

INTRODUCED BY: Councilmember Smotherson

DATE: April 28, 2025

BILL NO. 9567

ORDINANCE NO. 7379

AMENDED

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 ADJUSTED LOTS 2 AND 3 OF MARKET AT OLIVE PLAT 7, FROM INDUSTRIAL COMMERCIAL DISTRICT ("IC") TO PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C").

WHEREAS, in a meeting held on March 26, 2025, the Plan Commission examined an amendment of the Official Zoning Map of University City which changes the classification of property known as Adjusted Lots 2 and 3 of Market at Olive Plat 7, 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 May 12, 2025, was duly published on April 27, 2025 in the St. Louis Countian, a newspaper of general circulation within the 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 University 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 Adjusted Lots 2 and 3 of Market at Olive Plat 7, 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: restaurants; restaurants, fast-food; restaurants with drive- through facilities; retail stores; retail service establishments; offices; offices, medical and dental.

Section 2. Said property described as Adjusted Lots 2 and 3 of Market at Olive Plat 7 is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. 2025-05, the City Council approved a preliminary development plan known as "Adjusted Lots 2 and 3 of Market at Olive Plat 7," and authorized the preparation of a final development plan. A final development plan 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 12th day of May, 2025.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

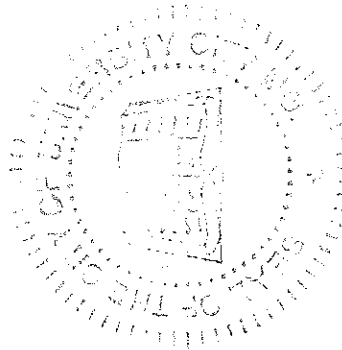


EXHIBIT A

Legal Description: Adjusted Lot 2 of Market at Olive Plat 7

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 Adjusted Lot 2 of Market at Olive Plat 7, a subdivision to be filed for record as Plat Book 373, Pages 76-78 of the land records of said St. Louis County, and being more particularly described as follows:

Commencing 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 559.82 feet to the Southwest corner of Lot 4 of Market at Olive Plat 6, a subdivision filed for record as Plat Book 372, Pages 315-317; thence along the Southern and Eastern line of said Lot 4 as follows: South 89 degrees 50 minutes 22 seconds East, a distance of 108.82 feet; North 0 degrees 07 minutes 07 seconds West, a distance of 30.02 feet; thence leaving said Eastern line of Lot 4 and along the Southern and Eastern line of Adjusted Lot 3 of said Market at Olive Plat 7 as follows: North 68 degrees 18 minutes 28 seconds East, a distance of 67.43 feet; South 89 degrees 50 minutes 22 seconds East, a distance of 32.45 feet; North 0 degrees 09 minutes 38 seconds East, a distance of 121.07 feet; North 38 degrees 27 minutes 21 seconds West, a distance of 21.28 feet to the Southern right-of-way line of Olive Boulevard as widened by Document 202210050173 and Document 202210050174 of said land records; thence along said Southern right-of-way line the following courses and distances: South 87 degrees 35 minutes 11 seconds East, a distance of 60.20 feet; North 78 degrees 07 minutes 23 seconds East, a distance of 9.68 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Southern right-of-way line as follows: North 78 degrees 07 minutes 23 seconds East, a distance of 36.80 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 99.16 feet to the Northwest corner of Adjusted Lot 7A of Market at Olive Plat 5, a subdivision filed for record as Plat Book 371, Pages 221 through 223 of said land records; thence along the Western line of said Adjusted Lot 7A, South 0 degrees 27 minutes 36 seconds West, a distance of 131.56 feet; thence leaving said Western line and along the following courses and distances: North 89 degrees 50 minutes 22 seconds West, a distance of 185.18 feet; North 0 degrees 09 minutes 38 seconds East, a distance of 133.85 feet to the point of beginning.

Containing 0.590 Acres (25,680 Square Feet) by Grimes Consulting, Inc., LS-343-D, dated April 2025.

Legal Description: Adjusted Lot 3 of Market at Olive Plat 7

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 Adjusted Lot 3 of Market at Olive Plat 7, a subdivision to be filed for record as Plat Book 373, Pages 76-78 of the land records of said St. Louis County, and being more particularly described as follows:

Commencing 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 559.82 feet to the Southwest corner of Lot 4 of Market at Olive Plat 6, a subdivision filed for record as Plat Book 372, Pages 315-317; thence along the Southern and Eastern line of Lot 4 as follows: South 89 degrees 50 minutes 22 seconds East, a distance of 108.82 feet; North 0 degrees 07 minutes 07 seconds West, a distance of 30.02 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern line, North 0 degrees 07 minutes 07 seconds West, a distance of 165.58 feet to the Southern right-of-way line of Olive Boulevard as widened by Document 202210050173 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 6.53 feet; South 87 degrees 35 minutes 11 seconds East, a distance of 76.09 feet; thence leaving said Southern right-of-way line and along the Eastern line of Adjusted Lot 1 of said Market at Olive Plat 7 the following courses and distances: South 38 degrees 27 minutes 21 seconds East, a distance of 21.28 feet; South 0 degrees 09 minutes 38 seconds West, a distance of 121.07 feet; North 89 degrees 50 minutes 22 seconds West, a distance of 32.45 feet; South 68 degrees 18 minutes 28 seconds West, a distance of 67.43 feet to the point of beginning.

Containing 0.320 Acres (13,960 Square Feet) by Grimes Consulting, Inc., LS-343-D, dated April 2025.