

BILL NO. 6209

ORDINANCE NO. 4847

INTRODUCED BY: **ALDERMAN PLUFKA** **ALDERMAN DIMMITT**
 ALDERMAN WEGGE **ALDERWOMAN SIM**
 ALDERMAN LOCHMOELLER **ALDERMAN LEAHY**
 ALDERMAN KRAMER **ALDERWOMAN O'NEILL**

AN ORDINANCE IMPOSING A MORATORIUM OF UP TO SIX MONTHS ON DEVELOPMENT OR CHANGE OF USE OF PROPERTY LOCATED WITHIN THE EASTERN PORTION OF THE MANCHESTER ROAD SUB-AREA PLAN ("STUDY AREA") TO ALLOW SUFFICIENT TIME FOR A PROPER LAND USE STUDY, EFFECTIVE COMMUNITY ENGAGEMENT, COMPREHENSIVE PLAN UPDATE IF NECESSARY, AND CONSIDERATION OF ANY APPROPRIATE ZONING TEXT AMENDMENTS OR OTHER ACTIONS.

WHEREAS, the Manchester Road Sub-Area Plan was developed as part of the City's Comprehensive Plan adopted in 2018 and it is an appropriate time to focus on the eastern portions of such Sub-Area Plan as shown on the attached Exhibit A (the "Study Area"); and

WHEREAS, there are certain areas within the Study Area that have not been utilized or have been under-utilized for an extended period of time and there are certain areas which may be subject to redevelopment in the near future; and

WHEREAS, good planning practice and prudent land use management practices dictate that the City of Brentwood should at least undertake a comprehensive planning effort and regulatory review to be assured that development within the Study Area is reasonably considered, consistent with the Comprehensive Plan and responsibly addressed; and

WHEREAS, the Board of Aldermen believes it to be in the best interest of the City of Brentwood, Missouri, and its residents to take steps necessary to conduct a land use study and take other appropriate actions as such relates to the properties within the Study Area; 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 accomplish these goals and in order to make the results of their labors meaningful; and

WHEREAS, a moratorium on new development and land use in the Study Area will allow for a proper land use study, effective community engagement, and action on any necessary new zoning regulations to proceed in an orderly and efficient manner; and

WHEREAS, the adoption of this Ordinance and moratorium has been considered and

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recommended by the Brentwood Planning and Zoning Commission and been the subject of a public hearing after due notice as required by law; and

WHEREAS, the Brentwood 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 Brentwood and its inhabitants.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRENTWOOD, MISSOURI, AS FOLLOWS:

Section One.

The City of Brentwood hereby imposes a temporary moratorium on development or change of use of property within the Study Area. During the moratorium period the City will not accept, consider or act upon any applications for rezoning, variances, conditional use permits that would change the existing actual use of property, site plans, area plans or final plans, nor any petitions for zoning ordinance text amendments, which pertain to property within the Study Area.

Section Two.

The moratorium hereby imposed shall continue and remain in effect for a period of up to six (6) months from the date of adoption of this Ordinance in order to allow for additional time to properly study and review the City's land use regulations and act upon any recommendations resulting from that process. The moratorium established by this Ordinance shall automatically terminate six months after the date of adoption of this Ordinance unless the Board of Aldermen terminates this moratorium in a shorter period of time.

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.

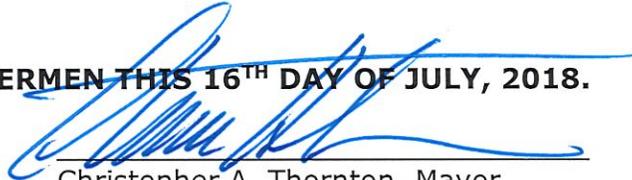
This Ordinance shall be in full force and effect from and after its passage and

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approval.

PASSED BY THE BOARD OF ALDERMEN THIS 16TH DAY OF JULY, 2018.


Christopher A. Thornton, Mayor

ATTEST:


Shelly Todd, Deputy City Clerk

APPROVED BY THE MAYOR THIS 16 DAY OF July 2018.


Christopher A. Thornton, Mayor

ATTEST:


Shelly Todd, Deputy City Clerk

1st Reading: 7/16/2018
2nd Reading: 7/16/2018

