



# 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 12, 2024, 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 12, 2024, at 6:15 P.M.

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### Agenda

The City of Pevely Planning & Zoning Commission will hold a public hearing on Tuesday November 12, 2024, at 6:15 pm at Pevely City Hall, 401 Main Street, Pevely, MO. 63070. The property owners of 8770 Burkes Pony Farm 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: 11/5/2024 11:49:02 AM By: Adam Mitchell Building Official

636-475-4452

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636-475-4116 (fax)

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[www.cityofpevelymo.gov](http://www.cityofpevelymo.gov)



# City of Pevely

401 Main Street Pevely, Missouri 63070

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 12, 2024, 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 12, 2024, 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**

6. **New Business**

Application 2024-17: 8770 Burkes Pony Farm Annexation

7. **Continued Business**

8. **Member Reports**

- a. Doug Groom
- b. Mike Sullivan
- c. Alderman Markus
- d. Art Heyl
- e. Dan Murphy
- f. Rickey Johnson
- g. Scott Harmon
- h. Casey Cottrell
- i. Robert Smith
- j. Chairman Menkhus

9. **Adjournment**

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**Posted On: 11/5/2024 11:44:49 AM    By: Adam Mitchell Building Official**



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# REPORT TO PLANNING COMMISSION

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## CITY OF PEVELY

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**APPLICATION NUMBER:** 2024-17

**APPLICATION NAME:** 8770 BURKES PONY FARM ANNEXATION

**APPLICANT NAME:**  
Hector Medina  
5613 Gravois Ave  
St Louis Mo 63116

**PROPERTY OWNER NAME:** MEDINA HECTOR & MARIA  
4368 BINGHAM  
ST LOUIS, MO63116

**APPLICANT'S REQUEST:** Requesting to annex the property of 8770 Burkes Pony Farm into the Pevely City Limits.

**STREET ADDRESS:** 8770 Burkes Pony Farm Rd

**SITE LOCATION:** Located off of State Highway Z approximately 0.5 mile west of McDonalds

**ZONING DISTRICT:** A

**PARCEL ID:** 11601300000046

**TOTAL SITE AREA:** 10.97

**MEETING DATE:** November 12, 2024

**REPORT DATE:** November 12, 2024

**CASE MANAGER:** Adam Mitchell

**STAFF  
RECOMMENDATION:** **APPROVE**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



### DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 11 acre property currently holds 9 acres of pasture, a 50 X 80 training ring, 4 stall stables, feed room, 78 X 11 covered shelter, hay storage, and a residential structure.

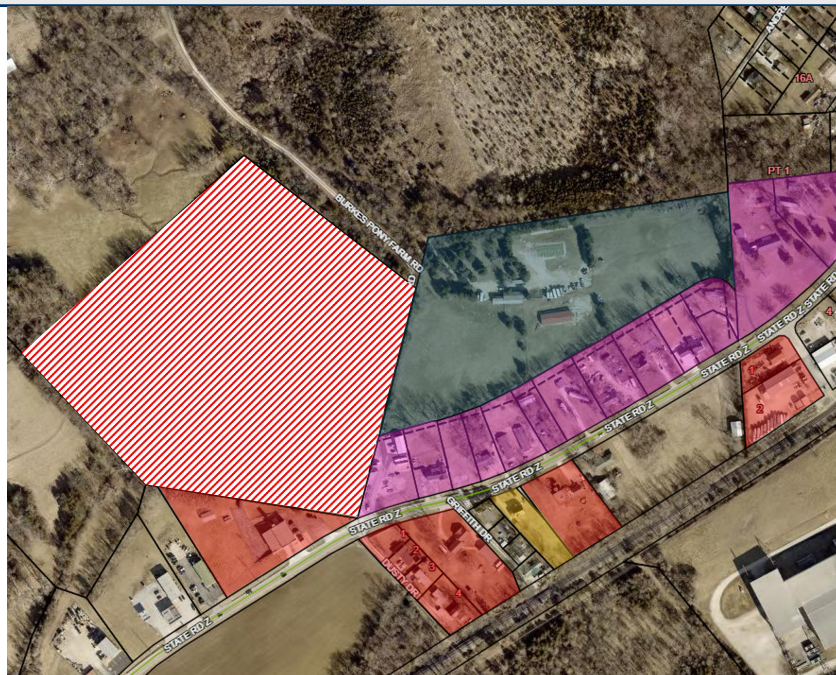
### SITE HISTORY

The residential dwelling was constructed in

### LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Quarry	Split Zoned	Bussen Quarry (Jefferson County)
East	Residential	CC2	1867 St Rd Z (Jefferson County)
South	Residential	CC2	Multiple Residential Houses (Jefferson County)
West	Utility Property	N/C	Ameren Property

### ZONING MAP





# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

### SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's request to annex their properties will or will not:

- Substantially increase traffic hazards or congestion.
  - ◇ This will not increase any traffic hazards or congestion.
- Adversely affect the character of the neighborhood.
  - ◇ This will not adversely affect the character of the neighborhood as it will not be changing the property use.
- Substantially increase fire hazards.
  - ◇ This will not substantially increase fire hazards as this will not add any additional variables to create a hazard.
- Adversely affect the general welfare of the community.
  - ◇ This will not adversely affect the welfare of the community.
- Overtax public utilities.
  - ◇ This will not overtax the public utilities.

**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 request would be consistent with good planning practice.

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

Staff finds that the annexation will not be a detriment to permitted development and uses within the district.

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

Staff finds that the request would be compatible with surrounding area .

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

Staff finds that the proposed use is consistent with being essential or desirable to the City of Pevely.

#### **RECOMMENDATION**

Staff finds that the proposed request is consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends approving the application.



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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**

# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY

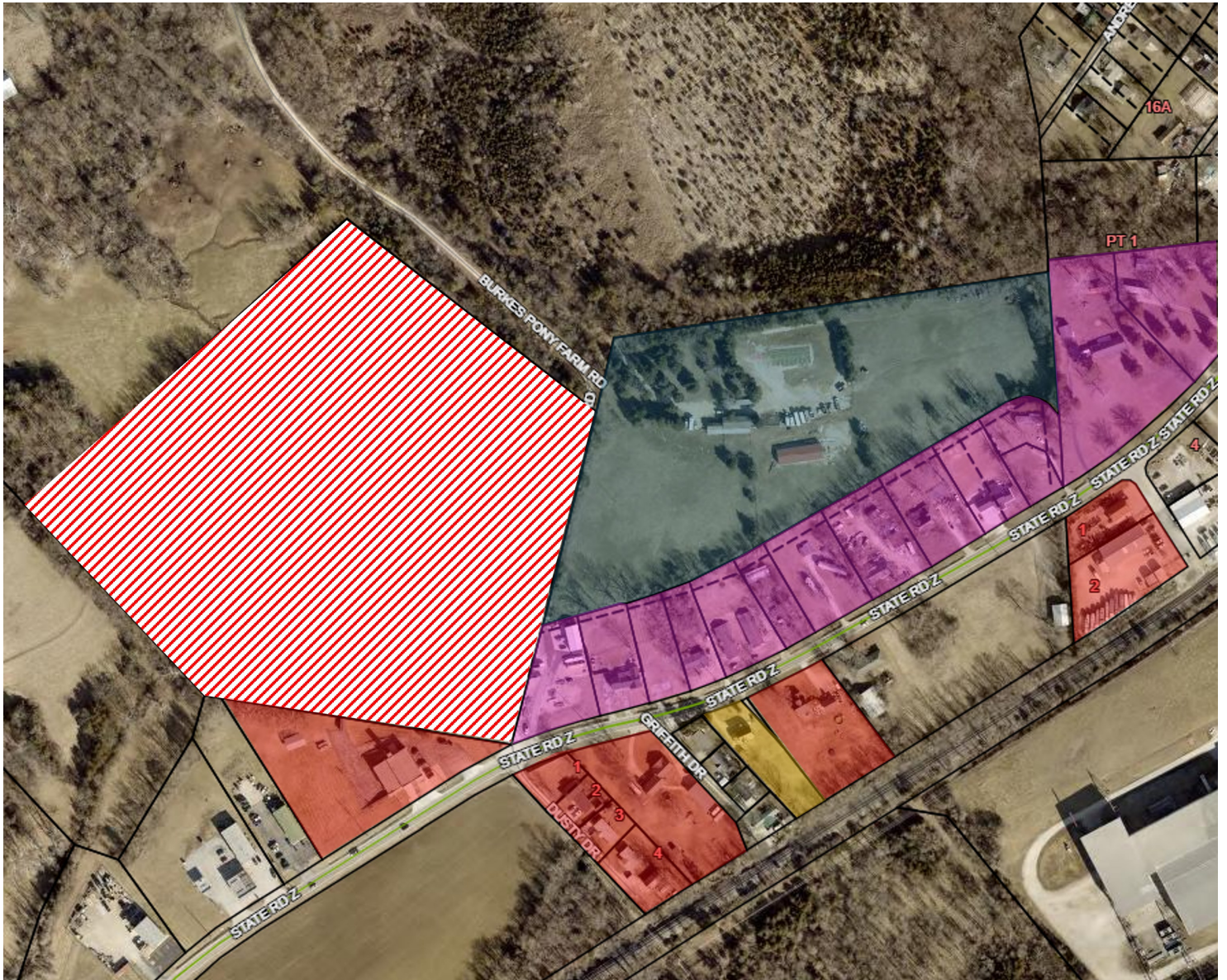


EXHIBIT A : ZONING MAP





# REPORT TO PLANNING COMMISSION

## CITY OF PEVELY



**EXHIBIT B: SITE MAP**