

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: October 28, 2024

BILL NO.: 9558

ORDINANCE NO.: 7371

AN ORDINANCE APPROVING THE THIRD AMENDED FINAL DEVELOPMENT PLAN FOR THE CROWN CENTER FOR SENIOR LIVING LOCATED AT 8348 – 8350 DELCREST DRIVE IN THE PD-M PLANNED DEVELOPMENT MIXED-USE ZONING DISTRICT.

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on January 13, 2014 for a mixed-use development project known as “Crown Center for Senior Living” located at 8348 – 8350 Delcrest Drive in the PD-M Planned Development Mixed-Use Zoning District in the City of University City, Missouri; and

WHEREAS, the Final Development Plan was approved by the City Council on April 28, 2014, by Ordinance No. 6955; and

WHEREAS, the Amended Final Development Plan was approved by the City Council on October 9, 2017, by Ordinance No. 7054; and

WHEREAS, the Second Amended Final Development Plan was approved by the City Council on November 22, 2021, by Ordinance No. 7167; and

WHEREAS, on September 4, 2024, Rosemann & Associates, P.C., on behalf of the property owners, submitted for review and approval a Third Amended Final Development Plan; and

WHEREAS, at its meeting on September 25, 2024, the University City Plan Commission reviewed the Third Amended Final Development Plan and recommended approval with the conditions listed in Exhibit A, attached hereto; and

WHEREAS, the Third Amended 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 list of the Third Amended Final Development Plan conditions.

Section 2: Attached, marked Exhibit B, and made part hereof is the site plan for the Third Amended Final Development Plan for Crown Center for Senior Living.

Section 3: It is hereby found and determined that the Third Amended Final Development Plan, including Exhibits A and B, is in full compliance with Section 400.890 (Amendments to Final Development Plan) of the University City Municipal Code. Accordingly, the Third Amended Final Development Plan is hereby approved.

Section 4: The City Clerk is hereby directed to endorse upon the Third Amended Final Development Plan, including Exhibits A and B, the approval of the City Council under the hand of the City Clerk and the seal of the City of University City, Missouri.

Section 5: This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this 12th day of November, 2024.



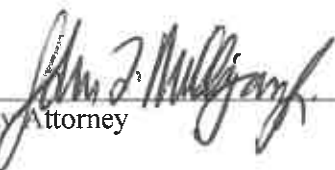
Mayor

ATTEST:



City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:



City Attorney

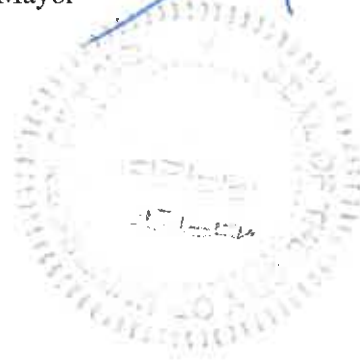
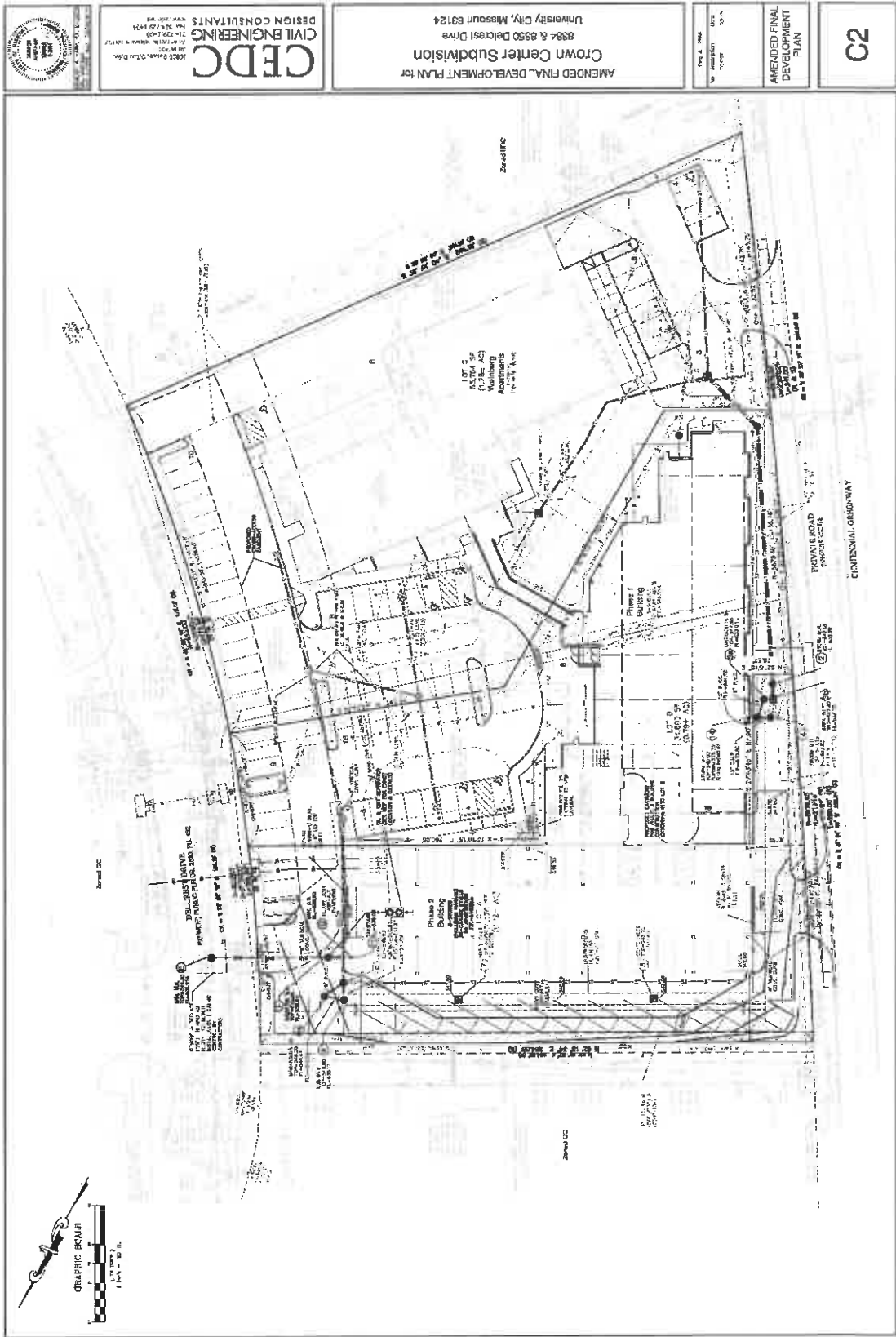


Exhibit A

1. Permitted uses shall be limited to a multi-family residential development for senior living with associated accessory uses, including but not limited to, offices related to the operation of the facility, a café and dining area, a demonstration kitchen, a fitness area, and an outdoor gardening area which may be open to the public. The hours in which the café is open to the public shall be limited to 6:00 a.m. to 10:00 p.m. Any changes to the hours of operation shall require written approval from the Department of Planning and Development.
2. The existing building height, number of stories, mass, floor area ratio, and setbacks shall be maintained as depicted in the Third Amended Development Plan, presented to University City Plan Commission on September 25, 2024, and shall not be exceeded.
3. The total number of residential units for Phase 1 shall not exceed 52.
4. Parking and the drive aisle layout shall be as generally depicted on the Third Amended Development Plan presented to University City Plan Commission on September 25, 2024. A minimum of 130 off-street parking and garage spaces shall be maintained. The location of the proposed curb-cut for ingress/egress shall be as approved by the Department of Public Works.
5. Along the north property limits, the five (5) - foot buffer shall be landscaped, as approved by the Department of Planning and Development.
6. A final landscape plan shall be submitted to the Department of Planning and Development for its review and approval, in conjunction with a review by the City Forester. Said plan shall be submitted prior to the submittal of a demolition/building permit. Landscaping shall be installed and maintained in accordance with the approved plan.
7. Any proposed signage shall be in compliance with the Sign Regulations set forth in Article 8 of the Zoning Code.
8. Lighting of all exterior areas shall comply with the requirements of Section 400.2110 (Lighting) of the Zoning Code and shall be designed to be compatible with surrounding areas by shading to direct light downwards and away from abutting uses.
9. All work in the public right-of-way shall be located, constructed, and maintained as approved by the Department of Public Works.
10. A detailed construction traffic control and parking plan should be submitted to the Department of Planning and Development for approval, in conjunction with review by the Department of Public Works. Said plan shall set forth details pertaining to worker and resident 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.
11. Except as noted herein, other codes and ordinances of the City of University City shall apply.
12. Install bicycle racks in accordance with Section 400.2145, and as directed by the Department of Planning and Development.



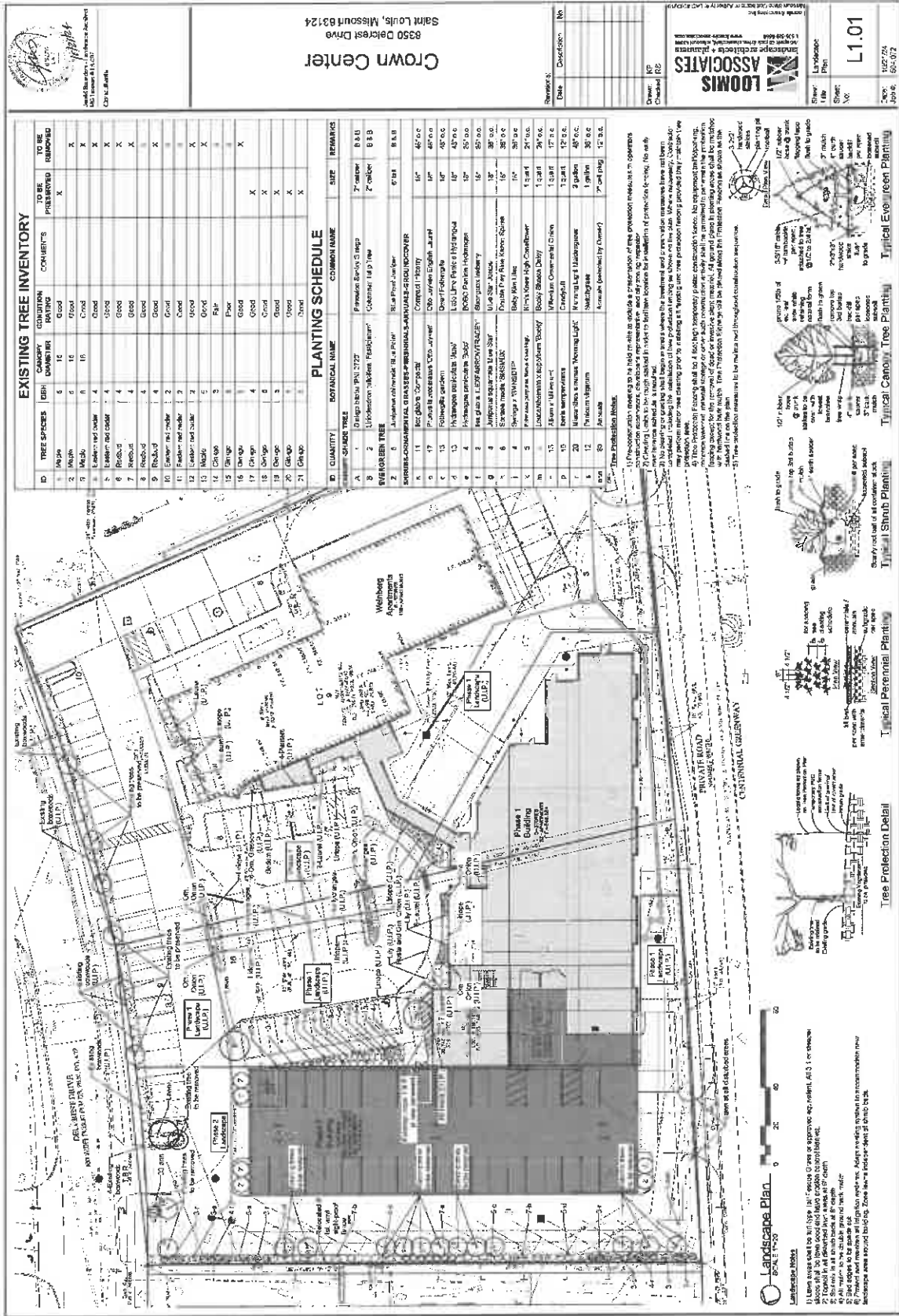
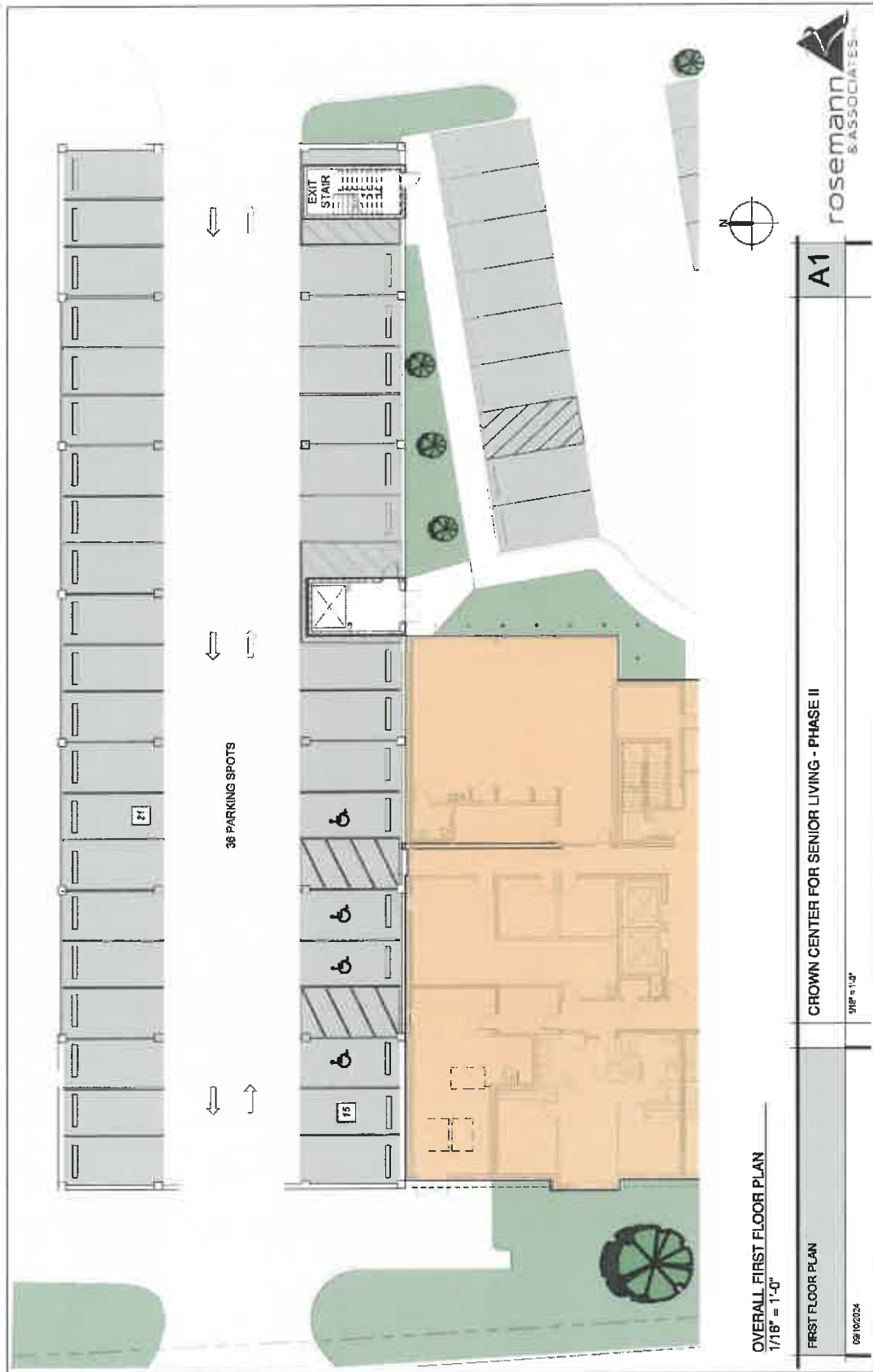
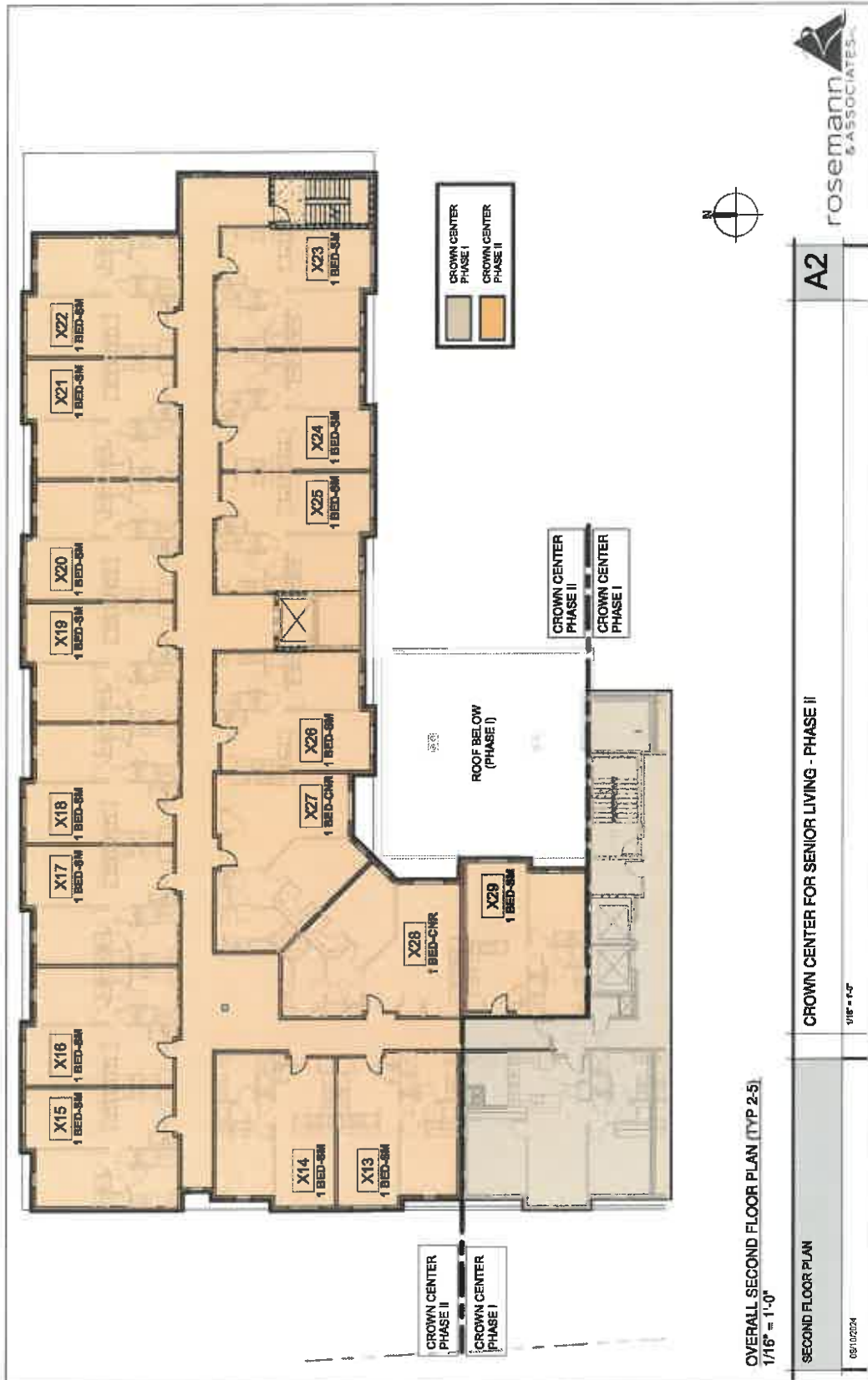


Exhibit B





A2

 <p>PHASE I</p> <p>PHASE II</p>	A6
EXTERIOR CHARACTER RENDERING	CROWN CENTER FOR SENIOR LIVING - PHASE II
09/10/2024	







