

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "LLR" LARGE LOT RESIDENTIAL DISTRICT FOR 36.08 ACRES LOCATED SOUTH OF BENTLEY PLACE SUBDIVISION, EAST OF COUNTRY PLACE SUBDIVISION AND WEST OF CHESTERFIELD ESTATES [P.Z. 26-2007 WILDHORSE RIDGE (C/O THOMAS FLEMING)]**

**WHEREAS**, Thomas Fleming, on behalf of the owners of the 36.08 acres of land referenced above, has requested a change of zoning from "NU" Non-Urban District to "LLR;" and,

**WHEREAS**, the Planning Commission held a public hearing on July 9, 2007 to consider the matter; and,

**WHEREAS**, P.Z. 26-2007 was considered by the Planning Commission and recommended for approval by a vote of 8-0; and,

**WHEREAS**, the Planning and Zoning Committee, at its August 9, 2007 meeting, recommended P.Z. 26-2007 Wildhorse Ridge for approval by a vote of 4-0; and,

**WHEREAS**, the City Council, having considered the request for a change of zoning from "NU" Non-Urban to "LLR" Large Lot Residential District. voted to approve P.Z. 26-2007 Wildhorse Ridge.

**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 an "NU" Non-Urban District to a "LLR" Large Lot Residential for 36.08 acres of land located south of Bentley Place Subdivision, east of Country Place Subdivision and west of Chesterfield Estates. Descriptions of the subject sites are as follows:

**PROPERTY DESCRIPTIONS**

**17050 Cripple Creek**

A tract of land in U.S. Survey 886, Township 45 North, Range 4 East, St. Louis County, Missouri being part of a larger tract conveyed to the Wild Bunch by deed recorded in Book 6725 page 634 of the St. Louis County records. , and more fully described as follows: Starting at an iron pipe at the Northwestern most corner of said Wild Bunch tract;

thence North 89 degrees 08 minutes 42 seconds East, 416.19 feet to an iron pipe at the center of a 50 foot wide private road easement; thence along the centerline of said easement South 0 degrees 05 minutes 33 seconds west, 452 feet to an iron pin at the point of beginning; thence continuing along the centerline of a 50 foot wide private road easement North 89 degrees 54 minutes 25 second West 105 feet to an iron pipe; thence leaving said easement South 4 degrees 31 minutes 28 seconds West, 169.87 feet to an iron pipe; thence South 25 degrees 40 minutes 59 seconds east 75.26 feet to an iron pipe; thence South 1 degree 01 minutes 43 seconds East 316.42 feet to an iron pipe; thence North 89 degrees 18 minutes 25 seconds East 300.94 feet to an iron pipe; thence North 0 degrees 37 minutes 55 seconds West 281.02 feet to an iron pipe; thence North 8 degrees 22 minutes 39 seconds East, 133.02 feet to an iron pipe; then North 9 degrees 11 minutes 43 seconds West 138.55 feet to an iron pipe in the center of a 50 foot wide private road easement; thence along the centerline of said easement North 89 degrees 54 minutes 25 seconds West 214.97 feet to an iron pin at the point of beginning, according to survey by Fawcett-Vogt Associates in July, 1974

**17040 Rooster Ridge**

Lot 1 of Wild Horse Ridge Subdivision of Lot 4, as per plat thereof recorded in Plat Book 171, Page 49 of the St. Louis County Records, together with all improvements thereon known and numbered as 17040 Rooster Ridge. Subject to building lines, easements, conditions and restrictions of record, if any.

**17055 Rooster Ridge**

Lot 2 of WILD HORSE RIDGE, according to the plat thereof recorded in Plat Book 168 page 98 of the St. Louis County Records. Together with all improvements thereon known and numbered as 17055 Rooster Ridge, St. Louis, Missouri 63017.

**17058/17052 Rooster Ridge**

Lot 3 of Wild Horse Ridge, according to the plat thereof recorded in Plat Book 168 page 98 of the St. Louis County Records

**17061 Rooster Ridge/17067 Rooster Ridge**

Parcel 1: A parcel of land in U.S Survey 886, Township 45 North, Range 4 East, St. Louis County, Missouri, being part of a larger tract of land conveyed to THE WILD BUNCH by deed recorded recorded in Book 6725 page 634 of the St. Louis County Records, and more fully

described as follows: Starting at an iron pipe at the Northwestmost corner of said WILD BUNCH tract; thence South 0 degrees 55 minutes 22 seconds East 1017.14 feet to an iron pipe in the West edge of a 50 foot wide private road easement at the point of beginning of the parcel described herein; thence North 86 degrees 55 minutes 19 seconds East 319.40 feet to an iron pipe; thence North 89 degrees 18 minutes 25 seconds East 108.01 feet to an iron pipe; thence South 10 degrees 23 minutes 25 seconds East, 255.32 feet to an iron pipe; thence South 12 degrees 11 minutes 45 seconds West, 255.32 feet to an iron pipe in the centerline of a 50 foot wide private road easement; thence along the centerline of said easement the following courses and distances: North 56 degrees 16 minutes 49 seconds West, 170.50 feet; North 89 degrees 46 minutes 11 seconds West, 271 feet to a point in the West line of said WILD BUNCH tract; thence North 0 degrees 55 minutes 22 seconds West, 386.55 feet along the West edge of a previously mentioned 50.00 foot wide private road easement to the iron pipe at the point of beginning, according to survey by Fawcett-Vogt Assoc. in September, 1975.

Parcel 2: Lot 1 of Wild Horse Ridge, as per plat thereof recorded in Plat Book 168 page 98 of the St. Louis County Records.

#### **17070 Rooster Ridge**

A parcel of land in U.S. Survey 886, Township, 45 North, Range 4 east, being part of a larger tract conveyed to the Wild Bunch by deed recorded in book 6725 Page 634 of the St. Louis County Records, being more particularly described as follows: Starting at an old iron pipe in the Southwest corner of said Wild Bunch tract; thence North 0 degrees 55 minutes 22 seconds West 1,043.06 feet along the West line of said tract to an iron pipe at the point of beginning of the parcel described herein; thence South 89 degrees 46 minutes 11 seconds East, 271.00 feet along the center line of a 50 foot wide private road easement to an iron pipe; then South 56 degrees 16 minutes 49 seconds East 351.20 feet along the center line of said road easement to an iron pipe; thence South 11 degrees 05 minutes 56 seconds West 549.81 feet to an iron pipe; thence North 15 degrees 06 minutes 52 seconds West 117.43 feet to an iron pipe; thence North 34 degrees 26 minutes 18 seconds West 754.44 feet to the iron pipe of beginning.

#### **400 Winter Wheat/444 Winter Wheat**

Parcel 1 : Part of the U.S Survey 886 Township 45 North Range 4 East, being part of a larger tract conveyed to the "Wild Bunch" by deed recorded in Book 6725 page 634 of the St. Louis County Records, being more particularly described as follows: Beginning at an iron pipe

in the southwest corner of said "Wild Bunch" tract, said point also being the southwest corner of the tract described herein; thence North 88 degrees 34 minutes 43 seconds East 120.17 feet along the South line of said tract aforesaid to an iron pipe; thence North 1 degree 25 minutes 17 seconds West 410.43 feet to an iron pipe; thence South 88 degrees 30 minutes 48 seconds West, 416.60 feet to an iron pipe in the West line tract conveyed to "Wild Bunch" as aforesaid; thence South 0 degrees 55 minutes 22 seconds East 409.96 feet to the point of beginning, EXCEPTING that part conveyed to Harold F. Hencken, Jr. and Doris A. Hencken, husband and wife according to deed recorded in Book 9220 page 2019.

Parcel 2: A parcel of land in U.S Survey 806, Township 45 North, Range 4 East, St. Louis County, Missouri, being part of a larger tract conveyed to the "Wild Bunch" by deed recorded in book 6725 page 634 of the St. Louis County Records, being more fully described as follows: Starting at an iron pipe at the Southwest corner of said "Wild Bunch" tract; thence North 89 degrees 14 minutes 15 seconds East, 420.17 feet along the South line of said "Wild Bunch" to an iron pipe at the beginning of the parcel described herein; thence North 89 degrees 14 minutes 15 seconds East, 100.00 feet along the South line of said "Wild Bunch" tract to an iron pipe; thence North 14 degrees 50 minutes 49 seconds West, 310.81 feet to an iron pipe; thence North 15 degrees 06 minutes 52 seconds West, 117.43 feet to an iron pipe; thence South 01degrees 25 minutes 02 seconds East, 415.26 feet to the iron pipe at the point of beginning.

(The above parcels 1 and 2 are now known as the Adjusted Hannasch Tract of Adjusted Hencken Tract and the Adjusted Hannasch Tract of the Hencken Tract and the Hanasch Tract according to the plat thereof recorded in Plat Book 310 page 67 in the St, Louis County Recorder's Office).

Parcel 3: An easement for ingress and egress and utility purposes on the following described property, to-wit: A 50.00 ft. wide road easement in the U.S. Survey 886, Township 45 North, Range 4 East, St. Louis County, Missouri, more fully described as follows: Starting at an iron pipe at the Southwest corner of the "Wild Bunch" Tract (Book 6725 page 634), also being the Southwest corner of the Wetzel property; thence North 00 degrees 55 minutes 22 seconds West, 109.96 feet to a point at the point of beginning of a tract described herein for the purpose of a road easement; thence North 89 degrees 04 minutes 38 seconds East, 50.00 feet to a point; thence North 00 degrees 55 minutes 22 seconds West, 605.29 feet to a point; thence North 25 degrees 28 minutes 49 seconds West, 120.32 feet to a point

thence South 00 degrees 55 minutes 22 seconds East, 714.73 feet to a point at the point of beginning.

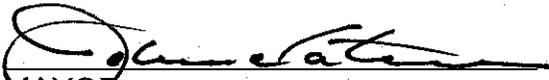
**Section 2.** The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

**Section 3.** The City Council, pursuant to the petition filed by Dollar Construction in P.Z. 26-2007 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 9<sup>th</sup> day of July 2007, 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 5<sup>th</sup> day of SEPTEMBER, 2007.

  
MAYOR

ATTEST:

Pamela Shelton, Deputy  
CITY CLERK

FIRST READING HELD: 8/20/07