

**AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE CONSOLIDATION OF TWO TRACTS OF LAND, BEING ALL OF TRACT B AND TRACT C OF "BOPP ESTATES RESUBDIVISION", PLAT BOOK 362, PAGES 542 THROUGH 544, LOCATED WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 26, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI, AND TO BE HEREAFTER KNOWN AS "CONSOLIDATION OF TRACTS OF B AND C OF BOPP ESTATES RESUBDIVISION".**

**WHEREAS**, the owners of said properties are seeking the consolidation of these two (2) Non-Urban Residential Area designated lots under the City's Master Plan, which would increase the overall size of the remaining property, while allowing modifications to the Natural Resources Protection Standards areas affiliated with them, as set forth by the *Subdivision and Development Regulations* adopted by the City of Wildwood (Chapter 420.360 Boundary Adjustments - Exceptions); and

**WHEREAS**, the consolidation of these parcels of ground will create one (1) lot and, thereafter, resulting in a six (6) acre site to accommodate the existing dwelling, barns, and pasture areas; and

**WHEREAS**, the subject property will meet the established requirements for minimum lot area, along with the required yard distances [i.e., building setbacks], as defined by Chapter 415.090 NU Non-Urban Residence District of the City's Zoning Ordinance; and

**WHEREAS**, the resulting parcel of ground also complies with all the provisions of Chapter 420.150 Subdivision Design Standards of the *Subdivision and Development Regulations* of the City of Wildwood with regard to lot widths, dimensions, and access management requirements of a property, where floodplain encumbers such; and

**WHEREAS**, the consolidation will modify the current Natural Resource Protection Standards' designations in association with the existing lots, but after said action, the amount of preserved area on the six (6) acre site is minimally reduced, but allows for the creation of a more functional configuration for the purposes of the current owners and their present and future utilization of it; and

**WHEREAS**, the owners of the consolidated lot are aware of the requirements of the Natural Resource Protection Standards, as applied by the City, and intend to use the protected area of the combined lot, which is not woodlands, for pasture; and

**WHEREAS**, all utilities and the fire district have been contacted and will or have provided comments in this regard; 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.

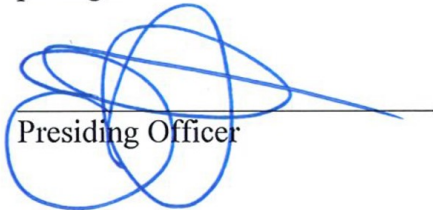
**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:**

**Section One.** The City Council of the City of Wildwood, Missouri hereby authorizes and approves an Ordinance for the consolidation of these existing, legal lots of record that are now two (2) tracts of land being all of Tract B and all of Tract C of the “Bopp Estates Re-Subdivision [Plat Book 362, Pages 542 through 544] and also being identified in the east half of southwest quarter of Fractional Section 26, Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri, and more specifically, being situated on the south side of Forby Road, west of its intersection with Alt Road, and to be known hereafter as the “Consolidation of Tracts B and C of Bopp Estates Re-Subdivision”. These lots are indicated graphically and by legal description upon the Lot Split 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 Boundary Adjustment 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.

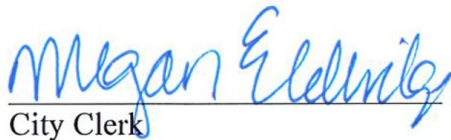
**Section Three.** This Ordinance shall be in full force and effect, from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and the petitioner(s) or representative returns recorded copies 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