

June 6, 2022

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

The City of Pacific Planning & Zoning Commission will conduct public hearings on Tuesday, June 28, 2022, at 7:00 PM, at the Pacific Government Center, 300 Hoven Drive, Pacific, MO 63069, to consider the following matters:

PZ 2022-6: Alt Place, Rezoning Application, Dan Conway, applicant.

A public hearing to consider an application for a rezoning the 8.002 acres owned by Barbara A. Alt, Sec: 14 Twn: 43 Rng:2E. Known as Lot:1 Alt Place PT SE SE, N of Industrial Drive, Pacific, Missouri (Franklin County Parcel # 19-6-14.0-0-034-036.200) and the 40 acres owned by Barbara Alt and John Timothy Alt, Diana Kathleen and Philip Bradley Alt, Known as Lot NW SE Sec:14 Twn: 43 Rng 2E, Pacific, MO (Franklin County Parcel ID:19-6-14.0-0-099-035.100).

The applicant is requesting rezoning of both parcels to M-1 Light Industrial. The property is currently zoned "N-U" Non-Urban District.

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. Copies of the applications are also available online at www.pacificmissouri.com. For more information, please contact Steve Myers, Director of Community Development, at 636-271-0500 ext. 216 or by email at: smyers@pacificmissouri.com.

June 6, 2022

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

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PZ 2022-6: Alt Place, Rezoning Application, Dan Conway, applicant.

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Department of Community Development

300 Hoven Drive
Pacific, MO 63069
Phone: 636-271-0500 Ext. 216
Fax: 636-257-7017
www.pacificmissouri.com

Receipt # _____

Property Tax ID # 19-6-14.0-0-034-036.200

City of Pacific

Application for Zoning Change

Applicant Information

Full Name: **Dan** **Conway** Date: **6/6/2022**
First Last M.I.

Address: **3001 Spruce Street**
Street Address Apartment/Unit #

St. Louis **MO** **63103**
City State ZIP Code

Phone: **314-534-6500 W 314-795-1957ap** Email **Dan Conway <danc@conwaycontracting.com>**

Applicants Interest in the Property: **Re-zoning to Light Industrial** *(M-1) with outside storage*

Legal Property Owner Information

Name of Legal owner: **Barbara** **Alt** **A** Date: **06-09-2022**
First Last M.I.

Address: **1951 Patricia Lane**
Street Address Apartment/Unit #

Pacific **MO** **63069**
City State ZIP Code

Phone: **314-374-6668** Email **Barbara Alt <pananeralt@gmail.com>**

Property Information for Zoning Request

Property Address Industrial Drive, Pacific, MO 63069

Total Acreage: 8.002 Present Zoning Classification: **Non-Urban** Requested Zoning Classification Light Industrial

Present Use: **Farming** Proposed Use: **Office Warehouse**

Describe the Factors to Justify the Rezoning Request: Highest and Best Use

PLEASE SIGN AND DATE

Applicant(s) Signature: Daniel T. Lemay

Date: 06-09-22

Signature of Legal Owner(s):

By: Barbara Ann Alt

Date: 06-09-2022

Barbara Ann Alt

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

1. THE REQUIRED FILING FEE Residential – Non Profit \$250 + \$50/Acre (Commercial \$275)
2. A LEGAL DESCRIPTION OF THE AFFECTED REAL ESTATE SEALED BY A LAND SURVEYOR PER SECTION 400.260(B) OF THE ZONING ORDINANCE
3. ONE PAPER COPY AND ONE ELECTRONIC COPY OF A SEALED PLAT OR SURVEY OF THE PROPERTY CLEARLY SHOWING THE BOUNDARIES OF THE PROPERTY; ITS CURRENT AND PROPOSED ZONING DISTRICT CLASSIFICATION AND THE CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY.
4. A DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY AND THE ESTIMATED IMPACT OF THE PROPOSED USE ON THE SURROUNDING NEIGHBORHOOD.
5. SIGNATURE(S) OF PETITIONER(S) AND OWNER(S) CERTIFYING THE ACCURACY OF THE REQUIRED INFORMATION



Department of Community Development

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Pacific, MO 63069
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Receipt # _____

Property Tax ID # 19-6-14.0-0-099-035.100

City of Pacific Application for Zoning Change

Applicant Information

Full Name: Dan Conway Date: 6/6/2022
First Last M.I.

Address: 3001 Spruce Street
Street Address Apartment/Unit #

St. Louis MO 63103
City State ZIP Code

Phone: 314-534-6500W 314-795-1957cp Email Dan Conway <danc@conwaycontracting.com>

Applicants Interest in the Property: Re-zoning to Light Industrial (M-1) with outside storage

Legal Property Owner Information

Name of Legal owner: Barbara A. Alt, John T. Alt, Diana K Alt, Philip B Alt Date: 6-9-2022
First Last M.I.

Address: 1951 Patricia Lane
Street Address Apartment/Unit #

Pacific MO 63069
City State ZIP Code

Phone: 314-374-6668 Email Barbara Alt <pananeralt@gmail.com>

Property Information for Zoning Request

Property Address Industrial Drive, Pacific, MO 63069

Total Acreage: 40.00 Present Zoning Classification: **Non-Urban** Requested Zoning Classification: Light Industrial

Present Use: Farming Proposed Use: Office Warehouse

Describe the Factors to Justify the Rezoning Request: Highest and Best Use

PLEASE SIGN AND DATE

Applicant(s) Signature: Daniel T. Conway

Date: 06-09-22

Signature of Legal Owner(s):

By: Barbara Ann Alt

Date: 6-09-22

Barbara Ann Alt

By: _____

Date:

John Timothy Alt

By: _____

Date:

Diana Kathleen Alt

By: Philip Bradley Alt

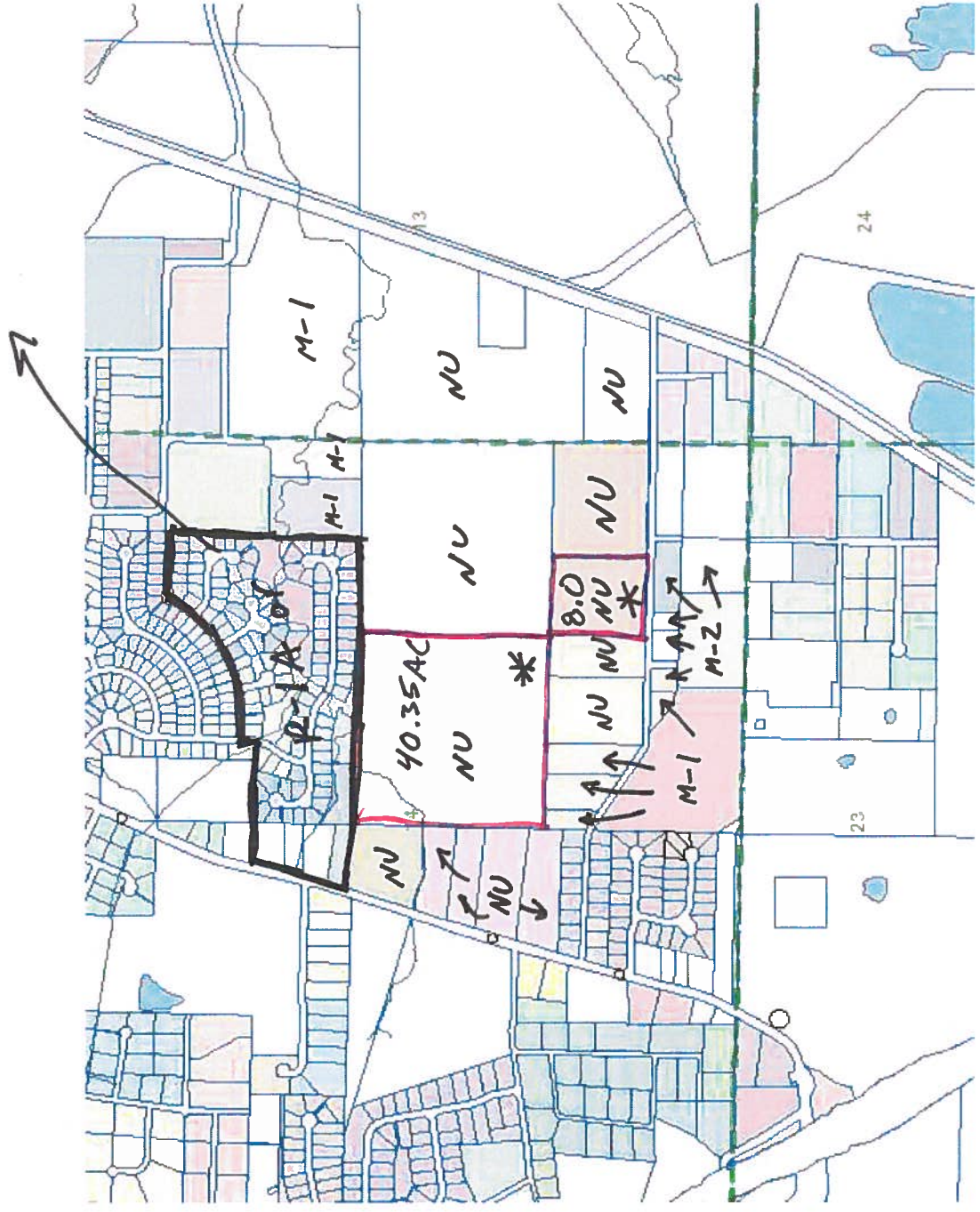
Date: 6-09-22

Philip Bradley Alt

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R-1A of R-1B



* Rezone NU Property to M-1 with outside storage
 With 85% lot coverage and rock pavement behind building
 line in side and rear yards.