

1st Reading:
2nd Reading:

SPONSOR: MAURATH

ORDINANCE NO. ____

BILL NO. 21-56

AN ORDINANCE AMENDING SECTION 476.010, LAND USE MATRIX, OF THE ZONING CODE TO ALLOW MEDICAL OFFICE AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE “IP-1” INDUSTRIAL PARK DISTRICT.

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on June 1, 2021 in compliance with the City Code and Chapter 89 RSMo. regarding a petition to amend Section 476.010, Land Use Matrix, of the Zoning Code to allow Medical Office as a use allowed by Special Use Permit in the “IP-1” Industrial Park District; and

WHEREAS, after discussion of the proposed amendments, the Commission made a recommendation to deny the petition to the Board of Aldermen, noting the time spent on reviewing the compatible uses for the IP-1 district when completing the matrix, belief that the City has a good mix of uses and will be problematic if the City adds the same uses to all the districts, and fact that Medical Office is allowed in many other districts in the City and desire to avoid saturation throughout the entire City; and

WHEREAS, the Board of Aldermen reviewed the Planning and Zoning Commission’s recommendation and heard public comment from the Petitioner that this use is compatible with the district and property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FENTON, MISSOURI, AS FOLLOWS:

Section 1. Chapter 476, Land Use Matrix, Section 476.010, Table 1, of the Zoning Code is hereby amended to include Medical Office as a use allowed by Special Use Permit in the IP-1 Industrial Park District.

Section 2. This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 24th day of June, 2021.

BOB BRASSES, MAYOR

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APPROVED this 24th day of June, 2021.

BOB BRASSES, MAYOR

ATTEST:

Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes:

Nays:

Absent:

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