



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
October 9, 2017
6:30 p.m.

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. PROCLAMATIONS**
- E. APPROVAL OF MINUTES**
 - 1. September 20, 2017 Study session minutes
 - 2. September 20, 2017 Special session minutes
 - 3. September 25, 2017 Regular session minutes
- F. APPOINTMENTS to BOARDS & COMMISSIONS**
 - 1. Michael Warford and Irving Logan are nominated to the Storm Water Task Force by Councilmember Jennings
 - 2. Carl Hoagland is nominated to the Park Commission replacing Ed Mass's remaining term by Councilmember Crow
- G. SWEARING IN to BOARDS & COMMISSIONS**
 - 1. Brian Burkett was sworn in to the Board of Adjustment in the Clerk's office on October 5, 2017
- H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**
- I. PUBLIC HEARINGS**
- J. CONSENT AGENDA**
- K. CITY MANAGER'S REPORT**
 - 1. Community Development Block Grant Approval – 7900 Westover Place
VOTE REQUIRED
- L. UNFINISHED BUSINESS**
 - BILLS*
 - 1. **Bill 9331** – AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR PROPOSED REDEVELOPMENT TO CROWN CENTER FOR SENIOR LIVING LOCATED AT 8348-8350 DELCREST DRIVE IN THE PD-M PLANNED DEVELOPMENT MIXED-USE ZONING DISTRICT.
- M. NEW BUSINESS**
 - RESOLUTIONS*
 - BILLS*
 - 1. **Bill 9332** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS 7430 DELMAR CONDOMINIUMS.
 - 2. **Bill 9333** – AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.

3. **Bill 9334** – AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.
4. **Bill 9335** - AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, TO REVISE LAND DISTURBANCE TOTAL AREA REGULATIONS AS PROVIDED HEREIN.
5. **Bill 9336** – AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business
 - a) Neighborhood Etiquette Booklet
DISCUSSION AND VOTE (if needed)
Requested by Councilmembers Smotherson and Carr

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

- Q.** Roll-Call vote to go into a Closed Council Session according to RSMo 610.021 (1)Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys, and Section 610.021 and (3) – (hiring of a particular employees by a governmental body when personal information about the employee is discussed or recorded). "Personal information" means information relating to the performance or merit of individual employees

R. ADJOURNMENT

UNIVERSITY CITY COUNCIL
STUDY SESSION
5th Floor of City Hall
6801 Delmar
September 20, 2017
5:00 p.m.

MEETING CALLED TO ORDER

The City Council Study Session was held in Council Chambers on the fifth floor of City Hall, on Wednesday, September 20, 2017. Mayor Welsch called the Study Session to order at 5:00 p.m. In addition, the following members of Council were present:

Councilmember Rod Jennings
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Terry Crow
Councilmember Michael Glickert
Councilmember Bwayne Smotherson

Also in attendance was Interim City Manager, Charles Adams; City Counsel, John F. Mulligan, Jr.; Director of Public Works and Parks, Sinan Alpaslan; Brian Hoelscher, Brad Nevois, Lance LeComb, Steve Roberts, Brian Stone, John Welch, from MSD; Jim Coll, Rebecca Losli, from Burns McDonnell, and Andy Likes, from Vandiver.

Hearing no requests to amend the Agenda, Mayor Welsch proceeded as follows:

AGENDA

(Requested by City Council)

1. MSD – University City Storage Project

Mr. Adams stated this is a working Study Session with representatives from MSD to talk about their upcoming project and share ideas on how everyone would like to see this work proceed.

Brian Hoelscher introduced John Welch, Manager of the MSD yard that services U. City. Mr. Hoelscher explained that Mr. Welch would be in attendance at each public meeting to answer any questions or address any issues residents might be having with regular service issues.

Meeting Overview - Brian Hoelscher

- **Commitment to Reset Public Input:** This is the first, of multiple public meetings, designed to provide MSD with an opportunity to reorganize its communication efforts for Project Clear and ensure that everyone's comments and concerns are heard and addressed.
- **Options:** In order to gain a solid understanding of U. City's vision, numerous options will be presented during tonight's presentation; even those options that are not economically or operationally feasible.
 - Buy-outs: Past experience has demonstrated that when MSD is given the opportunity to help municipal floodplain managers remove residents out of floodplains it can be an enormous win for all parties.

- Existing sewer system: MSD inherited U. City's sewer system in 1954. Watersheds do not follow municipal boundaries, which mean that MSD may be limited to some options.
- Costs: When reviewing options MSD must take the 1.3 million stakeholders paying for this project into consideration.
- **Anticipated Outcomes:** MSD's ultimate goal is to gather all of the information received from these meetings, and in cooperation with U. City, condense and narrow it down to the options best suited to resolve issues outlined in its Consent Decree with the U.S. Government.

Mayor Welsch asked whether MSD had established a timeframe for when this new public input process would be completed? Mr. Hoelscher stated although it does need to be timely, he has instructed his staff that the process should take as long as necessary. As it stands today, the 2023 schedule is threatened, but he believes that the EPA will be flexible once they understand the rationale behind the delay. The most important thing is that MSD gets this done right versus meeting an artificial deadline.

Background - Brad Nevois:

- **Consent Decree:** In 2012 MSD entered into an agreement with the EPA and Coalition for the Environment. The goal of this decree is to improve water quality and alleviate many of the wastewater concerns around the St. Louis area. Components of this Decree include;
 - Capacity, Operation, Management & Maintenance (CMOM): This program dictates a very precise way for MSD to maintain sewers, renew assets and operate the system.
 - Sanitary Sewer Overflow Master Plan: U. City has both sanitary and combined sewers. When the volume is too great, water overflows into creeks. So for years, the practice has been to build sanitary sewer overflows (SSO's) to protect the public from sanitary sewers when they no longer have capacity. The Decree now mandates that MSD close all sanitary sewer overflows.
 - Long-Term Control Plan for Combined Sewer Overflows (CSO): This program dictates what MSD must do to control the amount of combined sewer overflow coming out of the combined sewer overflows. This combined system where stormwater and wastewater flow together into one pipe is where CSO's are located.
 - Schedule of Projects: Specific schedules have been established to ensure that dependent projects are completed in a succinct mode. Some projects, such as the disconnection of gutters, lining of sewers and proactive maintenance, have already been completed. A hard schedule of 2023 has been established for the removal of all SSO's.
- **Necessary:** This project is necessary in order to satisfy requirements of the Consent Decree.
- **Required:** This project is required to be completed in U. City for the following reasons:
 - Eliminate constructed SSO's
 - Address basement backups
 - Prohibit the increase of CSO volume downstream
- **Why U. City:** U. City is located at the junction of 3 large sanitary pipes that come together; a 4.5-foot diameter, from the northwest; a 2.5-foot diameter, from the southwest and a 2.5-foot diameter, from the northeast. All sewers within the boundary of U. City empty into the Skinker/McCausland sewer, which runs from 82nd Street to River Des Peres.

- U. City is also in the transition area between the separate and combined sewer systems. The Consent Decree prohibits MSD from increasing CSO volume which would send the problem downstream, and the installation of additional storage tanks is required to achieve this directive.

Councilmember Carr questioned whether U. City had one separate system overflow within its boundaries located in Ruth Park Woods? Mr. Nevois stated according to the map that appears to be the approximate location.

- **Map Legend - Basement Backups:**

- Blue lines = corporate boundaries of U. City
- Yellow dots = basement backups documented since 1995
- Green dots = existing CSO outfalls; combined sewer overflow
- Red dots = existing constructed SSO outfall

Mr. Nevois played a video providing a background of all the things MSD will be doing throughout the St. Louis region to address CSO volume and an animation of how an above-ground storage tank works.

(Comment cards were distributed to all attendees)

- **Map - Major Sewer Lines Related to Project:** The red, yellow and purple lines represent the three sewers that flow from the northwest down to U. City, where it ties into the Skinker/McCausland Tunnel.
- **Map - Potential Solution Areas:** Letters (A) through (E) represent the five areas that MSD has investigated for potential solutions. Areas (A) and (B) were presented at a previous Study Session. Area (C) represents the commercial area across Olive. Area (D) represents a new option and Area (E) represents the multi-tank solution.
- **Map Legend - Options (A) through (E)**
 - Yellow area = potential storage tanks and related improvements
 - Yellow lines = sewers that either take the flow from existing sewers to a pump station or sewers that go from the storage tank back to the Skinker/McCausland Tunnel
 - Red/White = Skinker/McCausland Tunnel
 - (2) Red dots = Olive Blvd. drop shaft & 82nd Street drop shaft. These areas have been constructed to allow the surface sewers to drop down into the tunnel.
 - Black lines = estimated project footprints; areas initially identified as being involved in the project.
 - Blue = 100 year flood plain

Councilmember Carr stated it appears as though some of the areas in the 100-year floodplain have been omitted from the map for Option A. However, U. City's problems are bigger than what is being illustrated. Mr. Nevois stated while MSD does understand there are additional layers of floodplain with consistent flooding, unfortunately, there is only so much that can be shown on the maps. Councilmember Carr stated that would make the map somewhat problematic, since the 100-year floodplain is dry for U. City, and it's the 25, 10 and 5-year floodplains where there is consistent flooding. Mr. Nevois acknowledged Councilmember Carr's concern and noted that perhaps, that would be something for MSD to incorporate in a future meeting.

Area A - Option (1):

- Above-ground storage tanks
- Disruption related to the construction is located north of River Des Peres which runs under the Skinker/McCausland Tunnel
- Removal of 35 to 45 residential properties and Hafner Court Apartments
- Cost of construction is estimated at 53 million dollars; *(costs do not include property removal)*

Mayor Welsch stated it was her impression that this option would include partially buried storage tanks. Mr. Nevois stated they have been included in Option (2), and variations of above-ground, belowground and partially buried tanks will also be depicted in some of the other options

Area A - Option (2):

- Partially buried storage tanks
- Disruption related to construction is located north of River Des Peres
- Removal of 35 to 45 residential properties and Hafner Court Apartments
- Cost of construction related to partial underground tank estimated at 63 million dollars; *(costs do not include property removal)*

Area B - Option (1):

- Above-ground Tanks
- Disruption related to construction is located north of River Des Peres
- Removal of 20 to 30 residential properties and Hafner Court Apartments
- Cost of construction estimated at 55 million dollars; *(costs do not include property removal)*

Area B - Option (2):

- Rectangular partially buried tanks
- Disruption related to construction is located north of River Des Peres
- Removal of 20 to 30 residential properties and Hafner Court Apartments
- Cost of construction estimated at 67 million dollars; *(costs do not include property removal)*

Councilmember Glickert questioned whether the rectangular partially buried tanks would be similar to what was previously mentioned, as being anywhere from 2 feet to 5 feet above-ground? Mr. Nevois stated this option is shown as 5 feet above ground; however, the footage may be refined during the design process.

Councilmember Jennings asked if landscaping was still a possibility with the rectangular tank? Mr. Nevois stated that the tank would be placed on top of the rock, therefore landscaping could be performed.

Area B - Option (3)

- Fully buried tanks
- Disruption related to construction is located north of River Des Peres
- Removal of 15 to 25 residential properties and Hafner Court Apartments
- Cost of construction associated with fully buried tank estimated at 78 million dollars; *(costs do not include property removal)*

Area C - Option (1):

- Above-ground Tanks
- Disruption related to construction is located north and south of River Des Peres
- Removal of 10 to 15 residential properties and Hafner Court Apartments; (*commercial property will be used to accommodate construction parking*)
- Cost of construction estimated at 57 million dollars; (*costs do not include property removal*)

Mr. Nevois informed Council that options which include a commercial site will incorporate the pump station and force main. Many of the options will also outlet into the Skinker/McCausland Tunnel.

Councilmember Carr questioned whether the residential property to be removed in this option was located north of Olive? Mr. Nevois stated that they were.

Area C - Option (2):

- Completely buried tanks
- Disruption related to construction is located north and south of River Des Peres
- Removal of 5 to 10 residential properties and Hafner Court Apartments; (*commercial property will be used to accommodate construction parking*)
- Cost of construction for buried tanks estimated at 90 million dollars; (*costs do not include property removal*)

Councilmember Crow questioned why tanks located above-ground were circular and tanks located belowground were rectangular? Mr. Nevois stated the shape is dictated by physics, although they all operate the same.

Councilmember Smotherson asked what would be built at 82nd Street and the square located on Vardamen? Mr. Nevois stated there will be quite a bit of construction around the drop-shaft in order to install two big lines approximately 20 feet deep. And because the two homes on Vardamen are located so close to the creek bank, MSD did not feel comfortable trying to build through the area with the houses still intact. Councilmember Smotherson asked if the pipes would be located underground? Mr. Nevois stated the pipe would be underground from the bank of River Des Peres to the back of the two houses.

Mayor Welsch stated in earlier presentations Council was told this type of option was not possible. Has this area been re-engineered or was that comment made based on the cost? Mr. Nevois stated that in spite of the fact this option is being presented tonight, MSD still does not believe it is the best option based on operational and cost factors.

Councilmember Carr questioned whether it would be correct to say that nothing would be constructed on the commercial property being removed at 81st Street and the wooded area directly east that extends over to the floodplain? Mr. Nevois stated that would be correct, the existing tree line and subdivision will not be disrupted. Councilmember Carr asked whether the parking lot located within the trapezoidal section would be restored back to a parking lot after construction was completed? Mr. Hoelscher stated all of the maps represent the area's footprint during construction and not necessarily what will be needed once construction is complete. After construction has been completed, MSD will have to review the easement agreements and work through the details for each location. And this same issue applies in areas where there is residential property. Once the facility is in place, MSD will be left with some green space that they may not necessarily have to own.

So discussions will have to take place regarding the ultimate fate of those locations. Councilmember Carr stated she is looking for minimal perturbation of residential areas.

Councilmember Smotherson asked whether any improvements would be made to the south side of the bridge along the trapezoidal section identified by Councilmember Carr? Mr. Nevois stated MSD plans to repair or restore this area after construction, but no improvements would be made. Councilmember Smotherson asked if the trees would have to be cleared away? Mr. Nevois stated that some portions of the tree line may have to be cleared out.

Councilmember Carr questioned whether the clearing of trees would necessitate replanting by MSD? Mr. Hoelscher stated there is a lot of aesthetic work not reflected now, that will be better understood when they get into the details for each option. MSD does not want to leave this spot barren, so there will be some restoration that will occur.

Councilmember Jennings questioned whether it would be safe to assume that concrete would not be used to restore any portion of the river? Mr. Nevois stated he thinks that would be fair to say.

Area C - Option (3):

- Completely buried tanks
- Disruption related to construction is located north and south of River Des Peres
- Removal of 5 to 10 residential properties; Hafner Court apartments and purchase of commercial property; (*commercial property will be used to accommodate construction parking*)
- Cost of construction for buried tanks estimated at 83 million dollars; (*costs do not include property removal*)

Mayor Welsch stated the commercial property referenced in Option (3) is approximately 17 acres, so she would be curious to know whether it could ever be used for commercial purposes again, once it was purchased by MSD? Mr. Nevois stated he does not believe MSD would allow the construction of a new building, but parking might be an option.

Councilmember Carr stated the majority of the commercial building referenced in Option (3) sits outside of the trapezoid, so could a new building potentially be constructed with a parking lot that sits in front on MSD's property?

Mr. Nevois stated while the shapes on the map are approximate, the reason why MSD has listed this as a potential commercial property purchase is mainly based on the fact that parking in that area will be drastically reduced for an extended period of time, creating a financial hardship for those businesses. Councilmember Carr stated she was speaking more in terms of redeveloping the property once construction was completed. Mr. Nevois stated that is something that would have to be discussed once more of the details are flushed out.

Councilmember Crow asked how long MSD anticipated using the parking lot? Mr. Nevois stated it would probably be two to three years.

Mayor Welsch questioned whether the west side of the parking lot would still be available for use? Mr. Nevois stated that it would be.

Area C - Option (4):

- Above-ground Tanks
- Disruption related to construction is located north and south of River Des Peres
- Removal of 5 to 10 residential properties; Hafner Court Apartments and a commercial property purchase; (*commercial property will be used to accommodate construction parking*)
- Cost of construction estimated at 61 million dollars; (*costs do not include property removal*)

Councilmember Crow asked for MSD's meaning of "Disruption located north and south of River Des Peres"? Mr. Nevois stated they were just trying to give Council an idea about the limits of the construction.

Area C - Option (5):

- Completely buried tanks
- Disruption related to construction is located north and south of River Des Peres
- Removal of 5 to 10 residential properties; Hafner Court Apartments and commercial property purchase; (*commercial property will be used to accommodate construction parking*)
- Cost of construction for buried tanks estimated at 88 million dollars; (*costs do not include property removal*)

Area C - Option (6):

- Completely buried tanks
- Disruption related to construction is located south of River Des Peres
- Require permanent residential property easements and commercial property purchase
- Cost of construction for buried tanks estimated at 92 million dollars; (*costs do not include property removal*)

Mr. Nevois stated Option (6) includes the need to tunnel underneath one home and MSD believes that it can possibly accomplish all of its work in this area without the need to purchase residential property. Some garages will be impacted and MSD will work with the property owners to make restorations.

Councilmember Carr asked Mr. Nevois if he could illustrate which parcel required the tunneling? Mr. Nevois stated that he did not have a detailed view of the home. Councilmember Carr asked whether it was located north of Blanchard? Mr. Nevois stated that it would be the one home in that area that sits caddy-corner to the street.

Mr. Adams stated there are two schools located on both sides of 82nd and 81st Streets, and if those streets are shut down it would create problems associated with traveling to and from those schools. Mr. Nevois stated that this option did not require any streets to be shut down.

Councilmember Jennings stated while this seems to be one of the more expensive options, wouldn't a direct shot be less expensive than having to go all the way around? Mr. Nevois started although he does not have the exact details at this time; there are pros and cons to each one of the sub-alignments.

Councilmember Carr asked if it was correct to assume that the area located north of the tank could contain some type of structure? Mr. Nevois stated that it was.

Councilmember Carr asked if it was also correct to assume that the home located to the south would experience no perturbation once the tank was buried? Mr. Nevois stated that was also correct. Councilmember Carr questioned whether a tree line would be established? Mr. Nevois stated that the existing tree line would probably remain.

Mayor Welsch stated since there can be parking on top of where the tank is buried, there could possibly be some type of redevelopment that bumps up to Olive. Mr. Nevois agreed that it was possible.

Mr. Nevois stated previously, MSD had suggested the construction of a shallow tunnel which has now been taken off of the table as depicted in the map that has been X'd out.

Area C - Option (7):

- Completely buried tanks
- Purchase of commercial property and construction of a large above-ground pump station; *(commercial property will be used to accommodate construction parking)*
- Cost of construction for buried tanks and pump station estimated at 114 million dollars; *(costs do not include property removal)*

Mr. Nevois stated the round circle represents a large shaft going underneath the surface, along with pipes running from the Skinker/McCausland Tunnel that will be used to draw off of the tunnel. The pump station will pump the flow up to the near surface ground into the storage facility where it will be intermittently released into the Skinker/McCausland Tunnel.

Mayor Welsch asked how this under the surface option would impact sewer backups on top of the surface near the Skinker/McCausland Tunnel? Mr. Hoelscher stated the impact residential customers would see as far as basement backups are essentially identical for all of the options.

Councilmember Carr stated U. City has an Ameren Substation located in the middle of a neighborhood with a facade that looks like a home. Is it possible to do the same thing with the pump station? Mr. Nevois stated there are no residential homes in this area. However, the station will be a masonry building and any other details could be worked through.

Area D - Option (1):

- Completely buried tanks
- Disruption related to construction located in Heman Park; soccer and softball fields
- Require 7.5 acres of permanent property rights and a large above-ground pump station
- Cost of construction for buried tanks and pump station estimated at 112 million dollars; *(costs do not include property removal)*

Councilmember Jennings asked whether the disrupted land could be used to restore the soccer and baseball field? Mr. Nevois stated that it probably could be.

Mayor Welsch stated she remembers this option being discussed almost fifteen years ago.

Councilmember Glickert stated that based on the numerous options being presented tonight his impression is that MSD is now willing to spend anywhere from 53 million to 114 million dollars. Mr. Hoelscher stated the goal of presenting these options is to receive comments, concerns, and then measure that input with both the cost and disruption to the community.

So no, MSD is not here saying they will commit to spending 114 million dollars on this project because the entire district would have to foot the bill for it. Councilmember Glickert asked whether the estimated cost for each option includes any work that has already commenced or been completed? Mr. Nevois stated property costs have not been included in any of the dollar amounts.

Area D - Option (1):

- Completely buried tanks
- Disruption related to construction located in Heman Park; soccer and softball fields
- Require 7.5 acres of permanent property rights and a large above-ground pump station
- Cost of construction for buried tanks and pump station estimated at 112 million dollars; *(costs do not include property removal)*

Area E - Multi-Tank Option:

- Four above-ground tanks
- Disruption related to construction located in multiple areas
- Requires 20 to 30 residential properties; *(the use of park properties has been illustrated to limit the number of residential properties)*
- 7.5 acres of permanent property rights and a large above-ground pump station
- Cost of construction estimated at 75 to 85 million dollars; *(costs do not include property removal)*

Mr. Nevois stated that the estimated cost of construction does not capture additional operational costs associated with utilizing multiple tanks.

Mayor Welsch stated since three of the tanks will be located in U. City, she was curious to know why no option had been presented to place a tank within the northwest trunk line of Overland? Mr. Nevois stated placement of the tanks is a balancing act based on the ability to get up into the system and creating the type of impact that is needed.

Councilmember Jennings questioned whether going a few miles further would make that much of a difference? Mr. Nevois stated there is only so much flow you can impact and as the pipes get smaller, the excess flow gets worse the further you go downstream. That's why the options where all of the sewers come together at the Skinker/McCausland Tunnel are the most efficient because that's where all of the problems manifest themselves. However, these four tanks do add up to a larger volume than the original tank. Councilmember Jennings asked for the size of each tank and whether they would be buried or above-ground? Mr. Nevois stated all of the tanks shown in this option are above-ground.

Tank No. 1:

- Located in the southwest corner of Irv Zeid Citizen's Park in Olivette
- 1.6 million gallons
- Includes control building and pump station

Tank No. 2:

- Located in Greensfelder Park
- 3.6 million gallons; due to the size of the sewer

Tank No. 3:

- Located on Mendell & Wolter; residential and a portion of the cemetery
- Includes a storage facility

Tank No. 4:

- Located on Mendell & Wolter
- Includes a storage facility

Mayor Welsch asked if all of the smaller pipes lead into the 4.5-foot pipe? Mr. Nevois stated that they did.

Councilmember Smotherson asked if MSD would be purchasing the cemetery grounds? Mr. Nevois stated that portion of the cemetery would either be purchased or given a permanent easement. And just in case you're thinking; why not use the entire cemetery and omit the residential property? The answer is MSD has to be practical. At this point, it appears as though the cemetery encompasses most of the area, but it is something that could be discussed in greater detail further down the line.

Councilmember Smotherson asked Mr. Nevois if he could explain the safety concerns and costs associated with the tunnel that has been eliminated? Mr. Nevois stated while he does not recall the cost offhand, the reason it was eliminated was based on safety and not cost. The plan was to slip the tunnel in above the Skinker/McCausland Tunnel which sits on top of the good rock. But due to the depth of the new tunnel, MSD became concerned about its workers and the residents that would have to endure the type of blasting that would be necessary to construct it.

Councilmember Smotherson questioned why Options A through C contained no illustrations of the commercial areas located on the south side of River Des Peres and the north side of Olive? Mr. Nevois stated because it would eliminate a lot of businesses. Councilmember Smotherson stated in his opinion, using the south side of River Des Peres and north side of Olive would actually be less expensive than crossing Olive on the south side and purchasing 17 acres of commercial property. Mr. Nevois stated the area between River Des Peres is not as great, so you would start to get a longer, skinnier tank, on top of the fact that it would impact a number of existing businesses.

Mr. Hoelscher stated that they would take a look at Councilmember Smotherson's suggestion and see what they could come up with.

Mayor Welsch stated if the option presented by Councilmember Smotherson could be utilized, once the construction was finished you could have parking on the west and south sides of the lot, and try to reestablish those commercial businesses along Olive. Mr. Nevois advised Mayor Welsch to make certain she included that comment on the comment card.

Councilmember Jennings questioned whether the properties located on the north side of Olive could be redeveloped? Mr. Nevois stated the property could only be used for parking.

Councilmember McMahon asked Mr. Nevois if he could provide a basic explanation of the need to fix the red dots on the map and the Consent Decree's directive to have no increase in the flow of water downstream? Mr. Nevois stated MSD has holes in its system; represented by those red dots, that must be eliminated. However, once those holes are closed up the flow will have to go somewhere, but it cannot be sent down to the red and white striped area. So these tanks have been designed to capture the increase created by closing the holes and maintain the status quo downstream.

Councilmember McMahon stated his understanding is that the majority of this City's basement backups are located in the northwest quadrant above Groby Avenue. So his question is which of these options would help all of the areas identified by the yellow dots? Mr. Nevois stated that taking stormwater out of the system is primarily done by disconnecting downspouts. But while that reduces the flow, it does not eliminate everything, so they have to shut off the SSO's. He stated that the other thing MSD is measuring when they reduce the amount of stormwater from downspouts and install larger sewers is whether basement backups are being eliminated. So there is a need to make sure that the flow is reduced down far enough above the combined sewer area to keep the water down and ensure that basements don't back up. That's accomplished by installing bigger pipes. He stated that the Consent Decree also requires MSD to provide a consistent level of service throughout the district to make certain that basements don't back up, which includes the yellow dots.

Councilmember McMahon asked if MSD was doing other projects outside of the blue line to help the southeastern portion illustrated in the diagrams? Mr. Nevois stated there is a series of projects that will come later, to help address the combined sewer areas in the southeast quadrant.

Councilmember Jennings questioned whether these tanks would be able to manage the water flow created by some of the larger rain events that have occurred recently? Mr. Nevois stated he could not guarantee that the tanks would make every problem go away. However, MSD does have to meet a ten year level of service in U. City. And although they believe this process will help them meet more than that, that's the minimum requirement per the Consent Decree.

Mr. Hoelscher stated the problem MSD has is not that the sewers aren't big enough it's that the sewer system gets flooded over the ground just like streets and homes. In the last eighteen months, this region has had flooding along the Meramec River 5 feet higher than any record. That is the world we live in, and there is always a potential that something will go beyond anything MSD has designed. So except in the most extreme events, these tanks should be able to resolve all of the relevant issues.

Mayor Welsch asked if a more detailed explanation could be provided about the ten-year level of service mandated by the Consent Decree? Mr. Hoelscher stated through the whole system MSD has charted what a ten-year storm would look like and the impact it would have on the system. So, it's a parameter used by MSD to design a system that maintains water at a certain level below every basement throughout the region.

Councilmember Jennings asked whether there have been any studies that indicate the financial impact this process might have on communities? Mr. Hoelscher stated there have been no studies based on the various options presented this evening. But what they do know is that it is illegal to have the SSO's; which MSD inherited and that the regulations have changed with respect to combined sewer systems. So he would suggest thinking of this process in terms of what it does to a community's economics when people know its leaders have addressed environmental issues.

Mayor Welsch stated MSD's staff previously alluded to the fact that there would be no issues related to odor, and yet, see the need to build odor control facilities. Could you explain why these facilities are needed, and also be prepared to provide this explanation at future meetings? Mr. Hoelscher stated that he would be prepared to provide an explanation on the pump station and odor control facility when they start to get into more of the details.

However, a partial explanation is based on the fact that a large portion of water going into the tank is a mixture of waste and stormwater.

Councilmember Carr stated Areas C and D appear to have the smallest impact on residents, so as a recap, she would like to know if the following assumptions are correct:

1. Area C - Option (6), is a buried tank with no residential impact, at a cost of 92 million dollars? Mr. Hoelscher stated that was correct.
2. Area D - Option (1), would be a two or three-year build? Mr. Nevois stated that was correct.

Councilmember Carr stated if U. City is in fact, looking for the least amount of residential impact, those would be the areas and options to consider. Mr. Hoelscher stated this Study Session has been designed, by some means, to trust this community to consider all of the information has been provided. And when he states that rates will be higher because of a specific option that increase also includes the residents of U. City.

Councilmember Carr stated that with all due respect, the residents of U. City pay for the work performed by MSD in Ladue and even further out, so it's an area-shared process. Her concern is to make sure that the option selected allows MSD to meet its obligations while causing no harm to the City.

Councilmember McMahon thanked everyone for taking the time to come out and providing this Council and residents with a better understanding of how the process works.

Councilmember Glickert echoed Councilmember McMahon's comments, but stated he is a little concerned with the options that place storage tanks in the parks because based on the City's Charter an action such as this would have to be decided by the voters. Mr. Hoelscher stated that MSD deals with 91 different municipalities so they understand the need to work within individual sets of instructions and requirements.

Councilmember Smotherson questioned whether it was the construction of a pump station that made Area C - Option (7), the most expensive? Mr. Hoelscher stated that cost is predicated on the depth of everything. All of the other tanks are pumping to facilities that are near the ground. But this option is much more expensive because everything will have to go a lot deeper than some of the other options. Councilmember Smotherson asked if the timeframe for completing each option would be different? Mr. Hoelscher stated that all of the options would take multiple years to commence and complete, but oftentimes what drives the schedule is how quickly properties can be cleared.

Mayor Welsch stated as of today, her favorite is Area C - Option (6). However, at some point, she would love to have MSD provide Council with their honest assessment of the pros and cons for this option.

Next Steps - Brian Hoelscher:

- Comments from Council or the public to be provided to MSD in writing or online
- Subsequent public meetings conducted at various locations within U. City
- Questions/comments gathered for internal consideration of MSD's next steps
- MSD determinations presented to Council and the public
- Discussions between MSD and City Manager to determine implementation strategy

Councilmember Crow stated he also believes that Area C- Option (6) is a good option. He noted that MSD's reset button had served them well, and he was appreciative of their efforts.

Councilmember Crow stated Council and various members of staff will also need to perform its own steps, and therefore would suggest that Mr. Adams give consideration to scheduling a Study Session for Council in the near future.

Councilmember Carr questioned where MSD anticipated that the permanent residential property easements would occur under Area C- Option 6? Mr. Nevois stated there is a lot of work that needs to be done in this area where homes front on 82nd Street, but their garages are detached. So while MSD thinks it can probably complete this work by securing property easements for the garages, it would necessitate detailed conversations with the property owners. Councilmember Carr asked whether this option involved more tunneling than the other options? Mr. Nevois stated that it did. Councilmember Carr asked if MSD anticipated the need for any additional permanent residential easements? Mr. Nevois stated they would still have to have permanent easements related to either one of the alignments in order to place the facility underground. Councilmember Carr questioned whether that meant, for the most part, that whenever repairs were needed the homeowner would not have to be disturbed? Mr. Nevois stated based on the size of the sewer, more than likely any repairs would be made from the inside. However, in certain areas, they would still need to reserve a portion of those rights to the surface.

Mr. Hoelscher stated that although you probably would not see easements along the entire alignment, in all probability, MSD will have to get sub-terrain easements and sufficiently space surface easements that allow them to get into the tunnel.

Councilmember Carr stated she is extremely pleased by MSD's openness and the way they have decided to approach this project.

Councilmember Smotherson concurred with the comments of Councilmember Carr and stated he believes that this session has given Council some good things to think about. He stated he wanted to let everyone know that he had asked that another Study Session be conducted immediately after this one to provide residents with an opportunity to respond, and him an opportunity to ascertain what they thought about this presentation.

Mr. Hoelscher stated that unless Councilmember Smotherson feels differently, to make certain that MSD's presence does not restrict any conversations, his inclination is not to be in attendance.

Mayor Welsch asked Mr. Hoelscher if staff could be provided with a copy of the comments provided to them by residents? Mr. Hoelscher stated that everything they collect will be forwarded to the City.

Councilmember Jennings expressed his appreciation for tonight's presentation, which he believes has created a better atmosphere and working relationship.

Mr. Nevois requested that anyone seeking information from MSD go through their Sunshine request process included on the back of each packet.

Mayor Welsch stated she has just been informed that MSD's contact information had not been included in the packets given to residents.

Mr. Nevois stated the phone number could be found on the top corner, and the Sunshine request process was listed on the back.

ADJOURNMENT

Hearing no additional questions or comments, Mayor Welsch adjourned the Study Session at 6:33 p.m.

Larette Reese
Interim City Clerk

UNIVERSITY CITY COUNCIL
SPECIAL SESSION
5th Floor of City Hall
6801 Delmar
September 20, 2017
4:45 p.m.

1. MEETING CALLED TO ORDER

The City Council Special Session was held in Council Chambers on the fifth floor of City Hall, on Wednesday, September 20, 2017. Mayor Welsch called the Special Session to order at 4:47 p.m.

2. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Rod Jennings
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Terry Crow
Councilmember Michael Glickert
Councilmember Bwayne Smotherson

Also in attendance were Interim City Manager, Charles Adams and City Attorney, John F. Mulligan, Jr.

3. APPROVAL OF AGENDA

Councilmember Glickert moved to approve the agenda as presented; the motion was seconded by Councilmember Jennings and the motion carried unanimously.

4. Loop Business Assistance – Emergency Funds Distribution

Mayor Welsch turned the meeting over to the Interim City. Mr. Adams stated the meeting had been called as a result of the incidents that occurred in the Loop over the previous weekend; where some of the businesses incurred damages to their property. Several windows were broken and other damages were sustained. Some members of Council indicated that they wanted to discuss the possibility of the City doing something to assist in the recovery of the businesses. Mr. Adams opened the floor to Council for additional thoughts and comments.

Councilmember McMahon said when things like this happen in University City, whether it's the tornado that hit the folks over by the golf course, the discretion of the cemetery or now the issues we're facing on Delmar. Not only does the City step up but the residents step up to help people when they're hurting. Councilmember McMahon said he wanted Council to get together to try and reach consensus on what assistance the City could offer the people that are affected by this situation. And then to ask the City Manager to work on assessing

what the needs are and to help identify funds making sure the money comes from the right accounts. He is looking to get a simple process started today and if necessary more discussion could be done at next meeting on Monday.

Councilmember McMahon made the motion to direct the Interim City Manager to start the process of assessing the needs of the business owners, the accounts by which we can access the funds and to limit the amount to fifty thousand dollars. If other items require a vote, they can be placed on the agenda for the September 25th City Council meeting.

The motion was seconded by Councilmember Carr.

Councilmember Glickert asked the City Manager what information was known at the present time; such as the extent of damages or an estimated dollar amount? Mr. Adams stated that the incident just so no preliminary figures are known at this time. There is no information from the business owners yet; this is a work in progress. Mr. Adams said he would check with the business owners to understand exactly what the needs are and what the ramification of expenses will be.

Councilmember Crow stated that Councilmember Glickert raised a good question in that we do not have an idea of what will be need. We may not need fifty thousand; maybe it could be up to a certain dollar amount less than that. He stated he had dinner in the Loop and was impressed with a business owner who replied to question of how can we help? By saying he wanted to make sure that the smallest businesses get help first. It could just be replacing the glass or paying the deductible if they have insurance; some probably have insurance but some don't. Some businesses lost more windows than others. The sooner we can get the Loop back up; fully operational running with clearer visual entry the better. We have to commend our citizens and business owners for the work they did in cleaning the Loop so quickly and the artist for coming out as well.

He hopes to move forward with a consensus. The City Manager can probably get a handle on the needs pretty quickly. It's not about lost profits or wages, but rather about getting the businesses up and running as quickly as possible. Many of them have had challenges due to the Loop Trolley construction so this a second hit in a pretty short period of time. It would be good to help them out and move forward.

Councilmember Jennings stated that he agreed fifty thousand is a lot; the average plate glass window cost about a thousand dollars with replacement. There were 23-25 broken; some windows may have been boarded up before vandalism. We should collect the information; the Chamber of Commerce is also raising money. Councilmember Jennings said he defiantly wants to support, but wants to see what other money is available.

Councilmember Carr stated she was also in the Loop on Sunday and hearten by the participation of so many citizens that came out to help. She spoke with the owner of Componere Gallery, Eleanor Ruder, who said that it was devastating, but she felt so good that so many people had come out to help. Councilmember Carr stated that there is a precedent for this type of situation; previously we have set money aside through the EDRST funds for a loan during the economic downturn. As Councilmember Jennings noted the Chamber of Commerce is raising money. Jessica Bueler, who is one of the business owners, is also working to raise money and has already raised over seven thousand dollars.

Funds will be accessible and many of the property owners will have insurance for the windows. She believes its incumbent upon Council to show support for retention as much as for anything. To say to the businesses “we want you here and want to help if you need help to get back on your feet”. Not only has precedence been established but there are some EDRST funds available and this is economic development and retention. She recommended Mr. Adams take a look to see what kind of funds are there and what kind of a mechanism we might want to set up. Be it for a loan or an outright gift.

Councilmember Smotherson said he wanted to commend the staff, the police force and the Interim City Manager, who spent hours on Delmar.

Mayor Welsch said she shared the comments made by her colleagues. She provided information on the retention program that had been funded previously. She agreed that there is a precedent for this and she hopes that Mr. Adams will work with staff as quickly as possible to find out what other help is coming into the City from other sources. She heard from Ms. Adams that the region learned a lot about how to respond this type of incident during the unrest in Ferguson. A lot of those documents are being updated now and they are looking to see if any funds remain from that time.

Mayor Welsch asked if there was consensus for asking the City Manager to come up with a proposal of how we might move forward? Mayor Welsch said Mr. Adams you have the consensus of Council to move forward.

Councilmember Crow stated that the protesters are fluid and moving around so he wants to make sure that the proposal is City wide; such that if anything happens on Olive or other areas of our City, this includes all. If we need to do this to help our businesses; we need to do it.

5. ADJOURNMENT

Hearing no additional questions or comments, Mayor Welsch adjourned the Special Session at 4:58 p.m.

Larette Reese
Interim City Clerk

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
September 25, 2017
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on the fifth floor of City Hall, on Monday, September 25, 2017, Mayor Shelley Welsch, called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Rod Jennings
Councilmember Paulette Carr
Councilmember Steven McMahon
Councilmember Terry Crow
Councilmember Michael Glickert
Councilmember Bwayne Smotherson

Also in attendance were Interim City Manager, Charles Adams and City Attorney John F. Mulligan, Jr.

C. APPROVAL OF AGENDA

Voice vote to approve the Agenda as presented carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

1. September 11, 2017, Regular Session minutes, were moved by Councilmember Jennings, seconded by Councilmember Carr and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. John Samuel Tieman and Linda Sharpe Taylor are nominated to the Storm Water Task Force by Councilmember Glickert, seconded by Councilmember Carr and the motion carried unanimously.
2. Brian Burkett is nominated to the Board of Adjustment to replace Margaret Holly's expired term by Councilmember Crow, seconded by Councilmember McMahon and the motion carried unanimously.
3. Charles Marentette is nominated for reappointment to the Board of Adjustments by Councilmember Jennings, seconded by Councilmember Carr and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)
Joan Bray, 7166 Pershing Avenue, University City, MO

Ms. Bray stated she is working with a Consultant from ExteNet Systems and would like to provide Council with information detailing their plans to complete work in U. City, once revisions to the Telecommunications Facilities Ordinance are adopted.

Patricia McQueen, 1132 George Street, University City, MO

Ms. McQueen requested that City Council issue an RFP to secure the services of an engineering consultant to:

- Review MSD's current recommendations;
- Review each proposed site and evaluate its impact on the community for the next 5, 10 and 15-year time span;
- Review MSD's cost estimates, and
- Provide alternative sites

(Ms. McQueen asked that her written comments be made a part of the record.)

Kelsi Bryant, 7361 Trenton Avenue, University City, MO

Ms. Bryant; Senior Class President and Cheer Captain at U City High School, requested that every student throughout this community be given an opportunity to serve as a City Council Student Representative. U City represents a democracy, therefore every student, especially African-American students, should be fairly represented and allowed to participate in matters that directly impact them and their communities.

Suzanne Schoomer, 7 Princeton, University City, MO

Ms. Schoomer stated both personally, and as a real estate agent, she has become aware of the fact that U City is gaining a reputation as one of the most difficult places to do business. She stated this was an issue many years ago that now seems to be deteriorating once again. Inspections take longer to schedule; permits are harder to obtain; communication between contractors and inspectors are anemic, and as contractors become more reluctant to submit bids, there will be fewer choices and higher prices. Ms. Schoomer stated while she is not opposed to the creation of an Architectural Commission, perhaps its formulation should be delayed until a new City Manager has been hired and given the opportunity to streamline the Planning and Zoning Office.

Mayor Welsch stated Bart Stewart had asked that his statement be read into the record since he was unable to be in attendance. She stated the letter is long, so her intent is to stop after 5 minutes and ask that the letter, in its entirety, be placed into the record.

Councilmember Carr informed Mayor Welsch that she has often extended additional time to residents, and therefore, would respectfully request that Mr. Stewart's letter be read in its entirety.

Bart Stewart, 714 Harvard Avenue, University City, MO

"Dear Mayor Welsch and members of the U City, City Council my name is Bart Stewart and I reside at 714 Harvard Avenue.

As I cannot be at the Council meeting tonight I would appreciate my comments being read into the record by Mayor Welsch as my representative voice.

As a resident who lives very close to the Delmar Loop and was at the peaceful protest the night several of our businesses were destroyed, I feel I have to speak to what I see is a very concerning precedent that would be set in carrying out what is being proposed regarding this small relief business plan. I am very aware of how important our Loop

businesses are to our community. I live within a stone's throw of the western edge of this vibrant area and what I have said before is the core of why I, as well as many of my neighbors, have chosen to locate in this area. With that being said, I feel like the action that would be undertaken by approving this package would not be wise for several reasons.

First, the business district of the Loop has some of the highest rents in the area and definitely in U City. It's not as if these small businesses are hurting for money or are very small start-ups. Many of them are doing quite well and are pretty lucrative. If it is a small business then likely the landlord of the building is doing quite well, as the rents have been rising to the point where the truly small businesses of this area have been priced out of this market. We've even seen some larger businesses cite that the rents are high enough to keep them out of the area. Would it not be wise then to find a way to work with these landlords to see what kind of assistance they could provide in one-time rent abatement or some other creative way to help out their tenants?

Depending on the contract language of the lease, some of the landlords may be responsible for the damage. I have spoken to a couple of the business owners who have said that while they are in fact, responsible as part of their lease agreement, the deductible they will incur is minuscule in comparison to the actual damage they incurred. Why then should this burden fall on taxpayers? If this had been in an unavoidable natural disaster then perhaps this would be a wise use of our money.

The nature of the destruction brings me to my second and more important point. As I just mentioned, the property destruction that was sustained was not natural and therefore was not an unavoidable event. Although we can parse words over what caused the destruction, the simple fact that it was not natural and was carried out by some of our fellow human beings means that the destruction could have been avoided. I was at the early events that precipitated these events. I have also seen video, pictures, and read firsthand accounts of what took place. Our Governor promised to use our State's resources to protect life and property. That did not take place. Perhaps, we should be asking him where that assistance was. In addition, there is ample evidence that heavy-handed police tactics that evening, and in evenings prior, could have been a precipitating factor in some of the unrest. While the actions of the few that carried out this destruction cannot be excused, perhaps, we can look at these events as an unfortunate reality of the very real systemic problems the St. Louis region faces.

U City is in many ways a microcosm of St. Louis as a whole. And the lack of truly integrated communities has led to rising tension, coupled with the very real gentrification that has taken place in the Loop over the past twenty years; it is surprising that things took this long to boil over. Should the residents of U City be tasked with bearing the brunt of this, considering the myriad of historic factors that led to the events that evening? In addition, what message does it send to the larger community that we will give to this cause, when in fact, some of our own policies may have been part of the underlying forces that led to the events? What message does it send that we are unwilling to address the larger economic forces at play that lead to this kind of crisis and then we simply put a band-aid over the real problems that we face to simply gloss over what took place?

Finally, since this is a decision to help businesses, what message are we sending the business leaders in our community when we tell them we will bail them out for what may be unwise business decisions on their part? When I spoke to one business owner who sustained significant damage in windows, as well as a small amount of damaged inventory, I was told that her deductible was less than \$200.00. While I feel empathetic that other business owners may have larger deductibles, or are uninsured for such kinds of losses, are we looking into the business decisions that may have led to them not having enough insurance or why they are paying such high deductibles? Was this a risk that the business was willing to gamble on by choosing a higher deductible to be offset by a lower premium?

If we jump in this time that these businesses sustained damage will we do this every time a vandal targets a business? If not, then why are we doing it this time? Isn't that part of business and insurance; deciding on the best way to mitigate the risks? If we are choosing to do this now, what is the standard for vandalism that requires us to intervene? How will we decide which incidents are morally just enough for us to step in?

As I stated, I am certainly sympathetic to the fact that these businesses which are such an integral part of our community suffered. However, since there are so many unanswered questions about what actually happened that evening, and there are so many underlying factors that our own policies and the way we do things in U City, as well as St. Louis as a whole, that very likely contributed to the unrest, then I feel like we must not pass this relief package as it is currently proposed. There is plenty of time to delay this vote in order to fully vet what took place and make sure our own quick reaction of wanting to do something for doing something's sake, does not have any unintended consequences and is the best use of our limited resources. I'd ask that you'd either vote no on this proposal, or at least vote on a motion to delay until more questions can be answered and more thought goes into making it right. Doing the opposite gives no real chance to openly discuss what we value as a community and speeds the process unnecessarily, making this look like a knee-jerk reaction, and feel-good gesture, rather than actually accomplishing the business retention which seems to be its unstated goal. Thank you for your time and consideration." (Mayor Welsch requested that the letter be made a part of the record.)

I. PUBLIC HEARINGS

1. Proposed Property Tax Rates.

Mayor Welsch opened the public hearing at 6:46 p.m., and hearing no requests to speak the hearing was closed at 6:47 p.m.

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Return Energy Efficiency Loan Back to the Missouri Department of Economic Development's Division of Energy.

Councilmember Jennings moved to approve, seconded by Councilmember Glickert and the motion carried unanimously.

2. Passage of the Americans with Disabilities Act, Transition and Self-Evaluation Plan.

Councilmember Glickert moved to approve, seconded by Councilmember Jennings and the motion carried unanimously.

3. Review and passage of the Loop Business Assistance.

Councilmember Crow moved to approve, seconded by Councilmember Carr.

Councilmember Jennings stated he has received several questions regarding why the City would spend taxpayer dollars to assist these businesses who have sustained damages unrelated to a natural disaster. So although he very much believes the vitality of the Loop is important he thinks these businesses should be supported by the private funds being raised and any other resources that might be available to them.

Councilmember Crow complimented staff on their promptness in tendering this proposal for Council's review and expressed his astonishment towards people's belief that businesses in the Loop are flourishing, especially after the Trolley construction. He stated he is proud of the protests that were held throughout the day; proud of U City's police officers, and even prouder of the citizens who assisted in getting the Loop back up and running by the next morning. In his mind, that is a sense of community, and that is exactly what this proposal is about. Council is being asked to set aside funds; a good portion of which comes from the very folks being helped, to demonstrate this City's support of its businesses. And frankly, the amount of this forgivable loan is so nominal that he would be hard-pressed to believe that any of these businesses will be relying on U City as their first or only stop for resources. Councilmember Crow stated this is not in any way an action against the protests that occurred and therefore, would question any suggestion to delay making a decision which simply says we appreciate what you've gone through and we want to help you if you need help.

Councilmember Glickert stated during the Study Session there was a consensus that first, Council would review a needs assessment compiled by staff, as well as any information about what other resources were available. To his knowledge, that has not been accomplished, and as a result, he does not feel ready to move forward with voting on this proposal.

Councilmember Carr stated a couple of weeks ago she commented that the Loop contributes 20 percent of the taxes generated for the EDRST. She later produced an email from the City's Finance Director corroborating her statement; that in 2012 - The City collected roughly \$500,000 in EDRST funds and of that, 62 businesses in the Loop contributed \$120,000. This fund has always looked at businesses in various areas of the City and makes awards; sometimes based on merit, sometimes based on need. So she is not making a political statement when she asserts her desire to help businesses who may be struggling get over that hump. This is about retention of businesses and letting those who have experienced this semi-catastrophe know that not only are the good citizens of U City coming to their aid, but this administration is also willing to help. Councilmember Carr stated in this case, the ask is not extraordinary, specifically when it is compared to the recommendations for Create Space and the consortium that reviewed the feasibility of fiber on Olive when it already existed.

Councilmember McMahon stated he believes this is about helping when you see someone who is hurting. That's what residents talk about; that's what they expect from Council, and that's what was exemplified by the City's actions when the tornado hit the folks by the golf course and the cemetery was desecrated. So the statement being made is not about writing a check, it's about helping others. And if the City has the ability to do that, then they should do it.

Citizen's Comments

Paul Schoomer, #7 Princeton, University City, MO

Mr. Schoomer stated he thinks any action on the part of Council to vote on this proposal tonight is a little premature without the input of the organizations that were affected, such as the SBD(s) and CID(s).

Therefore, he would suggest that the Mayor ask the appropriate agents for time to have this question discussed to determine their actual needs before moving forward and generously cutting checks.

Council's Comments

Councilmember Crow asked the City Manager whether staff had had the opportunity to speak with some of the business owners and determine their needs? Andrea Riganti, Director of Community Development, informed Councilmember Crow that staff had been in contact with a member of the LSB, who informed them that during a meeting with the Chamber of Commerce both organizations had delegated a person to contact staff with the exact numbers. So although staff has been in contact, at this point in time, the numbers have not been made available. Councilmember Crow questioned whether the proposal presented tonight was relevant to any conversations conducted with the businesses impacted by these actions? Ms. Riganti stated although the proposal does not represent a collective voice, staff had been informed by the same member of the LSB that any assistance from the City would be appreciated. Councilmember Crow asked what information had been used by staff to formulate the proposal?

Mr. Adams stated that the proposal was designed as a working document which staff anticipated would need to be refined after tonight's discussions.

Councilmember Crow stated although he is in favor of taking this action, he wants to make sure it is done right. Consequently, he would have to agree with Councilmember Glickert's and Mr. Schooner's suggestion, that Council obtains additional information to determine how these funds should be expended. Because Council had also expressed a desire to make certain that the smallest businesses with the least amount of resources would be allocated funds to get them back up and running as soon as possible. So with that in mind, he would like to amend his motion to state that Council set aside an amount, up to \$50,000, to assist business owners based upon information collected by staff, and that no funds shall be expended until such time as staff has presented Council with pertinent information regarding the needs of business owners.

Mayor Welsch stated she thought that Council's desire to set aside funds for smaller businesses first, had been made clear. And even though she would like to send a message of support, she understands the concerns expressed by Mr. Stewart and Councilmembers Glickert and Jennings. Therefore, she would support Councilmember Crow's amended motion because she does not think Council is ready to move forward until the information previously agreed upon has been received and examined.

Councilmember Smotherson suggested that rather than amending the motion, Council postpones taking any action until the next meeting to provide staff with an opportunity to make the necessary connections and determine the needs of each business.

Councilmember Jennings stated that although he concurs with Councilmember Smotherson's suggestion, protestors have scheduled 30 days of unrest, so his concern is how the City would handle this situation if it happened again.

Councilmember Crow stated he appreciated the comments made by his colleagues and would be more than happy to postpone making a decision. He then asked Mr. Adams if he believed this data could be assembled by the next meeting?

Mr. Adams informed Councilmember Crow that the data could be obtained. However, he would like to reassure Council that the objective of this proposal was to establish safeguards whereby an evaluation of each applicant's needs would be assessed prior to the issuance of any funds.

Councilmember Crow made a motion to postpone this recommendation until the next meeting, seconded by Councilmember Glickert.

Councilmember Glickert reiterated Council's request for staff to obtain official responses from various entities within the Loop.

Councilmember Carr cautioned staff not to look across the City's borders to the City of St. Louis or CID(s) since EDRST dollars are not cross-jurisdictional. She stated while she is comfortable with the existing safeguards in this proposal, Council's primary concern is limited to the LSB, individual businesses, and the ability to use these sales tax funds to maintain retention and growth.

Voice vote on the motion to postpone carried unanimously.

L. UNFINISHED BUSINESS

BILLS

1. **BILL 9327** – AN ORDINANCE AMENDING SCHEDULE VII, TABLE VII-A – STOP INTERSECTIONS, OF CHAPTER 300 TRAFFIC CODE, OF THE UNIVERSITY CITY MUNICIPAL CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN. Bill Number 9327 was read for the second and third time.

Councilmember Carr moved to approve, seconded by Councilmember McMahon.

Roll Call Vote Was:

Ayes: Councilmember Carr, Councilmember McMahon, Councilmember Crow, Councilmember Glickert, Councilmember Smotherson, Councilmember Jennings and Mayor Welsch.

Nays: None.

2. **BILL 9328** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6668 VERNON AVENUE FROM “PD-M” PLANNED DEVELOPMENT-MIXED USE DISTRICT TO “PDR” PLANNED DEVELOPMENT-RESIDENTIAL DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9328 was read for the second and third time.

Councilmember Glickert moved to approve, seconded by Councilmember Carr.

Roll Call Vote Was:

Ayes: Councilmember Carr, Councilmember McMahon, Councilmember Crow, Councilmember Glickert, Councilmember Smotherson, Councilmember Jennings and Mayor Welsch.

Nays: None.

3. **Bill 9329** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF FOUR PROPERTIES LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT 7128-7138 FORSYTH BOULEVARD FROM “MR” – MEDIUM DENSITY RESIDENTIAL DISTRICT TO “PA” PUBLIC ACTIVITY DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9329 was read for the second and third time.

Councilmember Crow moved to approve, seconded by Councilmember McMahon.

Citizen's Comments

Mary Petersen Hall, 7127 Forsyth Blvd., University City, MO

Ms. Petersen-Hall expressed concerns about the impact this development would have on the residents who live in this area due to the excessive amounts of traffic in a neighborhood that is already congested.

Christine Dougherty Powers, 7135 Forsyth Blvd., University City, MO

Ms. Dougherty Powers expressed concerns about the fact that this project has not been adequately communicated to the residents in this area. The eight homes directly across the street received their first certified letter from U City's Department of Community Development on September 5th, which contained the wrong meeting date of August 14th. The second certified letter was received on September 12th, the day after the September 11th meeting. As a result, these residents are unaware of when demolition will commence; that the parking lot will be constructed to double as a playground, and what type of landscaping buffer will be used to protect the safety of the children. She stated it was also interesting to note that after spending over 8 million dollars this development will only achieve eleven additional parking spaces.

Thomas Jennings, 7055 Forsyth Blvd., University City, MO

Councilmember Jennings stated as a resident of this area for many years, he believes that both the Lourdes Rectory and Lutheran School have been the backbone of this vicinity. Both institutions have established a very good approach to citizenship and care for their community, and he would be pleased to see the passage of this Bill, which will allow Lourdes to expand and complete their planned redevelopment.

Council's Comments

Mayor Welsch asked Ms. Riganti if this was the first step in the development process? Ms. Riganti stated this phase only entails rezoning of the parcels. The next phase is site planning for the expansion, wherein issues such as landscaping and traffic will be vetted out at the staff level before reaching the approval phase. Mayor Welsch stated she would also like to receive more information on what happened regarding the certified letters to residents.

Roll Call Vote Was:

Ayes: Councilmember Carr, Councilmember McMahon, Councilmember Crow, Councilmember Glickert, Councilmember Smotherson, Councilmember Jennings and Mayor Welsch.

Nays: None.

- 4. Bill 9330** – AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 400.070 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF TWO PROPERTIES LOCATED WITHIN THE CITY LIMITS OF UNIVERSITY CITY AT 7135-7139 NORTHMOOR DRIVE FROM “SR” – SINGLE-FAMILY RESIDENTIAL DISTRICT TO “PA” PUBLIC ACTIVITY DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9330 was read for the second and third time.

Councilmember Crow moved to approve, seconded by Councilmember Glickert.

Roll Call Vote Was:

Ayes: Councilmember Carr, Councilmember McMahon, Councilmember Crow, Councilmember Glickert, Councilmember Smotherson, Councilmember Jennings and Mayor Welsch.

Nays: None.

**M. NEW BUSINESS
RESOLUTIONS**

Introduced by Councilmember Smotherson

- 1. Resolution 2017 – 18:** Preliminary Development Plan – 6668 Vernon. The motion was seconded by Councilmember Glickert and carried unanimously.

Introduced by Councilmember Glickert

- 2. Resolution 2017 – 21:** Resolution Approving Annual Property Tax Rates. The motion was seconded by Councilmember Carr and carried unanimously.

BILLS

Introduced by Councilmember Jennings

- 3. Bill 9331** – AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR PROPOSED REDEVELOPMENT TO CROWN CENTER FOR SENIOR LIVING LOCATED AT 8348-8350 DELCREST DRIVE IN THE PD-M PLANNED DEVELOPMENT MIXED-USE ZONING DISTRICT. Bill Number 9331 was read for the first time.

Citizen's Comments

David Lang, 7733 Forsyth Blvd., St. Louis, MO

Mr. Lang, Counsel for Crown Center for Senior Living and its related entities, stated he would like to address a number of concerns raised at the August Council meeting. He stated that he and his client had met with Mr. Wald, the owner of Del Crest Plaza, located to the north of his client's proposed development, on August 24th. Also in attendance at that meeting was Preston Amos of AKG Development; the potential purchaser of Mr. Wald's property, Matt Bukhshtaber and Carlos Farfan of CB Richard Ellis; the listing agents for Mr. Wald's property. Concerns regarding the setback for the proposed building were addressed, and as a result, the building has been redesigned to sit 30 feet off of the client's property. This, he believes, conforms to the City's setback requirements and exceeds the existing setback maintained by Del Crest Plaza.

A memo outlining the results of this conversation was sent to City staff; letters via return receipt requested, were sent to neighbors utilizing the County Assessor's tax records, and any ownership entities/registered agents identified by the MO Secretary of State's office. Copies of Mr. Wald's email acknowledging his satisfaction with the revision, along with the aforementioned documents, have been provided to Council.

Mr. Lang stated on September 1st, he received an emailed response and confirmation from Preston Amos, Principal for Ferris Capital Group, which owns the Little Sunshine Daycare Center directly to the east of Crown Center. In addition, a returned notice has been received from the registered agent for University Terrace Associates; the ownership entity for Del Crest. To date, no response has been received from Carolyn Amos, the registered agent for the Ferris Capital Group, whose notification was sent to an address in Ladue. He stated that under MO Statutes when a limited partnership fails to comply or maintain a valid address for its registered agent notice must be sent to the Secretary of State's office. Should the notification to the registered agent for Ferris be returned as undeliverable, said notice will be sent to the Secretary's office. Copies of all returned certified receipts are available for Council's review.

Mr. Lang stated the President for Crown Center for Senior Living, Keith Cohen, and the architect, Gerard Cooper, were also present to answer any additional questions.

Mayor Welsch asked Mr. Lang if he would provide copies of the certified receipts to the City Clerk.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission Appointments needed

Mayor Welsch announced that she had not received an updated list of appointments for tonight's meeting.

2. Council Liaison Reports on Boards and Commissions

Councilmember Carr stated some time ago she read a Resolution put forth by the Park Commission into the record regarding their interest in setting up an Enterprise Fund for the Golf Course. Over the last five years, the Golf Course has earned in excess of \$700,000, which goes into the general fund. Their Resolution seeks to establish this fund, whereby 50 percent would go back to the Golf Course for improvements and the other 50 percent would go towards the park. The Commission's concern is based on the fact that without this special fund the City will have to expend a significant amount of money to repair many of the facilities currently exhibiting signs of deterioration. She stated without input from a new City Manager she does not believe Council is in the position to consider this Resolution, but would like to make sure that it remains in the forefront of everyone's mind.

3. Boards, Commissions and Task Force Minutes

4. Other Discussions/Business

O. CITIZEN PARTICIPATION (continued if needed)

Tim Cusick, 7915 Glenside Place, University City, MO

Mr. Cusick stated he was interested in getting an update from Council on where they were in the process of hiring a new City Manager? And whether any consideration had been given to bringing in an outside engineering firm in to look at MSD's proposal, since it had not been addressed at the last Study Session.

P. COUNCIL COMMENTS

Councilmember Carr thanked Ms. Bryant for her comments and informed her that members of Council are elected and therefore must follow the City's Charter. And even though the Charter makes no provisions for Council to create a new position, she does believe there is a need for students to be heard and fairly represented, and so her hope is that the Youth Commission will be reinstated. In the meantime, she would like to work with Ms. Bryant as a mentor, to advise her on the City's governance and some of the issues that come before this Council.

Councilmember Crow stated he is pleased with the outcome of the recent MSD Study Session and believes that the comments made tonight regarding the possibility of bringing in an outside engineering firm make sense. Most of the issues revolve around MSD's costs and the City's ability to make a determination as to whether their numbers are justifiable. And that seems to dictate the need for professional guidance because no matter how you slice it, the magnitude of this project is going to impact the City in a number of ways.

Councilmember Crow suggested that the next time his colleagues, or even residents, are driving down Pershing, that they take a look at the traffic flow going west from Forest Park Parkway into Clayton. On the U City side there are four lanes of traffic, but once you enter into Clayton there are only two lanes. He stated that based on his observations, the traffic in this area does not dictate the need for four lanes. So he was curious whether there was any desire to make better use of this space by eliminating two lanes and making the area more biker or walker-friendly? Councilmember Crow stated he thinks it would behoove Council to start having these kinds of conversations to ensure that the City's neighborhoods continue to thrive and remain accessible to residents.

Councilmember Crow stated he would like to congratulate Jerry Greiman, who has just been named President of the Jewish Federation and thank his colleagues, once again, for their participation in tonight's robust discussions.

Councilmember Smotherson stated in his opinion, the whole MSD project is one-sided with their team providing and presenting all of the information. So there is a need for the City to be proactive and therefore, would concur with Councilmember Crow's comments regarding the necessity to obtain professional guidance.

Councilmember Smotherson thanked Councilmember Carr for her detailed newsletter regarding the status of MSD's project and encouraged citizens to continue communicating with their project managers and team members.

He stated he would like to remind everybody that the rationale behind these protests is not only associated with the Stockley verdict, but the numerous unprecedented verdicts that have occurred across the United States in recent months. And quite frankly, this is something that scares him to death personally, and when thinking about the safety of his three sons.

Mayor Welsch asked Mr. Adams if he would provide Council with information on whether any of the new engineers could perform the type of professional evaluation that has been suggested tonight.

Mayor Welsch stated last year she notified Council about the request made by Superintendent, Sharonica Hardin-Barley, for this City's support in the school's athletic program and reinstatement of the City Council's position, Student Representative. Councilmembers Jennings and Glickert both volunteered to work with the Superintendent, and have been doing so since last summer.

She stated although she understands some of the concerns raised with respect to Councilmember Jennings' Resolution in support of this position, her hope is that it will be brought back. Because based on her research, this position started back in the days of Julie Feier. So it is not new; does not entail being a part of Council, and the impetus behind its creation is compelling.

Mayor Welsch stated in light of the efforts being made by Better Together and the State Legislature to conduct a state-wide vote on how the St. Louis region should be organized, she has been working with metro mayors whose cities consist of 10,000 residents or more, to try and figure out how to get the community conversation going on municipal governance. The Mayor provided Council with copies of a note from Pat Kelly of the Missouri Municipal League and asked that they review and consider her suggestion, along with the proposed Resolution contained in their packets, before the end of October. She stated that the passage of this Resolution does not imply whether a city approves or disapproves of the proposed changes, simply that any decision should come from the two entities, St. Louis County and City, rather than being imposed on the region by voters. Jefferson City has increasingly made attempts to diminish the authority held by municipalities and if this state-wide vote is successful, the State Legislature would be in charge of this City's future.

Q. ADJOURNMENT

Mayor Welsch thanked everyone for their attendance and closed the City Council meeting at 7:46 p.m.

LaRette Reese
Interim City Clerk

DRAFT

From: Bart Stewart []
Sent: Monday, September 25, 2017 4:24 PM
To: LaRette Reese
Cc: Charles Adams; Shelley Welsch Ext; Shelley Welsch
Subject: Fwd: Small Business Relief Plan

Ms. Reese,

Could you please print a copy of this email I have forwarded for each member of council including the mayor and hand it out at tonight's meeting that I am unable to attend? I am hoping that Mayor Welsch can read my statement into the record and also have it attached to the minutes of the meeting.

Thank you,
Bart Stewart

From: Bart Stewart <>
Date: September 25, 2017 at 3:19:01 PM CDT
To: Shelley Welsch <mayor@ucitymo.org>, shelley welsch <billandshelley@ucitymo.com>
Cc: Paulette Carr <paulette_carr@sbcglobal.net>, Mike Glickert <imglickert@yahoo.com>, Steve McMahon <steve_mcmahon@att.net>, Terry Crow <terry@cttlaw.net>, Bwayne Smotherson <bsmotherson@gmail.com>, Rod Jennings <rimiracle007@gmail.com>
Subject: Small Business Relief Plan

Dear Mayor Welsch and members of the University City City Council,

My name is Bart Stewart and I reside at 714 Harvard Avenue. As I can not be at the council meeting tonight, I would appreciate my comments being read into the record by Mayor Welsch as my representative voice.

As a resident who lives very close to the Delmar Loop and was at the peaceful protest the night several of our businesses were destroyed, I feel I have to speak to what I see as a very concerning precedent that would be set in carrying out what is being proposed regarding the Small Relief Business Plan. I am very aware of how important our Loop businesses are to our community. I live within a stone's throw of the western edge of this vibrant area and what I have said before is the core of why I as well as many of my neighbors have chosen to locate in this area. With that being said, I feel like the action that would be undertaken by approving this package would not be wise for several reasons.

First, the business district of the Loop has some of the highest rents in the area and definitely in UCity. It's not as if these small businesses are hurting for money or are very small startups. Many of them are doing quite well and are pretty lucrative. If it is a small business, then likely the landlord of the building is doing quite well as the rents have been rising to the point where the truly small businesses of this area have been priced out of this market. We've even seen some larger businesses cite that the rents are high enough to keep them out of the area. Would it not be wise then to find a way to work with these landlords to see what kind of assistance they could provide in one time rent abatement or some other creative way to help out their tenants? Depending on the contract language of the lease, some of the landlords may be responsible for damage. I have spoken to a couple of the business owners who have said that while they are in fact responsible as part of their lease agreement, the deductible that they will incur is minuscule in comparison to the actual damage they incurred. Why, then should this burden fall on taxpayers? If this had been an unavoidable natural disaster, then perhaps, this would be a wise use of our money.

The nature of the destruction brings me to my second and more important point. As I just mentioned, the property destruction that was sustained was NOT natural and therefore was NOT an unavoidable event. Although we can parse words over what it is that caused the destruction, the simple fact that it was not natural and was carried out by some of our fellow human beings means that the destruction could have been avoided. I was at the early events that precipitated these events. I have also seen video, pictures and read first hand accounts of what took place. Our governor promised to use our state's resources to protect life and

property. That did NOT take place. Perhaps we should be asking him where that assistance was. In addition, there is ample evidence that heavy handed police tactics that evening and in evenings prior could have been a precipitating factor in some of the unrest. While the actions of the few that carried out this destruction can not be excused, perhaps we can look at these events as an unfortunate reality of the very real systemic problems the St. Louis region faces. University City is in many ways a microcosm of St. Louis as a whole and the lack of truly integrated community has led to rising tension, coupled with the very real gentrification that has taken place in the Loop the past 20 years, it is surprising that things took this long to boil over. Should the residents of University City be tasked with bearing the brunt of this considering the myriad of historic factors that led to the events that evening? In addition, what message does it send to the larger community that we will give to this cause, when in fact some of our own policies may have been part of the underlying forces that led to these events? What message does it send that we are unwilling to address the larger economic forces at play that lead to this kind of crisis, and then we simply put a band-aid over the real problems that we face to simply gloss over what took place?

Finally, since this is a business decision since it is a decision to help businesses, what message are we sending the business leaders in our community when we tell them we will bail them out for what may be unwise business decisions on their part? When I spoke to one business owner who sustained significant damage in windows as well as a small amount of damaged inventory, I was told that her deductible was less than \$200. While I feel empathetic that other business owners may have larger deductibles or are uninsured for such kinds of losses, are we looking into the businesses decisions that may have led to them not having enough insurance or why they are paying such higher deductibles? Was this a risk that the business was willing to gamble on by choosing a higher deductible to be offset by a lower premium? If we jump in this time that these businesses sustained damage, will we do that EVERY time a vandal targets a business? If not, then why are we doing it this time? Isn't that part of business and insurance? Deciding on the best way to mitigate the risks. If we are choosing to do this now, what is the standard for vandalism that requires us to intervene? How will we decide which incidents are morally "just" enough for us to step in?

As I stated, I am certainly sympathetic to the fact that these businesses which are such an integral part of our community suffered. However, since there are so many unanswered questions about what actually happened that evening and there are so many underlying factors that our own policies and the way we do things in UCity as well as St. Louis as a whole that very likely contributed to the unrest, then I feel like we must not pass this relief package as it is currently proposed. There is plenty of time to delay this vote in order to fully vet what took place and make sure our own quick reaction to wanting to do something for doing somethings sake does not have any unintended consequences and is the best use of our limited resources. I'd ask that you either vote NO on this proposal or at least vote on a motion to delay until more questions can be answered and more thought goes in to making it right. Doing the opposite gives no real chance to openly discuss what we value as a community and speeds the process unnecessarily making this look like a knee-jerk reaction and feel good gesture rather than actually accomplishing the business retention which seems to be its unstated goal.

Thank you for your time and consideration.

Bart Stewart
714 Harvard Avenue

TO: University City Council

FROM: Patricia McQueen, resident, 1132 George Street, U.City, MO 63130

SUBJECT: Request to hire an Engineering consultant to review MSD sites

DATE: September 25, 2017

Good evening, Mayor Welsch, City Council Officials, and fellow residents in this Council Chamber.

I, Patricia McQueen, resident of 1132 George Street in the Third Ward of University City, Missouri, would like to request that the City Council secure the services of an engineering consultant(s) to review the recommendations from the Metropolitan Sewer District (MSD). The consultant(s) should look at each site that MSD brought before us at last week's study session and be able to evaluate the impact on the University City community both in the intermediate 5 year, 10 year, and 15 years out as well as review the cost estimate presented by MSD.

It would also be wonderful if the consultant(s) hired could also provide alternatives (sites) based on their level of knowledge and understanding of what MSD is trying to accomplish. The consultant's presentation process should be simple and show a request for a modest amount of funding.

Thank you.

Respectfully submitted,

Patricia McQueen

Patricia McQueen



Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: Project #1288 – Community Development Block Grant – 7900 Block of Westover Place Road Improvements

AGENDA SECTION: City Manager’s Report

CAN THIS ITEM BE RESCHEDULED?: Yes

BACKGROUND: The 7900 block of Westover has been selected from the Community Development Block Grant (CDBG) eligible areas for road improvements which includes the milling and overlay of the entire block and the replacement of damaged sidewalks and curbs that meets the City’s criteria for replacement.

Every year the City receives funds from the St. Louis County Office of Community Development and a portion of this funding is used for Public Works improvement projects.

The City advertised for bids for the CDBG Road Improvement project on Drexel Technologies Plan Room. On September 6, 2017, the City opened bids for the CDBG Road Improvement Project; the tabulation of bid proposals is as follows:

Contractor	Bid Price
Ford Asphalt	\$56,075.00
Raineri Construction	\$67,975.00
Dura Seal	\$102,973.00
Tramar Contracting	\$104,250.00
Byrne and Jones	\$134,500.00
Kozney Wagner	\$134,975.00

For the Project #1288 staff proposes to use the CDBG funds available for the referenced eligible spending area.

RECOMMENDATION: It is recommended that the City Council approve the award for the Project #1288 -7900 Block of Westover Place CDBG Road Improvements project to Ford Asphalt, in the amount of \$56,075.00. After review by City staff, Ford Asphalt Construction is the lowest responsible bidder.



Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: Amended Final Development Plan for proposed redevelopment – 8348 and 8350 Delcrest Drive (Crown Center for Senior Living) – PC 17-07 Rosemann & Assoc.

AGENDA SECTION: Unfinished Business

COUNCIL ACTION: Passage of Ordinance required for Approval

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW: This item is being brought back to City Council as a new bill that incorporates some site revisions.

A public hearing on this application was conducted on August 14, 2017. Concerns were expressed about the proposed 10' building setback from the northern property line. The plan has been revised to move the subject building to the south. ***A 30' building setback from the north property line is now provided.*** The plan also maintains both existing curb cuts from Delcrest Drive.

The applicant has made significant efforts to communicate this change with adjacent property owners. These efforts were documented and are included in this packet.

The Plan Commission will review this change at their September 27, 2017 meeting. Their comments will be forwarded to City Council prior to the second and third reading of the ordinance.

This agenda item requires passage of an ordinance. The first reading should take place on September 25, 2017. The second and third readings and passage of the ordinance could occur at the subsequent October 9, 2017 meeting.

Attachments:

- 1: Staff Report with attachments
2. Applicant public outreach efforts
3. Draft Ordinance and Exhibits (including updated site plan)

RECOMMENDATION: Approval



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

REVISED
STAFF REPORT

MEETING DATE: September 25, 2017 (City Council)
September 27, 2017 (Plan Commission)

FILE NUMBER: 17-07

COUNCIL DISTRICT: 1

Applicant: John Cahill with Rosemann and Associates, on behalf of Council Apartments, LLC (property owner)

Location: 8348-8350 Delcrest Drive

Request: Amendment to Final Development Plan (**Revised**)

Existing Zoning: PD-M Planned Development-Mixed Use District
Existing Land Use: Senior living facility (multi-family residential) with associated offices and accessory uses

Proposed Land Use: Construction of two four-story senior living facilities (multi-family residential)

Surrounding Zoning and Land Use

North:	GC-General Commercial District	Commercial
East:	GC-General Commercial District	Commercial
South:	HRO-High Density Residential/Office District	Multi-family residential
West:	GC-General Commercial District	Private road and Interstate 170

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions (Attachment A) Denial

ATTACHMENTS

- A. Conditions of Approval
- B. Department Comments
- C. Maps
- D. Application Documents
- E. Amendment to Final Development Plan

Subject Property – Zoning and Land Use

The subject property includes two parcels approximately 2.79 acres in total area. The subject property is located on the west side of Delcrest Drive, approximately 350 feet south of Delmar Boulevard. The subject property consists of two buildings. The northern building, constructed in 1967, is 10 stories in height and the southern building, constructed in 1995, is 8 stories. The

buildings are connected by a one-story corridor.

Off-street parking is provided to the north, west, and south of the buildings including 134 total parking spaces. Access to the subject property from Delcrest Drive is currently provided by two curb cuts, located at the north and south ends of the off-street parking areas.

The buildings are currently used as a multi-family residential facility for senior living. The complex also includes accessory uses such as a cafeteria, fitness facility, gardening areas, offices associated with the operation of the facility, and other activity areas and meeting rooms.

The subject property is zoned PD-M – Planned Development Mixed Use.

Surrounding Zoning and Land Use

The property to the north is zoned GC – General Commercial District and consists of two commercial buildings. The southernmost building is a five-story mixed commercial building. The building to the north is a one-story retail building. The property to the east/northeast is zoned GC – General Commercial District and is a retail building with drive-thru facilities (Walgreens); a preschool/daycare facility is located to the east. The property to the south is zoned HRO – High Density Residential/Office District and is a 200-unit multi-family development. To the west is a public bicycle/pedestrian trail, a private road providing access between Delmar Boulevard and the Schnuck's shopping center to the southwest, and Interstate 170.

Background

University City Comprehensive Plan

In Chapter 3 of the Comprehensive Plan Update of 2005, under "Housing", as an implementation action, it states, *"Encourage new housing development that is mixed-use and supports pedestrian oriented activities. Encourage planned housing developments to integrate different types, densities and income levels."* It goes on further to state, *"Ensure flexibility in land use regulations so that a variety of developments are more feasible. Ensure that the Zoning Code permits mixed-use activities and amenities. For example, review the parking requirements and investigate the possibility of parking credits if located near commercial or employment activities, on-street parking, or transit stations (such as the proposed MetroLink stations); review design elements to ensure flexible development standards for creating various positive attributes of mixed use housing such as open spaces; allow flexibility in lot sizes; review the possibility of allowing additional non-residential uses in planned residential developments."*

Also in same Chapter 3 under "Land Use and Redevelopment," as a general policy, it states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses...and enhance the pedestrian character of the City."*

The University City Comprehensive Plan Update of 2005 Proposed Land Use Map shows the subject property as mixed-use / transit oriented development.

Conditional Use Permit

The subject property is currently operating under a Conditional Use Permit that was approved in 1991 to allow for the construction of the southern building to be integrated with the existing building to the north and that the facility would operate as a senior living facility. The original proposal was for 262 units with a floor area ratio of 1.45 and 124 off-street parking spaces. However, the development was completed with 244 units and a floor area ratio of 1.34.

Zoning Variance

A variance to allow a reduction in the width of the required landscape buffer between the proposed parking and public right-of-way along Delcrest Drive was granted by the Board of Adjustment on October 21, 2013. The variance was approved to allow a five foot landscape buffer in lieu of the ten feet required per the Zoning Code.

PD – M – Planned Development Mixed Use

The property was rezoned to PD-M in 2013, and a preliminary and final development plan were approved for the property. The PD-M zoning designation as per Section 34-40.1 of the Zoning Code is “to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development.” The PD-M rezoning was sought because the facility proposed to allow a café and other accessory uses that would be open to residents and the general public. These uses were not allowed by the prior traditional zoning district regulations.

Planned Development Districts are attached to a parcel, and may only be developed in accordance with an approved development plan. The development plan approved in 2013 included renovations to the senior living facility, the addition of a ground floor café and substantial reconfiguration of the parking areas. There were no modifications to the upper floor residential areas or the number of units, density, height or mass.

Applicant’s Request

Zoning and Land Use

The applicant is requesting an amendment to the approved development plan to allow for the reconstruction of 120 housing units on the existing site in two phases.

After concluding that the 1960s constructed multi-family complex (“Tallin Building”) was poorly designed, functionally obsolete and did not meet modern standards and codes, the developers explored several options for the building. It was determined that renovating the existing structure was extremely cost prohibitive, problematic, and limiting. New construction is being pursued.

Phase 1 includes a 4-story 52 unit building over parking garage. This building is proposed for the western portion of the property. Phase 2 includes the construction of a 4-story 68 unit building built over a podium parking garage. The proposed siting of the Phase 2 building is immediately north of the Tallin Building, and 30 feet south of the northern property line. Phase 2 also includes a connected one story office building for management and administrative offices.

The proposal represents significant changes to the development plan approved in 2013. Therefore, a plan amendment process is required. In addition to the demolition of the Tallin Building and construction of the new buildings, some of the off-street parking areas will be reconfigured. Specifically, the remaining surface area once the Tallin Building is demolished will be converted to surface parking. Much of the surface parking to the east will remain. No new curb cuts are proposed.

The proposed additions, modifications and reconfiguration of the parking areas will result in

131 spaces. The proposed modifications will also require new landscape buffers, one along the northern property line and the other along the eastern property line adjacent to Delcrest Drive. A preliminary landscape plan will be submitted to the Director of Community Development.

Analysis

Zoning

Section 400.890. Amendments to Final Development Plan requires that all proposed changes in use, or rearrangement of lots, blocks and building tracts in the provision of common open spaces, and changes which would cause any of the situations listed under Subsection (A) of this Section shall be subject to approval of City Council. The changes proposed will cause a change in the record plat, which is listed in the reference Subsection (A) and therefore an amendment is required.

In analyzing this request, it is important to note that the PD-M zoning designation allows flexibility to create developments that adapt better to site conditions and the relation to surrounding properties that are otherwise not possible under traditional district regulations, thus resulting in developments that are more compatible and consistent with surrounding neighborhoods.

Uses

There are no changes proposed to the uses.

Density and Dimensional Regulations

The number of residential units will decrease from 126 to 120 with the Phase 1 and Phase 2 new construction. The total number of units, including those in the Weinberg building, will be 238. The building height for the new construction is 4 stories, as compared to the existing 8 story building. The massing increased with a third building proposed. It is staff's option that the density and massing proposed are appropriate.

The proposed open space of .78 is acceptable for such developments.

The northern setback is 30' from the property line on the north. The southern setbacks vary but are approximately 35' and the eastern setbacks vary from 25' to approximately 40'. The western setback varies to a smallest distance of 10'.

Setbacks are designed to provide physical separation, transition and buffering between uses and developments. Buffering regulations in planned districts are set forth in Section 400.780. Density and Dimensional Regulations and Performance Standards. PD-M developments are to consider buffering regulations established for PD-R and PD-C regulations. The perimeter buffering for PD-R is 30' from a commercial use or district, and 50' for a PD-C when adjacent to a residential area.

As it relates to this application, the proposal meets the buffering requirements at the north.

Access and Circulation

No new curb cuts are proposed. Interior 90-degree parking will be provided to serve the surrounding buildings. A two way drive aisle is proposed for these areas. It is staff's opinion that the proposed changes to access and circulation are acceptable.

Landscaping

A preliminary landscape plan has been submitted and depicts minimal plantings. A final landscape plan must be provided and approved prior to submitting a demolition/building permit. The north and west property lines must depict areas to be planted with trees and shrubs as specified in the Zoning Code.

Parking

The proposed modifications to the parking areas will result in a decrease in parking spaces, bringing the total number of spaces to 131. It is staff's opinion that since the current proposal slightly decreases the number of residential units that the proposed number of parking spaces is acceptable and will provide sufficient parking.

University City Comprehensive Plan

It is staff's opinion that the preliminary development plan is in conformance with the University City Comprehensive Plan Update of 2005. The 2005 Update encourages new housing development that is mixed-use support pedestrian oriented activities and recommends flexibility in land use regulations to allow for mixed-use activities. Also in Chapter 3 of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy it states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City."* Thus, the proposed development is in conformance with the Proposed Land Use Map in the Comprehensive Plan Update of 2005.

Conclusion/Recommendation

Based on the preceding considerations, staff is of the opinion the requested Amended Final Development Plan is reasonable in terms of use, density, massing, site coverage, setbacks and parking.

ATTACHMENT A: CONDITIONS

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 am to 10:00 pm. Any change to the hours of operation shall require written approval from the Department of Community Development.
2. The existing building height, number of stories, mass, floor area ratio, and setbacks shall be maintained as depicted in the preliminary development plan and not be exceeded.
3. The total number of residential units shall not exceed 238.
4. Parking and drive aisle layout shall be as generally depicted on the Preliminary Development Plan. A minimum of 131 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 and Parks.
5. A final landscape plan shall be submitted to the Department of Community 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.
6. Any proposed signage shall be in strict compliance with the Sign Regulations set forth in Article 8 of the Zoning Code.
7. Lighting of all exterior areas shall comply with the requirements of Section 400.2110 of the Zoning Code, and shall be designed to be compatible with surrounding areas by shading to direct light downward and away from abutting uses.
8. All work in the public right-of-way shall be located, constructed, and maintained as approved by the Department of Public Works and Parks.
9. A detailed construction traffic control and parking plan should be submitted to the Department of Community Development for approval, in conjunction with review by the Department of Public Works and Parks. 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.
10. Approval of the amended Final Development Plan must be obtained by City Council.

11. Except as noted herein, other codes and regulations of the City of University City shall apply.
12. Address the comments from the Department of Public Works and Parks (Attachment B - memorandum of July 11, 2017)



MEMORANDUM

**TO: University City Council
Fulson Housing Group
Crown Center Executive Board**

FROM: David Lang

DATE: September 6, 2017

**RE: Crown Center for Senior Living Redevelopment Project
Meeting and Notification with surrounding property owners**

NOTIFICATION TO DAN WALD (OWNER OF DELCREST PLAZA)

August 24, 2017 @ 9:00 a.m. – Meeting was held at the offices of Rodan Management, 8420 Delmar Boulevard, Suite 406, St. Louis, Missouri 63124. Those in attendance included:

Dan Wald – Owner of Delcrest Plaza at the southwest corner of Delmar and Delcrest Dr.
Preston C. Amos (AKG Development) – potential purchaser under contract to buy Delcrest Plaza from Dan Wald and erect a hotel project.
Matt Bukhshtaber (CBRE) – listing agent for the sale of Delcrest Plaza
Carlos Farfan (CBRE) – listing agent for the sale of Delcrest Plaza
Keith Cohen (Crown Center) – President of the Board of Directors of Crown Center
David Lang (Rosenblum Goldenhersh) – Legal Counsel for Crown Center for Senior Living and Fulson Housing Group

This meeting was held in response to the University City Council’s concerns that discussion had not been had with the owner of the property to the north of the proposed Crown Center development, to hear any of his concerns. In addition, Crown Center representatives were able to hear about the proposed hotel development that AKG Development and Dan Wald had discussed with University City representatives.

Preston Amos stated in an email dated September 1, 2017 that “AKG Development, LLC has not had the opportunity to formally discuss [its] intended development with the City. As a result and as discussed in the meeting, [they] cannot provide a formal response to Crown Center’s proposed development.”

Dan Wald was still concerned about the view that his current commercial tenants will have of the project next door. He acknowledged that if AKG Development acquires Delcrest Plaza, then he has no issues, but if AKG does not move forward with its acquisition and redevelopment, then he still has concerns. Dan Wald stated that if Crown Center redeveloped its new buildings within the existing development setback requirements along the north property line of 30 feet, then he would have no problems with the proposed development.

In response to Dan Wald's concerns, Crown Center has agreed to reconfigure the Project to 30' off of the North property line as provided on the attached site plan.

In addition, on September 5, 2017, notices of the proposed development and the September 25 Council Meeting were mailed Return Receipt Requested to the following parties related to the ownership of Delcrest Plaza (copies of which are attached hereto):

1. University Terrace Associates, L.P., 8420 Delmar Boulevard, Suite 406, St. Louis, Missouri 63124 (the property owner and address of record according to the St. Louis County Assessor's Office);
2. Daniel S. Wald, as registered agent of University Terrace Associates, L.P. (to Mr. Wald's home address); and
3. Daniel S. Wald, as registered agent of University Terrace Associates, L.P. (to 1300 South Hampton Avenue, St. Louis, MO 63139, which is the address of record provided by the Missouri Secretary of State).

NOTIFICATION TO COUNCIL APARTMENTS II, INC. (OWNER OF RESIDENTIAL TOWER TO THE SOUTH OF PROPOSED PROJECT)

The City of University City sent a notice to Council Apartments II, Inc., an affiliate of Crown Center for Senior Living. Due to the common leadership and control, a formal meeting was unnecessary.

In addition, on September 5, 2017, notices of the proposed development and the September 25 Council Meeting were mailed Return Receipt Requested to the following parties related to the ownership of Council Apartments Phase II (copies of which are attached hereto):

1. Council Apartments II, Inc., 8350 Delcrest Drive, St. Louis, Missouri 63124 (the property owner and address of record according to the St. Louis County Assessor's Office); and
2. Nikki Goldstein, as registered agent of Council Apartments II, Inc. (to the address of record provided by the Missouri Secretary of State).

NOTIFICATION TO VANGUARD CROSSING APARTMENTS (APARTMENT COMPLEX DIRECTLY SOUTH OF THE CROWN CENTER FOR SENIOR LIVING CAMPUS)

On Friday, August 11, 2017, Nikki Goldstein, Executive Director of Crown Center for Senior Living, visited the Vanguard Crossing Apartments management office. Ms. Goldstein indicated that she would like to discuss the proposed redevelopment Project with the manager. The two individuals in the management office received Ms. Goldstein's business card and brochure about Crown Center For Senior Living and stated they would respond with any questions. Nobody has called back to discuss.

In addition, on September 5, 2017, notices of the proposed development and the September 25 Council Meeting were mailed Return Receipt Requested to the following parties related to the ownership of Vanguard Crossing Apartments (copies of which are attached hereto):

1. RAI MO SPE VEHICLE, LLC, 500 North Franklin TPKE, Ramsey, New Jersey 07446 (which is the owner and address of record provided by the St. Louis County Assessor's Office); and
2. CSC-Lawyers Incorporating Service Company, as registered agent of RAI MO SPE VEHICLE, LLC (the address as provided by the Missouri Secretary of State).

NOTIFICATION TO LITTLE SUNSHINE'S PLAYHOUSE (DAY CARE CENTER DIRECTLY EAST OF THE CROWN CENTER FOR SENIOR LIVING)

On Friday, August 11, 2017, Nikki Goldstein, Executive Director of Crown Center for Senior Living, visited the Little Sunshine's Playhouse and spoke with the Director. Ms. Goldstein explained about the proposed project. The director told Ms. Goldstein that she had no real concerns about the proposed development since it was something to be done on the Crown Center's existing property.

In addition, on September 5, 2017, notices of the proposed development and the September 25 Council Meeting were mailed Return Receipt Requested to the following parties related to the ownership of the real property on which Little Sunshine's Playhouse is located (copies of which are attached hereto):

1. Ferris Capital Group, L.L.C., 6 Vouga Lane, St. Louis, Missouri 63131 (the owner of the real property and the address of record according to the St. Louis County Assessor's Office. Note that 6 Vouga Lane is a single family residence formerly owned by Preston and Mayo Amos and sold November 17, 2016);
2. Ferris Capital Group, L.L.C., 4 The Prado Street, St. Louis, Missouri 63124 (the owner of the real property and the CURRENT home address of Preston and Mayo Amos according to the St. Louis County Assessor's Office. Note that they acquired this residence on June 8, 2017, according to the St. Louis County Assessor's Office); and
3. M. Carolyn Amos, as registered agent of Ferris Capital Group, L.L.C. (at the address provided by the Missouri Secretary of State).

NOTIFICATION TO WALGREENS (STOREFRONT DIRECTLY NORTHEAST OF THE CROWN CENTER FOR SENIOR LIVING)

On September 5, 2017, notices of the proposed development and the September 25 Council Meeting were mailed Return Receipt Requested to the following parties related to the ownership of the real property on which the Walgreens is located (copies of which are attached hereto):

1. RBS Investments, LLC, c/o Walgreen Co., Real Property Tax, PO Box 1159, Deerfield, Illinois 60015 (the property owner and address of record according to the St. Louis County Assessor's Office); and
2. Edward A. Chod of the Greensfelder Law Firm, as registered agent of RBS Investments, LLC (to the address of record provided by the Missouri Secretary of State).

September 5, 2017

RETURN RECEIPT REQUESTED

Daniel S. Wald, Registered Agent for
University Terrace Associates, L.P.
6470 Ellenwood Avenue
St. Louis, Missouri 63105

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Mr. Wald:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

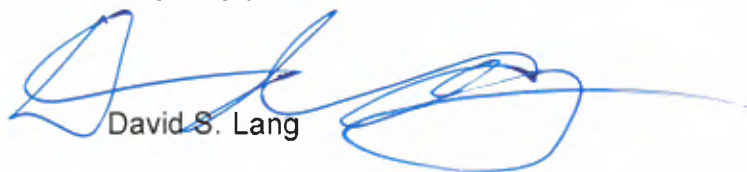
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

Daniel S. Wald
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

L - 1 - 13



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

REVISIONS:
 01/17/07 - CITY PLAN REVIEW
 02/20/07 - CITY PLAN REVIEW
 03/05/07 - CITY PLAN REVIEW
 1 - APPROVAL / REJECT

ZONING REQUIREMENTS - PD-M

CURRENT:
 Street R.O.W. - 30'
 Adjacent Properties:
 North property line - 30'
 West property line - 30'
 South property line - 30'

PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

Parking:
 134 Spaces

NEW CONSTRUCTION:
 Type: V-A
 Occupancy: R-2: Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
 Fire Resistance: Railing of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

TYPE I-A
 Occupancy: S-2: Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Address: 8350 Delcrest Dr.
 Owner: Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO. 63124
 Current Zoning: PD-M Planned Development
 Mixed Use District
TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.
 AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Diamond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
Address: 8420 Delmar Blvd.
Owner: University Terrace Assoc. LP
 8420 Delmar Blvd.
 St. Louis, MO. 63124
 Current Zoning: GC - General Commercial District

Address: 8342 Delcrest Dr.
Owner: RAI/A Mo Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ., 07446
 Current Zoning: HRO - High Density Residential / Office District

rosemann & associates pc
 188 N. Main Street, Suite 200
 St. Louis, MO 63102
 P: 314.678.1448
 F: 314.678.1425
 rosemann.com
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 PLANNING
 ARCHITECTURE
 INTERIOR DESIGN
 ENGINEERING
 188 N. Main Street, Suite 200
 ST. LOUIS, MISSOURI 63102

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: Zoning/Design
 PROJECT NUMBER: 1001
 SHEET NUMBER

P&Z - 1

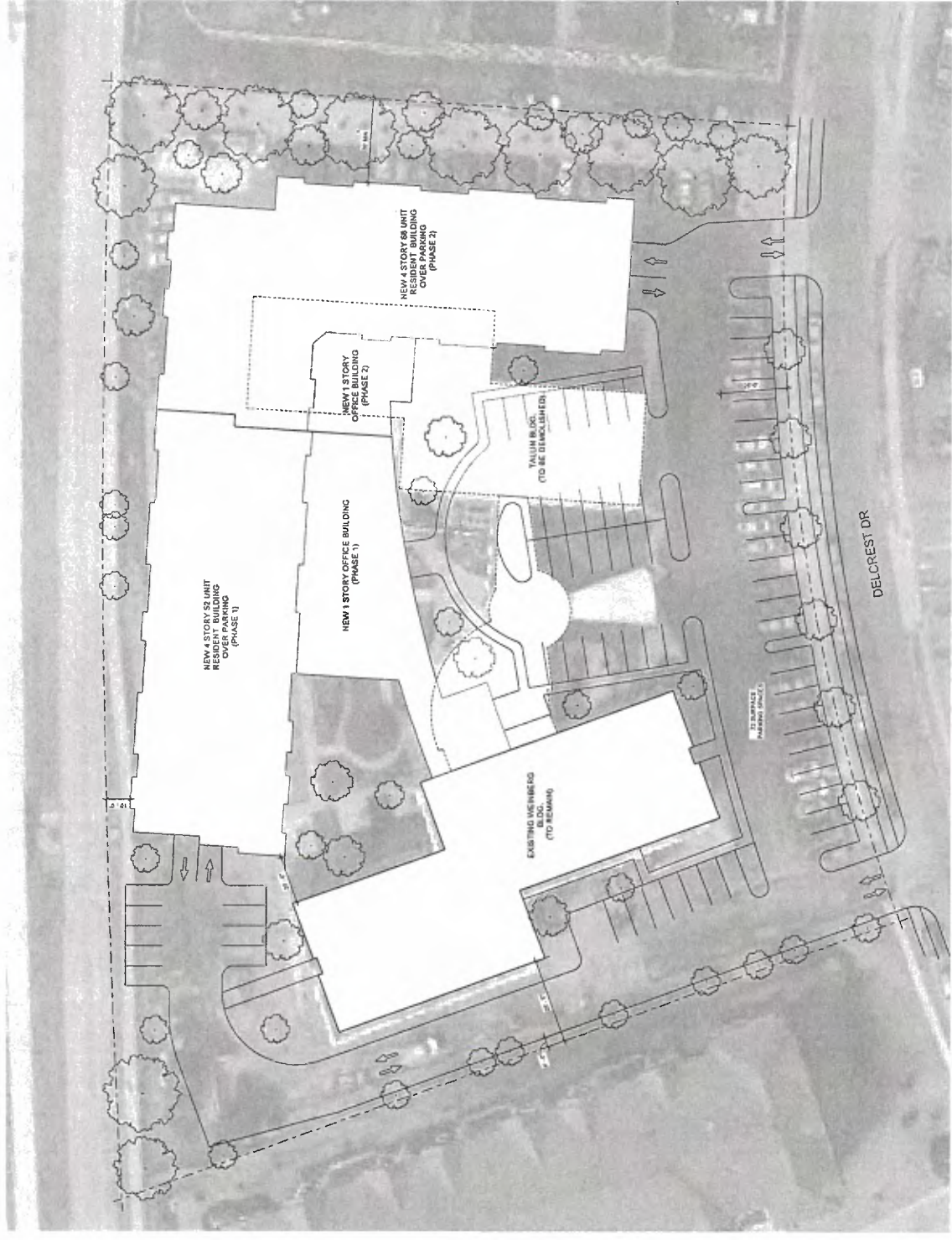
DRAWN BY: AUPH
 CHECKED BY: CHONG

REVISED
 04/11/2017 - CITY PLAN REVIEW
 04/18/2017 - CITY PLAN REVIEW
 05/01/2017 - CITY PLAN REVIEW

roseman & associates pc
 ARCHITECTURE
 158 N. KEMPERS AVENUE, SUITE 200
 CLEVELAND, OHIO 44115
 P. 216.678.1448
 F. 216.678.1448
 WWW.ROSEMANPC.COM
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PHASE I & II SITE PLAN
 PROJECT NUMBER: 1628
 SHEET NUMBER
AS-100
 DRAWN BY
 CHECKED BY



1 SITE PLAN - PHASE I & II
 1" = 200'

PARKING COUNT:
 GARAGE: 231
 Phase 1: 231
 Phase 2: 231
 TOTAL: 462

September 5, 2017

RETURN RECEIPT REQUESTED

Daniel S. Wald, Registered Agent for
University Terrace Associates, L.P.
1300 South Hampton
St. Louis, Missouri 63139

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Mr. Wald:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

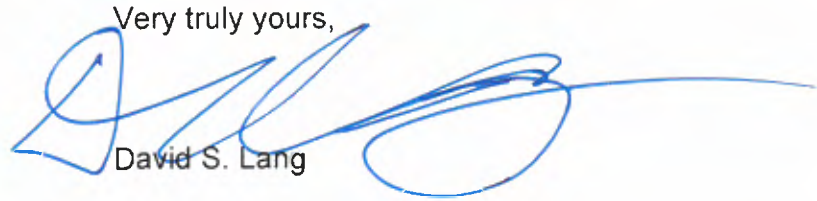
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

Daniel S. Wald
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherh.com

L - 1 - 17



CROWN CENTER SENIOR LIVING

PROJECTS LISTED
 03/2017 - CITY PLAN REVIEW
 06/2017 - CITY PLAN REVIEW
 07/2017 - CITY PLAN REVIEW
 1 - APPROVED / 01/15/18

ZONING REQUIREMENTS - PD-M

CURRENT:
 Setback / Buffer:
 Street R.O.W. - 30'
 Adjacent Properties:
 North property line - 30'
 West property line - 10'
 South property line - 30'

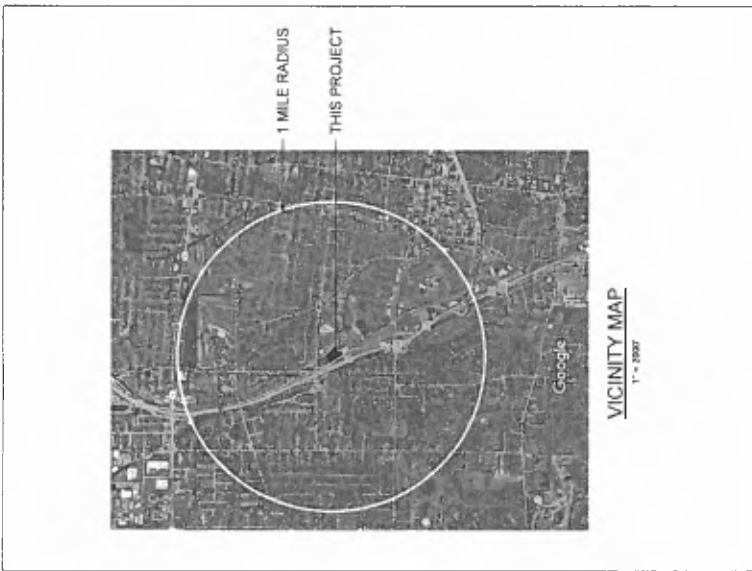
PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

Parking:
 134 Spaces

NEW CONSTRUCTION:

Type V-A
 Occupancy R-2 Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a)

Type LA
 Occupancy S-2 Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Owner:
 Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO. 63124
 Address:
 8350 Delcrest Dr.
 St. Louis, MO. 63124
 Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.
 AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Martin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Diamond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY .78 ACRES

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 8420 Delmar Blvd.
 St. Louis, MO. 63124
 Current Zoning: GC - General Commercial District

Address:
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 St. Louis, MO. 63124
 Owner:
 RAIM Mo Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ., 07446
 Current Zoning: HRO - High Density Residential / Office District

rosemann & associates p.c.
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 F: 314.678.4488
 WWW.ROSEMAN.COM
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA
 PLANNING
 DESIGN

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: ZONING/COLOR
 PROJECT NUMBER: 100K
 SHEET NUMBER: P&Z - 1

DATE: 01/15/18
 CHECKED BY: Cheyenne

DATE PLOTTED:
 06/27/2017 09:24:50 AM
 06/27/2017 - CITY PLAN REVIEW
 6/27/2017 - CITY PLAN REVIEW

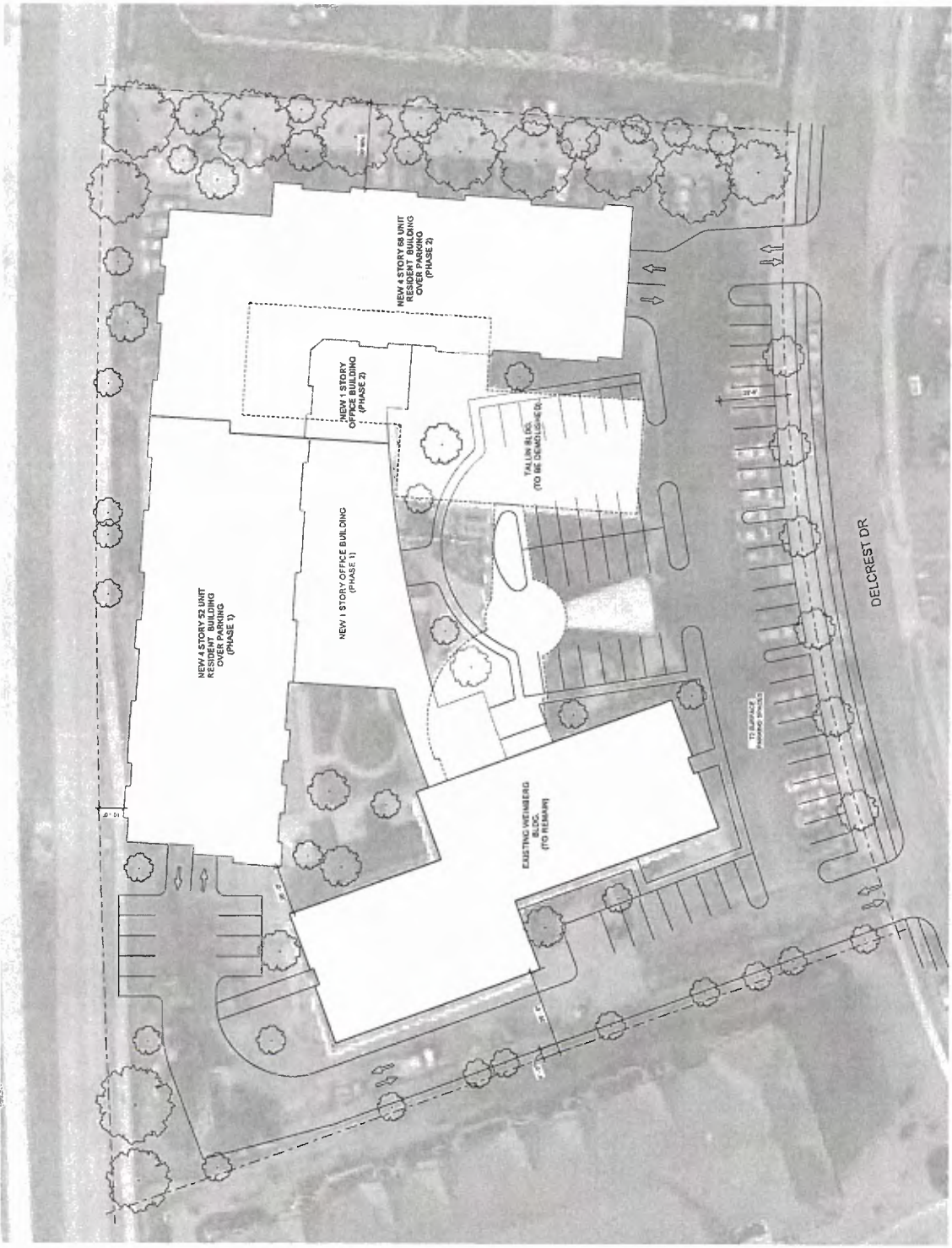
150 N. KENNEDY AVENUE, SUITE 200
 CHICAGO, ILLINOIS 60610
 P: 312.578.1448
 F: 312.578.1449
 WWW.ROSEMAN.COM
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rosemann & associates P.C.
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: PROJECT # & SITE PLAN
 PROJECT NUMBER: 102K
 SHEET NUMBER

AS-100
 DRAWN BY: CHECKED BY:



PARKING COUNT:

GARAGE:	0
Phase 1:	11
Phase 2:	11
Surface:	0
Canopy:	0
Structural:	0
TOTAL:	22 SPACES



1 SITE PLAN - PHASE I & II
 1" = 300'

September 5, 2017

RETURN RECEIPT REQUESTED

University Terrace Associates, L.P.
8420 Delmar Boulevard, Suite 406
St. Louis, Missouri 63124

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

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City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

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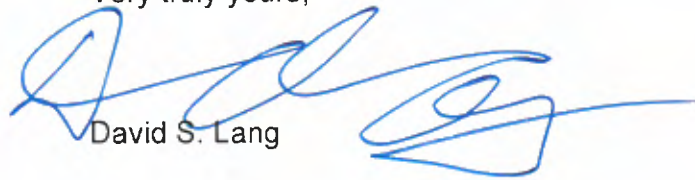
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

University Terrace Associates, L.P.
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

L - 1 - 21



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

APPROVED
 04/13/2011 CITY PLAN REVIEW
 04/20/2011 CITY PLAN REVIEW
 04/20/2011 CITY PLAN REVIEW
 04/20/2011 CITY PLAN REVIEW

ZONING REQUIREMENTS - PD-M

CURRENT:
 Setback / Buffer:
 Street R.O.W. - 30'
 Adjacent Properties:
 North property line - 30'
 West property line - 10'
 South property line - 30'

PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

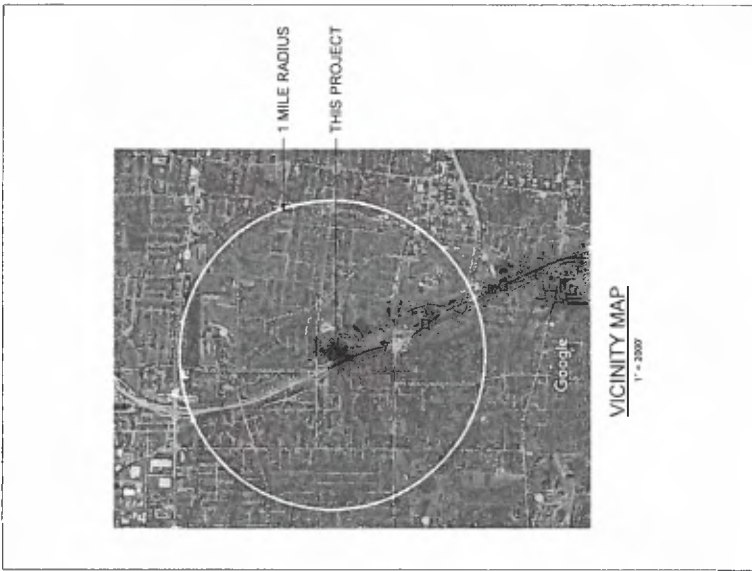
Parking:
 134 Spaces

131 Spaces

NEW CONSTRUCTION:

Type V-A
 Occupancy: R-2; Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sq/ft
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance ($10' \leq X < 30'$): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance ($10' \leq X < 30'$): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a)

Type I-A
 Occupancy: S-2; Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance ($10' \leq X < 30'$): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Address: 8350 Delcrest Dr.
 Owner: Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO, 63124
 Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.
 AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Martin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Dimond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY 78 ACRES

ADJACENT PROPERTY OWNERSHIP
 Address: 8420 Delmar Blvd.
 Owner: University Terrace Assoc. L.P.
 8420 Delmar Blvd.
 St. Louis, MO, 63124
 Current Zoning: GC - General Commercial District

8342 Delcrest Dr.
 R/A/A Mo Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ, 07446

Current Zoning: HRO - High Density Residential / Office District

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

165 N. Kirkwood Avenue, Ste 200
 CHICAGO, MO 63105
 ARCHITECTURE
 & ASSOCIATES P.C.
 PLANNING
 ENGINEERING
 P. 314.678.1448
 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SHEET TITLE
 CONING COVER
 PROJECT NUMBER 1005
 SHEET NUMBER

P&Z - 1

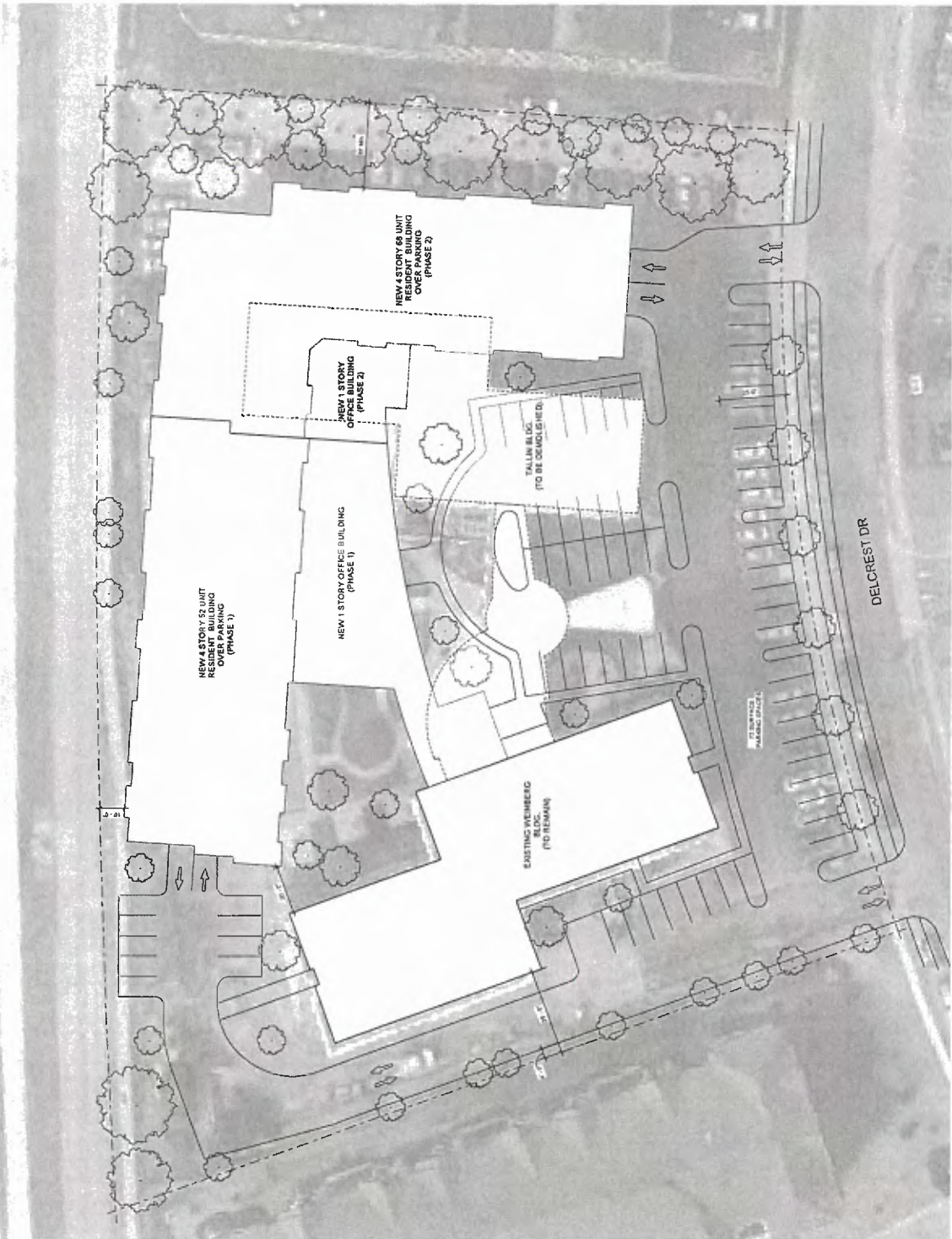
DRAWN BY: ALVA DECEDED BY: DICK

DRAWN: JES
 DATE: 01/11/11
 CHECKED: JES
 DATE: 01/11/11
 PROJECT: 100X
 SHEET: 100X-100X-100X

roseman & associates, p.c.
 ARCHITECTURE
 168 N. MARSHFIELD AVENUE, SUITE 200
 CHICAGO, ILLINOIS 60610
 P: 312.678.1448
 F: 312.678.1448
 © 2011 Roseman & Associates, P.C.
 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: PHASE I & II SITE PLAN
 PROJECT NUMBER: 100X
 SHEET NUMBER: 100X-100X-100X
AS-100
 DRAWN BY: JES
 CHECKED BY: JES



PARKING COUNT

PHASE I	12
PHASE II	12
TOTAL	24

1 SITE PLAN - PHASE I & II
 1" = 30'-0"

ATTORNEYS AT LAW

September 5, 2017

RETURN RECEIPT REQUESTED

RBS Investments, LLC
c/o Walgreen Co.
Real Estate Property Tax
PO Box 1159
Deerfield, Illinois 60015

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

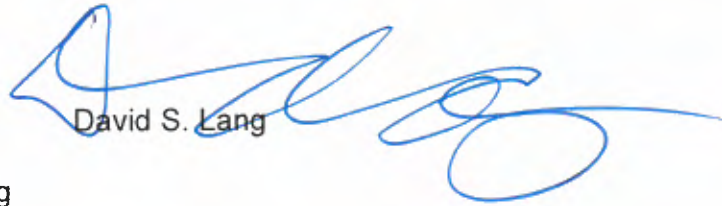
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

RBS Investments, LLC
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherh.com

L - 1 - 25



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

PRINTED: 04/25/07 CITY PLAN REVIEW: 04/25/07 CITY PLAN REVIEW: 04/25/07
 1. APPROVAL: REVIS P

ZONING REQUIREMENTS - PD-M

CURRENT:
 Setback / Buffer: (No Change)
 Street R.O.W. - 30' (No Change)
 Adjacent Properties: North property line - 30' West property line - 10' South property line - 30' (No Change)

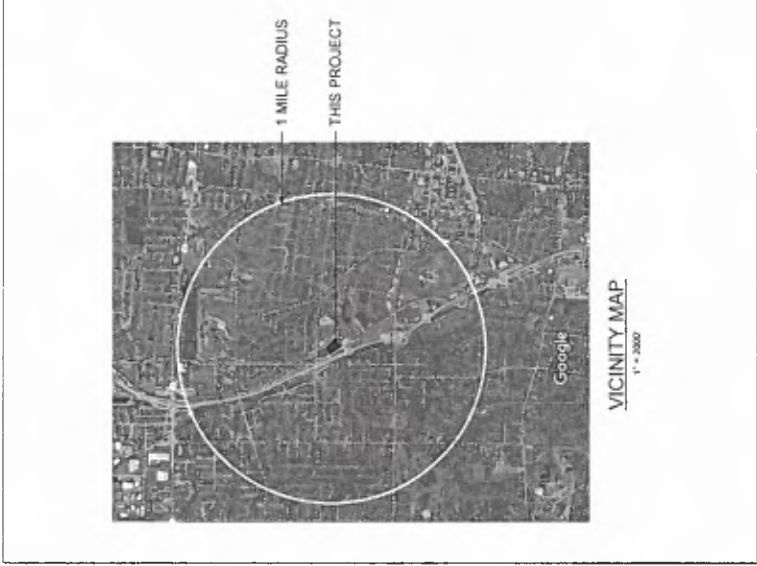
PROPOSED CHANGE:
 (No Change)
 (No Change)
 (No Change)
 (No Change)

Parking: 134 Spaces
 131 Spaces

NEW CONSTRUCTION:

Type V-A
 Occupancy: R-2: Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sq ft *
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X ≤ 30'): 1 hr
 Fire Resistance Rating of Exterior Wall Opening Based on Fire Separation Distance (10' ≤ X ≤ 15'): 45%
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' ≤ X ≤ 15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a)

Type I-A
 Occupancy: S-2: Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Address: Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO. 63124
 Current Zoning: PD-M Planned Development
 Mixed Use District
TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.
 AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Martin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Diamond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.
AREA: APPROXIMATELY 2.8 ACRES
OPEN SPACE: APPROXIMATELY 78 ACRES
ADJACENT PROPERTY OWNERSHIP
Address: **Owner:**
 8420 Delmar Blvd. University Terrace Assoc. L.P.
 8420 Delmar Blvd. St. Louis, MO. 63124
 Current Zoning: GC - General Commercial District
 8342 Delcrest Dr. RAAIA Mo Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ. , 07446
 Current Zoning: HRO - High Density Residential / Office District

roseman & associates, p.c.
 108 N. Main Street, Suite 2000
 Clayton, MO 63105
 P: 314.979.1448
 F: 314.979.1448
 www.roseman.com
 * 2017 Robinson & Associates P.C.
 2017 Robinson & Associates P.C.
 2017 Robinson & Associates P.C.
 2017 Robinson & Associates P.C.

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: ZONING COVER
 PROJECT NUMBER: 1403
 SHEET NUMBER

P&Z - 1
 DRAWN BY: ANNE CHECKERBY
 CHECKED BY: CHUCK

POSTED/ISSUED
 04/15/2017 - CITY #2 REVIEW
 08/23/2017 - CITY #2 REVISED
 REVISIONS

rosemann & associates pc
 ARCHITECTURE
 168 N. Arkansas Avenue, Ste 200
 Clayton, MO 63109
 P. 314.878.1448
 F. 314.878.1448
 www.rosemann.com
 © 2017 Rosemann & Associates, P.C.
 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PHASE I & II SITE PLAN
 PROJECT NUMBER: 1616
 SHEET NUMBER
AS-100
 DRAWN BY: DREDDY



PARKING COUNT

PHASE I	231
PHASE II	231
TOTAL	462



1 SITE PLAN - PHASE I & II
 1" = 20'-0"

September 5, 2017

RETURN RECEIPT REQUESTED

RBS Investments, LLC
c/o Edward A. Chod, Registered Agent
Greensfelder, Hemker & Gale, P.C.
10 South Broadway, Suite 2000
St. Louis, Missouri 63102

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Mr. Chod:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

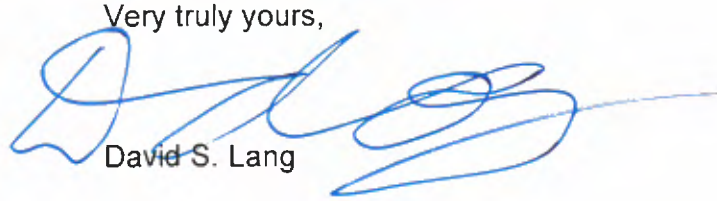
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

RBS Investments, LLC
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

L - 1 - 29



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

APPROVED:
 04/20/2017 CITY PLAN REVIEW
 04/20/2017 CITY PLAN REVIEW
 04/20/2017 REVISION

ZONING REQUIREMENTS - PD-M

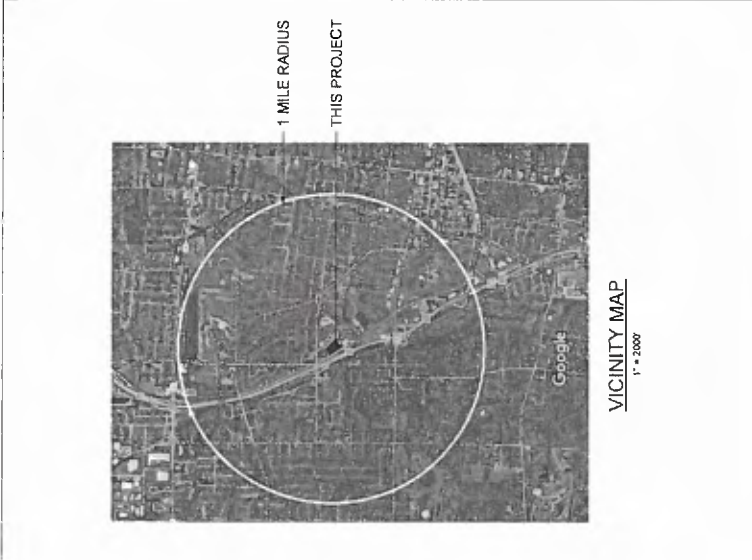
CURRENT:
 Street R.O.W. - 30'
 Subback / Buffer:
 (No Change)
 (No Change)
 North property line - 30'
 West property line - 10'
 South property line - 30'

PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

Parking:
 134 Spaces

NEW CONSTRUCTION:
 Type V-4
 Occupancy: R-2 Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr. (per exception a.)

Type LA
 Occupancy: S-2; Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Owner:
 Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO. 63124

Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Dimond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
 Address: Owner:
 8420 Delmar Blvd. University Terrace Assoc. L.P.
 8420 Delmar Blvd.
 St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

8342 Delcrest Dr. RAIA Mo Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ., 07446

Current Zoning: HRO - High Density Residential / Office District

ROSEMAN & ASSOCIATES P.C.
 ARCHITECTURE
 169 N. MARYLAND AVENUE, SUITE 200
 ST. LOUIS, MO 63102
 PHONE: 314.438.4448
 WWW.ROSEMANPC.COM
 © 2017 Roseman & Associates, P.C.
 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: COMM-COVER
 PROJECT NUMBER: 1029
 SHEET NUMBER

P&Z - 1

DRAWN BY: Author CHECKED BY: Owner

APPROVED
 04/10/17 - CITY #2 REVIEW
 08/09/17 - CITY #12 REVIEW
 REVISIONS

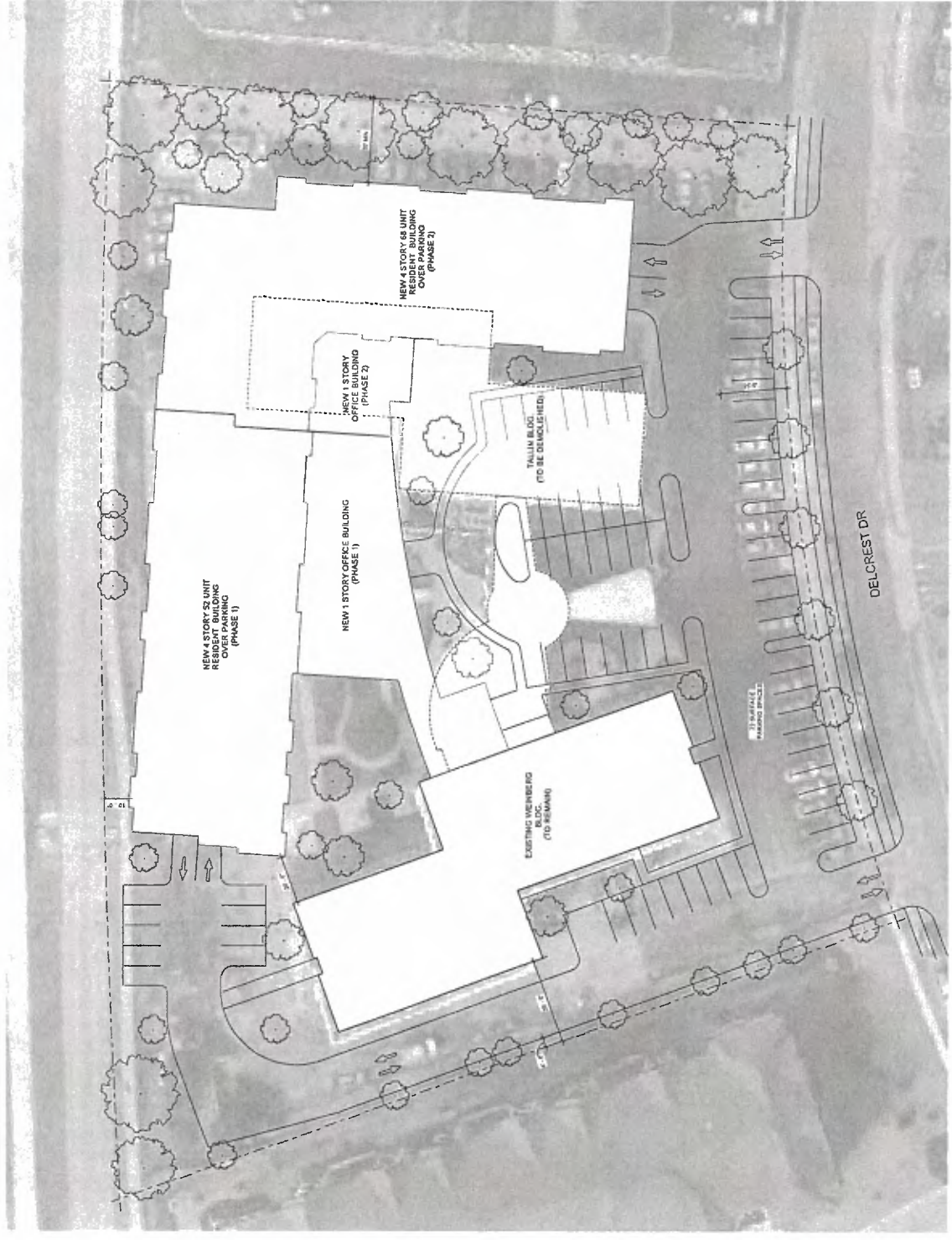
rosemann & associates pc
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 108 N. MARSHALL AVENUE, SUITE 200
 CHICAGO, IL 60610
 P 312.678.1448
 WWW.ROSEMANNA.COM
 © 2017 Rosemann & Associates, P.C.
 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PROJECT NUMBER 1008
 SHEET NUMBER

AS-100

DRAWN BY
 CHECKED BY



PARKING COUNT:

GARAGE	100
Surface	100
Surface	100
Surface	100
TOTAL	100 SPACES



1 SITE PLAN - PHASE I & II
 1" = 20'-0"

September 5, 2017

RETURN RECEIPT REQUESTED

Ferris Capital Group, L.L.C.
c/o M. Carolyn Amos, Registered Agent
19 St. Andrews Drive
St. Louis, Missouri 63124

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Ms. Amos:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:


1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

Ferris Capital Group, L.L.C.
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherhsh.com

L - 1 - 33



CROWN CENTER SENIOR LIVING

DESIGNER: ROSEMANN & ASSOCIATES, P.C.
 2017 REVIEW: 04/11/2017 CITY P&Z REVIEW
 2017 REVIEW: 04/11/2017 CITY P&Z REVIEW
 1. SUBMITTAL REVIEWED

ZONING REQUIREMENTS - PD-M

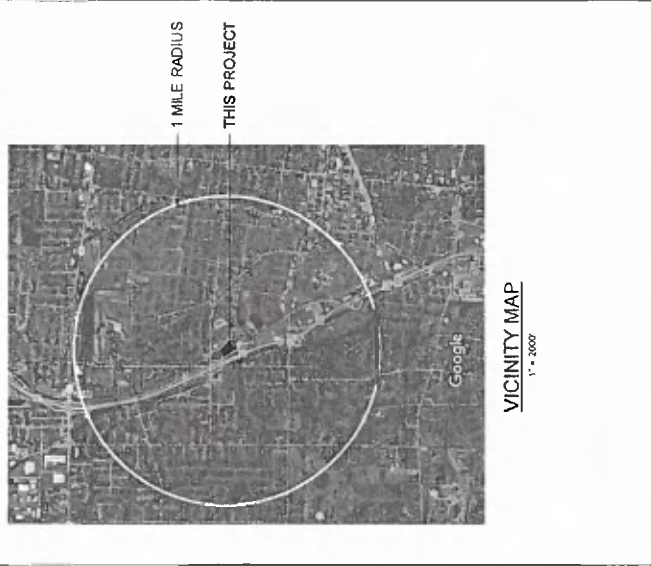
CURRENT:
 Setback / Buffer: Street R.O.W. - 30'
 (No Change)
 (No Change)
 North property line - 30'
 West property line - 10'
 (No Change)
 South property line - 30'

PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

Parking:
 134 Spaces

NEW CONSTRUCTION:
 Type V-A
 Occupancy: R-2 Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Time LA
 Occupancy: S-2; Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Address: 8350 Delcrest Dr.
 Owner: Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO. 63124

Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Martin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Diamond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
 Address: 8420 Delmar Blvd.
 Owner: University Terrace Assoc. LP
 8420 Delmar Blvd.
 St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

Address: 8342 Delcrest Dr.
 Owner: RAIJA Mo Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ., 07446

Current Zoning: HRO - High Density Residential / Office District

rosemann & associates, p.c.
 168 N. Main Street, Suite 200
 Overland Park, MO 66204
 P: 913.241.1448
 F: 913.241.1448
 # 2017 Rosemann & Associates, P.C.
 2017 REVIEW: 04/11/2017 CITY P&Z REVIEW
 1. SUBMITTAL REVIEWED

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: CONDO COVER
 PROJECT NUMBER: 1425
 SHEET NUMBER: P&Z - 1

DATE: 08/10/17 - CITY PLAN REVIEW
 09/28/17 - CITY PLAN REVISIONS

rosemann & associates pc
 ARCHITECTURE
 168 N. Meramec Avenue, Ste 300
 Clayton, MO 63105
 P: 314.678.1448
 F: 314.678.1448
 rosemann.com
 © 2017 Rosemann & Associates, P.C.
 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: PHASE I & II SITE PLAN
 PROJECT NUMBER: 1708
 SHEET NUMBER: AS-100
 DRAWN BY: CHECKED BY:



PARKING COUNT

PHASE	SPACES
Phase 1	74
Phase 2	74
SUBTOTAL	148
TOTAL	148 SPACES



1 SITE PLAN - PHASE I & II
 1" = 20'-0"

ATTORNEYS AT LAW

September 5, 2017

RETURN RECEIPT REQUESTED

Ferris Capital Group, L.L.C.
4 The Prado Street
St. Louis, Missouri 63124

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

Ferris Capital Group, L.L.C.
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherh.com

L - 1 - 37



CROWN CENTER SENIOR LIVING

PRINTS ISSUED:
04/21/07: CITY PLAN REVIEW
04/25/07: CITY PLAN REVIEW
REVISIONS:
1. APPROVAL / REVIEW

168 N. Meramec Avenue, Ste 200
ADAPTIVE ARCHITECTURE
& ASSOCIATES P.C.
PLANNING
DESIGN
316.978.4448
316.978.4400
2017 Roseman & Associates, P.C.
DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

CROWN CENTER SENIOR
8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: CONSTRUCTION
PROJECT NUMBER: 1031
SHEET NUMBER

P&Z - 1

OWNER: Name: CHECKED BY: Date:

PROPERTY OWNERSHIP
Address: 8350 Delcrest Dr.
Owner: Council Apartments
8350 Delcrest Dr.
St. Louis, MO, 63124

Current Zoning: PD-M Planned Development
Mixed Use District

TITLE DESCRIPTION:
Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Diamond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
APPROXIMATELY 2.8 ACRES

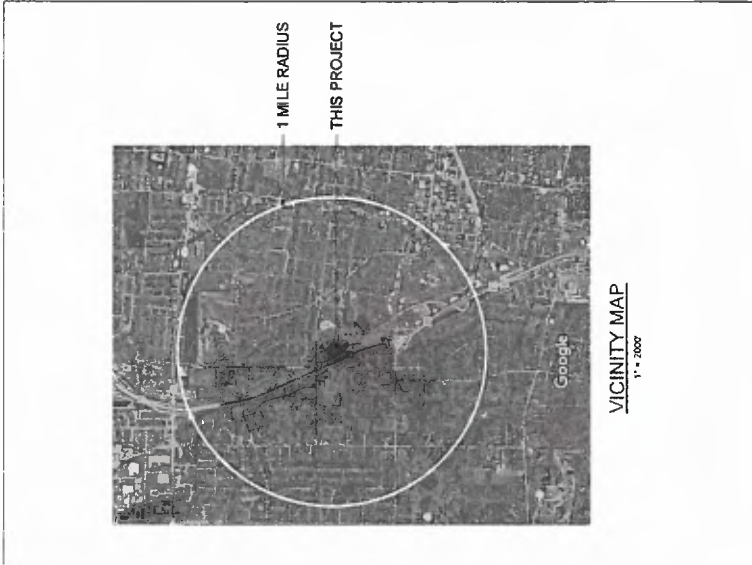
OPEN SPACE:
APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
Address: 8420 Delmar Blvd.
Owner: University Terrace Assoc. LP
8420 Delmar Blvd.
St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

Address: 8342 Delcrest Dr.
Owner: RAIJA Mo Spe Vehicle LLC Etal
500 North Franklin Turnpike
Ramsay, NJ., 07446

Current Zoning: HRO - High Density Residential / Office District



ZONING REQUIREMENTS - PD-M

CURRENT:
Setback/Buffer:
Street R.O.W. - 30'
Adjacent Properties:
North property line - 30'
West property line - 30'
South property line - 30'

PROPOSED CHANGE:
(No Change)
(No Change)
West property line - 10'
(No Change)

Parking:
134 Spaces

NEW CONSTRUCTION:
Type V-A
Occupancy: R-2: Residential
Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' ≤ X < 30'): 45%
Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Type I-A
Occupancy: S-2: Parking Garage
Height and Area Limitations: UL
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
Max. Area of Exterior Wall Opening Based on Fire Separation Distance N/A
Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr

*With area and height increases per IBC sec. 504.2 and 506.3

APPROVED
 000 2017 CITY PLAN REVIEW
 000 2017 CITY PLAN REVIEW
 000 2017 CITY PLAN REVIEW

rosemann & associates pc
 ARCHITECTURE
 108 N. Main Street, Suite 200
 Columbia, MO 65202
 314.678.1448
 www.rosemann.com
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PHASE I & II SITE PLAN
 PROJECT NUMBER 1129
 SHEET NUMBER

AS-100

CHECKED BY



PARKING COUNT

Garage	123
Surface	123
Street	123
TOTAL	369

1 SITE PLAN - PHASE I & II
 1" = 20' 0"

ATTORNEYS AT LAW

September 5, 2017

RETURN RECEIPT REQUESTED

Ferris Capital Group, L.L.C.
6 Vouga Lane
St. Louis, Missouri 63131

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

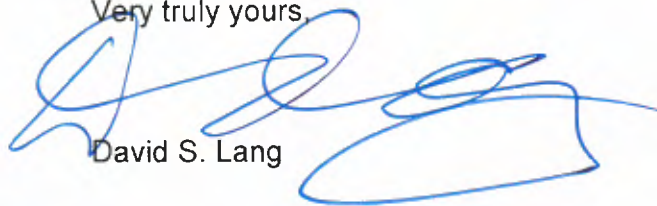
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

Ferris Capital Group, L.L.C.
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherh.com

L - 1 - 41

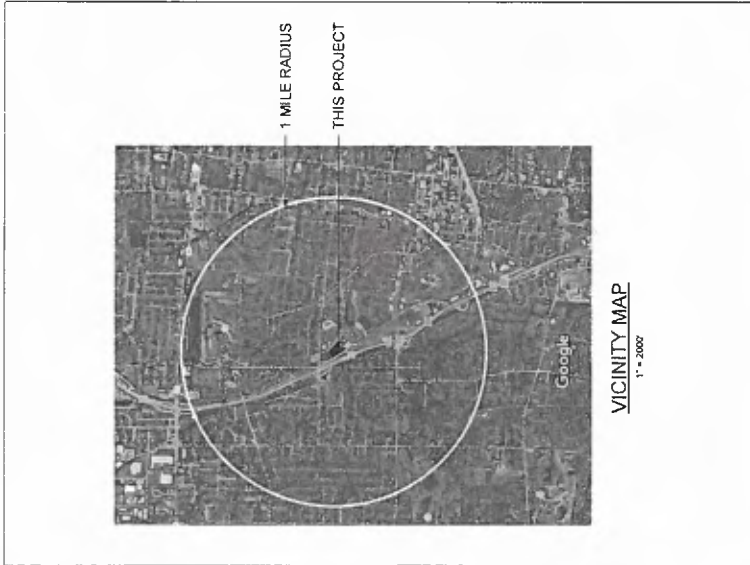


314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

PROJECT NO. 0432007 - CITY PLZ REVIEW
 0432007 - CITY PLZ REVIEW
 1 - 01/10/11 - REVISED

ZONING REQUIREMENTS - PD-M	
CURRENT:	PROPOSED CHANGE:
Setback / Buffer:	(No Change)
Street R.O.W. - 30'	(No Change)
Adjacent Properties:	(No Change)
North property line - 30'	West property line - 10'
West property line - 30'	(No Change)
South property line - 30'	
Parking:	131 Spaces
134 Spaces	
NEW CONSTRUCTION:	
Type V-A	Occupancy R-2 Residential
Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *	
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr	
Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%	
Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)	
Type I-A	Occupancy S-2 Parking Garage
Height and Area Limitations: UL	
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr	
Max. Area of Exterior Wall Opening Based on Fire Separation Distance N/A	
Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr	
*With area and height increases per IBC sec. 504.2 and 506.3	



PROPERTY OWNERSHIP	
Address:	Owner:
8350 Delcrest Dr.	Council Apartments
	8350 Delcrest Dr.
	St. Louis, MO. 63124
Current Zoning: PD-M Planned Development	
Mixed Use District	
TITLE DESCRIPTION:	
Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.	
AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Diamond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5673, Page 427.	
AREA:	APPROXIMATELY 2.8 ACRES
OPEN SPACE:	APPROXIMATELY .78 ACRES
ADJACENT PROPERTY OWNERSHIP	
Address:	Owner:
8420 Delmar Blvd	University Terrace Assoc. L.P
	8420 Delmar Blvd.
	St. Louis, MO. 63124
Current Zoning: GC - General Commercial District	
Address:	Owner:
8342 Delcrest Dr.	RAIA Mo Spe Vehicle LLC Etal
	500 North Franklin Turnpike
	Ramsey, NJ., 07446
Current Zoning: HRO - High Density Residential / Office District	

168 N. Kirkham Avenue, Ste 200
 ARCHITECTURE
 & ASSOCIATES P.C.
 ST. LOUIS, MO 63105
 P: 314.678.4448
 F: 314.678.4449
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA
 PLANNING

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: CONSTRUCTION
 PROJECT NUMBER: 115R
 SHEET NUMBER:

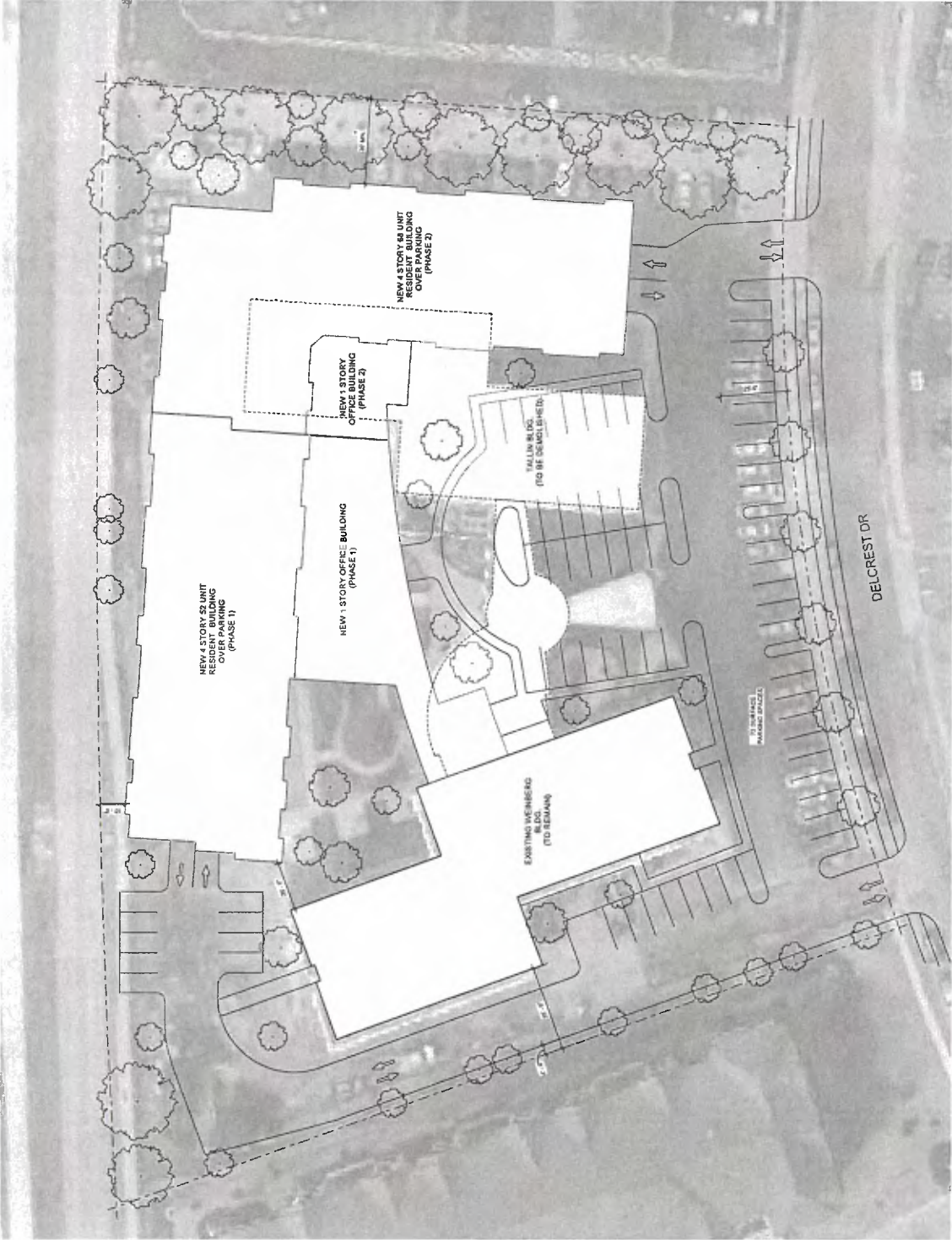
P&Z - 1

DRAWN BY: NBP CHECKED BY: DCH

PREPARED BY:
 DATE: 04/11/2017 - CITY PLAN REVIEW
 DATE: 03/23/2017 - CITY PLAN REVIEW
 REVISIONS

rosemann & associates, p.c.
 ARCHITECTURE
 155 N. WASHINGTON AVENUE, SUITE 200
 CLAYTON, MO 63108
 P: 314.678.1448
 F: 314.678.1448
 WWW.ROSEMANNA.COM
 © 2017 Rosemann & Associates, P.C.
 OVERSEAS: ROSEMANNA & ASSOCIATES, P.L.L.C.
 200 WEST 10TH STREET, SUITE 100
 ST. LOUIS, MO 63102

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124
 SHEET TITLE: PHASE I & II SITE PLAN
 PROJECT NUMBER: 1005
 SHEET NUMBER: AS-100
 DRAWN BY: [blank]
 CHECKED BY: [blank]



PARKING COUNT

PHASE I	100
PHASE II	100
TOTAL	200

1 SITE PLAN - PHASE I & II
 1" = 30'-0"

ATTORNEYS AT LAW

September 5, 2017

RETURN RECEIPT REQUESTED

RAIA MO SPE VEHICLE, LLC
c/o CSC-Lawyers Incorporating Service Company,
its registered agent
221 Bolivar Street
Jefferson City, Missouri 65101

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

RAIA MO SPE VEHICLE, LLC
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenbersh.com

L - 1 - 45



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

PROCESSED
 03/27/2007 - CITY PLAN REVIEW
 04/02/2007 - CITY PLAN REVIEW
 04/02/2007 - CITY PLAN REVIEW

ZONING REQUIREMENTS - PDM

CURRENT:

Subback / Buffer:
 Street R.O.W. - 30'
 Adjacent Properties:
 North property line - 30'
 West property line - 30'
 South property line - 30'

Parking:
 134 Spaces

NEW CONSTRUCTION:

Typ V-A

Occupancy: R-2, Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X <30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' ≤ X <15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Typ I-A

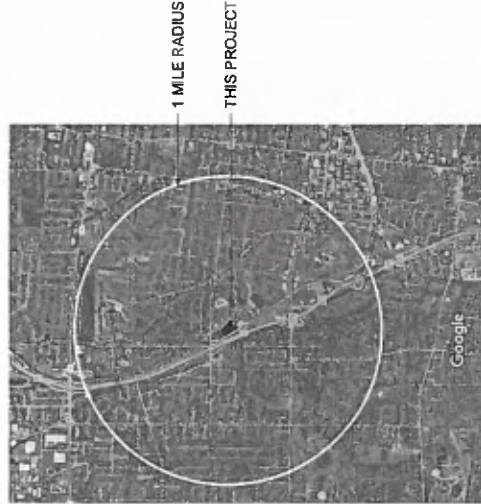
Occupancy: S-2, Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X <30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance, N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr

*With area and height increases per IBC sec. 504.2 and 506.3

PROPOSED CHANGE:

(No Change)
 (No Change)
 West property line - 10'
 (No Change)

131 Spaces



PROPERTY OWNERSHIP

Address:
 8350 Delcrest Dr.
Owner:
 Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO, 63124

Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:

Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.
 AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Martin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Dimond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP

Address:
 8420 Delmar Blvd.
Owner:
 University Terrace Assoc. LP
 8420 Delmar Blvd.
 St. Louis, MO, 63124

Current Zoning: GC - General Commercial District

Address:
 8342 Delcrest Dr.
Owner:
 RAA Mo Spa Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ, 07446

Current Zoning: HRO - High Density Residential / Office District

rosemann & associates p.c.
 158 N. Meramec Avenue, Ste 200
 St. Louis, MO 63105
 P: 314.978.4449
 F: 314.978.4400
 rosemann.com
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 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 ENGINEERING
 2007 RICHMOND & MADISON, P.C.
 2007 RICHMOND & MADISON, P.C.
 2007 RICHMOND & MADISON, P.C.

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 ZONING COVER
 PROJECT NUMBER: 1403
 SHEET NUMBER

P&Z - 1

DATE: 03/27/2007
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

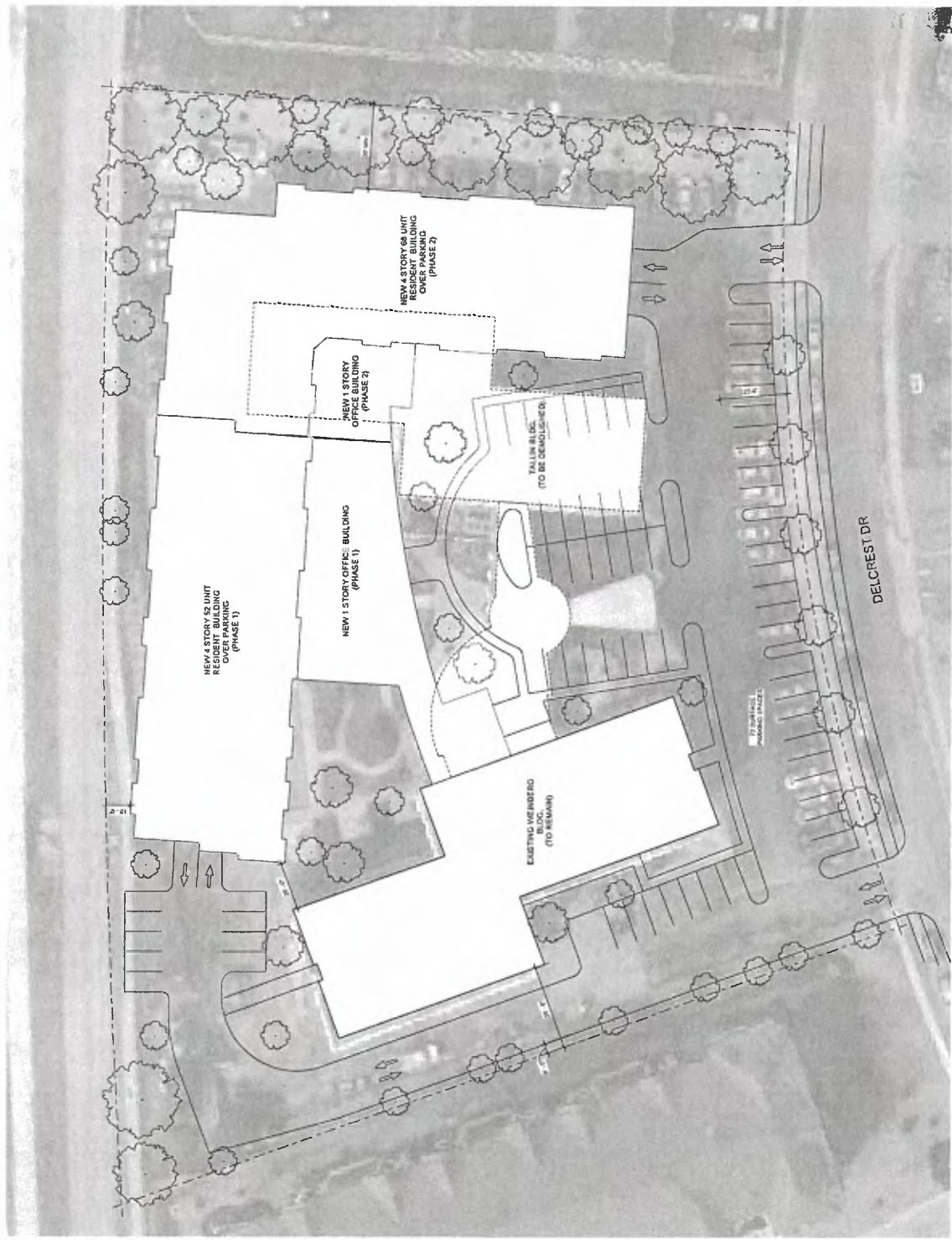
UNITS: 100
 04/10/2017 - CITY FILE REVIEWED
 05/23/2017 - CITY FILE REVIEWED
 REVISIONS

168 N. MARSHALL AVENUE, SUITE 200
 ARCHITECTURAL
 CHICAGO, ILLINOIS 60610
 P. 312.467.1448
 F. 312.467.1449
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SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PHASE I & II SITE PLAN
 PROJECT NUMBER 1100
 SHEET NUMBER

AS-100
 CHECKED BY



PARKING COUNT:

PHASE I	110
PHASE II	110
TOTAL	220 SPACES

1 SITE PLAN - PHASE I & II
 1" = 20'-0"

ATTORNEYS AT LAW

September 5, 2017

RETURN RECEIPT REQUESTED

RAIA MO SPE VEHICLE, LLC
500 North Franklin TPKE
Ramsey, New Jersey 07446

Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

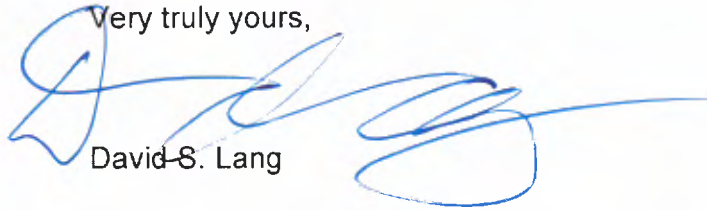
1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

RAIA MO SPE VEHICLE, LLC
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherh.com

L - 1 - 49



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

PLANS ISSUED
04/29/07 - CITY PLAN REVIEW
06/29/07 - CITY PLAN REVIEW
REVISIONS
1. APPROVAL / REVIEW

ZONING REQUIREMENTS - PD-M

CURRENT:
Subtract / Buffer:
Street R.O.W. - 30'
Adjacent Properties:
North property line - 30'
West property line - 30'
South property line - 30'

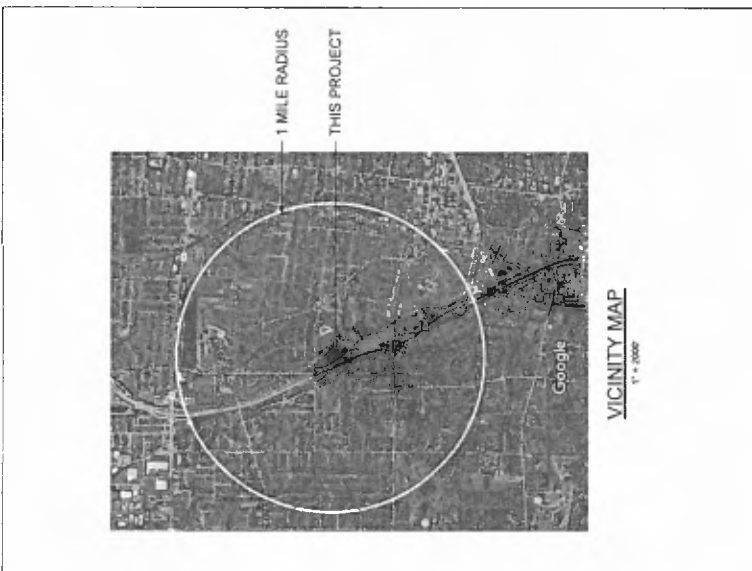
PROPOSED CHANGE:
(No Change)
(No Change)
(No Change)

Parking:
134 Spaces

NEW CONSTRUCTION:

Type V-2
Occupancy: R-2 Residential
Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X ≤ 30'): 1 hr
Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Type I-A
Occupancy: S-2, Parking Garage
Height and Area Limitations: UL
Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X ≤ 30'): 1 hr
Max. Area of Exterior Wall Opening Based on Fire Separation Distance N/A
Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
*With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
Address: 8350 Delcrest Dr.
Owner: Council Apartments
8350 Delcrest Dr.
St. Louis, MO, 63124
Current Zoning: PD-M Planned Development
Mixed Use District

TITLE DESCRIPTION:
Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.
AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Diamond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
APPROXIMATELY 2.8 ACRES

OPEN SPACE:
APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
Address: 8420 Delmar Blvd
Owner: University Terrace Assoc. L.P.
8420 Delmar Blvd.
St. Louis, MO, 63124
Current Zoning: GC - General Commercial District

Address: 8342 Delcrest Dr.
Owner: RAJA Mo Spa Vehicle LLC Etal
500 North Franklin Turnpike
Ramsey, NJ, 07446
Current Zoning: HRO - High Density Residential / Office District

ROSEMAN & ASSOCIATES P.C.
168 N. Main Street, Suite 200
St. Louis, MO 63102
Tel: 314.679.4448
Fax: 314.679.4448
www.roseman.com
2017 Roseman & Associates P.C.
DESIGN & ARCHITECTURE
PLANNING
ROSEMAN & ASSOCIATES P.C.
168 N. Main Street, Suite 200
St. Louis, MO 63102

CROWN CENTER SENIOR
8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: CONSTRUCTION
PROJECT NUMBER: 1109
SHEET NUMBER

P&Z - 1

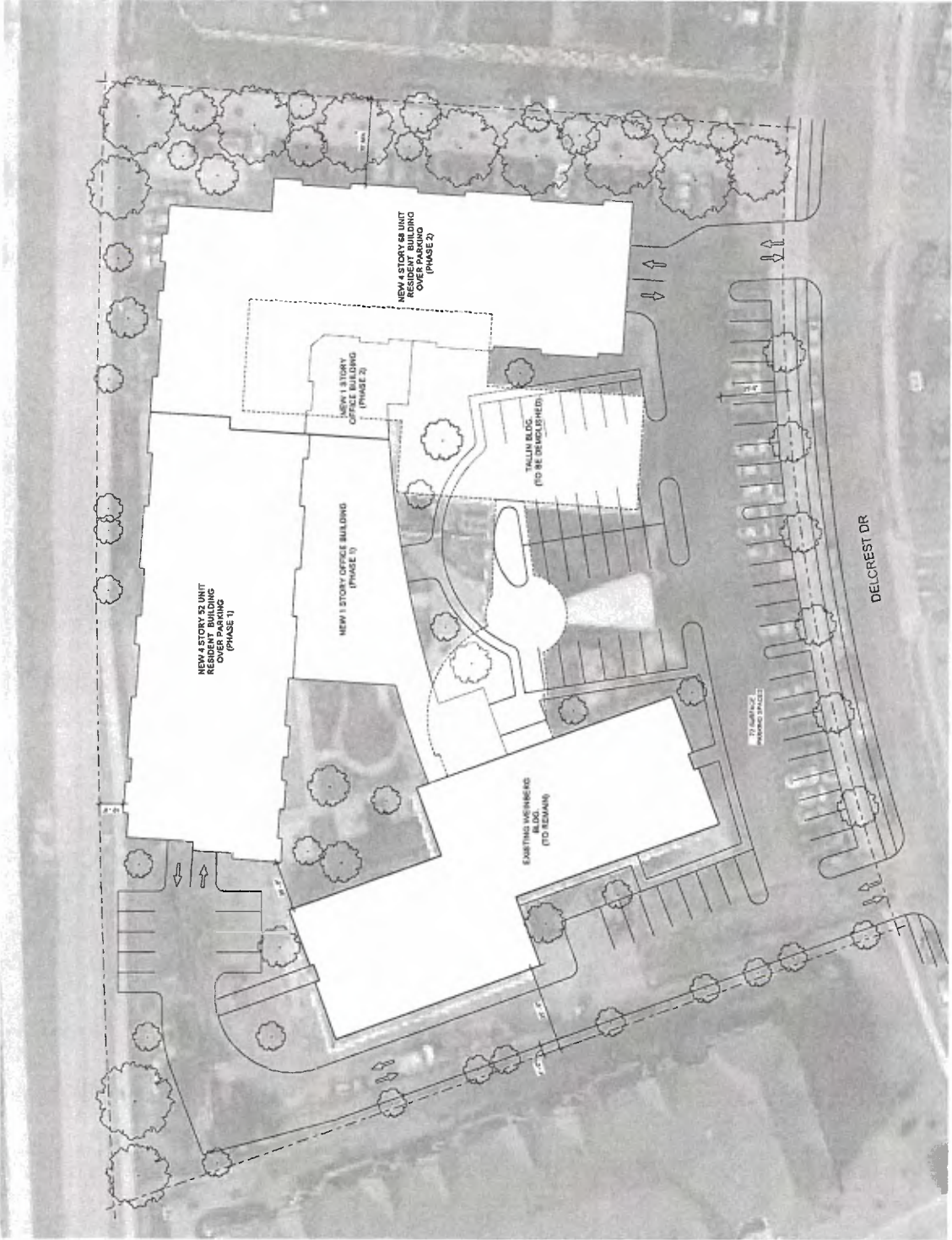
DATE: 06/29/07
DRAWN BY: CHEN
CHECKED BY: CHEN

SENIOR LIVING
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124
 CITY PLAN REVISIONS

ROSEMANN & ASSOCIATES, P.C.
 ARCHITECTURE
 155 N. MARINE AVENUE, SUITE 200
 CLAYTON, MO 63105
 PHONE: 314.878.1448
 WWW.ROSEMANN.COM
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 OVERSEAS: KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: PHASE I & II SITE PLAN
 PROJECT NUMBER: 1498
 SHEET NUMBER: AS-100
 DRAWN BY: UNCHECKED



1 SITE PLAN - PHASE I & II
 1" = 20'-0"

PARKING COUNT:
 GARAGE: 10
 PHASE 1: 31
 PHASE 2: 10
 SURFACE: 10
 TOTAL: 61 SPACES

ATTORNEYS AT LAW

September 5, 2017

RETURN RECEIPT REQUESTED

Council Apartments II, Inc.
c/o Nikki Goldstein, its registered agent
8348 Delcrest Drive
St. Louis, Missouri 63124

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

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City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

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1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

Council Apartments II, Inc.
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'David S. Lang', with a long horizontal flourish extending to the right.

David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenhersh.com

L - 1 - 53



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

PROCESSED:
 04/27/2017 CITY PLAN REVIEW
 05/03/2017 CITY PLAN REVIEW
 05/03/2017 CITY PLAN REVIEW
 05/03/2017 CITY PLAN REVIEW

ZONING REQUIREMENTS - PD-M

CURRENT:
 Street R.O.W. - 30'
 North property line - 30'
 West property line - 30'
 South property line - 30'

PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

Parking:
 134 Spaces

NEW CONSTRUCTION:

Type V-A
 Occupancy: R-2: Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft *
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' ≤ X < 30'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr. (per exception a)

Type I-A
 Occupancy: S-2: Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3



PROPERTY OWNERSHIP
 Address: 8350 Delcrest Dr.
 Owner: Council Apartments
 8350 Delcrest Dr.
 St. Louis, MO. 63124

Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Martin Brown and Violet Brown, his wife, as to an undivided 50% interest; Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Diamond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

OPEN SPACE:
 APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
 Address: 8420 Delmar Blvd.
 Owner: University Terrace Assoc. L.P.
 8420 Delmar Blvd.
 St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

8342 Delcrest Dr.
 RAA Ma Spe Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ., 07446

Current Zoning: HRO - High Density Residential / Office District

ROSEMANN & ASSOCIATES P.C.
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 158 N. MARSHALL AVENUE, SUITE 200
 ST. LOUIS, MISSOURI 63102
 P: 314.426.4448
 F: 314.426.4448
 WWW.ROSEMANNPC.COM
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: ZONING COVER
 PROJECT NUMBER: 152K
 SHEET NUMBER: P&Z - 1

Drawn by: AWP
 Checked by: DWP

PROJECT NO. 03
 04/15/07 - CITY P&Z REVIEW
 06/23/07 - CITY P&Z REVIEW
 REVISIONS

rosemann & associates, p.c.
 ARCHITECTURE
 128 N. Market Avenue, Ste 200
 Chicago, IL 60610
 P: 312.676.1448
 F: 312.676.1449
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PROJECT NO. 03
 PROJECT NUMBER 1001
 SHEET NUMBER

AS-100

DRAWN BY
 CHECKED BY



PARKING COUNT
 GARAGE: 110
 PHASE 1: 110
 PHASE 2: 110
 TOTAL: 220 SPACES



1 SITE PLAN - PHASE I & II
 1" = 20'-0"

September 5, 2017

RETURN RECEIPT REQUESTED

Council Apartments II, Inc.
8350 Delcrest Drive
St. Louis, Missouri 63124

**Re: Crown Center for Senior Living (the "Project")
8350 Delcrest Drive, St. Louis, Missouri 63124
NOTICE OF AMENDMENT TO FINAL DEVELOPMENT PLAN**

Dear Sir / Madam:

This firm represents Council Apartments, Inc., a Missouri nonprofit corporation (the "Project Owner"), the owner of the above referenced Project.

It has come to our attention that you may or may not have received notice from the City of University City of the Project Owner's intent to Amend the Final Redevelopment Plan so as to allow for the redevelopment of the building located at 8350 Delcrest Drive, on the north side of the Crown Center for Senior Living campus. A public hearing was held on August 14, 2017 at the City Hall for University City.

We are hereby notifying you of the hearing on the Project to be held on **Monday, September 25, 2017 at 6:30 p.m.** The hearing will occur at the meeting of the City Council of University City, at:

City Hall for the City of University City, Missouri
6801 Delmar Boulevard, fifth floor
University City, Missouri 63130

Attached to this correspondence is a copy of the proposed redevelopment plan that will be the subject of discussion at the City Council meeting. In addition to any notices from the City of University City, we are hereby notifying the neighboring property owners of the Project of:

1. The City Council Meeting to be held as stated above;
2. You are encouraged to attend the City Council Meeting; and
3. You are encouraged to voice any objections that you may have with respect to the Amendment to the Final Redevelopment Plan.

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherhsh.com

Council Apartments II, Inc.
September 5, 2017
Page 2

Please let me know if you have any questions.

Very truly yours,



David S. Lang

CC: Crown Center for Senior Living

David S. Lang, 314.854.0416 dlang@rosenblumgoldenherhsh.com

L - 1 - 57



314.726.6868 WWW.RGSZ.COM
7733 FORSYTH BLVD., SUITE 400 ST. LOUIS, MO 63105

CROWN CENTER SENIOR LIVING

PROJECT: 060
 04/17/07 - CITY PLAN REVIEW
 05/31/07 - CITY PLAN REVIEW
 06/05/07 - CITY PLAN REVIEW
 06/20/07 - CITY PLAN REVIEW
 07/02/07 - CITY PLAN REVIEW

ROSEMANN & ASSOCIATES, P.C.
 168 N. MARINE AVENUE, SUITE 200
 ANCHORAGE, ALASKA 99501
 PHONE: (907) 248-4448
 FAX: (907) 248-4449
 WWW.ROSEMANN.COM
 2017 FORTSMAN & ASSOCIATES, P.C.
 2017 FORTSMAN & ASSOCIATES, P.C.
 2017 FORTSMAN & ASSOCIATES, P.C.
 2017 FORTSMAN & ASSOCIATES, P.C.
 2017 FORTSMAN & ASSOCIATES, P.C.

CROWN CENTER SENIOR
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE: CONDO COVER
 PROJECT NUMBER: 1107
 SHEET NUMBER:

P&Z - 1

DRAWN BY: NPO
 CHECKED BY: CDM

PROPERTY OWNERSHIP
 Address: Owner:
 8350 Delcrest Dr. Council Apartments
 St. Louis, MO. 63124

Current Zoning: PD-M Planned Development
 Mixed Use District

TITLE DESCRIPTION:
 Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to and undivided 35% interest, and Edwin J. Dimond, as to and undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:
 APPROXIMATELY 2.8 ACRES

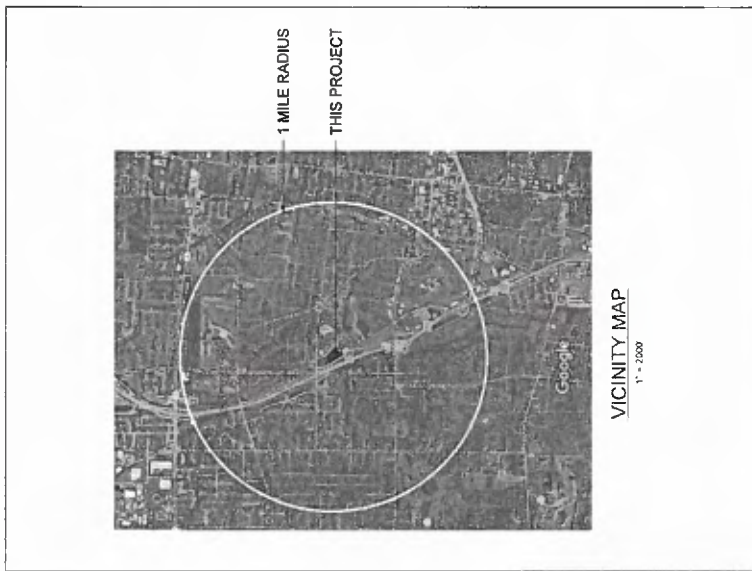
OPEN SPACE:
 APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP
 Address: Owner:
 8420 Delmar Blvd. University Terrace Assoc. LP
 St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

8342 Delcrest Dr. RAA Mo Spa Vehicle LLC Etal
 500 North Franklin Turnpike
 Ramsey, NJ., 07446

Current Zoning: HRO - High Density Residential / Office District



ZONING REQUIREMENTS - PD-M

CURRENT:
 Street R.O.W. - 30'
 Adjacent Properties:
 North property line - 30'
 West property line - 30'
 South property line - 30'

PROPOSED CHANGE:
 (No Change)
 (No Change)
 West property line - 10'
 (No Change)

setbacks / Buffer:
 131 Spaces

NEW CONSTRUCTION:
 Type V-A
 Occupancy: R-2 Residential
 Height and Area Limitations: 4 stories or 70 feet / 24,000 sqft
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance (10' - ≤ 15'): 45%
 Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a)

Type I-A
 Occupancy: S-2; Parking Garage
 Height and Area Limitations: UL
 Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance (10' ≤ X < 30'): 1 hr
 Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A
 Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr
 *With area and height increases per IBC sec. 504.2 and 506.3

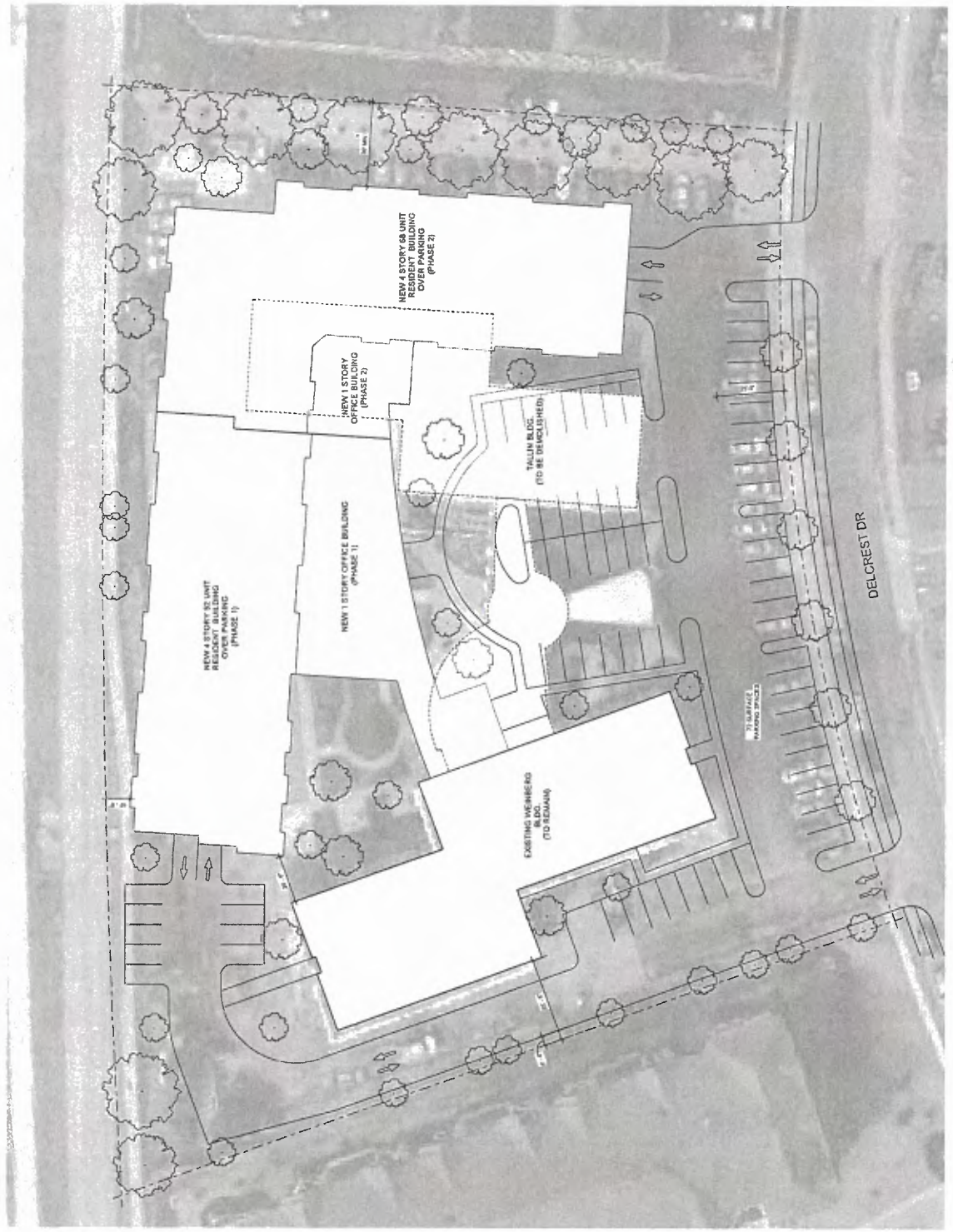
REVISIONS
 06/27/2013 - CITY PLAN REVIEW
 06/28/2013 - CITY PLAN REVIEW

rosemann & associates p.c.
 ARCHITECTURE
 155 N. MARSHALL AVENUE, SUITE 200
 ANTONIO, MISSOURI 63202
 PHONE: 214.678.1448
 FAX: 214.678.1449
 WWW.ROSEMANNA.COM
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 DENVER & KANSAS CITY & ST. LOUIS & ATLANTA

SENIOR LIVING CONCEPT
 8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PROJECT NUMBER: 1103
 SHEET NUMBER

AS-100
 DRAWN BY
 CHECKED BY



PARKING COUNT
 GARAGE: 110
 PHASE I: 110
 PHASE II: 110
 TOTAL: 220 SPACES

1 SITE PLAN - PHASE I & II
 1" = 30'

INTRODUCED BY: _____

DATE: _____

BILL NO. 9331

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDED FINAL DEVELOPMENT PLAN FOR PROPOSED REDEVELOPMENT TO 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 and 8350 Delcrest Drive in the PD-M Planned Development Mixed-Use Zoning District in the City of University City, authorizing the submittal of a Final Development Plan; and

WHEREAS, on April 28, 2014, the Final Development Plan for said development project was approved by City Council via Ordinance 6955; and

WHEREAS, on August 25, 2017, Jarret Cooper, V.P. of Rosemann & Assoc. on behalf of the property owners submitted for review and approval a revised Amended Final Development Plan in the PD-M Planned Development Mixed-Use Zoning District for a proposed redevelopment of the existing multi-family senior housing development; and

WHEREAS, Section 400.890.B “Plan Amendment” of the University City Municipal Code requires that certain significant amendments to a Final Development Plan be approved by the City Council subject to requirements of this section as if it were a new application; and

WHEREAS, the review and approval of an Amended 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, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on August 14, 2017, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on July 30, 2017; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment to the Final Development Plan were duly heard and considered by the City Council; and

WHEREAS, the Amended Final Development Plan application, 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 "B" and made a part hereof, is an Amended Final Development Plan submitted for the "Crown Center for Senior Living."

Section 2. It is hereby found and determined that the Amended Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code, subject to the conditions in Exhibit A. Accordingly, the Amended Final Development Plan, subject to compliance with the conditions in Exhibit A, is hereby approved.

Section 3. The Interim City Clerk is hereby directed to endorse upon the Amended Final Development Plan, subject to the conditions in Exhibit A, the approval of the City Council under the hand of the Interim City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this _____ day of _____, _____.

MAYOR

ATTEST:

INTERIM CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

ATTACHMENT A: CONDITIONS

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 am to 10:00 pm. Any change to the hours of operation shall require written approval from the Department of Community Development.
2. The existing building height, number of stories, mass, floor area ratio, and setbacks shall be maintained as depicted in the preliminary development plan and not be exceeded.
3. The total number of residential units shall not exceed 238.
4. Parking and drive aisle layout shall be as generally depicted on the Preliminary Development Plan. A minimum of 131 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 and Parks.
5. Along the north property limits, Department of Community Development staff shall seek a landscape plan from the developer that provides a visual screening from the adjacent service drive with a combination of evergreen and deciduous trees.
6. A final landscape plan shall be submitted to the Department of Community 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 strict 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 34- 93.7 of the Zoning Code, and shall be designed to be compatible with surrounding areas by shading to direct light downward 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 and Parks.
10. A detailed construction traffic control and parking plan should be submitted to the Department of Community Development for approval, in conjunction with review by the Department of Public Works and Parks. 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. Approval of the Amended Final Development Plan must be obtained by City Council.
12. Except as noted herein, other codes and regulations of the City of University City shall apply.
13. Address the comments from the Department of Public Works and Parks (memorandum of July 11, 2017)

DRAFT

EXHIBIT "B"
Amended Final Development Plan

DRAFT

CROWN CENTER SENIOR LIVING

PRINTS ISSUED
 04/21/2017 - CITY P&Z REVIEW
 08/28/2017 - CITY P&Z REVISED
 REVISIONS:

ZONING REQUIREMENTS – PD-M

CURRENT:

Setback / Buffer:

Street R.O.W. – 30'

Adjacent Properties:

North property line - 30'

West property line - 30'

South property line - 30'

Parking:

134 Spaces

NEW CONSTRUCTION:

Type V-A

Occupancy: R-2: Residential

Height and Area Limitations: 4 stories or 70 feet / 24,000 sq/ft *

Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance ($10' \leq X < 30'$): 1 hr

Max. Area of Exterior Wall Opening Based on Fire Separation Distance ($10' - \leq 15'$): 45%

Fire Wall Resistance Rating (Group R-2): 2 hr (per exception a.)

Type I-A

Occupancy: S-2: Parking Garage

Height and Area Limitations: UL

Fire Resistance Rating of Exterior Walls Based on Fire Separation Distance ($10' \leq X < 30'$): 1 hr

Max. Area of Exterior Wall Opening Based on Fire Separation Distance: N/A

Fire Resistance Rating for Horizontal Assemblies Between Fire Areas (R and S-2): 2 hr

*With area and height increases per IBC sec. 504.2 and 506.3

PROPOSED CHANGE:

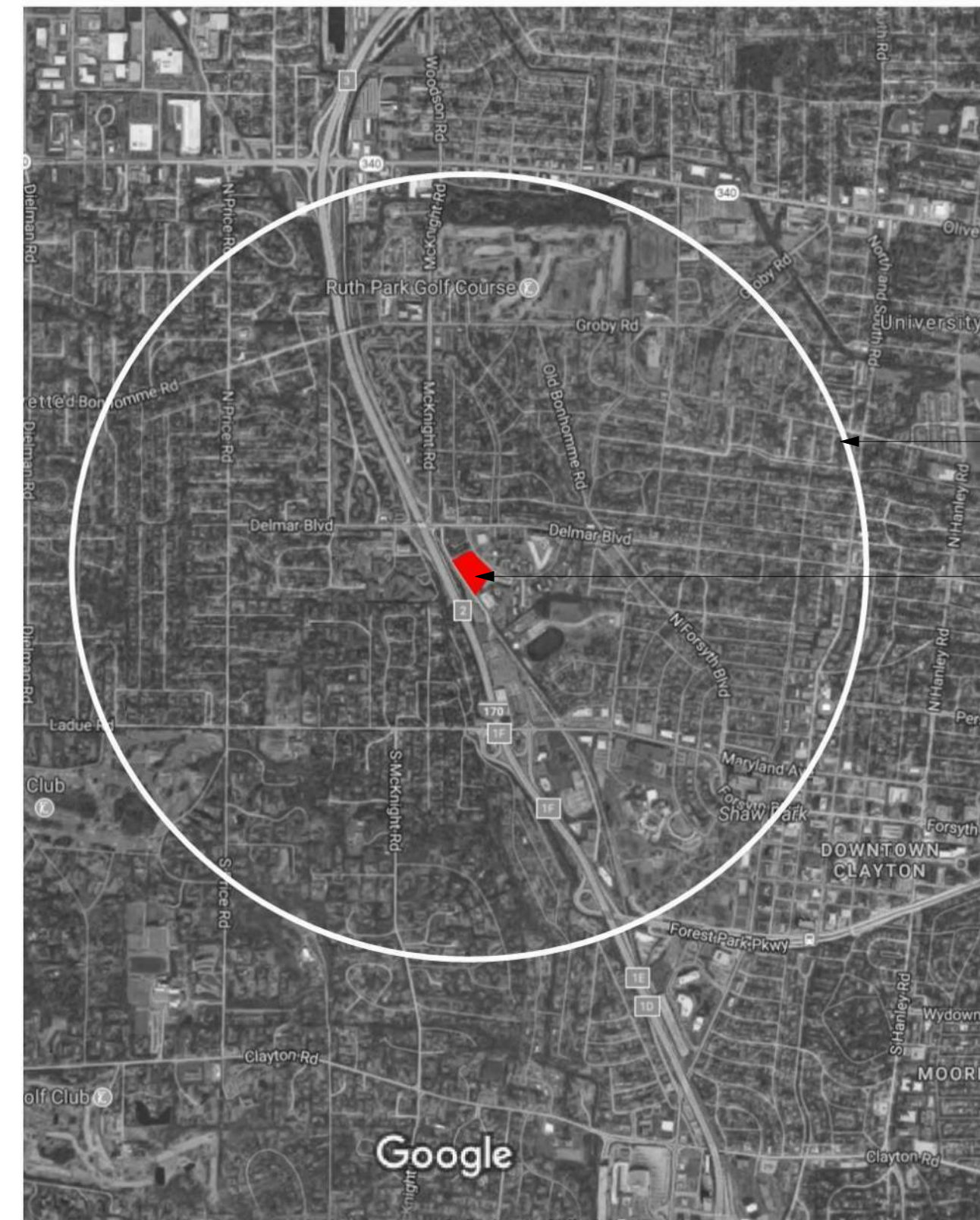
25' East Property line (Adj. to Delcrest Dr.)

North property line - 10'

West property line - 10'

(No Change)

131 Spaces



1 MILE RADIUS

THIS PROJECT

VICINITY MAP

1" = 2000'

PROPERTY OWNERSHIP

Address:

8350 Delcrest Dr.

Owner:

Council Apartments

8350 Delcrest Dr.

St. Louis, MO. 63124

Current Zoning: PD-M Planned Development

Mixed Use District

TITLE DESCRIPTION:

Lot 10 of Delcrest, according to plat thereof recorded in Plat Book 45 Page 46 of the St. Louis County Recorder's Office.

AND BEING the same property conveyed to Council Apartments, Inc., a Missouri not-for-profit corporation from Marlin Brown and Violet Brown, his wife, as to an undivided 50% interest, Robert J. Diamond, as to an undivided 35% interest, and Edwin J. Dimond, as to an undivided 15% interest by General Warranty Deed dated February 27, 1965 and recorded December 30, 1965 in Deed Book 5873, Page 427.

AREA:

APPROXIMATELY 2.8 ACRES

OPEN SPACE:

APPROXIMATELY .78 ACRES

ADJACENT PROPERTY OWNERSHIP

Address:

8420 Delmar Blvd.

Owner:

University Terrace Assoc. L.P

8420 Delmar Blvd.

St. Louis, MO. 63124

Current Zoning: GC - General Commercial District

8342 Delcrest Dr.

RAIA Mo Spe Vehicle LLC Etal

500 North Franklin Turnpike

Ramsey, NJ. , 07446

Current Zoning: HRO - High Density Residential / Office District



SENIOR LIVING CONCEPT

8350 DELCREST DRIVE
 UNIVERSITY CITY, MISSOURI 63124

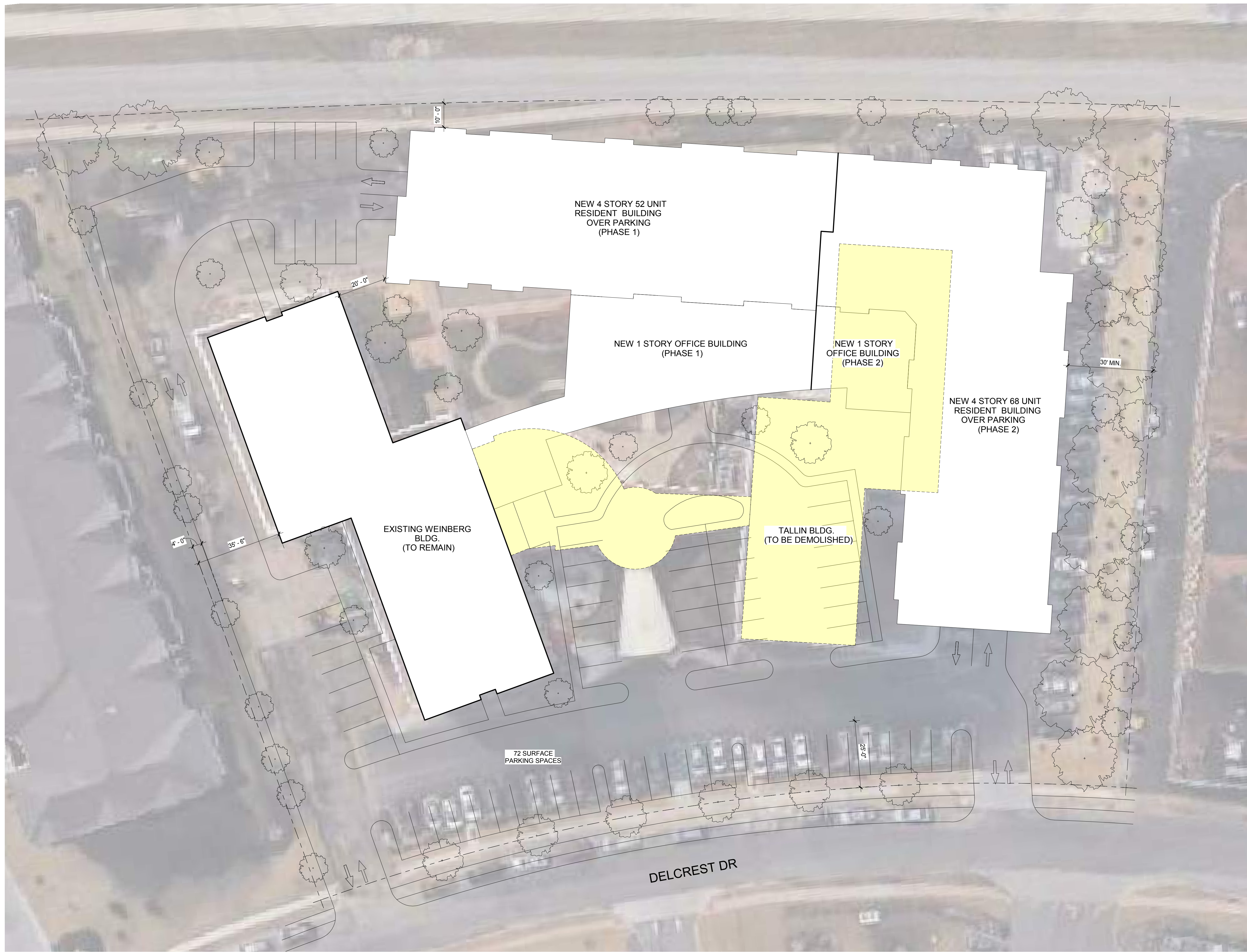
SHEET TITLE
 ZONING COVER

PROJECT NUMBER: 16026

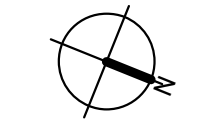
SHEET NUMBER:

P&Z - 1

DRAWN BY: Author CHECKED BY: Checker



1 SITE PLAN - PHASE I & II
1" = 20'-0"



PARKING COUNT:
GARAGE:
 Phase 1 - 28
 Phase 2 - 31
SURFACE:
 Existing - 27
 New - 45
TOTAL 131 SPACES

PRINTS ISSUED
 04/21/2017 - CITY P&Z REVIEW
 08/28/2017 - CITY P&Z REVISED
 REVISIONS:

rosemann & ASSOCIATES P.C.
 ARCHITECTURE
 INTERIOR DESIGN
 ENGINEERING
 PLANNING
 168 N. Meramec Avenue, Ste 200
 Clayton, MO 63105
 P: 314.678.1448
 W: www.rosemann.com
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 DENVER ■ KANSAS CITY ■ ST. LOUIS ■ ATLANTA

SENIOR LIVING CONCEPT
8350 DELCREST DRIVE
UNIVERSITY CITY, MISSOURI 63124

SHEET TITLE
 PHASE I & II SITE PLAN

PROJECT NUMBER: 16026

SHEET NUMBER:

AS-100

DRAWN BY: CHECKED BY:

8/25/2017 9:56:29 AM
 C:\Users\Local\Documents\Open\Senior_Center_RIT_16026.dwg



Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: Ordinance to approve a Final Plat for a proposed Minor Subdivision at 7430 Delmar Boulevard to subdivide a two-family dwelling into two condominium units in the "MR" – Medium Density Residential District

AGENDA SECTION: New Business

COUNCIL ACTION: Passage of Ordinance required for Approval

CAN THIS ITEM BE RESCHEDULED? : No

BACKGROUND REVIEW: Attached are the Staff Report and documents for the above-referenced Minor Subdivision application.

The Plan Commission recommended approval at their September 27, 2017 meeting. Passage of an ordinance is needed to approve the Final Plat. A public hearing is not required. The first reading should take place on October 9, 2017 and the second and third readings could occur at the subsequent meeting on October 23, 2017.

Attachments:

- 1: Transmittal Letter from Plan Commission
- 2: Staff Report and Final Plat
3. Draft Ordinance and Exhibits

RECOMMENDATION: Approval



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

September 29, 2017

Ms. LaRette Reese, Interim City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Final Plat Submittal for the minor subdivision of 7430 Delmar Boulevard to create a condominium form of ownership

Dear Ms. Reese,

At its regular meeting on September 27, 2017 at 6:30 pm in the Heman Park Community Center, 975 Pennsylvania Avenue, the Plan Commission considered the above-referenced application by Period Restoration, c/o Randy Renner.

By a vote of 5 to 0, the Plan Commission recommended approval of the application.

Sincerely,

Cirri Moran, Chairperson
University City Plan Commission



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: September 27, 2017

FILE NUMBER: PC 17-11

COUNCIL DISTRICT: 1

Applicant: Period Restoration, LLC c/o Randy Renner (property owner)

Location: 7430 Delmar Boulevard (south side of Delmar Boulevard, approximately 400 feet west of Jackson Avenue)

Request: Minor Subdivision – Final Plat to subdivide existing two-family dwelling into two condominium units

Existing Zoning: “MR” – Medium Density Residential District

Existing Land Use: Two-family residential building

Proposed Zoning: No change – “MR” District

Proposed Land Use: No change – two-family residential building

Surrounding Zoning and Land Use:

North: MR- Medium Density Residential District	Two-family / multi-family residential
East: MR- Medium Density Residential District	Two-family residential
South: MR- Medium Density Residential District	Single-family residential
West: MR- Medium Density Residential District	Two-family / multi-family residential

COMPREHENSIVE PLAN CONFORMANCE
 Yes No No reference

STAFF RECOMMENDATION
 Approval Denial

ATTACHMENTS:
A. Map
B. Final Plat

Existing Property

The subject property, approximately 0.14 acre in area, is occupied by a vacant two-story, two-family dwelling built in 2017. The existing units are each approximately 1,750 square feet in area and have separate finished basements. There is one curb-cut onto Delmar Boulevard providing vehicular access to an existing two-car detached garage at the rear of

the building. The existing use of two-family dwelling is permitted in the “MR” – Medium Density Residential District.

Applicant’s Request

The current request is to subdivide the existing two-family dwelling into two individual condominium units. No changes to the property or modifications to the building are proposed. This is only a change in the form of ownership which will result in two separate properties with common areas as shown on the Final Plat.

Analysis

Creation of a condominium form of ownership is considered a Subdivision; however, this is being reviewed as a Minor Subdivision because the proposal does not meet any of the characteristics of a Major Subdivision as described in Section 405.165.A of the Subdivision Regulations. It is therefore not required to go through the Preliminary Plan process but the Final Plat process. No public hearing is required. On review, staff has determined that the request is in compliance with the requirements of the Zoning Code and Subdivision Regulations.

Conclusion/Recommendation

The proposal meets all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the Final Plat for the proposed Minor Subdivision.

ZONING & LAND USE
7430 Delmar Boulevard



ZONING: LC

Auto Service Offices Store

ZONING: SR
Single-Family Homes

ZONING: PA
City Park

ZONING: MR
Multi-Family Homes

ZONING: PA
Church

ZONING: LC

Gas Dry Station Cleaners

ZONING: MR
Multi-Family Homes

7451

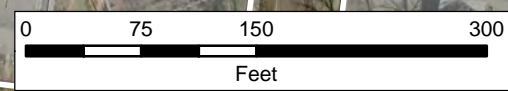
ZONING: SR
Single-Family Homes

ZONING: SR
Single-Family Homes

Legend

- Subject Parcel
- Parcel Boundary
- Zoning Districts**
- LC-Limited Commercial
- MR-Medium Density Residential
- PA-Public Activity
- SR-Single Family Residential

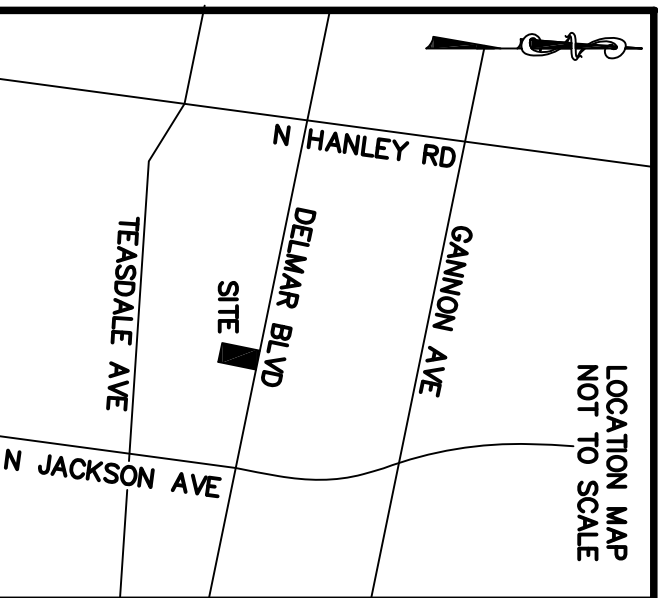
Prepared by: University City Dept. of Community Development Staff - September, 2017;
Data Source: St. Louis County Department of Revenue, GIS Datasets 2017;



LOT 15 IN BLOCK 2 OF WEST DELMAR NO. 2, PLAT BOOK 10 PAGE 81 ST. LOUIS COUNTY, MISSOURI

MINOR SUBDIVISION PLAT FOR THE CREATION OF 7430 DELMAR CONDOMINIUMS

DELMAR BOULEVARD (80'W)



OWNER'S CERTIFICATE
 WE, THE UNDERSIGNED OWNERS OF THE PARCEL OF LAND HEREIN PLATTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND HAS CAUSED A CONDOMINIUM PLAT TO BE PREPARED IN THE MANNER STATED ON THIS PLAT WHICH SHALL HEREAFTER BE KNOWN AS "7430 DELMAR CONDOMINIUMS". THIS PLAT MARKED AS EXHIBIT "B" IS PART OF A DECLARATION OF CONDOMINIUM, WHICH DECLARATION IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF ST. LOUIS, MISSOURI.

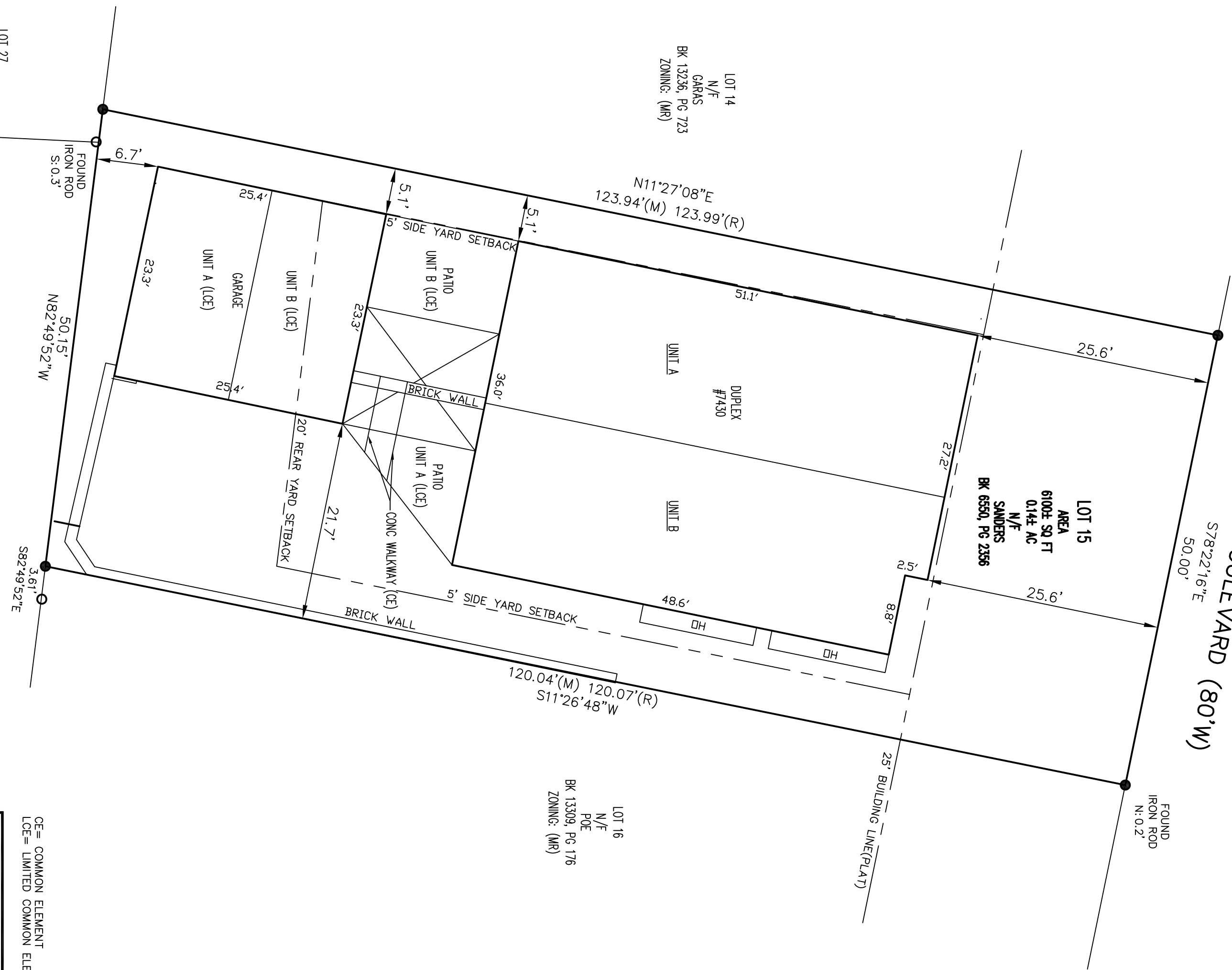
STATE OF MISSOURI)
) S.S.
 CITY OF ST. LOUIS)
 ON THIS DAY OF 2017, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RANDALL L. RENNER, MEMBER OF PERIOD RESTORATION, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 (SIGNATURE)
 NOTARY PUBLIC
 (PRINT)

CITY APPROVALS
 THIS IS TO CERTIFY THAT THIS PLAT OF "7430 DELMAR CONDOMINIUMS" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI THIS DAY OF 2017 BY ORDINANCE NO. _____

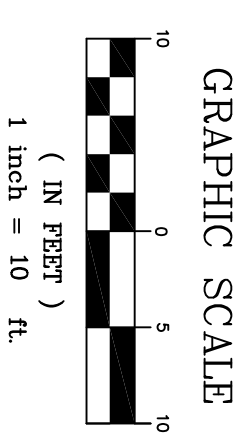
THIS IS TO CERTIFY THAT THIS PLAT OF "7430 DELMAR CONDOMINIUMS" WAS APPROVED BY THE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF UNIVERSITY CITY, MISSOURI THIS DAY OF 2017 BY ORDINANCE NO. _____

PARCEL DESCRIPTION:
 LOT 15 IN BLOCK 2 OF WEST DELMAR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 PAGE 81 OF THE ST. LOUIS COUNTY RECORDERS' OFFICE.
 ZONED: MR-MEDIUM DENSITY RESIDENTIAL DISTRICT



LEGEND

CONC	CONCRETE
WOOD	WOOD
ASPH	ASPHALT
BRICK	BRICK
GRAVEL	GRAVEL
STONE	STONE
FOUND	FOUND
IRON PIPE	IRON PIPE
FOUND	FOUND
IRON ROD	IRON ROD



CE= COMMON ELEMENT
 LCE= LIMITED COMMON ELEMENT
 PROJECT: 7430 DELMAR
 ST. LOUIS COUNTY
 DRAWN BY: LGH
 DATE PREPARED: 7/21/17

No.	Date	Revision Description
1	7/21/17	PRELIMINARY PLAT

MINNICK SURVEYING, LLC
 3520 HAMPTON AVENUE
 ST. LOUIS, MO 63139
 PHONE: (314) 721-9500
 MINNICKSURVEYING.COM
 LC-2009001156

JOB NUMBER: 5916
 SHEET 1 OF 2

NOTES:
 - THIS CONDOMINIUM PLAT WAS PERFORMED AT THE REQUEST OF PERIOD RESTORATION, LLC DURING THE MONTH OF JUNE, 2017.
 - THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY SECTION 448.2-109 RSMo.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 13021SEC PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED JUNE 9, 2017. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY.
 2. BUILDING LINES, EASEMENTS, COVENANTS AND RESTRICTIONS ESTABLISHED BY THE PLAT RECORDED IN PLAT BOOK 10 PAGE 81. (AS SHOWN)
 CONDO DESIGN AND CONFIGURATION PROVIDED BY OTHERS. CONCRETE PATIO AND WALKWAY DESIGN AND CONFIGURATION PROVIDED BY OTHERS.
 - SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: PERIOD RESTORATION, LLC BK 22052 PG 1344.
 - BASIS OF BEARING: PLAT BOOK 07092000 PG PAGE 91.
 - ALL AREAS, NOT ENCUMBERED BY THIS PLAT, ARE COMMON ELEMENTS.
 THIS IS TO CERTIFY THAT I HAVE AT THE REQUEST OF PERIOD RESTORATION, LLC PREPARED THIS CONDOMINIUM PLAT DURING THE MONTH OF JULY, 2017, ACCORDING TO RECORD SOURCES AND ACTUAL FIELD SURVEY IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL SURVEYORS, AND LANDSCAPE ARCHITECTS. MINNICK SURVEYING, LLC PRELIMINARY, NOT FOR CONSTRUCTION.
 JARED M. MINNICK, P.L.S. NO. 126070172688

INTRODUCED BY: _____

DATE: _____

BILL NO. 9332

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR
SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS 7430 DELMAR
CONDOMINIUMS.

WHEREAS, an application was submitted by Period Restoration c/o Randy Renner, property owner, on September 13, 2017 for the approval a final subdivision plat of a tract of land to be known as 7430 Delmar Condominiums of Lot 15 in Block 2 of West Delmar No. 2, Plat Book 10 Page 81, University City, Missouri; and

WHEREAS, at its meeting on September 27, 2017, the University City Plan Commission reviewed the final plat for the minor subdivision, determined that the final plat is in full compliance with the requirements of the University City Municipal Code, and recommended to the City Council of University City approval of the final plat; and

WHEREAS, the final plat for the minor subdivision application, 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 subdivision plat of a tract of land to be known as 7430 Delmar Condominiums. The final plat for the minor subdivision subdivides the two-family dwelling, thereby converting it into two condominium units, zoned "MR" – Medium Density Residential District.

Section 2. It is hereby found and determined that the final plat for the minor subdivision is in full compliance with the University City Municipal Code, including Section 405.390 thereof. Accordingly, the final plat for the minor subdivision marked Exhibit "A" is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the minor subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this _____ day of _____, _____.

MAYOR

ATTEST:

INTERM CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

DRAFT



Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: 7200 Block of Lindell Blvd. – Residential Permit Parking Area

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Traffic Commission reviewed a petition to create a Residential Permit Parking Area in the 7200 Block of Lindell Boulevard., between Asbury Ave and Manhattan Ave.

According to the Municipal Code Section 355.030 Residential Parking Permit Plan, parking on public streets within residential neighborhoods may be restricted to the residents along not more than three (3) blocks of a street if the street is within two (2) blocks of Washington University or another municipality's boundary and if the problems caused by non-resident parking on the block are chronic and well documented.

The petition submitted by property owners at 7244 Lindell Boulevard documents the parking problems on both sides of the 7200 block of Lindell Blvd, and requests to restrict parking for residents on the both sides of the block.

The signatures in the petition exceeded the minimum requirement. The petition was signed by 100% of the affected households. Restricted hours are not to exceed twelve (12) hours daily. Proposed hours are from 9 am to 9 pm every day of the week except Sunday.

The Traffic Commission reviewed this request at their September 13 2017 meeting and recommended approval of this petition by City Council to alleviate a reoccurring parking problem existing in this residential road within University City.

RECOMMENDATION:

Staff recommends approval of the request, based on the parking issues documented and submitted to the City through the petition attached, and compliance with the requirements outlined on the University City Municipal Code section 355.030; thus amending the Traffic Code Schedule III-D Residential Permit Parking Areas to add both sides of 7200 Lindell Ave between Asbury Ave Manhattan Ave

ATTACHMENTS:

1. Bill amending Schedule III-D Residential Permit Parking Areas
2. Staff Report
3. Petition submitted affected property owners of the 7200 block of Lindell Boulevard

INTRODUCED BY:

DATE:

BILL NO: 9333

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Schedule III of the Traffic Code, of the University City Municipal Code is amended as provided herein. Language to be added to the Code is represented as highlighted. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance is represented by an ellipsis and remains in full force and effect.

Section 2. Schedule III of the University City Municipal Code is hereby amended to add both sides of Lindell Boulevard from Asbury Avenue to Manhattan Avenue where the City has designated as a Residential Permit Parking Area, to be edited to the Traffic Code as the “Schedule” – Schedule III, as follows:

Traffic Schedules

Schedule III: Parking Restrictions

Table III-D Residential Permit Parking Areas

The following areas are “Residential Permit Parking Areas” and are regulated as set forth in section 355.030 of this Code:

Street	Block	Scope
Lindell Boulevard	7200	Both Sides

* * *

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of the sections revised by this amendment nor bar the prosecution for any such violation.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished in accordance with the provisions of the University City Municipal Code.

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

PASSED THIS _____ day of _____ 2017

MAYOR

ATTEST:

INTERIM CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

STAFF REPORT

MEETING DATE: September 13, 2017
APPLICANT: Cecilia Hanan Reyes and William Acree – 7244 Lindell Boulevard
Location: 7200 Lindell Boulevard - Between Asbury Ave and 7254 Lindell Blvd
Request: Residential Parking Permit request
Attachments: Traffic Request Form

Existing Conditions:

Lindell Blvd from Asbury Ave and Manhattan Ave.



A portion of this request was submitted at the June 14, 2017 Traffic Commission Meeting for half of the block. After further review and participation the residents would like the entire block to be included in the Residential Parking Permit Request.

Lindell Boulevard between Asbury Ave and Manhattan Ave has no parking restrictions. Both sides are available for parking.

The Street is within one (1) block from both a municipal boundary and Washington University, thus is eligible for a Residential Parking Permit system.

Request:

Implement a Residential Parking Permit System on Lindell Boulevard between Asbury Ave and Manhattan Ave, on both sides of the street.

The petition submitted included signatures from 42 property owners, out of 46 properties in the requested area. This constitutes 91% of property owners in agreement.

Conclusion/Recommendation:

It is recommended that the Traffic Commission approve the newly submitted petition that includes that entire 7200 Block of Lindell Avenue.



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

TRAFFIC REQUEST FORM

LOCATION OF REQUEST:

7200 block of Lindell. See attached property map.

STATE THE NATURE OF YOUR REQUEST: The residents would like to establish a residential permit parking zone that would be in effect for about 2/3 of the 7200 block of the Lindell. The surrounding blocks of Forsyth, Maryland and Westmoreland have Residential Permit Parking restrictions in place. The 7100 block of Lindell is also pursuing Residential Permit Parking. The area under consideration is primarily single family homes. The remainder of the block has more multi-family and rental units.

WHAT ACTION ARE YOU REQUESTING THAT THE CITY TAKE CONCERNING YOUR REQUEST? There is substantial agreement from about 75% of the residents who want to pursue Residential Permit Parking in the area indicated on the map. We would like the City's support of this request.

WHAT IMPACT WOULD THE ACTION HAVE ON ANY ADJACENT RESIDENTS OR STREETS? This should have limited impact on adjacent streets, which already have restrictions. In addition, most of the homes on the streets to the north of Lindell have garages. Many of the homes on the 7100 block of Lindell do not have garage or off-street parking and therefore residents need to park on the street.

NOTE: The Public Works Department staff will review this request and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

NAME: Cecilia Hanan Reyes and William Acree

ADDRESS: 7244 Lindell

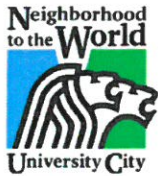
PHONE (HOME): 314-640-5774 **PHONE (WORK):** 314-935-6474

Email: wacree15@gmail.com

Date: May 18, 2017

Please return the completed form to the Public Works and Parks Department, 3rd floor of City Hall, attention Errol Tate, Public Works Liaison of the Traffic Commission, via email at etate@ucitymo.org.

Or, by mail/fax: Traffic Commission
C/O Public Works Department
6801 Delmar Blvd. 3rd Floor
University City, MO 63130
(314) 505-8560
(314) 862-0694 (fax)



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION

Block: 7200 Name of Street: Lindell
 Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
Andrew Sobel or Pamela Lokken	<i>Pamela Lokken</i>	7200 Lindell
John or Elizabeth Cahill	<i>Elizabeth Cahill</i>	7201 Lindell
Bradley Hines or Rachel Byrd	<i>Bradley Hines</i>	7204 Lindell
John or Mary Ellen Skilling	<i>Mary Ellen Skilling</i>	7206 Lindell
Taylor Olson	<i>Taylor Olson</i>	7209 Lindell
Richard or Genevieve Haas	<i>Genevieve Haas</i>	7210 Lindell
Carols Carvajal or Catherine Williamson	<i>Carols Carvajal</i>	7214 Lindell
Greg Pohlman aka C Ford Option LLC	<i>Greg Pohlman</i>	7216 Lindell
Donna Schwarz	<i>Donna Schwarz</i>	7219 Lindell
Greg Pohlman	<i>Greg Pohlman</i>	7220 Lindell
George or Vicki Ibera	<i>George Ibera</i>	7222 Lindell
Constance ^{BERNI} Berri	<i>Constance Berni</i>	7228 Lindel
David Ganz	<i>David Ganz</i>	7229 Lindell
Robert or Bethany Miller	<i>Bethany Miller</i>	7230 Lindell
Grant Ankrom or Nichole Frankenberg	<i>Grant Ankrom</i>	7234 Lindell
Mary Patricia Coffelt	<i>Mary Patricia Coffelt</i>	7237 Lindell
Jesse Harris or Elizabeth Tarpey	<i>Jesse Harris</i>	7239 Lindell
Mark Bisch		7243 Lindell



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION

Block: 7200 Name of Street: Lindell
Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
William Acree or Cecelia Hanan Reyes		7244 Lindell
Renato Feres		7246 Lindell
Jeremy or Megan Irwin		7247 Lindell
Douglas or Mary Norton		7252 Lindell
Don or Celeste Dwyer		✓ 7254 Lindell
Osman Bayazit		7232 Lindell

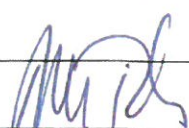


Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION

Block: 7200 Name of Street: Lindell
 Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
Andrew Sobel or Pamela Lokken		7200 Lindell
John or Elizabeth Cahill		7201 Lindell
Bradley Hines or Rachel Byrd		7204 Lindell
John or Mary Ellen Skilling		7206 Lindell
Taylor Olson		7209 Lindell
Richard or Genevieve Haas		7210 Lindell
Carols Carvajal or Catherine Williamson		7214 Lindell
Greg Pohlman aka C Ford Option LLC		7216 Lindell
Donna Schwarz		7219 Lindell
Greg Pohlman		7220 Lindell
George or Vicki Ibera		7222 Lindell
Constance Berri		7228 Lindel
David Ganz		7229 Lindell
Robert or Bethany Miller		7230 Lindell
Grant Ankrom or Nichole Frankenberg		7234 Lindell
Mary Patricia Coffelt		7237 Lindell
Jesse Harris or Elizabeth Tarpey		7239 Lindell
Mark Bisch		7243 Lindell



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION FOR RESIDENTIAL PARKING PERMIT

Block: 7200 Name of Street: Lindell
 Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
Patrick Hertel	<i>Patrick Hertel</i>	7251 Lindell
Takoaki Sugitani	<i>Takoaki Sugitani</i>	7255 Lindell
Louise Prindable		7257 Lindell
Dana Plonka		7258 Lindell
George or Suzanne Mahe	<i>Suzanne Mahe George Mahe</i>	7259 Lindell
James or Patricia Martin	<i>Tijj Uter</i>	7261 Lindell
John or Louise Vanlandingham	<i>John Van Landingham</i>	7262 Lindell
Cynthia Bick or Mark Tabscott	<i>Cynthia Bick</i>	7263 Lindell
Andreas or Friesennorma Krause	<i>Andreas Krause</i>	7266 Lindell
Lawrence Saguto or Nancy Best		7267 Lindell
Carol Wolowsky		7270 Lindell
Patrick Barry or Julie Sahrman	<i>Patrick Barry</i>	7271 Lindell
John Bayless		7273 Lindell
Phillip Zinser	<i>Phillip Zinser</i>	7274 Lindell
Dana or Kimberly Dann-Messier	<i>Dana Dann</i>	7275 Lindell
Ryan Meesey	<i>Ryan Meesey</i>	7276 Lindell
Richard or Barbara Zaegel	<i>R. Zaegel</i>	7278 Lindell
Jan Bieschke or Katy Hartmann		7280 Lindell



Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: 7000-7100 Blocks of Northmoor Drive – Residential Permit Parking Area

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Traffic Commission reviewed a petition to create a Residential Permit Parking Area on both sides of 7000-7100 Northmoor Drive, from Big Bend Boulevard to Asbury Avenue.

According to the Municipal Code Section 355.030 Residential Parking Permit Plan, parking on public streets within residential neighborhoods may be restricted to the residents along not more than three (3) blocks of a street if the street is within two (2) blocks of Washington University or another municipality's boundary and if the problems caused by non-resident parking on the block are chronic and well documented.

The petition submitted by property owners at 7052 Northmoor Drive documents the parking problems on both sides of the 7000-7100 Northmoor Drive, and requests to restrict parking for residents on the both sides of the block.

The signatures in the petition exceeded the minimum requirement. The petition was signed by 87% of the affected households. Restricted hours are not to exceed twelve (12) hours daily. Proposed hours are from 8 am to 5 pm Monday thru Friday.

The Traffic Commission reviewed this request at their September 13, 2017 meeting and recommended the City Council's approval of this petition to alleviate a reoccurring parking problem existing on this residential road within University City.

RECOMMENDATION:

Staff recommends approval of the request, based on the parking issues documented and submitted to the City through the petition attached, and compliance with the requirements outlined on the University City Municipal Code section 355.030; thus amending the Traffic Code Schedule III-D Residential Permit Parking Areas to add both sides of 7000-7100 Northmoor Drive.

ATTACHMENTS:

1. Bill amending Schedule III-D Residential Permit Parking Areas
2. Staff Report
3. Petition submitted by affected property owners of the 7000-7100 blocks of Northmoor Drive

INTRODUCED BY:

DATE:

BILL NO: 9334

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Schedule III of the Traffic Code, of the University City Municipal Code is amended as provided herein. Language to be added to the Code is represented as highlighted. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance is represented by an ellipsis and remains in full force and effect.

Section 2. Schedule III of the University City Municipal Code is hereby amended to add both sides of Northmoor Drive from Big Bend Boulevard to Asbury Avenue where the City has designated as a Residential Permit Parking Area, to be edited to the Traffic Code as the “Schedule” – Schedule III, as follows:

Traffic Schedules

Schedule III: Parking Restrictions

Table III-D Residential Permit Parking Areas

The following areas are “Residential Permit Parking Areas” and are regulated as set forth in section 355.030 of this Code:

Street	Block	Scope
Northmoor Drive	7000-7100	Both Sides

* * *

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of the sections revised by this amendment nor bar the prosecution for any such violation.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished in accordance with the provisions of the University City Municipal Code.

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

PASSED THIS _____ day of _____ 2017

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

STAFF REPORT

MEETING DATE: September 13, 2017
APPLICANT: Betty and Tad Dageforde – 7052 Northmoor Drive
Location: 7000-7100 Northmoor Drive – Between Big Bend Blvd and Asbury Ave
Request: Residential Parking Permit request
Attachments: Traffic Request Form

Existing Conditions:
Northmoor Drive from Big Bend Blvd to Asbury Ave



At the July 12, 2017 Traffic Commission meeting, a motion was passed to request a petition for the Residential Parking Permit.

Request

Implement a Residential Parking Permit System in the 7000-7100 block of Northmoor Drive between Big Bend Blvd and Asbury Ave Asbury Ave, on both sides of the street (per the Traffic Commission recommendation from July 12, 2017).

Residential Parking Only from 8 a.m. to 5 p.m., Monday through Friday.

The petition submitted included signatures from 40 property owners, out of 46 properties in the requested area. This constitutes 87% of property owners in agreement.

Conclusion/Recommendation:

City Staff recommends that the Traffic Commission approve the petition as presented.



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

TRAFFIC REQUEST FORM

LOCATION OF REQUEST:

7000 and 7100 blocks of Northmoor. See attached property map.

STATE THE NATURE OF YOUR REQUEST:

The residents would like to establish a residential permit parking zone for the 7000 and 7100 blocks of Northmoor Dr. The surrounding blocks of Forsyth, (north side) and Lindell 7000 (and 7100 and 7200 are under consideration) have Residential Permit Parking restrictions in place. The area under consideration is primarily single family homes with the exception of a few park parcels owned by the City of University City and three parcels owned by the Archdiocese of St. Louis for use of Our Lady of Lourdes school and rectory buildings. Residential Permit parking is being pursued because Northmoor is immediately adjacent to Washington University's South 40 housing area. Freshman and Sophomore who reside on the South 40 are prohibited from bringing cars to campus and sometimes park vehicles for several days at a time on Northmoor.

WHAT ACTION ARE YOU REQUESTING THAT THE CITY TAKE CONCERNING YOUR REQUEST?

There is substantial agreement from more than 75% of the residents who want to pursue Residential Permit Parking in the area indicated on the map. We would like the City's support of this request.

WHAT IMPACT WOULD THE ACTION HAVE ON ANY ADJACENT RESIDENTS OR

STREETS? The request could have an impact Our Lady of Lourdes School and Church. To remedy that, we would ask that the Residential Permit Parking hours are 8 a.m. to 5 p.m. Monday-Friday. Further we would request that Lourdes teacher be considered "residents" and that they be able to park on Northmoor without restrictions as they have no other place to park. If these concerns cannot be addressed, that we would seek to have only a portion of the 7100 block included in the Residential Permit Parking district to accommodate the concerns of Our Lady of Lourdes School.

NOTE: The Public Works Department staff will review this request and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

NAME: Betty And Tad Dageforde

ADDRESS: 7052 Northmoor Drive

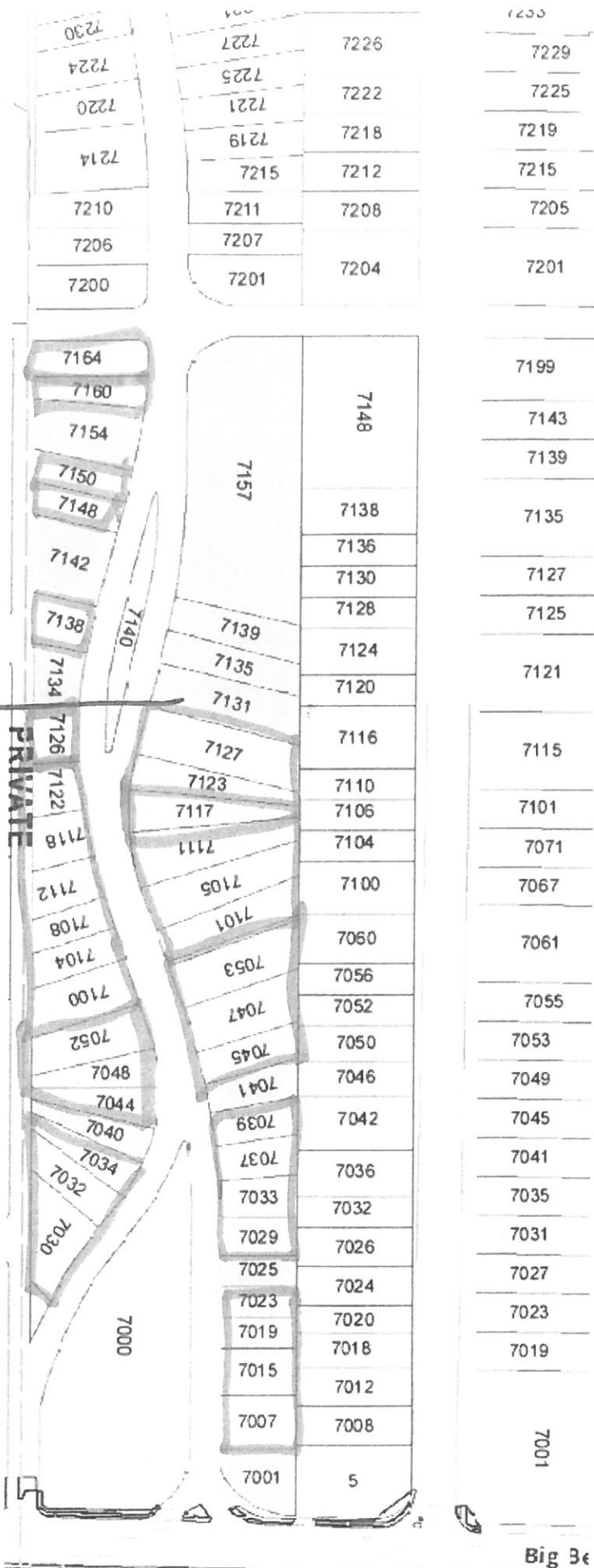
PHONE (HOME): 314-721-6240 **PHONE (WORK):**

Email: Dage4de@att.net

Date: June, 21, 2017

Please return the completed form to the Public Works and Parks Department, 3rd floor of City Hall, attention Errol Tate, Public Works Liaison of the Traffic Commission, via email at etate@ucitymo.org.

Or, by mail/fax: Traffic Commission

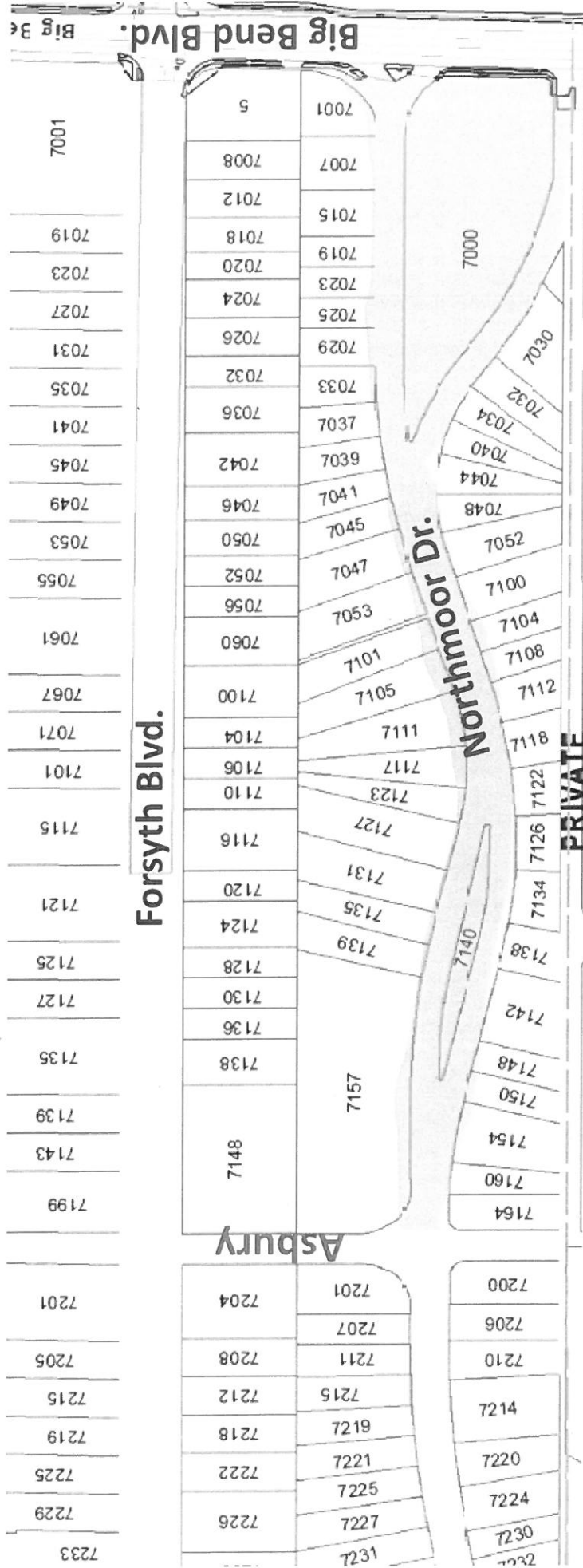


Possible
End of District

PRIVATE

Big 3e

Residential Permit Parking Request 7000 and 7100 Blocks of Northmoor





Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

RESIDENTIAL PARKING PERMIT PETITION

TO: UNIVERSITY CITY- TRAFFIC COMMISSION

PROBLEMS CAUSED BY NON-RESIDENT PARKING (PROBLEMS SHOULD BE CHRONIC AND WELL DOCUMENTED). USE ADDITIONAL PAGE IF NECESSARY

The residents would like to establish a residential permit parking zone in the 7000 and 7100 block of Northmoor Drive in effect from 8 a.m. to 5 p.m. The surrounding blocks of Forsyth, Lindell, Maryland and Westmoreland have Residential Permit parking restrictions in place. We have frequent non-resident parkers associated with Washington University who remained parked throughout the day.

The area under consideration is primarily single family homes with the exception of a few park parcels owned by the City of University City and three parcels owned by the Archdiocese of St. Louis for use of Our Lady of Lourdes school and rectory buildings. Residential Permit parking is being pursued because Northmoor is immediately adjacent to Washington University's South 40 housing area. Freshmen and sophomores who reside on the South 40 are prohibited from bringing cars to campus and sometimes park vehicles for several days at a time on Northmoor Drive. Non-resident parking makes it difficult to access our driveways or park in front of our homes.

The request could have an impact Our Lady of Lourdes School and Church. To remedy that, we would ask that the Residential Permit Parking hours are 8 a.m. to 5 p.m. Monday-Friday. Further we would request that Lourdes teacher be considered "residents" and that they be able to park on Northmoor without restrictions as they have no other place to park.

SPECIFIC AREA REQUESTED TO BE RESTRICTED:

7000 and 7100 Blocks of Northmoor Drive

REQUESTED RESTRICTED TIME PERIOD (SHALL NOT EXCEED 12 HOURS DAILY)

8 a.m. to 5 p.m. Monday - Friday

NOTE:

THIS PETITION SHOULD BE SIGNED BY AT LEAST SEVENTY-FIVE (75%) PERCENT OF THE PROPERTY OWNERS ADJACENT TO THE BLOCK OF THE PUBLIC STREET INVOLVED.

The Public Works Department staff will review this petition and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

NAME: Betty And Tad Dageforde

ADDRESS: 7052 Northmoor Drive

PHONE (HOME): 314-721-6240

PHONE (WORK): _____

Date: _____



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION FOR RESIDENTIAL PARKING PERMIT

Block: 7000 Name of Street: Northmoor Hours restricted: 8 a.m. - 5 p.m. - M-F

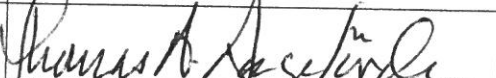
new owners

NAME (PRINTED)	SIGNATURE	ADDRESS
Mark or Lisa Pratzel <i>Lindsay & Charles Mullenger</i>	<i>L Mullenger</i>	7001 Northmoor Dr
Daniel or Jane Keating	<i>Jane Keating</i>	7007 Northmoor Dr
Daniel E. Farrow	<i>Daniel E Farrow</i>	7015 Northmoor Dr
Tzvi or Chana Novack		7019 Northmoor Dr
Douglas H. Brown or Cynthia A. Russell	<i>Douglas H. Brown</i>	7023 Northmoor Dr
DBA Northmoor Homes LLC		7025 Northmoor Dr
Benjamin or Claire Legrand	<i>Ben Legrand</i>	7029 Northmoor Dr
Michael or Christi Brandenstein	<i>M Brandenstein</i>	7030 Northmoor Dr
Mark or Lynn Valeri	<i>see attached sheet</i>	7032 Northmoor Dr
James or Diane Daly	<i>Diane Daly</i>	7033 Northmoor Dr
Paul Kennedy or Julie McMahan	<i>Paul Kennedy</i>	7034 Northmoor Dr
Clayton Cummings		7037 Northmoor Dr
Elaine Carter	<i>Elaine Carter</i>	7039 Northmoor Dr
Marvin Polinsky		7040 Northmoor Dr
David or Marisa Human	<i>marisahuman</i>	7041 Northmoor Dr
Peter Burgers or Bonita Yoder	<i>Peter Burgers</i>	7044 Northmoor Dr
Patrick Kelly	<i>see attached sheet</i>	7045 Northmoor Dr
Carmen Molina or James C Bowman	<i>James Bowman</i>	7047 Northmoor Dr
Michael or Cathy Reilly	<i>Michael Reilly</i>	7048 Northmoor Dr



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

NAME (PRINTED)	SIGNATURE	ADDRESS
Thomas or Betty Dageforde		7052 Northmoor Dr
DBA Five T Enterprises LLC	see attached sheet	7053 Northmoor Dr



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

Block: 7100 Name of Street: Northmoor Hours restricted: 8 a.m. – 5 p.m. – M-F

NAME (PRINTED)	SIGNATURE	ADDRESS
Kirsten Skogerson		7100 Northmoor Dr
Andrea Lubershane Gardner		7101 Northmoor Dr
Dana Barhard	 Dan Lehocley	7104 Northmoor Dr
Mark or Miriam Adkins		7105 Northmoor Dr
Howard A Shalowitz	see attached sheet	7108 Northmoor Dr
Xia Li or Yang Lin		7111 Northmoor Dr
Daniel Zahm		7112 Northmoor Dr
Eric L or Danielle Schlottman		7117 Northmoor Dr
Mary Kathleen Rice		7118 Northmoor Dr
Nancy E or William R Martin		7122 Northmoor Dr
James Richard Taylor		7123 Northmoor Dr
Patrick Duda	see attached sheet	7126 Northmoor Dr
Sean C Barry		7127 Northmoor Dr
Marianne L Przetak		7131 Northmoor Dr
Manoohar Mofidi or Mina Charepoo		7134 Northmoor Dr
St Louis County Catholic Church Real Estate		7135 Northmoor Dr
Renu Boonob		7138 Northmoor Dr
St Louis County Catholic Church Real Estate		7139 Northmoor Dr
Joseph A or Lisa A Murphy		7142 Northmoor Dr
Jonathan R or Kathleen C Falk		7148 Northmoor Dr



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

NAME (PRINTED)	SIGNATURE	ADDRESS
Joseph F or Jeannine A Dwyer	<i>Jeannine Dwyer</i>	7150 Northmoor Dr
Richard E Finneran	<i>R. Finneran</i>	7154 Northmoor Dr
St Louis County Catholic Church Real Estate	<i>[Signature]</i>	7157 Northmoor Dr
Paul A or Mollie Zolkind	<i>[Signature]</i>	7160 Northmoor Dr
Judith C Sweeney	<i>Judith C. Sweeney</i>	7164 Northmoor Dr

Church/
School

From: Lynn M Valeri lvaleri@mac.com
 Subject: Northmoor Parking Permit Petition signature
 Date: Today at 3:29 PM
 To: dage4de@att.net



Department of Public Works and Parks

6501 Dorian Boulevard University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0934

PETITION FOR RESIDENTIAL PARKING PERMIT

Block 7000 Name of Street Northmoor

Hours restricted 8 a.m. - 5 p.m. - M-F

NAME (PRINTED)	SIGNATURE	ADDRESS
Mark or Lisa Pratzel		7001 Northmoor Dr
Daniel or Jane Keating		7007 Northmoor Dr
Daniel E. Farrow		7015 Northmoor Dr
Trvi or Chana Novack		7019 Northmoor Dr
Douglas H. Brown or Cynthia A. Russell		7023 Northmoor Dr
DBA Northmoor Homes LLC Benjamin or Claire Legrand		7025 Northmoor Dr
Michael or Christi Brandenstein		7029 Northmoor Dr
Mark or Lynn Valeri	<i>Mark Valeri</i>	7030 Northmoor Dr
James or Diane Daly		7032 Northmoor Dr
Paul Kennedy or Julie McMahon		7033 Northmoor Dr
Clayton Cummings		7034 Northmoor Dr
Elaine Carter		7037 Northmoor Dr
Marvin Polinsky		7039 Northmoor Dr
David or Marisa Human		7040 Northmoor Dr
Peter Burgers or Bonita Yoder		7041 Northmoor Dr
Patrick Kelly		7044 Northmoor Dr



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION FOR RESIDENTIAL PARKING PERMIT

Block: 7000 Name of Street: Northmoor Hours restricted: 8 a.m. – 5 p.m. – M-F

NAME (PRINTED)	SIGNATURE	ADDRESS
Mark or Lisa Pratzel		7001 Northmoor Dr
Daniel or Jane Keating		7007 Northmoor Dr
Daniel E. Farrow		7015 Northmoor Dr
Tzvi or Chana Novack		7019 Northmoor Dr
Douglas H. Brown or Cynthia A. Russell		7023 Northmoor Dr
DBA Northmoor Homes LLC		7025 Northmoor Dr
Benjamin or Claire Legrand		7029 Northmoor Dr
Michael or Christi Brandenstein		7030 Northmoor Dr
Mark or Lynn Valeri		7032 Northmoor Dr
James or Diane Daly		7033 Northmoor Dr
Paul Kennedy or Julie McMahon		7034 Northmoor Dr
Clayton Cummings		7037 Northmoor Dr
Elaine Carter		7039 Northmoor Dr
Marvin Polinsky		7040 Northmoor Dr
David or Marisa Human		7041 Northmoor Dr
Peter Burgers or Bonita Yoder		7044 Northmoor Dr
Patrick Kelly		7045 Northmoor Dr
Carmen Molina or James C Bowman		7047 Northmoor Dr
Michael or Cathy Reilly		7048 Northmoor Dr

From: **nick bhambri** nickbhambri@yahoo.com
Subject: signed parking petition
Date: Today at 4:08 PM
To: dage4de@att.net

Please see attached.

Many thanks for taking the lead on this.

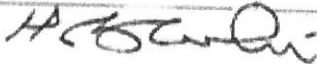
Nick Bhambri
7053 Northmoor

314-616-6177



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 556-8560, Fax: (314) 862-0694

NAME (PRINTED)	SIGNATURE	ADDRESS
Thomas or Betty Dageforde		7052 Northmoor Dr
DBA Five T Enterprises LLC		7053 Northmoor Dr

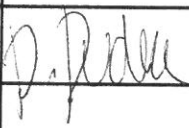


Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

Block: 7100 Name of Street: Northmoor Hours restricted: 8 a.m. – 5 p.m. – M-F

NAME (PRINTED)	SIGNATURE	ADDRESS
Kirsten Skogerson		7100 Northmoor Dr
Andrea Lubershane Gardner		7101 Northmoor Dr
Dana Barhard		7104 Northmoor Dr
Mark or Miriam Adkins		7105 Northmoor Dr
Howard A Shalowitz	<i>Howard A. Shalowitz</i>	7108 Northmoor Dr
Xia Li or Yang Lin		7111 Northmoor Dr
Daniel Zahm		7112 Northmoor Dr
Eric L or Danielle Schlottman		7117 Northmoor Dr
Mary Kathleen Rice		7118 Northmoor Dr
Nancy E or William R Martin		7122 Northmoor Dr
James Richard Taylor		7123 Northmoor Dr
Patrick Duda		7126 Northmoor Dr
Sean C Barry		7127 Northmoor Dr
Marianne L Przetak		7131 Northmoor Dr
Manoohar Mofidi or Mina Charepoo		7134 Northmoor Dr
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Renu Boonoeb		7138 Northmoor Dr
St Louis County Catholic Church Real Estate		7139 Northmoor Dr
Joseph A or Lisa A Murphy		7142 Northmoor Dr
Jonathan R or Kathleen C Falk		7148 Northmoor Dr

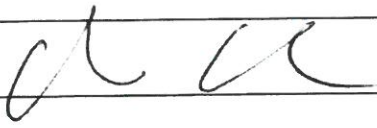
Kirsten Skogerson		7100 Northmoor Dr
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Dana Barhard		7104 Northmoor Dr
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Block: 7100 Name of Street: Northmoor Hours restricted: 8 a.m. – 5 p.m. – M-F

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Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: Code Amendment regarding the Department of Natural Resources land disturbance area requirements

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Department of Natural Resources (DNR) regulates the City's land disturbance requirements regarding stormwater management. At one time DNR required enforcement of a land disturbance permit for construction activities that disturb land greater than 5 acres. In 2003 this was officially reduced from 5 acres to 1 acre in the Code of Federal Regulations Title 40 Part 122. EPA ADMINISTERED PERMIT PROGRAMS: THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. The language specific to this change is as follows:

*40 CFR 122.34(b)(4)(i) The permit must identify the minimum elements and require the development, implementation, and enforcement of a program to reduce pollutants in any storm water runoff to the small MS4 **from construction activities that result in a land disturbance of greater than or equal to one acre. Reduction of storm water discharges from construction activity disturbing less than one acre must be included in the program if that construction activity is part of a larger common plan of development or sale that would disturb one acre or more.** If the Director waives requirements for storm water discharges associated with small construction activity in accordance with §122.26(b)(15)(i), the permittee is not required to develop, implement, and/or enforce a program to reduce pollutant discharges from such sites.*

*40 CFR 122.34(b)(5)(i) The permit must identify the minimum elements and require the development, implementation, and enforcement of a program to address storm water runoff from new development and redevelopment projects that **disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale,** that discharge into the small MS4. The permit must ensure that controls are in place that would prevent or minimize water quality impacts.*

Section 405 of the Municipal Code Subdivisions and Land Development regulations refers to this requirement three times; section 405.140 Grading Permit (On-Site Excavation, and

ELECTRONIC CODE OF FEDERAL REGULATIONS**e-CFR data is current as of August 1, 2017**

Title 40 → Chapter I → Subchapter D → Part 122 → Subpart B → §122.34

Title 40: Protection of Environment

PART 122—EPA ADMINISTERED PERMIT PROGRAMS: THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM**Subpart B—Permit Application and Special NPDES Program Requirements****§122.34 Permit requirements for regulated small MS4 permits.**

(a) *General requirements.* For any permit issued to a regulated small MS4, the NPDES permitting authority must include permit terms and conditions to reduce the discharge of pollutants from the MS4 to the maximum extent practicable (MEP), to protect water quality, and to satisfy the appropriate water quality requirements of the Clean Water Act. Terms and conditions that satisfy the requirements of this section must be expressed in clear, specific, and measurable terms. Such terms and conditions may include narrative, numeric, or other types of requirements (e.g., implementation of specific tasks or best management practices (BMPs), BMP design requirements, performance requirements, adaptive management requirements, schedules for implementation and maintenance, and frequency of actions).

(1) For permits providing coverage to any small MS4s for the first time, the NPDES permitting authority may specify a time period of up to 5 years from the date of permit issuance for the permittee to fully comply with the conditions of the permit and to implement necessary BMPs.

(2) For each successive permit, the NPDES permitting authority must include terms and conditions that meet the requirements of this section based on its evaluation of the current permit requirements, record of permittee compliance and program implementation progress, current water quality conditions, and other relevant information.

(b) *Minimum control measures.* The permit must include requirements that ensure the permittee implements, or continues to implement, the minimum control measures in paragraphs (b)(1) through (6) of this section during the permit term. The permit must also require a written storm water management program document or documents that, at a minimum, describes in detail how the permittee intends to comply with the permit's requirements for each minimum control measure.

(1) *Public education and outreach on storm water impacts.* (i) The permit must identify the minimum elements and require implementation of a public education program to distribute educational materials to the community or conduct equivalent outreach activities about the impacts of storm water discharges on water bodies and the steps that the public can take to reduce pollutants in storm water runoff.

(ii) Guidance for NPDES permitting authorities and regulated small MS4s: The permittee may use storm water educational materials provided by the State, Tribe, EPA, environmental, public interest or trade organizations, or other MS4s. The public education program should inform individuals and households about the steps they can take to reduce storm water pollution, such as ensuring proper septic system maintenance, ensuring the proper use and disposal of landscape and garden chemicals including fertilizers and pesticides, protecting and restoring riparian vegetation, and properly disposing of used motor oil or household hazardous wastes. EPA recommends that the program inform individuals and groups how to become involved in local stream and beach restoration activities as well as activities that are coordinated by youth service and conservation corps or other citizen groups. EPA recommends that the permit require the permittee to tailor the public education program, using a mix of locally appropriate strategies, to target specific audiences and communities. Examples of strategies include distributing brochures or fact sheets, sponsoring speaking engagements before community groups, providing public service announcements, implementing educational programs targeted at school age children, and conducting community-based projects such as storm drain stenciling, and watershed and beach cleanups. In addition, EPA recommends that the permit require that some of the materials or outreach programs be directed toward targeted groups of commercial, industrial, and institutional entities likely to have significant storm water impacts. For example, providing information to restaurants on the impact of grease clogging storm drains and to garages on the impact of oil discharges. The permit should encourage the permittee to tailor the outreach program to address the viewpoints and concerns of all communities, particularly minority and disadvantaged communities, as well as any special concerns relating to children.

(2) *Public involvement/participation.* (i) The permit must identify the minimum elements and require implementation of a public involvement/participation program that complies with State, Tribal, and local public notice requirements.

(ii) Guidance for NPDES permitting authorities and regulated small MS4s: EPA recommends that the permit include provisions addressing the need for the public to be included in developing, implementing, and reviewing the storm water management program and that the public participation process should make efforts to reach out and engage all economic and ethnic groups. Opportunities for members of the public to participate in program development and implementation include serving as citizen representatives on a local storm water management panel, attending public hearings, working as citizen volunteers to educate other individuals about the program, assisting in program coordination with other pre-existing programs, or participating in volunteer monitoring efforts. (Citizens should obtain approval where necessary for lawful access to monitoring sites.)

(3) *Illicit discharge detection and elimination.* (i) The permit must identify the minimum elements and require the development, implementation, and enforcement of a program to detect and eliminate illicit discharges (as defined at §122.26(b)(2)) into the small MS4. At a minimum, the permit must require the permittee to:

(A) Develop, if not already completed, a storm sewer system map, showing the location of all outfalls and the names and location of all waters of the United States that receive discharges from those outfalls;

(B) To the extent allowable under State, Tribal or local law, effectively prohibit, through ordinance, or other regulatory mechanism, non-storm water discharges into the storm sewer system and implement appropriate enforcement procedures and actions;

(C) Develop and implement a plan to detect and address non-storm water discharges, including illegal dumping, to the system; and

(D) Inform public employees, businesses, and the general public of hazards associated with illegal discharges and improper disposal of waste.

(ii) The permit must also require the permittee to address the following categories of non-storm water discharges or flows (*i.e.*, illicit discharges) only if the permittee identifies them as a significant contributor of pollutants to the small MS4: Water line flushing, landscape irrigation, diverted stream flows, rising ground waters, uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(b)(20)), uncontaminated pumped ground water, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, water from crawl space pumps, footing drains, lawn watering, individual residential car washing, flows from riparian habitats and wetlands, dechlorinated swimming pool discharges, and street wash water (discharges or flows from firefighting activities are excluded from the effective prohibition against non-storm water and need only be addressed where they are identified as significant sources of pollutants to waters of the United States).

(iii) Guidance for NPDES permitting authorities and regulated small MS4s: EPA recommends that the permit require the plan to detect and address illicit discharges include the following four components: Procedures for locating priority areas likely to have illicit discharges; procedures for tracing the source of an illicit discharge; procedures for removing the source of the discharge; and procedures for program evaluation and assessment. EPA recommends that the permit require the permittee to visually screen outfalls during dry weather and conduct field tests of selected pollutants as part of the procedures for locating priority areas. Illicit discharge education actions may include storm drain stenciling, a program to promote, publicize, and facilitate public reporting of illicit connections or discharges, and distribution of outreach materials.

(4) *Construction site storm water runoff control.* (i) The permit must identify the minimum elements and require the development, implementation, and enforcement of a program to reduce pollutants in any storm water runoff to the small MS4 from construction activities that result in a land disturbance of greater than or equal to one acre. Reduction of storm water discharges from construction activity disturbing less than one acre must be included in the program if that construction activity is part of a larger common plan of development or sale that would disturb one acre or more. If the Director waives requirements for storm water discharges associated with small construction activity in accordance with §122.26(b)(15)(i), the permittee is not required to develop, implement, and/or enforce a program to reduce pollutant discharges from such sites. At a minimum, the permit must require the permittee to develop and implement:

(A) An ordinance or other regulatory mechanism to require erosion and sediment controls, as well as sanctions to ensure compliance, to the extent allowable under State, Tribal, or local law;

(B) Requirements for construction site operators to implement appropriate erosion and sediment control best management practices;

(C) Requirements for construction site operators to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality;

(D) Procedures for site plan review which incorporate consideration of potential water quality impacts;

(E) Procedures for receipt and consideration of information submitted by the public, and

(F) Procedures for site inspection and enforcement of control measures.

(ii) Guidance for NPDES permitting authorities and regulated small MS4s: Examples of sanctions to ensure compliance include non-monetary penalties, fines, bonding requirements and/or permit denials for non-compliance. EPA recommends that the procedures for site plan review include the review of individual pre-construction site plans to ensure consistency with local sediment and erosion control requirements. Procedures for site inspections and enforcement of control measures could include steps to identify priority sites for inspection and enforcement based on the nature of the construction activity, topography, and the characteristics of soils and receiving water quality. EPA also recommends that the permit require the permittee to provide appropriate educational and training measures for construction site operators, and require storm water pollution prevention plans for construction sites within the MS4's jurisdiction that discharge into the system. See §122.44(s) (NPDES permitting authorities' option to incorporate qualifying State, Tribal and local erosion and sediment control programs into NPDES permits for storm water discharges from construction sites). Also see §122.35(b) (The NPDES permitting authority may recognize that another government entity, including the NPDES permitting authority, may be responsible for implementing one or more of the minimum measures on the permittee's behalf).

(5) *Post-construction storm water management in new development and redevelopment.* (i) The permit must identify the minimum elements and require the development, implementation, and enforcement of a program to address storm water runoff from new development and redevelopment projects that disturb **greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale,** that discharge into the small MS4. The permit must ensure that controls are in place that would prevent or minimize water quality impacts. At a minimum, the permit must require the permittee to:

(A) Develop and implement strategies which include a combination of structural and/or non-structural best management practices (BMPs) appropriate for the community;

(B) Use an ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects to the extent allowable under State, Tribal or local law; and

(C) Ensure adequate long-term operation and maintenance of BMPs.

(ii) Guidance for NPDES permitting authorities and regulated small MS4s: If water quality impacts are considered from the beginning stages of a project, new development and potentially redevelopment provide more opportunities for water quality protection. EPA recommends that the permit ensure that BMPs included in the program: Be appropriate for the local community; minimize water quality impacts; and attempt to maintain pre-development runoff conditions. EPA encourages the permittee to participate in locally-based watershed planning efforts which attempt to involve a diverse group of stakeholders including interested citizens. When developing a program that is consistent with this measure's intent, EPA recommends that the permit require the permittee to adopt a planning process that identifies the municipality's program goals (e.g., minimize water quality impacts resulting from post-construction runoff from new development and redevelopment), implementation strategies (e.g., adopt a combination of structural and/or non-structural BMPs), operation and maintenance policies and procedures, and enforcement procedures. In developing the program, the permit should also require the permittee to assess existing ordinances, policies, programs and studies that address storm water runoff quality. In addition to assessing these existing documents and programs, the permit should require the permittee to provide opportunities to the public to participate in the development of the program. Non-structural BMPs are preventative actions that involve management and source controls such as: Policies and ordinances that provide requirements and standards to direct growth to identified areas, protect sensitive areas such as wetlands and riparian areas, maintain and/or increase open space (including a dedicated funding source for open space acquisition), provide buffers along sensitive water bodies, minimize impervious surfaces, and minimize disturbance of soils and vegetation; policies or ordinances that encourage infill development in higher density urban areas, and areas with existing infrastructure; education programs for developers and the public about project designs that minimize water quality impacts; and measures such as minimization of percent impervious area after development and minimization of directly connected impervious areas. Structural BMPs include: Storage practices such as wet ponds and extended-detention outlet structures; filtration practices such as grassed swales, sand filters and filter strips; and infiltration practices such as infiltration basins and infiltration trenches. EPA recommends that the permit ensure the appropriate implementation of the structural BMPs by considering some or all of the following: Pre-construction review of BMP designs; inspections during construction to verify BMPs are built as designed; post-construction inspection and maintenance of BMPs; and penalty provisions for the noncompliance with design, construction or operation and maintenance. Storm water technologies are constantly being improved, and EPA recommends that the permit requirements be responsive to these changes, developments or improvements in control technologies.

(6) *Pollution prevention/good housekeeping for municipal operations.* (i) The permit must identify the minimum elements and require the development and implementation of an operation and maintenance program that includes a training component and has the ultimate goal of preventing or reducing pollutant runoff from municipal operations. Using training materials that are available from EPA, the State, Tribe, or other organizations, the program must include employee training to prevent and reduce storm water pollution from activities such as park and open space maintenance, fleet and building maintenance, new construction and land disturbances, and storm water system maintenance.

(ii) Guidance for NPDES permitting authorities and regulated small MS4s: EPA recommends that the permit address the following: Maintenance activities, maintenance schedules, and long-term inspection procedures for structural and non-structural storm water controls to reduce floatables and other pollutants discharged from the separate storm sewers;

controls for reducing or eliminating the discharge of pollutants from streets, roads, highways, municipal parking lots, maintenance and storage yards, fleet or maintenance shops with outdoor storage areas, salt/sand storage locations and snow disposal areas operated by the permittee, and waste transfer stations; procedures for properly disposing of waste removed from the separate storm sewers and areas listed above (such as dredge spoil, accumulated sediments, floatables, and other debris); and ways to ensure that new flood management projects assess the impacts on water quality and examine existing projects for incorporating additional water quality protection devices or practices. Operation and maintenance should be an integral component of all storm water management programs. This measure is intended to improve the efficiency of these programs and require new programs where necessary. Properly developed and implemented operation and maintenance programs reduce the risk of water quality problems.

(c) *Other applicable requirements.* As appropriate, the permit will include:

(1) More stringent terms and conditions, including permit requirements that modify, or are in addition to, the minimum control measures based on an approved total maximum daily load (TMDL) or equivalent analysis, or where the Director determines such terms and conditions are needed to protect water quality.

(2) Other applicable NPDES permit requirements, standards and conditions established in the individual or general permit, developed consistent with the provisions of §§122.41 through 122.49.

(d) *Evaluation and assessment requirements*—(1) *Evaluation.* The permit must require the permittee to evaluate compliance with the terms and conditions of the permit, including the effectiveness of the components of its storm water management program, and the status of achieving the measurable requirements in the permit.

NOTE TO PARAGRAPH (D)(1): The NPDES permitting authority may determine monitoring requirements for the permittee in accordance with State/Tribal monitoring plans appropriate to the watershed. Participation in a group monitoring program is encouraged.

(2) *Recordkeeping.* The permit must require that the permittee keep records required by the NPDES permit for at least 3 years and submit such records to the NPDES permitting authority when specifically asked to do so. The permit must require the permittee to make records, including a written description of the storm water management program, available to the public at reasonable times during regular business hours (see §122.7 for confidentiality provision). (The permittee may assess a reasonable charge for copying. The permit may allow the permittee to require a member of the public to provide advance notice.)

(3) *Reporting.* Unless the permittee is relying on another entity to satisfy its NPDES permit obligations under §122.35(a), the permittee must submit annual reports to the NPDES permitting authority for its first permit term. For subsequent permit terms, the permittee must submit reports in year two and four unless the NPDES permitting authority requires more frequent reports. As of December 21, 2020 all reports submitted in compliance with this section must be submitted electronically by the owner, operator, or the duly authorized representative of the small MS4 to the NPDES permitting authority or initial recipient, as defined in 40 CFR 127.2(b), in compliance with this section and 40 CFR part 3 (including, in all cases, subpart D to part 3), §122.22, and 40 CFR part 127. Part 127 is not intended to undo existing requirements for electronic reporting. Prior to this date, and independent of part 127, the owner, operator, or the duly authorized representative of the small MS4 may be required to report electronically if specified by a particular permit or if required to do so by state law. The report must include:

(i) The status of compliance with permit terms and conditions;

(ii) Results of information collected and analyzed, including monitoring data, if any, during the reporting period;

(iii) A summary of the storm water activities the permittee proposes to undertake to comply with the permit during the next reporting cycle;

(iv) Any changes made during the reporting period to the permittee's storm water management program; and

(v) Notice that the permittee is relying on another governmental entity to satisfy some of the permit obligations (if applicable), consistent with §122.35(a).

(e) *Qualifying local program.* If an existing qualifying local program requires the permittee to implement one or more of the minimum control measures of paragraph (b) of this section, the NPDES permitting authority may include conditions in the NPDES permit that direct the permittee to follow that qualifying program's requirements rather than the requirements of paragraph (b). A qualifying local program is a local, State or Tribal municipal storm water management program that imposes, at a minimum, the relevant requirements of paragraph (b).

[81 FR 89349, Dec. 9, 2016]]

[Need assistance?](#)

Filling), section 405.280. Improvement Plan Submittal Requirements, Item; and section 405.510 Site Grading and Erosion Control. These three sections need to be amended to reflect the updated minimum area requirements by DNR.

RECOMMENDATION:

Staff recommends the approval of an ordinance amending the Subdivisions and Land Development Regulations Code Chapter 405.

ATTACHMENTS:

- Code of Federal Regulations Section 122.34
- Draft Ordinance

INTRODUCED BY:

DATE: _____

BILL NO. 9335

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 405, SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, TO REVISE LAND DISTURBANCE TOTAL AREA REGULATIONS AS PROVIDED HEREIN

BE IT ORDAINED BY THE COUNCIL OF THE City of University City, MISSOURI, AS FOLLOWS:

Section 1. Sections 405.140, 405.280, and 405.510 of Chapter 405, Subdivision and Land Development Regulations, of the University City Municipal Code are amended as provided herein. Language to be deleted from the Code is represented as ~~stricken through~~; language to be added to the Code is **emphasized**. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance is represented by an ellipsis and remains in full force and effect.

Section 2. Section 405.140 of the University City Municipal Code is hereby amended to replace five (5) acres with one (1) acre of land that constitutes the need for a DNR Land Disturbance Permit, as follows:

405.140. Grading Permit (On-Site Excavation and Filling), Item C., DNR Land Disturbance Permit. If construction activities disturb land or entails the grading of an area that is ~~five (5) acres~~ **one (1) acre** or greater, **or if that construction activity is part of a larger common plan of development or sale that would disturb one acre or greater,** a land disturbance permit shall be obtained from the Missouri Department of Natural Resources. Under such circumstances, no grading permit or improvement construction permit shall be issued by the Director of Public Works and Parks until the applicant for either permit provides evidence of the DNR land disturbance permit.

* * *

Section 3. Section 405.280 of the University City Municipal Code is hereby amended to replace five (5) acres with one (1) acre of land that constitutes the need for a DNR Land Disturbance Permit, as follows:

405.280. Improvement Plan Submittal Requirements, Item C4d., DNR land disturbance permit required. If construction activities disturb land or entail the grading of an area that is ~~five (5) acres~~ **one (1) acre** or greater, **or if that construction activity is part of a larger common plan of development or sale that would disturb one acre or greater,** a land disturbance permit shall be obtained from the Missouri Department of Natural Resources (see Section 405.140).

* * *

Section 4. Section 405.510 of the University City Municipal Code is hereby amended to replace five (5) acres with one (1) acre of land that constitutes the need for a DNR Land Disturbance Permit, as follows:

405.510. Site Grading and Erosion Control, Item A3., Erosion/siltation control.

Every subdivision or land development shall make adequate provisions to minimize and control both short-term and long-term erosion and siltation in accordance with the requirements of this Section and any storm drainage control requirements of MSD. The Director of Public Works and Parks shall establish specific standards to ensure the compliance with the intent of these erosion and siltation control requirements. The Director of Public Works and Parks may require modifications or additions to the erosion control plans should the proposed measures not adequately control erosion and siltation. If construction activities disturb land or entail the grading of an area that is five (5) acres **one (1) acre** or greater, **or if that construction activity is part of a larger common plan of development or sale that would disturb one acre or greater**, a land disturbance permit shall be obtained from the Missouri Department of Natural Resources (see Section 405.140(C)).

* * *

Section 6. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of the sections revised by this amendment nor bar the prosecution for any such violation.

Section 7. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED THIS _____ day of _____ 2017.

MAYOR

ATTEST:

INTERIM CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY



Council Agenda Item Cover

MEETING DATE: October 9, 2017

AGENDA ITEM TITLE: Prohibit parking in front of 7346 Forsyth Blvd.

AGENDA SECTION: New Business

CAN THIS ITEM BE RESCHEDULED? : Yes

BACKGROUND REVIEW:

The Traffic Commissioners received a traffic request to prohibit parking in front of 7346 Forsyth Boulevard at the September 13, 2017 Traffic Commission meeting from the Home Owner Association of the condo. The resident submitted supporting information of the driveway being blocked on several instances, because drivers park either at the edge of the driveway or partially in front of the driveway. The requestors asked that the existing "No Parking" be extended to make sure the driveway has clearance consistently. The Traffic Commission recommended that the City Council approve the request.

RECOMMENDATION:

It is the recommendation of the Public Works and Parks Department that the attached ordinance be approved to establish a parking prohibited zone in front of 7346 Forsyth Blvd. pursuant to the above referenced traffic request.

ATTACHMENTS:

1. Bill amending section 355.100 – Parking in Prohibited or Restricted Zone
2. Traffic Commission Staff Report

INTRODUCED BY:

DATE:

BILL NO: 9336

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE III OF THE TRAFFIC CODE, TO REVISE TRAFFIC REGULATION AS PROVIDED HEREIN.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Schedule III of the Traffic Code, of the University City Municipal Code is amended as provided herein. Language to be added to the Code is represented as highlighted. This Ordinance contemplates no revisions to the Code other than those so designated; any language or provisions from the Code omitted from this Ordinance is represented by an ellipsis and remains in full force and effect.

Section 2. Schedule III – Table III-E of the University City Municipal Code is hereby amended to add Forsyth Boulevard: Southside thereof starting from the southeastern corner of Del-lin Dr. intersection easterly fifty five (55) feet where the City has designated as a “No Parking Zone”, to be edited to the Traffic Code as the “Schedule” – Schedule III.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of the sections revised by this amendment nor bar the prosecution for any such violation.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished in accordance with the provisions of the University City Municipal Code.

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

PASSED THIS _____ day of _____ 2017

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

DRAFT

STAFF REPORT

MEETING DATE: September 13, 2017
APPLICANT: Debrah Pohlmann HOA – 7346 Forsyth Boulevard #5
Location: 7346 Forsyth Boulevard – Between Big Bend Blvd and Asbury Ave
Request: Relocation of “No Parking” Sign
Attachments: Traffic Request Form

Existing Conditions:

7346 Forsyth Blvd.



At this location residents that live in the condo experience difficulty entering and exiting the driveway because cars will park in front of it blocking it from use. (See photo from Miss Pohlmann)

Request

Move the current “No Parking” Sign to the east of the driveway as indicated above including at least one car length to allow for sight distance.

Conclusion/Recommendation:

City staff recommends that the Traffic Commission approve this request with recognition of the “No Parking” ordinance already in place but is not completely working for the tenants of the building.