

1st Reading: January 28, 2016
2nd Reading: January 28, 2016

SPONSOR: MAURATH

ORDINANCE NO. 3567

BILL NO. 16-01

AN ORDINANCE AMENDING TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF FENTON, MISSOURI BY ADDING A NEW CHAPTER 447 AND AMENDING SECTION 470.070 ALL RELATING TO SITE PLAN REVIEW AND REQUIREMENTS.

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on January 5, 2016 in compliance with the City Code and Chapter 89 RSMo. regarding amending Title IV of the Municipal Code of the City of Fenton by adding a new Chapter 447 and amending Section 470.070 relating to site plan review and requirements.

WHEREAS, the Commission has made a recommendation to the Board of Aldermen that said amendments to Title IV be approved; and

WHEREAS, the Board of Aldermen finds it in the best interest of the City to approve such text amendments.

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

Section 1. Title IV of the Municipal Code of the City of Fenton, Missouri is hereby amended by adding a new Chapter 447: Site Plan Review as follows:

CHAPTER 447: SITE PLAN REVIEW

Section 447.010 Site Plan Review and Requirements.

- A. *Purpose.* This Chapter sets forth site plan requirements, process and review standards for all new building construction, building additions or building alterations for certain uses within all zoning districts in the City of Fenton. Except as provided in subsection B below, all applications for new construction, building additions or building alterations shall include a site plan to be filed with the City to be submitted to the Planning and Zoning Commission for its review and recommendations and approved by the Board of Aldermen.

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B. *Exceptions.* Unless otherwise provided for within this Title, this Chapter does not apply to the following:

1. Single-family or two-family residential buildings and associated residential accessory buildings, structures or uses.
2. Exterior building remodels, including, but not limited to, new or replacement roofs, windows, exterior building materials (façade), doors and dock doors, when the building height and/or gross floor area of the building is not altered.
3. Signage (See Section 485.100).
4. New and replacement decks, canopies, awnings, patios, porches, sidewalks, stairs and dock ramps.
5. Fencing not required under a Special Use Permit for outdoor storage.
6. Driveway or parking lot resurfacing, replacement or expansions.
7. Retaining walls under eight (8) feet in height.
8. Interior remodels and finishes.
9. Accessory buildings, structures or uses under two hundred (200) square feet and associated with a non-residential use.

This exception to site plan review set forth above does not exempt those activities from other applicable requirements of this Code nor from obtaining all necessary permits.

- C. *Off-Site Considerations.* The site plan must be reviewed to understand how it will affect the surrounding development area, its spin-off development, traffic congestion, adjacent parcels, pavements and lot size.
- D. *On-Site Considerations.* The site plan must be reviewed to understand land constraints and development factors, including the effect of the site's natural features such as wetlands, soils, slope, drainage, vegetation, etc.
- E. *Application Submission Requirements for Site Plan Review.* An application for Site Plan Review shall be submitted on forms provided by the City, along with the application fee in accordance with Addendum A. Said application may be filed by any person submitting proof of a financial, contractual or proprietary interest in the property to be developed according to the submitted plan and shall contain the following information:
 1. Signature of applicant (with name and address).
 2. Name of project and phase.

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3. Zoning district in which the project is located.
 4. Zoning districts adjoining project area.
 5. Density compatible with district guidelines.
 6. North directional device on plan map.
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7. Location of site in relation to surrounding buildings, uses.
 8. Location, size and use of each building on the site with building lines showing side setback, rear setback and other setbacks.
 9. Height, number of stories and form of the proposed buildings.
 10. Dimensions of the lot.
 11. Ratio of floor area to the site area (FAR)/percent lot coverage.
 12. Location of all existing trees over six (6) inch caliper.
 13. Landscape materials to be placed on site.
 14. Location, general design and width of driveways, curb cuts and sidewalks.
 15. Existing and proposed site grades at a minimum of two (2) feet contour intervals. If a site has less than five (5) feet of elevation change, one (1) foot contours shall be required; contour lines shall extend fifty (50) feet off site.
 16. An erosion and stormwater runoff control plan.
 17. Location, area and number of parking spaces that are required within this Chapter.
 18. Existing and proposed on-site utilities including stormwater collection and detention, gas, electricity, cable service and telephone lines or substations.
 19. Location of signs with sign dimensions.

Section 2. Section 470.070 of the Municipal Code of the City of Fenton, Missouri is hereby repealed and replaced with a new Section 470.070 as follows:

Section 470.070 Site Plan Requirements and Review.

See Chapter 447: Site Plan Review.

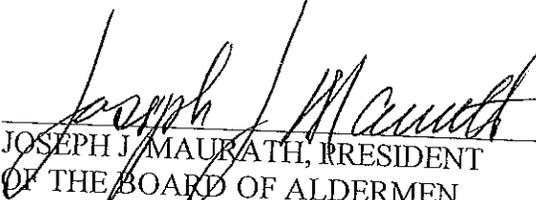
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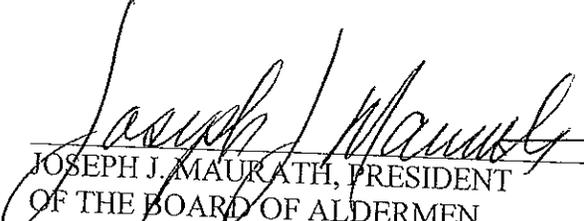
Section 3. If any clause, word, paragraph, section or other part or portion of this ordinance is held to be invalid, illegal or unconstitutional for any reason, the Board of Aldermen hereby declares it would nevertheless have enacted the remaining portions thereof and such remaining portions shall remain in full force and effect.

Section 4. This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 28th day of January, 2016.


JOSEPH J. MAURATH, PRESIDENT
OF THE BOARD OF ALDERMEN

APPROVED this 28th day of January, 2016.


JOSEPH J. MAURATH, PRESIDENT
OF THE BOARD OF ALDERMEN

ATTEST:


CITY CLERK

Motion to approve. Roll Call vote:

Ayes: Bade, Voyles, Maurath, Clauss, Borgard, Patton, Glick

Nays: 0

Absent: Sobey

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