

BILL NO. 9457

ORDINANCE NO. 7181

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 1170-1194 BRISCOE PLACE AND 8612-8640 OLIVE BOULEVARD ASSOCIATED WITH THE MARKET AT OLIVE: PHASE 2 DEVELOPMENT, FROM “PA” PUBLIC ACTIVITY, “GC” GENERAL COMMERCIAL AND “HR” HIGH-DENSITY RESIDENTIAL TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).

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 1170, 1176, 1177, 1180, 1183, 1184, 1187, 1190, 1191 and 1194 Briscoe Place, and 8612, 8630 and 8640 Olive Boulevard, associated with the Market at Olive: Phase 2 Development, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to “PD” Planned Development Commercial District (“PD-C”); and

WHEREAS, the City Plan Commission, in a meeting held via video conference on February 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 March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 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 established pursuant to Section 400.070, at 1170, 1176, 1177, 1180, 1183, 1184, 1187, 1190, 1191 and 1194 Briscoe Place, and 8612, 8630 and 8640 Olive Boulevard, so as to change the classification of property associated with the Market at Olive: Phase 2 Development, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to “PD” Planned Development Commercial District (“PD-C”). The following land uses and developments may be permitted in said PD-C District, subject to approval of a final development plan: those uses permitted in the “GC” General Commercial District.

Section 2. Said property described as the Market at Olive: Phase 2 Development, totaling 8.178 acres, is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. 2022-4, the City Council approved a preliminary development plan known as "Market at Olive: Phase 2," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A traffic and circulation analysis and a landscape plan shall be submitted for review and approval with the Final Development Plan.

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, 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 9th day of May, 2022.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY



EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – MARKET AT OLIVE: PHASE 2

A tract of land situated in the City of University City, the County of St. Louis, and the State of Missouri, lying in part of Township 45 and 46 North, Range 6 East, being all of more particularly described as follows:

Beginning at the Northeast corner of McKnight Downs, a subdivision filed for record in Plat Book 55, Page 89 of the land records of said St. Louis County Missouri; thence along the Northern line of said McKnight Downs subdivision the following courses and distances: North 89 degrees 52 minutes 04 seconds West, a distance of 360.32 feet; North 89 degrees 44 minutes 35 seconds West a distance of 102.69 feet; North 89 degrees 50 minutes 24 seconds West, a distance of 300.00 feet to the Northwest corner of said McKnight Downs subdivision, said Northwest corner also being on the Eastern line of Beyers Subdivision, a subdivision filed for record in Plat Book 272, Page 30 of said land records; thence leaving said Northern line of McKnight Downs subdivision and along said Eastern line of Beyers Subdivision, North 00 degrees 15 minutes 25 seconds East, a distance of 454.00 feet to the Southern right-of-way line of Olive Boulevard as widened, width varies; thence leaving said Eastern line of Beyers Subdivision and along said Southern right-of-way line of Olive Boulevard as widened, the following courses and distances: South 89 degrees 50 minutes 22 seconds East, a distance of 59.35 feet; South 89 degrees 45 minutes 09 seconds East, a distance of 704.54 feet; South 51 degrees 22 minutes 13 seconds East, a distance of 34.24 feet to the intersection of said Southern right-of-way line of Olive Boulevard as widened and the Western right-of-way line of North McKnight Road; thence leaving said Southern right-of-way line of Olive Boulevard as widened, and along said Western right-of-way of North McKnight Road the following courses and distances: South 00 degrees 13 minutes 09 seconds West, a distance of 277.28 feet; South 10 degrees 30 minutes 09 seconds West, a distance of 156.89 feet to the Point of Beginning.

Containing 8.178 Acres, according to Grimes Consulting, Inc. dated January 2022.