

BILL NO. 3503

ORDINANCE NO. 3288

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR A 290.9-ACRES TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD (16W620025, 16W620036, 16W610015, 16W330022, 17W640035, 16W330021, 16W320011, 16V110077, 16W310045, 16W240041).

WHEREAS, Stock & Associates Consulting Engineers, Inc. on behalf of Gumbo Flats Properties, LLC has submitted for review and approval a Boundary Adjustment Plat for the above referenced properties located north of North Outer 40 Road; and,

WHEREAS, the purpose of the Boundary Adjustment Plat is to replat the boundary lines of ten parcels into four parcels; and,

WHEREAS, the Department of Planning has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 16 day of April, 2024.

Mary Ann Mastovickos
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

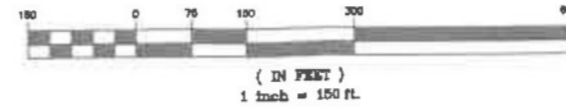
Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 04/16/2024

GUMBO FLATS

A BOUNDARY ADJUSTMENT PLAT OF TRACTS OF LAND BEING PART OF U.S. SURVEYS 368, AND 371
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

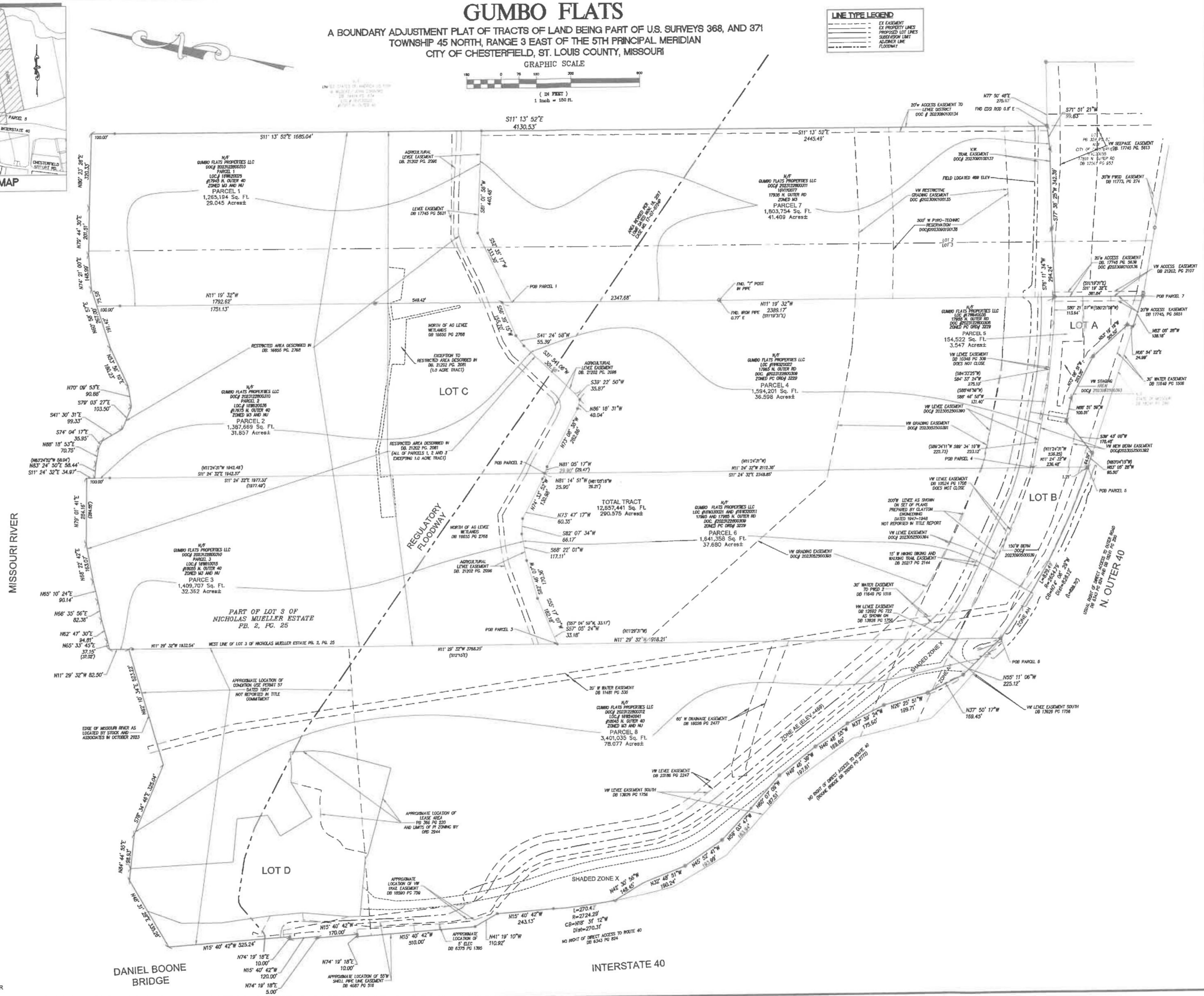
GRAPHIC SCALE



LINE TYPE LEGEND	
	EASEMENT
	PROPERTY LINES
	PROPOSED LOT LINES
	SUBDIVISION LIMIT
	ADJACENT LINE
	FLOODWAY



LOCATION MAP



PREPARED FOR:
GUMBO FLATS PROPERTIES, LLC
ATTN: MR. JERRY KERR - MANAGER
PHONE: 865-332-4777

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
250 Chesterfield Business Parkway
St. Louis, MO 63025 PH: (636) 530-9100 FAX: (636) 530-9100
E-mail: general@stockinc.com
Web: www.stockinc.com

BOUNDARY ADJUSTMENT PLAT
GUMBO FLATS
17935, 17945, 17955, 17965, 17975, 17985, 17995, 18005, 18045, AND 18055
N OUTER 40 ROAD CHESTERFIELD MO ST. LOUIS COUNTY MO

WALTER J. FLEISHER P.L.S.
AND P.L.S. #2008-00278
CERTIFICATE OF AUTHORITY
LC-2242

REVISIONS:	
1	02/05/2024 - ADDED CUP AND REMOVED 2 LOT
2	02/06/2024 - ADDED ACCESS EASEMENT LOT A & LOT B
3	03/18/2024 - Revised per City comment letter Dated 02/23/24
4	04/02/2024 - Revised per City comment letter Dated 4/01/24

DATE	BY	CHECKED BY
1-23-24	JKB	JKB

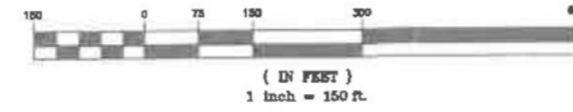
SHEET TITLE:	
BOUNDARY ADJUSTMENT PLAT	

SHEET NO.:	
1 OF 3	

GUMBO FLATS

A BOUNDARY ADJUSTMENT PLAT OF TRACTS OF LAND BEING PART OF U.S. SURVEYS 368, AND 371
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE

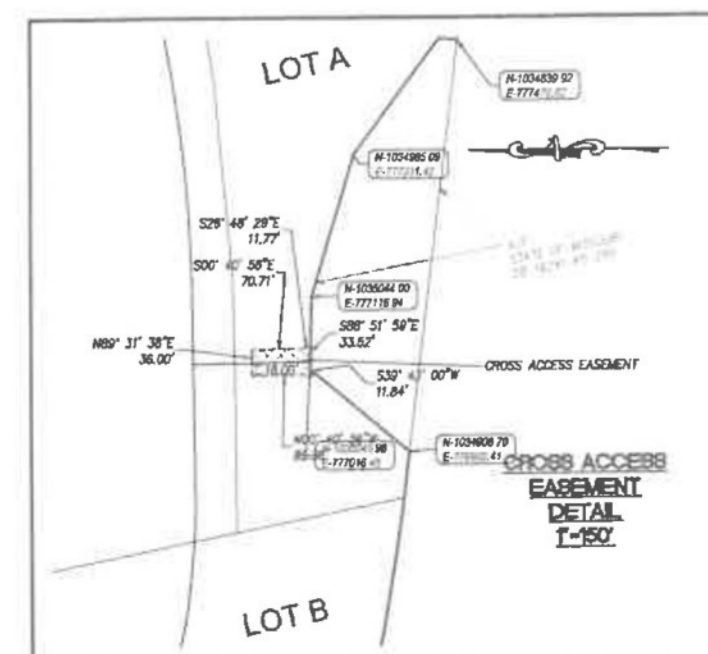
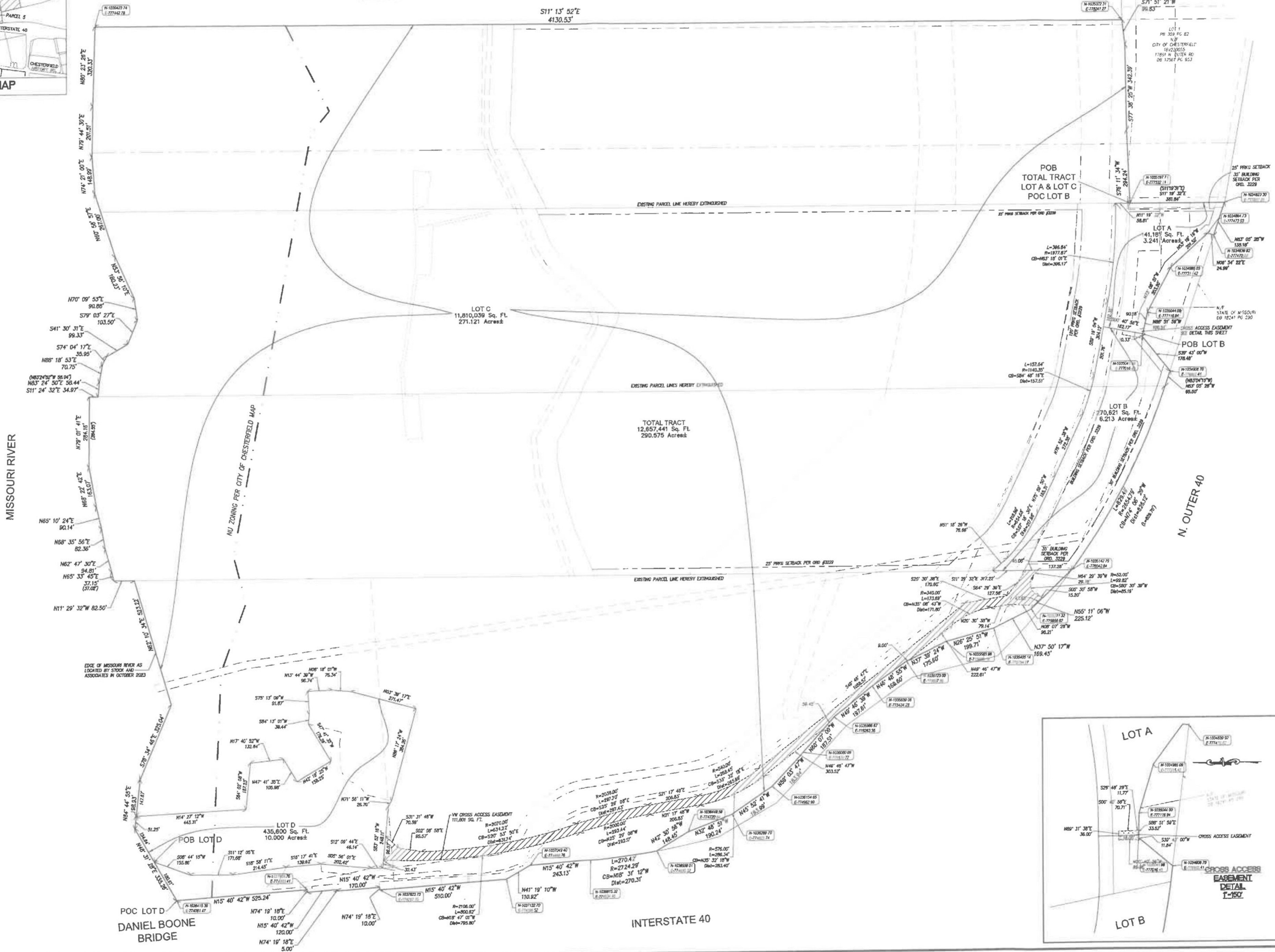


LINE TYPE LEGEND	
(Dashed line)	EX. EASEMENT
(Solid line)	EX. PROPERTY LINES
(Dotted line)	PROPOSED LOT LINES
(Dash-dot line)	SUBDIVISION LIMIT
(Long-dashed line)	ADJACENT LINE
(Short-dashed line)	FLOODWAY LINE
(Dash-dot-dot line)	ZONING LINE



MISSOURI RIVER

NO ZONING PER CITY OF CHESTERFIELD MAP

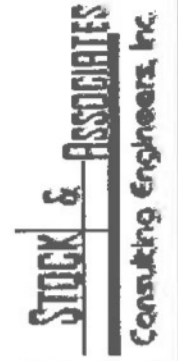


PREPARED FOR:
GUMBO FLATS PROPERTIES, LLC
ATTN: MR. JERRY KERR - MANAGER
PHONE: 855-332-4777

POC LOT D
DANIEL BOONE
BRIDGE

INTERSTATE 40

PREPARED BY:



BOUNDARY ADJUSTMENT PLAT GUMBO FLATS

17935, 17945, 17955, 17965, 17975, 17985, 17995, 18009 18045, AND 18055
N OUTER 40 ROAD CHESTERFIELD MO ST. LOUIS COUNTY MO

REVISIONS:			
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4	04/22/2024	Revised per City comment letter Dated 4/01/24	

DATE	BY	CHECKED BY	DATE
02-22-24	JWK	JWK	02-22-24

BOUNDARY ADJUSTMENT PLAT
2 OF 3

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning *JW*
Date: April 16, 2024

RE: **17955 – 18055 N Outer 40 Road (Gumbo Flats), Boundary Adjustment Plat:** A Boundary Adjustment Plat for a 290.9-acres tract of land consisting of ten parcels that are located north of North Outer 40 Road (16W620025, 16W620036, 16W610015, 16W330022, 17W640035, 16W330021, 16W320011, 16V110077, 16W310045, 16W240041).

Summary

Stock & Associates Consulting Engineers, Inc. on behalf of Gumbo Flats Properties, LLC has submitted a request for a Boundary Adjustment Plat for total 290.9-acres tract of land. This tract of land includes total of ten (10) parcels. Four parcels addressed 17995, 17985, 17965, and 17955 N Outer 40 Road were recently (in 2023) rezoned to “PC- Planned Commercial”, and other six parcels are zoned “M3- Planned Industrial”, “PI-Planned Industrial”, and “NU – Non -Urban District”. The Owner of the parcels is also the owner of Gateway Studios located at an intersection of Spirit of St. Louis Blvd. and Chesterfield Airport Road, which is under construction.

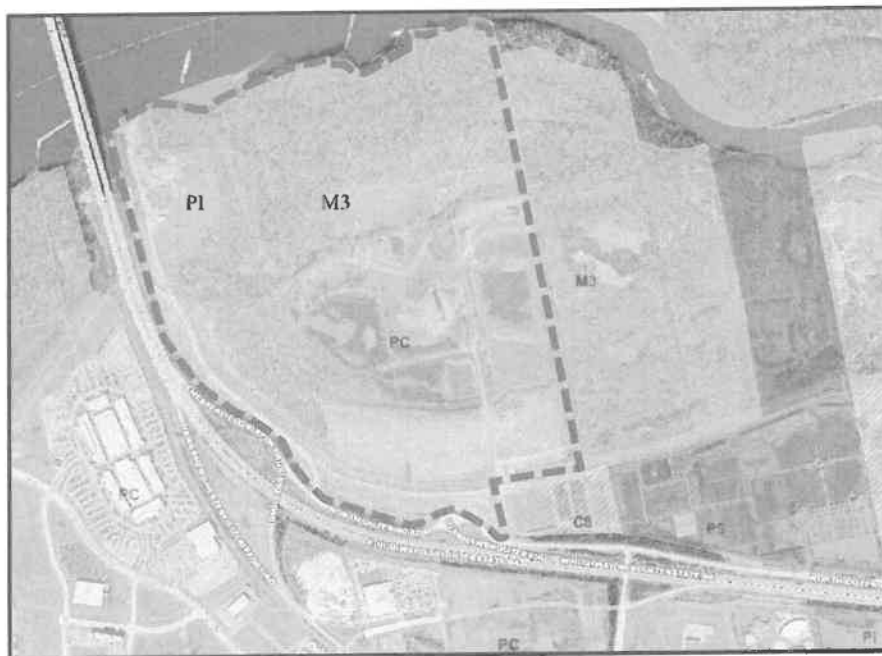


Figure 1: Subject Site Aerial with existing Zoning designation

The purpose of this Boundary Adjustment Plat is to replat the 290.9 acres into four (4) lots. The Boundary Adjustment Plat will also be establishing new cross access easements between Lots A and B, Lots C and B, and Lots C and D.

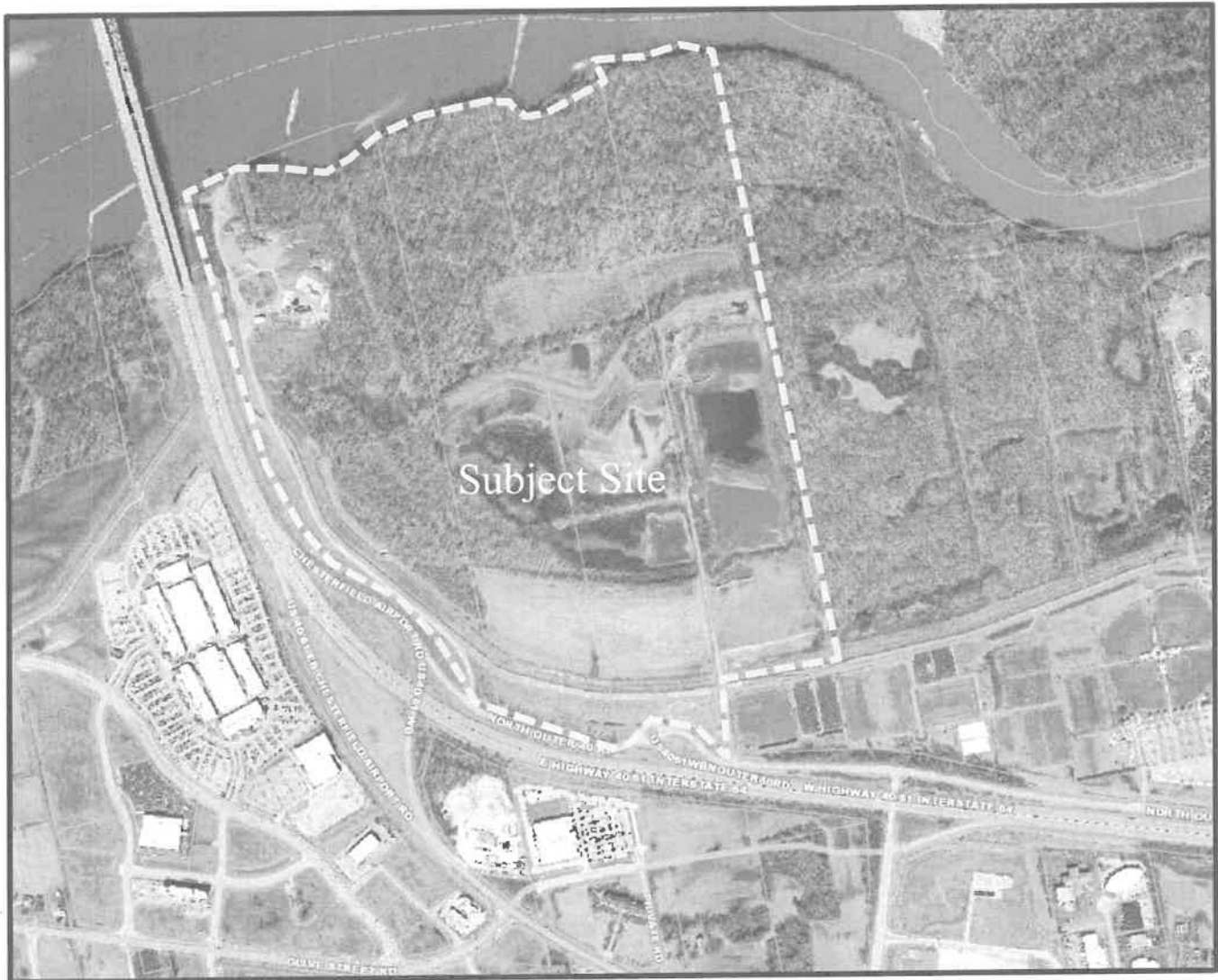


Figure 2: Subject Site Aerial with existing Lot configuration



Figure 3: Proposed Lots configuration

Attachments: Boundary Adjustment Plat, Legislation