

**INTRODUCED BY:** Councilmember Terry Crow

**DATE:** September 11, 2017

**BILL NO. 9329**

**ORDINANCE NO. 7052**

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 FOUR PROPERTIES LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT 7128-7138 FORSYTH BOULEVARD FROM "MR" – MEDIUM DENSITY RESIDENTIAL DISTRICT TO "PA" PUBLIC ACTIVITY 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 17-04) from Our Lady of Lourdes Parish (c/o Richard Hanneke, Pastor) for an amendment of the Official Zoning Map of the City to change the classification of the four (4) properties located within the City limits of University City at 7128-7138 Forsyth Boulevard from Medium Density Residential District ("MR") to Public Activity District ("PA"); 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 September 11, 2017, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on August 27, 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 four (4) properties located within the city limits of University City at 7128-7138 Forsyth Boulevard from Medium Density Residential District ("MR") to Public Activity District ("PA").

Section 2. Said properties at 7128-7138 Forsyth Boulevard, totaling approximately 0.62-acre, are more fully described with legal descriptions, attached hereto, marked Exhibit "A" and made a part hereof.

The above described tracts having St. Louis County locator numbers of:	
7128 Forsyth Boulevard	19J540767
7130 Forsyth Boulevard	19J540778
7136 Forsyth Boulevard	19J540789
7138 Forsyth Boulevard	19J540790

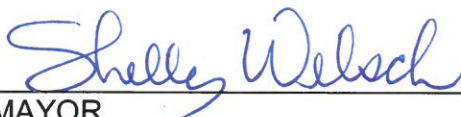
Section 3. The new Official Zoning Map of the City is attached hereto, marked Exhibit "B", and incorporated herein by this reference thereto.

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 25th day of September, 2017.

  
MAYOR

ATTEST:

  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
CITY ATTORNEY



**EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – 7128-7138 FORSYTH BOULEVARD**

Tracts of land being Lots 17, 18, 19, 20, 21, 22, 23, 24, and 25 in Block 2 of Northmoor, a subdivision recorded in Plat Book 13, Pages 38 and 39 of the St. Louis County Records, in the City of University City, St. Louis County, Missouri and more particularly described as follows:

Beginning at the Northwest corner of above said Lot 25, said point being on the Southerly line of Forsyth Boulevard, 80 feet wide; Thence South  $83^{\circ}03'06''$  East along the Southerly line of said Forsyth Boulevard a distance of 180.00 feet to the Northeast corner or the above said Lot 17; thence South  $06^{\circ}56'54''$  West along the Easterly line of said Lot 17 a distance of 150.00 feet to the Northerly line of Lot 28 in Block 1 of Northmoor Park, a subdivision recorded in Plat Book 16, Pages 26 and 27 of the St. Louis County Records; Thence North  $83^{\circ}03'06''$  West along the Northerly line of said Northmoor Park a distance of 180.00 feet to the Southwest corner of aforementioned Lot 25 of Northmoor; Thence North  $06^{\circ}56'54''$  East along the Westerly line of said Lot 25 a distance of 150.00 feet to the point of beginning and containing 27,000 square feet (0.62-acre) more or less.



