

**INTRODUCED BY:** Councilmember Bwayne Smotherson

**DATE:** February 13, 2023

**BILL NO. 9505**

**ORDINANCE NO. 7219**

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN  
FOR LOT C AND COMMON GROUND 1 OF THE PROPOSED  
MARKET AT OLIVE DEVELOPMENT, PLAT 4.**

**WHEREAS**, the Preliminary Development Plan was approved by the City Council of University City on February 13, 2023 by Resolution No. 2023-04, for the development project known as “Lot C and Common Ground 1, 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 January 13, 2023, 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 January 25, 2023, 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 C and Common Ground 1, 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 January 25, 2023. The height and mass shall be restricted to that shown on the Final Development Plan.
2. Off-street parking and loading requirements will be provided as required by Chapter VII of the University City Zoning Code.
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 applicant shall continue to work with St. Louis County to provide a safe pedestrian crossing on Woodson Road and Richard Avenue. In addition, the Applicant shall continue exploring the feasibility of providing sidewalk along the east side of Woodson Road from Richard Avenue to Olive Boulevard.
5. Bicycle racks shall be provided according to Section 400.2145 Off-Street Bicycle Parking Requirements of the University City Zoning Code.
6. The Final Landscape Plan shall be as approved by the Department of Planning and Development prior to issuance of building permits.

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 27<sup>th</sup> day of February, 2023.

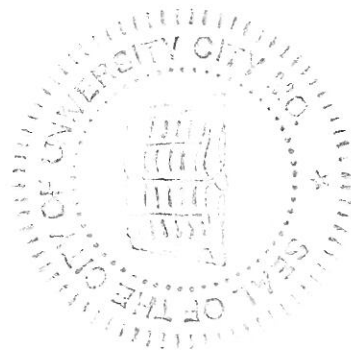
  
\_\_\_\_\_  
MAYOR

ATTEST:

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

CERTIFIED TO BE CORRECT AS TO FORM:

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





# Exhibit A

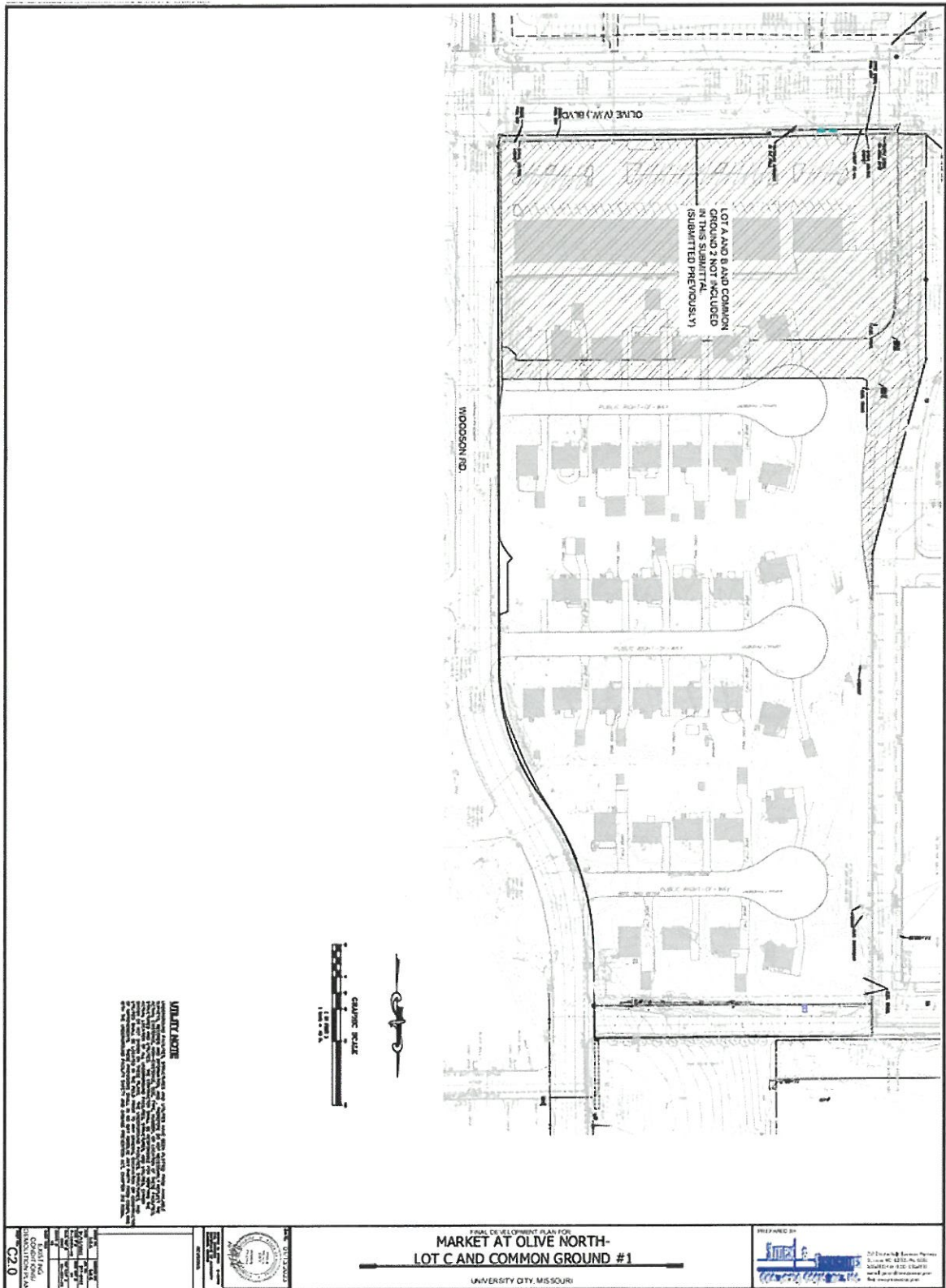




Exhibit A

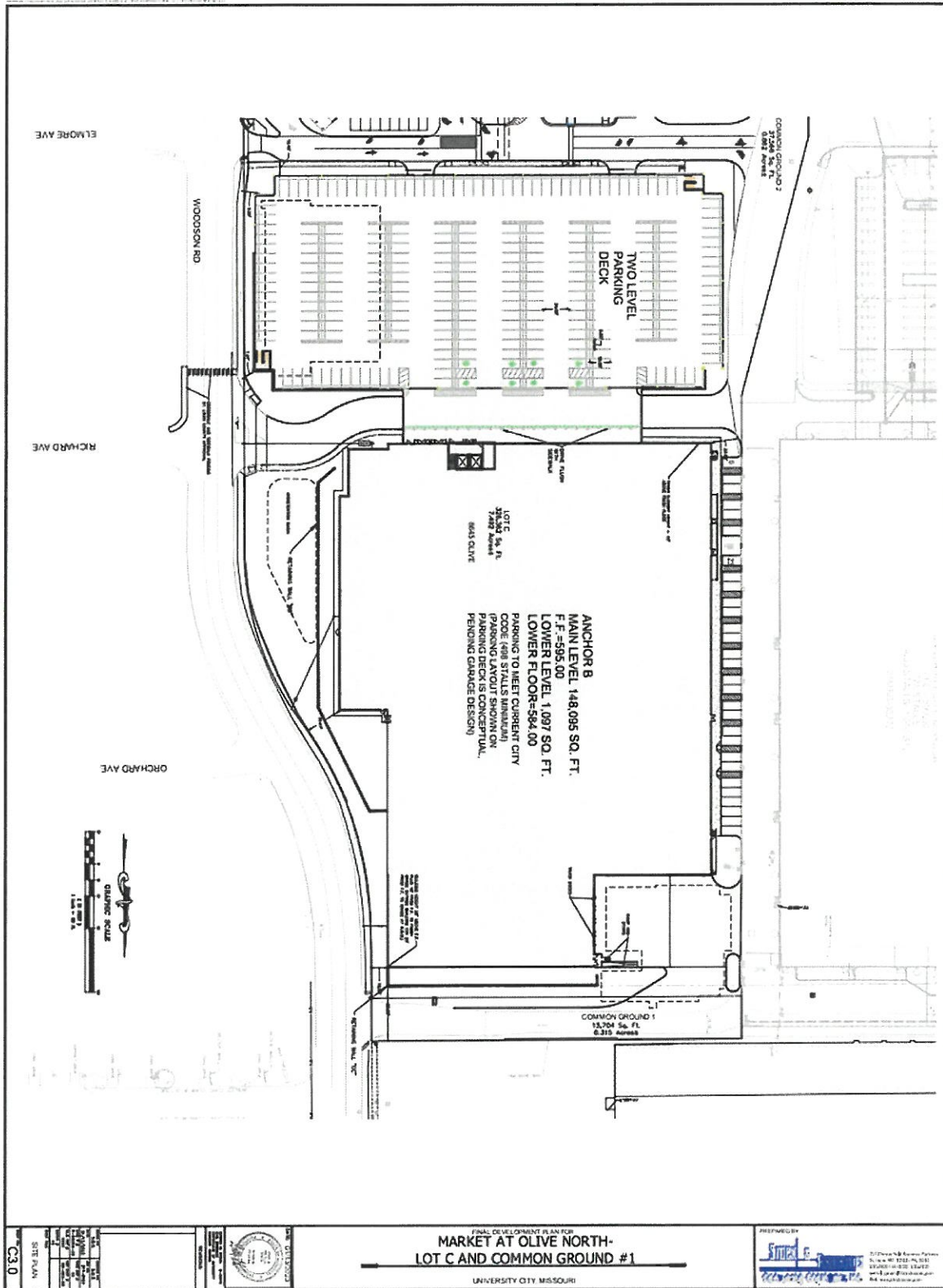


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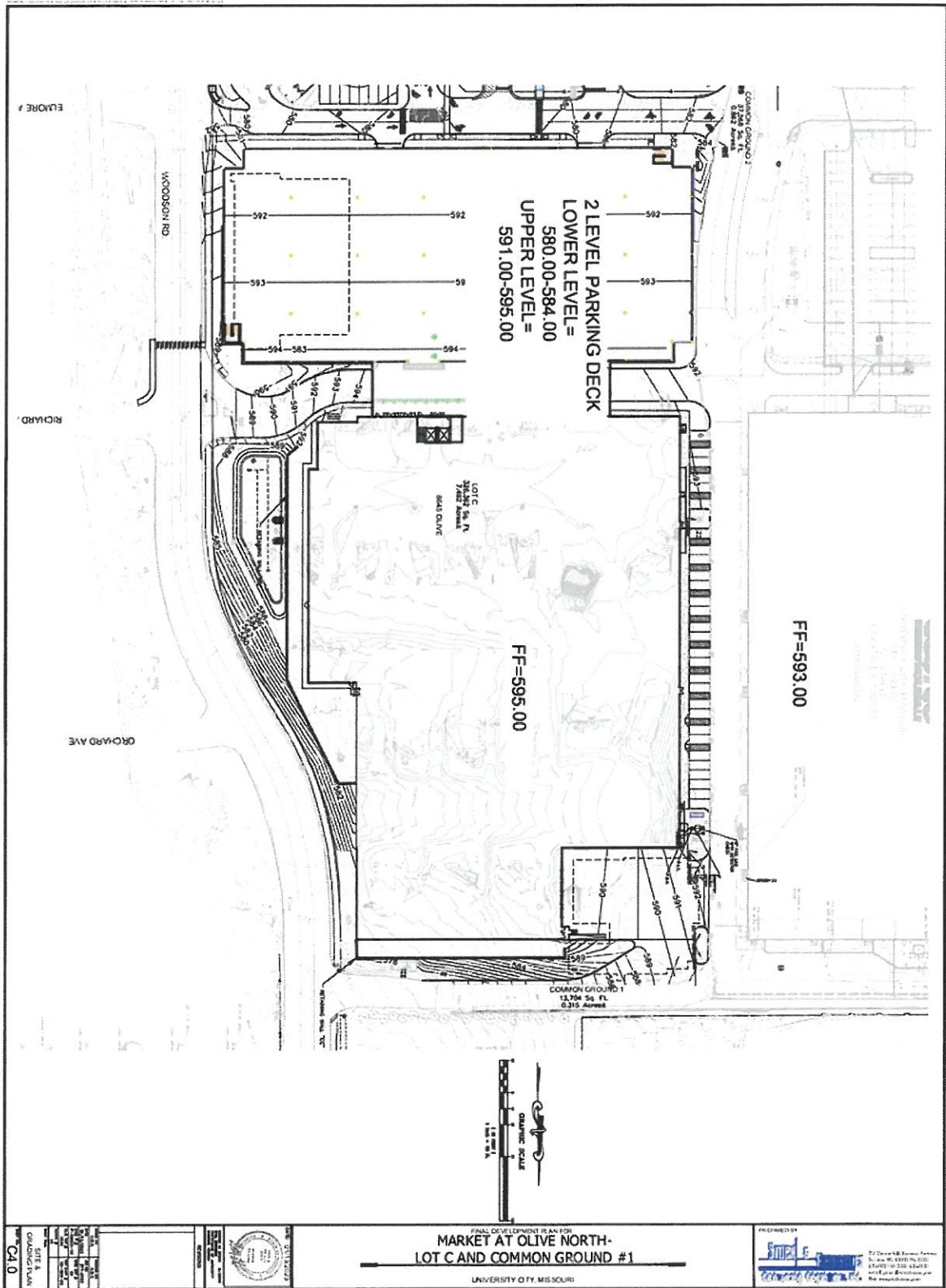


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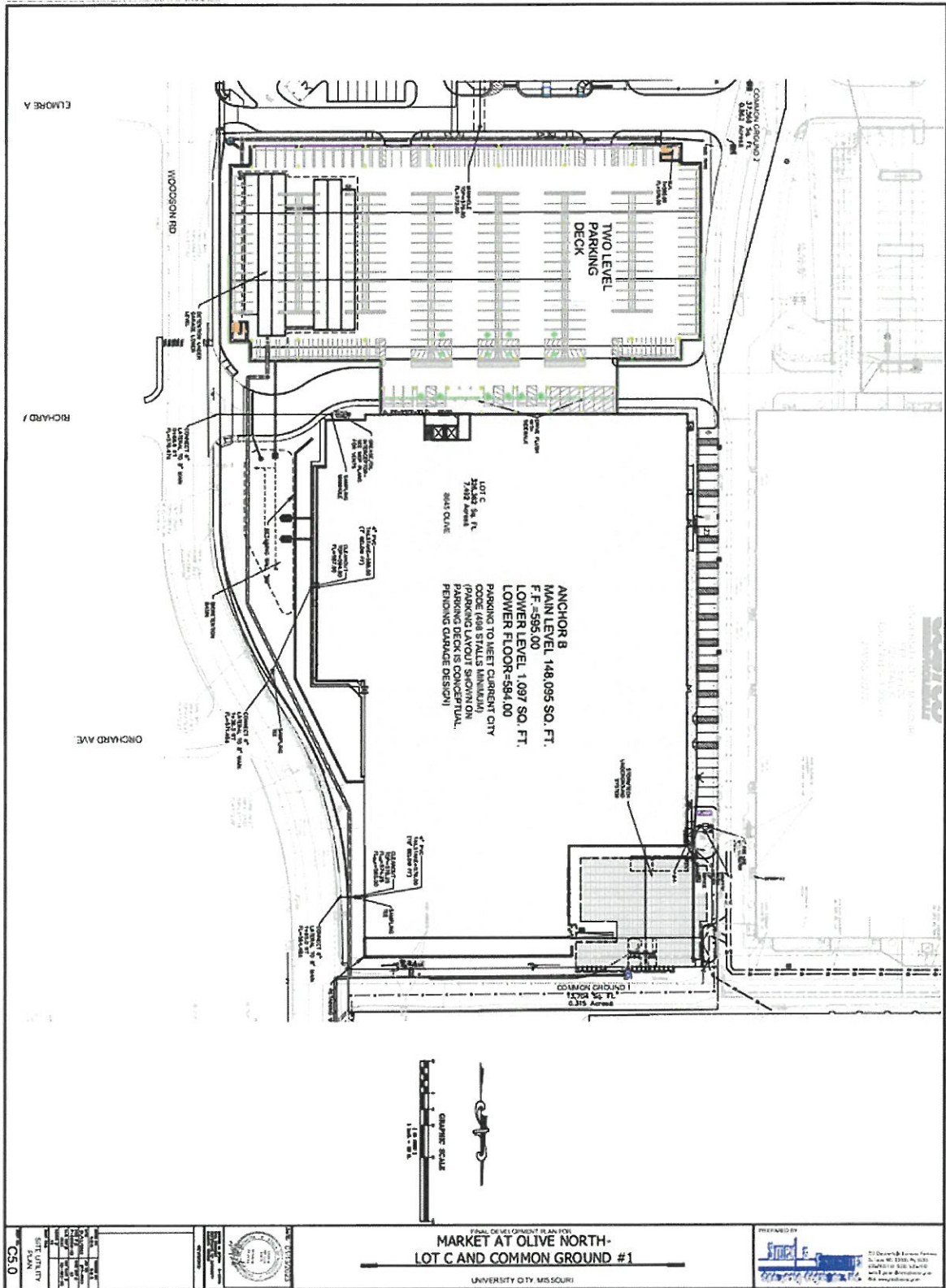
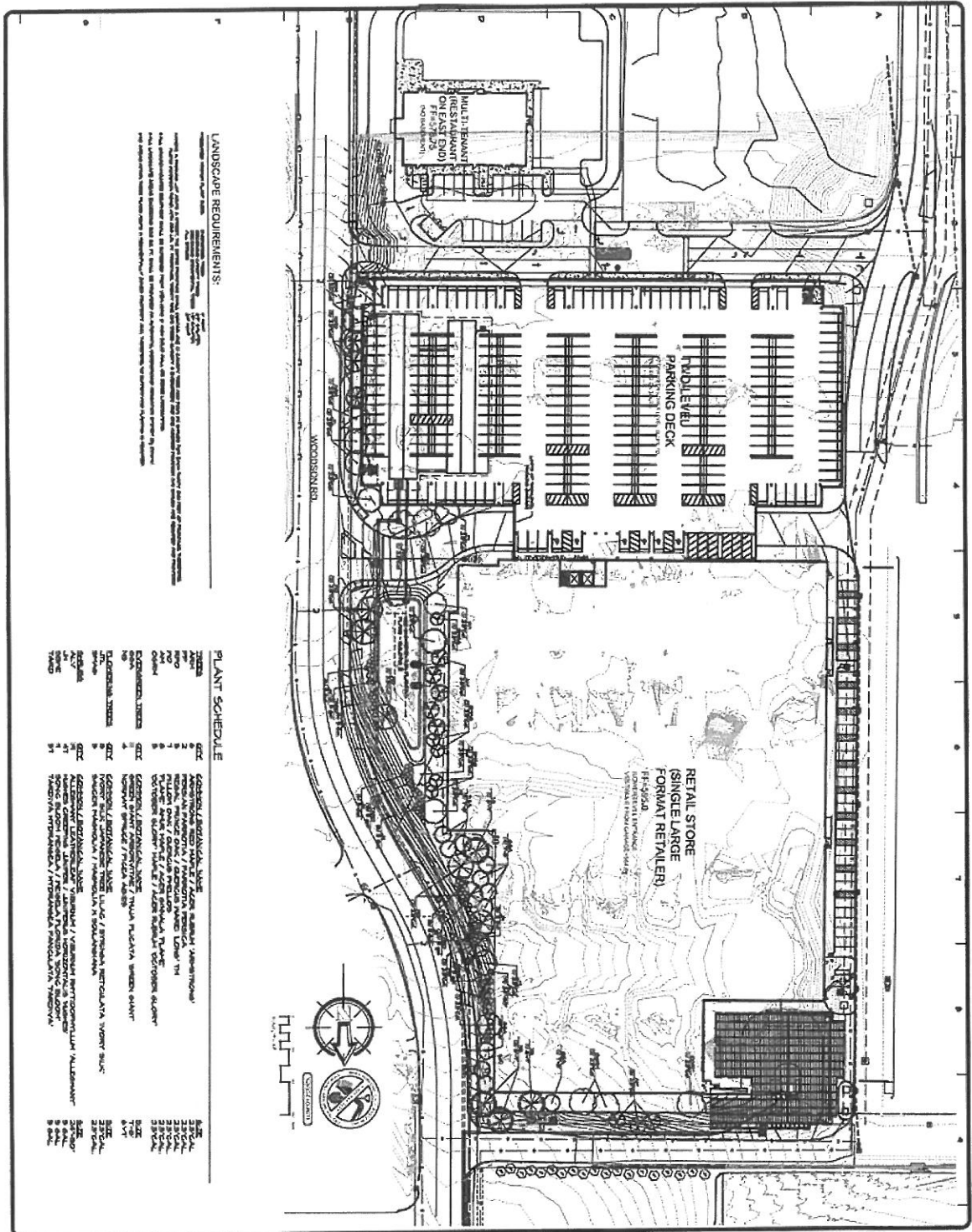




Exhibit A



DATE	1/1
SCALE	AS SHOWN
PROJECT	MARKET AT OLIVE NORTH-BLDG. B
LOCATION	UNIVERSITY CITY, MISSOURI
DESIGNER	LANDSCAPE TECHNOLOGIES
CLIENT	MARKET AT OLIVE NORTH-BLDG. B
DATE	1/1

**PLANTING PLAN FOR THE PROPOSED Market at Olive North-Bldg. B UNIVERSITY CITY, MISSOURI**

*Landscaping Technologies*

10000 Olive Blvd., Suite 100, St. Louis, MO 63143  
 Phone: (314) 991-1111  
 Fax: (314) 991-1112  
 Email: info@landscapingtechnologies.com  
 Website: www.landscapingtechnologies.com

NO.	DATE	BY	REVISION





Exhibit A





Exhibit A





Exhibit A

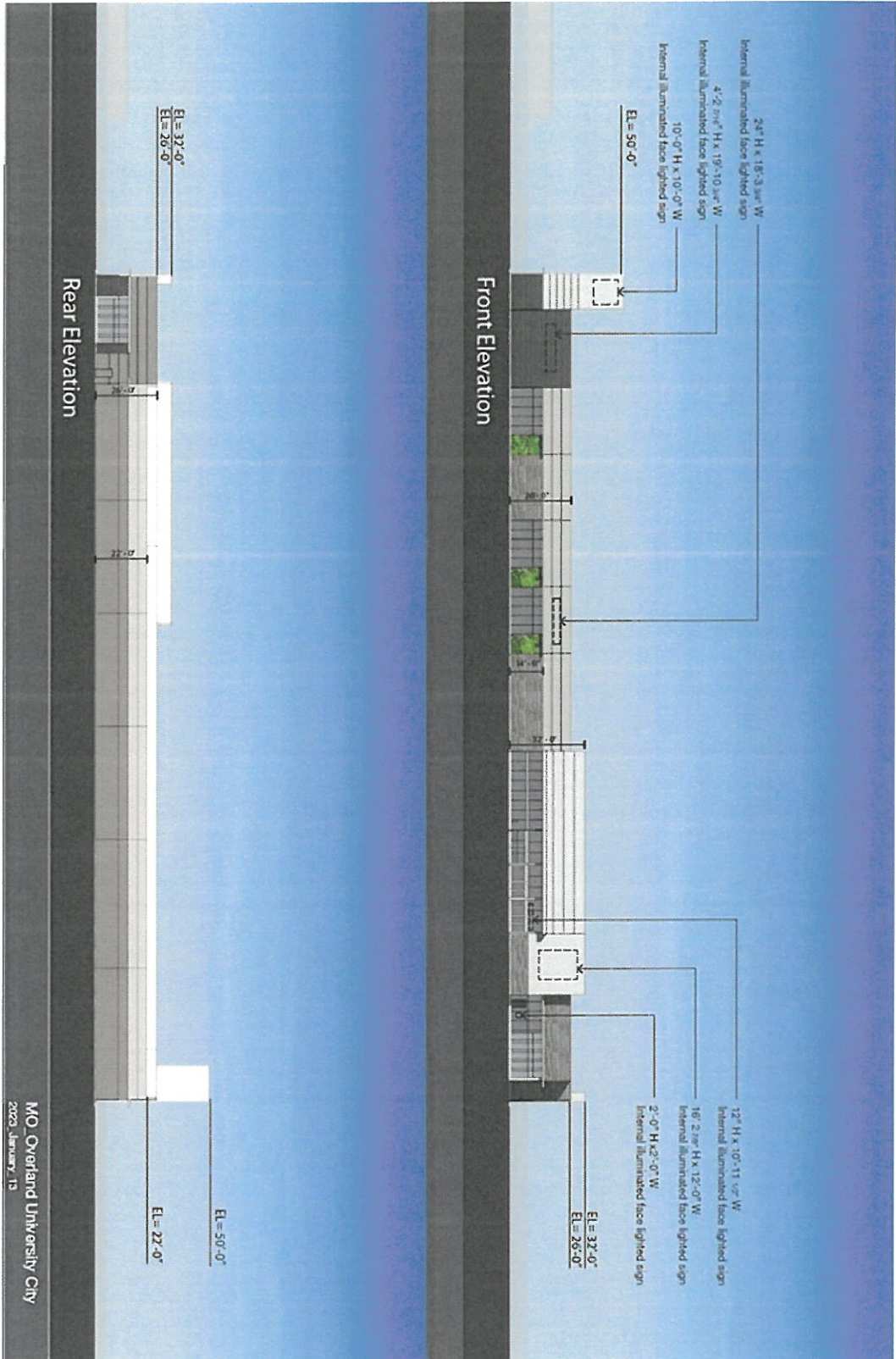




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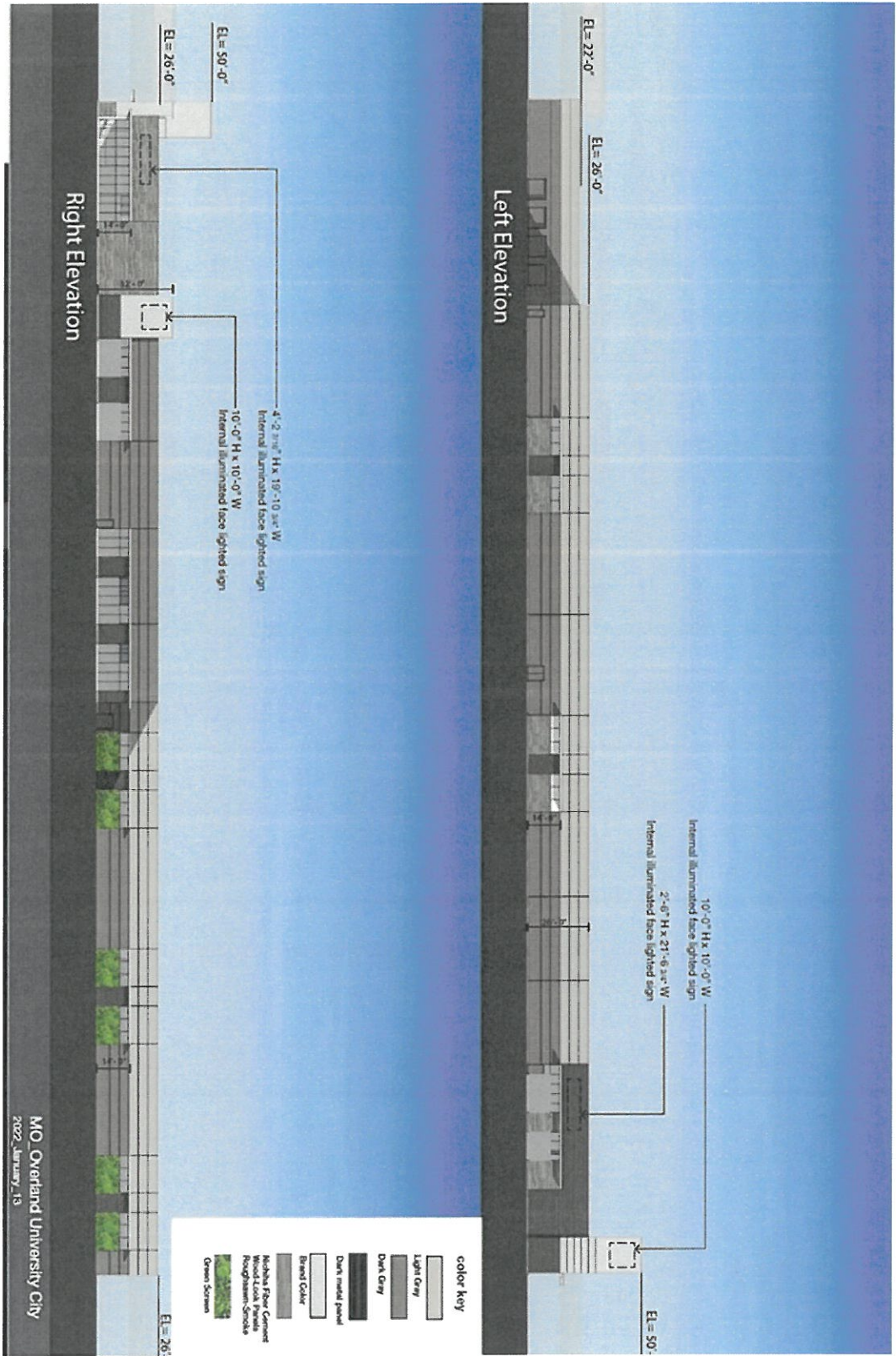




Exhibit A

