

BILL NO. 2462

ORDINANCE NO. 2287

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R2" RESIDENCE DISTRICT TO A "PS" PARK AND SCENIC DISTRICT FOR A 1.875-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD AT ITS INTERSECTION WITH RIVER VALLEY DRIVE. (P.Z. 7-2006 CITY OF CHESTERFIELD/DIERBERG'S MEDITATION PARK)

WHEREAS, the petitioner, the City of Chesterfield, requested a change in zoning from the "R2" Residence District to "PS" Park and Scenic District for property located on the north side of Olive Boulevard, at its intersection with River Valley Drive; and,

WHEREAS, the City of Chesterfield Planning Commission held a public hearing with regard to said request on May 22, 2006 and recommended approval by a vote of 8-0 at its June 12, 2006 meeting.

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 a part thereof, are hereby amended by transferring from the "R2" Residence District to the "PS" Park and Scenic District for a 1.875-acre tract of land located on the north side of Olive Boulevard and described as follows:

PROPERTY DESCRIPTION

A tract of land being part of Lot 2 of "Chesterfield Fire Protection District Subdivision", according to the Plat thereof recorded in Plat Book 341, Pages 28 and 29 of the St. Louis County Records, situated in U.S. Survey 207, Township 46 North, Range 5 East, in the City of Chesterfield, St Louis County, Missouri, being more particularly described as follows:

Commencing at the Southeastern corner of Lot 1 of said Chesterfield Fire Protection District Subdivision, being a point on the Northern Right of Way Line of Olive Boulevard, variable width; thence Northeasterly, along the Eastern Line of said Lot 1, North 16 degrees 42 minutes 32 seconds East 289.63 feet to the Point of Beginning of the tract of land hereon described; thence Northeasterly, continuing along the Northeastern Line of said Lot 1, North 16 degrees 42 minutes 32 seconds east 158.41 feet to an angle point therein; thence Southeasterly, continuing along the Eastern Line of said Lot 1, South 78 degrees 48 minutes 45 seconds East 340.96 feet to its intersection with a point on the Western Right of Way of River Valley Drive; thence Southwesterly, along the Western Right of Way Line thereof, South 20 degrees 16 minutes 00 seconds West 334.21 feet to a point; thence South 60 degrees 52 minutes 05 seconds West 46.10 feet to a point; then South 20 degrees 16 minutes 00 seconds West 55.00 feet to a point; thence South 77 degrees 14 minutes 02 seconds West 77.71 feet to point on the Northern Right of Way Line of Olive Boulevard, variable width; thence Northwesterly, along the Northern Right of Way Line thereof, North 78 degrees 50 minutes 00 seconds West 151.42 feet to a point; thence Northeasterly, departing the Northern Right of Way Line of said Olive Boulevard, North 16

degrees 42 minutes 32 seconds East 55.70 feet to a point; thence South 78 degrees 50 minutes 00 seconds East 129.46 feet to a point of curvature; thence Northeasterly, along a curve to the left having a radius of 68.00 feet, an arc distance of 106.81 feet (North 56 degrees 10 minutes 00 seconds East 96.17 feet on its chord) to a point of tangency; thence North 11 degrees 10 minutes 00 second East 91.67 feet to a point of curvature; thence Northwesterly, along a curve having a radius of 73.00 feet, an arc distance of 114.67 feet (North 33 degrees 50 minutes 00 seconds West 103.24 feet on its chord) to a point of tangency; thence North 78 degrees 50 minutes 00 seconds West 166.94 to the point of beginning, containing 1.875 acres, more or less.)

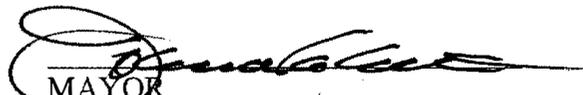
Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

Section 3. The City Council, pursuant to the petition filed by the City of Chesterfield in P.Z. 7-2006 City of Chesterfield/Dierberg's Meditation Park 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 hearings, held by the Planning Commission on the 22nd day of May 2006, 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.

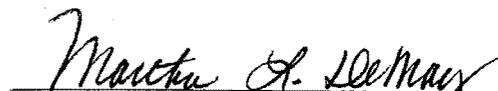
Section 4. This ordinance and the requirements thereof are exempt from the warnings and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

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

Passed and approved this 21st day of August, 2006.


MAYOR

ATTEST:


CITY CLERK

FIRST READING HELD: 7/17/06