

Sponsor: _____

AN ORDINANCE AUTHORIZING A CHANGE IN ZONING FROM “M-1” LIGHT INDUSTRIAL DISTRICT TO THE “M-1” LIGHT INDUSTRIAL DISTRICT “PUD-PDM” PLANNED UNIT DISTRICT –FOR A .168 ACRE TRACT OF LAND LOCATED AT 119 W. ORLEANS STREET THEREBY ALLOWING THE CONSTRUCTION OF BUILDINGS AND USES FOR A CREMATORY FACILITY AS PERMITTED UNDER WITH THIS PLANNED-USE ORDINANCE.

WHEREAS, a payment of all applicable fees have been made and the plan has been reviewed by the Planning Commission; and

WHEREAS, a public hearing was held on August 9, 2011 by the Planning and Zoning Commission regarding the request to rezone a certain tract of land in the City of Pacific; and

WHEREAS, the request, accompanied by the Planning and Zoning Commission’s recommendation of approval, by a vote of 8 to 0 is hereby submitted to the Board of Aldermen for review and approval.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

Section One. The City of Pacific Zoning Ordinance and Zoning District Map made a part hereof are hereby amended to change the zoning district classification of “M-1” Light Industrial District to the “PUD-PDM” Planned Unit District – Planned District Manufacturing with “M-1” Light Industrial District as the underlying zoning as set forth in this ordinance for the following land to be located within the City of Pacific, Franklin County, Missouri as specifically described in **Exhibit A**, attached and made a part of this ordinance.

Section Two. The zoning authority and approval embodied in this Ordinance is granted subject to compliance with the ordinance regulations of the City, including Article IV Land Use, subdivision regulations and all other applicable City of Pacific ordinances, rules and regulations and the conditions of this ordinance and the **“Proposed Pacific Funeral Establishment”** plans dated 2-02-2012 on file with the city, prior color elevations, and data and calculation, all incorporated herein as the **“Preliminary and Final Development Plan”** for this project, and subject to all applicable requirements, except as may be expressly modified herein, and further subject to requirements of the recommendation forwarded to the Board of Aldermen by the Planning and Zoning Commission and any conditions set forth by the Board of Aldermen.

1. PERMITTED USES:

This Planned Unit Development – Planned District Manufacturing (PDM) shall authorize the construction of a building to be used for an crematory establishment, as the permitted use pursuant to the attached Final Development plan pursuant to the conditions contained herein and the compliance with the attached Final Development Plan. This PDM approval shall authorize only permitted uses specified herein. Except as may be expressly modified herein, this development shall be subject to all requirements of the “M-1” Light Industrial District Regulations as applicable. Other PDM uses may be authorized only upon submission of a new Final Development Plan or amended PUD ordinance meeting the requirements for such alternative uses.

2. DEVELOPMENT CRITERIA

- a. Lighting - No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Street lighting shall be provided as required by Section 410.075(K) of the City Code.
- b. Outdoor Trash Storage - All exterior trash storage containers shall be screened so as to not be visible from off the property. Enclosures shall be designed and constructed of the same materials and colors as approved for the principle structure.
- c. Design - The design, color, material and location of all structures and all screen walls shall be as approved by the City on final elevation plans, included with the Final Development Plan which shall be substantially consistent with the elevations submitted to the City submitted to the City and included within the Preliminary Development Plans.
- d. Environmental Standards - Any crematory operated within this Planned Unit Development shall meet minimum standards of the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency, including but not limited to maintaining all applicable federal, state and local permits.
- f. Landscape Buffer - A landscape buffer shall be provided along all property lines abutting any zoned or used for residential purposes, pursuant to Section 400.230(D) of the City Code.
- g. Architectural Elevations and Design – the building, uses, and crematoria facility shall be substantially in conformance with the

plans, color elevations and designs as provided to the City on file and made part of the Final/Preliminary Plan approved herein.

3. PUBLIC IMPROVEMENTS

- a. Public utilities shall be provided on the site by the developer at the developer's expense, per the City's of Pacific's standards and specifications prior to the development of the facility.

4. GENERAL DEVELOPMENT CONDITIONS

- a. Provisions for stormwater facilities shall be provided in accordance with Title VII and subject to the approval of the City of Pacific's Public Works Department.
- b. All other improvements shall be approved by the appropriate fire district, county health department and the City's Public Works & Building Safety Departments prior to any construction activity.

5. Final Development Plan.

- a. The Final Development Plan as required by Section 400.160.H.1 is hereby approved as incorporated herein.

Section Three: The approval of the Planned Unit Development shall be effective, from and after its date of passage and approval, provided all required fees are paid to the City, subject to compliance with all applicable provisions of the Subdivisions and Zoning Regulations.

Section Four: This ordinance shall take effect and be in full force from and after its passage by the Board of Aldermen and approved by the Mayor.

This Bill was passed and approved this _____ day of _____ 2012 by the Board of Aldermen of the City of Pacific, Missouri after having been read by the title or in full two times prior to the passage.

Presiding Officer

Herbert C. Adams, Mayor

ATTEST:

Kimberly Barfield, City Clerk

Kimberly Barfield, City Clerk

Staff Report

ON AN APPLICATION TO: Consider a change in zoning from "M-1" - Light Industrial District to "PDC" - Planned District Commercial with "C-1" - Downtown Commercial as the underlying zoning for a .168 acre tract of land located at 119 W. Orleans Street, there by allowing the construction of a Commercial Building as the permitted use. The subject site is located at 119 W. Orleans Street.

APPLICANT: Jeffrey M. Palmore
709 W. Union Street
Pacific, Missouri 63069

PROPERTY OWNER: Jeffrey M. Palmore
709 W. Union Street
Pacific, Missouri 63069

LOCATION: 119 W. Orleans Street

PRESENT ZONING CLASSIFICATION: "M-1" - Light Industrial District

REQUESTED ZONING CLASSIFICATION: "PDC" - Planned District Commercial with "C-1" - Downtown Commercial as the underlying zoning district.

PURPOSE: To change the zoning on the property thereby permitting the construction of a new commercial building.

PRESENT USE: Vacant

PROPOSED USE: Commercial Development

SURROUNDING LAND USES: North: C-1 (Railroad & Commuter Lot)
South: M-1 (Storage Units & Mobile Home Park)
East: M-1 (Commercial Development - Old City Hall)
West: R1-A (Railroad)

COMPREHENSIVE PLAN COMPLAINT: The City's Future Land Use Map shows this area as mixed commercial/residential.

APPLICABLE LAND USE REGULATIONS: "PDC" Planned District Commercial with "C-1" Downtown Commercial.

PERMITTED USES:

This Planned Unit Development - Planned District Commercial (PDC) shall authorize construction of building and uses to be used for uses allowed in the "C-1" - Downtown Commercial District and as further approved by the Board of Aldermen prior to construction as the permitted use pursuant as indicated on the attached Development plan pursuant to the conditions contained herein and the compliance with the attached Development Plan. This PDC approval shall authorize permitted and conditional uses specified herein. Except as may be expressly modified herein, this development shall be subject to all requirements of the "C-1" - Downtown Commercial District Regulations as applicable.

DEVELOPMENT CRITERIA

- a. Lighting- No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Street lighting shall be provided as required by Section 410.075(K).
- b. Outdoor Trash Storage - All exterior trash storage containers shall be screened so as to not be visible from off the property. Enclosures shall be designed and constructed of the same materials and colors as approved for the principle structure.

- c. The design, color, material and location of all structures and all screen walls shall be as approved by the City on elevations included with the Final Site Development Plan.
- d. This development shall be subject to Section 400.220 Standards for Buildings on Major Roadways and Downtown.

PUBLIC IMPROVEMENTS

- a. Public utilities shall be provided on the site by the developer at the developer's expense, per the City's of Pacific's standards and specifications prior to the development of the facility.

GENERAL DEVELOPMENT CONDITIONS

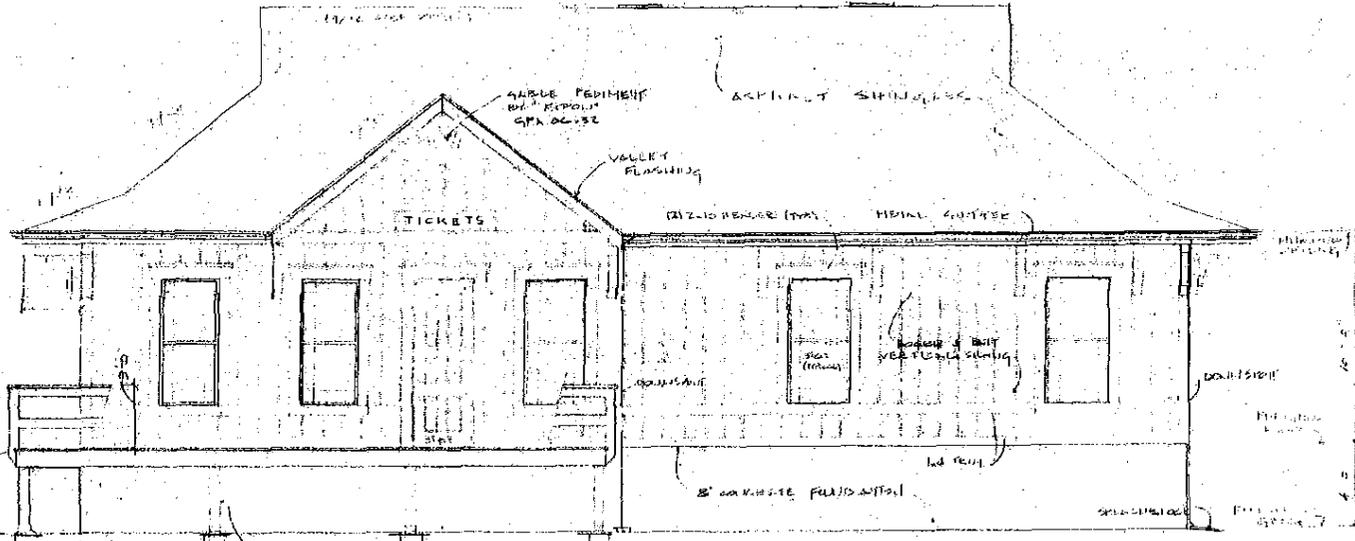
- a. Provisions for stormwater facilities shall be provided in accordance with Title VII and subject to the approval of the City of Pacific's Public Works Department.

All other improvements shall be approved by the appropriate fire district, county health department and the City's Public Works & Building Safety Departments

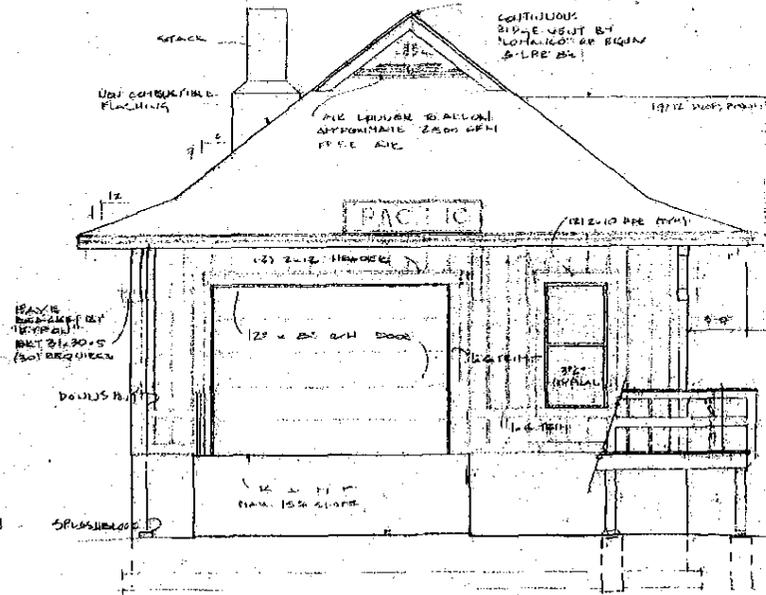
SUMMARY: The proposed use is in compliance with the City's Comprehensive Plan's development policies. The proposed development is for an undertaking establishment, more specifically a crematory. This business is subject to regulations by the State of Missouri and will be built in compliance with those standards.

Respectfully Submitted,

Dave Myers, CFM
Code Official/Zoning Officer/
Floodplain Administrator



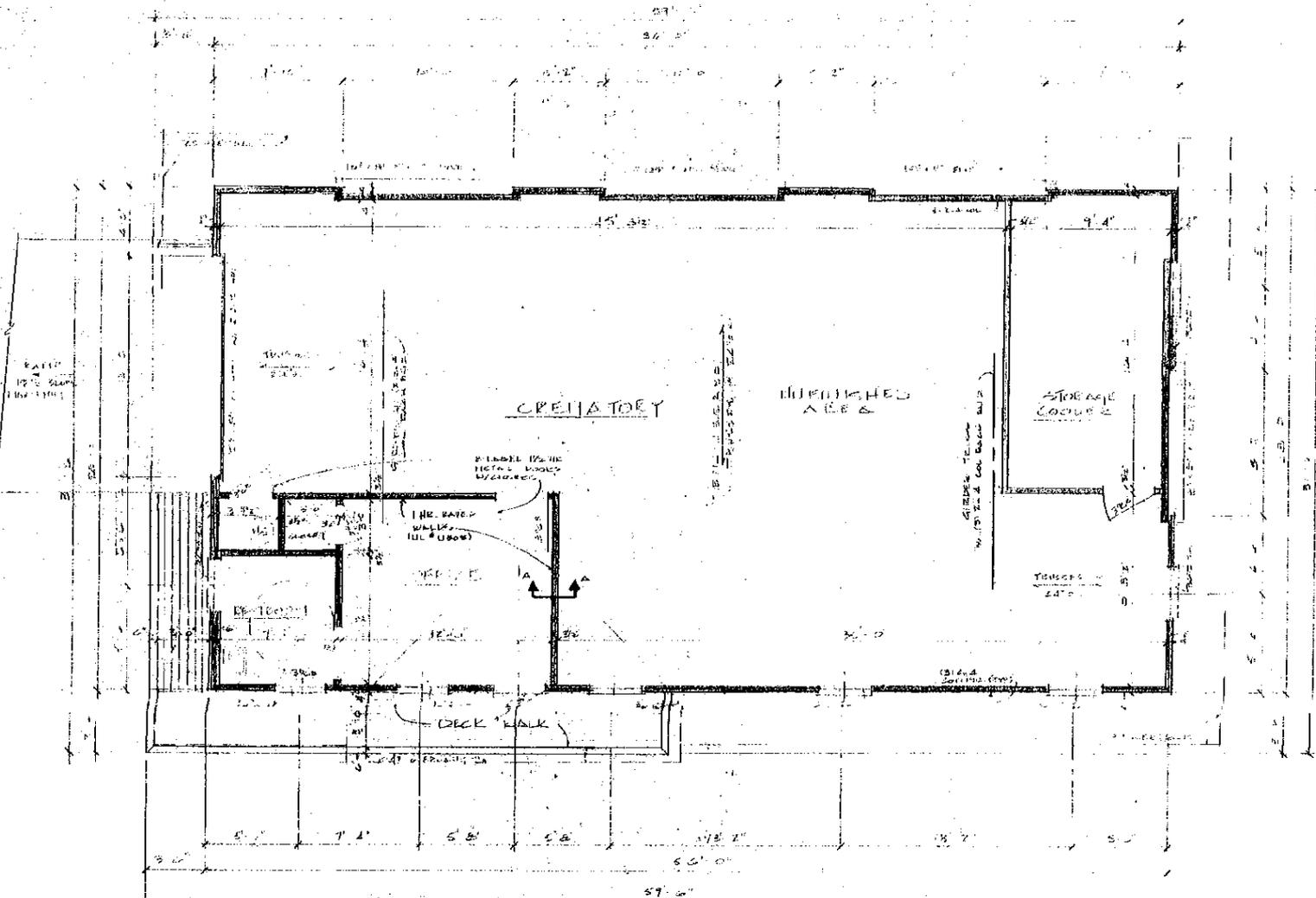
FRONT ELEVATION (SOUTH EAST VIEW)



PROPOSED PACIFIC CREMATORY
 119 WEST ORLEANS STREET
 PACIFIC, MISSOURI 63069
 JEFFREY N. PALMORE, OWNER

ELEVATIONS

DATE	1/27/68
BY	EDH
CHECKED	
SCALE	



FLOW PLAN

PROPOSED PACIFIC CREMATORY
 119 WEST ORLEANS STREET
 PACIFIC, MISSOURI 63069
 JEFFREY M. PALMORE - OWNER

FLOW PLAN

DATE	12-26-2011
SCALE	1/4" = 1'-0"
DRAWN	TDH
JOB	
SHEET	