



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct a Public Hearing at 5:45 P.M. on November 14, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

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## Planning and Zoning Commission Public Hearing

The meeting will take place on November 14, 2023, at 5:45 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on November 14, 2023 at 5:45 PM, at Pevely City Hall 401 Main St. The property owners of 9120 Commercial Blvd are requesting to annex their property into the city limits of Pevely. The Hearing is open to the public, to allow the community and the residents to voice any questions or concerns they may have. All questions and concerns before the hearing or if you are unable to attend please contact the City of Pevely Code Enforcement department.

All interested parties are welcomed to attend.

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Posted On: 11/9/2023 4:13:03 PM By: Adam Mitchell Building Official



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct a Public Hearing at 6:00 P.M. on November 14, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

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## Planning and Zoning Commission Public Hearing

The meeting will take place on November 14, 2023, at 6:00 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on November 14, 2023 at 6:00 PM, at Pevely City Hall 401 Main St. The property owners of Parcel 10-4.0-19.0-1-001-005.01 are requesting to annex their property into the city limits of Pevely. The Hearing is open to the public, to allow the community and the residents to voice any questions or concerns they may have. All questions and concerns before the hearing or if you are unable to attend please contact the City of Pevely Code Enforcement department.

All interested parties are welcomed to attend.

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Posted On: 11/9/2023 4:13:49 PM By: Adam Mitchell Building Official



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct a Public Hearing at 6:15 P.M. on November 14, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

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## Planning and Zoning Commission Public Hearing

The meeting will take place on November 14, 2023, at 6:15 P.M.

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### Agenda

The City of Pevely Planning and Zoning Commission is holding a Public Hearing on November 14, 2023 at 6:15 PM, at Pevely City Hall 401 Main St. The property owners of Parcel 10-4.0-19.0-1-001-005.01 and 9120 Commercial Blvd are requesting a boundary adjustment to merge two lots into one parcel. The Hearing is open to the public, to allow the community and the residents to voice any questions or concerns they may have. All questions and concerns before the hearing or if you are unable to attend please contact the City of Pevely Code Enforcement department.

All interested parties are welcomed to attend.

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Posted On: 11/9/2023 4:14:33 PM By: Adam Mitchell Building Official



# City of Pevely

401 Main Street Pevely, Missouri 63070

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A public notice is hereby given that the Planning and Zoning Commission of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 6:30 P.M. on November 14, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

## **Planning and Zoning Commission Regular Meeting**

The meeting will take place on November 14, 2023, at 6:30 P.M.

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1. **Pledge of Allegiance**

2. **Roll Call**

3. **Citizen's Comments**

"Citizen's Comments shall be limited to three (3) minutes to address the Commission. Please fill out an index card on the podium prior to the meeting. Visitors are not allowed to speak during the business portion of the meeting and no responses from the Planning and Zoning Commission Citizen's Comments will be given."

4. **Consent Agenda**

5. **Approval of Minutes**

Regular Meeting: October 3, 2023

Public Hearings: October 3, 2023

6. **New Business**

9120 Commercial Blvd Hwy Z Annexation

10-4.0-19.0-1-001-005.01 Annexation

9120 Commercial / Parcel 10-4.0-19.0-1-001-005.01 Boundary Adjustment

7. **Continued Business**

8. **Member Reports**

a. Doug Groom

b. Mike Sullivan

c. Alderman Markus

d. Art Heyl

e. Dan Murphy

f. Mike Menkhus

g. Chairman Shackelford

9. **Adjournment**

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Posted On: 11/9/2023 4:10:26 PM By: Adam Mitchell Building Official

636-475-4452

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636-475-4116 (fax)

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[www.cityofpevely.org](http://www.cityofpevely.org)



# City of Pevely

401 Main Street Pevely, Missouri 63070

A public notice is hereby given that the Planning and Zoning Board of the City of Pevely, Missouri will conduct a Public Hearing at 6:15 P.M. on October 3, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

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## Planning and Zoning Public Hearing

The meeting took place on October 3, 2023, at 6:15 P.M.

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Members in attendance: Russ Shackelford, Mike Sullivan, Dan Murphy, Steve Markus, and Mike Menkhus.  
Also Present: Adam Mitchell and Jeff Spraul.

Building Official Adam Mitchell informed the board of the property location as well as the surrounding areas. Citizens Don Menkhus, Bill Mooney, Patrick Blair and Greg Springmeyer asked questions and discussed concerns of the proposed lot split.

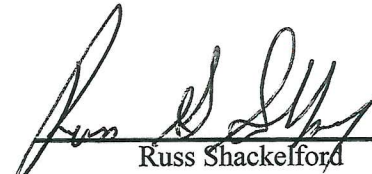
A brief discussion took place.

Chairman Russ Shackelford adjourned the Public Hearing at 6:30 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO



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Russ Shackelford  
Planning and Zoning Chairman



# City of Pevely

401 Main Street Pevely, Missouri 63070

A public notice is hereby given that the Planning and Zoning Board of the City of Pevely, Missouri will conduct a Public Hearing at 6:30 P.M. on October 3, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

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## Planning and Zoning Public Hearing

The meeting took place on October 3, 2023, at 6:30 P.M.

---

Members in attendance: Russ Shackelford, Mike Sullivan, Dan Murphy, Steve Markus, and Mike Menkhus.  
Also Present: Adam Mitchell and Jeff Spraul.

Building Official Adam Mitchell informed the board of the property location as well as the surrounding areas. Citizens Don Menkhus, Bill Mooney, Patrick Blair and Greg Springmeyer asked questions and discussed concerns of the proposed lot split.

A brief discussion took place.

Chairman Russ Shackelford adjourned the Public Hearing at 6:45 P.M.

Attest:

---

Ashton Cooke  
City Clerk of Pevely, MO

---

Russ Shackelford  
Planning and Zoning Chairman



# City of Pevely

401 Main Street Pevely, Missouri 63070

A public notice is hereby given that the Planning and Zoning Board of the City of Pevely, Missouri will conduct a Public Hearing at 6:45 P.M. on October 3, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

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## Planning and Zoning Public Hearing

The meeting took place on October 3, 2023, at 6:45 P.M.

---

Members in attendance: Russ Shackelford, Mike Sullivan, Steve Markus, Dan Murphy, and Mike Menkhus.  
Also Present: Adam Mitchell and Jeff Spraul.

Building Official Adam Mitchell informed the board of the property location as well as the surrounding areas. Citizens Bill Mooney, Debbie Lawson and Renee Lawson asked questions and discussed concerns of the potential annexation.

A brief discussion took place.

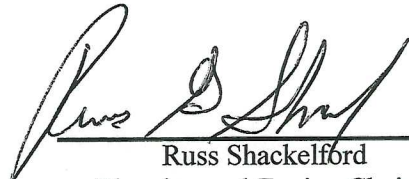
The petitioners requested the request be withdrawn.

Chairman Russ Shackelford adjourned the Public Hearing at 7:00 P.M.

Attest:

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Ashton Cooke  
City Clerk of Pevely, MO



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Russ Shackelford  
Planning and Zoning Chairman



# City of Pevely

401 Main Street Pevely, Missouri 63070

A public notice is hereby given that the Planning and Zoning Board of the City of Pevely, Missouri will conduct its regularly scheduled meeting at 7:00 P.M. on October 3, 2023, at Pevely City Hall, 401 Main Street, to consider and act upon the matters on the following tentative agenda and such other matters as may be presented at the meeting and determine to be appropriate for discussion at that time.

## Planning and Zoning Regular Meeting

The meeting took place on October 3, 2023, at 7:00 P.M.

A roll call vote was taken:

- Chairman: Russ Shackelford: Present
- Doug Groom: Absent
- Steve Markus: Present
- Mike Sullivan: Present
- Art Heyl: Absent
- Dan Murphy: Present
- Mike Menkhus: Present

Also Present:

- Building Official: Adam Mitchell
- Code Enforcement Clerk: Jeff Spraul

**Motion: To approve the agenda**

- Mike Menkhus: Motion
- Dan Murphy: Second

- Chairman: Russ Shackelford: Approve
- Doug Groom: Absent
- Steve Markus: Approve
- Mike Sullivan: Approve
- Art Heyl: Absent
- Dan Murphy: Approve
- Mike Menkhus: Approve

**Motion: To approve the minutes (08/08/2023 Public Hearing and Regular)**

- Dan Murphy: Motion
- Mike Menkhus: Second

- Chairman: Russ Shackelford: Approve
- Doug Groom: Absent
- Steve Markus: Approve
- Mike Sullivan: Approve
- Art Heyl: Absent
- Dan Murphy: Approve
- Mike Menkhus: Approve

**Motion: To approve the lot split at 412 Main and for it to be sent to the Board of Aldermen for approval**

- Mike Sullivan: Motion
- Dan Murphy: Second

- Chairman: Russ Shackelford: Approve
- Doug Groom: Absent
- Mike Sullivan: Approve
- Steve Markus: Approve





# City of Pevely

401 Main Street Pevely, Missouri 63070

Art Heyl: Absent  
Dan Murphy: Approve  
Mike Menkhus: Approve

**Motion: To approve the annexation request for parcel 10401802001003 and for it to be sent to the Board of Aldermen for approval**

Dan Murphy: Motion  
Mike Sullivans: Second

Chairman: Russ Shackelford: Approve  
Doug Groom: Absent  
Steve Markus: Approve  
Mike Sullivan: Approve  
Art Heyl: Absent  
Dan Murphy: Approve  
Mike Menkhus: Approve

**Member Reports:**

Doug Groom: Absent  
Mike Sullivan: No report  
Steve Markus: No report  
Russ Shackelford: No report  
Art Heyl: Absent  
Dan Murphy: No report  
Mike Menkhus: No report


**Motion: To Adjourn**

Mike Menkhus: Motion  
Dan Murphy: Second  
All in Favor: Aye

The meeting ended at 7:05 P.M.

Attest:

\_\_\_\_\_  
Ashton Cooke  
City Clerk of Pevely, MO

  
\_\_\_\_\_  
Russ Shackelford  
Planning and Zoning Chairman



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2023-02

**APPLICATION NAME:** CITY OF PEVELY ANNEXATION

**APPLICANT NAME:**  
CITY OF PEVELY  
401 MAIN ST  
PEVELY, MO63070

**PROPERTY OWNER NAME:** PEVELY CITY OF  
401 MAIN ST  
PEVELY, MO63070

**APPLICANT'S REQUEST:** A request for annexation into the city limits of Pevely from unincorporated Jefferson County.

**STREET ADDRESS:** 9120 Commercial Blvd

**SITE LOCATION:** Immediately South of Pevely Heights Subdivision, East of Vineyards Funeral Home.

**REQUESTED ZONING DISTRICT:** "B-2" High Density Business District

**PARCEL ID:** 10-4.0-19.0-1-001-005

**TOTAL SITE AREA:** 4.41

**MEETING DATE:** November 14, 2023

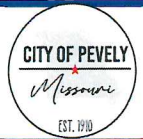
**REPORT DATE:** November 9, 2023

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVAL**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 4.41 acre parcel is a lot located directly off of Hwy 61/67 (Commercial Blvd). This site is a vacant wooded area currently utilized by the City of Pevely for clean fill. The property is accessed from an entrance on Hwy 61/67 (Commercial Blvd)

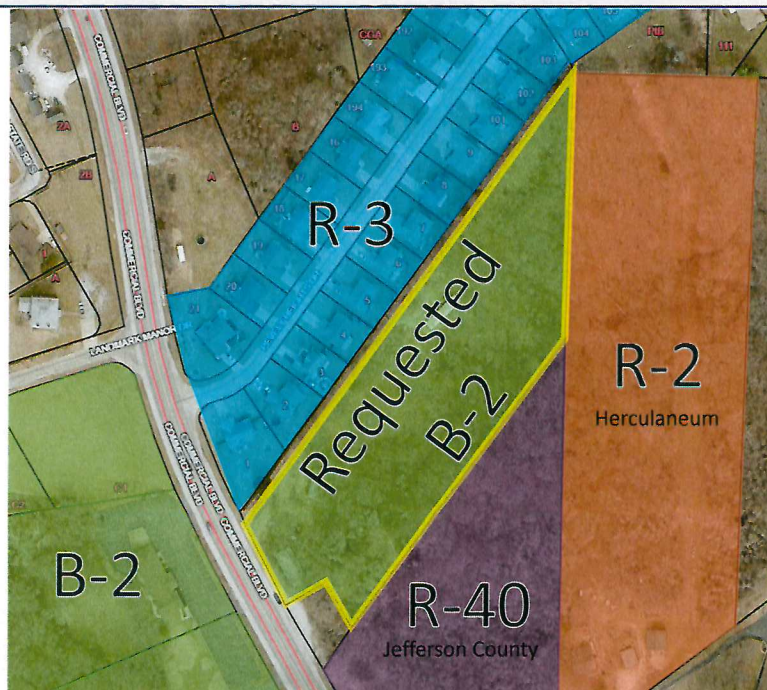
### SITE HISTORY

This site was previously used for multiple residencies that had been vacant and dilapidated for multiple years until early 2023 when the City of Pevely has taken ownership and cleared the property of the dilapidated and unsafe structures.

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential Housing	R-3	Pevely Heights Subdivision
East	Residential	R-2	Residential House 104 Joachim Ave 63048
South	Vacant	R-40	Wooded Residential Landed
West	Mortuary	B-2	Vineyard Funeral Home

### ZONING MAP





# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's proposed use is for a city only clean fill site. The City of Pevely is requesting this property to be annexed into the city limits of Pevely. Staff's findings for how the six review criteria may be met can be summarized as follows:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion as there will be very little traffic into the property. This property has been active for approximately six months with no effect to the traffic.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood as this site will not be able to be seen by the public.
- Substantially increase fire hazards.
  - ◇ This will not increase any fire hazard to the property or the surrounding properties.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare, this will benefit the welfare of the community by making our public works more efficient by having a clean fill site within the city.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities as there are no utilities being used on the property.
- Be in conflict with the City's Comprehensive Plan.
  - ◇ This annexation does not conflict the Comprehensive Plan of the City of Pevely.

*Staff finds that the application is substantially consistent with review criteria.*

### FIGURE 1: SITE PHOTO



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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### FINDINGS AND RECOMMENDATION

#### **CONSISTENT WITH GOOD PLANNING PRACTICE**

Staff finds that the proposed use as a city clean fill site is consistent with good planning practice.

#### **DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT**

Staff finds that the proposed use is consistent with being developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

#### **COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA**

Staff finds that the proposed use is substantially consistent with being developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

#### **ESSENTIALNESS OR DESIRABILITY TO THE CITY**

Staff finds that the proposed use is substantially consistent with being an essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed annexation is substantially consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application.

A handwritten signature in black ink, appearing to read "Adam Mitchell", is written over a horizontal line.

Adam Mitchell  
Building Official



# ATTACHMENTS

**EXHIBIT A: ZONING MAP**

**EXHIBIT B: SITE MAP**

**EXHIBIT C: SITE PHOTOS**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

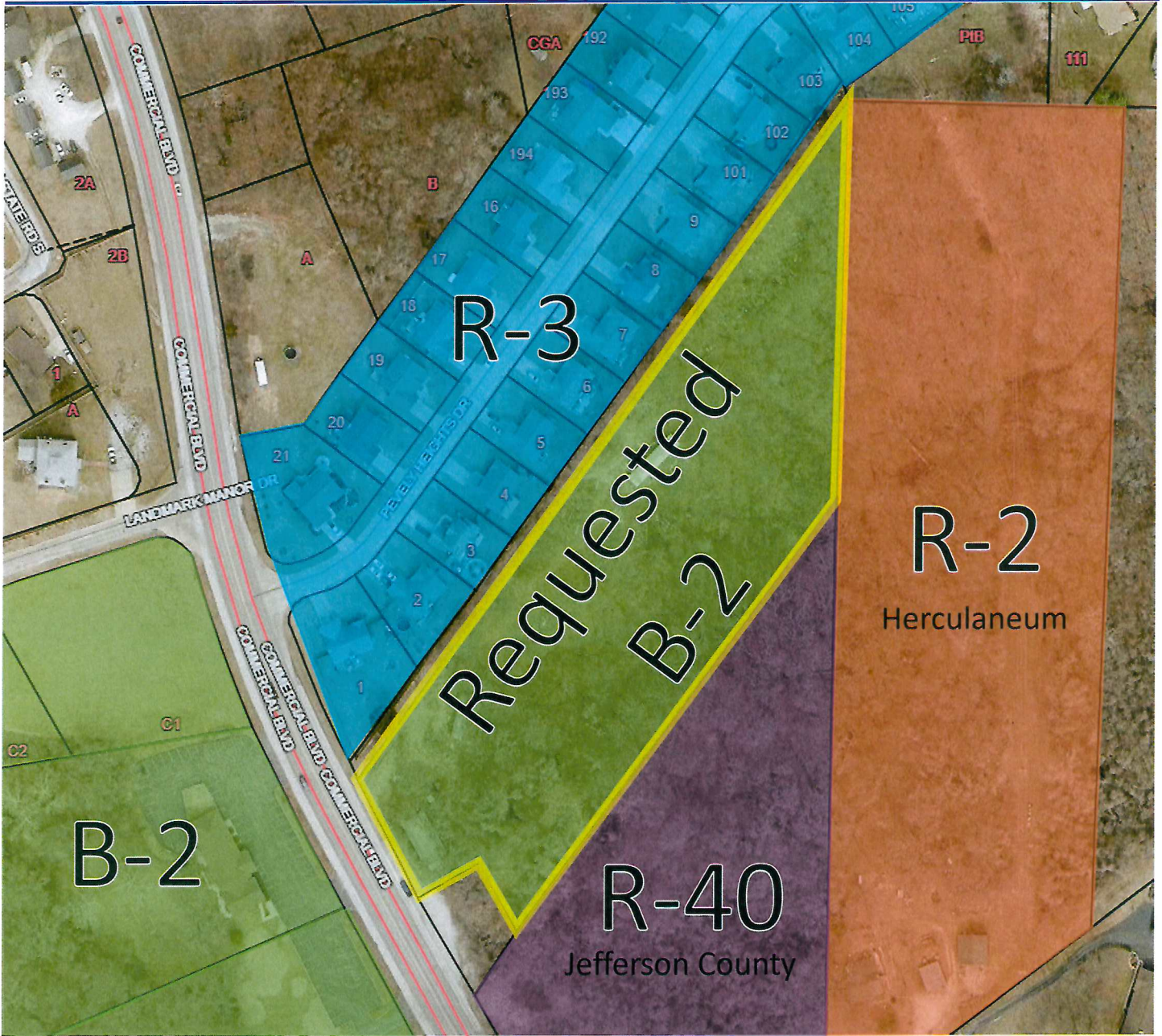


EXHIBIT A : ZONING MAP



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

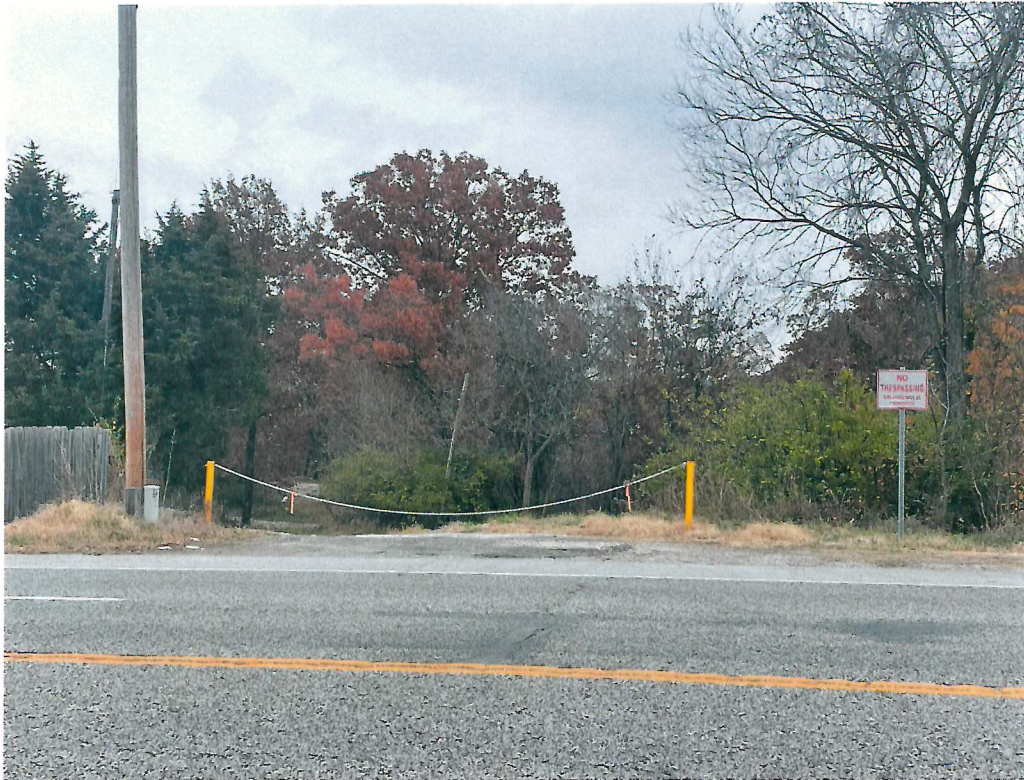


EXHIBIT B: SITE MAP



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



SITE PHOTOS (NOVEMBER 2023)



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



STREETVIEW FROM HWY 61/67 (AUGUST 2022)



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2023-02

**APPLICATION NAME:** CITY OF PEVELY ANNEXATION 2

**APPLICANT NAME:**  
CITY OF PEVELY  
401 MAIN ST  
PEVELY, MO63070

**PROPERTY OWNER NAME:** PEVELY CITY OF  
401 MAIN ST  
PEVELY, MO63070

**APPLICANT'S REQUEST:** A request for annexation into the city limits of Pevely from unincorporated Jefferson County.

**STREET ADDRESS:** No current address.

**SITE LOCATION:** South of Pevely Heights Subdivision, East of Vineyards Funeral Home.

**REQUESTED ZONING DISTRICT:** "B-2" High Density Business District

**PARCEL ID:** 10-4.0-19.0-1-001-005.01

**TOTAL SITE AREA:** 0.18

**MEETING DATE:** November 14, 2023

**REPORT DATE:** November 9, 2023

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVAL**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 0.18 acre parcel is a lot located directly off of Hwy 61/67 (Commercial Blvd). This site is a vacant wooded area with no current buildings on the property. The property is accessed from an entrance on Hwy 61/67 (Commercial Blvd).

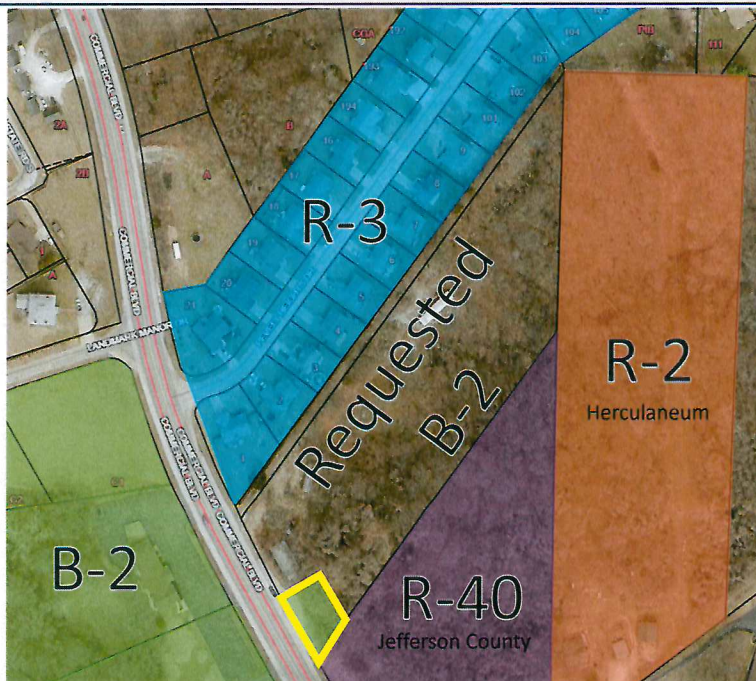
### SITE HISTORY

This site has been wooded and vacant with no previous record of any development on the property.

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential Housing	R-3	Pevely Heights Subdivision
East	Residential	R-2	Residential House 104 Joachim Ave 63048
South	Vacant	R-40	Wooded Residential Landed
West	Mortuary	B-2	Vineyard Funeral Home

### ZONING MAP



### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's proposed use is for a city only clean fill site. The City of Pevely is requesting this property to be annexed into the city limits of Pevely. Staff's findings for how the six review criteria may be met can be summarized as follows:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion as there will be very little traffic into the property. This property has been active for approximately six months with no effect to the traffic.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood as this site will not be able to be seen by the public.
- Substantially increase fire hazards.
  - ◇ This will not increase any fire hazard to the property or the surrounding properties.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare, this will benefit the welfare of the community by making our public works more efficient by having a clean fill site within the city.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities as there are no utilities being used on the property.
- Be in conflict with the City's Comprehensive Plan.
  - ◇ This annexation does not conflict the Comprehensive Plan of the City of Pevely.

*Staff finds that the application is substantially consistent with review criteria.*

**FIGURE 1: SITE PHOTO**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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### FINDINGS AND RECOMMENDATION

#### CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the proposed use as a city clean fill site is consistent with good planning practice.

#### DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the proposed use is consistent with being developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

#### COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the proposed use is substantially consistent with being developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

#### ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is substantially consistent with being an essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Pevely.

#### RECOMMENDATION

Staff finds that the proposed annexation is substantially consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application.

A handwritten signature in black ink, appearing to read "Adam Mitchell", is written over a horizontal line.

Adam Mitchell  
Building Official



# ATTACHMENTS

**EXHIBIT A: ZONING MAP**

**EXHIBIT B: SITE MAP**

**EXHIBIT C: SITE PHOTOS**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

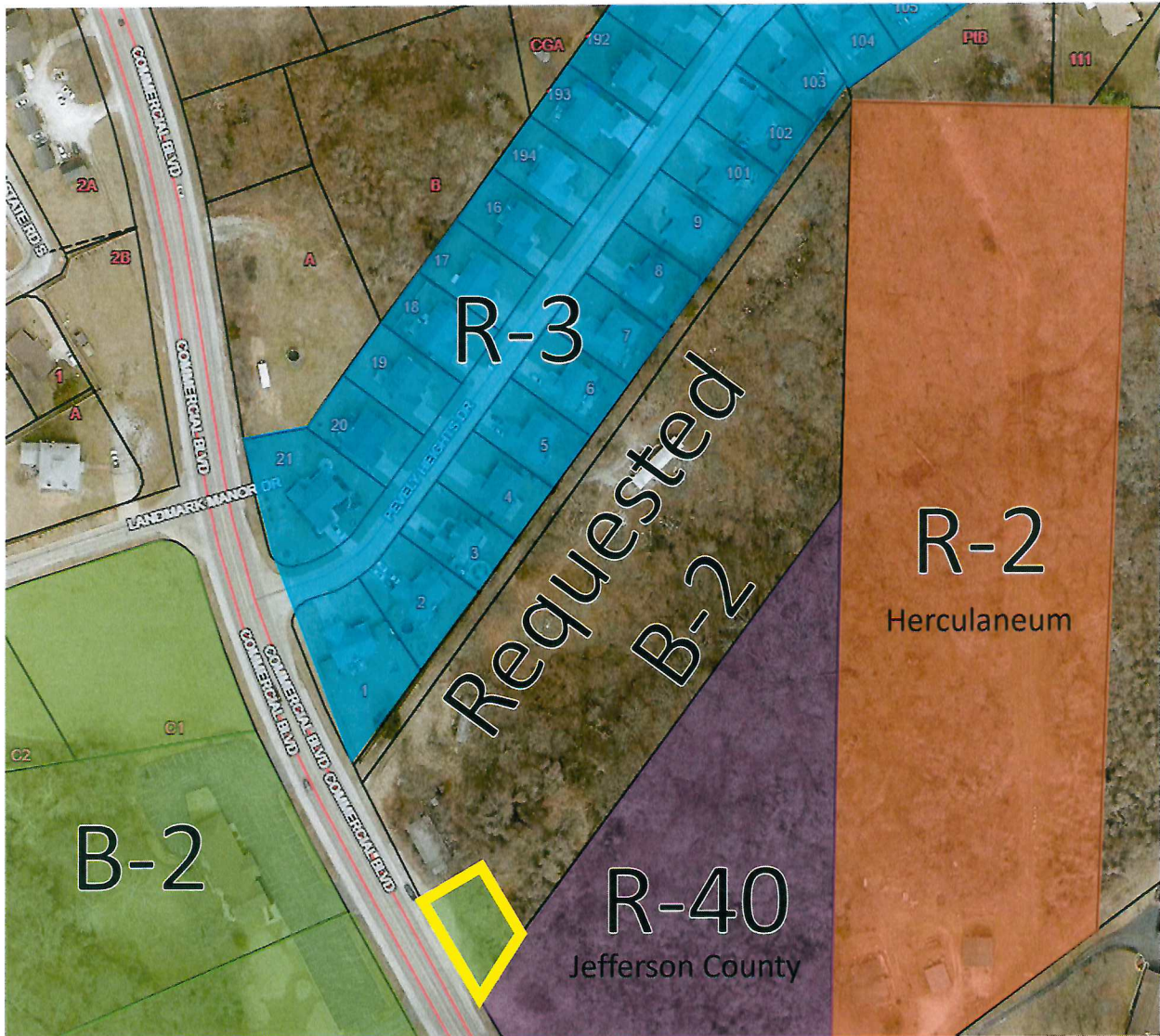


EXHIBIT A : ZONING MAP



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

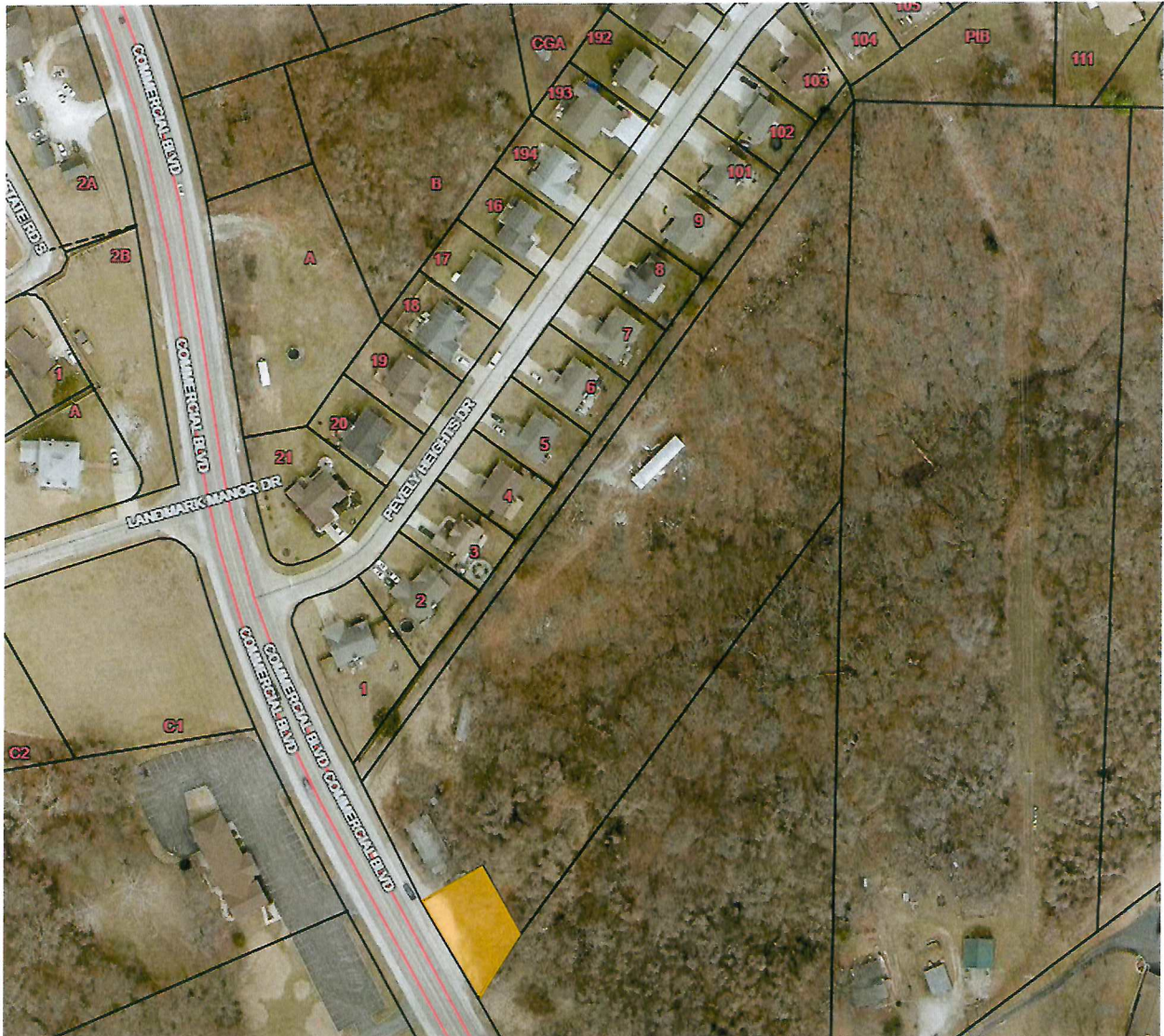
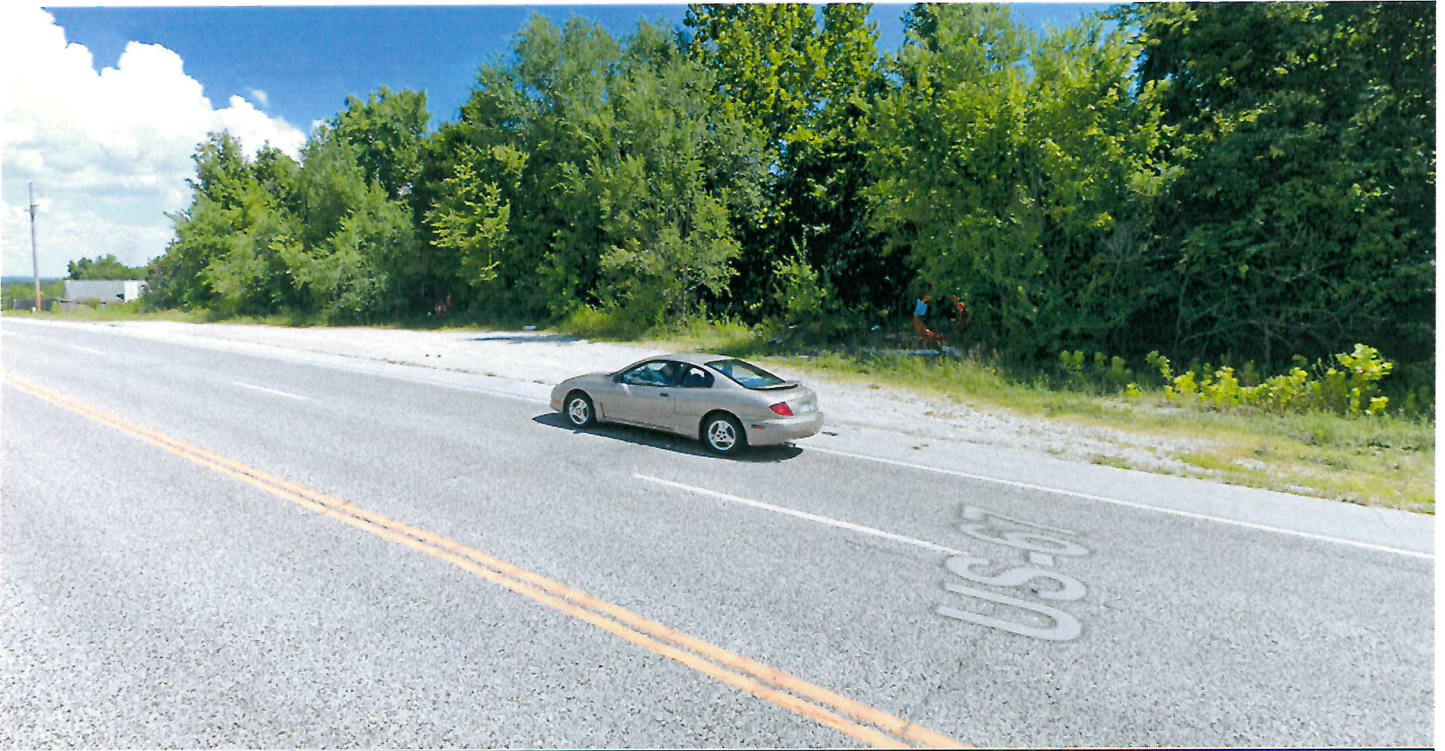


EXHIBIT B: SITE MAP

**REPORT TO PLANNING COMMISSION**  
**CITY OF PEVELY**



**STREETVIEW FROM HWY 61/67 (AUGUST 2022)**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2023-03

**APPLICATION NAME:** CITY OF PEVELY BOUNDARY ADJUSTMENT

**APPLICANT NAME:**  
CITY OF PEVELY  
401 MAIN ST  
PEVELY, MO63070

**PROPERTY OWNER NAME:** PEVELY CITY OF  
401 MAIN ST  
PEVELY, MO63070

**APPLICANT'S REQUEST:** The applicant is requesting a boundary adjustment to merge two lots into one parcel.

**STREET ADDRESS:** 9120 Commercial Blvd

**SITE LOCATION:** Immediately South of Pevely Heights Subdivision, East of Vineyards Funeral Home.

**REQUESTED ZONING DISTRICT:** "B-2" High Density Business District

**PARCEL ID:** 10-4.0-19.0-1-001-005 & 10-4.0-19.0-1-001-005.01

**TOTAL SITE AREA:** 4.59

**MEETING DATE:** November 14, 2023

**REPORT DATE:** November 9, 2023

**CASE MANAGER:** Adam Mitchell

**STAFF RECOMMENDATION:** **APPROVAL**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 4.41 acre parcel is a lot located directly off of Hwy 61/67 (Commercial Blvd). This site is a vacant wooded area currently utilized by the City of Pevely for clean fill. The property is accessed from an entrance on Hwy 61/67 (Commercial Blvd). The approximately 0.18 acre parcel is a lot located directly off of Hwy 61/67 (Commercial Blvd). This site is a vacant wooded area with no current buildings on the property. The property is accessed from an entrance on Hwy 61/67 (Commercial Blvd).

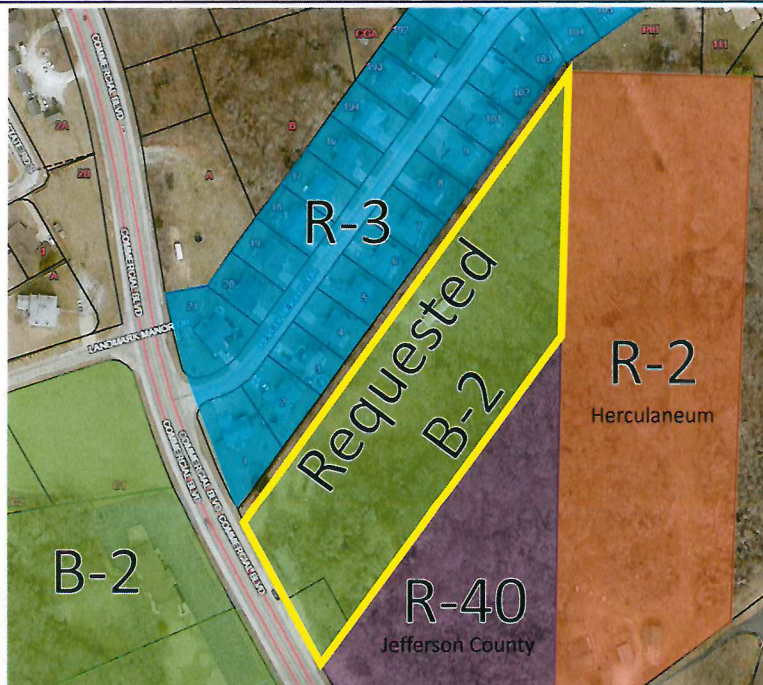
### SITE HISTORY

This site was previously used for multiple residencies that had been vacant and dilapidated for multiple years until early 2023 when the City of Pevely has taken ownership and cleared the property of the dilapidated and unsafe structures.

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential Housing	R-3	Pevely Heights Subdivision
East	Residential	R-2	Residential House 104 Joachim Ave 63048
South	Vacant	R-40	Wooded Residential Landed
West	Mortuary	B-2	Vineyard Funeral Home

### ZONING MAP





# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's proposed use is for a city only clean fill site. The City of Pevely is requesting this property to merge with the adjoining property to create one parcel. Staff's findings for how the six review criteria may be met can be summarized as follows:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion as there will be very little traffic into the property. This property has been active for approximately six months with no effect to the traffic.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood as this site will not be able to be seen by the public.
- Substantially increase fire hazards.
  - ◇ This will not increase any fire hazard to the property or the surrounding properties.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare, this will benefit the welfare of the community by making our public works more efficient by having a clean fill site within the city.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities as there are no utilities being used on the property.
- Be in conflict with the City's Comprehensive Plan.
  - ◇ This annexation does not conflict the Comprehensive Plan of the City of Pevely.

*Staff finds that the application is substantially consistent with review criteria.*

### FIGURE 1: SITE PHOTO



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY



### FINDINGS AND RECOMMENDATION

#### **CONSISTENT WITH GOOD PLANNING PRACTICE**

Staff finds that the proposed use as a city clean fill site is consistent with good planning practice.

#### **DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT**

Staff finds that the proposed use is consistent with being developed or operated in a manner that is not detrimental to the permitted developments or uses within the district.

#### **COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA**

Staff finds that the proposed use is substantially consistent with being developed or operated in a manner that is visually compatible with the permitted development and uses in the surrounding area.

#### **ESSENTIALNESS OR DESIRABILITY TO THE CITY**

Staff finds that the proposed use is substantially consistent with being an essential or desirable to preserve and promote the public health, safety, and general welfare to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed annexation is substantially consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff requests favorable consideration of the application.

A handwritten signature in black ink, appearing to read "Adam Mitchell", is written over a horizontal line.

Adam Mitchell  
Building Official



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REPORT TO PLANNING COMMISSION  
CITY OF PEVELY

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# ATTACHMENTS

**EXHIBIT A: ZONING MAP**

**EXHIBIT B: SITE MAP**

**EXHIBIT C: SITE PHOTOS**

REPORT TO PLANNING COMMISSION  
CITY OF PEVELY

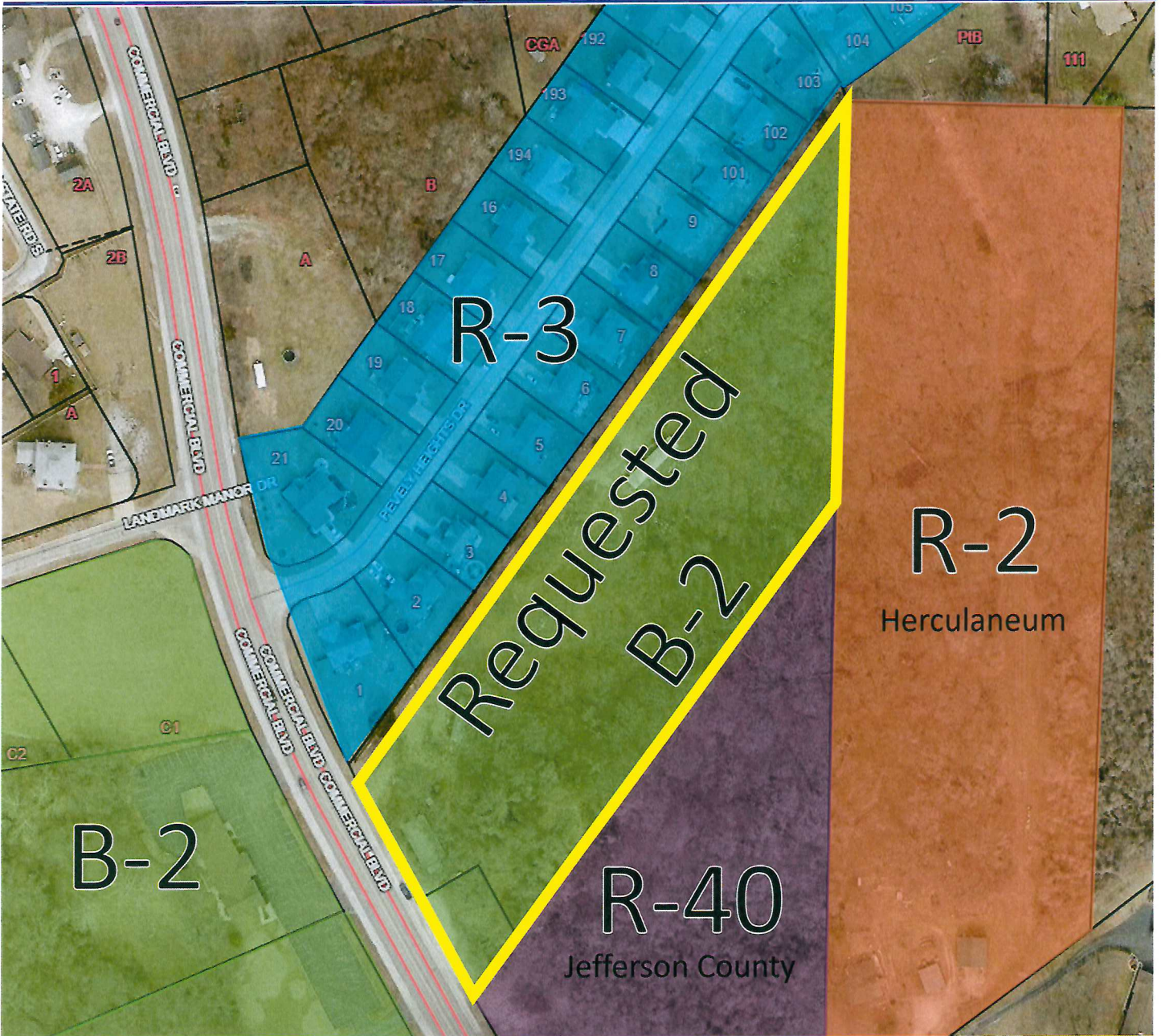


EXHIBIT A : ZONING MAP

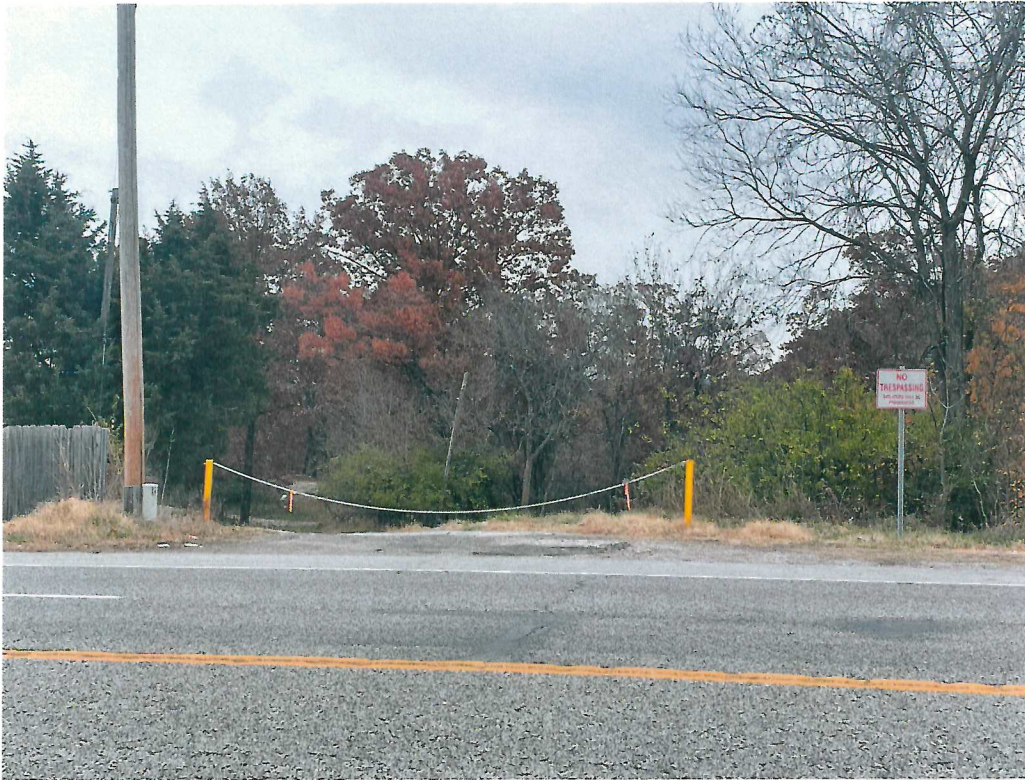




EXHIBIT B: SITE MAP

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



SITE PHOTOS (NOVEMBER 2023)



# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



STREETVIEW FROM HWY 61/67 (AUGUST 2022)

