

**AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2303 AND REPLACING IT WITH A NEW ORDINANCE THAT AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "PC" PLANNED COMMERCIAL DISTRICT TO AN "E-1" ONE ACRE ESTATE DISTRICT FOR A 1.47 ACRE TRACT OF LAND LOCATED AT 17531 WILD HORSE CREEK ROAD (P.Z. 08-2010 17531 WILD HORSE CREEK ROAD {LARRY MINTZ}).**

**WHEREAS**, the petitioner, Larry Mintz, has requested a change of zoning from "PC" Planned Commercial District to an "E-1" One Acre Estate District for a 1.47 acre tract of land located at 17531 Wild Horse Creek Road; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on October 11, 2010; 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 establishing an "E-1" One Acre Estate District for a 1.47 acre tract of land located at 17531 Wild Horse Creek Road and described as follows:

Adjusted Parcel 1 P.B. 353 P. 955 A tract of land being part of U.S. Survey No. 150, Township 45 North, Range 3 East of the 5th P.M., St. Louis County, Missouri and being more particularly described as follows:

Commencing from the intersection of the South right-of-way of the Chicago, Rock Island Railroad with the East Line of U.S. Survey No. 150; thence along said South right-of-way S 77° 05' 00" W 755.79 feet to a set iron rod at the point of beginning of the tract of land described herein; thence leaving said South right-of-way S 47° 49' 24" E 139.17 feet to a set iron rod; thence S 19° 44' 19" E 174.03 feet to a set iron rod on the North right-of-way line of Wild Horse Creek Road, 60 feet wide; thence along said right-of-way along a curve deflecting to the left having a radius of 1940.08 feet an arc

length of 174.12 feet a chord course S 57 48' 17" W 174.06 feet; thence S 55 14' 00" W 65.83 feet; thence leaving said right-of-way N 12 21' 59" W 368.92 feet to the south right-of-way of the Chicago, Rock Island Railroad; thence along said South right-of-way N 77 05' 00" E 121.55 feet to the point of beginning, containing 1.47 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 as recommended by the Planning Commission in its recommendations to the City Council.

**Section 3.** The City Council, pursuant to the petition filed by Larry Mintz in P.Z. 08-2010 17531 Wild Horse Creek Road, 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 11<sup>th</sup> day of October 2010, 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 3rd day of January, 2011.

  
ACTING MAYOR

ATTEST:

  
CITY CLERK

FIRST READING HELD: 12/6/2010