

AN ORDINANCE OF THE CITY OF PARK HILLS, MISSOURI AMENDING THE ZONING DISTRICT MAP OF THE CITY OF PARK HILLS, MISSOURI REGARDING 24 RIVERMINES STREET, PARK HILLS, MISSOURI.

WHEREAS, the property located at 24 Rivermines, Park Hills, Missouri is under review, pending the rezoning approved herein, by the Park Hills' Community Development Department to be consolidated to include a new LOT A of:

SKAGGS PLACE, A MINOR SUBDIVISION
ALL OF LOTS 7, 10, 16, 17, 18, 20, AND 21A, BLOCK 20, PART OF GALENA STREET,
AND PART OF RIVERMINES STREET, TOWN OF RIVERMINES, PLAT BOOK 5 PAGE 16,
BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 36 NORTH, RANGE 5 EAST, ST. FRANCOIS COUNTY, MISSOURI
City of Park Hills

(legal taken from Big River Surveying Job No. 24001 dated January 22, 2024). A true and accurate copy of said survey is attached hereto and incorporated herein by this reference.

WHEREAS, an application has been filed with the City to rezone said "LOT A" including all lots contained therein, from its current mixed zoning of C-1 (commercial) and R-2 (residential), to only R-2 (residential).

WHEREAS, said application was sent to the City's Planning and Zoning Commission and a motion before the City's Planning and Zoning Commission to recommend the proposed zoning amendment passed with a unanimous vote.

WHEREAS, publication of a public hearing has been made and said public hearing took place in front of the City Council on this date.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARK HILLS, MISSOURI, AS FOLLOWS:

SECTION 1.

That the official Zoning Map for the City of Park Hills, Missouri, as adopted by the City of Park Hills, Missouri, be and the same is hereby amended and changed so that the property and lots described as LOT A herein, are removed from its current mixed zoning of C-1 (commercial) and R-2 (residential), to only R-2 (residential) and are subject to all provisions thereof.

SECTION 2.

The portions of this Ordinance shall be severable. In the event that any portion of the Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this

Ordinance are valid, unless the court finds that the valid portions of the Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council would have enacted the valid portions without the invalid ones, or unless the Court finds that the valid portions standing alone are incompetent and are incapable of being executed in accordance with the legislative intent.

SECTION 3.

This ordinance shall take full force and effect from and after the date of its passage by the City Council and approval by the Mayor of the City of Park Hills, Missouri, or otherwise provided by law.

DULY READ TWO TIMES AND PASSED THIS 9 DAY OF April, 2024.

Stacey Easter
Presiding Officer

ATTEST:

Brandy Mauler
City Clerk

APPROVED THIS 9 DAY OF April, 2024.

Stacey Easter
Mayor

ATTEST:

Brandy Mauler
City Clerk

