

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE DIVISION OF A 6.89-ACRE TRACT OF LAND, KNOWN AS ADJUSTED LOT B OF BIDDLE BUCK RIDGE [LOCATOR NUMBER 22W310132], WHICH IS PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE NORTH SIDE OF HOHMANN ROAD, WEST OF POND ROAD, FOR THE PURPOSES OF SUBDIVIDING IT INTO TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS LOTS 1 AND 2 OF BIDDLE BUCK RIDGE, BOTH RESULTANT PROPERTIES BEING IN EXCESS OF THREE (3) ACRES. (Ward One)**

**WHEREAS**, the owners of said property are seeking the division of this tract of land, which would allow for this 6.89-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), given a previous boundary adjustment was approved by Ordinance #2347 of the Wildwood City Council in March 2018, as well as current 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**, the existing six-plus (6+) acre tract of land is currently vacant; therefore, the proposed split into two (2) lots of almost equal area will provide for two (2) future residences upon them; and

**WHEREAS**, the current access to this existing lot, and, thereafter, the two (2) newly-subdivided properties, fails to meet current 'Rural Roadway Standards,' but is being submitted for authorization under the policy of City Council regarding one (1) subdivision action being allowed, even if certain requirements are not being met relative to roadway specifications; 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 6.89-acre tract of land, known as Adjusted Lot B of Biddle Buck Ridge [Locator Number 22W310132], which is part of the Southwest Quarter of Section 35, Township 45 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, and more specifically situated on the north side of Hohmann Road, west of Pond Road, for the purposes of subdividing it into two (2) parcels of ground, hereafter to be known as Lots 1 and 2 of Biddle Buck Ridge, both resultant properties being in excess of three (3) acres. These proposed lots are shown graphically and by legal description upon the Lot Spit 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**

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

**ATTEST:**

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**Jessica Stirmlinger, City Clerk**

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