

1 **BOARD BILL # 253** **INTRODUCED BY ALDERMAN JOSEPH D. RODDY**

2 AN ORDINANCE RECOMMENDED BY THE PLANNING COMMISSION AND
3 APPROVING AN AMENDED COMMUNITY UNIT PLAN FOR AN AREA LOCATED IN
4 THE CITY OF ST. LOUIS AND COMPRISING A PORTION OF THE WASHINGTON
5 UNIVERSITY MEDICAL CENTER; PLEDGING COOPERATION OF THE BOARD OF
6 ALDERMEN AND REQUESTING VARIOUS OFFICIALS, DEPARTMENTS, BOARDS AND
7 AGENCIES OF THE CITY TO COOPERATE AND TO EXERCISE THEIR RESPECTIVE
8 POWERS IN A MANNER CONSISTENT WITH THE AMENDED COMMUNITY UNIT
9 PLAN; AUTHORIZING AND DIRECTING THE TAKING OF OTHER ACTIONS, AND
10 APPROVAL AND EXECUTION OF OTHER DOCUMENTS AS NECESSARY OR
11 DESIRABLE TO CARRY OUT AND COMPLY WITH THE INTENT HEREOF AND THE
12 AMENDED COMMUNITY UNIT PLAN.

13 Whereas, Section 26.80.070 of the Zoning Code of the City of St. Louis authorizes the creation
14 and amendment of Community Unit Plans (CUPs), a special zoning “overlay” tool authorizing
15 the appropriate development of residential, industrial or commercial uses, or the combination
16 thereof, to provide for a scale and flexibility of development which could not otherwise be
17 achieved through the existing single use zoning districts; and

18 Whereas, Section 26.80.070.D of the Zoning Code of the City of St. Louis provides for
19 exceptions to the uses, height, and area provisions of the Zoning Code in the case of certain
20 Community Unit Plan developments for tracts in excess of fifteen (15) acres.

1 Whereas, Ordinance No. 67939 establishing the Washington University Medical Center
2 Community Unit Plan dated November 2007 (the “Plan”) governing an area consisting of
3 approximately 148.19 acres as described on Exhibit A, attached hereto (the “Original CUP
4 Area”) was approved on March 17, 2008; and

5 Whereas, since the Plan was approved the various constituent entities of the Washington
6 University Medical Center (“WUMC”) have purchased and sold property within the Original
7 CUP Area and they now desire to adjust the boundary of the Original CUP Area to exclude from
8 the Original CUP Area and the Plan properties that are no longer owned by WUMC or its
9 constituent entities and to add to the Original CUP Area and the Plan properties that have been
10 acquired by such constituent entities; and

11 Whereas, Section 26.80.070 of the Zoning Code of the City of St. Louis authorizes amendment
12 of a Community Unit Plan pursuant to the provisions of the Zoning Code; and

13 Whereas, on December 1, 2010, an amendment to the Plan was submitted to the Planning
14 Commission (the “Plan Amendment”) proposing to remove three parcels of property no longer
15 owned by WUMC constituent entities, to remove two parcels not owned by WUMC constituent
16 entities but inadvertently included in the Original CUP Area, and to add four parcels of property
17 to the Plan that have been acquired by WUMC constituent entities, comprising a total area of
18 approximately 144.7 acres excluding streets, alleys, and sidewalks, etc., with such area
19 consisting of approximately 162.5 acres including internal streets and alleys (the “Updated CUP
20 Area”); and

1 Whereas, the Planning Commission has reviewed such Plan Amendment at its meeting on
2 December 1, 2010, and reported its findings and recommendations to the Board of Aldermen,
3 which report contains the Planning Commission's reasons for approval and specific evidence and
4 facts regarding the conditions set forth in Section 26.80.070.C of the Revised Code of the City of
5 St. Louis.

6 BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

7 SECTION ONE. Ownership of the Updated CUP Area.

8 Notwithstanding Section 26.80.070.A of the Zoning Code of the City of St. Louis, the City and
9 WUMC acknowledge and agree that the Updated CUP Area shall be governed by the Plan, as
10 contemplated and amended by this Ordinance.

11 SECTION TWO. Findings of Fact.

12 The Board of Aldermen of the City of St. Louis hereby finds and determines that: (i) the values
13 of buildings and the character of the property adjacent to the Updated CUP Area will not be
14 adversely affected by the Plan Amendment; (ii) the Plan Amendment is consistent with the intent
15 and purposes of the Zoning Code to promote public health, safety, morals and general welfare;
16 (iii) average lot area per family will not be reduced from that required by the underlying zoning
17 district; (iv) adoption of the Plan Amendment is consistent with the intent of Section 26.80.070
18 of the Zoning Code of the City of St. Louis; and (v) adoption of the Plan Amendment for the
19 Updated CUP Area is in the best interests of the citizens of the City of St. Louis.

20 SECTION THREE. Amendment of the Community Unit Plan for the Updated CUP Area.

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1 Pursuant to and in accordance with Section 26.80.070 of the Zoning Code of the City of St.
2 Louis, approval is hereby given to the proposed Plan Amendment in accordance with the
3 application and plans filed on November 24, 2010, designated and identified as the WUMC
4 Community Unit Plan – Updated, a copy of which, is a part of **Exhibit B** which is attached
5 hereto and incorporated herein by reference and is on permanent file in the office of the Zoning
6 Administrator. The City of St. Louis and WUMC acknowledge and agree that, notwithstanding
7 any requirement of the Zoning Code of the City of St. Louis to the contrary, the approximately
8 144.7 acre tract of land comprising the Updated CUP Area to be governed by the Plan (162.5
9 acres inclusive of internal streets and alleys) shall be described by a general boundary description
10 (Exhibit B-1), a list of addresses (Exhibit B-2), a list of affected city blocks (Exhibit B-3), and
11 the map titled “WUMC Community Unit Plan – Updated: Land Transactions and Revised CUP
12 Boundary” (Exhibit B-4), rather than a formal legal description. In the event of a conflict
13 between Exhibits B-1, B-2, B-3 and B-4, the boundary line depicted on Exhibit B-4 shall prevail.

14 SECTION FOUR. Severability.

15 If any provision of this Ordinance shall be held or deemed to be invalid, inoperative or
16 unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all
17 jurisdictions, or in all cases because of conflicts with any provision or provisions hereof or any
18 constitution or statute or rule of public policy, or for any other reason, such circumstances shall
19 not have the effect of rendering the provision in question inoperative or unenforceable in any
20 other case or circumstance, or of rendering any other provision or provisions herein contained
21 invalid, inoperative or unenforceable to any extent whatever.

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1 **EXHIBIT A**

2
3 **Original CUP Area**

4
5 **List of Addresses**

- 6
7 4901-4989 Barnes-Jewish Hospital Plaza
8 625 S Boyle Av
9 711-717 S Boyle Av
10 4500-4950 Childrens Pl
11 4527 Childrens Pl
12 4939 Childrens Pl
13 4303 W Clayton Av
14 4314-4334 W Clayton Av
15 4300-4344 Clayton Av
16 4301 Clayton Av
17 4355 Clayton Av
18 4360-4370 Clayton Av
19 4400-4588 Clayton Av
20 4451-4487 Clayton Av
21 4533-4547 Clayton Av
22 4340-4470 Duncan Av
23 4353-4359 Duncan Av
24 4377-4399 Duncan Av
25 4481-4499 Duncan Av
26 3 S Euclid Av
27 203-225 S Euclid Av
28 220 S Euclid Av
29 320-700 S Euclid Av
30 425-501 S Euclid Av
31 4362-4506 Forest Park Av
32 4501-4511 Forest Park Av
33 4524-4918 Forest Park Av
34 4901-4949 Forest Park Av
35 216 S Kingshighway Blvd
36 400-510 S Kingshighway Blvd
37 4518-4526 Laclede Av
38 4932 Laclede Av
39 4500-4546 McKinley Av
40 4501-4529 McKinley Av
41 339-633 S Newstead Av
42 600 S Newstead Av
43 727-737 S Newstead Av

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1 4450 W Papin St
2 4549-4579 W Papin St
3 4500-4528 Parkview Pl
4 4549 Parkview Pl
5 4900-4966 Parkview Pl
6 4507-4557 Scott Av
7 4512-4550 Scott Av
8 216 S Taylor Av
9 300-600 S Taylor Av
10 601-615 S Taylor Av
11 816 S Taylor Av
12 612 Tower Grove Av

13
14 Affected City Blocks

15
16 All lots within City Blocks: 3886, 3887, 4782, 4783, 5234N, 3903.

17
18 All lots within City Blocks:

19 CB 3888, except Lot 425 South Euclid (Metrolink Right-of-Way).

20 CB 4781S, except Lot 420 South Euclid (Metrolink Right-of-Way).

21 CB 3966N, except Lot 656 Tower Grove Ave (Missouri Department of Transportation Right-of-
22 Way) and Lot 727 South Boyle Ave (Missouri Department of Transportation Right-of-Way).

23
24 All lots within City Blocks:

25 CB 3970, except Lots: 4401 Clayton Avenue and 339 South Newstead (Metrolink Right-of-
26 Way).

27 CB 3971N, except Lots 739, 741, and 747 South Newstead.

28 CB 4589, except Lots 4300 Duncan Avenue 4333 Clayton Avenue, 330 South Newstead, and
29 501 South Boyle (Metrolink Right-of-Way).

30
31 Within the following City Blocks, WUMC owns the lots listed:

32
33 CB 3885 – Lots: 4901, 4917, and 4949 Forest Park Avenue, 4932 Laclede Avenue, and 3 South
34 Euclid.

35 CB 3890 – Lots: 220 South Euclid, 4506, 4524, 4536 and 4550 Forest Park Avenue, and 4549
36 Parkview Place.

37 CB 3891 – Lots: 4501 and 4511 Forest Park Avenue, and 4518, 4522, and 4526 Laclede Avenue.

38 CB 4781N – Lots: 320 South Euclid, 4500 and 4528 Parkview Place.

39 CB 4807 – Lot: 904 South Taylor Avenue.

40 CB 3904 – Lots: 4362, 4364, 4372, 4376, 4380, 4384 and 4388 Forest Park Avenue, and 4353,
41 4359, 4377, 4379 and 4389 Duncan Avenue.

42 CB 3967 – Lots: 4344, 4360, 4362, 4366 and 4370 Clayton Avenue.

43 CB 3968 – Lots: 4314 and 4322 Clayton Avenue.

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EXHIBIT B

PLAN AMENDMENT

WUMC Community Unit Plan – Updated

1 **Exhibit B-1**

2 **Boundary Description**

3
4 **Area 1**

5
6 Beginning at a point of intersection of the southern line of Barnes-Jewish Hospital Plaza and the
7 east line of South Kingshighway Blvd; and proceeding along street lines and city parcel lines and
8 there prolongations, in a general clockwise direction northward along said South Kingshighway,
9 thence northward to the southward line of Forest Park Av; then eastward along said line to a
10 point of intersection of a projected western parcel line of 4949 Forest Park Av, northward across
11 Forest Park Av to the north line of the East/West alley in CB 3885, then eastward to the western
12 parcel line of 4932 Laclede Av, thence northward along western parcel line of 4932 Laclede Av
13 to south line of Laclede Ave, thence eastward to the eastern parcel line of 4932 Laclede Av,
14 thence southward to the northern parcel line of 3 South Euclid Av, thence eastward along said
15 parcel line to its intersection with the western line of North Euclid Av. thence southward along
16 said line and prolongation to the southern line of Forest Park Av, thence eastward to the western
17 parcel line of 4520 Forest Park Av, thence northward across Forest Park Av and continuing
18 along the western parcel line of 4511 Forest Park Av, across a projection of the east/west alley in
19 CB 4527 to the southern parcel line of 4522 Laclede Av, thence westward to the western parcel
20 line of 4526 Laclede Av, thence northward along western parcel line of 4526 Laclede Av to the
21 southern line of Laclede Av, thence eastward along said line to the eastern parcel line of 4518
22 Laclede Av, thence southward along said line to the northern line of the east/west alley in CB
23 3891, thence eastward along said line to its intersection with the western line of North Taylor
24 Av, thence southward along said line and its projection across Forest Park Av to the intersection
25 of the south line of Forest Park Av and the western line of South Taylor Av, thence continuing
26 east along the south line of Forest Park Av until its intersection with the eastern parcel line of
27 4384-4386 Forest Park Av, thence southward, across an east/west alley in CB 3904 to the
28 southern parcel line of 4367-4375 Duncan Av, thence eastward along said southern parcel line to
29 the eastern parcel line of 4367-4375 Duncan Av, thence northward along this line and its
30 projection across an east/west alley in CB 3904 and continuing north along the western parcel
31 line of 4366 Forest Park Av to the south line of Forest Park Av, thence east along the south line
32 of Forest Park Av until its intersection with the eastern parcel line of 4358 Forest Park Av;
33 thence south along the eastern parcel line of 4358 Forest Park Av and its projection across an
34 east/west alley in CB 3904 to the northern parcel line of 4353 Duncan Av, thence continuing east
35 along the northern parcel line of 4353 Duncan Ave to its intersection with the eastern parcel line
36 of 4353 Duncan Av, thence south along said eastern parcel line to the southern line of Duncan
37 Av, thence eastward to the eastern parcel line of 4350 Duncan Av, thence southward along said
38 line and its intersection with a portion of southern parcel line, thence westward along said line to
39 a portion of the remaining eastern parcel line, thence southward along said line and its projection
40 across the MetroLink R.O.W., thence eastward along the northern block line of CB 4589 (also
41 referred to as MetroLink R.O.W.) to its intersection with the western line of South Boyle Av,
42 thence southward along said line and its projection across Clayton Av to its intersection with the
43 southern line of Clayton Av, thence eastward along said line to the southwest corner of Clayton
44 Av and South Boyle Av, thence southward along the western line of South Boyle Av to its
45 intersection with the south parcel line of 711 South Boyle Av, thence westward along said line

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1 to its intersection with its eastern line of Tower Grove Av, then northward until its intersection
2 with the northwest corner of 625 South Boyle Av, thence westward across Tower Grove Av to
3 the south/east corner of 4348 Clayton Av, thence northward to its intersection with the northern
4 parcel of said parcel, thence westward and northward with its intersection of the south line of
5 Clayton Av, thence westward to the western parcel line of 4356 Clayton Av, thence southward
6 along said line and its projection across a east/west alley in CB 3967.13, thence westward along
7 the northern parcel line of 619 Edmund Av and its projection across South Newstead Av and its
8 intersection on the eastern line of CB 3971.13; thence northward along said line to the northern
9 parcel line of 4401-4439 W. Clayton Avenue; thence westward along said line to the western line
10 of said parcel; thence southward along the western parcel line of 4401-4439 W. Clayton Avenue
11 to the south line of Clayton Avenue; thence east along the south line of Clayton Avenue to a
12 point that is the western parcel line of 735 South Newstead; thence southward along the western
13 parcel line of 735 South Newstead to the north line of Interstate 64 R.O.W.; thence westward
14 along this line to its intersection with the eastern line of South Taylor Av., thence southward to
15 the south line of the Interstate 64 R.O.W, thence eastward to the west line of South Newstead,
16 thence southward to the south parcel line of 4450 W. Papin, thence westward to the east line of
17 South Taylor Av; thence northward to the north R.O.W. line of Interstate 64, thence westward to
18 the southeast corner of 4549 Papin St, continuing westward to the western parcel line of 4588
19 Clayton Av, thence northward along the west parcel line of 4588 Clayton Av and continuing as a
20 prolongation northward across Clayton Av, joining and continuing northward along the western
21 line of South Euclid Av, to the south line of Barnes Jewish Hospital Plaza, thence westward to
22 the point of beginning; *excluding the properties whose boundaries are described as follows:*
23 Beginning at point on Taylor Avenue that is the southeastern corner of 4506 Forest Park Avenue;
24 thence westward to the eastern parcel line of 220 South Euclid, thence southward to the southern
25 parcel line of 4549 Parkview Pl, thence westward along said parcel line to its intersection with
26 the eastern parcel line of 4939 Children's Pl, thence southward to its intersection with the
27 northern parcel line of 320 South Euclid Av, thence eastward along the northern parcel line of
28 320 South Euclid Av to the eastern parcel line of 320 South Euclid Av, thence southward along
29 said line to its intersection with the northern line of Children's Pl, thence across north/south alley
30 in CB 4781.05, thence eastward along the northern line of Children's Pl to the western line of
31 Taylor Avenue; thence northward along the said line and its prolongation to the point of
32 beginning.

33
34 Area 2
35

36 BEGINNING at the point of intersection of the South line of Barnes-Jewish Hospital Plaza, 130
37 feet wide, with the West line of Euclid Avenue, 130 feet wide, thence along said West line South
38 04 degrees 27 minutes 35 seconds West 576.98 feet to the North line of Clayton Avenue, 60 feet
39 wide, thence along said North line South 88 degrees 48 minutes 38 seconds West 484.28 feet to
40 the East line of Kingshighway, variable width, thence along said East line the following courses
41 and distances: thence North 50 degrees 43 minutes 46 seconds West 32.29 feet to a point of
42 curvature to the right for which the radius point bears North 39 degrees 16 minutes 16 seconds
43 East 560.69 feet; thence along last said curve with a chord which bears North 23 degrees 58
44 minutes 45 seconds West 504.73 feet, an arc length of 523.54 feet to a point of non-tangency;
45 thence North 02 degrees 38 minutes 54 seconds East 128.81 feet; thence North 47 degrees 38

1 minutes 54 seconds East 14.14 feet to the South line of above said Barnes-Jewish Hospital Plaza;
2 thence along last said South line South 87 degrees 20 minutes 24 seconds East 743.56 feet to the
3 POINT OF BEGINNING and containing 410,104 square feet or 9.415 acres, more or less,
4 according to calculations by Stock and Associates Consulting Engineers, Inc. on August 23,
5 2006.

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11

Exhibit B-2

List of Addresses

- 1
- 2
- 3
- 4 4901-4989 Barnes-Jewish Hospital Plaza
- 5 625 S Boyle Av
- 6 711-717 S Boyle Av
- 7 4500-4950 Childrens Pl
- 8 4527 Childrens Pl
- 9 4939 Childrens Pl
- 10 4303-33 W Clayton Av
- 11 4314-4334 W Clayton Av
- 12 4300-4344 Clayton Av
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- 16 4480-4588 Clayton Av
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- 18 4533-4547 Clayton Av
- 19 4340-4470 Duncan Av
- 20 4353-4359 Duncan Av
- 21 4377-4399 Duncan Av
- 22 4481-4499 Duncan Av
- 23 3 S Euclid Av
- 24 203-225 S Euclid Av
- 25 220 S Euclid Av
- 26 320-700 S Euclid Av
- 27 425-501 S Euclid Av
- 28 4358-4366 Forest Park Av
- 29 4384-4918 Forest Park Av
- 30 4501-4511 Forest Park Av
- 31 4901-4949 Forest Park Av
- 32 216 S Kingshighway Blvd
- 33 400-510 S Kingshighway Blvd
- 34 4518-4526 Laclede Av
- 35 4932 Laclede Av
- 36 4500-4546 McKinley Av
- 37 4501-4529 McKinley Av
- 38 330 S. Newstead Ave.
- 39 600-633 S Newstead Av
- 40 727-737 S Newstead Av
- 41 4450 W Papin St
- 42 4549-4579 W Papin St
- 43 4500 Parkview Pl
- 44 4549 Parkview Pl

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- 1 4900-4966 Parkview Pl
- 2 4507-4557 Scott Av
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- 5 300-600 S Taylor Av
- 6 601-615 S Taylor Av
- 7 816 S Taylor Av
- 8 612 Tower Grove Av

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1 **Exhibit B-3**

2 **Affected City Blocks**

3 All lots within City Blocks: 3886, 3887, 4782, 4783, 5234N, 3903.

4
5 All lots within City Blocks:

6 CB 3888, except Lot 425 South Euclid (Metrolink Right-of-Way).

7 CB 4781S, except Lot 420 South Euclid (Metrolink Right-of-Way).

8 CB 3966N, except Lot 656 Tower Grove Ave (Missouri Department of Transportation Right-of-
9 Way) and Lot 727 South Boyle Ave (Missouri Department of Transportation Right-of-Way).

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13 Way).

14 CB 3971N, except Lots 739, 741, and 747 South Newstead, and 4400-30 Clayton.

15 CB 4589, except Lots 4300 Duncan Avenue, and 501 South Boyle (Metrolink Right-of-Way).

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17 Within the following City Blocks, WUMC owns the lots listed:

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20 Euclid.

21 CB 3890 – Lots: 220 South Euclid, 4506, 4520, 4524, 4536 and 4550 Forest Park Avenue, and
22 4549 Parkview Place.

23 CB 3891 – Lots: 4501 and 4511 Forest Park Avenue, and 4518, 4522, and 4526 Laclede Avenue.

24 CB 4781N – Lots: 320 South Euclid, 4500 Parkview Place.

25 CB 4807 – Lot: 904 South Taylor Avenue.

26 CB 3904 – Lots: 4358, 4362, 4364, , 4380, 4384 and 4388 Forest Park Avenue, and 4353, 4359,
27 4377, 4379 and 4389 Duncan Avenue.

28 CB 3967 – Lots: 4344, 4360, 4362, 4366 and 4370 Clayton Avenue.

29 CB 3968 – Lots: 4314 and 4322 Clayton Avenue.

30

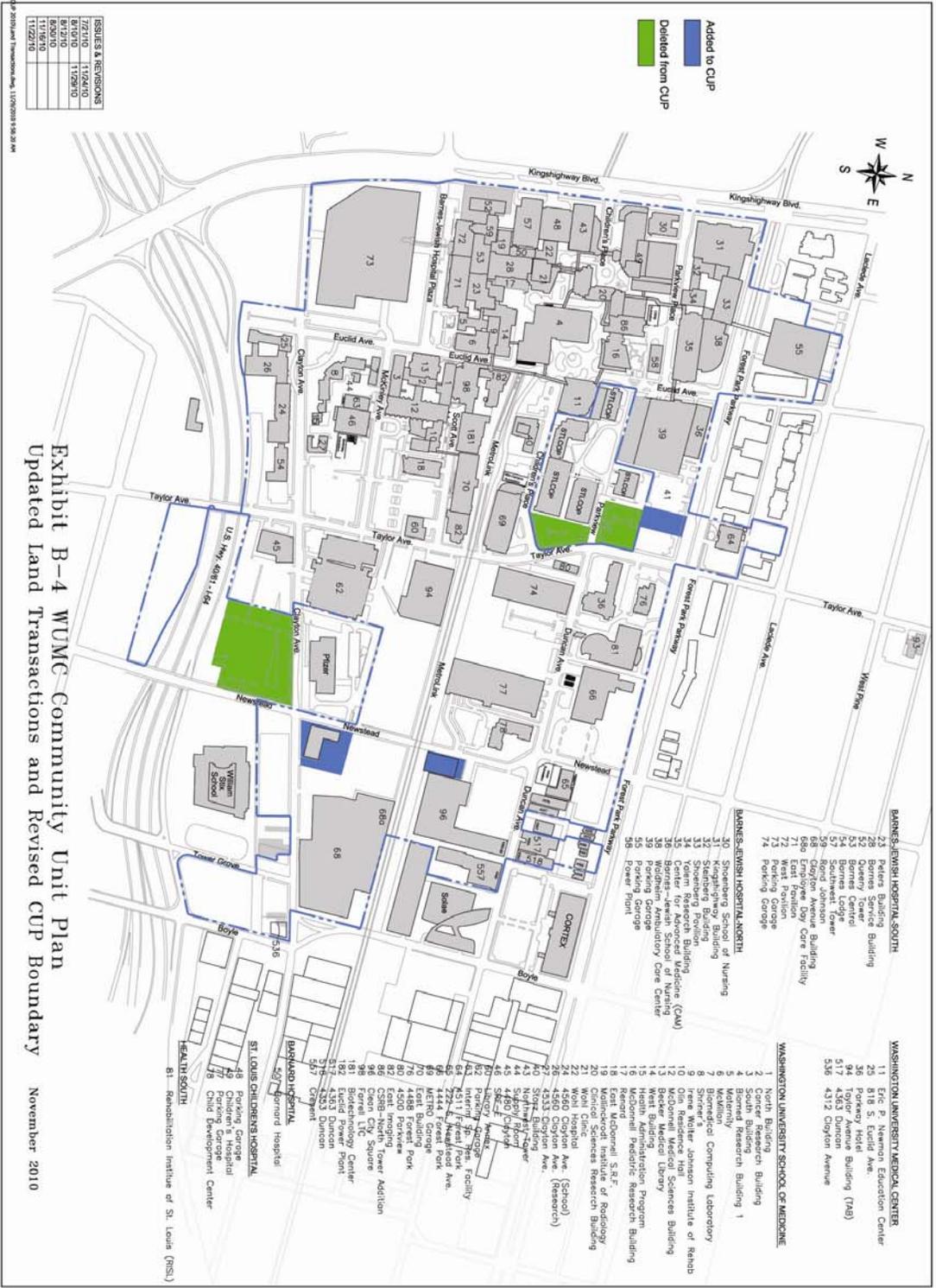


Exhibit B-4 WUMC Community Unit Plan
Updated Land Transactions and Revised CUP Boundary
November 2010