

1st Reading:  
2nd Reading:

**SPONSOR: MAURATH**

**ORDINANCE NO. \_\_\_\_\_**

**BILL NO. 22-23-B**

**AN ORDINANCE DENYING A REZONING OF 1-ACRE OF  
PROPERTY LOCATED AT 800 S. HIGHWAY DRIVE FROM  
“HP-1” HOSPITALITY PARK TO “BP-3” BUSINESS PARK.**

**WHEREAS**, Infinity Hospitality, LLC/FTN Investment, LLC (“Petitioner”) submitted an application to rezone a 1-acre portion of 800 S. Highway Drive and legally described as being part of Lot 4 of Breck Industrial Court and part of Breck Industrial Plat No. 3 (the “Property”) from “HP-1” Hospitality Park to “BP-3” Business Park (the “Petition”); and

**WHEREAS**, 800 S. Highway Drive is currently developed as the former Stratford Hotel but the 1-acre Property has been used for parking by the parcel addressed as 1850 Larkin Williams Road, which abuts the rear of 800 S. Highway Drive and is also owned by Petitioner; and

**WHEREAS**, 1850 Larkin Williams Road is zoned “BP-3” Business Park and does not have adequate parking; and

**WHEREAS**, Petitioner has requested the rezoning of the Property to combine the Property with 1850 Larkin Williams Road; and

**WHEREAS**, the Planning & Zoning Commission held a duly noticed public meeting on April 6, 2022 regarding rezoning of the Property; and

**WHEREAS**, after reviewing the Petition, the submitted staff report, and hearing comment from the Petitioner, the Commission made a recommendation to the Board of Aldermen to approve the Petition with conditions, given, among other reasons, that the Property only consists of 1-acre of the rear of 800 S. Highway Drive and abuts 1850 Larkin Williams Road, which is zoned “BP-3” Business Park, and is already being used for parking for 1850 Larkin Williams Road, and, therefore, it seems in the interest of the public and Petitioner to allow rezoning of the 1-acre Property to combine the same with 1850 Larkin Williams to allow for more parking; and

**WHEREAS**, the Board of Aldermen held a duly noticed public hearing on April 28, 2022, in compliance with the City Code and Chapter 89 RSMo., to hear public comment on the Petition; and

**ORD. NO. \_\_\_\_\_**

ORD. NO. \_\_\_\_\_

**WHEREAS**, after consideration of the public hearing, the Petition and Staff Report, and the Planning and Zoning Commission’s recommendation, the Board of Aldermen disagrees with the Planning and Zoning Commission’s recommendation and finds that the current zoning of the Property is reasonable, and it is in the best interest of the City to preserve its “HP-1” Hospitality District.

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

**Section 1.** The Board of Aldermen hereby denies the rezoning of the Property from “HP-1” Hospitality Park to “BP-3” Business Park.

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

PASSED this 28<sup>th</sup> day of April, 2022.

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JOE MAURATH, ACTING PRESIDENT OF  
THE BOARD OF ALDERMEN

APPROVED this 28<sup>th</sup> day of April, 2022.

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JOE MAURATH, ACTING PRESIDENT OF  
THE BOARD OF ALDERMEN

ATTEST:

\_\_\_\_\_  
Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes:

Nays:

Absent:

Abstain:

ORD. NO. \_\_\_\_\_