

BILL NO. 3071

ORDINANCE NO. 2887

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-2" RESIDENTIAL DISTRICT FOR AN 8.31 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF WHITE ROAD AND GREENTRAILS DRIVE [1050 and 1060 WHITE ROAD] - 18R620266 & 18R340902).**

**WHEREAS**, the petitioner, Stock and Associates Consulting Engineers, Inc., has requested a change in zoning from an "NU" Non-Urban District to an "R-2" Residential District for 8.31 acres located southeast of the intersection of White Road and Greentrails Drive; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on January 11, 2016; 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-2" Residential District designation for 8.31 acres located southeast of the intersection of White Road and Greentrails Drive and as described as follows:

A tract of land being part of U.S. Surveys 109 and 366 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Point of intersection of the Eastern line of White Road, 40 feet wide with the Northwestern line of U.S. Survey 366; thence along the Northwestern line of said U.S. Survey 366 and the Northwestern line of U.S. Survey 109 North 58 degrees 00 minutes 00 seconds East, 1119.61 feet to the Northernmost corner of a tract of land described in a deed to Raymond and Rosemarie Dunn as recorded in Deed Book 6863, Page 2388 of the St. Louis County Records; thence along the Northwestern line of said tract South 31 degrees 44 minutes 26 seconds East, 407.80 feet to the Southernmost corner thereof; thence along the Southeastern line of said Dunn tract North 58 degrees 00 minutes 00 seconds East, 320.45 feet to the Easternmost corner thereof, said point being on the Northeastern line of a tract of land described in a deed to YMA Group as recorded in Deed Book 12519, Page 2034 of the St. Louis County Records; thence along said Northeastern line South 31 degrees 44 minutes 26 seconds East, 9.52 feet to the Easternmost corner of said YMA Group tract; thence along the Southeastern line of said YMA Group and the Southeastern line of a tract of land described in a deed to T&C Properties, LLC as recorded in Deed Book 20760, Page 1145 of the St. Louis County Records South 58 degrees 00 minutes 00 seconds West, 1135.91 feet to the Southernmost corner of the T&C Properties, LLC tract; thence along the Southwestern line of said tract North 34 degrees 43 minutes 11 seconds West, 367.73 feet to a point on the Southeastern line of a 50-foot wide strip described in the aforesaid Deed Book 20760, Page 1145; thence along the Southeastern line of said tract South 58 degrees 00 minutes 00 seconds West, 282.92 feet to a point on the aforesaid Northeastern line of White Road; thence along said Northeastern line North 34 degrees 10 minutes 12 seconds West, 50.04 feet to the Point of Beginning according to a survey by Stock & Associates Consulting Engineers, Inc. during October, 2015 and containing 362,016 square feet or 8.310 acres more or less.

**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 Stock and Associates Consulting Engineers, Inc. in P.Z. 12-2015, 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 11<sup>th</sup> day of January 2016, 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 7<sup>th</sup> day of March, 2016

Bob Natvig  
MAYOR

ATTEST:

Pamela Shelton, Deputy  
CITY CLERK

FIRST READING HELD: 02/17/2016