

Bill No. 3273, an Ordinance Amending Title IV. Land Use, Article IV, Schedule of District Regulations, Section 405.155: "PD" Planned Development District, Paragraph F.1.a and 3.a of the Zoning Code of the City of Wentzville Pertaining to Procedures for Planned Development as Per Application 10-72-PZ

WHEREAS, pursuant to Article XII - Amendments, the City's Planning Division has been directed to draft a Text Amendment to Chapter 405 of the City of Wentzville's Zoning Code (the zoning "Text Amendments"); and

WHEREAS, that after proper notice in accordance with applicable legal provisions, a public hearing was held in regard to the Text Amendments by the City's Planning and Zoning Commission (the "Commission") on December 2nd, 2010 and the Commission made a recommendation to the Board of Aldermen (the "Board") that the Board approve the Text Amendment; and

WHEREAS, the Board, after careful and due deliberation, following a duly noticed public hearing held on December 8th, 2010, continued to January 12th, 2011 has concluded that the proposed Text Amendments are desired and necessary and accordingly would be in the interests of the health, safety and welfare of the citizens of the City.

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

Section 1: Title IV. Land Use, Article IV, Schedule of District Regulations, Section 405.155: "PD" Planned Development District, Paragraph F.1 a and 3.a are hereby repealed and new text enacted in its place to read as follows:

SECTION 405.155: "PD" PLANNED DEVELOPMENT DISTRICT

F. *Procedures for Planned Development--Approval.*

1. *Pre-application meeting.*

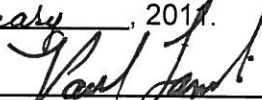
- a. Within six (6) months prior to filing any application for rezoning to one (1) of the planned development districts, the prospective applicant may request a pre-application conference with the Community Development Department. The Community Development Director may request that other City representatives attend this meeting. At this meeting the applicant shall provide general information on the proposed development including the site location, existing site conditions and a sketch plan of the proposed planned development. The Community Development Director shall provide the applicant an evaluation of the sketch plan with respect to its compliance with the intent of the planned development regulations. This conference is intended to ensure conformity with the intent of the "PD" District and conformity with other City ordinances and requirements. Applicants unfamiliar with the current Planned Development District process, or those with unique and/or complex issues pertaining to their proposed development, are strongly encouraged to avail themselves of the pre-application meeting.

- 3. *Preliminary development plan review procedure.*
 - a. *Preliminary subdivision plat approval.* An applicant seeking approval under the Planned Development District process shall file an application for preliminary development plan approval and submit seven (7) copies of the preliminary development plan; otherwise the pre-application meeting must be repeated. The preliminary development plan associated with a planned development shall be subject to the provisions of and shall serve as the preliminary plat in accordance with Section 410.120 of the subdivision regulations.

Section 2: The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are to essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.


Section 3: That this ordinance shall be in full force and effective immediately upon enactment and approval.

READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WENTZVILLE, MISSOURI THIS 23 DAY OF February, 2011.



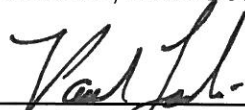
 Mayor, Paul Lambi

Attest:




 City Clerk, Vitula Skillman

APPROVED BY THE MAYOR OF THE CITY OF WENTZVILLE, MISSOURI THIS 23 DAY OF February, 2011.



 Mayor, Paul Lambi

Attest:



 City Clerk, Vitula Skillman