

BILL NO. 2417

ORDINANCE NO. 2238

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON-URBAN TO "R-5" 6,000 SQUARE FOOT RESIDENTIAL DISTRICT FOR 2.67 ACRES OF LAND LOCATED ON CLARKSON ROAD, SOUTH OF LEIMAN DRIVE. (P.Z. 26-2005 CHESTERFIELD RIDGE PHASE TWO).

WHEREAS, the Petitioner, Kemp Homes, requested a change in zoning from "NU" Non-Urban to an "R-5" 6,000 Square Foot Residential District; and,

WHEREAS, the Planning Commission held a public hearing regarding the said request on October 10, 2005; and,

WHEREAS, the Planning Commission upon review of said request, recommended approval by a vote of 9-0 on December 12, 2005; and,

WHEREAS, City Council, having also reviewed the Petitioner's request, approved P.Z. 26-2005.

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

Section 1. The City of Chesterfield Zoning Ordinance and Official Zoning District Maps, which are part thereof, are hereby amended by approving preliminary plans for a change in zoning of a "NU" Non-Urban District to a "R-5" 6,000 square foot residential district for a 2.67 acre tract of land located on Clarkson Road, South of Leiman Drive in the City of Chesterfield as follows:

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHEAST FRACTIONAL QUARTER SECTION 16, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF CLARKSON ROAD NOW KNOWN AS MISSOURI STATE HIGHWAY NO. 340 (60 FEET WIDE) AND THE NORTHEAST PROPERTY LINE OF PROPERTY CONVEYED TO NORBERT AND MARIE G. WIBBENMEYER IN DEED BOOK 7477 PAGE 241 OF THE ST. LOUIS COUNTY LAND RECORDS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CHESTERFIELD RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGES 371 AND 372 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID CHESTERFIELD RIDGE SOUTH 62 DEGREES 00 MINUTES 42 SECONDS EAST A DISTANCE OF 417.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD CLARKSON ROAD (40 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID CHESTERFIELD RIDGE; THENCE

IN A SOUTHERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE SOUTH 40 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 271.54 FEET TO A POINT; THENCE SOUTH 58 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 65.29 FEET TO A POINT ON THE NORTHEAST LINE OF PROPERTY CONVEYED TO DIETRICH AND JUDITH STEINBERG IN DEED BOOK 7508 PAGE 1708 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG SAID NORTHEAST LINE NORTH 53 DEGREES 37 MINUTES 42 SECONDS WEST A DISTANCE OF 344. 52 FEET TO A POINT ON THE SAID EASTERN RIGHT-OF-WAY LINE OF HIGHWAY NO. 340; THENCE ALONG SAID EASTERN LINE NORTH 31 DEGREES 07 MINUTES 38 SECONDS EAST A DISTANCE OF 271.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.67 ACRES MORE OR LESS.

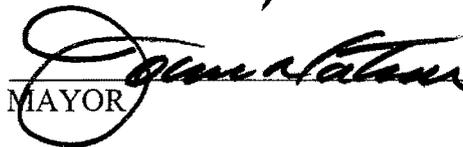
Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

Section 3. The City Council, pursuant to the petition filed by Kemp Homes in P.Z. 26-2005 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 10th day of October 2005, 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.

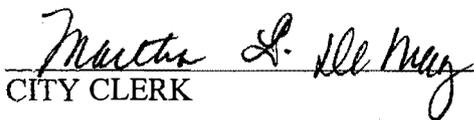
Section 4. This ordinance and the requirements thereof are exempt from the warnings and summons for violations as set out in Section 1003.410 of the zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 6th day of February, 2006.


MAYOR

ATTEST:


CITY CLERK