



**Plan Commission**

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

**MEETING OF THE PLAN COMMISSION  
VIA VIDEOCONFERENCE  
Wednesday, January 27, 2021  
6:30 p.m.**

**IMPORTANT NOTICE REGARDING  
PUBLIC ACCESS TO THE PLAN COMMISSION MEETING & PARTICIPATION**

**Plan Commission will Meet Electronically on January 27, 2021**

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings of people and the ongoing efforts to limit the spread of the COVID-19 virus, the January 27, 2021 meeting will be conducted via videoconference.

**Observe and/or Listen to the Meeting** (your options to joint the meeting are below):

**Webinar** via the link below:

<https://us02web.zoom.us/j/81934781578?pwd=RU1pRVdQSnFucmdlRnJRZXZWRjkxUT09>

Passcode: 532309

**Audio Only Call**

iPhone one-tap : US: +19292056099,,81934781578#,,,,\*532309# or +13017158592,,81934781578#

Or Telephone: Dial (for higher quality, dial a number based on your current location)

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 819 3478 1578

**Citizen Participation**

Those who wish to provide a comment during the “Public Comment” and/or “Public Hearing” portions of the agenda: may provide written comments or request video participation invites to the Director of Planning & Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: [ccross@ucitymo.org](mailto:ccross@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention Clifford Cross, Director of Planning & Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

# AGENDA

## PLAN COMMISSION

1. Roll Call
2. Approval of Minutes – December 23, 2020
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

*ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: [ccross@ucitymo.org](mailto:ccross@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention Clifford Cross, Director of Planning & Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*

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### 4. Old Business

- a. None

### New Business

#### a. **Conditional Use Permit – PC 21-01**

##### **PUBLIC HEARING**

Applicant: Tristar Companies

Request: Approval for a Conditional Use Permit to approve shared parking exception.

Address: 711 Kingsland Avenue

*(VOTE REQUIRED)*

#### b. **Major Subdivision – Preliminary/Final Plat – PC 21-02**

##### **PUBLIC HEARING**

Applicant: CEDC Engineering – Council Apartments

Request: Approval of a Major Subdivision from two lots to three lots

Address: 8348-8350 Delcrest Drive

*(VOTE REQUIRED)*

### 5. Other Business

- a. Opus Development Work session Planned Development Discussion

### 6. Reports

- a. Council Liaison Report

### 7. Adjournment



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

## PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday, December 23, 2020

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday December 23, 2020. The meeting commenced at 6:30 pm and concluded at 8:16 pm.

### 1. Roll Call

**Present**

Margaret Holly  
Mark Harvey  
Ellen Hartz  
Michael Miller  
Patricia McQueen  
Charles Gascon  
Victoria Gonzalez  
Council Liaison Jeff Hales

**Absent**

**Staff Present**

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

2. **Call to Order** – (6:30 pm.) Chairwoman Holly called the meeting to order.
3. **Approval of Minutes** – December 3, 2020 Plan Commission meeting. (6:38 pm.)  
There were no objections to the approval of the December 3, 2020 meeting minutes contingent on one minor clerical time change.
4. **Public Comments**  
There were no comments or hearings on non-agenda items.
5. **Old Business**  
There was no Old Business to Discuss.

## 6. New Business

### a. **Map Amendment – PC 20-11**

Applicant: University City / Novus Companies

Request: Approval of a Zoning Map Amendment from General Commercial (GC), Public Activity (PA), Industrial Commercial (IC), High Density Residential (HR) & Single-Family Residential (SR) Districts to Planned Development – Mixed Use (PD-M) District. Approval of a Preliminary Development Plan.

Address: Multiple Addresses within Redevelopment Project Area 1  
(VOTE REQUIRED)

Consideration of the proposed map amendment began at approximately 6:37pm. At approximately 7:13 pm. Commissioner Miller made a motion to recommend approval of the map amendment to rezone the properties from General Commercial (GC), Public Activity (PA), Industrial Commercial (IC), High Density Residential (HR) & Single-Family Residential (SR) Districts to Planned Development – Mixed Use (PD-M) District. The motion passed by a unanimous 7-0 vote subject to the applicant having site control at the time of final action by City Council.

The commission continued discussion pertaining to the preliminary plan. At approximately 8:12 pm. Commissioner Miller made a motion to recommend approval of the preliminary plan as presented with the following conditions:

- Lot consolidation Completed
- Site control must be in place prior to City Council Approval
- Traffic Study Reviewed
- Final Plan is In Compliance with Redevelopment Plan
- Replacing Non-Native Aggressive Grasses with the following;
  - Worth Fountain Grass replaced with Calamagrostis Foliosa, Muhlenbergia Spalastica, Stipa or Deschampsia.
  - Mullin Grass replaced with Big Bluestem, Little Bluestem or Indian Grass.

The motion passed by a unanimous 7-0 vote.

## 7. Other Business

There was no other business discussed.

## 8. Reports

There was no Council Liaison Report.

## 9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 8:16 pm.





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**STAFF REPORT**

MEETING DATE: January 27, 2021

FILE NUMBER: PC 21-01

COUNCIL DISTRICT: 2

Applicant: Tristar Companies LLC

Location: 711 Kingsland Avenue (Delmar – Harvard Site)

Request: 1) Conditional Use Permit – Shared Parking

Existing Zoning: PD-C Planned Development Commercial  
 Proposed Zoning: PD-C Planned Development Commercial  
 Existing Land Use: Vacant Building – Previous Delmar-Harvard School  
 Proposed Land Use: Hotel & Office Use

**Surrounding Zoning and Land Use**

North:	High Density Residential/Office (HRO)	Lewis Center – Multi-Use
East:	Core Commercial (CC)	Parking Lot
South:	Public Activity (PA)	Government / Library
West:	Public Activity (PA)	Police Station/City Hall

**COMPREHENSIVE PLAN CONFORMANCE**

Yes       No       No reference

**STAFF RECOMMENDATION**

Approval       Approval with Conditions       Denial

**Existing Property**

St. Louis County Locator ID: 18J620990. The subject property is approximately 1.64 acres and currently houses two vacant buildings that were previously used for a school and commonly known as the “Delmar – Harvard” school site. It is located on the west side of Kingsland Avenue and directly north of the University City Public Library.

**Background**

The subject property houses the two aforementioned buildings that are known as the Delmar Building on the east side and the Harvard Building on the west side. The current site conditions, associated with the property, consists of the two interconnected primary buildings, has limited parking and contains a significant amount of green space. It is currently zoned Planned Development Commercial and continues to operate under that zoning classification. The property is currently within the University City Civic Complex District.

The applicant obtained a rezoning of the property from Public Activity (PA) to Planned Development Commercial PD-C in conjunction with approval of a preliminary development plan for a multi-use office / hotel. Tristar Development is proposing the demolition, of the Delmar Building, and the construction of a new 50,401 square foot 108 room Tru-Hotel in its place. The Harvard Building would remain and be renovated to provide approximately 13,942 square feet of rentable office area. The site would contain 79 on-site parking spaces. However, during the preliminary plan approval process it was determined that the applicant would need 96 spaces total to meet parking requirements. As a result, a condition of Preliminary Plan approval was that the applicant would enter into an agreement to lease 17 off-site parking spaces from the City prior to Final Plan approval. As a result, the applicant is seeking a conditional use permit in accordance with the provisions set forth in Section 400.2130, Subsection D to officially obtain an "Exception" allowing for shared parking arrangements in accordance to the code.

### **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. Traffic Commission has previously reviewed this project.

### **Analysis**

The proposed use and concept has been reviewed and approved via the Preliminary Plan process. This action is the formal action seeking the approval of the Conditional Use Permit in accordance to the aforementioned provisions of Section 400.2130 of the Zoning Code.

### **Public Involvement**

A public hearing at a regular Planning 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 185 feet of the subject property. Signage was also posted, at 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 Planning 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 recommends approval of the application seeking the Conditional Use Permit to allow for approval of the Shared Parking Arrangements.



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**STAFF REPORT**

MEETING DATE: January 27, 2021  
FILE NUMBER: PC 20-02  
COUNCIL DISTRICT: 1  
Location: 8348-8350 Delcrest Drive  
Applicant: CEDC Engineering  
Property Owner: Council Apartments Inc.  
Request: Major Subdivision – 3 Lots

COMPREHENSIVE PLAN CONFORMANCE  
 Yes       No       No reference

**STAFF RECOMMENDATION**

Approval       Approval with Conditions in Attachment A       Denial

**ATTACHMENTS:**

A. Application Packet

Existing Zoning: Planned Development Mixed-Use (PD-M)  
Existing Land Use: Mixed Use  
Proposed Zoning: NA  
Proposed Land Use: Mixed Use

**Surrounding Zoning and Current Land Use:**

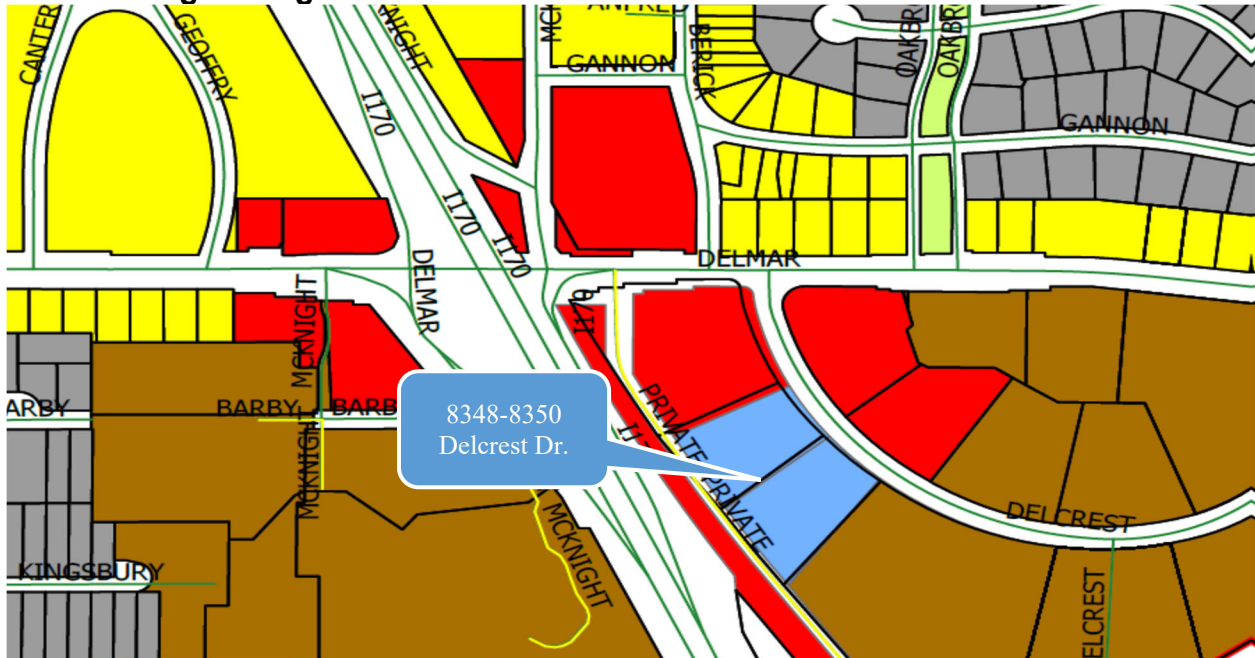
North: GC: Commercial  
East: GC & HRO: Commercial & Multi-Family Residential  
South: HRO: Multi-Family Residential  
West: NA: Private Drive

### Existing Property

The existing properties at 8348 and 8350 Delcrest Drive consists of two lots totaling 2.79 Acres. The property houses Crown Center Senior Living that currently houses two buildings with an approved Planned Development amended plan to ultimately construct three total complexes on the site.

### Parcel Location

### Surrounding Zoning



### Aerial Overhead



## **Applicant's Request**

The applicant is seeking a major subdivision to divide the existing lots into three lots.

## **Process – Required City Approvals**

### Staff Review.

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations. The submitted application is consistent with the provisions of a “Minor Subdivision” with the exception that the total area of the tract is greater than two (2) acres in size. Section 405.165 and 405.170 defines Major and Minor subdivisions as the following;

### Section 405.165 **Major Subdivisions.**

- A.** Major subdivisions require the submittal of a sketch plat and approval of a preliminary and a final plat in accordance with the provisions of this Chapter. A major subdivision is a subdivision having any of the following characteristics:
1. The subdivision involves the creation of more than four (4) lots;
  2. The total area of the tract to be subdivided is greater than two (2) acres in size;
  3. There are proposed publicly dedicated streets, alleys, easements, parks or other public lands; or
  4. Any subdivision of a tract of land for which a rezoning is required for all or a portion of the tract, including rezoning to a "PD" district.

### Section 405.170 **Minor Subdivisions.**

A minor subdivision is a subdivision that does not have any of the characteristics of a major subdivision as described in Section **405.165**. Minor subdivisions are not required to comply with the sketch plat and preliminary plat provisions of this Chapter.

Due to the prior approvals of the “Amended Final Plan” Staff reviewed the plat per Section 405.390.B:

**Staff Review.**

1. Completeness of submittal. Upon receipt of final plat and associated documents, the Zoning Administrator shall review the documents to determine acceptability for submission. If the Administrator determines the submittal is complete, then the submittal shall be date stamped.
2. Distribution. As soon as practical after acceptance of the final plat submittal, the Zoning Administrator shall distribute copies of the final plat to the Director of Community Development, Director of Public Works and Parks, Fire Chief and other City staff as appropriate.
3. Staff review. The Zoning Administrator shall review the final plat and solicit comments from other City staff on said plat, to determine compliance with the approved preliminary plat, including any conditions of approval placed on the preliminary plat, and consistency with the approved improvement plans. The staff findings shall be submitted to the Plan Commission.

No comments were received from other City Departments. Community Development Department comments are included in this report.

Plan Commission. Section 405.250 requires Plan Commission approve the applicant to proceed with the preparation of improvement plans. 405.380 of the Subdivision and Land Development Regulations requires that the Plan Commission shall approve or disapprove the Final Plat to determine substantial compliance with the Preliminary Plat.

City Council. As soon as practical after the Plan Commission makes its determination, the final plat shall be forwarded to the City Council for its consideration. Upon determination that the final plat is in full compliance with the requirements hereof, the Council shall adopt an ordinance approving such final plat.

**Analysis**

Staff determined that the Preliminary and Final Plat and ultimately the final plat would meet all requirements of 405.380 of the Subdivision and Land Development Regulations. It would be in substantial conformance with the approved preliminary plat.

**Conclusion/Recommendation**

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends and recommends the approval of the proposed Major Subdivision contingent upon waiving the Preliminary Plat requirements.



# CROWN CENTER SUBDIVISION

## OF DELCREST

CITY OF UNIVERSITY CITY  
ST. LOUIS COUNTY, MISSOURI

ZONED: PD-M - (PLANNED DEVELOPMENT - MIXED USE)

### SCHEDULE "B" TITLE EXCEPTION

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1003706-STLO, DATED FEBRUARY 14, 2020 AT 8:00 A.M. ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

- ① - ⑥ STANDARD EXCEPTIONS, NOT LAND SURVEY RELATED.
- ⑦ DECLARATION OF RESTRICTION, RECORDED IN BOOK 5873, PAGE 429 BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION CONTAINING PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42USC 3604(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE. (PARCELS 1 AND 2) (27.5', 30' AND 60' WIDE EASEMENTS AND AS SHOWN PER PLAT BOOK 45 PAGE 46, ENCUMBERS PARCEL 1 AND PARCEL 2 AS SHOWN ON THIS SURVEY.)
- ⑧ EASEMENT GRANTED TO THE CITY OF UNIVERSITY CITY FOR SEWER PURPOSES AND UTILITY PURPOSES BY INSTRUMENT RECORDED IN BOOK 2200, PAGE 415. (PARCELS 1 AND 2) (27.5', 30' AND 60' WIDE EASEMENTS AND AS SHOWN PER PLAT BOOK 45 PAGE 46, ENCUMBERS PARCEL 1 AND PARCEL 2 AS SHOWN ON THIS SURVEY.)
- ⑨ EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 2488, PAGE 481 (PARCELS 1 AND 2) (GRANTS UNION ELECTRIC CO. AN EASEMENT ON, OVER, ACROSS UNDER OR NEAR NEAR THE FOLLOWING, ALL EASEMENT STRIPS AND PRIVATE DRIVES AS SHOWN ON THE PLAT OF DELCREST, EASEMENT STRIPS AS SHOWN PER SAID PLAT)
- ⑩ EASEMENT GRANTED TO UNION ELECTRIC COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 5707, PAGE 108 (10' WIDE EASEMENT ENCUMBERS PARCEL 2 AS SHOWN AND CORRECTED BY BOOK 5681 PAGE 255), AND RE-RECORDED IN BOOK 5681, PAGE 255 (10' EASEMENT ENCUMBERS PARCEL 2 AND CORRECTS THE DESCRIPTION IN BOOK 5707 PAGE 108). (PARCEL 2)
- ⑪ EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN BOOK 45, PAGE 46. (PARCELS 1 AND 2) (BUILDING LINES AND EASEMENTS AS SHOWN ON THIS SURVEY)
- ⑫ AN EASEMENT GRANTED TO THE SCHOOL DISTRICT OF UNIVERSITY CITY IN THE DOCUMENT RECORDED IN BOOK 9671, PAGE 939 OF OFFICIAL RECORDS. (PARCEL 1) (24' WIDE INGRESS AND EGRESS EASEMENT AS SHOWN ON THIS SURVEY ENCUMBERS PARCEL 1)
- ⑬ AGREEMENT AND LICENSE TO ENCR OACH ON SEWER EASEMENT, TOGETHER WITH PROVISIONS AND CONDITIONS AS THEREIN CONTAINED, EXECUTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND COUNCIL APARTMENTS II, INC., RECORDED IN BOOK 9832, PAGE 966 (AGREEMENT AND LICENSE TO ENCR OACH ON SEWER EASEMENT, ENCUMBERS PARCEL 2), AS PROVIDED FOR IN RESOLUTION NO. 2101 OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT ADOPTED JULY 14, 1993, A CERTIFIED COPY OF SAID RESOLUTION IS RECORDED IN BOOK 9832, PAGE 963. (PARCEL 1) (RESOLUTION 2101, LICENSE TO ENCR OACH ON 15' WIDE SEWER EASEMENT AS SHOWN PER P.B. 45 PG. 46, TO CONSTRUCT A COVERED WALKWAY ACROSS SAID EASEMENT, ENCUMBERS PARCEL 2)
- ⑭ AGREEMENT AND LICENSE TO ENCR OACH ON SEWER EASEMENT, TOGETHER WITH PROVISIONS AND CONDITIONS AS THEREIN CONTAINED, EXECUTED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND COUNCIL APARTMENTS, INC., RECORDED IN BOOK 9832, PAGE 975 (AGREEMENT AND LICENSE TO ENCR OACH ON SEWER EASEMENT, WHICH STATES, A SINGLE STORY, MASONRY-VENEERED ENCLOSED WALKWAY NOT EXCEEDING 20 FEET IN WIDTH CONNECTING TWO APARTMENT BUILDINGS, THE STRUCTURAL FRAME OF WHICH WALKWAY RESTS ON A SELF SUPPORTING CONCRETE FLOOR AND GRADE BEAMS WHICH SPAN THE SEWER EASEMENT AND WHICH IS SUPPORTED BY FOUR DRILLED CONCRETE PIER FOUNDATIONS PLACED OUTSIDE THE EASEMENT), AS PROVIDED FOR IN RESOLUTION NO. 2100 OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT ADOPTED JULY 14, 1993, A CERTIFIED COPY OF SAID RESOLUTION IS RECORDED IN BOOK 9832, PAGE 972. (PARCEL 2) (RESOLUTION 2100, LICENSE TO ENCR OACH ON 12.5' WIDE SEWER EASEMENT AS SHOWN PER P.B. 45 PG. 46, TO CONSTRUCT A COVERED WALKWAY ACROSS SAID EASEMENT, ENCUMBERS PARCEL 1)
- ⑮ RECIPROCAL EASEMENT AGREEMENT DATED 26TH DAY OF NOVEMBER, 1993 BY AND BETWEEN COUNCIL APARTMENTS, INC. AND COUNCIL APARTMENTS II, INC., WITH CONDITIONS, RESTRICTIONS, OBLIGATIONS AND DUTIES AS THEREIN CONTAINED RECORDED ON DECEMBER 1, 1993 IN BOOK 9987, PAGE 1160. (PARCELS 1 AND 2) (RECIPROCAL EASEMENT AGREEMENT, ENCUMBERS PARCEL 1 AND PARCEL 2, A PERPETUAL NONEXCLUSIVE EASEMENT FOR AUTOMOBILE PARKING AND AUTOMOBILE AND PEDESTRIAN INGRESS AND EGRESS ON, OVER, UPON AND ACROSS THE PARKING AREAS AND SPACES, DRIVEWAYS AND ACCESS WAYS, SIDEWALKS AND WALKWAYS, EXITS AND ENTRANCES AND OTHER COMMON AREAS AS MUCH AS NOW EXIST OR MAY HEREAFTER BE CONSTRUCTED, NOT ABLE TO BE PLOTTED)
- ⑯ REGULATORY AGREEMENT DATED 8TH DAY OF DECEMBER, 1993 BY AND BETWEEN COUNCIL APARTMENTS II, INC., MISSOURI NOT-FOR-PROFIT CORPORATION AND SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND RECORDED ON DECEMBER 8, 1993 IN BOOK 9999, PAGE 1655. (CAPITAL ADVANCE PROGRAM USE AGREEMENT, ENCUMBERS PARCEL 1 AND PARCEL 2, NOT A LAND SURVEY RELATED ITEM)
- ⑰ TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN CAPITAL ADVANCE PROGRAM USE AGREEMENT DATED 8TH DAY OF DECEMBER, 1993, BY AND BETWEEN THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND COUNCIL APARTMENTS II, INC., RECORDED IN DECEMBER 8, 1993 IN BOOK 9999, PAGE 1664. (CAPITAL ADVANCE PROGRAM USE AGREEMENT, ENCUMBERS PARCEL 1 AND PARCEL 2, NOT A LAND SURVEY RELATED ITEM)
- ⑱ DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, DATED 8TH DAY OF DECEMBER, 1993, BY AND BETWEEN COUNCIL APARTMENTS II, INC., AND MISSOURI HOUSING DEVELOPMENT COMMISSION, RECORDED BOOK 10035, PAGE 77. (DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, ENCUMBERS PARCEL 1, NOT A LAND SURVEY RELATED ITEM)
- ⑳ NON-EXCLUSIVE SEWER EASEMENT AGREEMENT GRANTED TO THE SCHOOL DISTRICT OF UNIVERSITY CITY FOR SEWER PURPOSES WITH CONDITIONS AND PROVISIONS AS THEREIN CONTAINED RECORDED ON SEPTEMBER 7, 1993 IN BOOK 9868, PAGE 1950. (NON-EXCLUSIVE SEWER EASEMENT AGREEMENT BY AND BETWEEN COUNCIL APARTMENTS II, INC. (8350 DELCREST DRIVE) AND THE SCHOOL DISTRICT OF UNIVERSITY CITY (8346 DELCREST DRIVE) AND STATES THAT AN EXISTING UNDERGROUND LATERAL SANITARY SEWER LINE AND AN EXISTING UNDERGROUND LATERAL STORM SEWER LINE PRESENTLY SERVE THE DISTRICT PROPERTY AND CROSS A PORTION OF THE DELCREST II PROPERTY TO CONNECT TO THE MSD PUBLIC SANITARY AND STORM SEWER LINES LOCATED IN THE EXISTING EASEMENTS, THE EXISTING PRIVATE STORM SEWER LINE ALSO PRESENTLY SERVES A PORTION OF THE DELCREST II PROPERTY AND GRANTOR INTENDS TO USE AND CONNECT TO SUCH LINE AS PART OF THE STORM WATER DRAINAGE PLAN FOR THE PROJECT, GRANTOR HEREBY GRANTS TO THE GRANTEE THE NON-EXCLUSIVE RIGHT TO USE AND MAINTAIN FRO EXISTING STORM SEWER AND DRAINAGE PURPOSES THAT PORTION OF THE EXISTING PRIVATE STORM SEWER LINE LOCATED ON THE DELCREST II PROPERTY, EXTENDING FROM THE BOUNDARY LINE BETWEEN LOTS 8 AND 9 OF DELCREST TO THE POINT OF CONNECTION WITH THE MSD PUBLIC STORM LINE. GRANTOR HEREBY GRANTS TO GRANTEE THE NON-EXCLUSIVE RIGHT TO USE AND MAINTAIN FOR EXISTING SANITARY SEWER PURPOSES THAT PART OF THE EXISTING PRIVATE SANITARY SEWER LINE LOCATED ON DELCREST II PROPERTY, EXTENDING FROM THE BOUNDARY LINE BETWEEN LOTS 8 AND 9 OF DELCREST TO THE POINT OF CONNECTION WITH THE MSD PUBLIC SANITARY SEWER LINE A PRESENTLY LOCATED IN THE EXISTING EASEMENT.
- ㉑ DECLARATION OF RESTRICTIONS, RECORDED IN BOOK 443, PAGE 495 (STATES THAT THERE SHALL BE A UNIFORM BUILDING LINE PROHIBITING THE ERECTION OF BUILDINGS WITHIN 20 FEET FROM THE ESTABLISHED STREET LINES (NOT PLOTTED, THE PLAT OF DELCREST SHOWS A 70' BUILDING LINE FROM DELCREST DRIVE WHICH IS PLOTTED ON THIS SURVEY) AND NO BUILDING SHALL BE CONSTRUCTED FOR RESIDENTIAL PURPOSES, SUBJECT TO A ROADWAY A 30 FOOT WIDE ADJACENT TO THE RAILROAD RIGHT OF WAY AND OTHER CONDITIONS AND RESTRICTIONS THAT ARE NOT LAND SURVEY RELATED ITEMS), BOOK 12683 PAGE 131 (DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, ENCUMBERS LOT 10, PARCEL 2, NOT A LAND SURVEY RELATED ITEM), BOOK 17726, PAGE 5452 (DECLARATION OF LAND USE RESTRICTION COVENANTS AHAP 08-002 FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, ENCUMBERS LOT 10, PARCEL 2, NOT A LAND SURVEY RELATED ITEM) AND BOOK 18180, PAGE 1429 (DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, ENCUMBERS PARCEL 2, NOT A LAND SURVEY RELATED ITEM) BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42USC 3604(C) OR ANY SIMILAR STATE STATUTE OR LOCAL ORDINANCE. (PARCELS 1 AND 2)
- ㉒ TERMS AND PROVISIONS OF THE ROOFTOP EASEMENT AND ASSIGNMENT AGREEMENT BY AND BETWEEN COUNCIL APARTMENTS, A MISSOURI NOT-FOR-PROFIT CORPORATION AND T2 UNION SITE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 17675, PAGE 3611. (PARCEL 2) (ENTIRE ROOF OF THE BUILDING AND PENTHOUSE ALONG WITH THE EXTERIOR AND INTERIOR WALLS OF THE EXISTING PENTHOUSE WITHIN LOT 10, COMMUNICATION EASEMENT, ACCESS EASEMENT AND UTILITY EASEMENTS WHICH ARE NOT ABLE TO BE PLOTTED)
- ㉓ FIRST AMENDMENT TO ROOFTOP EASEMENT AND ASSIGNMENT AGREEMENT, RECORDED IN BOOK 21163, PAGE 698. (FIRST AMENDMENT TO ROOFTOP EASEMENT AND ASSIGNMENT AGREEMENT, ENCUMBERS LOT 10, PARCEL 2)
- ㉔ ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED IN BOOK 22182, PAGE 409. (ASSIGNMENT AND ASSUMPTION AGREEMENT, ENCUMBERS LOT 10, PARCEL 2)
- ㉕ DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, RECORDED IN BOOK 20571, PAGE 87. (ENCUMBERS PARCEL 1 & PARCEL 2, NOT A LAND SURVEY RELATED ITEM)
- ㉖ DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, RECORDED IN BOOK 21771, PAGE 680. (ENCUMBERS PARCEL 1 & PARCEL 2, NOT A LAND SURVEY RELATED ITEM)
- ㉗ DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS, RECORDED IN BOOK 22291, PAGE 566. (ENCUMBERS PARCEL 1 & PARCEL 2, NOT A LAND SURVEY RELATED ITEM)
- ㉘ DECLARATION OF LAND USE RESTRICTION COVENANTS FOR THE STATE OF MISSOURI AFFORDABLE HOUSING TAX CREDITS RECORDED IN BOOK 23871, PAGE 115. (ENCUMBERS PARCEL 1 & PARCEL 2, NOT A LAND SURVEY RELATED ITEM)

### OWNER'S SCRIPT

THE UNDERSIGNED OWNER OF THE TRACT OF LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAS CAUSED SAID TRACTS OF LAND TO BE SUBDIVIDED IN THE MANNER SHOWN, AND SAID TRACT OF LAND SHALL HEREAFTER BE KNOWN AS "CROWN CENTER SUBDIVISION OF DELCREST"

THE HATCHURED [XXXXXX] EASEMENT SHOWN ON THIS PLAT IS FOR THE SOLE BENEFIT OF ALL THREE LOTS OF THE TRACT OF LAND HEREIN PLATTED.

THE EASEMENT SHOWN HATCHURED [/////] OVER THAT PART OF LOT B COMMENCING APPROXIMATELY 12 FEET ABOVE THE SURFACE OF LOT B AND EXTENDING SKYWARD, FOR THE NONEXCLUSIVE BENEFIT OF LOT A, TO CONSTRUCT IMPROVEMENTS TO BE BUILT ABOVE AND ATTACHED TO THOSE CERTAIN IMPROVEMENTS LOCATED ON LOT B. SAID EASEMENT SHALL BE FURTHER DESCRIBED AND CLARIFIED IN A DOCUMENT EXECUTED AND RECORDED UPON COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS ON LOT A, AND SHALL SPECIFY THE RIGHTS OF INGRESS AND EGRESS AND MAINTENANCE OF THE EASEMENT AREA.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
(OWNER'S NAME/TITLE PRINT) (OWNER'S SIGNATURE)

STATE OF MISSOURI )  
) S.S.  
COUNTY OF ST. LOUIS)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND \_\_\_\_\_ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### LIEN HOLDER SCRIPT

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTES SECURED BY DEED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY LAND RECORDS JOINS IN AND APPROVES THIS SUBDIVISION PLAT.

IN WITNESS WHEREOF, WE HAVE HERUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
(NAME/TITLE PRINT) (NAME SIGNATURE)

STATE OF MISSOURI )  
) S.S.  
COUNTY OF ST. LOUIS)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION OF THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND \_\_\_\_\_ FURTHER ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### CITY SCRIPT

THE SUBDIVISION PLAT HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF UNIVERSITY CITY, MISSOURI ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, PER SECTION 405.980 OF THE UNIVERSITY CITY SUBDIVISION REGULATIONS AND THEREBY AUTHORIZES THE RECORDING OF THIS SUBDIVISION PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS.

\_\_\_\_\_  
ZONING ADMINISTRATOR

\_\_\_\_\_  
CITY CLERK

### SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF \_\_\_\_\_ WE HAVE DURING THE MONTH OF MARCH PREPARED AN ALTA/NSPS OF LOT 9 AND LOT 10 OF DELCREST, AS RECORDED IN PLAT BOOK 45, PAGE 46 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, ST. LOUIS COUNTY, MISSOURI AND HAVE SUBSEQUENTLY PREPARED A SUBDIVISION PLAT IN THE MANNER SHOWN HEREON AND SHALL HEREAFTER BE KNOWN AS "CROWN CENTER SUBDIVISION OF DELCREST" AND SAID SURVEY ARE REPRESENTED ON THIS DRAWING.

THAT THE SAID SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF REVENUE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION (20 CSR 2030-16.040) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (20 CSR 2030-16.070), AND THE LOCATION OF IMPROVEMENTS AND EASEMENTS (20 CSR 2030-16.110), EFFECTIVE 12/30/94, AND LAST REVISED MAY 2017. (URBAN CLASS PROPERTY)

IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

MARLER SURVEYING COMPANY INC.  
MISSOURI CORP. NO. L.S. -347-D

MARTY L. MARLER  
MISSOURI P.L.S. 2501

copyright 2021 by Marler Surveying Company, Inc.

PROJECT NAME: CROWN CENTER SUBDIVISION PROJECT No.: 2012-049  
ADDRESS: 8348 & 8350 DELCREST DRIVE ST. LOUIS COUNTY, MISSOURI 63124

SHEET 1 OF 2

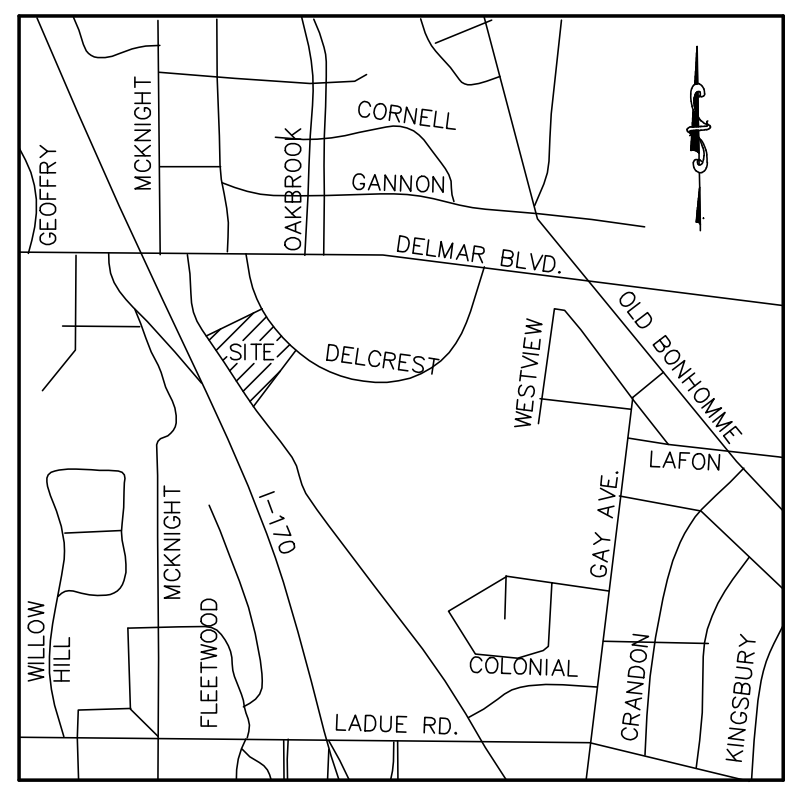
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01/12/2021	
SCALE: 1" = 20'	
DRAWN BY: D.R.G.	
CHECKED BY: M.L.M.	
DWG. No.: 2012-049	
DEPUTY: M.S./D.N.	

**MARLER**  
SURVEYING COMPANY, INC.

11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX  
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX  
email: marler@marlersurveying.net

THIS PLAT CONTAINS 121,539 SQ. FT. OR 2.79± ACRES

### VICINITY MAP NOT TO SCALE



### GENERAL NOTES

1. THE BASIS OF BEARING OF THIS SURVEY IS NAD 83 GRID NORTH, MISSOURI COORDINATE SYSTEM EAST ZONE.
2. THE PROPERTIES HAVE A TOTAL AREA OF 121,539 SQUARE FEET OR 2.79± ACRES OF LAND.
3. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY PARCEL #18K440050 AND #18K440687.
4. SOURCE OF DEED REFERENCE IS BOOK 9671 PAGE 934 (LOT 9) & BOOK 5873 PAGE 427 (LOT 10).
5. R.= RECORD AND S. = SURVEYED.



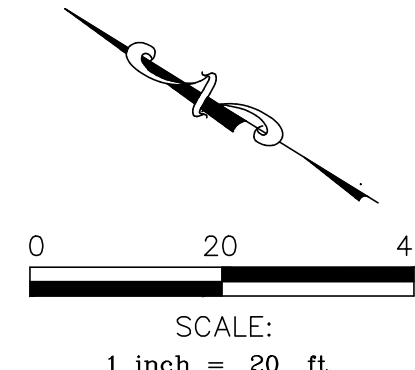
# CROWN CENTER SUBDIVISION

## OF DELCREST

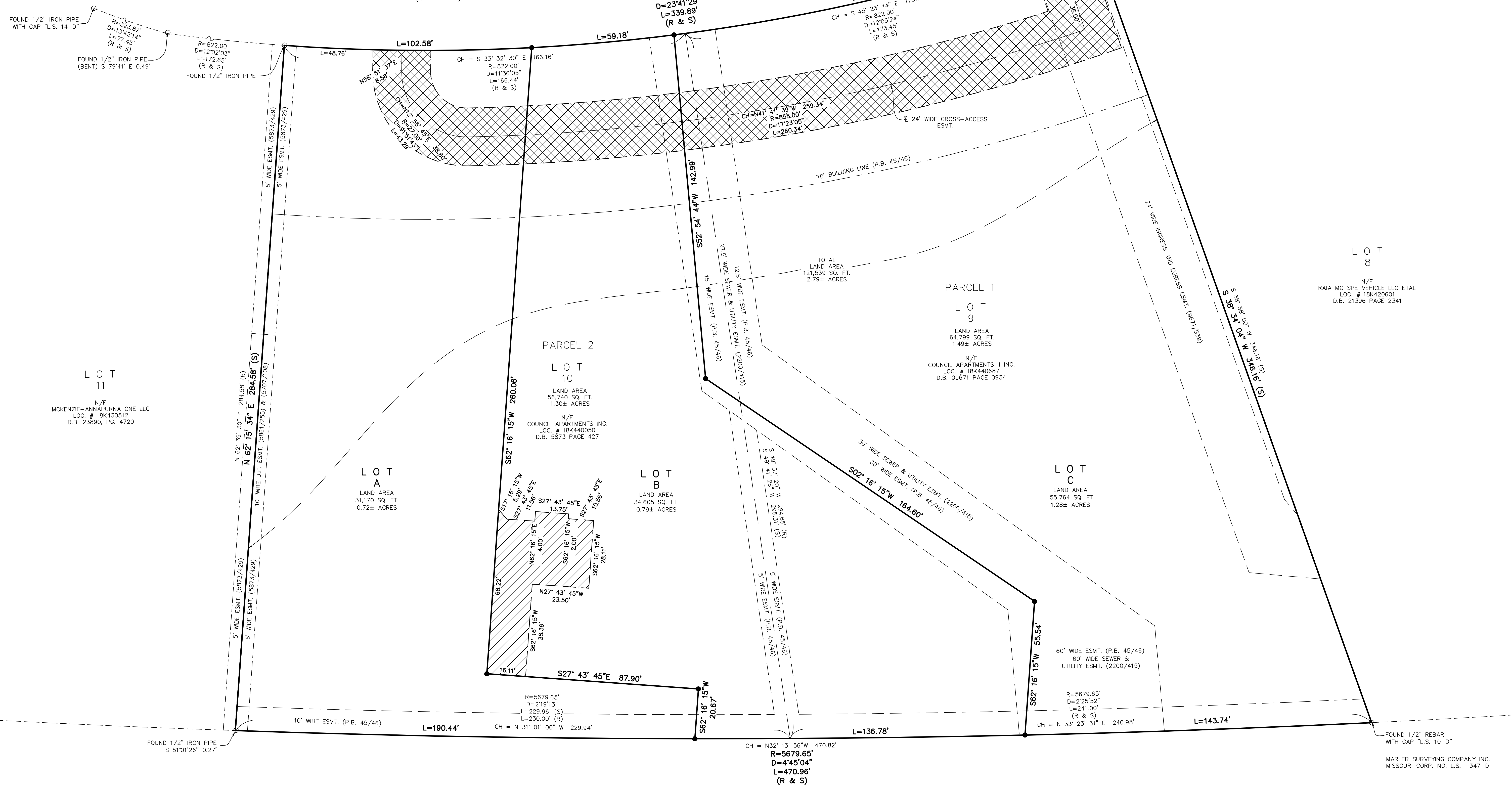
CITY OF UNIVERSITY CITY  
ST. LOUIS COUNTY, MISSOURI

ZONED: PD-M - (PLANNED DEVELOPMENT - MIXED USE)

### DELCREST DRIVE (60' WIDE) PLATTED AS PRIVATE



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



PRIVATE ROAD (VARIABLE WIDTH)  
PLATTED AS ST. LOUIS BELT & TERMINAL RAILROAD RIGHT OF WAY

CENTENNIAL GREENWAY

THIS PLAT CONTAINS 121,539 SQ. FT. OR 2.79± ACRES

SHEET 1 OF 2

DATE:	REVISION DATES
01/12/2021	
SCALE: 1" = 20'	
DRAWN BY: D.R.G.	
CHECKED BY: M.L.M.	
DWG. No.: 2012-049	
DEPUTY: M.S./D.N.	

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email: marler@marlersurveying.net

MARTY L. MARLER  
MISSOURI P.L.S. 2501

MARLER SURVEYING COMPANY INC.  
MISSOURI CORP. NO. L.S. -347-D



## **PLAN COMMISSION**

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

### **M E M O R A N D U M**

TO: Plan Commission

FROM: Clifford Cross, Director of Planning & Development

DATE: January 27, 2021

SUBJECT: Opus Development Preliminary Plan – Work Session Discussion

CC: Gregory Rose, City Manager  
John Mulligan, City Attorney

---

At an upcoming Plan Commission meeting, members will be asked to evaluate and participate in a work session to discuss the proposed Opus Development. The discussion is intended to allow Opus Development to introduce their proposed mixed use development and obtain feedback from the Plan Commission to prepare an official application to rezone the property to a Planned Development Mixed Use District and obtain Preliminary Plan approval of their concept.

#### **Attachments:**

1. Opus Development Preliminary Plan

# WORK SESSION MEETING

## DELMAR LOOP MULTI-FAMILY RESIDENTIAL

1.27.2021



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EXHIBIT B | **BUILDING MASSING**

EXHIBIT C | **BUILDING ELEVATIONS**

EXHIBIT D | **ARCHITECTURAL SITE PLAN**

EXHIBIT E | **SURVEY**

EXHIBIT F | **CIVIL PLAN**

EXHIBIT G | **MSD CIVIL SUBMITTAL**

EXHIBIT H | **PRELIMINARY PLAT**

EXHIBIT I | **LANDSCAPE PLAN**

EXHIBIT J | **COMPARABLE HEIGHTS**

EXHIBIT K | **COMPARABLE DENSITY**

EXHIBIT L | **IMPACT STUDY**

EXHIBIT M | **DEVELOPMENT SCHEDULE**



January 20, 2021

Mr. Cliff Cross  
Director of Planning and Development  
6801 Delmar Blvd  
University City, MO 63130

RE: Work Session meeting with Planning & Zoning – Preliminary Development Plan

Dear Cliff,

The Opus Group is excited to present our proposed development at 6630 and 6640 Delmar Blvd. Opus is under contract to purchase the Commerce Bank Building and nearing the end of negotiations with Washington University to purchase the former Craft Alliance property which is currently vacant. We will re-plot the entire site to combine the Commerce Bank & Craft Alliance property to create one parcel. Our intention is to rezone the entire site from Core Commercial to PD-M (Planned District – Mixed Use).

Opus is proposing to develop a privately owned mixed use multifamily development. The target demographic will be primarily students of Washington University and other universities in the area along with young professionals. The project is located within a 10 minute walk to Washington University's campus via Ackert walkway. The close proximity to the campus will allow students living in the development to walk from their apartments and not rely on vehicular transportation. It is important to note that this development will not be owned or have any formal affiliation with Washington University in any capacity.

#### Project Highlights

- 189 units
- 476 beds
- 8 story steel frame building
- Approximately 400 stalls (366 garage parking & 34 surface stalls), meeting code
- Units range from studio, 1 bedroom, 2 bedroom, 3 bedroom and 4 bedroom units
- Approximately 5,700 SF of street level retail
- Community Plaza that is approximately 3,500 SF
- Two amenity decks for residents to enjoy
- Residential Amenities
  - o State of the art fitness center
  - o Spa
  - o Clubroom/game room
  - o Study areas
  - o Lounge
  - o Computer lab
  - o Outdoor area with pool, seating areas, recreation area & grilling stations



This project will increase density and the residential population along Delmar where it is lacking and will enhance pedestrian activity and overall vibrancy along this stretch. Residents of the development will patronize local shops and restaurants which will be a net benefit to the community. Please reference Exhibits J & K enclosed that outline the developments height and density along with other developments in the area and along Delmar Blvd. We believe our density and height is very appropriate for this infill location.

Opus had an impact study completed specifically for this project outlining the overall positive fiscal impact to the City and community. Once Opus purchases the Craft Alliance property the site will then be on the tax roll since it will no longer be owned by a nonprofit institution. The Impact Study that was completed by University City mentions that one of University City's weaknesses + threats was the loss of property tax revenues. This project will bring a non-income producing property back onto the City's tax roll along with increasing the overall tax base for the entire site. Please refer to Exhibit L for the detailed analysis showing the positive impact.

We're excited about this project and look forward to discussing this with you further. Please reach out with any questions regarding any of the enclosed materials.

Sincerely,

**OPUS DEVELOPMENT COMPANY, L.L.C.**

A handwritten signature in blue ink that reads "Ryan S. Carlie".

Ryan S. Carlie  
Director

**EXHIBIT A (SITE AERIAL)**





**EXHIBIT B (BUILDING MASSING)**



Delmar Loop  
Multi-Family  
Residential





Delmar Loop  
Multi-Family  
Residential





Delmar Loop  
Multi-Family  
Residential



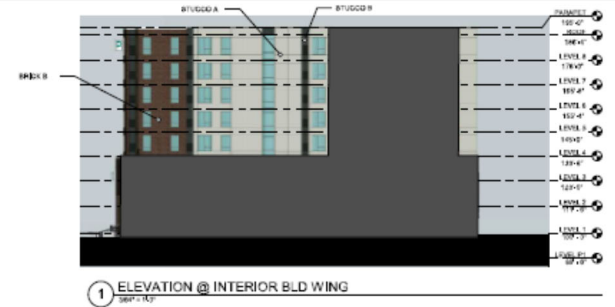
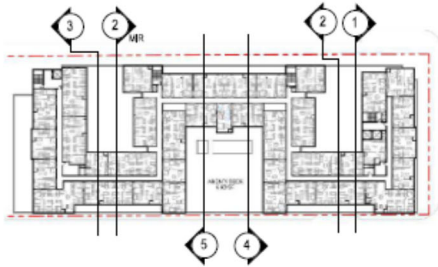


Delmar Loop  
Multi-Family  
Residential

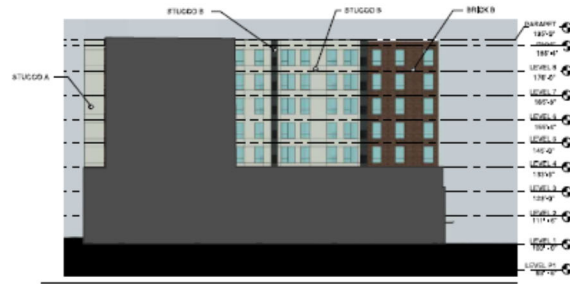
**EXHIBIT C (BUILDING ELEVATIONS)**



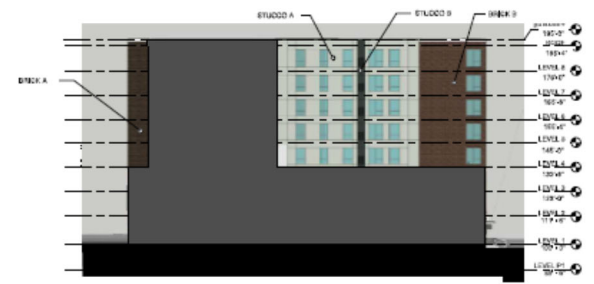




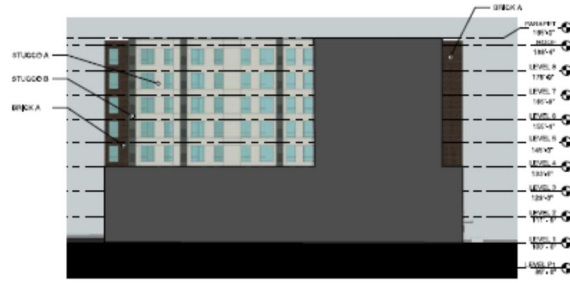
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300' x 10'



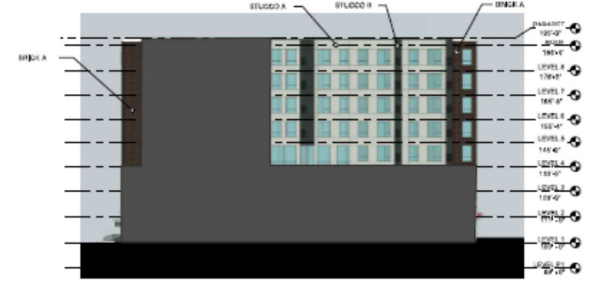
3 ELEVATION @ INTERIOR BLD WING  
300' x 10'



2 ELEVATION @ INTERIOR BLD WING  
300' x 10'



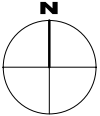
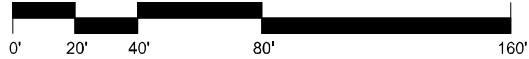
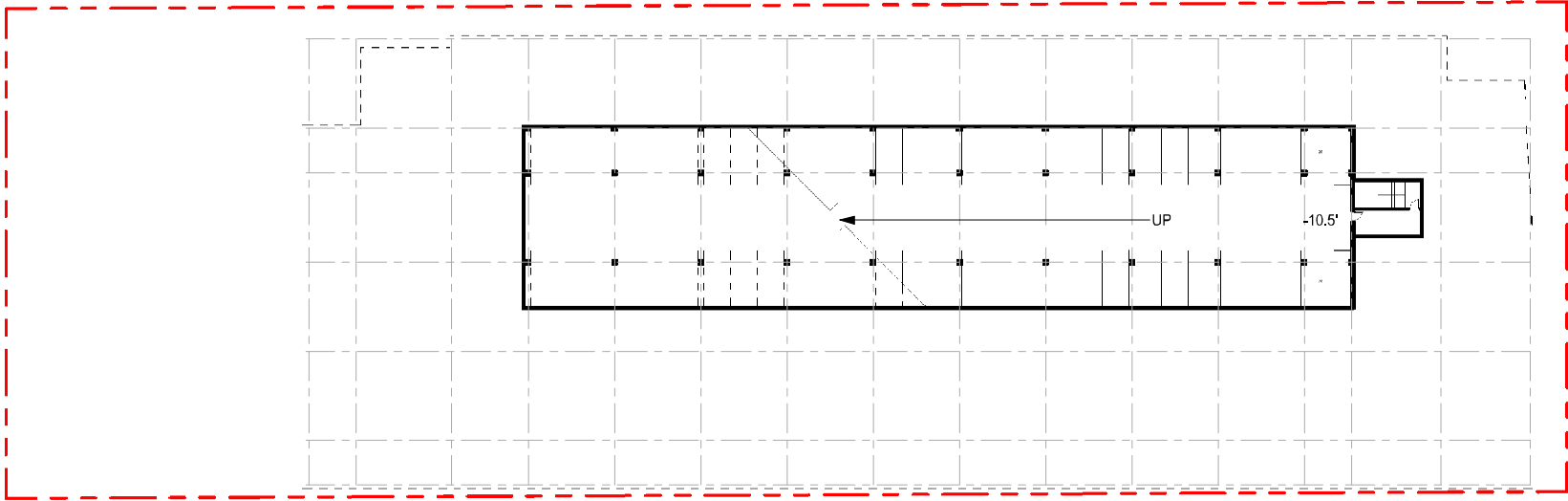
5 ELEVATION @ AMENITY DECK  
300' x 10'



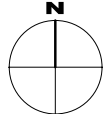
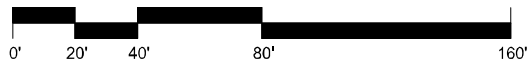
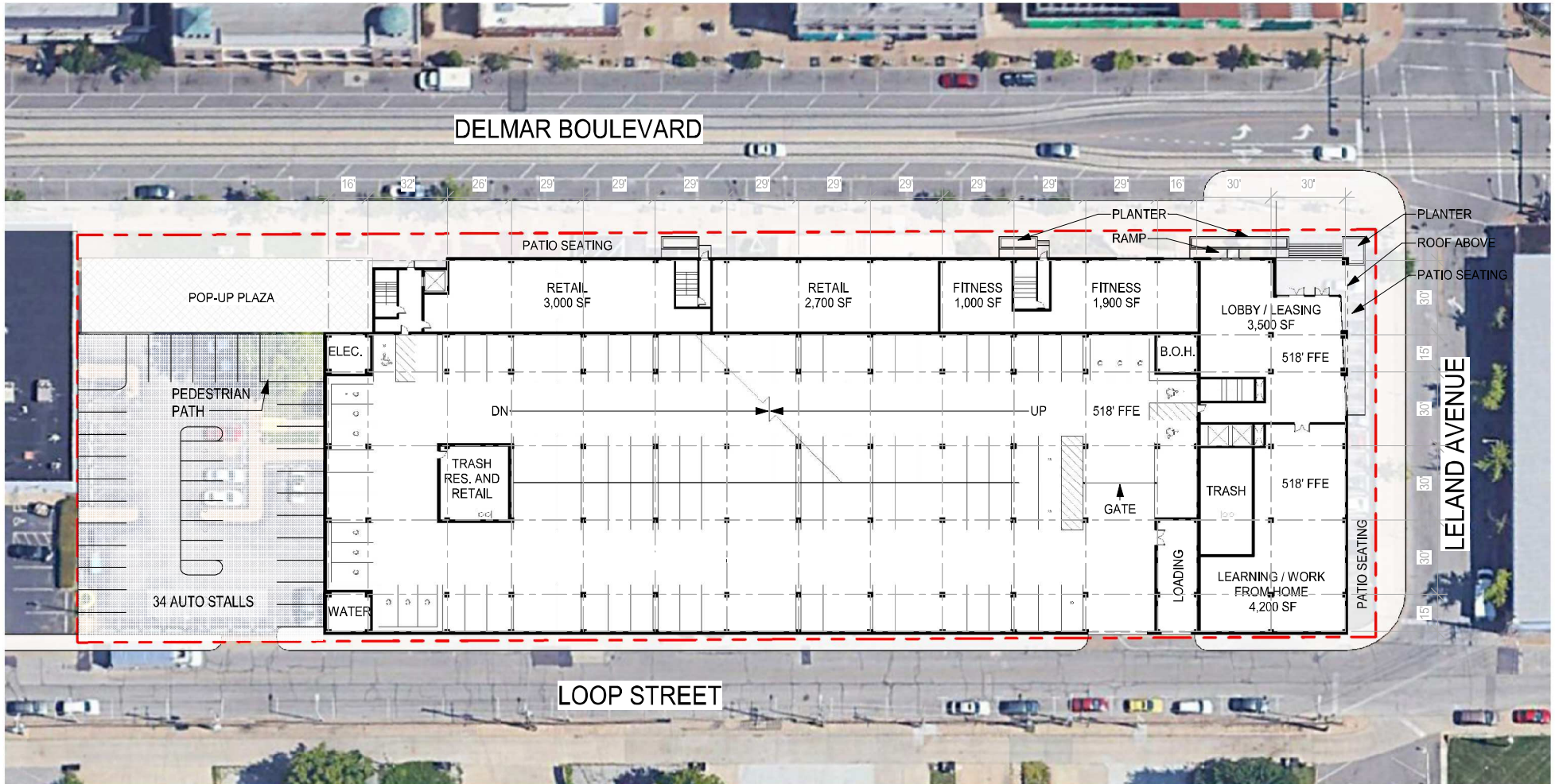
4 ELEVATION @ AMENITY DECK  
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**EXHIBIT D (ARCHITECTURAL SITE PLAN)**



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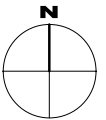
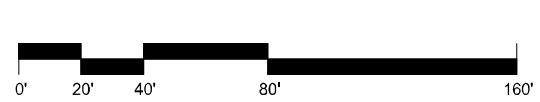
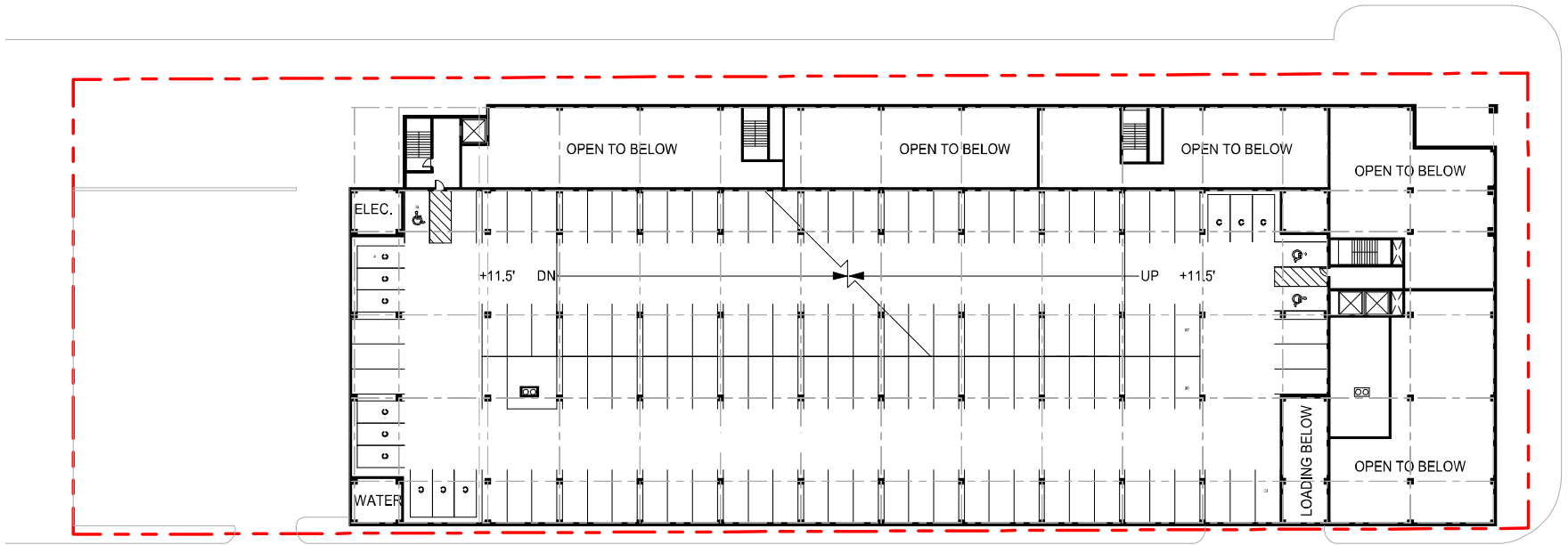


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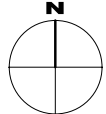
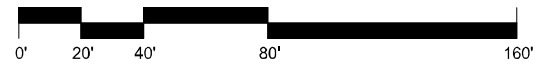
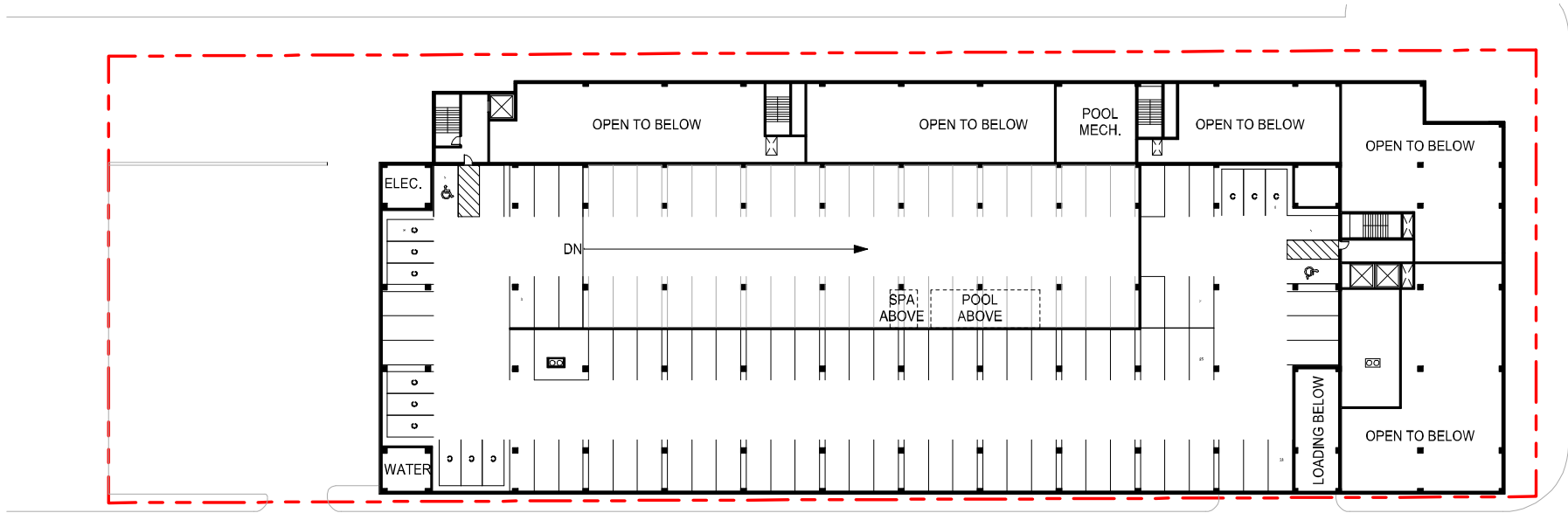
**Delmar Loop**  
UNIVERSITY CITY, MO

**Level 1**  
01/20/21

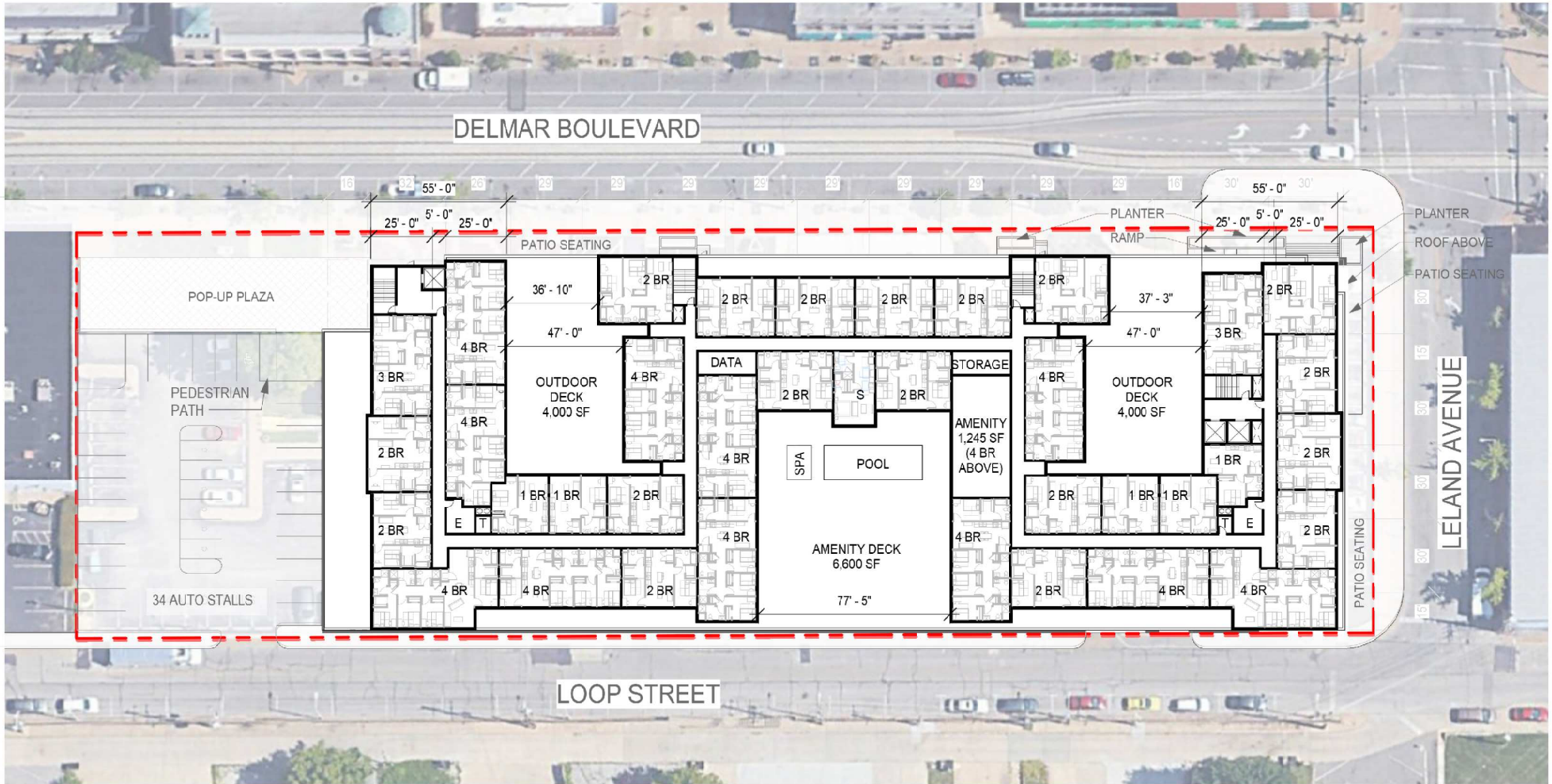


Level 2  
01/20/21

Delmar Loop  
UNIVERSITY CITY, MO



31737



DELMAR BOULEVARD

LELAND AVENUE

LOOP STREET



**EXHIBIT E (SURVEY)**







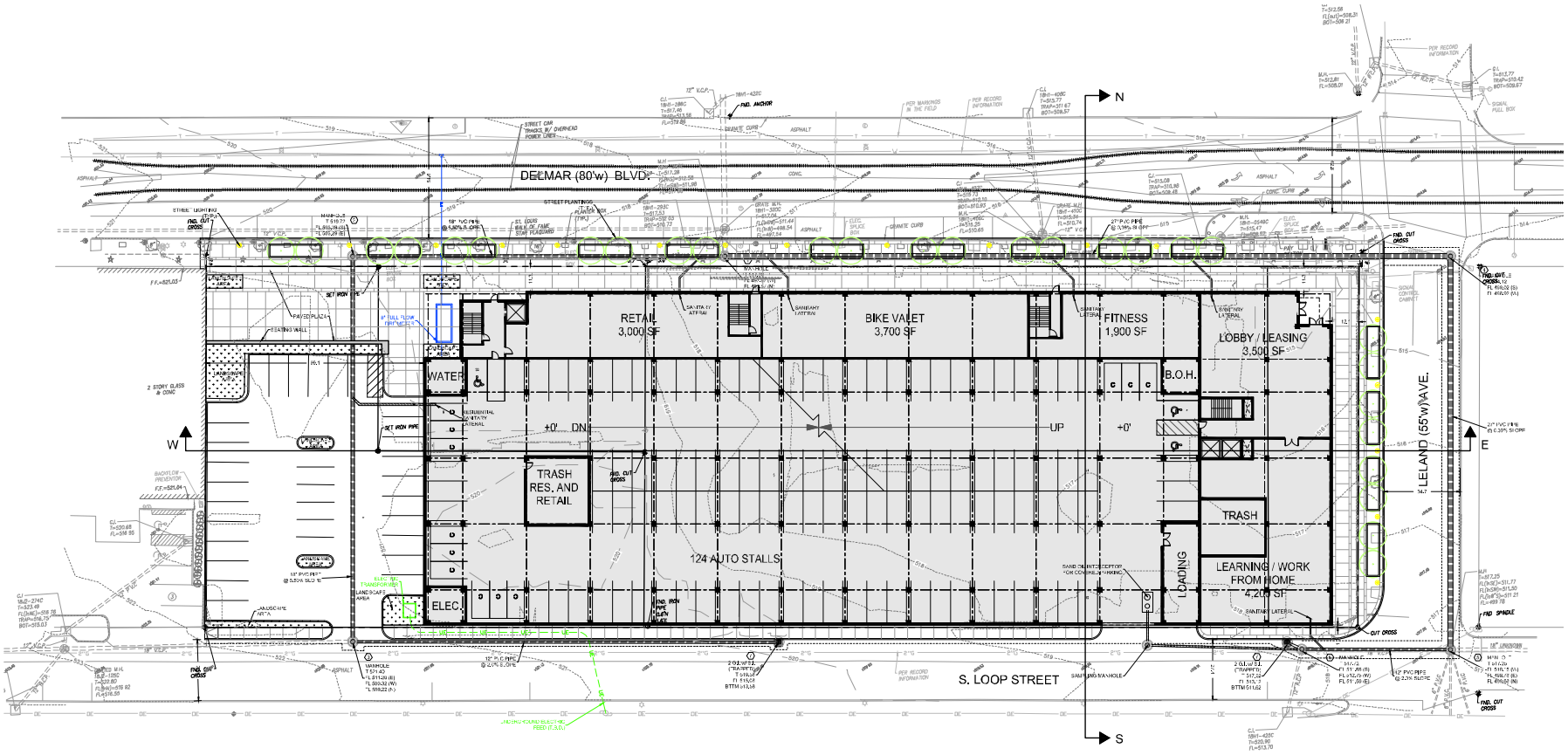
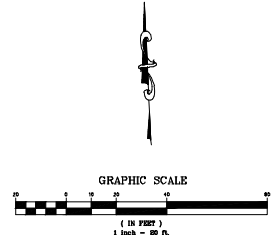
**EXHIBIT F (CIVIL PLAN)**

TOTAL TRACT ULSDM-FICTION

A tract of land being part of lots 5.6 through 11.6 of Roseville Heights, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 88 of the St. Louis County records, located in OS Survey 318, the city of North St. Louis, City of the Third Precinct Ward 10, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of the north right of way line of Delmar Boulevard, 80 feet wide, as established by Book 3811, Page 702 of above said records with the west right of way line of Lot 6 of Block 55, 50 feet wide, thence along said west right-of-way line South 55 degrees 00 minutes 32 seconds West, 105.21 feet to its intersection with the north right-of-way line of a South Loop Street, 55 feet wide, thence along said right-of-way line, North 87 degrees 14 minutes 30 seconds West, 525.11 feet to the west line of a lot of land conveyed to BDT Oak or, LLC by instrument recorded in Book 19829, Page 172 of above said records, thence along said west line, North 00 degrees 00 minutes 00 seconds East, 163.58 feet to the south right-of-way line of above said Delmar Boulevard, thence along said right-of-way line, South 87 degrees 14 minutes 30 seconds West, 324.32, 11 feet to the POINT OF BEGINNING.

Containing 65,294 square feet or 1.501 acres, more or less.



GROSS FLOOR AREAS:

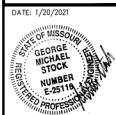
RETAIL: 5,700 S.F.  
 RESIDENTIAL: 179,779 S.F.  
 GARAGE: 184,435 S.F.  
 TOTAL GSF: 369,965 S.F.

**UTILITY NOTE:**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS AND INFORMATION AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION AND DEPTH OF SUCH UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN  
**OPUS DEVELOPMENT - DELMAR LOOP**  
 6530 DELMAR BLVD.  
 UNIVERSITY CITY, MISSOURI  
 63113



DATE: 1/20/2021  
 GEORGE M. STOCK, PE E-2911  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 00000000

REVISIONS:

NO.	DATE	DESCRIPTION

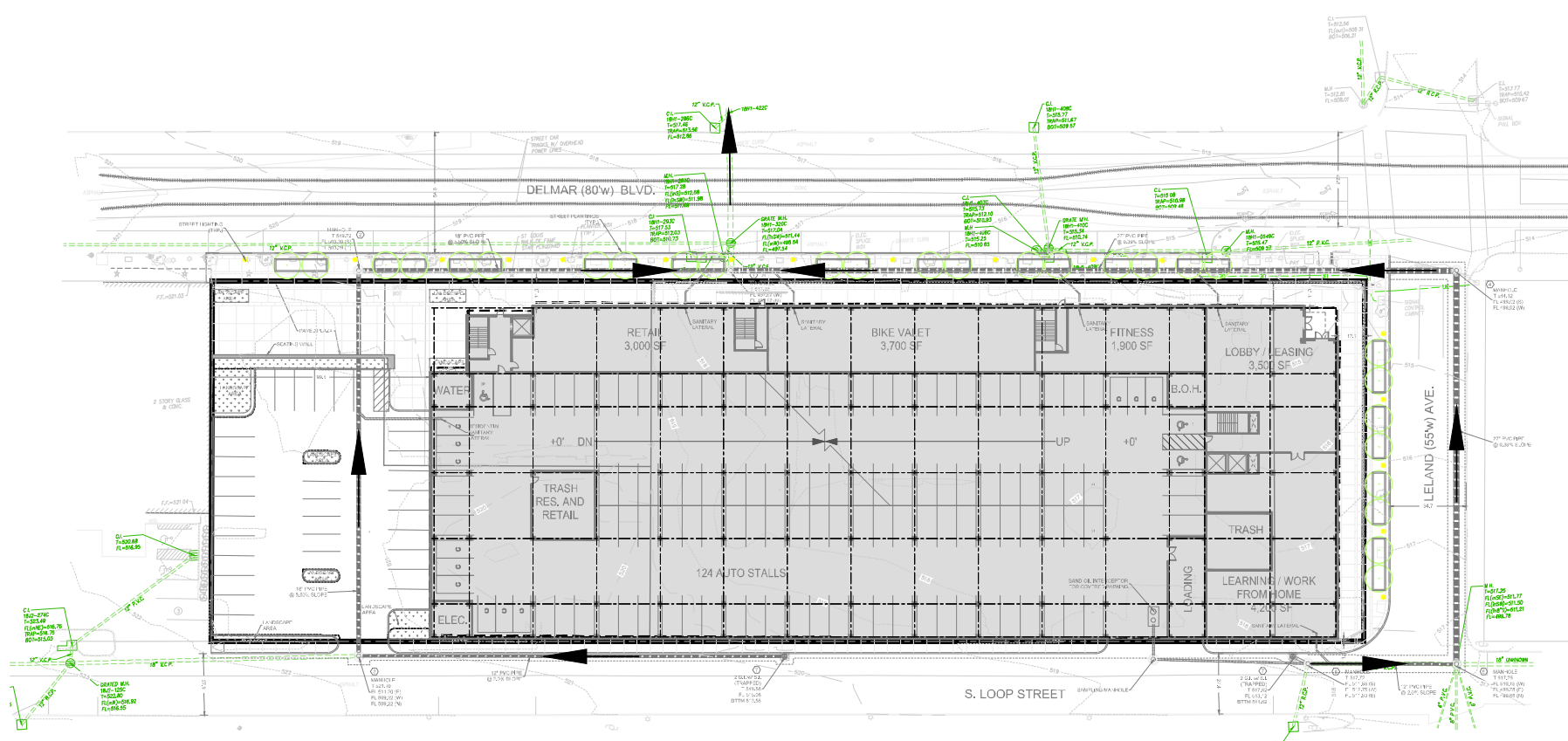
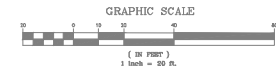
DATE	1/20/2021	BY	GM/S
NO.	1	DATE	1/20/2021
NO.	1	DATE	1/20/2021
NO.	1	DATE	1/20/2021

PRELIMINARY DEVELOPMENT PLAN  
 SHEET NO.:  
**C-2.0**



**EXHIBIT G (MSD CIVIL SUBMITTALS)**





15-YR, 20 MIN. RUNOFF DIFFERENTIAL CALCULATION:  
 7.90 cfs (POST) - 6.94 cfs(PRE) = (+) 0.96 cfs

PRE-DEVELOPED = 6.94 cfs  
 IMP (PVTM) = 1.33 Ac x 3.54 cfs/Ac = 4.71 cfs  
 IMP (ROOF) = 0.45 Ac x 4.20 cfs/Ac = 1.89 cfs  
 PERV = 0.20 Ac x 1.70 cfs/Ac = 0.34 cfs

POST-DEVELOPED = 7.90 cfs  
 IMP (PVTM) = 0.53 Ac x 3.54 cfs/Ac = 1.87 cfs  
 IMP (ROOF) = 1.43 Ac x 4.20 cfs/Ac = 6.00 cfs  
 PERV = 0.02 Ac x 1.70 cfs/Ac = 0.03 cfs

PER M.S.D. REQUIREMENTS THIS PROJECT  
 DOES NOT REQUIRE ANY DETENTION OR  
 CHANNEL PROTECTION.

REVISIONS:

NO.	DATE	DESCRIPTION

DATE	REV.	DESCRIPTION	BY	CHK'D
1/20/2021	01	ISSUE FOR PERMITS		

SHEET TITLE:  
 POST-DEVELOPED  
 DRAINAGE AREA  
 MAP

SHEET NO.:  
 C-4.0

**EXHIBIT H (PRELIMINARY PLAT)**



**EXHIBIT I (LANDSCAPE PLAN)**





### EXHIBIT J (COMPARABLE HEIGHTS)

<b>Delmar Loop - Opus Development</b>	
Address: 6630 Delmar Blvd	
Building Height	95 ft

<b>Parkview Place Apartments</b>	
Address: 701 Westgate Avenue	
Building Height	131.9 ft


<b>University City Hall</b>	
Address: 6801 Delmar Blvd	
Building Height	126 ft


<b>University Square Apartments</b>	
Address: 6621 Delmar Blvd	
Building Height	68.6 ft


<b>Castlereagh Apartments</b>	
Address: 6820 Delmar Blvd	
Building Height	73.3 ft


<b>The Everly</b>	
Address: 6105 Delmar Blvd	
Building Height	153.5 ft


### EXHIBIT K (COMPARABLE DENSITY)

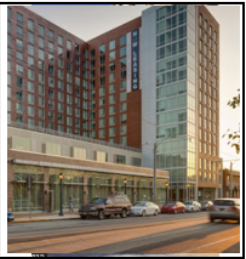
Delmar Loop - Opus Development		
# of units	189	
Acers	1.97	
<b>Units per Acre</b>	<b>95.94</b>	

Castlereagh Apartments		
# of units	60	
Acers	0.5	
<b>Units per Acre</b>	<b>120.00</b>	

Parkview Place Apartments		
# of units	156	
Acers	0.7	
<b>Units per Acre</b>	<b>222.86</b>	

University Square Apartments		
# of units	67	
Acers	0.92	
<b>Units per Acre</b>	<b>72.83</b>	

Lux Living - 170 & Delmar		
# of units	160	
Acers	2.42	
<b>Units per Acre</b>	<b>132.23</b>	

The Everly - Student Housing		
# of units	209	
Acers	0.84	
<b>Units per Acre</b>	<b>248.93</b>	

\*\*\* approximately half of the site will be a multifamily development

**EXHIBIT L (IMPACT STUDY)**



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**CITY OF UNIVERSITY CITY, MISSOURI**

**TAX BENEFIT/IMPACT ANALYSIS**

**FOR**

**DELMAR OPUS DEVELOPMENT**

**January 14, 2021**

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Development Dynamics, LLC (“D2”) prepared this tax impact/benefit analysis of a proposed project by Opus Development Company in the City of University City, St. Louis County, Missouri. The analysis is intended to help provide affected tax jurisdictions with evaluative data regarding the proposed development project.

**1. PURPOSE OF THIS ANALYSIS**

The purpose of this tax benefit/impact analysis is to provide timely and relevant information pertaining to the affected taxing districts to which this report is sent.

**2. DESCRIPTION OF THE PROJECT**

The proposed Delmar Opus Development (the “Development”) is located along the south side of Delmar Boulevard, east of Leland Avenue, and north of the South Loop within the City of University City, Missouri (the “City”).

**Figure 1: Project Area Map**



Address	Property ID Number
6630 Delmar Boulevard	18H4117135
6640 Delmar Boulevard	18H4117135
6650 Delmar Boulevard	18H4117135
6654 Delmar Boulevard	18H4117135

The Development consists of four parcels of land covering approximately 1.97 acres (the “Project Area”), which will be transformed into a new eight-story, 189-unit, student apartment building with first floor commercial space and resident amenities along with above ground three-level parking structure. To facilitate the Development, Opus Development Company (the “Developer”) intends to demolish existing structures, replace them with the new structures, and make associated infrastructure improvements. The intent of the Development is transform the Project Area from its current condition into one that enhances the community, addresses community needs, and provides long-term benefit to all taxing entities. No tax abatement has been requested nor is it contemplated by the Developer.

**Table 1: Development Data**

<b>Unit Type</b>	<b># of Units</b>	<b>Total Beds</b>
Studio	5	5
1-Bedroom	25	25
2-Bedroom	90	180
3-Bedroom	10	30
4-bedroom	59	236
<b>Total</b>	<b>189</b>	<b>476</b>

Commencement of construction will begin in the fall of 2021, with completion expected by or before the summer of 2023.

### 3. TAX INFORMATION

The Development will provide benefit to taxing jurisdictions through increases in real, personal, and sales tax revenues. The accompanying tables and narrative describe the impacts under a “no-build” and “build” scenario on each taxing district. The following data provides an analysis of the Development as proposed by the Developer.

#### A. REAL PROPERTY TAX RATES

Table 2 identifies the most recent (2020) real property tax rates, by taxing district, for property within the Project Area.

**Table 2: Real Property Tax Rates (2020)**

<b>Tax Jurisdiction</b>	<b>Residential Tax Rate</b>	<b>Commercial Tax Rate</b>
State of Missouri	0.0300	0.0300
County General	0.1760	0.1860
County Health Fund	0.1180	0.1250
County Park Maintenance	0.0420	0.0440
County Bond Retire	0.0190	0.0190
Roads and Bridges	0.0880	0.0930
St. Louis Community College	0.1987	0.1987
Special School District	1.1077	1.1077
Metropolitan Zoo Museum District	0.2532	0.2532
University City Library	0.3650	0.3450
School - University City	4.4003	4.6216
Metropolitan Sewer District	0.1078	0.1078
Sewers - University City Storm	0.0760	0.0910
City of University City	0.6100	0.6200
Dev. Disability- Productive Living Brd	0.0750	0.0840
Business District - U-City	0.4450	0.4030
Commercial Surcharge	-	1.7000
<b>Total</b>	<b>8.1117</b>	<b>10.0290</b>

#### B. FUTURE REAL PROPERTY TAX REVENUES

The Project Area includes property previously owned by the Craft Alliance, a non-profit art center that was exempt from real property tax imposition. Going forward, that property will be included in the Development’s valuation for real property tax purposes.

The direct tax benefits to the affected taxing jurisdictions was determined through the utilization of existing property records and evaluation of tax-related calculations.

The no-build real property tax projection scenario was derived from existing assessed property valuations and the resultant taxes, including bi-annual adjustments of 1% to account for anticipation valuation growth.

The build scenario real property tax projections utilized preliminary hard cost investment estimates provided by the Developer to help determine an estimated fair market value. Real property taxes were then calculated from: 1) the fair market value estimate, multiplied by the commercial assessment rate of 32.00% and the combined 2020 commercial tax rate of \$10.0290 per \$100 of assessed valuation, which includes the commercial surcharge tax of \$1.70 for the commercial element of the Development, and 2) fair market value estimates, multiplied by the residential assessment rate of 19.00% and the combined 2020 residential tax rate of \$8.1117 per \$100 of assessed valuation for the residential element of the Development. Assessed valuation estimates were projected to increase at a rate of 1%, bi-annually.

**Table 7** depicts the tax impact on real property tax revenue from the Development’s planned residential investment. **Table 8** depicts the tax impact on real property tax revenue from the Development’s planned commercial investment. **Table 9 and Table 10** depict the tax impact on real property tax revenue of the Development’s combined residential and commercial new real property investment. **Figure 11** represents real property tax revenue comparisons by individual taxing district over 20 years.

**C. CITY TAX REVENUES -**

**1. Real Property Taxes** – Table 3 depicts a comparison of the real property tax projections to the school district in a no-build and build scenario for the proposed Development in year 1, year 10, and year 20, each scenario includes bi-annual assessment increases to adjust for growth throughout the term measured (see Table 11 for yearly projections).

**Table 3: Estimate of Real Property Taxes – City**

Delmar Opus Development City of University City Tax Revenue Comparison No Build/Build			Delmar Opus Development University City Library Tax Revenue Comparison No Build/Build		
	Real Property Taxes (No Build)	Est. Real Property Taxes After Development (Build)		Real Property Taxes (No Build)	Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 5,992		Estimated 2020	\$ 3,585	
Tax Year			Tax Year		
Year 1	5,992	5,992	Year 1	3,585	3,585
Year 10	6,235	54,572	Year 10	3,731	32,615
Year 20	6,553	57,355	Year 20	3,921	34,279
Totals	\$ 125,371	\$ 1,004,423	Totals	\$ 75,017	\$ 600,306

Due to the nature of businesses that were situated within the Project Area (bank services and non-profit) limited prior benefits were provided to the City from a sales tax generation standpoint.

**2. Pool Sales Tax** - University City is considered a “B” or “Pool Tax City” as it relates to St. Louis County’s 1% sales tax distribution. Pool Tax Cities share the County’s 1% sales tax proportionally based on City population in relation to St. Louis County’s population as a whole. This calculation is based on the decennial census and is recalculated every ten years. Therefore, the current distribution is based on 2010 population, and will be recalculated in 2021 or 2022, when the 2020 Census numbers are released. For this reason, only an estimate of impact on revenue derived from the Pool Sales Tax can be calculated at this time.

Using the anticipated population projections for the Development —476 people— the City’s share of population increases by 0.000972017. Using the 2018 pool sales tax total of \$95,198,059 (the most recent currently available from St. Louis County), the City would receive approximately \$92,534 in additional pool sales tax revenue annually.<sup>1</sup>

**3. Point of Sales Taxes** – (one-half of one percent Parks and Stormwater; one-quarter of one percent Fire Service; one-quarter of one percent Economic Development). The Development contemplates retail on the first floor which would generate annual taxable sales. Table 4 provides an estimate of the annual amount of point of sale taxes anticipated to be generated from the proposed retail element.

**Table 4: Estimate of Annual Point of Sale Taxes – City**

	Rate	Point of Sales Annual Tax Amount
Estimated Annual Taxable Sales	\$ 500,000	
Parks and Stormwater Sales Tax	0.50%	2,500
Fire Services Sales Tax	0.25%	1,250
Economic Developmsnt Sales Tax	0.25%	1,250
	Total	\$ 5,000

**4. Per Capita Sales Taxes** – (one-half of one percent Capital Improvements; one-half of one percent Public Safety Improvements) - The City levies a one-half of one percent sales tax on retail sales for capital improvements. The City pools the capital improvements sales tax with other cities in St. Louis County. Total capital improvement sales tax revenue is redistributed on a per-capita share of sales taxes generated in the unincorporated areas of the County. In past years, the capital improvement sales tax has generated approximately \$2.2-2.4 million annually. The City budget will see net positive revenues resulting from the addition of population from construction of the redevelopment project.

St. Louis County imposes a one-half of one percent sales tax on retail sales for the purpose of providing funds for police and public safety improvement in the County and each of the municipalities. The City’s

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<sup>1</sup> It is important to note that any population increase associated with the Development will not be accounted for until the 2030 Census, therefore population based tax revenue benefits may not be realized by the City until that census recount. Since it is not possible to know what the population distribution or the collected pool sales tax will be, the current allocation was used as a proxy to illustrate the potential benefits.



share of this revenue is based on population size. In prior years, the City has received approximately \$1.4 million from the tax. The City budget will likely see net positive revenue from the addition of population resulting from the construction of the Development.

**5. Gross Receipts Taxes** - (Natural Gas 9%; Telephone 9%; Electric 9%) - The City levies a 9% gross receipts tax on utilities that provide natural gas, telephone, and electric services in the City. The revenue is based on the price of the services as well as usage. The purchase of finished goods and services by consumers and businesses is undergoing dramatic change. The purchase of these utility services by consumers is undergoing dramatic change as a result of technological modernization and energy efficiencies. There are limited means by which to accurately estimate total sales but the City budget will see net positive revenues resulting from construction of the Development similar to the following: (\$0.35/sq. ft. X 221,917 total sq. ft. X 9%). Based upon this industry average formula City gross receipts tax revenues will equate to approximately \$6,990, annually.<sup>2</sup>

**6. Personal Property Taxes** - The City levies a tax on personal property within the boundaries of the City in accordance with Missouri statutes. The tax is assessed at 33.3% of the valuation of property established by the St. Louis County Assessor. The City 2020 tax levy for personal property is \$0.680 per hundred dollars of assessed valuation. In prior years, personal property tax revenue to the City averaged approximately \$21/resident/year and at full occupancy, there will be 476 residents. If this calculation format remain true, the City will likely receive approximately \$9,996, annually, in personal property taxes from the Development.<sup>3</sup>

#### **D. FISCAL IMPACT**

After discussions with the University City Police and Fire Departments the potential impact to their delivery of services for the Development are as follows. When considering the potential impacts on calls for service and service delivery, it is important to attempt to identify what can be attributable to a specific project, and to distinguish what portion of any new services to the area may be attributable to other proposed area development. An estimation of the anticipated fiscal impacts is included in the following tables and narrative. While this report is an estimation, it attempts to provide a general order of magnitude of the possible costs to be balanced against projected revenues.

**a. Police Services Anticipated Impact** - Maintaining the current level of public safety service is of importance to the Police Department. Safety considerations are of critical importance for the success of the Development. As such, the Developer intends to include a number of specifically designed safety measures including, 1) front desk attendant oversight during business hours, 2) utilization of a key card resident access system as an added safety feature, 3) installation of a camera surveillance system throughout the facility, 4) provision of security patrols on weekends, and 5) assignment of on-site community assistants (CAs) trained to address a variety of operational issues and safety protocols. The construction of the Development alone would not justify or require the addition of police personnel.

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<sup>2</sup> Taxable utility cost estimates average \$0.35/sq. ft. from Building Owners and Managers Association (BOMA) and CoStar Analytics.

<sup>3</sup> Personal Property tax estimate derived from City of University City, Missouri Annual FYE June 30, 2020 budget data (total City personal property assessed valuation, dividing by City population, multiplying by estimated number of tenants).

Allocation of a portion of an officer’s salary requires substantial additional analysis, when taking into consideration the timing, anticipated completion date of the Development and other area projects. However, the proposed Development, in conjunction with other proposed projects in the area will likely require the addition of one officer. The cost of a new officer, in salary and benefits, is approximately \$87,800.

**b. Fire Services Anticipated Impact** - The fire department’s current Insurance Services Office Fire Suppression Schedule (FSRS) ISO fire service rating is 3. The FSRS, evaluates four primary categories of fire suppression: 1) the quality of emergency response systems (911) accounts; 2) the quality of fire department, equipment, pump capacity, engine companies, ladder companies, training, and personnel; 3) the quality of water supply by considering hydrant size, type, and installation, as well as the quality and frequency of hydrant inspections and testing; and 4) Community risk reduction by evaluating the ability to prevent fires, enforce codes, and implement fire safety educational

The Development is serviced by fire station 1 and is currently served by an aerial ladder truck. Discussion was held with fire department officials about the potential impact of the Development and the department’s objectives of preserving the City’s current ISO rating and fire protection service level. The Development will be constructed to accommodate the latest in fire suppression technology, including interior sprinklers. However, in combination with other planned area developments, the City will likely have to anticipate including the purchase of a new 100 ft. ladder truck in a future capital improvement budget. A preliminary cost estimate to do so is in the range of \$1.5M.

**c. University City School District Anticipated Impact** - The Development is located within the attendance boundaries of Flynn Park Elementary School and the University City High School. A primary concern of the University City school district is an estimated number of school children that could potentially live in the new apartments. Given the tenant targets (student housing) and planned apartment mix, it is not anticipated school aged children, or extremely limited number, will reside within the Development.

The University City school district stands to benefit from new taxes generated by the Development. The school district is projected to realize a substantial increase in real property taxes upon completion of the Development. Table 5 depicts a comparison of the real property tax projections to the school district in a no-build and build scenario for the proposed Development in year 1, year 10, and year 20, each scenario includes bi-annual assessment increases to adjust for growth throughout the term measured (see Table 11 for yearly projections).

**Table 5: Estimate of Real Property Taxes to School District**

University City School District Tax Revenue Comparison No Build/Build		
Tax Year	Real Property Taxes (No Build)	Est. Real Property Taxes After Development (Build)
Year 1	43,221	43,221
Year 10	44,976	393,879
Year 20	47,270	413,971
	\$ 904,379	\$ 7,249,534

In addition, the school district will receive personal property taxes levied on tangible personal property within the Project Area.

Given the anticipated occupancy plan, the school district should substantially benefit from the new tax revenues resulting from the Development.

**d. Other Tax Districts**

The accompanying table depicts a comparison of the real property tax projections in a no-build and build scenario for the proposed Development in year 1, year 10, and year 20, each scenario includes bi-annual assessment increases to adjust for growth throughout the term measured (see Table 11 for yearly projections).

**Table 6: Estimate of Real Property Taxes – others**

State of Missouri Tax Revenue Comparison No Build/Build			St. Louis County General Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)	Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 295		Estimated 2020	\$ 1,729	
Tax Year			Tax Year		
Year 1	295	295	Year 1	1,729	1,729
Year 10	307	2,683	Year 10	1,799	15,756
Year 20	322	2,820	Year 20	1,891	16,560
	\$ 6,166	\$ 49,385		\$ 36,173	\$ 289,993
County Health Fund Tax Revenue Comparison No Build/Build			County Park Maintenance Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)	Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 1,159		Estimated 2020	\$ 413	
Tax Year			Tax Year		
Year 1	1,159	1,159	Year 1	413	413
Year 10	1,206	10,564	Year 10	429	3,759
Year 20	1,268	11,103	Year 20	451	3,951
	\$ 24,252	\$ 194,435		\$ 8,632	\$ 69,192
County Bond Retirement Tax Revenue Comparison No Build/Build			County Roads and Bridges Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)	Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 187		Estimated 2020	\$ 864	
Tax Year			Tax Year		
Year 1	187	187	Year 1	864	864
Year 10	194	1,699	Year 10	899	7,878
Year 20	204	1,786	Year 20	945	8,280
	\$ 3,905	\$ 31,277		\$ 18,086	\$ 144,996

**DELMAR OPUS DEVELOPMENT  
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St. Louis Community College Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 1,952	
Tax Year		
Year 1	1,952	1,952
Year 10	2,031	17,771
Year 20	2,135	18,678
	\$ 40,838	\$ 327,090
Metropolitan Zoo/Museum District Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 2,487	
Tax Year		
Year 1	2,487	2,487
Year 10	2,588	22,646
Year 20	2,720	23,801
	\$ 52,039	\$ 416,806
Dev. Disabilities - Productive Living Board Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 737	
Tax Year		
Year 1	737	737
Year 10	767	6,721
Year 11	774	6,788
Year 20	806	7,064
	\$ 15,415	\$ 123,704
Metropolitan Sewer District Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 1,059	
Tax Year		
Year 1	1,059	1,059
Year 10	1,102	9,641
Year 20	1,158	10,133
	\$ 22,156	\$ 177,455

Special School District Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 10,880	
Tax Year		
Year 1	10,880	10,880
Year 10	11,322	99,070
Year 20	11,900	104,123
	\$ 227,662	\$ 1,823,443
Sewers - University City Storm Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 746	
Tax Year		
Year 1	746	746
Year 10	777	6,819
Year 20	816	7,167
	\$ 15,620	\$ 125,512
Business District - University City Tax Revenue Comparison No Build/Build		
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)
Estimated 2020	\$ 4,371	
Tax Year		
Year 1	4,371	4,371
Year 10	4,548	39,737
Year 11	4,594	40,135
Year 20	4,780	41,764
	\$ 91,459	\$ 731,404

## E. Summary

In conjunction with other potential area development, the City will incur costs associated with maintaining the existing level of police services and future additional fire equipment. Those costs will be substantially offset by the following tax benefits:

- Over a period of twenty years, the Development's real property tax impact of the no build and build scenarios for the City's general fund is projected to result in a positive variance of approximately \$879,052, (see Table 3 and Table 11).
- Over a period of twenty years, the Development's real property tax impact of the no build and build scenarios for the University City Library tax is projected to result in a positive variance of approximately be \$525,289, (see Table 3 and Table 11).
- On an annual basis, it is estimated the City will receive increased point of sale sales taxes amounting to approximately \$5,000 (see Table 4).
- On an annual basis, it is estimated the City will receive benefit from increased personal property taxes amounting to approximately \$9,996 annually.
- Once the Development population is accounted for in the population estimate, it estimated the City will receive increased pooled sales taxes of approximately \$92,534 annually (see Section 3-C-2), as well as net fiscal benefits from per capita sales taxes.
- Finally, the City will see increased gross receipts taxes for natural gas, telephone, and electric services. While these types of usage taxes are notoriously difficult to estimate, utilizing industry averages (\$0.35/sq. ft. X 270,751 total sq. ft. X 9%) City gross receipts tax revenues will equate to approximately \$8,529 annually.<sup>4</sup>

Over a period of twenty years, the Development's real property tax impact of the no build and build scenarios for the University City school district tax is projected to result in a positive variance of approximately \$6,345,155 (see Table 5 and Table 11). In addition, the school district will benefit from personal property taxes associated with the Development for application towards facilities and educational purposes.

Other taxing jurisdictions will also see similar ranges of benefit resulting from the Development.

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<sup>4</sup> Utility cost estimates average \$0.35/sq. ft., Building Owners and Managers Association (BOMA) and CoStar Analytics.



## CONDITIONS AND ASSUMPTIONS

This tax benefit/impact analysis is based on data, assumptions, views, and information obtained through a variety of sources including the City, the Developer, and other sources considered to be reliable and include, but are not limited to, the following:

- a. Construction period of 15-18 months with project completion anticipated by the summer of 2023.
- b. The Project assessed valuation for the residential element was derived from fair market value estimates, multiplied by the residential assessment rate of 19.00% and the combined 2020 residential tax rate of \$8.1117 per \$100 of assessed valuation. The Project assessed valuation for the commercial element was derived from fair market value estimates, multiplied by the commercial assessment rate of 32.00% and the combined 2020 commercial tax rate of \$10.0290 per \$100 of assessed valuation, which includes the commercial surcharge tax of \$1.70.
- c. The Project cost basis was adjusted to represent estimated hard construction costs pursuant to standard cost approach and fair market value appraisal principles and excludes indirect costs (such as professional costs, transactional costs, interest carry, insurance costs, management and marketing fees) which do not directly translate into fair market value and therefore assessed valuation. Market comparisons were obtained by review of assessed valuations of comparable properties in the market.<sup>5</sup>
- d. Bi-annual increases in assessed valuation were project at 1.0%.
- e. Although it is reasonable to assume sales or use taxes might result from Project expenditures, there is limited certainty and assurance sales would have situs within the State of Missouri or at the Project Site, therefore, those calculations have been excluded.
- f. All numbers are rounded to the nearest dollar.

Development Dynamics, LLC (“D2”) reviewed the information in its evaluation to help determine the anticipated fiscal impacts based upon reasonable expectations of the market and project performance factors. While the estimated fiscal impact is based on a series of complicated estimates and assessments, they should only be used as an indication of the Development outcomes. D2’s scope of data verification varied and was dependent on the nature of the data, the availability of relevant public information, and availability of third-party reports. D2 believes the methods used in this analysis constitutes a rational basis for any conclusions but cannot warrant the accuracy of information provided by other entities. The report contains certain forward-looking assumptions and judgments regarding future events, it is based upon the best currently available information. Assumptions about the future actions by various parties cannot be assured or guaranteed. The Development’s success is dependent upon the timing and execution of a complex series of events, both internal and external. Events or actions that alter assumed events, assumptions, or conditions used in the analysis shall be considered a cause to void all results. This analysis further contains prospective information, opinions, and views and is not provided as an assurance that certain events will occur. Actual results will vary from the data described herein and the variations may be material. Because the future is uncertain, D2 assumes no responsibility for any degree of risk for events or uncertainties that occur.

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<sup>5</sup> See, *The Appraisal of Real Estate*, Twelfth Edition, p. 359.







**TABLE 10: REAL PROPERTY TAX IMPACT SUMMARY – (RESIDENTIAL AND COMMERCIAL, COMBINED)**

<b>Delmar Opus Development Tax Benefit/Impact Analysis Summary</b>		
	<b>Est. Real Property Taxes (No Build)</b>	<b>Est. Real Property Taxes After Development (Build)</b>
State of Missouri	\$ 6,166	\$ 49,385
County General	36,173	\$ 289,993
County Health Fund	24,252	194,435
County Park Maintenance	8,632	69,192
County Bond Retire	3,905	31,277
Roads and Bridges	18,086	144,996
St. Louis Community College	40,838	327,090
Special School District	227,662	1,823,443
Metropolitan Zoo Museum District	52,039	416,806
University City Library	75,017	600,306
School - University City	904,379	7,249,534
Metropolitan Sewer District	22,156	177,455
Sewers - University City Storm	15,620	125,512
City of University City	125,371	1,004,423
Dev. Disability- Productive Living Brd	15,415	123,704
Business District - U-City	91,459	731,404
Commercial Surcharge	87,420	45,868
<b>Total</b>	<b>\$ 1,754,591</b>	<b>\$ 13,404,824</b>



**TABLE 11: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT**

Delmar Opus Development State of Missouri Tax Revenue Comparison No Build/Build		Delmar Opus Development St. Louis County General Tax Revenue Comparison No Build/Build	
Real Property Taxes (No Build)		Real Property Taxes (No Build)	
After Development (Build)		After Development (Build)	
Estimated 2020	\$	Estimated 2020	\$
Tax Year		Tax Year	
Year 1	295	Year 1	1,729
Year 2	295	Year 2	1,729
Year 3	298	Year 3	1,746
Year 4	298	Year 4	1,746
Year 5	301	Year 5	1,763
Year 6	301	Year 6	1,763
Year 7	304	Year 7	1,781
Year 8	304	Year 8	1,781
Year 9	307	Year 9	1,799
Year 10	307	Year 10	1,799
Year 11	310	Year 11	1,817
Year 12	310	Year 12	1,817
Year 13	313	Year 13	1,835
Year 14	313	Year 14	1,835
Year 15	316	Year 15	1,853
Year 16	316	Year 16	1,853
Year 17	319	Year 17	1,872
Year 18	319	Year 18	1,872
Year 19	322	Year 19	1,891
Year 20	322	Year 20	1,891
	\$ 6,166		\$ 36,173
	\$ 49,385		\$ 289,993

**FIGURE 11: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT (CONTINUED)**

Delmar Opus Development County Health Fund Tax Revenue Comparison No Build/Build		Delmar Opus Development County Park Maintenance Tax Revenue Comparison No Build/Build	
Real Property Taxes (No Build)		Real Property Taxes (No Build)	
After Development (Build)		After Development (Build)	
Estimated 2020	\$	Estimated 2020	\$
Tax Year		Tax Year	
Year 1	1,159	Year 1	413
Year 2	1,159	Year 2	413
Year 3	1,171	Year 3	417
Year 4	1,171	Year 4	417
Year 5	1,182	Year 5	421
Year 6	1,182	Year 6	421
Year 7	1,194	Year 7	425
Year 8	1,194	Year 8	425
Year 9	1,206	Year 9	429
Year 10	1,206	Year 10	429
Year 11	1,218	Year 11	434
Year 12	1,218	Year 12	434
Year 13	1,230	Year 13	438
Year 14	1,230	Year 14	438
Year 15	1,243	Year 15	442
Year 16	1,243	Year 16	442
Year 17	1,255	Year 17	447
Year 18	1,255	Year 18	447
Year 19	1,268	Year 19	451
Year 20	1,268	Year 20	451
	\$ 24,252		\$ 8,632
	\$ 194,435		\$ 69,192

**FIGURE 11: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT (CONTINUED)**

Delmar Opus Development County Bond Retirement Tax Revenue Comparison No Build/Build				Delmar Opus Development County Roads and Bridges Tax Revenue Comparison No Build/Build			
	Real Property Taxes (No Build)	Est. Real Property Taxes After Development (Build)		Real Property Taxes (No Build)	Est. Real Property Taxes After Development (Build)		
Estimated 2020	\$ 187		Estimated 2020	\$ 864		Estimated 2020	\$ 864
Tax Year			Tax Year			Tax Year	
Year 1	187	187	Year 1	864	864	Year 1	864
Year 2	187	187	Year 2	864	864	Year 2	864
Year 3	188	1,649	Year 3	873	7,646	Year 3	7,646
Year 4	188	1,649	Year 4	873	7,646	Year 4	7,646
Year 5	190	1,666	Year 5	882	7,723	Year 5	7,723
Year 6	190	1,666	Year 6	882	7,723	Year 6	7,723
Year 7	192	1,682	Year 7	891	7,800	Year 7	7,800
Year 8	192	1,682	Year 8	891	7,800	Year 8	7,800
Year 9	194	1,699	Year 9	899	7,878	Year 9	7,878
Year 10	194	1,699	Year 10	899	7,878	Year 10	7,878
Year 11	196	1,716	Year 11	908	7,957	Year 11	7,957
Year 12	196	1,716	Year 12	908	7,957	Year 12	7,957
Year 13	198	1,733	Year 13	918	8,036	Year 13	8,036
Year 14	198	1,733	Year 14	918	8,036	Year 14	8,036
Year 15	200	1,751	Year 15	927	8,117	Year 15	8,117
Year 16	200	1,751	Year 16	927	8,117	Year 16	8,117
Year 17	202	1,768	Year 17	936	8,198	Year 17	8,198
Year 18	202	1,768	Year 18	936	8,198	Year 18	8,198
Year 19	204	1,786	Year 19	945	8,280	Year 19	8,280
Year 20	204	1,786	Year 20	945	8,280	Year 20	8,280
	\$ 3,905	\$ 31,277		\$ 18,086	\$ 144,996		

**FIGURE 11: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT (CONTINUED)**

Delmar Opus Development St. Louis Community College Tax Revenue Comparison No Build/Build		Delmar Opus Development Special School District Tax Revenue Comparison No Build/Build	
Real Property Taxes (No Build)	Real Property Taxes After Development (Build)	Real Property Taxes (No Build)	Real Property Taxes After Development (Build)
Estimated 2020	Estimated 2020	Estimated 2020	Estimated 2020
Tax Year	Tax Year	Tax Year	Tax Year
1,952	1,952	10,880	10,880
1,952	1,952	10,880	10,880
1,971	17,249	10,989	96,156
1,971	17,249	10,989	96,156
1,991	17,421	11,099	97,118
1,991	17,421	11,099	97,118
2,011	17,595	11,210	98,089
17,595	17,595	11,210	98,089
2,031	17,771	11,322	99,070
2,031	17,771	11,322	99,070
2,051	17,949	11,435	100,060
2,051	17,949	11,435	100,060
2,072	18,128	11,550	101,061
2,072	18,128	11,550	101,061
2,092	18,310	11,665	102,072
2,092	18,310	11,665	102,072
2,113	18,493	11,782	103,092
2,113	18,493	11,782	103,092
2,135	18,678	11,900	104,123
2,135	18,678	11,900	104,123
40,838	327,090	227,662	1,823,443
\$	\$	\$	\$





**FIGURE II: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT (CONTINUED)**

Delmar Opus Development University City School District Tax Revenue Comparison No Build/Build		Delmar Opus Development Metropolitan Sewer District Tax Revenue Comparison No Build/Build	
Real Property Taxes (No Build)		Real Property Taxes (No Build)	
After Development (Build)		After Development (Build)	
Estimated 2020	\$	Estimated 2020	\$
Tax Year		Tax Year	
Year 1	43,221	Year 1	1,059
Year 2	43,221	Year 2	1,059
Year 3	43,653	Year 3	1,069
Year 4	43,653	Year 4	1,069
Year 5	44,090	Year 5	1,080
Year 6	44,090	Year 6	1,080
Year 7	44,531	Year 7	1,091
Year 8	44,531	Year 8	1,091
Year 9	44,976	Year 9	1,102
Year 10	44,976	Year 10	1,102
Year 11	45,426	Year 11	1,113
Year 12	45,426	Year 12	1,113
Year 13	45,880	Year 13	1,124
Year 14	45,880	Year 14	1,124
Year 15	46,339	Year 15	1,135
Year 16	46,339	Year 16	1,135
Year 17	46,802	Year 17	1,147
Year 18	46,802	Year 18	1,147
Year 19	47,270	Year 19	1,158
Year 20	47,270	Year 20	1,158
	\$ 904,379		\$ 22,156
	\$ 7,249,534		\$ 177,455

**FIGURE 11: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT (CONTINUED)**

Delmar Opus Development City of University City Tax Revenue Comparison No Build/Build		Delmar Opus Development University City Library Tax Revenue Comparison No Build/Build	
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)	
Tax Year	Estimated 2020 \$	Tax Year	Estimated 2020 \$
Year 1	5,992	Year 1	3,585
Year 2	5,992	Year 2	3,585
Year 3	6,052	Year 3	3,621
Year 4	6,052	Year 4	3,621
Year 5	6,112	Year 5	3,657
Year 6	6,112	Year 6	3,657
Year 7	6,173	Year 7	3,694
Year 8	6,173	Year 8	3,694
Year 9	6,235	Year 9	3,731
Year 10	6,235	Year 10	3,731
Year 11	6,297	Year 11	3,768
Year 12	6,297	Year 12	3,768
Year 13	6,360	Year 13	3,806
Year 14	6,360	Year 14	3,806
Year 15	6,424	Year 15	3,844
Year 16	6,424	Year 16	3,844
Year 17	6,488	Year 17	3,882
Year 18	6,488	Year 18	3,882
Year 19	6,553	Year 19	3,921
Year 20	6,553	Year 20	3,921
Totals	\$ 125,371	Totals	\$ 75,017
			\$ 600,306

**FIGURE 11: REAL PROPERTY TAX IMPACT BY TAXING DISTRICT (CONTINUED)**

Delmar Opus Development Dev. Disabilities - Productive Living Board Tax Revenue Comparison No Build/Build				Delmar Opus Development Business District - University City Tax Revenue Comparison No Build/Build			
Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)		Real Property Taxes (No Build)		Est. Real Property Taxes After Development (Build)	
Estimated 2020		Estimated 2020		Estimated 2020		Estimated 2020	
\$		\$		\$		\$	
Tax Year		Tax Year		Tax Year		Tax Year	
Year 1	737	Year 1	737	Year 1	4,371	Year 1	4,371
Year 2	737	Year 2	737	Year 2	4,371	Year 2	4,371
Year 3	744	Year 3	6,523	Year 3	4,415	Year 3	38,569
Year 4	744	Year 4	6,523	Year 4	4,415	Year 4	38,569
Year 5	751	Year 5	6,589	Year 5	4,459	Year 5	38,954
Year 6	751	Year 6	6,589	Year 6	4,459	Year 6	38,954
Year 7	759	Year 7	6,655	Year 7	4,503	Year 7	39,344
Year 8	759	Year 8	6,655	Year 8	4,503	Year 8	39,344
Year 9	767	Year 9	6,721	Year 9	4,548	Year 9	39,737
Year 10	767	Year 10	6,721	Year 10	4,548	Year 10	39,737
Year 11	774	Year 11	6,788	Year 11	4,594	Year 11	40,135
Year 12	774	Year 12	6,788	Year 12	4,594	Year 12	40,135
Year 13	782	Year 13	6,856	Year 13	4,640	Year 13	40,536
Year 14	782	Year 14	6,856	Year 14	4,640	Year 14	40,536
Year 15	790	Year 15	6,925	Year 15	4,686	Year 15	40,941
Year 16	790	Year 16	6,925	Year 16	4,686	Year 16	40,941
Year 17	798	Year 17	6,994	Year 17	4,733	Year 17	41,351
Year 18	798	Year 18	6,994	Year 18	4,733	Year 18	41,351
Year 19	806	Year 19	7,064	Year 19	4,780	Year 19	41,764
Year 20	806	Year 20	7,064	Year 20	4,780	Year 20	41,764
	\$ 15,415		\$ 123,704		\$ 91,459		\$ 731,404

**EXHIBIT M (DEVELOPMENT SCHEDULE)**

<b>Plan Commission Meeting:</b> Work Session	<b>January 27, 2021</b>
<b>Traffic Commission</b>	<b>February 10, 2021</b>
<b>Historic Preservation Review:</b> if required	<b>February 18, 2021</b>
<b>Plan Commission Meeting:</b> Consider Map Amendment & Preliminary Plan	<b>February 24, 2021</b>
<b>City Council Meeting:</b> Introduction & First Reading of Bill/Ordinance for Map Amendment to (PD-M)	<b>March 8, 2021</b>
<b>City Council Meeting:</b> Public Hearing on Map Amendment to rezone, Second & Third Reading of Bill/Ordinance for Map Amendment to Rezone to (PD-M), and Resolution to Approve the Preliminary Plan	<b>March 22, 2021</b>
<b>Submit Final Development Plan for Review and Approval</b>	<b>March 23, 2021</b>
<b>Plan Commission Review of Final Plan</b>	<b>April 28, 2021</b>
<b>City Council Meeting:</b> Introduction and First Reading of Bill/Ordinance to Approve the Final Plan (Ordinance)	<b>May 10, 2021</b>
<b>City Council Meeting:</b> Second & Third Reading of Bill/Ordinance to Approve the Final Plan (Ordinance)	<b>May 24, 2021</b>
<b>Permits to be Issued for Construction</b>	<b>May 25, 2021</b>
<b>Site Demolition (Commerce Bank &amp; Craft Alliance)</b>	<b>June 2021</b>
<b>Construction Start</b>	<b>July 2021</b>
<b>Construction Completion</b>	<b>May 2023</b>