorized within the Planned Industrial district, based upon Section 03-07 of the UDC. As part of the development, Breckenridge will construct a 30' x 50' fabricated steel building adjacent to the plant in order to eliminate the on-site transportation trailers currently used for storage. Two material silos extend above the plant, with a maximum height of 65'. Our compliance with the development standards for PI districts is listed below. We are not requesting any variations from the requirements in UDC 03-04(E)3.

- **Density:** Batch plant will be approximately 2,850 square feet of the 2.688 acres.
- **Open Space:** Our plans show we are well above the requirement of 35% open space.
- **Hours of Operation:** 24 hours per day, 7 days per week
- **Setbacks:** There are no adjoining properties designated as Residential or PS. The development meets the setback requirements.

### **E. Site Access & Parking**

Access to the site would not change. We will continue to utilize the same entrance we have been operating from since 2013. There are no proposed dedications or easements within the proposed project. Our site plan shows the location of proposed parking for employee vehicles and ready mix trucks. Development and upkeep of the parking lot will be performed by Breckenridge Material Company.





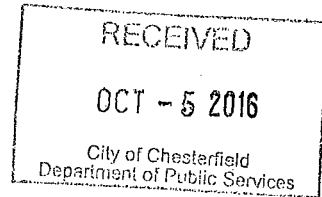
2833 BRECKENRIDGE INDUSTRIAL COURT  
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(314) 962-1234 • FAX (314) 962-1540

#### **F. Landscaping and Tree Preservation**

The proposed development does not currently have the presence of trees on it and this project will not include the removal of any trees. A Tree Preservation Plan (TPP) would not be necessary for the site. We will submit a landscaping plan as part of our site plan. The landscaping plan will conform to the requirements of the Architectural Design Standards of Chesterfield's Unified Development Code.



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September 26, 2016

Aimee Nassif, AICP  
City of Chesterfield  
690 Chesterfield Parkway W  
Chesterfield, MO 63017-0760

**RE: Tree Stand Delineation**

Ms. Nassif,

We do not believe the requirement for a TSD is applicable to our project, Breckenridge Material – 17971 N Outer Forty, as the site currently contains no trees, groves, or monarch tree stands. Please let me know if there is anything additional needed from concerning this zoning requirement.

If you have any questions, feel free to contact me directly at [ryan.ruckel@breckenridgematerial.com](mailto:ryan.ruckel@breckenridgematerial.com) or via phone at (314) 496-9157.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan H. Ruckel, Sr.', written in a cursive style.

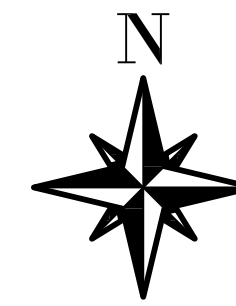
Ryan H. Ruckel, Sr.  
ESH Manager

# BRECKENRIDGE MATERIALS

## PLANT 15 - ZONING

17971 N OUTER FORTY  
CHESTERFIELD, 63005

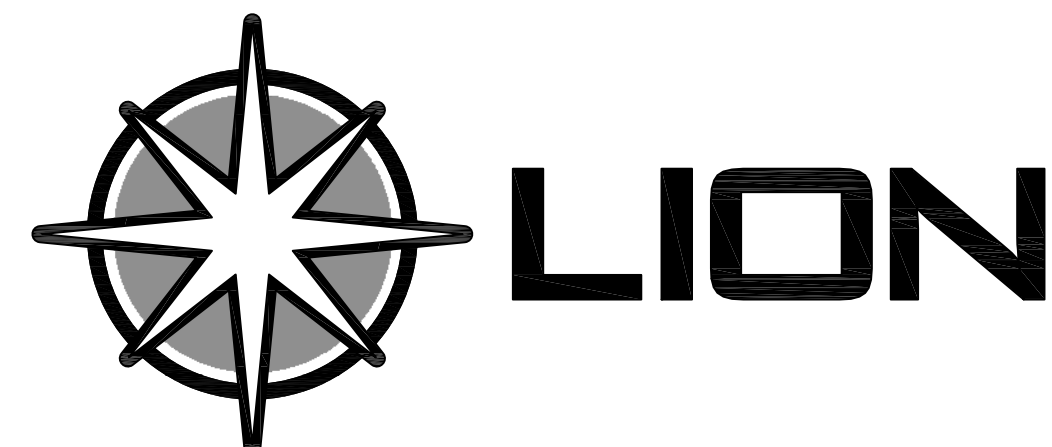
OCTOBER 4, 2016



### DRAWING LIST

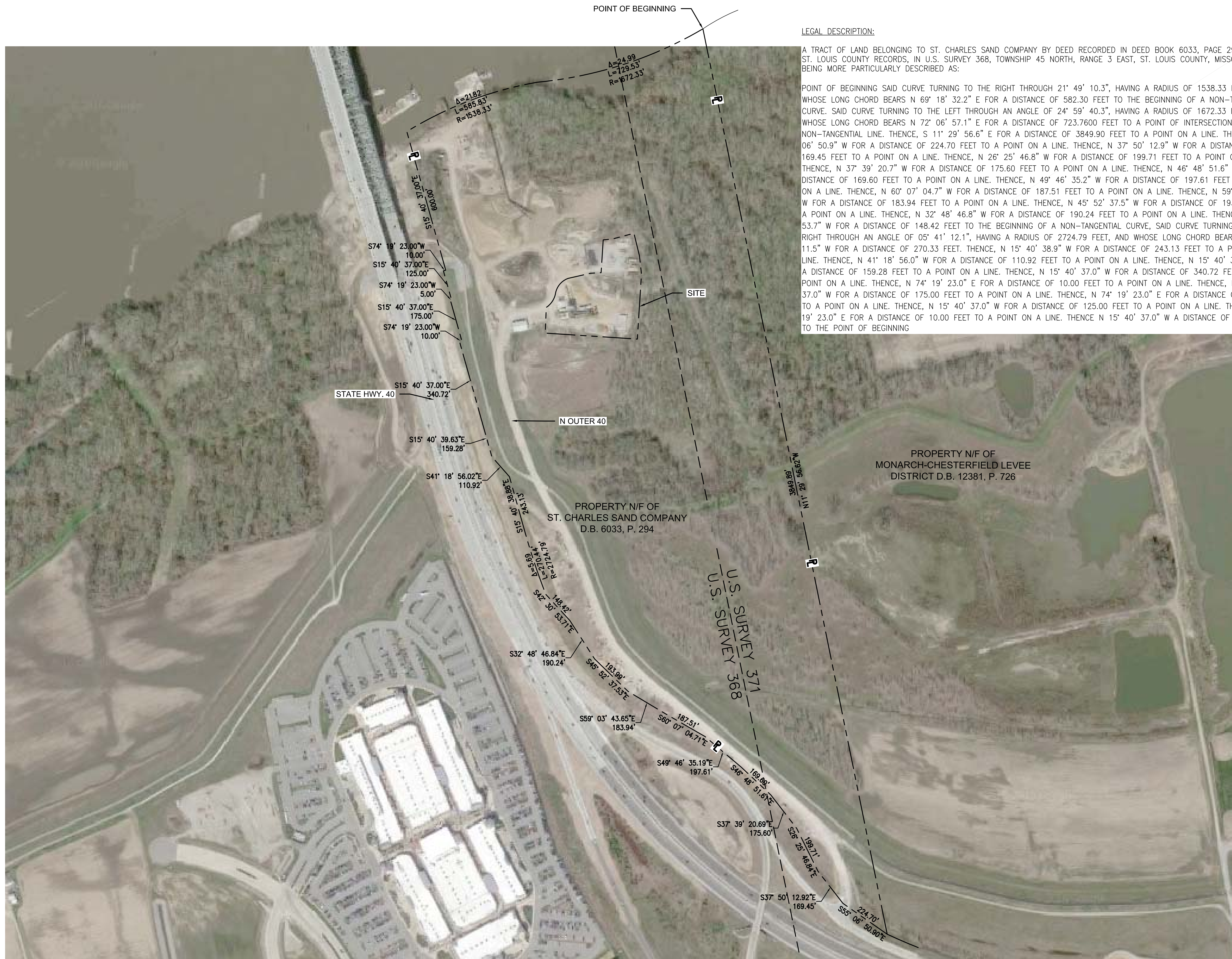
#### COVER

C-001	CIVIL
C-002	LOCATION PLAN
C-003	PRELIMINARY PLAN
	SECTIONS



Lion CSG LLC  
915 Olive St., Suite 902  
Saint Louis, Missouri, 63101  
314.409.7081

PLOT DATE: 11/01/16 at 5:31pm LOCATION: E:\Dropbox\Projects\Breckenridge\ZONING.dwg (TAB=C-001) BY: Chris



**LEGAL DESCRIPTION:**

A TRACT OF LAND BELONGING TO ST. CHARLES SAND COMPANY BY DEED RECORDED IN DEED BOOK 6033, PAGE 294 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 368, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

POINT OF BEGINNING SAID CURVE TURNING TO THE RIGHT THROUGH 21° 49' 10.3", HAVING A RADIUS OF 1538.33 FEET, AND WHOSE LONG CHORD BEARS N 69° 18' 32.2" E FOR A DISTANCE OF 582.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24° 59' 40.3", HAVING A RADIUS OF 1672.33 FEET, AND WHOSE LONG CHORD BEARS N 72° 06' 57.1" E FOR A DISTANCE OF 723.7600 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 11° 29' 56.6" E FOR A DISTANCE OF 3849.90 FEET TO A POINT ON A LINE. THENCE, N 55° 06' 50.9" W FOR A DISTANCE OF 224.70 FEET TO A POINT ON A LINE. THENCE, N 37° 50' 12.9" W FOR A DISTANCE OF 169.45 FEET TO A POINT ON A LINE. THENCE, N 26° 25' 46.8" W FOR A DISTANCE OF 199.71 FEET TO A POINT ON A LINE. THENCE, N 37° 39' 20.7" W FOR A DISTANCE OF 175.60 FEET TO A POINT ON A LINE. THENCE, N 46° 48' 51.6" W FOR A DISTANCE OF 169.60 FEET TO A POINT ON A LINE. THENCE, N 49° 46' 35.2" W FOR A DISTANCE OF 197.61 FEET TO A POINT ON A LINE. THENCE, N 60° 07' 04.7" W FOR A DISTANCE OF 187.51 FEET TO A POINT ON A LINE. THENCE, N 59° 03' 43.7" W FOR A DISTANCE OF 183.94 FEET TO A POINT ON A LINE. THENCE, N 45° 52' 37.5" W FOR A DISTANCE OF 193.99 FEET TO A POINT ON A LINE. THENCE, N 32° 48' 46.8" W FOR A DISTANCE OF 190.24 FEET TO A POINT ON A LINE. THENCE, N 42° 30' 53.7" W FOR A DISTANCE OF 148.42 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 41' 12.1", HAVING A RADIUS OF 2724.79 FEET, AND WHOSE LONG CHORD BEARS N 18° 31' 11.5" W FOR A DISTANCE OF 270.33 FEET. THENCE, N 15° 40' 38.9" W FOR A DISTANCE OF 243.13 FEET TO A POINT ON A LINE. THENCE, N 41° 18' 56.0" W FOR A DISTANCE OF 110.92 FEET TO A POINT ON A LINE. THENCE, N 15° 40' 39.6" W FOR A DISTANCE OF 159.28 FEET TO A POINT ON A LINE. THENCE, N 15° 40' 37.0" W FOR A DISTANCE OF 340.72 FEET TO A POINT ON A LINE. THENCE, N 74° 19' 23.0" E FOR A DISTANCE OF 10.00 FEET TO A POINT ON A LINE. THENCE, N 15° 40' 37.0" W FOR A DISTANCE OF 175.00 FEET TO A POINT ON A LINE. THENCE, N 74° 19' 23.0" E FOR A DISTANCE OF 5.00 FEET TO A POINT ON A LINE. THENCE, N 15° 40' 37.0" W FOR A DISTANCE OF 125.00 FEET TO A POINT ON A LINE. THENCE, N 74° 19' 23.0" E FOR A DISTANCE OF 10.00 FEET TO A POINT ON A LINE. THENCE N 15° 40' 37.0" W A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING



REV.	DATE	DESCRIPTION
0	07/11/2016	---



**BRECKENRIDGE MATERIALS  
PLANT 15  
SITE PLAN**

DATE	7/11/16	SEAL
DESIGNED	NAY	
DRAWN	CSR	
CHECKED	NAY	

**LOCATION PLAN**

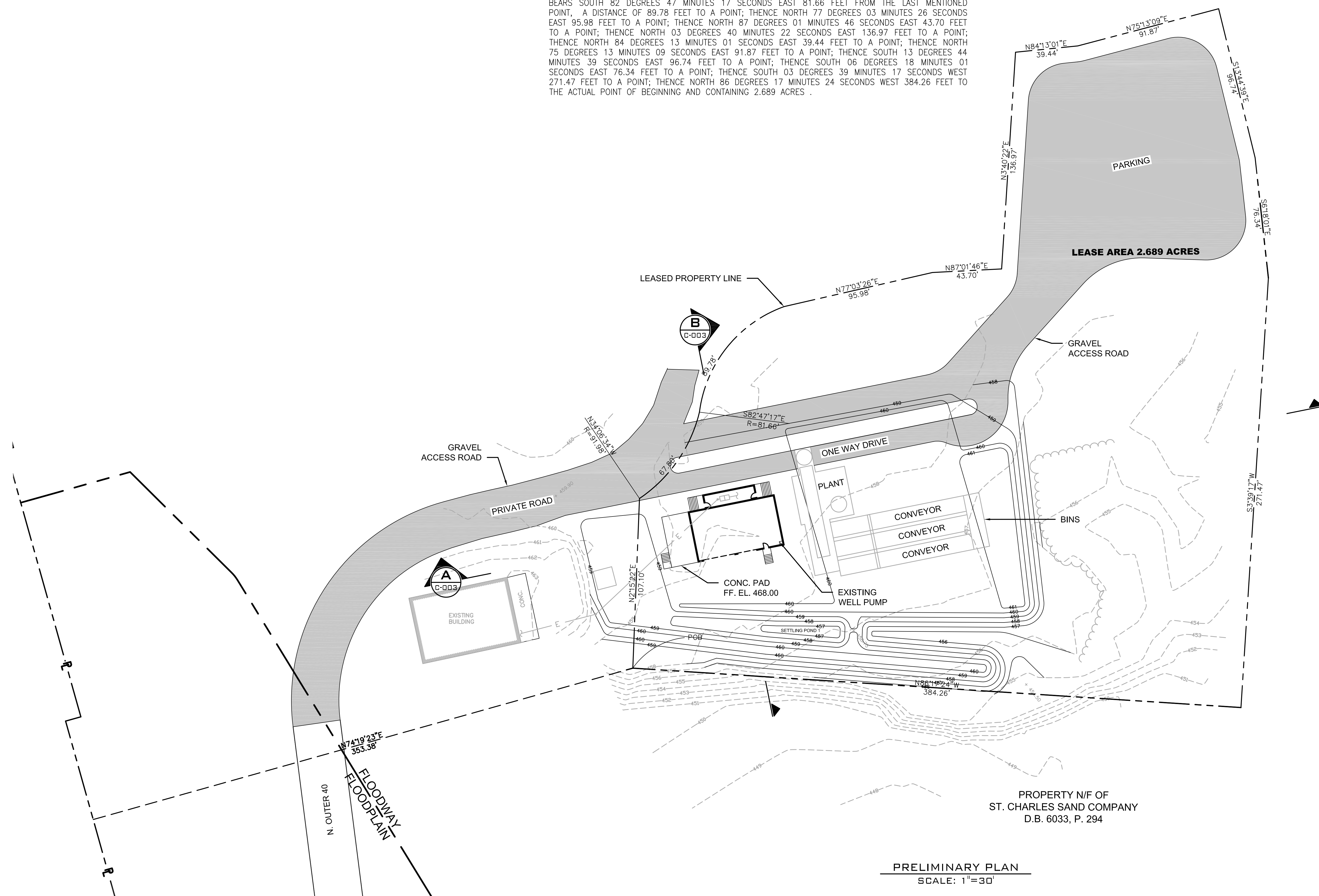
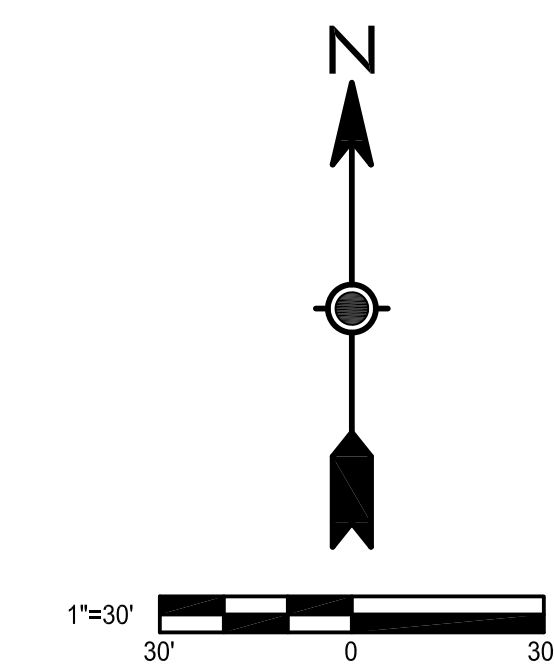
DISCIPLINE	<b>C</b>	<b>001</b>
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**LOCATION PLAN  
NOT TO SCALE**

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING PART OF PROPERTY CONVEYED TO ST. CHARLES SAND COMPANY BY DEED RECORDED IN DEED BOOK 6033, PAGE 294 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 368, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT POINT ON THE EAST LINE OF MISSOURI STATE HIGHWAY 40 TR, BEING 183.000 FEET EAST OF CENTERLINE P.C. STATION 43+40.72; THENCE NORTHWARDLY ALONG SAID EAST LINE OF MISSOURI STATE HIGHWAY 40 TR NORTH 15 DEGREES 40 MINUTES 37 SECONDS WEST 276.24 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE NORTH 74 DEGREES 19 MINUTES 23 SECONDS EAST 353.38 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE NORTH 2 DEGREES 15 MINUTES 22 SECONDS EAST 107.10 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 34 DEGREES 06 MINUTES 34 SECONDS WEST 91.98 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 67.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 47 MINUTES 17 SECONDS EAST 81.66 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.78 FEET TO A POINT; THENCE NORTH 77 DEGREES 03 MINUTES 26 SECONDS EAST 95.98 FEET TO A POINT; THENCE NORTH 87 DEGREES 01 MINUTES 46 SECONDS EAST 43.70 FEET TO A POINT; THENCE NORTH 03 DEGREES 40 MINUTES 22 SECONDS EAST 136.97 FEET TO A POINT; THENCE NORTH 84 DEGREES 13 MINUTES 01 SECONDS EAST 39.44 FEET TO A POINT; THENCE NORTH 75 DEGREES 13 MINUTES 09 SECONDS EAST 91.87 FEET TO A POINT; THENCE SOUTH 13 DEGREES 44 MINUTES 39 SECONDS EAST 96.74 FEET TO A POINT; THENCE SOUTH 06 DEGREES 18 MINUTES 01 SECONDS EAST 76.34 FEET TO A POINT; THENCE SOUTH 03 DEGREES 39 MINUTES 17 SECONDS WEST 271.47 FEET TO A POINT; THENCE NORTH 86 DEGREES 17 MINUTES 24 SECONDS WEST 384.26 FEET TO THE ACTUAL POINT OF BEGINNING AND CONTAINING 2.689 ACRES .



REV.	DATE	DESCRIPTION
0	07/11/2016	---



**BRECKENRIDGE MATERIALS  
PLANT 15  
SITE PLAN**

DATE	7/11/16	SEAL
DESIGNED	NAY	
DRAWN	CSR	
CHECKED	NAY	

**PRELIMINARY PLAN**

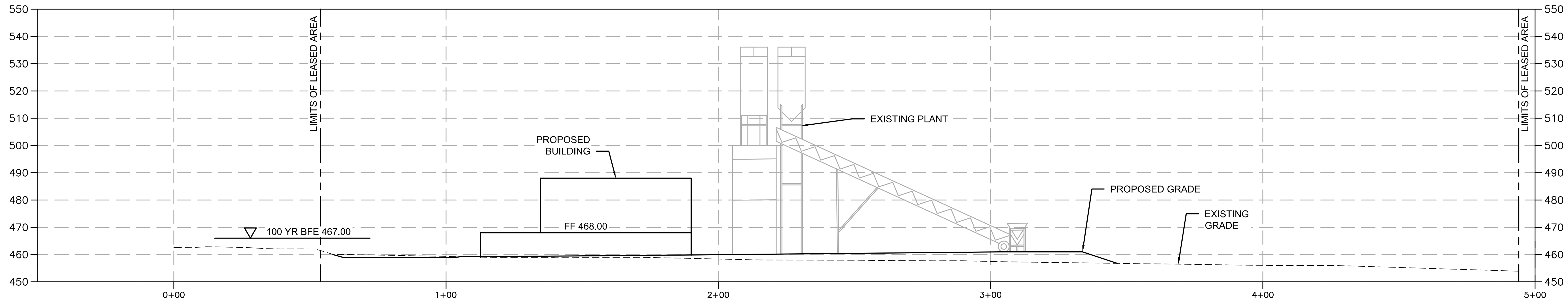
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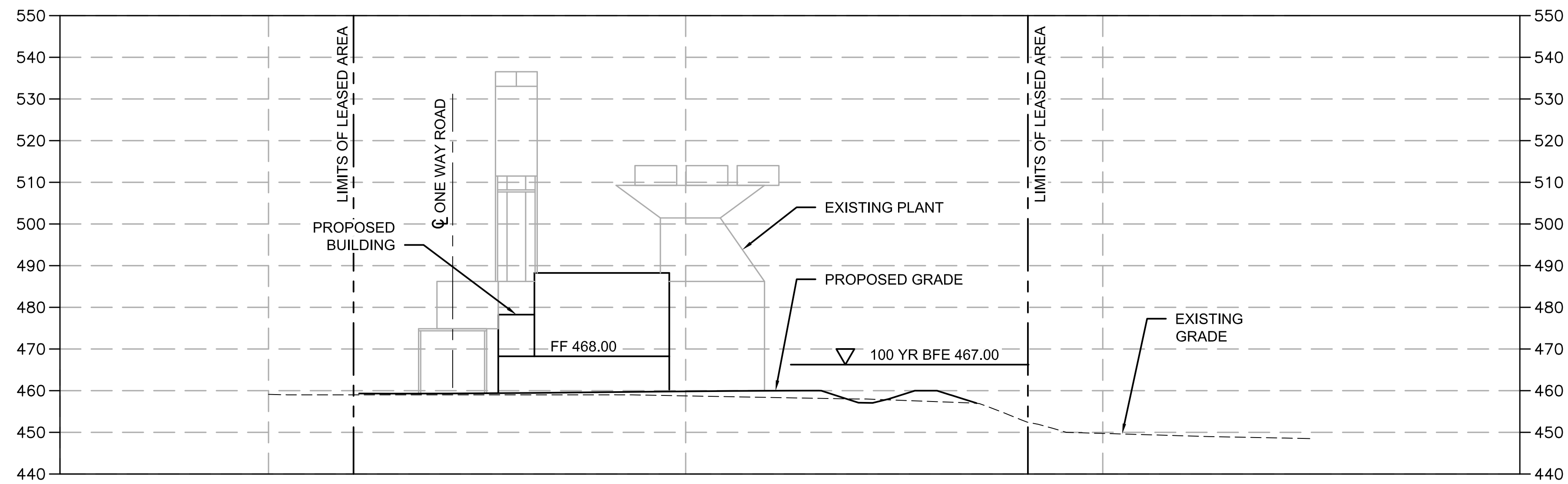
PROPERTY N/F OF  
ST. CHARLES SAND COMPANY  
D.B. 6033, P. 294

**PRELIMINARY PLAN**  
SCALE: 1"=30'

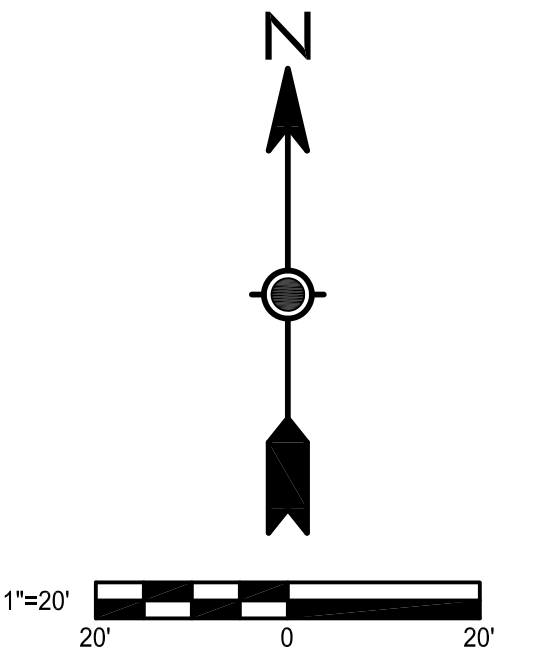
PLOT DATE: 11/01/16 at 5:31pm LOCATION: E:\Dropbox\Projects\Breckenridge\ZONING.dwg (TAB=C-003) BY: Chris



**A** SECTION  
 C-002 SCALE: 1"=20' HORIZ.  
 SCALE: 1"=20' VERT.



**B** SECTION  
 C-002 SCALE: 1"=20' HORIZ.  
 SCALE: 1"=20' VERT.



REV.	DATE	DESCRIPTION
0	07/11/2016	---



**BRECKENRIDGE MATERIALS  
 PLANT 15  
 SITE PLAN**

DATE	7/11/16	SEAL
DESIGNED	NAY	
DRAWN	CSR	
CHECKED	NAY	

**ZONING  
 SECTIONS**

DISCIPLINE	<b>C</b>	<b>003</b>
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