

AN ORDINANCE APPROVING THE FINAL REDEVELOPMENT PLAN SUBMITTED ON BEHALF OF DR. WILLIAM MASTORAKOS AND DIRECTING THAT SAME BE RECORDED WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS

WHEREAS, Dr.°William Mastorakos (the Applicant) , 10115 Manchester Road, Warson Woods, Missouri submitted an application for Redevelopment Plan approval on October 6, 2000; and

WHEREAS, the Planning and Zoning Commission approved the Preliminary Redevelopment Plan on October 24, 2000; and

WHEREAS, the Board of Aldermen, after a duly noticed and published public hearing, approved the Preliminary Redevelopment Plan October 24, 2000; and

WHEREAS, the Board of Aldermen has determined that there are only minor changes to the approved Preliminary Redevelopment Plan and such minor changes do not affect traffic or pedestrian access and are otherwise consistent with the intent of the approval of the Preliminary Development Plan;

WHEREAS, the Applicant now seeks the Board of Aldermen’s approval of its Final Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARSON WOODS, AS FOLLOWS:

Section 1. The attached and incorporated Final Development Plan submitted by and on behalf of Dr. William Mastorakos is approved by the Board of Aldermen for the City of Warson Woods.

Section 2. Pursuant to Section 416.090 of the Warson Woods Code, the authorization for the use approved by the development plan shall not become effective until a copy of the recorded plan bearing its recordation notations shall be returned and placed on file with the City Clerk. The statement shall be recorded in accordance with the forms and procedures established by the City and shall contain the following information:

- A. An accurate legal description of the property.
- B. A copy of the final redevelopment plan and a statement that the development of the property shall be in compliance with the approved final redevelopment plan, and with any conditions attached to the approval of the approved final redevelopment plan. All plans and conditions of approval shall be kept on file with the Recorder of Deeds for public inspection.

C. A statement that all elements of the final redevelopment plan and all conditions of plan approval will be maintained by the property owner.

D. A statement that the restrictions on redevelopment and the responsibility for continuing maintenance and compliance with the final redevelopment plan shall be binding upon all successors and assigns unless the plan is amended in conformance with the procedures set forth in Chapter 416.

Section 3. The St. Louis County Recorder of Deeds is requested to record the Final Development Plan referenced herein.

Section 4. Upon the recording of the Final Development Plan and the filing of the recordation notes and statements as required in Section 2, above, the City of Warson Woods Zoning Map shall reflect the subject property as C-1-P, as an amendment of the C-1 District.

Section 5. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 6th day of March, 2001, by the Board of Aldermen of the City of Warson Woods, Missouri after having been read by title or in full two times prior to passage.

E. WILLIAM BERGFELD, MAYOR

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY