

**AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE CONSIDERATION OF REZONING APPLICATIONS, OR PROPOSALS FOR THE REDEVELOPMENT OR CHANGE OF USE OF PROPERTIES IN THE C-1 COMMERCIAL AND PD, PLANNED DEVELOPMENT, ZONING DISTRICTS OF THE CITY OF FRONTENAC, MISSOURI, PENDING THE UPDATING OF THE CITY'S LAND USE REGULATIONS PERTAINING TO THE AFORESAID ZONING DISTRICTS.**

**WHEREAS**, in accordance with applicable law and good planning practice, the City of Frontenac has recently updated its Comprehensive Plan; and

**WHEREAS**, the City, through its staff and consultants, is presently preparing proposed changes to the City's land use regulations, consistent with the Comprehensive Plan, that would impact the C-1 Commercial and PD, Planned Development, Zoning Districts; and

**WHEREAS**, the City's Planning and Zoning Commission and Board of Aldermen, as well as the residents of the City, require a reasonable amount of time and a stable land use environment to consider such proposed changes; and

**WHEREAS**, the adoption of this Ordinance and moratorium has been considered and recommended by the Frontenac Planning and Zoning Commission and has been the subject of a public hearing after due notice as required by law; and

**WHEREAS**, the Frontenac Board of Aldermen hereby finds, determines and declares that adoption of the moratorium hereinafter established is necessary and in the best interests of the health, safety and general welfare of the City of Frontenac and its inhabitants; and

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

**Section One.**

The City of Frontenac hereby imposes a temporary moratorium on the

consideration of any rezoning applications, redevelopment or change of use of properties located in the C-1 Commercial and PD, Planned Development, Zoning Districts. During the moratorium period the City will not accept, consider or act upon any applications for the rezoning or redevelopment or change of use of any property in the impacted zoning districts, nor will the Board of Aldermen consider referring any petition for a proposed text amendment to the Planning and Zoning Commission, that have not been recommended by the Planning and Zoning Commission and for which authorizing legislation has not been given at least one reading by the Board of Aldermen prior to the adoption of this Ordinance.

**Section Two.**

The moratorium hereby imposed shall continue and remain in effect for six (6) months from the date of adoption of this Ordinance, at which time it shall automatically terminate, unless the Board of Aldermen terminates this moratorium in a shorter period of time or extends it to allow the Planning and Zoning Commission and/or Board of Aldermen additional time to properly study and review the proposed changes to the land use regulations.

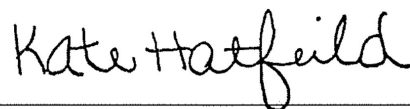
**Section Three.**

It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

**Section Four.**

This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

**PASSED BY THE BOARD OF ALDERMEN FOR THE CITY OF FRONTENAC, MISSOURI, THIS 21<sup>ST</sup> DAY OF MAY 2024.**

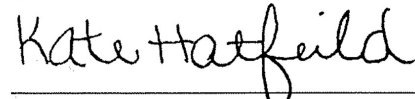


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Presiding Officer

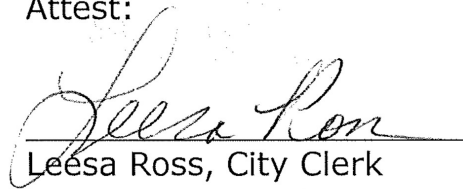
Attest:

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

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

  
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Kate Hatfield, Mayor

Attest:

  
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Leesa Ross, City Clerk