

OPINION SUMMARY

MISSOURI COURT OF APPEALS EASTERN DISTRICT

JGJ PROPERTIES, LLC., and)	No. ED92896
MEGAN WOLFF,)	
)	
Appellants,)	Appeal from the Circuit Court
)	of St. Louis County
v.)	
)	
CITY OF ELLISVILLE,)	Honorable John F. Kintz
)	
Respondent.)	Filed: February 23, 2010

Property owners, JGJ Properties, L.L.C. and Megan Wolff (collectively, Appellants), appeal from the trial court's judgment in favor of the City of Ellisville (the City) on Appellants' petition for declaratory judgment seeking to require the City to rezone their properties from residential to commercial.

AFFIRMED.

Division Four holds: The trial court did not err in upholding the City Council's denial of Appellants' petitions for rezoning because the refusal to rezone the properties was not unreasonable. Appellants did not suffer any private detriment from the City Council's decision. The trial court also did not err in denying Appellants claim that the City should be estopped from denying their rezoning petitions because Appellants failed to demonstrate the elements of estoppel.

Opinion by: Kurt S. Odenwald, P.J.
George W. Draper III, J., and Gary M. Gaertner, Jr., Concur

Attorney for Appellants: Steve Koslovsky

Attorney for Respondent: Terese A. Drew and Johnny S. Wang

THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD NOT BE QUOTED OR CITED.