

AN ORDINANCE APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND, ALL WITHIN THE "CHRISTMAS VALLEY SUBDIVISION", KNOWN AS PARCELS 1 AND 2 [ST. LOUIS COUNTY LOCATOR NUMBERS: 20V210071 AND 20V210107, RESPECTIVELY]; EACH BEING LOCATED IN PART OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY SITUATED WEST OF CHRISTMAS VALLEY ROAD AND NORTH OF YULETIDE TRAIL, FOR THE PURPOSES OF TRANSFERRING APPROXIMATELY 1.4 ACRES BETWEEN THE TWO (2) PROPERTIES. (Ward Three)

WHEREAS, the owners of said properties are seeking the adjustment of these two (2) legal lots of record, which would allow for their modifications, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood;

WHEREAS, the reconfigurations of these parcels of ground will transfer approximately 1.4 acres from Parcel 1 to Parcel 2, thereby resulting in the larger, and vacant, adjusted lot now being in excess of five (5) acres, thus allowing the addition of permitted farming uses for marketing and sales purposes; and

WHEREAS, the smaller, newly-configured 'Adjusted Parcel 1' that is also subject of for this adjustment will continue to meet the minimum three (3) acre requirement, as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance;

WHEREAS, the resulting parcels of ground, post adjustment, comply with all the provisions of Chapter 420.360 of the *Subdivision and Development Regulations* (Boundary Adjustment - Exceptions) of the City of Wildwood with regard to lot widths, dimensions, and sizes, as well as related specifications regarding access; and

WHEREAS, this adjustment impacts the boundary line setback distances, thereby affecting the use of the existing frame barn on the larger, adjusted lot, which will not allow for its use as a private stable, since it does not meet the minimum one-hundred (100) foot setback distance for such, but may be retained for the storage of farming equipment to maintain the property; and

WHEREAS, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to benefit the health, safety, and general welfare of its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:

Section One. The City Council of the City of Wildwood hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground, all within the "Christmas Valley Subdivision", known as Parcels 1 and 2 [St. Louis County Locator Numbers: 20V210071 and 20V210107, respectively]; each being located in part of Section 24, Township 45 North, Range 3 East, City of Wildwood,

St. Louis County, Missouri, and more specifically situated west of Christmas Valley Road and north of Yuletide Trail, for the purposes of transferring approximately 1.4 acres between the two (2) properties. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owners' request, which is attached hereto and made a part hereof.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Boundary Adjustment Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or their action shall be null and void.

Section Three. This ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and recorded copies of the plat are returned to the Department of Planning by the petitioner(s) or representative.

THIS BILL WAS PASSED AND APPROVED THIS ___ DAY OF _____ 2016 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

Presiding Officer

Timothy Woerther, Mayor

ATTEST:

City Clerk

City Clerk