

RESOLUTION 2021-3

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-Commercial Use District.

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

The City Council hereby authorizes the preparation of the final development plan for the proposal for this map amendment and resolution, to be known as "Costco". 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 10.21.2020. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The following land uses and developments are hereby established as permitted uses in said PD-C District, subject to approval of a final development plan: retail stores providing for the sale of consumer goods normally found in a shopping center, including the sale of clothing and apparel, sporting goods, home or car audio and video equipment, dry goods, toys, etc., gasoline stations and vehicle service stations.
3. The minimum number of parking spaces allowed is 727 on site parking spaces.
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.

ADOPTED this 15th day of March, 2021.

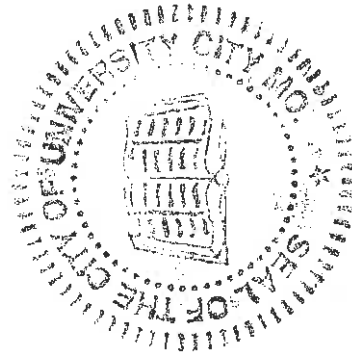


Terry Crow Mayor

ATTEST:



LaRette Reese, City Clerk



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 (700,385 SF)
CITY OF UNIVERSITY CITY

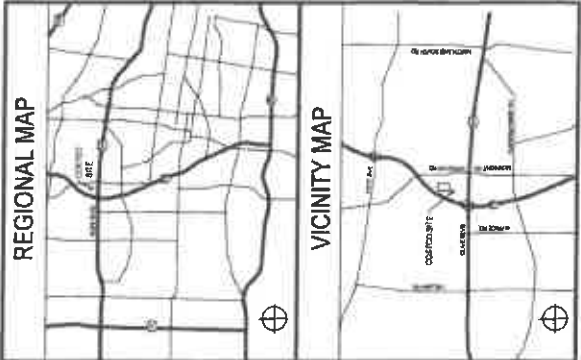
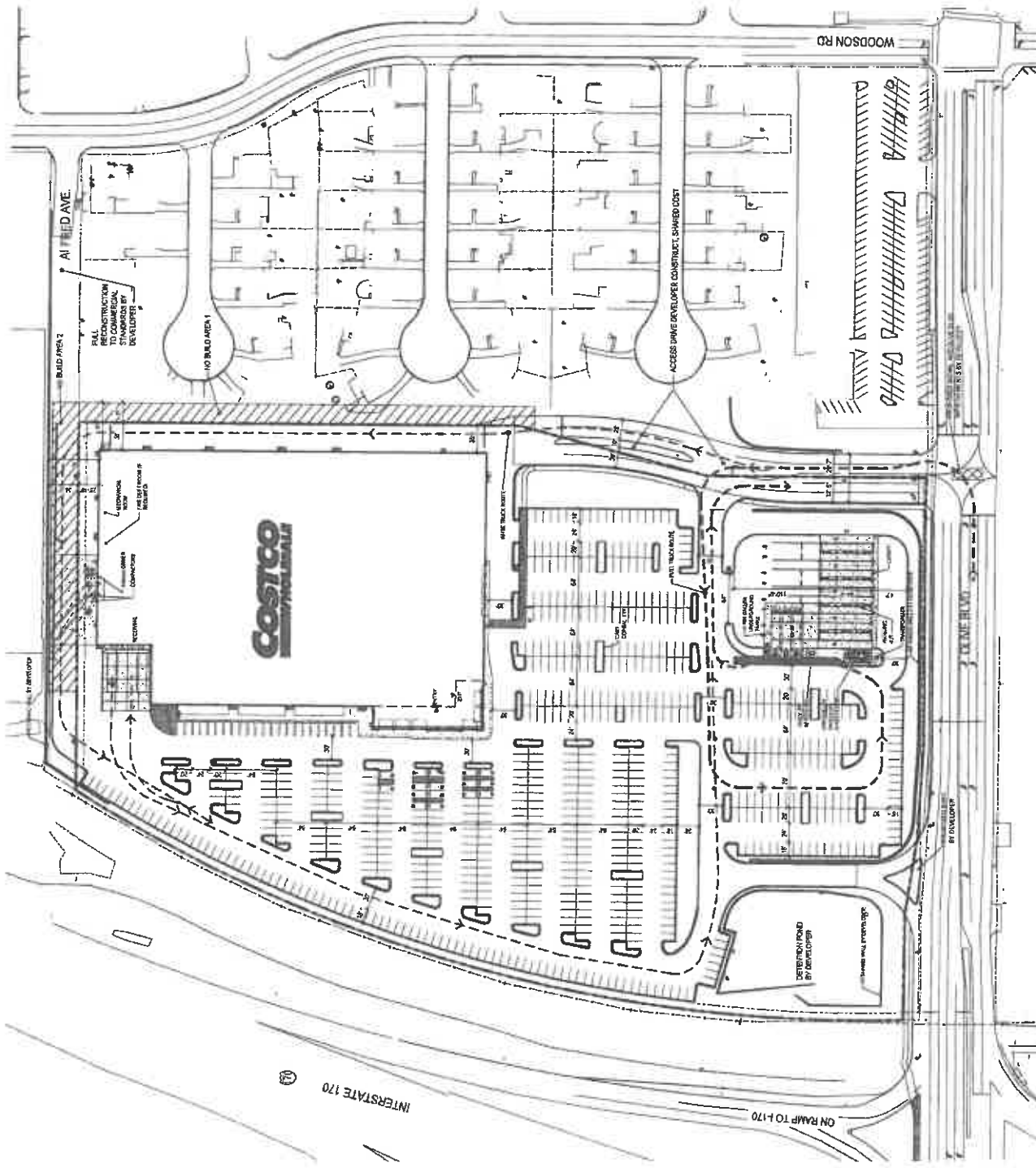
BUILDING DATA:
TOTAL BUILDING FOOTPRINT AREA:
180,430 SF

INCLUDES:
NET SALES FLOOR
151,074 SF
NET MECHANICAL / FIRE
2,459 SF
NET VESIBULE
4,737 SF
BUILDING ENVELOPE
2,180 SF

PARKING DATA:
TOTAL PARKING:
727 STALLS

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

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

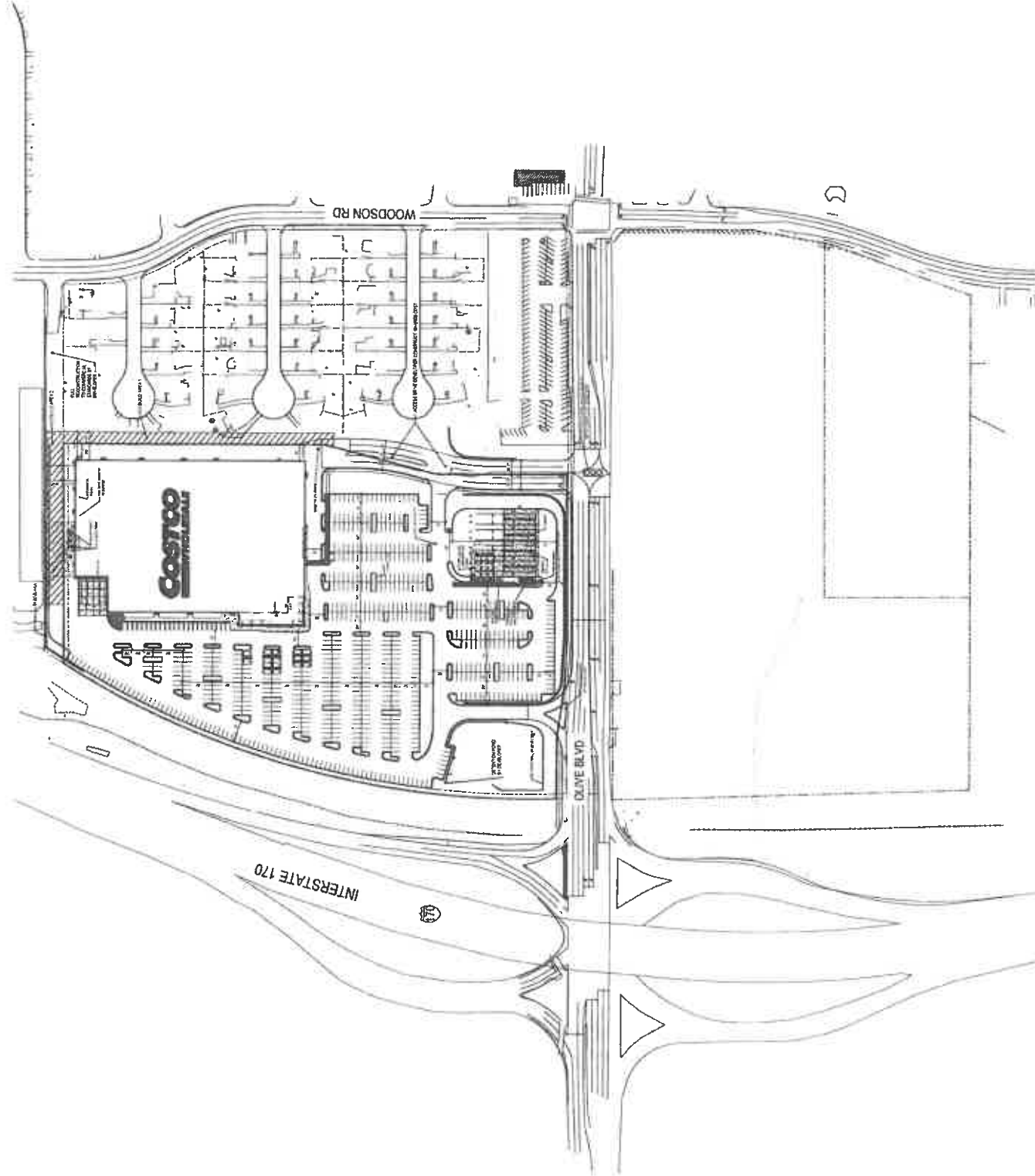


COSTCO WHOLESALE **CONCEPT SITE PLAN (DEVELOPED)**

UNIVERSITY CITY, MISSOURI

OCTOBER 21, 2020

OCTOBER 21, 2020
CONCEPT
SITE PLAN
DD11-11



PROJECT DATA

CLIENT:
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS:
 SMC 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:
 180,430 SF

INCLUDES:

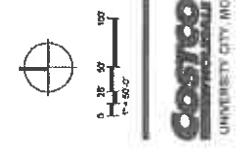
- NET SALES FLOOR
- NET MECHANICAL / FIRE
- NET VESIBILE
- BUILDING ENVELOPE

PARKING DATA:
 TOTAL PARKING:
 727 STALLS

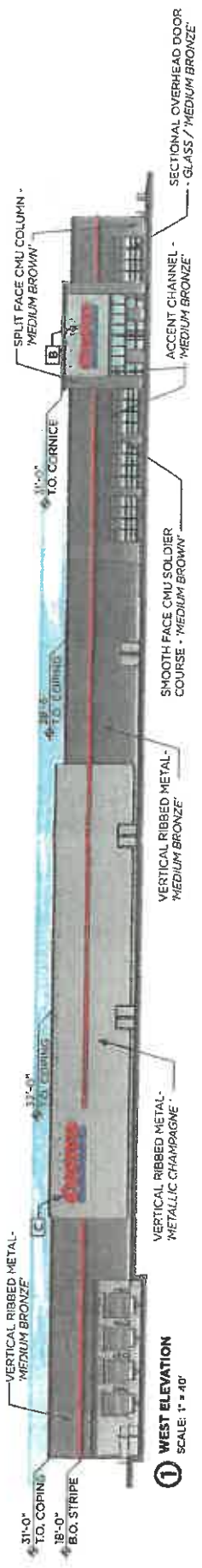
INCLUDES:

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

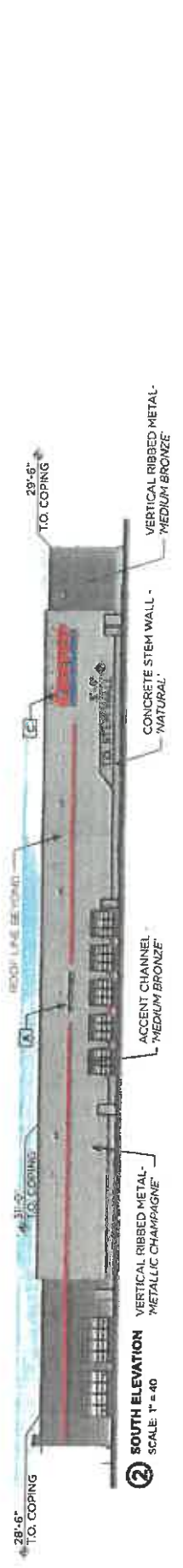
NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.



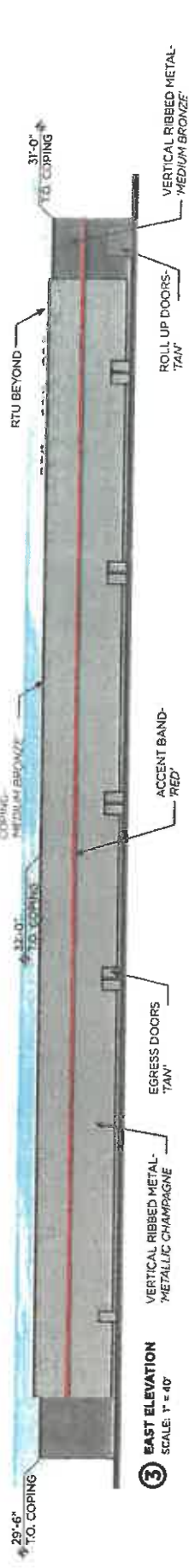
OCTOBER 21, 2020
 CONCEPT
 OVERALL
 SITE PLAN
 F DD2-11



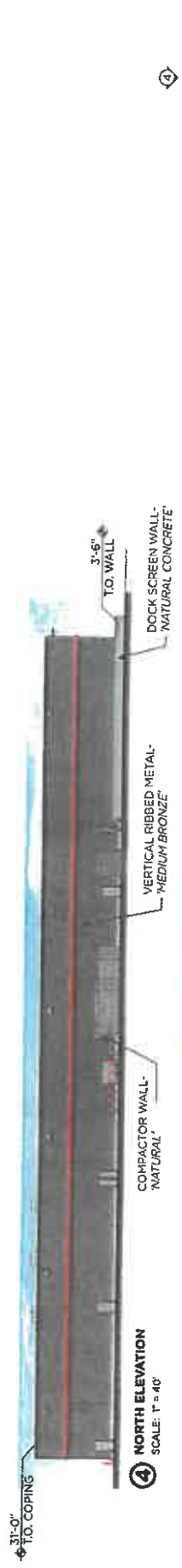
1 WEST ELEVATION
SCALE: 1" = 40'



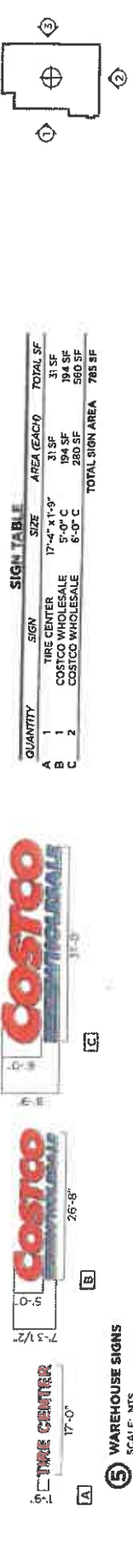
2 SOUTH ELEVATION
SCALE: 1" = 40'



3 EAST ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



5 WAREHOUSE SIGNS
SCALE: NTS



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

CONCEPT WAREHOUSE ELEVATIONS





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

ENTRY CANOPY PERSPECTIVE



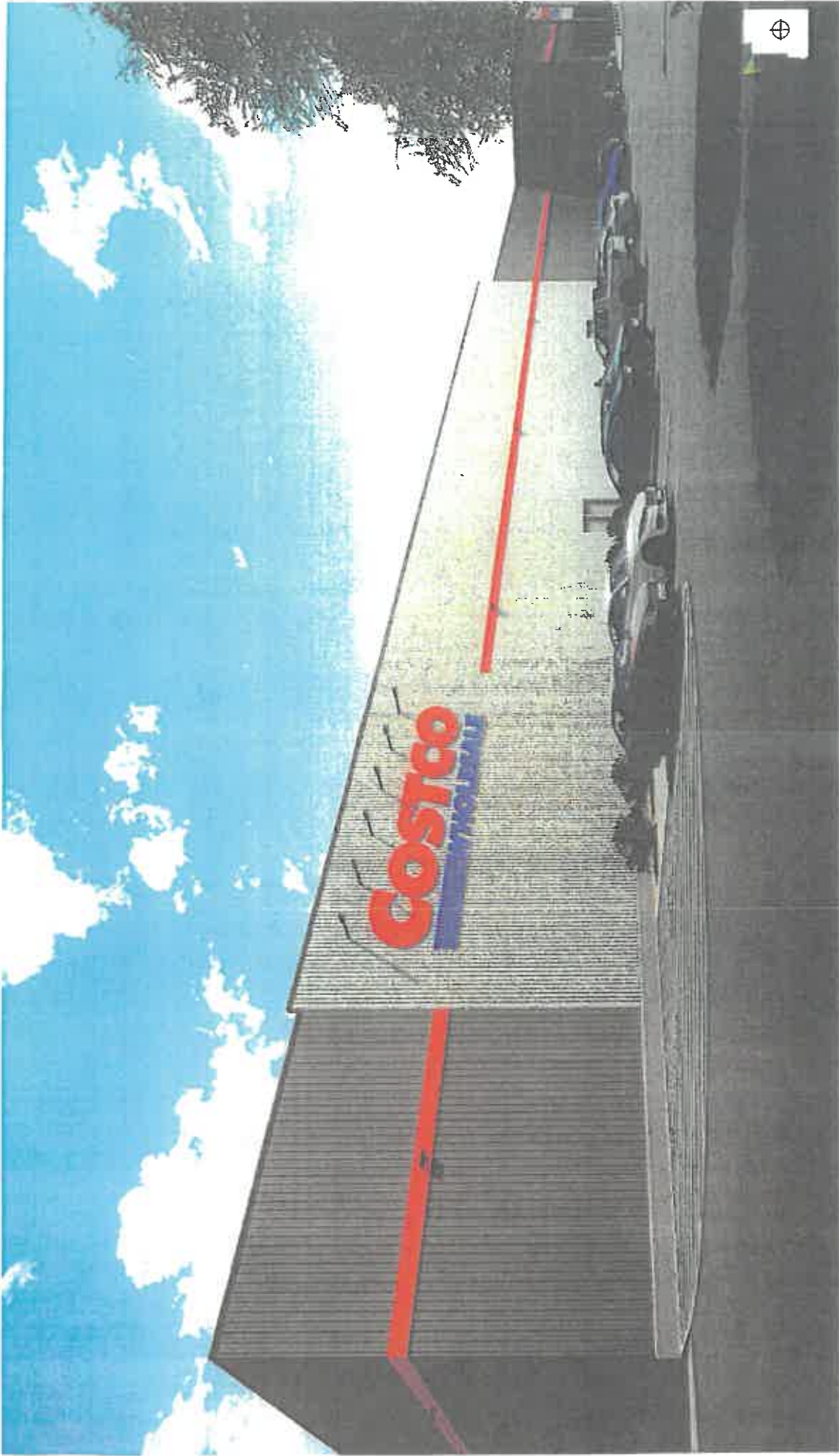


MG2

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

SOUTHEAST PERSPECTIVE

COSTCO
WHOLESALE CLUB

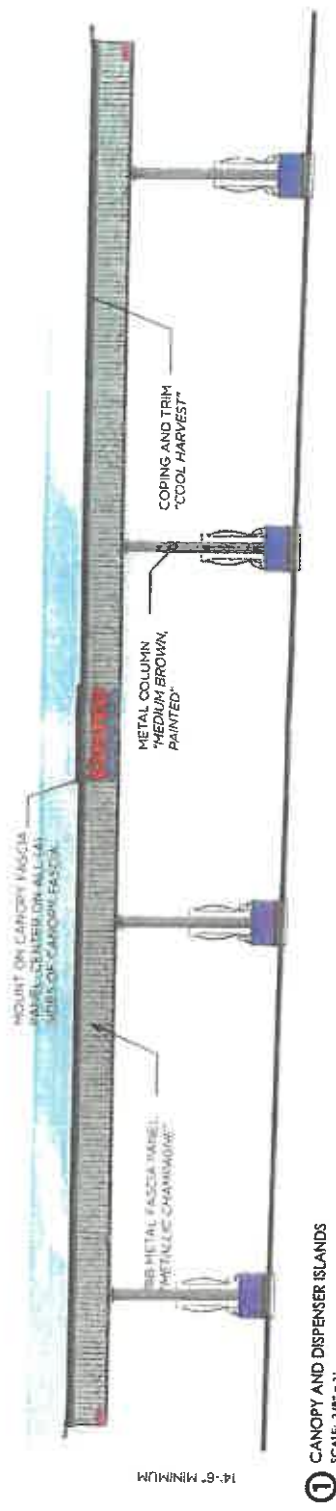


OCTOBER 22, 2020
PROJECT #17-0403-01
UNIVERSITY CITY, MO

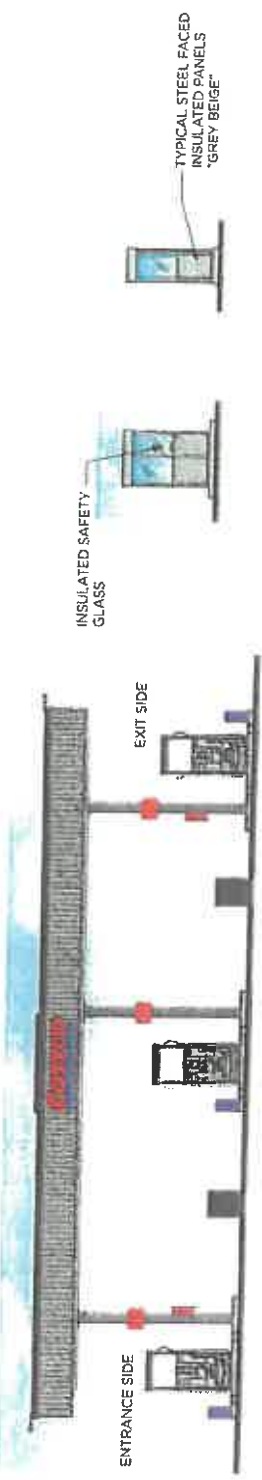


NORTHWEST PERSPECTIVE





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

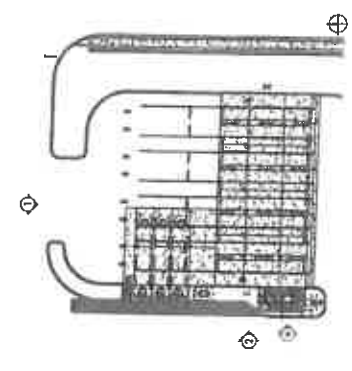


② CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'



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

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



NOVEMBER 25, 2019
PROJECT #17-0407-01
UNIVERSITY CITY, MO

CONCEPT FUEL ELEVATIONS



CONSTRUCTION DRAWINGS

COSTCO WHOLESale DEVELOPMENT

MARKET AT OLIVE

UNIVERSITY CITY, MISSOURI

OWNER:
COSTCO WHOLESale
 10000 UNIVERSITY AVENUE
 BELLINGHAM, WASHINGTON 98227
 (425) 313-9100

ENGINEER:
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)
 cec@cecinc.com

ARCHITECT:
M&Z
 1001 SECOND AVENUE, SUITE 1100
 SEATTLE, WASHINGTON 98101
 CONTACT: RISA YU
 (206) 462-4800
 (206) 462-4800 (fax)
 RISA.YU@MZARCH.COM

UTILITY CONTACTS:

WATER & SEWER
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)

WATER
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)

SEWER
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)

STORM SEWER
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)

TELEPHONE
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)

POWER
 MISSOURI DEPARTMENT OF HEALTH
 1000 UNIVERSITY AVENUE, SUITE 100
 UNIVERSITY CITY, MISSOURI 63101
 (314) 862-8800
 (314) 862-8888 (fax)

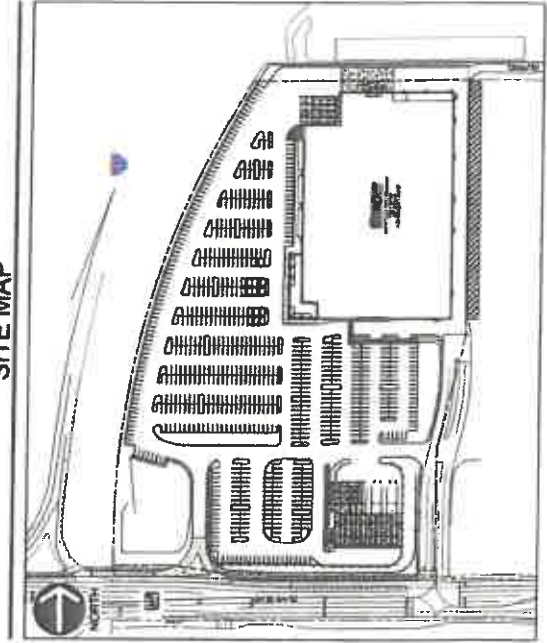
VICINITY MAP



REGIONAL MAP



SITE MAP



PROJECT DATA

DATE: 08/11/2011
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NAME: COSTCO WHOLESale DEVELOPMENT
 SITE DATA: 1000 UNIVERSITY AVENUE, SUITE 100, UNIVERSITY CITY, MO 63101
 TOTAL AREA: 1.15 ACRES (50,000 SQ FT)

PERMITS

APPROVED: [Signature]
 CITY OF UNIVERSITY CITY
 DATE: 08/11/2011

BUILDING DATA:

TOTAL INCLUDES: 110,000 SQ FT
 TOTAL EXCLUDES: 10,000 SQ FT
 TOTAL: 120,000 SQ FT

ADDITIONAL DATA:

ADDITIONAL: 10,000 SQ FT
 TOTAL: 130,000 SQ FT

PARKING DATA:

TOTAL SPACES: 100
 TOTAL: 100

NOTES:

1. SEE ARCHITECT'S DRAWINGS FOR DETAILS.
 2. SEE CIVIL ENGINEER'S DRAWINGS FOR DETAILS.
 3. SEE ELECTRICAL ENGINEER'S DRAWINGS FOR DETAILS.
 4. SEE MECHANICAL ENGINEER'S DRAWINGS FOR DETAILS.
 5. SEE PLUMBING ENGINEER'S DRAWINGS FOR DETAILS.
 6. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS.
 7. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS.
 8. SEE TRAFFIC ENGINEER'S DRAWINGS FOR DETAILS.
 9. SEE ENVIRONMENTAL ENGINEER'S DRAWINGS FOR DETAILS.
 10. SEE GEOTECHNICAL ENGINEER'S DRAWINGS FOR DETAILS.

SHEET LIST

NO.	NAME	TITLE
01	COVER	COVER
02	SITE LAYOUT PLAN	SITE LAYOUT PLAN
03	CONSTRUCTION PLAN	CONSTRUCTION PLAN
04	UTILITY PLAN	UTILITY PLAN

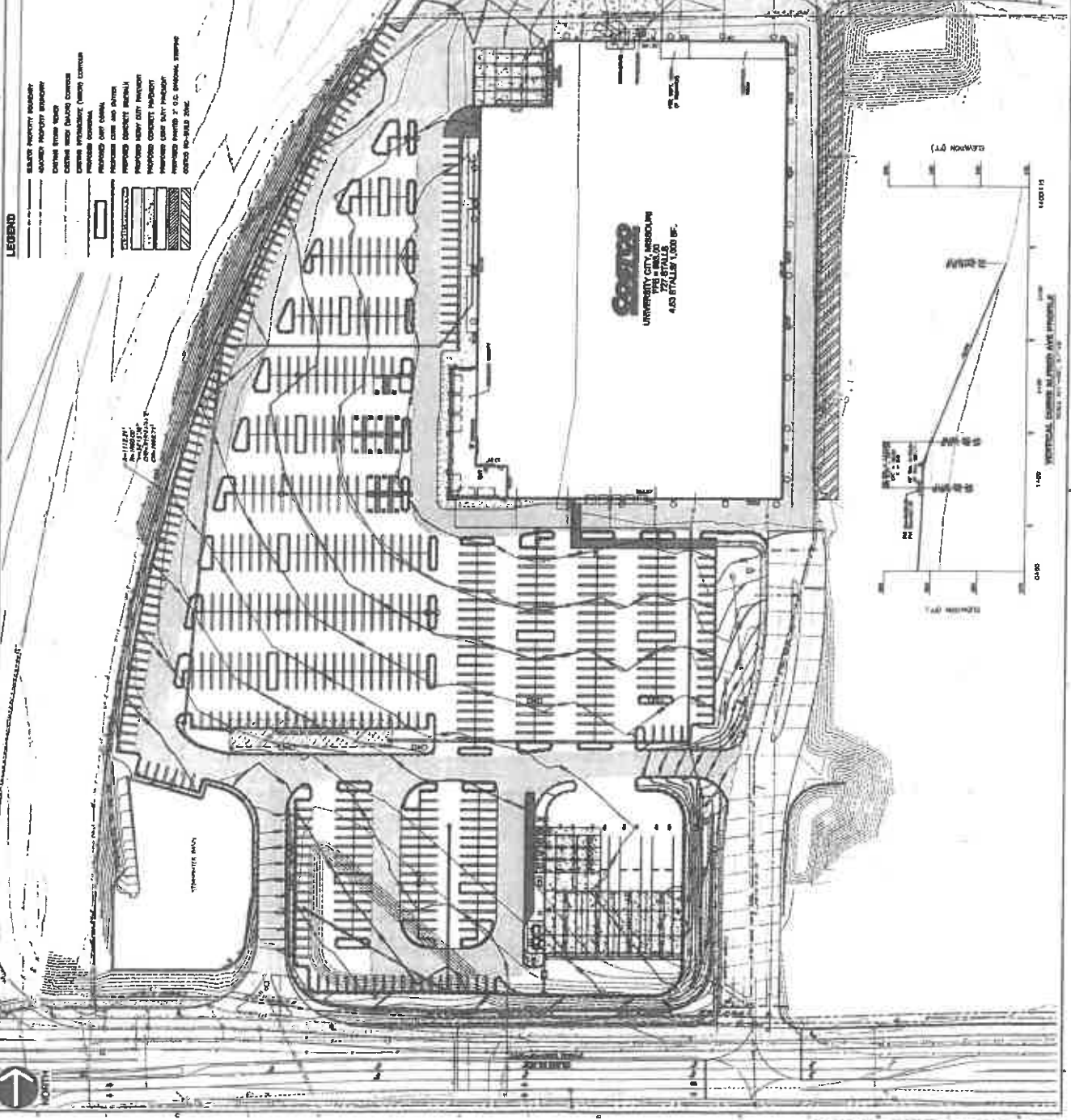
MSD P#-
DRAWING PLAN

COSTCO
UNIVERSITY CITY, MISSOURI

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

CFP
CIVIL & ENVIRONMENTAL ENGINEERS, INC.
11400 E. 12TH AVE. SUITE 200
DENVER, CO 80231
TEL: 303.751.1100 FAX: 303.751.1101

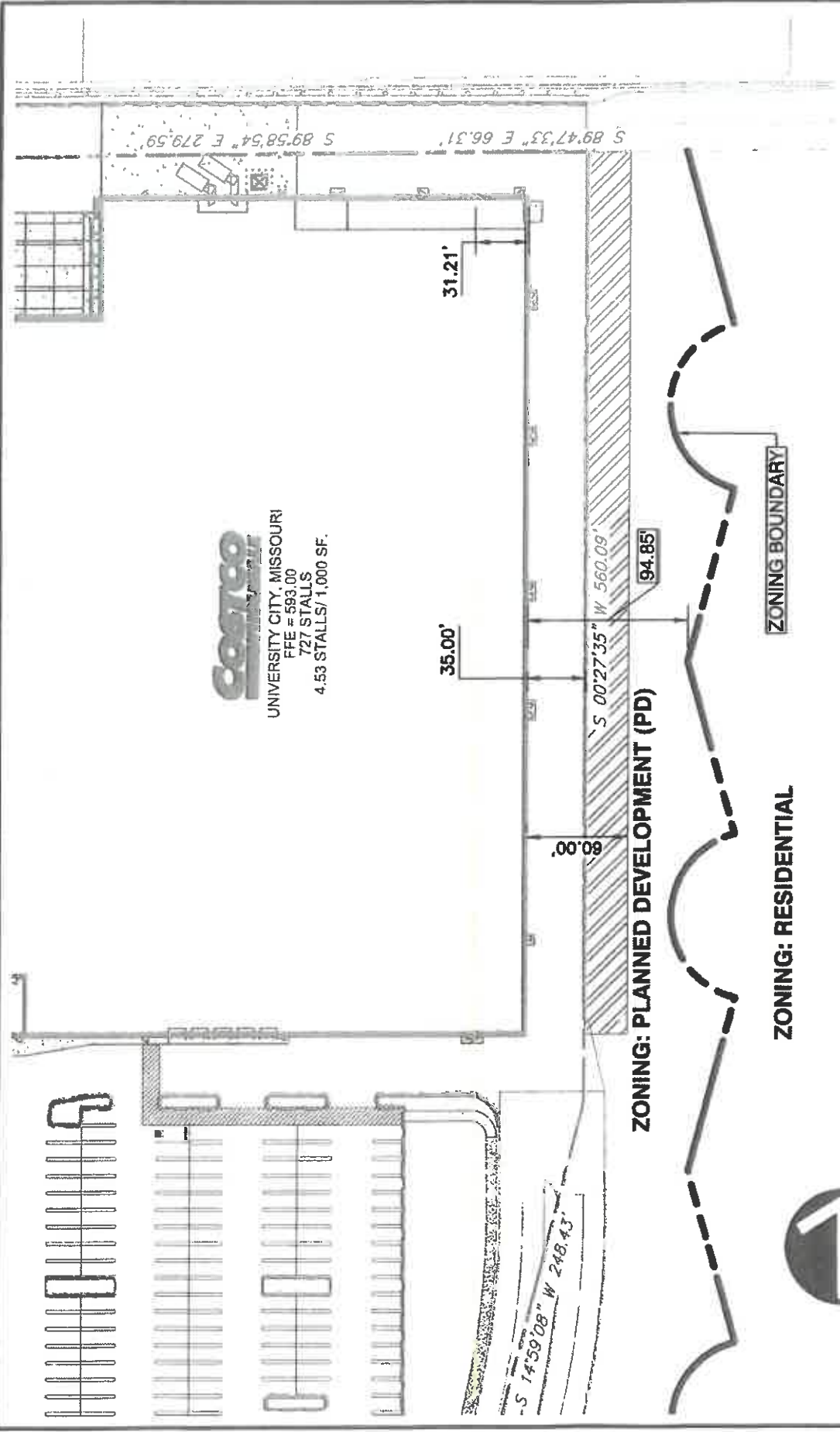
- CONCRETE SLAB ON GRADE WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE WALLS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE FLOOR WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE ROOF WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE CURBS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE STAIRS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE FOUNDATION WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE PAVEMENT WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE DRIVEWAYS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE SIDEWALKS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE PATIOS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE TERRACES WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE BALCONIES WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE PORCHES WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE DECKS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE STAIRS WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE FOUNDATION WITH 4" MIN. CONC. (SEE PLAN)
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- CONCRETE BALCONIES WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE PORCHES WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE DECKS WITH 4" MIN. CONC. (SEE PLAN)



LEGEND

- CONCRETE SLAB ON GRADE WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE WALLS WITH 4" MIN. CONC. (SEE PLAN)
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- CONCRETE PORCHES WITH 4" MIN. CONC. (SEE PLAN)
- CONCRETE DECKS WITH 4" MIN. CONC. (SEE PLAN)

A:\2019\193-1831-CADD\DWG\C103-Costco SDP\193183-C103-C200.dwg[EXHIBIT A] LS(11/14/2020 - cnages) - LP: 11/14/2020 4:53 PM



COSTCO
 UNIVERSITY CITY, MISSOURI
 FFE = 593.00
 727 STALLS
 4.53 STALLS/ 1,000 SF.

ZONING: RESIDENTIAL



Civil & Environmental Consultants, Inc.
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
 314-658-4566 · 866-250-3679
 www.cecinc.com



University City, Missouri
ZONING ADJACENCY

NORTH

SCALE IN FEET



*HAND SIGNATURE ON FILE

DRAWN BY:

DATE:

CAC [CHECKED BY:]

DRK [APPROVED BY:]

DRK* EXHIBIT:

F - 1 - 20

193-183

1"=80'

NOV. 2020

DWG SCALE:

PROJECT NO:

193-183

A