

# P-36-17

**Title:** Petition for Boundary Adjustment, submitted by Winter Brothers Material Company , to reconfigure the lots at 13080, 13086 and 13094 Gravois Road.

<b>Owners:</b>	Winter Brothers Material Company	General Material Company
	13098 Gravois Road	13098 Gravois Road
	St Louis, Missouri 63127	St Louis, Missouri 63127

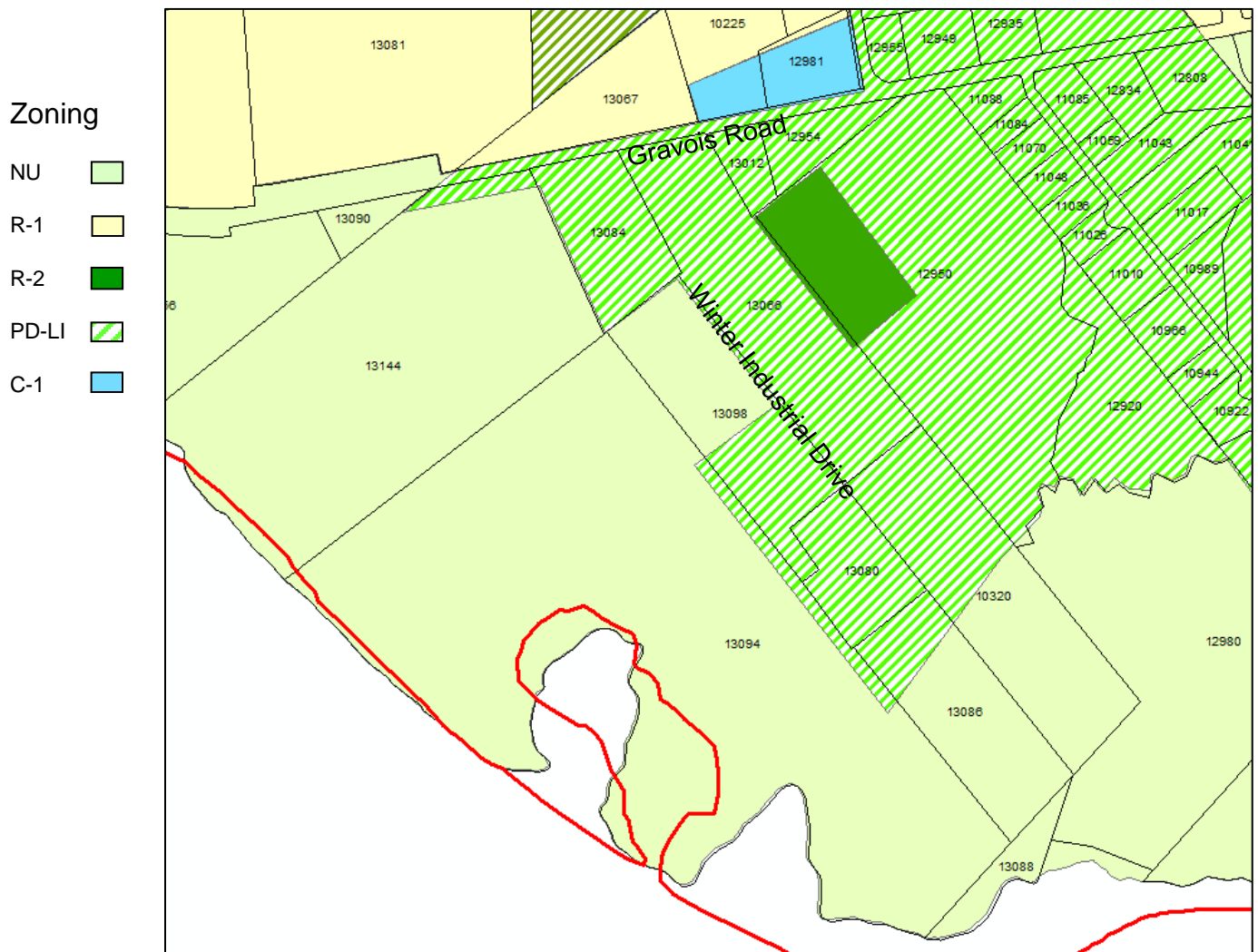
**Date:** September 2017



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

**Summary:**

This petition is for a boundary adjustment to reconfigure three (3) existing lots at 13080, 13086 and 13094 Gravois Road. The properties are located between Winter Industrial Drive and the Meramec River, approximately 0.4 mile south of Gravois Road. The property at 13080 Gravois Road is zoned PD-LI Planned Development-Light Industrial. The properties at 13086 and 13094 Gravois Road are zoned both PD-LI and NU Non-Urban. The surrounding properties are also zoned PD-LI and NU.



**Staff analysis:**

The petitioner is proposing a boundary adjustment, involving three (3) properties. The property at 13080 Gravois Road currently consists of 4.994 acres and is owned by General Material Company (a division of Winter Brothers Material Company). If this Boundary Adjustment is approved, the size of that property will be increased to 14.343 acres. The property would then be sold to a new owner. Winter Brothers Material Company would retain ownership of the two (2) remaining properties.

The properties are affected by both the 100 year floodway and floodway fringe. No additional construction is proposed at this time. All future construction would be required to construct the first floor at an elevation at least one (1) foot above base flood elevation.

All current requirements of Appendix B, Zoning Regulations and requirements for Boundary Adjustment, listed in Appendix A, Section 7.2 would be met by all three (3) properties:

- (a) No additional lot shall be created by any boundary adjustment.
- (b) The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by the zoning ordinance.

A Boundary Adjustment Plat requires a meeting and approval by the Planning and Zoning Commission. No action is required to be taken by the Board of Aldermen. If the Planning and Zoning Commission approves this Boundary Adjustment Plat, it is required to be recorded with the St Louis County Recorder of Deeds Office and two (2) paper copies of that recorded plat delivered to the City within sixty (60) days of approval.