

BILL NO. 1686
INTRODUCED BY: Alderman Dell'Orco

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE SITE DEVELOPMENT PLAN, FOR
THE WARSON WOODS SHOPPING CENTER TO ALLOW AN
AUTOMOTIVE RENTAL AGENCY.

WHEREAS, a site plan for the Warson Woods Shopping Center (the "Site Plan") was submitted in accordance with the Municipal Code of Warson Woods (the "Code") and approved on or about July 24, 1994 ("Site Plan"); and

WHEREAS, the Site Plan has been amended from time to time;

WHEREAS, Caplaco Twenty-Five, Inc., owner of the Warson Woods Shopping Center submitted an application for an amendment to the Site Plan on July 17, 2019, to allow for a new motor vehicle leasing and rental use at the premises numbered as "4" and shown highlighted on Exhibit 1 hereto (incorporated herein) at 9993A Manchester Road (the "Premises"), but seeking no significant changes to the exterior of the structure or to the parking areas in the Shopping Center ("Site Plan Amendment"); and

WHEREAS, the City reviewed this Site Plan Amendment for compliance and compatibility with the Site Plan and the Manchester Road Commercial District Plan, specifically Section 416.040.B(1)-(8) and find it to be compatible; and

WHEREAS, on September 11, 2019, the Planning and Zoning Commission examined the proposed amendments to the Site Plan Amendment and recommended that the amendments be adopted by the Board of Aldermen; and

WHEREAS, on October 15, 2019, the Board of Aldermen held a duly noticed and published public hearing to allow further citizen comment on the proposed Site Plan Amendment; and

WHEREAS, the Board of Aldermen find that the proposed use, described in Section 1 below and shown on the Site Plan Amendment, will be compatible with the surrounding uses and can be operated in compliance with Code requirements and will be a benefit to the residents of Warson Woods; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The Site Plan Amendment attached hereto as Exhibit 1 is hereby approved with the following conditions:

1. The approved use of the Premises shall be as an *automotive rental agency*.
2. The automotive rental agency shall be prohibited from:
 - a. washing vehicles on the parking lot (does not prohibit vacuuming or cleaning the interior),
 - b. using the vehicles or the parking lot for any advertising including that related the business or rental of vehicles,

- c. selling or advertising for sale motor vehicles at the Premises, and
 - d. leasing, renting, selling, parking or storing box trucks.
3. The parking and storing of motor vehicles in conjunction with the automotive rental agency shall be limited to no more than fifteen (15) vehicles in dedicated parking spaces or such other number as shown on an approved parking plan.
 4. The parking or storing of motor vehicles in conjunction with the automotive rental agency shall be limited to no more than one (1) cargo van (limited to 353 cu. ft. or less capacity) on the Premises at any time.
 5. The parking or storing of motor vehicles in conjunction with the automotive rental agency shall be limited to (a) no more than fifteen (15) vehicles in dedicated parking spaces as shown on an approved parking plan, and (b) no more than three (3) vehicles parked for a maximum of one (1) hour in spaces shown on an approved parking plan.
 6. The Premises shall be used and maintained in compliance with the Municipal Code.

SECTION 2. The approval of an automotive rental agency for the Premises is also available to be substituted or relocated to one of the other retail spaces labeled as numbers 4-10 or 12-18 on the Site Plan Amendment (Exhibit 1); however, no more than one (1) automotive rental agency use shall be permitted by this Ordinance. Additional automotive rental agency uses shall be approved by the Board of Aldermen after recommendation by the Planning and Zoning Commission.

SECTION 3. All prior site plan approvals and amendments for the Premises shall remain in full force and effect unless inconsistent with this Ordinance.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

THIS BILL PASSED AFTER HAVING BEEN READ IN FULL TWO TIMES PRIOR TO PASSAGE BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, MISSOURI THIS 15th DAY OF OCTOBER, 2019.

Laurance M. Howe, Mayor

ATTEST:

Kathy Mahany, City Clerk

APPROVED AS TO FORM:

Paul Rost, City Attorney

Exhibit 1
Site Plan Amendment
Automotive Rental Agency

