

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI APPROVING THE ADJUSTMENT OF CERTAIN LOTS THAT ARE SITUATED ON THE NORTHWEST CORNER OF POND ROAD AND SMITH SCHOOL ROAD, WITH SUCH BEING A TRACT OF LAND THAT IS PART OF U.S. SURVEY 385, TOWNSHIP 45, NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI, AND HEREAFTER HAVING THE TWO (2) LOTS KNOWN AS "DUNN BOUNDARY ADJUSTMENT PLAT OF 1318 AND 1336 POND ROAD NO. 2." (Ward One)**

**WHEREAS**, the owners of these subject properties have submitted for review and approval a Boundary Adjustment Plat for the proposed re-configuration of an overall 26.8 acre parcel of ground being formed by two (2) lots that are located on the northwest corner of Smith School Road and Pond Road; and

**WHEREAS**, the Department has determined these two (2) properties to be legal lots of record, given a past subdivision plat that was approved by the City of Wildwood; and

**WHEREAS**, the two (2) lot adjustment does include on the newly-adjusted six (6) acre parcel of ground an existing residence that was constructed in 1952; and

**WHEREAS**, the proposed lots all appear to adhere to all the requirements of the underlying NU Non-Urban Residence District designation and the City's Zoning Ordinance and Subdivision and Development Regulations with respect to lot sizes, widths, and other design criteria contained therein; and

**WHEREAS**, the lots, after adjustment, will still be encumbered by the two hundred seventy-five (275) foot wide easement to Union Electric Light and Power Company, but this overlay does not preclude their eventual use and development, as witnessed by the existing dwelling on one (1) of the subject lots; and

**WHEREAS**, the proposed division of this property does not include any roadway improvements, since the proposed two (2) lots will each have frontage onto Pond Road; and

**WHEREAS**, the use of the property is intended for those activities authorized and permitted by right under the property's current zoning district designation of the NU Non-Urban Residence District, which includes single-family dwellings, and would also comply with the City's Master Plan and related Land Use Designations for this area of the community (Non-Urban Residential).

**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 CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:**

**Section One.** The City Council of the City of Wildwood, Missouri hereby approves the submitted Boundary Adjustment Plat for the intended purpose to authorize the re-configuration of the subject tracts of land, generally located in the U.S. Survey 385, Township 45 North, Range 3 East, City of Wildwood, St. Louis County, Missouri, and will be known hereto as the "Dunn Boundary Adjustment of 1318 and 1336 Pond Road No. 2," which is graphically represented on the attached plat and accompanying legal description (more specifically), now hereto adopted and made a part of this ordinance.

**Section Two.** The approval of this Boundary Adjustment Plat hereby two (2) lots previously described in Section One of this Ordinance, which constitutes a total size of 26.8 acres, and are identified as Adjusted Parcel 1A and Adjusted Parcel 2A.

**Section Three.** The Director of Planning and the City Clerk are authorized and directed to evidence the approval of this Record Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval upon this instrument. The petitioner is required and directed to record the approved Record Plat (within one hundred twenty (120) days of its approval by the City Council of the City of Wildwood, Missouri) with the Office of the Recorder of Deeds of St. Louis County, Missouri.

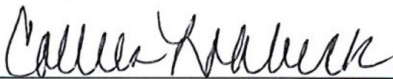
**Section Four.** This Ordinance shall be in full force and effect, from and after its date of passage and approval, provided all required fees are paid to the City, all applicable provisions of the Subdivision and Development Regulations are met, and a recorded copy of the Record Plat is returned to the City by the petitioner.

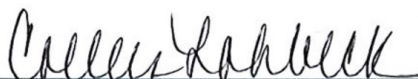
This Bill was passed and approved this 14<sup>TH</sup> day of April, 2025 by the City Council of the City of Wildwood, Missouri after having been read by title, or in its entirety, two (2) times prior to its passage.

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
The Honorable Joseph Garritano, Mayor

ATTEST:

  
\_\_\_\_\_  
Colleen Lohbeck, Deputy City Clerk

  
\_\_\_\_\_  
Colleen Lohbeck, Deputy City Clerk

# St. Louis County Map



3/7/2025, 11:31:39 AM

	Parcels		Parcel Address		Secondary		Blue: Band_3
	Hydrography		Municipal Boundary Outline		Aerials2024Cache		Red: Band_1
	Parcel Data		Streets 2.4K		Green: Band_2		0 0.03 0.06 0.12 mi
	Private		Private				0 0.05 0.1 0.19 km

St. Louis County GIS Service Center, County of St. Louis, Missouri Dept. of Conservation, MSDIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

Map Provided by the St. Louis County GIS Service Center. Copyright 2019, St. Louis County. All rights reserved.

Print

Subdivision Filing Application - Submission #33616

Date Submitted: 12/23/2024



SECTION 1: General Information of the Subject Property or Properties

Applicant's First and Last Name:\*

Tom Reynolds
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Applicant's Contact Email:\*

treynolds@colestl.com
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Applicant's Telephone Number:\*

3149849887 ext1137
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Project Name:\*

Dunn Boundary Adjustment Plat Two
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Formal subdivision name is recommended and shall be approved by St. Louis County to ensure no duplication within the county.

Property Address 1\*

1318 Pond Road
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Zip\*

63038
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Property Address 2 [if applicable]

1336 Pond Road
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Zip [if applicable]

63038
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What type of Plat is being submitted?\*

- Boundary Adjustment [reconfiguration of 2 or more properties]
- Lot Consolidation [combining 2 or more properties]
- Lot Split [creating 2 lots from 1 property]
- Minor Subdivision Plat [creating up to 4 new lots from a parent tract or tracts]
- Major Subdivision - Preliminary Plat [initial procedure for 5 or more lots]
- Major Subdivision - Record Plat [final procedure for 5 or more lots]

Council Ward:\*

7 ▼

Property Owner Information

First Name\*

Walter

Last Name\*

Stanley

Address

16316 Wilson Creek Court

[If different from subject property]

City

Chesterfield

State

MO

Zip

63005

Phone\*

3148033437

Registered Land Surveyor/Engineer Information

Land Surveying/Engineering Firm\*

Cole and Associates, Inc.

Contact Name of Surveyor/Engineer\*

Tom Reynolds

Address of Firm\*

401 S. 18th Street, suite 200

City\*

St. Louis

State\*

MO

Zip\*

63103

Phone\*

3149849887

SECTION 2: Plat Documents

For a list of specific items to be depicted upon the subdivision plat, please refer to the Subdivision and Development Regulation, which can be found at: [Chapter 420](#)

Plat Upload\*

V\_2024.pdf  
Choose File

Paid Real Estate Tax Receipt\*

Tax Receipts.pdf

Is a proposed roadway to be established as part of this plat?

[If so and within a private easement, a Roadway Maintenance Agreement will be required.]

- Yes
- No

Is common ground associated with this plat?\*

[If so, a Homeowners Association must be created for ongoing maintenance, governed by an Indenture.]

- Yes
- No

**St. Louis County-Address Verification**

No file chosen  
Choose File

**St. Louis County-Subdivision Name Certification\***

Plat Name.pdf  
Choose File

**SECTION 3: Supporting Documentation**

Comment letters regarding ability to serve subject property, including approval of utility easements, existing or newly-established, are required from the respective agencies, unless waived by the Department of Planning. Although not all are required with this online application submittal at this time, review of the proposed subdivision will be delayed until these approval letters are received.

**Ameren U.E.**

No file chosen  
Choose File

**Cable Company**

No file chosen  
Choose File

**Fire Protection District**

No file chosen  
Choose File

**Homeowners Association Agreement**

No file chosen  
Choose File

**Metropolitan Sewer District**

No file chosen  
Choose File

**Missouri-American Water Company**

No file chosen  
Choose File

**Pertinent Telephone Company**

No file chosen  
Choose File

**Spire Energy**

No file chosen  
Choose File

**Confirmation:\***

By checking this box, I verify this plat submittal is accurate and complete. I also acknowledge payment of the plat review fee will be due upon receipt of invoice.

# Real Estate Search

## Saint Louis County Real Estate Tax Receipt

This receipt serves as proof of paid real estate taxes for the tax year and property information shown.

No Taxes Are Due

Effective 12/13/2024

Tax Year: 2023

Locator Number: 22W520074

Owner Name: Dunn William Kent

Property Location: 1318 Pond Rd

Subdivision: Dunn Subd Of 1318 And 1336 Pond Road

Block Number:

Lot Number:

School Sub Code: 110WC

Legal Description: Adj Parcel Pt 2

Assessed Value: \$94,090.00

Office Use: ITP747K0U062Z5BWS2323LID 12/13/2024 2:41:02 PM

23 23 22W520074 DUN

### Real Estate Taxes Paid:

Locator Number - 22W520074

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2023	\$6,409.60	\$0.00	\$0.00	\$0.00	\$6,409.60	\$6,409.60	12/31/2023

The other charges amount may include charges and fees for:

- Bad Check/Returned Payment Fees (\$25.00 each)
- Commercial surcharges.
- Sewer lateral fee, which is an amount determined by your jurisdiction but is often \$18, \$28 or \$50.
- Special assessment charges, interest and penalties.
- Surcharge interest and penalties.

Note: Tax information is current up to the minute. All other information is current as of 12/12/2024.

For questions, please contact the Collection Division at (314) 615-5500.

# Real Estate Search

## Saint Louis County Real Estate Tax Receipt

This receipt serves as proof of paid real estate taxes for the tax year and property information shown.

No Taxes Are Due

Effective 12/13/2024

Tax Year: 2023

Locator Number: 22W520063

Owner Name: Dunn William Kent

Property Location: 1324 Pond Rd

Subdivision: Dunn Subd Of 1318 And 1336 Pond Road

Block Number:

Lot Number:

School Sub Code: 110WF

Legal Description: Adj Parcel Pt 2

Assessed Value: \$30,380.00

Office Use: CTP3336801002056W62F2M3BK 12/13/2024 2:48:27 PM

23 23 22W520063 DUN

### Real Estate Taxes Paid:

Locator Number - 22W520063

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2023	\$2,080.48	\$0.00	\$0.00	\$0.00	\$2,080.48	\$2,080.48	12/31/2023

The other charges amount may include charges and fees for:

- Bad Check/Returned Payment Fees (\$25.00 each)
- Commercial surcharges.
- Sewer lateral fee, which is an amount determined by your jurisdiction but is often \$18, \$28 or \$50.
- Special assessment charges, interest and penalties.
- Surcharge interest and penalties.

Note: Tax information is current up to the minute. All other information is current as of 12/12/2024.

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# Real Estate Search

## Saint Louis County Real Estate Tax Receipt

This receipt serves as proof of paid real estate taxes for the tax year and property information shown.

No Taxes Are Due  
Effective 12/13/2024  
Tax Year: 2024  
Locator Number: 22W610111  
Owner Name: Seamless Investments Llc  
Property Location: 1336 Pond Rd  
Subdivision: Dunn Subd Of 1318 And 1336 Pond Road  
Block Number:  
Lot Number:  
School Sub Code: 110WF  
Legal Description: Adj Parcel 1  
Assessed Value: \$74,480.00

Office Use: TPISB1215IG02176AWM292QJX4 12/13/2024 2:49:26 PM

24 24 22W610111 SEA

### Real Estate Taxes Paid:

Locator Number - 22W610111							
Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2024	\$5,104.77	\$0.00	\$0.00	\$0.00	\$5,104.77	\$5,104.77	11/27/2024

The other charges amount may include charges and fees for:

- Bad Check/Returned Payment Fees (\$25.00 each)
- Commercial surcharges.
- Sewer lateral fee, which is an amount determined by your jurisdiction but is often \$18, \$28 or \$50.
- Special assessment charges, interest and penalties.
- Surcharge interest and penalties.

Note: Tax information is current up to the minute. All other information is current as of 12/12/2024.

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