

AN ORDINANCE APPROVING THE ADJUSTED PLAT FOR BOUNDARY ADJUSTMENT OF PARCEL 1 AND PARCEL 2, PARTS OF LOT 5 OF MCCAUSLAND'S SUBDIVISION, A SUBDIVISION IN THE CITY OF RICHMOND HEIGHTS, ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 382 PAGE 269 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

WHEREAS, Petitioner Stanford Homes LLC, owner of 7057 and 7059 Mitchell Avenue, Richmond Heights, Missouri, seeks a boundary adjustment of their two lots to allow for the ability to build new homes on each lot; and

WHEREAS, the petitioner is requesting the boundary adjustment to make both lots equally buildable lots in width; and

WHEREAS, moving the shared property line over about 10 feet will make each lot width approximately 40 feet, making the lots comparable in size while continuing to meet the required 5,000sf minimum lot size in the R5 zoning district; and

WHEREAS, through this ordinance, the Petitioners seek a Boundary Adjustment as submitted, and as particularly described in Exhibit 1; and

WHEREAS, the City Council hereby deems Petitioners' application, the material furnished, and the Final Plat, as described in "EXHIBIT 1", to be sufficient under applicable sections of the Zoning Ordinance.

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 the owners, being a boundary adjustment of the parcels of adjacent, contiguous property in Richmond Heights, Missouri, as particularly described and shown on the plat attached hereto as Exhibit 1 is hereby approved subject to the following condition:

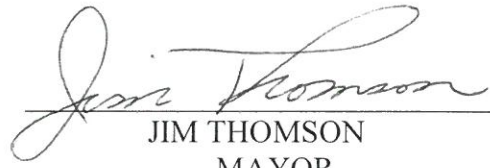
A) Approval of the Final Boundary Adjustment Plat by the City Council shall be certified on the document to be filed for record over the signature of the Mayor, the Deputy City Clerk, and the seal of the City of Richmond Heights. The Final Boundary Adjustment Plat, endorsed with the approval of the City 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 petitioner. Within ten (10) days after the recording of the Final Plat, the petitioner 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.

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 and not until the existing structure is demolished.

PASSED and SIGNED this 17th day of August, 2020.



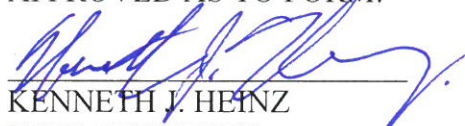
JIM THOMSON
MAYOR

ATTEST:



AMY HAMILTON
CITY CLERK

APPROVED AS TO FORM:



KENNETH J. HEINZ
CITY ATTORNEY

First reading: July 20, 2020
Second reading: August 17, 2020

EXHIBIT 1

