

BILL NO. 6412

ORDINANCE NO 24-02

BY: Councilmember Hein
FIRST READING: January 3, 2024
SECOND READING: January 17, 2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #23-PZ-17) ESTABLISHING A SPECIAL USE PERMIT FOR "ADULT DAY CARE CENTER" TO ALLOW AN ADULT DAY CARE FACILITY LOCATED AT 12328 NATURAL BRIDGE ROAD.

(FOREVER YOUNG ADULT DAYCARE, LLC)

WHEREAS Forever Young Adult Daycare, LLC has petitioned the City of Bridgeton to establish a Special Use Permit for "Adult Day Care Center" to allow an adult day care facility located at 12328 Natural Bridge Road; and

WHEREAS by report dated December 27, 2023, the Planning and Zoning Commission, following a Public Hearing, recommends approval of said Special Use Permit as represented by a site plan, dated received November 9, 2023; and

WHEREAS the City Council held a Public Hearing on January 3, 2024, and following said hearing made certain findings of fact and conclusions of law as to whether the proposed use would promote the health, safety, morals or general welfare of the people of the City of Bridgeton in accordance with and in the accomplishment of the Comprehensive Zoning Plan of the City, taking into consideration the effect of such use on traffic conditions, fire hazards, the character of the neighborhood, the general welfare of the community, and public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, AS FOLLOWS:

Section 1. A Special Use Permit is hereby granted to Forever Young Adult Daycare, LLC located at 12328 Natural Bridge Road, as provided in the Zoning Ordinance under Section 410.130.D.2.z, of the "B-2" Community Business District, as represented by a site plan, dated received November 9, 2023.

Section 2. The following conditions shall apply:

1. The off-street parking and loading facilities shall be kept free of trash and litter at all times. All paved surfaces shall be maintained in good condition and have well maintained pavement marking designating the location of individual parking spaces as well as direction of travel on aisles and entrances/exits.

2. ADA-compliant access to the building shall be maintained at all times with no obstructions. Suitable

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markings shall be in place for ADA parking spaces as well as appropriate striping for any ADA-compliant crosswalks if necessary. An ADA-compliant crosswalk shall be appropriately marked from any designated accessible space(s) to the sidewalk in front of the facility. An ADA-compliant ramp shall be installed in front of the facility. A plan for said parking lot improvements shall be submitted to Public Works staff for review and approval prior to occupancy.

Section 3. The proposed use described on the above-referenced site plan would be located on the tract of land described as follows:

A tract of land in U.S. Survey 130, Township 46 North, Range 5 East, St. Louis County, Missouri, being more particularly described as follows: Commencing at a point being the intersection of the South right of way line of Natural Bridge Road, 60 feet wide, with the Northwest right of way line of McKelvey Road, 50 feet wide; thence South 7 degrees 57 minutes West along the Northwest right of way line of McKelvey Road, a distance of 43.77 feet to a point; thence along a curve to the left having a radius of 100 feet a distance of 48.06 feet to a point; thence South 35 degrees 29 minutes West along the Northwest right of way line of McKelvey Road, a distance of 190.06 feet to the point of beginning; thence North 54 degrees 31 minutes West a distance of 74.70 feet to a point; thence North 82 degrees 03 minutes West a distance of 120.11 feet to a point; thence South 7 degrees 57 minutes West a distance of 70.00 feet to a point; thence South 82 degrees 03 minutes East a distance of 77.00 feet to a point; thence South 54 degrees 31 minutes East a distance of 80.57 feet to a point being on the Northwest right of way line of McKelvey Road; thence North 35 degrees 29 minutes East along McKelvey Road, a distance of 82.00 feet to the point of beginning containing 0.30 acres, more or less.


Section 4. This ordinance will be in full force and effect from and after its passage and approval.

PASSED THIS 17th DAY OF JANUARY, 2024.

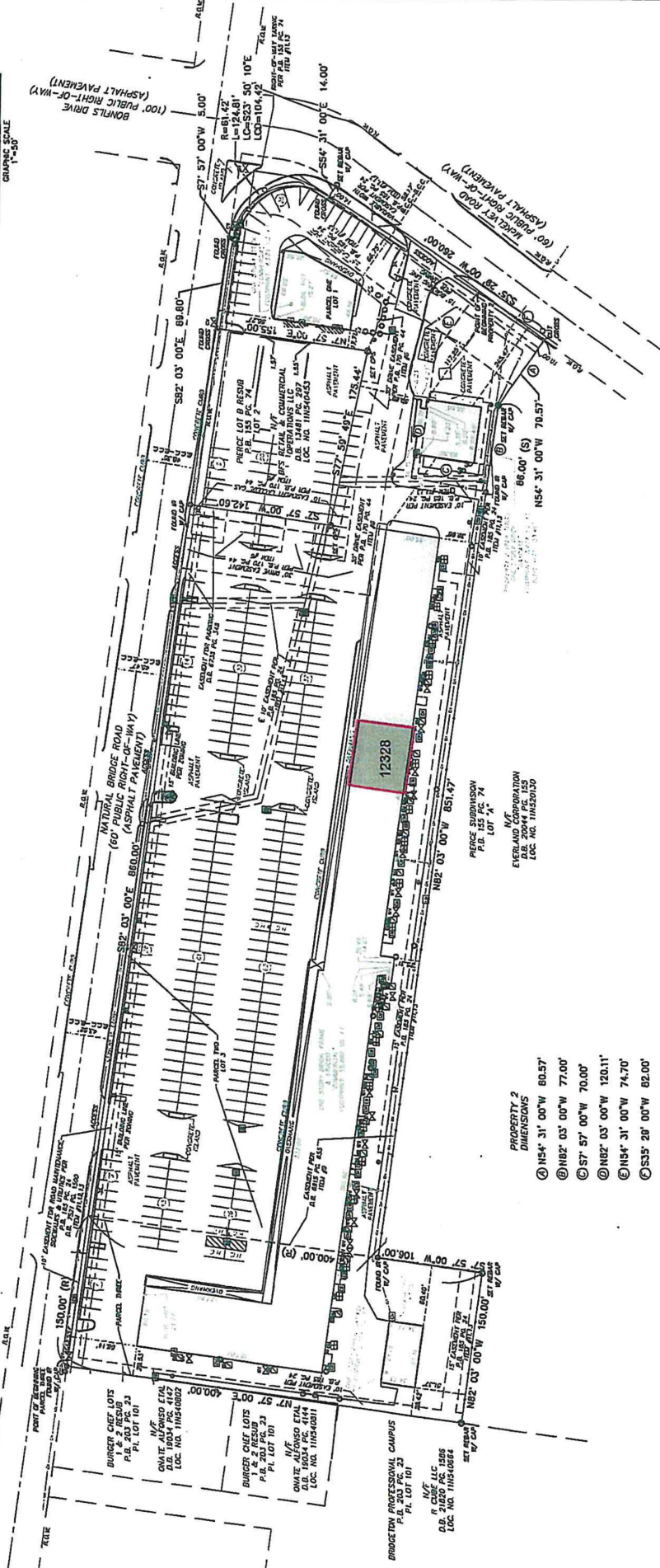
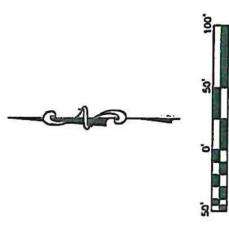
APPROVED THIS 17th DAY OF JANUARY, 2024.


Terry W. Briggs, Mayor

ATTEST:


Karen E. Robinson, MRCC-S/CMC
City Clerk

12328 Natural Bridge Road - Special Use Permit



- PROPERTY 2 DIMENSIONS**
- Ⓐ NS4° 31' 00" W 80.57'
 - Ⓑ NB2° 03' 00" W 77.00'
 - Ⓒ S7° 57' 00" W 70.00'
 - Ⓓ NE2° 03' 00" W 120.11'
 - Ⓔ NS4° 31' 00" W 74.70'
 - Ⓕ S33° 28' 00" W 82.00'

BURGER CHEF LOTS
 1 & 2 RESUB
 P.L. 203 P.C. 23
 PL. LOT 101

WHITE ALAMOSO ETL
 D.B. 19034 P.C. 4147
 LOC. NO. 11054082

BURGER CHEF LOTS
 1 & 2 RESUB
 P.L. 203 P.C. 23
 PL. LOT 101

WHITE ALAMOSO ETL
 D.B. 19034 P.C. 4144
 LOC. NO. 11054081

BROCKTON PROFESSIONAL CAMPUS
 P.L. LOT 101

D.B. CUBE LLC
 D.B. 19034 P.C. 4144
 LOC. NO. 11054084

EVERLAND CORPORATION
 D.B. 20044 P.C. 5050
 LOC. NO. 11052049

PERCE SUBDIVISION
 P.L. LOT 1 & 2

12328

12328 Natural Bridge Road

