

January 9, 2025

**NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION**

**Map Amendment/Rezoning
Conditional Use Permit
2327 W. Osage St., Pacific MO
Franklin County Locator ID: # 19-2-10.0-0-000-027.000**

The City of Pacific Planning and Zoning Commission will conduct Public Hearings on **Tuesday, January 28, 2025** at 7:00 P.M. at the Pacific Government Center, 300 Hoven Drive, Pacific MO to hear comments on the following proposals:

PZ 2024-12: Map Amendment, Khan Family Properties LLC., applicant. The applicant is seeking a map amendment (rezoning) for an approximate 2.30 +/- acre tract of land generally located at 2327 West Osage St. (Franklin County Parcel ID: 19-2-10.0-0-000-027.000). 2327 West Osage St. is currently **not** in the city limits of Pacific and is zoned "A" through Franklin County. The applicant is seeking rezoning from the current "A" Franklin County Zoning District to the City of Pacific, C-2 Arterial Commercial District.

PZ 2024-13: Conditional Use Permit, Khan Family Properties LLC., applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 2327 W. Osage St., Pacific, MO 63069 (Franklin County Parcel #19-2-10.0-0-000-027.000). The applicant has submitted a request for a Conditional Use Permit (CUP), for obtaining the zoning entitlement to conduct a car lot. The property is currently in rural Franklin County zoned "A", The applicant is also applying for an annexation and rezoning into "C-2" Arterial Commercial District. Once rezoned, Under Section 400.120 a car lot would be subject to a CUP and other requirements.

Interested parties may comment during the Public Hearing at the specified date and time. Copies of the application are available for review at Pacific City Hall, 300 Hoven Drive during weekdays between the hours of 8:00 a.m. and 5:00 p.m. Copies are also available online at www.pacificmissouri.com. If you should need additional information, please contact Steve Brune, Building Commissioner, by telephone at 636-271-0500 ext 219 or by email at sbrune@pacificmissouri.com