

BILL NO. 2880

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “E1” ONE-ACRE ESTATE DISTRICT FOR A 3.01 ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF KEHRS MILL ROAD SOUTH OF COUNTRY SIDE MANOR PARKWAY. (P.Z. 03-2012 LUNGO ESTATES {1458 KEHRS MILL ROAD}).

WHEREAS, Nancy Gianino has requested a zoning map amendment from “NU” Non-Urban District to “E1” One-Acre Estates District for a 3.01 acre tract of land located on the east side of Kehrs Mill Road south of Country Side Manor Parkway; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 26, 2012; and,

WHEREAS, The Planning Commission, having considered said request, recommended approval of the Zoning Map Amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the Zoning Map Amendment; and,

WHEREAS, the City Council, having considered said request, voted to approve the Zoning Map Amendment request.

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

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E1” One-Acre Estate District for a 3.01 acre tract of land located at 1458 Kehrs Mill Road and described as follows:

A tract of land being Lot 1 of Lungo Estates, recorded in Plat Book 164 page 18 of the St. Louis County records and being more particularly described as follows:

Commencing at a Stone found at the Southeast corner of Lot 2 of said Lungo Estates, thence Northerly along the East line of said Lungo Estates, North 00 degrees 31 minutes 30 seconds East a distance of 259.54 feet to the Southeast corner said Lot 1, said point being the true POINT OF BEGINNING of hereon described tract; thence leaving the East line of said Lungo Estates, Westerly along the South line of said Lot 1, North 88 degrees 19 minutes 07 seconds West a distance of 475.67 feet to a point on the East line of Kehrs Mill Road, said point being 35 feet perpendicular distance East of the centerline of Kehrs Mill Road; thence Northerly along said East line, North 14 degrees 58 minutes 11 seconds East a distance of 235.45 feet to a point; thence North 06 degrees 12 minutes 17 seconds East a distance of 64.51

feet to the Northwest corner of said Lot 1; thence Easterly along the North line of said Lot 1, South 89 degrees 54 minutes 43 seconds East a distance of 410.47 feet to the Northeast corner of said Lot 1; thence Southerly along the Eastern line of said Lot 1, South 00 degrees 31 minutes 30 seconds West a distance of 304.93 feet to the point of beginning, containing 131,217 square feet or 3.012 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 Nancy Gianino in P.Z. 03-2012 Lungo Estates (1458 Kehrs Mill Road), requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said the petition be granted and after public hearing, held by the Planning Commission on the 26th day of March, 2012, 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 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 _____, 2012

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____