

RESOLUTION 2021-9

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.

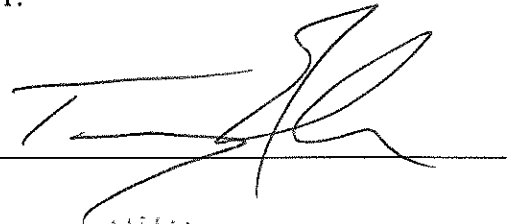
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MO AS FOLLOWS:

The City Council hereby authorizes the preparation of the final development plan for a development on or near Delmar Boulevard, between McKnight Place and Kingdel Avenue, to be known as "Avenir." 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 original plans submitted and dated August 2020, as amended, with the approved application, attached hereto as "Exhibit A" and incorporated by reference. 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 for the development site, Ordinance No. 7152, simultaneously approved.
3. The maximum number of dwelling units permitted shall be limited to 265 units.
4. A conditional use permit is obtained to reduce the required setbacks to accommodate the proposed 6-foot encroachments on Kingdel Drive and Delmar Boulevard property lines, and to increase the Floor Area Ratio to 1.09, prior to approval of the final development plan.
5. All applicable boundary adjustments, right-of-way vacations and dedications are completed prior to approval of the final development plan.
6. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
7. All vehicle parking and bicycle rack requirements are met upon City Engineer review and verification prior to approval of the final development plan.
8. 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.


9. 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.
10. A Lot Consolidation shall be completed and Final Plat Recorded Prior to issuance of building permits.
11. 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 14th day of June 2021.

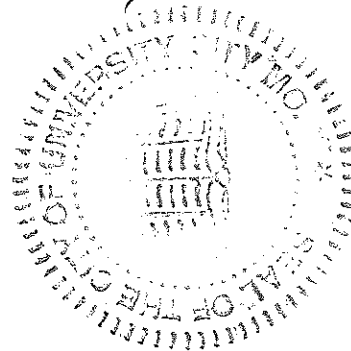


Mayor

ATTEST:



City Clerk



“Exhibit A”