

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “R2” RESIDENCE DISTRICT FOR A 4.94 ACRE TRACT OF LAND LOCATED AT 14550 LADUE ROAD, WEST OF THE INTERSECTION OF LADUE ROAD AND GREEN TRAILS (P.Z. 08-2008 TIPHERIS ISRAEL CHEVRA KADISH CONGREGATION)

WHEREAS, the Petitioner, Tpheris Israel Chevra Kadish Congregation, submitted a request for a change of zoning from “NU” Non-Urban District to “R2” Residence District for a 4.94 acre tract of land located on Ladue Road, west of the intersection of Ladue Road and Green Trails; and,

WHEREAS, the Planning Commission held a public hearing on September 8, 2008 to the consider the matter; and,

WHEREAS, the Planning Commission recommended approval of the request with the expectation that the Petitioner execute a deed restriction for the area north of Brayhill Subdivision by a vote of 8-0 on September 22, 2008; and,

WHEREAS, at its October 23, 2008, the Planning and Public Works Committee, having considered the same, recommended P.Z. 08-2008 Tpheris Israel Chevra Kadish Congregation 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. 08-2008 Tpheris Israel Chevra Kadish Congregation.

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 “R2” Residence District for a 4.94 acre tract located at 14550 Ladue Road, west of the intersection of Ladue Road and Green Trails Road. A description of the subject site is as follows:

PROPERTY DESCRIPTION

A tract of land being Lot A of Brayhill Court, a subdivision according to the plat thereof recorded in Plat Book 198, page 53 of the St. Louis County Records, situated in U.S. Surveys 415 & 1911, Township 45 North, Range 4 East, St. Louis County, Missouri, and more particularly described as follows:

Beginning at the southwestern corner of said Lot A, thence along the Western line of said Lot A, North 33 degrees 18 minutes 42 seconds West, 635.00 feet to an angle point therein; thence South 56 degrees 54 minutes 39 seconds West, 350.00 feet to an angle point therein; thence North 32 degrees 40 minutes 22 seconds West, 384.86 feet to the Northwestern corner of said Lot A; thence along the Northern line of said Lot A, North 64 degrees 58 minutes 08 seconds East, 300.05 feet to the Northeastern corner thereof; thence along the Eastern line of said Lot A South 49 degrees 17 minutes 43 seconds East, 1018.25 feet to the Southeastern corner thereof; thence along the Southern line of said Lot A, South 56 degrees 54 minutes 39 seconds West, 231.61 feet to the point of beginning and containing 4.94 Acres, more or less (214,960 Square Feet).

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 Tpheris Israel Chevra Kadish Congregation in P.Z. 08-2008 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 8th day of September 2008, 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 _____, 2008.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: November 3, 2008