

ORDINANCE #66018
Board Bill No. 196

An ordinance establishing and creating a Planned Unit Development District for a portion of City Block 4623.06 to be known as the "Dogtown Walk Townhouse Planned Unit Development District".

Whereas, the zoning ordinance of the City of St. Louis authorizes the establishment and creation of Planned Unit Development Districts (PUD's), a special zoning "overlay" tool authorizing the appropriate development of residential or commercial uses, or the combination thereof, in the best interests of the City and to provide for a scale and flexibility of development which could not otherwise be achieved through the existing single use zoning districts, without detriment to neighboring properties; and

Whereas, on September 3, 2003, at the regular September meeting of the Planning Commission of the City of St. Louis a Sketch Plan submitted as a request for Planned Unit Development designation by Saaman Development LLC for property under their ownership in City Block 4623.06 was presented:

Whereas, the Planning Commission has reviewed said Sketch Plan and determined compatibility with other applicable zoning and redevelopment regulations established for the proposed Planned Unit Development area provided the subsequent Development Plan include documentation as to the approval of the design of the private street by relevant agencies; and

Whereas, the Planning Commission made all requisite findings as required by 26.80.050 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by Resolution No. PDA-087-03-PUD on September 3, 2003 and such resolution has been provided to the Board of Aldermen;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Findings of Fact

The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the Dogtown Walk Townhouse Planned Unit Development District, as proposed in the Saaman Development LLC Sketch Plan encourages appropriate development of residential uses; (ii) the Saaman Development LLC Sketch Plan approved by the Planning Commission on September 3, 2003 is in the best interest of the City of St. Louis; (iii) the Saaman Development LLC Sketch Plan accomplishes the purposes set forth in 26.80.050.A of the Revised Code of the City of St. Louis and (iv) the Saaman Development LLC Sketch Plan meets the conditions set forth in 26.80.050.E of the Revised Code of the City of St. Louis.

SECTION TWO. Establishment and Creation of Dogtown Walk Townhouse Planned Unit Development District.

The Dogtown Walk Townhouse Planned Unit Development District as proposed in the Saaman Development LLC Sketch Plan (attached hereto as Exhibit A) is hereby approved and adopted. There is hereby created a Planned Unit Development District to be known as the Dogtown Walk Townhouse Planned Unit Development District for the real property described below:

Commencing at the intersection of the easterly line of McCausland Avenue, 80 feet wide, with the northerly line of Waldemar Avenue, 60 feet wide; thence along said northerly line, South 83 degrees 38 minutes 42 seconds East 215 feet to the true point of beginning of the tract of land herein described; thence along a line parallel with the easterly line of said McCausland Avenue, North 08 degrees 31 minutes 48 seconds East 174.00 feet to the southerly line of an alley, 15 feet wide; thence along said southerly line, South 83 degrees 38 minutes 42 seconds East 162.00 feet and South 37 degrees 33 minutes 27 seconds East 6.94 feet to the westerly line of an alley, 15 feet wide; thence along said westerly line, South 08 degrees 31 minutes 48 seconds West 169.00 feet to the northerly line of said Waldemar Avenue; thence along said northerly line, North 83 degrees 38 minutes 42 seconds West 167.00 feet to the true point of beginning, according to Survey No. 178082, executed by James Engineering & Surveying Co., Inc. in April, 2003. Bearings based on Grid North, Missouri East Zone.

SECTION THREE. Severability Clause. The provisions of this ordinance shall be severable. In the event that any provision of this ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, the void provision that it cannot be presumed that the Board of Aldermen would have enacted the valid provisions without the void ones or unless the Court finds that the valid provisions, standing alone, are incomplete and incapable of being executed in accordance with the legislative intent.

SECTION FOUR Emergency clause.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Exhibit A

Planned Unit Development District (OUD) - Dogtown Walk Townhouse Subdivision (City Block 4623.06)

is on file in the Register's Office.

Exhibit B

Photos

is on file in the Register's Office.

Petition for Planned Unit Development District (PUD)

is on file in the Register's Office.

Impact of Development on the Immediate Neighborhood Letter

is on file in the Register's Office.

Neighborhood Plan Dogtown Walk Townhouses Maps

is on file in the Register's Office.

Approved: October 7, 2003