

NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION

The City of Pacific Planning & Zoning Commission will conduct a public hearing on Tuesday, November 26, 2019, at 7:00 PM, at the Pacific Government Center, 300 Hoven Drive, Pacific, MO 63069, to consider the following:

PZ 2019-14: 415 W. St. Louis, AirBnB vacation rental, Conditional Use Permit. Trudy Nickelson, applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 415 W. St Louis St., Pacific, MO 63069 (Franklin County Parcel #19-1-12.0-3-003-018.000). The applicant is proposing to operate an "AirBnB" vacation rental at this location, which is currently zoned R-1A, single family residential. Trudy Nickelson, applicant.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review at Pacific City Hall, 300 Hoven Drive during regular business hours. A copy of the application is also available online at www.pacificmissouri.com. For more information, please contact Steve Roth, City Administrator, at 636-271-0500 ext. 213 or by email at sroth@pacificmissouri.com

Receipt #: PZ2019-14

Tax I.D. #: _____

**CITY OF PACIFIC
APPLICATION FOR CONDITIONAL USE PERMIT**

ADDRESS FOR WHICH CONDITIONAL USE PERMIT IS BEING SOUGHT: 415 W. Saint Louis St., Pacific

APPLICATION FEE OF ~~\$350~~ \$000 PAID. yes no

NAME OF APPLICANT: Treedy Nickelson

ADDRESS: 788 Henry Court

ADDRESS: Robertville, Mo 63072

PHONE - HOME: 314-704-4780 PHONE - WORK: _____

APPLICANT'S INTEREST IN THE PROPERTY: Seeking approval to have an Airbnb, 2 bed, 2 bath @ 415 W. Saint Louis St, Pacific.

NAME OF LEGAL OWNER: Treedy Nickelson / Designers of Ambiance, LLC

ADDRESS: _____

ADDRESS: _____

PHONE - HOME: _____ PHONE - WORK: _____

PRESENT ZONING DISTRICT: _____

PRESENT USE: CUP, Event Center PROPOSED USE: Event Center + "Airbnb"

NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN A 185 FOOT RADIUS OF THE PROPERTY FOR WHICH THE ZONING CHANGE IS BEING SOUGHT: _____

THE FOLLOWING FACTORS JUSTIFY THIS REQUEST: _____

THIS APPLICATION **SHALL NOT BE CONSIDERED COMPLETE UNLESS IT IS ACCOMPANIED BY THE FOLLOWING ITEMS:**

1. THE REQUIRED FILING FEE OF \$ 350.00
2. A SKETCH PLAN OF THE PROPOSED BUILDING, DEVELOPMENT, OR USE, IF APPLICABLE

Pleased be advised that the Board of Aldermen has the authority to revoke approval at any time, upon finding that the permitted conditional use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

SIGNATURE OF APPLICANT(S):

 _____

SIGNATURE OF LEGAL OWNER(S):

 _____

2. *Schedule.*

Type of Permit	Residential or Non-Profit	Commercial or Industrial
Conditional Use Permit	\$250.00	\$350.00
Variance Request	100.00	100.00
Rezoning Request	250.00 plus 50.00/acre	275.00
Boundary Adjustment	75.00	75.00
Preliminary Plat	100.00 plus 30.00/lot or dwelling, whichever is greater	175.00 plus 100.00/acre
Final Plat	250.00	275.00
Floodplain Development Permit	25.00	50.00
Planned Unit District	250.00***	250.00***

*** plus fees set forth in Subsection below.

Above fees do not include recording fees. Any amount of the user fees above in excess of the actual administrative or other fairly proportioned costs relating to the submission shall be refunded to the applicant upon written application. Any such costs incurred by the City in excess of the fees paid shall be paid by the applicant prior to such final approval.

- C. *Planned Uses—Additional Legal And Planning Review.* Each application for a Planned Unit District shall be submitted for review to the City’s staff or consultants. To the extent the City incurs actual costs from such review, the applicant shall bear such reasonable costs. Unless other studies or additional review is contemplated or unless waived by the Board of Aldermen, the applicant shall submit a deposit at the time of application of two thousand dollars (\$2,000.00) to cover such expenses. In the event actual reasonable costs are or are expected to be in excess of this deposit, the Board shall inform applicant of such costs and applicant shall provide payment. Any amount of the deposit not used by the City for review purposes shall be refunded to the applicant. The deposit for review services shall be made by the applicant prior to formal review or processing by the City. (Ord. No. 2327 §1, 3-18-03)

SECTION 405.070: VIOLATIONS AND PENALTIES

- A. In case any building or structure is erected, constructed, reconstructed, altered, converted or maintained or any building, structure or land is used in violation of this Title or other regulations made under authority conferred by this Title, the proper local authority of this municipality, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use, to restrain, correct or abate such violation, to prevent the occupancy of said building, structure or land or to prevent any illegal act, conduct, business or use in or about such premises. The regulations shall be enforced by the Zoning Officer and the Building Commissioner who are empowered to cause any building, structure, place or premises to be inspected or examined and to order in writing the remedying of any condition found to exist therein or thereat in violation of any provision of this Title or other regulations made under authority conferred by this Title.