

INTRODUCED BY: Councilmember Dennis Fuller

DATE: November 12, 2024

BILL NO. 9560

ORDINANCE NO. 7273

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR ADJUSTED LOT 1 OF THE MARKET AT OLIVE DEVELOPMENT PLAT 7.

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City, Missouri on November 25, 2024 by Resolution No. 2024-14, for a grocery development on Adjusted Lot 1 of Market at Olive Plat 7 in a Planned Development – Commercial District (“PD-C”) in the City of University City, Missouri, and the City Council authorized the submittal of a Final Development Plan; and

WHEREAS, a Final Development Plan dated October 15, 2024, 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) of the University City Zoning Code with the adoption of an ordinance by City Council; and

WHEREAS, at its meeting on October 23, 2024, the University City Plan Commission reviewed the Final Development Plan and recommended to the City Council that it be approved; and

WHEREAS, the 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 for a grocery store development on Adjusted Lot 1 of Market at Olive Plat 7.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with Section 400.870 (Final Development Plan Procedure) of the University City Zoning Code. Accordingly, the Final Development Plan is hereby approved.

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 with the Final Development Plan. The footprint and general layout are subject to the Final Development Plan. The height and mass shall be restricted to that shown on the Final Development Plan.
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. The 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 a building permit.

4. Bicycle racks shall be provided in accordance with 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 Final Development Plan.
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.

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 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 and ADOPTED this 25th day of November, 2024.




MAYOR

ATTEST:


_____ CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:


_____ CITY ATTORNEY

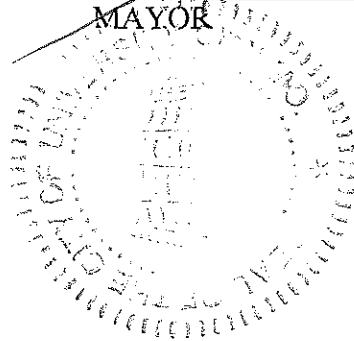
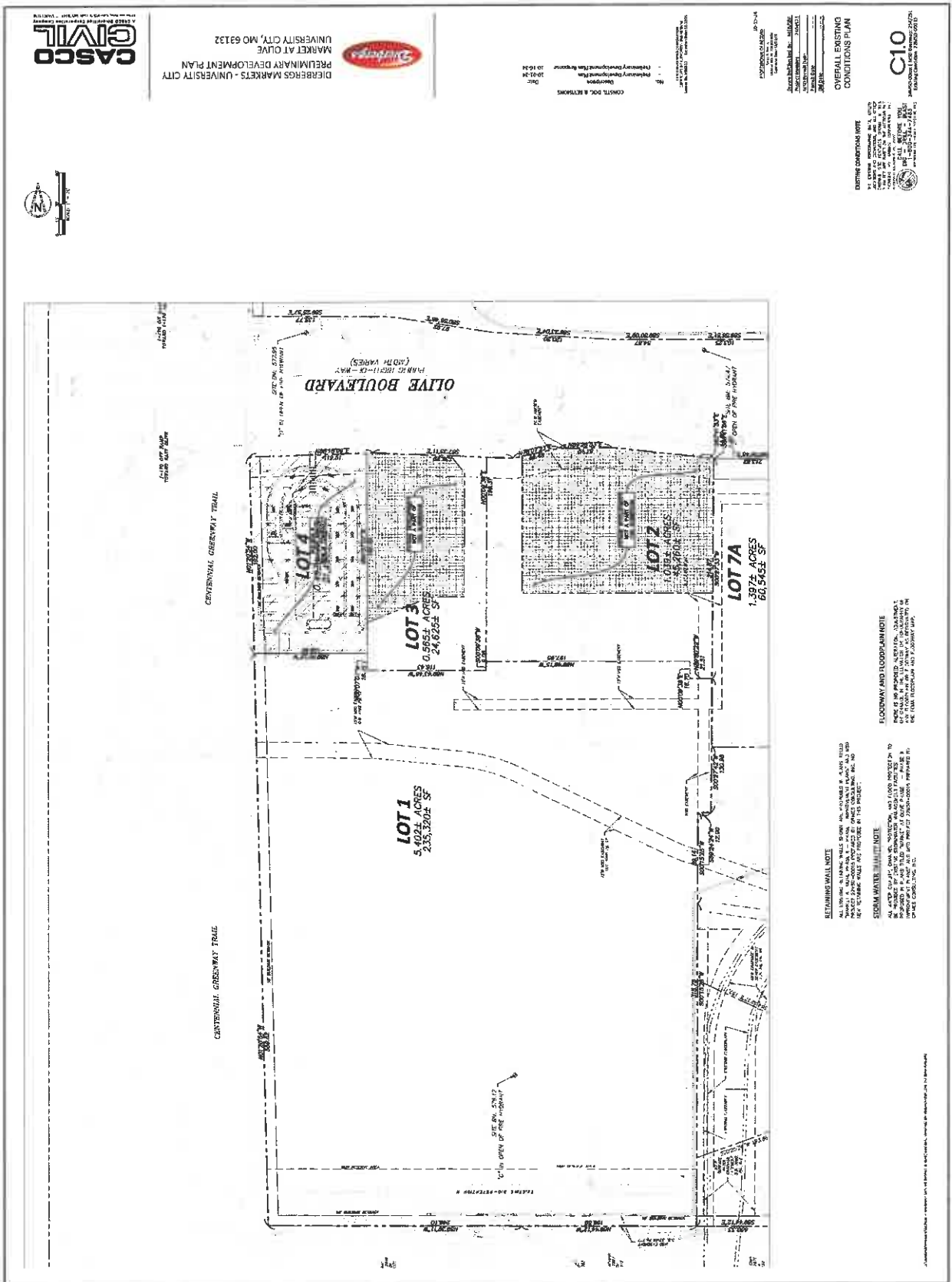


Exhibit A



CASCO CIVIL
 A LEAD PROVIDER OF PROFESSIONAL SERVICES
 1000 N. UNIVERSITY CITY BLVD. SUITE 1000
 UNIVERSITY CITY, MO 63122

DIERBERGS MARKETS - UNIVERSITY CITY
 PRELIMINARY DEVELOPMENT PLAN
 UNIVERSITY CITY, MO 63122



CONSTRUCTION & NETWORKS
 DATE: 10/15/24
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

EXISTING CONDITIONS
 DATE: 10/15/24
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

OVERALL EXISTING CONDITIONS PLAN
 DATE: 10/15/24
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

C10
 UNIVERSITY CITY, MO 63122




RETAINING WALL NOTE
 ALL RETAINING WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. GEOLOGICAL SURVEY MANUAL 153, "DESIGN AND CONSTRUCTION OF RETAINING WALLS".


SEWAGE WATER TREATMENT NOTE
 ALL SEWAGE WATER SHALL BE TREATED AT THE UNIVERSITY CITY WASTEWATER TREATMENT PLANT. THE TREATMENT PLANT IS LOCATED AT 1000 N. UNIVERSITY CITY BLVD. AND 1000 W. UNIVERSITY CITY BLVD.

FLOODWAY AND FLOODPLAIN NOTE
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. GEOLOGICAL SURVEY MANUAL 153, "DESIGN AND CONSTRUCTION OF RETAINING WALLS".

Exhibit A



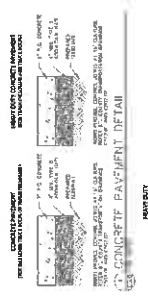
CASCO
CONSTRUCTION SERVICES COMPANY
2000 N. W. 10th St., Suite 1000
Fort Lauderdale, FL 33304



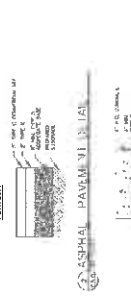
UNIVERSITY CITY
PRELIMINARY DEVELOPMENT PLAN
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132

CONSTRUCTION DETAILS

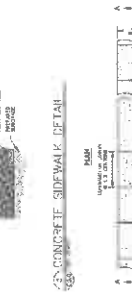
DATE: 08-15-14
DESIGNER: Development
PROJECT: Preliminary Development Plan
DRAWN BY: [Name]
CHECKED BY: [Name]




CONCRETE SIDEWALK DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND
3. 4" CONC. ON 1" SAND



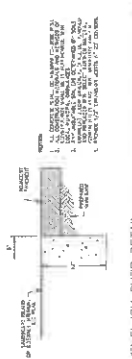
ASPHALT PAVEMENT DETAIL
1. 4" ASPHALT ON 1" SAND
2. 4" ASPHALT ON 1" SAND



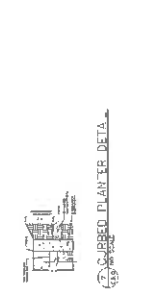
CONCRETE SIDEWALK DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND




CONCRETE SIDEWALK DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND




FINISH CURB DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND



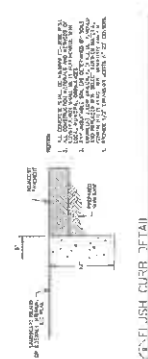
FINISH CURB DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND




EXTENDED CONCRETE CURB & GUTTER DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND



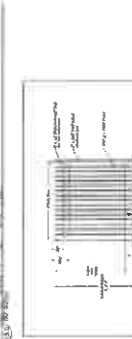
EXTENDED CONCRETE CURB & GUTTER DETAIL
1. 4" CONC. ON 1" SAND
2. 4" CONC. ON 1" SAND



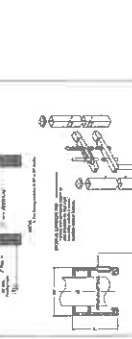
FENCE DETAIL
1. 2" DIA. 10' GALV. STEEL POST
2. 2" DIA. 10' GALV. STEEL POST



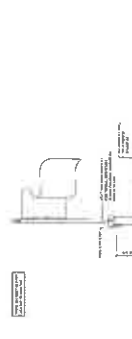
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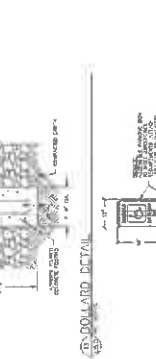
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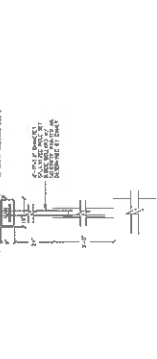
FENCE DETAIL
1. 2" DIA. 10' GALV. STEEL POST
2. 2" DIA. 10' GALV. STEEL POST




WOOD LAMINATE DETAIL
1. 1/2" WOOD LAMINATE
2. 1/2" WOOD LAMINATE



WOOD LAMINATE DETAIL
1. 1/2" WOOD LAMINATE
2. 1/2" WOOD LAMINATE




WOOD LAMINATE DETAIL
1. 1/2" WOOD LAMINATE
2. 1/2" WOOD LAMINATE




WOOD LAMINATE DETAIL
1. 1/2" WOOD LAMINATE
2. 1/2" WOOD LAMINATE

Exhibit A



CASCO CIVIL
A CASCO COMPANY



Sierberg

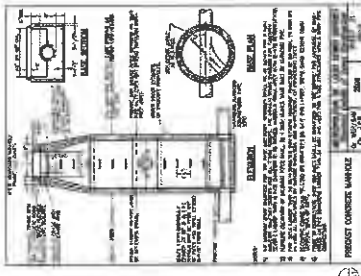
**DIERBERG MARKETS - UNIVERSITY CITY
PRELIMINARY DEVELOPMENT PLAN**
UNIVERSITY CITY, MO 63132

CONTRACT NO. 10-10-14
DESCRIPTION
Preliminary Development Plan
DATE
10-10-14

CONSTRUCTION DETAILS

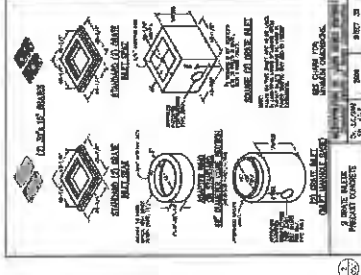
C51

APPROVED FOR SUBMITTAL



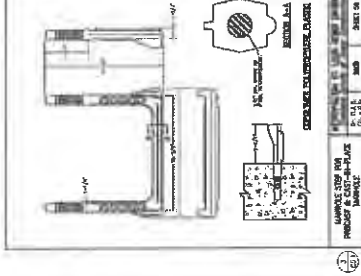
PRODUCT CONCRETE WHARVES

SEE SHEET C51-1 FOR WHARVE DETAILS



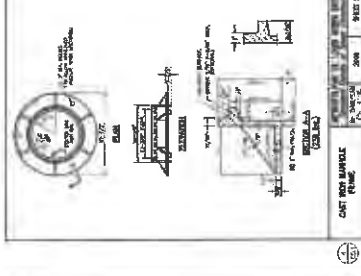
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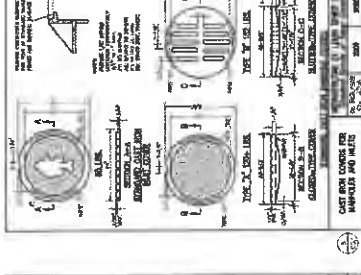
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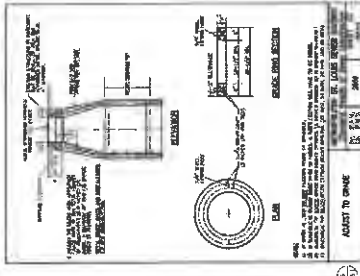
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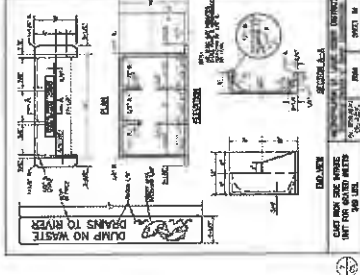
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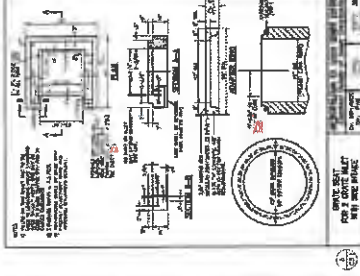
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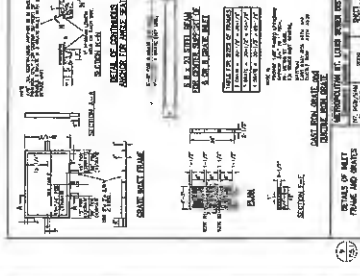
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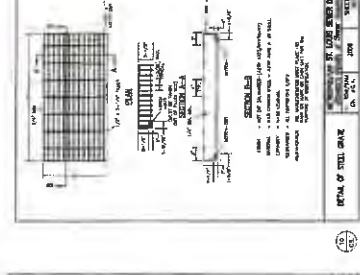
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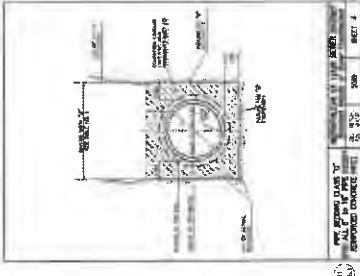
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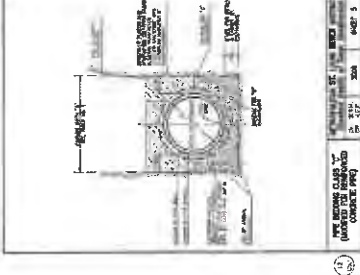
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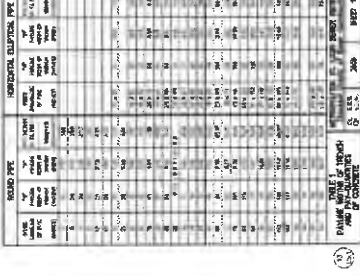
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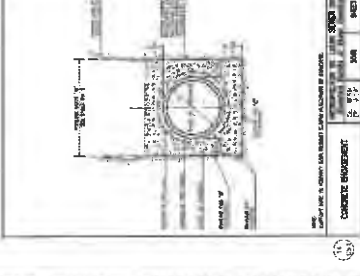
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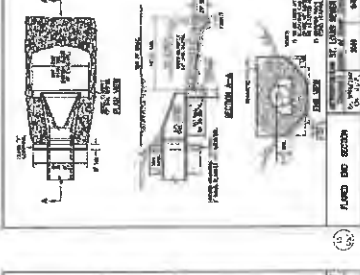
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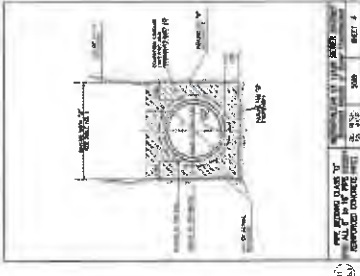
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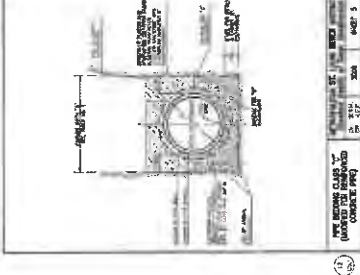
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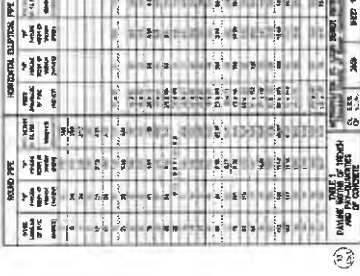
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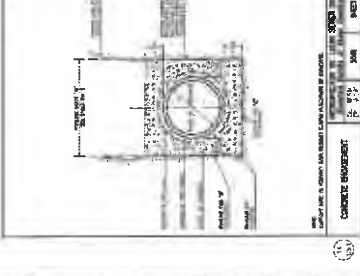
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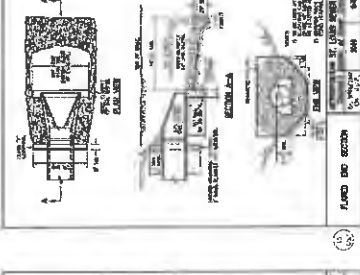
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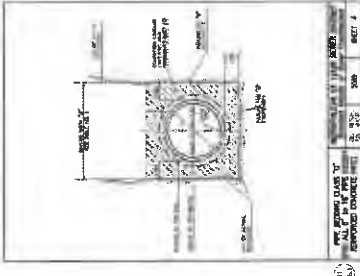
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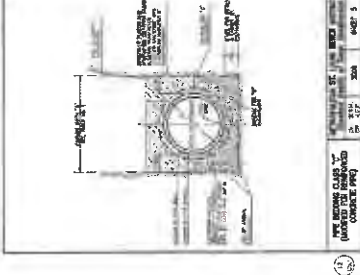
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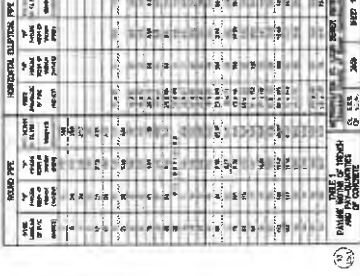
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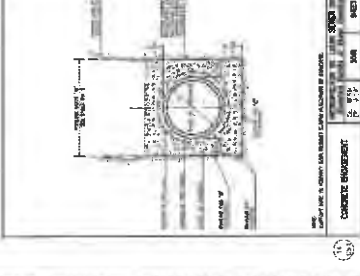
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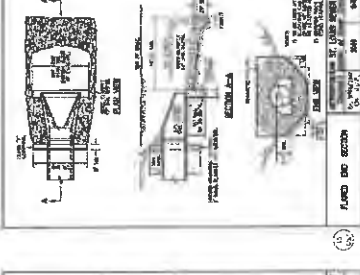
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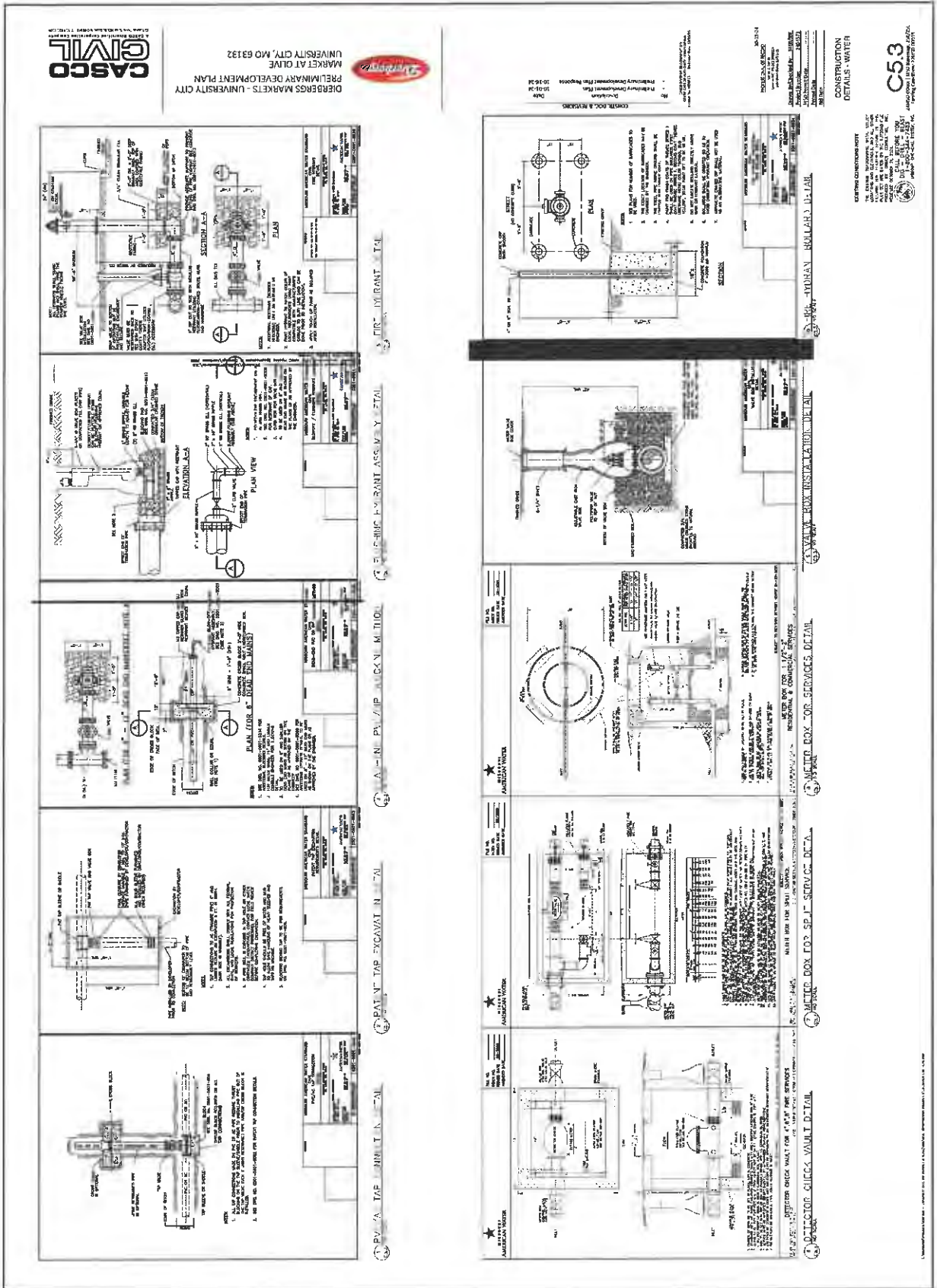
CONCRETE WHARVES

SEE SHEET C51-1 FOR WHARVE DETAILS



CONCRETE WHARVES

SEE SHEET C51-1 FOR WHARVE DETAILS



CASCO CIVIL
 A CASCO GROUP COMPANY
 11000 UNIVERSITY BLVD., SUITE 100
 UNIVERSITY CITY, MD 21046
 TEL: 410-528-1100
 FAX: 410-528-1101
 WWW.CASCO-CIVIL.COM

DIERBERG MARKETS - UNIVERSITY CITY
 PRELIMINARY DEVELOPMENT PLAN
 MARKET AT OLIVE
 UNIVERSITY CITY, MD 21046



3. FIRE - MISC. - T-1

4. ELECTRICAL - MISC. - T-2

5. PLUMBING - MISC. - T-3

6. PAINT - TAP EXCAVATION - T-4

7. PV - TAP EXCAVATION - T-5

CONTRACT SPECIFICATIONS
 1. Primary Development Plan
 10/10/10
 Date

CONSTRUCTION DETAILS - WATER

C53
 CONSTRUCTION DETAILS - WATER

AMERICAN WATER
 11000 UNIVERSITY BLVD., SUITE 100
 UNIVERSITY CITY, MD 21046
 TEL: 410-528-1100
 FAX: 410-528-1101
 WWW.AMERICANWATER.COM

Exhibit A



DIERBERG'S MARKETS - UNIVERSITY CITY
 PRELIMINARY DEVELOPMENT PLAN
 UNIVERSITY CITY, MD 63132



CONTRACT NO. A-10000000
 PROJECT NO. 10000000
 DATE 10/15/10

CONSTRUCTION
 DETAILS - WATER

C54

REQUIRED MINIMUM BEARING AREA ON UNDISTURBED SOIL

PIPE SIZE	40 LBS/FT ² SOIL	50 LBS/FT ² SOIL	60 LBS/FT ² SOIL	75 LBS/FT ² SOIL	100 LBS/FT ² SOIL	125 LBS/FT ² SOIL	150 LBS/FT ² SOIL	200 LBS/FT ² SOIL
1/2"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
3/4"	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
1"	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
1 1/4"	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
1 1/2"	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
2"	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
2 1/2"	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0
3"	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
3 1/2"	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
4"	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
4 1/2"	21.0	21.0	21.0	21.0	21.0	21.0	21.0	21.0
5"	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
5 1/2"	27.0	27.0	27.0	27.0	27.0	27.0	27.0	27.0
6"	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
6 1/2"	33.0	33.0	33.0	33.0	33.0	33.0	33.0	33.0
7"	36.0	36.0	36.0	36.0	36.0	36.0	36.0	36.0
7 1/2"	39.0	39.0	39.0	39.0	39.0	39.0	39.0	39.0
8"	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0
8 1/2"	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0
9"	48.0	48.0	48.0	48.0	48.0	48.0	48.0	48.0
9 1/2"	51.0	51.0	51.0	51.0	51.0	51.0	51.0	51.0
10"	54.0	54.0	54.0	54.0	54.0	54.0	54.0	54.0
10 1/2"	57.0	57.0	57.0	57.0	57.0	57.0	57.0	57.0
11"	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
11 1/2"	63.0	63.0	63.0	63.0	63.0	63.0	63.0	63.0
12"	66.0	66.0	66.0	66.0	66.0	66.0	66.0	66.0

NOTES:

1. BEARING AREA IS BASED ON THE MINIMUM AREA REQUIRED FOR THE PIPE SIZE AND SOIL BEARING CAPACITY.
2. THE MINIMUM BEARING AREA IS BASED ON THE MINIMUM AREA REQUIRED FOR THE PIPE SIZE AND SOIL BEARING CAPACITY.
3. THE MINIMUM BEARING AREA IS BASED ON THE MINIMUM AREA REQUIRED FOR THE PIPE SIZE AND SOIL BEARING CAPACITY.
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5. THE MINIMUM BEARING AREA IS BASED ON THE MINIMUM AREA REQUIRED FOR THE PIPE SIZE AND SOIL BEARING CAPACITY.

THREATS - BLOCK DETAILS

THREAT BLOCK AT BENDS DETAIL

GENERAL NOTES:

1. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.
2. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.
3. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.
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5. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.

THREAT BLOCK AT TEES DETAIL

GENERAL NOTES:

1. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.
2. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.
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THREAT BLOCK AT BENDS DETAIL

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THREAT BLOCK AT TEES DETAIL

GENERAL NOTES:

1. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.
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8" METER BOX DETAIL

GENERAL NOTES:

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5. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS FOR WATER MAINS.

Exhibit A

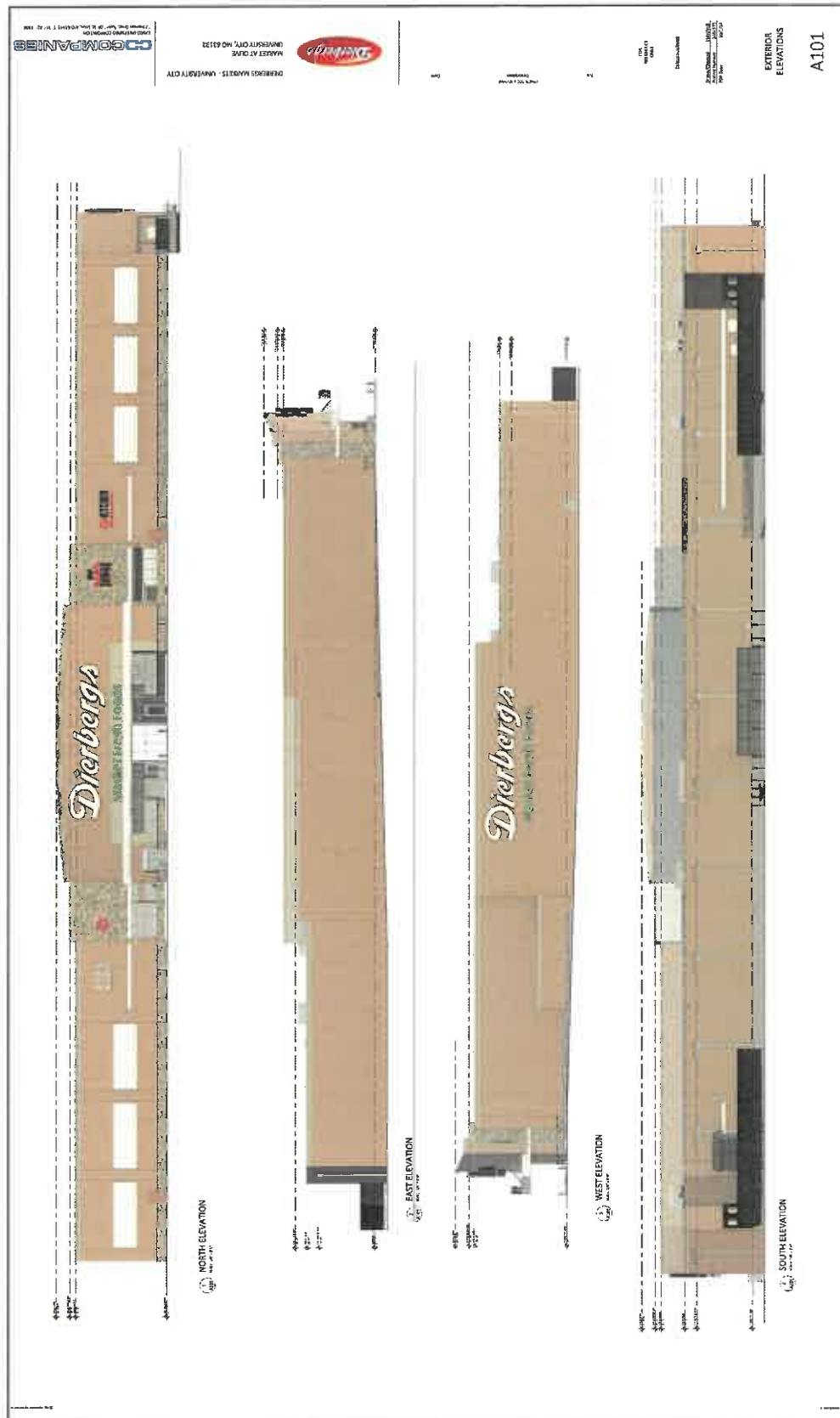


Exhibit A

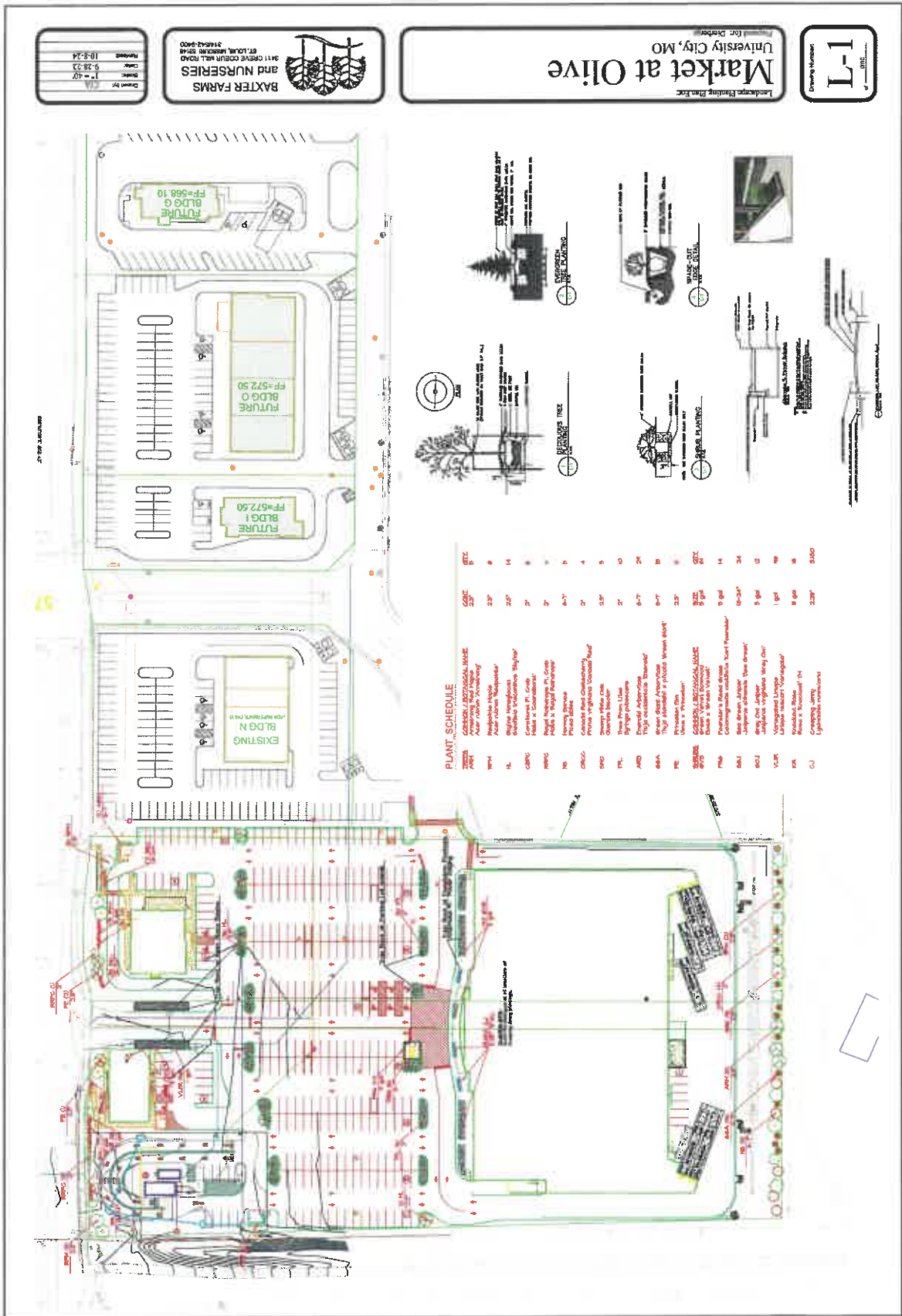


Exhibit A

