

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: October 10, 2022

BILL NO. Bill 9488

ORDINANCE NO. 7205

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR
PHASE II OF THE PROPOSED MARKET AT OLIVE DEVELOPMENT
LOCATED AT 8630 OLIVE BOULEVARD.**

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on May 9, 2022 by Resolution No. 2022-4, for the development project known as “Market at Olive, Phase II” 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 November 19, 2021, has been submitted for review and approval; 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 September 28, 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 plat was approved by Ordinance No. 7177 on April 25, 2022 and by Ordinance No. 7200 on September 27, 2022.

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 “Market at Olive, Phase II” 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 buildings and property shall be developed, constructed and maintained in compliance with the plans submitted and attached. The footprint and general layout are subject to the plans dated November 19, 2021. 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 as may be approved by Conditional Use Permits for Lot 9 and Lot 10.
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 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.
4. The Landscape Plan shall be approved by the Director of Planning and Development.

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 24th day of October, 2022.


MAYOR

ATTEST:


CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:


CITY ATTORNEY

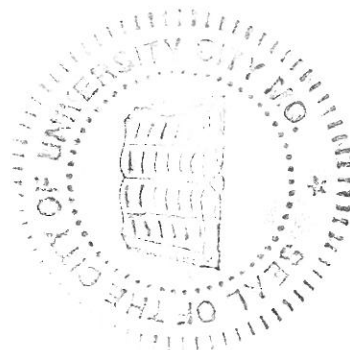
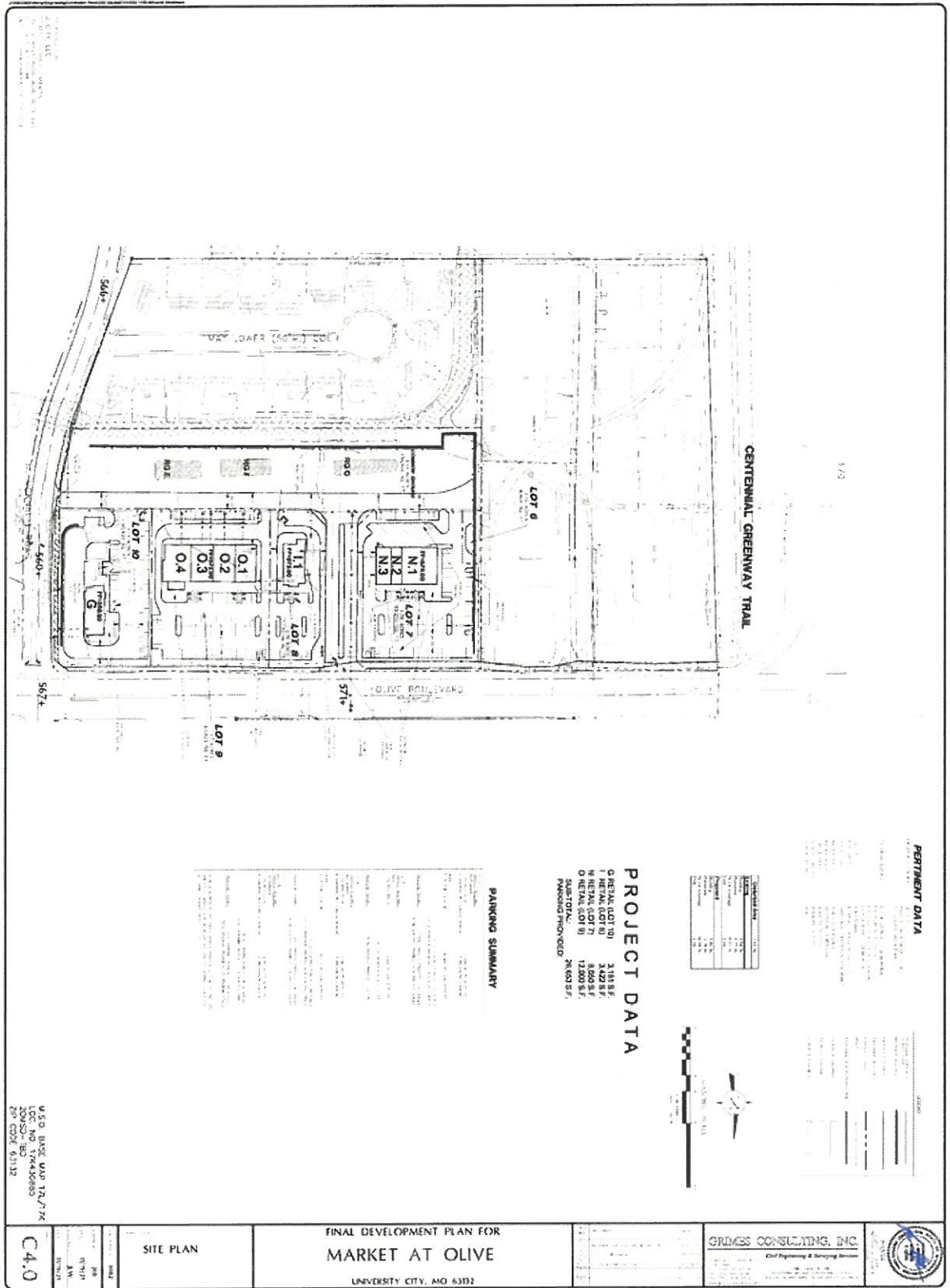


Exhibit A



PERMIT DATA

Item	Description	Value
1	PERMIT FEE	1000.00
2	INSURANCE	5000.00
3	STAMPING	2000.00
4	REVIEW	1500.00
5	OTHER	0.00
TOTAL		9500.00

PROJECT DATA

0 RETAIL (LOT 10)	3,188 S.F.
1 RETAIL (LOT 9)	3,000 S.F.
2 RETAIL (LOT 8)	12,000 S.F.
3 RETAIL (LOT 8)	28,600 S.F.
SUB-TOTAL	36,788 S.F.
PARKING PROVIDED	28,600 S.F.

PARKING SUMMARY

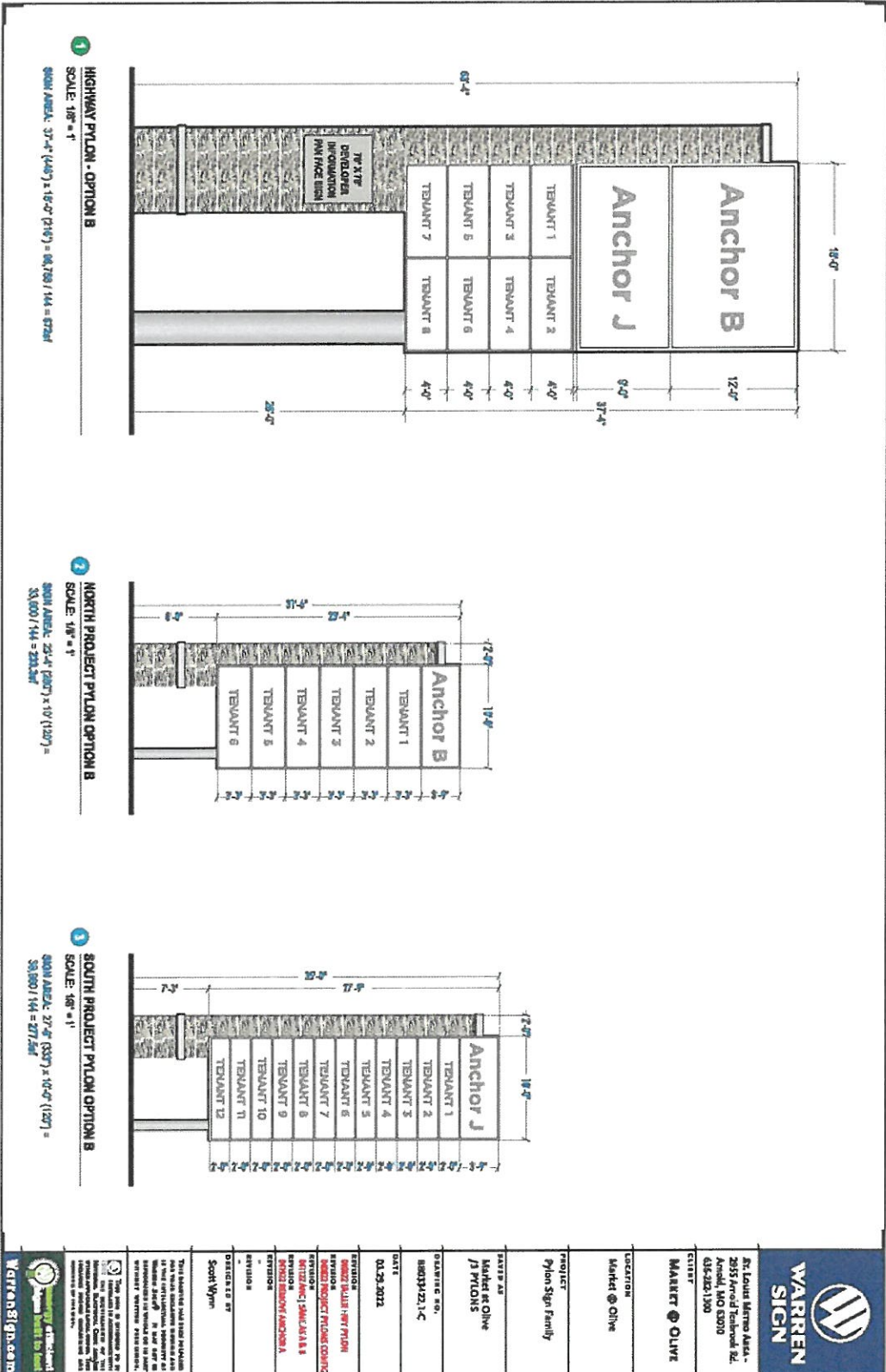
Lot	Area (S.F.)	Notes
LOT 10	3,188	Retail
LOT 9	3,000	Retail
LOT 8	12,000	Retail
LOT 8	28,600	Retail
TOTAL	36,788	

U.S.G. BANK AND TRUST
 UCC NO. 201408000
 20150201-02
 201 CODE 63112

<p>C4.0</p>	<p>SITE PLAN</p>	<p>FINAL DEVELOPMENT PLAN FOR MARKET AT OLIVE</p> <p>UNIVERSITY CITY, MO 63102</p>	<p>GRIMES CONSULTING, INC. Civil Engineering & Surveying Services</p>
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Exhibit A

P-146 NOTE: B VISIBLE ON THE FRONT, THE DRAWING HAS NOT BEEN PROVIDED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PROJECT OPTION B SIGN FAMILY.



St. Louis Metro Area -
 2955 Ferndale Boulevard, St. Louis, MO 63103
 (314) 252-1300

CITY: MARKET @ OLIVE

LOCATION: MARKET @ OLIVE

PROJECT: Pylon Sign Family

DATE: MARKET @ OLIVE
 J1 PYLONS

DRAWING NO.: B0111421.1-C
 DATE: 01-25-2012

REVISION: SIGN SIZE IN OPTION B
 REVISION: HAZARD INDICATOR PYLON CONTR.

REVISION: KITCHEN(S) SIGN FAMILY
 REVISION: KITCHEN REMOVE ARCHWAY A

DESIGNED BY: Scott Wynn

This drawing and final details are the property of Warren Sign Family. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Warren Sign Family.





**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	UB20221024-02
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SUBJECT/TITLE: Final Development Plan Approval – Adoption of an ordinance to approve the Final Development Plan for Phase II of the Market at Olive Development.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 3	
AGENDA SECTION:	Unfinished Business Bill 9488	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the ordinance for the Final Development Plan for Phase II of the Market at Olive Development
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CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Draft Ordinance and the Final Development Plan.	

LIST CITY COUNCIL GOALS (S): Encourage High Quality Growth	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	October 24, 2022