

**INTRODUCED BY:** Councilmember Jeff Hales

**DATE:** November 14, 2022

**BILL NO. 9493**

**ORDINANCE NO. 7210**

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR  
LOT A AND COMMON GROUND 2 OF THE PROPOSED MARKET AT  
OLIVE DEVELOPMENT, PLAT 4**

**WHEREAS**, the Preliminary Development Plan was approved by the City Council of University City on November 14, 2022 by Resolution No. 2022-14, for the development project known as “Lot A and Common Ground 2, Market at Olive, Plat 4” 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 September 6, 2022, 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 October 26, 2022, the University City Plan Commission considered and recommended to the City Council of University City approval of said Final Development Plan; and

**WHEREAS**, said 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 “Lot A and Common Ground 2, Market at Olive, Plat 4” 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 September 6, 2022. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Accessible pedestrian walkways shall be provided from the public sidewalk to the private development.

3. Off-street parking and loading requirements will be provided as required by Chapter 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.
4. 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.
5. Bicycle racks shall be provided according to Section 400.2145 Off-Street Bicycle Parking Requirements of the Zoning Code.
6. The Final Landscape Plan shall be as approved by the Department of Planning and Development prior to issuance of building permits.
7. There shall be no interference by pick-up or service delivery vehicles with pedestrian or vehicular traffic for Lot A or Lot B on the Common Ground 2 parcel.

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.

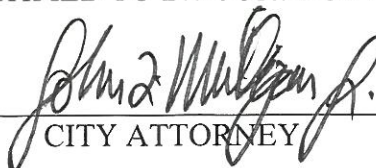
PASSED and ADOPTED this 28<sup>th</sup> day of November, 2022.

  
 \_\_\_\_\_  
 MAYOR

ATTEST:

  
 \_\_\_\_\_  
 CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
 \_\_\_\_\_  
 CITY ATTORNEY





# Exhibit A

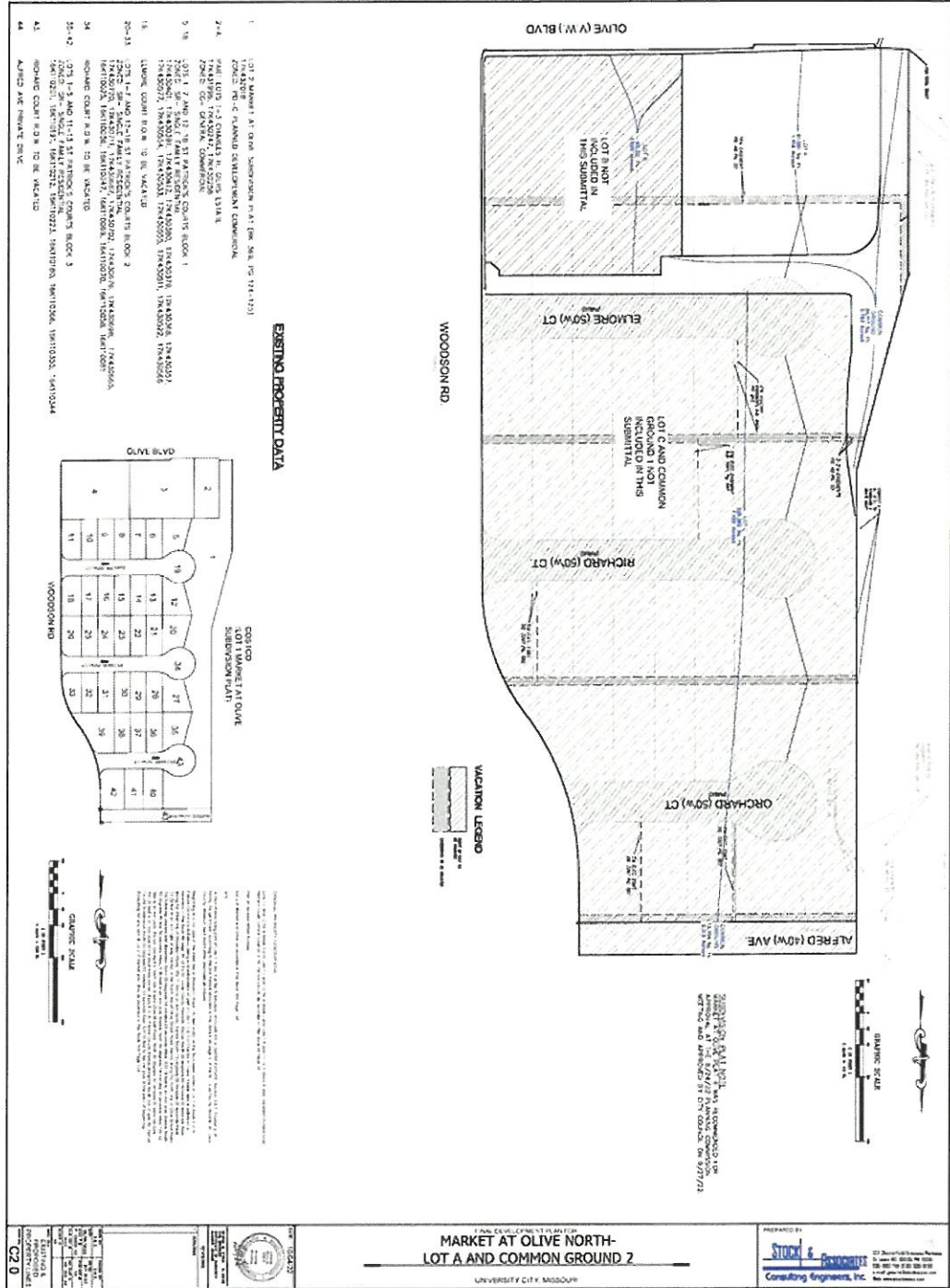






Exhibit A

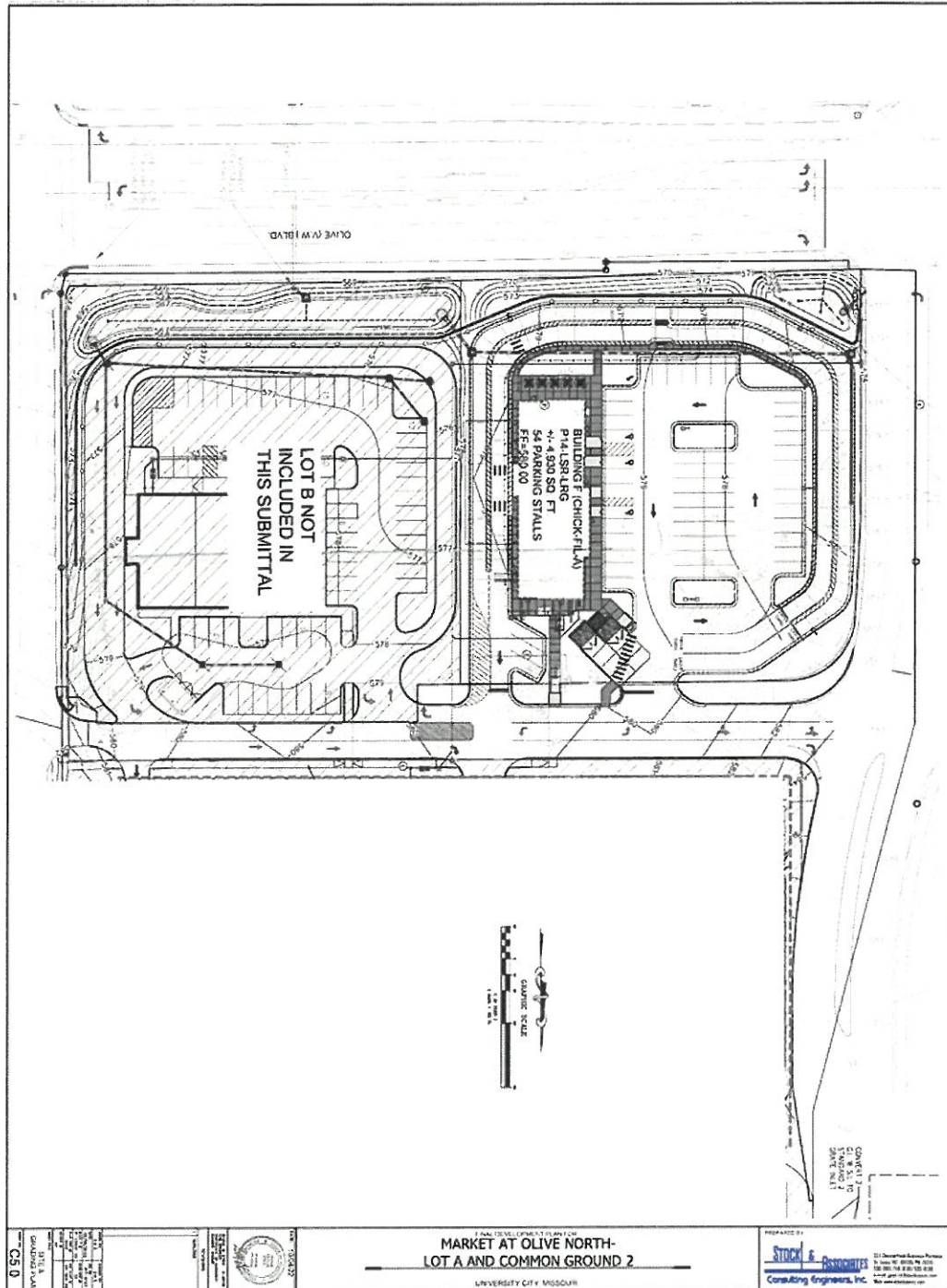
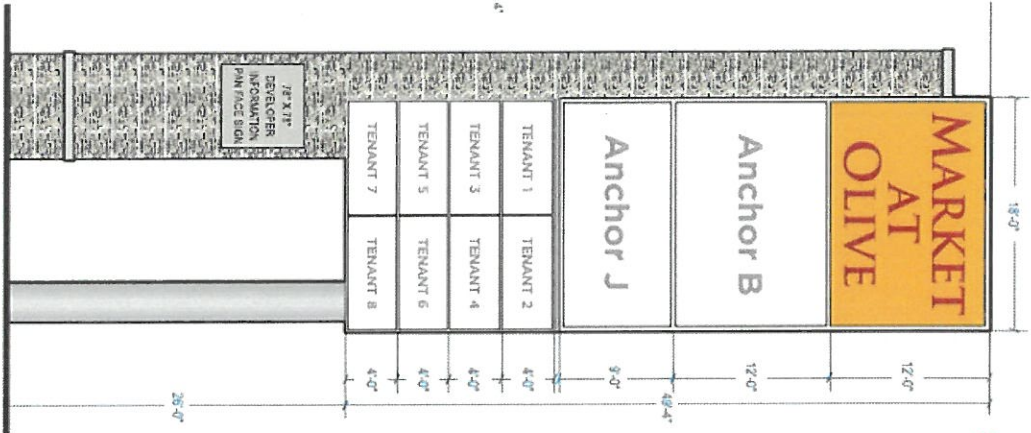






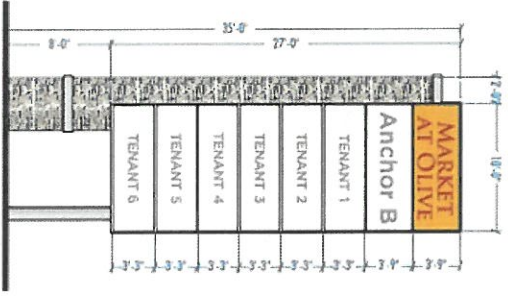
Exhibit A

PLEASE NOTE: DIMENSIONS ON THE PRINT THAT DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR COPY PRINT OPTION B THAT PAPER SIZE



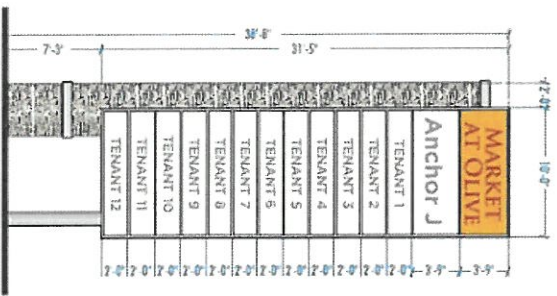
1 HIGHWAY PYLON - OPTION A  
SCALE: 1/8" = 1'

SIGN AREA: 48'-4" (992") x 18'-0" (216") = 127,872" (144 = 8888)



2 NORTH PROJECT PYLON - OPTION A  
SCALE: 1/8" = 1'

SIGN AREA: 27' x 10' = 270sf



3 SOUTH PROJECT PYLON - OPTION A  
SCALE: 1/8" = 1'

SIGN AREA: 31'-5" (377") x 10'-0" (120") = 45,240" (144 = 314.2sf)

<b>St. Louis Metro Area -</b> 2955 Arnold / Lemay Rd. Arnold, MO 63010 636-282-1300	
<b>MARKET @ OLIVE</b>	
CLIENT:	
LOCATION:	
Market @ Olive	
PROJECT:	
Pylon Sign Family	
DRAWING NO.	
0800349211-8	
DATE:	
01.29.2022	
DESIGNER:	
Scott Wynn	
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CITY OF UNIVERSITY CITY COUNCIL MEETING  
AGENDA ITEM

NUMBER:  
For City Clerk Use UB20221128-03

SUBJECT/TITLE:  
Final Development Plan Approval – Adoption of an ordinance to approve the Final Development Plan for Lot A, Market at Olive North, Plat IV.

REQUESTED BY: John L. Wagner DEPARTMENT / WARD: Community Development/Ward 3

AGENDA SECTION: Unfinished Business Bill 9493 CAN ITEM BE RESCHEDULED? Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:  
City Manager concurs with the Plan Commission and recommends approval.

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 Lot A, Market at Olive North, Plat IV.

CIP No.:

RELATED ITEMS / ATTACHMENTS:  
Attached are the Draft Ordinance and the Final Development Plan.

LIST CITY COUNCIL GOALS (S):  
Economic Development

RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose MEETING DATE: November 28, 2022