

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:

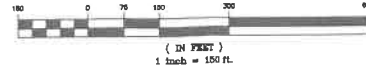
Vickie McGownd  
Vickie McGownd, CITY CLERK

FIRST READING HELD: 04/16/2024

# GUMBO FLATS

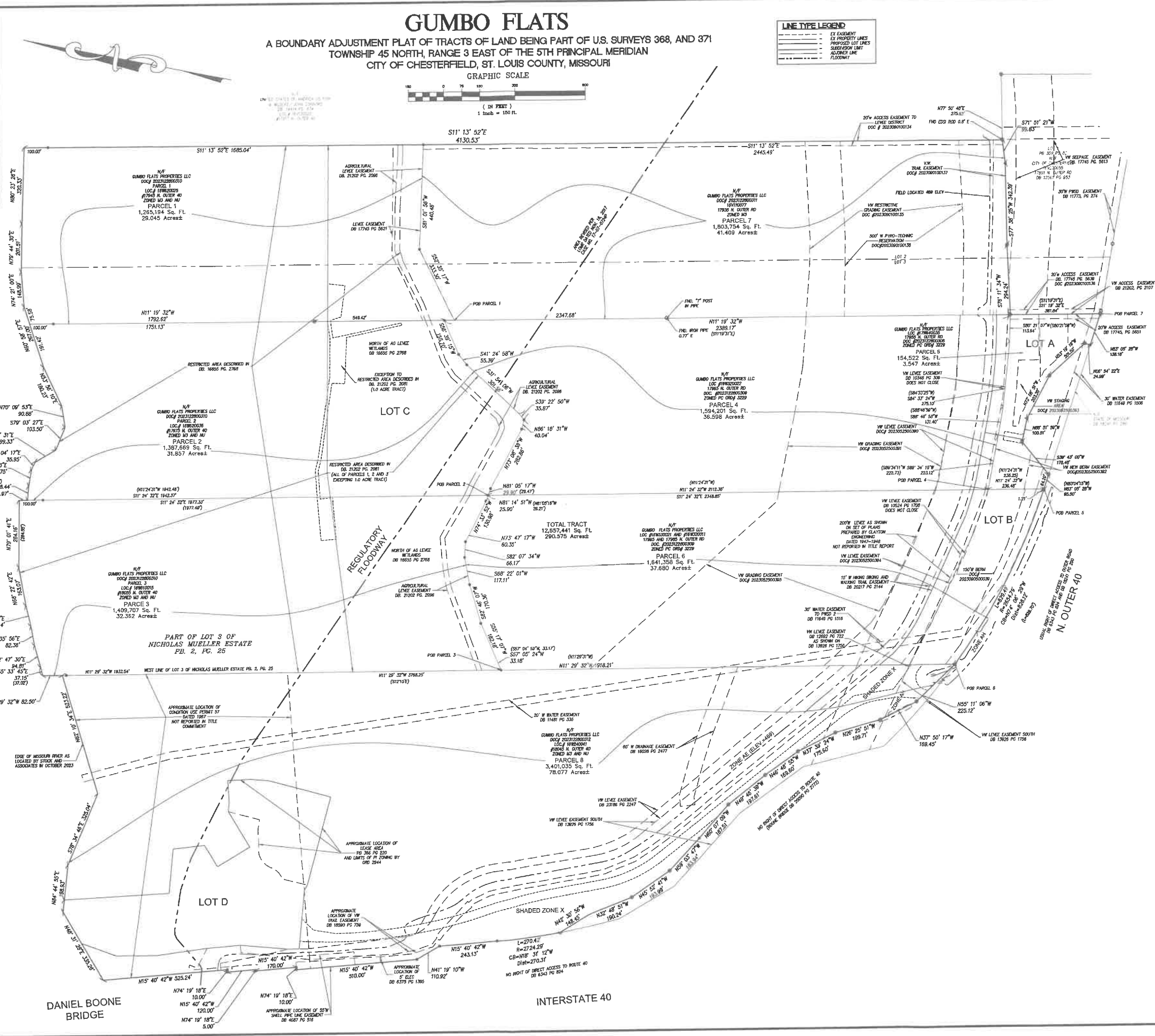
A BOUNDARY ADJUSTMENT PLAT OF TRACTS OF LAND BEING PART OF U.S. SURVEYS 368, AND 371  
TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE



**LINE TYPE LEGEND**

	EX EASEMENT
	EX PROPERTY LINES
	PROPOSED LOT LINES
	SUBDIVISION LIMIT
	ADJACENT LINE
	FLOODWAY



PREPARED FOR:  
GUMBO FLATS PROPERTIES, LLC  
ATTN: MR. JERRY KERR - MANAGER  
PHONE: 856-332-4777

DANIEL BOONE  
BRIDGE

INTERSTATE 40

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
250 Chesterfield Business Parkway  
St. Louis, MO 63105 PH: (636) 530-5100  
530-5100 FAX: (636) 530-5100  
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

**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 4/10/24

DRAWN BY:	J.A. NEW	CHECKED BY:	M.C.
DATE:	1-23-24	JOB NO.:	2024-283-1
SCALE: P.P.		BASE MAP #:	
S.L.C. MAP #:		NET S.L.C. #:	
MAP #:			
SHEET TITLE: BOUNDARY ADJUSTMENT PLAT			
SHEET NO.:			
1 OF 3			

# GUMBO FLATS

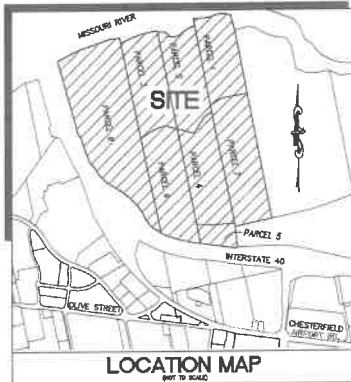
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GRAPHIC SCALE

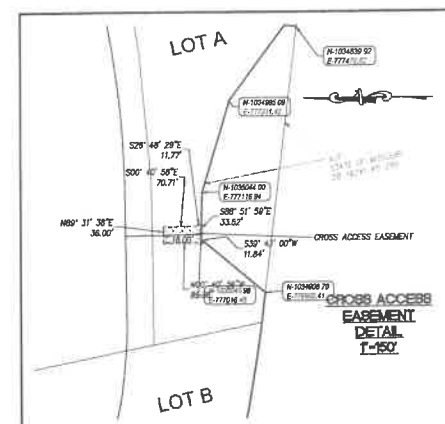
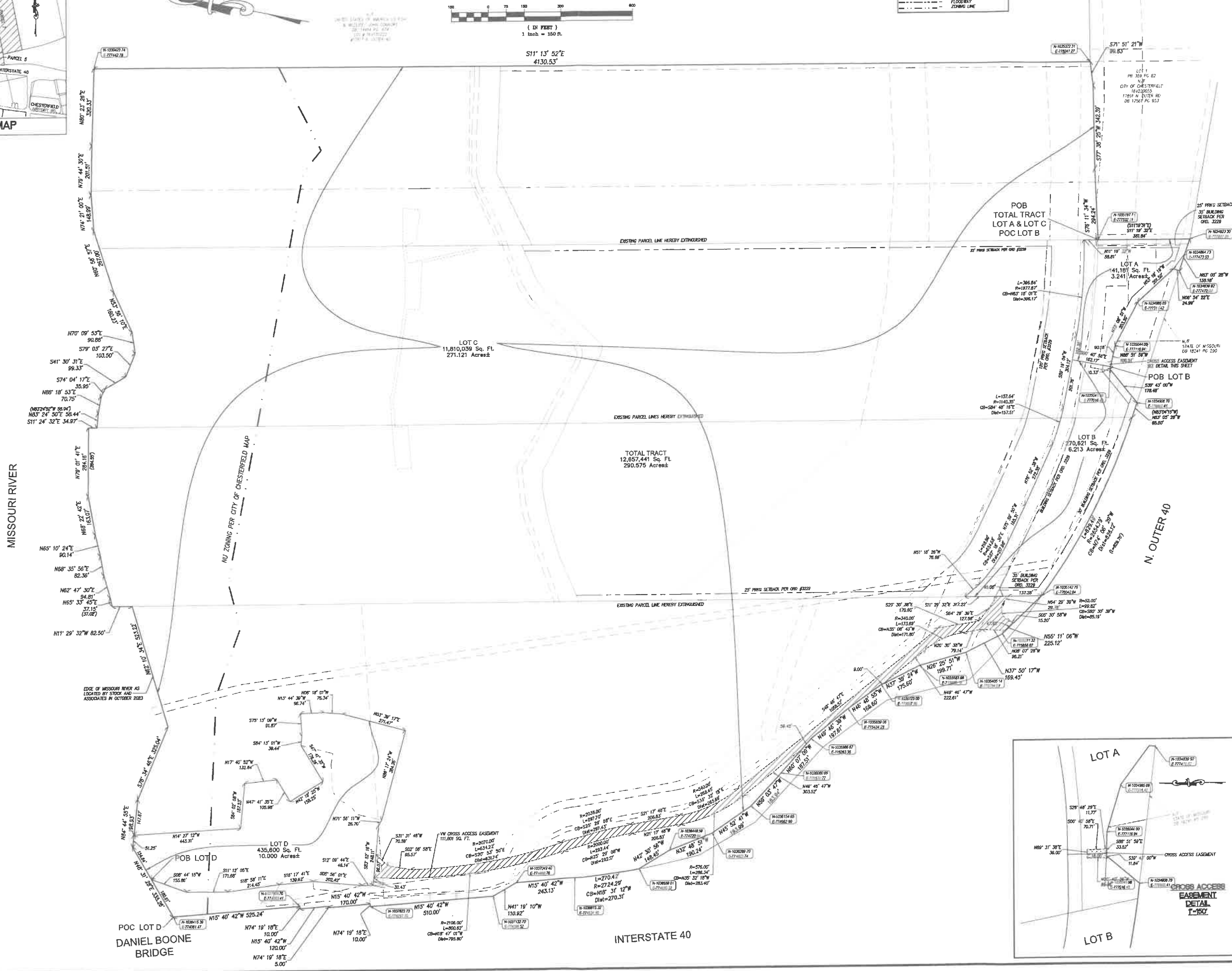


( IN FEET )  
1 inch = 350 ft.

(Dashed line)	EXISTING EASEMENT
(Dotted line)	EXISTING PROPERTY LINES
(Solid line)	PROPOSED LOT LINES
(Dash-dot line)	SUBDIVISION LIMIT
(Long-dashed line)	ADJOINED LINE
(Short-dashed line)	FLOODPLAIN
(Thick solid line)	ZONING LINE



MISSOURI RIVER



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

NO. 10917 P. WILSHAMER, JR. P. L. S.  
NO. P. L. S. 4208-D-0001  
CERTIFICATE OF AUTHORITY  
10/22/20

- REVISIONS:
- 02/06/2024 - ADDED CUP AND REMOVED 2 LOT
  - 02/06/2024 - ADDED ACCESS EASEMENT LOT A & LOT B
  - 03/18/2024 - Revised per City comment letter Dated 02/23/24
  - 04/22/2024 - Revised per City comment letter Dated 4/01/24

DATE:	02-22-24	DRAWN BY:	J.K. NPH	CHECKED BY:	M.J.P.
SCALE:	AS SHOWN	DATE:	02-22-24	JOB NO.:	2024-282-1
SHEET NO.:	2 OF 3	SCALE:	AS SHOWN	DATE:	02-22-24

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



# 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.

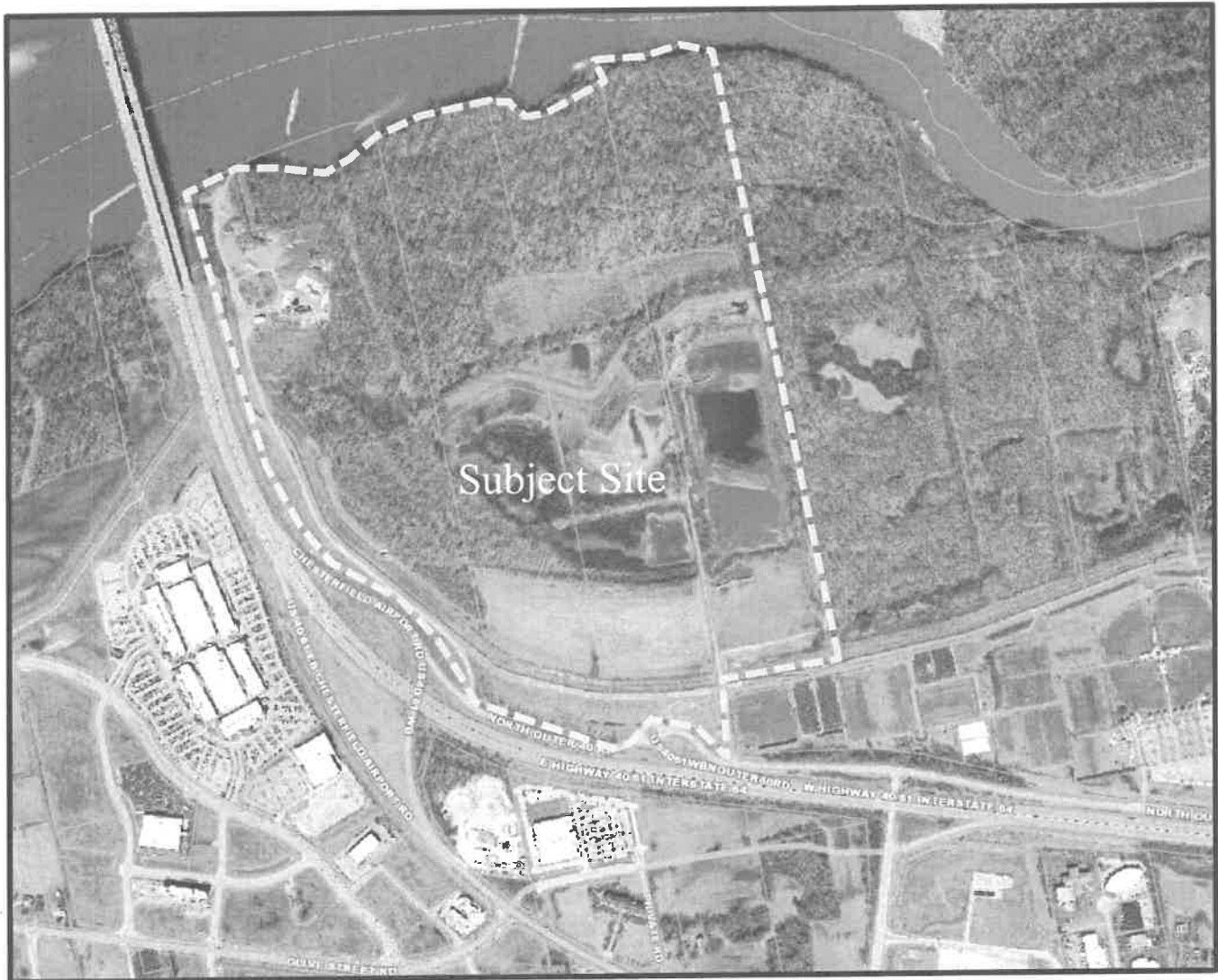


Figure 2: Subject Site Aerial with existing Lot configuration

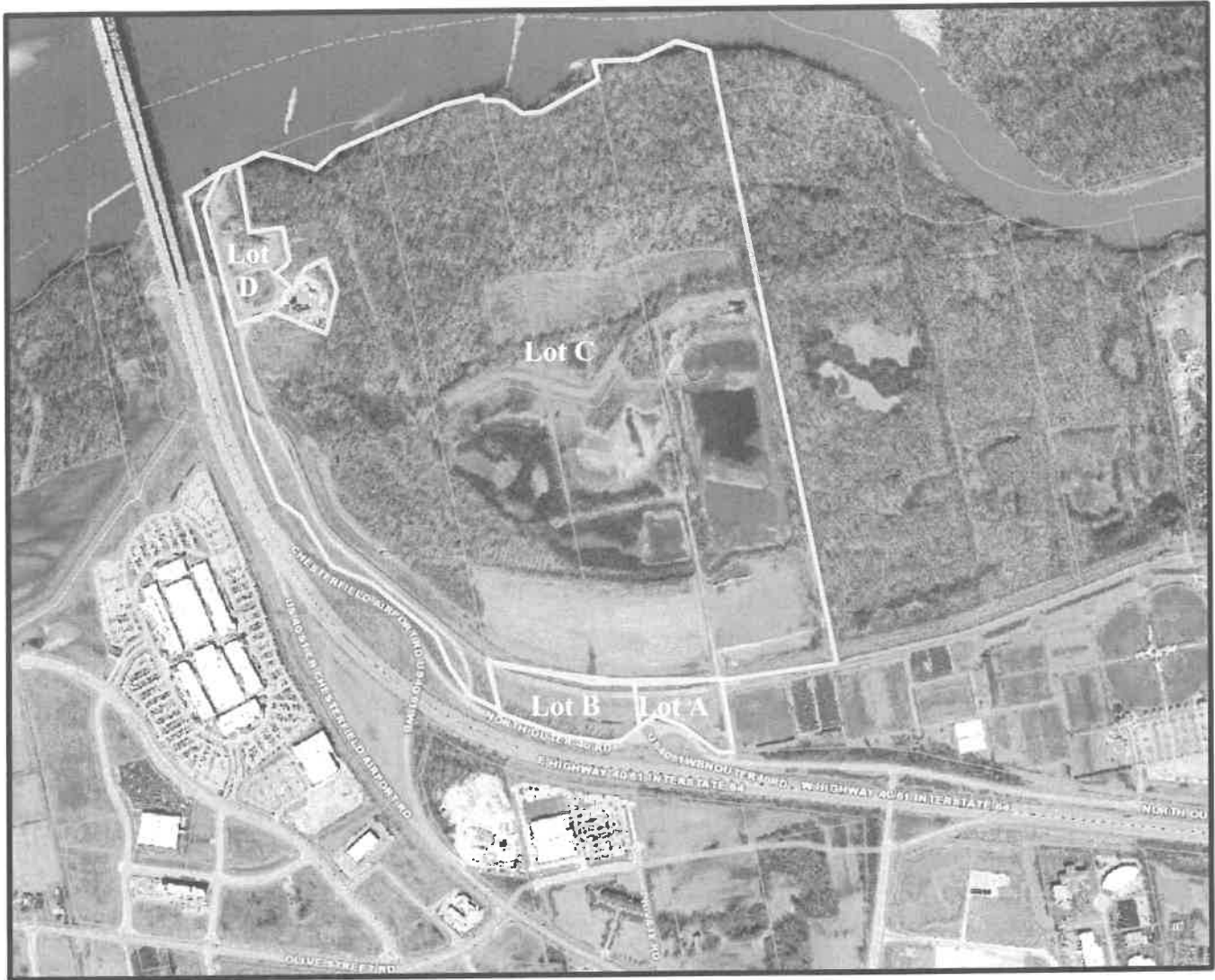


Figure 3: Proposed Lots configuration

Attachments: Boundary Adjustment Plat, Legislation