BILL NO. 2874 ORDINANCE NO. _____

Sponsor: _____

AN ORDINANCE AUTHORIZING A CHANGE IN ZONING FROM THE "C2" ARTERIAL COMMERICAL DISTRICT AND "M1" LIGHT INDUSTRIAL DISTRICT TO 'PDM" PLANNED DISTRICT- MANUFACTURING FOR TWO PARCELS OF LAND LOCATED AT 309 FLIER LANE THEREBY ALLOWING VEHICLE TOWING, VEHICLE STORAGE, AND STORAGE WAREHOUSE (SELF-STORAGE) PURSUANT TO THE REQUIREMENTS CONTAINED HEREIN. (P.Z. 2012-761: I-44 TOWING).

WHEREAS, the Zoning Ordinance of the City of Pacific, Missouri sets forth regulations concerning certain land uses, which by their nature are, or may become, undesirable to adjacent property owners; and

WHEREAS, in various zoning district classifications set forth in the zoning ordinance, certain uses are not permitted unless reviewed by the Planning and Zoning Commission and approved by the Board of Aldermen; such uses are considered "conditional uses;" and

WHEREAS, an application has been filed with the Zoning Officer requesting a rezoning and a conditional use for the location captioned above; and

WHEREAS, the application has been reviewed by the Zoning Officer and various officers of the City and their recommendations have been presented to the Planning and Zoning Commission; and

WHEREAS, the City has held a public hearing before the Planning and Zoning Commission and such recommendations and reports have been forwarded to the Board of Aldermen, and the City has further held a public hearing before the Board of Aldermen and published notice as required for an amendment of zoning regulations pursuant to Chapter 89 RSMo.

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 Ordinances and Official Zoning District Maps, made a part thereof, are hereby amended by changing the zoning district classification of "C2" Arterial Commercial and "M1" Light Industrial to "PDM" Planned District-Manufacturing as set forth in this ordinance for the following described land area:

LOT 3B FLIER ADDN RD REVISED LOTS 2&3. SECTION 10 TOWNSHIP 43 RANGE 2E.

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, all other applicable City of Pacific ordinances, rules, and regulations, the conditions of this ordinance, and the attached Preliminary Development Plan and combined Final Development Plan attached as Exhibit 1 and incorporated herein by reference ("Final Development Plan"), except as may be modified herein, upon the requirement that the development and plan are carried out in accordance with 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 Development Industrial District (PDM) shall authorize, as a conditional use, vehicle towing and storage. Storage warehouse (self-storage) and all other permitted and accessory uses of the underlying "M1" Light Industrial District shall be authorized subject to the provisions of Section 400.160 "PUD" Planned Unit District Regulations.

2. DEVELOPMENT CRITERIA:

a. Bulk Regulations: The minimum lot area, side setbacks (for the shared property line), and maximum lot coverage contained in Section 400.140 Subsection D, *Bulk Regulations*, shall not apply to this PDM, however, said conditions shall not be expanded.

b. Landscaping: One (1) tree and two (2) shrubs shall be provided per 5,000 square feet of total lot area. Required landscaping shall be located onsite in areas shown on the site plan that are not paved. Street trees shall not be required.

c. Screening: A chain-link fence with slates shall be provided on as shown on the attached site plan to screen and secure the proposed vehicle storage area.

d. Sidewalks: No sidewalks shall be required.

e. Ingress: Ingress shall be permitted as shown on the attached site plan.

f. Lighting Requirements: No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways.

g. Signage: Signage shall be permitted pursuant to rule and regulations of the City's Sign Code, Chapter 425.

h. Exterior improvements: Additional exterior improvements shall be required as shown on the attached Final Development Plan.

i. New exterior construction: All new exterior construction shall require an amended Preliminary and Final Development Plan and shall be subject to such requirements in Sections 400.160 and 400.200 and otherwise within the City Code, notwithstanding any variances granted herein, unless otherwise expressly provided in such amended approval.

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 Zoning Regulations.

Section Four: All easement as they appear on the plan as attached thereto and made a part hereof are approved and accepted, provided that the City shall not be deemed to have accepted for purposes of maintenance or liability of any kind such dedications of easements or rights-of-way reflected on the plan until such acceptance is specifically approved by separate ordinance after completion of the improvements.

Section Five: This Ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this ___ day of _____, 2013, by the Board of Aldermen of the City of Pacific, Missouri after having been read by title or in full two times prior to passage.

_____	_____
Presiding Officer	Herbert C. Adams, Mayor

ATTEST:

_____	_____
City Clerk	City Clerk