

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2303 AND REPLACING IT WITH A NEW ORDINANCE THAT AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “PC” PLANNED COMMERCIAL DISTRICT TO AN “E-1” ONE ACRE ESTATE DISTRICT FOR A 1.47 ACRE TRACT OF LAND LOCATED AT 17531 WILD HORSE CREEK ROAD (P.Z. 08-2010 17531 WILD HORSE CREEK ROAD {LARRY MINTZ}).

WHEREAS, the petitioner, Larry Mintz, has requested a change of zoning from “PC” Planned Commercial District to an “E-1” One Acre Estate District for a 1.47 acre tract of land located at 17531 Wild Horse Creek Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 11, 2010; and,

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

WHEREAS, the City Council, having considered said request, voted to approve 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 a part thereof, are hereby establishing an “E-1” One Acre Estate District for a 1.47 acre tract of land located at 17531 Wild Horse Creek Road and described as follows:

Adjusted Parcel 1 P.B. 353 P. 955 A tract of land being part of U.S. Survey No. 150, Township 45 North, Range 3 East of the 5th P.M., St. Louis County, Missouri and being more particularly described as follows:

Commencing from the intersection of the South right-of-way of the Chicago, Rock Island Railroad with the East Line of U.S. Survey No. 150; thence along said South right-of-way S 77 05'00” W 755.79 feet to a set iron rod at the point of beginning of the tract of land described herein; thence leaving said South right-of-way S 47 49'24” E 139.17 feet to a set iron rod: thence S 19 44' 19” E 174.03 feet to a set iron rod on the North right-of-way line of Wild Horse Creek Road, 60 feet wide; thence along said right-of-way along a curve deflecting to the left having a radius of 1940.08 feet an arc length of 174.12 feet a chord course S 57 48' 17” W 174.06 feet;

thence S 55 14' 00" W 65.83 feet; thence leaving said right-of-way N 12 21' 59" W 368.92 feet to the south right-of-way of the Chicago, Rock Island Railroad; thence along said South right-of-way N 77 05' 00" E 121.55 feet to the point of beginning, containing 1.47 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 as recommended by the Planning Commission in its recommendations to the City Council.

Section 3. The City Council, pursuant to the petition filed by Larry Mintz in P.Z. 08-2010 17531 Wild Horse Creek Road, 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 11th day of October 2010, 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 _____, 2010.

ACTING MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

ADJUSTED PARCEL 1 OF THE PROPERTY BOUNDARY SURVEY OF A TRACT OF LAND BEING PART OF LOT 21 R. H. STEVENS FARM T 45 N, R 3 E, OF THE 5TH P.M. ST. LOUIS CO., MISSOURI

DESCRIPTION: ADJUSTED PARCEL 1 P.B. 353 P. 955
A TRACT OF LAND BEING PART OF U.S. SURVEY NO. 150, TOWNSHIP 45 NORTH,
RANGE 3 EAST OF THE 5th P.M., ST. LOUIS COUNTY, MISSOURI AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF THE
CHICAGO, ROCK ISLAND RAILROAD WITH THE EAST LINE OF U.S. SURVEY NO. 150;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S77°05'00"W 755.79 FEET TO A SET
IRON ROD AT THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED
HEREIN; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S47°49'24"E 139.17 FEET
TO A SET IRON ROD; THENCE S19°44'19"E 174.03 FEET TO A SET IRON ROD ON
THE NORTH RIGHT-OF-WAY OF WILD HORSE CREEK ROAD 60 FEET WIDE; THENCE
ALONG SAID RIGHT-OF-WAY ALONG A CURVE DEFLECTING TO THE LEFT HAVING
A RADIUS OF 1940.08 FEET AN ARC LENGTH OF 174.12 FEET TO A CHORD COURSE
S57°48'17"W 174.06 FEET; THENCE S 55°14'00"W 65.83 FEET; THENCE LEAVING
SAID RIGHT-OF-WAY N12°21'59"W 368.92 FEET TO THE SOUTH RIGHT-OF-WAY
OF THE CHICAGO, ROCK ISLAND RAILROAD; THENCE ALONG SAID SOUTH RIGHT-
OF-WAY N77°05'00"E 121.55 FEET TO THE POINT OF BEGINNING, CONTAINING
1.47 ACRES, MORE OR LESS.

ST. LOUIS COUNTY BENCHMARK #11-1 ELEV=541.50'
"STANDARD TABLET" STAMPED 96-75 S.L.C. SET IN WEST END OF
NORTH HEADWALL OF SMALL DRAIN CROSSING ALONG WILD HORSE
CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL.

SITE BENCHMARK ELEV=541.50'
"STANDARD TABLET" STAMPED 96-75 S.L.C. SET IN WEST END OF
NORTH HEADWALL OF SMALL DRAIN CROSSING ALONG WILD HORSE
CREEK ROAD; 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL.

NOTES: BEARING SYSTEM ADOPTED PER THE SOUTH LINE OF
CHICAGO, ROCK ISLAND RAILROAD(N77°05'E) PER SURVEY
BY R. DAN BOLES & CO. DATED APRIL 27, 1960.

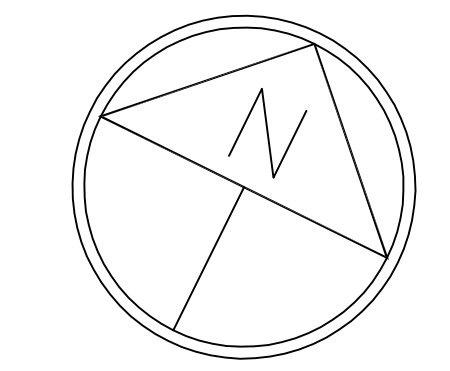
I HEREBY CERTIFY THAT THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY
AND DIRECTION DURING MAY, 2006 AT THE ORDER OF AMERICAN WEST HOMES INC.
TO LOCATE THE BOUNDARY & TOPOGRAPHY AND THAT SAID SURVEY WAS
EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY,
OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND
LAND SURVEY AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS,
PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE
ARCHITECTS THAT THE RESULTS OF THE SURVEY, AND ALL VISIBLE ENCROACHMENTS AND THE
INSTRUMENTS REFERRED TO IN THE ADJACENT DESCRIPTION ON THIS TRACT, ARE CORRECTLY SHOWN
HEREON.

METRON Surveying Co.
14369 OLIVE BOULEVARD
CHESTERFIELD, MO. 63017
314-432-5400 FAX: 314-469-6167

WAYNE R. GOTTSCHALL L.S. - 886

BOUNDARY & TOPOGRAPHY SURVEY		REV.	DATE	DESCRIPTION	BY	CHK'D
For: AMERICA WEST HOMES INC. 18102 C CHESTERFIELD AIRPORT RD. CHESTERFIELD, MISSOURI 63005 TEL 636-537-1776		ORDER NO.	5118			
		DATE	5-09-06			
		DRAWN	JEW			
		CHECKED	WRG			
METRON Surveying Co. 14369 OLIVE BOULEVARD CHESTERFIELD, MO. 63017 314-432-5400 FAX: 314-469-6167						1 OF 1

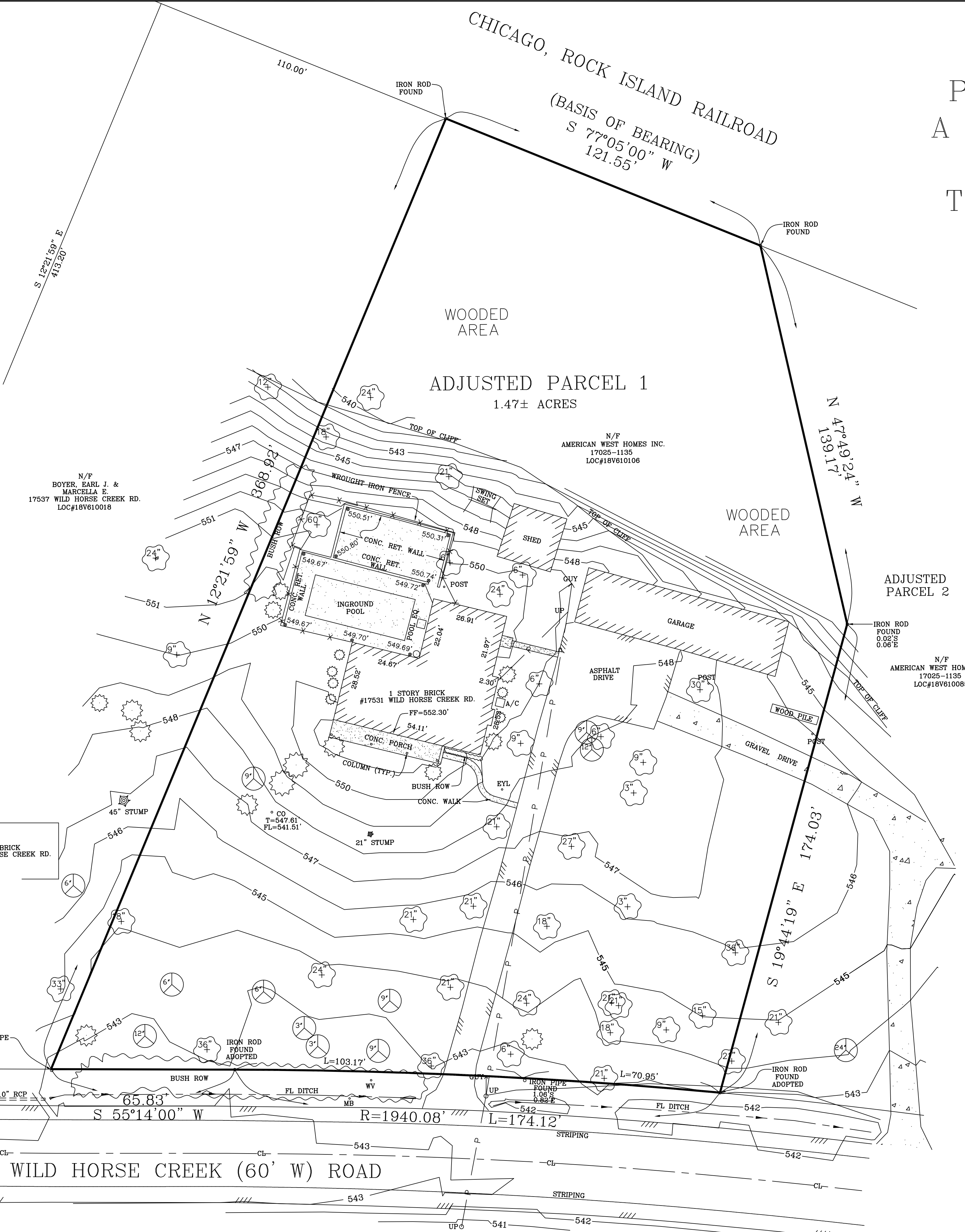
S.L.C. BM 11-1
& SITE BM
EL=541.50'



20 0 20
Scale 1" = 20 ft

LEGEND

- | | | |
|----------|---------|-----------------------|
| ASPH | DENDTES | ASPHALT |
| A/C | | AIR CONDITIONER |
| BUSH | | CHAINLINK FENCE |
| CL FE | | CLEAN DUT |
| CD | | CONCRETE |
| CONC. | | ELECTRIC YARD LIGHT |
| EYL | | FINISHED FLOOR |
| FF | | FLOWLINE |
| FL | | GUIDE WIRE |
| GUY | | IRON PIPE |
| IP | | IRON ROD |
| IR | | MAILBOX |
| MB | | MANHOLE |
| MH | | REPORTED |
| (R) | | RETAINING (WALL) |
| RET | | SEWER PIPE |
| (S) | | SURVEY |
| SVY | | TYPICAL |
| (typ) | | UNDERGROUND |
| UG | | 6" TREE |
| 6" TREE | | 12" PINE |
| 12" PINE | | WATER VALVE |
| WV | | UTILITY POLE |
| UP | | VENT PIPE |
| VP | | REPORTED |
| (R) | | SEWER VENT |
| SV | | GAS MAIN |
| GAS | | WATER MAIN |
| W | | TELEPHONE LINE |
| T | | POWER LINE |
| P | | CONCRETE |
| | | GRAVEL |
| | | EDGE OF ASPHALT PVMT. |
| | | SPOT ELEVATION |



DRIVER NO. 2018
SCALE 1" = 20 FT
DATE 5-9-06
PLOT LATED 5-9-06
DRAWN BY: JEW