

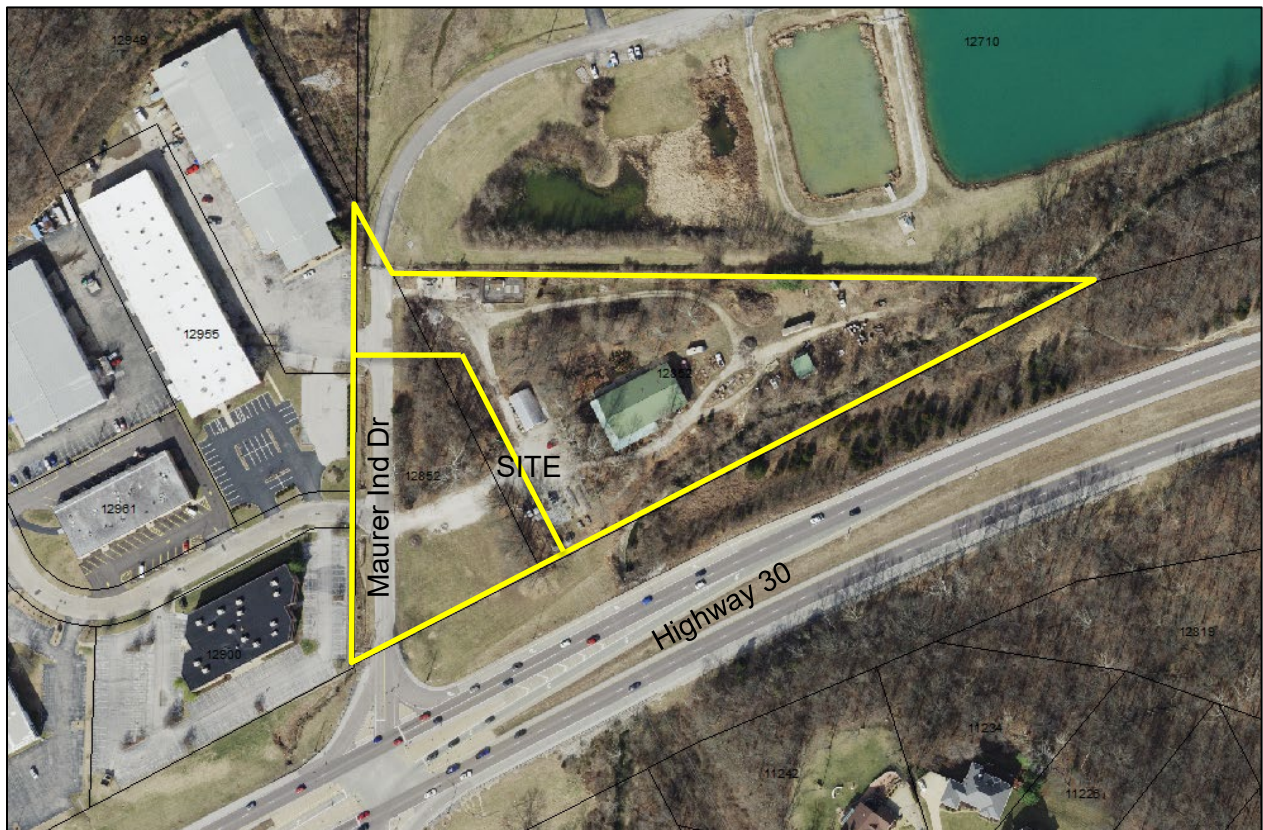
# P-18-22

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**Title:** Petition for a Boundary Adjustment Plat, submitted by Thomas Batsch, for a change in the property lines at 12852 Maurer Industrial Drive.

**Owner:** Thomas & Toni Batsch  
8710 Pardee Lane  
St Louis, Missouri 63127

**Date:** September 2022



- Original property lines
- Proposed adjusted area

\*Maps are for informational use only; not a representation of the project.

**Summary:**

This Petition is for a Boundary Adjustment Plat for the properties at 12852 Maurer Industrial Drive. The properties are located on the northeast corner of Highway 30 and Maurer Industrial Drive. The properties are currently zoned PD-LI Planned Development – Light Industrial. The properties to the west are also zoned PD-LI. The properties to the north, east and south are zoned R-1 Single Family Residential – 7,000 square foot minimum lot size.

**Project overview:**

- Site area: The project area consists of 6.357 acres;
- Existing zoning PD-LI Planned Development – Light Industrial;
- Proposal: Boundary adjustment.

**History & Staff analysis:**

These properties are part of a development that is known as Sunset Plantland. This boundary adjustment is being proposed to accommodate a new development on the western “adjusted lot”. No new development is proposed on the eastern “adjusted lot”.

Per Appendix A Subdivision Regulations, Section 7.1:

Purpose: The purpose of this section is to allow adjustments to be made to lot lines of platted lots or other lawful parcels for the purpose of adjusting the sizes of building sites; however, it is not intended that extensive replatting be accomplished by use of this section.

A boundary adjustment shall be submitted to the Planning & Zoning Commission for review and approval prior to its recording with the recorder of deeds of St Louis County. A conditional use permit (P-19-22) and amended development plan (P-20-22) are also part of this project.

**Staff recommendation:**

Based on information provided by the Petitioner, staff recommends approval of this Petition with the condition that St Louis County issues separate addresses for the “adjusted” lots.