

BILL NO. 9416

ORDINANCE NO. 7137

AN ORDINANCE AMENDING SECTION 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 8400 DELMAR BOULEVARD FROM GENERAL COMMERCIAL ("GC") TO PLANNED DEVELOPMENT—MIXED USE DISTRICT ("PD-M"); 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 8400 Delmar Boulevard from General Commercial District ("GC") to Planned Development-Mixed Use District ("PD-M"); and

WHEREAS, the City Plan Commission, in a video conference meeting on December 3, 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 January 11, 2021, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on December 18, 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. 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, and enacting in lieu thereof a new Official Zoning Map, thereby amending the Official Zoning Map so as to change the classification of property at 8400 Delmar Boulevard from General Commercial ("GC") to Planned Development-Mixed Use District ("PD-M"). The following land uses and developments are hereby established as permitted uses in said PD-M District, subject to approval of a final development plan: elevator apartment dwellings, and restaurants.

Section 2. Said property at 8400 Delmar Boulevard, totaling 2.19 acres, is more fully described with legal descriptions, attached hereto, marked Exhibit "A" and made a part hereof. It has a St. Louis County locator number of 18K430172.


Section 3. By Resolution No. 2021-1, the City Council approved a preliminary development plan for 8400 Delmar Boulevard, known as "Delcrest Plaza," 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 400.2570 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 11th day of January, 2021.



Terry Crow, Mayor

ATTEST:



LaRette Reese, City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:



John F. Mulligan Jr., City Attorney

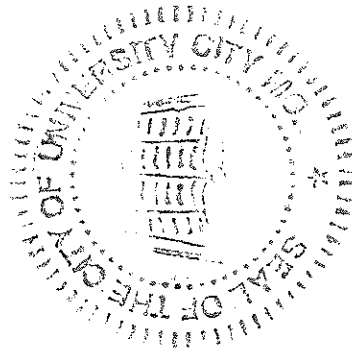


EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING

PROPERTY DESCRIPTION PER DEED BOOK 13275 PG. 525

Part of Lots 11 and 12 of DELCREST, a Subdivision according to the plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Records, and described as follows: Beginning at a point in the Western line of Delcrest Drive, 60 feet wide, said point being the Southeastern corner of aforementioned Lot 11 of Delcrest Subdivision; thence along the Southern line of said Lot 11 South 62 degrees 37 minutes West 283.75 feet to a point in the Eastern line of St. Louis Belt and Terminal Railroad Right-of-Way said point being the Southwestern corner of said Lot 11; thence Northwardly along the Eastern line of the St. Louis Belt and Terminal Railroad Right-of-way as aforementioned and on a curve to the right having a radius of 5,679.65 feet, an arc distance of 184.18 feet to a point being the most Southern corner of a tract of land acquired by St. Louis County through condemnation proceedings according to Cause #258494 of the St. Louis County Circuit Court; thence leaving said Railroad Right-of-way line and running along the Eastern line of the tract of land acquired by St. Louis County as aforementioned North 0 degrees 35 minutes East 212.40 feet to a point in the Southern line of Delmar Boulevard; thence along the Southern line of said Delmar Boulevard the following bearings and dimensions; South 89 degrees 25 minutes East 22.26 feet; North 0 degrees 35 minutes East 10.00 feet, South 89 degrees 25 minutes East 110.00 feet, North 0 degrees 35 minutes East 10.00 feet and South 89 degrees 25 minutes East 106.55 feet to a point; thence along the Southwestern line of Delmar Boulevard and along the Northwestern line of Delcrest Drive on a curve to the right having a radius of 25.00 feet an arc distance of 38.32 feet to a point; thence along the Western line of Delcrest Drive 60 feet wide, on a curve to the left having a radius of 323.82 feet, an arc distance of 77.45 feet to a point of compound curve; thence continuing along the Western line of said Delcrest Drive and on a curve to the left having a radius of 822.00 feet, an arc distance of 172.65 feet to the point of beginning.

A triangularly shaped tract of land comprising a part of each Lot 11 and Lot 12 of Delcrest, a subdivision recorded in Plat Book 45, Page 46 of the Saint Louis County Records, which tract of land is more particularly described as: Beginning at the point of intersection of the Southern line of Delmar Boulevard (180 feet wide) with the Northeastern line of the right of way (100 feet wide) of the Terminal Railroad Association of Saint Louis (formerly the Saint Louis Belt and Terminal Railway Company); thence Southeastwardly along said Northeastern line of railroad right of way on a curve to the left having a radius of 5679.65 feet, a distance of 205.00 feet to a point; thence Northwardly along a line perpendicular to said Southern line of Delmar Boulevard, a distance of 212.63 feet to a point thereon; thence Westwardly along said Southern line of Delmar Boulevard (140, 150, 170 and 180 feet wide) to the point of beginning.