



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Heman Park Community Center
975 Pennsylvania Ave., University City, MO 63130
6:30 pm; Wednesday, July 24, 2019

- 1. Roll Call**
- 2. Approval of Minutes – April 24, 2019 Plan Commission meeting**
- 3. Public Hearings**
 - a. **Conditional Use Permit – PC 19-03**
Applicant: Canine Corner LLC – (Aynsley Wolters)
Request: Approval for a Conditional Use Permit to establish and operate a dog daycare and boarding facility.
Address: 7404 Bland Drive
(VOTE REQUIRED – TO OCCUR DURING NEW BUSINESS)
- 4. Old Business - None**
- 5. New Business**
 - a. **Conditional Use Permit – PC 19-03**
Applicant: Canine Corner LLC – (Aynsley Wolters)
Request: Approval for a Conditional Use Permit to establish and operate a dog daycare and boarding facility.
Address: 7404 Bland Drive
(VOTE REQUIRED)
- 6. Other Business**
 - a) Comprehensive Plan – Request For Proposal Discussion
 - b) Infill Review Board Committee Discussion - Appointments
- 7. Adjournment**

PLAN COMMISSION

Heman Park Community Center
975 Pennsylvania Ave., University City, MO 63130
6:30 pm; Wednesday, April 24, 2019

The Plan Commission held their regular meeting at Heman Park Community Center located at 975 Pennsylvania Avenue, University city, Missouri on Wednesday, February 27, 2019. The meeting commenced at 6:35pm and concluded at 7:46pm.

1. Roll Call

Voting Members Present

Judith Gainer
Cirri Moran – Chair
Margaret Holly
Cynthia Head
Ellen Hartz

Voting Members Absent

Michael Miller

Non-Voting Council Liaison

Paulette Carr

Staff Present

Gregory Rose, City Manager
John Mulligan, City Attorney
Clifford Cross, Director of Planning and Development

Public Present

M. Schneider

2. Approval of Minutes - February – 27, 2019 Plan Commission Meeting

Motion was made by Commissioner Holly to approve the February 27, 2019 Plan Commission minutes. The motion was seconded by Commissioner Hartz. The motion carried unanimously.

3. New Business

- a. **Text Amendment** – Amendment to the Zoning Code Sections 400.030, 400.510, 400.570, 400.620, 400.630 and adding Division 15 to Article V of chapter 400 Relating to Medical Marijuana.
VOTE REQUESTED

Mr. Cross explained the proposed text amendments within a power point presentation to the Planning Commission. He provided a quick summary of the intent of the changes. Mr. Cross went thru various slides that identified the adoption of legislation to regulate medical marijuana, state responsibilities associated with medical marijuana, our role in locating the various medical marijuana uses as well as the amendments associated with the specific zoning ordinance text amendments staff was proposing.

Council Member Carr requested that staff consider an expanded notice distance requirement be utilized when notifying property owners to ensure all potentially affected neighbors be notified.

Chairperson Moran requested a clarification of how the definition pertaining to a church, school, daycare, that cater to children, would be regulated? Mr. Cross indicated that per the current proposal staff would interpret the regulations based upon the strict definitions pertaining to churches, schools, etc.

Chairperson Moran voiced a concern pertaining to the mixed residential uses that are located along the loop. Her specific concern was since various buildings, in the loop, contained residential dwellings would that prohibit a medical marijuana dispensary because it would violate the 150 foot zoning buffer requirement? Mr. Cross indicated that the buffer pertained to the underlying zoning and not based upon the specific use. He further indicated the use would only be a factor in allowing the medical marijuana business to locate within that particular dwelling. Commission Member Head also requested a clarification of the buffer interpretation of Section 400.1495(6) and if you could put a medical marijuana use within the same building that contained a residential unit? Mr. Cross indicated, that based upon his interpretation of the International Code Council regulations, the inclusion of a medical marijuana use within a mixed use building would be permitted based upon the separation of occupancy classifications.

Mr. Cross further expanded upon the regulations pertaining to the use of medical marijuana cultivation centers, manufacturing centers and testing centers. He specifically, indicated that the opportunity for these uses would only be within the General Commercial and Industrial Commercial Districts upon the issuance of a Conditional Use Permit. Mr. Cross further expanded upon the amendment and that the supplementary regulations would further regulate hours of operation, indoor operations only, etc.

Commission Member Hartz voiced a concern in regulating content associated with the signage and would it violate a businesses freedom of speech? Mr. Cross indicated because it would be an agreed upon condition, associated with the use request, he believed it would not.

Council Member Carr had a question as to whether or not a patient who grows plants, within their property, could grow them outside? Mr. Cross indicated that they could not per the state regulations pertaining to qualifying patients or caregivers. She further questioned if the City would be responsible for patient compliance pertaining to the state regulations? Mr. Cross indicated it was his understanding that the state would be responsible. Commission Member Holly questioned who would further regulate the patients who visit a dispensary? Mr. Cross indicated the operations associated with each dispensary would be regulated by the state. He did indicate that he believed we could potentially have another layer of regulation via our business license regulations.

Commission Member Holly stated her interpretation of Amendment II and that it specifically pertains to medical marijuana and not recreational. She further indicated that it should be our goal to not hinder or have excessive regulations pertaining to medical marijuana uses. Additionally, she questioned how businesses could operate and accept payment because of federal guidelines? Mr. Cross indicated it was his understanding that financial institutions are becoming more accommodating to accept alternate forms of payment and removing the cash only business transactions. City Manager Rose indicated he believed we are restructuring the policy because 1) we wanted to allow for a location for these business to operate because it could be illegal to prohibit them and 2) the conditional use permit could be utilized to allow for a better evaluation of the impact that these uses may have on the neighborhoods. Attorney Mulligan further supported Mr. Rose's position that we could not prohibit medical marijuana uses. He further indicated that this amendment further relaxed the state guidelines in terms of location, buffering, etc. Additionally, Mr. Mulligan indicated that the conditional use permit process allowed for the opportunity to fine tune each particular request, via conditions, that can be associated with the conditional use permit.

Chairperson Moran asked if we were ready to vote and if there were any other questions. Commission Member Holly made a motion to recommend approval of the amendment, Commission Member Hartz seconded. Commission Member Gainer questioned if we wanted to further restrict the locations next to businesses that cater to children. Mr. Cross indicated that the amendment, as presented, would only restrict locations based upon businesses that are licensed to cater to children. Chairperson Moran further stated that the conditional use permit process would allow an additional opportunity to further notify businesses that cater to children. The discussion was closed and a unanimous vote to recommend approval of the text amendment as proposed.

4. Other Business

a. Election Of Officers

Commission Member Head made a motion to re-elect the officers as they were. Commission Member Gainer seconded the motion which passed by a unanimous vote.

Chairperson Moran identified the elected officials as
1) Moran-Chair 2) Miller –Vice Chair & 3) Holly –Alternate.

5. Reports

a. Council Liaison Report

Council Member Carr reported that the prior proposed parking text amendment passed and thanked the commission for their hard work. She further advised that Council Member Cusick is seeking an appointment for the Planning Commission.

b. Staff Report

Mr. Cross provided the commission an update on the status of the Comprehensive Plan. Mr. Cross indicated that staff has started the process of seeking a consultant to assist in the development of the plan. He further indicated that there would be an upcoming joint study session with the Mayor and Council. Chairperson Moran further stressed the existence of a sub-committee for the comprehensive plan and that the Planning Commission needs to be fully involved throughout the process.

c. Other Discussion

The commission and staff touched on the proposed “Better Together”.

6. Adjournment

The meeting was adjourned at 7:46pm.



Department of Community Development

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

STAFF REPORT

MEETING DATE: July 24, 2019

FILE NUMBER: PC 19-03 (PC 19-05360)

COUNCIL DISTRICT: 1

Location: 7404 Bland Drive

Applicant: Canine Corner LLC – (Aynsley Wolters)

Property Owner: George and Therese Purviance

Request: Conditional Use Permit (C.U.P.) for a proposed dog daycare and boarding facility.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Attachment A Denial

ATTACHMENTS:

- A. Conditions of Approval
- B. Application Documents & Site Plan Drawings

Existing Zoning: "GC" – General Commercial

Existing Land Use: Vacant Building

Proposed Zoning: No change – "GC" District

Proposed Land Use: No change – Mixed Use/Transient Oriented Dev. (TOD)

Surrounding Zoning and Current Land Use:

North: GC, PD-M: Commercial, Planned Development (Mixed Use/TOD – FLU)

East: GC: Commercial (Mixed Use/TOD – FLU)

South: SR, LR: Single Family Residential, Limited Residential (Single-Family –FLU)

West: LR: Limited Residential, Parkway Exit (County Road) (NA-FLU)

Existing Property

The existing building at 7404 Bland is a vacant commercial space formerly occupied by a graphic art/design firm. The parcel is approximately 0.11 acres, with a yard and some screening on the north and west sides of the property where it borders with one property zoned SR and one zoned LR. The north and east sides of the property border an existing BP service station zoned GC, and to the west is the exit ramp from Forest Park Parkway. Parking for several vehicles is proposed in a 30' X 30' driveway on Bland. The applicant says no street parking will be needed. Bland runs one way to the north, so the site is accessible either by Forest Park Parkway or coming from Northmoor.

Applicant's Request

The applicant is requesting a Conditional Use Permit for a dog daycare and boarding facility. The proposed use is listed as a conditional use in the General Commercial (GC) District by section 400.510, 4: Animal boarding facilities.

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Other Processes

Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis

The potential external impacts of a pet boarding facility are noise, parking, and traffic concerns. The first is difficult to determine. The application states that no more than seven dogs will be in the yard at any given time. The yard is about 80 feet from the nearest home (and abuts one residential yard in the rear). With a six foot privacy fence at this distance will the barking be a nuisance in the neighborhood? The proximity to Forest Park Parkway as well as Forsyth and a busy service station should be taken into consideration in terms of noise levels.

The second potential issue is parking. The driveway is 30 feet wide and therefore meets the standards for a pet boarding facility: a minimum of three spaces and one space per 400 square feet of the facility. In this case, the building is approximately 1050 square feet, thus requiring the minimum 3 spaces. Spaces at a 90 degree angle to the street must be a minimum 10 feet wide and 19 feet deep (see section 400.2020 of University City code).

The parking issue is related to traffic concerns. There are two ways to access the location; because Bland is one-way running into Forsyth, customers and staff would need to either exit off of Forest Park Parkway or drive on Northmoor to reach the facility. Given that the business will be based mostly on drop-off and pick-up (morning and evening generally), it is expected that two “rushes” will occur each day. During these times, several cars may be picking up their pets at once. There is street parking on Bland, but assuming that some customers will pull in front of facility or even pull into the driveway, and given the short exit ramp with low visibility coming off of Forest Park Parkway, this situation could cause a traffic hazard to customers and travelers exiting off of the Parkway. Furthermore, the addition of a number of cars cutting through on Northmoor to reach the facility could have a significant impact to the neighborhood on this residential street.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

Public Involvement

A public hearing at a regular Plan Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 200 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Plan Commission meeting.

Review Criteria

When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts; and

7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:

- a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;
- b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;
- c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
- d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
- e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
- f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
- g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)

The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article **VII** of this Chapter

Staff Recommendation

Based on the preceding considerations, staff is of the opinion that the proposed use of this property would significantly alter traffic on Northmoor and Bland Drive at the pick-up and drop-off hours for up to 30 pet owners. The noise from the outdoor space would potentially impact a small number of home owners on Northmoor. The Traffic Commission should be consulted to make a further study of potential effects, and the applicant would need to prove to neighbors that the sound, traffic safety concerns are unwarranted.

Staff recommends denial of this Conditional Use Permit or further findings of fact to clarify impacts and mitigation strategies.



Plan Commission

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NOTICE OF PUBLIC HEARING

Case # PC 19-03

The Plan Commission of the City of University City, Missouri will hold a public hearing on **Wednesday, July 24, 2019 at 6:30 pm** in the Heman Park Community Center, 975 Pennsylvania Avenue, University City, Missouri 63130, to consider the application of **Canine Corner, LLC**, for a Conditional Use Permit for the establishment and operation of a Dog Daycare & Boarding facility at 7404 Bland Drive. For persons with disabilities who require special arrangements to attend, or if you have any questions, please contact Adam Brown at 314-505-8522. All interested parties are invited to attend.



From: [JoeErker.](#)
To: [Clifford Cross](#)
Cc: halesforucity@gmail.com; [Steve McMahon](#); [Adam Brown](#)
Subject: Canine Corner LLC Conditional Use Permit - 7404 Bland Drive
Date: Monday, July 15, 2019 4:00:50 PM

Cliff Cross
City of University City Planning Commission

Mr. Cross,

As a 30+ year Northmoor resident and owner of two properties (7315 Northmoor and 7303 Northmoor) in the neighborhood of the proposed dog daycare and boarding facility, I wish to voice my strong opposition to granting a Conditional Use Permit to the applicant.

While there are many reasons I oppose such a facility, I'll focus on just a few;

Noise.

Odors.

Traffic/parking/safety.

Please imagine that your own back yard backed up to another back yard that contained seven dogs from 7 AM to 9 PM. There are three homes that either touch, or are within a few feet of the applicant's property line. The vacant lot to the south will hardly serve as a buffer for the home to the south from the noise of seven dogs outside on that very small back yard and an additional 23 dogs inside that small house. In the Application for Conditional Use Permit form, the applicant claims that *"my dogs are well trained and do not bark while out in the play yard"*. The applicant is going to be boarding other people's dogs. The applicant cannot possibly know the barking proclivity of these dogs. I Googled how far a barking dog could be heard. While it certainly depends on a variety of factors, it can be heard about a block away.... and, that's just one dog! The noise impact on the entire block with up to 30 dogs residing there will be severe. Of course, the impact on the quality of life and, ultimately, the value of nearby homes will be severe.

Have you ever lived next door to folks with a dog that uses the back yard to "do his business"? It doesn't take long, on a warm day, for the odors to really disrupt your back yard enjoyment. Imagine 30 dogs rotating throughout the day in your next door neighbor's very small yard. Very unpleasant thought. Please don't let that become a reality.

I'm sure you are aware of the problematic traffic situation for the applicant's address. Because of the one way restriction on Bland, customers will need to circle around going south on Del-Lin, west on Northmoor and north to 7404 Bland. There is a potential of 60 additional trips through our neighborhood by non-residence every day to drop off and pick up their dogs. And, that includes weekends. What a very bad idea to have such a business at that location. Once the customer arrives at the location, where will they realistically park. The driveway, while large, can only accommodate 3 cars (6 if you block the front cars). Many of the customers will be arriving before and after work, causing a potential logjam. With the possibility of 60 arrivals/pick ups a day, many of those customers will have to park in the Northmoor neighborhood and along Bland. The parking will be bad enough. Imagine if one of the dogs gets loose on the walk down to daycare! Loose dogs pose a serious threat to the kids, adults and other dogs in the neighborhood. (I believe there are about eight babies and toddlers

currently living on the stretch of Northmoor between Del-Lin and Bland.)

The applicant claims that *"Canine Corner Dog Daycare & Boarding will NOT negatively impact neighbors because it does not have any affect on traffic, public health, safety or welfare of any neighbors"*. I believe I have easily contradicted their claims.

I am aware that this property is zoned commercial. However, a commercial enterprise that has such a profound, negative effect on our residential neighborhood does not belong.

Please do what you can to deny the Application for Conditional Use Permit for Canine Corner, LLC at 7404 Bland Drive.

Sorry for the long email. Feel free to call me to discuss.

Respectfully,
Joe Erker
7315 Northmoor Drive
314-440-2225

From: [George Purviance](#)
To: [Steve McMahon](#); halesforucity@gmail.com
Cc: [Adam Brown](#); [Clifford Cross](#)
Subject: Canine Corner, LLC for 7404 Bland Drive
Date: Wednesday, July 17, 2019 8:20:44 PM

Dear University City, Council-members,

The Canine Corner concept is an innovative solution for many homeowners and working neighbors in the University City and Clayton area. Ansley Wolters has the experience and professionalism to provide a safe loving place to care for our pet dogs while we tend to personal matters. The Bland building is located at the intersection of Forsyth Blvd. and the Forest Parkway exit ramp. The Building was originally a home. When the Forest Park Parkway was developed, the Forsyth Exit ramp caused the home to be zoned Commercial. A Marketing Communication Corporate Design firm owned and operated there since 1981. Now is the time for Canine Corner to take the location into the future.

University City has meant Business to entrepreneurs like Mr. Joe Edwards, who has been successfully repurposing University City buildings for years. Now is the time to recognize the entrepreneurial expertise and passion of Ms. Aynsley B. Wolters owner operator of Canine Corner, LLC. University City needs her passion and energy to move 7404 Bland Drive into the future.

Respectfully,

George M. Purviance Sr. and Therese B. Purviance.

george@purvianceco.com — terri@purvianceco.com

george@purvianceco.com

314-541-0615 c
314-432-0434 h

Sat. July 13, 2019

Dear Mr. Adam Brown,

Re: Canine Corner LLC

We are the nearest residents to 7404 Bland. Our back yard backs up to their back yard. We are very much against this Dog Daycare facility.

Our block of Northmoor is very quiet with very little traffic. We have many small children on this block and we don't want a lot of cars coming + going.

This property at 7404 Bland is not fenced. Even if it were the noise and smell of 30 dogs would be a huge annoyance.

We are senior citizens. My husband has lived in this home since 1936. We have seen many changes over the years. We had no objection to a small business at this location but what these people want to do with this property is not what we want.

Check our real estate taxes for last year. We are not paying all this money to live next to a Dog Daycare.

(over)

Please don't let this great
neighborhood go to the dogs.

Sincerely

Matt & Sue Wais
7379 Northmoor

**CITY OF UNIVERSITY CITY
PLANNING AND DEVELOPMENT DEPARTMENT
6801 DELMAR BLVD.
UNIVERSITY CITY, MO 63130
Phone: 314-862-6767 | ucitymo.org**



**REQUEST FOR PROPOSALS
For AN**

COMPREHENSIVE MASTER PLAN UPDATE

**QUALIFICATIONS MUST BE SUBMITTED BY
5:00 P.M.(CDT), ON July 31, 2019
RESPONSES RECEIVED AFTER THE DUE DATE
AND TIME WILL NOT BE EVALUATED**

ISSUE DATE: July 1, 2019

INTRODUCTION

The City of University City, Missouri is seeking the services of a qualified planning Consultant/Firm to work with and assist city staff, stakeholders, elected officials and the community in the development of a new 2040 Comprehensive Plan (2040 Plan). The City is seeking qualified Consultants/Firms with considerable experience in community design, land use planning, parks planning, transportation planning, economic analysis and community engagement to evaluate our existing plan with the objective of completing a new 2040 plan that provides a clear vision for future growth and development.

The 2040 Plan will be the foundation for determining effective public policy, master planning, land use decisions and provide an ongoing framework for informed and directed development decisions. The Plan shall include goals, objectives, strategies, graphs and other tools to analyze, assess and recommend best practices for values-based planning decisions that address the economic development, housing, infrastructure and other improvement needs of University City. The ultimate responsibility of the 2040 Plan will be to provide a policy guiding document that will reflect and respond to the priorities, values and requirements of residents and stakeholders while safeguarding the history, sense of place and desires that University City residents, businesses and visitors experience throughout the community.

In addition, to the development of the 2040 Plan, the City is seeking an additional strategic plan document that will identify the planning process, strategies, opportunities and implementation techniques that will guide the City during five (5) year increments. The intent, of this additional strategic plan document, will be to ensure that the 2040 Plan continues to be a non-static document that evolves with the demands of the community. The ultimate goal of this process will be to develop a 20-year policy guiding Comprehensive Plan and a corresponding 5-year Strategic Plan that will ensure that growth management policies and actions remain consistent with the visions and desires of University City residents, businesses and guests.

A Consultant/Firm will be selected for this project based upon criteria stated in the "Evaluation Process". All proposals received by 5:00 p.m. CDT on Wednesday, July 31, 2019 will receive full consideration. Any inquiries with respect to the expectations and/or scope of work sought through this proposal should be made to the attention of – Clifford Cross, Planning and Development Director - via email at ccross@ucitymo.org.

ABOUT UNIVERSITY CITY

University City (City) is an inner-ring suburb on the western boundary of the City of St. Louis, Missouri. The City is located in St. Louis County. It ranks third and sixth with respect to total population and assessed valuation in St. Louis County. The City was founded by Edward Gardner Lewis and was incorporated in 1906.

The form of government established by Charter is Council-Manager. The City Council is the legislative and governing body of the City. It consists of six Council members and the Mayor, all of whom are elected by the residents of the City. Council members are elected from three wards to serve four-year staggered terms. The Mayor is elected at large and serves a four-year term. The City Council and Mayor appoint the City Manager and City Clerk, and enact legislation to protect the health, safety, and general welfare of the citizens of the City. The City Manager directly supervises all City government agencies and departments, except the Library, while also serving as chief advisor to the City Council.

The City is considered a residential community with a diverse population. There are approximately 35,000 residents (U.S. Census Bureau 2017) and 18,000 housing units in the City. The population density is 6,000 inhabitants per square mile. The area of the City is approximately 6 square miles.

The City provides a full range of municipal services for its citizens. These include public safety (police and fire), streets, sanitation (solid waste), culture and recreation, public improvements, community development, and general administrative services.

EXEPECTATIONS OF CONSULTANT/FIRM

Throughout the process the selected Consultant/Firm will be expected to utilize their experience and drive the process. To achieve this goal, and utilize the experience of the selected consultant/firm, the City will require the following expectations be met and identified within the RFP;

1. Initial meeting with city staff to review a project timeline, schedule meetings and begin the process of data acquisition.
2. Gather all existing plans, maps, documents, data and other materials relevant to the project. The city will provide all available existing documentation to the consultant. The consultant will study and consolidate applicable materials into the comprehensive plan.
3. Describe at least three approaches for providing effective stakeholder engagement and public participation. These alternatives should represent different levels of involvement, complexity and costs. Some examples include (but should not be limited to) formal public hearings, open house meetings, neighborhood meetings, and focus groups.

4. Conduct meetings with key elected officials and citizen advisory groups. The selected consultant will lead stakeholder outreach and participation efforts with city staff providing assistance, where needed.
5. Plan and implement an extensive stakeholder and public outreach process using a range of methods to inform and involve stakeholders, citizen organizations and the general public. Address the public hearing process and meetings with city staff, sub-task citizen groups, applicable advisory commissions, school districts, local units of government, etc.
6. Develop comprehensive plan goals, objectives and implementation strategies based on technical data and public input.
7. Draft materials for review and comment by the city in accordance with a schedule developed at the beginning of the planning process.
8. Confirm the final comprehensive plan conforms to Missouri State Statute.
9. Analyze consistency of current city ordinances and policies in relationship to the comprehensive plan goals and objectives and create an implementation program.
10. Prepare a draft document for public review and comment, and present to City Council and committees. The plan should be presented in a format and language that is user-friendly and easily understood by the general public.
11. Prepare a final draft document and present at a public hearing and all associated meetings for adoption of the plan.
12. Prepare the required documents for submission of the plan to the City Council, and address any comments necessary to receive approval.
13. Once the plan is approved by the City Council, the consultant will print a **selected** number of copies.
14. Provide at least weekly updates, primarily via e-mail though occasionally in-person or via telephone, to update city staff on project status, discuss issues and review drafts. Periodic status reports may also be required to the City Council.
15. All working and final documents must be delivered to the city in both hard copy and electronic formats that allow easy reproduction, direct web readiness and the ability for staff to edit. City staff will work with the consultant to post information to the city's website.

SCOPE OF WORK

The Consultant/Firm are expected to conduct the following minimum tasks. The City strongly encourages proposers to expand on these tasks, emphasize tasks and to suggest additional tasks not identified in this RFP that may be necessary or beneficial.

- Project Meetings. The Consultant/Firm is expected to meet regularly with staff.
- Meetings with the Comprehensive Plan Committee (CPC), Staff, Planning Commission and Council. The consultant will meet with the CPC to provide updates and collect input. In addition, the consultant will solicit input and feedback from the Planning Commission and City Council providing interim reports, presentations and updates to each as required and appropriate; attend the Plan's formal adoption by the Planning Commission and City Council.
- Public Engagement and Communications. Public Participation is essential to this planning effort and must include an outreach and public participation process designed to engage the public and specific stakeholders in visioning the future of the City. Significant public input will be required throughout the process. We anticipate that a number of public meetings will be held in order to seek the opinions and views of the public at large, report on progress as the plan develops, solicit comments on specific ideas or concepts, and identify problems or barriers that must be acknowledged and overcome. Public involvement in the planning process and acceptance of the final plan is critical to the success of this effort, and respondents should explain their approach and public participation plan in detail in their responses.
- 2040 Plan Development. The Consultant/Firm will serve as the primary drafter of the plan and shall update research and develop materials for the 2040 Plan, including but not limited to:
 - A baseline review of existing plans and relevant information, including the existing Comprehensive Plan, Material Associated with 2015 Draft Comprehensive Plan, Neighborhood Plans, Corridor Plans, current codes and policies, demographic and census data and other information relevant to the required plan elements.
 - Develop an inventory and assessment of issues and opportunities based on work with staff, CPC committee, and public participation process.
 - Develop a vision for University City that will serve as a focal point for goals, policy and strategy decisions.
 - Draft a new Comprehensive Plan for Planning Commission and City Council adoption.

- Provide digital, editable, and printable copies of all final documents including reports, maps, and final plan.
- Areas that will need specific attention are: The City is currently experiencing the presence of multiple abandoned and deteriorating dwellings in the 3rd ward. The consultant will assess the current district and identify potential redevelopment opportunities and regulatory overlay provisions within the 3rd ward and along Olive Boulevard. Considerations that should be considered include population density, encourage owner-occupied residential properties, mixed-income residential development and planned developments along Olive-Boulevard.
- Formed Based Code Concepts and Suggestions.
- 2040 Plan Content. The Comprehensive Plan document would include assembling and analyzing data regarding all of the existing conditions within University City and utilizing that data to develop policies, actions and an implementation plan to guide future development and decision making over a 20 year timeframe. It is anticipated the new 2040 Plan would cover the following content:
 - Community Assessment
 - Vision and Goals
 - Demographics/Economic Overview
 - Population, housing and demographic trends, and projections
 - Economic trends and forecasts, actions for an economic development plan
 - Natural Resources and Stormwater Management
 - Land Use - Existing land use, future land use plan, with an appropriate balance of commercial and residential uses. This plan should include policies and action steps for implementation to guide future development and land use decisions, including proposals and policy for land use.
 - Housing
 - Transportation
 - Parks & Recreation
 - Public Facilities
 - Implementation

SUBMISSION REQUIREMENTS

The following materials must be received by 5:00 p.m. CDT on Wednesday, July 31, 2019 for a proposal to be considered. However, during the "Evaluation Process", the City reserves the right to request additional information or to seek clarification from the consultant/firm, or to allow for correction of errors and/or omissions. The submittal requirements are as follows:

1. Project Overview
 - A. General Information: Provides a brief overview of firm, including qualifications to execute the contract, company mission or statement of beliefs.
 - B. Project Understanding: – A summary of the consultants understanding of the project as described in the RFP.
2. Qualifications
 - A. Personal Qualifications:
 - a. Identification of lead project manager and their contact information.
 - b. Name, proposed role, hourly rate, anticipated time commitment to the project and biography of each team member.
 - B. References: Include a list of at least three municipal clients for which you have conducted comprehensive planning, visioning, community engagement and /or land use analysis.
3. Proposal
 - A. Proposal Overview: Provide specific approaches, methods and assumptions that will be utilized to accomplish each task.
 - B. Proposed Work Plan and Schedule: Provide a proposed work plan with schedule, divided into phases identifying key tasks, milestones, approximate dates, project deliverables and resource needs.
 - C. Community Engagement Plan: Provide an overview of your approach to community engagement including anticipated activities, approach to collaboration with city staff and efforts to engage populations.

D. Budget: Identify cost estimates for each segment of the scope of the services, associated with the “scope of work” identified within this RFP. At minimum identify costs for the following;

- i. Community Engagement Activities
- ii. Evaluation of existing plans, policies and procedures
- iii. Community Analysis and future impacts/issues
- iv. Implementation
- v. Production and printing of final document
- vi. Any other anticipated budgetary needs including incidentals

E. One electronic copy of the proposal, in Adobe PDF Format, shall be submitted on a flash drive along with 10 physical copies to the following; *(Proposals can be mailed or hand delivered – They must be postmarked or stamped prior to the deadline date)*

City of University City
Attn: Mrs. LaRette, City Clerk
6801 Delmar Boulevard
University City, Missouri 63130

City further reserves the right to request additional information from any Consultant Firm.

EVALUATION PROCESS

Consultant/Firm selection will be based upon a qualitative evaluation of the proposals submitted. During the review process, staff and a selection, committee from the City of University City, may request additional clarifying information from any Consultant/Firm that submits a proposal. Staff & the selection committee will evaluate the responses to this RFP, may interview the top-rated Consultants/Firms, and will make a recommendation to the Mayor and City Council as to the selection of the Consultant/Firm determined to be the most qualified for the project. It is anticipated that the City of University City and the selected Consultant will enter into a professional services contract for the period beginning September 2019 through project completion.

A series of selection criteria will be utilized (not necessarily in priority order) during the evaluation of proposals and throughout the selection process:

1. Demonstrated level of qualifications, experience, and professionalism for the respondent firm (or team), its principals, project management team, project manager, key staff, and sub-consultants (if applicable) assigned to the project;
2. Demonstrated level of professional and technical expertise and proven record in the preparation of Comprehensive and Strategic Plans / planning experience by the respondent Consultant/Firm (or team);
3. Demonstrated level of multi-disciplinary experience on the project team, with respect to the range of experience and services;
4. Demonstrated experience in community engagement, public participation, and outreach as part of similar efforts;
5. Demonstrated experience working with public agencies, city departments, and other regional entities as part of similar efforts;
6. Demonstrated adherence to, and ability to stay on task, schedule, and budget as part of similar efforts;
7. Demonstrated capacity and capability of the firm to perform the work within the specified timeline;
8. Overall value of the proposal and proposed services relative to the level of creativity and innovation in the proposed approach to the project; and
9. Other issues which may arise during the selection process.

GENERAL TERMS AND CONDITIONS

1. **Applicable Laws and Courts** - This RFP and any resulting contract shall be governed in all respects by the laws of the State of Missouri, and the Consultant/Firm shall comply with all applicable federal, state, and local laws, rules, and regulations.
2. **Assignment of Contract** - A contract shall not be assignable by the Consultant/Firm in whole or in part without the written consent of the City of University City.
3. **Changes to the Contract** - Changes can only be made to the contract in one of the following ways:
 - a. The parties may agree in writing to modify the scope of the contract. An increase or decrease in the price of the contract resulting from such modification shall be agreed to by the parties as a part of their written agreement to modify the scope of the contract.
 - b. The City of University City may order changes within the general scope of the contract at any time by written notice to the Consultant/Firm. The Consultant/Firm shall comply with the notice upon receipt and shall be compensated for any additional costs incurred because of such order or shall give the City of University City a credit for any savings.
4. **Default** - In case of the Consultant's/Firm's failure to deliver goods or services in accordance with the contract terms and conditions, the City of University City, after the submission of sufficient written notice to the Consultant/Firm, may procure the services from other sources and hold the Consultant/Firm responsible for any resulting additional purchase and administrative costs, which shall be in addition to any other remedies available to the City, including termination of the contract.
5. **Work Products** - All papers, reports, forms, materials, creations or inventions created or developed in the performance of this contract shall become the sole property of the City of University City. On request, the Consultant/Firm shall promptly provide an acknowledgment or assignment in a written form satisfactory to the City to document the City's sole ownership of any specifically identified intellectual property created or developed in the performance of the contract.
6. **No Corrections** - Once a competitive proposal is submitted, the City may not accept any request by any proposer to correct errors or omissions in any calculations or competitive price submitted.
7. **Openness of Procurement Process** - Written competitive proposals, other submissions, correspondence, and all records made thereof, as well as negotiations conducted pursuant to this RFP, shall be handled in compliance with the Missouri Open Records Act. Proposals may not be subject to disclosure during the evaluation and negotiations process but will be subject to public requests for review at the conclusion of the contracting process. The City of University City gives no assurance as to the confidentiality of any portion of any proposal once submitted.

7. No Collusion - By proposing a submission to the RFP, the proposer certifies the proposer has not divulged to, discussed or compared his/her competitive proposal with other proposers and has not colluded with any other proposers or parties to this competitive RFP whatsoever.
8. Rejection of Bids or Informality Waiver – The City of University City reserves the right to reject any or all responses or to waive any irregularity, variance, or informality whether technical or substantial in nature, in keeping with the best interests of the City.
9. Litigation and Debarment – Consultants/Firms must disclose any prior, current, or proposed business-related debarment, suspension, ineligibility, voluntary exclusion from contracts, suspension, litigation, bankruptcy, or loan defaults within the past five (5) years; as well as if the Consultant/Firm or any of its principals are the subject of any pending investigations or hearings by any Federal, State, or local regulator agency. If none, a statement to that effect must be included with the RFP.
10. Merger and Severability – This RFP contains the entire agreement between the parties relating to the subject matter hereof. The invalidity or unenforceability of any provision hereof, or of the application of any provision hereof to any circumstances, shall in no way affect the validity or enforceability of any other provision, or the application of such provision to any other circumstances. This Agreement (and each amendment, modification and waiver in respect of this Agreement) may be executed and delivered in counterparts (including by facsimile transmission or e-mail), each of which will be deemed an original, and all of which together constitute one and the same instrument. Delivery of an executed counterpart signature page of this RFP by e-mail (PDF) or facsimile transmission shall be effective as delivery of a manually executed counterpart of this RFP.

Insurance

1. Liability Insurance – The Consultant/Firm shall furnish, pay for, and maintain during the life of the contract with City of University City the following liability coverage:
 - a. Comprehensive General Liability Insurance on an “occurrence” basis in an amount not less than \$1,000,000 combined single-limit Bodily Injury Liability and Property Damage Liability;
 - b. Business Automobile Liability insurance in the amount of at least \$1,000,000, providing Bodily Injury Liability and Property Damage Liability;
 - c. Workers’ Compensation Insurance applicable to its employees for statutory coverage limits, and Employers’ Liability with a \$500,000 limit, which meets all applicable state and federal laws; and
 - d. Professional Liability/Malpractice/Errors or Omissions insurance, as appropriate for the type of business engaged in by the Consultant/Firm, shall be purchased and maintained by the Consultant/Firm with minimum limits of \$1,000,000 per occurrence.
2. Additional Insured – The City of University City is to be specifically included as an additional insured on the Comprehensive General Liability and Business Automobile Liability policies referenced above.
3. Notice of Cancellation or Restriction - All policies of insurance must be endorsed to provide the City of University City with thirty (30) days’ notice of cancellation or restriction.
4. Certificates of Insurance/Certified Copies of Policies - The Consultant/Firm shall provide the City of University City with a certificate or certificates of insurance showing current coverage as required by this RFP. The Consultant/Firm will maintain this coverage with a current certificate or certificates of insurance throughout the term stated in the proposal. New certificates and new certified copies of policies (if certified copies of policies are requested) shall be provided to the City of University City whenever any policy is renewed, revised, or obtained from other insurers. The certificates and/or certified policies shall be sent or delivered to the City’s Finance Director and addressed to: City of University City, 6801 Delmar Blvd., University City, MO 63130.
5. Hold Harmless Provisions - The Consultant/Firm shall defend, indemnify, save and hold the City of University City harmless from any and all claims, suits, judgments and liability arising directly or indirectly from the performance of the contract by the Consultant/Firm, its employees, subcontractors, or assigns, including legal fees, court costs, or other legal expenses. The Consultant/Firm acknowledges that it is solely responsible for complying with the terms of this RFP. In addition, the applicant shall, at its expense, secure and provide to the City of University City, prior to beginning performance under this RFP, insurance coverage as required in this RFP. The primary Consultant/Firm providing services or products to the City will be expected to enter to

a written agreement, contract, or purchase order with the City that incorporates, either in writing or by reference, all the pertinent provisions relating to insurance coverage. Any party providing services or products to the City of University City will be expected to adhere to the requirements as contained herein. A failure to do so may, at the sole option of the City, disqualify any bidder or proposer of services and/or products to the City of University City.

RFP Questions and Clarifications

To ensure consistent response and correct information to all interested parties, Consultants/Firms should submit all questions in writing to Clifford Cross, Planning and Development Director via email: ccross@ucitymo.org. No questions will be accepted after 5:00 p.m. on July 19, 2019.

DRAFT

University City, MO
Tuesday, July 16, 2019

Chapter 120. Commissions, Authorities, Boards and Committees

Article XVIII. Residential Infill Review Board

Section 120.980. Intent.

[R.O. 2011 §2.57.010; Ord. No. 6617 §1 (part), 2006]

The intent of the City Council is to establish a Residential Infill Review Board (IRB) that shall field complaints in matters of residential infill to ascertain whether the desires of the neighboring property owners and of the applicant can be brought closer together. The IRB shall act solely in an advisory capacity. The IRB shall have no power to adopt, enforce, or administer any building, subdivision, zoning or other regulation or ordinance.

Section 120.990. Established — Composition.

[R.O. 2011 §2.57.020; Ord. No. 6617 §1 (part), 2006]

The IRB shall consist of seven (7) members. Additionally, three (3) members of the Plan Commission may be appointed by and at the discretion of the Chairperson of the Plan Commission; all members shall be citizens of University City. No member will receive monetary compensation. The IRB may elect from its members a Chairperson, a Vice Chairperson, and a Secretary. It may adopt such rules of procedure as it deems necessary to effectuate the provisions of this Chapter. The Secretary shall submit written summaries of each IRB meeting to the City Council and City Manager.

Section 120.1000. Appointment and Terms of Members — Filling Vacancies — Qualifications — Removal.

[R.O. 2011 §2.57.030; Ord. No. 6617 §1 (part), 2006]

The Mayor and each Councilmember may appoint one (1) of the first (1st) members. Thereafter, all vacancies shall be appointed by the City Council. Of those first (1st) appointed, each shall be randomly assigned a one (1), two (2) or three (3) year term, renewable thereafter for three (3) year terms. Appointment priority should be given to qualified design reviewers

- B. The IRB shall review applications for residential subdivisions and building permits for new construction which is replacing a house to be demolished or which had been demolished within three (3) years of the application date on the existing lot for compliance with the spirit of the Comprehensive Plan, specifically with regard to ensuring that the neighborhood is not harmed by devaluation due to lot size, setbacks, water drainage, tree removal, availability of off-street parking and access by emergency vehicles, or other pertinent factors.
- C. In determining whether the proposed infill building conforms with the prevailing neighborhood pattern, the IRB shall consider all factors including, without limitation, whether the proposed infill building conforms with Subsections **(A)** and **(B)** of this Section, and additionally the
 - 1. Massing and volumetric articulation;
 - 2. Roof geometry and roofing materials;
 - 3. Facade composition and fenestration patterns;
 - 4. Facade materials, details, and ornamentation; and
 - 5. Landscaping patterns, forms and materials.
- D. The IRB shall strive to ensure that individual creativity is not suppressed just for the sake of strict conformity.

Section 120.1030. Recommendations For Approval or Disapproval of Applications.

[R.O. 2011 §2.57.060; Ord. No. 6617 §1 (part), 2006]

- A. As soon as possible, but not more than ten (10) days after a scheduled public hearing, the IRB shall report its recommendations for approval or disapproval of applications for residential subdivisions to the Zoning Administrator for presentation to the Plan Commission. Once the Plan Commission approves or disapproves the recommendations of the IRB, the recommendations shall be reported to the City Council and the City Manager. The recommendations of the IRB shall not be binding on the Plan Commission or the City Council.
- B. As soon as possible, but not more than ten (10) days after a scheduled public hearing, the IRB shall report its recommendations for approval or disapproval of applications for building permits to the Zoning Administrator for presentation to the City Manager and the City Council. The recommendations of the IRB shall not be binding on the City Manager or the City Council.
- C. The IRB shall, from time to time, recommend to the City Council changes in the building, subdivision, and zoning ordinances for more harmonious and neighborhood-enhancing subdivisions and residential infill construction within any neighborhood.

Received

19-05360

JUN 19 2019



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 506-8500

Department of Community Development
City of University City
6801 Delmar
University City MO 63130

APPLICATION FOR CONDITIONAL USE PERMIT Under Article 11 of the Zoning Code of University City, Missouri

- Address/Location of Site/Building: 7404 Bland Drive, Saint Louis, MO 63105
- Zoning District (check one):
 SR LR MR HR HRO GC LC CC IC PA PD
- Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: Agnesley Wothers,
Canine Corner LLC, 7432 Canal Ave. St. Louis, MO 63117
(314) 397-3848
- Applicant's Interest in the Property: Owner Owner Under Contract Tenant*
 Tenant Under Contract* Other* (explain): Authorization attached

* Please Note: Zoning Code Section 34-131.1 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

- Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:
George and Therese Purviance, 7404 Bland Drive
Saint Louis, MO 63105, (314) 432-0434

- Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

The fenced backyard dog run will comply & meet all university zoning codes. If a sign is to be installed, it will also comply with local ordinances.

b) At the specific location will contribute to and promote the community welfare or convenience.

Dog daycare and boarding facilities is top three services people are needing in this day and age. I am providing a service people want and need in a highly desired location dog owners want and need. There are thousands of dog owners surrounding this location that care for their pets deeply and need services to help take care of them. (see attached)

c) Will not cause substantial injury to the value of neighboring property.

This property is neighbored by a commercial gas station on one side, and a vacant lot on the other side. Thus, it will not negatively impact any neighboring properties.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

This property is zoned commercial and was previously occupied by a graphics art/design company. Thus, it is in compliance & zoned correctly for a small dog business

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

The property has a huge driveway for customers and will not require any off street parking.

** Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$114 must accompany this application.

June 14, 2019
Date

Aynsley Walker
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

_____ Application First Received.

_____ Application Fee in the Amount of \$ _____ Receipt # _____

_____ Application returned for corrections, additional data.

_____ Final complete application received.

_____ File # _____ created. K:\wpoffice\wpdata\cupfm.doc

Canine Corner LLC

Prepared by: Aynsley Wolters

7404 Bland Ave
Saint Louis, Missouri 63105

(314) 397-3848

caninecornerstl@gmail.com

www.caninecornerstl.com

Description of proposed Conditional Use of Canine Corner Dog Daycare & Boarding

Canine Corner Dog Daycare & Boarding provides a highly in demand service for dog owners in the Clayton, University City, and surrounding areas. This business will be operating out of a commercially zoned house- 7404 Bland Ave. Canine Corner will provide a daycare and boarding experience that feels like a cozy home- very private and one-on-one; rather than a large scale corporate dog boarding kennel. Dog boarding is great for dogs of all ages and abilities, including puppies; pet parents looking for a safe, loving alternative a kennel, and dogs who love to socialize with their sitter's pets. Dog daycare is great for puppies and high-energy, dogs with special needs, including seniors, pet parents who work long hours and dogs with separation anxiety.

Canine Corner will be the closest dog daycare and boarding facility to Clayton and University City. The next closest daycare and boarding facility is 5 miles away. There is a huge demand for dog daycare and boarding in Clayton in particular; with all the new high rise and apartment developments and buildings- many pet owners occupy these buildings on top of many people with pets are moving into Clayton and/or work in Clayton. These people need a pet service close and reliable that can take care of their dog when they travel for business or have a long day at work. St. Louis is one of the pet friendliest cities in the United States and many locals that have and adore their pets are needing a reliable sitting service that is close by and affordable. Canine Corner will be providing a pet service that is very

high in demand currently in the area and surrounding areas in a growing and prominent pet industry. Dog care, such as daycare and boarding, has become very popular and prevalent as Americans' deepening identification with their pets. Many different types of people own dogs and travel and/or work long hours and are needing dog watching services quite frequently.

Canine Corner will NOT cause substantial injury to the value of neighboring properties because the property is zoned general commercial and is outfitted for a business. 7404 Bland Avenue is neighbored by a commercial gas station to the North, and a vacant lot to the South. 7404 Bland Avenue was previously occupied by a graphics art and design company, thus it is already outfitted for a professional business. The property is bordered by Forest Park Parkway as well, which makes the location even more convenient for potential customers. Only a certain amount of dogs (7) will be allowed in the yard at any given time, and they will be no louder than the daily commotion at the gas station next door or the Firestone across the street. Moreover, my dogs are well trained and do not bark while out in the play yard. There is a very large multi car driveway that my customers can pull into when picking up and dropping off their dogs, thus it will not create any traffic issues either. Overall, Canine Corner Dog Daycare & Boarding will NOT negatively impact neighbors because it does not have any affect on traffic, public health, safety or welfare of any neighbors. It will in fact have the opposite effect- a positive impact- it will be somewhere the local dog owners can trust to take their beloved fur children to that is close and reliable.

This particular site/location was chosen for this business because of it's proximity to Clayton and University City- where many dog owners live and are needing dog care services. Moreover, this is a house zoned commercial which is perfect for a small and intimate dog daycare/boarding facility. The dogs will receive more one-on-one care and get the attention and care they need.

The number of employees that will be working at Canine Corner will be 2 or less. The hours of operation will be 7 AM-7 PM seven days a week. The requested amount of dogs that Canine Corner can handle and accommodate at the proposed location is **30 dogs**. The square footage of the inside of the building and the fenced back outside areas is more than enough to accommodate up to 30 dogs. There will be no more than 7 dogs in the outside yard at one time. The building has 4 separate rooms that will each contain 8 stackable kennels/crates. This is where the dogs will

sleep at night. There is also several “open rooms” , as well as the fenced backyard, where the dogs will play and have free roam during the daytime and business hours. Canine Corner will comply to all the local noise ordinances and ensure no dogs are outside past 9 PM and before 7 AM.

Overall, Canine Corner will be a good asset and positive impact to the local community because it will be providing a service that many local people need on a daily routine and ongoing basis in a very convenient location. Dogs are treated like people’s children these days and they have high expectations when it comes to who they trust for providing care for their animals, and Canine Corner prides themselves on being the most trustworthy pet sitters in town and providing loving care for dog owners when they are away.

Thank you for your time and consideration!

AYNSLEY WOLTERS
CANINE CORNER LLC
WWW.CANINECORNERSTL.COM
CANINECORNERSTL@GMAIL.COM
(314) 397-3848

Canine Corner LLC BUSINESS PLAN

Prepared by: Aynsley Wolters

7404 Bland Ave
Saint Louis, Missouri 63105

(314) 397-3848

caninecornerstl@gmail.com

www.caninecornerstl.com

I. EXECUTIVE SUMMARY

Canine Corner LLC was established as a Limited Liability Company in May of 2017, currently purchasing 7404 Bland Avenue, St. Louis, MO 63105 with the expectation of rapid expansion in the pet services industry due to a growing business.

Business Description

The Company was formed on 05/30/2017 as Limited Liability Company under Missouri state laws and headed by Aynsley Wolters .

New Service

The Company is prepared to introduce the following service to the market:

Canine Corner Dog Daycare & Boarding : Canine Corner Dog Daycare & Boarding provides a highly in demand service for dog owners in the Clayton, University City, and surrounding areas. Operating out of a

commercially zoned house, Canine Corner provides a daycare and boarding experience that feels like a cozy home- very private and one-on-one. Dog boarding is great for dogs of all ages and abilities, including puppies; pet parents looking for a safe, loving alternative to a kennel; dogs who'd love to socialize with their sitter's pets. Dog daycare is great for puppies and high-energy, dogs with special needs, including seniors; pet parents who work long hours and dogs with separation anxiety.

Canine Corner will be the closest dog daycare and boarding facility to Clayton and University City. The next closest daycare and boarding facility is 5 miles away. There is a huge demand for dog daycare and boarding in Clayton especially, with all the new high rise and apartment developments, many people with pets are moving into Clayton. They need a pet service close and reliable that can take care of their dog when they travel for business or have a long day at work. St. Louis is one of the pet friendliest cities in the United States and many locals that have and adore their pets are needing a reliable sitting service that is close by and affordable. Canine Corner will be providing a pet service that is very high in demand currently in the area and surrounding areas in a growing and prominent pet industry.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the pet services industry presently makes 65 billion dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing of services decisions:

Canine Corner will be the closest Dog Boarding & Daycare facility to Clayton and University City, and thus makes it highly desirable for many busy dog owners that work long hours and travel often.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

The pet care industry is big business in the United States, with pet owners spending nearly \$67 billion on their pets in 2018. Moreover, 68 percent of US households own a pet. Thus, there is a huge market for animal services. Dog care, such as daycare and boarding, has become very popular and prevalent as Americans' deepening identification with their pets. Many different types of people own dogs and travel and/or work long hours and are needing dog watching services quite frequently. My target market is any responsible pet owner who travels often for pleasure or work, works long hours and is needing day time care for their dog, or have new puppies they are trying to house break. St. Louis ranks number one when it comes to pet owner activities; showing that locals care for their pets deeply and are needing day time and overnight care and attention for their dogs.

Pricing Strategy

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

Pricing for Dog Boarding is a flat rate overnight per 1 dog is \$40/night, puppies under 6 months are \$50/night and the holiday rate is \$50/night.

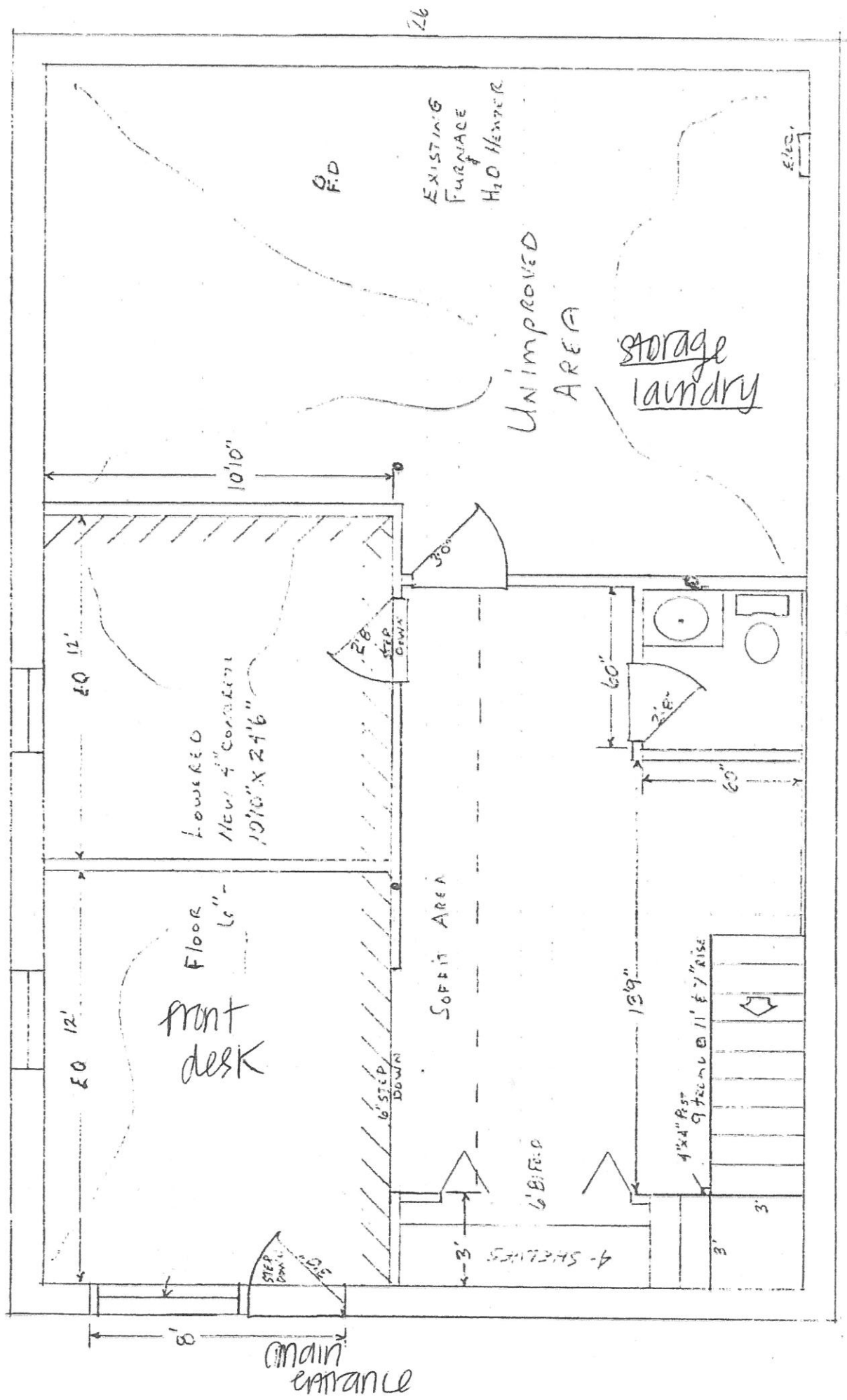
Pricing for Dog Daycare is: a half day (6 hours-) is \$20.00 and a full day (6 hours+) is \$30.00. Discounted packs are sold at rates of: a 5 Pack is \$135.00 (save \$15), 10 Pack is \$260.00 (save \$40) and a 20 pack is \$500.00 (save \$100).

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

7104 BLAND

1st Floor
Floor Plan (Basement)



41'

27

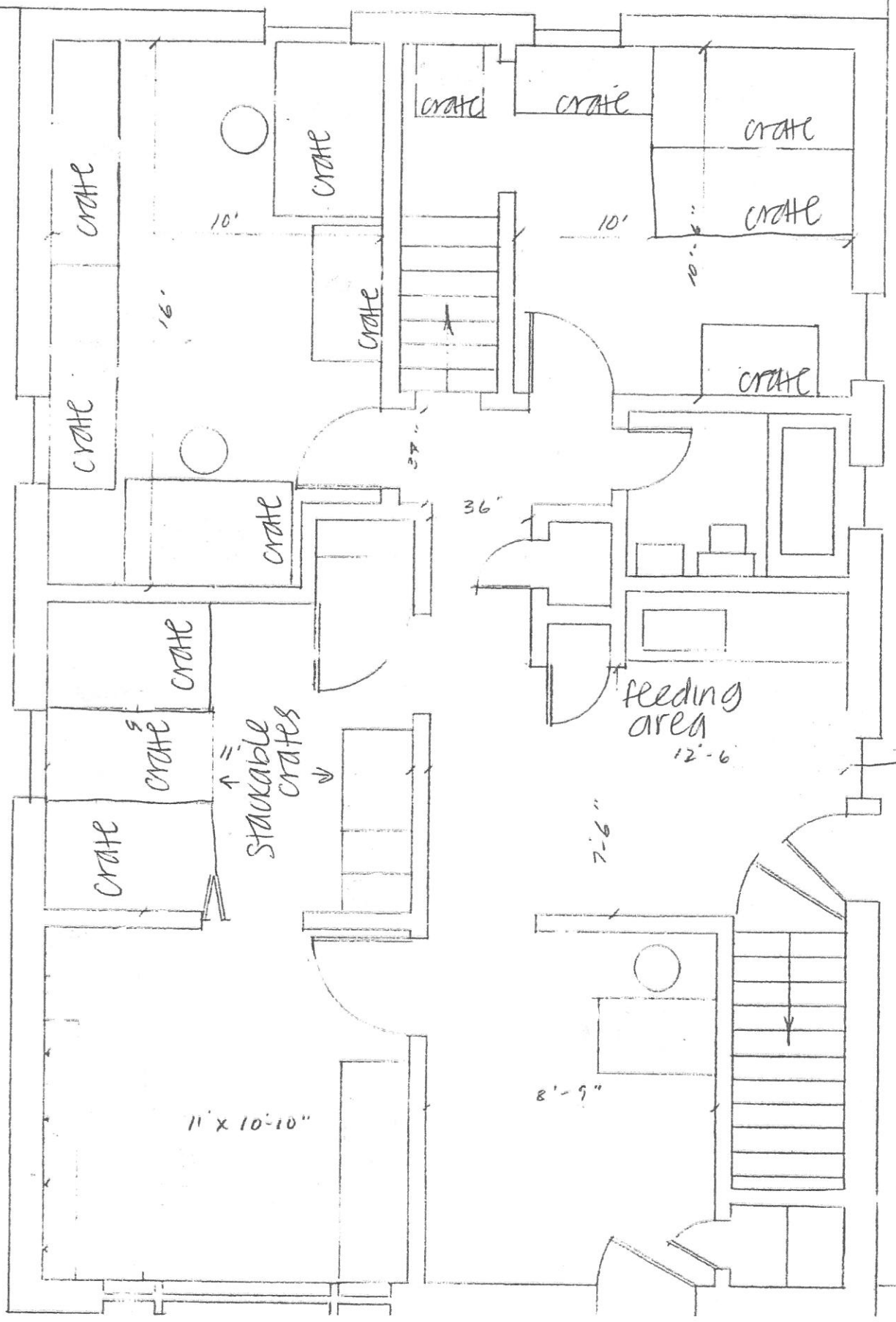
3 rooms of 10 stackable kennels/crates

26'

fence

2nd floor

40'



to fenced backyard dog run

fence

11' x 10'-10"

8'-9"

feeding area
12'-6"

7'-6"

36"

37"

10'


16'

10'


10'-6"

June 5, 2019

George and Therese Purviance, 7404 Bland Drive; U. City, MO 63105, give Anysley Beth Wolters permission to her or her assigns such as a LLC to do all paperwork needed and perform any inspection necessary to obtain all licenses and permits required for a pet training, day care and boarding business at 7404 Bland Drive; St. Louis, MO 63105



George Purviance



Therese Purviance

signatures to be notarized

George Purviance and Therese Purviance
appeared before me on June 5, 2019

Kathy Zang, Notary



Kathy Zang



7404 Bland Drive, in University City is a rare opportunity to buy a building that's perfect for a small law firm, insurance agency, professional services, etc.

The information contained herein was provided by the property owner or other reliable sources, so all information should be verified prior to purchase.

Features

- Freestanding office building
- Reception area on second floor, just inside the front door at the top of the outside stairs
- Six private offices
- Two Bathrooms
- Break room with kitchenette
- Lower and upper level storage areas
- Located just a short walk to the Clayton business district and numerous restaurants/amenities
- Adjacent to the Forsyth Metrolink station
- Quick access to the Forest Park Parkway, I-170 and I-64

Sale price: \$313,000

Contact Diane Haneklau
314-740-1236
drhaneklau@gmail.com

* Under contract contingent
on permitting

**7404 Bland Drive
University City, MO 63105**

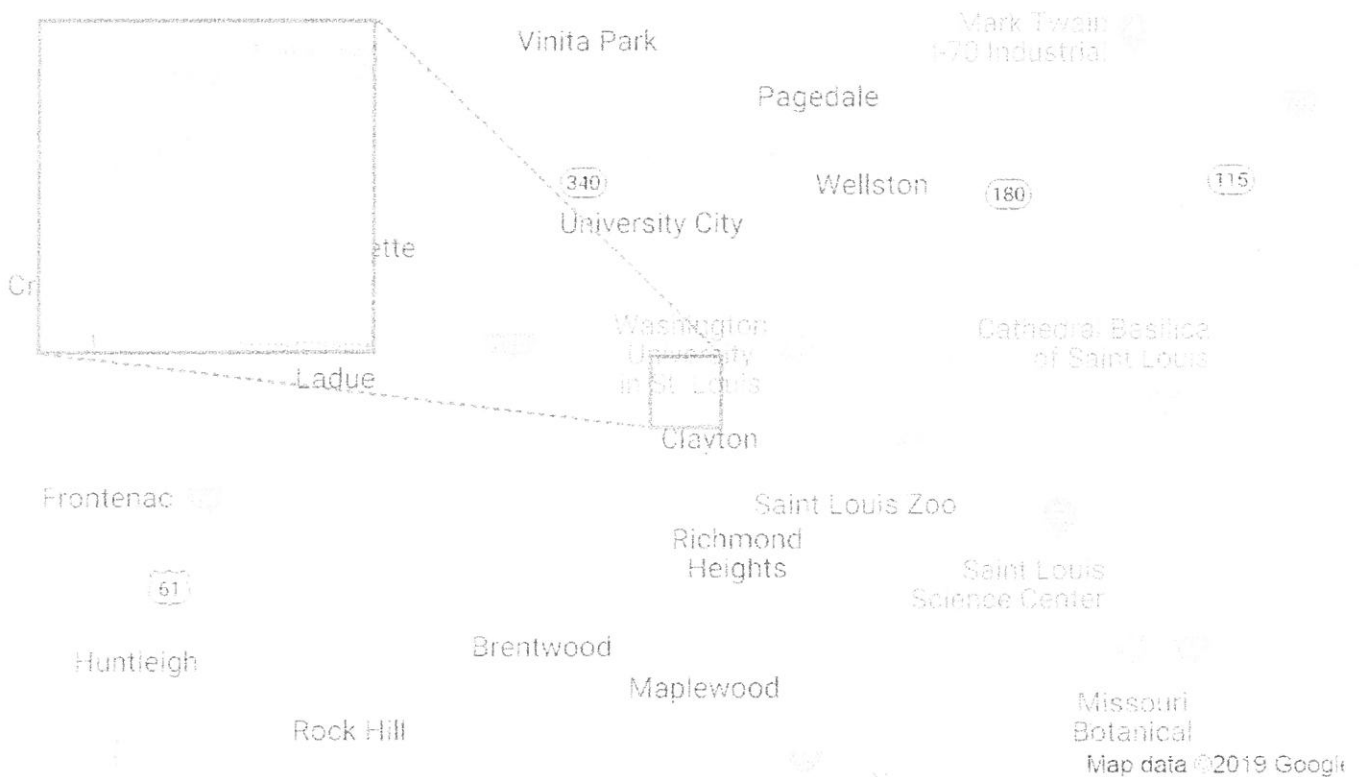
Sale price: \$313,000 / \$176.04 per square foot

Buy a small, highly visible office building. Rare Opportunity to own and build equity with a low interest rate SBA loan, low down payment and control your overhead!

Very visible freestanding office building with signage and high traffic count near Metrolink station and next to Clayton with quick access to the Forest Park Parkway, I-170 and I-64.

Property type	Office	Year built	1953	Construction	Masonry
Occupancy type	Single tenant	Class	C	Land size	0.11 acres
Zoning	Commercial	Building size	1778 Sq. Ft.	Floors	3
County	St. Louis	Tax ID/APN	19J440777	Building style	Existing
Parking ratio	3 to 1				

Contact Diane Haneklau
314-740-1236
drhaneklau@gmail.com



7404 Bland Drive is conveniently located with easy access to the Forest Park Parkway, I-170 and I-64. Red outlines indicate building location.





Front of 7404 Bland Drive with 30 x 30 foot concrete parking area.

20 40

0
1

SCALE:

1 inch = 20 ft.

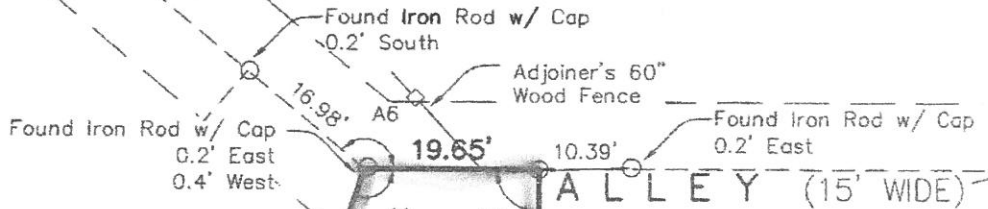
BASIS OF ANGULAR MEASURE:
P.B. 14 Pg. 84

SOURCE OF RECORD TITLE IS
DEED BOOK 7329 PAGE 898

- DENOTES SET 1/2" x 18" REBAR
WITH CAP STAMPED "MARLER L.S.-347-D"

DENOTES FOUND 1/2" IRON PIPE,
UNLESS NOTED

DENOTES WOODEN HUB SET ON-LINE



BLOCK 9

LOT 7

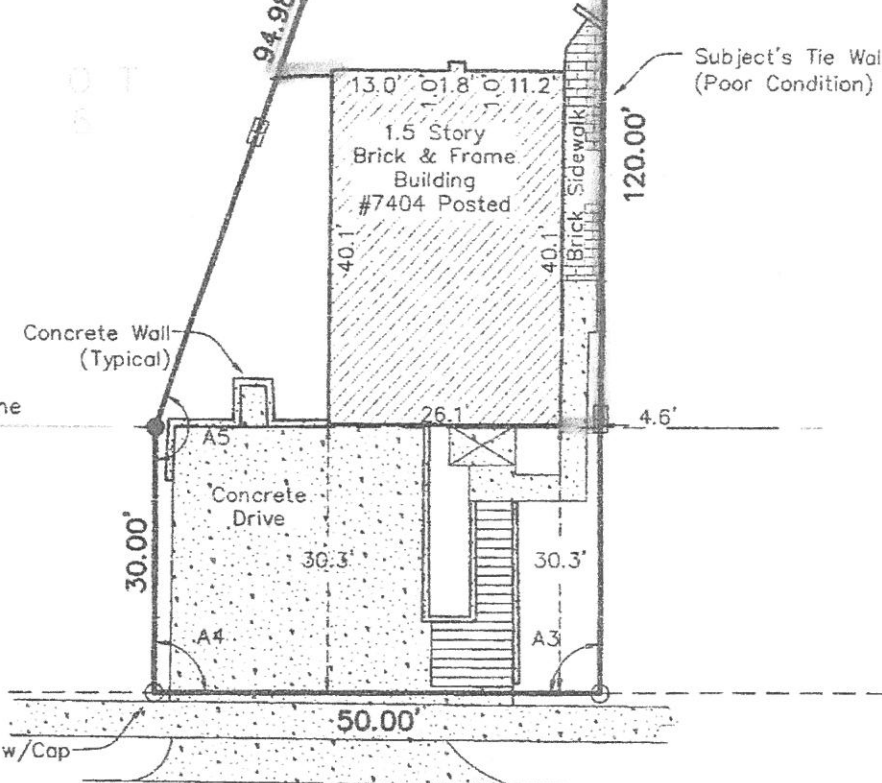
LAND AREA
4,634 SQ. FT.
0.11 ± ACRES

= privacy fence

LOT 8

GENERAL NOTES:
ENCLOSURES HAVE BEEN DEPICTED FOR INFORMATIONAL PURPOSES BASED UPON A VISUAL INSPECTION BY THE FIELD CREW AND FIELD MEASUREMENTS. THE HISTORY OF OWNERSHIP OF FENCES HAS NOT BEEN INVESTIGATED AND SUCH INFORMATION IS NOT WARRANTED.

ENCLOSURES OTHERWISE NOTED EASEMENTS AND ENCUMBRANCES HEREON ARE PLOTTED FROM THE RECORD PLAT AND ARE CONSIDERED TO BE PUBLIC UTILITIES.



BLAND DRIVE (VARIABLE WIDTH)

SURVEYOR'S STATEMENT

I HEREBY CERTIFY AT THE REQUEST OF JARROD HOLST, WE HAVE DURING THE MONTH OF MARCH 2019, PERFORMED A BOUNDARY RESURVEY AND LOCATION OF IMPROVEMENTS ON LOT 7 IN BLOCK 9 OF NORTHMOOR PARK ADD., A SUBDIVISION RECORDED IN PLAT BOOK 14 PAGE 84 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING: THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND ENCUMBRANCES (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY OF 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 24th DAY OF March 2019.



MARLER SURVEYING COMPANY INC.

NO COMMITMENT WAS NOT PROVIDED TO THE CLIENT AND SURVEYOR AT TIME OF SURVEY

