

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE CONSOLIDATION OF TWO (2) PARCELS OF GROUND, ADDRESSED AS 2512 AND 2524 LINDY LANE (IDENTIFIED BY ST. LOUIS COUNTY ASSESSOR'S LOCATOR NUMBERS 24V530533 AND 24V530542), BOTH BEING LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI AND, MORE SPECIFICALLY, SITUATED ON THE EAST SIDE OF LINDY LANE, NORTH OF MANCHESTER ROAD; THEREBY CREATING A SINGLE LEGAL LOT OF RECORD, WHICH IS IN GREATER CONFORMANCE TO THE ACREAGE REQUIREMENTS OF THE NU NON-URBAN RESIDENCE DISTRICT, TO BE HEREAFTER KNOWN AS *CONSOLIDATED LOT A*. (Ward Eight)

WHEREAS, the owners of the subject parcels of ground seek this land consolidation of the described properties, via the provisions of Chapter 420.360 (Boundary Adjustment - Exceptions) of the *Subdivision and Development Regulations* of the City of Wildwood, St. Louis County, Missouri; and

WHEREAS, the properties considered for this consolidation have been deemed legal lots of record, as defined by the City's *Subdivision and Development Regulations* (Chapter 420), and St. Louis County Records parcel information; and

WHEREAS, the newly-configured property that will result from this consolidation is in greater compliance to the minimum lot area prescribed by the Zoning Ordinance of the City of Wildwood (NU Non-Urban Residence District) and its dimensions for frontage and access purposes are also in greater conformity as well, but the overall lot will still being non-conforming to the City of Wildwood's *Subdivision and Development Regulations*; and

WHEREAS, consolidation of these parcels of ground, from two (2) lots to a single legal lot of record, will eliminate the placement of one (1) single-family dwelling upon the combined properties, yet the final resulting lot will remain under three (3) acres in size; and

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

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 consolidation of two (2) parcels of ground, addressed as 2512 and 2524 Lindy Lane (identified by St. Louis County Assessor's Locator Numbers 24V530533 and 24V530542), both being located in the East Half of the Southwest Quarter of Section 1, Township 44 North, Range 3 East, City of Wildwood, St. Louis County, Missouri and, more specifically, situated on the east side of Lindy Lane, north of Manchester Road; thereby creating a single legal lot of record, which is in greater conformance to the acreage requirements of the NU Non-Urban Residence District, to be hereafter known as *Consolidated Lot A*. This consolidated lot is

indicated graphically and by legal description upon the attached Boundary Adjustment Plat accompanying the property owners' request and hereto made a part of this ordinance.

Section Two. The Director of Planning and the City Clerk are authorized and directed to evidence the approval of this Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificates of Approval upon these instruments. The petitioners are required and directed to record the Boundary Adjustment Plat in the Office of the Recorder of Deeds of St. Louis County, Missouri within sixty (60) days of its approval by the City Council, or their action shall be voided.

Section Three. This ordinance shall be in full force and effect, from and after its date of passage and approval, provided all required fees are paid to the City, all applicable provisions of the *Subdivision and Development Regulations* are met, and a recorded copy of the plat and any related materials are returned to the City by the owner/petitioner.

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:

Jessica Stirmlinger, City Clerk

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