

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDRIES OF AN “NU” NON-URBAN DISTRICT TO AN “E-3” ESTATE ONE-HALF ACRE RESIDENCE DISTRICT FOR 7.49 ACRES OF LAND LOCATED SOUTH OF WILD HORSE CREEK ROAD, EAST OF KEHRS MILL ROAD AND WEST OF WILSON ROAD. (P.Z. 30-2001 WESTCHESTER)**

**WHEREAS**, the petitioner, Levinson Homes, requested a change in zoning from an “NU” Non-Urban District to an “E-3” Estate One-Half Acre Residence District for 7.49 acres of land located south of Wild Horse Creek Road, east of Kehrs Mill Road and west of Wilson Road; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the rezoning from an “NU” Non-Urban District to an “E-3” Estate One-Half Acre Residence District; and,

**WHEREAS**, the City Council, having considered said request, recommended approval of the rezoning from an “NU” Non-Urban District to an “E-3” Estate One-Half Acre Residence District to include no greater than ten (10) lots.

**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 “E-3” Estate One-Half Acre Residence District for 7.49 acres of land located south of Wild Horse Creek Road, east of Kehrs Mill Road and west of Wilson Road as described in Exhibit “A” attached.

Section 2. The City Council does hereby amend the original petition filed by Levinson Homes in P.Z. 30-2001, with the requirements that no more than ten (10) lots be developed and with the following conditions: That lot 10, as identified in Exhibit “B,” adjacent to Wild Horse Creek Road be a minimum one acre and that this lot size may include common ground, setbacks for houses on lots 1 and 10 of Exhibit B shall be 50’ (fifty feet) from the Wild Horse Creek Road right-of-way, and that the lots adjacent to Wild Horse Creek Road shall have a landscape buffer placed in common ground.

Section 3. 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 4. The City Council, pursuant to the petition filed by Levinson Homes, in P.Z. 30-2001, 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 14<sup>th</sup> day of

January, 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 5. 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 6. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 17<sup>th</sup> day of JUNE, 2002.

  
MAYOR

ATTEST:

  
CITY CLERK

Petitioner's Name \_\_\_\_\_

Petition No. \_\_\_\_\_

Sheet \_\_\_\_\_ of \_\_\_\_\_

Supplement to Item I \_\_\_\_\_

**DESCRIPTION OF PROPERTY**

The Metes and Bounds description is to be typed **single space within the guide below. Close legal description with acreage to the nearest tenth of an acre.** If more space is needed use additional sheets.

A tract of land being part of U.S. Survey 125 and U.S. Survey 886 in Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northeast corner of property described in the deed to the Wild Bunch recorded in Book 6725 page 634 of the St. Louis County Records; said beginning point being also a point on the South line of Wildhorse Creek Road, 60 foot wide; thence Westwardly along said South line of Wildhorse Creek Road, 60 foot wide, North 80 degrees 17 minutes 07 seconds West 366.96 feet to a point on the East line of "Bentley Place", a subdivision according to the plat thereof recorded in Plat Book 333 page 60 of the St. Louis County Records; thence Southwardly along said East line South 01 degree 40 minutes 59 seconds East 953.71 feet to a point; thence North 86 degrees 51 minutes 44 seconds East 217.05 feet to a point; thence North 87 degrees 03 minutes 21 seconds East 137.65 feet to a point; thence North 01 degree 20 minutes 46 seconds West 872.62 feet to the point of beginning and containing 7.49 acres according to calculations by Volz, Inc. during July 2001.



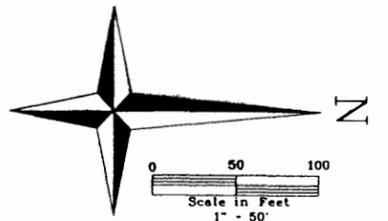
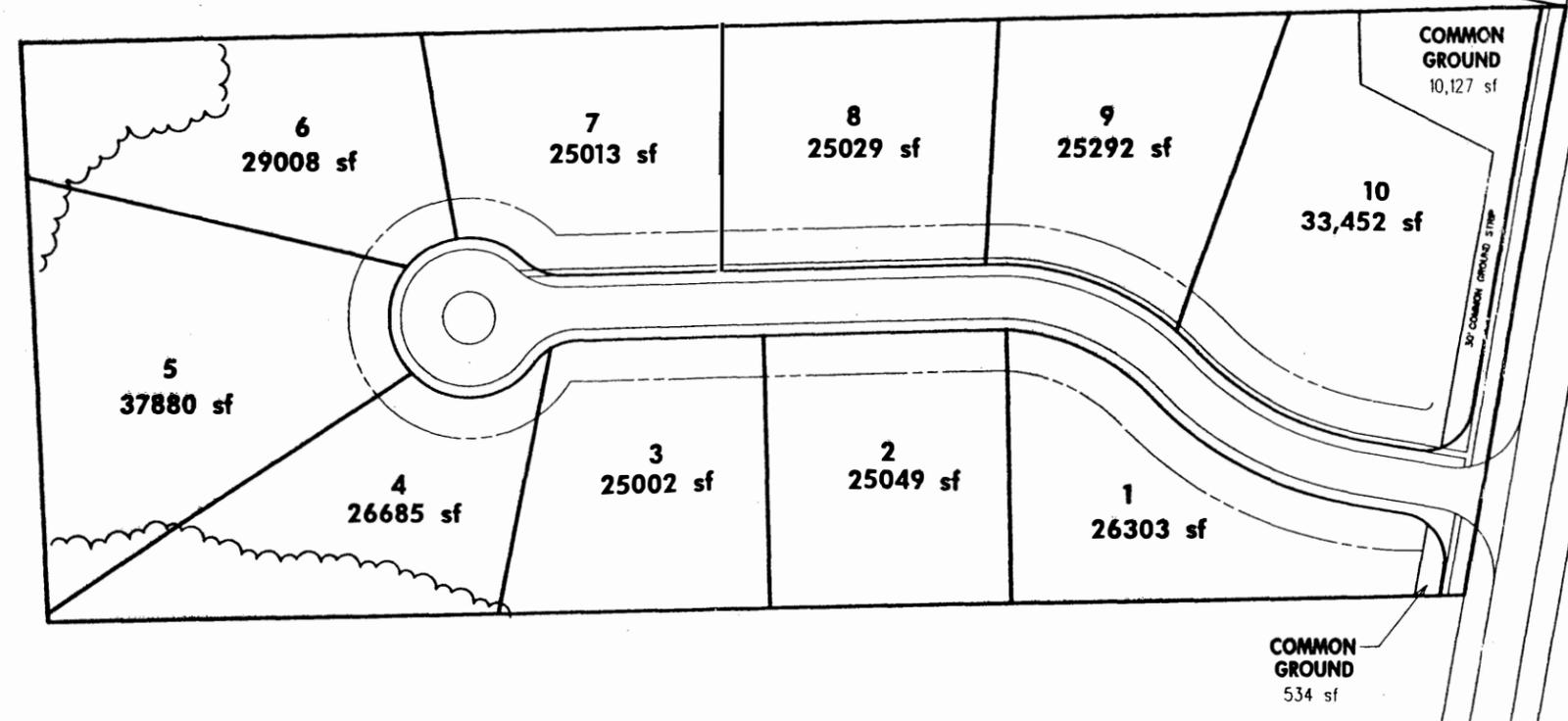


EXHIBIT  
TABLE  
B



# WESTCHESTER



PRELIMINARY DEVELOPMENT PLAN	Design By: C.A.S.
Drawn By: C.A.S.	Checked By:
5-14-02	1