

ORDINANCE NO. 7868

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE OF THE CITY OF ST. PETERS, TITLE IV: LAND USE PERTAINING TO ZONING PROPERTY WITHIN SAID CITY IN RESPONSE TO REZONING PETITION NUMBER RZ 23-04 PINNACLE LAND DEVELOPMENT C/O STERLING ENGINEERING BY MAKING CERTAIN CHANGES IN THE DESIGNATED DISTRICTS IN CERTAIN SECTIONS OF SAID CITY (RYEHILL MANOR).

WHEREAS, by Petition Number 23-04 to the Board of Aldermen, a certain change was requested in the Zoning Law of the City; and

WHEREAS, the Board of Aldermen of the City of St. Peters, Missouri, did refer this Petition to the City's Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission did hold a Public Hearing on this proposed change; and

WHEREAS, at this Public Hearing persons in interest and citizens were given an opportunity to be heard on this proposed change; and

WHEREAS, said Planning and Zoning Commission did consider this Petition and did recommend approval of this item to the Board of Aldermen.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ST. PETERS, MISSOURI, AS FOLLOWS:

SECTION 1. That certain sections of the Municipal Code of the City of St. Peters, Missouri, Title IV: Land Use be amended by making the following changes in the Zoning District Map, which map is on file in the Office of the City Clerk, to rezone to R-1 Planned Urban Development (PUD) for a 18.37 +/- acre parcel from R-1A Single Family Residential District, more particularly described as follows:

LAND DESCRIPTION

PUD AREA DESCRIPTION:

A TRACT OF LAND BEING PART OF PROPERTY DESCRIBED "FIRST" IN A DEED TO ROBERT B. LAMMERT AND GERALDINE L. LAMMERT RECORDED IN BOOK 1363, PAGE 630 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE AND BEING IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 47 NORTH, RANGE 4 EAST, ST CHARLES COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LAMMERT PROPERTY, THENCE SOUTH 86°34'38" WEST, 1393.09 FEET ALONG THE SOUTHERN LINE OF SAID LAMMERT PROPERTY TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN A DEED TO CATHERINE FINDERS, RECORDED IN BOOK 6818 PAGE 784 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE SOUTH 86°40'32" WEST, 217.23 FEET ALONG THE COMMON LINE BETWEEN SAID LAMMERT AND SAID FINDERS PROPERTY TO ITS INTERSECTION WITH THE EASTERN LINE OF MID RIVERS MALL DRIVE, 100 FEET WIDE; THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SAID MID RIVERS MALL DRIVE THE FOLLOWING COURSES, DISTANCES, AND CURVES: NORTH 01°53'26" WEST, 202.10 FEET TO A POINT OF CURVATURE; NORTHWARDLY 61.70 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1869.86 FEET TO A POINT OF TANGENCY, AND DUE NORTH, 86.95 FEET TO A POINT OF CUSP; THENCE LEAVING SAID EAST LINE OF MID RIVERS MALL DRIVE AND PROCEEDING THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 31.59 FEET, A RADIUS OF 19.21 FEET, THE CHORD OF WHICH BEARS SOUTH 44°43'34" EAST, 28.15 FEET TO A POINT OF TANGENCY; SOUTH 89°27'08" EAST, 40.78 FEET TO A POINT OF CURVATURE; ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 141.89 FEET, A RADIUS OF 186.83 FEET, THE CHORD OF WHICH BEARS SOUTH 67°47'00" EAST, 138.51 FEET TO A POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT, AN ARC LENGTH 248.17 FEET, A RADIUS OF 300.00 FEET, THE CHORD OF WHICH BEARS SOUTH 69°43'26" EAST. 241.16 FEET TO A POINT OF TANGENCY, NORTH 86°34'38" EAST, 226.69 FEET; NORTH 03°25'22" WEST, 120.00 FEET; NORTH 86°34'38" EAST, 50.20 FEET; NORTH 12°24'28" EAST, 80.23 FEET; AND NORTH 30°42'08" WEST, 201.97 FEET TO A POINT LOCATED ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO FORT ZUMMWALT SCHOOL DISTRICT BY INSTRUMENT RECORDED IN DEED BOOK 1462 PAGE 1525 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE SOUTH LINE OF SAID FORT ZUMMWALT SCHOOL DISTRICT TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 76°08'40" EAST, 203.25 FEET; SOUTH 59°41'06" EAST, 333.10 FEET; AND SOUTH 81°10'22" EAST, 523.17 FEET TO THE SOUTHEAST CORNER OF SAID FORT ZUMMWALT SCHOOL DISTRICT TRACT, SAID CORNER BEING LOCATED ON THE WEST LINE OF BELLEMEADE PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 45 PAGE 150 OF SAID ST. CHARLES COUNTY RECORDS; THENCE ALONG SAID WEST LINE OF BELLEMEADE PLAT ONE SUBDIVISION, SOUTH 02°58'25" EAST, 287.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 546,731 SQUARE FEET (12.55 ACRES MORE OR LESS), ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST 2023 UNDER PROJECT NUMBER 23-02-0041. SUBJECT TO THE RESULTS OF A FUTURE BOUNDARY SURVEY

SECTION 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 3. Savings Clause

Nothing contained herein shall in any manner be deemed or construed to alter, modify,

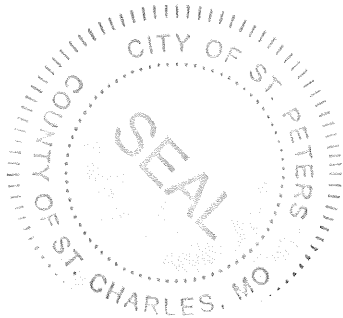
supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

SECTION 4. Severability Clause

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

Read two times, passed, and approved this 26th day of October, 2023.



A handwritten signature in black ink, appearing to read 'Len Pagano', written over a horizontal line.

Len Pagano, As Presiding Officer and as Mayor

Attest: 
Scott Baumgartner, Deputy City Clerk