BILL NO. 3059 **ORDINANCE NO. 2878**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-4" RESIDENTIAL DISTRICT FOR A 2.13 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF OLIVE BOULEVARD AND BRAEFIELD DRIVE (P.Z. 09-2015 FRIENDSHIP VILLAGE OF WEST COUNTY [15239, 15249 & 15255 OLIVE BLVD] – 18S640272, 18S640326 & 18S640162).

WHEREAS, the petitioner, Friendship Village of West County, has requested a change in zoning from an "NU" Non-Urban District to an "R-4" Residential District for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 26, 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 "R-4" Residential District designation for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive and as described as follows:

A tract of land being part of Lot 2 of Hugo Essen Farm in U. S. Survey 154 & 157, Township 45, North, Range 4 East in St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern right of way line of Olive Boulevard (variable width) and the Eastern line of Braefield, a subdivision recorded in Plat Book 331 Pages 80 and 81 of the St. Louis County Land Records Office, from which a found 1/2" Rebar bears South 30 degrees 34 minutes East, 0.25 feet; thence along the Eastern line of Braefield subdivision, North 30 degrees 33 minutes 39 seconds West a distance of 304.53 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (Typical) being on the Southern line of Lot A of Friendship Village of West County Boundary Adjustment Plat, as recorded in Plat Book 356 Page 143; thence along the Southern line of said Lot A, North 57 degrees 43 minutes 34 seconds East a distance of 158.84 feet to a found 3/4" iron pipe; South 30 degrees 35 minutes 40 seconds East a distance of 134.92 feet to a point from which a found 3/4" iron pipe bears North 16 degrees 00 minutes East 0.13 feet; North 57 degrees 46 minutes 10 seconds East a distance of 242.96 feet to a point from which a found 1/2" rebar with cap stamped "L.S. 134-D" bears South 00 degrees 43 minutes, 0.11 feet; South 30 degrees 31 minutes 42 seconds East a distance of 180.48 feet to a set rebar on the Northern right of way line of Olive Boulevard; thence along said Northern right of way line, South 58 degrees 21 minutes 41 seconds West a distance of 343.27 feet to a found 5/8" rebar with an aluminum cap; thence South 63 degrees 56 minutes 01 seconds West a distance of 41.19 feet to a point from which a found 5/8" rebar with an aluminum cap bears south 0.1 feet; thence South 66 degrees 53 minutes 32 seconds West a distance of 17.48 feet to the point of beginning containing 92,900 square feet or 2.13 acres more or less as surveyed by Marler Surveying Company Inc.

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.

Section 3. The City Council, pursuant to the petition filed by Friendship Village of West County in P.Z. 09-2015, requesting the rezoning 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 26th day of October 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 7th day of December, 2015

Bob Nation
MAYOR

ATTEST:

Vickie Hass
CITY CLERK

FIRST READING HELD: 11/16/2015