

**AN ORDINANCE AMENDING ORDINANCE NO. 5029 TO ALLOW FOR A MIDDLE SCHOOL COMPONENT FOR DESMET JESUIT HIGH SCHOOL AT THE PROPERTY ADDRESSED 233 N. NEW BALLAS ROAD**

**WHEREAS**, under Section 405.260(C), all elementary and secondary schools in the B-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

**WHEREAS**, an application was submitted by Nicolas Kattendidt, of Hastings and Chivetta Architects, on behalf of DeSmet Jesuit High School, at 233 N. New Ballas Road, Creve Coeur, MO 63141, for an amendment to the conditional use permit to allow a middle school component to the school campus that would add a maximum of 120 additional students within the existing building; and

**WHEREAS**, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 3, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

**WHEREAS**, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

**WHEREAS**, the Planning and Zoning Commission reviewed and, by a 4-0 vote, recommended approval of the amendment to the conditional use permit and minor site development plan, subject to the conditions contained herein, at its meeting on September 3, 2024; and

**WHEREAS**, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

**WHEREAS**, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian

or vehicular traffic or on community facilities or services, including but not limited to emergency services.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

**Section 1:** Section (3)(l) Permitted and Conditional Uses subsection (C) of Ordinance No. 5029 shall be amended to include the following new items and except as amended said Ordinance shall remain in effect as originally issued:

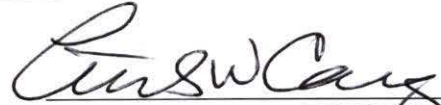
I. PERMITTED AND CONDITIONAL USES

- A. All permitted land uses in the "B" or "C" Single-Family Residential Districts, as applicable to the respective properties.
- B. A private not-for-profit high school and middle school.


**Section 2:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.


**Section 3:** This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 2024.

  
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 TIMOTHY CARNEY  
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 2024.

  
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 DR. ROBERT HOFFMAN  
 MAYOR

ATTEST:  
  
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 KELLIE HENKE  
 CITY CLERK

