

BILL NO.: 24-0707

ORDINANCE NO. 24-0276

INTRODUCED BY: Council Member Scott Seck

1 **AN ORDINANCE APPROVING APPLICATION CU24038 FOR THE**
2 **ISSUANCE OF A CONDITIONAL USE PERMIT FOR TWO (2) OVERSEAS**
3 **CONTAINERS IN THE SINGLE-FAMILY RESIDENTIAL (R10) ZONE**
4 **DISTRICT LOCATED IN COUNCIL DISTRICT 5.**

5 **WHEREAS**, the Jefferson County Planning and Zoning Commission held a
6 hearing on June 27, 2024 on Application / Petition Number CU24038, for a conditional
7 use permit for two (2) overseas containers on real estate located in Jefferson County,
8 State of Missouri, to-wit: Parcel Number: 11-6.0-23.0-0-000-029 in the Single-Family
9 Residential (R10) zone district; and

10 **WHEREAS**, the record of the June 27, 2024 hearing and the recommendation of
11 the Planning and Zoning Commission have been filed with the Jefferson County,
12 Missouri, Council; and

13 **WHEREAS**, the Jefferson County, Missouri, Council has taken official notice of
14 the following items and exhibits filed with and presented to the Jefferson County,
15 Missouri, Council with respect to the Application:

16 a. Jefferson County Planning Division Staff Report to the Planning
17 and Zoning Commission recommending approval of the application and the case
18 file for this Application.

19 b. The record of the hearing before the Planning and Zoning
20 Commission including the following exhibits:

FILED

JUL 30 2024

JEANNIE GOFF
COUNTY CLERK, JEFFERSON COUNTY, MO

1 Exhibit A, The Official Master Plan for Jefferson County, Missouri,
2 adopted August 6, 2003 and effective April 2, 2008;

3 Exhibit B, The Code of Ordinances of Jefferson County, Chapter 400:
4 Unified Development Order (UDO) adopted April 2, 2008, as
5 amended;

6 Exhibit C, Staff Report and case file; and

7 Exhibit D, Photograph Submitted by Reid Vales

8 **WHEREAS**, it is found by the Jefferson County, Missouri, Council that:

9 a. All persons required to receive notice of the hearing were notified,
10 all notices were published, and signs posted in accordance with Missouri law and
11 the Unified Development Order.

12 b. The Jefferson County, Missouri, Council has jurisdiction over the
13 subject matter of this application.

14 c. The requested conditional use, as conditioned by this Ordinance,
15 satisfies the general criteria for conditional uses and the criteria for overseas
16 containers as established by the Unified Development Order.

17 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI,**
18 **COUNCIL, AS FOLLOWS:**

19 Section 1. Application Number: CU24038 is approved for the real estate
20 described as Parcel Number 11-6.0-23.0-0-000-029 and a conditional use permit is
21 hereby issued for two (2) overseas containers, subject to the following conditions of
22 approval:

1 1. There must be a principal structure established on the lot and the lot shall be at
2 least five (5) acres in size.

3 2. The overseas containers shall not be located in front of the principal structure.
4 The containers must meet all building setbacks for the R10 zone district.

5 3. The overseas containers shall be placed on a hard surface.

6 4. The overseas containers shall be subject to all State, local, and Federal permits
7 including a Jefferson County Building permit.

8 5. The overseas containers shall be screened on all sides with the exception of
9 the entry or access door.

10 Section 2. The zoning map of Jefferson County, Missouri shall be amended
11 by changing the area where said real estate is located on the map with the marking
12 “CU24038”.

13 Section 3. This Ordinance shall be in full force and effect immediately upon
14 passage by the Jefferson County, Missouri, Council as of the date listed below.

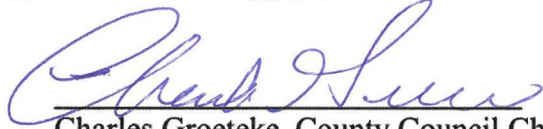
15 Section 4. If any part of this Ordinance is invalid for any reason, such
16 invalidity shall not affect the remainder of this Ordinance.

**THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE
JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:**

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>yes</u>
Council Member District 6, Daniel Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 22 DAY OF July, 2024:

PASSED FAILED



Charles Groeteke, County Council Chair



Cherlynn Boyer, Council Administrative Assistant

THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 26 DAY OF July, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.

Dennis J. Gannon
Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:

Jeannie Goff
Jeannie Goff, County Clerk

By Shelley Blankenship
Deputy Clerk

First Reading: 07-08-2024

Second Reading: 07-22-2024

Third Reading: 07-22-2024