

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO HIPPOS, LLC. TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON A CERTAIN TRACT OF LAND OWNED BY 2 MERAMEC VALLEY LLC WITHIN THE CITY OF VALLEY PARK, MISSOURI.

WHEREAS, Hippos, LLC. filed for a Conditional Use Permit on July 25, 2019, to operate a medical marijuana dispensary in a 4,300 square foot building of a strip-mall development located at 200 Meramec Valley Plaza Drive (Locator ID 26Q621001) within the City of Valley Park, Missouri; and

WHEREAS, such parcel of land is legally known and recognized as described in Exhibit A (attached); and

WHEREAS, in accordance with Appendix A: List of Permitted and Conditional Zoning District Uses, “medical marijuana dispensaries (not including growing operations)” is a conditional use allowed within the PD-C Planned Commercial District, pursuant to the conditions of the approved Conditional Use Permit; and

WHEREAS, in accordance with Article X, Section 405.610 Conditional Use Permit Procedure and Article XII, Section 405.720 Hearings Before Public Bodies, public notice has been given for the request for the Conditional Use Permit through: 1) the publication of a Public Hearing advertisement in a paper of general circulation, 2) the notification of adjacent property owners, and 3) the posting of a sign on the subject property; and

WHEREAS, a Public Hearing was held on August 12, 2019, by the Planning and Zoning Commission regarding the request by Hippos, LLC. for the Conditional Use Permit; and

WHEREAS, following the Public Hearing by the Planning and Zoning Commission and after consideration of the request and testimony presented therein, the Planning and Zoning Commission finds it is in the public interest to approve the Conditional Use Permit requested by Hippos, LLC. to allow a “medical marijuana dispensary (not including growing operations)” in a 4,300 square foot building located at 200 Meramec Valley Plaza Drive, subject to the conditions set forth herein; and

WHEREAS, the Planning and Zoning Commission submitted a report of their decision to approve the Conditional Use Permit to the Board of Aldermen; and

WHEREAS, upon review of the Planning and Zoning Commission decision report, the Board of Aldermen finds the decision acceptable.

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

Section One

Pursuant to the provisions of Article X, Section 405.610 Conditional Use Permit Procedure, of Title IV Land Use, of the Valley Park City Code, the Board of Aldermen hereby approves a Conditional Use Permit to allow a “medical marijuana dispensary (not including growing operations)” in a 4,300 square foot building located at 200 Meramec Valley Plaza Drive.

Section Two

Pursuant to the provisions of Article X, Section 405.610 Conditional Use Permit Procedure, of Title IV Land Use, of the Valley Park City Code, the Board of Aldermen hereby approves a Conditional Use Permit to allow a “medical marijuana dispensary (not including growing operations),” subject to the provisions of the City Code and, additionally, the following Conditions of Approval:

1. The business shall be operated substantially in accordance with the Conditional Use Permit Application and business description submitted to the City on July 25, 2019 and the additional business operations description submitted to the City on August 2, 2019.
2. No marijuana cultivation, product testing or manufacturing of marijuana infused products is permitted on the property.
3. The hours of operation shall be Monday through Sunday from 10:00 a.m. till 8:00 p.m.
4. Patrons must be twenty-one (21) or older to enter the building.
5. Surveillance cameras shall be installed on the property to cover all exterior entrances and exits and interior rooms (excluding restroom facilities). Camera footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
6. A valid contract with a known security vender shall be maintained as long as the business is in operation providing security services including, but not limited to, premise monitoring, real time emergency services connections, backup power, silent alarm buttons in multiple locations, and phone connections.
7. All business employees shall go through a background check process prior to being hired.
8. All cash kept on site shall be stored in a secure and locked manner in a limited access area of the building.
9. All marijuana inventory shall be kept and stored in a secured and locked manner in a limited access area of the building.
10. Site landscaping shall be maintained in compliance with Article VII, Section 405.350.
11. All signage shall be installed with a proper permit and compliant with the City’s Sign Regulations, Chapter 515.
12. The Conditional Use Permit shall automatically expire and terminate if the business described herein ceases for a period of one (1) year or more.
13. Pursuant to Article X, Section 405.610.E, prior to the issuance of any building permit, or permit authorizing the use of the property in question, the property owner shall record a copy of the approved Conditional Use Permit, including all attached conditions. The approved site plan, legal description of the property, and outboundary survey, along with any subsequent amendments shall be recorded with the St. Louis County Recorder of Deeds.
14. Pursuant to Article X, Section 405.610.I, this Conditional Use Permit shall be approved for the originating business owner and for the specific property and may not be transferred to any other location by that business owner.

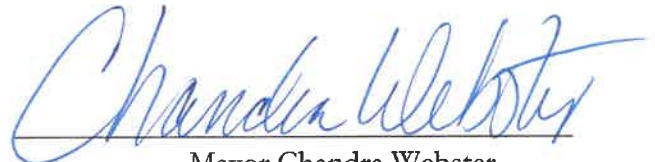
Section Three

In acting upon this application, the Board of Aldermen has accepted into the record the Ordinances of the City of Valley Park, Missouri, the Comprehensive Plan for the City of Valley Park, Missouri, and the Conditional Use Permit Application and other records submitted by the applicant or gathered by the City relative to said application.

Section Four

This Ordinance shall become effective from and after its passage and approval by the Mayor.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS 19 DAY OF August, 2019.


Mayor Chandra Webster

To approve Bill #2221

Motioned: Ald. Walker

Seconded: Ald. Reynolds

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
Reynolds	<u>X</u>	___	Rauls	<u>X</u>	___
Halker	<u>X</u>	___	Rose	<u>X</u>	___
Walker	<u>X</u>	___	Young	<u>X</u>	___
White	<u>X</u>	___	Bowen	<u>X</u>	___

Absent: _____

ATTEST:

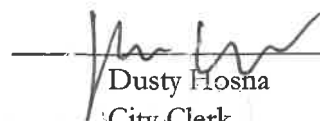

Dusty Hosna
City Clerk

EXHIBIT A

200 MERAMEC VALLEY PLAZA 2 MERAMEC VALLEY LLC/HIPPOS LLC CONDITIONAL USE PERMIT APPLICATION

PROPERTY LEGAL DESCRIPTION

Parcel 1: A tract of land being part of Lots 52, 53, 54, 55, 56, 57, 58, 59 and 60 of Meramec Pacific Railroad Subdivision, a subdivision in St. Louis, Missouri, according to the plat thereof recorded in Plat Book 6 page 97 of the City of St. Louis, formerly County of St. Louis, Records, and in U. S. Survey 2999 alias 2004, Township 44 North, Range 5 East, and being more particularly described as follows: Beginning at the intersection of the East line of Highway 141 as widened by deed recorded in Book 7463 page 1139 of the St. Louis County Records and the South line of a 25.00 foot wide alley as conveyed to the City of Valley Park by deed recorded in Book 2509 page 1 of the said County Records, thence along the South line of said alley, North 82 degrees 11 minutes 55 seconds East 53.68 feet, thence along a tangential curve to the right having a radius of 315.56 feet, an arc distance of 70.21 feet to a point, thence North 01 degrees 02 minutes 52 seconds West 30.10 feet to the North line of property now or formerly conveyed to said City of Valley Park as recorded in Deed Book 2509 page 1 of said County Records, thence in an Easterly direction along said North line and along a curve to the right having a radius of 350.80 feet whose radius point bears South 01 degree 30 minutes 21 seconds West 350.80 feet, an arc distance of 72.56 feet to a point of reverse curve, thence along a curve to the left having a radius of 416.05 feet whose radius point bears North 13 degrees 21 minutes 25 seconds East 416.05 feet, an arc distance of 43.30 feet to a point of compound curve, thence along a curve to the left having a radius of 325.80 feet, whose radius point bears North 07 degrees 23 minutes 38 seconds East 325.80 feet, an arc distance of 118.74 feet to a point, thence South 01 degree 03 minutes 19 seconds East 109.78 feet to a point, thence South 77 degrees 52 minutes 18 seconds East 99.15 feet to a point on the Western right of way line of Burlington Northern Railroad, thence along said Western line, South 14 degrees 36 minutes 38 seconds West 320.41 feet to the Northeast corner of property conveyed to the City of Valley Park as recorded in Deed Book 8691 page 1050 of said County Records, thence along the North line of said tract to the City of Valley Park, North 77 degrees 52 minutes 59 seconds West 401.12 feet to a point on the Eastern right of way line of Highway 141, also known as Meramec Station Road, thence along said Highway 141, North 03 degrees 19 minutes 23 seconds East 136.76 feet to a point, said point also being the Southwest corner of a tract of land conveyed to Quest of Quietude Ventures, Inc., by deed recorded in Deed Book 13154 page 979 of said county records, thence leaving said Highway 141 and running along the South, East and North property lines of the tract conveyed to Quest of Quietude Ventures, Inc., thence South 86 degrees 40 minutes 37 seconds East 60.0 feet, thence North 3 degrees 19 minutes 23 seconds East 100.0 feet, thence North 86 degrees 40 minutes 37 seconds West 60.0 feet to the East line of said Highway 141, thence North 3 degrees 19 minutes 23 seconds East 92.00 feet to the point of beginning, according to survey executed by James Engineering and Surveying Company bearing no. 79099, excepting therefrom that part conveyed to the City of Valley Park by deeds recorded in Book 8691 page 1047 and Book 8691 page 1050.

Parcel 2: A tract of land being part of Lots 54 and 55 of Meramec Pacific Railroad Subdivision according to the plat thereof recorded in Plat Book 6 page 97 of the St. Louis City (former County) Records and in U.S. Survey 2999 alias 2004, Township 44 North, Range 5 East, St. Louis County, Missouri and being more particularly described as follows: Beginning at the intersection of the East

line of Highway 141 as widened by deed recorded in Book 7463 page 1139 of the St. Louis County Records and the South line of a 25.00 foot wide alley as conveyed to the City of Valley Park by deed recorded in Book 2509 page 1 of the said County Records, thence along the South line of said alley, North 82 degrees 11 minutes 55 seconds East 53.68 feet, thence along a tangential curve to the right having a radius of 315.56 feet, an arc distance of 70.21 feet to a point; thence North 01 degrees 02 minutes 52 seconds West 30.10 feet, thence South 88 degrees 24 minutes 34 seconds West 74.81 feet, thence South 82 degrees 11 minutes 55 seconds West, 47.78 feet, thence South 01 degree 02 minutes 52 seconds West, 30.57 feet to the point of beginning, containing 0.08 acres, more or less.