

RESOLUTION 2022-4

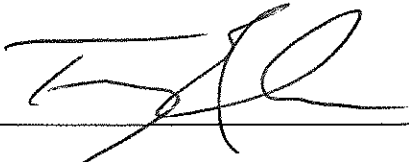
WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development 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 a development at 1170 – 1194 Briscoe Place and 8612 – 8640 Olive Boulevard, to be known as “Market at Olive Phase II”. The proposed structures shall be developed with the following conditions:

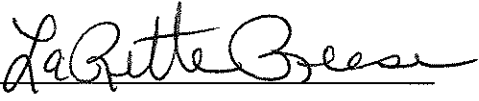
1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and attached as “Exhibit A” to this resolution. The footprint and general layout are subject to the plans dated April 20, 2022. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The land uses associated with this development shall be those permitted in the GC – General Commercial District.
3. A detailed construction traffic and parking plan shall be submitted for review and approval with the Site Plan.
4. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
5. A landscape plan shall be submitted for review and approval with the Final Development Plan.
6. A lot consolidation shall be completed, and final plat recorded prior to issuance of building permits.
7. Pylon signs for the development shall be those approved by the Plan Commission on April 27, 2022. There shall be no monument signs for individual buildings. Directional signage for individual stores shall be as approved on the Final Development Plan and tenant finishes.
8. 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 9th day of May, 2022



Mayor

ATTEST



City Clerk

