

AN ORDINANCE OF THE CITY OF WILDWOOD THAT HEREBY AUTHORIZES THE ADJUSTMENT OF CERTAIN COMMON BOUNDARY LINES BETWEEN TWO (2) LEGAL LOTS OF RECORD, WITH SUCH BEING UNDER THE SAME OWNERSHIP, AND WILL ADDRESS THE CURRENT PLACEMENT OF AN EXISTING STRUCTURE WITHIN A BUILDING SETBACK AREA, WITH BOTH OF THESE PROPERTIES SO DESCRIBED AS IN THE BOUNDARY ADJUSTMENT PLAT OF LOT 3 OF EAGLES REST SUBDIVISION AND NEW PARCEL A OF BOUNDARY ADJUSTMENT PLAT OF THREE PARCELS IN THE NORTH HALF OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WILDWOOD, ST LOUIS COUNTY, MISSOURI, TO BE HEREAFTER KNOWN AS "EAGLES REST SUBDIVISION PLAT 2." (Ward Six)

WHEREAS, the owners of these two (2) existing parcels of ground are seeking this request boundary adjustment of them to allow them to be reconfigure into a 4.2 and 7.0 acre properties for current and future use; and

WHEREAS, the owners of these lots are seeking this boundary adjustment of them, thereby allowing for an existing matter relating to the placement of an existing structure on one (1) of them to be addressed in a manner acceptable to the City's codes in this regard; and

WHEREAS, the Department would note the adjusted lots that are subject of this current request will continue to meet the respective sizes of the NU Non-Urban Residence District and the minimum boundary dimensions and frontages for access purposes, as stipulated by the City of Wildwood's *Subdivision and Development Regulations*, specifically Chapter 420.360 Boundary Adjustments – Exceptions; and

WHEREAS, the Master Plan Land Use Category (Non-Urban Residential) and the existing zoning district designation identify these lots for a limited range of uses, more so residential in nature, which exists on one (1) of them at this time; and

WHEREAS, with the current placement of the subject adjusted boundary line, Adjusted Lot 1 will have an existing accessory structure located upon it, which will need to be addressed via the City's Board of Adjustment, removed, or have a primary use established on the subject parcel of ground in a reasonable timeframe; and

WHEREAS, with this adjustment and the transfer of land area, a certain issue relating to improvements appear to be addressed by it as well, i.e., removing an existing structure from a setback area of one (1) of the lots; and

WHEREAS, the Department of Planning has required all utilities and other service jurisdictions to provide comments relative to this boundary adjustment and will not release the plat for recording purposes until received or otherwise noted not available; and

WHEREAS, the property owner's representative has also coordinated the needed certification of the division's name and assignment of addresses 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.

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

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 hereby authorizes and approves an Ordinance in association with this Boundary Adjustment Plat that will result in the alterations to recorded Boundary Adjustment Plat of Lot 3 of Eagles Rest Subdivision and New Parcel A of Boundary Adjustment of two (2) parcels of ground in the north one-half (½) of Section 21, Township 44 North, Range 3 East, of the Firth Principle Meridian, with such being consistent with the regulations set forth in the Chapter 420.360 Boundary Adjustments - Exceptions of the City of Wildwood's *Subdivision and Development Regulations*. With said properties being more specifically situated on the east side of Tamara Trail, north of Allenton Road, and hereafter to be known as "Eagles Rest Subdivision Plat 2." These lots are indicated graphically and by legal description upon the Boundary Adjustment Plat accompanying the property owner's 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 re-approval of the Boundary Adjustment 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 12TH DAY OF MAY 2025 BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.

  
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Presiding Officer

  
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The Honorable Joseph Garritano, Mayor

ATTEST:

  
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Colleen Lohbeck, City Clerk

  
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Colleen Lohbeck, City Clerk

