

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE DIVISION OF TWO LEGAL LOTS OF RECORD INTO FOUR PARCELS OF GROUND, FORMING A 52.6-ACRE TRACT OF LAND, LOCATED ON THE WEST SIDE OF WILD HORSE CREEK ROAD, NORTH OF OSSENFORT ROAD, LOCATED WITHIN U.S. SURVEY 668, 152, AND 156, TOWNSHIP 45 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY (BOOK 8245, PAGE 97), AND TO BE HEREAFTER KNOWN AS “WILD HORSE CREEK ADJUSTMENT.”

WHEREAS, the owners of said properties are seeking the division of the two (2), existing parcels of ground into a total of four (4) lots that will form the components of this Minor Subdivision Plat herein submitted for consideration and action by the City Council of the City of Wildwood; and

WHEREAS, the two (2) new lots will each be derived from one (1) of the existing parcels of ground to create the aforementioned four (4) total properties, which have the following sizes, respectively = Lot 1 – 11.46 acres; Lot 2 – 10.63 acres; Lot 3 – 10.11 acres, and. Lot 4 – 20.37 acres; and

WHEREAS, these proposed lots have access to Wild Horse Creek Road (a City of Wildwood public street) and a private roadway – Wild Horse Valley Road, while Lot 4 will be served by a new access easement for the purposes of compliance to City’s code; and

WHEREAS, the division of the two (2), existing lots reflects the current status of the single family dwelling and two (2) accessory structures being on separate parcels of ground, but under the same ownership, which all predate the adoption of the St. Louis County’s Zoning Ordinance in 1965 and can be considered legal, but non-conforming; and

WHEREAS, Lots 2 and 3 have limited areas of floodplain associated with them, which is located along their respective frontages onto Wild Horse Creek Road, which has led to an additional fifty (50) foot residential setback from such being indicated on both of these proposed properties; and

WHEREAS, the properties considered for this division all appear to meet all current zoning requirements, as defined by Chapter 415.090 NU Non-Urban Residence District of the Wildwood Zoning Ordinance, specifically each of them being a minimum three (3) acres in area, having the required frontage distances for access purposes, and complying with current setback regulations as well; and

WHEREAS, given access to Lots 1 and 2 are from the private roadway, which does not comply with current regulations in this regard, any further subdivision of these parcels of ground will be based upon providing additional easement dedications and meeting the City of Wildwood’s Rural Roadway Standards; and

WHEREAS, the Department of Planning has required all utilities and other service

jurisdictions to provide comments relative to the plat, and its pertinent components, with each of them having or will have provided response letters in this regard, before its signing by the City of Wildwood and release of the mylar for recording with St. Louis County; 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 benefit the health, safety, and general welfare of its residents and property owners; and

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 authorizes and approves an Ordinance for the division of two (2) existing, legal lots of record into a total of four (4) parcels of ground, which are a part of U.S. Surveys 668, 152, and 1956, in Township 45 North, Range 3 East, of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, and more specifically, being situated on the west side of Wild Horse Creek Road, south of its intersection at Centaur Road, and to be known hereafter as the “Wild Horse Creek Adjustment.” These lots are indicated graphically and by legal description upon the Minor Subdivision Plat accompanying the property owners’ request, which is attached hereto 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 Minor Subdivision Plat in the Office of the St. Louis County Recorder of Deeds within one hundred twenty (120) days of its approval by the City Council, or their action shall be null and void.

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 the petitioner(s) or representative returns recorded copies of the plat to the Department of Planning.


This Bill was passed and approved this 15th day of July, 2024 by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to passage.




Presiding Officer



Joseph Garritano, Mayor

ATTEST:


City Clerk

ATTEST:


City Clerk