

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE DIVISION OF AN 11.15-ACRE TRACT OF LAND, ADDRESSED AS 4734 FOX CREEK ROAD [LOCATOR NUMBER 28Y220121], WHICH IS LOCATED IN THE SOUTEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI; AND, MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF FOX CREEK ROAD, SOUTH OF FOX VIEW LANE, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, WITH THEIR SIZES BEING 6.65 ACRES AND 4.50 ACRES IN AREA, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF *THE RANCH AT CUNNINGHAM'S CORNER*. (Ward Six)

WHEREAS, the owners of said property are seeking the division of this tract of land, which would allow for this 11.15-acre site to be divided into two (2) legal lots of record, under the provisions of Section 420.110 of the *Subdivision and Development Regulations* of the City of Wildwood, Missouri; and

WHEREAS, the property considered for this division has been deemed a legal lot of record, as defined by the City's *Subdivision and Development Regulations* (Chapter 420) and St. Louis County Records; and

WHEREAS, the properties resulting from this land division appear to be in compliance with the minimum lot area prescribed by the Zoning Ordinance of the City of Wildwood (NU Non-Urban Residence District), and meet with the minimum boundary dimensions and frontages for access purposes, as stipulated within the City of Wildwood's *Subdivision and Development Regulations*; and

WHEREAS, proposed Lot 1 will consist of the majority [6.65 acres] of the original tract of land, while Lot 2 will be 4.50 acres in size, with both parcels of ground intended to accommodate future residences upon them; and

WHEREAS, the original tract of land contains a water feature, which overlays proposed Lot 1 and a neighboring parcel of ground [i.e. Lot 1 of NLG Estates, not part of the Lot Split]; therefore, a Maintenance and Use Easement is being established in conjunction with the division of the property, as a provision of its on-going upkeep between the current and all subsequent owners of said properties; 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 the benefit of the health, safety, and general welfare of its residents.

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

Section One. The City Council of the City of Wildwood, Missouri hereby authorizes the division of a 11.15 acre tract of land, addressed as 4734 Fox Creek Road [Locator Number 28Y220121], which is located in the Southeast ¼ of the Northwest ¼ of Section 32, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri; and, more specifically, situated on the east side of Fox Creek Road, south of Fox View Lane, for the purposes of subdividing it into two (2) parcels of ground, with their sizes being 6.65 acres and 4.50 acres in area, hereafter to be known as Lots 1 and 2 of '*The Ranch at Cunningham's Corner*.' These proposed lots are shown graphically and by legal descriptions upon the Lot Split Plat that accompanies the property owners' request, hereto attached 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 Lot Split 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 Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or its action shall be voided.

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 a recorded copy of the plat is returned to the Department of Planning by the petitioner(s) or their representative.

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.

Presiding Officer

The Honorable James R. Bowlin, Mayor

ATTEST:

Amanda Foster, City Clerk

Amanda Foster, City Clerk