

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M-3" PLANNED INDUSTRIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR A 1.283 ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF CHESTERFIELD INDUSTRIAL BOULEVARD AND EDISON AVENUE (P.Z. 43-2007 Chesterfield Industrial Park Lot 8 {Mr. & Mrs. Frederick Marten})

WHEREAS, the petitioners, Mr. & Mrs. Frederick Marten, have requested a change in zoning from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for a 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue; and,

WHEREAS, the Planning Commission held a public hearing regarding the said request on November 15th, 2007; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the rezoning request.

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 part thereof, are hereby amended by establishing a "PI" Planned Industrial District for a 1.283 acre tract of land located at the southeast corner of Chesterfield Industrial Boulevard and Edison Avenue and described as follows:

A tract of land being Lot 8 of the "Amended Plat of Lots 8 through 17 of the Resubdivision of Lot 1 of Chesterfield Industrial Park," in U.S. Survey 1010, Township 45 North, Range 3 and 4 East of the City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 8; said point being also a point in the South line of Edison Avenue, 75 feet wide; thence Southwardly along the East line of said Lot 8 South 04 degrees 10 minutes 43 seconds East 214.47 feet to the Southeast corner thereof; thence Westwardly along the South line of said Lot 8 South 81 degrees 40 minutes 45 seconds West 262.62 feet to a point in the East line of Chesterfield Industrial Boulevard, 40 feet wide; thence Northwardly along said East line of Chesterfield Industrial Boulevard North 08 degrees 19 minutes 15 seconds West 180.98 feet along a curve to the right, having a radius of 20 feet, a distance of 32.42 feet to a point in

aforesaid South line of Edison Avenue, 75 feet wide; thence Eastwardly along said South line North 78 degrees 48 minutes 59 seconds East 259.43 feet to the point of beginning and containing 1.282 acres according to calculations by Volz, Inc. on October 10, 2007.

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, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the petition filed by Mr. and Mrs. Frederick Marten, in P.Z. 43-2007, 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 hearing, held by the Planning Commission on the 15th day of November, 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 warning 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 _____, 2008.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____