

ORDINANCE #66216
Board Bill No. 391

An ordinance establishing and creating a Planned Unit Development District for a portion of City Block 3915 to be known as the “Catlin 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 January 14, 2004, 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 Rothschild Winzerling LLC for property under their ownership in City Block 3915 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-001-04-PUD on January 14, 2004 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 Catlin Townhouse Planned Unit Development District, as proposed in the Rothschild Winzerling LLC Sketch Plan encourages appropriate development of residential uses; (ii) the Rothschild Winzerling LLC Sketch Plan approved by the Planning Commission on January 14, 2004 is in the best interest of the City of St. Louis; (iii) the Rothschild Winzerling 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 Rothschild Winzerling 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 Catlin Townhouse Planned Unit Development District.

The Catlin Townhouse Planned Unit Development District as proposed in the Rothschild Winzerling 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 Catlin Townhouse Planned Unit Development District for the real property described below:

Tract 1

The northern 140 feet of lots 28 and 29 of the Bank of California Subdivision of Block 30 of Peter Lindell’s Second Addition in Block 3915 of the City of St. Louis, fronting 108 feet 1 inch on the Southern line of West Pine Boulevard, by a depth Southwardly of 140 feet.

Tract 2

The southern 70 feet 2-1/4 inches of lots 28 and 29 of the Bank of California Subdivision of Block 30 of Peter Lindell’s Second Addition in Block 3915 of the City of St. Louis, fronting 70 feet 2-1/4 inches on the east line of Boyle Avenue by a depth eastwardly between parallel lines of 108 feet 1 inch to the east line of said lot 29, bounded north by a line parallel with and 140 feet south of the south line of West Pine Boulevard and on the south by an alley 26 feet wide.

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.

Approved: March 21, 2004