

**AN ORDINANCE OF THE CITY OF FRONTENAC,
MISSOURI, GRANTING APPROVAL FOR CERTAIN USES
AT FRONTENAC GROVE (10413 THROUGH 10435
CLAYTON ROAD) CONSISTENT WITH THE PROVISIONS
OF ORDINANCES 2005-1469A AND 2017-1855.**

WHEREAS, the City of Frontenac has established procedures regarding planned development districts and amendments to the approved and/or established land uses and site plans in such districts in Title IV, Article IV of the Code of Ordinances of the City of Frontenac; and the City of Frontenac has established procedures regarding conditional use permits in Title IV, Article V of the Code of Ordinances of the City of Frontenac; and

WHEREAS, the Board of Alderpersons adopted Ordinance 2005-1469A on September 20, 2005 approving a Preliminary and Final Development Plan and granting a Conditional Use Permit for first floor office uses, medical offices and a bank, along with a reduction in required parking spaces, for property located at 10435 Clayton Road (the Subject Property); and

WHEREAS, the Board of Alderpersons adopted Ordinance 2017-1855 on July 18, 2017 amending the conditional use permit for medical offices and retail uses and granting a further reduction in required parking for the Subject Property; and

WHEREAS, Ordinances 2005-1469A and 2017-1855 require Frontenac Grove, L.L.C., owner of the Subject Property (the Property Owner), to obtain Board of Alderperson approval prior to any proposed tenant occupying the Subject Property or any portion thereof, and submit information as required by the City to demonstrate to the reasonable satisfaction of the Board of Aldermen that the shared parking arrangements and parking reduction authorized hereby will not be affected by the proposed tenancy;

WHEREAS, the City has reviewed information submitted by the Property Owner pertaining to certain proposed tenants and finds the information submitted sufficient to determine that said tenants do not adversely impact the existing parking, and that the requirements of Ordinance 2005-1469A and 2017-1855 have been satisfied.

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

SECTION ONE:

Retail Center Tenants - 10413-10431 Clayton Road

- Hufford's Jewelry (3,000 square feet)
- Vina Sam Nail Salon (1,843 square feet)
- Sugo's Restaurant (6,139 square feet)
- VACANT, formerly Commerce Bank (4,000 square feet)
- Avalcare Healthcare Consulting (1,765 square feet), medical office with zero (0) physicians; part of PILOT
- Parvin Hair Salon (1,293 square feet)

Medical Building Tenants – 10435 Clayton Road


Currently, the Medical Building contains 32,218 square feet with six (6) medical office units:

- Suite 110 - Frontenac Ambulatory Surgery, three (3) physicians, (11,515 square feet, part of PILOT)
- Suite 120 – Injury Specialists with one (1) physician on site at a time, (6,082 square feet, part of PILOT)
 - Orthopedic Spine Institute (integrated practice of Injury Specialists)
 - Vibrant Living Chiro (adjunct practice of Injury Specialists used for consultants with patients)
 - Silber Infertility (small lab without patients or doctors)
- Suite 200 - VACANT, formerly St. Luke's Vascular Access Center (6,017 square feet, part of PILOT)
- Suite 201 - Fresenius Home Dialysis dba RAI Dialysis with zero (0) physicians (2,101 square feet, part of PILOT)
- Suite 202 – Accelerated Care, staff of two (2) no physicians, acts as case-worker for patients with workers compensation or personal injury claims, (1,672 square feet, part of PILOT)
- Suite 10 – VACANT, (4,831 square feet, part of PILOT)

SECTION TWO:

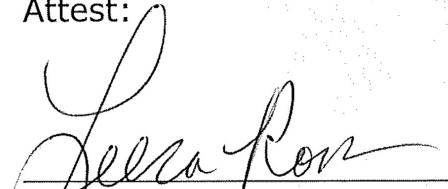
This ordinance shall be in full force and effect immediately upon its passage by the Board of Aldermen and its approval by the Mayor.

PASSED BY THE BOARD OF ALDERPERSONS FOR THE CITY OF FRONTENAC, MISSOURI, THIS 18TH DAY OF JUNE 2024.




Presiding Officer

Attest:



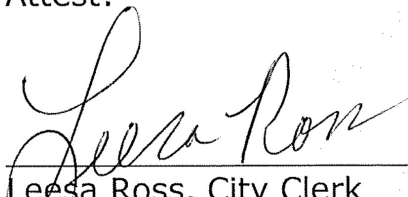
Leesa Ross, City Clerk

APPROVED THIS 18TH DAY OF JUNE 2024.



Kate Hatfield, Mayor

Attest:



Leesa Ross, City Clerk