

BOARD BILL NO. 40 INTRODUCED BY ALDERMAN JOSEPH D. RODDY

1 An ordinance establishing and creating a Planned Unit Development District for a portion
2 of City Block 3915 to be known as the "4218 West Pine Planned Unit Development District".

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

9 **Whereas**, on March 1, 2006, at the regular March meeting of the Planning Commission
10 of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit Development
11 District designation by 4218 West Pine LLC for property they own in City Block 3915 (as shown
12 in Exhibit "A") was presented; and

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

18 **Whereas**, the Planning Commission made all requisite findings as required by 26.80.050
19 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by
20 Resolution No. PDA-049-06-PUD on March 1, 2006 with a condition and has provided a copy of
21 the resolution to the Board of Aldermen;

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

2 **SECTION ONE. Findings of Fact**

3 The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the
4 4218 West Pine Planned Unit Development District, as submitted by 4218 West Pine LLC and
5 recommended by the City of St. Louis Planning Commission and, encourages appropriate
6 development; (ii) the 4218 West Pine Sketch Plan approved by the Planning Commission on
7 March 1, 2006 is in the best interest of the City of St. Louis; (iii) the 4218 West Pine Sketch Plan
8 with a condition recommended by the Planning Commission accomplishes the purposes set forth
9 in 26.80.050.A of the Revised Code of the City of St. Louis; and (iv) the 4218 West Pine Sketch
10 Plan recommended by the Planning Commission meets the conditions set forth in 26.80.050.E of
11 the Revised Code of the City of St. Louis.

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

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

19 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City
20 of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed
21 Development Plan for the 4218 West Pine Planned Unit Development District shall include

1 documentation showing a minimum of 20% of the site in open space, but none of the open space
2 shall be required to be public.

3 **SECTION THREE. Establishment and Creation of 4218 West Pine Planned**
4 **Unit Development District.**

5 The 4218 West Pine Planned Unit Development District, as proposed in the 4218 West
6 Pine Sketch Plan (attached hereto as Exhibit “B”) is hereby approved and adopted as
7 recommended by the Planning Commission. There is hereby created a Planned Unit
8 Development District, containing approximately 10,205 square feet, to be known as the 4218
9 West Pine Planned Unit Development District for the real property described below:

10 A tract of land being lot 37 of the Bank of California addition measuring
11 approximately 50 feet by 210 feet 2 inches and known as 4218 West Pine
12 Boulevard in City Block 3915.

13 **SECTION FOUR. Severability Clause.**

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

1 **SECTION FIVE. Emergency Clause.**

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

6

TO THE CITY OF ST. LOUIS PLANNING COMMISSION
PETITION FOR
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

PETITIONER'S NAME 4218 WEST PINE LLC
CONTACT NAME (If above is a firm/an organization) BILL GEORGES/JASSEN JOHNSON
ADDRESS 3139 OLIVE ST. ST. LOUIS MO.
ZIP CODE 63103 PHONE BILL GEORGES 314-277-3546
E-MAIL _____ OFFICE 314-652-0800

Legal Description of Property Petitioned, including total acreage (use additional sheets if necessary) SEE ATTACHED
Parcel Number(s) (use additional sheets if necessary) 130.0

Address(es) including street(s) and street number(s) 4218 WEST PINE ST. LOUIS MO - 63108

The following can be listed or mapped on additional sheets:

Present Zoning is B-2 FAM District(s) or a change has been requested for zoning to 4 FAM District(s).

The acreage of the property including streets and alleys except boundary streets (to nearest tenth of an acre) is .2

Present Use of the Property VACANT

Proposed Use of the Property FOUR CONDOMINIUMS

Are you the owner of the property described? YES

If not, what is your legal interest in the property? _____

The owner(s)-of-record of the petitioned property according to City of St. Louis Assessor's Records is(are) known as 4218 WEST PINE LLC
3139 OLIVE ST. ST. LOUIS MO. 63103

[Signature]
Signature(s) of Petitioner(s) _____
1-24-06
Date Filed

Parties of Interest (Fill in if applicable):

Project Engineer and /or Architect (if applicable) Name FENDLER & ASSOCIATES
Address 5201 PATTISON ST. LOUIS MO 63110 Phone 314-664-7725

Developer and/or Builder (if other than petitioner) Name _____
Address _____ Phone _____

4218 WEST PINE
PETITION FOR PUD

THE EXISTING BUILDING AT 4218 W. PINE IS A THREE STORY BRICK HOUSE BUILT IN 1891. IT SITS ON A 50'X210' LOT (10,500 S.F.).

WE PROPOSE TO DO A TOTAL GUT REHAB OF THE HOUSE TURNING IT INTO TWO CONDOMINIUMS. THE UNITS WILL BE 3,500 S.F. & 2,700 S.F. RESPECTIVELY. SEE ATTACHED SETS OF PLANS FOR MORE DETAIL.

IN ADDITION WE WILL BUILD A SIX CAR L SHAPED GARAGE AT THE REAR OF THE LOT. THE PROPERTY IS CURRENTLY ZONED B-2 FAMILY. WE WOULD LIKE TO BUILD TWO ADDITIONAL UNITS ABOVE THE GARAGE WHICH IS WHY WE ARE PETITIONING FOR A ZONING CHANGE TO FOUR FAMILY. THESE TWO UNITS WILL BE 1,400 S.F. EACH.

BOTH ALDERMAN JOE RODDY & THE WEST PINE/ LACLEDE NEIGHBORHOOD ASSOCIATION ARE IN SUPPORT OF THIS PROJECT.

RESPECTFULLY,


JASSEN JOHNSON


BILL GEORGES

4218 WEST PINE LLC

DEVELOPMENT TEAM

**JASSEN JOHNSON: MANAGING PARTNER
JIM ANDERSON: GENERAL CONTRACTOR/ INVESTOR
BILL GEORGES: INVESTOR
TRAVIS LINK: INVESTOR
KEVIN O'CONNELL: INVESTOR**

PRESENT OWNERSHIP:

**BILL GEORGES: 33.3%
JASSEN JOHNSON: 16.6%
JIM ANDERSON: 16.6%
TRAVIS LINK: 16.6%
KEVIN O'CONNELL 16.6%**

FINANCING

ACQUISITION & CONSTRUCTION: PRIVATE BANK. CONTACT: EILEEN PRATTE.

STATE OF MO.: HISTORIC TAX CREDIT.

SALE PRICE OF UNITS:

UNIT #1: IN EXISTING HOUSE. 3500 S.F., 3 BDRM.	\$475,000
UNIT #2 IN EXISTING HOUSE 2700 S.F. 3 BDRM	\$425,000
UNIT #3 OVER GARAGE. 1300 S.F.. 2 BDRM.	\$200,000
UNIT #4 OVER GARAGE 1300 S.F. 2 BDRM.	\$200,000

6 CAR L SHAPED GARAGE AT REAR.

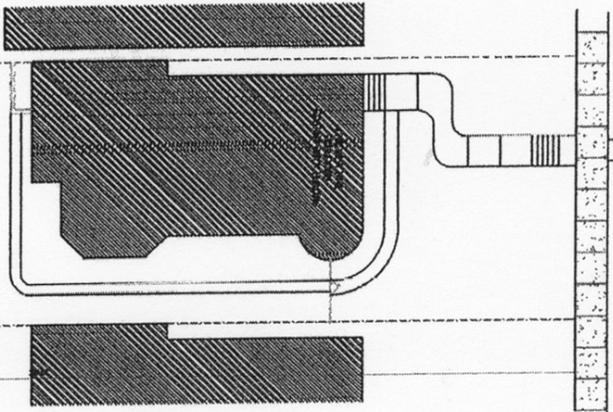
EXPECTED SCHEDULE OF DEVELOPMENT:

INTERIOR DEMO IN PROGRESS

PHASE 1: UNITS 1 & 2 MAY OR JUNE 2006

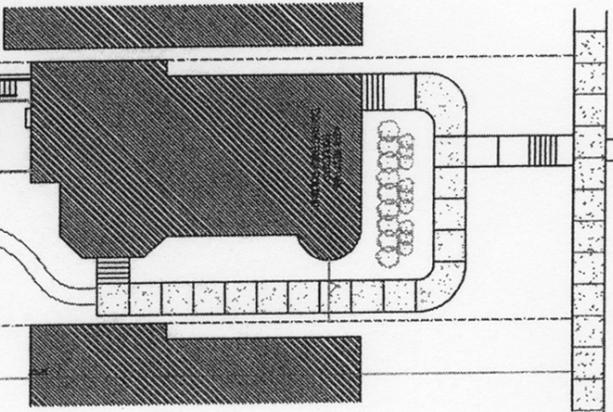
PHASE 2: UNITS 3 & 4 PROVIDED PUD IS APPROVED JULY 2006

WEST PINE BOULEVARD



EXISTING SITE PLAN
ALLEY

WEST PINE BOULEVARD



PROPOSED SITE PLAN
ALLEY

West Pine Boulevard 4218
St. Louis, MO 63108

Sheet for: Not for Construction
Date: 12/7/08
Project Number: 08144

ARCHITECT:



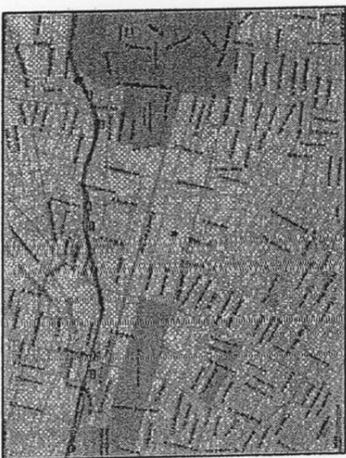
5201 PATTERSON AVENUE
ST. LOUIS, MO 63112
PH: 314.466.0720
FAX: 314.466.3188
www.penderandassociates.com

BUILDING INFORMATION

BUILDING CODE: 2003 IBC/ANSI/ASFC
BUILDING USE: GROUP 1B
JOINED SQUARE FOOTAGE: ...
F.L./N.L.

DRAWING INDEX

ARCHITECTURAL
CONCRETE
FOUNDATION



VICINITY MAP
MAP

West Pine Boulevard 4218
St. Louis, MO 63108

Pender + associates, Inc.

architects

EXHIBIT B

4218 West Pine PUD
City Block 3915
PUD Sketch Plan

**Planned Unit Development District
Sketch Plan**

4218 West Pine
Planned Unit Development District
City Block 3915

City of St. Louis Planning Commission

March 1, 2006

PDA-049-06-PUD

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

