

AN ORDINANCE APPROVING THE FINAL PLAT FOR A MINOR SUBDIVISION DIVIDING A CERTAIN PIECE OF PROPERTY OF 54,264 SQUARE FEET AT 9052 CLAYTON ROAD INTO THREE SEPARATE LOTS AS SOUGHT BY 9052CLAYTON ROAD, LLC, ROB SOPER AND CHARLES SHAGRIN, PRINCIPALS TO CREATE THREE BUILDABLE LOTS; EACH LOT AT LEAST 18,000 SQUARE FEET IN SIZE.

WHEREAS, by Petition #2015-12, 9052CLAYTON ROAD LLC, Rob Soper and Charles Shagrin, Principals, petitioned for a minor subdivision of their property at 9052 Clayton Road to create three separate buildable lots, each lot at least 18,000 square feet in size.

WHEREAS, said petition with Site Plan Review was referred to the Plan and Zoning Commission which considered the matter at its meeting held July 16, 2015 and recommended approval of said plan with the following conditions:

1. Before a building permit may be issued for the construction of any new dwelling, a report from an engineer licensed in the state of Missouri shall be submitted certifying that the proposed site plan has been reviewed, and that no additional storm water runoff will occur after the lot is developed and that the storm water runoff pattern will not be altered in a manner that would increase the flow, volume or velocity onto an adjacent property.

After construction of each home is complete the engineer shall inspect the new developed lot and submit a letter to the Building Department certifying that the development was according to plan and that no additional storm water runoff will occur, and that the water pattern was not altered in a manner to increase flow, volume or velocity onto an adjacent property.

2. Before grading or construction begins the engineer shall design stringent siltation control measure and submit the design to the Building Department.

3. The 15 foot easement along the eastern lots property line contiguous to Haverford Terrace will not be used as a road to access the site during construction or otherwise.

4. The trees and bushes along the east and south property lines shall be maintained as well as the fence along the south property lines. The root zone of the trees should be marked off and protected during the construction process. Any loss of trees or vegetation will be replaced with like kind.

WHEREAS, the City Council hereby deems Petitioner's application, the material furnished, and the Final Plat, as presented as in Exhibit A to be sufficient to applicable sections of the Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND HEIGHTS, MISSOURI, as follows:

SECTION 1. The Boundary Adjustment Plat submitted by Pitzman's Company on behalf of 9052CLAYTON ROAD, LLC, ROB SOPER AND CHARLES SHAGRIN, being a

parcel of real property in Richmond Heights, Missouri, as described and shown on the legal description attached hereto as Exhibit A is hereby approved subject to the following conditions:

1. Before a building permit may be issued for the construction of any new dwelling, a report from an engineer licensed in the state of Missouri shall be submitted certifying that the proposed site plan has been reviewed, and that no additional storm water runoff will occur after the lot is developed and that the storm water runoff pattern will not be altered in a manner that would increase the flow, volume or velocity onto an adjacent property.

After construction of each home is complete the engineer shall inspect the new developed lot and submit a letter to the Building Department certifying that the development was according to plan and that no additional storm water runoff will occur, and that the water pattern was not altered in a manner to increase flow, volume or velocity onto an adjacent property.

2. Before grading or construction begins the engineer shall design stringent siltation control measure and submit the design to the Building Department.

3. The 15 foot easement along the eastern lots property line contiguous to Haverford Terrace will not be used as a road to access the site during construction or otherwise.

4. The trees and bushes along the east and south property lines shall be maintained as well as the fence along the south property lines. The root zone of the trees should be marked off and protected during the construction process. Any loss of trees or vegetation will be replaced with like kind.

5. Approval of the Final Plat by the City Council shall be by ordinance and shall be certified on the document to be filed for record over the signature of the mayor, the city clerk, and the seal of the City of Richmond Heights. The Final Plat, endorsed with the approval of the City Council, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the St. Louis County Recorder of Deeds at the expense of the subdivider, the exact terminology to be determined by the County Recorder. Within ten (10) days after the recording of the Final Plat, the subdivider shall file with the zoning administrator a copy of such recorded Final Plat and ordinance, or the book and page number thereof, for the City's file; and

SECTION 2. The Mayor and the City Clerk are authorized to endorse on the Final Plat described above in Section 1 the approval of the City Council and to affix thereto the seal of the City of Richmond Heights, Missouri.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force on the thirty-first day following its passage and being signed as provided by law.

PASSED and SIGNED this 17th day of August, 2015.

JAMES J. BECK
MAYOR

ATTEST:

PATRICIA S. VILLMER
DEPUTY CITY CLERK

APPROVED AS TO FORM:

KENNETH J. HEINZ,
CITY ATTORNEY

First reading: August 3, 2015
Second reading: August 17, 2015

EXHIBIT A

PROPOSED LOT 1 - LEGAL DESCRIPTION:

A PARCEL OF GROUND BEING LOT A OF PART OF LOT 10 OF SUMMIT TRACT IN SECTIONS 16 & 17, TOWNSHIP 45 NORTH RANGE 6 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 93 PAGE 26, OF THE ST. LOUIS COUNTY RECORDS, CITY OF RICHMOND HEIGHTS, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF SAID LOT A, WITH THE SOUTHERN LINE OF CLAYTON ROAD, 60 FEET WIDE;
THENCE SOUTH 72 DEGREES 16 MINUTES 33 SECONDS EAST 70.43 FEET, ALONG THE SOUTHERN LINE OF SAID CLAYTON ROAD, TO A POINT;
THENCE SOUTH 00 DEGREES 45 MINUTES 12 SECONDS WEST 258.69 FEET, ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT A, TO A POINT IN THE SOUTHERN LINE OF SAID LOT A;
THENCE NORTH 88 DEGREES 31 MINUTES 06 SECONDS WEST 67.36 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, TO SOUTHWESTERN CORNER OF SAID LOT A, TO A POINT;
THENCE NORTH 00 DEGREES 45 MINUTES 12 SECONDS EAST 278.39 FEET, ALONG THE WESTERN LINE OF SAID LOT A, TO THE NORTHWESTERN CORNER OF SAID LOT A. ALSO BEING A POINT IN THE SOUTHERN LINE OF SAID CLAYTON ROAD AND TO THE POINT OF BEGINNING AND CONTAINING 18,088 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

PROPOSED LOT 2 - LEGAL DESCRIPTION:

A PARCEL OF GROUND BEING LOT A OF PART OF LOT 10 OF SUMMIT TRACT IN SECTIONS 16 & 17, TOWNSHIP 45 NORTH RANGE 6 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 93 PAGE 26, OF THE ST. LOUIS COUNTY RECORDS, CITY OF RICHMOND HEIGHTS, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERN LINE OF CLAYTON ROAD, 60 FEET WIDE SAID POINT BEING SOUTH 72 DEGREES 16 MINUTES 33 SECONDS EAST 70.43 FEET FROM THE NORTHWESTERN CORNER OF SAID LOT A;
THENCE SOUTH 72 DEGREES 16 MINUTES 33 SECONDS EAST 86.32 FEET, ALONG THE SOUTHERN LINE OF SAID CLAYTON ROAD, TO A POINT;
THENCE SOUTH 05 DEGREES 28 MINUTES 55 SECONDS WEST 235.10 FEET, TO A POINT IN THE SOUTHERN LINE OF SAID LOT A;
THENCE NORTH 88 DEGREES 31 MINUTES 06 SECONDS WEST 63.19 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, TO A POINT;
THENCE NORTH 00 DEGREES 45 MINUTES 12 SECONDS EAST 258.69 FEET, ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT A, TO A POINT IN THE SOUTHERN LINE OF SAID CLAYTON ROAD AND TO THE POINT OF BEGINNING AND CONTAINING 18,088 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

PROPOSED LOT 3 - LEGAL DESCRIPTION:

A PARCEL OF GROUND BEING LOT A OF PART OF LOT 10 OF SUMMIT TRACT IN SECTIONS 16 & 17, TOWNSHIP 45 NORTH RANGE 6 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 93 PAGE 26, OF THE ST. LOUIS COUNTY RECORDS, CITY OF RICHMOND HEIGHTS, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN CORNER OF SAID LOT A, WITH THE SOUTHERN LINE OF CLAYTON ROAD, 60 FEET WIDE;
THENCE SOUTH 01 DEGREES 24 MINUTES 58 SECONDS WEST 213.54 FEET, ALONG THE EASTERN LINE OF SAID LOT A, TO THE SOUTHEASTERN CORNER OF SAID LOT A, TO A POINT;
THENCE NORTH 88 DEGREES 31 MINUTES 06 SECONDS WEST 88.68 FEET, ALONG THE SOUTHERN LINE OF SAID LOT A, TO A POINT;
THENCE NORTH 05 DEGREES 28 MINUTES 55 SECONDS WEST 235.10 FEET, TO A POINT IN THE SOUTHERN LINE OF SAID CLAYTON ROAD;
THENCE SOUTH 72 DEGREES 16 MINUTES 33 SECONDS EAST 75.03 FEET, ALONG THE SOUTHERN LINE OF SAID CLAYTON ROAD, TO THE NORTHEASTERN CORNER OF SAID LOT A AND TO THE POINT OF BEGINNING AND CONTAINING 18,087 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

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