BOARD BILL NO. 243 INTRODUCED BY ALDERMAN JOSEPH D. RODDY

An ordinance establishing and creating a Planned Unit Development District for a portion of City Block 3893 to be known as the "City Walk on Euclid 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 October 1, 2008 at the regular October meeting of the Planning Commission of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit Development District designation by Mills Euclid L.L.C. for its property in City Block 3893 (as shown in Exhibit "A") was presented; and

Whereas, the Planning Commission has reviewed said Sketch Plan and determined compatibility with the City's January 2005 Strategic Land Use Plan and other applicable zoning and redevelopment regulations established for the proposed Planned Unit Development District provided the subsequent Detailed 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-195-07-PUD on October 1, 2008, and has provided a copy of the resolution to the Board of Aldermen;

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

SECTION ONE. Findings of Fact

The Board of Aldermen of the City of St. Louis hereby finds and determines that: (i) the City Walk on Euclid Planned Unit Development District, as submitted by Mills Euclid L.L.C. and recommended by the City of St. Louis Planning Commission, encourages appropriate development; (ii) the City Walk on Euclid Sketch Plan approved by the Planning Commission on October 1, 2008, is in the best interest of the City of St. Louis; (iii) the City Walk on Euclid 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 City Walk on Euclid Sketch Plan recommended by the Planning Commission meets the conditions set forth in 26.80.050.E 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.H of the Revised Code of the City of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed Development Plan for the City Walk on Euclid Planned Unit Development District shall include the following:

1) Documentation showing a minimum of 20% of the site in open space, with at least 10% of the open space being publicly accessible and the remaining open space which may be privately controlled. All or any portion of the privately controlled open space may be located on or above the first floor of the proposed building.
2) Documentation showing minimum setbacks for the City Walk on Euclid building are 7 feet from West Pine, 3 feet from Euclid and zero feet from the alley, and 15 feet from the east line of the property. The 15 foot side setback from the east property line exceeds the 9 foot minimum required setback for a building with such a tower height in the underlying zoning.
3) Within the front, side and rear yard areas and open space the building may include 1) porches including ones with second floor balconies, 2) emergency and other access stairs, 3) universal access ramps, 4) projections including signs canopies and balconies, 5) chimneys, 6) decorative bands and elements, 7) lighting fixtures, 8) projecting roof eaves and other building elements permitted by the City's building code.

SECTION THREE. Establishment and Creation of City Walk on Euclid Planned Unit Development District.

The City Walk on Euclid Planned Unit Development District, as proposed in the City Walk on Euclid Sketch Plan (attached hereto as Exhibit "B") is hereby approved and adopted as recommended by the Planning Commission. There is hereby created a Planned Unit Development District, containing approximately 1.65 acres, to be known as the City Walk on Euclid Planned Unit Development District for the real property described below:

100 N. Euclid Avenue – 3893-00-01401

- A tract of land situated in City Block 3893 of the City of St. Louis, and the State of Missouri, being all the Lots 21 through 28 of John Baker's Subdivision and being more particularly described as follows:

COMMENCING at a cut "+" in concrete marking the intersection of the North right-of-way line of West Pine Boulevard, 80 feet wide and the East right-of-way line of Euclid Avenue, 60 feet wide, being the Southwest corner of said City Block 3893 and also being the TRUE POINT OF BEGINNING for the tract herein described; thence along said East right-of-way line, North 06 degrees 50 minutes 33 seconds East, a distance of 181.80 feet to a set spindle marking the intersection of said East right-of-way line and the South right-of-way line of a 20 foot alley; thence along said South right-of–way line, South 75 degrees 02 minutes 31 seconds East, a distance of 412.73 feet to a set spindle marking the Northwest corner of West Pine Condominium, a condominium filed for record in Plat Book 43 Pages 9-10 of the land records of said City of St. Louis; thence leaving said South right-of-way line and along the Westerly line of said West Pine Place Condominium, South 15 degrees 00 minutes 13 seconds West, a distance of 179.94 feet to a set ½ inch iron rod marking the Southwest corner of West Pine Place

Condominium, being along aforementioned North right-of-way line of West Pine Boulevard; thence along said North right-of-way line, North 75 degrees 02 minutes 00 seconds West, a distance of 386.93 feet to the Point of Beginning and containing 1.65 acres (71,930 square feet) according to a survey by J. R. Grimes Consulting Engineers, Inc.

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" Zoning District Map

EXHIBIT "B" Planned Unit Development District Sketch Plan For City Walk on Euclid PUD

100 N. Euclid Avenue

City Block 3893

City of St. Louis Planning Commission

October 1, 2008

File No. PDA-195-07-PUD

O. Bruce Mills

Mills Euclid L.L.C.

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