

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: March 13, 2023

BILL NO. 9510

ORDINANCE NO. 7225

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR
LOT 5 OF MARKET AT OLIVE PLAT 3.**

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on March 6, 2023, by Resolution No. 2023-05 for a development on Lot 5 of Market at Olive 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 February 10, 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 February 22, 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 a development on Lot 5 of the Market at Olive Plat 3.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with 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 February 10, 2023. 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 each building.

3. Off-street parking and loading requirements will be provided as required by Chapter 400, Article VII of the University City Zoning Code, including but not limited to Section 400.2140 Schedule of Off-Street Parking Requirements.
4. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and Development for review and approval with the Site Plan. 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 in accordance with Zoning Code Section 400.2145 Off-Street Bicycle Parking Requirements.
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 27th day of March, 2023.



MAYOR

ATTEST:



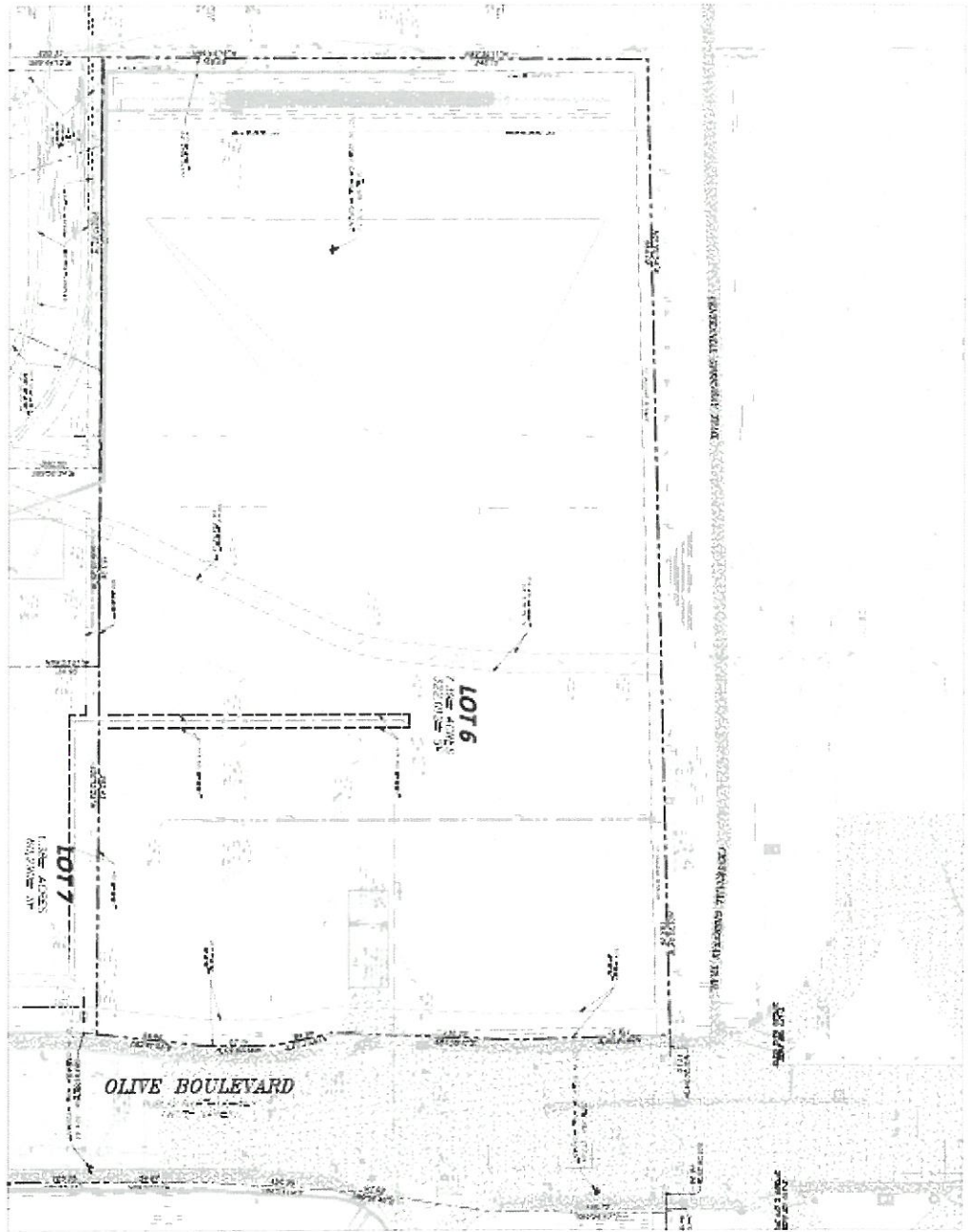
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

Exhibit A



EXISTING UTILITIES
 1. WATER MAINS
 2. SEWER MAINS
 3. GAS MAINS
 4. ELECTRIC MAINS
 5. TELEPHONE MAINS
 6. CABLE TV MAINS
 7. FIBER OPTIC MAINS
 8. RAILROADS
 9. HIGHWAYS
 10. AIRPORTS
 11. CANALS
 12. DRAINAGE CANALS
 13. OTHER UTILITIES

EXISTING SURVEY DATA
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 10. SURVEY DATA

PROJECT INFORMATION
 PROJECT NAME: DIERRBERG MARKETS
 PROJECT NUMBER: 2018-001
 PROJECT LOCATION: UNIVERSITY CITY, MO
 PROJECT OWNER: CASCO CIVIL
 PROJECT ARCHITECT: CASCO CIVIL
 PROJECT ENGINEER: CASCO CIVIL
 PROJECT DATE: 01/15/2018

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 2. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO ORIGINAL OR BETTER CONDITION.
 3. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AT ALL TIMES.
 4. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITION.
 5. ALL UTILITIES SHALL BE PROTECTED AND SUPPORTED AT ALL TIMES.

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 PROJECT DATE: 01/15/2018

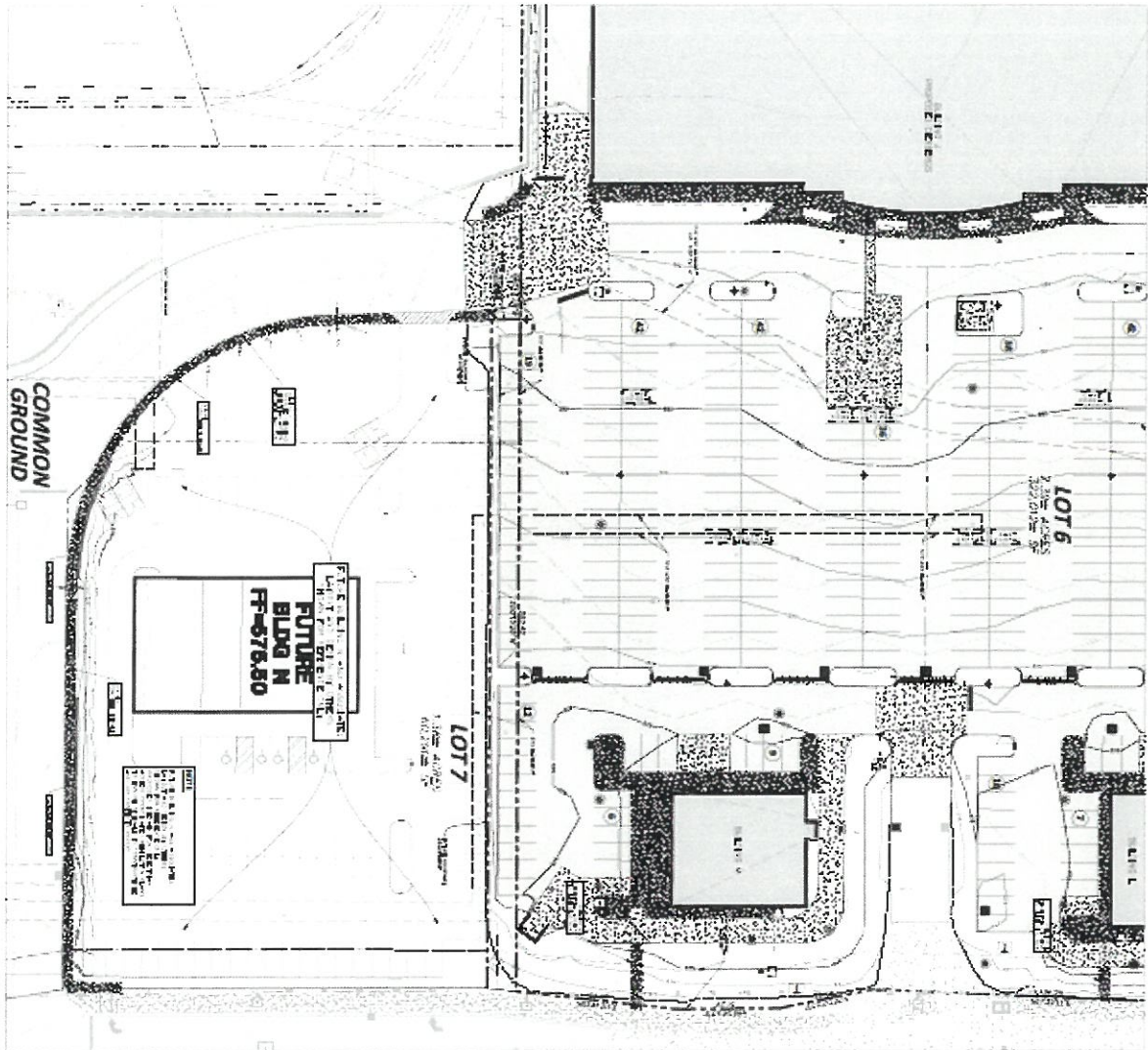
SCALE AND REVISIONS
 Scale: 1" = 40' (Horizontal)
 Scale: 1" = 20' (Vertical)
 Date: 01/15/2018
 Description: Final Landscaping Plan
 Revision: 1



DIERRBERG MARKETS
 FINAL DEVELOPMENT PLAN
 MARKET AT OLIVE
 UNIVERSITY CITY, MO 63132



Exhibit A



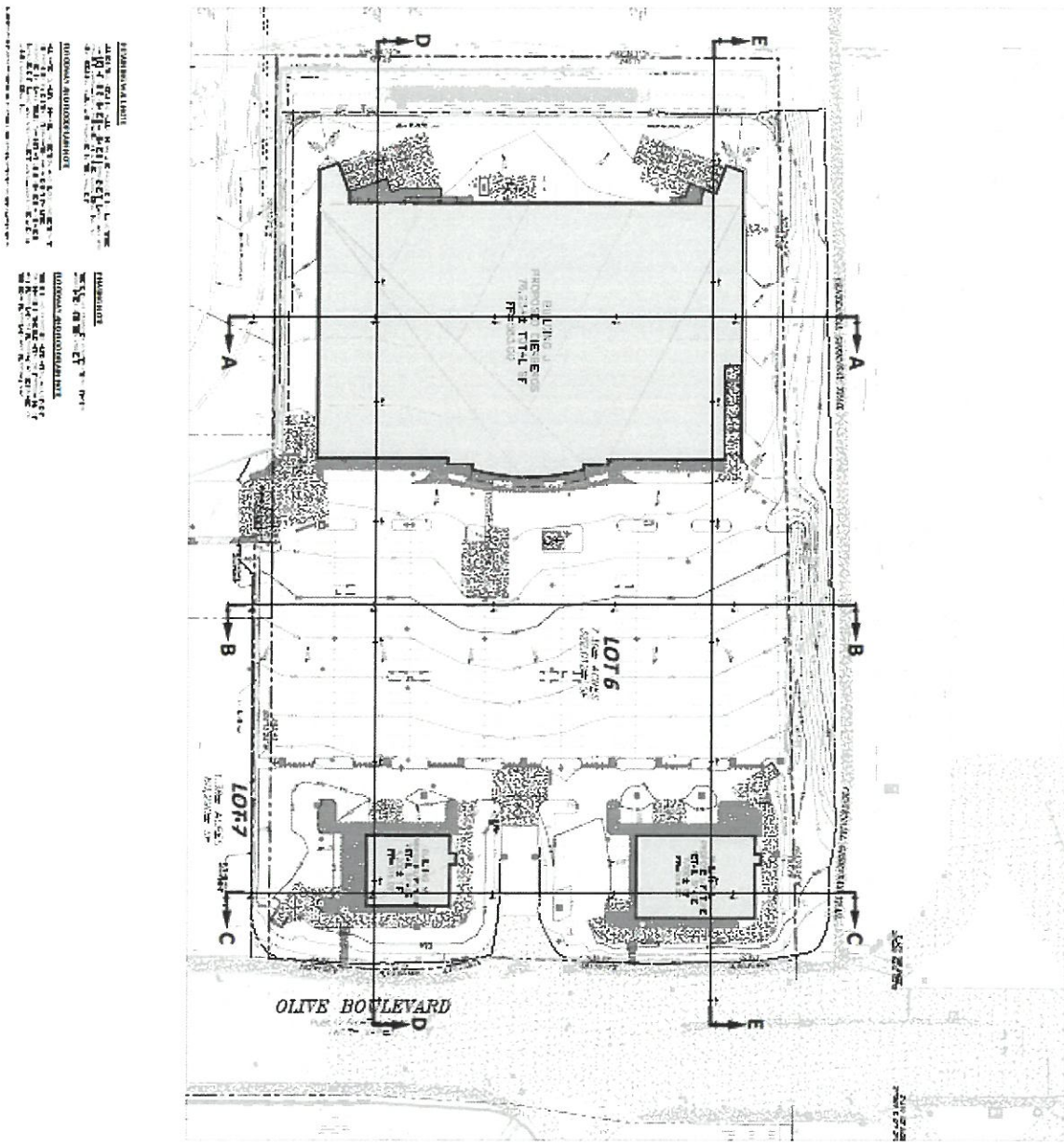
EXISTING WALLS
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REGISTERED ARCHITECT
STATE OF MISSOURI
NO. 0000000000

Dierbergs
 DIERBERGS MARKETS
 FINAL DEVELOPMENT PLAN
 MARKET AT OLIVE
 UNIVERSITY CITY, MO 63132

CASCO CIVIL
 ENGINEERS AND ARCHITECTS
 1000 N. GARDNER ST.
 ST. LOUIS, MO 63102
 (314) 433-1100
 WWW.CASCOCIVIL.COM

Exhibit A



EXISTING AND PROPOSED UTILITIES

EXISTING UTILITIES

PROPOSED UTILITIES

EXISTING AND PROPOSED UTILITIES

EXISTING UTILITIES

PROPOSED UTILITIES

PROJECT INFORMATION

PROJECT: DIERBERG'S MARKETS

LOCATION: MARKET AT OLIVE, UNIVERSITY CITY, MO

DATE: 02.10.21

SCALE: 1" = 40' (AS SHOWN)

DESIGNED BY: CASCO CIVIL

PROJECT NO.: 2019-001

CLIENT

Dierberg's Markets

1000 N. UNIVERSITY CITY BLVD.

UNIVERSITY CITY, MO 63101

PH: 636.271.1234

WWW.DIERBERGS.COM

CASCO CIVIL

ARCHITECTS

1000 N. UNIVERSITY CITY BLVD.

UNIVERSITY CITY, MO 63101

PH: 636.271.1234

WWW.CASCOCIVIL.COM

Dierberg's

DIERBERG'S MARKETS

FINAL DEVELOPMENT PLAN

MARKET AT OLIVE

UNIVERSITY CITY, MO 63101

Exhibit A

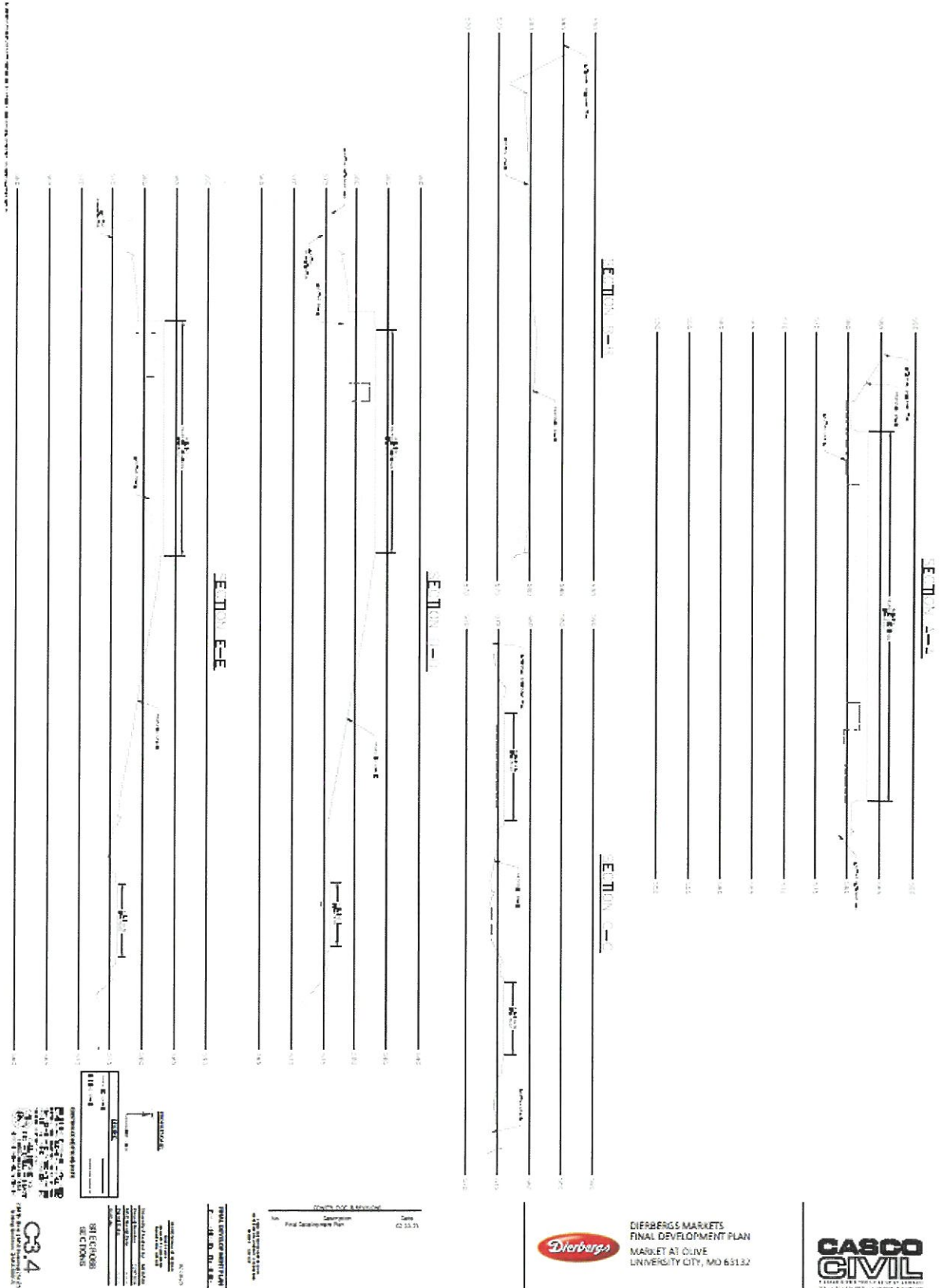


Exhibit A

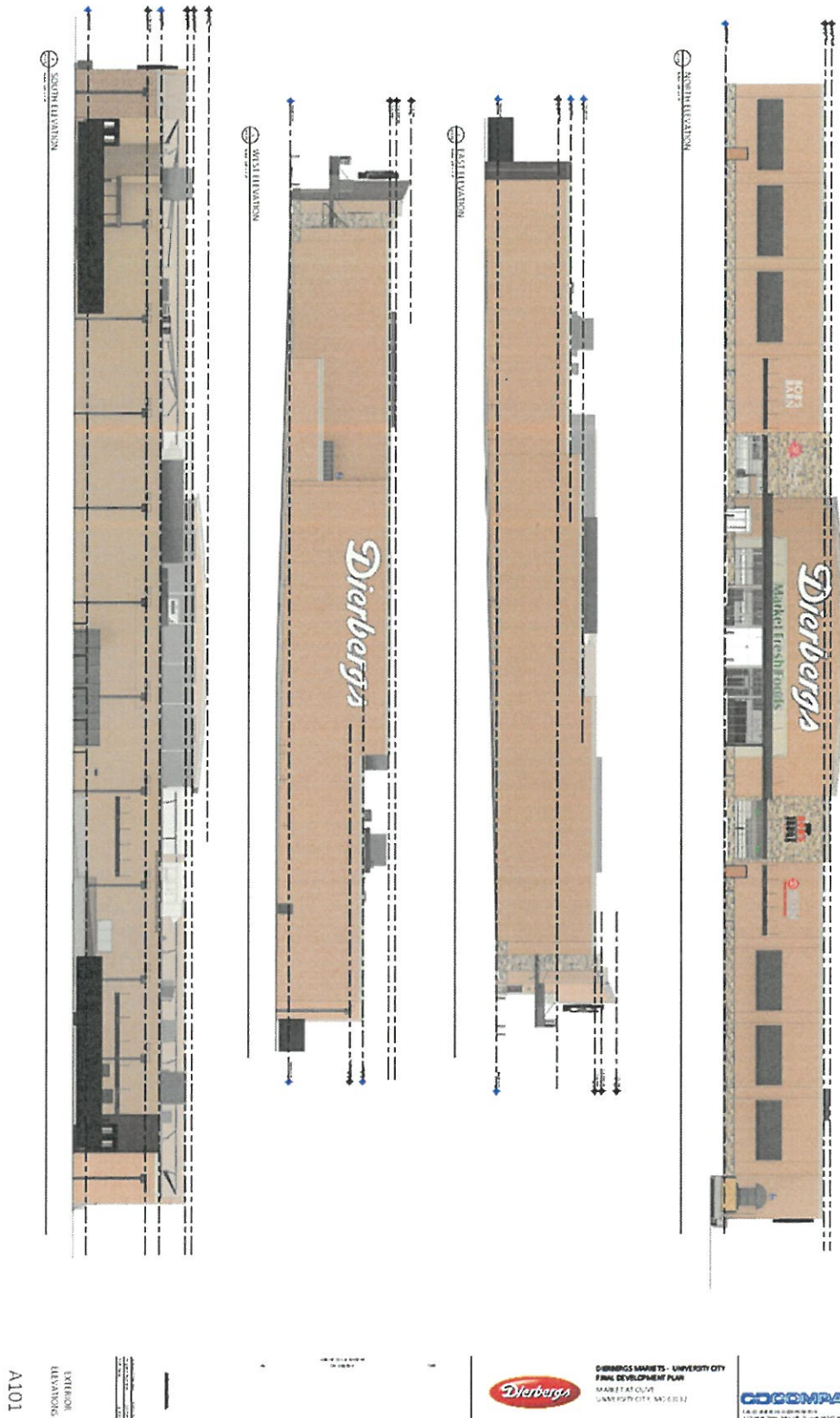
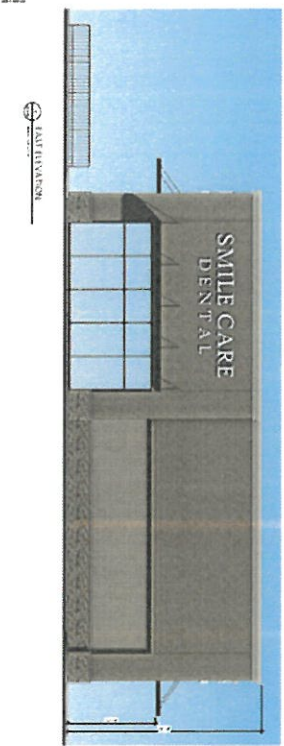
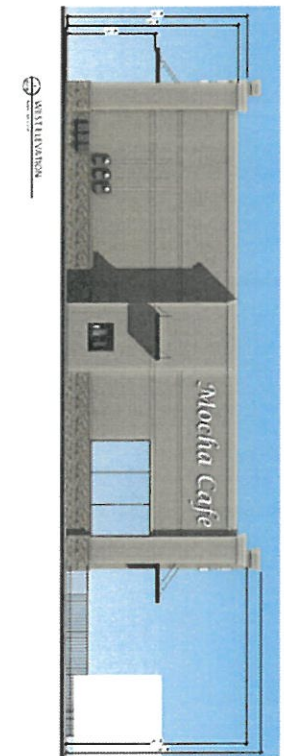


Exhibit A

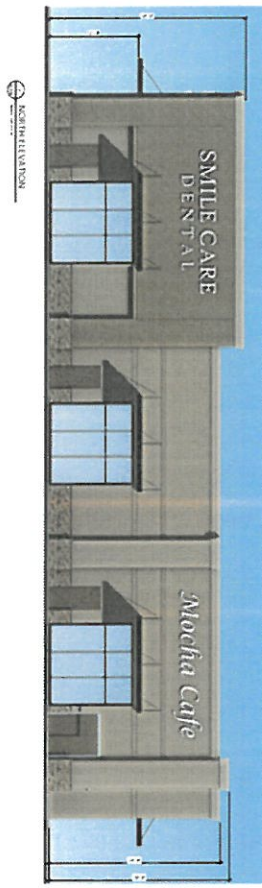


EAST ELEVATION

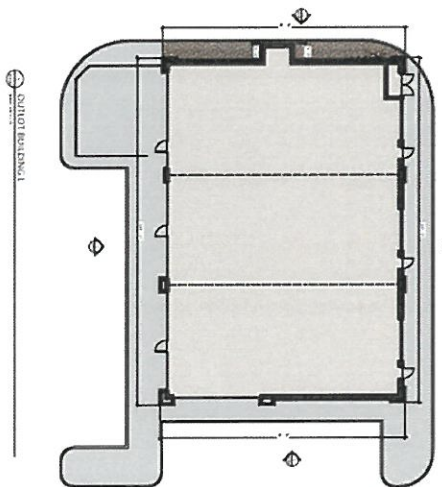


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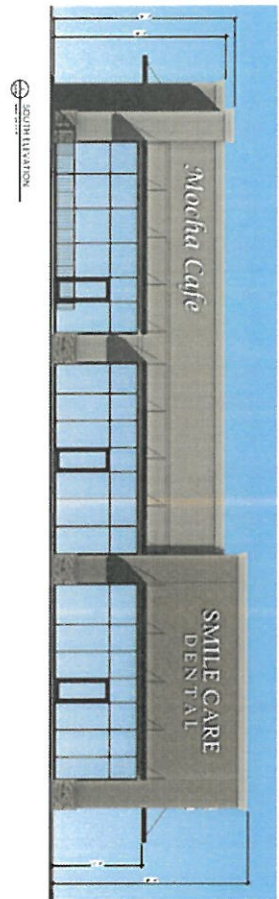
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NORTH ELEVATION



OUTLOT BUILDING



SOUTH ELEVATION

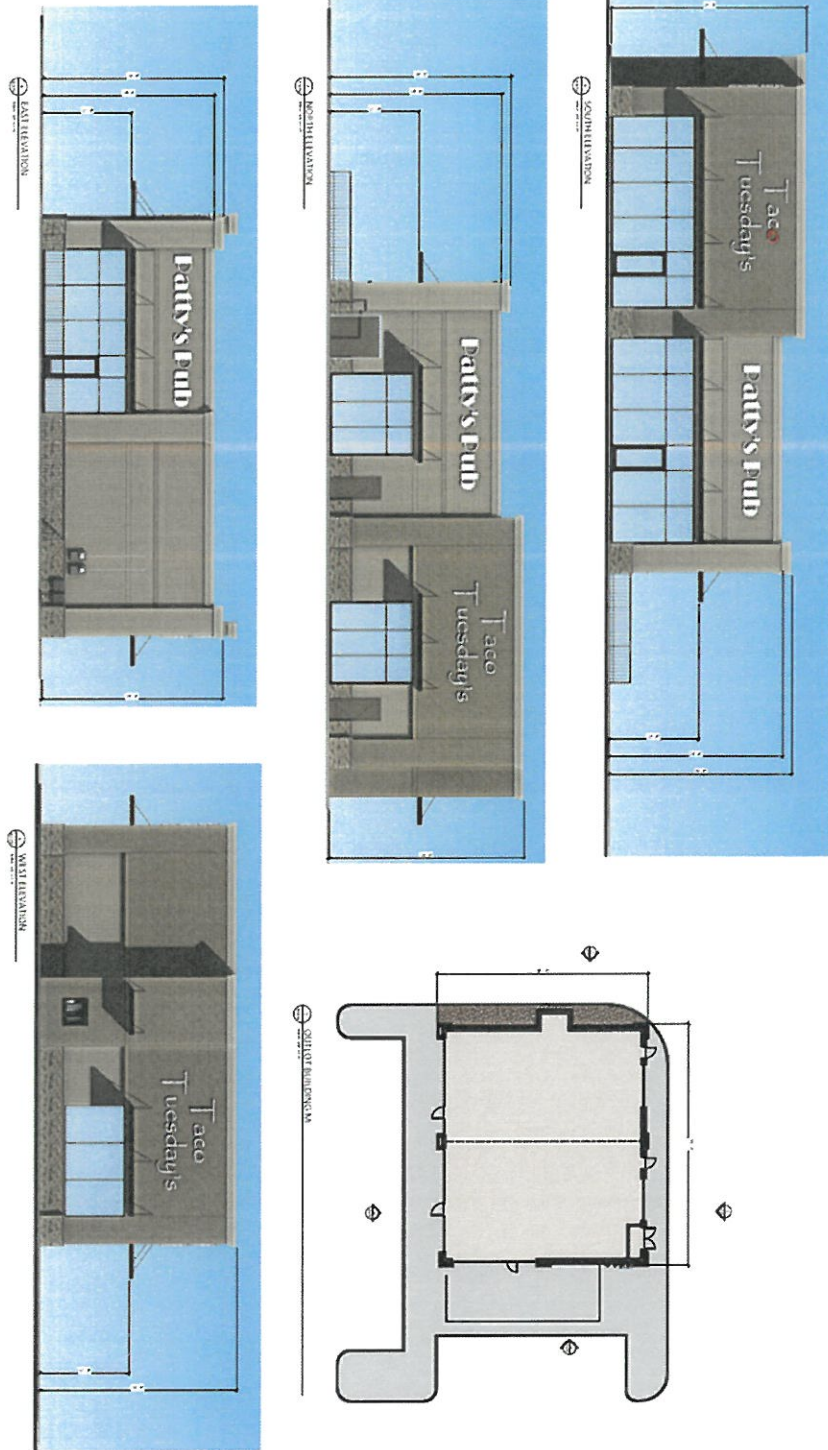


DIERBERG MARKETS - OUTLOT
 PHASE DEVELOPMENT PLAN
 MARLBOROUGH
 WASHINGTON COUNTY, MD



CO COMPANIES
 1000 BRIDGEWAY #100
 WASHINGTON, DC 20004

Exhibit A



5105
 OHIO
 FEDERAL
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 OF
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 BUILDING
 REVISIONS
 DATE


DIERBERG'S MARKETS - OUTLET #1
FINAL DEVELOPMENT PLAN
 MARKET PLACE
 UNIVERSITY CITY, MO

COOPCOMPANIES
 1400 BROADWAY
 SUITE 1000
 NEW YORK, NY 10019

Exhibit A



A106

REVISIONS

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BY

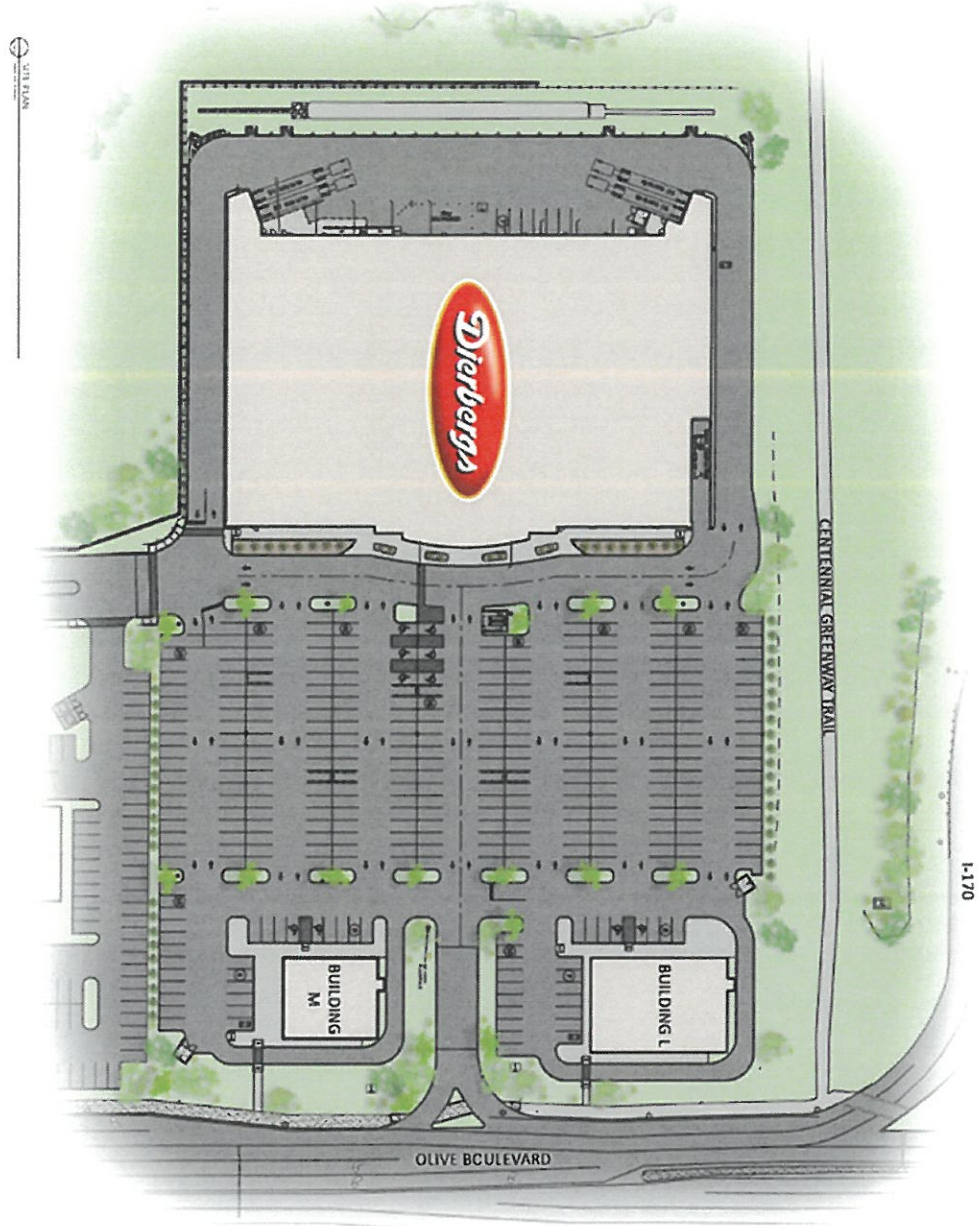
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DESCRIPTION

Dierberg
 DESIGN BUREAU - UNIVERSITY CITY
 TRAIL DRIVE - UNIVERSITY CITY
 631-441-1111
 WWW.DIERBERG.COM

COOPERATIVE
 1000 UNIVERSITY CITY
 UNIVERSITY CITY, MISSOURI 63102

Exhibit A



C101

SITE PLAN



SHERRILL MARKETS - UNIVERSITY CITY
FINAL DEVELOPMENT PLAN
MARKET AT OLIVE
UNIVERSITY CITY, MISSOURI



Exhibit A

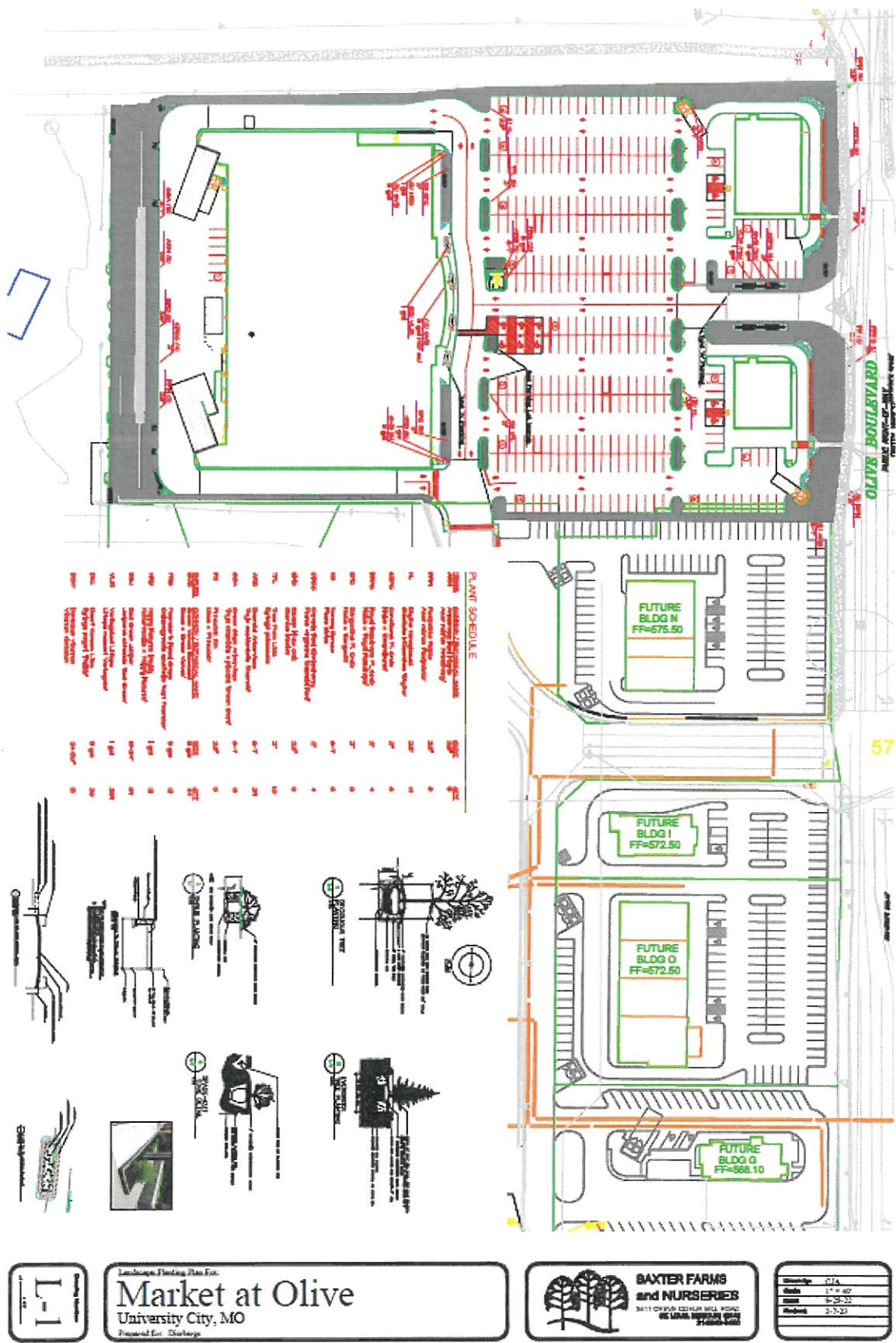
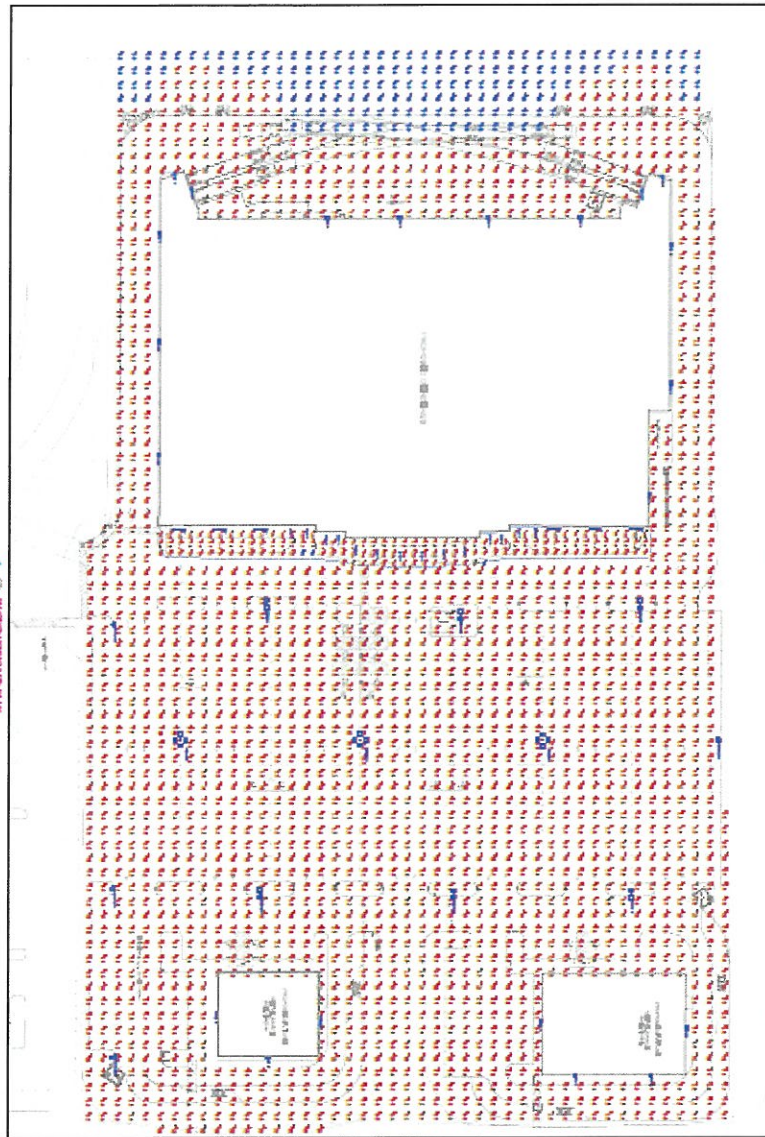


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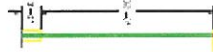


PROPOSED SITE PLAN

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PROPOSED SITE PLAN



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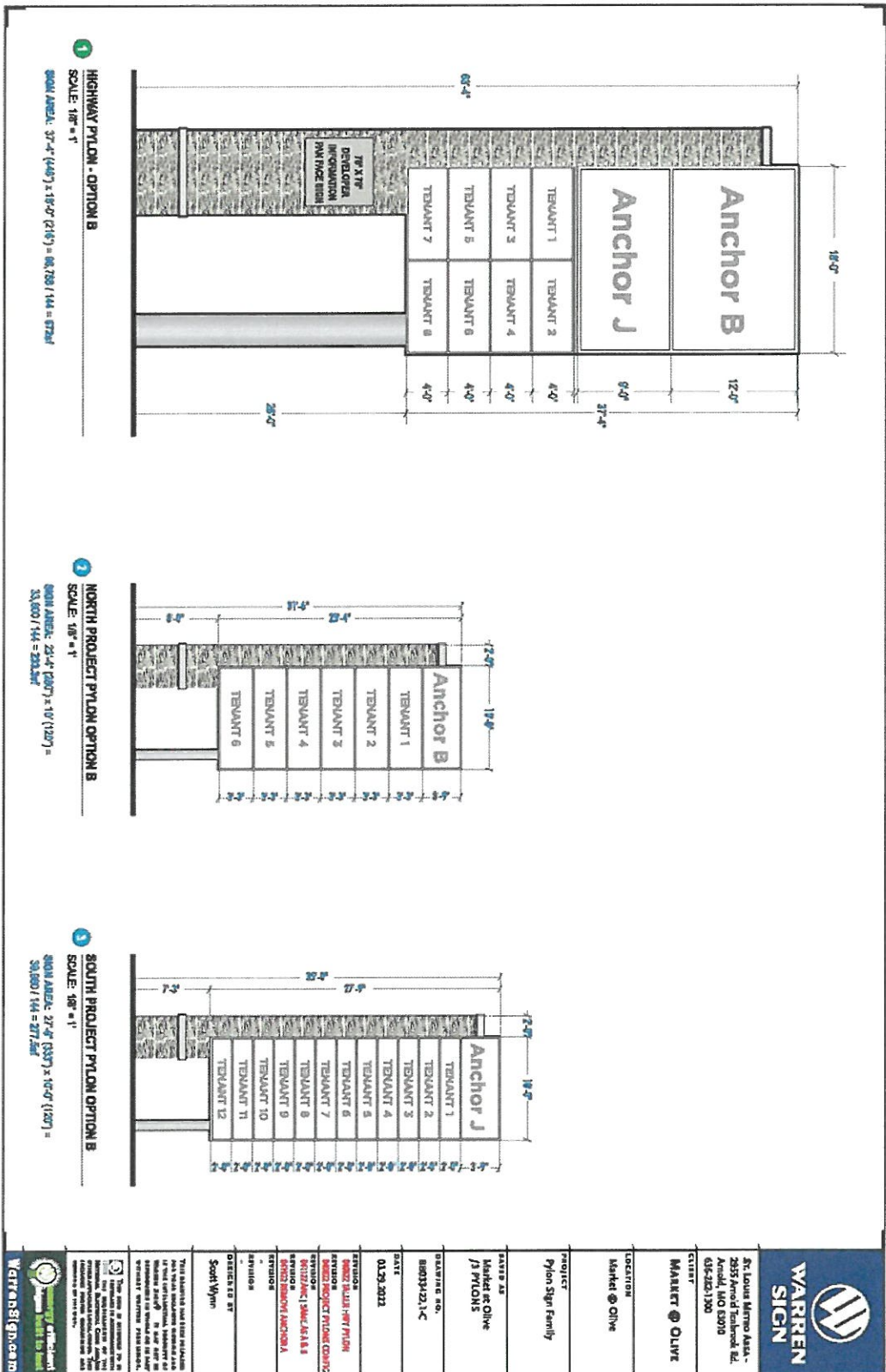
PROPOSED SITE PLAN

PROPOSED SITE PLAN

PROPOSED SITE PLAN

Exhibit A

Pylon Sign B Visible On Street, The Drawing Has Not Been Priced In Scale. Select Actual Size From Your Preferred Option & Print Paper Size.



	St. Louis Metro Area - 2835 Arnold Turnpike Rd. Arnold, MO 63010 636-2031300
CLIENT	MARKET @ OLIVE
LOCATION	Market @ Olive
PROJECT	Pylon Sign Family
OWNER AS	Market @ Olive / S PYLONS
DRAWING NO.	88071221-C
DATE	01/29/2011
REVISION	1. UPDATE FROM
REVISION	2. NORTH PROJECT Pylon OPTION B
REVISION	3. SOUTH PROJECT Pylon OPTION B
REVISION	4. REVISED SIGN AREA
REVISION	5. REVISED SIGN AREA
DESIGNED BY	Scott Wynn