

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO GREEN WELLNESS RELEAF INC. TO ALLOW A MEDICAL MARIJUANA DISPENSARY ON A CERTAIN TRACT OF LAND OWNED BY TEXAS T LLC WITHIN THE CITY OF VALLEY PARK, MISSOURI.

WHEREAS, Green Wellness ReLeaf Inc. filed for a Conditional Use Permit on July 16, 2019, to operate a medical marijuana dispensary on a 0.92 acre site located at 76 South Highway Drive (Locator ID 27Q640560) within the City of Valley Park, Missouri; and

WHEREAS, such parcel of land is legally known and recognized as A TRACT OF LAND BEING LOTS 166 AND 167 OF J.E. ROQUES SUBDIVISION; and

WHEREAS, Texas T LLC is the property owner under contract contingent on Green Wellness ReLeaf Inc. obtaining a license from the Missouri Department of Health and Senior Services to operate; 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 C-2 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 July 31, 2019, by the Planning and Zoning Commission regarding the request by Green Wellness ReLeaf Inc. 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 Green Wellness ReLeaf Inc. to allow a “medical marijuana dispensary (not including growing operations)” on a 0.92 acre site located at 76 South Highway 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)” on a 0.92 acre site located at 76 South Highway 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 owner shall maintain a valid license from the Missouri Department of Health and Senior Services to operate a medical marijuana dispensary at this permit location.
2. The business shall be operated substantially in accordance with the operation manual titled “Site Plan Green Wellness ReLeaf, 76 South Highway Drive Valley Park MO,” and the Conditional Use Permit Application submitted to the City on July 16, 2019.
3. No marijuana cultivation, product testing or manufacturing of marijuana infused products is permitted on the property.
4. The property shall be maintained as shown on the site plan dated July 31, 2019.
5. The hours of operation shall be Monday through Sunday from 10:00 a.m. till 8:00 p.m.
6. Patrons must be twenty-one (21) or older to enter the building.
7. A minimum of eight (8) exterior surveillance cameras shall be installed on the property and footage shall be monitored and maintained for at least ninety (90) days and be made available to law enforcement upon request.
8. 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.
9. A secure vault area with a locking safe shall be permanently affixed or built into the interior of the building.
10. All marijuana inventory shall be kept and stored in a secured and locked manner.
11. Site landscaping shall be installed and maintained in compliance with Article VII, Section 405.350.
12. All signage shall be installed with a proper permit and compliant with the City’s Sign Regulations, Chapter 515.
13. The existing building awnings shall be replaced.
14. The Conditional Use Permit shall automatically expire and terminate if the business described herein ceases for a period of one (1) year or more.
15. 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.

16. 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 17 DAY OF August, 2019.



Mayor Chandra Webster

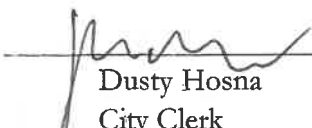
To approve Bill #2222

Motioned: Ald. Halker
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