

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “NU” NON-URBAN DISTRICT TO AN “R-3” 10,000 SQUARE-FOOT RESIDENCE DISTRICT FOR 4.4 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF CONWAY ROAD, EAST OF AUGUST HILL ON CONWAY (P.Z. 28-2001 ALVIN D. VITT AND COMPANY).

WHEREAS, the petitioner, Alvin D. Vitt and Company, requested a change in zoning from an “NU” Non-Urban District to an “R-3” 10,000 Square-foot Residence District for 4.4 acres of land located on the south side of Conway Road, east of August Hill on Conway; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the rezoning from an “NU” Non-Urban District to an “R-3” 10,000 Square-foot Residence District.

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 part thereof, are hereby amended by transferring from the “NU” Non-Urban District to an “R-3” 10,000 Square-foot Residence District 4.4 acres of land located on the south side of Conway Road, east of August Hill on Conway, as follows:

LEGAL DESCRIPTION

A tract of land being Lots 6 and 7 of “Highland on Conway”, a subdivision according to the plat thereof recorded in Plat Book 83 Page 23 of the St. Louis County Records in U.S. Surveys 366 and 370, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7 of “Highland on Conway”; said beginning point being also a point on the Southwest line on Conway Road; thence Southeastwardly along said Southwest line of Conway Road South 58 degrees 35 minutes 00 seconds East 482.00 feet to a point being the Northeast corner of aforesaid Lot 6; thence Southwestwardly along the Southeast line of said Lot 6, South 35 degrees 17 minutes 00 seconds West 413.03 feet to the Southwest corner thereof; thence Westwardly along the South line of aforesaid Lot 6 and 7 North 66 degrees 43 minutes 00 seconds West 386.00 feet to the Southwest corner of said Lot 7; thence Northwardly along the West line of said Lot 7 North 22 degrees 39 minutes 00 seconds East 472.26 feet to the point of beginning and containing 4.4 acres according to calculations by Volz, Inc. during June 2001.

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 Alvin D. Vitt and Company in P.Z. 28-2001, 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 November 26, 2001, 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 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 4th day of March, 2002.


MAYOR

ATTEST:


CITY CLERK