ORDINANCE #66751
Board Bill No. 61

An ordinance establishing and creating a Planned Unit Development District for a portion of City Block 1256 to be known as the "Carroll Street Condominiums 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 April 6, 2005 at the regular April meeting of the Planning Commission of the City of St. Louis a Sketch Plan submitted as a request for Planned Unit Development designation by Carroll Street LLC for property under their control in City Block 1256 was presented; and

Whereas, the Planning Commission has reviewed said Sketch Plan and determined compatibility with the January 2005 Strategic Land Use Plan and other applicable zoning and redevelopment regulations established for the proposed Planned Unit Development area provided subsequent Development Plan include documentation as to the details of the development; 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-060-05-PUD on April 6, 2005 and has provided a copy of the resolution 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 "Carroll Street Condominiums Planned Unit Development", as submitted by Carroll Street LLC and recommended by the City of St. Louis Planning Commission encourages appropriate development; (ii) the Carroll Street Condominium Sketch Plan approved by the Planning Commission on April 7, 2005 is in the best interest of the City of St. Louis; (iii) the Carroll Street Condominium Sketch Plan recommended by the Planning Commission accomplishes the purposes set forth in 26.80.050.A of the Revised Code of the City of St. Louis and (iv) the Carroll Street Condominium Sketch Plan recommended by the Planning Commission meets the conditions set forth in 26.80.050.F. of the Revised Code of the City of St. Louis.

SECTION TWO. Requirements Regarding Detailed Development Plan.

The Sketch Plan is the first step in the approval of a project seeking to be developed within and in accordance with the rules pertaining to a Planned Unit Development District. At a later time the Developer submits for review by the Planning Commission a Detailed Development Plan for a portion of, or all of the area included in the Planned Unit Development District. This Detailed Development Plan is compared for conformity with the approved Sketch Plan by the Planning Commission

In addressing the requirements set forth in 26.80.050 of the Revised Code of the City of St. Louis pertaining to Development Plan Standards, submittals of Detailed Development Plans for the Carroll Street Condominium Sketch Plan Planned Unit Development shall include documentation showing a minimum of 20% of the site in open space, the open space shall not be required to be public.

SECTION THREE. Establishment and Creation of Carroll Street Condominium Planned Unit Development District.

The Carroll Street Condominium Planned Unit Development District as proposed in the Carroll Street Condominium Sketch Plan (attached hereto as Exhibit A) is hereby approved and adopted as recommended by the Planning Commission. There is hereby created a Planned Unit Development District measuring roughly 278 feet by 120 feet to be known as the Carroll Street Condominium Planned Unit Development District for the real property described below:

> The parcel of land being Lots 17 to 27 inclusive in block 6 of the 4th subdivision of the city commons and in block 1256 of the city of St. Louis, together fronting 277 feet 9 inches on the south line of Carroll Street by a depth southwardly of 120 feet to an alley; Bounded east by Dolman Street and West by Eighteenth Street.

SECTION FOUR. 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.

Exhibit A - Carroll Street Condominiums PUD Sketch Plan is on file in the Register's Office.

Approved: June 23, 2005