

INTRODUCED BY: Councilmember Steve McMahon

DATE: February 28, 2022

BILL NO. 9454

ORDINANCE NO. 7173

AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1004 PENNSYLVANIA AVENUE FROM “GC” GENERAL COMMERCIAL DISTRICT TO “HR” HIGH DENSITY RESIDENTIAL DISTRICT.

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 1004 Pennsylvania Avenue from “GC” General Commercial District to “HR” High Density Residential District; and

WHEREAS, the City Plan Commission, in a meeting held via video conference on January 26, 2022, 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 March 14, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on February 27, 2022; 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 so as to change the classification of property at 1004 Pennsylvania Avenue from “GC” General Commercial District to “HR” High Density Residential District;

Section 2. Said property at 1004 Pennsylvania Avenue, totaling 1.34 acres, has a St. Louis County locator number of 17J310690.

Section 3. 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 4. 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 5. 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 March, 2022.



MAYOR

ATTEST:

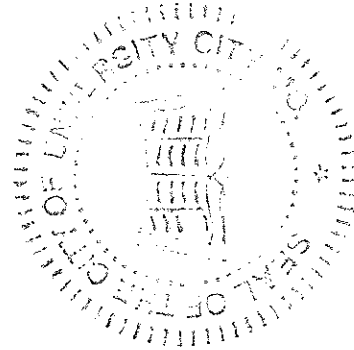


CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY





**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20220228-01
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SUBJECT/TITLE: REZ 22-02 A Zoning Map Amendment from GC – General Commercial District to HR – High Density Residential District for 1004 Pennsylvania Avenue.			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD Community Development/Ward 2	
AGENDA SECTION:	New Business - Bill 9454	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the proposed Map Amendment with the following conditions: <ol style="list-style-type: none"> 1. The redevelopment of the site shall meet the parking requirements for the number of units proposed; 2. Additional parking spaces shall be constructed using permeable materials. 3. A Landscape Plan shall be submitted for review and approval with the Site Plan
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CIP No.	
RELATED ITEMS / ATTACHMENTS: <ol style="list-style-type: none"> 1. Bill 9454 2. Attached are the Staff Report from the January 26, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation. 	

LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose		MEETING DATE:	February 28, 2022