



Plan Commission

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

MEETING OF THE PLAN COMMISSION
VIA VIDEOCONFERENCE
Wednesday, March 10, 2021
6:00 p.m.

**IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE PLAN COMMISSION MEETING & PARTICIPATION**

Plan Commission will Meet Electronically on March 10, 2021

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings of people and the ongoing efforts to limit the spread of the COVID-19 virus, the March 10, 2021 meeting will be conducted via videoconference.

Observe and/or Listen to the Meeting (your options to joint the meeting are below):

Webinar via the link below:

<https://us02web.zoom.us/j/81070035207?pwd=eG9FaW1MOHFPdnBaUFZURVUwK09BZz09>

Passcode: 970639

Audio Only Call

iPhone one-tap : US: +13017158592,,81070035207#,,,,*970639# or +13126266799,,81070035207#

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 810 7003 5207

Citizen Participation

Those who wish to provide a comment during the “Public Comment” and/or “Public Hearing” portions of the agenda: may provide written comments or request video participation invites to the Director of Planning & Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: ccross@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Clifford Cross, Director of Planning & Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

AGENDA

PLAN COMMISSION

1. Roll Call
2. Approval of Minutes – NA
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

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4. Old Business
 - a. None
5. New Business
 - a. **Final Plan Approval – PC 21 - 06**
Applicant: University City / Novus Companies
Request: Approval of a Final Development Plan.
Address: Multiple Addresses within Redevelopment Project Area 1
Proposed Costco Site
(VOTE REQUIRED)
6. Other Business
 - a. None
7. Reports
 - a. None
8. Adjournment



Department of Community Development

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

STAFF REPORT

MEETING DATE: March 10, 2021

FILE NUMBER: PC 21-06

COUNCIL DISTRICT: 3

Applicant: University City / Novus Companies

Location: Proposed Costco Site

Request: Final Development Plan approval

Existing Zoning: Public Activity (PA), Industrial Commercial (IC)

Proposed Zoning: PD-C Planned Development-Commercial Use District

Existing Land Use: Commercial, Institutional, Industrial

Proposed Land Use: Retail Commercial

Surrounding Zoning and Land Use

North:	Industrial Commercial (IC)	Industrial / Utility
East:	Single-Family Residential (SR)	Single-Family
	General Commercial (GC)	Commercial
South:	High Density Residential (HR)	Multi-Family
	Industrial Commercial (IC)	Commercial
West:	Public Activity (PA)	I-170

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

ATTACHMENTS

A. Final Development Plan

Existing Property

St. Louis County Locator ID's: 17L640445, 16K110915, 16K110971, 17K430885, 17K430269, 17K430270, 17K430874, 16K110388, 16K110322, 16K110234, 16K110179, 16K110092, 16K110014, 17K430731, 17K430654, 17K430588, 17K430500, 17K430423, 17K430346 & 17K430236. The subject property for the Costco site is 16.06 acres

Background

The proposed development is incorporated within Redevelopment Project Area 1 that was approved in June 2019 as part of the "Market At Olive" site plan concept. To move forward the underlying zoning and plan approval must be completed to obtain the applicable permits for construction. As a result, Costco has entered into an agreement to purchase from the Seller who is the owner of, contract purchaser of, or who has the power to acquire through condemnation/arbitration. Based upon those circumstances staff is presenting the proposed final plan to the Plan Commission seeking their recommendation for Final Plan approval.

Applicant's Request

The applicant is requesting that the final plan be approved to allow for the applicant to move forward with the appropriate permits. Costco is proposing the demolition, of the entire project area, and the construction of a new 160,430 square foot free-standing facility, a fueling facility, 727 parking stalls and associated landscaping.

Surrounding Zoning and Land Use

The subject property is located on the side of Olive Boulevard at the intersection of Olive and 170. The properties surrounding the development consist of a mix of commercial, institutional, industrial and residential uses. Specifically, to the east there are single-family residences, places of worship and commercial service uses. To the south, across Olive, there multi-family residential and commercial uses. North of the property is a commercial service facility and to the west is 170.

Proposed Land Use (PLU) Designations, per Map 23 of the 2005 Comprehensive Plan, identify the subject property as having Institution, Industrial and Mixed-Use Transit designations. The property to the north has an Industrial designation while the properties to the east have a combination of single-family and Commercial designations. No designations are identified to the west.

Analysis

Zoning

The purpose of "PD" Planned Development Districts, as set forth in Section 400.720, of the Zoning Code, is "to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development." The Code further states, "The city council, upon review by the plan commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a planned development district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts."

It is important to note that the purpose for allowing flexibility through Planned Developments is to create developments that adapt better to site conditions and the

relation to surrounding properties otherwise not possible under traditional district regulations, thus resulting in developments that are more compatible and consistent with surrounding neighborhoods.

The relationship of planned development districts to the zoning map is set forth in Section 400.730 of the Zoning Code, which states in paragraph 1, "The "PD" designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment." However, in addition to the rezoning of a parcel of land, development plan approval is required. Section 400.730, paragraph 2 states, "It is the intent of this chapter that no development or redevelopment of the property encompassed by the "PD" designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this section, Article 14, "Amendments," of this chapter and applicable sections of Chapter 405, "Subdivision and Land Development Regulations," of the University City Municipal Code."

Uses

The proposed use can be accommodated under the proposed PD-C District Zoning. In staff's opinion, the proposed retail commercial use is appropriate for this site. It is located close to the intersection of Olive and 170. Furthermore, it is associated with a future Planned Development – Mixed Concept that will mitigate any future negative impact on existing residential uses surrounding the development.

Section 400.760 of the Zoning Code establishes the permitted/conditional uses within a "PD-C" District. The specific permitted land uses shall be established in the resolution adopted by the City Council governing the particular PD-C District. Specific uses may include those uses designated as permitted, accessory, or conditional uses in any of the "LC" – Limited Commercial District, "GC" – General Commercial District, and "CC" – Core Commercial District. The proposed uses comply with those set forth in the Zoning Code.

Minimum Site Size

The minimum site size for developments in any planned development district is one (1) acre. The Code states that the minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the uses proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the city council should determine such waiver to be in the general public interest. The subject site is situated in close proximity to other commercial uses. Thus, the proposal would be compatible with the existing pattern of development and existing surrounding uses. There is no need for a waiver based upon the site containing more than one (1) acre.

Density and Dimensional Regulations

Density and dimensional regulations for PD-C Planned Development-Mixed Use District developments are set forth in Section 400.780 of the Zoning Code and are to incorporate the regulations set forth in subsections dealing specifically with "PD-C" developments. Due to the subsection, only addressing PD-C developments, no resolution thereof shall be needed in the map amendment ordinance and/or the resolution approving the development plan. Section 400.780, of the Zoning Code, also states that the approval of a development plan may provide for exceptions from the regulations associated with traditional zoning districts as may be necessary to achieve the objectives of the proposed planned development.

Floor Area Ratio is not addressed in the “PD” Section of the Zoning Code. The Industrial Commercial (IC) and Public Activity (PA) Districts do not specify Floor Area Ratio’s.

Site coverage regulations state that total site coverage, by uses permitted in the “PD-C” or “PD-I” districts, shall be seventy (70) percent. Maximum site coverage may be increased up to ninety (90) percent if the development plan complies with four or more criteria from a list of eleven listed in the Zoning Code. Among the criteria listed, for granting an increase in site coverage, are resolving existing storm drainage problems and proposal of a development more than 5 acres in size. The site coverage for traditional PD-C Developments is 70% and can qualify for up to 90% based upon meeting at least four performance criteria. Based upon the project, and the RPA1 project, the proposed plan appears to meet 1) a resolution off-site drainage problems, 2) a design principal that allows for shared access, 3) approval for a development that exceeds 5 acres or more and 4) a development that meets the criteria and performance standards of the Comprehensive Plan.

Building Setbacks and Buffers

Required building setbacks or buffers shall be as specifically established in the governing ordinances and resolutions for PD-C Developments on a case by case basis. A perimeter buffer of fifty (50) feet is required when a PD-C or a PD-I development abuts a residential district. It is noted that the subject property does abut a residential district to the east. The applicant has identified a proposed sixty (60) foot buffer from the abutting residential zoning district. Furthermore, the abutting residential zoning district is expected to be incorporated into the final Planned Development Mixed-Use Concept and replaced by commercial development. A resolution to any buffer reduction would have to be completed prior to final plan approval.

If the applicable setback was contingent upon the current underlying Public Activity (PA) and Industrial Commercial (IC) districts then the setbacks would be based upon Sections 400.640, Subsection B and 400.700 of the zoning code. Therefore, if applicable, the required the most restrictive yard setbacks would be 15 & 35 feet from the applicable right-of-way (ROW) line and 25 feet from residentially zoned districts.

Building Height

The proposed building is a single-story structure above grade and approximately 32 feet in height. It is noted, that within the current underlying Public Activity (PA) District and Industrial Commercial (IC) District, buildings have a maximum height of 35 feet. However, buildings can be approved for up to 100 feet upon the issuance of a Conditional Use Permit. The permitted ratio is required 1-foot setback for every two feet of increased height. In evaluating, the site plan for the proposed development the building is under the maximum height of 35 feet and will not require any future action.

Landscaping/Screening

The Preliminary Development Plan shows the areas of open space being along the landscape buffers, of the property. Landscaping is proposed within the boundaries of the subject property and throughout the parking area. Staff will require an acceptable detailed landscape plan during the land disturbance review process. Staff would also require a detailed landscape plan prior to final plan approval.

Vehicular Access/Circulation

Vehicular access serving the development is provided by two grade access points which include a signalized and a right in right out locations along Olive Boulevard. There will also be service access along Alfred Avenue. Parking will be located within the development and landscaped to reduce public view. There will be 727 total on-site parking spaces.

Sidewalks

At the location, of the proposed development, it is staff's opinion that promoting a pedestrian-friendly and walkable environment is of the utmost importance.

Parking

Under the PD – Planned Development District regulations, relief from conventional zoning standards may be provided when the proposed development warrants greater flexibility than afforded under the general regulations. The preliminary development plan shows a total of 727 off street parking spaces.

Based upon an approximate warehouse space of 155,083 square feet, 6120 square feet canopy area and 2 spaces for the gas station component the total required parking would be approximately 808 spaces. The development is located within 500 feet of a transit stop and therefore allowed for a 10% exception in accordance to section 400.2130, Subsection E of the code. Based upon that exception, and the Gross Floor Area allocations, the total proposed parking would be in compliance with the parking requirements.

Building Design

No set building design is required per the current code, but the applicant has proposed an architectural design that can be locked in as part of the approval.

Sustainability

Additional sustainability measures are encouraged to be incorporated into the proposed development for environmental considerations. The applicant has provided a sustainable design narrative within the plan.

Comprehensive Plan

It is staff's opinion that the proposed commercial development, as shown on the Preliminary Development Plan submitted, is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion are included below:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy it states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City."*

Conclusion/Recommendation

Based on the preceding considerations, staff would recommend approval of the Preliminary Development Plan based upon the following;

1. Site control must be in place prior to City Council approval.

INTRODUCED BY: _____

DATE: _____

BILL NO.

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED COSTCO DEVELOPMENT LOCATED ON A TRACT OF LAND WITHIN REDEVELOPMENT PROJECT AREA NO #1 KNOWN AS “MARKET AT OLIVE”

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on March 15, 2021 for a commercial development project known as “Costco” in a Planned Development – Commercial (PD-C) District in the City of University City, authorizing the submittal of a Final Development Plan; and

WHEREAS, on March 9, 2021, the Final Development Plan for said development, on behalf of Novus Development, was submitted for review and approval a Final Development Plan in the proposed Planned Development – Commercial Use Zoning District for the proposed development of the Costco site; and

WHEREAS, the review and approval of a Final Development Plan shall be in accordance with Section 400.870 “Final Development Plan Procedure” and Section 405.380 “Final Plat Submittal Requirements” of the University City Municipal Code with the adoption of an ordinance by City Council; and

WHEREAS, at its meeting on March 10, 2021, the University City Plan Commission considered and recommended to the City Council of University City approval of the Final Development Plan subject to site control being in place prior to City Council action.

WHEREAS, the Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A” and made a part hereof is a Final Development Plan submitted for the “Costco” development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code.

Section 3. The City Clerk is hereby directed to endorse, upon the Final Development Plan, the Final Plan approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2021.

MAYOR

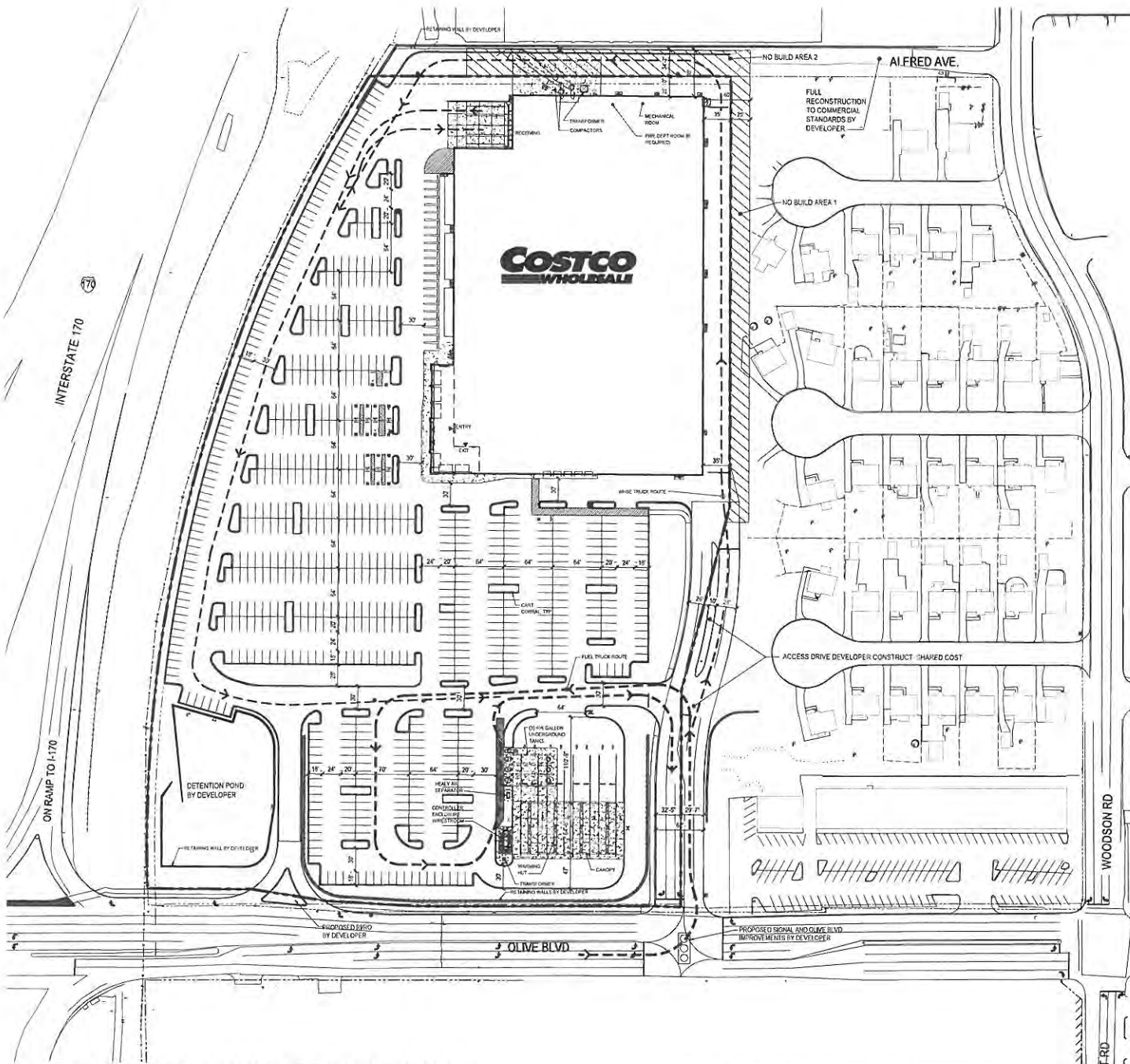
ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

"Exhibit A"



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF INTERSTATE 170 & OLIVE BLVD.
 UNIVERSITY CITY, MO

SITE DATA:

TOTAL SITE AREA: 16.08 ACRES (700,365 SF)
 JURISDICTION: CITY OF UNIVERSITY CITY

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,430 SF

INCLUDES:

NET SALES FLOOR	151,074 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	4,737 SF
BUILDING ENVELOPE	2,160 SF

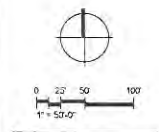
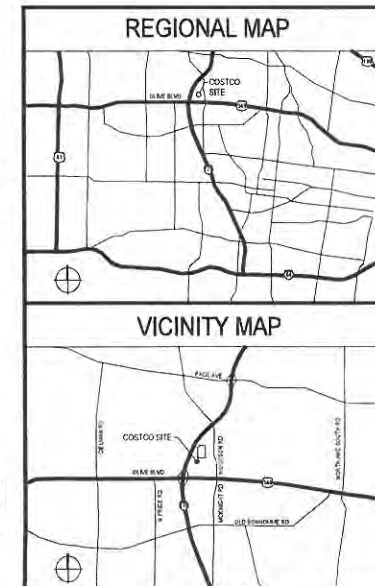
PARKING DATA:

TOTAL PARKING: 727 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED:	710 STALLS
10' WIDE STALLS	17 STALLS
ACCESSIBLE STALLS	

NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

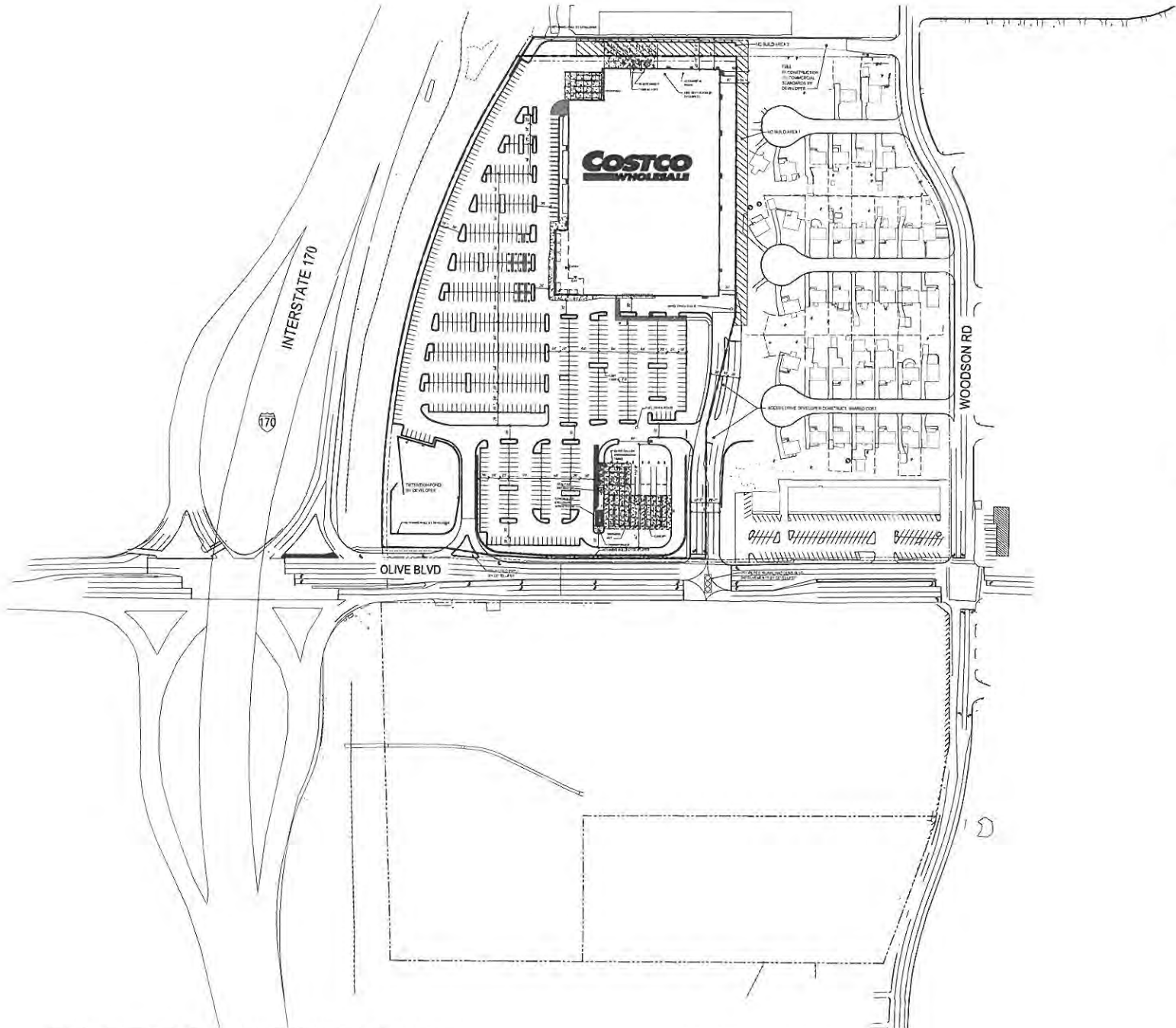


COSTCO WHOLESALE
 UNIVERSITY CITY, MISSOURI

CONCEPT SITE PLAN (DEVELOPED)

OCTOBER 21, 2020

OCTOBER 21, 2020
 CONCEPT
 SITE PLAN
 DD11-11



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF INTERSTATE 170 & OLIVE BLVD.
 UNIVERSITY CITY, MO

SITE DATA:

TOTAL SITE AREA: 16.08 ACRES (700,365 SF)
 JURISDICTION: CITY OF UNIVERSITY CITY

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,430 SF

INCLUDES

NET SALES FLOOR	151,074 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	4,737 SF
BUILDING ENVELOPE	2,160 SF

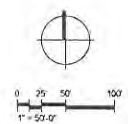
PARKING DATA:

TOTAL PARKING: 727 STALLS

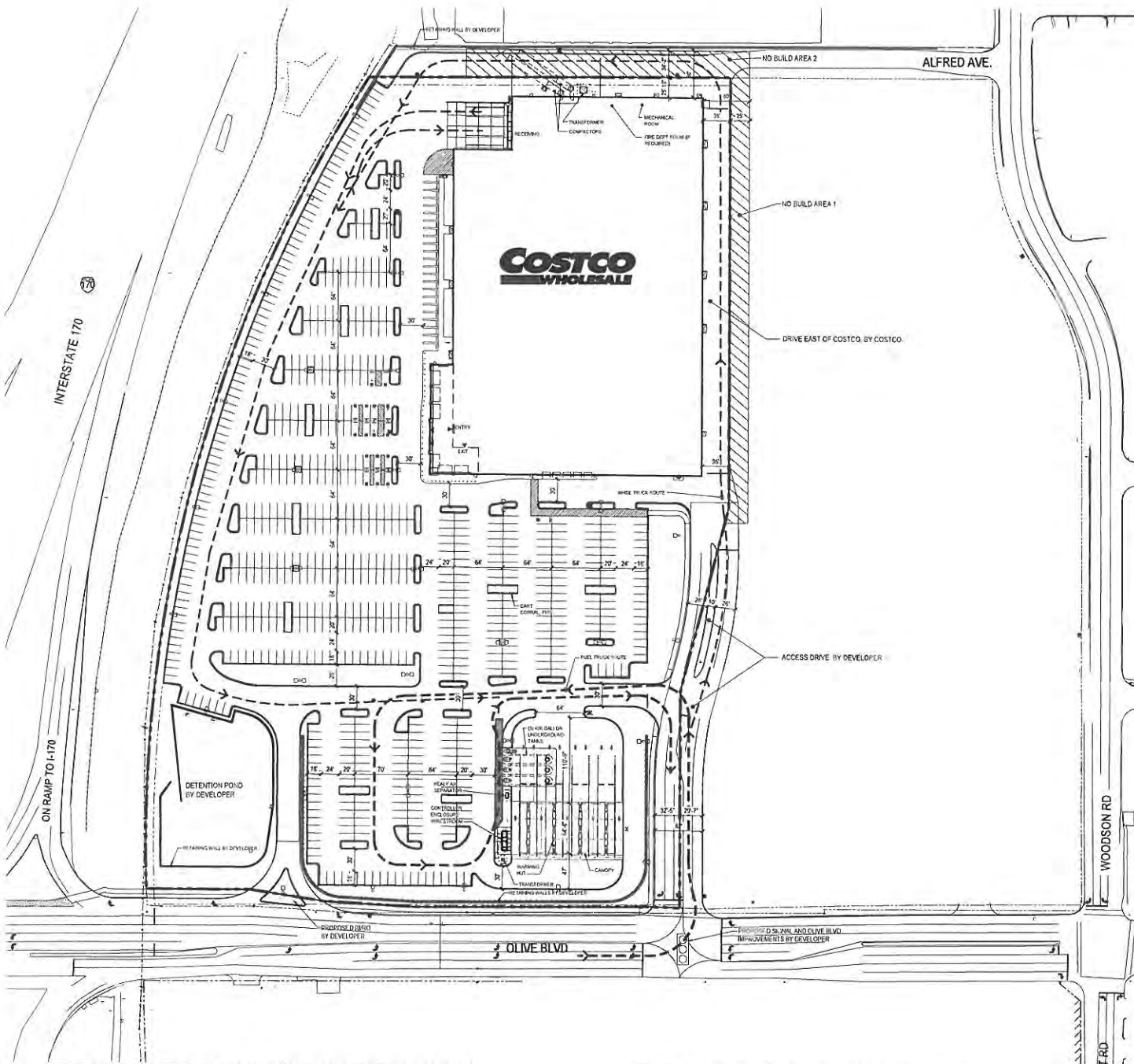
INCLUDES:

MAIN LEVEL PARKING PROVIDED:	
○ 10' WIDE STALLS	710 STALLS
⊙ ACCESSIBLE STALLS	17 STALLS

NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.



OCTOBER 21, 2020
 CONCEPT
 OVERALL
 SITE PLAN
 DD12-11



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: SWC OF INTERSTATE 170 & OLIVE BLVD.
 UNIVERSITY CITY, MO

SITE DATA:

TOTAL SITE AREA: 16.08 ACRES (700,365 SF)
 JURISDICTION: CITY OF UNIVERSITY CITY

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,430 SF

INCLUDES

NET SALES FLOOR	151,074 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	4,737 SF
BUILDING ENVELOPE	2,160 SF

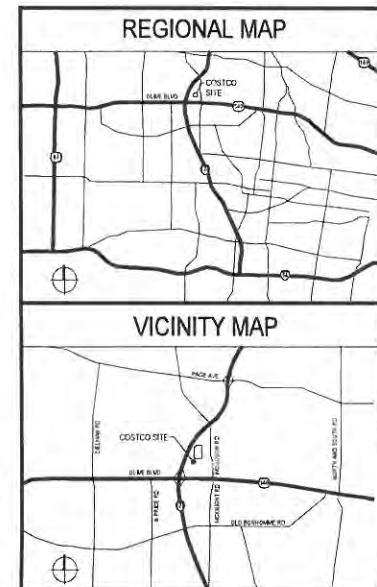
PARKING DATA:

TOTAL PARKING: 727 STALLS

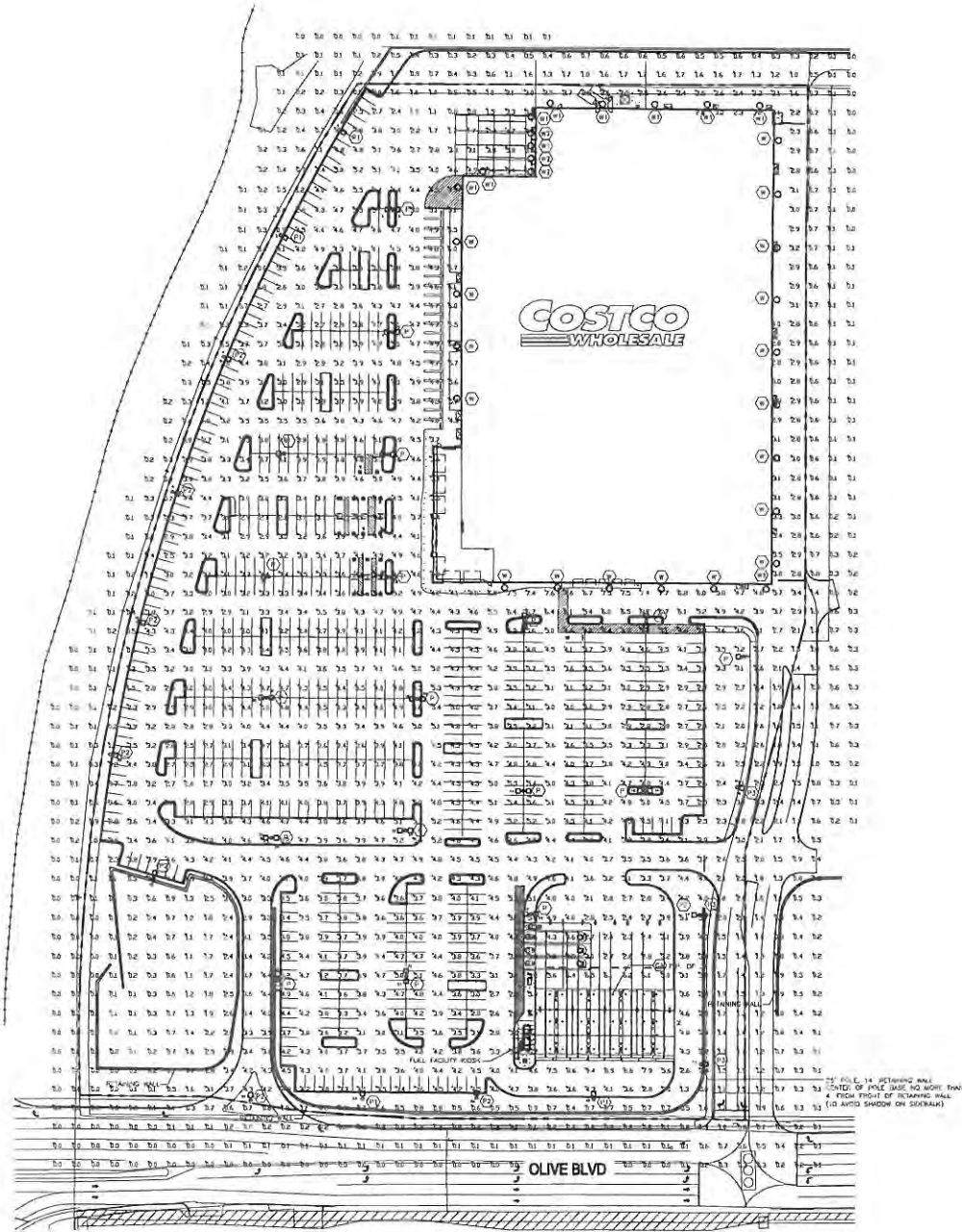
INCLUDES:

MAIN LEVEL PARKING PROVIDED:	
⊙ 10' WIDE STALLS	710 STALLS
⊙ ACCESSIBLE STALLS	17 STALLS

NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

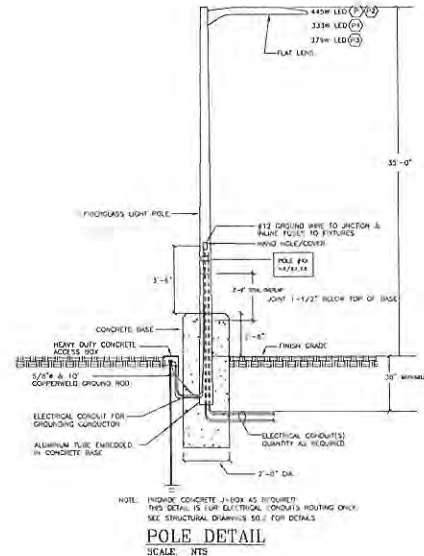
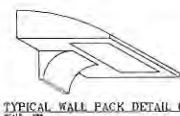


OCTOBER 27, 2020
 CONCEPT
 SITE PLAN
 DD11-12



SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

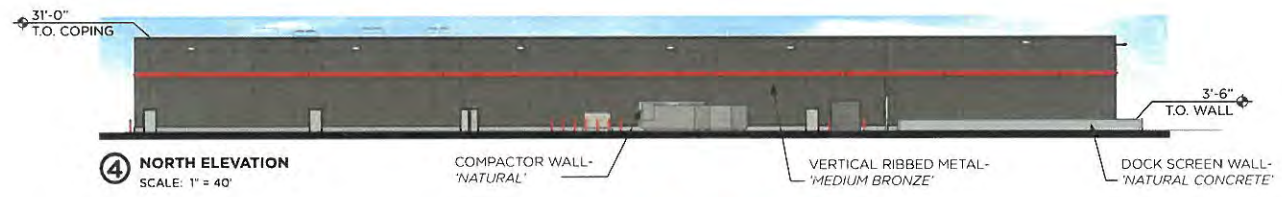
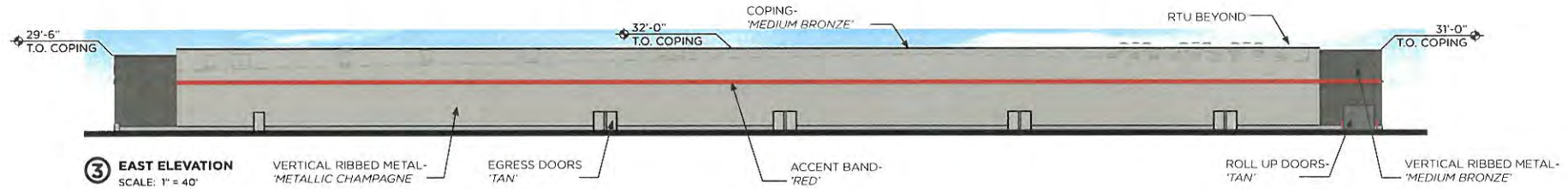
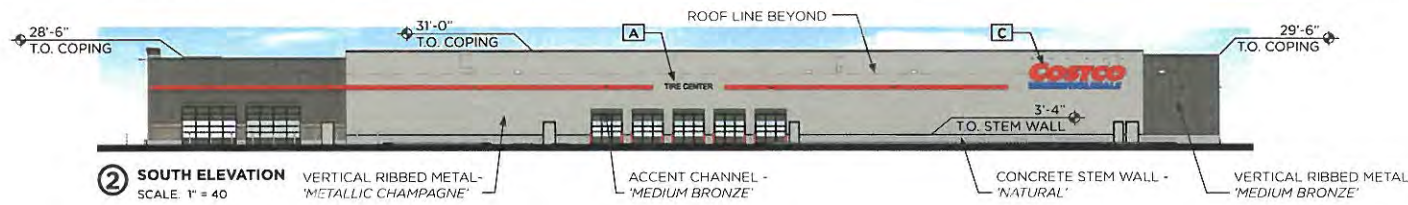
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(H)	COOPER GALLEON QLEDH-NF-8-LED-E1-563-03, 537W TYPE 3 DISTRIBUTION FIBERGLASS POLE 33'-0" ABOVE GRADE, WITH 2'-6" BASE
(Z)	COOPER GALLEON QLEDH-NF-8-LED-E1-514-03, 445W TYPE 4 DISTRIBUTION FIBERGLASS POLE 33'-0" ABOVE GRADE, WITH 2'-6" BASE
(V)	COOPER GALLEON QLEDH-NF-8-LED-E1-149-05, 482, 279W TYPE 4 DISTRIBUTION FIBERGLASS POLE 33'-0" ABOVE GRADE, WITH 2'-6" BASE
(A)	LITHONIA D56V2-LED-40K-300-1000-12M, 100W LED, 20' MOUNTING HEIGHT
(W)	LITHONIA D56V2-LED-40K-300-1000-14M, 100W LED, 20' MOUNTING HEIGHT
(M)	LITHONIA D56V2-LED-40K-300-530-18TM, 54W LED, 21' MOUNTING HEIGHT
(S)	30W LED SURFACE SYMMETRIC DOWN LIGHT, FLAT LEVLS, 18' MOUNTING HEIGHT



POLE DETAIL
SCALE: 1/8" = 1'-0"

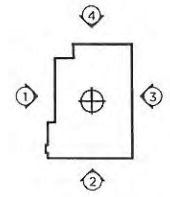
ISSUED FOR QA ONLY
 DD PACKAGE
 UNIVERSITY CITY, MO
 T.E., Inc.
 830 N. BOWERS DRIVE
 BENTON, WA 99027
 P.O. BOX 423-0707-3750
 37FT ALTERNATE
 © 2024 ALL RIGHTS RESERVED. MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.
 ARCHITECT REFERENCE NO. 17-0407-01
 ISSUE DATE: AUGUST 2023
 REVISION DATE:
 DRAWN: N.V.
 CHECKED: M.F./M.
 37FT ALTERNATE

SE-1



5 WAREHOUSE SIGNS
SCALE: NTS

SIGN TABLE				
QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A 1	TIRE CENTER	17'-4" x 1'-9"	31 SF	31 SF
B 1	COSTCO WHOLESALE	5'-0" C	194 SF	194 SF
C 2	COSTCO WHOLESALE	6'-0" C	280 SF	560 SF
			TOTAL SIGN AREA	785 SF



OCTOBER 22, 2020
PROJECT #17-0407.01
UNIVERSITY CITY, MO

CONCEPT WAREHOUSE ELEVATIONS





OCTOBER 23, 2020
PROJECT #17-0407-01
UNIVERSITY CITY, MO

ENTRY CANOPY PERSPECTIVE





MG2

OCTOBER 22, 2020
PROJECT #17-0407-01
UNIVERSITY CITY, MO

NORTHWEST PERSPECTIVE

COSTCO
WHOLESALE

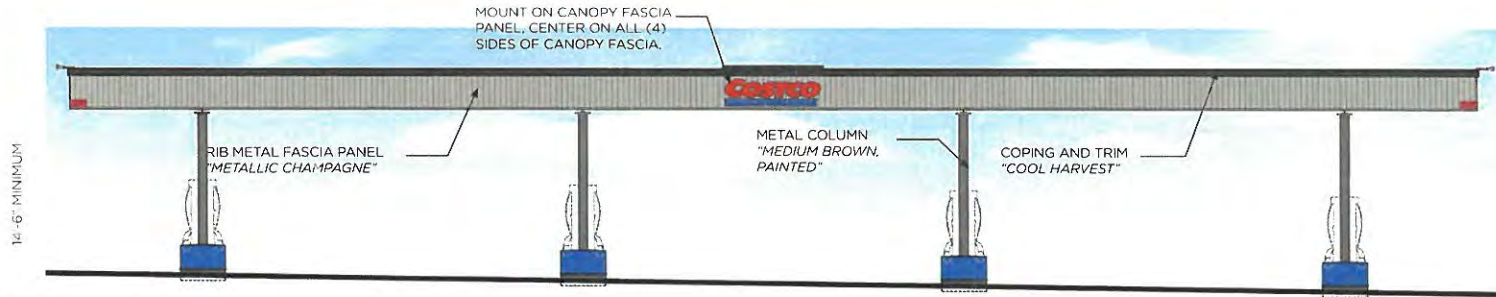


MG2

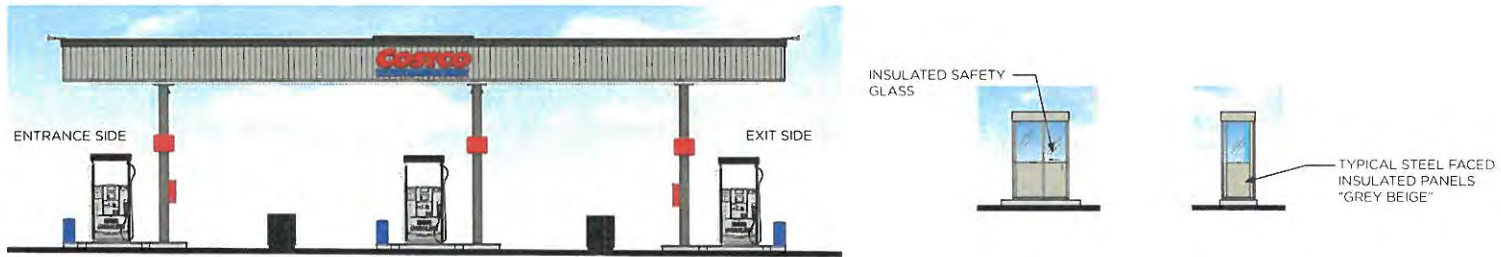
OCTOBER 20, 2020
PROJECT #17-0407-01
UNIVERSITY CITY, MO

SOUTHEAST PERSPECTIVE

COSTCO
WHOLESALE



① CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'

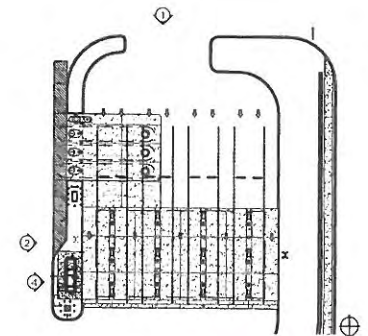


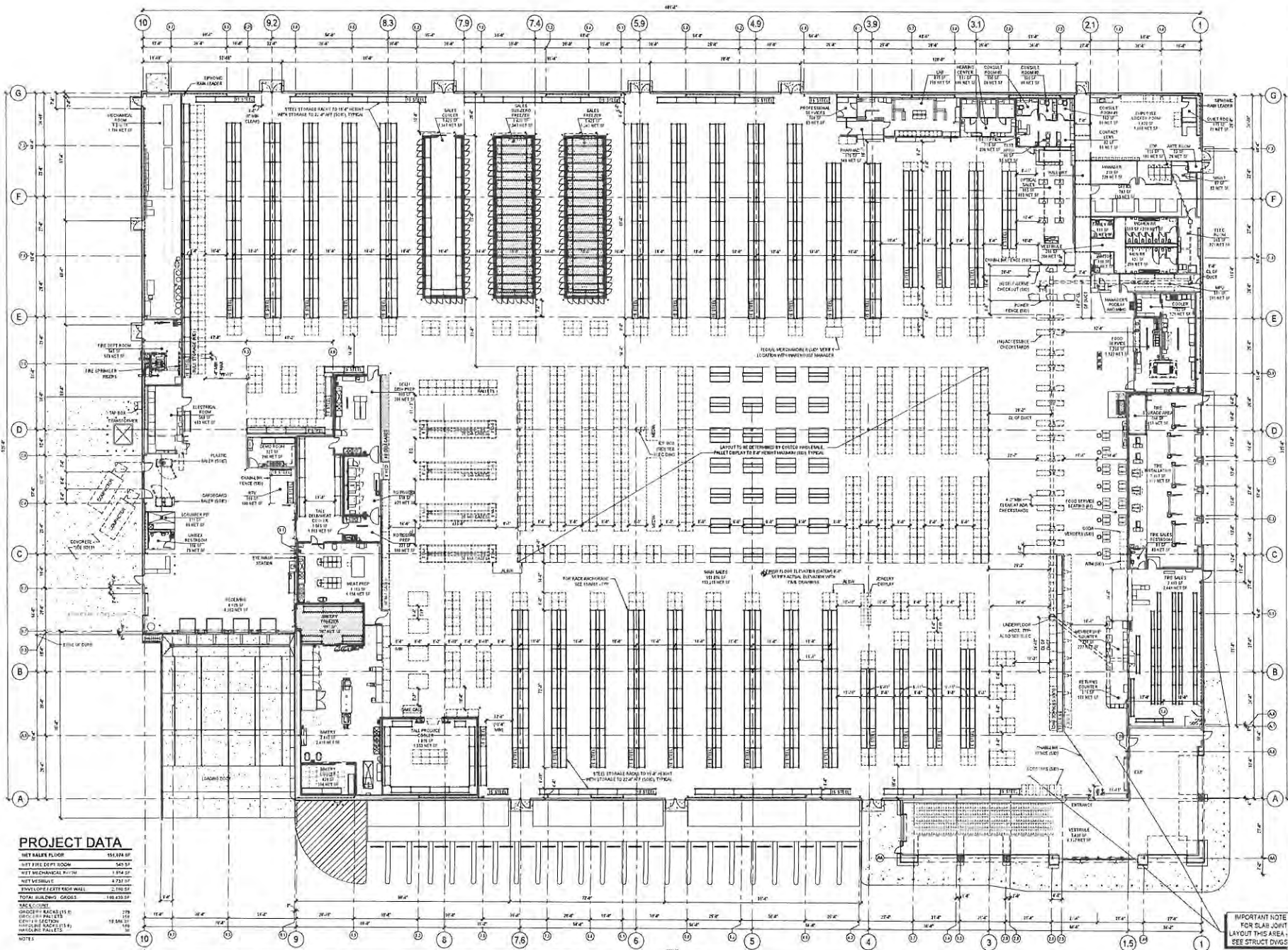
② CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'



③ WARMING HUT ELEVATIONS
SCALE: 1/8" = 1'

④ CONTROLLER ENCLOSURE W/ RESTROOM EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'





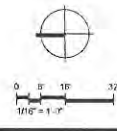
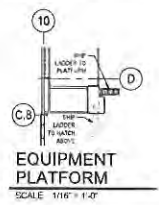
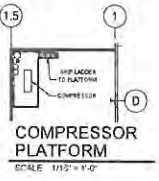
PROJECT DATA

NET SALES FLOOR	162,374 SF
NET FIRE DEPT ROOM	543 SF
NET MECHANICAL R/VM	1,914 SF
NET VESTIBULE	4,732 SF
UNDERFLOOR & CTR FLOOR WALL	27,000 SF
TOTAL BUILDING CODES	196,553 SF

SCALES: (SEE SHEET 10)
 GRID: (SEE SHEET 10)
 CENTERLINE: (SEE SHEET 10)
 WALL CENTERLINE: (SEE SHEET 10)
 WALL FACE: (SEE SHEET 10)

APPROVED BY:

_____ DATE _____
 PRESIDENT
 _____ DATE _____
 EXECUTIVE VP
 _____ DATE _____
 SENIOR VP
 _____ DATE _____
 REGIONAL VP



IMPORTANT NOTE
FOR SLAB JOINT LAYOUT THIS AREA - SEE STRUCT DVGs

COSTCO WHOLESALE

UNIVERSITY CITY, MISSOURI

CONCEPT FLOOR PLAN

OCTOBER 20, 2020

OCTOBER 20, 2020
 CONCEPT FLOOR PLAN
 DD21-04

OWNER:
COSTCO WHOLESALE
 888 LAKE DRIVE
 ISSAQUAH, WASHINGTON 98027
 (425) 313-8100

ENGINEER:
**CIVIL & ENVIRONMENTAL
 CONSULTANTS, INC.**
 3000 LITTLE HILLS EXPWY, SUITE 102
 CONTACT: RISA YUKI, P.E.
 (314) 656-4566
 (314) 656-4568 (direct)
 dkozulak@cecinc.com

ARCHITECT:
MG2
 1101 SECOND AVENUE, SUITE 100
 SEATTLE, WASHINGTON 98101
 CONTACT: RISA YUKI
 (206) 982-6500
 (206) 982-6830 (direct)
 Risa.Yuki@MG2.com

CONSTRUCTION DRAWINGS

COSTCO WHOLESALE DEVELOPMENT

MARKET AT OLIVE

UNIVERSITY CITY, MISSOURI

PROJECT DATA

CLIENT	COSTCO WHOLESALE 88 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS	END OF INTERSTATE 170 & OLIVE IN UNIV. UNIVERSITY CITY, MO
SITE DATA:	
TOTAL SITE AREA	18.06 ACRES (1,705,388 SF)
JURISDICTION	CITY OF UNIVERSITY CITY
ZONING	TRD
BUILDING DATA:	
TOTAL BUILDING FOOTPRINT AREA	161,203 SF
INCLUDES	WAREHOUSE MAIN LEVEL PROCESSED CANDY
SETBACKS	FRONT 150' SIDE 75' REAR 75'
ACTUAL	FRONT 150' SIDE 75' REAR 75'
PARKING DATA:	
TOTAL PARKING	727 STALLS
INCLUDES	MAIN LEVEL PARKING PROVIDED 15 WIDE STALLS ACCESSIBLE STALLS 17 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA	4.51 STALLS
FLOOD:	
INFO	MAP PANEL 2903M/0500C EFFECTIVE DATE OF 02/04/00 4.1ES INTER ZONE 4
NOTES EXISTING CONDITIONS TO BE FIELD VERIFIED	

VICINITY MAP



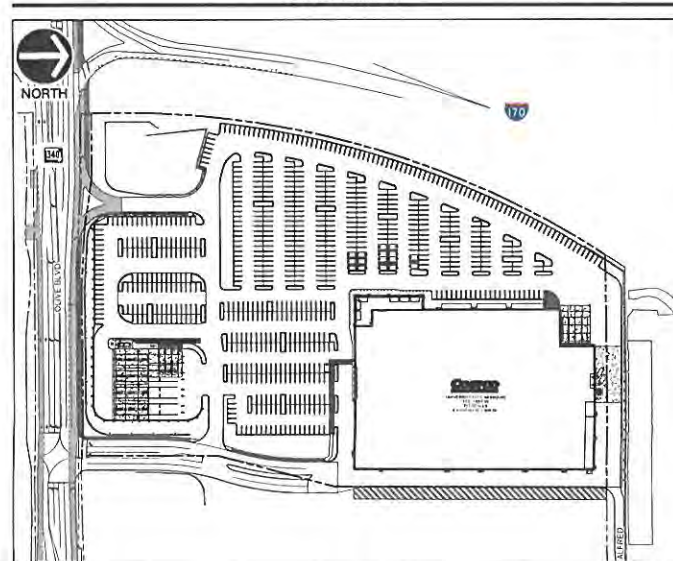
USGS TOPO MAP
 USGS 01: Topo 1:250,000 map for Clayton, MO 3017
 USGS 02: Survey of the National Map ©
 http://www.waterresources.gov/hydrologic.html / updated on 10/26/05

REGIONAL MAP



USGS TOPO MAP
 USGS 01: Topo 1:250,000 map for Clayton, MO 3017
 USGS 02: Survey of the National Map ©
 http://www.waterresources.gov/hydrologic.html / updated on 10/26/05

SITE MAP



UTILITY CONTACTS:

SANITARY & SEWER SEWER
METROPOLITAN ST. LOUIS SEWER DIST
 2350 MARKET STREET
 ST. LOUIS, MO 63103
 CONTACT: TED
 PHONE
 EMAIL

WATER
MISSOURI AMERICAN WATER
 727 GRAND ROAD
 LOUIS, MO 63114
 CONTACT: JANA BAYES, P.E.
 PHONE: (314) 995-2405
 EMAIL: jna.bayes@amwater.com

ELECTRIC SERVICE
AMERICAN MISSOURI
 640 N. MANLEY RD
 BERKELEY, MO 63134
 CONTACT: TED
 PHONE
 EMAIL

GAZ SERVICE
SPRUE GAS
 1400 GRAHAM RD.
 ST. LOUIS, MO 63134
 CONTACT
 CELL
 EMAIL

TELEPHONE
AT&T
 402 N. 3rd STREET
 ST. CHARLES, MO 63301
 CONTACT: TED
 PHONE
 CELL
 EMAIL

CABLE
SPECTRUM
 815 CHARTER COMMONS
 TOWN & COUNTRY, MO 63017
 CONTACT: TED
 EMAIL

FIRE PROTECTION
UNIVERSITY CITY FIRE DEPT.
 4801 DELMAR BLVD.
 UNIVERSITY CITY, MO 63130
 CONTACT: TED
 PHONE: (314) 647-3111
 EMAIL

SHEET LIST

NO.	NAME	TITLE
01	C000	COVER
02	C200	SITE LAYOUT PLAN
03	C300	GRADING PLAN
04	C500	UTILITY PLAN

MSD MAP # - 17K/17L ZIP - 63132



Civil & Environmental Consultants, Inc.
 4441 PARKWAY BLVD. SUITE 100
 ST. LOUIS, MO 63114
 (314) 995-2405

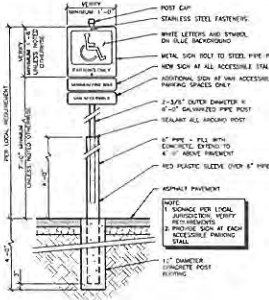
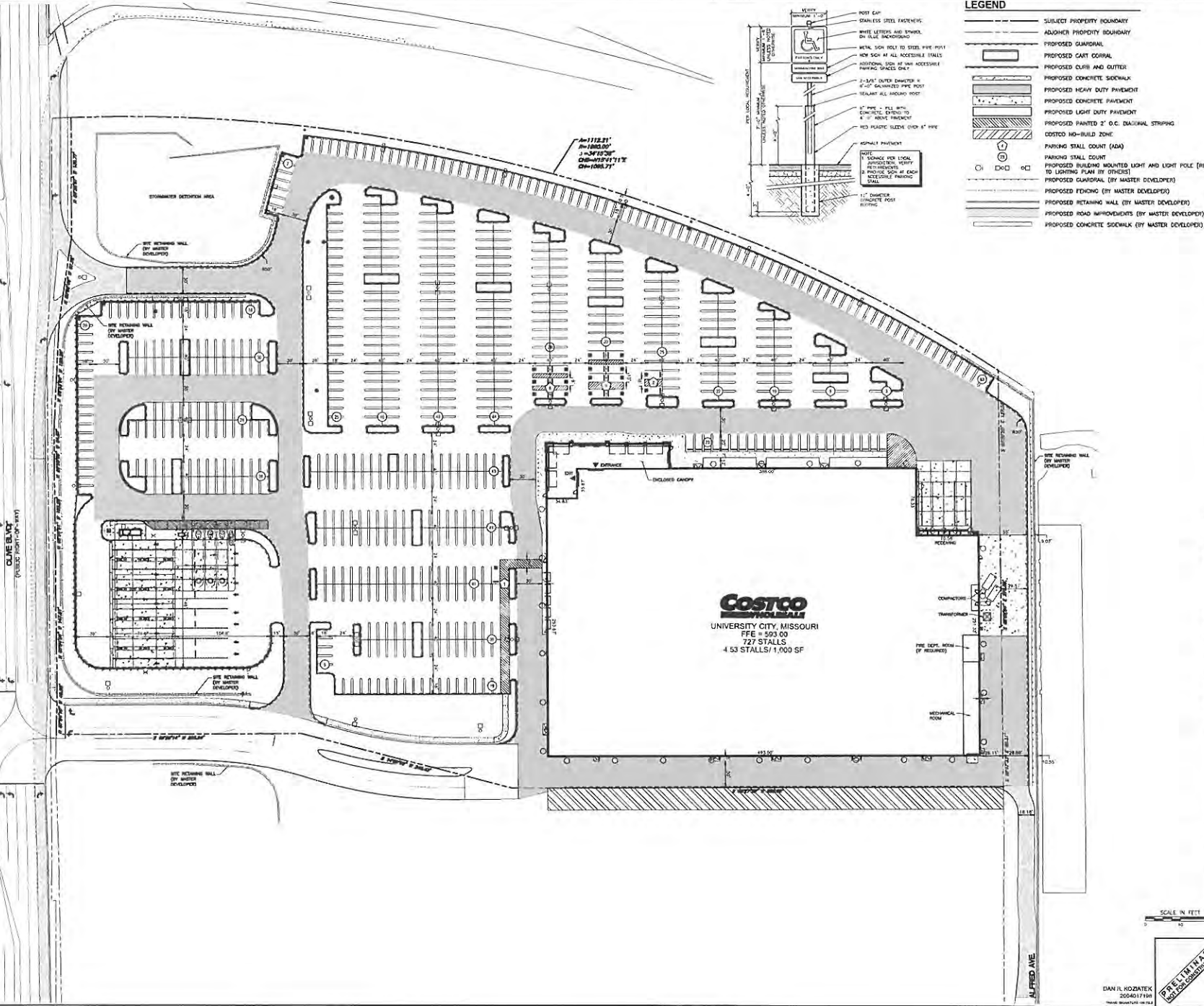
MSD P # -
 COVER

PRELIMINARY
 NOT FOR CONSTRUCTION

DAN IL KOZATEK
 2004071704
 MISSOURI REGISTERED PROFESSIONAL ENGINEER
C000



NORTH



LEGEND	
[Dashed line]	SUBJECT PROPERTY BOUNDARY
[Solid line]	ADJACENT PROPERTY BOUNDARY
[Hatched area]	PROPOSED GUARDRAIL
[Hatched area]	PROPOSED CART CORRAL
[Hatched area]	PROPOSED CURB AND GUTTER
[Hatched area]	PROPOSED CONCRETE SIDEWALK
[Hatched area]	PROPOSED HEAVY DUTY PAVEMENT
[Hatched area]	PROPOSED CONCRETE PAVEMENT
[Hatched area]	PROPOSED LIGHT DUTY PAVEMENT
[Hatched area]	PROPOSED PAINTED 2\"/>
[Hatched area]	EXISTING NO-BUILD ZONE
[Circle]	PARKING STALL COUNT (ADA)
[Circle]	PARKING STALL COUNT
[Circle]	PROPOSED BUILDING MOUNTED LIGHT AND LIGHT POLE (REFER TO LIGHTING PLAN BY OTHERS)
[Circle]	PROPOSED GUARDRAIL (BY MASTER DEVELOPER)
[Circle]	PROPOSED FENCING (BY MASTER DEVELOPER)
[Circle]	PROPOSED RETAINING WALL (BY MASTER DEVELOPER)
[Circle]	PROPOSED ROAD IMPROVEMENTS (BY MASTER DEVELOPER)
[Circle]	PROPOSED CONCRETE SIDEWALK (BY MASTER DEVELOPER)

REVISION RECORD

NO.	DATE	DESCRIPTION

CEC
 Civil & Environmental Consultants, Inc.
 4448 Paul 375 Bldg., Suite 7 - Hickmanville, MO 63042
 314-456-1656 886-294-8779
 www.cec-engineers.com

MSD MAP# - 17K17L ZIP - 63132
Costco Wholesale
 University City, Missouri

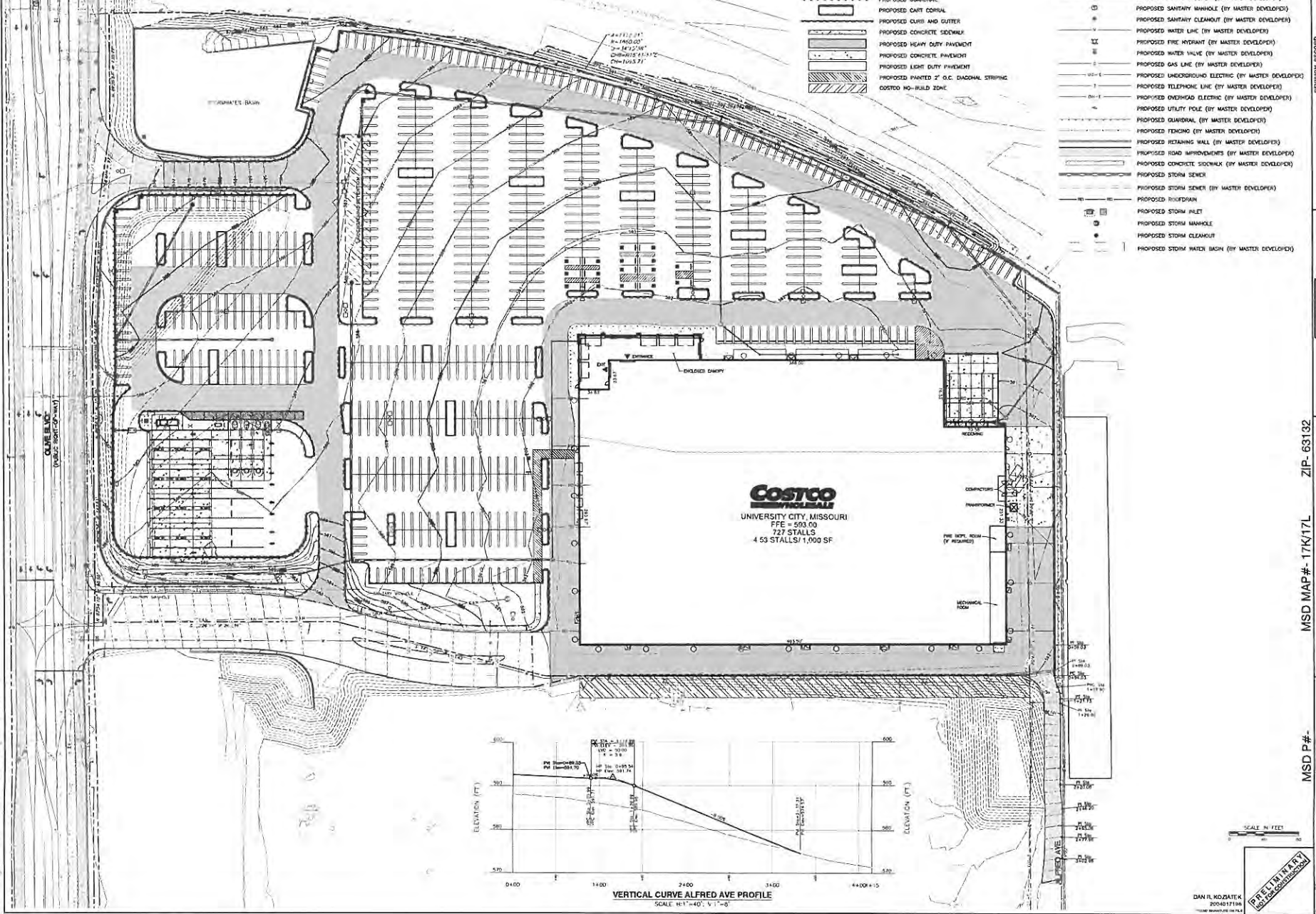
MSD P# -
 SITE LAYOUT PLAN
 DATE: 11/20/2017
 DRAWN BY: DAN ILKOZATEK
 CHECKED BY: DAN ILKOZATEK
 SCALE: 1/8\"/>

SCALE: 1/8\"/>

DAN ILKOZATEK
 20240171788
 11/20/2017 10:58 AM



NORTH



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING STORM SEWER
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED GUARDRAIL
- PROPOSED CART CORRAL
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED PAINTED 2" O.C. DIAGONAL STRIPING
- COSTCO NO-BUILD ZONE
- PROPOSED INDEX (MAJOR) CONTOUR
- PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED LIMITS OF GRADING
- EXISTING INDEX (MAJOR) CONTOUR (BY MASTER DEVELOPER)
- EXISTING INTERMEDIATE (MINOR) CONTOUR (BY MASTER DEVELOPER)
- PROPOSED SANITARY SEWER (BY MASTER DEVELOPER)
- PROPOSED SANITARY MANHOLE (BY MASTER DEVELOPER)
- PROPOSED SANITARY CLEANOUT (BY MASTER DEVELOPER)
- PROPOSED WATER LINE (BY MASTER DEVELOPER)
- PROPOSED WATER HYDRANT (BY MASTER DEVELOPER)
- PROPOSED WATER VALVE (BY MASTER DEVELOPER)
- PROPOSED GAS LINE (BY MASTER DEVELOPER)
- PROPOSED UNDERGROUND ELECTRIC (BY MASTER DEVELOPER)
- PROPOSED TELEPHONE LINE (BY MASTER DEVELOPER)
- PROPOSED OVERHEAD ELECTRIC (BY MASTER DEVELOPER)
- PROPOSED UTILITY POLE (BY MASTER DEVELOPER)
- PROPOSED GUARDRAIL (BY MASTER DEVELOPER)
- PROPOSED FENCING (BY MASTER DEVELOPER)
- PROPOSED RETAINING WALL (BY MASTER DEVELOPER)
- PROPOSED ROAD IMPROVEMENTS (BY MASTER DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY MASTER DEVELOPER)
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER (BY MASTER DEVELOPER)
- PROPOSED ROOF/DRAIN
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- PROPOSED STORM WATER BASIN (BY MASTER DEVELOPER)

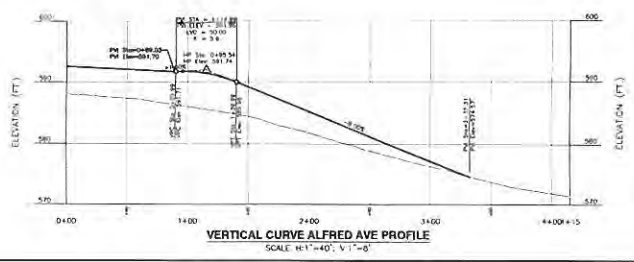
REVISION RECORD

NO.	DATE	DESCRIPTION

CEE
 Civil & Environmental Engineers, Inc.
 4441 PINE BLVD., SUITE 100 • HARSHMAN, MO 63042
 314-586-1556 • 866-390-3179

Costco Wholesale
 University City, Missouri

MSD MAP# - 17K17L ZIP - 63132
 MSD P# -
 GRADING PLAN
 DATE: 03/20/2018
 DRAWN BY: DAN IL KOZATEK
 CHECKED BY: T. J. B. [unclear]
 DESIGNED BY: [unclear]
 PROJECT NO: 2004017198
 SHEET NO: 03 OF 04
C300



DAN IL KOZATEK
 2004017198
 PRELIMINARY
 NOT FOR CONSTRUCTION

INTERSTATE 170

ON RAMP TO I-170

STATE ST. (WOODSON BLVD)

ALFRED AVE (60'W)

ALFRED AVENUE

COSTCO
WHOLESALE

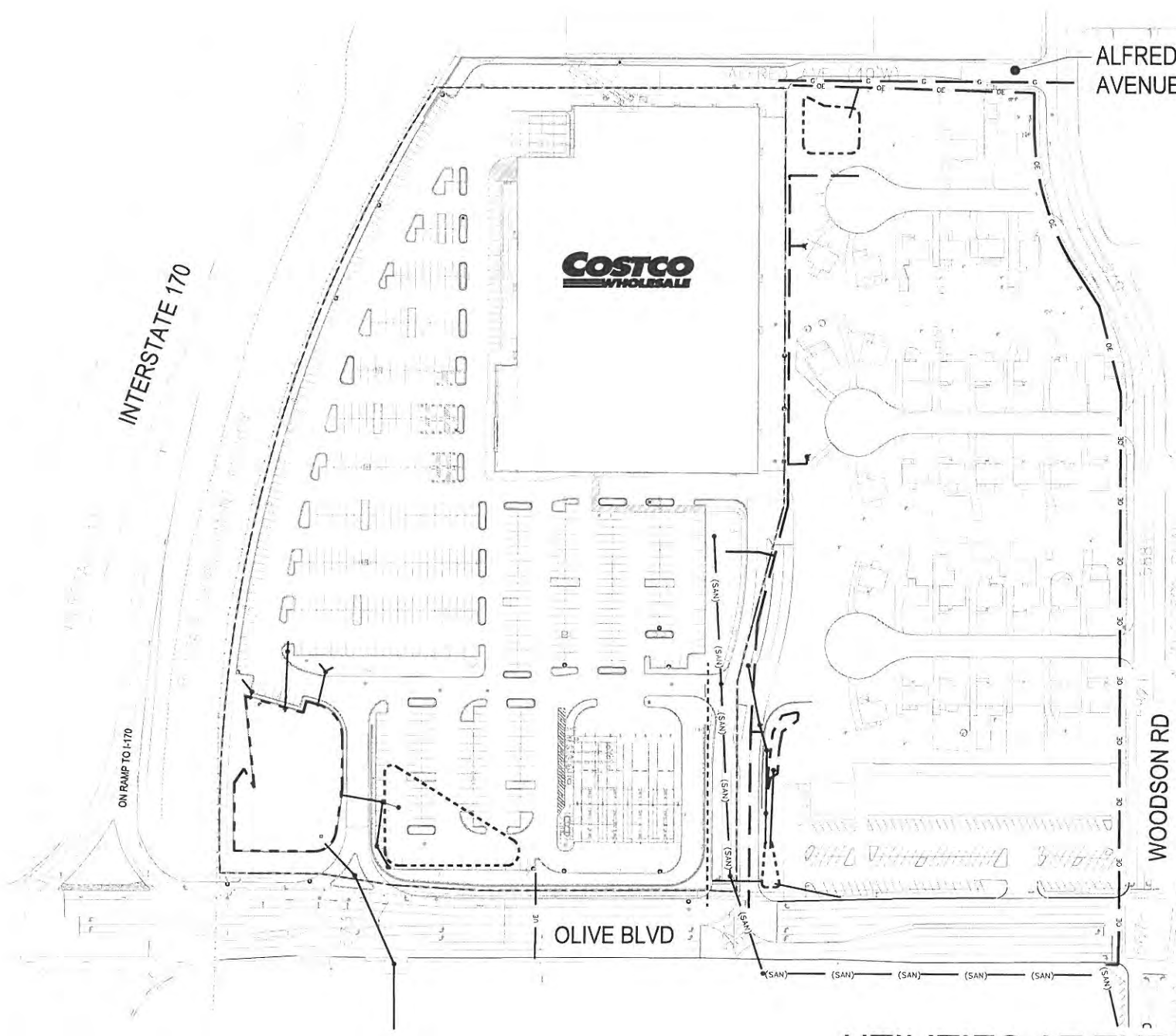
COSTCO PROPERTY

WOODSON RD

OLIVE BLVD

SITE PLAN





KEY	
	STORM SEWER
	TEMPORARY SEDIMENT BASIN
	WATER*
	SANITARY SEWER
	OVERHEAD ELECTRICAL
	UNDERGROUND ELECTRICAL
	GAS
	UNDERGROUND TELEPHONE

* WATER COMPLETE 11.12.21

UTILITIES AT TURNOVER



 ALFRED AVENUE
(GRADE TRANSITION TO
MEET NEW COSTCO
ESTABLISHED GRADES)

ALFRED
AVENUE

INTERSTATE 170

ON RAMP TO I-170

51 STARS DEVELOPMENT AVENUE

COSTCO
WHOLESALE

RETAINING
WALL

DEMO AND HAUL OFF ALL
ABOVE AND BELOW GROUND
STRUCTURES AND UTILITIES
(INCLUDES DISCONNECTS
AND UTILITY CAPS).
MASS GRADE TO INTERIM
GRADING PLAN.

RETAINING WALLS

OLIVE BLVD

WOODSON RD

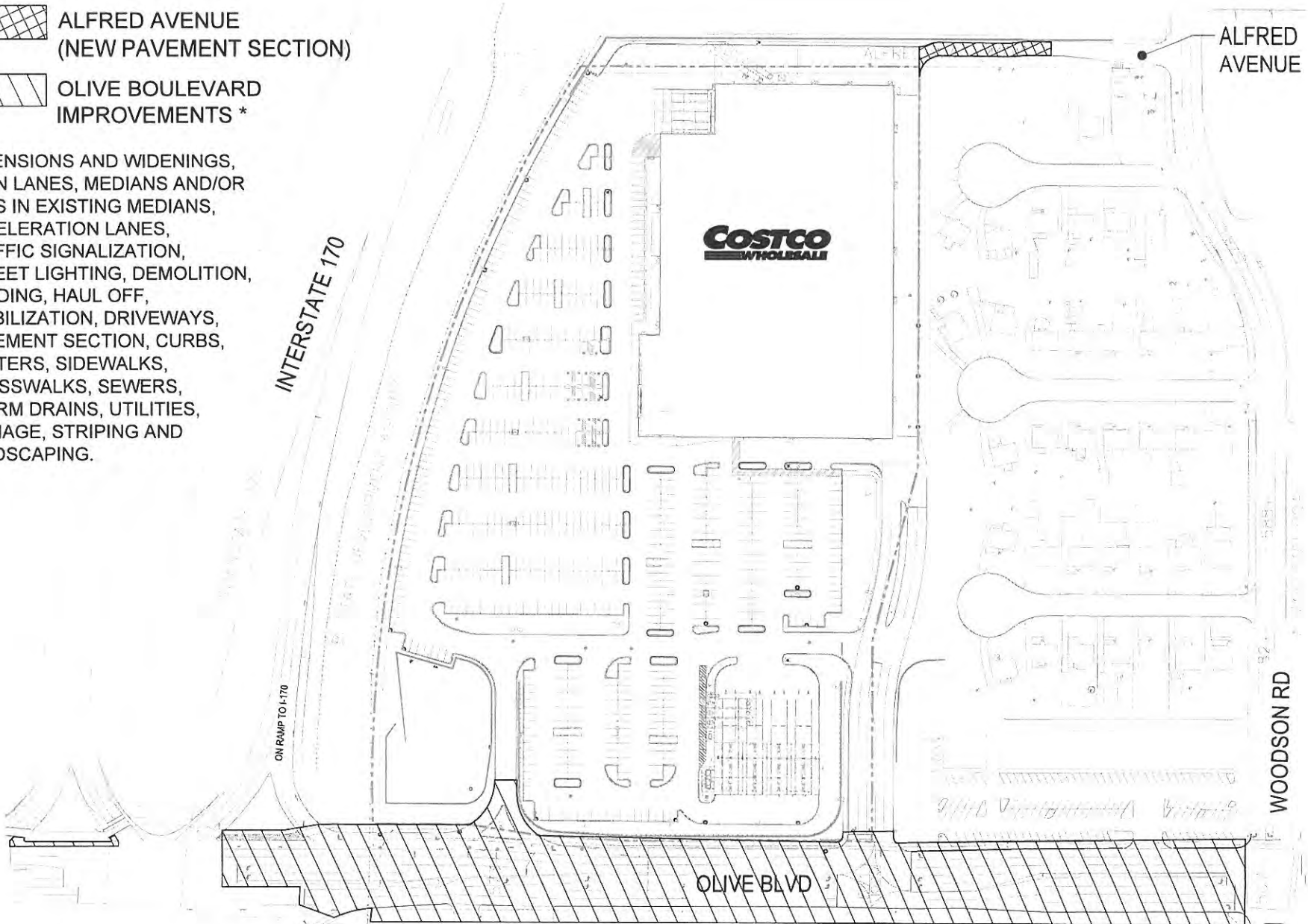
GRADING AT TURNOVER



 ALFRED AVENUE
(NEW PAVEMENT SECTION)

 OLIVE BOULEVARD
IMPROVEMENTS *

*EXTENSIONS AND WIDENINGS,
TURN LANES, MEDIANS AND/OR
CUTS IN EXISTING MEDIANS,
DECELERATION LANES,
TRAFFIC SIGNALIZATION,
STREET LIGHTING, DEMOLITION,
GRADING, HAUL OFF,
STABILIZATION, DRIVEWAYS,
PAVEMENT SECTION, CURBS,
GUTTERS, SIDEWALKS,
CROSSWALKS, SEWERS,
STORM DRAINS, UTILITIES,
SIGNAGE, STRIPING AND
LANDSCAPING.



OFF-SITE IMPROVEMENTS

