

FILED

MAR 29 2024

JEANNIE GOFF
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0319

ORDINANCE NO. 24-0164

INTRODUCED BY: Council Member Seek

1 **AN ORDINANCE APPROVING APPLICATION CU24003 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR RESIDENCE IN A NON-**
3 **PLANNED COMMUNITY COMMERCIAL (CC2) ZONE DISTRICT LOCATED**
4 **IN COUNCIL DISTRICT 5.**

5 **WHEREAS,** the Jefferson County Planning and Zoning Commission held a
6 hearing on February 22, 2024 on Application/Petition Number CU24003, for a
7 conditional use permit for a residence on real estate located in Jefferson County, State of
8 Missouri, to-wit: Parcel Number: 18-6.0-13.0-0-002-025 in the Non-Planned Community
9 Commercial (CC2) zone district; and

10 **WHEREAS,** the record of the February 22, 2024 hearing and the
11 recommendation of the Planning and Zoning Commission have been filed with the
12 Jefferson County, Missouri, Council; and

13 **WHEREAS,** the Jefferson County, Missouri, Council has taken official notice of
14 the following items and exhibits filed with and presented to the Jefferson County,
15 Missouri, Council with respect to the Application:

16 a. Jefferson County Planning Division Staff Report to the Planning
17 and Zoning Commission and the case file for this Application;

18 b. The record of the hearing before the Planning and Zoning
19 Commission including the following exhibits:

1 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
2 adopted August 6, 2003 and effective April 2, 2008;

3 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
4 Unified Development Order (UDO) adopted April 2, 2008, as
5 amended;

6 Exhibit C, Staff Report and case file;

7 Exhibit D, Photos submitted by the petitioner.

8 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

9 a. All persons required to receive notice of the hearing were notified,
10 all notices were published, and signs posted in accordance with Missouri law and
11 the Unified Development Order.

12 b. The Jefferson County, Missouri, Council has jurisdiction over the
13 subject matter of this application.

14 c. The requested conditional use permit is in harmony with and is
15 compatible with surrounding and adjacent land uses and properties.

16 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
17 **COUNCIL, AS FOLLOWS:**

18 Section 1. Application Number: CU24003 is approved for the real estate
19 described as Parcel Number: 18-6.0-13.0-0-002-025 and a conditional use permit is
20 hereby issued for a residence, subject to the following conditions of approval:

- 1 1. A building permit is required for the proposed home, and it shall meet all
2 applicable building codes for a single-family home. A manufactured home shall
3 not be permitted on the property.
- 4 2. The conditional use permit will expire should the land use change from what is
5 being proposed in petition CU24003.
- 6 3. The residence may only be occupied by the owner or an employee of the business
7 on the property. The residence shall not be rented, leased to or occupied by
8 anyone not affiliated with the business.

9 Section 2. The zoning map of Jefferson County, Missouri shall be amended
10 by changing the area where said real estate is located on the map with the marking
11 “CU24003”.

12 Section 3. This Ordinance shall be in full force and effect immediately upon
13 passage by the Jefferson County, Missouri, Council as of the date listed below.

14 Section 4. If any part of this Ordinance is invalid for any reason, such
15 invalidity shall not affect the remainder of this Ordinance.


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


Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>absent</u>
Council Member District 6, Daniel Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 25 DAY OF March, 2024:

PASSED **FAILED**



Charles Groeteke, County Council Chair



Cherlynn Boyer, Council Executive Assistant

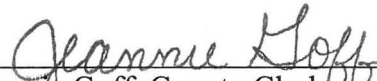
THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND ENACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 29 DAY OF March, 2024.

THIS BILL WAS VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS DAY OF , 2024.




Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:



Jeannie Goff, County Clerk

BY: 

First Reading: 03-11-2024

Second Reading: 03-25-2024

Third Reading: 03-25-2024