

INTRODUCED BY: Councilmember Steve McMahon

DATE: February 13, 2023

BILL NO. 9506

ORDINANCE NO. 7222

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 KNOWN AS LOT 5 OF MARKET AT OLIVE PLAT 3, FROM “IC” INDUSTRIAL COMMERCIAL DISTRICT TO “PD” PLANNED DEVELOPMENT COMMERCIAL DISTRICT (“PD-C”).

WHEREAS, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City into several zoning districts and establishes standards therein to which land, buildings, structures and their uses must conform; and

WHEREAS, in a meeting on January 25, 2023, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property known as Lot 5 of Market at Olive Plat 3, from Industrial Commercial District (IC) to Planned Development Commercial District (PD-C), and recommended to the City Council that the amendment be approved; 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 February 27, 2023, was duly published on February 12, 2023 in the St. Louis Countian, a newspaper of general circulation within said City; 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, for property known as Lot 5 of Market at Olive Plat 3, so as to change the classification of said property from Industrial Commercial District (IC) to 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: a grocery store and two multi-tenant retail/office/restaurant buildings with drive thru.

Section 2. Said property described as Lot 5 of the Market at Olive Development, Plat 3, totaling 7.50 acres, is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. By Resolution No. 2023-05, the City Council approved a preliminary development plan known as “Lot 5 of Market at Olive Plat 3,” 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 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 6th day of March, 2023.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

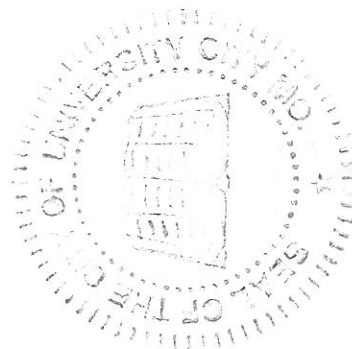


EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – LOT 5 MARKET AT OLIVE, PLAT 3

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 Section 05, Township 45 North, Range 6 East, being all of Lot 5 of Market at Olive Plat 3, a subdivision to be filed for record in the Land records of St. Louis County, Missouri, and part of Adjusted Lot 7 of Market at Olive Plat 3R, a subdivision filed for record in Plat Book 370, Page 471 of said Land Records, and part of Common Ground of Market at Olive Plat 2, a subdivision filed for record in Plat Book 370, pages 202-205 of said Land Records, and being more particularly described as follows:

Beginning at the Northwest corner of McKnight Heights, a subdivision filed for record in Plat Book 54, Page 41 of said Land Records, said Northwest corner also being on the East line of a tract of land conveyed to Bi State Development Agency of MO-IL Metropolitan District as recorded in Deed Book 13245, Page 1568 of said Land Records; thence along said East line of Bi State Development Agency of MO-IL Metropolitan District tract, North 01 degrees 20 minutes 54 seconds West, a distance of 751.82 feet to the Southern right-of-way line of Olive Boulevard as widened by Document 2022100500173 and Document 202210050174 of said Land Records; thence along said Southern right-of-way line the following courses and distances: North 88 degrees 18 minutes 06 seconds East, a distance of 119.51 feet; South 87 degrees 35 minutes 11 seconds East, a distance of 108.37 feet; South 87 degrees 35 minutes 11 seconds East, a distance of 27.92 feet; North 78 degrees 07 minutes 23 seconds East, a distance of 2.17 feet; North 78 degrees 07 minutes 23 seconds East, a distance of 44.31 feet; North 89 degrees 26 minutes 53 seconds East, a distance of 51.29 feet; South 83 degrees 41 minutes 53 seconds East, a distance of 84.96 feet; South 83 degrees 41 minutes 53 seconds East, a distance of 14.20 feet; thence leaving said Southern right-of-way line, South 00 degrees 27 minutes 36 seconds West, a distance of 345.85 feet; thence South 89 degrees 24 minutes 23 seconds West, a distance of 12.90 feet to the West line of said Common Ground of Market at Olive Plat 2; thence along said West line of Common Ground, South 00 degrees 15 minutes 25 seconds West, a distance of 89.14 feet to the Northwest corner of McKnight Downs, a subdivision filed for record in Plat Book 55 Page 89 of said Land Records of St. Louis County; thence along the West line of said McKnight Downs, South 00 degrees 15 minutes 25 seconds West, a distance of 315.75 feet to the North line of said McKnight Heights; thence along said North line the following courses and distances: North 89 degrees 44 minutes 12 seconds West, a distance of 169.69 feet; North 89 degrees 39 minutes 11 seconds West, a distance of 246.10 feet to the point of beginning.

Containing 7.500 Acres (326,700 Square Feet) by Grimes Consulting, Inc., LS-343-D, dated February 2023.



REVISIONS

NO.	DATE	DESCRIPTION
1	11/10/11	ISSUED FOR PERMITTING
2	11/10/11	ISSUED FOR PERMITTING
3	11/10/11	ISSUED FOR PERMITTING
4	11/10/11	ISSUED FOR PERMITTING

SITE PLAN

C2.0

DATE: 11/10/11
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

REVISIONS WILL NOTE
 ALL REVISIONS SHALL BE MADE AS SHOWN IN THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

LEGEND
 PROPOSED PAVEMENT
 EXISTING PAVEMENT
 EXISTING CURB
 EXISTING SIDEWALK
 EXISTING DRIVEWAY
 EXISTING UTILITY

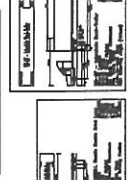
PROPOSED PAVEMENT

NO.	DESCRIPTION	AREA (SQ. FT.)	EST. COST
1	ASPHALT PAVEMENT	10,000	100,000
2	CONCRETE PAVEMENT	5,000	500,000
3	GRAVEL PAVEMENT	2,000	200,000
4	OTHER PAVEMENT	1,000	100,000
TOTAL		18,000	800,000

PROPOSED UTILITY

NO.	DESCRIPTION	AREA (SQ. FT.)	EST. COST
1	SEWER	1,000	100,000
2	WATER	1,000	100,000
3	STORM	1,000	100,000
4	OTHER UTILITY	1,000	100,000
TOTAL		4,000	400,000

PROPOSED UTILITY
 PROPOSED UTILITY TOTAL: 4,000 SQ. FT. EST. COST: 400,000
 PROPOSED PAVEMENT TOTAL: 18,000 SQ. FT. EST. COST: 800,000
 PROPOSED TOTAL: 22,000 SQ. FT. EST. COST: 1,200,000



THE LOT
 ALL LOTS SHALL BE 100' WIDE BY 150' DEEP. THE TOTAL AREA OF THE LOTS SHALL BE 15,000 SQ. FT.

PROPOSED UTILITY
 PROPOSED UTILITY TOTAL: 4,000 SQ. FT. EST. COST: 400,000

LEGEND
 PROPOSED PAVEMENT
 EXISTING PAVEMENT
 EXISTING CURB
 EXISTING SIDEWALK
 EXISTING DRIVEWAY
 EXISTING UTILITY

