

## RESOLUTION 2024-14

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 Use 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 Adjusted Lot 1 of Market at Olive Plat 7. The development shall be developed with the following 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 October 15, 2024. The height and mass shall be restricted to that shown on said plans.
2. Off-street parking and loading requirements will be provided as required by Chapter 400, Article VII (Off-Street Parking and Loading Requirements) of the University City Zoning Code.
3. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and Development for approval. The 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. Bicycle racks shall be provided according to Section 400.2145 (Off-Street Bicycle Parking Requirements) of the University City Zoning Code.
5. Market at Olive Plat 7, a boundary adjustment plat for Lots 1, 2, and 3 of Market at Olive Plat 6, shall be recorded at the office of the St. Louis County Recorder of Deeds in accordance with Section 405.580 (Boundary Adjustments) of the University City Subdivision Code, prior to issuance of a building permit. Market at Olive Plat 7 shall show Lot 1 as adjusted in the plans dated October 15, 2024.
6. Prior to issuance of a building permit, the following shall be submitted to and approved by the Department of Planning and Development:
  - a. A landscaping plan demonstrating that additional landscaping is provided adjacent to the parking stalls along the east and west property lines and is consistent with the landscaping schemes with the existing Market at Olive development.

- b. A site plan demonstrating that screening is provided for any ground- or roof-mounted mechanical equipment, per Section 400.1200 (Screening of Building Mechanical or Electrical Equipment) of the University City Zoning Code.
- c. A site plan demonstrating that stop signs will be installed at indicated location of stop lines.

PASSED and RESOLVED this 25<sup>th</sup> day of November, 2024

  
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Mayor

ATTEST

  
  
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City Clerk