

RESOLUTION 2022-16

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 B 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 October 4, 2022. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The uses associated with this development shall be for a multi-tenant retail and restaurant building with drive thru.
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 74 to 62, 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 28th day of November, 2022





Mayor

ATTEST



City Clerk