

CITY OF STRAFFORD

BILL 24-34

ORDINANCE 1045

AN ORDINANCE OF THE CITY OF STRAFFORD, MISSOURI AUTHORIZING THE LOGAN ESTATES PLANNED UNIT DEVELOPMENT

WHEREAS, Article XIV, Chapter 400 of the City Code of the City of Strafford provides for the authorization of Planned Unit Developments (PUD) within the municipal boundaries; and

WHEREAS, Morelock Builders & Associates, Inc. (developer) on behalf of Audrey Reznik (property owner), has submitted an application for approval of the Logan Estates PUD, a 5.0 acre development on the southwest corner of the intersection of State Highway 125 and Lillian Drive Street (PIN 1105100030), addressed as 3621 North State Highway 125 and, contingent upon annexation and subsequent rezoning, is zoned Multi-Family Residential (“R-3”) Zoning District; and

WHEREAS, on June 13, 2024 the Planning and Zoning Commission reviewed the proposed Logan Estates PUD and made a recommendation to the Board of Aldermen to approve the PUD and its supporting documents by a vote of 4 ayes and zero nays (4-0) with the provisions detailed in Section 2 below and Exhibits A thru C shall be adhered to; and

WHEREAS, the developers have complied with and obtained all necessary approvals required by the City Code, Article XIV Chapter 400 for a Planned Unit Development on said Property. Except as described below, revisions or amendments to the approved PUD Plan are subject to Section 400.585.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF STRAFFORD AS FOLLOWS:

SECTION 1. The Board of Aldermen hereby finds all the recitals in the preamble of this Ordinance to be reasonable and accurate.

SECTION 2. Pursuant to Article XIV, Chapter 400, the Board of Aldermen hereby approves the Logan Estates PUD Plan upon the terms and conditions as contained, described and depicted in the following documents and listed below:

- (a) PUD Written Report narrative – See Exhibit A attached hereto; and
- (b) PUD Site Plan (Overall Plan) – See Exhibit B attached hereto; and
- (c) PUD Improvement Plan – See Exhibit C attached hereto.

SECTION 3. Except as described herein or in the Written Report (Exhibit A), any changes to the PUD Plan or any of the attachments hereto shall only be made and approved in accordance with 400.585 of the City Code.

SECTION 4. As defined in the Written Report (Exhibit A) and shown on the PUD Site Plan (Exhibit B), permitted and accessory uses as described in the “R-3” Multi-Family Residential District are allowed within the PUD plan up to a maximum of 25 dwelling units per acre.

SECTION 5. Any land uses not specifically identified in the PUD Written Narrative and PUD Site Plan which are also not permitted uses in Multi-Family Residential (“R-3”) Zoning District shall require a PUD Plan amendment.

SECTION 6. Any uses permitted in the Multi-Family Residential (“R-3”) zoning district but not identified in the PUD Plan ordinance may be allowed by written approval from the City Administrator. The City Administrator shall determine whether these uses are permitted based, in part, on water and sanitary sewer capacity serving the site and the impact on traffic generation. The gross floor area for any use permitted by the City Administrator shall be deducted from the total square footage allocated for another use described in the PUD plan.

SECTION 7. Setbacks for buildings internal to the PUD plan may be reduced when compliant with Building Code requirements. In addition, locations of buildings and building envelopes may be adjusted if identical in size to that shown on the PUD Site Plan (Exhibit B). All exterior buffer yards along property lines shall remain as shown on the PUD Site Plan (Exhibit B).

SECTION 8. Upon written request by the developer, the City Administrator is authorized to allow for a maximum 20% increase in building gross floor area square footage for each land use site identified on the PUD Site Plan so long as the total number of dwelling units are not increased. Increases of more than 20% in gross floor area for each land use site shown on the PUD Site Plan shall require a PUD amendment as approved by the Board of Aldermen.

SECTION 9. The PUD provide no less than the number of Off-Street Parking as shown on the PUD Site Plan (Exhibit B) unless authorized by the City Administrator.

SECTION 10. All utility extensions to serve the site and confirmation that adequate supply per City requirements are the responsibility of the developer.

SECTION 11. Upon approval of this Ordinance, the developer is authorized to begin any subsequent steps to develop the property.

SECTION 12. All other City codes, regulations and ordinances shall be in full force and affect unless specifically waived or modified herein or in any of the attachments and the developer shall be required to construct this project in accordance therewith.

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

PASSED AND APPROVED BY THE STRAFFORD BOARD OF ALDERMEN THIS 15th DAY OF July, 2024.

Ashley French, Mayor

ATTEST:

Sandy Strecker
City Clerk