

RESOLUTION 2017 - 18

RESOLUTION APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR 6668 VERNON AVENUE ("KINGSLAND WALK SENIOR LIVING") AND AUTHORIZING THE PREPARATION OF A FINAL DEVELOPMENT PLAN

**BE IT RESOLVED BY THE CITY COUNCIL OF UNIVERSITY CITY, MISSOURI, AS
FOLLOWS:**

WHEREAS, Section 400.850.B of the University City Zoning Code requires that the Preliminary Development Plan be approved by the City Council by adoption of a resolution approving said Preliminary Development Plan, with conditions as may be specified and authorizing the preparation of the Final Development Plan; and,

WHEREAS, Section 400.860.A of the University City Zoning Code requires that all conditions imposed as a part of any planned development shall run with the land and shall not lapse or be waived as a result of a subsequent change in ownership of any or all of such areas; and,

WHEREAS, SECTION 400.860.B of the University City Zoning Code states that approval of the preliminary development plan by the City Council is merely an authorization to proceed with the preparation of the final development plan; and,

WHEREAS, SECTION 400.860.C of the University City Zoning Code states that approval of the preliminary development plan shall be valid for a period of two (2) years from the date of City Council approval. If an application for final plan approval for all or a geographic portion of the preliminary plan has not been filed within the two (2) year period, then a resubmission of the preliminary development plan shall be required if the applicant intends to pursue final plan approval. The City Council, upon recommendation from the Plan Commission, may grant up to a one (1) year extension from the date that the period of validity expired. The Council may reject such resubmission of the same development plan in light of new facts and circumstances relating to the development plan; and,

WHEREAS, SECTION 400.860.D of the University City Zoning Code states that in no case shall a building permit be issued prior to final development plan approval.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MO AS FOLLOWS:

The City Council authorizes the preparation of the Final Development Plan for the Map Amendment for 6668 Vernon Avenue to be known as "Kingsland Walk Senior Living". The proposed development shall be subject to the following conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted on August 7, 2017 with the approved application. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The specific uses shall be limited to residential as depicted on the preliminary development plan.
3. The minimum site size required is reduced to .96 acres per Section 400.770 of the Zoning Code.
4. The maximum number of dwelling units permitted shall be limited to 68.

5. The minimum number of parking spaces to be provided is 23.
6. Sustainability measures shall be incorporated into the development where possible, as well as the building operations and management. These may include consideration of alternative interior finish materials, recycling, and site management practices (pollution prevention during construction), and developing a plan to water plantings until established.
7. The proposed building shall be primarily of brick construction materials and in architectural design as approved by the Department of Community Development. The exterior of the proposed buildings should be designed and constructed using color and materials that are compatible with the Parkview Gardens neighborhood to the southeast and south.
8. Curb cuts on Vernon Avenue and Kingsland Avenue shall be located and constructed as approved by St. Louis County Department of Highways and Traffic.
9. A detailed landscape plan shall be submitted to the Director of Community Development for approval, in conjunction with a review by the City Forestry Supervisor.
10. Lighting of all exterior areas shall comply with the requirements of the Zoning Code, and shall be designed to be compatible with surrounding areas by shading to direct light away from abutting uses.
11. A detailed construction traffic control and parking plan should be submitted to the Director of Community Development for approval. Said plan shall set forth details pertaining to worker and resident parking during all phases of the proposed construction. It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. Said plan shall be finalized prior to the issuance of a building permit. It shall be the applicant's responsibility to obtain those approvals in written form in a timely manner prior to issuance of the building permit.

This Resolution shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

Passed by the City Council and SIGNED by the Mayor of the City of University City, Missouri on the 25th day of September, 2017.

(SEAL)



Shelly Welsch
Mayor

ATTEST:

LaBette Grease

Interim City Clerk