

**BILL NO. 2853** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "LI" LIGHT INDUSTRIAL DISTRICT FOR A 2.018 ACRE TRACT OF LAND LOCATED A HALF MILE SOUTHWEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND TRADE CENTER BOULEVARD. (P.Z. 06-2011 SPIRIT TRADE CENTER 667 & 671 TRADE CENTER BOULEVARD {GHH Investments, LLC})**

**WHEREAS**, Pets and Company LLC, on behalf of GHH Investments LLC, has requested a zoning map amendment from a "M3" Planned Industrial District to a "LI" Light Industrial District for a 2.018 acre tract of land located a half mile southwest of the intersection of Chesterfield Airport Road and Trade Center Boulevard; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on August 22, 2011; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the Zoning Map Amendment; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the Zoning Map Amendment; and,

**WHEREAS**, the City Council, having considered said request, voted to approve the Zoning Map Amendment request.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "LI" Light Industrial District for a 2.018 acre tract of land with a new ordinance the conditions of which are established in the Attachment A. The area for which this new ordinance applies is as follows:

A tract of land being all of adjusted lot 12 of the Boundary Adjustment Plat of Lots 12 and 13 of Spirit Trade Center Plat Two as recorded in Plat Book 349, Page 389 located in U.S. Survey 419 and 1010, Township 45 North, Range 3 East of the 5<sup>th</sup> Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations as recommended by the Planning Commission in its recommendation to the City Council.

**Section 3.** The City Council pursuant to the petition filed by Pets & Company in P.Z. 06-2011 667 & 671 Trade Center Boulevard, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 22<sup>nd</sup> day of August, 2011, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

**Section 4.** This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in the Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

**Section 5.** This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

FIRST READING HELD: \_\_\_\_\_