

1           An ordinance establishing and creating a Planned Unit Development District for a portion  
2 of City Block 6401 to be known as the "Boulevard Heights Homes Planned Unit Development  
3 District".

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

10           **Whereas**, on March 1, 2006, at the regular March meeting of the Planning Commission  
11 of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit Development  
12 District designation by Rolwes Homes Inc. and CF Vatterott and Company for property they  
13 have under contract in City Block 6401 (as shown in Exhibit "A") was presented; and

14           **Whereas**, the Planning Commission has reviewed said Sketch Plan and determined  
15 compatibility with the City's January 2005 Strategic Land Use Plan and other applicable zoning  
16 and redevelopment regulations established for the proposed Planned Unit Development District  
17 provided the subsequent Detailed Development Plan include documentation as to the details of  
18 the development; and

19           **Whereas**, the Planning Commission made all requisite findings as required by 26.80.050  
20 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by

1 Resolution No. PDA-047-06-PUD on March 1, 2006 with a condition and has provided a copy of  
2 the resolution to the Board of Aldermen;

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

4 **SECTION ONE. Findings of Fact**

5 The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the  
6 Boulevard Heights Homes Planned Unit Development District, as submitted by Rolwes Homes  
7 Inc. and CF Vatterott and Company and recommended by the City of St. Louis Planning  
8 Commission with a condition to be met and has been met prior to the introduction of this Board  
9 Bill, encourages appropriate development; (ii) the Boulevard Heights Homes Sketch Plan  
10 approved with a condition by the Planning Commission on March 1, 2006 is in the best interest  
11 of the City of St. Louis; (iii) the Boulevard Heights Homes Sketch Plan with a condition  
12 recommended by the Planning Commission accomplishes the purposes set forth in 26.80.050.A  
13 of the Revised Code of the City of St. Louis; and (iv) the Boulevard Heights Homes Sketch Plan  
14 with a condition recommended by the Planning Commission meets the conditions set forth in  
15 26.80.050.E of the Revised Code of the City of St. Louis.

16 **SECTION TWO. Requirements Regarding Detailed Development Plan.**

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

1 District. This Detailed Development Plan is compared for conformity with the approved Sketch  
2 Plan by the Planning Commission. The Planning Commission on March 1, 2006, in making its  
3 recommendation to the developer and the Board of Aldermen regarding the Boulevard Heights  
4 Homes Sketch Plan, included a condition regarding refinements-agreements to be made to the  
5 Boulevard Heights Homes Sketch Plan prior to the introduction of this Board Bill. Those  
6 refinements-agreements have been and include the following revisions and or additions to the  
7 Boulevard Heights Homes Sketch Plan: 1) Total site unit count of 125 residential units are  
8 allowed, 2) Two 24 unit condominium buildings are allowed with under building – basement  
9 parking required, 3) All siding options shall be of high quality materials, 4) a single family  
10 display unit will have a front façade of brick, and 5) the area along the western property line  
11 shared with properties fronting on Coronado Avenue shall contain adequate screen between the  
12 properties in the form of a privacy fence, any other method of screening shall require specific  
13 Planning Commission approval. Items 1 -5 shall be included as part of the requirements and  
14 standards applicable to the Boulevard Heights Homes Planned Unit Development, and shall be  
15 documented in the Detail Development Plan or plans.

16 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City  
17 of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed  
18 Development Plan for the Boulevard Heights Homes Planned Unit Development District shall  
19 include documentation showing a minimum of 20% of the site in open space, but none of the  
20 open space shall be required to be public.

1                   **SECTION THREE. Establishment and Creation of Boulevard Heights**  
2 **Homes Planned Unit Development District.**

3                   The Boulevard Heights Homes Planned Unit Development District, as proposed in the  
4 Boulevard Heights Homes Sketch Plan (attached hereto as Exhibit "B") is hereby approved and  
5 adopted as recommended by the Planning Commission. There is hereby created a Planned Unit  
6 Development District, containing approximately 11 acres, to be known as the Boulevard Heights  
7 Homes Planned Unit Development District for the real property described below:

8                   A parcel of ground in Block 6401, of the City of St. Louis, Missouri, being  
9 part of Lot 38, in Survey 2, of the Carondelet Commons, North of River Des  
10 Peres; said parcel being more particularly decried as follows:

11                   BEGINNING at the point of intersection of the northern line of Robert  
12 Avenue, 60 feet wide, with the western line of Field Avenue, 60 feet wide; thence  
13 North 63 degrees 58 minutes 40" West, 852.68 feet along theta Northern line of  
14 said Robert Avenue, to the western line of said Lot 38; thence North 34 degrees  
15 05 minutes 20 seconds East 566.49 feet along the Western line of Lot 38, to the  
16 southern line of Blow Street, Irregular width, as widened according to dedication  
17 plat, recorded in Plat Book 24 page 53, City of St. Louis Recorder's Office; thence  
18 South 64 degrees 00 minutes 00 seconds East 852.73 feet, along the southern line  
19 of said Blow Street, to the western line of said Field Avenue; thence South 34  
20 degrees 05 minutes 20 seconds West 566.82 feet along the western line of said  
21 Field Avenue, to the point of beginning and containing 10.98 Acres more or less.

1           **SECTION FOUR. Severability Clause.**

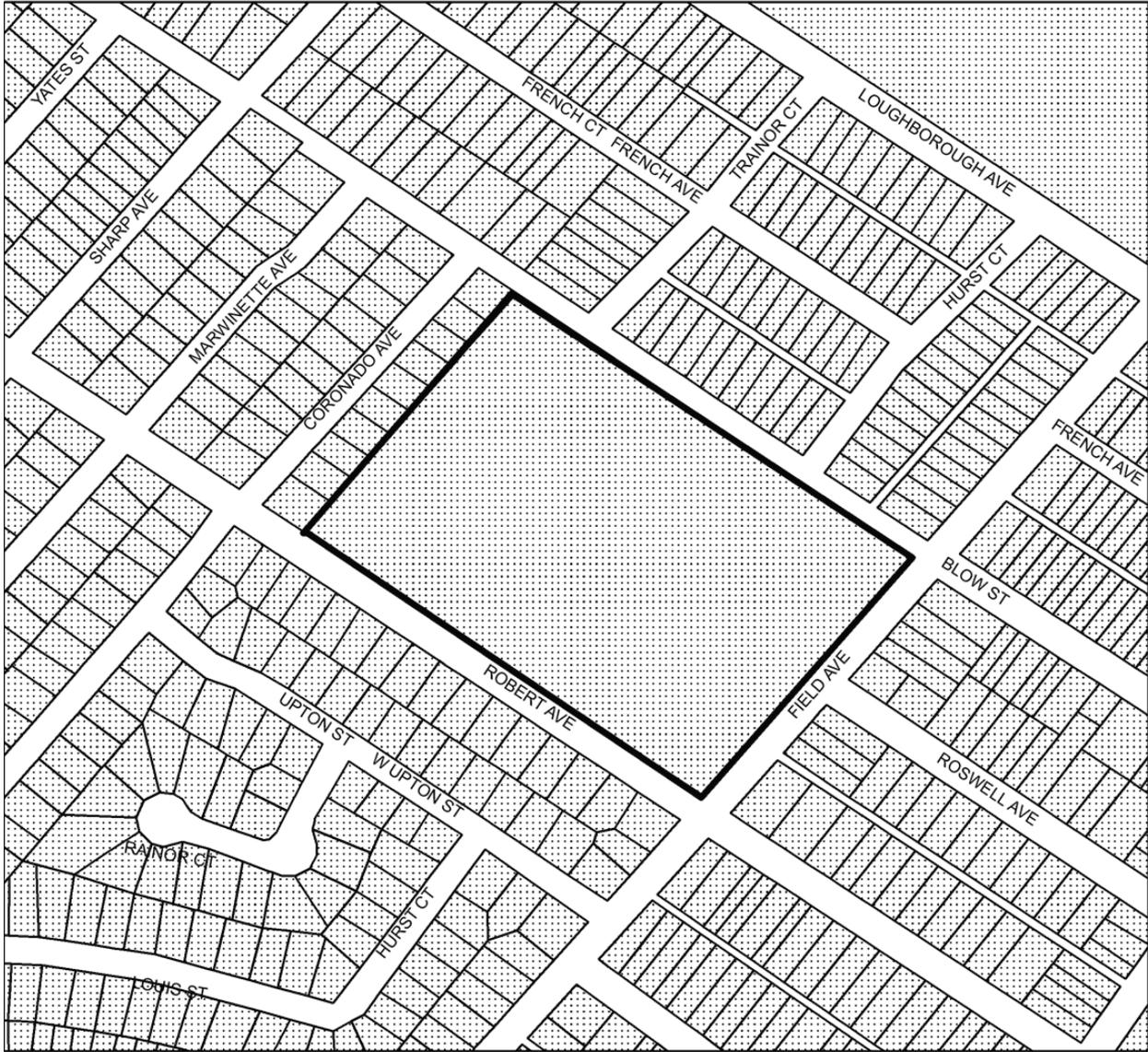
2           The provisions of this ordinance shall be severable. In the event that any provision of this  
3 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining  
4 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance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

9           **SECTION FIVE. Emergency Clause.**

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



EXHIBIT A  
Existing Zoning



**Citywide Zoning BW**

**Primary Zone**

-  A Single Family Dwelling Dist
-  B Two Family Dwelling Dist
-  C 3-4 Family Dwelling Dist
-  D Multiple Family Dwelling Dist

-  E Multiple Family Dwelling Dist
-  F Neighborhood Commercial Dist
-  G Local Commercial District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District

-  K Unrestricted

-  L Jefferson Memorial District

**PUD Site**



**EXHIBIT B**

Boulevard Heights Homes

PUD Sketch Plan

**Boulevard Heights Homes  
Planned Unit Development District  
Sketch Plan**

Boulevard Heights Homes  
Planned Unit Development District  
City Block 6401  
(3801 Robert)

City of St. Louis Planning Commission  
March 1, 2006

PDA-047-06-PUD

The Planning Commission on March 1, 2006, in adopting Resolution PDA-047-06-PUD approving the Boulevard Heights Homes Sketch Plan did so with a recommendation regarding modifications to be negotiated that have been now agreed on and are included. They are: 1) Total site unit count of 125 residential units are allowed, 2) Two 24 unit condominium buildings are allowed with under building – basement parking required, 3) All siding options shall be of high quality materials, 4) a single family display unit will have a front façade of brick, and 5) the area along the western property line shared with properties fronting on Coronado Avenue shall contain adequate screening between the properties in the form of a privacy fence, any other method of screening shall require specific Planning Commission approval. Items 1 -5 shall be included as part of the requirements and standards applicable to the Boulevard Heights Homes Planned Unit Development, and shall be documented in the Detail Development Plan or plans.

Statement of Present Ownership / Cascades

The property at 3801 Robert Avenue, St. Louis, Mo 63116 is currently under contract between Gunlaw LLC and Rolwes Real Estate with the right to assign control.

## Statement of Proposed Financing / Cascades

The development team consisting of LLC between CF Vatterott & Co and Rolwes Homes, Inc. will finance project at 3801 Robert Avenue, St. Louis, MO 63116, commonly known as Cascades, with Jefferson Bank & Trust. Proposed sales prices range as follows: Stacked flats from the \$160,000's, town homes from the high \$200,000's, and single family dwellings from the high \$300,000's.

### Expected Schedule of Development / Cascades

The expected schedule of development for the property at 3801 Robert Avenue, St. Louis, MO 63116, commonly known as Cascades, will begin in the summer of 2006 and will plan to open in the fall of 2006. There is 1 phase planned with anticipated sell out in two to three years.

