

**SPONSORED BY:** \_\_\_\_\_  
**INTRODUCED BY:** \_\_\_\_\_

**BILL NO. 3740**  
**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO NATIONAL VETERINARY ASSOCIATES, INC., D/B/A NO LEASH NEEDED, TO ALLOW THE SALE OF PET-RELATED RETAIL PRODUCTS, PET DAY-CARE FACILITY, AND PET GROOMING, TRAINING AND BOARDING SERVICES, AT THE LOCATION KNOWN AND NUMBERED AS 15599 MANCHESTER ROAD, WITHIN THE “C-3” COMMERCIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE.**

**WHEREAS**, National Veterinary Associates, Inc., d/b/a No Leash Needed, has petitioned for issuance of a conditional use permit to allow the sale of pet-related retail products, pet day-care facility, and pet grooming, training and boarding services, at the location known and numbered as 15599 Manchester Road, within the “C-3” Commercial Zoning District of the City of Ellisville; and

**WHEREAS**, said petition was considered by the Planning and Zoning Commission at an open meeting on March 9, 2022, pursuant to Title IV, Land Use, of the Municipal Code of the City of Ellisville, and the Planning and Zoning Commission forwarded a positive recommendation of said petition to the City Council; and

**WHEREAS**, a public hearing was held by the City Council on March 16, 2022, pursuant to Title IV, Land Use, of the Municipal Code of the City of Ellisville, regarding said petition; and

**WHEREAS**, all persons present at such hearing were given an opportunity to be heard and were heard; and

**WHEREAS**, the Council finds that the project: (1) would not adversely affect traffic conditions, (2) would not substantially increase fire hazards, (3) would not adversely affect the character of the neighborhood, (4) would not adversely affect the general welfare of the community, (5) would not overtax the sewage or public utilities, (6) would not adversely affect or overtax Police or other City services, (7) would be the highest and best use of the location applied for, (8) would not adversely affect the financial condition of the City including an adverse impact upon utility, property and sales tax, (9) would not have a substantial negative impact on the environment, (10) is compatible with surrounding uses and the surrounding neighborhood, (11) the comparative size, floor area and mass of the proposed use and/or proposed structure are appropriate and reasonable in relation to adjacent structures and buildings on surrounding properties and in the surrounding neighborhood, (12) would not adversely affect the neighborhood in terms of water runoff, noise transfer or heat generation due to significant amount of hard surfaced areas for buildings, sidewalk, drives, parking and service areas, (13) the frequency and duration of various indoor and outdoor activities and special events associated with the proposed use will not have a deleterious impact on the surrounding area, (14) is likely to remain in existence for a reasonable length of time and not become vacant or unused and does not involve the presence of unusual, single-purpose structures or components of a temporary nature, (15) complies with the

standards of good planning practices, (16) sufficient measures have been or will be taken to negate, to an acceptable level, any potentially adverse impacts, (17) furthers the goals and objectives set forth in the Comprehensive Plan, and (18) would comply with all applicable provisions of Title IV, Land Use; and

**WHEREAS**, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**SECTION 1:** The Council hereby authorizes issuance of a conditional use permit to National Veterinary Associates, Inc., d/b/a No Leash Needed, to allow the sale of pet-related retail products, pet day-care facility, and pet grooming, training and boarding services, at the location known and numbered as 15599 Manchester Road, within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri, subject to the following conditions in addition to all other applicable regulations and requirements:

1. That the applicant installs three (3) Sidewalk Luminaires, evenly spaced along Manchester Road (annotated as “proposed sidewalk light” on plans); and
2. That the applicant removes the asphalt shoulder along Manchester Road and installs sod; and
3. That the existing sidewalk along Manchester Road be replaced with a 5’ wide sidewalk, if the existing sidewalk measures less than the required 5’ width; and
4. That all existing Bradford Pear trees be replaced with acceptable street tree species; and
5. That the applicant complies with all the recommendations provided by the City’s third-party landscape architect; and
6. That all proposed site lighting complies with applicable regulations; and
7. That the applicant complies with all applicable Pet-Day Care, Training and Boarding regulations; and
8. Compliance with all applicable site design regulations.

**SECTION 2:** This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. 3739 having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**BILL NO. 3740** \_\_\_\_\_

**ORDINANCE NO.** \_\_\_\_\_

**First Reading votes:**  
**DATE:** \_\_\_\_\_

**Second Reading votes:**  
**DATE:** \_\_\_\_\_

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
<b>MCGRATH</b>	_____	_____	_____
<b>COMPTON</b>	_____	_____	_____
<b>CAHILL</b>	_____	_____	_____
<b>VACANT</b>	_____	_____	_____
<b>DUFFY</b>	_____	_____	_____
<b>BOGGS</b>	_____	_____	_____
<b>ROEMERMAN</b>	_____	_____	_____

<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____

**ATTEST:**  
\_\_\_\_\_  
**CITY CLERK**

**CITY OF ELLISVILLE**  
\_\_\_\_\_  
**MAYOR MIKE ROEMERMAN**

Approved as to legal content and form:

\_\_\_\_\_  
City Attorney

