

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “E ONE ACRE” ESTATE RESIDENCE DISTRICT FOR A 3.0 ACRE TRACT OF LAND LOCATED ON THE WEST SIDE OF WILSON ROAD, DIRECTLY NORTH OF WILSON BLUFFS (P.Z. 27-2007 1701 WILSON/CHRIS BARRY)

WHEREAS, the Petitioner, Chris Barry, submitted a request for a change of zoning from “NU” Non-Urban District to “E One-Acre” Estate Residence District for a 3.0 acre track of land located on the west side of Wilson Road, directly north of Wilson Bluffs; and,

WHEREAS, the Planning Commission held a public hearing on August 27, 2007 to the consider the matter; and,

WHEREAS, the Planning Commission recommended approval of the amended request by a vote of 7-0 on September 24, 2007; and,

WHEREAS, at its October 4, 2007 meeting, the Planning and Zoning Committee, having considered the same, recommended P.Z. 27-2007 1701 Wilson for approval; and,

WHEREAS, the City Council, having considered the recommendations of the Planning Commission and the Planning and Zoning Committee, voted to approve P.Z. 27-2007 1701 Wilson.

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are a part thereof, are hereby amended by transferring from an “NU” Non-Urban District to a “E One Acre” Estate Residence District for a 3.0 acre tract of land located on the west side of Wilson Road, directly north of Wilson Bluffs. A description of the subject site is as follows:

PROPERTY DESCRIPTIONS

A TRACT OF LAND IN THE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 45 NORTH – RANGE 4 EAST, CITY OF CHSTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF “CHRISTOPHER WOODS” AS RECORDED IN PLAT BOOK 299 PAGE 35 OF THE ST. LOUIS COUNTY RECORDS;

THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 410.31 FEET ON THE SOUTH LINE OF SAID LOT 1 OF THE EASTWARD PROLONGATION THEREOF TO THE WEST LINE OF WILSON ROAD; THENCE SOUTH 01 DEGREES 09 MINUTES 48 SECONDS WEST 303.96 FEET ON SAID WEST LINE TO THE NORTH LINE OF PROPERTY CONVEYED TO ROY SCHLEUTER, TRUSTEE BY ST. LOUIS COUNTY RECORDS; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST 410.05 FEET ON SAID NORTH LINE TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILLIAM CARRELL TANDY, JR. AND WIFE OF DEED RECORDED IN BOOK 12112 PAGE 2141 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 01 DEGREES 06 MINUTES 48 SECONDS EAST 303.96 FEET ON THE EAST LINE OF SAID TANDY PROPERTY TO THE POINT OF BEGINNING, AND CONTAINING 2.862 ACRES, MORE OR LESS.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

Section 3. The City Council, pursuant to the petition filed by Chris Barry in P.Z. 27-2007 requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearings, held by the Planning Commission on the 27th day of August 2007, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warnings and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2007.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____