

SPONSORED BY: _____
INTRODUCED BY: _____

BILL NO. 3823
ORDINANCE NO. _____

AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR THE PARCELS KNOWN AND NUMBERED AS 180 CARMEL WOODS AND 401 CARMEL WOODS, WITHIN THE CITY OF ELLISVILLE, MISSOURI.

WHEREAS, on October 16, 2024, the Council adopted Ordinance 3586, approving a conditional use permit to allow the development of two multi-family buildings, three-stories and measuring over 30’ in height, at the parcels known and numbered as 180 Carmel Woods Drive and 401 Carmel Woods Drive, within the “C-3” Commercial Zoning District of the City of Ellisville, Missouri; and

WHEREAS, DNI Properties, Inc., on behalf of the Kiefer Creek Condominium Association and the Carmel Woods-Kiefer Creek Recreation Association, has petitioned for the approval of a boundary adjustment plat for the parcels known and numbered as 180 Carmel Woods and 401 Carmel Woods, to adjust the lot lines to allow for the development of two multi-family buildings to be situated upon 401 Carmel Woods, as adjusted by the boundary adjustment plat; and

WHEREAS, said petition was reviewed by City staff for completeness and for compliance with all applicable requirements, standards, codes and ordinances, in accordance with Articles III and V of Chapter 405 of the Code of the City of Ellisville, Missouri, and copies of the boundary adjustment plat and supporting documents were submitted to the Council for its review and approval; and

WHEREAS, the petition was considered at an open meeting by the City Council on November 6, 2024, pursuant to Title IV, Land Use, of the Code of the City of Ellisville, Missouri, regarding said petition; and

WHEREAS, the Council finds that the boundary adjustment plat: (1) would be consistent with the Comprehensive Plan; (2) would be compatible in terms of lot size and density; (3) would provide adequate dimensions to construct improvements of similar size and nature to the surrounding area; (4) would comply with area and frontage requirements as specified in Chapter 400 of the Code of the City of Ellisville, Missouri; (5) would create lots with substantially rectangular dimensions; (6) would promote a creative approach to the use of land and related physical facilities, resulting in better site layout and development; (7) would preserve and enhance desirable site characteristics, such as natural topography, vegetation and geologic features and the prevention of soil erosion; (8) would enhance water quality; (9) would eliminate incompatible land configurations; (10) would be consistent with good planning practices; and (11) would comply with all applicable codes, ordinances, and standards; and

WHEREAS, the Council finds that the boundary adjustment plat will substantially meet all land development standards of Chapter 405 of the Code of the City of Ellisville, Missouri; and

WHEREAS, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELLISVILLE, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: The Council hereby approves the boundary adjustment plat for the parcels known and numbered as 180 Carmel Woods and 401 Carmel Woods, as submitted by DNI Properties, Inc., on behalf of the Kiefer Creek Condominium Association and the Carmel Woods-Kiefer Creek Recreation Association. A true and correct copy of the Boundary Adjustment Plat is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: The applicant shall submit proof that the approved plat has been filed and recorded with the St. Louis County Recorder of Deeds within one year of the effective date of this Ordinance. After that time, the applicant shall be required to resubmit the original or a revised plat for consideration and approval, or request that the City Council grant an extension, as set forth in Section 405.200 of the Code of the City of Ellisville, Missouri.

SECTION 3: This Ordinance shall be in full force and effect after its passage and approval of the Council.

This Bill No. _____ having been read by title or in full two times prior to passage, and having been duly considered and voted upon was finally passed and approved this _____ day of _____, 2024.

First Reading votes:

Second Reading votes:

DATE: _____

DATE: _____

	AYE	NAY	ABSTAIN
COMPTON	_____	_____	_____
NIEBLING	_____	_____	_____
SANBORN	_____	_____	_____
CAHILL	_____	_____	_____
BOGGS	_____	_____	_____
HILDEBRAND	_____	_____	_____
ROEMERMAN	_____	_____	_____

AYE	NAY	ABSTAIN
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

CITY OF ELLISVILLE

CITY CLERK

MAYOR MIKE ROEMERMAN

Approved as to form:

City Attorney

EXHIBIT A

[*insert Boundary Adjustment Plat*]

PROPOSED