BILL NO. 2695 ORDINANCE NO. 2519

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON-URBAN DISTRICT TO "R2" RESIDENCE DISTRICT FOR A 1.01 ACRE TRACT OF LAND LOCATED 1/10 OF A MILE SOUTHWEST OF THE INTERSECTION OF SCHOETTLER ROAD AND HIGHCROFT DRIVE (P.Z. 23-2008 BOYDE ESTATES {JDL HOMES INC.})

WHEREAS, the petitioner, JDL Homes Inc., has requested a change of zoning from a "NU" Non-Urban District to a "R2" Residence District for a 1.01 acre tract of land located 1/10 of a mile southwest of the intersection of Schoettler Road and Highcroft Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on February 9, 2009; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the rezoning request; and,

WHEREAS, the City Council, having considered said request, voted to approve the rezoning request.

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 establishing a "R2" Residence District for a 1.01 acre tract of land located 1/10 of a mile southwest of the intersection of Schoettler Road and Highcroft Drive and described as follows:

> A tract of land being all of Boyde Estates tract of Schoettler Estates Lot 1 Boundary Adjustment Plat Boundary Adjustment as recorded in plat book 356 page 634 of the St. Louis County records, St. Louis County, Missouri.

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

Section 3. The City Council, pursuant to the petition filed by JDL Homes Inc. in P.Z. 23-2008 Boyde Estates, 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 9th day of February, 2009, 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 22nd day of April, 2009.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 3/16/2009