

BILL NO. 3388

ORDINANCE NO. 3190

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT AND “R-1” RESIDENTIAL DISTRICT TO AN “E-1/2 AC” ESTATE DISTRICT FOR A 9 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OUTER 40 ROAD AND EAST SIDE OF SCHOETTLER ROAD [P.Z. 17-2021 LEGENDS AT SCHOETTLER POINTE, 19S640152 & 19S640657].

WHEREAS, the petitioner, Stock and Associates has requested a change in zoning from the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9 acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 13, 2021; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning by a vote of 6-0; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of a change of zoning to the “E-1/2 AC” Estate District by a vote of 4-0; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning 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 Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E-1/2 AC” Estate District designation for a 9 acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road and as described as follows:

A tract of land being Lots 1 and 3 of Hay Barn Lane, a Subdivision filed for Record in Plat Book 179, Page 77 and Lots 1, 2 and 3 of Hay Wain, a Subdivision filed for Record in Plat Book 192, Page 1 of the

St. Louis County Records, located in U.S. Survey 370, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a found iron pipe located at the northwest corner of Lot 1 of above said Hay Barn Lane, said point also being located on the northeastern right-of-way line of Schoettler Road, variable width, said point also being located on the southern line of a tract of land as conveyed to the Church of the Resurrection by instrument recorded in Book 18405, Page 3037; thence along the common line of said Resurrection Church and last said Lot 1, North 58 Degrees 01 Minutes 12 Seconds East, 290.71 Feet to a found iron pipe located at the southeast corner of said Church Tract; thence along the common line between the Church and said Lot 1 and Lots 1 and 2 of above said Hay Wain Subdivision North 36 Degrees 39 Minutes 21 Seconds West, 341.18 Feet to a found concrete monument located at the southwest corner of Lot 1 of said Hay Wain Subdivision; thence along the western line of last said Lot 1, North 25 Degrees 00 Minutes 45 Seconds East, 245.85 Feet (North 25 Degrees 05 Minutes 22 Seconds East, 245.83) to the southern right-of-way line of Missouri State Route 64 (Interstate Route 40), variable width, from which a found concrete monument bears South 29 Degrees 34 Minutes 51 Seconds East, 0.38 Feet; thence along said right-of-way line the following courses and distances: South 75 Degrees 54 Minutes 06 Seconds East, 221.76 Feet (South 76 Degrees 20 Minutes 48 Seconds East, 222.51 Feet) from which a found concrete monument bears North 34 Degrees 30 Minutes 51 Seconds West, 1.70 Feet; South 44 Degrees 21 Minutes 13 Seconds East, 62.43 Feet, from which a found concrete monument bears North 84 Degrees 10 Minutes 58 Seconds West, 2.34 Feet; South 84 Degrees 52 Minutes 38 Seconds East, a distance of 200.35 Feet and South 75 Degrees 37 Minutes 48 Seconds East, 226.83 Feet to its intersection with the southwestern line of a tract of land as conveyed to Royalwood Trustees, by instrument recorded in Book 7097, Page 2198 of above said records; thence along the common line between said Royalwood Trustee Tract and Lot 3 of above said Hay Barn Lane, South 32 Degrees 17 Minutes 55 Seconds East, 69.99 Feet to the northwestern corner of Lot 1 of Sjm Estates, a Subdivision according to the plat thereof as recorded in Plat Book 200, Page 47

of above said records; thence along said northwestern line, South 42 Degrees 55 Minutes 05 Seconds West, 906.63 Feet to a found iron pipe located on the northern right-of-way line of above said Schoettler Road; thence along said right-of-way line the following; North 71 Degrees 18 Minutes 56 Seconds West, 87.74 Feet and North 36 Degrees 39 Minutes 21 Seconds West, 270.96 Feet to the point of beginning, containing 394,573 square feet or 9.058 acres more or less.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Stock and Associates in P.Z. 17-2021, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of December 2021, 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 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of April, 2022

Bob Nation
PRESIDING OFFICER

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie McGownd
Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/21/2022

BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY

A TRACT OF LAND BEING LOTS 1 AND 3 OF HAY BARN LANE AS RECORDED IN PLAT BOOK 178, PAGE 77 AND LOTS 1, 2 AND 3 OF HAY WAIN AS RECORDED IN PLAT BOOK 192 PAGE 11 TOWNSHIP 45 NORTH RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

INTERSTATE 40 MISSOURI STATE ROUTE 64

BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY
 HAYBARN LN.
 CHESTERFIELD, MISSOURI



| | |
|---------|--------------------------------------------|
| DATE | 11/11/2011 |
| BY | DAVID J. HAY |
| PROJECT | BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY |
| SHEET # | 1 |

RECEIVED
 11/11/2011

FOR THE ARCHITECT CONSULTING ENGINEERS, INC.
 11111 N. HIGHWAY 100, SUITE 100
 CHESTERFIELD, MISSOURI 63017



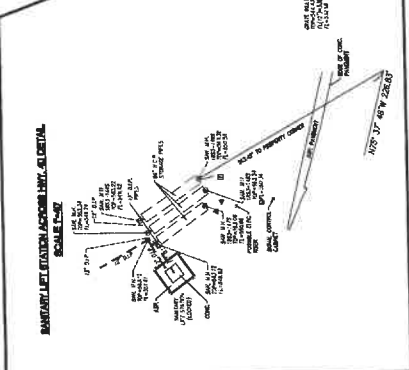
ABBREVIATIONS

| | |
|----------|----------|
| CONCRETE | CONCRETE |
| ASPHALT | ASPHALT |
| GRAVEL | GRAVEL |
| PAVEMENT | PAVEMENT |
| ... | ... |

ILLINOIS COUNTY BENCHMARKS
 1. 11111 N. HIGHWAY 100, SUITE 100, CHESTERFIELD, MISSOURI 63017
 2. 11111 N. HIGHWAY 100, SUITE 100, CHESTERFIELD, MISSOURI 63017
 3. 11111 N. HIGHWAY 100, SUITE 100, CHESTERFIELD, MISSOURI 63017

PROPERTY BOUNDARIES
 1. 11111 N. HIGHWAY 100, SUITE 100, CHESTERFIELD, MISSOURI 63017
 2. 11111 N. HIGHWAY 100, SUITE 100, CHESTERFIELD, MISSOURI 63017
 3. 11111 N. HIGHWAY 100, SUITE 100, CHESTERFIELD, MISSOURI 63017

GENERAL NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSOURI SURVEYING BOARD RULES AND REGULATIONS.
 2. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
 3. ALL ANGLES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
 4. ALL CURVES ARE FULL CIRCULAR CURVES UNLESS OTHERWISE NOTED.
 5. ALL ELEVATIONS ARE GIVEN IN FEET ABOVE MEAN SEA LEVEL.
 6. ALL UTILITY LOCATIONS ARE SHOWN AS APPROXIMATE.
 7. ALL EXISTING STRUCTURES ARE SHOWN AS APPROXIMATE.
 8. ALL PROPERTY BOUNDARIES ARE SHOWN AS APPROXIMATE.
 9. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
 10. ALL ANGLES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.



PREPARED BY:
 DAVID J. HAY
 PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 LICENSE NO. 10000

NOTICE TO CONTRACTOR
 This is a preliminary survey. It is not intended to be used for construction purposes. It is intended to show the location of the proposed improvements and to provide a basis for the final survey. The contractor is responsible for verifying the location of the proposed improvements and for providing the final survey. The contractor is also responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor is also responsible for protecting all existing utilities and structures. The contractor is also responsible for providing all necessary safety measures. The contractor is also responsible for providing all necessary access to the site. The contractor is also responsible for providing all necessary parking space. The contractor is also responsible for providing all necessary lighting. The contractor is also responsible for providing all necessary signage. The contractor is also responsible for providing all necessary landscaping. The contractor is also responsible for providing all necessary maintenance. The contractor is also responsible for providing all necessary security. The contractor is also responsible for providing all necessary insurance. The contractor is also responsible for providing all necessary bonding. The contractor is also responsible for providing all necessary surety. The contractor is also responsible for providing all necessary performance. The contractor is also responsible for providing all necessary completion. The contractor is also responsible for providing all necessary warranty. The contractor is also responsible for providing all necessary support. The contractor is also responsible for providing all necessary assistance. The contractor is also responsible for providing all necessary help. The contractor is also responsible for providing all necessary aid. The contractor is also responsible for providing all necessary relief. The contractor is also responsible for providing all necessary comfort. The contractor is also responsible for providing all necessary ease. The contractor is also responsible for providing all necessary convenience. The contractor is also responsible for providing all necessary pleasure. The contractor is also responsible for providing all necessary satisfaction. The contractor is also responsible for providing all necessary happiness. The contractor is also responsible for providing all necessary joy. The contractor is also responsible for providing all necessary delight. The contractor is also responsible for providing all necessary pleasure. The contractor is also responsible for providing all necessary satisfaction. The contractor is also responsible for providing all necessary happiness. The contractor is also responsible for providing all necessary joy. The contractor is also responsible for providing all necessary delight.

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