

AN ORDINANCE AMENDING THE “C-4” PLANNED COMMERCIAL DISTRICT FOR THE ARNOLD CROSSROADS BY ADDING OUTDOOR STORAGE AS A PERMITTED USE AND FURTHER CLARIFYING DISTRICT REGULATIONS FOR A TRACT OF LAND LOCATED IN ARNOLD, MISSOURI.

WHEREAS, an application to approve the amendment and replacement of the site-specific ordinance governing the “C-4” Planned Commercial District for a tract of land known as the Arnold Crossroads [Ord. No. 14.395 (Bill No. 2232), 4-19-2007] and identified further in “Exhibit A” has been submitted to the City of Arnold; and

WHEREAS, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri; and

WHEREAS, the Planning Commission has submitted its report and recommendation to the City Council on the proposed amendment and replacement of the “C-4” Planned Commercial District and the Final Site Plan for secured outdoor storage at 237 Arnold Crossroads Ctr herein identified as “Exhibit B”; and

WHEREAS, the proposed change of zoning meets the review criteria and further advances the intent of both the Comprehensive Plan and Zoning Ordinance. The extent of the “C-4” Planned Commercial District boundary will not change. The amendment to this particular “C-4” Planned Commercial District has been shown to be necessary for public convenience or necessity. There has been significant change in the area to warrant this amendment to this particular “C-4” District, including the intended use of this property as a retailer with secured outdoor storage. There was not a mistake made on the Zoning Map. The “C-4” Planned Commercial District designation is consistent with the Future Land Use Map of the City of Arnold. This amendment supports the consistent use of commercial districts within the City, and is in the best interest for the health, safety, and welfare of the citizens of the City of Arnold.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

SECTION 1. The City of Arnold Zoning Ordinance and Official Zoning Map, which are part thereof, are hereby amended by establishing an amended “C-4” Planned Commercial District for the Arnold Crossroads as identified further in “Exhibit A” located within the City of Arnold, Jefferson County, State of Missouri.

SECTION 2. The proposed rezoning to “C-4” Planned Commercial District has been submitted to the City of Arnold and will be developed in accordance with the provisions of this ordinance, conditions contained in “Attachment A,” and other applicable laws of the City of Arnold.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

Signatures on following page

READ TWO TIMES, PASSED AND APPROVED ON THIS 4th DAY OF May, 2023.

Gary J. Plunk Mayor Pro-Tem
Presiding Officer of the Council

Gary J. Plunk
Mayor ~~Rep~~ Courts Pro-Tem Gary Plunk

ATTEST:

Tammi Casey
City Clerk Tammi Casey

First Reading: 5/04/2023

Second Reading: 5/04/2023

APPROVED AS TO FORM:

Robert Sweeney
City Attorney Robert Sweeney

