

**BILL NO. 24-1267**

**ORDINANCE NO. 24-1267**

**AN ORDINANCE APPROVING THE FINAL PLAT OF "EAST CHARLES ADDITION" BEING A RESUBDIVISION OF LOTS 38 – 41, BLOCK 3, CARTALL'S HEIGHTS SUBDIVISION.**

**WHEREAS**, Noah Wills, LLC (Owner) have submitted a re-subdivision application for approval titled "East Charles Addition" of St. James, Phelps County, Missouri; and

**WHEREAS**, payment of all appropriate fees has been made and a final plat has been filed with the Planning & Zoning Commission's Administrative Official; and

**WHEREAS**, the final plat has been approved by the Planning & Zoning Commission Administrative Official; and

**WHEREAS**, the final plat is now submitted to the City Council for approval.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ST. JAMES, MISSOURI, AS FOLLOWS:**

**SECTION ONE:** The City Council hereby approves the attached Record Plat establishing the re-subdivision of land to be known as "East Charles Addition", a re-subdivision of Lots 38 – 41, Block 3, Cartall's Heights Subdivision, within the City of St. James, which is graphically represented on the attached Record Plat and accompanying legal description more specifically, now hereto adopted and made part of this ordinance, as submitted by Noah Wills, LLC (the "Applicant").

**SECTION TWO:** The City Clerk is authorized to evidence the approval of this Record Plat by affixing such signature and the official seal of the City of St. James to a Certificate of Approval upon this instrument. The City Clerk shall record the approved Record Plat within sixty (60) days of its approval by the City Council of the City of St. James at the Office of the County Recorder of Deeds, with all costs paid by the Applicant.

Ok "3116" \$185.00



# CITY OF ST. JAMES

MISSOURI

## Plat or Re-Plat of Subdivision Application

Major Subdivision Plat  Minor Subdivision Plat (Re-Plat)

### PART I: Applicant and Engineer Information

Noah Wills, LLC 03/28/24 \_\_\_\_\_  
 Owner(s) Name (print) Date Project Engineer (print) Date  
Po Box 56 St. James, MO 65559 \_\_\_\_\_  
 Address Engineering Firm  
573-578-8070 \_\_\_\_\_  
 Business Phone Mobile Phone Business Phone Mobile Phone

PAID

**Code Compliance Certification:** We the undersigned, as the owner(s) of record, hereby make application to the City of St. James for approval of a plat re-plat of subdivision to be known as East Charles St Addition; which is located within the corporate city limits of the City of St. James, Missouri. The undersigned agrees that all proposed development activities including, but not limited to, land disturbance, flood protection, storm water and erosion control and infrastructure improvement shall be in accordance with the requirements set forth in the St. James City Code and with all other applicable, federal programs, and the laws and regulations of the State of Missouri.

Owner(s) Signature: [Signature] Date: 03/28/24

**Note to Applicant:** Incomplete applications or plats will be rejected and returned to the applicant for completion. \*\*\* (\$185.00 Application Fee. Application fees cover the cost of required advertising and filing and are non-refundable.)

**For City Staff Use: PART II: Site & Plat Review** Review completed by: [Signature] Date: 3/28/24

Location: NE 1/4 of the NW 1/4; Section 29; Township 38N; Range 6W

Owner(s) of Record: Noah Wills LLC

Tax parcel ID number: 71-02-9.0-29-002-010-002.000

Gross Parcel Area: 0.51 Acre(s) Current Zoning Classification: R-1, Residential

Is property within a FEMA Floodplain?  YES  NO Is property within a FEMA Floodway?  YES  NO

FIRM Panel No.: N/A FIRM Map Date: \_\_\_\_\_ Flood Zone: \_\_\_\_\_

- Specify the proposed name of this new subdivision: East Charles Street Addition
- Specify the proposed land use(s) to be developed within the subdivision: Residential
- List the gross area contained in this subdivision before development activities commence. 0.51 Acres.
- List the gross area of reserved open space after development activities are complete. 0 Acres.
- What is the minimum lot size within the proposed subdivision? 9,086.26 sqft Number of Lots? 2
- List the building setback distances: Front yard feet Line, Side yard feet 7', Rear yard feet 30.
- Will new infrastructure improvements be made to support this proposed subdivision?  YES  NO
- Does the current zoning classification support the proposed subdivision?  YES  NO
- Has a change of zoning district been approved for this proposed subdivision?  YES  NO
- If yes, when was the change of zoning district approved? N/A Ordinance number? N/A
- Have any variances been granted for this parcel of land?  YES  NO  Unknown
- If yes, when was the variance granted? N/A Purpose of variance? N/A

(See rear of page for an explanation of the application process)



**SECTION THREE:** The approval of the Record Plat shall be effective from and after its date of passage and approval, provided all required fees are paid to the City, and further subject to compliance with all applicable provisions of the Subdivision and Zoning Regulations.

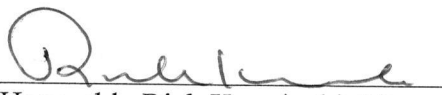
**SECTION FOUR:** Payment of all of the City's costs incurred relating to approval of this plat shall be paid by the Applicant.

**SECTION FIVE:** This ordinance shall take effect and be in full force from and after its passage by the City Council and approval by the Mayor.


**THIS BILL WAS PASSED AND APPROVED THIS 15<sup>th</sup> DAY OF April, 2024, BY THE CITY COUNCIL OF THE CITY OF ST. JAMES, MISSOURI AFTER HAVING BEEN READ BY TITLE OR IN FULL TWO TIMES PRIOR TO PASSAGE.**

PASSED: 8-0

APPROVED: 8-0

  
Honorable Rick Krawiecki, Mayor

ATTEST:

  
Linda Cochran, City Clerk