

INTRODUCED BY Councilmember Patel  
 FIRST READING: November 1, 2023  
 SECOND READING: November 15, 2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #23-PZ-13) ESTABLISHING A SPECIAL USE PERMIT FOR AN "AUDITORIUM, ARENA, GYMNASIUM OR OTHER SIMILAR RECREATIONAL FACILITY FOR HOSTING PUBLIC EVENTS" TO ALLOW A VOLLEYBALL FACILITY LOCATED AT 3659 PENNRIDGE DRIVE.

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(MISSOURI VOLLEYBALL ACADEMY - MOVA)

WHEREAS Missouri Volleyball Academy – MOVA has petitioned the City of Bridgeton to establish a Special Use Permit for an "Auditorium, arena, gymnasium or other similar recreational facility" to allow a volleyball facility located at 3659 Penridge Drive; and

WHEREAS by report dated October 25, 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 September 6, 2023; and

WHEREAS the City Council held a Public Hearing on November 1, 2023, 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 Missouri Volleyball Academy – MOVA located at 3659 Penridge Drive, as provided in the Zoning Ordinance under Appendix IV-II, Section M-3(v)2.e, as represented by a site plan, dated received September 6, 2023.

**Section 2.** The following conditions shall apply:

1) The special use permit shall be for the operation of a volleyball facility for camps, leagues and related activities. The operation shall be limited to the portion of the building as depicted in the building layout submitted by the applicant (attached). The facility shall have a maximum of five (5) volleyball courts. Any expansion of the space shall require an amendment to the special use permit.

- 2) Volleyball tournaments shall be limited to Fridays from 4:00 p.m. through 10:00 p.m., and from 8:00 a.m. through 10:00 p.m. on Saturdays and Sundays.
- 3) A final parking plan shall be submitted to Public Works staff for review and approval prior to the operation of the facility.
- 4) No sales or consumption of liquor shall occur on the premises.
- 5) 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 markings designating the location of individual parking spaces as well as direction of travel on aisles and entrances/exits. Landscaped areas shall be well maintained, and any overgrowth of weeds abated in a timely manner.

**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 situated in the City of Bridgeton, the County of St. Louis, and the State of Missouri, lying in part of Township 46 North, Range 5 East, being part of Lot 1 and all of Lots 2 and 3 of Swantner Subdivision, a subdivision filed for record in Plat Book 154, Page 94 of the Land Records of St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Super 8 Subdivision, a subdivision filed for record as Plat Book 225, Page 58 of said Land Records, said Northeast corner being on the Southern property boundary line of a tract of land conveyed to Terrisan Commons MHC, LLC, filed for record as Deed Book 24772, Page 1000 of said Land Records; thence along said South line of Terrisan Commons MHC, LLC tract, North 63 degrees 18 minutes 16 seconds East, a distance of 712.19 feet to the Southwest corner of a tract of land conveyed to Town of Bridgeton, filed for record as Deed Book 6131, Page 0194 of said Land Records, said Southwest corner also being the Northwest corner of a tract of land conveyed to said Terrisan Commons MHC, LLC, filed for record as Deed Book 23772, Page 1000 of said Land Records; thence leaving said Southern property boundary line and along the Western property boundary line of said Terrisan Commons, MHC, LLC tract, and along the Western property boundary line of a tract of land conveyed to Auckland Partners, LLC, filed for record as Deed Book 23488, Page 2712 of said Land Records, South 37 degrees 16 minutes 29 seconds East, a distance of 374.66 feet to the Northern right-of-way line of Penridge Drive, variable width; thence leaving said Western property boundary line and along said Northern right-of-way line of Penridge Drive as follows: South 63 degrees 29 minutes 17 seconds West, a distance of 728.44 feet; 17.17 feet along the arc of a curve to the left, having a radius of 280.00 feet, through a central angle of 003 degrees 30 minutes 51 seconds, with a chord that bears South 61 degrees 43 minutes 51 seconds West, a distance of 17.17 feet to the Easternmost corner of a tract of land conveyed to the State of Missouri, acting by and through the Missouri Highway and Transportation Commission, filed for record as Deed Book 7570, Page 1566, and Deed Book 7570, Page 1569 of said Land Records; thence along the Northern line of said State of Missouri tract, South 69 degrees 52 minutes 09 seconds

BILL NO. 6404


ORDINANCE NO. 23-50

West, a distance of 31.52 feet; to the Eastern line of said Lot 1 of Super 8 Subdivision; thence along said Eastern line of Lot 1, North 27 degrees 20 minutes 09 seconds West, a distance of 362.85 feet to the point of beginning.


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

PASSED THIS 15th DAY OF NOVEMBER, 2023.

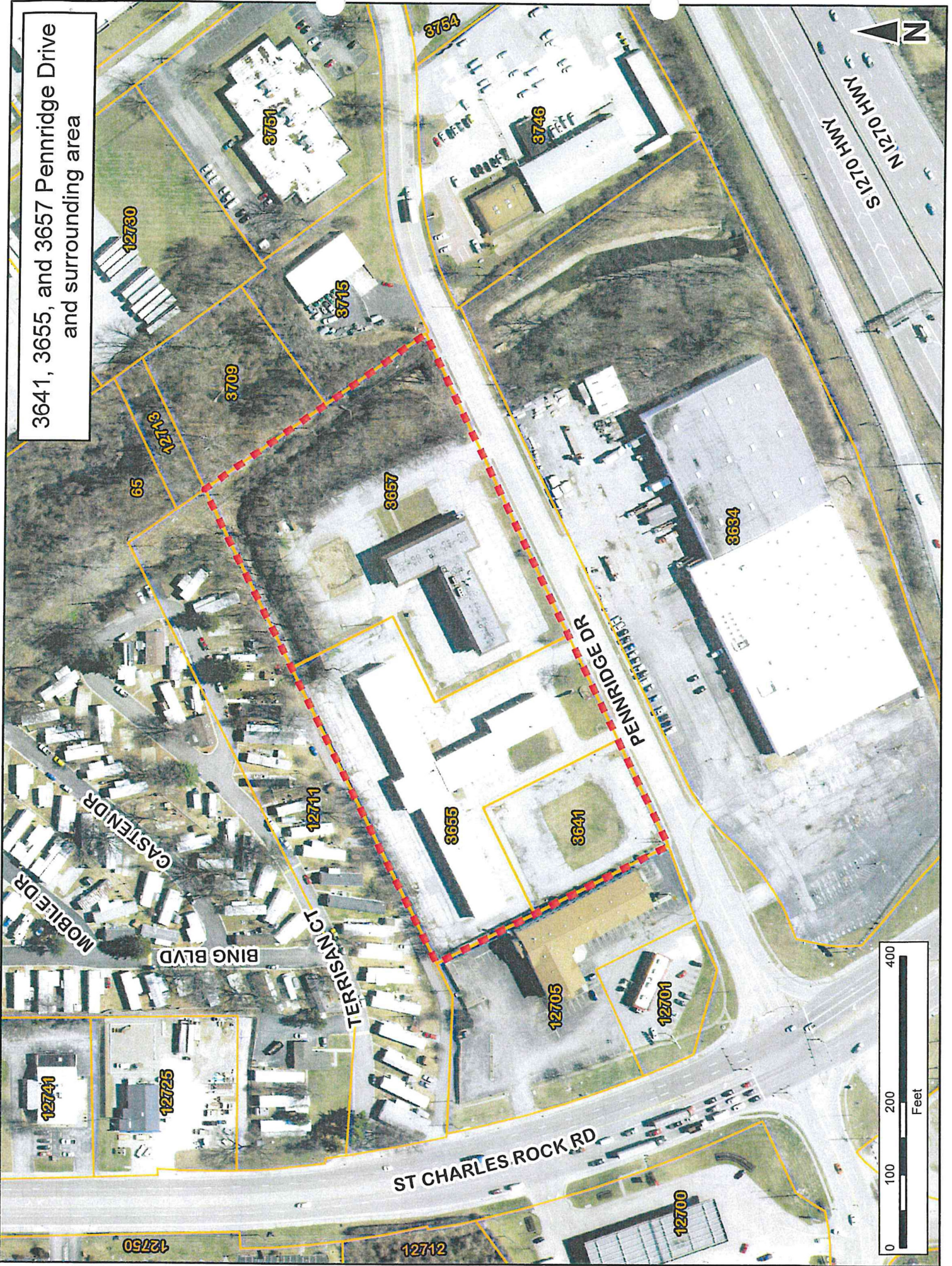
APPROVED THIS 15th DAY OF NOVEMBER, 2023.

  
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Terry W. Briggs, Mayor

ATTEST:

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

3641, 3655, and 3657 Pennridge Drive  
and surrounding area





# CURRENT SITE PLAN

## SITE GEOMETRICS NOTES:

- 1) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 2) ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
- 3) ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED

<b>CONCRETE PAVEMENT</b>	1" NO. 1 CONCRETE BASE
<b>HEAVY DUTY ASPHALT PAVEMENT</b>	1" NO. 1 CONCRETE BASE 1" 1 1/2" ASPHALT COURSE 1" 1 1/2" ASPHALT COURSE
<b>LIGHT DUTY ASPHALT PAVEMENT</b>	1" 1 1/2" ASPHALT COURSE 1" 1 1/2" ASPHALT COURSE
<b>SIDEWALK / CURB RAMP</b>	1" 1 1/2" ASPHALT COURSE 1" 1 1/2" ASPHALT COURSE 1" 1 1/2" ASPHALT COURSE

PREPARED FOR:  
 CONTIGERA  
 CENTRAL MISSOURI  
 2000 UNIVERSITY CENTER DR.  
 EDWARDSVILLE, IL 62025  
 EMAIL: INFO@CONTIGERA.COM

22MSD-00417  
 M.S.D. BASE MAP 10N  
 LOC. NO. 10N120191  
 ZIP CODE 63044

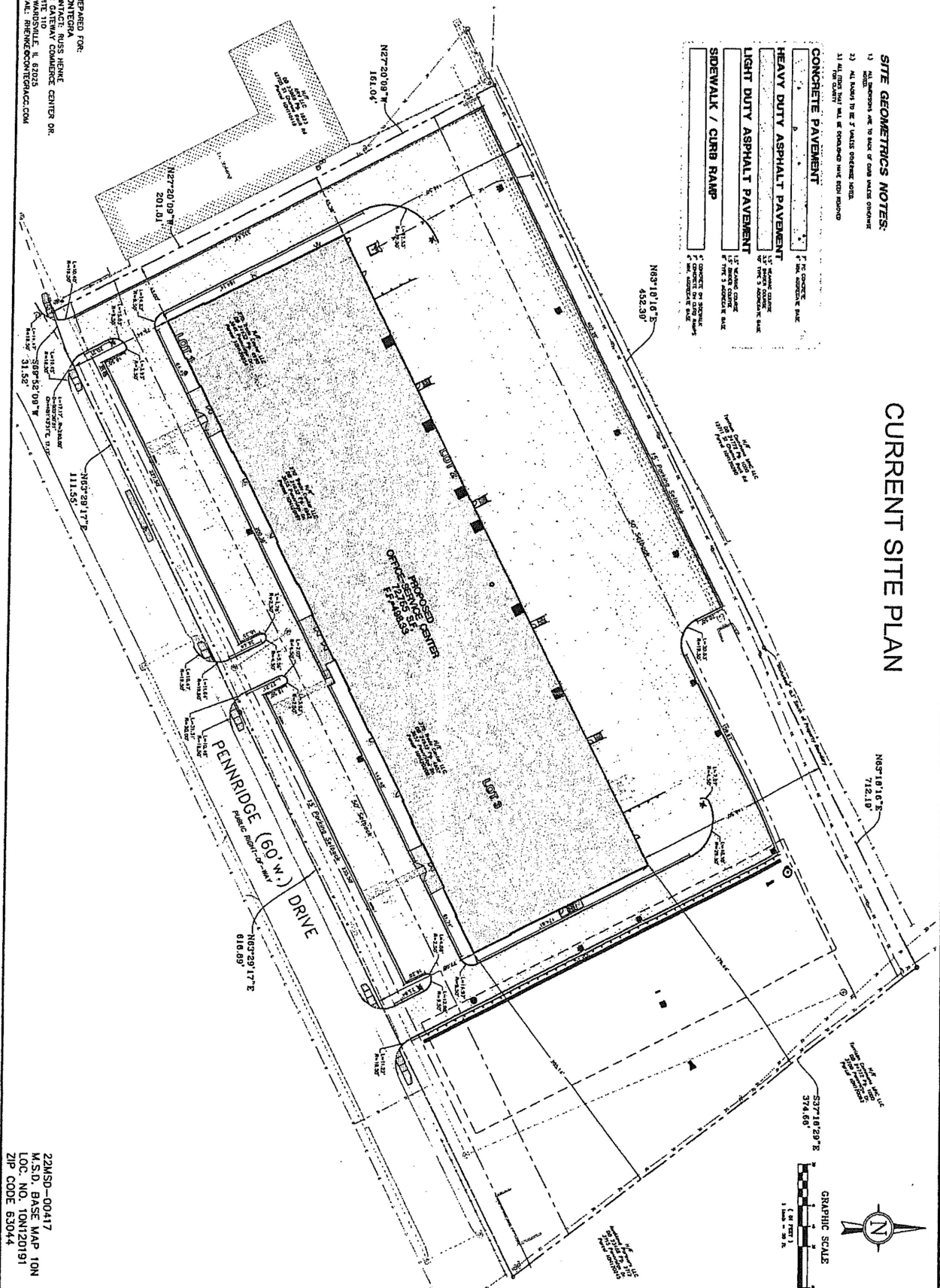
SHEET NO.	3631
DATE	09/09/22
DESIGNED BY	R.W.
CHECKED BY	R.W.
DATE	09/09/22
SCALE	AS SHOWN

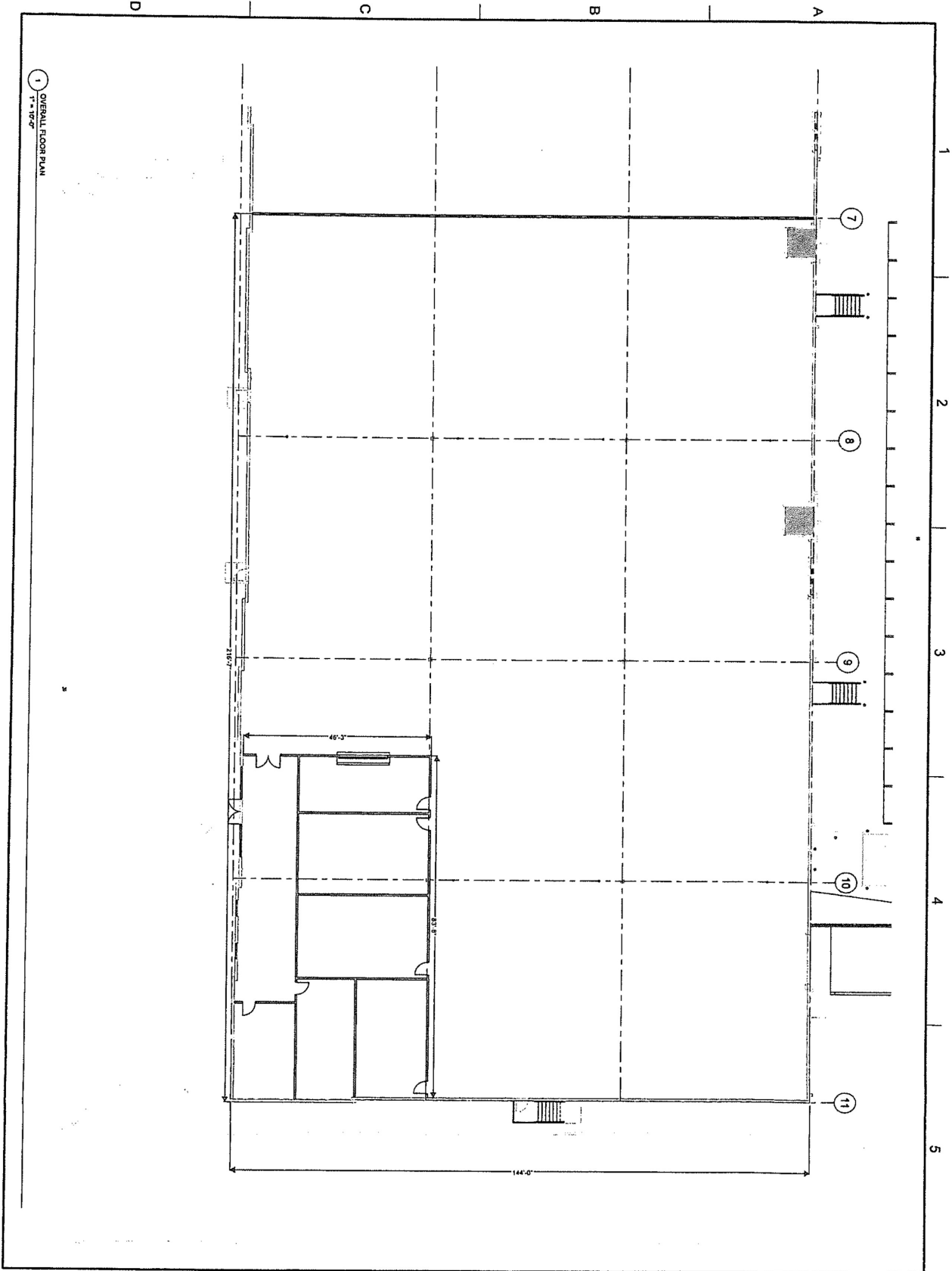
**C4.1**

## IMPROVEMENT PLANS FOR PENNRIDGE DRIVE

3635 PENNRIDGE DR. BRIDGETON, MO 63044

NO.	REMARKS	DATE
1	START AT BUILDING	10/17/21
2	FENCE / BILLBOARD / APT COMMENTS	10/17/21
3	W/O COMMENTS / CITY COMMENTS	10/17/21
4	CITY COMMENTS / APPROVAL	11/01/22





1 OVERALL FLOOR PLAN  
1" = 10'-0"

<b>INTELICA</b> COMMERCIAL REAL ESTATE		<b>oaklinestudio</b> ARCHITECTS		<b>Bamboo</b> EQUITY PARTNERS	
1111 PENNINGTON, SUITE 100 BRIDGETON, MO 64603 PH: 660.241.2121		GENERAL CONTRACTOR		<b>CONTEGRA</b> CONSTRUCTION MANAGEMENT	
CONSULTANTS		ARCHITECT OAKLINESTUDIO, LLC 1111 PENNINGTON, SUITE 100 BRIDGETON, MO 64603 PH: 660.241.2121		GENERAL CONTRACTOR CONTEGRA CONSTRUCTION MANAGEMENT PH: 660.241.2121	
<b>MOVA VOLLEYBALL</b> 3655 PENNRIDGE DRIVE BRIDGETON, MO					
REVISIONS					
NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMITS	11/15/23	JL		
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**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
REGARDING AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF BRIDGETON, MISSOURI, (APPLICATION #23-PZ-13)  
ESTABLISHING A SPECIAL USE PERMIT FOR AN AUDITORIUM, ARENA, GYMNASIUM OR OTHER SIMILAR  
RECREATIONAL FACILITY FOR HOSTING PUBLIC EVENTS TO ALLOW A VOLLEYBALL FACILITY LOCATED AT  
3659 PENNRIDGE DRIVE.**

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(MISSOURI VOLLEYBALL ACADEMY - MOVA)

The City Council of the City of Bridgeton, having heard evidence pursuant to public hearing as specified by law, and having reviewed the evidence in the applicant's request to establish a Special Use Permit for an auditorium, arena, gymnasium or other similar recreational facility for hosting public events to allow a volleyball facility located at 3659 Penridge Drive, as reflected in Bill No. 6404, does hereby make the following findings of fact and conclusions of law with respect to said application.

**FINDINGS OF FACT**

Each Council member present found as a fact that the proposed use would not have an adverse effect on traffic conditions, fire hazards, the character of the neighborhood, the general welfare of the community, or public utilities.

**FINDINGS OF FACT  
AND CONCLUSIONS OF LAW**

By a unanimous vote of the members present, the City Council of the City of Bridgeton found as a matter of fact and as a matter of law that the proposed use would promote the health, safety, morals, and 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, upon the following conditions:

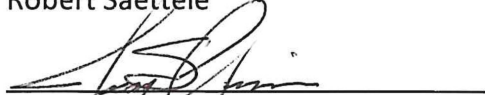
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3. A final parking plan shall be submitted to Public Works staff for review and approval prior to the operation of the facility.
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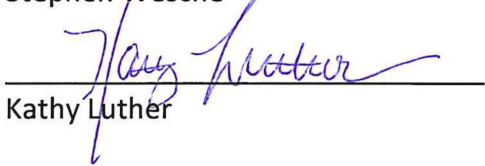
Robert Saettele



Jerry Grimmer



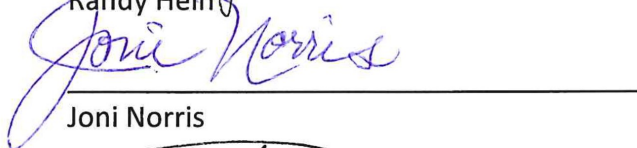
Stephen Wesche



Kathy Luther



Randy Heim



Joni Norris



Bakula Patel

Date: November 15, 2023