
AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO THE VALLEY PARK FIRE DISTRICT TO ALLOW A FIRE STATION ON A CERTAIN TRACT OF LAND AT 47, 51 AND 55 CRESCENT AVENUE WITHIN THE CITY OF VALLEY PARK, MISSOURI.

WHEREAS, Valley Park Fire District filed for a Conditional Use Permit on February 19, 2020, to erect a fire station building located at 47, 51 and 55 Crescent Avenue 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, The subject properties are located at the intersection of Crescent Avenue and Valley School Drive and zoned R-1 Single-Family Residential District. Under the R-1 Zoning Regulations, fire protection and related activities are permitted with a Conditional Use Permit. Article X, Section 405.610 of the City Land Use Code outlines regulations for submission, review and adoption of a Conditional Use Permit. Specific criteria for review are listed to guide the analysis of a proposed conditional use in order to facilitate the mitigation of potential impacts.

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, in accordance with Chapter 410 of the City's Code, A Minor Subdivision Plat has been reviewed and approved by staff for compliance as described in Exhibit B; and

WHEREAS, a Public Hearing was held on March 9, 2020, by the Planning and Zoning Commission regarding the request by The Valley Park Fire District 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 the Valley Park Fire District to the erection of a fire house, contingent on the approval of variances by the Board of Adjustment, located at 47, 51 and 55 Crescent Avenue, subject to the conditions set forth herein; and

WHEREAS, a Public Hearing was held on April 23, 2020, by the Board of Adjustment regarding the request by The Valley Park Fire District for the approval of variances; and

WHEREAS, following the Public Hearing by the Board of Adjustment and after consideration of the request and testimony presented therein, the Board of Adjustment finds it is in the public interest to approve the variances requested by the Valley Park Fire District for the erection of a fire house located at 47, 51 and 55 Crescent Avenue; 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 the Valley Park City Code, the Board of Aldermen hereby approves a Conditional Use Permit to allow the erection of a fire station located at 47, 51 and 55 Crescent Avenue subject to the provisions of the City Code as follows;

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to the location, nature and height of buildings, structures, walls and fences on the site and the nature and extent of proposed landscaping and screening on the site.
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the regulations set forth in Article VII, Section 405.370.B.2 of the City Code.
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
8. The proposed uses are deemed consistent with good planning practice and are not inconsistent with the goals, objectives, and policies of the Comprehensive Plan; can be operated in a manner that is not detrimental to the permitted developments and uses in the district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; are deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City.


Section Two

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 Three

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

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS 4th DAY OF MAY, 2020.



Mayor Chandra Webster

To approve Bill #2238

Motioned: Ald. Halker

Seconded: Ald. Walker

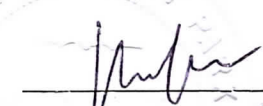
	<u>Aye</u>	<u>Nay</u>
Reynolds	<u>X</u>	___
Halker	<u>X</u>	___
Walker	<u>X</u>	___
White	<u>X</u>	___

	<u>Aye</u>	<u>Nay</u>
Rauls	<u>X</u>	___
Rose	<u>X</u>	___
Young	<u>X</u>	___
Bowen	<u>Abstain</u>	___

- Recused himself
from discussion
and voting.

Absent: _____

ATTEST:



Dusty Hosna
City Clerk

MARLER

SURVEYING COMPANY, INC.

11402 Gravois Road, Suite 200 St. Louis, MO 63126

Phone: (314) 729-1001 Fax: (314) 729-1044

Marty L. Marler
MO PLS 2501 / IL PLS 3891

David J. Naeger PLS 2002014104

Job # 1908-101

Valley Park Fire Protection District

Proposed 4.03 Acre Lot

A tract of land being part of Lots 12, 13 and 62 of the Amended Plat of Quinette's Subdivision, a subdivision recorded in Plat Book 8 Page 132 of the St. Louis City (Formerly County) Land Records Office in St. Louis County Missouri, being more particularly described as follows:

Beginning at point being on the Western right of way line of Highway 141 (Variable Width) and the and the Southern right of way line of Crescent Avenue (Variable Width), from which a found 1/2" iron pipe with Cap "L.S. 129-D" bears South 56 degrees 22 minutes East 0.96 feet; thence along the Western right of way line of Highway 141, South 26 degrees 46 minutes 29 seconds East a distance of 360.89 feet to a point from which a found 1/2" pipe with Cap "L.S. 129-D" bears North 89 degrees 15 minutes 48 seconds West a distance of 0.22 feet; thence continuing along said right of way, South 26 degrees 46 minutes 29 seconds East a distance of 105.18 feet to a Found 5/8" Rebar with Aluminum Cap; thence South 01 degrees 04 minutes 04 seconds West a distance of 237.53 feet to a set 1/2" x 18" rebar with Cap "L.S. 347-D" (Typical) being on the Southern line of the aforesaid Lot 12; thence leaving said right of way line along the Southern line of Lot 12, North 89 degrees 18 minutes 11 seconds West a distance of 337.95 feet to a found 3/4" iron pipe being the Southwest corner of aforesaid Lot 12; thence leaving said South line, North 01 degrees 06 minutes 39 seconds East a distance of 331.05 feet to a set 1/2" rebar on the South line of Lot 62; thence along the North line of said Lot 12, South 89 degrees 15 minutes 48 seconds East a distance of 46.49 feet to a set rebar; thence North 00 degrees 44 minutes 12 seconds East a distance of 72.01 feet to a set rebar; thence North 88 degrees 56 minutes 18 seconds West a distance of 75.60 feet to a set rebar; thence North 00 degrees 44 minutes 12 seconds East a distance of 198.76 feet to a found concrete monument on the Southern right of way line of Crescent Avenue (Variable Width); thence along said right of way line, North 72 degrees 07 minutes 42 seconds East a distance of 99.81 feet to a point, from which a found 2" iron pipe bears North 02 degrees 44 minutes 0.57 feet; thence North 73 degrees 56 minutes 10 seconds East a distance of 58.89 feet to the point of beginning containing 175,449 square feet, 4.03 acres more or less as calculated by Marler Surveying Company Inc.

End of Description

