

1 **BOARD BILL # 358** **INTRODUCED BY ALDERWOMAN LYDA KREWSON**

2 An ordinance establishing and creating a Planned Unit Development District for a portion
3 of City Block 3894 to be known as the "Lindell Condominiums Planned Unit Development
4 District".

5 **Whereas**, the zoning ordinance of the City of St. Louis authorizes the establishment and
6 creation of Planned Unit Development Districts (PUD's), a special zoning "overlay" tool
7 authorizing the appropriate development of residential or commercial uses, or the combination
8 thereof, in the best interests of the City and to provide for a scale and flexibility of development
9 which could not otherwise be achieved through the existing single-use zoning districts, without
10 detriment to neighboring properties; and

11 **Whereas**, on December 7, 2005, at the regular December meeting of the Planning
12 Commission of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit
13 Development District designation by Opus NWR Development, L.L.C. for property under its
14 control in City Block 3894 (as shown in Exhibit "A") was presented; and

15 **Whereas**, the Planning Commission has reviewed said Sketch Plan and determined
16 compatibility with the City's Strategic Land Use Plan and other applicable zoning and
17 redevelopment regulations established for the proposed Planned Unit Development District
18 provided the subsequent Development Plan include documentation as to the details of the
19 development; and

1 **Whereas**, the Planning Commission made all requisite findings as required by 26.80.050
2 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by
3 Resolution No. PDA-206-05-PUD on December 7, 2005 with three conditions and has provided
4 a copy of the resolution to the Board of Aldermen;

5 **NOW THEREFORE BE IT RESOLVED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

6 **SECTION ONE. Findings of Fact**

7 The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the
8 Lindell Condominiums Planned Unit Development District, as submitted by Opus NWR
9 Development, L.L.C. and recommended by the City of St. Louis Planning Commission with
10 three conditions, encourages appropriate development; (ii) the Lindell Condominiums Sketch
11 Plan approved with three conditions by the Planning Commission on December 7, 2005 is in the
12 best interest of the City of St. Louis; (iii) the Lindell Condominiums Sketch Plan with three
13 conditions recommended by the Planning Commission accomplishes the purposes set forth in
14 26.80.050.A of the Revised Code of the City of St. Louis; and (iv) the Lindell Condominiums
15 Sketch Plan with three conditions recommended by the Planning Commission meets the
16 conditions set forth in 26.80.050.E of the Revised Code of the City of St. Louis.

17 **SECTION TWO. Requirements Regarding Development Plan.**

18 The Sketch Plan is the first step in the approval of a project seeking to be developed
19 within and in accordance with the rules pertaining to a Planned Unit Development District. At a
20 later time, the Developer submits for review by the Planning Commission a Development Plan
21 for a portion of, or all, of the area included in the Planned Unit Development District. This

1 Development Plan is compared for conformity with the approved Sketch Plan by the Planning
2 Commission. The Planning Commission on December 7, 2005, in making its recommendation to
3 the Board of Aldermen regarding the Lindell Condominiums Sketch Plan, included three
4 conditions within the recommendation regarding modifications to the presented Sketch Plan that
5 are recommended to be included in the Development Plan. They are: 1) the petitioner prepare a
6 shadow analysis, consisting of appropriate graphics and text, to demonstrate the impact of the
7 building's height on nearby properties, and that this be documented in the subsequent
8 Development Plan; 2) the petitioner explore ways to design the proposed building's vehicular
9 entrance and exit and service drive so that the pedestrian-oriented streetscape character along
10 Euclid Ave. is not unduly impacted, and that this be documented in the subsequent Development
11 Plan; and 3) the petitioner abides by the decisions made at the formal design review conducted
12 by the City's Cultural Resources Office and/or Preservation Board, and that this be documented
13 in the subsequent Development Plan.

14 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City
15 of St. Louis pertaining to Development Plan Standards, the submittal of the Development Plan
16 for the Lindell Condominiums Planned Unit Development District shall include documentation
17 showing a minimum of 20% of the site in open space, but none of the open space shall be
18 required to be public.

19 **SECTION THREE. Establishment and Creation of Lindell Condominiums**
20 **Planned Unit Development District.**

1 The Lindell Condominiums Planned Unit Development District (PUD), as proposed in
2 the Lindell Condominiums Sketch Plan (attached hereto as Exhibit “B”), is hereby approved and
3 adopted as recommended by the Planning Commission. There is hereby created a Planned Unit
4 Development District, containing approximately 41,210 square feet, to be known as the Lindell
5 Condominiums Planned Unit Development District, for the real property described below:

6 A tract of land situated in the City of St. Louis, and the State of Missouri, lying in
7 part of City Block 3894 and being part of Lots 1 and 2 of Wells Subdivision as
8 recorded in Plat Book 14, Page 111 of the land records of said St. Louis City,
9 Missouri, and being more particularly described as follows:

10 Commencing at the intersection of the Eastern right-of-way line of Euclid
11 Avenue, 60 feet wide, and the Northern right-of-way line Lindell Boulevard, 100
12 feet wide, said intersection also being the Southwest corner of said City Block
13 3894, thence along said Eastern right-of-way line North 06 degrees 37 minutes 36
14 seconds East a distance of 43.18 feet to a found ½ inch iron pipe marking the
15 TRUE POINT OF BEGINNING of the tract herein described; thence continuing
16 along said Eastern right-of-way line North 06 degrees 37 minutes 36 seconds East
17 a distance of 161.04 feet to a found ½ inch iron pipe at the intersection of said
18 Eastern right-of-way and the Southern line of a tract of land conveyed to 4625
19 Lindell Associates LLC by deed book M1596, page 1507 in said land records;
20 thence leaving said Eastern right-of-way and along said Southern line South 75
21 degrees 03 minutes 50 seconds East a distance of 197.74 feet to a found railroad
22 spike in asphalt pavement; thence South 10 degrees 26 minutes 30 seconds East a

1 distance of 63.11 feet to a found iron rod; thence South 14 degrees 53 minutes 58
2 seconds West a distance of 144.93 feet to a found "T" cut on top of concrete curb
3 at the intersection of the Western line of said 4625 Lindell Associates LLC tract
4 and the aforementioned Northern right-of-way line of Lindell Boulevard; thence
5 leaving said Western line and along said Northern right-of-way line North 75
6 degrees 06 minutes 02 seconds West a distance of 181.96 feet to a set ½" iron rod;
7 thence leaving said Northern right-of-way and along the new Eastern right-of-way
8 line of Euclid Avenue as dedicated by plat book 76, page 42 of said land records
9 these courses and distances North 06 degrees 37 minutes 36 seconds East a
10 distance of 22.13 feet to a set ½" iron rod; thence North 83 degrees 22 minutes 24
11 seconds West a distance of 5.81 feet to a set ½ inch iron rod; thence North 06
12 degrees 37 minutes 36 seconds East a distance of 22.98 feet to a set ½ inch iron
13 rod; thence North 83 degrees 22 minutes 24 seconds West a distance of 7.46 feet
14 to the point of beginning, having an area of 41, 210 square feet, 0.95 acres

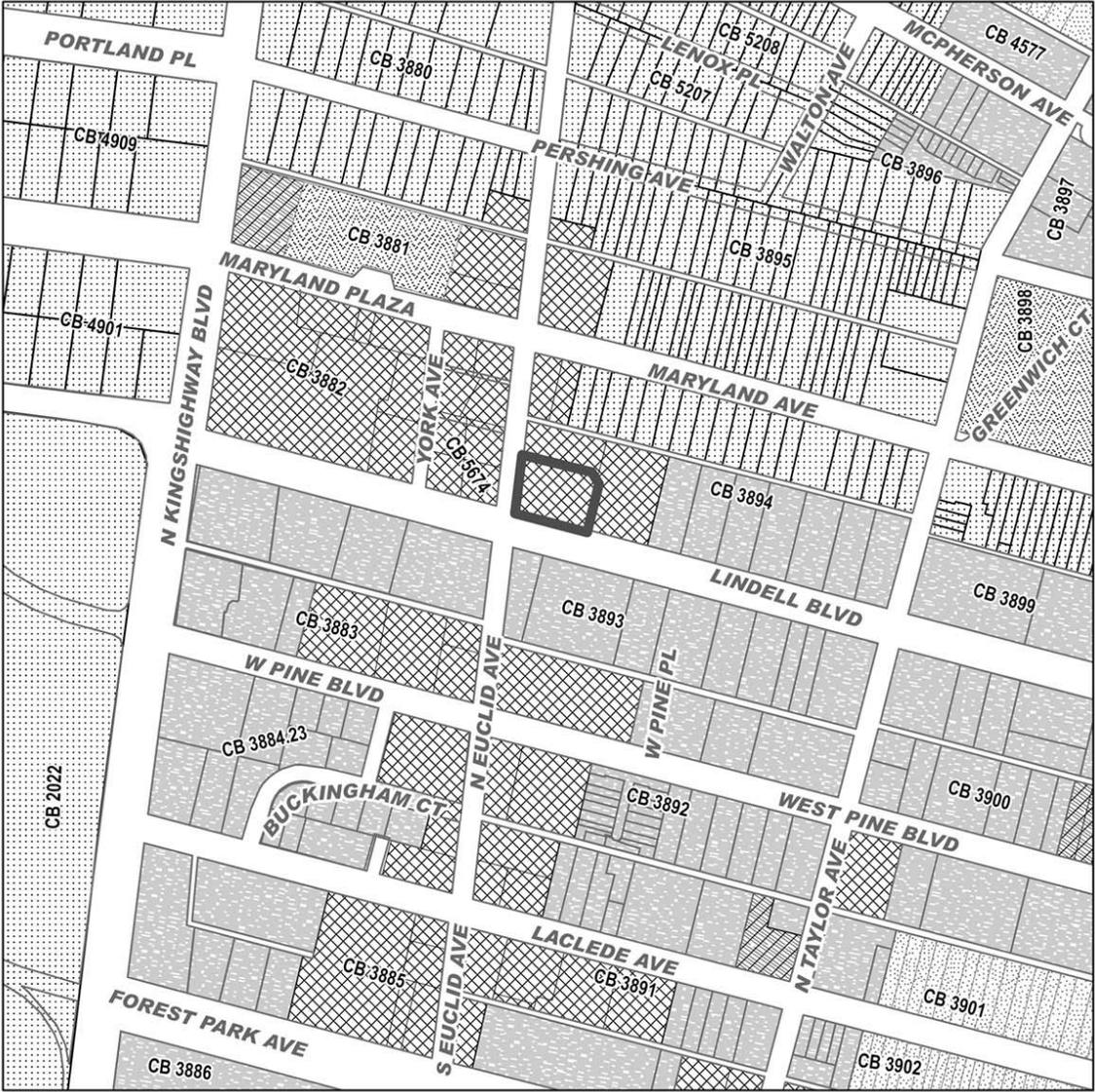
15 **SECTION FOUR. Severability Clause.**

16 The provisions of this ordinance shall be severable. In the event that any provision of this
17 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining
18 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance
19 are so essentially and inseparably connected with, and so dependent upon, the void provision that
20 it cannot be presumed that the Board of Aldermen would have enacted the valid provisions
21 without the void ones or unless the Court finds that the valid provisions, standing alone, are
22 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.

EXHIBIT A



Current Zone

- | | | | | |
|--|---------------------------------|--|-------------------------------|--------------------------|
| | A Single Family Dwelling Dist | | G Local Commercial District | Lindell Condominiums PUD |
| | B Two Family Dwelling Dist | | H Area Commercial District | PDA-206-05-PUD |
| | C Multiple Family Dwelling Dist | | I Central Business District | |
| | D Multiple Family Dwelling Dist | | J Industrial District | |
| | E Multiple Family Dwelling Dist | | K Unrestricted District | |
| | F Neighborhood Commercial Dist | | L Jefferson Memorial District | |



Exhibit "B"
Lindell Condominiums PUD
Sketch Plan

Planned Unit Development District Sketch Plan

Lindell Condominiums Planned Unit Development District (PUD)
City Block 3894

File No. PDA-206-05-PUD

City of St. Louis Planning Commission

December 7, 2005 Meeting

At its December 7, 2005 meeting, the Planning Commission, in making its recommendation to the Board of Aldermen regarding the Lindell Condominiums PUD Sketch Plan, included three conditions with its recommendation for approval regarding modifications to the Sketch Plan that are recommended to be included in the Development Plan. They are: 1) the petitioner prepare a shadow analysis, consisting of appropriate graphics and text, to demonstrate the impact of the building's height on nearby properties, and that this be documented in the subsequent Development Plan; 2) the petitioner explore ways to design the proposed building's vehicular entrance and exit and service drive so that the pedestrian-oriented streetscape character along Euclid Ave. is not unduly impacted, and that this be documented in the subsequent Development Plan; and 3) the petitioner abides by the decisions made at the formal design review conducted by the City's Cultural Resources Office and/or Preservation Board, and that this be documented in the subsequent Development Plan.

Lindell Condominiums
Lindell & Euclid, St. Louis, Missouri

Application for Planned Unit Development District



Submitted By:

OPUS NWR DEVELOPMENT, L.L.C

November 14, 2005

TO THE CITY OF ST. LOUIS PLANNING COMMISSION
PETITION FOR
PLANNED UNIT DEVELOPMENT DISTRICT (PUD)



PETITIONER'S NAME Opus NWR Development, L.L.C.
CONTACT NAME (If above is a firm/an organization) John G. Pitcher
ADDRESS c/o Opus Northwest, L.L.C., 14755 N. Outer Forty, Suite 104
ZIP CODE Chesterfield, MO 63017 PHONE (636) 537-9696
E-MAIL john.pitcher@opusnw.com

Legal Description of Property Petitioned, including total acreage (use additional sheets if necessary) See Attached

Parcel Number(s) (use additional sheets if necessary) 38940002900

Address(es) including street(s) and street number(s) 4643 Lindell Boulevard

The following can be listed or mapped on additional sheets:

Present Zoning is "H" Area Commercial District(s) or a change has been requested for zoning to _____ District(s).

The acreage of the property including streets and alleys except boundary streets (to nearest tenth of an acre) is 41,210 s.f.

Present Use of the Property vacant office buildnig

Proposed Use of the Property mixed-use retail and residential

Are you the owner of the property described? No

If not, what is your legal interest in the property? Have Contract to Purchase

The owner(s)-of-record of the petitioned property according to City of St. Louis Assessor's Records is(arc) known as L3 Ventures, L.L.C.

OPUS NWR DEVELOPMENT, L.L.C.

By: [Signature]
Signature(s) of Petitioner(s)

11.14.05
Date Filed

Parties of Interest (Fill in if applicable):

Project Engineer and/or Architect (if applicable) Name Opus Architects & Engineers, Inc.
Address 10350 Bren Road West, Minnetonka MN Phone (952) 656-4444

Developer and/or Builder (if other than petitioner) Name ⁵⁵³⁴³ Opus NWR Construction, L.L.C.
Address 14755 N. Outer Forty, Ste. 104 Phone (636) 537-9696
Chesterfield, MO 63017

*City of St. Louis Planning and Urban Design Agency
1015 Locust Street, Suite 1200, St. Louis, MO 63101*



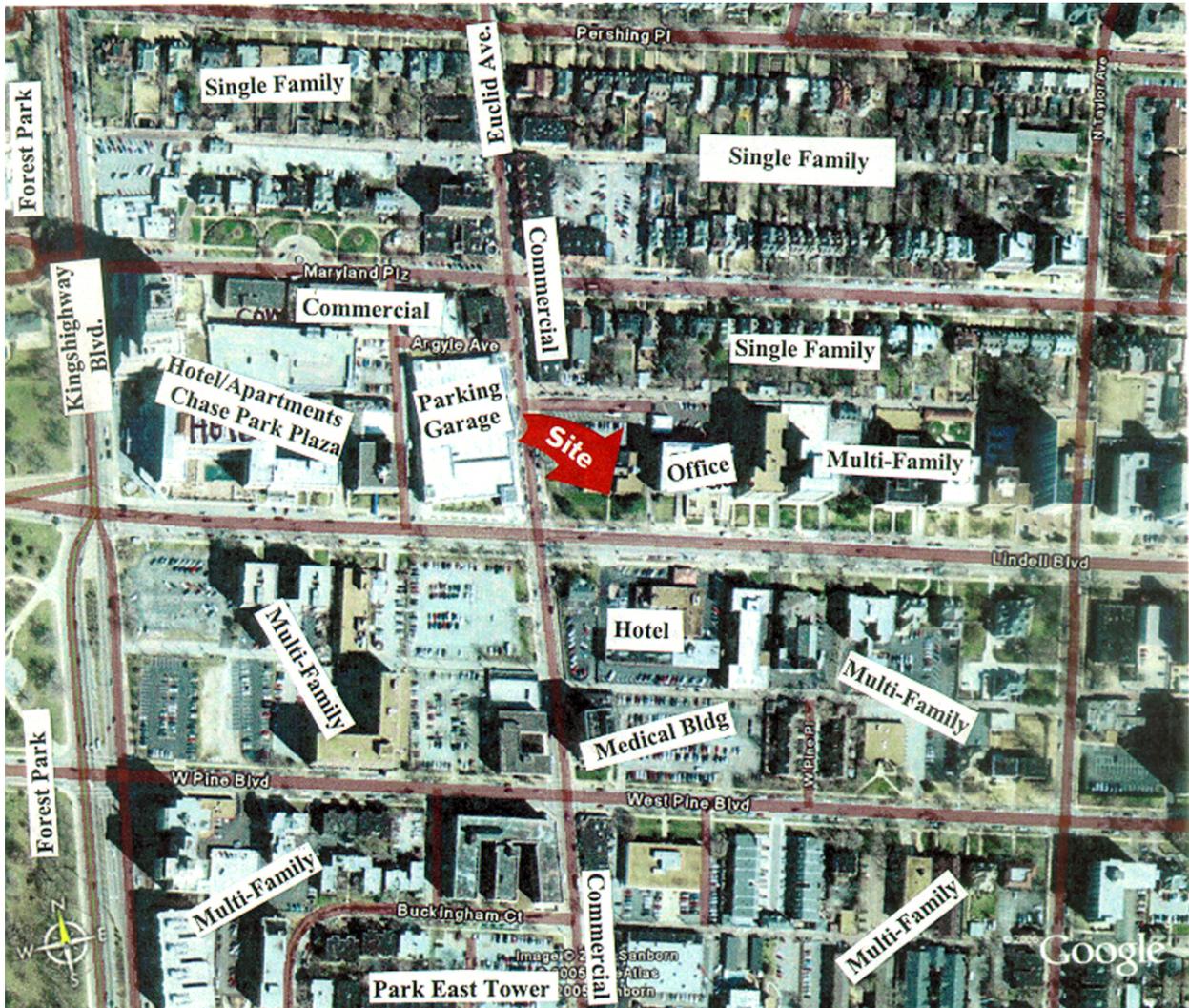
Lindell Condominiums

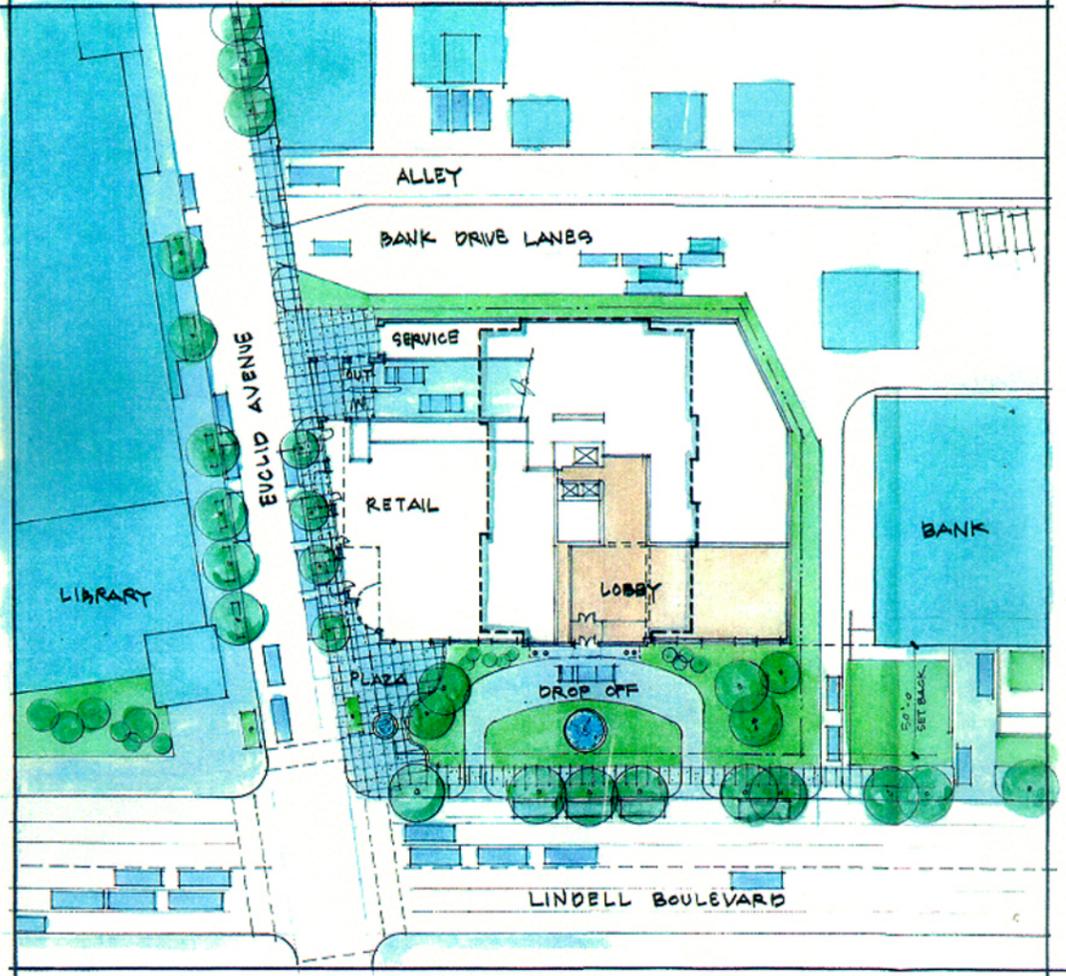
Project Summary

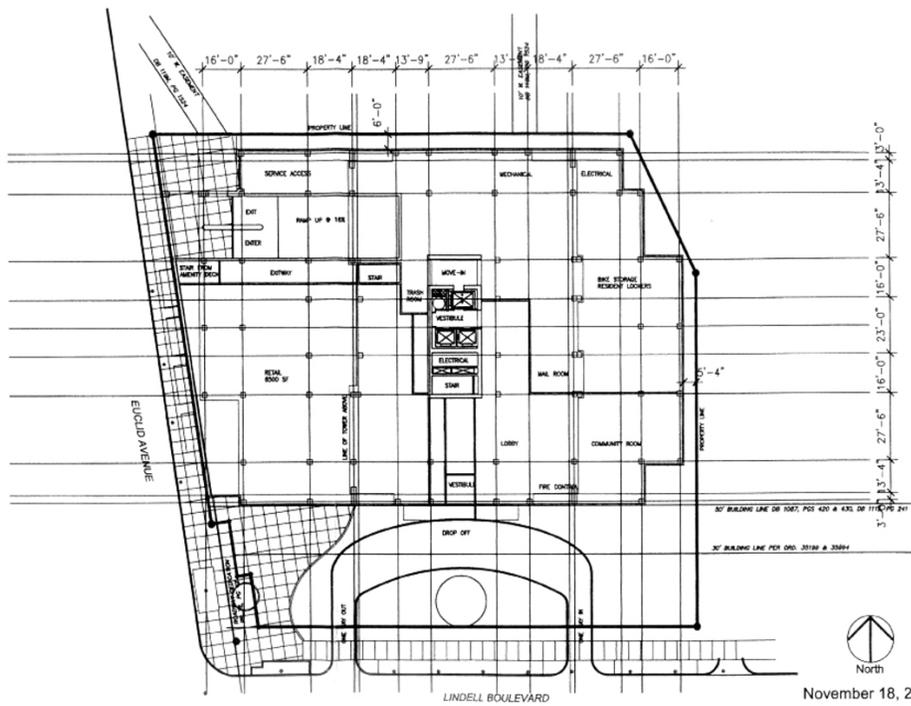
November 14, 2005

Project:	Proposed full-amenity high-rise condominium tower (28 stories +/-) to contain 200 +/- condominium units approximately 7,000 square feet of first level retail space and an attached garage with approximately 300 parking spaces.	
Location:	City of St. Louis (Central West End) at the northeast corner of Euclid Avenue and Lindell Boulevard with the site containing approximately 41,210 square feet of land area. Site is presently improved with a two-story office building that has been vacated by its former occupant, the American Heart Association.	
Target Market:	Singles, late 20's to early 40's Childless married couples – broad age range Alternative lifestyle couples – broad age range Suburban/City empty nesters	
Product:	Unit sizes on a typical floor will range from approximately 850 sq. ft. to 1,900 sq. ft. with penthouse floors (number to be determined) ranging in size from 1,700 sq. ft. to 2,900 sq. ft. Units will range in price from the mid \$250's to \$1 million +.	
Timeline:	City Approvals:	June '05 – Dec. '05
	Marketing Prep & Production:	Nov. '05 – Jan. '06
	Launch Pre-Sale:	Feb. '06
	Site Closing/Construction:	Sept. '06
Financial:	Total Project Cost:	\$92 Million:
	TIF Financing	\$7.5 Million
	Construction Financing:	\$75 Million
	Developer Equity:	\$9.5 Million
Planning:	The building base of approximately 28,000 sf will be situated on the 50' set-back on Lindell (except for the entry canopy); on the property line at Euclid to accommodate the street level retail portion of the building; and 5' off the property line on both the east elevation (Bank of America Building) and the north elevation (Bank of America Drive-up lanes). The tower or residential portion of the structure will contain approximately one-half the floor area of the base structure. The first level of the building will contain the retail space, the condominium lobby and space allocated to mechanical uses. The 2nd through 5 th floors will be for resident (only) parking with the 6 th floor to be used as the amenity level and for condo units and floors 7 through 28 will contain condominium units.	
Project Team:	Developer:	Opus NWR Development, LLC
	Architecture/Engineering:	Opus Architects & Engineers, Inc.
	Contractor:	Opus NWR Construction, LLC
	Sales & Marketing:	Maher Partners, LLC









PROJECT INFORMATION

Site Area 00 Acres
 Building Area 000,000 sf
 Parking Provided 000 Stalls

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Opus Architects & Engineers, Inc.

The Lindell
 St. Louis, Mo.

November 18, 2005
 0 16 32 64

Lobby Plan





LEGAL DESCRIPTION

--- Boundary Description ---

A tract of land situated in the City of St. Louis, and the State of Missouri, lying in part of City Block 3894 and being part of Lots 1 and 2 of Wells Subdivision as recorded in Plat Book 14, Page 111 of the land records of said St. Louis City, Missouri, and being more particularly described as follows:

Commencing at the intersection of the Eastern right-of way line of Euclid Avenue, 60 feet wide, and the Northern right-of-way line Lindell Boulevard, 100 feet wide, said intersection also being the Southwest corner of City Block 3894, thence along said Eastern right-of-way line North 06 degrees 37 minutes 36 seconds East a distance of 43.18 feet to a found 1/2 inch iron pipe marking the TRUE POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern right-of-way line North 06 degrees 37 minutes 36 seconds East a distance of 161.04 feet to a found 1/2 inch iron pipe at the intersection of said Eastern right-of-way and the Southern line of a tract of land conveyed to 4625 Lindell Associates LLC by deed book M1596, page 1507 in said land records; thence leaving said Eastern right-of-way and along said Southern line South 75 degrees 03 minutes 50 seconds East a distance of 197.74 feet to a found railroad spike in asphalt pavement; thence South 10 degrees 26 minutes 30 seconds East a distance of 63.11 feet to a found iron rod; thence South 14 degrees 53 minutes 58 seconds West a distance of 144.93 feet to a found "T" cut on top of concrete curb at the intersection of the Western line of said 4625 Lindell Associates LLC tract and the aforementioned Northern right-of way line of Lindell Boulevard; thence leaving said Western line and along said Northern right-of-way line North 75 degrees 06 minutes 02 seconds West a distance of 181.96 feet to a set 1/2" iron rod; thence leaving said Northern right-of-way and along the new Eastern right-of-way line of Euclid Avenue as dedicated by plat book 76, page 42 of said land records these courses and distances North 06 degrees 37 minutes 36 seconds East a distance of 22.13 feet to a set 1/2" iron rod; thence North 83 degrees 22 minutes 24 seconds West a distance of 5.81 feet to a set 1/2 inch iron rod; thence North 06 degrees 37 minutes 36 seconds East a distance of 22.98 feet to a set 1/2 inch iron rod; thence North 83 degrees 22 minutes 24 seconds West a distance of 7.46 feet to the point of beginning, having an area of 41,210 square feet, 0.95 acres

