

1 COMMITTEE SUBSTITUTE
2 BOARD BILL NO. 355 INTRODUCED BY ALDERMAN WILLIAM WATERHOUSE
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4 An ordinance pertaining to the Planned Unit Development District for a portion of City
5 Block 4794 to be known as the “Clifton Heights Townhomes Subdivision Planned Unit
6 Development District”; repealing Ordinance 66681 which established said Planned Unit
7 Development, and containing an emergency clause.

8 WHEREAS, on January 5, 2005, the Planning Commission of the City of St. Louis
9 approved said Planned Unit Development District; and

10 WHEREAS, the Planning Commission approved and adopted a Sketch Plan by
11 Resolution No. PDA-001-05-PUD with conditions; and

12 WHEREAS, this Board approved the Plan with said conditions, and

13 WHEREAS, some of the primary conditions have not yet been met; and

14 WHEREAS, there has been no interest shown to the Planning Commission, the City or
15 the neighborhood by any entity that the Plans are at the site progressing; and

16 WHEREAS, the site is in danger of deteriorating and becoming unsightly and it is in the
17 best interest of the City and the neighborhood that alternate plans be considered.

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

19 FOLLOWS:

20 SECTION ONE. Ordinance 66681 approved the “Clifton Heights Townhomes
21 Subdivision Planned Unit Development District, inclusive of a projected schedule of
22 development which has not been extended by the Planning Commission as provided in Section
23 26.80.050 (L) of the Revised Code of the City of St. Louis.

24 SECTION TWO. Section 26.80.050 (L) of the Revised Code of the City of St. Louis
25 provides that planned unit development approvals shall be valid for a period of eighteen (18)

1 months unless within that time a building permit is obtained and substantial construction is
2 commenced.

3 SECTION THREE. Eighteen (18) months having elapsed since the adoption of
4 Ordinance 66681 without the issuance of a building permit and without substantial construction
5 having been commence, the provisions of Ordinance 66681 are hereby declared void and invalid.

6 SECTION FOUR This being an ordinance for the immediate preservation of public
7 peace, health and safety, it is declared to be an emergency measure within the meaning of
8 Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore this
9 ordinance shall become effective upon its passage and approval by the Mayor.