

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Planning and Zoning Commission** of the City of Valley Park, Missouri, at **7 PM, Monday, December 11, 2023**, to occur at Valley Park City Hall (320 Benton Street, Valley Park, MO 63088) to consider the following amendments to the Valley Park Official Zoning Map:

1. A change of zoning to properties at the eastern boundary of the City located just east of the Levee that are presently zoned "R-1" Residence, "C-1" Neighborhood Commercial, and "R-2" Residence to "NU" Non-Urban. These are identified in St. Louis County Assessor records as parcels:

26P640032 26P634501 26P640616 25P340023 26P631331 26P632266  
26P640043 26P631320 26P641781 26P630532 26P634602 26P633942  
26P640065 26P634169 26P641770 26P630615 26P631825 26P634291  
26P640076 26P634686 26P641752 26P634664 26P631852 26P634510  
26P640120 26P634653 26P634697 26P640054 26P634521 25P310011  
26P641743 26P640494 26P634400 26P640153 26P634611 26P634280  
26P630514 26P641707 26O430032 26P640186 26P634455  
26P640142 26P640542 26P634411 26P641808 26P632255  
25O110041 26P641844 25O110063 26P641817 26P632277  
26P633982 26P641853 25P330062 26P641835 26P632288

These parcels are outside the Levee and subject to flooding and FEMA development regulations thereby dictating this change.

2. Changing the zoning of various parcels located south of the Meramec River, west of MO Route 141, and north of I-44 from "C-2" Commercial to "I-1" Industrial. These are identified in St. Louis County Assessor records as parcels:

27Q540042 26Q330260  
26Q330282 26Q330352  
26Q330293 26Q310130

These parcels were annexed to the City and given the closest City zoning designation to that of St. Louis County at the time of annexation. These parcels are either existing industrial uses or commercial uses permitted in the "I-1" Industrial zoning district. This zoning change is intended to reflect the current uses of the properties and the zoning of the adjacent properties and has no effect in terms of existing use by current owner-occupants or tenants.

At said hearing, interested parties and citizens shall have an opportunity to be heard. Any questions or inquiries should be directed to Matt Roskowske, City of Valley Park, 636-225-5171, or John Brancaglione, the City's contract planner, at 314-655-4308 during regular office hours.