

## RESOLUTION # 475

**A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI OPPOSING THE PROPOSED INDUSTRIAL DEVELOPMENT BY PRECISION VEHICLE HOLDING FOR THE MARSHALLING, STORAGE, AND DISTRIBUTION OF NEW PRODUCTION VEHICLES VIA RAIL AND CAR CARRIERS AT 149 RIVER VALLEY DRIVE AND 860 HOG HOLLOW ROAD LOCATED WITHIN THE CITY OF MARYLAND HEIGHTS.**

**WHEREAS**, Precision Vehicle Holding submitted for a Planned District on 90.95 acres of land located within the City of Maryland Heights; and,

**WHEREAS**, the proposed development includes heavy rail and vehicular operations that will produce negative impacts including, but not limited to noise pollution, significant vibration, added traffic to Hog Hollow Road; and light pollution; and,

**WHEREAS**, the proposed development site is located directly adjacent to several established residential neighborhoods located within the City of Chesterfield; and,

**WHEREAS**, the proposed development does not provide reasonable transition or buffering between residentially zoned properties and the proposed industrial development which will lead to negative impacts on the health, safety, and general welfare of the residents in the area; and,

**WHEREAS**, the City of Maryland Heights Planning Commission held a Public Hearing regarding the zoning changes and numerous Chesterfield residents provided testimony pertaining to the negative impacts of locating an industrial development of this nature adjacent to residential properties; and,

**WHEREAS**, after receiving testimony from all interested parties, the City of Maryland Heights Planning Commission found that the operation has the potential to negatively impact the general welfare of adjoining residents and such impacts cannot be adequately mitigated.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Chesterfield opposes the proposed industrial development of the 90.95 acres located at 149 River Valley Drive and 860 Hog Hollow Road due to the adverse impacts the proposed development will have on the established residential neighborhoods within the City of Chesterfield and the City of Chesterfield strongly urges the City Council of Maryland Heights to affirm the decision of the Maryland Heights Planning Commission to deny approval of the development and reject any appeal by the petitioner.

**BE IT FURTHER RESOLVED** that the City of Chesterfield supports the City of Maryland Heights Planning Commission in their denial of the application of Precision

Vehicle Holding and encourages any and all regulatory bodies to support the denial due to the inability to mitigate negative impacts between incompatible zoning and land uses.

**Passed this day, February 7, 2022, by the City Council of the City of Chesterfield.**

Mary Ann Mastorackos  
Presiding Officer

Mary Ann Mastorackos  
Bob Nation, Mayor

Attest:

Vickie McGownd  
Vickie McGownd  
City Clerk