

RESOLUTION 2022-14

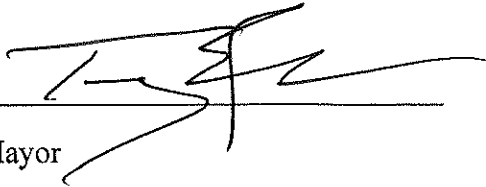
WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development 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 on Lot A and Common Ground 2 for the development to be known as "Market at Olive Plat IV". 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 September 6, 2022. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The use associated with this development shall be for a restaurant, including drive-through facilities.
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 and pursuant to a Conditional Use Permit for the site lowering the number of parking spaces from 59 to 54, as approved by the City Council on November 14, 2022.
5. A landscape plan shall be submitted for review and approval to the Department of Planning and Development.
6. Pylon signs for the development shall be those approved by Ordinance Number 7184. 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.
7. 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 November, 2022

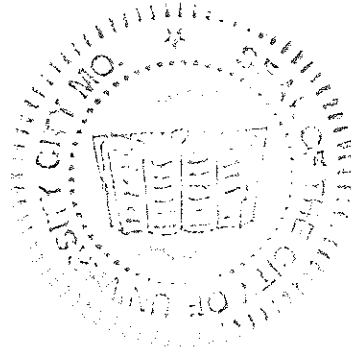


Mayor

ATTEST



City Clerk



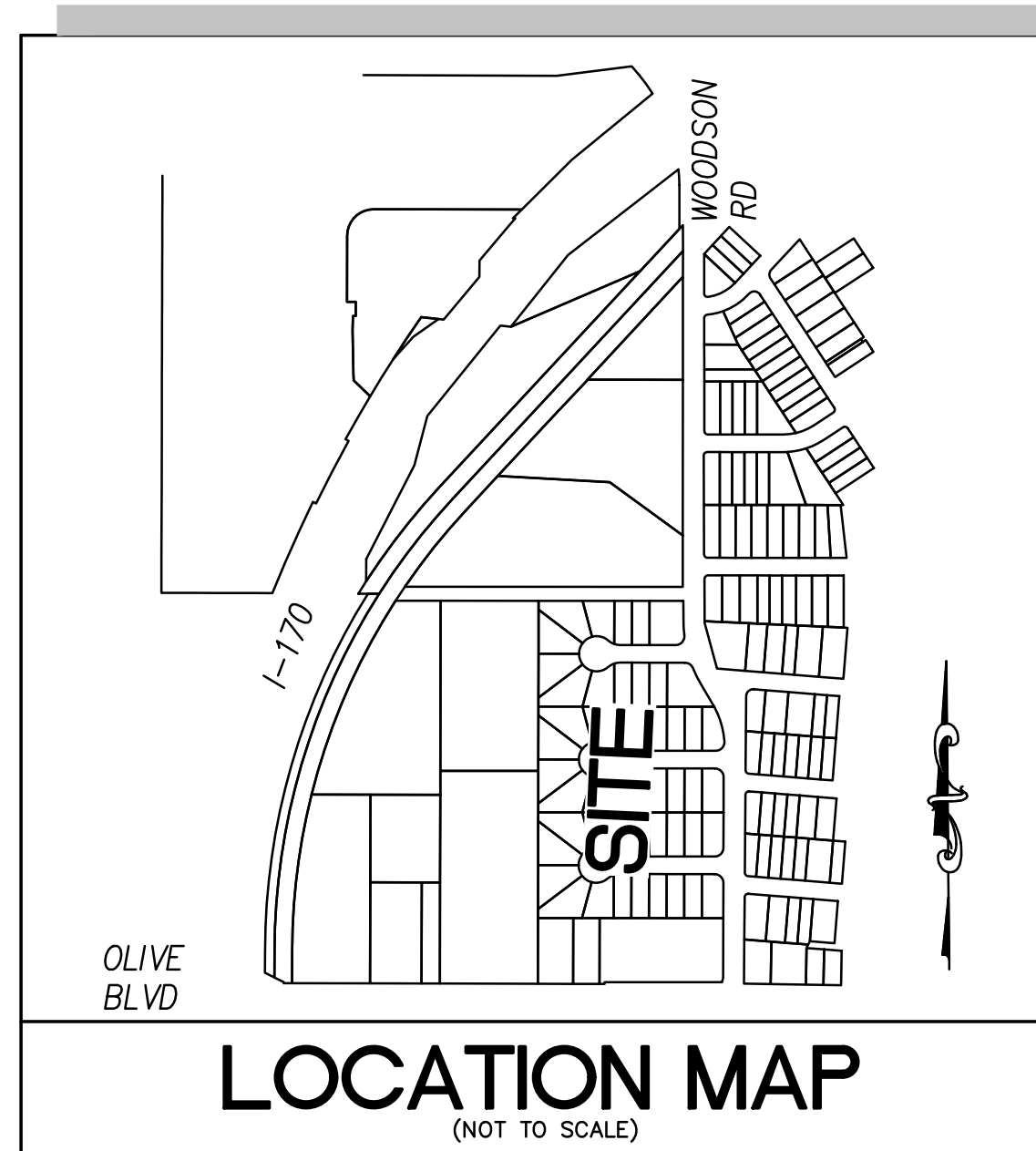
MARKET AT OLIVE NORTH- LOT A AND COMMON GROUND 2

A TRACT OF LAND BEING LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 1, LOTS 1 THRU 7, AND 12 THRU 18 OF BLOCK 2 AND LOT 1 THRU 5 AND LOTS 11 THRU 13 OF BLOCK 3 OF ST. PATRICK COURTS AS PER PLAT BOOK 48 PAGE 33 LOCATED IN TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY AND FINAL DEVELOPMENT PLAN

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	ELECTRIC BREAKER
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
NW	NOW OR FORMERLY
PL	PLAT BOOK
PAC	PAC
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SC	SQUARE
T	TO BE REMOVED
TBR	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING & PROPOSED PROPERTY LINES
C3.0	EXISTING CONDITIONS/DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	SITE & GRADING PLAN
C6.0	SITE UTILITY PLAN

SITE COVERAGE

PROPOSED SITE COVERAGE=73.7%
1.69 AC BUILDING/DRIVES/PARKING
2.28 ACRES TOTAL
1.69 AC/2.28 AC= 73.7%

SITE INFORMATION

OWNER	= U CITY LLC/U CITY LLC UNDER CONTRACT*
	* 8614 ELMORE AND 8600 ELMORE ARE UNDER CONTRACT, THE REST ARE OWNED
CITY	= UNIVERSITY CITY
FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T
FLOOD MAPS	= 29189C0211K
EXISTING ZONING	= SEE SHEET C2.0
PROPOSED ZONING	= PD-C PLANNED DEVELOPMENT COMMERCIAL
SITE AREA	= 2.28 AC (LOT A & COMMON GROUND 2)
	11.72 ACRES (ENTIRE MARKET AT OLIVE PLAT 4)

PARKING CALCULATIONS

CHICK-FIL-A (LOT A)

REQUIRED PARKING:	
RESTAURANT	1 SPACE PER 75 SQUARE FEET GROSS FLOOR AREA
	4,930 SQ FT/75=65.7 SPACES
	(LESS 10% REDUCTION FOR TRANSIT) (6.57 SPACES)
SPACES REQUIRED:	59 SPACES

PROPOSED PARKING:	
TOTAL	58 SPACES
INCLUDING 3 ADA SPACES (1 VAN ACCESSIBLE)	

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#15111 M10088 Ev = 567.33
Cut "L" on the northeast corner of the easternmost of two traffic signal control boxes situated southwest of the intersection of Olive Boulevard with McKnight Road from the south and Woodson Road from the north, roughly 51' west of centerline McKnight Road and 41' south of centerline Olive Boulevard.

GENERAL NOTES:
1) Basis of Bearings Missouri State Plane Grid North

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.



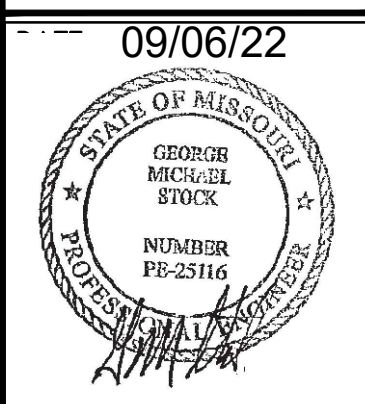
Common Ground 2 Description
A tract of land being part of Lots 1-7 of Block 1 and part of Vacated Elmore Court both of St. Patrick Courts, as recorded in Plat Book 48 Page 33, and part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:
Beginning the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along the common line between Lots 1 and 2 of said Market and Olive, the following courses and distances: North 00 degrees 28 minutes 14 seconds East, 200.84 feet; North 14 degrees 59 minutes 08 seconds East, 248.43 feet and North 00 degrees 27 minutes 35 seconds East, 55.19 feet; thence departing said common line, the following courses and distances: South 89 degrees 32 minutes 25 seconds East, 2.17 feet; South 07 degrees 52 minutes 59 seconds East, 70.14 feet; South 00 degrees 01 minute 50 seconds West, 44.27 feet to the beginning of a non-tangent curve to the right having a radius of 592.00 feet; thence along said curve with an arc length of 88.44 feet and a chord which bears South 04 degrees 05 minutes 47 seconds West, 88.35 feet; South 00 degrees 19 minutes 19 seconds West, 89.04 feet; to the beginning of a non-tangent curve to the left having a radius of 19.00 feet; along said curve with an arc length of 10.15 feet and a chord which bears South 74 degrees 13 minutes 49 seconds East, 10.03 feet and South 88 degrees 31 minutes 35 seconds East, 441.28 feet to the west line of that part of vacated Elmore Court, 50 feet wide and Lot 1 of Block 1 of above said St. Patrick Courts as dedicated to St. Louis County, Missouri; thence along said west line, South 01 degree 59 minutes 59 seconds East, 8.04 feet and South 00 degrees 13 minutes 21 seconds East, 33.03 feet; thence departing said west line the following courses and distances: North 89 degrees 23 minutes 43 seconds West, 7.00 feet; North 47 degrees 43 minutes 16 seconds West, 14.07 feet; North 00 degrees 24 minutes 53 seconds East, 7.00 feet; North 89 degrees 37 minutes 58 seconds West, 198.24 feet; South 00 degrees 31 minutes 21 seconds West, 23.02 feet; North 89 degrees 59 minutes 31 seconds West, 227.63 feet to the beginning of a curve to the left having a radius of 42.00 feet and a chord which bears South 46 degrees 46 minutes 11 seconds West, 67.54 feet; South 03 degrees 31 minutes 53 seconds West, 58.36 feet and South 00 degrees 27 minutes 39 seconds West, 157.03 feet to the north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, North 87 degrees 34 minutes 10 seconds West, 33.00 feet to the POINT OF BEGINNING.
Containing 37,588 square feet or 0.862 acres, more or less.

LOT A Description
A tract of land being part of Lots 5-7 of Block 1 of St. Patrick Courts, as recorded in Plat Book 40 Page 33, part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 and part of Lots 2 and 3 of the Subdivision of CHARLES H. GIERS ESTATE, Section 4 & 5, Township 48 North, Range 6 East, according to the plat thereof recorded in Plat Book 9 on page 3 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:
Commencing at the southwest corner of above Lot 2 of Market and Olive, said point also being located on the north right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line South 87 degrees 34 minutes 10 seconds East, 33.00 feet to the POINT OF BEGINNING of the herein described tract; thence departing said right-of-way line the following courses and distances: North 00 degrees 27 minutes 35 seconds East, 157.03 feet; North 03 degrees 31 minutes 53 seconds East, 58.36 feet to the beginning of a curve to the right having a radius of 42.00 feet; along said curve with an arc length of 63.39 feet and a chord which bears North 46 degrees 46 minutes 11 seconds East, 67.54 feet; South 89 degrees 59 minutes 31 seconds East, 201.39 feet and South 00 degrees 27 minutes 35 seconds West, 250.41 feet to that part of above said Lot 2 and 3 of CHARLES H. GIERS ESTATE to be dedicated to Missouri Department of Transportation; thence along said proposed right-of-way, South 89 degrees 49 minutes 17 seconds West, 2.50 feet and South 88 degrees 59 minutes 09 seconds West, 238.28 feet to the existing north right-of-way line of above said Olive Boulevard; thence along said right-of-way line, South 88 degrees 49 minutes 30 seconds West, 6.00 feet and North 87 degrees 54 minutes 10 seconds West, 1.45 feet to the POINT OF BEGINNING.
Containing 81,581 square feet or 1.414 acres, more or less.

PREPARED FOR:
SENECA & CHAPMAN VENTURES LLC
1600 S. BRENTWOOD BLVD., SUITE 770
ST. LOUIS, MO. 63144
ATTN: MR. LARRY CHAPMAN-PRINCIPAL

PRELIMINARY/FINAL DEVELOPMENT PLANS FOR:
**MARKET AT OLIVE NORTH-
LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

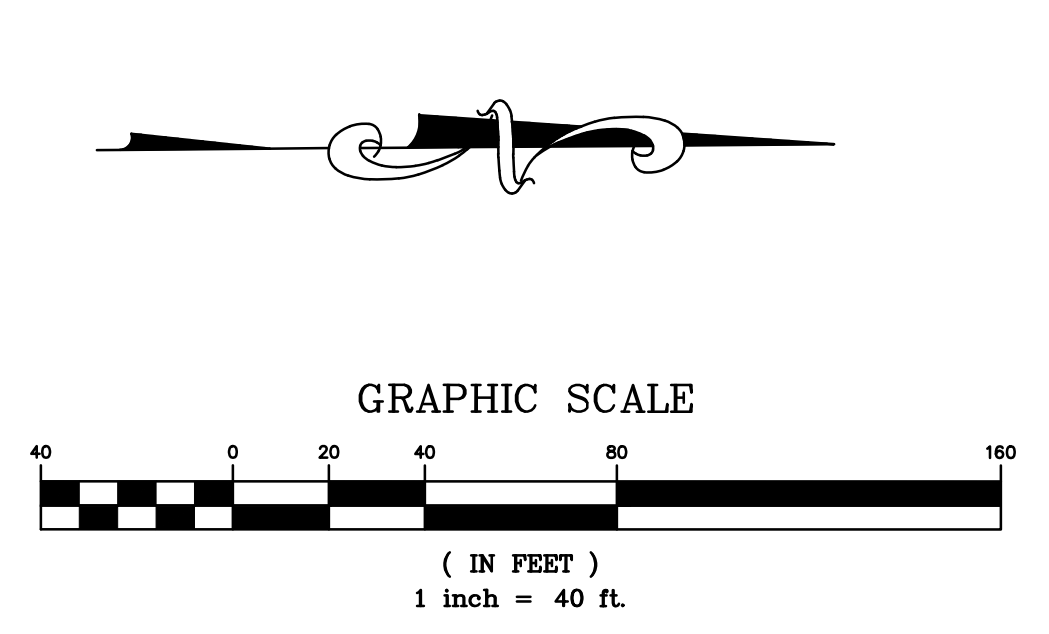
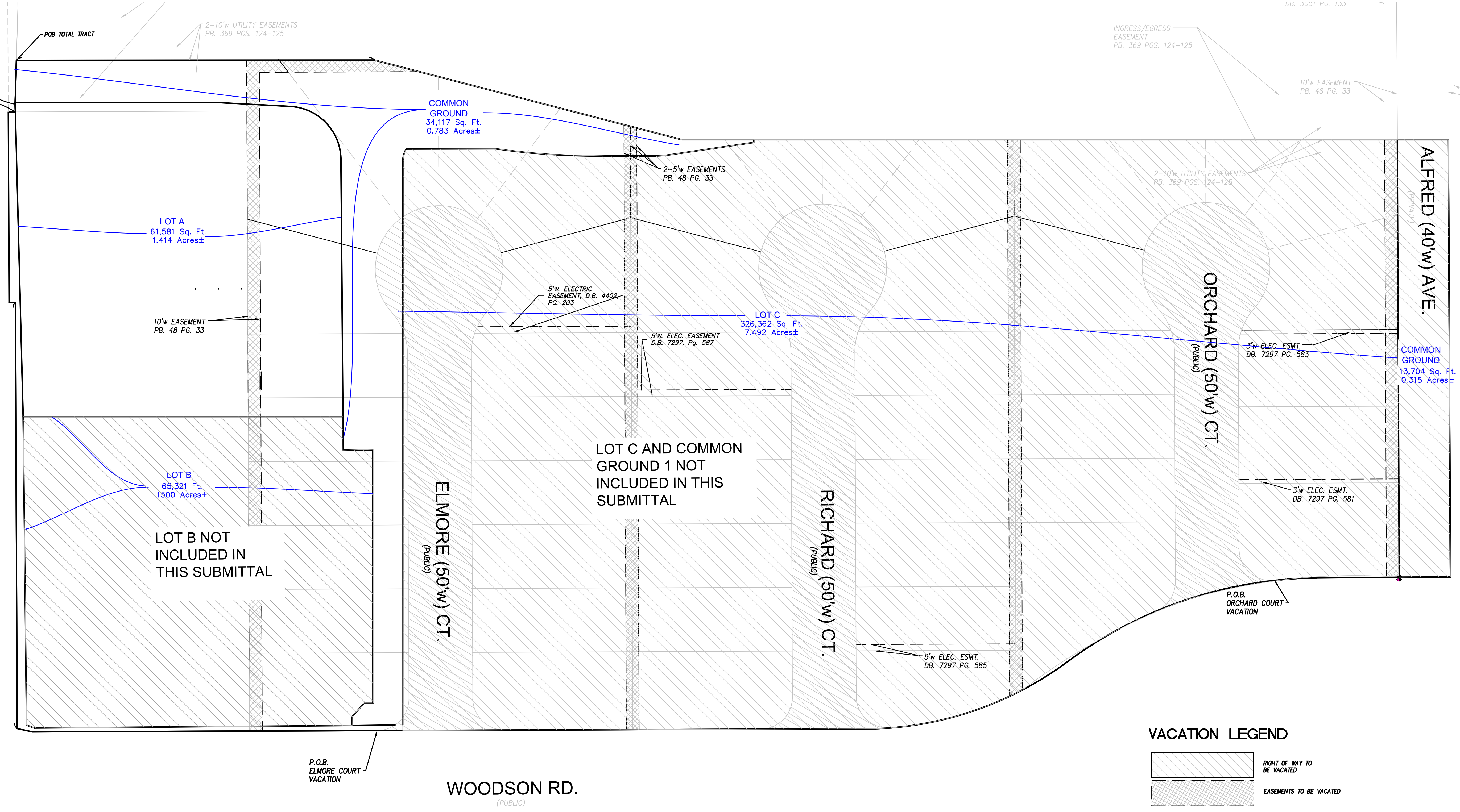
REVISIONS:

NO.	DATE	DESCRIPTION
1		

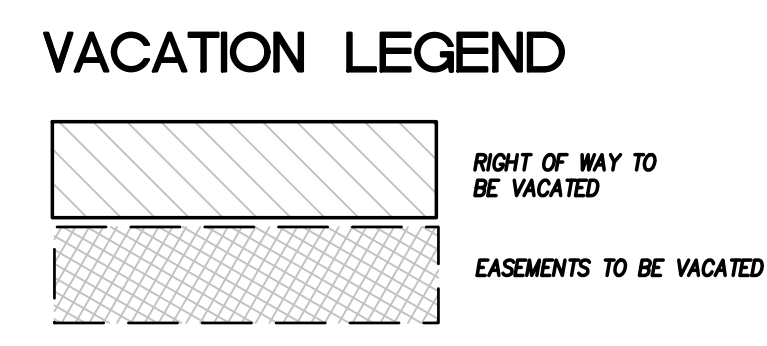
DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO.: 217-6193
K.S.F. # P-XXXX-XX	BASE MAP # XX
S.L.C. HMT # XXXX	HMT SUP. # XX-XXX-XX
M.D.N.R. # XX	

TITLE SHEET

SHEET NO.: **C1.0**

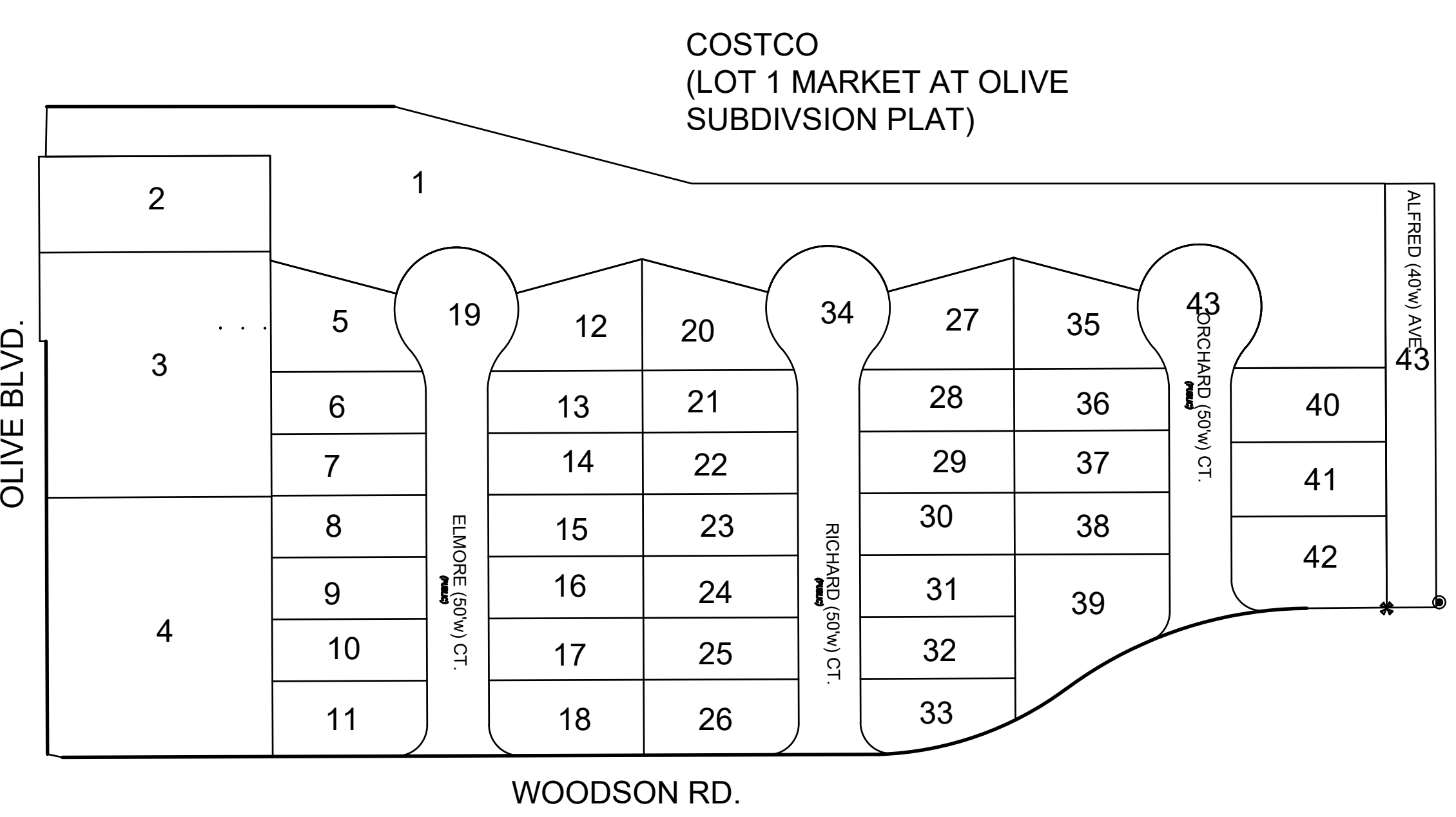


SUBDIVISION PLAT NOTE
MARKET AT OLIVE PLAT 4 WAS RECOMMENDED FOR APPROVAL AT THE 8/24/22 PLANNING COMMISSION MEETING. REZONING/PRELIM AND FINAL DEVELOPMENT PLAN APPROVAL IS PENDING CITY COUNCIL APPROVAL OF PLAT.



EXISTING PROPERTY DATA

1. LOT 2 MARKET AT OLIVE SUBDIVISION PLAT (BK 369, PG 124-125)
17K432018
ZONED: PD-C PLANNED DEVELOPEMENT COMMERCIAL
- 2-4. PART LOTS 1-3 CHARLES H. GIERS ESTATE
17K431996, 17K430247, 17K430258
ZONED: CG- GENERAL COMMERCIAL
- 5-18. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 1
ZONED: SR- SINGLE FAMILY RESIDENTIAL
17K430401, 17K430391, 17K430412, 17K430380, 17K430379, 17K430368, 17K430357, 17K430577, 17K430554, 17K430533, 17K430555, 17K430511, 17K430522, 17K430566
19. ELMORE COURT R.O.W. TO BE VACATED
- 20-33. LOTS 1-7 AND 12-18 ST PATRICK'S COURTS BLOCK 2
ZONED: SR- SINGLE FAMILY RESIDENTIAL
17K430720, 17K430711, 17K430687, 17K430702, 17K430676, 17K430698, 17K430665, 16K110025, 16K110036, 16K110047, 16K110069, 16K110070, 16K110058, 16K110081
34. RICHARD COURT R.O.W. TO BE VACATED
- 35-42. LOTS 1-5 AND 11-13 ST PATRICK'S COURTS BLOCK 3
ZONED: SR- SINGLE FAMILY RESIDENTIAL
16K110201, 16K110191, 16K110212, 16K110223, 16K110180, 16K110366, 16K110355, 16K110344
43. RICHARD COURT R.O.W. TO BE VACATED
44. ALFRED AVE PRIVATE DRIVE



ORIGINAL PROPERTY DESCRIPTIONS

Lots 1-7 and 12-18 in Block 1 and Lots 1-7 and 12-18 in Block 2 and Lots 1-5 and 11-13 in Block 3, and Vacated Orchard Court, Richard Court, Elmore Court all of St. Patrick Courts, as recorded in Plat Book 48 Page 33.

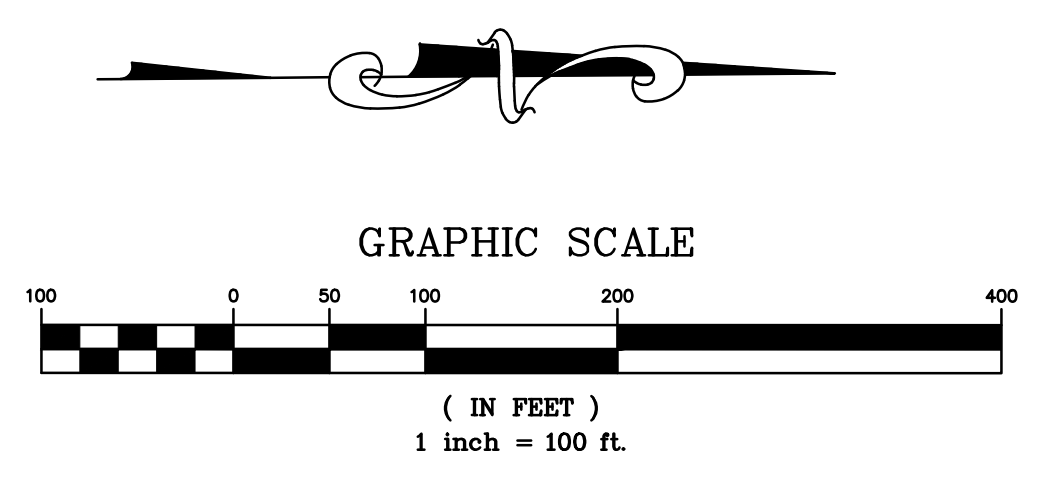
Part of vacated Alfred Avenue

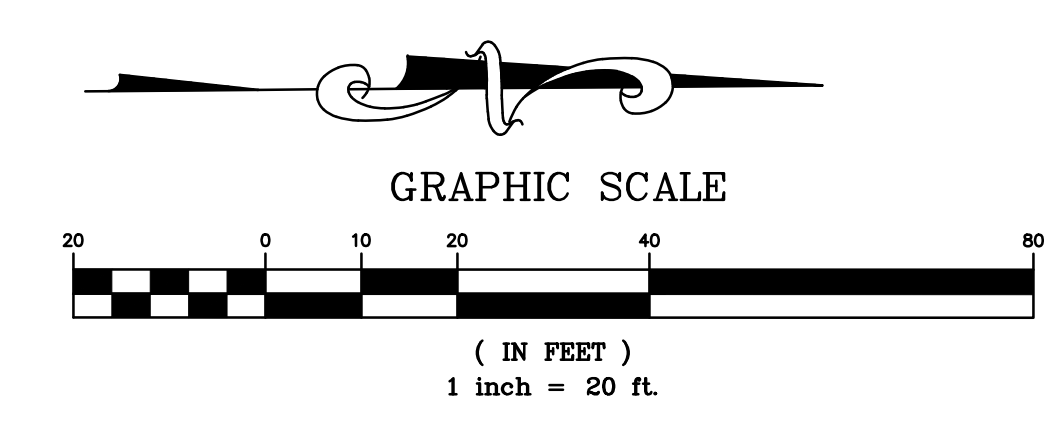
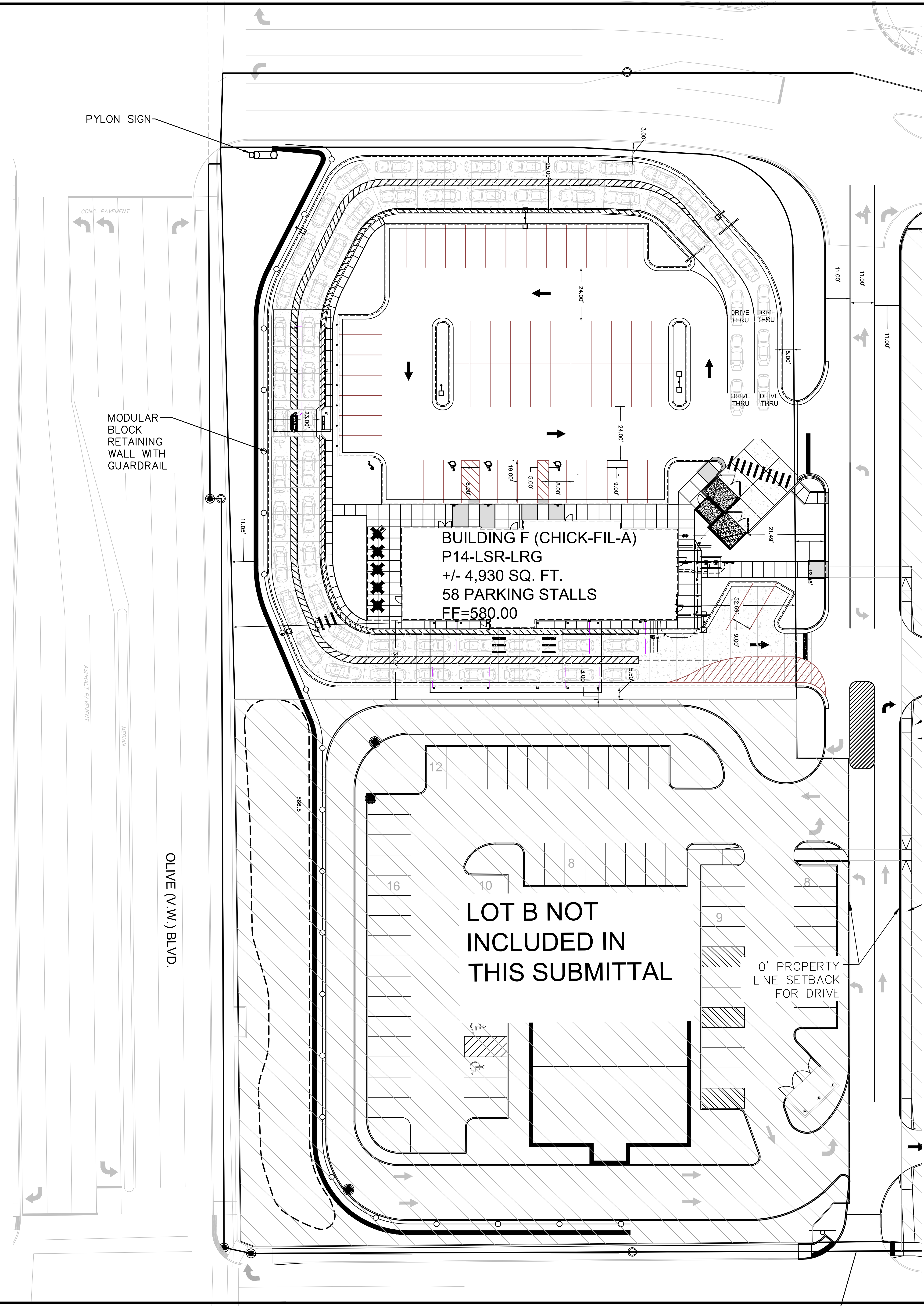
Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124

and

A tract of land being part of Lots 1, 2 and 3 of the Subdivision of CHARLES H. GIERS ESTATE, Section 4 & 5, Township 45 North, Range 6 East, according to the plat thereof recorded in Plat Book 6 on page 3, of the St. Louis County records, St. Louis County, Missouri, said tract further described as follows:

Beginning at an iron pipe in the West line of Woodson Road, (60 feet wide), at the Southeast corner of Lot 1 in Block 1 of St. Patrick Courts a subdivision being a re-subdivision of part of Lots 1, 2 & 3 of Charles H. Giers Estate, said subdivision is recorded in Plat Book 48 page 33, of the St. Louis County Records; thence South 00 degrees 49 minutes 00 seconds West, along the West line of Woodson Road, 169.77 feet to an iron spike; thence South 13 degrees 08 minutes 36 seconds West, 12.29 feet to an iron right of way marker in the North line of Olive Street Road; thence along the North line of Olive Street Road the following courses and distances, North 89 degrees 14 minutes 00 seconds West, 333.78 feet to an iron pipe; thence South 00 degrees 46 feet 00 seconds West, 5.00 feet to an iron pipe; thence North 89 degrees 14 minutes 00 seconds West 189.52 feet to an iron pipe; thence leaving the North line of said Olive Street Road, North 00 degrees 47 minutes 30 seconds East, 187.00 feet to an iron pipe at the Southwest corner of Lot 8 of St. Patrick Courts; thence along the South line of said St. Patrick Courts Subdivision South 89 degrees 12 minutes 30 seconds East, 526.00 feet to the iron pipe at the point of beginning. Excepting out any part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124





BUILDING F (CHICK-FIL-A)
 P14-LSR-LRG
 +/- 4,930 SQ. FT.
 58 PARKING STALLS
 FF=580.00

LOT B NOT INCLUDED IN THIS SUBMITTAL

0' PROPERTY LINE SETBACK FOR DRIVE

PYLON SIGN

MODULAR BLOCK RETAINING WALL WITH GUARDRAIL

OLIVE (N.W.) BLVD.

PRELIMINARY/FINAL DEVELOPMENT PLANS FOR:
**MARKET AT OLIVE NORTH-
 LOT A AND COMMON GROUND 2**

UNIVERSITY CITY, MISSOURI

09/06/22
 GEORGE M. STOCK
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:	
1	

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 09/06/2022	JOB NO.: 217-6193
REV. P. # P-XXXX-XX	BASE MAP # XX
SLC. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:
SITE PLAN

SHEET NO.:
C4.0