

BOARD BILL NO. 326

INTRODUCED BY ALDERMAN MATT VILLA

1 An ordinance establishing and creating a Planned Unit Development District for a portion
2 of City Block 2792 and a portion of City Block 2832 to be known as the "Mississippi Bluffs
3 Planned Unit Development 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 November 2, 2005, at the regular November meeting of the Planning
11 Commission of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit
12 Development District designation by Mississippi Bluffs LLC for property under their control in
13 City Blocks 2792 and 2832 (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-175-05-PUD on November 2, 2005 and has provided a copy of the
2 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 Mississippi Bluffs Planned Unit Development District, as submitted by Mississippi Bluffs LLC
7 and recommended by the City of St. Louis Planning Commission, encourages appropriate
8 development; (ii) the Mississippi Bluffs Sketch Plan approved by the Planning Commission on
9 November 2, 2005 is in the best interest of the City of St. Louis; (iii) the Mississippi Bluffs
10 Sketch Plan recommended by the Planning Commission accomplishes the purposes set forth in
11 26.80.050.A of the Revised Code of the City of St. Louis; and (iv) the Mississippi Bluffs Sketch
12 Plan recommended by the Planning Commission meets the conditions set forth in 26.80.050.E of
13 the Revised Code of the City of St. Louis.

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

15 The Sketch Plan is the first step in the approval of a project seeking to be developed
16 within and in accordance with the rules pertaining to a Planned Unit Development District. At a
17 later time, the Developer submits for review by the Planning Commission a Detailed
18 Development Plan for a portion of, or all, of the area included in the Planned Unit Development
19 District. This Detailed Development Plan is compared for conformity with the approved Sketch
20 Plan by the Planning Commission. The Planning Commission on November 2, 2005, in making
21 its recommendation to the developer and the Board of Aldermen regarding the Mississippi Bluffs

1 Sketch Plan, included no conditions within the recommendation regarding modifications to the
2 presented Sketch Plan that are recommended to be included in the Detailed Development Plan.

3 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City
4 of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed
5 Development Plan for the Mississippi Bluffs Planned Unit Development District shall include
6 documentation showing a minimum of 20% of the site in open space, but none of the open space
7 shall be required to be public.

8 **SECTION THREE. Establishment and Creation of Mississippi Bluffs**
9 **Planned Unit Development District.**

10 The Mississippi Bluffs Planned Unit Development District, as proposed in the
11 Mississippi Bluffs PUD Sketch Plan (attached hereto as Exhibit “B”) is hereby approved and
12 adopted as recommended by the Planning Commission. There is hereby created a Planned Unit
13 Development District, containing approximately 8.2 acres, to be known as the Mississippi Bluffs
14 Planned Unit Development District for the real property described below:

15 Part of Blocks 12, 13 and 24 and a strip of between said blocks, in Survey No. 1
16 of Carondelet Commons, and in City Blocks 2792 and 2832 of the City of St.
17 Louis, Missouri; being more particularly described as follows:

18 Beginning at an old stone, located at the east line of Broadway Street 100 feet
19 wide and the North Line of Hill Street 50 feet wide; thence along the North Line
20 of said Hill Street South 56 degrees 33 minutes 10 seconds East 412.54 feet to a
21 point on the west line of the Union Pacific Railroad; thence along said railroad

1 right-of-way the following bearings and distances; South 32 degrees, 50 minutes
2 West approximately 375 feet to a point; thence South 56 degrees 33 minutes 10
3 seconds East 10.52 feet to a point; thence South 32 degrees, 18 minutes 27
4 seconds West 487.71 feet to a point; thence North 55 degrees 48 minutes 10
5 seconds West 10.00 feet to a point; thence South 32 degrees 18 minutes 27
6 seconds West 46.37 feet to a point; said point being on the North Line of the
7 property now or formerly of St.Louis Altenheim, Date 06-19-1945 Daily #4;
8 thence departing said Union Pacific Railroad R.O.W. along said north line of St.
9 Louis Altenheim North 56 degrees 35 minutes 03 seconds West 368.17 feet to a
10 stone pillar on the east line of said Broadway Street (a cut cross bears North 56
11 degrees 35 minutes 03 seconds West 19.76 feet); thence along the east line of said
12 Broadway Street North 29 degrees 18 minutes 50 seconds East approximately 910
13 feet to the point of beginning and containing 8.2 acres more or less.

14 **SECTION FOUR. Severability Clause.**

15 The provisions of this ordinance shall be severable. In the event that any provision of this
16 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining
17 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance
18 are so essentially and inseparably connected with, and so dependent upon, the void provision that
19 it cannot be presumed that the Board of Aldermen would have enacted the valid provisions
20 without the void ones or unless the Court finds that the valid provisions, standing alone, are
21 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.

