

RESOLUTION 2024-01

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-Mixed Use District (PD-M”).


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 at 6630, 6640, 6650 and 6654 Delmar Boulevard for a mixed-use development to be known as “Local University City.” The development shall be developed with the following conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the Preliminary Development Plan/Plat dated October 11, 2023, attached hereto, marked “Exhibit A,” made a part hereof, and hereby approved. The footprint and general layout, and the height and mass, shall be as shown in the Preliminary Development Plan/Plat.
2. The land uses and developments shall comply with the Zoning Map amendment for the development site, Ordinance No. 7436, simultaneously approved. Permitted land uses and developments are retail stores, banks, restaurants, elevator-type dwellings and town-house dwellings.
3. The maximum number of dwelling units shall be 329.
4. Accessible pedestrian ways shall be provided from the public sidewalk to each building.
5. A landscaping plan shall be submitted for review and approval by the Zoning Administrator prior to issuance of a building permit.
6. Lighting standards and illumination levels shall meet the requirements in Zoning Code Section 400.2110.
7. Bicycle racks shall be provided in accordance with Zoning Code Section 400.2145.
8. A detailed construction traffic and parking plan shall be submitted to the Zoning Administrator for review and approval with the Site Plan.
9. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
10. A lot consolidation shall be completed and the final plat recorded prior to the issuance of a building permit.

11. 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 ADOPTED this 8th day of January, 2024



Mayor

ATTEST



City Clerk

