BILL NO. 2926 **ORDINANCE NO.** _____
SPONSOR: _____

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) FOR VEHICLE SALES AND SERVICES LOCATED AT 564 EAST OSAGE IN THE CITY OF PACIFIC, MISSOURI, PURSUANT TO THE REQUIREMENTS AND AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY OF PACIFIC, MISSOURI. (P.Z. 2014.006 IN-BETWEEN MOTORS)

WHEREAS, an application has been filed with the Zoning Officer requesting a Conditional Use Permit for vehicle sales and services at the location captioned above; and

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

WHEREAS, the City held a public hearing before the Planning and Zoning Commission on August 26, 2014 and notice of the hearing was made as required for a Conditional Use Permit pursuant to Chapter 89 RSMo.

WHEREAS, The Planning found evidence supported a finding that the application met all conditions for a Conditional Use Permit for vehicle sales and services and such recommendations and written findings of fact and conclusions of law have been forwarded to the Board of Aldermen; and

WHEREAS, after review of the Planning and Zoning Commission's written findings of facts and conclusions of law and recommendation, the Board of Aldermen finds that evidence supports approval of the Conditional Use Permit.

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

Section One. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law, and under the authority of and subject to the provisions of the City of Pacific Zoning Regulations for a Conditional Use Permit, such Conditional Use Permit for vehicle sales is hereby approved subject to the following conditions:

1. This Conditional Use Permit shall authorize vehicle sales and services pursuant to all requirements of the "C-1" Downtown District and all other applicable requirements of the City's Zoning Regulations and Municipal Code.

2. As per Floodplain Regulations, improvements to the existing building shall not exceed $280,000.

Conditional Use #_____

Section Two. That this Conditional Use Permit shall be valid for property legally described as follows:

564 East Osage, City of Pacific, St. Louis County Missouri;
Section 7-43-3 & Allenton & Pacific Rd Vac Pt (12246-2248) Locator No. 30Z310192

Section Three. That this Ordinance shall take effect and be in force from and after its adoption by the Board of Aldermen.

This Bill was passed and approved this _____ day of August, 2014 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	Jeff Palmore, Mayor

ATTEST:

_____	_____
City Clerk	City Clerk