

INTRODUCED BY: Councilmember Jeff Hales

DATE: May 24, 2021

BILL NO. 9432

ORDINANCE NO. 7152

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 CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM PLANNED DEVELOPMENT – MIXED USE (PD-M) ZONING TO PLANNED DEVELOPMENT – MIXED USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVING 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 Council on November 9, 2020 approved a map amendment of the Official Zoning Map of the City which changed the classification of multiple properties, identified in “Exhibit A”, from General Commercial (“GC”), Single-Family Residential (“SR”), Medium Density Residential (“MR”) and High-Density Residential Office (“HRO”) to Planned Development-Mixed Use District (“PD-M”); and

WHEREAS, the original approval capped the maximum number of dwelling units allowed at 258.

WHEREAS, the applicant has submitted an amended development proposal requesting an increase in the total number of dwelling units from 258 to 265 units.

WHEREAS, the City Plan Commission reconsidered the request, to amend the originally approved map amendment, changing the classification of multiple properties, identified in “Exhibit A”, from the originally approved Planned Development – Mixed Use (PD-M) zoning to the amended Planned Development – Mixed Use (PD-M) zoning to accommodate the increase of dwelling units; and

WHEREAS, the City Plan Commission, in a video conference meeting on April 28, 2021, 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 in the City Council Chambers at City Hall at 6:30 p.m., on June 14, 2021, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on May 27, 2021; 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 multiple properties identified in "Exhibit A" from Planned Development-Mixed Use District ("PD-M") to Planned Development-Mixed Use District ("PD-M"). The following land uses, and developments are hereby established in said PD-M District, subject to approval of a final development plan: elevator apartments, restaurant & accessory parking lots are permitted uses.

Section 2. Said property identified, totaling 6,195 acres, is more fully described with legal descriptions, attached hereto, marked Exhibit "A" and made a part hereof.


Section 3. By Resolution No. 2021-9, the City Council approved a preliminary development plan for the proposed development, known as "Avenir," 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. The final development plan can only allow a maximum number of dwelling units that shall not exceed 265 units.

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 14th day of June, 2021.


MAYOR

ATTEST:


CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:


CITY ATTORNEY

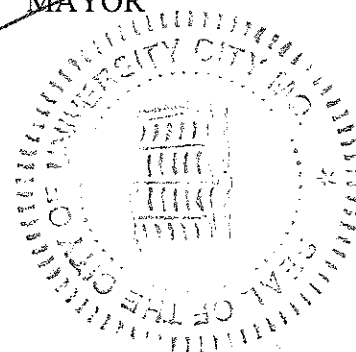


EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING

Tract 1: (North of Barby Lane)

A tract of land being all of Lots 1-5 of "Delprice" recorded in Plat Book 41 Page 20 of the St. Louis County, Missouri records, all of Lots 14 and 15 of "Barby Lane", recorded in Plat Book 61 Page 30 of said records, all of Adjusted Lot 4 of "McKnight Place Assisted Living Boundary Adjustment Plat 2" recorded in Plat Book 365 Page 7 of said records, and several tracts of land located in Section 8, Township 45 North, Range 6 East, all located in Section 8, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest corner of above-said Lot 1 of "Delprice", said corner being the intersection of the east right-of-way line of Kingdel Drive (50 feet wide) and the south right-of-way line of Delmar Boulevard (80 feet wide); thence along the south right-of-way line of Delmar Boulevard (width varies) the following courses and distances: South 89°23'32" East, 73.47 feet to the northeast corner of said Lot 1; along the east line of said Lot 1, South 00°56'50" West, 10.00 feet; South 89°23'32" East, 520.23 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; and South 89°23'32" East, 10.98 feet to a point on the west right-of-way line of McKnight Place (width varies); thence leaving said south right-of-way line and along said west right-of-way line of McKnight Place the following courses, distances and curves: South 00°32'17" West, 9.93 feet to a point of curvature; thence along a curve to the left with a radius of 68.00 feet, whose chord bears South 09°42'27" East, 24.19 feet, an arc distance of 24.32 feet to a point of reverse curvature; along a curve to the right with a radius of 63.00 feet, whose chord bears South 09°46'30" East, 22.26 feet, an arc distance of 22.38 feet to a point of tangency; South 00°24'12" West, 52.39 feet to a point of curvature; along a curve to the right with a radius of 88.00 feet, whose chord bears South 11°41'16" West, 34.44 feet, an arc distance of 34.66 feet to a point of reverse curvature; along a curve to the left with a radius of 112.00 feet, whose chord bears South 11°39'43" West, 43.93 feet, an arc distance of 44.22 feet to a point of tangency; South 00°21'06" West, 93.17 feet to a point of curvature; and along a curve to the right with a radius of 20.00 feet, whose chord bears South 17°17'03" West, 11.65 feet, an arc distance of 11.82 feet to a point on the north right-of-way line of Barby Lane (50 feet wide); thence leaving said west right-of-way line and along said north right-of-way line of Barby Lane, said line being non-tangent to the previous course, North 89°37'08" West, 6.78 feet to a point; thence leaving said north right-of-way line, South 00°22'52" West, 11.36 feet to the northeast corner of Adjusted Lot 3 of above-said "McKnight Place Assisted Living Boundary Adjustment Plat 2"; thence along the north line of said Adjusted Lot 3, said line also being the south line of above-said Adjusted Lot 4, North 89°37'08" West, 485.25 feet to the southwest corner of said Adjusted Lot 4; thence leaving last side line and along the west line of said Adjusted Lot 4, North 00°22'52" East, 11.36 feet to the southeast corner of above-said Lot 14, said corner also being on the north right-of-way line of Barby Lane (50 feet wide); thence leaving last said west line and along the north and west right-of-way lines of said Barby Lane the following courses, distances and curves: North 89°37'08" West, 90.69 feet to a point of curvature; along a curve to the right with a radius of 25.00 feet, whose chord bears North 54°21'16" West, 28.87 feet, an arc distance of 30.77 feet to a point of reverse curvature; along a curve to the left with a radius of 50.00 feet, whose chord bears North 54°21'16" West,

57.74 feet, an arc distance of 61.55 feet to a point of tangency; North 89°37'08" West, 49.78 feet to a point on the east line of Lot 4 of above-said "Delprice"; South 00°56'50" West, 53.25 feet to the southeast corner of Lot 5 of said "Delprice"; and North 89°05'25" West, 122.80 feet to the southwest corner of said Lot 5, said corner also being on said east right-of-way line of Kingdel Drive; thence leaving said north and west right-of-way lines of Barby Lane and along said east right-of-way line of Kingdel Drive the following curves: along a curve to the right being non-tangential to the previous course, with a radius of 397.57 feet, whose chord bears North 00°40'34" West, 22.39 feet, an arc distance of 22.39 feet to a point of compound curvature; along a curve to the right with a radius of 524.24 feet, whose chord bears North 09°33'42" East, 157.23 feet, an arc distance of 157.82 feet to a point of reverse curvature; and along a curve to the left with a radius of 595.08 feet, whose chord bears North 10°29'36" East, 159.32 feet, an arc distance of 159.80 feet to the Point of Beginning and contains 260,100 square feet or 5.971 acres, more or less according to survey performed by The Sterling Company during the months of September and October, 2019 under Order Number 19-09-308.

Tract 2 (South of Barby Lane):

A tract of land being the east half of Lot 26 of "Boschert's Addition to Clayton" recorded in Plat Book 9 Page 37 of the St. Louis County, Missouri records, located in Section 8, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northeast corner of above-said Lot 26, said corner being on the west line of Adjusted Lot 3 of "McKnight Place Assisted Living Boundary Adjustment Plat 2" according to the plat thereof recorded in Plat Book 365 Page 7 of above-said records; thence along the east line of said Lot 26, South 00°59'59" West, 195.00 feet to the southeast corner of said Lot 26; thence leaving said east line and along the south line of said Lot 26, North 89°37'08" West, 50.03 feet to a point; thence leaving said south line, North 00°59'59" East, 195.00 feet to a point on the south right-of-way line of Barby Lane (50 feet wide); thence along said south right-of-way line of Barby Lane, South 89°37'08" East, 50.03 feet to the Point of Beginning and contains 9756 square feet, or 0.224 acres, more or less according to survey performed by The Sterling Company during the months of September and October, 2019 under Order Number 19-09-308.

Together, both tracts of land contain 269,856 square feet, or 6.195 acres, more or less.