

INTRODUCED BY: Councilmember Steve McMahon

DATE: July 11, 2022

BILL NO. 9474

ORDINANCE NO. 7190

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED TRU HOTEL DEVELOPMENT LOCATED AT 711 KINGSLAND AVENUE.

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on July 13, 2020, by Resolution 2020-7, for the development project known as “Tru Hotel” in a Planned Development – Commercial (PD-C) District in the City of University City, and the City Council authorized the submittal of a Final Development Plan; and

WHEREAS, a Final Development Plan dated June 21, 2022, has been submitted for review and approval on behalf of TriStar Properties; 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 July 27, 2022, the University City Plan Commission considered and recommended to the City Council of University City approval of the Final Development Plan; and

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 “Tru Hotel” 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 Final Development Plan shall include the following additional conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and attached as “Exhibit A.” The footprint and general layout are subject to the plans dated June 21, 2022 and the architectural components are subject to the plans dated May 26, 2020. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.

3. 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.

Section 4. The City Clerk is hereby directed to endorse upon the Final Development Plan the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 8th day of August, 2022.



MAYOR

ATTEST:



CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

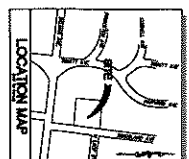
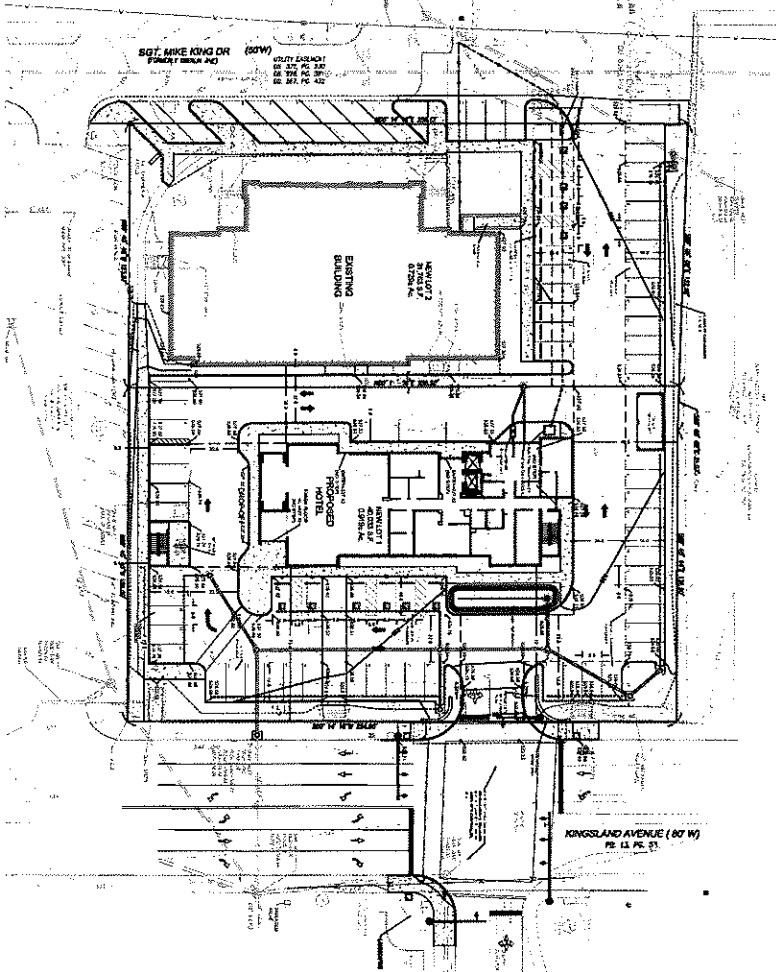


CITY ATTORNEY



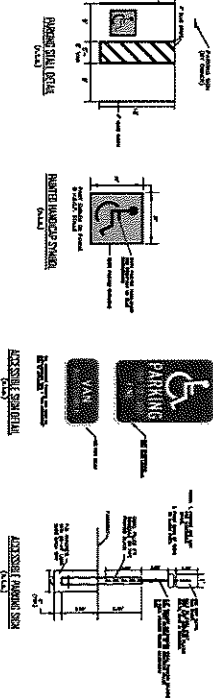
EXHIBIT A

FINAL DEVELOPMENT PLAN
 OF
 PART OF LOTS 4 AND 5 AND LOTS 6 THRU 8 OF BLOCK 1 OF
 UNIVERSITY HEIGHTS, PER PLAT BOOK 5, PAGE 14 AND PART OF LOT 9 OF THE
 SUBDIVISION OF CLEMENS ESTATE, PER PLAT BOOK 2, PAGE 42, LOCATED
 IN U.S. SURVEY 376, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 6TH P.M.
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



- NOTES:**
1. SHADY AREAS IN THIS DEVELOPMENT ARE SHOWN FOR INFORMATION ONLY. THE SHADY AREAS ARE NOT TO BE CONSIDERED AS A PART OF THE DEVELOPMENT.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECT.
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ST. LOUIS COUNTY BENCHMARK:
 ELEVATION: 400.00
 BENCHMARK: 11111111
 PREPARED FOR:
 TRU HOTEL DEVELOPMENT
 12877 Olive Blvd, Suite 510
 St. Louis, MO 63141
 314-291-0889



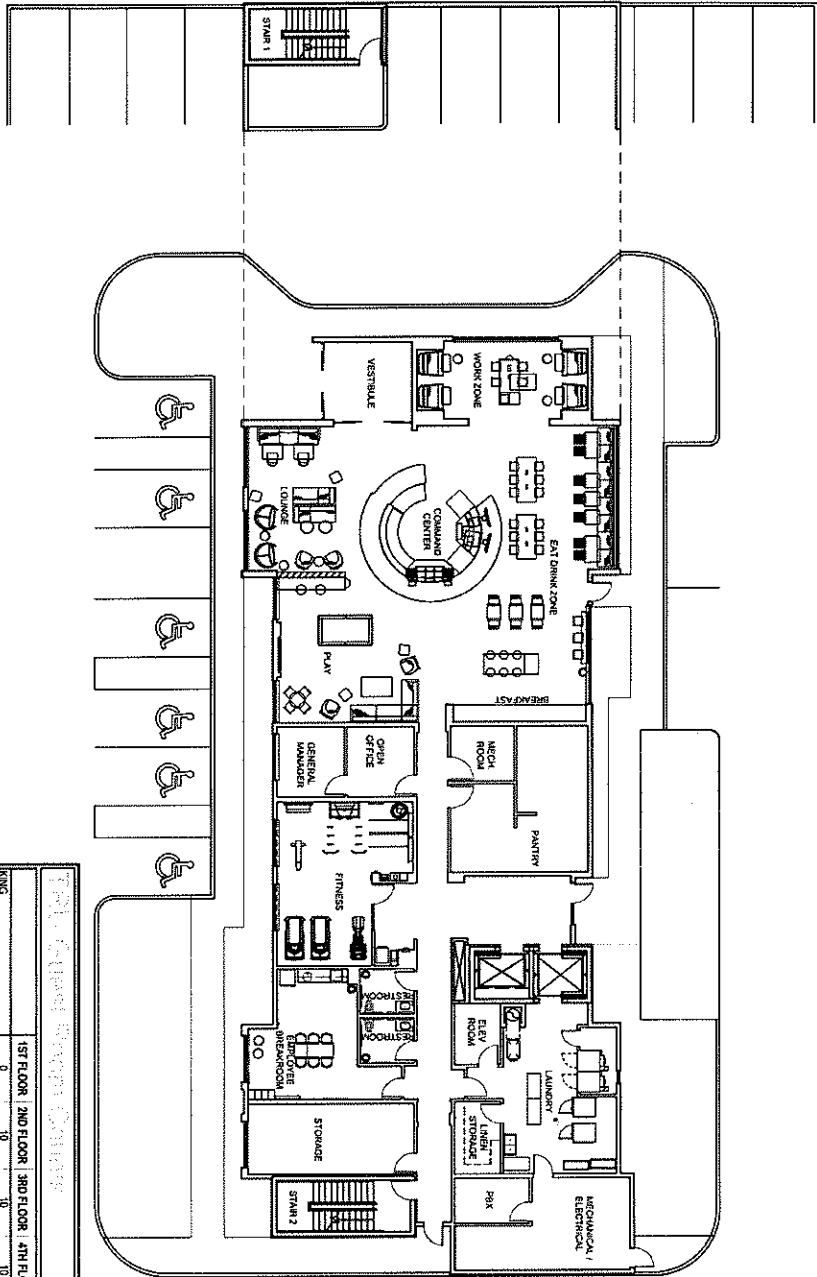
NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PREPARED			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			

FINAL DEVELOPMENT PLAN
TRU HOTEL DEVELOPMENT
 711 KINGSLAND AVE.
 UNIVERSITY CITY, MISSOURI
 63130

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 252 Chesterfield Business Parkway
 St. Louis, MO 63124
 P: (314) 291-0889
 F: (314) 291-0889
 www.stockandassociates.com
 info@stockandassociates.com

C1.0

EXHIBIT A



TRU Hotel Program Schedule

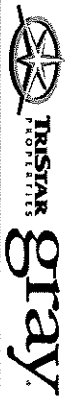
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
WING - AOC	0	10	10	10	10	40
WING - ELEV	0	0	0	0	0	0
POORIE OFFICE - AOC	0	15	15	15	15	60
POORIE OFFICE - ELEV	0	1	1	1	1	4
AREA CALCULATION	7,645 SF	10,689 SF	10,689 SF	10,689 SF	10,689 SF	50,401 SF
TOTAL	0	21	21	21	21	108 NETS
APPROX. ENERGIED FLOOR	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	

FIRST FLOOR PLAN

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

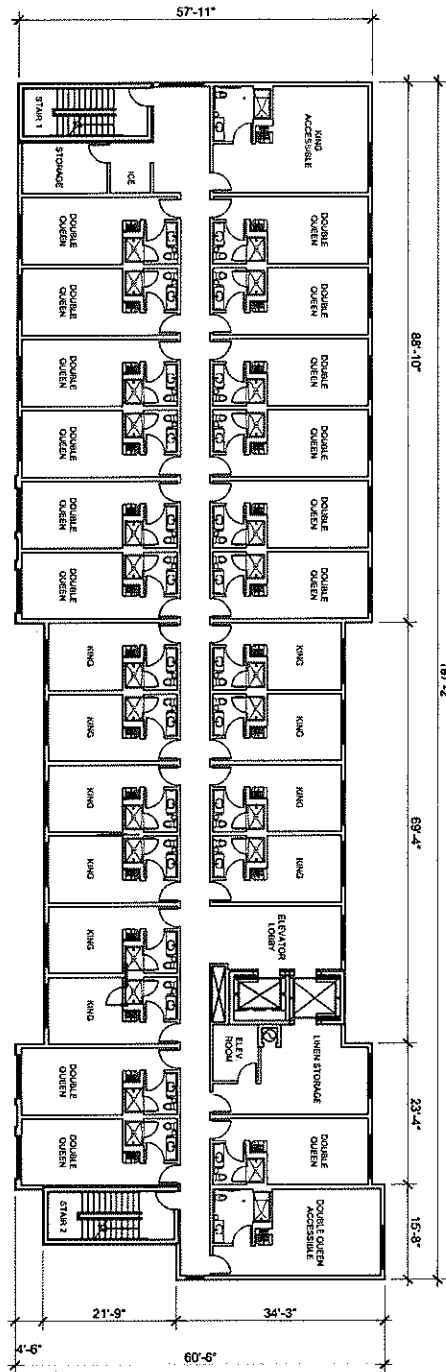
TRU HOTEL

711 KINGSLAND AVE
UNIVERSITY CITY, MISSOURI 63130



11/19/2006
11.15.2015

EXHIBIT A



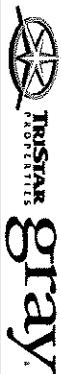
TRU HOTEL - UPPER FLOOR									
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL			
KING - ACC	0	1	1	0	0	2			
DOUBLE QUEEN	0	15	15	15	15	60			
DOUBLE QUEEN - ACC	0	1	1	1	1	4			
AREA CALCULATION	7,645 SF	10,629 SF	10,629 SF	10,629 SF	10,629 SF	50,401 SF			
TOTAL	0	27	27	27	27	108 KEYS			
APPROX UNFINISHED FLOOR	0	0	0	0	0				

UPPER FLOOR PLAN

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

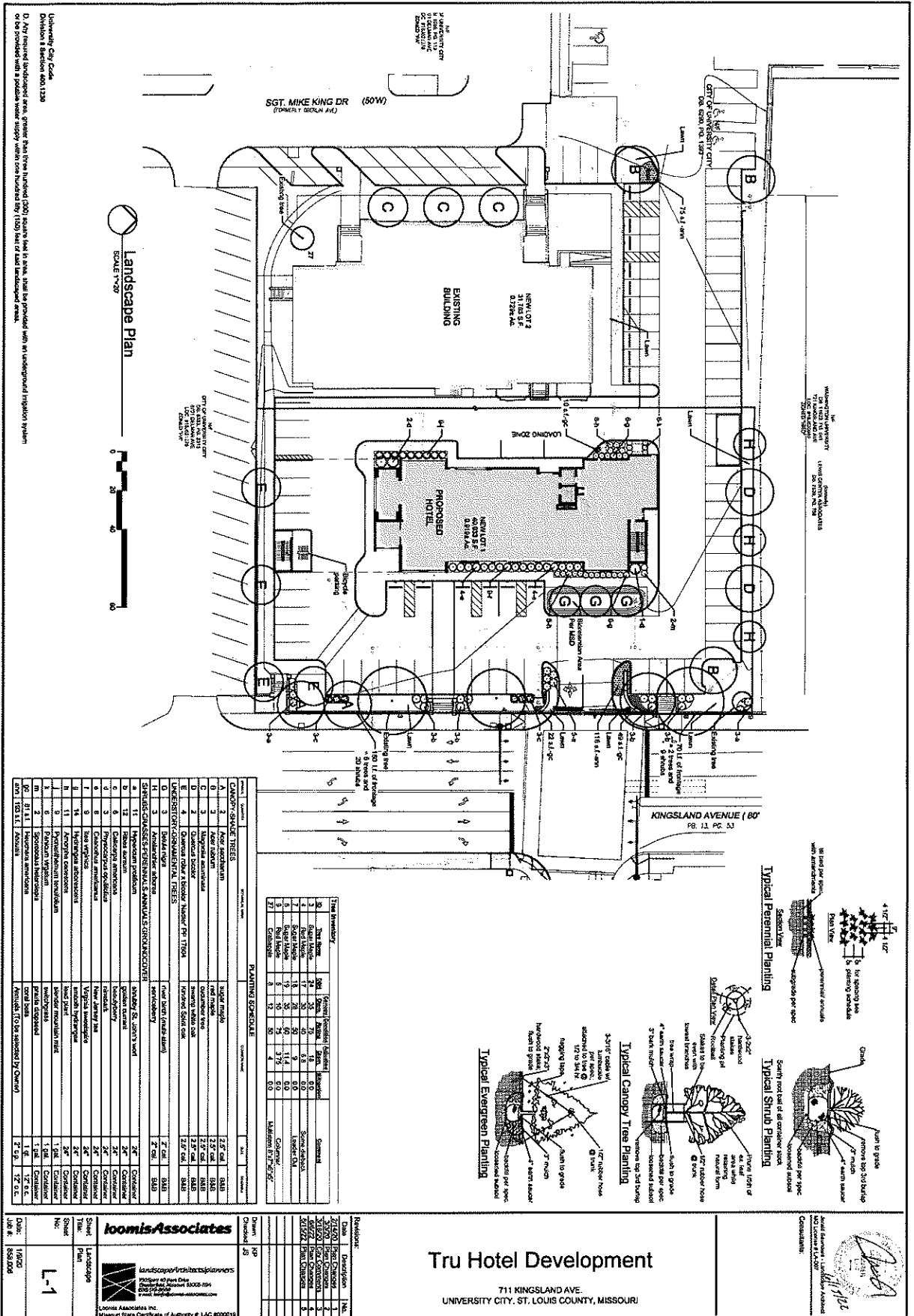
TRU HOTEL

711 WASHINGTON AVE
UMBERTON CITY, MISSOURI 63130



11/19/2000
11.11.2000

EXHIBIT A



Tru Hotel Development

711 KINGSLAND AVE
UNIVERSITY CITY, ST. LOUIS, MISSOURI

