

BILL NO. 2273

ORDINANCE NO. 2100

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-3" RESIDENCE DISTRICT FOR 7.8 ACRES OF LAND LOCATED NORTH OF OLIVE STREET ROAD AND EAST OF SPYGLASS SUMMIT DRIVE. (P.Z. 32 – 2003 GREATER MISSOURI BUILDERS CHESTERFIELD CROSSING)

WHEREAS, the petitioners, Greater Missouri Builders, requested a change in zoning from an "NU" Non-Urban District to an "R-3" Residence District for 7.8 acres of land located north of Olive Street Road and east of Spyglass Summit Drive; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the rezoning from an "NU" Non-Urban District to an "R-3" Residence District; and,

WHEREAS, the City Council, having considered said request, recommended approval of the rezoning from an "NU" Non-Urban District to an "R-3" 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" Residence District for 7.8 acres of land located north of Olive Street Road and east of Spyglass Summit Drive, as follows:

A tract of land being part of U.S. Survey 206, Township 46 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of West line of a 20 foot wide strip of land known as Knollwood Drive and the North line of Olive Boulevard (Rte. 340) (variable width); thence along said North line the following courses and distances: South 61 degrees 53 minutes 22 seconds West 355.78 feet; thence South 66 degrees 13 minutes 27 seconds West 147.37 feet; then South 74 degrees 32 minutes 42 seconds West 98.58 feet; thence North 70 degrees 19 minutes 22 seconds West 65.42 feet; thence leaving said North line North 00 degrees 24 minutes 09 seconds East 664.91 feet; thence North 39 degrees 57 minutes 29 seconds 352.97 feet; thence South 19 degrees 42 minutes 23 seconds East 453.11 feet; thence North 61 degrees 57 minutes 0 seconds East 80.00 feet to a point in said North line of Knollwood Drive; thence along said North line South 25 degrees 31 minutes 46 seconds East 349.29 feet to the point of beginning.

Containing 7.8 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 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 Greater Missouri Builders in P.Z. 32-2003, 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 8th day of December, 2003 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.

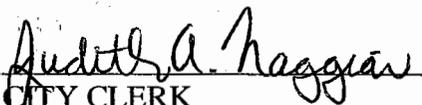
Section 5. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 7th day of June, 2004.


MAYOR

ATTEST:

DEPUTY 
CITY CLERK