

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-19) AMENDING THE BRIDGETON CODE OF ORDINANCES, APPENDIX IV-I, PLANNED COMMERCIAL DISTRICT, "B-5(L) ST. LOUIS METRO BAPTIST ASSOCIATION – FEE FEE ROAD AT ST. CHARLES ROCK ROAD" TO ADD MEDICAL CLINIC, PRESCHOOL, AND DAY CARE CENTER AS PERMITTED LAND USES.

(LATITUDE THERAPY SOLUTIONS, LLC)

WHEREAS by report dated December 27, 2023, the Planning and Zoning Commission, following a Public Hearing, recommends approval of this proposed revision to Appendix IV-I, Planned Commercial District, "B-5(L) St. Louis Metro Baptist Association – Fee Fee Road at St. Charles Rock Road" to add medical clinic, preschool, and day care center as permitted land uses; and

WHEREAS the City Council held a Public Hearing on said amendment to the Bridgeton Code of Ordinances on January 3, 2024, following due notice of advertising in a newspaper of general circulation in the City of Bridgeton.

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

SECTION 1. Appendix IV-I, Planned Commercial District, "B-5(L) St. Louis Metro Baptist Association – Fee Fee Road at St. Charles Rock Road" of the Bridgeton Code of Ordinances is hereby amended by adding the following:

1. Permitted Uses of Land.
 6. Medical clinic, including children’s therapy clinic for behavioral therapy services
 7. School – nursery school, preschool
 8. Daycare center

SECTION 2. This Ordinance will be in full force and effect from and after its passage and approval.

BILL NO. 6414

ORDINANCE NO. 24-03

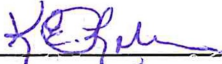
PASSED THIS 17th DAY OF JANUARY, 2024.

APPROVED THIS 17th DAY OF JANUARY, 2024.



Terry W. Briggs, Mayor

ATTEST:



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

Adjacent Zoning and Land Use

Property surrounding the B-5(L) District includes commercial and residential zoning districts with a mix of commercial, residential and institutional uses. The parcel to the north is zoned B-3 and is the location of Walgreens. R-4 and R-4a zoning is to the east and is the location of Fee Fee Baptist church and the Missouri Baptist Children's Home campus, which includes the church, offices, and children's home. The properties to the south and west are zoned R-4 and consist of single-family dwellings.



Neighborhood Character

It is staff's opinion that allowing the proposed uses as permitted uses in the B-5(L) District would be compatible with surrounding zoning and land uses. The proposed uses are low-impact commercial uses that would not generate significant traffic nor have a negative impact on the area.