

BILL NO. 9407

ORDINANCE NO. 7128

AN ORDINANCE AMENDING CHAPTER 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 711 KINGSLAND AVENUE FROM PUBLIC ACTIVITY DISTRICT (“PA”) TO PLANNED DEVELOPMENT-COMMERCIAL DISTRICT (“PD-C”); 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 into 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 an amendment of the Official Zoning Map of the City which changes the classification of property at 711 Kingsland Avenue from Public Activity District (“PA”) to Planned Development-Commercial District (“PD-C”); and

WHEREAS, the City Plan Commission, in a video conference meeting on May 27, 2020, considered said 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 via video conference at 6:30 p.m., on July 13, 2020, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on June 26, 2020; 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. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070 thereof, so as to change the classification of property at 711 Kingsland Avenue from Public Activity District (“PA”) to Planned Development-Commercial District (“PD-C”). The following land uses and developments are hereby established in said PD-C District, subject to approval of a final development plan: hotels and offices are permitted uses: and all permitted and conditional uses.

Section 2. Said property at 711 Kingsland Avenue, totaling 1.64 acres, is more fully described with legal descriptions, attached hereto, marked Exhibit "A" and made a part hereof. The described tract has St. Louis County locator number 18J20990.

Section 3. By Resolution No. 2020-7, the City Council approved a preliminary development plan for 711 Kingsland Avenue, known as "Tru Hotel," and authorized the preparation of a final development plan. A final development plan and plat (if applicable) must be approved by the City Council prior to the issuance of any building permits in connection with the development.

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 Section 400.070 of the University City Municipal Code, 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 Section 400.2560 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 13th day of July, 2020.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

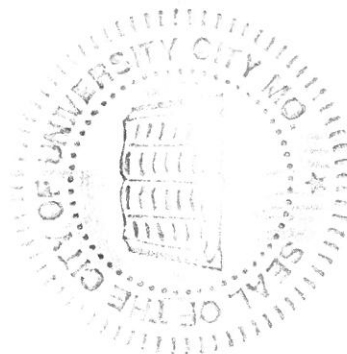


EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING

Part of Lot 9 of Eliza Clemens Estate Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 2 page 42 and Lots 5 through 6 and part of Lots 4 and 9 of Block 1 of University Heights a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records located In U.S. Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning at the southeast corner of a tract of land as conveyed to the City of University City by instrument recorded in Book 6333, Page 2313 of above said records, said point also being located on the west line of Kingsland Avenue, 80 feet wide, thence along the north line of said City of University City tract; North 89 degrees 45 minutes 45 seconds West, 280.47 feet to a found iron pipe located on the east line of Sgt. Mike King Drive, 50 feet wide (f.k.a. Oberlin Ave.); thence along said east line, North 00 degrees 14 minutes 16 seconds East, 259.12 feet to the south line of a tract of land as conveyed to Washington University, by instrument recorded in Book 11923, Page 41; thence along said south line, South 88 degrees 05 minutes 02 seconds East, 144.03 feet and South 89 degrees 45 minutes 44 seconds East, 136.50 feet to the west line of above said Kingsland Avenue; thence along said west line, South 00 degrees 14 minutes 16 seconds West, 254.90 feet to the Point of Beginning.