

1st Reading:
2nd Reading:

SPONSOR: MAURATH

ORDINANCE NO. _____

BILL NO. 22-23-A

AN ORDINANCE APPROVING 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 is 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 agrees with the reasoning and recommendation of the Planning and Zoning Commission and finds that it is in the best interest of the City to rezone the Property from “HP-1” Hospitality Park to “BP-3” Business Park with conditions.

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 rezones the Property from “HP-1” Hospitality Park to “BP-3” Business Park subject to the following conditions:

1. This approval is strictly to rezone a one-acre portion of a tract of land described as being part of Lot 4 of Breck Industrial Court and part of Breck Industrial Plat No. 3 from “HP-1” Hospitality Park to “BP-3” Business Park. The Property is addressed as 800 S. Highway Drive. The rezoning is contingent on the approval of the corresponding Boundary Adjustment Plat and the one-acre portion shall remain “HP-1” Hospitality Park if the Boundary Adjustment Plat is denied by the Board of Aldermen.
2. Compliance with all other applicable City of Fenton Codes and Ordinances.

Section 2. The Board of Aldermen hereby directs the City Administrator to amend the Official Zoning Map of the City of Fenton to reflect the same.

Section 3. This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 28th day of April, 2022.

JOE MAURATH, ACTING PRESIDENT OF
THE BOARD OF ALDERMEN

APPROVED this 28th day of April, 2022.

JOE MAURATH, ACTING PRESIDENT OF
THE BOARD OF ALDERMEN

ORD. NO. _____

ORD. NO. _____

ATTEST:

Jane Hungler, City Clerk

Motion to approve. Roll Call vote:

Ayes:

Nays:

Absent:

Abstain:

ORD. NO. _____