

BILL NO. 3049

ORDINANCE NO. 2868

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON URBAN DISTRICT TO AN "E-1" ESTATE ONE ACRE DISTRICT FOR A 50.5279 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD WEST OF ITS INTERSECTION WITH LONG ROAD AND EAST OF ITS INTERSECTION WITH ARBOR GROVE COURT. (P.Z. 04-2015 ARBORS AT WILMAS FARM {17508 WILD HORSE CREEK ROAD} 18V330035).**

**WHEREAS**, the petitioner, Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC has requested a change in zoning from "NU" Non Urban District to "E-1" Estate One Acre District for a 50.5279 acre tract of land located on the south side of Wild Horse Creek Road west of its intersection with Long Road and east of its intersection with Arbor Grove Court; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on June 22, 2015; and,

**WHEREAS**, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

**WHEREAS**, the City Council, having considered said request voted to approve the change of zoning request.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an "E-1" Estate One Acre District for a 50.5279 acre tract of land located at 17508 Wild Horse Creek Road and as described as follows:

A tract of land being part of Lot 21 of R.H. Stevens Farm recorded in Plat Book 7 Page 37 of the St. Louis City (Former County) records, located in U.S. Surveys 122, 150, 102 and 419, Township 45 North,

Range 3 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at an iron pipe found for the northeast corner of Lot 2 Mary Schaeffer Estate Adjustment as recorded in Plat Book 352 Page 809 of the above mentioned recorder's office, also being on the south right of way line of Wildhorse Creek (60'w.) Road; thence along the south line of said Wildhorse Creek Road the following courses and distances: North  $55^{\circ}15'36''$  East, 205.89 feet; along an arc to the right having a radius of 1880.08 feet, an arc length of 730.84 feet and a chord bearing and distance of North  $66^{\circ}23'46''$  East, 726.25 feet; North  $77^{\circ}32'36''$  East, 33.09 feet to the intersection of the south right of way line of Wildhorse Creek Road and the west right of way line of Deep Forest (50'w.) Drive; thence along the west right of way line of said Deep Forest Drive, South  $12^{\circ}02'02''$  East, 544.62 feet; thence continuing along said west right of way line and the west line of Lots 2 and 3 of Deep Wood as recorded in Plat Book 170 Page 24 of the above mentioned recorder's office, South  $12^{\circ}26'58''$  East, 1524.13 feet to the southwest corner of said Lot 3; thence along the south line of said Lot 3, North  $67^{\circ}20'48''$  East, 50.80 feet to the northwest corner of common ground of Country Lake Estates as recorded in Plat Book 345 Page 41 of the above mentioned recorder's office; thence along the west line of said common ground and the west line of Lot 37, South  $12^{\circ}26'58''$  East, 351.06 feet to an old stone found for the southeast corner of U.S. Survey 150 also being the northeast corner of common ground of Wildhorse Village B Lot 1 Boundary Adjustment Plat as recorded in Plat Book 352 Page 879 of the above mentioned recorder's office; thence along the north line of said common ground, and the north line of Adjusted Lot 1 and the north line of Lot 603, common ground and Lot 347 of Wildhorse Village A as recorded in Plat Book 310 Page 14 of the above mentioned recorder's office, South  $77^{\circ}40'33''$  West, 985.34 feet to an iron pipe found for the southeast corner of common ground of the Arbors at Wildhorse Creek as recorded in Plat Book 360 Page 220 of the above mentioned recorder's office; thence along the east line of said common ground and the east line of the above mentioned Lot 2 of Mary Schaeffer Estate Adjustment, North  $12^{\circ}22'00''$  West, 2190.06 feet to the point of beginning and containing 2,200,997 square feet (50.5279 acres), more or less, according to a survey by The Sterling

Company during the month of October, 2013 under order number 13-08-265.

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

**Section 3.** The City Council, pursuant to the petition filed by Wilmas Farm, LLC, by: McBride & Son Acquisitions, LLC in P.Z. 04-2015, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 22<sup>nd</sup> day of June 2015, 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 8 of the City of Chesterfield Unified Development Code.

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

Passed and approved this 9<sup>th</sup> day of September, 2015.

Bob Nation  
MAYOR

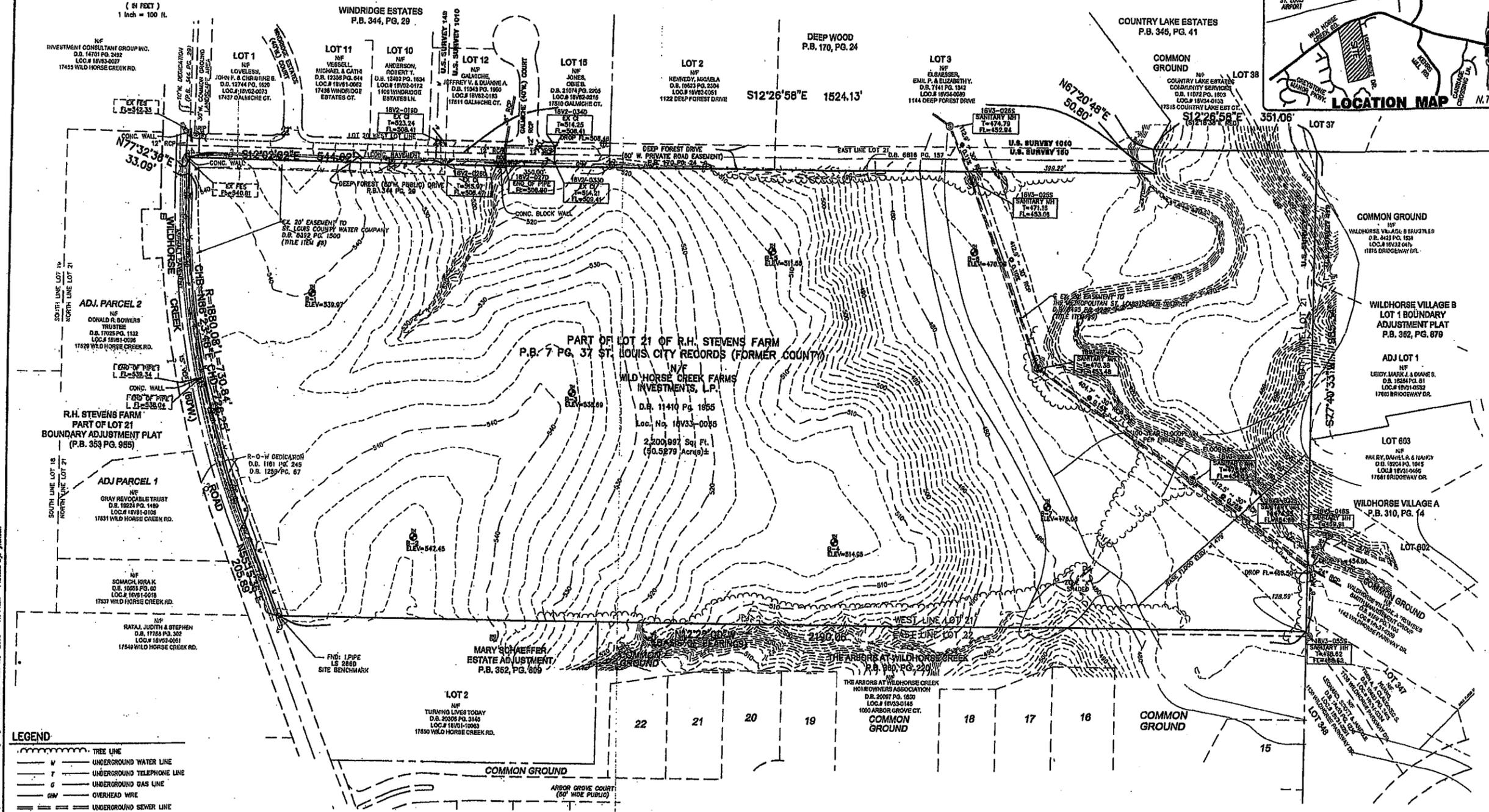
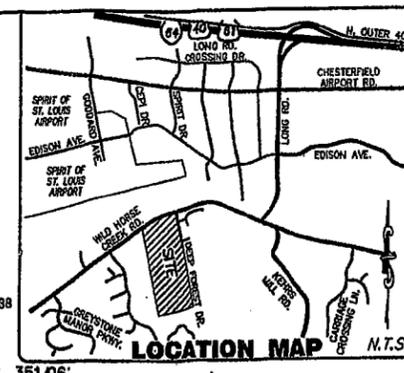
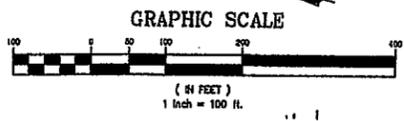
ATTEST:

Vickie Hass  
CITY CLERK

FIRST READING HELD: 8/17/2015



**A TRACT OF LAND BEING PART OF LOT 21 OF R.H. STEVENS FARM  
PLAT BOOK 7 PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY) RECORD,  
LOCATED IN U.S. SURVEYS 122, 150, 102 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST,  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



- LEGEND**
- TREE LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND GAS LINE
  - OVERHEAD WIRE
  - UNDERGROUND SEWER LINE
  - FENCE LINE
  - LIGHT STANDARD
  - UTILITY POLE
  - UTILITY POLE W/ TRANSFORMER
  - WATER VALVE
  - GAS VALVE
  - TELEPHONE BOX
  - STREET/ROAD SIGN
  - FIRE HYDRANT
  - MAIL BOX
  - SANITARY MANHOLE
  - CURB INLET / AREA INLET
  - DENOTES S&M-PERMANANT MONUMENT.
  - FOUND IRON PIPE
  - CONDO. MON./ STONE
  - CROSS
  - CROSS WITH ANCHOR

**BENCHMARK INFORMATION**  
 COUNTY BENCHMARK 11-1 ELEVATION = 541.52' (NAVD 88)  
 \*STANDARD TAPSET\* STAMPED 18-75 S.L.C. SET IN WEST END OF NORTH HEADWALL OF SMALL DRAIN CROSSING UNDER WILD HORSE CREEK ROAD, 0.4 MILE EAST OF THE CHESTERFIELD SCHOOL, 75' EAST OF GRAVEL DRIVE AT #17531 WILD HORSE CREEK ROAD.  
 SITE BENCHMARK ELEVATION = 542.81' (NAVD 88)  
 FOUND IRON PIPE WITH CAP FOUND AT THE NORTHEAST CORNER OF THE SUBJECT TRACT.

THE STERLING COMPANY  
 NO. REC. 307-D  
 JAH  
 DATE 4/15



PREPARED FOR: <b>WILMAS FARM, LLC</b> 5081 New Baumgartner Road ST. LOUIS, MO 63129 314-487-5617	
PREPARED BY: <b>THE STERLING CO.</b> ENGINEERS & SURVEYORS 5081 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 (314) 487-5617 FAX 487-5894 E-Mail: Sterling@sterling-eng-survey.com	
PROJECT: 17508 WILDHORSE CREEK ROAD "WILMAS FARM"	SHEET TITLE: Topographic Survey
DRAWN BY: RSB	CHECKED BY: JAH
NO. 15 03 091 SHEET 2 OF 2	DATE 4/15

Drawing name: V:\1503091 Landmaster\Drawings\15-03-091 Boundary.dwg  
 Plotted on: Jun 15, 2015 - 11:46am  
 Plotted by: Jenson

BASE MAP