

INTRODUCED BY: Councilmember Rod Jennings

DATE: November 13, 2017

BILL NO. 9341

ORDINANCE NO. 7064

AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS MAGNOLIA TOWNHOMES: DELMAR HEIGHTS LOTS 17, 18, AND 19 IN BLOCK 4 BOUNDARY ADJUSTMENT PLAT AND PART OF A 15 FOOT WIDE ALLEY IN BLOCK 4 OF DELMAR HEIGHTS.

WHEREAS, Mark Mehlman of Magnolia Townhomes LLC submitted for approval a final subdivision plat of a tract of land to be known as Magnolia Townhomes: Delmar Heights Lots 17, 18, and 19 in Block 4 of a Boundary Adjustment Plat and Part of a 15 foot wide alley in Block 4 of Delmar Heights; and

WHEREAS, at its meeting on October 25, 2017, the University City Plan Commission reviewed the final plat for the major subdivision, determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code, and recommended to the City Council of University City approval of the final plat; and

WHEREAS, the final plat for the minor subdivision application, including all required documents and information submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked Exhibit "A" and made a part hereof is a final subdivision plat of a tract of land to be known as Magnolia Townhomes: Delmar Heights Lots 17, 18, and 19 in Block 4 of a Boundary Adjustment Plat and Part of a 15 foot wide alley in Block 4 of Delmar Heights; which subdivides a tract of land into five (5) attached single-family and townhome dwellings; and

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390.D.(1) – (9). Accordingly, the final plat for the major subdivision marked Exhibit "A" is hereby approved.

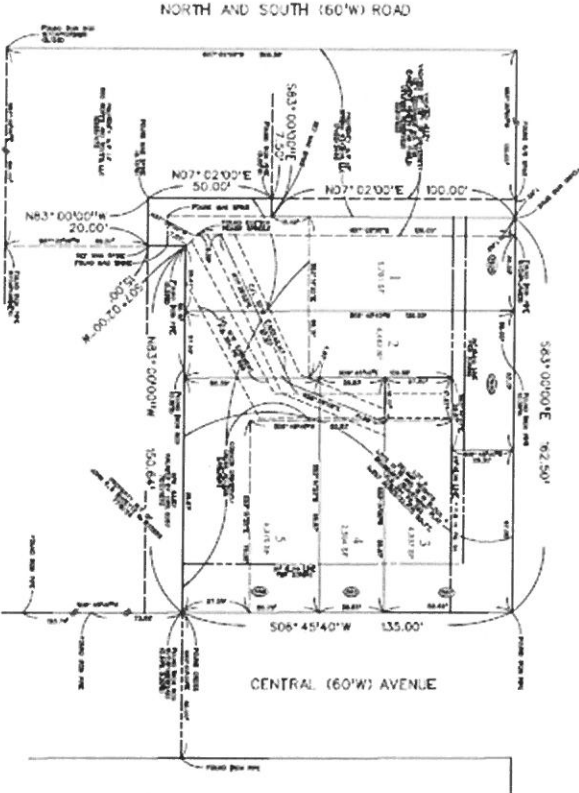
Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

EXHIBIT "A"
(Full-Size Plat on Record at Department of Community Development)



MAGNOLIA TOWNHOMES
DELMAR HEIGHTS LOTS 17, 18 AND 19 IN BLOCK 4 BOUNDARY ADJUSTMENT PLAT
AND PART OF A 15 FOOT WIDE ALLEY IN BLOCK 4 OF DELMAR HEIGHTS
IN U.S. SURVEY 2033 TOWNSHIP 45 NORTH MISSOURI
CITY OF ST. LOUIS COUNTY MISSOURI
ZONED MR - MEDIUM DENSITY RESIDENTIAL



1. The boundaries shown have been surveyed from original monuments and are shown as they were at the time of the original survey. The bearings and distances are given in feet and inches.

2. The boundaries shown are subject to the easements and covenants shown hereon.

3. The boundaries shown are subject to the easements and covenants shown hereon.

4. The boundaries shown are subject to the easements and covenants shown hereon.

5. The boundaries shown are subject to the easements and covenants shown hereon.

MAGNOLIA DEVELOPMENT, LLC
 1000 DELMAR (80'W) AVENUE, SUITE 100, ST. LOUIS, MISSOURI 63105
 ATTORNEY: JAMES M. WILSON, III
 1000 DELMAR (80'W) AVENUE, SUITE 100, ST. LOUIS, MISSOURI 63105

STATE OF MISSOURI
 COUNTY OF ST. LOUIS

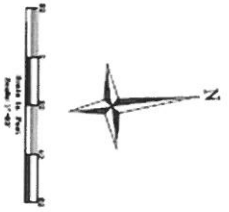
James M. Wilson, III
 Attorney

James M. Wilson, III
 Attorney

STATE OF MISSOURI
 COUNTY OF ST. LOUIS

James M. Wilson, III
 Attorney

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 Attorney



A plat of a portion of the City of St. Louis, Missouri, containing Lots 17, 18 and 19 in Block 4, and part of a 15 foot wide alley in Block 4 of Delmar Heights, in U.S. Survey 2033, Township 45 North, Missouri, City of St. Louis, Missouri, and being more particularly described as follows:

The boundaries shown are subject to the easements and covenants shown hereon.

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The boundaries shown are subject to the easements and covenants shown hereon.

The boundaries shown are subject to the easements and covenants shown hereon.

VOLZ
 INCORPORATED
 1000 DELMAR (80'W) AVENUE, SUITE 100, ST. LOUIS, MISSOURI 63105
 PHONE: (314) 433-1111
 FAX: (314) 433-1112
 WWW.VOLZINC.COM

DATE OF RECORD
 NAME OF PLAT
 ATTORNEY'S NAME
 PLAT BOOK 17

PASSED this 27TH day of NOVEMBER, 2017.


MAYOR

ATTEST:


INTERIM CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:


CITY ATTORNEY

