

1st Reading: February 26, 2026
2nd Reading: February 26, 2026

SPONSOR: HARRELL

ORDINANCE NO. 4617

BILL NO. 26-06

AN ORDINANCE APPROVING THE REZONING OF CERTAIN PROPERTIES IN THE CITY TO “NU” NON-URBAN DISTRICT TO COMPLY WITH THE CITY’S COMPREHENSIVE DEVELOPMENT PLAN.

WHEREAS, the Planning and Zoning Commission (“Commission”) adopted an amended Comprehensive Development Plan for the City of Fenton on December 5, 2023, via Resolution R-23-01 (“Comprehensive Plan”); and

WHEREAS, the Comprehensive Plan’s goals for the Residential Planning Area include rezoning properties located in the Residential Planning Area of the Comprehensive Plan still under St. Louis County’s “NU” Non-Urban District classification to a compatible City of Fenton Zoning District; and

WHEREAS, on August 28, 2025, the City approved Ordinance 4576, which established a new City of Fenton “NU” Non-Urban Residential District intended to replace the County’s “NU” Non-Urban District.

WHEREAS, the Commission held a duly noticed public meeting on February 3, 2026, to review Staff’s request to rezone certain properties located in the Residential Planning Area of the Comprehensive Plan from St. Louis County “NU” Non-Urban District to the City of Fenton “NU” Non-Urban Residential District to comply with the Comprehensive Plan; and

WHEREAS, after discussion of the proposed rezoning, the Commission made a recommendation to the Board of Aldermen that the properties be rezoned from St. Louis County “NU” Non-Urban District to the City of Fenton “NU” Non-Urban Residential District; and

WHEREAS, the Board of Aldermen held a duly noticed public hearing on February 26, 2026, in compliance with the City Code and Chapter 89 RSMo. regarding rezoning certain properties zoned St. Louis County “NU” Non-Urban District to the City of Fenton “NU” Non-Urban Residential District; and

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WHEREAS, the Board of Aldermen, after public hearing and reviewing and discussing the recommendation of the Commission and the associated staff report, finds that it is in compliance with the City's Comprehensive Plan and in the best interest of the City to approve the rezoning of certain properties zoned St. Louis County "NU" Non-Urban District to the City of Fenton "NU" Non-Urban Residential District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FENTON, MISSOURI, AS FOLLOWS:

Section 1. The Board of Aldermen hereby rezones certain properties, as follows and as further described in Exhibit 1 attached hereto, to "NU" Non-Urban Residential District:

Parcels addressed as: 256 Allen Road, 272 Allen Road, 515 Busch Forest Lane, 526, Busch Forest Lane, 527 Busch Forest Lane, 539 Busch Forest Lane, 550 Busch Forest Lane, 555 Busch Forest Lane, 566 Busch Forest Lane, 567 Busch Forest Lane, 450 South Old Highway 141, 478 South Old Highway 141, 605 South Old Highway 141, and 609 South Old Highway 141.

The Board of Aldermen further directs the Community Development Director to amend the Official Zoning Map of the City of Fenton to reflect the same.

Section 2. This ordinance shall be in full force and effect after the date of its passage and approval.

PASSED this 26th day of February 2026.



JOE MAURATH, MAYOR

APPROVED this 26th day of February 2026

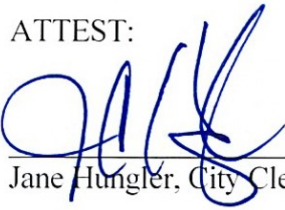


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ATTEST:



Jane Hüngler, City Clerk

Motion to approve. Roll Call vote:

Ayes: Bereitschaft, Lange, Wisbrock, Harrell, Huels, Maserang, Jokerst

Abstain: 0

Nays: 0

Absent: Rogers

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EXHIBIT 1

Description of the Properties

Rezone parcels addressed as: 256 Allen Road, 272 Allen Road, 515 Busch Forest Lane, 526 Busch Forest Lane, 527 Busch Forest Lane, 539 Busch Forest Lane, 550 Busch Forest Lane, 555 Busch Forest Lane, 566 Busch Forest Lane, 567 Busch Forest Lane, 450 South Old Highway 141, 478 South Old Highway 141, 605 South Old Highway 141, and 609 South Old Highway 141 from St. Louis County "NU" Non-Urban District to City of Fenton "NU" Non-Urban Residential District.

"NU" Non-Urban Properties

