

RESOLUTION 2020-7

WHEREAS, Section 400.850 of the University City Zoning Code requires that a 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. Section 400.760 of the Zoning Code requires that the permitted land uses and developments be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Commercial Use District.

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

The City Council hereby authorizes the preparation of a final development plan for a development plan at 711 Kingsland Avenue, to be known as "Tru Hotel". The proposed structures shall be developed with the following conditions:

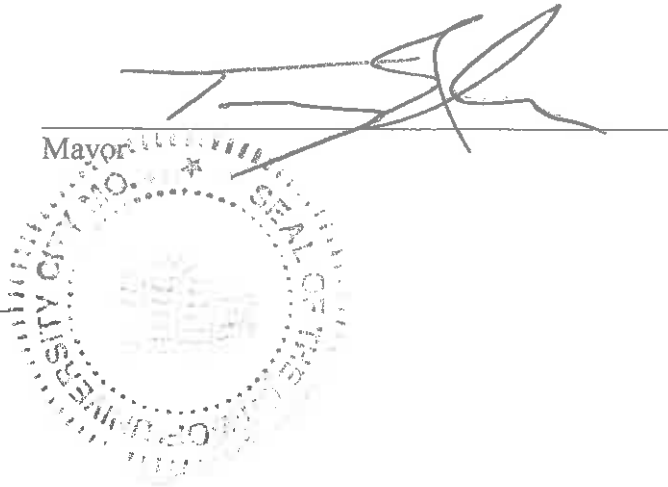
1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and attached as "Exhibit A" to this Resolution. The footprint and general layout are subject to the plans dated 11.18.2019 and the architectural components are subject to the plans dated 02.03.2020. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The land uses and developments shall comply with the Zoning Map amendment ordinance for 711 Kingsland Avenue, Ordinance No. 7128, simultaneously approved.
3. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
4. A detailed landscape plan shall be submitted to the Director of Planning & Development for approval, in conjunction with a review by the City Forestry Supervisor.
5. A detailed construction traffic control and parking plan should be submitted to the Director of Planning & 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.
6. A Lot Consolidation shall be completed and Final Plat Recorded Prior to issuance of building permits.

7. Approval of the Preliminary Development Plan shall be valid for a period of two years from the date of City Council approval. A Final Development Plan shall be submitted within the said two-year period per Sections 400.860 and 400.870 of the Zoning Code.

PASSED and RESOLVED this 13th day of July, 2020.

ATTEST:

LaRette Greese
City Clerk



“Exhibit A”

(Tru Hotel Concept Plans)



SITE PLAN
Scale: 1" = 30' - 0"

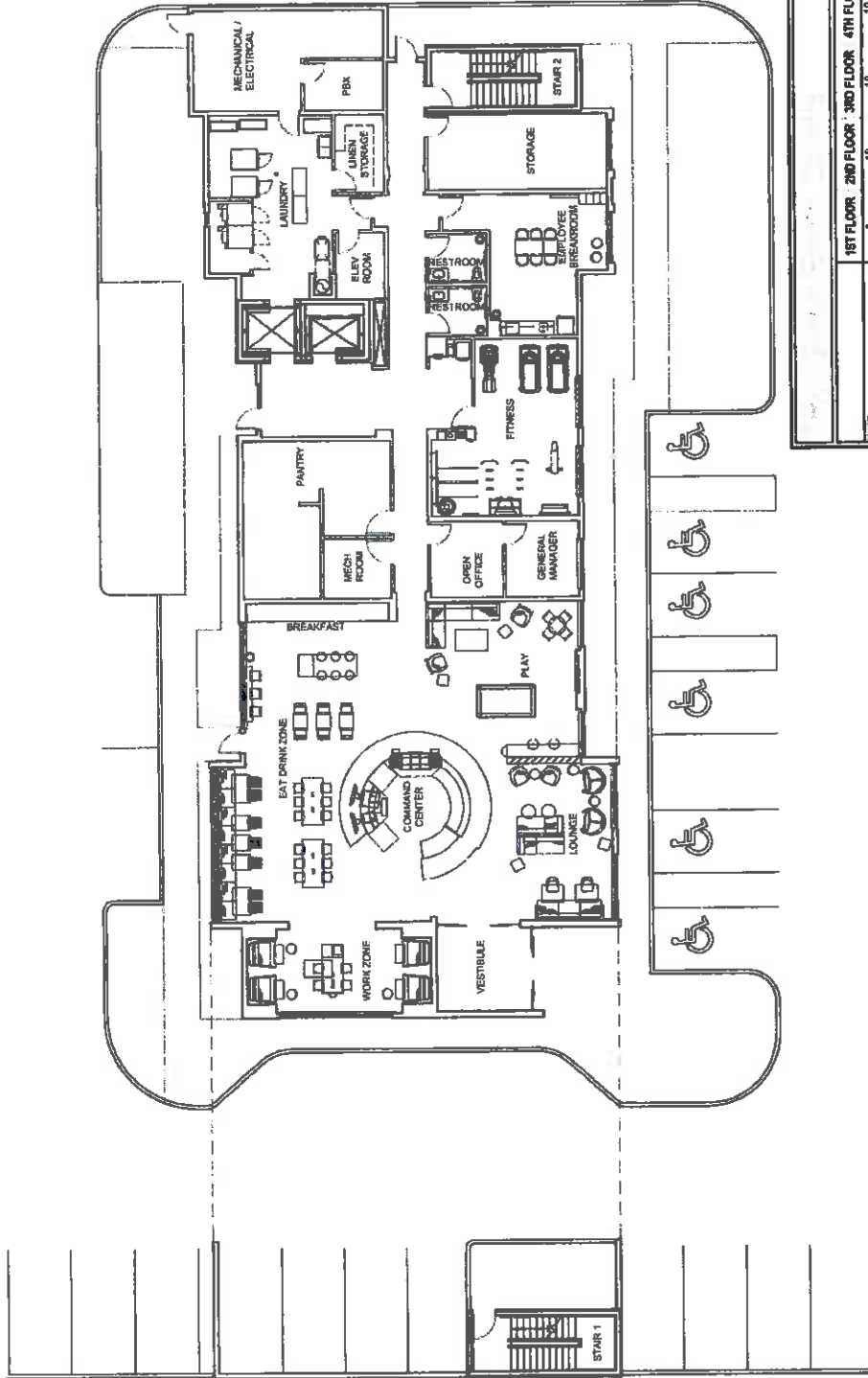
TRU HOTEL
711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130



**TRISTAR
PROPERTIES**

gray

11/01/2020
11.18.2019



	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING - ACC	0	10	10	10	10	40
KING - ACC	0	1	1	1	1	4
DOUBLE QUEEN	0	15	15	15	15	60
DOUBLE QUEEN - ACC	0	1	1	1	1	4
AREA CALCULATION	7,545 SF	10,688 SF	10,688 SF	10,688 SF	10,688 SF	50,407 SF
TOTAL	0	27	27	27	27	108 KEYS
APPROX FINISHED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"

FIRST FLOOR PLAN

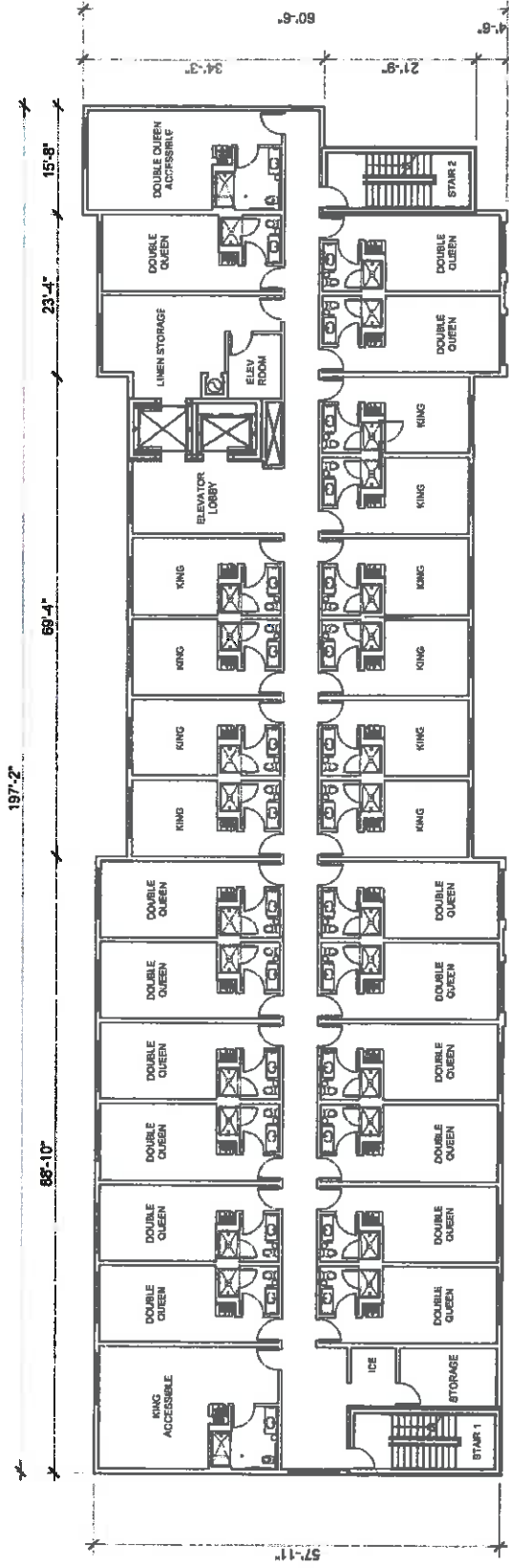
SCALE: 1/16" = 1'-0"

TRU HOTEL

771 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130



11/19/2000
11/18/2016



	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING - ACC	0	10	10	10	10	40
DOUBLE QUEEN	0	15	15	15	15	60
DOUBLE QUEEN - ACC	0	1	1	1	1	4
AREA CALCULATION	7,645 SF	10,669 SF	10,669 SF	10,669 SF	10,669 SF	50,401 SF
TOTAL	0	27	27	27	27	108 KEYS
APPROXIMATED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"

UPPER FLOOR PLAN

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63120



TRISTAR
PROPERTIES
gray

11/18/2019
11.18.2019



EXTERIOR ELEVATION - OPTION 1

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130



19192.00
02.03.2020 1 - 10



EXTERIOR ELEVATION - OPTION 2

SCALE: 1/16" = 1'-0"

TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130



19182.00
02.15.2020 1 - 11



Council Agenda Item Cover

MEETING DATE: July 13, 2020

AGENDA ITEM TITLE: Preliminary Plan Approval -- Adoption of a Resolution to approve the Preliminary Plan Concept for the proposed Tru Hotel development at the property commonly known as 711 Kingsland Avenue.

AGENDA SECTION: New Business - Resolution

COUNCIL ACTION: Passage of Resolution

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Plan Commission recommended approval of the proposed Preliminary Plan concept at their May 27, 2020 meeting. City Council is also considering a proposed map amendment to rezone the property to PD-C Planned Commercial district. This agenda item requires consideration of a resolution approving the plan concept at City Council. The approval of the resolution is the first action to accommodate the proposed development which will also require Final Plan approval at a future date.

RECOMMENDATION:

City Manager concurs with the Planning Commission and recommends approval.

Attachments:

- 1: Transmittal Letter from Plan Commission
- 2: City Manager Memo
- 3: Resolution with Attachments



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

May 27, 2020

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Preliminary Plan Approval – 711 Kingsland Avenue (PC 20-06)

Dear Ms. Reese,

At a scheduled meeting on May 27, 2020 at 6:30 pm via videoconference, the Plan Commission considered the application by Tristar Companies, LLC to approve a resolution for "Preliminary Plan" approval of their proposed Tru Hotel mixed use development proposal.

By a vote of 5 to 0, the Plan Commission recommended approval of said resolution to approve Tristar Companies, LLC's "Preliminary Plan" for their proposed Tru Hotel planned development proposal.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

M E M O R A N D U M

TO: Gregory Rose, City Manager
FROM: Clifford Cross, Director of Planning & Development
DATE: July 9, 2020
SUBJECT: Tru Hotel Preliminary Plan Approval
CC: John Mulligan, City Attorney

At an upcoming City Council meeting, members will be asked to consider a resolution approving the Preliminary Plan concept for the property commonly known as 711 Kingsland Avenue. Specifically, the applicant is proposing the demolition, of the Delmar Building, and the construction of a new 50,401 square foot 108 room Tru-Hotel in its place. The Harvard Building would remain and be renovated to provide approximately 13,942 square feet of rentable office area. The site would contain 75 new on-site parking spaces.

The Plan Commission reviewed this proposal at a Plan Commission work session and officially considered this request during their May 27, 2020 meeting. During their May 27, 2020 meeting they recommended approval of the proposed Preliminary Plan by a unanimous 5-0 vote. The Historic Preservation Commission also considered this request and recommended denial of the demolition of the building and the proposed design. In addition, the Traffic Commission considered this request on June 10, 2020 and recommended approval of the traffic/parking study as presented with a concern pertaining to the parking allocations between the hotel and office uses and how they could impact City parking lot four. They advised the City Council to take that into consideration as part of their review and formal action pertaining to the Preliminary Plan request.

Staff is continuing to work with the developer to advise that an agreement would need to be in place to allow for offsite parking on City Lot four. The proposed resolution conditions preliminary plan approval contingent upon a long-term lease agreement between the City and applicant prior to Final Plan submittal.

Attachments:

1. Resolution