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AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR THE MERAMEC VALLEY PLAZA PLANNED DEVELOPMENT DISTRICT, REPEALING CONFLICTING ORDINANCES AND AUTHORIZING OTHER ACTIONS RELATED THERETO

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WHEREAS, on February 27, 1990, the Board of Aldermen adopted Ordinance No. 994, approving a Planned Development District and a Preliminary Development Plan for the area generally located at the southeast corner of Meramec Station Road and Marshall Road, incorporated herein by reference; and

WHEREAS, on July 1, 1991, the Board of Aldermen adopted Ordinance No. 1034, which amended the previously approved Ordinance No. 994, and which approved the Final Development Plan; and

WHEREAS, an application was received on behalf of 2 Meramec Valley, LLC to subdivide the property, thus amending the previously approved Final Development Plan; and

WHEREAS, the City's Planning & Zoning Commission has voted to recommend approval of this amendment to the Final Development Plan; and

WHEREAS, all interested parties have been given an opportunity to be heard before this Board with regard to the proposed amendment; and

WHEREAS, upon due consideration, this Board of Aldermen has determined that the approval of the amended subdistrict plan as hereinafter provided would be in the best interest of the City, the Petitioner and its citizens.

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

Section 1: Findings and Development Plan Approval

- A. Exhibit A, Subdivision Plat, and kept on file in the City Clerk's Office is hereby approved as the Planned Development District boundary.
- B. Exhibit B, the Survey and Site Improvements Plan for the Meramec Valley Plaza development, dated November 5, 2019, and kept on file in the City Clerk's Office is hereby approved as the Final Development Plan.
- C. The approval of the Development Plan by the Board of Aldermen is hereby subject to the following conditions:

1. A deed restriction or cross easement agreement shall be established to ensure that the parking demands of the building located on "Lot B" are supported by the surface parking located on "Lot A," as shown on Exhibit A. Such agreement language shall be approved by the City's Attorney and proof of recording of such agreement shall be provided to the City Clerk.
2. Signed and sealed versions of Exhibit A and Exhibit B shall be submitted to the City Clerk and kept on file as the official attachments to this Ordinance.
3. Permitted Use. The permitted use for the property shall be as a retail shopping center. Retail and personal care service uses shall be permitted.
4. Setbacks, Floor Area, and Height Requirements. All setbacks, floor area, and height requirements shall be as approved in the final development plans attached hereto as Exhibit B.
5. Parking Requirements. On-site parking shall be provided at a ratio of three (3) parking spaces per one hundred (100) square feet of commercial space.
6. Miscellaneous Conditions.
  - i. Air conditioning units shall be adequately screened, covered or camouflaged as directed by the Building Commissioner.
  - ii. Landscaping areas shall be maintained per Exhibit B.
  - iii. All dumpster locations and screening shall be maintained as directed by the Building Commissioner.
  - iv. Two (2) park benches shall be provided in the walkway adjacent to the building located in "Lot A" and two (2) park benches shall be provided in the walkway adjacent to the building located in "Lot B."
  - v. A minimum of six (6) enclosed trash containers shall be located on sidewalk areas and evenly distributed across the entire development.
  - vi. The south rear wall shall be painted and maintained a color compatible to the front of the center and surrounding area.
  - vii. All site lighting shall be maintained in accordance with the City's Code, Section 405.305 Site Lighting Standards.

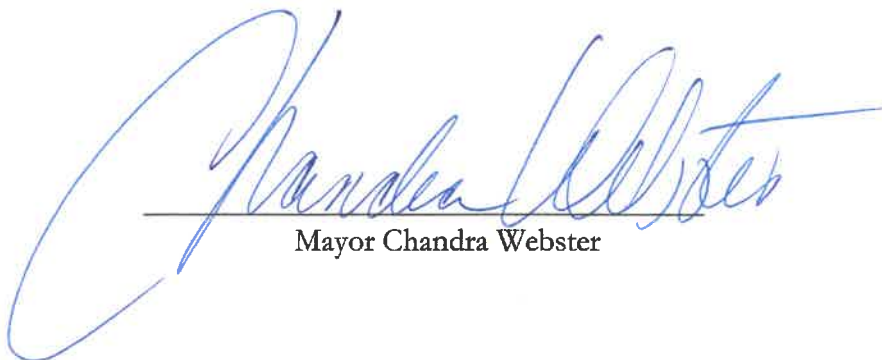
## Section 2: Repeal of Conflicting Ordinances

Ordinance No. 994 as adopted on February 27, 1990, which approved the original Planned Development District and Preliminary Plan, and Ordinance No. 1034 as adopted on July 1, 1991, which approved the amended Planned Development District and Final Development Plan, are hereby superseded and repealed as of the effective date of this Ordinance.

## Section 3: Effective Date

This Ordinance shall be in full force and effect both from and after its passage by the Board of Aldermen.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS 6 DAY OF April, 2020.

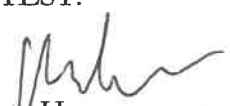
  
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Mayor Chandra Webster

To approve Bill # 2233

Motioned: Ald Walker  
Seconded: Ald Reynolds

|          | Aye      | Nay |       | Aye      | Nay |
|----------|----------|-----|-------|----------|-----|
| 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: none

ATTEST:  
  
Dusty Hosna  
City Clerk