## **FILED**

FEB 0 2 2024

### JEANNIE GOFF COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0110

ORDINANCE NO.:24-

INTRODUCED BY: Council Member Groeteke

1	AN ORDINANCE APPROVING APPLICATION CC223056 TO REZONE					
2	2.07 ACRES (PER THE ASSESSOR'S RECORDS) FROM SINGLE-FAMILY					
3	RESIDENTIAL (R10) ZONE DISTRICT TO NON-PLANNED COMMUNITY					
4	COMMERCIAL (CC2) ZONE DISTRICT LOCATED IN COUNCIL DISTRICT 4.					
5	WHEREAS, a hearing was held by the Planning and Zoning Commission of					
6	Jefferson County, Missouri on December 14, 2023, on Application/Petition Number					
7	CC223056, for rezoning 2.07 acres of the following described real estate located in					
8	Meramec Township: Parcel Number: 11-9.0-29.0-0-000-073 from Single-Family					
9	Residential (R10) zone district to Non-Planned Community Commercial (CC2) zone					
10	district; and					
11	WHEREAS, the record of the December 14, 2023, hearing and the minutes of the					
12	recommendation of the Planning and Zoning Commission have been filed with the					
13	Jefferson County, Missouri, Council; and,					
14	WHEREAS, the Jefferson County, Missouri, Council has taken official notice of					
15	the following items and exhibits filed with and presented to the Jefferson County,					
16	Missouri, Council with respect to the Application:					
17	a. Jefferson County Planning Division Staff Report to the Planning					
18	and Zoning Commission and the case file for this application;					
19	b. The minutes and record of the hearing before the Planning and					
20	Zoning Commission.					

1	c. Exhibits offered by the Jefferson County Planning Division and						
2	upon a motion duly made, seconded and approved were admitted into evidence by						
3	the Jefferson County, Missouri, Council and made part of the official records as						
4	set out below:						
5	Exhibit A, The Official Master Plan for Jefferson County, Missouri,						
6	adopted August 6, 2003 and effective April 2, 2008;						
7	Exhibit B, The Jefferson County Unified Development Order, adopted						
8	April 2, 2008, as amended; and						
9	Exhibit C, Staff Report and case file.						
10	WHEREAS, it is found by the Jefferson County, Missouri, Council that:						
11	a. All persons required to receive notice of the hearing were notified,						
12	all notices were published, and signs posted in accordance with Missouri law and						
13	the Unified Development Order.						
14	b. The Jefferson County, Missouri, Council has jurisdiction over the						
15	subject matter of this application.						
16	c. The requested change in zoning is consistent with the intent stated						
17	for the Non-Planned Community Commercial (CC2) zone district.						
18	d. The requested change in zoning is in accordance with the Official						
19	Master Plan of Jefferson County, Missouri.						
20	e. The requested change in zoning is in harmony with and is						
21	compatible with surrounding and adjacent land uses and properties.						

1	BE	IT	<b>ENACTED</b>	BY	THE	<b>JEFFERSON</b>	COUNTY,	MISSOURI,
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#### 2 COUNCIL, AS FOLLOWS:

- 3 Section 1. Application Number: CC223056 is approved to rezone 2.07 acres
- 4 (per the Assessor's records) of the real estate in Meramec Township in Jefferson County,
- 5 State of Missouri, and described as Parcel Number: 11-9.0-29.0-0-000-073 and the
- 6 zoning is hereby changed from Single-Family Residential (R10) zone district to Non-
- 7 Planned Community Commercial (CC2) zone district.
- 8 Section 2. The zoning map of Jefferson County, Missouri shall be amended
- 9 by changing the area where said real estate is located on the map with the marking
- 10 "CC223056".
- 11 Section 3. This Ordinance shall be in full force and effect immediately upon
- 12 passage by the Jefferson County, Missouri, Council as of the date listed below.
- 13 Section 4. If any part of this Ordinance is invalid for any reason, such
- 14 invalidity shall not affect the remainder of this Ordinance.

#### [THIS SPACE INTENTIONALLY LEFT BLANK]

# THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins	yes
Council Member District 2, Gene Barbagallo	<u>has</u>
Council Member District 3, Mrs. Lon Arons	Los.
Council Member District 4, Charles Groeteke	yes
Council Member District 5, Scott Seek	yes_
Council Member District 6, Dan Stallman	yes
Council Member District 7, Bob Tullock	-ges
THE ABOVE BILL ON THIS DAY OF	FAILED, 2024:
Charles	Groeteke, County Council Chair
Cherly	Boyse Council Administrative Assistant
Chickly in Boyer, C	Canon I diministrative I issistant

THIS BILL WAS APPROVED BY THE JEFFERSON COUNTY
EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY,
MISSOURI, THIS 2 DAY OF February, 2024.
THIS BILL WAS VETOED AND RETURNED TO THE
JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN
OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS DAY OF , 2024.
( ) om A Jan
Dennis J. Gannon, Jefferson County, Missouri, Executive
Definits J. Gainfolf, Jefferson County, Missourf, Executive
ATTEST:
Jeannie Goff, County Clerk
By Shelley Blankenshy
Deputy Clerk
First Reading: 01-08-2024

Second Reading: 01-29-2024

Third Reading: 01-29-2024