

**AN ORDINANCE ESTABLISHING A CONDITIONAL USE PERMIT FOR VILLA DUCHESNE/OAK HILL SCHOOL, LOCATED AT 601 SOUTH SPOEDE ROAD IN THE CITY OF FRONTENAC, MISSOURI, TO REPEAL ORDINANCE 2020-1917 AND ENACTING A NEW CONDITIONAL USE PERMIT FOR THE LOCATION AND CONSTRUCTION OF TENNIS COURTS AS SHOWN ON THE APPROVED SITE PLAN ATTACHED HERETO.**

**WHEREAS**, Villa Duchesne/Oak Hill School is a private institution located at 601 South Spoeede Road within the City of Frontenac, Missouri and desires to relocate the existing tennis courts and build eight new tennis courts in the southwest part of the property; and

**WHEREAS**, there is a current Conditional Use Permit, ordinance 2020-1917, governing the existing tennis courts, parking, groundskeeping building and the construction of a field hockey pavilion, which is to be repealed by this Ordinance, and a new Conditional Use Permit will be enacted with conditions applicable to both the previous conditional use permit and the new tennis courts; and

**WHEREAS**, the Frontenac Planning and Zoning Commission of the City of Frontenac reviewed and recommended approval of the requested new Conditional Use Permit with on the Conditions stated at the April 23, 2024, meeting; and

**WHEREAS**, a public hearing was held on this request before the Board of Alderpersons on May 21, 2024.

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FRONTENAC, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**SECTION ONE:**

The prior conditional use permit is hereby repealed, and the Villa Duchesne/Oak Hill School is granted a new conditional use permit for tennis courts, parking, ground keeping building and field hockey pavilion subject to the following stipulations and restrictions:

1. Tennis Courts, parking and grounds keeping building (2001 application):
  - a) The tennis courts shall not be lighted.
  - b) Villa Duchesne/Oak Hill School shall maintain an above ground detention basin as approved by the St. Louis Metropolitan Sewer District.

- c) To the extent applicable, Villa Duchesne/Oak Hill School shall obtain all the necessary approvals for construction and making alterations in the floodplain (no construction or alteration activities are permitted absent necessary approvals from the City);
- d) Landscaping shall be maintained as shown on the approved plan dated May 21, 2001.
- e) Lighting standards and lighting levels shall be maintained as approved by the City for the parking area by the activities building but shall not exceed 0-foot candles at the proposed north drive at the lower campus.
- f) Tennis courts and fields shall be only used for Villa Duchesne/Oak Hill School activities and events and Missouri State High School Activities Association (MSHSAA) events that, and are not to be rented or used by outside organizations.

2. Field Hockey Pavilion:

- a) The pavilion shall be located on the property as shown on the site plan sheet C7.0 marked Bid Set Issued 05/12/2020, the building shall be no closer than 56 feet from the western property line;
- b) Villa Duchesne/Oak Hill School shall obtain all necessary approvals from the St. Louis Metropolitan Sewer District;
- c) To the extent applicable, Villa Duchesne/Oak Hill School shall obtain all the necessary approvals for construction and making alterations in the floodplain (no construction or alteration activities are permitted absent necessary approvals from the City);
- d) The pavilion shall be no taller than 20 feet to the roof ridge line. The cupula shall not exceed five (5) feet above the roof ridge line;
- e) The building shall be constructed of material as shown on the architectural drawings dated May 13, 2020 attached hereto;
- f) The building and patio size shall not exceed the size as shown on page two (2) of the architectural drawings dated May 13, 2020 attached hereto;
- g) The pavilion and patio shall be used for school activities only, and are not to be rented or used by outside organizations;
- h) No amplified sound shall be permitted in connection with the pavilion and patio, and they shall not to be used past 9:00 p.m.

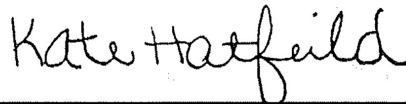
3. Construction of new tennis courts, demolition of existing tennis courts;

- a) The project plans are approved as submitted ("Tennis Court Improvements" Sheets C1.0-C3.0 dated 4/30/24);
- b) Twenty (20) "Green Giant" Arborvitae shall be installed and maintained as shown on the approved site plan (Sheet C3.0 dated 4/30/24).
- c) The new tennis courts may be utilized during daylight hours only;
- d) The tennis courts may not be used for pickleball.;
- e) The new tennis courts may be utilized for Villa Duchesne and Missouri State High School Activities Association (MSHSAA) only.
- f) To the extent applicable, Villa Duchesne/Oak Hill School shall obtain all the necessary approvals for construction and making alterations in the floodplain (no construction or alteration activities are permitted absent necessary approvals from the City);

**SECTION TWO:**

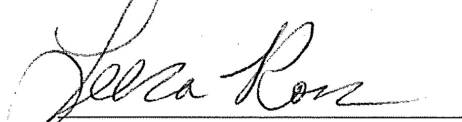
This ordinance shall be in full force and effect immediately upon its passage by the Board of Alderpersons and it approved by the Mayor.

**PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF FRONTENAC, MISSOURI, THIS 21ST DAY OF MAY 2024.**



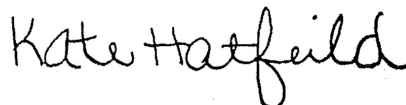
\_\_\_\_\_  
Presiding Officer

Attest:



\_\_\_\_\_  
Leesa Ross, City Clerk

**APPROVED THIS 21<sup>ST</sup> DAY OF MAY 2024.**



\_\_\_\_\_  
Kate Hatfield, Mayor

Attest:

  
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Leesa Ross, City Clerk