

RESOLUTION 2023-04

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 C and Common Ground 1 of Market at Olive Plat 4. The proposed structures shall be developed with the following conditions:

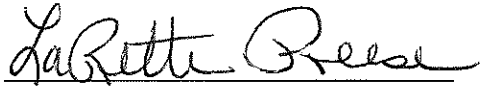
1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and attached as "Exhibit A" to this resolution. The footprint and general layout are subject to the plans dated November 21, 2022. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The use associated with this development shall be for a regional retail store having approximately 148,095 square feet and a two-level parking deck.
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.
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 13th day of February, 2023

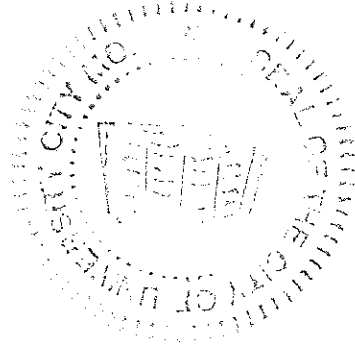


Mayor

ATTEST



City Clerk



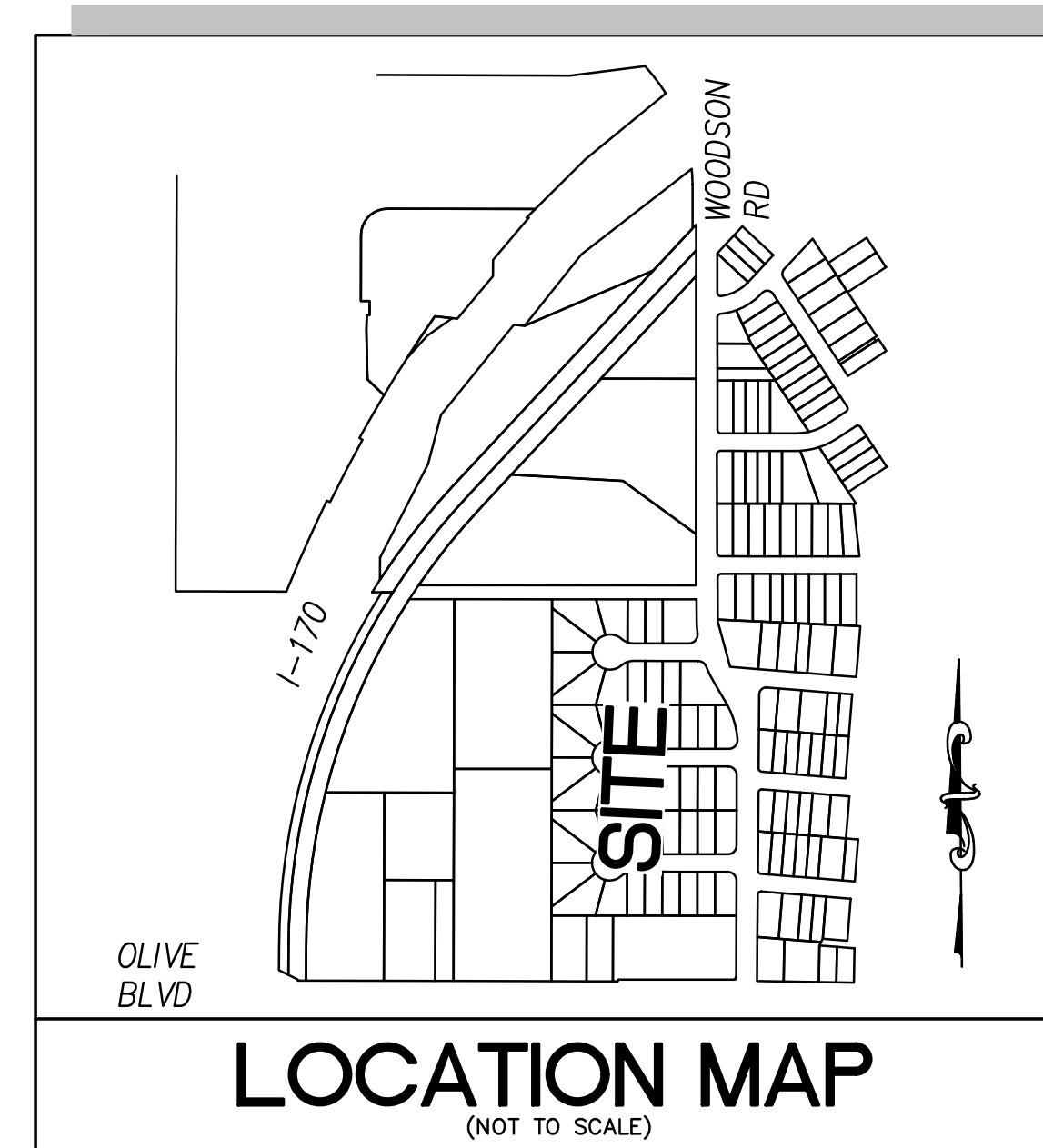
MARKET AT OLIVE NORTH- LOT C AND COMMON GROUND 1

A TRACT OF LAND BEING LOT C AND A TRACT OF LAND BEING COMMON GROUND 1 OF MARKET AT OLIVE PLAT 4
RECORDED IN PLAT BOOK 370 PAGES 516-517
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY 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 SPICE BOX
	ELECTRIC BREAKER
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPICE 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
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PS	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SC	SQUARE
T	TELEPHONE CABLE
TBR	TO BE REMOVED
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



SHEET INDEX

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

SITE COVERAGE

PROPOSED SITE COVERAGE=88.99%
6.95 AC BUILDING/DRIVES/PARKING
7.81 ACRES TOTAL
6.95 AC/7.81 AC= 88.99%

SITE INFORMATION

OWNER	= U CITY LLC
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	= SR SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	= PD-C PLANNED DEVELOPMENT COMMERCIAL
SITE AREA	= 7.492 AC (LOT C)
	= 0.135 AC (COMMON GROUND 1)
	= 11.72 ACRES (ENTIRE MARKET AT OLIVE PLAT 4)

PARKING CALCULATIONS

ANCHOR B (LOT C)	
REQUIRED PARKING:	
LARGE FORMAT RETAIL	
RETAIL SPACE	
1 SPACE PER 250 SQUARE FEET FLOOR AREA	
116,365 SQ FT/250=465.46 SPACES	
SPACES REQUIRED:	465 SPACES
WAREHOUSE/DISTRIBUTION SPACE	
1 SPACE PER 1000 SQUARE FEET FLOOR AREA	
32,830 SQ FT/1000=32.83 SPACES	
SPACES REQUIRED:	33 SPACES
TOTAL REQUIRED	498 SPACES

PROPOSED PARKING:	498 SPACES
MINIMUM*	498 SPACES
INCLUDING 9+ ADA SPACES PER ADA STANDARDS	
*NUMBER OF PROVIDED PARKING STALLS PENDING GARAGE DESIGN	
MINIMUM OF 498 STALLS TO BE PROVIDED PER CITY CODE	
PROVIDED ADA STALLS TO BE INCREASED AS NEEDED TO MEET ADA STANDARDS	

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#14511 N141088 Euv = 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.



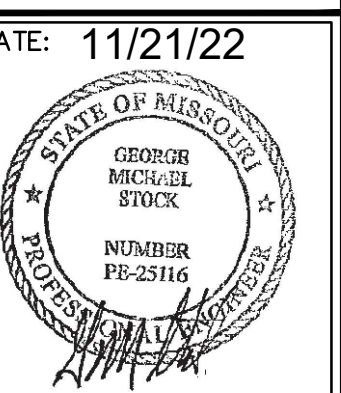
MoDOT LOCATE (314) 340-4100

PREPARED FOR:
SENEGA & CHAPMAN VENTURES LLC
1600 S. BRENTWOOD BLVD., SUITE 625
ST. LOUIS, MO. 63144
ATTN: MR. LARRY CHAPMAN-PRINCIPAL

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
267 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300
530-9300 FAX: (636) 530-9300
e-mail: general@stockinc.com
Web: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
**MARKET AT OLIVE NORTH-
LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI



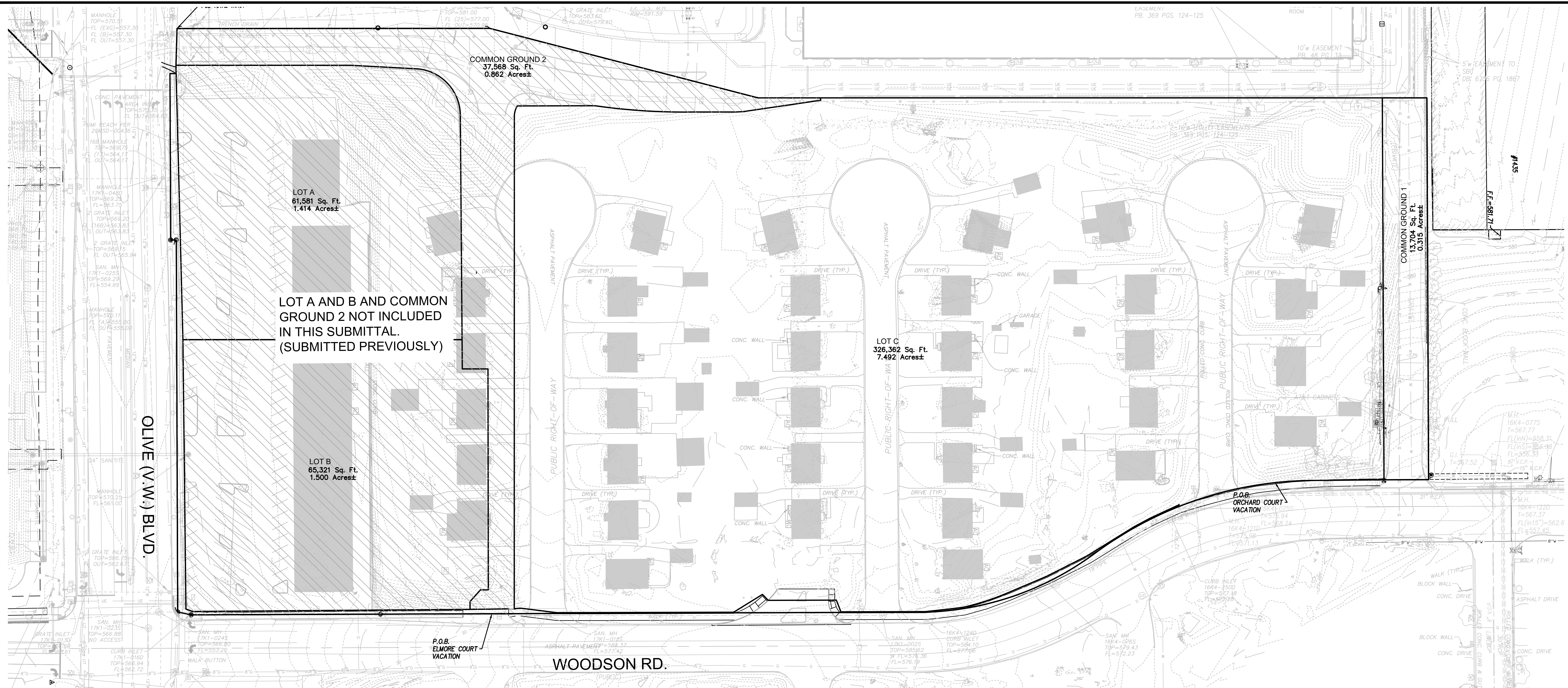
DATE: 11/21/22
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DATE:	BY:	CHECKED BY:	JOB NO.:
11/21/2022	P-XXXX-XX	G.M.S.	217-6193

TITLE SHEET

SHEET NO.:
C1.0



LOT A
61,581 Sq. Ft.
1.414 Acres

LOT A AND B AND COMMON
GROUND 2 NOT INCLUDED
IN THIS SUBMITTAL.
(SUBMITTED PREVIOUSLY)

LOT B
65,321 Sq. Ft.
1.500 Acres

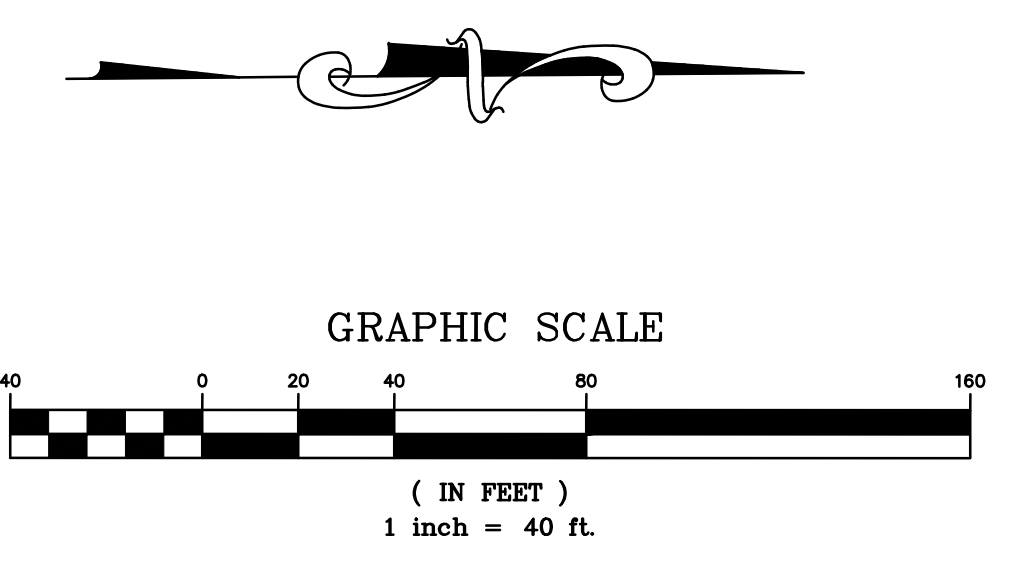
LOT C
326,362 Sq. Ft.
7.492 Acres

COMMON GROUND 1
13,704 Sq. Ft.
0.315 Acres

COMMON GROUND 2
37,568 Sq. Ft.
0.862 Acres

OLIVE (N.W.) BLVD.

WOODSON RD.



GRAPHIC SCALE

UTILITY NOTE

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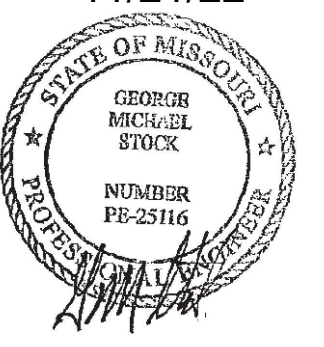
PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN FOR:
**MARKET AT OLIVE NORTH-
LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI

DATE: 11/21/22



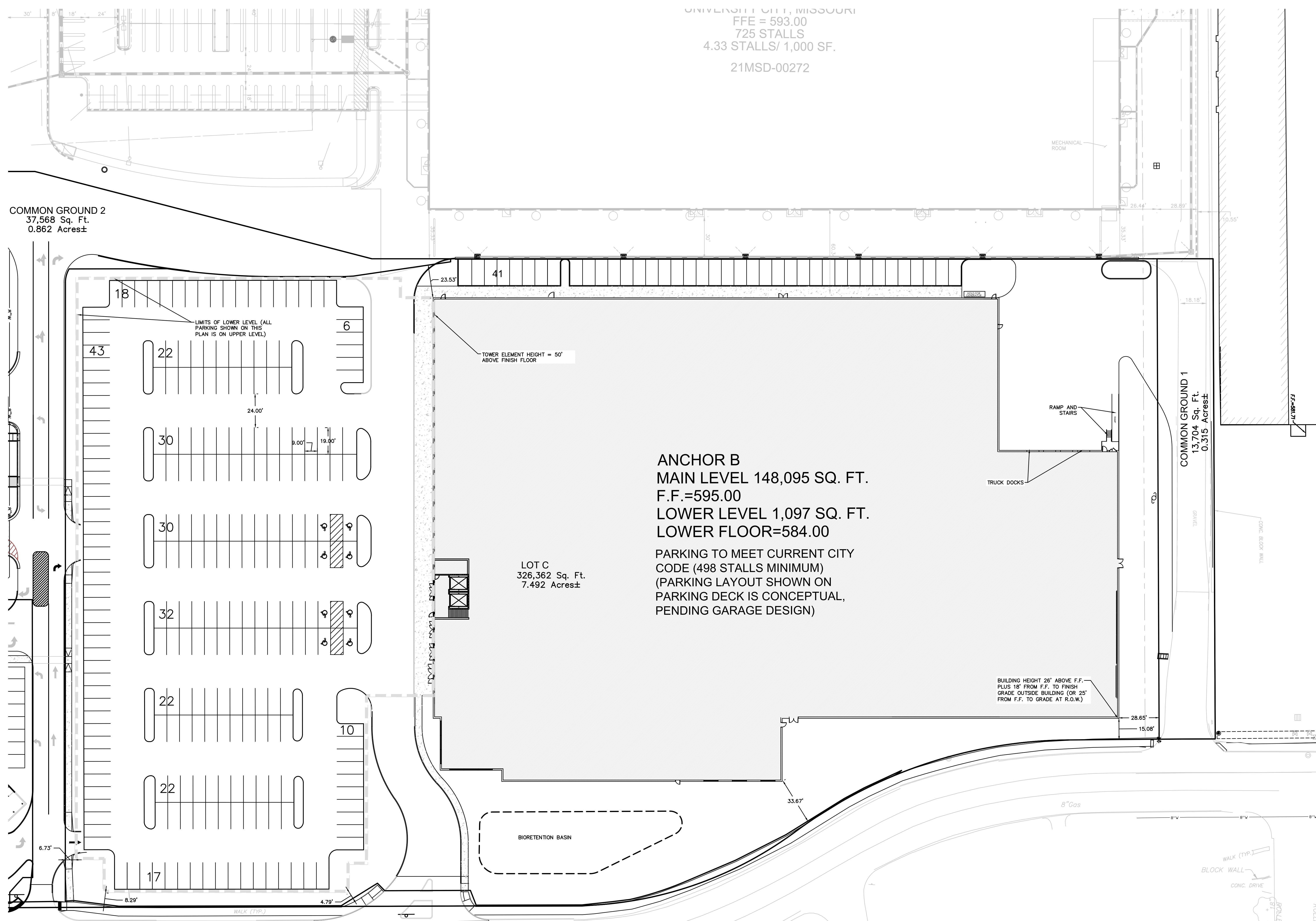
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REVISIONS:

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 11/21/2022	JOB NO: 217-6193
KEY: P # P-XXXX-XX	BASE MAP # XX
S.L.C. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:
**EXISTING
CONDITIONS/
DEMOLITION PLAN**

SHEET NO.:
C2.0



UNIVERSITY CITY, MISSOURI
 FFE = 593.00
 725 STALLS
 4.33 STALLS/ 1,000 SF.
 21MSD-00272

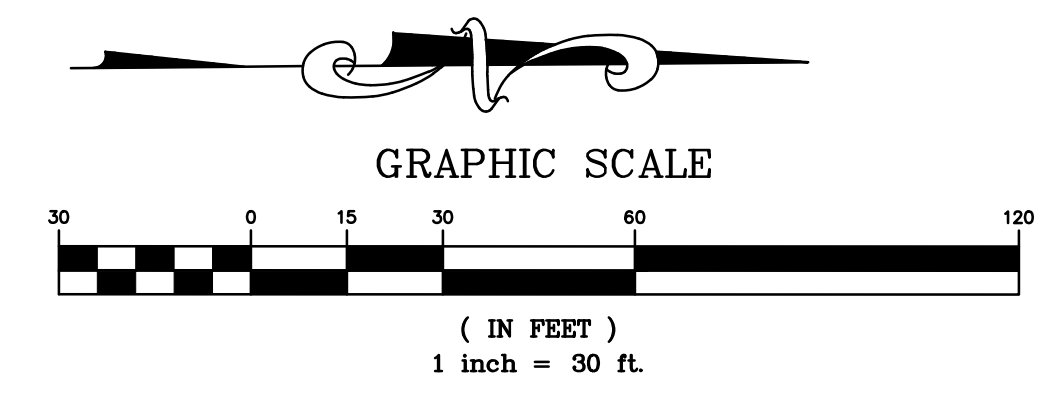
COMMON GROUND 2
 37,568 Sq. Ft.
 0.862 Acres±

ANCHOR B
 MAIN LEVEL 148,095 SQ. FT.
 F.F.=595.00
 LOWER LEVEL 1,097 SQ. FT.
 LOWER FLOOR=584.00
 PARKING TO MEET CURRENT CITY
 CODE (498 STALLS MINIMUM)
 (PARKING LAYOUT SHOWN ON
 PARKING DECK IS CONCEPTUAL,
 PENDING GARAGE DESIGN)

LOT C
 326,362 Sq. Ft.
 7.492 Acres±

COMMON GROUND 1
 13,704 Sq. Ft.
 0.315 Acres±

WOODSON RD.



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105 PH: (636)
 530-9100 FAX: (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN FOR:
**MARKET AT OLIVE NORTH-
 LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI

DATE: 11/21/22

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S.L.C. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:
SITE PLAN

SHEET NO.:
C3.0

WHOLESALE
 UNIVERSITY CITY, MISSOURI
 FFE = 593.00
 725 STALLS
 4.33 STALLS/ 1,000 SF.
 21MSD-00272

DB. 2912 PG. 629

10'w ELEC. EASEMENT
 DB. 3051 PG. 133

INGRESS/EGRESS
 EASEMENT
 PB. 369 PGS. 124-125

10'w EASEMENT
 PB. 48 PG. 133

COMMON GROUND 2
 37,568 Sq. Ft.
 0.862 Acres±

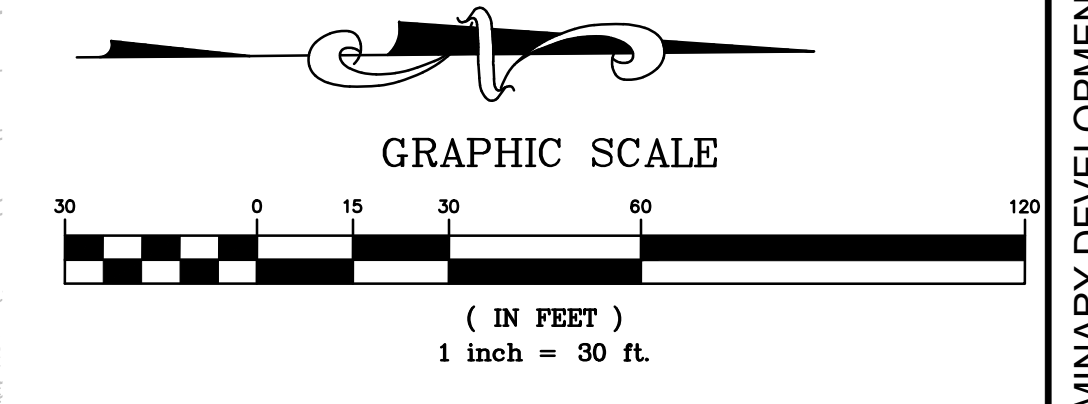
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 7.492 Acres±

ANCHOR B
 MAIN LEVEL 148,095 SQ. FT.
 F.F.=595.00
 LOWER LEVEL 1,097 SQ. FT.
 LOWER FLOOR=584.00

AT GRADE ENTRANCE
 DRIVE UP TO MAIN LEVEL

WOODSON RD.



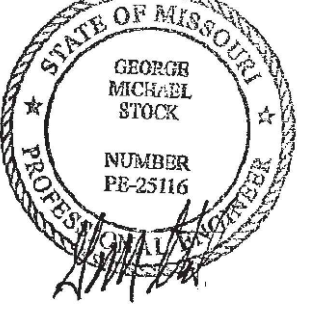
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UNIVERSITY CITY, MISSOURI

DATE: 11/21/22



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DATE: 11/21/2022	JOB NO: 217-6193
KEY: P # P-XXXX-XX	BASE MAP # XX
S.L.C. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:
SITE & GRADING PLAN

SHEET NO.:
C4.0



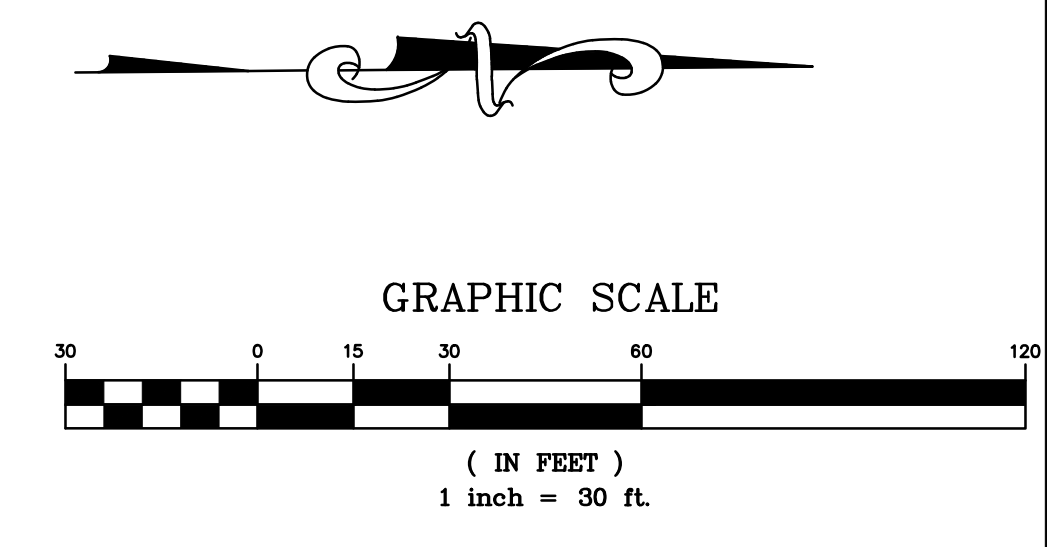
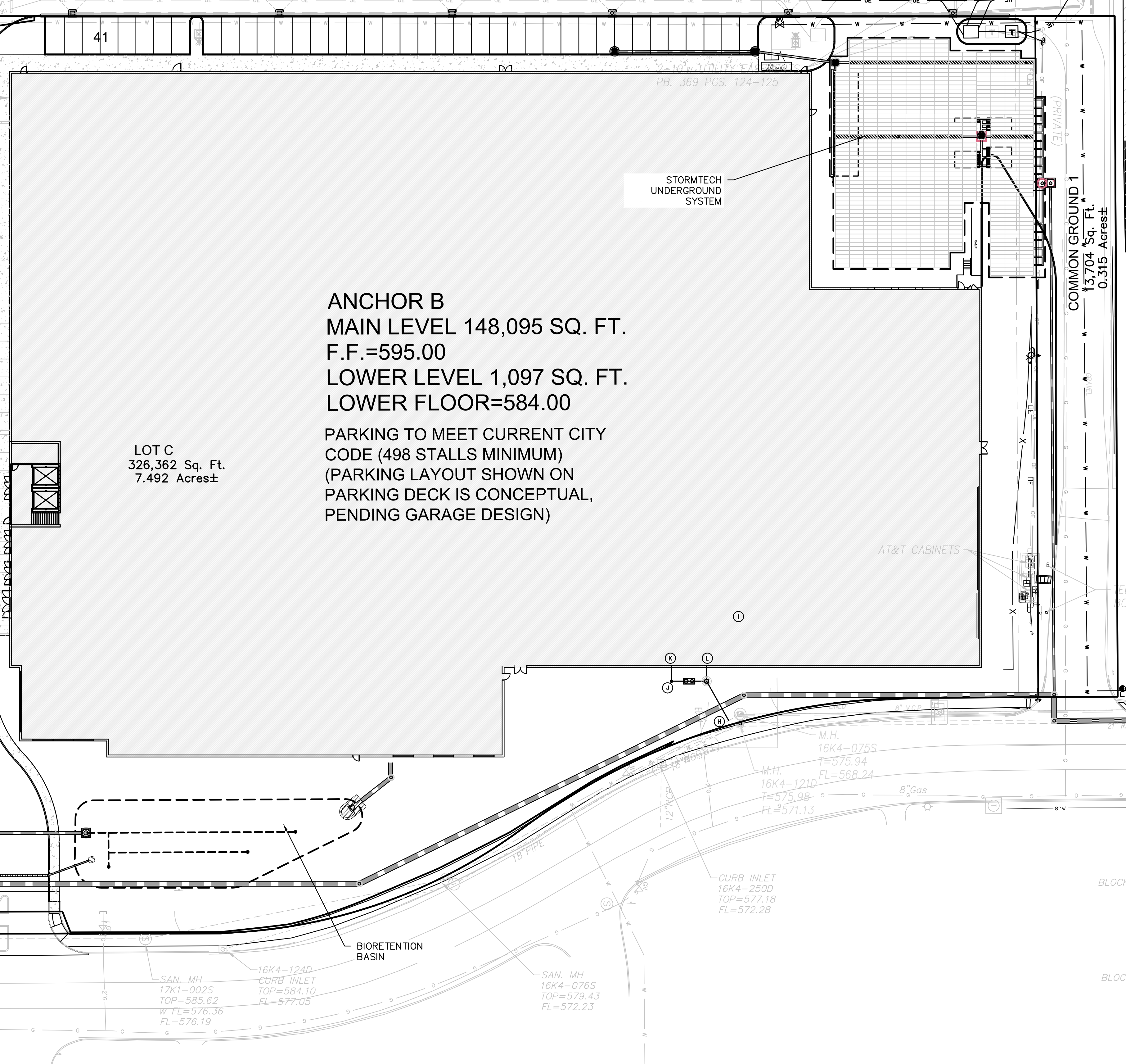
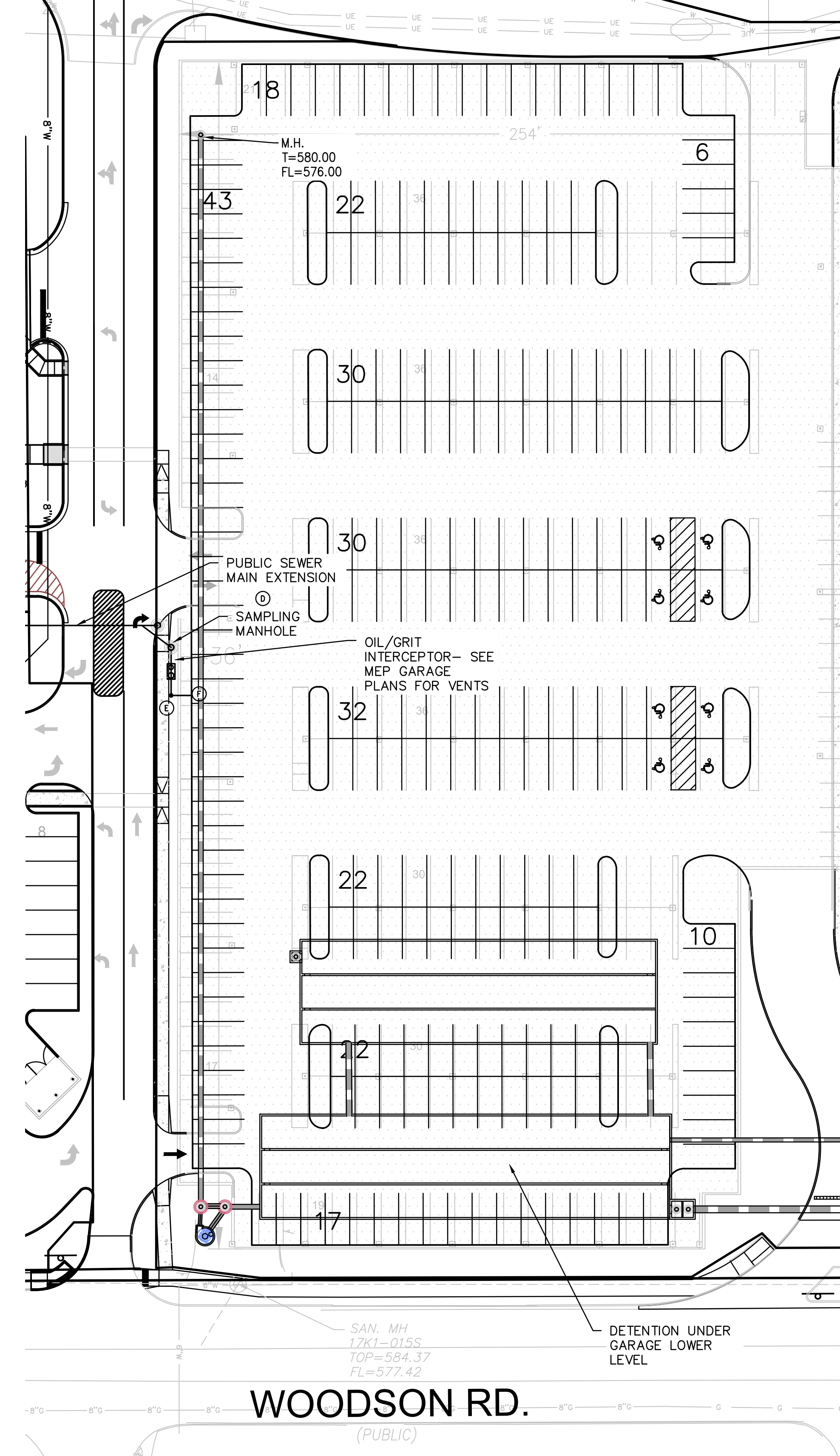
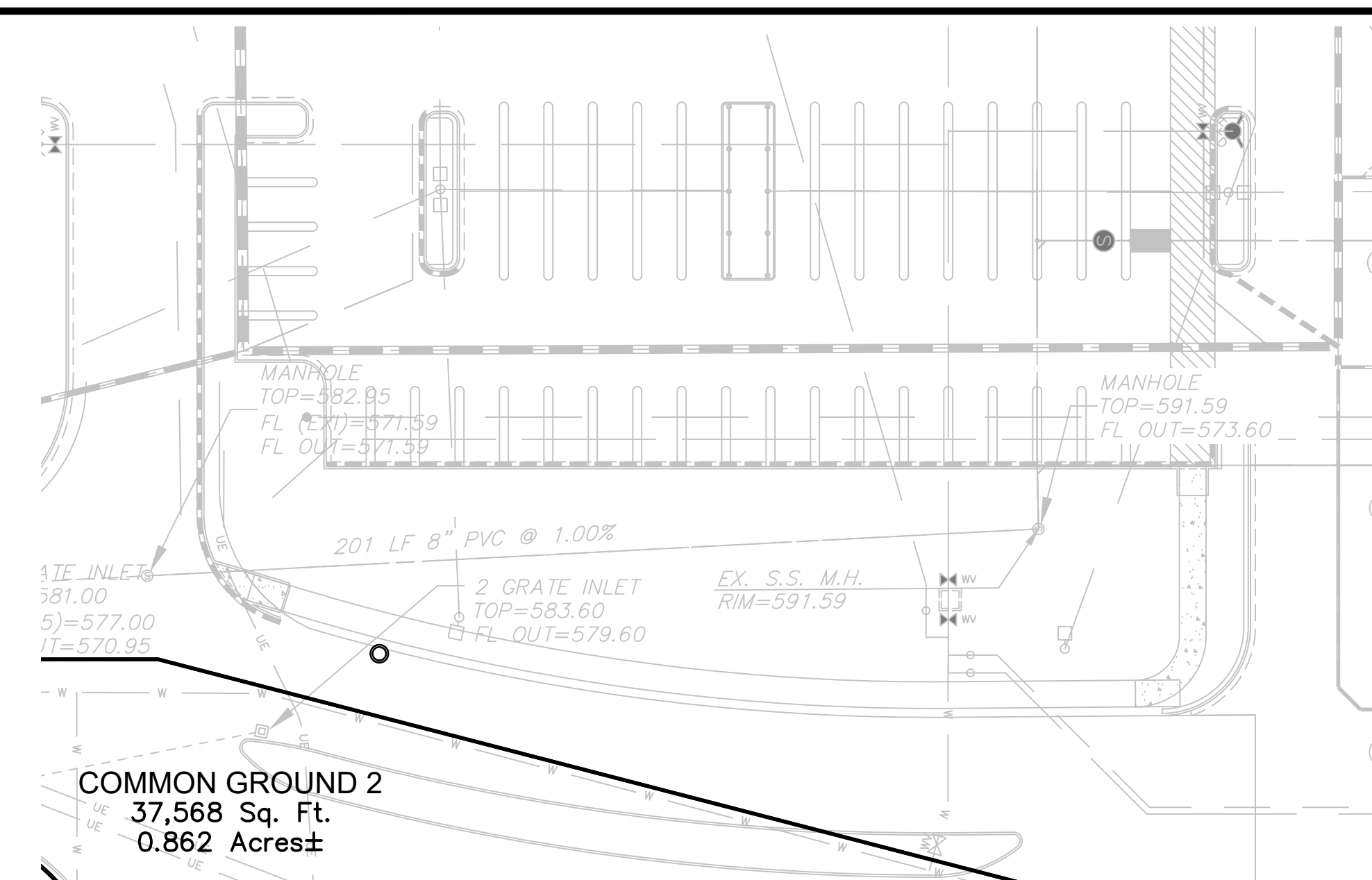
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 21MSD-00272

10' W ELEC. EASEMENT
 DB. 2912 PG. 629

10' W ELEC. EASEMENT
 DB. 3051 PG. 153

10' W EASEMENT
 PB. 45 PG. 133

INGRESS/EGRESS
 EASEMENT
 PB. 369 PGS. 124-125



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 LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI

DATE: 11/21/22

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

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 11/21/2022	JOB NO: 217-6193
REQ. P.# P-XXXX-XX	BASE MAP P XX
S.L.C. MAT.# XXXX	MAT SUP. XX-XXX-XX
M.D.N.R.# XX	

SHEET TITLE:
**SITE UTILITY
 PLAN**

SHEET NO.:
C5.0

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