

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) EXISTING PARCELS OF GROUND [ST. LOUIS COUNTY LOCATOR NUMBERS: 26T350036 AND 26T530025]; PLATTED IN BOOK 13, PAGE 7, BY SHANTZ REAL ESTATE COMPANY, CIRCA 1913, PER ST. LOUIS COUNTY RECORD INFORMATION, BEING PART OF LOTS 2 AND 3 OF THE SUBDIVISION OF SECTIONS 16 AND 17, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND MORE SPECIFICALLY, SITUATED ON THE NORTH SIDE OF RIDGE ROAD, WEST OF ST. PAUL ROAD, FOR THE PURPOSES OF TRANSFERRING 2.389 ACRES [EXCLUSIVE OF RIGHT-OF-WAY] BETWEEN THE TWO (2) SUBJECT PROPERTIES. (Ward Six)**

**WHEREAS**, the owner of said properties seeks 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; and

**WHEREAS**, the properties considered for this boundary adjustment have been deemed legal lots of record and meet the zoning requirements, as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance, particularly in light of their platting date of 1913, prior to any St. Louis County zoning regulations; and

**WHEREAS**, the adjustment of these parcels of ground will transfer 2.389 acres from Parcel 2 [Original Lot 3, Plat Book 13, Page 7] to Adjusted Lot A [Parcel 1, being part of Original Lot 2, Plat Book 13, Page 7]; thereby resulting in a now-conforming 3-acre+ lot from the former 1-acre non-conforming parcel of ground and Adjusted Lot B, being 7.469 acres in size, exclusive of right-of-way; and

**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 frontage requirements; and

**WHEREAS**, the existing structures, to remain as-is, are considered legal nonconformities, given they are situated within the minimum yard areas, yet were constructed prior to enforcement of St. Louis County's Zoning Ordinance [1965] and, therefore, grandfathered; 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, Missouri hereby approves and authorizes the adjustment of certain common boundary lines between two (2) existing parcels of ground [St. Louis County Locator Numbers: 26T350036 and 26T530025]; platted in Book 13, Page 7, by Shantz Real Estate Company, circa 1913, per St. Louis County Record information, being part of Lots 2 and 3 of the Subdivision of Sections 16 and 17, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, and more specifically, situated on the north side of Ridge Road, west of St. Paul Road, for the purposes of transferring 2.389 acres [exclusive of right-of-way] between the two (2)

subject properties. These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owner's 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 the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.

**THIS BILL WAS PASSED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 2019 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.**

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**Presiding Officer**

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**The Honorable James R. Bowlin, Mayor**

**ATTEST:**

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**Amanda Foster, City Clerk**

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**Amanda Foster, City Clerk**