

AN ORDINANCE PROHIBITING THE REZONING OF ANY LOT TO EITHER SECTION 405.055 “R-3” VILLA RESIDENCE DISTRICT OR SECTION 405.090 “PD” PLANNED DEVELOPMENT DISTRICT REGULATIONS (PDR, PDC, PDMXD) OF THE CITY OF FRONTENAC CODE OF MUNICIPAL ORDINANCES, AS RECOMMENDED IN THE “FRONTENAC 2050 COMPREHENSIVE PLAN UPDATE”, ADOPTED ON MAY 3, 2023

WHEREAS, the City of Frontenac prepared a Comprehensive Plan Update entitled “Frontenac 2050 Comprehensive Plan Update”, conforming to Section 89.350 “Plan, prepared how – purposes” of the Revised Statutes of the State of Missouri (“RSMo”); and

WHEREAS, the Comprehensive Plan Update was adopted by resolution of the City of Frontenac Planning and Zoning Commission conforming to the requirements Section 89.360 “Adoption of plan, procedure”, RSMo on May 3, 2023; and

WHEREAS, the adopted Comprehensive Plan has been duly recorded with the Recorder of Deeds of St. Louis County, Missouri; and

WHEREAS, the adopted Comprehensive Plan recommends the following current zoning district definitions enumerated in Title VI Land Use, Chapter 405 Zoning Regulations in the City of Frontenac’s Code of Municipal Ordinances by repealed or otherwise restricted from use in any part of the City of Frontenac where they do not currently exist:

- 1) Section 405.055 “R-3” Villa Residence District Regulations; and
- 2) Section 405.090 “PD” Planned Development District Regulations (PDR, PDC, PDMXD).

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

Section 1: Subsection E of Section 405.020 of the City’s Municipal Code is hereby amended by the adoption of a new Subsection E.7 which shall read as follows:

7. Prohibition of Rezoning to R-3 Villa Residence District.

- a. "R-3" Villa Residence District shall be permitted only on lots so classified prior to May 3, 2023 and shall be permitted on no other lots in the City of Frontenac.
- b. The rezoning of any lot not classified as "R-3" Villa Residence District as of May 3, 2023 to "R-3" Villa Residence District is prohibited.
- c. Lots classified as "R-3" Villa Residence District prior to May 3, 2023 shall remain in the "R-3" Villa Residence District, unless and until rezoned to a different zoning district in accordance with the City's Municipal Code, and shall remain subject to the requirements of Section 405.055, as the same may be amended or recodified from time to time, as well as other regulations applicable to such lots. Upon any change of zoning from the "R-3" Villa Residence District, any such lot may not be subsequently rezoned as "R-3" Villa Residence District.

Section 2: Subsection E of Section 405.020 of the City's Municipal Code is hereby amended by the adoption of a new Subsection E.8 which shall read as follows:

- 8. Prohibition of Rezoning to Planned Development District (PDR, PDC, PDMXD)
 - a. "PD" Planned Development District (PDR, PDC, PDMXD) shall be permitted only on lots so classified prior to May 3, 2023 and shall be permitted on no other lots in the City of Frontenac.
 - b. The rezoning of any lot not classified as "PD" Planned Development District (PDR, PDC, PDMXD) prior to May 3, 2023 to "PD" Planned Development District (PDR, PDC, PDMXD) is prohibited.
 - c. Lots classified as "PD" Planned Development District Regulations (PDR, PDC, PDMXD) prior to May 3, 2023 shall remain in the "PD" Planned Development District, unless and until rezoned to a different zoning district in accordance with the City's Municipal Code, and shall remain subject to the requirements of Section 405.090, as the same may be amended or recodified from time to time, as well as other regulations applicable to such lots. Upon any change of zoning from the "PD" Planned Development District, any such lot may not be subsequently rezoned as "PD" Planned Development District.

Section 3: Upon the effective date of this Ordinance, the Moratorium that is presently in effect, pursuant to Ordinance No. 2022-1987 and extended under Ordinance No. 2023-2013, shall expire.

Section 4: The Chapter, Article, Division and/or Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City’s Code of Ordinances upon supplementation of such code if, in the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section 5: It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

Section 6: This Ordinance shall be in full force and effect both from and after its passage by the Board of Aldermen.

PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF FRONTENAC, MISSOURI, THIS 15th DAY OF AUGUST 2023.

Presiding Officer

Attest:

Leesa Ross, City Clerk

APPROVED THIS 215TH DAY OF AUGUST 2023.

Kate Hatfield, Mayor

Attest:

Leesa Ross, City Clerk