

BY: Councilmember Hein  
 FIRST READING: January 3, 2024  
 SECOND READING: January 17, 2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #23-PZ-16) ESTABLISHING A SPECIAL USE PERMIT FOR A CLEAN EARTH LANDFILL LOCATED AT 13810 MISSOURI BOTTOM ROAD AND THE SOUTHERN PORTION OF 13812 MISSOURI BOTTOM ROAD.

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(MOBOT FARM HOLDINGS, LLC)

WHEREAS MoBot Farm Holdings, LLC has petitioned the City of Bridgeton to establish a Special Use Permit for a clean earth landfill located at 13810 Missouri Bottom Road and the southern portion of 13812 Missouri Bottom Road; and

WHEREAS by report dated December 27, 2023, the Planning and Zoning Commission, following a Public Hearing, recommends approval of said Special Use Permit as represented by a site plan, dated December 5, 2023; and

WHEREAS the City Council held a Public Hearing on January 3, 2024, and following said hearing made certain findings of fact and conclusions of law as to whether the proposed use would promote the health, safety, morals or general welfare of the people of the City of Bridgeton in accordance with and in the accomplishment of the Comprehensive Zoning Plan of the City, taking into consideration the effect of such use on traffic conditions, fire hazards, the character of the neighborhood, the general welfare of the community, and public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, AS FOLLOWS:

**Section 1.** A Special Use Permit is hereby granted to MoBot Farm Holdings, LLC located at 13810 Missouri Bottom Road and the southern portion of 13812 Missouri Bottom Road, as provided in the Zoning Ordinance under Section 410.140.B.2.i, of the “M-1” Manufacturing District, Limited, as represented by a site plan, dated December 5, 2023.

**Section 2.** The following conditions shall apply:

1. Special use permit approval shall be limited to a clean earth landfill and any accessory or ancillary uses as depicted on the site plan. Any future expansion of the use, either in area or scope, will require approval of an amendment to the special use permit.

2. Due to the location of the site within the FEMA 100-year Flood Plain, a Flood Plain Development Permit application must be submitted to the Department of Public Works for review and approval. All

work to be performed on the site shall be done in accordance with any requirements set forth in the approval of the permit and all other applicable city ordinances. Any future expansion of the use, either in area or scope, will require a new Flood Plain Development Permit and review.

3. Annual renewal of a Site Disturbance Permit shall be required. Said permit renewal shall be filed with the Department of Public Works. The permit renewal shall include site improvement plans showing the limits of disturbance for the requested year and the nature of proposed work. Any future expansion of the use, either in area or scope, will require a new Site Disturbance Permit and review.

4. Documentation of approval from MSD, Missouri Department of Natural Resources, Missouri Bottom Levee District, and any other applicable agencies shall be submitted to the Department of Public Works as part of the designated review procedures (i.e. part of the Site Disturbance Permit review and/or Flood Plain Development Permit review, or any other necessary permits).

5. Should any future use include the construction of buildings, structures, fences, retaining walls, etc., a building permit application and plans shall be submitted to the Department of Public Works for review and approval, including review and recommendation from the Design and Review Board, and review and approval from the local Fire District, as applicable.

**Section 3.** The proposed use described on the above-referenced site plan would be located on the tract of land described as follows:

A tract of land being part of that property conveyed to Mobot Farm Holdings, LLC, by deed recorded in Deed Book 23188, Page 1216 of the St. Louis County Records, situated in U. S. Survey 2038, Township 47 North, Range 5 East, in the City of Bridgeton, St. Louis County, Missouri, being more particularly described as follows:

Commencing at the Southwestern corner of Tract 2 of Adjusted Parcel "A" of "Keeven's Boundary Adjustment Plat" according to the plat thereof recorded in Plat Book 354, Page 660 of the St. Louis County Records, being a point on the Northern right of way line of Missouri Bottom Road, 40 feet wide; thence Southwesterly, along the Northern right of way line thereof and also being the Southern line of that part of Ferguson Lane, formerly 40' wide, conditionally vacated by City of Bridgeton Ordinance No. 06-22, recorded in Deed Book 20847, Page 464 of the St. Louis County Records, South 76 degrees 44 minutes 07 seconds West, 21.78 feet to its intersection with a point on the former Centerline of said vacated Ferguson Lane; thence Northwesterly, along the former Centerline thereof, North 36 degrees 35 minutes 00 seconds West, 4.24 feet to the Point of Beginning of the tract of land hereon described; thence Southwesterly, continuing along the Southern line of said vacated Ferguson Lane and also being along the Northern right of way line of Missouri Bottom Road, 20 feet perpendicular distant North of the as traveled Centerline thereof, South 69 degrees 18 minutes 37 seconds West, 88.83 feet to a point; thence Southwesterly, continuing along the Northern right of way line thereof, South 67 degrees 47 minutes 58 seconds West, 286.71 feet to its intersection with a point on the Northern right of way line of property conveyed to the State of Missouri for the establishment of Missouri State Highway 115 (also known as Relocated South Missouri Bottom Road) in accordance with Report of Commissioners in Cause No. 594074, Division No. 2, of the Circuit Court of St. Louis County,

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Missouri, a certified copy of which is recorded in Deed Book 8584, Page 1556 of the St. Louis County Records, being 19.87 feet perpendicular distant Northwest of Tangent to Spiral (TS) Centerline Station 30+73.60 thereof; thence Northwesterly, along the Northern line thereof, North 22 degrees 08 minutes 04 seconds West, 30.13 feet to a point, being 50.00 feet perpendicular distant Northwest of Tangent to Spiral (TS) Centerline Station 30+73.60 thereof; thence Southwesterly, continuing along said Northern line of property conveyed to the State of Missouri, South 66 degrees 51 minutes 26 seconds West, 152.64 feet to a point, being 50.00 feet radial distant Northwest of Spiral to Curve (SC) Centerline Station 32+23.60 thereof; thence Southwesterly, continuing along the Northern line of said property conveyed to the State of Missouri

for the establishment of Missouri State Highway 115, South 64 degrees 16 minutes 32 seconds West, 6.62 feet to the Southwestern corner of property conveyed to Joseph H. Keeven, Trustee of the Joseph H. Keeven Revocable Trust Dated December 13, 2006, by deed recorded in Deed Book 18738, Page 3662 of the St. Louis County Records; thence Northwesterly, along the Southwestern line thereof, North 36 degrees 35 minutes 00 seconds West, 2436.55 feet to its intersection with a point on the Centerline of a levee; thence Northeasterly, along the Centerline thereof, North 54 degrees 18 minutes 00 seconds East, 510.66 feet to its intersection with a point on the Southwestern line of property conveyed to J & M Keeven Family, LP, by deed recorded in Deed Book 18732, Page 4342 of the St. Louis County Records; thence Southeasterly, along the Southwestern line thereof and the former Centerline of said vacated Ferguson Lane, South 36 degrees 35 minutes 00 seconds East, 2590.13 feet to the point of beginning and containing 29.51 acres, more or less (1,285,488 square feet).


**Section 4.** This ordinance will be in full force and effect from and after its passage and approval.

PASSED THIS 17th DAY OF JANUARY, 2024.

APPROVED THIS 17th DAY OF JANUARY, 2024.

  
Terry W. Briggs, Mayor

ATTEST:

  
Karen E. Robinson, MRCC-S/CMC  
City Clerk





13810 and part of 13812 Missouri Bottom Road  
location map

