

## RESOLUTION 2023-05

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 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 5 of Market at Olive Plat 3 for a development to be known as "Market at Olive Phase 3." 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 3, 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 grocery store and two multi-tenant retail/office/restaurant buildings with drive thru.
3. Accessible pedestrian ways shall be provided from the public sidewalk to each building.
4. A final landscaping plan, demonstrating compliance with all landscaping regulations and providing additional landscaping elements as recommended in the January 25, 2023 Staff Report to the City Plan Commission, shall be submitted for review and approval by the Department of Planning and Development.
5. Lighting standards and illumination levels shall meet the requirements in Zoning Code Section 400.2110.A.
6. Bicycle racks shall be provided in accordance with Zoning Code Section 400.2145.
7. A detailed construction traffic and parking plan shall be submitted for review and approval with the Site Plan.
8. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
9. 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.

10. 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 Zoning Code Sections 400.860 and 400.870.

PASSED and RESOLVED this 6th day of March, 2023

  
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Mayor

ATTEST

  
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City Clerk

