

INTRODUCED BY: Councilmember Aleta Klien

DATE: April 11, 2022

BILL NO. 9462

ORDINANCE NO. 7179

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 6610 OLIVE BOULEVARD FROM "GC" GENERAL COMMERCIAL DISTRICT TO "IC" INDUSTRIAL COMMERCIAL 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 6610 Olive Boulevard from "GC" General Commercial District to "IC" Industrial Commercial District; and

WHEREAS, the City Plan Commission, in a meeting held via video conference on March 23, 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 April 25, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on April 10, 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 6610 Olive Boulevard from "GC" General Commercial District to "IC" Industrial Commercial District.

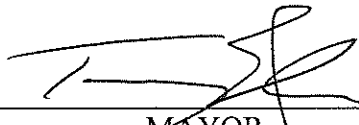
Section 2. Said property at 6610 Olive Boulevard, totaling 3.81 acres, is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

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 25th day of April, 2022.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

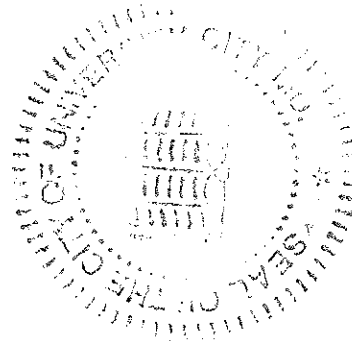


EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING – 6610 Olive Boulevard

AREA 1

A tract of land in U.S. Survey 378 Township 45 North Range 6 East in St. Louis County, Missouri, described as follows:

Beginning at a point in the South line of Olive Street Road, as widened, by Dedication recorded in Plat Book 65 page 30 and the Northeast corner of property conveyed to Paul A. Vance and wife et al by deed recorded in Book 7454 page 884; thence along the South line of said Olive Street Road, as widened, South 82 degrees 26 1/2 minutes East 464.39 feet, more or less, to a point in the West line of Lot 5 in Block 5 of Delmar Avenue Addition recorded in Plat Book 4 page 69; thence along the West line of said Lot 5 South 7 degrees 35 1/2 minutes West 377.22 feet, more or less, to a point in the North line of Vernon Avenue 60.00 feet wide and thence West along the North line of said Vernon Avenue to a point in the Southeast corner of said Vance and wife et al property; thence North along the East line of said Vance and wife et al property, 268.00 feet, more or less, to the Point of Beginning; and

AREA 2-B

Lots 1, 6 and 7 in Block 5 of Delmar Avenue Addition, according to the plat thereof recorded in Plat Book 4 page 69 of the of the St. Louis County Records.

Lots 2, 3, 4 and 5 in Block 5 of Delmar Avenue Addition, according to the plat thereof recorded in Plat Book 4 page 69 of the St. Louis County Records; EXCEPTING THEREFROM the North 10.00 feet conveyed to the City of University City by deed recorded in Book 4262 page 370.

Containing 165,911 square feet or 3.808 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc during February 2022.