

INTRODUCED BY: Councilmember John Tieman

DATE: May 13, 2024

BILL NO. 9539

ORDINANCE NO. 7352

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE
“LOCAL UNIVERSITY CITY” DEVELOPMENT AT 6630-6654 DELMAR
BOULEVARD.**

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on January 8, 2024, by Resolution No. 2024-01, for the development project known as “Local University City” in a Planned Development – Mixed-Use (PD-M) 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 April 2, 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” 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 April 17, 2024, 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 the “Local University City” development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said 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 April 2, 2024. The height and mass shall be restricted to that shown on the Final Development Plan.
2. The maximum number of dwelling units shall be 259.
3. Accessible pedestrian ways shall be provided from the public sidewalk to the building.

4. A final landscaping plan shall be submitted for review and approval by the Zoning Administrator prior to the issuance of a building permit.
5. Lighting standards and illumination levels shall meet the requirements in Zoning Code Section 400.2110.
6. Off-street parking and loading requirements will be provided as required by Chapter 400, Article VII of the University City Zoning Code.
7. Bicycle racks shall be provided in accordance with Zoning Code Section 400.2145.
8. A detailed construction traffic control and parking plan shall be submitted to the Director of Planning and Development for approval. 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.
9. The applicant shall: (1) construct sidewalk in the public right-of-way abutting the development site along Delmar Boulevard and Leland Avenue according to Public Works Department standards, which may include matching the color and type of concrete for sidewalks in that area; 2) provide landscaping such as trees in that public-right-of-way but not thereafter maintain the landscaping; and 3) install and maintain an irrigation system for the landscaping except to the extent damage to the irrigation system is caused by a person other than one associated with the applicant or any successors or assigns. Plans for the above items shall be reviewed and approved as part of the building permit application.

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 28th day of May, 2024.

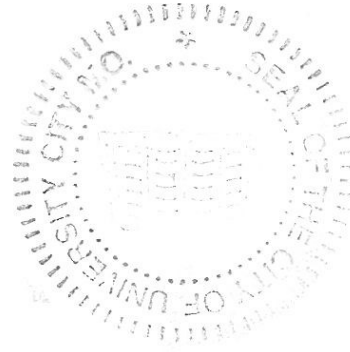


MAYOR

ATTEST:



CITY CLERK



CERTIFIED TO BE CORRECT AS TO FORM:



CITY ATTORNEY

LOCAL UNIVERSITY CITY

FINAL DEVELOPMENT PLAN/PLAT

A TRACT OF LAND BEING PART OF LOTS 6-11 AND 15 AND PART OF LOTS 5, 12-14 OF ROSDALE HEIGHTS
AS RECORDED IN PLAT BOOK 2, PAGE 60 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

LEGEND

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SITE INFORMATION

- OWNER: UNIVERSITY CITY
- DESIGNER: [Firm Name]
- DATE: [Date]
- PROJECT: [Project Name]
- LOCATION: [Address]
- PRELIMINARY: [Status]
- SCALE: [Scale]
- DATE: [Date]
- BY: [Name]
- CHECKED: [Name]
- APPROVED: [Name]
- DATE: [Date]

SHEET INDEX

- C10 TITLE SHEET
- C11 EXISTING ALTA SURVEY
- C12 FINAL DEVELOPMENT PLAN
- C13 EXISTING FLOOD MAP
- C14 PROPOSED FLOOD MAP

This is to certify that the above described plat has been prepared in accordance with the provisions of the Revised Statutes of Missouri, Chapter 456, Section 456.010, and the provisions of the Local University City Ordinance, Chapter 10, Article 10.010, and that the same has been approved by the Board of Public Works of the City of University City, Missouri, and that the same has been recorded in the Public Records Office of St. Louis County, Missouri, on this [Date] day of [Month], 20[Year].

PLANNING REQUIREMENTS

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FLOOD MAP INFORMATION

THIS FLOOD MAP INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A FLOOD HAZARD ASSESSMENT. THE FLOOD MAP INFORMATION IS BASED ON THE MOST RECENT AVAILABLE DATA AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

NO.	DESCRIPTION	DATE
1	EXISTING FLOOD MAP	2010
2	PROPOSED FLOOD MAP	2010

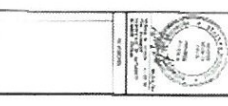
UNIVERSITY CITY
PLANNING DEPARTMENT
1111 UNIVERSITY CITY, MISSOURI 63102
TEL: 636-343-1234
WWW.UMC.MISSOURI.GOV



STATE OF MISSOURI
PLANNING DEPARTMENT
1111 UNIVERSITY CITY, MISSOURI 63102
TEL: 636-343-1234
WWW.UMC.MISSOURI.GOV

LOCAL UNIVERSITY CITY
PLANNING DEPARTMENT
1111 UNIVERSITY CITY, MISSOURI 63102
TEL: 636-343-1234
WWW.UMC.MISSOURI.GOV

FINAL DEVELOPMENT PLAN/PLAT FOR
LOCAL UNIVERSITY CITY
DELMAR BOULVARD AND DELMAR AVENUE
UNIVERSITY CITY, MO 63102



STOCK & ASSOCIATES
Consulting Engineers, Inc.
217 Douglas Road, Suite 100
St. Louis, MO 63105
TEL: 636-343-1234
WWW.STOCK-ENGINEERS.COM

Exhibit A

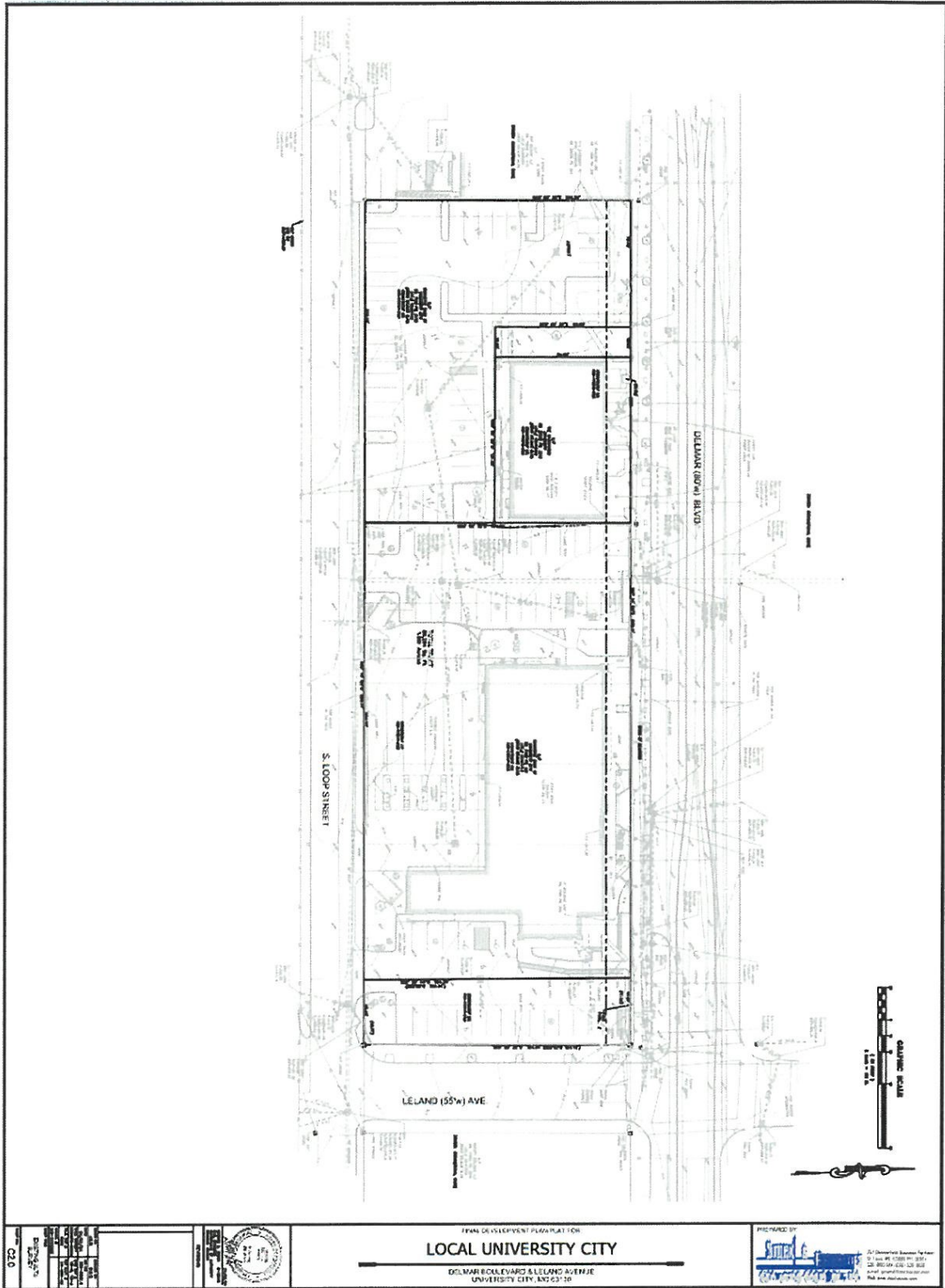
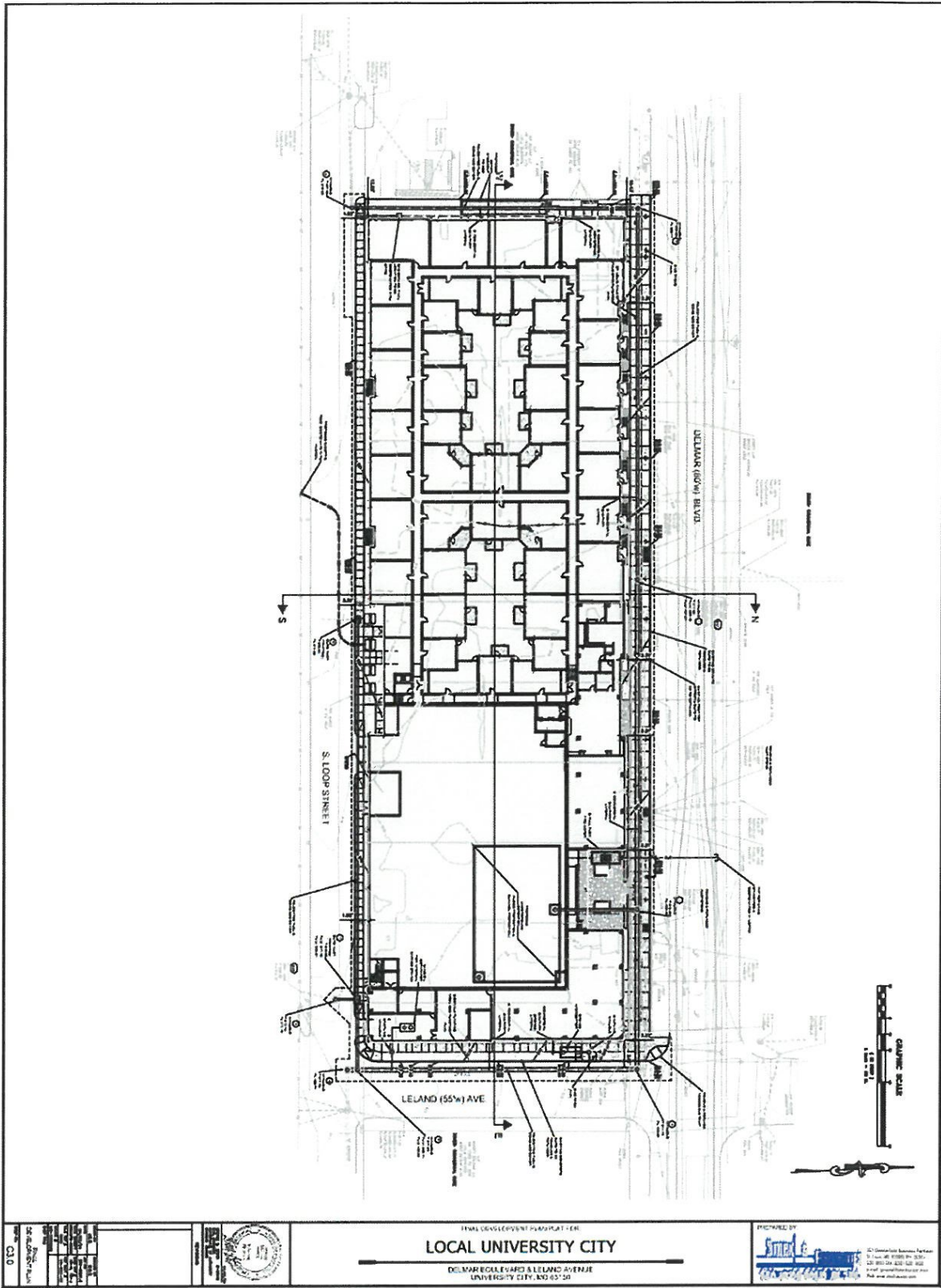


Exhibit A



DATE	DESCRIPTION
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FINAL DEVELOPMENT PLAN/PAT-10R
LOCAL UNIVERSITY CITY
 DELMAR BOULEVARD & LELAND AVENUE
 UNIVERSITY CITY, MO 63120

PICTURED BY

 © Stark Architecture, Inc.
 1111 Locust St., Suite 1000
 St. Louis, MO 63102
 Phone: (314) 433-1234
 Fax: (314) 433-1235
 www.starkarchitecture.com

Exhibit A

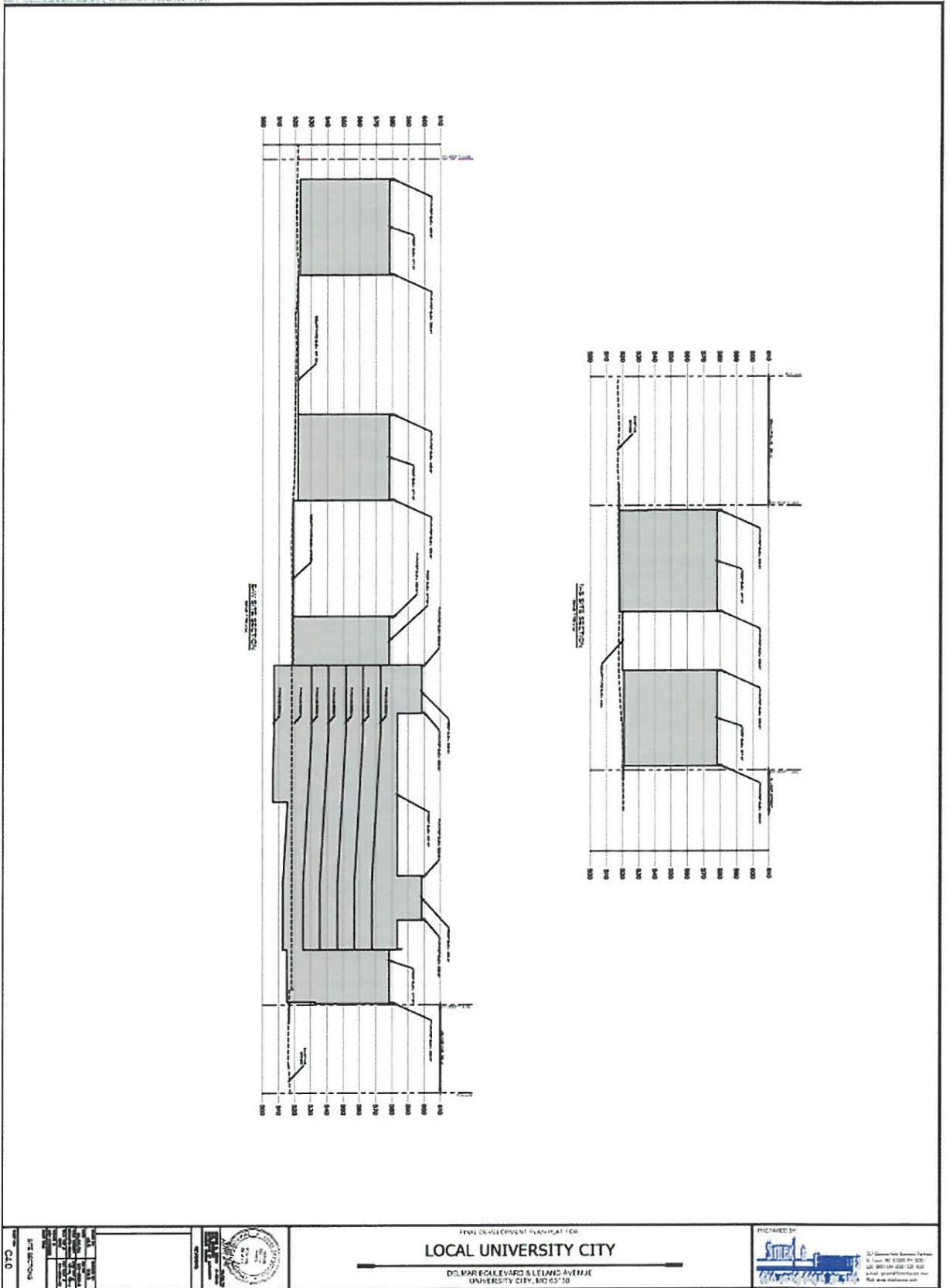


Exhibit A

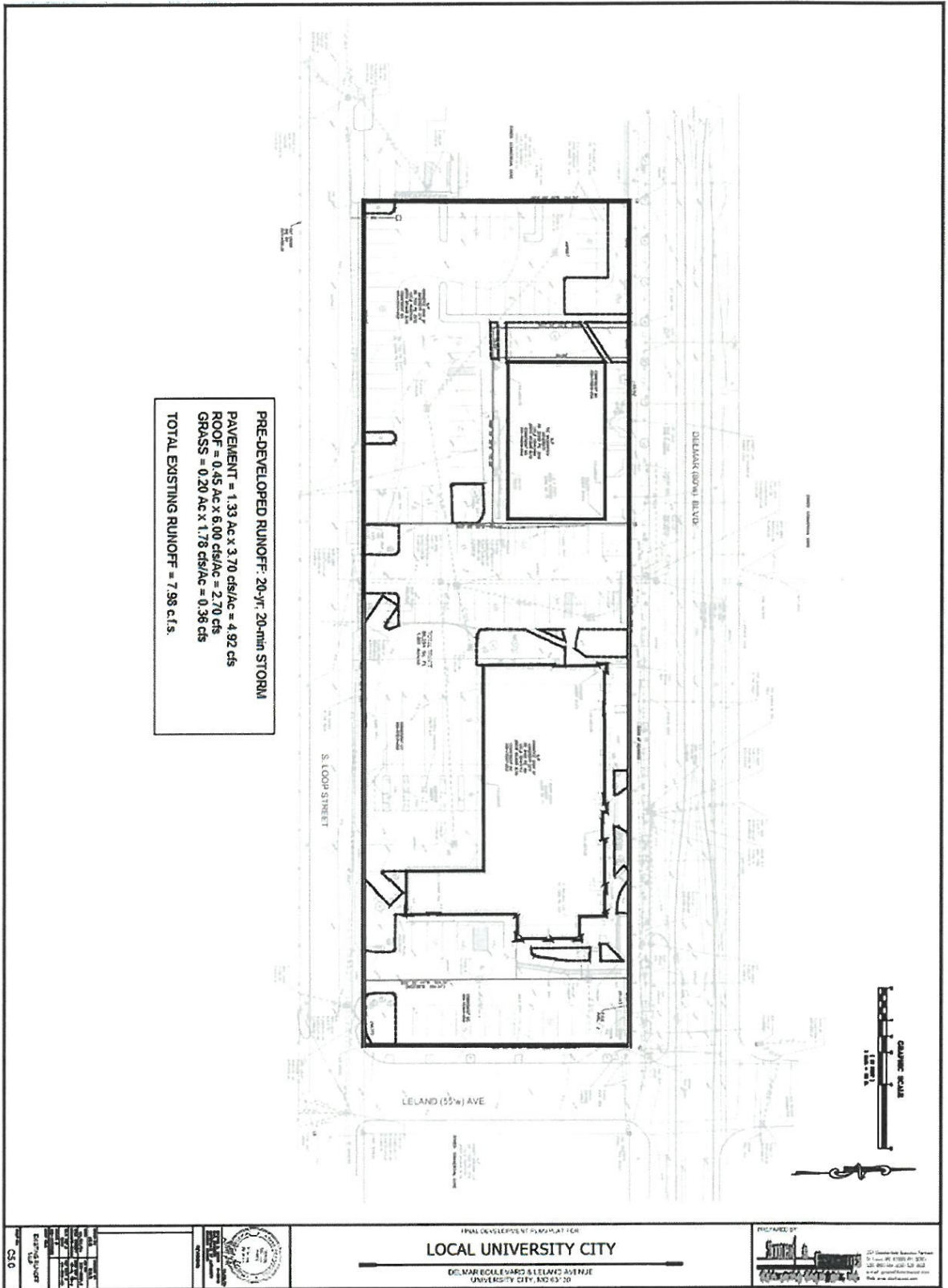
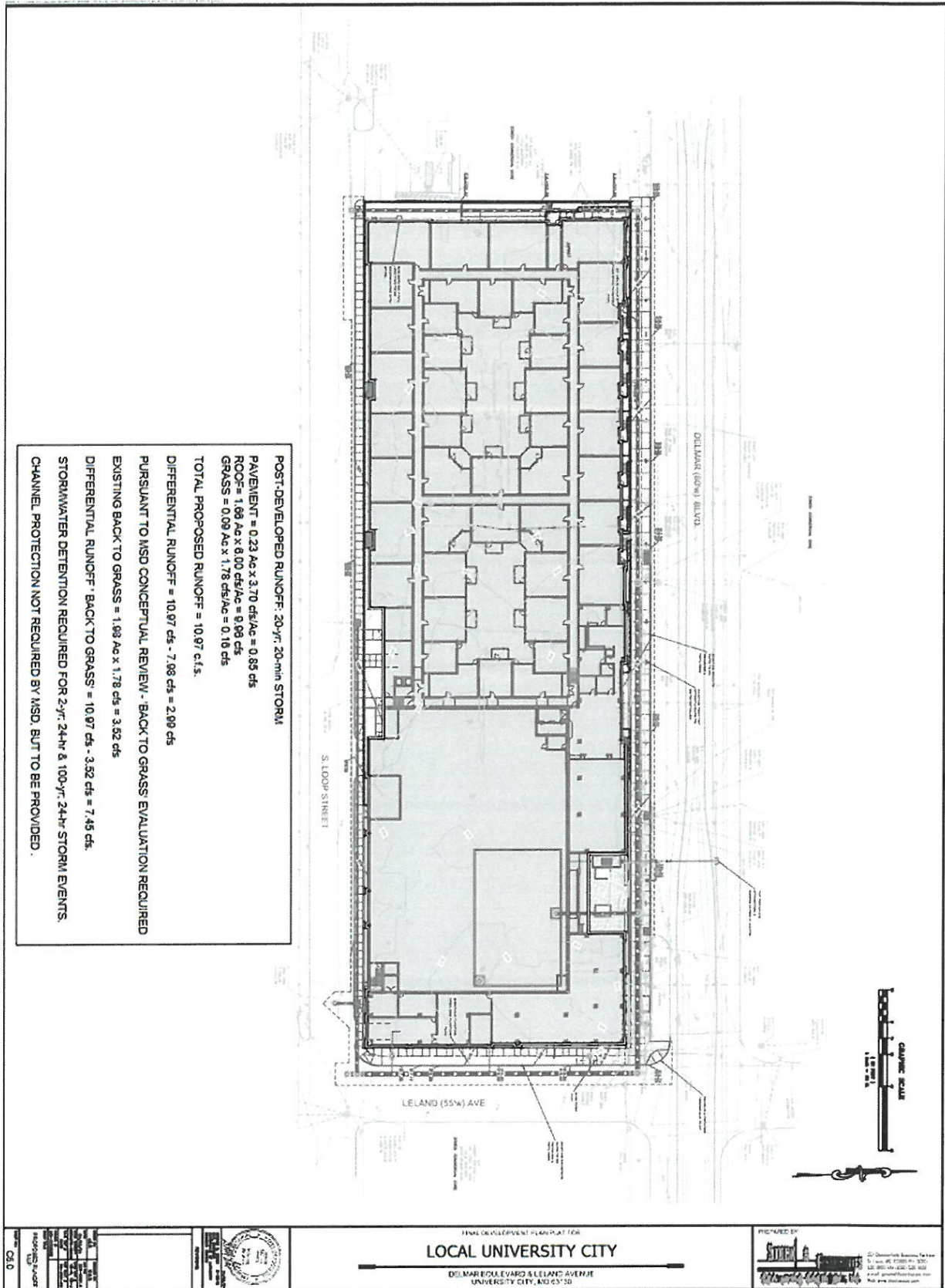



Exhibit A



FINAL DEVELOPMENT PLAN/PLAN FOR
LOCAL UNIVERSITY CITY
 DELMAR BLVD & LELAND AVENUE
 UNIVERSITY CITY, MO 63130

PREPARED BY

 221 Chesterfield Business Park
 St. Louis, MO 63108-4100
 TEL: (314) 435-1200 FAX: (314) 435-1201
 E-MAIL: info@hobas.com
 Web: www.hobas.com

DATE	DESCRIPTION
05.0	ISSUED FOR PERMIT

