

BILL NO. 2429

ORDINANCE NO. 2250

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON-URBAN DISTRICT TO "R-4" RESIDENCE DISTRICT FOR A 1.01-ACRE TRACT OF LAND LOCATED WEST OF KEHRS MILL ROAD AND SOUTH OF COVENTRY FARM. [P.Z. 30-2005 Sharon Greenstein (2785 Kehrs Mill Road)]

WHEREAS, the petitioner, Sharon Greenstein., has requested a change in zoning from a "NU" Non-Urban District to a "R-4" Residence District for a 1.01 acre tract of land located west of Kehrs Mill Road and south of Coventry Farm; and,

WHEREAS, the Planning Commission having considered said request recommended approval by a vote of 6-0.

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 establishing a "R-4" Residence District for a 1.01 acre tract of land located west of Kehrs Mill Road and south of Coventry Farm and described as follows:

A tract of land being part of the Northeast Fractional $\frac{1}{4}$ of Section 28, Township 45 North, Range 5 East, of the Fifth Principal Meridian, St. Louis County, Missouri, and more particularly described as: Commencing at a point which is the intersection of the center line of Kehrs Mills Road (40 feet wide) with the northerly line of U.S. Survey 2716; thence North 70 degrees 38 minutes 30 seconds West along said northerly line of said U.S. Survey a distance of 21.53 feet to the point of beginning: thence North 70 degrees 38 minutes 30 seconds West along said U.S. survey line, being a south line of "Coventry Farm," a subdivision recorded in Plat Book 276 Page 77 of the St. Louis County Records a distance of 474.31 feet to a point; thence South 2 degrees 22 minutes 30 seconds East a distance of 100.00 feet to a point in the north line of "Whispering Oakwood" per plat recorded in Plat Book 128 Page 16 of the St. Louis County Records; thence South 78 degrees 38 minutes 30 seconds East along said north line a distance of 474.31 feet to a point in the west line of Kehrs Mill Road, 40 feet wide; thence North 2 degrees 22 minutes 30 seconds West along said road line a distance of 100.00 feet to the point of beginning, containing 1.0 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, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the petition filed by Sharon Greenstein, in P.Z. 30-2005, 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 12th day of December, 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 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 20th day of MARCH, 2006.

MAYOR

Bruce Heiger
ACTING MAYOR

ATTEST:

Martha L. DeMay
CITY CLERK