

**RESOLUTION 2022-2
AMENDED**

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. That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
2. Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
3. Per the Developer, dog waste stations and signage will be located at the building exits.
4. Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) the access from Kingdel Drive to the courtyard and building shall be for emergency purposes only.
5. That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings.
6. That any light produced by exterior lighting shall remain within the property lines.
7. That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction.
8. That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester.
9. That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester.
10. The maximum number of dwelling units permitted shall be 262 units.
11. The building and property shall be developed, constructed and maintained in compliance with the Avenir Final Development Plan dated February 15, 2022, attached hereto as "Exhibit A" and incorporated by reference. The height of and mass shall be restricted to that shown thereon.

12. Conditions of Conditional Use Permit CUP 22-04 shall be incorporated into the Final Development Plan.
13. All applicable boundary adjustments, right-of-way vacations and dedications are completed prior to approval of the Final Development Plan.
14. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
15. All vehicle parking and bicycle rack requirements are met upon City Engineer review and verification prior to approval of the Final Development Plan.
16. A detailed Landscape Plan shall be submitted to the Director of Planning and Development for approval, in conjunction with a review by the City Forestry Supervisor.
17. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and 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 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.
18. A Lot Consolidation shall be completed, and the final plat recorded prior to issuance of building permits.
19. The land uses and developments shall comply with the Zoning Map amendment for the development site, Ordinance No. 7175, simultaneously approved.
20. 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 April, 2022



Mayor

ATTEST



City Clerk

City Clerk

