

**INTRODUCED BY: Councilmember Jeff Hales**

**DATE: December 20, 2023**

**BILL NO.: 9533**

**ORDINANCE NO.: 7346**

**AN ORDINANCE AMENDING SECTION 400.070 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6630-6654 DELMAR BOULEVARD FROM CORE COMMERCIAL DISTRICT ("CC") TO PLANNED DEVELOPMENT - MIXED USE DISTRICT ("PD-M").**

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

WHEREAS, in a meeting held on October 25, 2023, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 6630-6654 Delmar Boulevard from Core Commercial District ("CC") to Planned Development - Mixed Use District ("PD-M"), 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 January 8, 2024, was duly published on December 22, 2023 in the St. Louis Countian, a newspaper of general circulation within the City; and

WHEREAS, the public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning the 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 at 6630-6654 Delmar Boulevard, so as to change the classification of said property from Core Commercial District ("CC") to Planned Development - Mixed Use District ("PD-M"). The following land uses and developments may be permitted in said PD-M District, subject to approval of a final development plan: retail stores, banks, restaurants, elevator-type dwellings and town-house dwellings.

Section 2. The property at 6630 Delmar, totaling approximately 1.981 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-\_\_, the City Council approved a preliminary development plan known as "Local University City," 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. The number of dwelling units shall not exceed 329.

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 of the University City Municipal Code, 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 8<sup>th</sup> day of January, 2024.

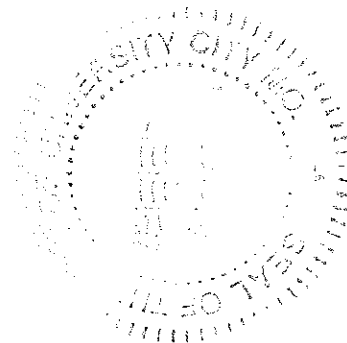
  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY



## **EXHIBIT A – LEGAL DESCRIPTION FOR REZONING**

A tract of land being part of lots 5 through 15 of Rosedale Heights, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 60 of the St Louis County records, located in US Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of south right-of-way line of Delmar Boulevard, 80 feet wide, as established by Book 3811, Page 352 of above said records with the west right-of-way line of Leland Ave, 55 feet wide; thence along said west right-of-way line, South 03 degrees 00 minutes 32 seconds West, 164.34 feet to its intersection with the north right-of-way line of a South Loop Street, 55 feet wide; thence along said right-of-way line, North 87 degrees 14 minutes 00 seconds West, 525.11 feet to the east line of a tract of land as conveyed to BST Delmar, LLC by instrument recorded in Book 19826, Page 1172 of above said records; thence along said east line, North 03 degrees 00 minutes 32 seconds East, 164.34 feet to the south right-of-way line of above said Delmar Boulevard; thence along said right-of-way line, South 87 degrees 14 minutes 0 seconds East, 525.11 feet to the POINT OF BEGINNING.

Containing 86,294 square feet or 1.981 acres, more or less.