

INTRODUCED BY: Councilmember Jeff Hales

DATE: June 10, 2024

**BILL NO. 9544**

**ORDINANCE NO. 7358**

**AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 558 MAPLEVIEW DRIVE AND 564 MAPLEVIEW DRIVE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (“SR”) TO LIMITED COMMERCIAL DISTRICT (“LC”).**

**WHEREAS**, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City of University City, Missouri (City) into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

**WHEREAS**, in a meeting held on May 22, 2024, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 558 Mapleview Drive and 564 Mapleview Drive from Single-family Residential District (“SR”) to Limited Commercial District (“LC”) and recommended to the City Council that the amendment be approved; and

**WHEREAS**, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on June 24, 2024, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on June 9, 2024; and

**WHEREAS**, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established by Section 400.070, for property at 558 Mapleview Drive and 564 Mapleview Drive, so as to change the classification of said property from “SR” Single-family Residential District (“SR”) to Limited Commercial District (“LC”).


Section 2. The property at 558 Mapleview Drive and 564 Mapleview Drive is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 8<sup>th</sup> day of July, 2024.

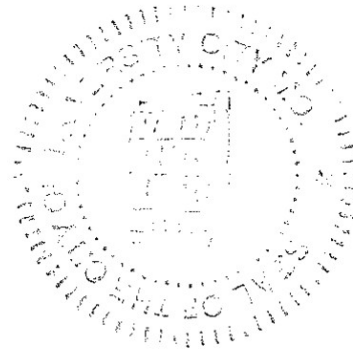
  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY



**EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING**

**558 Mapleview Drive and 564 Mapleview Drive**

**558 Mapleview Drive**

The Northwest 25 feet of Lot 4 and the Southeast 50 feet of Lot 5 in Block 2 of University View, a subdivision in Saint Louis County, Missouri, according to the plat thereof recorded in Plat Book 19 Page 45 of the Saint Louis County Records.

EXCEPTING THEREFROM the Northeast 10 feet of said Lots taken for the establishment of Forsyth Boulevard by Order of the County Court of St. Louis County, a copy of which is recorded in Book 1209 Page 346 of the St. Louis County Records.

**564 Mapleview Drive**

The Northwest 50 feet of Lot 5 in Block 2 of University View, a Subdivision of Lot 35 of Central Suburbs, in U.S. Survey 2033, Township 45 North, Range 6 East in the County of St. Louis, Missouri, according to the plat thereof recorded in Plat Book 19 Page 45 of the St. Louis County Records.

EXCEPTING THEREFROM that portion taken for the establishment of Forsyth Boulevard by Order of the County Court of St. Louis County, a copy of which is recorded in Book 1209 Page 346 of the St. Louis County Records.