



February 3, 2022

City of Maryland Heights City Council
c/o City of Maryland Heights
11911 Dorsett Road
Maryland Heights, MO 63043

Re: PDP21-0004/KBG, Inc., Preliminary Development Plan to rezone approximately 82 acres from “NU” Non-Urban District and “PDM” Planned District—Manufacturing to “MXD” Mixed Use District for multi-family residential dwellings and future service retail uses at 3205-3257, 12000, and 12175 Creve Coeur Mill Road and 1 Golfport Drive

Dear Mayor Moeller and Maryland Heights City Council Members,

We would like to thank the Council for the opportunity to address the Creve Coeur Lake development seeking a zoning change.

My name is Mike Checkett. I am the Executive Director of the Great Rivers Habitat Alliance. Great Rivers Habitat Alliance represents a group of landowners and citizens concerned about the current floodplain development trends within the Confluence region.

Great Rivers Habitat Alliance seeks sensible use of floodplains in the confluence region of the Mississippi, Missouri, and Illinois rivers through policy, protection, conservation, public awareness and education.

The properties currently requested to rezoned are zoned agriculture single family because that is their best use, in part because of their wet nature, high water table and they often flood. They flood because of their location in the 100-year floodplain. If I recall correctly, we heard from the landowners on January 11 that they struggle to make payments to the Levee district and struggle to make a living off these lands. Why? I am guessing because the land floods. As we all know water crossed these properties and crossed Hwy 141, temporarily closing it as recent as 2019.

As mentioned in a STLBJ article this week KBG, Inc. even asked for an extension citing “circumstances beyond our control” for development of the property directly across the street, which I am guessing is a subtle way of saying we could not complete the work because it was under water much of 2019! I drove that stretch of Hwy 141 throughout that summer and recall the water and pumps there.

Some might think the pump station is the answer, but is it? Maybe it will be for these properties. But what about St Louis City, Jefferson County and other communities downstream. What is

going to happen to these communities when you fire this flood water downriver on them? Further relying solely on pumpstations is dangerous particularly when the Missouri River is above flood stage.

We sympathize with the landowners. We need to produce alternatives that will be beneficial to them, to the city of Maryland Heights, to people and wildlife.

We need to be fair to the communities downriver and not push Maryland Heights flood problems on them.

We sympathize for the developer as they are deservedly trying to make a living too and make communities better. But this is not the time or place for this kind of development. There are much better locations across St. Louis County. Maybe more expensive per acre... but much better suited to this kind of development.

Ultimately, we need to find an alternative to the continued development in Maryland Heights 100-year floodplain and wetlands.

These properties are best left as currently zoned. Best left to agriculture or to become part of the park, natural space or some other like use. We need to become creative and find a better solution for all.

We need to start a region wide conversation on levees, wetland protection and flooding of the region's major rivers and river communities?

We do not know exactly what that looks like but we have ideas, we have support and we would like to collaborate with the Maryland Heights City Council to find appropriate use for these type lands for the benefit of all.

Thank you for your work and consideration.

Sincerely,

Michael Checkett
Executive Director
Great Rivers Habitat Alliance