

INTRODUCED BY: Councilmember Steve McMahon

DATE: May 23, 2022

BILL NO. 9466

ORDINANCE NO. 7184

AN ORDINANCE AMENDING ORDINANCE NO. 7146, RELATING TO THE ZONING CLASSIFICATION OF MULTIPLE PROPERTIES IN REDEVELOPMENT PROJECT AREA 1 ASSOCIATED WITH THE COSTCO DEVELOPMENT AND PERMITTED LAND USES AND DEVELOPMENTS THEREIN, BY APPROVING A COMPREHENSIVE SIGN PLAN FOR THE COSTCO DEVELOPMENT.

WHEREAS, Ordinance No. 7146, passed by the City Council on March 15, 2021, changed the zoning classification of multiple properties in Redevelopment Project Area 1 associated with the Costco development to Planned Development--Commercial (PD-C) and established permitted land uses and developments therein; and

WHEREAS, said multiple properties are legally described in Ordinance No. 7146, Exhibit A, a copy of which is attached hereto and made a part hereof; and

WHEREAS, Ordinance No. 7146 does not include a comprehensive sign plan, which may be approved pursuant to Zoning Code Section 400.780.D.3; and

WHEREAS, at its meeting on April 27, 2022, the City Plan Commission examined an amendment of Ordinance No. 7146 which approves a comprehensive sign plan for the Costco development; and

WHEREAS, the City Plan Commission, at its meeting, considered the comprehensive sign plan and recommended to the City Council that it approve the comprehensive sign plan and amend Ordinance No. 7146 accordingly; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall, 6801 Delmar, University City, Missouri, on June 13, 2022, was duly published on May 29, 2022, in the St. Louis Countian, a newspaper of general circulation within University City; and

WHEREAS, the public hearing was held at the time and place specified in the notice, and all suggestions or objections concerning said amendment of Ordinance No. 7146 were duly heard and considered by the City Council.

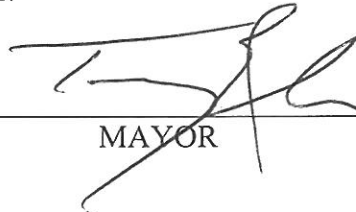
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance No. 7146 is hereby amended so as to include the Comprehensive Sign Plan, attached hereto, marked "Exhibit B" and made a part hereof. The Comprehensive Sign Plan is hereby approved pursuant to Zoning Code Section 400.780.D.3 and all other applicable authority.

Section 2. All provisions of Ordinance No. 7146 not inconsistent with this ordinance shall remain in full force and effect.

Section 3. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 13th day of June, 2022.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY



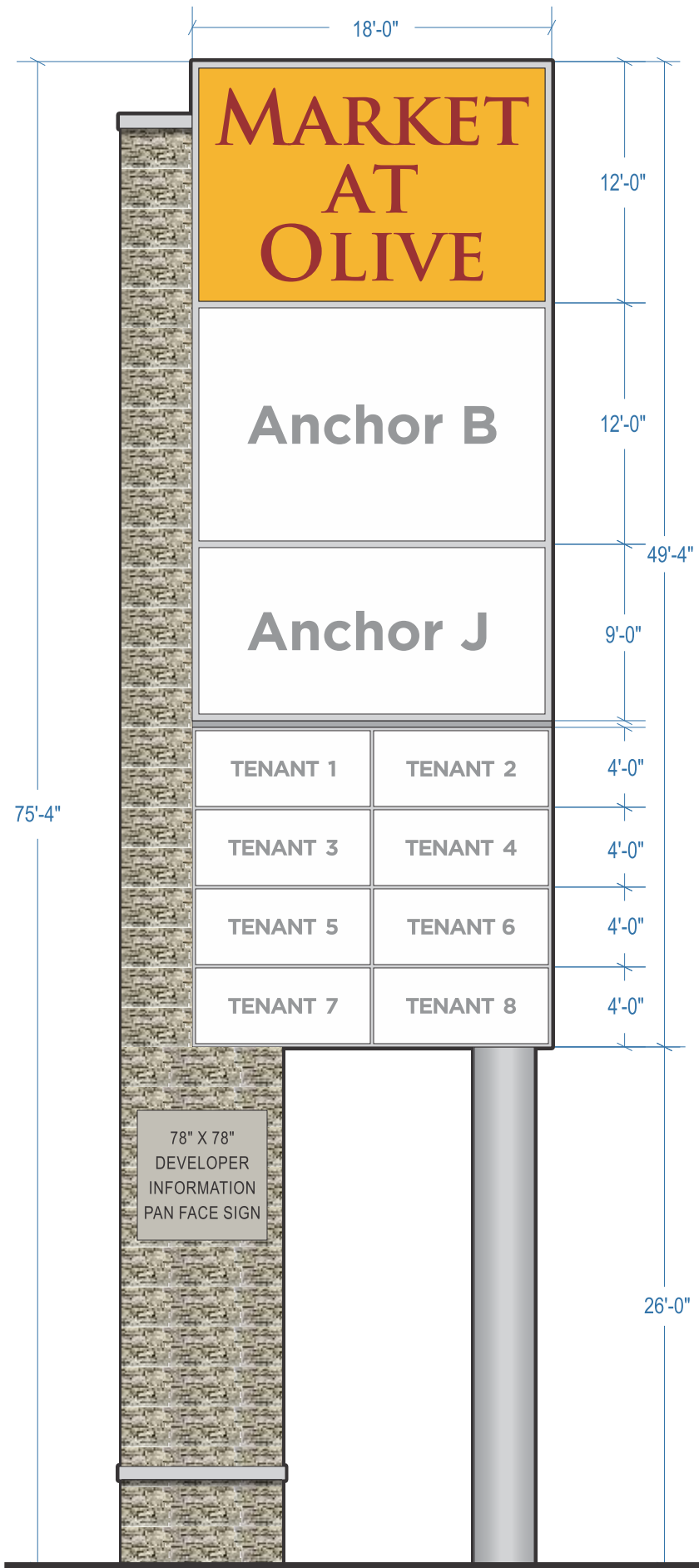
EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING

--- Proposed COSTCO Tract ---

A tract of land situated in the City of University City, the County of St. Louis and the State of Missouri, being part of Lots 3, 4, 5, 6, and 7 of Charles H. Gier's Estate, a subdivision filed for record in Plat Book 6 page 3 of the land records of said St. Louis County, Missouri, which includes all of Lot 1 and part of Lot 2 of Beckman Subdivision as recorded in Plat Book 238, page 100 of said Land Records of said St. Louis County Missouri, part of Blocks 1, 2 and 3 of St. Patrick Courts, a subdivision filed for record in Plat Book 48, page 33 of said Land Records, part of a tract of land conveyed to U City LLC as described in Deed Book 22858, page 585 of said Land Records, part of a tract of land conveyed to St. Louis County Catholic Church Real Estate Corporation as described in Deed Book 17765, page 4123 of said Land Records, all of a tract of land conveyed to Torah Center / Midwest, Inc. as described in Deed Book 8540, page 1492 of said Land Records, part of a tract of land conveyed to Wallace M McNeil as described in Deed Book 17791, page 3849 of said Land Records, and being more particularly described as follows:

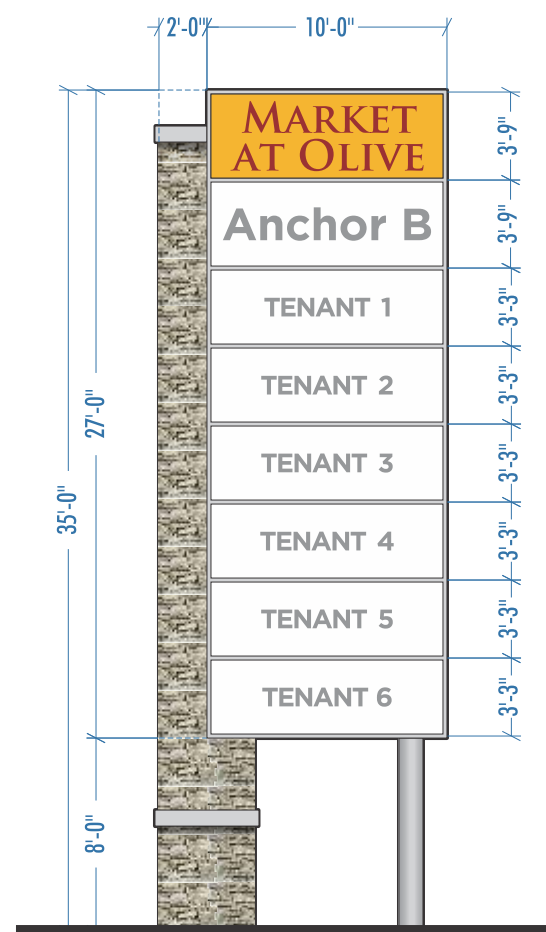
BEGINNING at a found ½ inch iron pipe marking the Northeast corner of said Lot 5 of the Gier Estate also being the Northeast corner of said Lot 1 of Beckman Subdivision and being on the South right-of-way line of Alfred Avenue, 40 feet wide, thence along said South right-of-way line of Alfred Avenue, South 89 degrees 58 minutes 54 seconds East a distance of 279.59 feet to a found concrete monument marking the Northwest corner of said St. Patrick Courts; thence continuing along said South right-of-way line of Alfred Avenue, South 89 degrees 47 minutes 33 seconds East a distance of 66.31 feet; thence leaving said South right-of-way line of Alfred Avenue, South 00 degrees 27 minutes 35 seconds West a distance of 560.09 feet; thence South 14 degrees 59 minutes 08 seconds West a distance of 251.67 feet; thence South 00 degrees 13 minutes 57 seconds West a distance of 277.51 feet to the North right-of-way line of Olive Boulevard as widened, width varies; thence along said North right-of-way line of Olive Boulevard as widened as follows: North 87 degrees 54 minutes 10 seconds West a distance of 40.68 feet; North 89 degrees 54 minutes 54 seconds West a distance of 147.81 feet; North 89 degrees 56 minutes 51 seconds West a distance of 103.25 feet; North 89 degrees 50 minutes 09 seconds West a distance of 54.87 feet; North 86 degrees 23 minutes 04 seconds West a distance of 120.20 feet; North 80 degrees 56 minutes 46 seconds West a distance of 97.92 feet; North 89 degrees 25 minutes 57 seconds West a distance of 135.77 feet to the intersection of said North right-of-way line of said Olive Boulevard as widened and the Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad, a tract of land conveyed to Bi-State Development Agency of the Missouri-Illinois Metropolitan District as recorded in Deed Book 13245, page 1568 of said Land Records; thence leaving said North right-of-way line of Olive Boulevard as widened along said Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad 1,112.21 feet along the arc of a curve to the right, having a radius of 1,860.00 feet, through a central angle of 34 degrees 15 minutes 38 seconds, with a chord that bears North 15 degrees 41 minutes 11 seconds East a distance of 1,095.71 feet to the intersection of said Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad and said South right-of-way line of Alfred Avenue; thence leaving said Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad along said South right-of-way line of Alfred Avenue, South 89 degrees 55 minutes 20 seconds East a distance of 127.54 feet to the point of beginning.

Containing 16.076 Acres, according to survey by Grimes Consulting, Inc. (LS-343-D) dated September 2019.

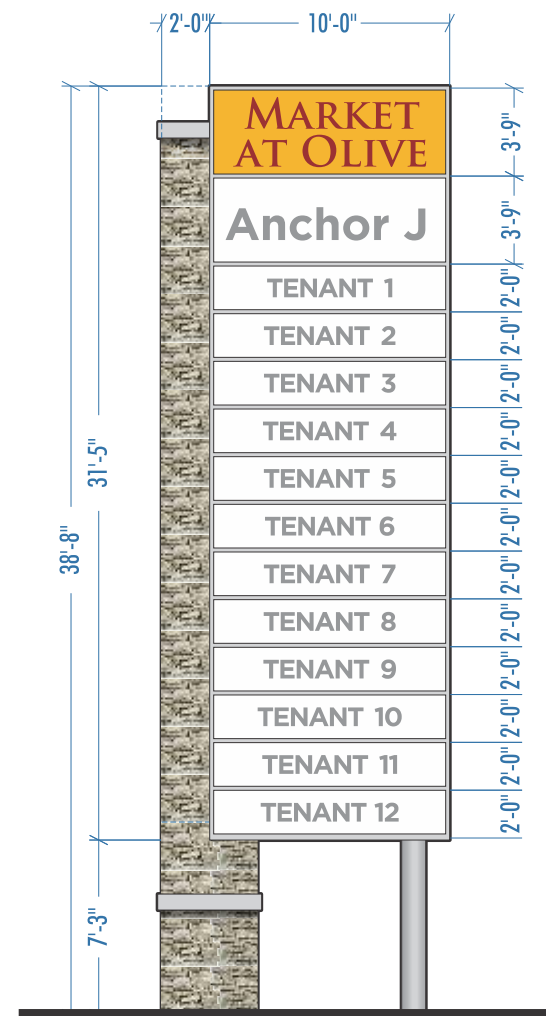


1 HIGHWAY PYLON - OPTION A
 SCALE: 1/8" = 1'
 SIGN AREA: 49'-4" (592") x 18'-0" (216") = 127,872 / 144 = 888sf

2 NORTH PROJECT PYLON - OPTION A
 SCALE: 1/8" = 1'
 SIGN AREA: 27' x 10' = 270sf



3 SOUTH PROJECT PYLON - OPTION A
 SCALE: 1/8" = 1'
 SIGN AREA: 31'-5" (377") x 10'-0" (120") = 45,240 / 144 = 314.2sf



St. Louis Metro Area -
 2955 Arnold Tenbrook Rd.
 Arnold, MO 63010
 636-282-1300

CLIENT
Market @ Olive

LOCATION
 Market @ Olive

PROJECT
 Pylon Sign Family

SAVED AS
 Market at Olive
 /3 PYLONS

DRAWING NO.
 BB033422.1-B

DATE
 03.29.2022

REVISION
 040622 TALLER HWY PYLON

REVISION
 040822 PROJECT PYLONS CONFIG

REVISION
 041122 ANC J SAME AS A & B

REVISION
 042022 ADD ID TO SOUTH PYLON

REVISION
 -

REVISION
 -

DESIGNED BY
 Scott Wynn

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St. Louis Metro Area -
2955 Arnold Tenbrook Rd.
Arnold, MO 63010
636-282-1300

CLIENT
MARKET @ OLIVE

LOCATION
Market @ Olive

PROJECT
Pylon Sign Family

SAVED AS
Market at Olive
/3 PYLONS

DRAWING NO.
BB033422.2

DATE
03.29.2022

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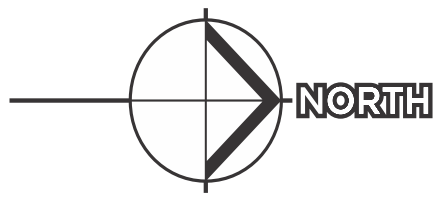
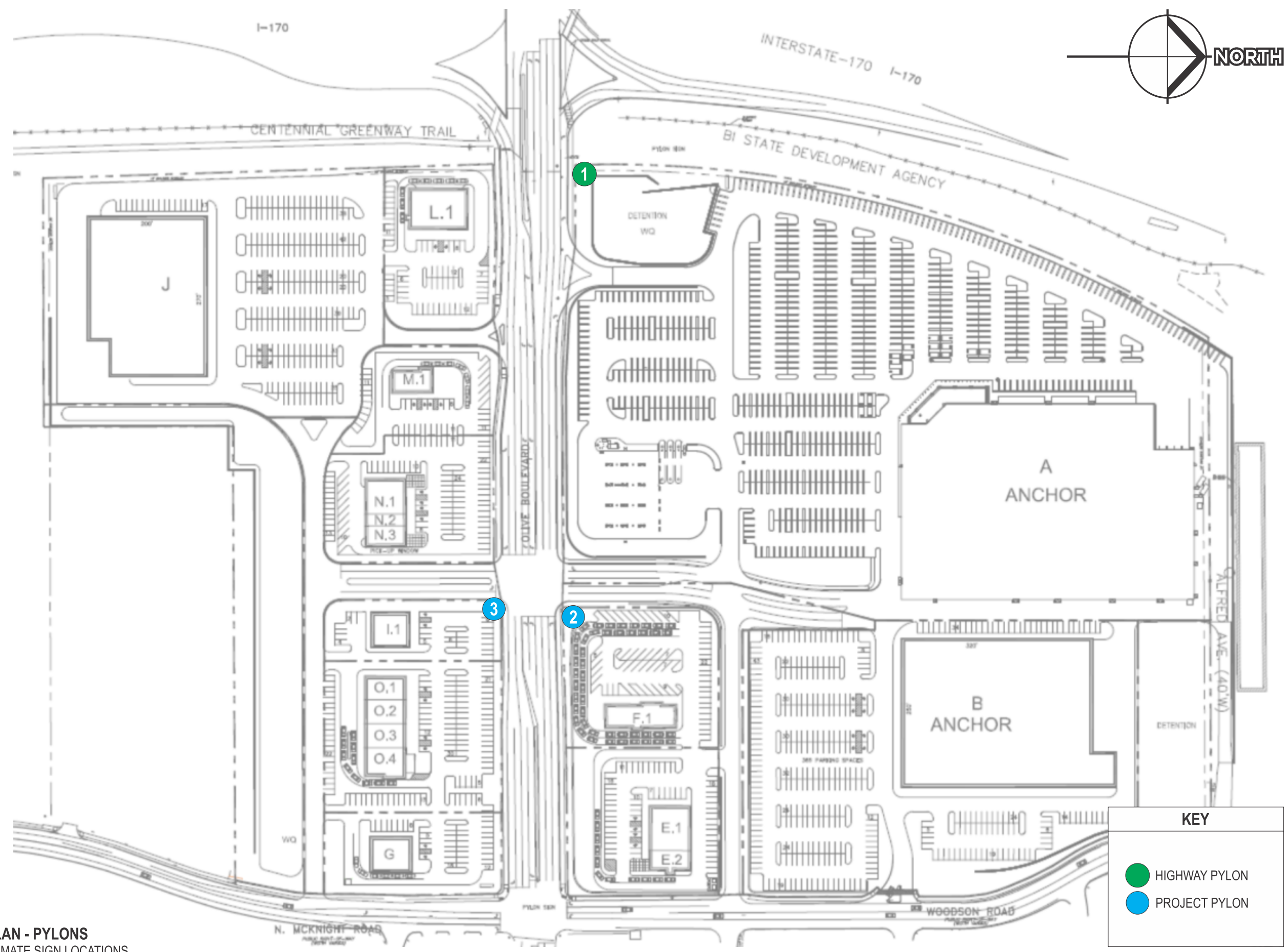
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KEY

- HIGHWAY PYLON
- PROJECT PYLON

SITE PLAN - PYLONS
APPROXIMATE SIGN LOCATIONS