

RESOLUTION 2021-1

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 shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Mixed 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 the final development plan for a development at 8400 Delmar Boulevard to be known as "Delcrest Plaza." 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 dated on November 25, 2020 with the approved application. 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 8400 Delmar Boulevard, Ordinance No. 7137, simultaneously approved.
3. The maximum number of dwelling units permitted shall be limited to 252 units.
4. A Conditional Use Permit is obtained to accommodate the 2.1 Floor Area Ratio and 252 residential units.
5. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
6. 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.
7. Bistro square footage clarified on final plan and must be a minimum of 750 square feet.
8. West elevation clarified prior to final plan approval.
9. A lot consolidation shall be completed, and final plat recorded prior to issuance of building permits.

10. 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.

ADOPTED this 11th day of January, 2021.



Terry Crow, Mayor

ATTEST:



LaRette Reese, City Clerk

