

INTRODUCED BY: Councilmember Rod Jennings

DATE: August 14, 2017

**BILL NO. 9321**

**ORDINANCE NO. 7046**

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTIES LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT 1351 NORTH HANLEY ROAD FROM "PA" – PUBLIC ACTIVITY DISTRICT TO "HR" HIGH DENSITY RESIDENTIAL DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

WHEREAS, Chapter 400 of the University City Municipal Code divides the City in to several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined a request (PC 17-06) from Screaming Eagle Development, LLC (c/o Matthew Masiel, Principal) for an amendment of the Official Zoning Map of the City to change the classification of the property located within the city limits of University City at 1351 North Hanley Road from Public Activity District ("PA") to High Density Residential District ("HR"); and

WHEREAS, the City Plan Commission, in a meeting at the Heman Park Community Center, 975 Pennsylvania Avenue, University City, Missouri, 63130 on July 26, 2017, considered said request for map amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on August 14, 2017, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on July 30, 2017; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

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

Section 1. Chapter 400 of the University City Municipal Code, relating to zoning, is hereby amended by repealing the Official Zoning Map illustrating the zoning districts

established pursuant to Section 400.070 thereof, and enacting in lieu thereof a new Official Zoning Map, thereby amending the Official Zoning Map so as to change the classification of the property located within the city limits of University City at 1351 North Hanley Road from Public Activity District ("PA") to High Density Residential District ("HR").

Section 2. Said property at 1351 North Hanley Road, totaling 4.78 acres, are more fully described with legal descriptions, attached hereto, marked Exhibit "A" and made a part hereof.

The above described tract having a St. Louis County locator number of: 1351 North Hanley Road                      17J431272

Section 3. The new Official Zoning Map of the City is attached hereto, marked Exhibit "B", and incorporated herein by this reference thereto.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Chapter 400, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Chapter 400, Article 9, Division 5 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED THIS 11<sup>th</sup> day of September, 2017

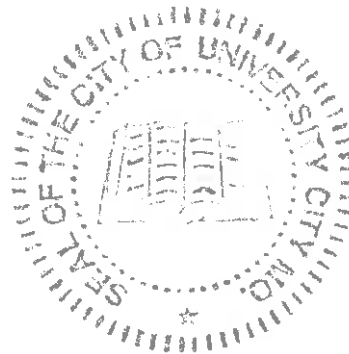
  
MAYOR

ATTEST:

  
INTERIM CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
CITY ATTORNEY



**EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – 1351 NORTH HANLEY ROAD**

1351North Hanley Road – Parcel 1. Being all of lots 21-22 and 23 and part of lot 24, of Mount Olive in Township 45 North, Range 6 East of St. Louis County, Missouri, bounded as follows: On the North by Township line, on the East by the West line of the Hanley Road, 60 feet wide, and property of W.P. Morgan, on the south by the North line of Walton Avenue now Carleton Avenue, 40 feet wide, and on the West line by the East line of Spring Avenue, 40 feet wide, containing exactly 16.973 acres as per the survey on the 16th day of July, 1929 by the Elbring Surveying Company. EXCEPTING THEREFROM the unimproved Real Estate lying, being and situated in the said City of University City and State of Missouri to witt, 12.193 acres being Lots 22, 23 and part of Mount Olive in Township 45 North, Range 6 East, St. Louis County, Missouri, bounded on the South by the North line of Carleton Avenue, 40 feet wide on the West by the East line of Spring Avenue 40 feet wide, on the North by the Township line and on the East by the dividing line between Lots 21 and 22 of Mount Olive. The total area of the site is 4.78 acres.

**EXHIBIT B**

