

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING ST. LOUIS COUNTY ORDINANCE 7561 AND REPLACING IT WITH A NEW ORDINANCE THAT AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “M2” INDUSTRIAL DISTRICT TO “UC” URBAN CORE DISTRICT AND APPROVING A LANDMARK AND PRESERVATION AREA (LPA) OVERLAY FOR A .226 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLD CHESTERFIELD ROAD AT ITS INTERSECTION WITH SANTA MARIA DRIVE (P.Z. 07-2010 16624 OLD CHESTERFIELD ROAD (GENE MAININI))

WHEREAS, the petitioner, Gene Mainini, has requested a change in zoning from “M2” Industrial District to “UC” Urban Core District and approval of a Landmark and Preservation Area (LPA) Overlay for a .226 acre tract of land located on the south side of Old Chesterfield Road at its intersection with Santa Maria Drive; 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 change of zoning and Landmark Preservation Area Overlay; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning and Landmark and Preservation Area Overlay; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request and Landmark and Preservation Area Overlay.

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 the “M2” Industrial District to the “UC” Urban Core District and Landmark and Preservation Area (LPA) Overlay for a .226 acre tract of land located south of Old Chesterfield Road at its intersection with Santa Maria Drive, as described below:

Legal Description

A tract of land being lot 1 of Burkhardt Place as recorded in Plat Book 12 Page 94 of the St. Louis County, Missouri Recorder of Deeds,

located in U.S. Survey 2031, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri and described as follows:

Beginning at a set iron pipe at the northwest corner of lot 1 of the above mentioned Burkhardt Place, also being a point on the south right-of-way line of Old Chesterfield (60'W) Road;

Thence along the South right-of-way line of said Santa Maria Drive, south 01 degrees 05 minutes 00 seconds west, 133.09 feet to a set survey nail at angle point on the right-of-way line of Santa Maria Drive;

Thence continuing along the right-of-way line of Santa Maria Drive, South 87 degrees 44 minutes 00 west, 18.14 feet to the Northeast corner of a tract of land conveyed to Edward H. JR. and Janie A. Struckman as recorded in Deed Book 14723 page 1402 of the above mentioned Records Office, where a found rebar with cap bears 0.21 feet north;

Thence along the North line of said Struckman Tract, North 75 degrees 28 minutes 00 seconds West, 75.80 feet to a set iron pipe with cap;

Thence along the East line of said Struckman Tract, North 19 degrees 13 minutes 08 seconds east, 139.32 feet to the point of beginning.

The above described tract contains 9,862 square feet and is subject to all easements, restrictions, reservations and conditions of record, if any.

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" and preliminary plan, which is attached hereto and made a part of.

Section 3. The City Council, pursuant to the petition filed by Gene Mainini, in P.Z. 07-2010, 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 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 exempted 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 _____, 2011

ACTING MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____
