



Plan Commission

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

MEETING OF THE PLAN COMMISSION
VIA VIDEOCONFERENCE
Wednesday, February 24, 2021
6:30 p.m.

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

Plan Commission will Meet Electronically on February 24, 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 February 24, 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/89666280497?pwd=cDZtcGVmNXNKT3pVWFZHWEFBaXVYdz09>

Passcode: 373005

Audio Only Call

iPhone one-tap : US: +13126266799,,89666280497#,,,,*373005# or +19292056099,,89666280497#

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

Webinar ID: 896 6628 0497

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 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 – January 27, 2021
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 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. **Major Subdivision – Preliminary/Final Plat – PC 21-03**

Applicant: Grimes Consulting, Inc.

Request: Approval of a Major Subdivision from 7 Lots to 1 Lot.

Address: Proposed Costco Site

(VOTE REQUIRED)

5. Other Business

- a. Comprehensive Plan Update / Visioning Process

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, January 27, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday January 27, 2021. The meeting commenced at 6:30 pm and concluded at 9:24 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 23, 2020 Plan Commission meeting. (6:39 pm.)
There were no objections to the approval of the December 23, 2020 meeting minutes.
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. **Conditional Use Permit – PC 21-01**

Applicant: Tristar Companies

Request: Approval for a conditional use permit to approve a shared parking exception.

Address: 711 Kingsland Avenue

(VOTE REQUIRED)

Consideration of the proposed conditional use permit began at approximately 6:40pm. At approximately 6:45 pm. Commissioner Gonzalez made a motion to recommend approval of the conditional use permit to accept a shared parking exception for the TurHotel Development. The motion passed by a unanimous 7-0 vote.

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

Applicant: CEDC Engineering – Council Apartments

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

Address: 8348-8350 Delcrest Drive

(VOTE REQUIRED)

Consideration of the proposed major subdivision began at approximately 6:46 pm. At approximately 6:51 pm. Commissioner Fleischer made a motion to recommend approval of the Major Subdivision – Final Plat. The motion passed by a unanimous 7-0 vote.

7. Other Business

At approximately 6:52 pm. the Commission conducted a work session introducing them to the proposed Opus mixed use development. The goal of the work session was to introduce the Commission to the proposed project and obtain feedback to assist in preparing a formal packet for their preliminary plan approval. The discussion can be accessed at the following link.

<https://apps.ucitymo.org/PublicPortal/Browse.aspx?startid=35288>

8. Reports

Council Liaison Hales indicated he had nothing to report. (9:19 pm.)

Updates were provided to the Commission on the RPA/Costco site arbitrations. There was also a brief discussion on the Delcrest Plaza development pertaining to the developer's sale of multiple properties and if it could have an impact on the development?

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 9:24 pm.



Department of Planning and Development

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

STAFF REPORT

MEETING DATE: February 24, 2021

FILE NUMBER: PC 21-03

COUNCIL DISTRICT: 3

Location: Proposed Costco Site

Applicant: Grimes Consulting, Inc.

Property Owner: Multiple Owners

Request: Major Subdivision – 7 Lots to 1 Lot

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS:

A. Application Packet

Existing Zoning: Public Activity (PA), Industrial Commercial (IC)

Existing Land Use: Commercial, Institutional, Industrial

Proposed Zoning: PD-C Planned Development-Commercial Use District

Proposed Land Use: Retail Commercial

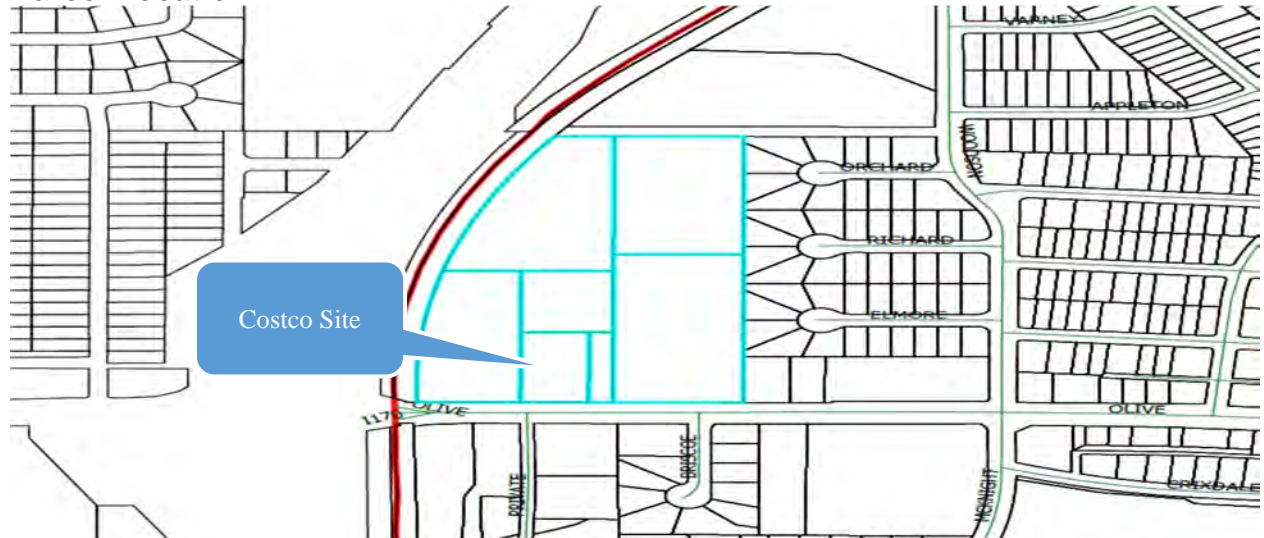
Surrounding Zoning and Current Land Use:

North:	Industrial Commercial (IC)	Industrial / Utility
East:	Single-Family Residential (SR)	Single-Family
	General Commercial (GC)	Commercial
South:	High Density Residential (HR)	Multi-Family
	Industrial Commercial (IC)	Commercial
West:	Public Activity (PA)	I-170

Existing Property

St. Louis County Locator ID's: 17L640445, 16K110915, 16K110971, 17K430885, 17K430269, 17K430270 & 17K430874. The subject properties are approximately 16.06 acres and currently house a various range of uses that include a self-storage facility, a school, places of worship and other commercial service industries. The 16.06 site is located on the north side of Olive Boulevard at the 170 Interchange

Parcel Location



Aerial Overhead



Applicant's Request

The applicant is seeking a major subdivision to consolidate the seven lots into one 16 acre tract to accommodate the proposed Costco development.

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.

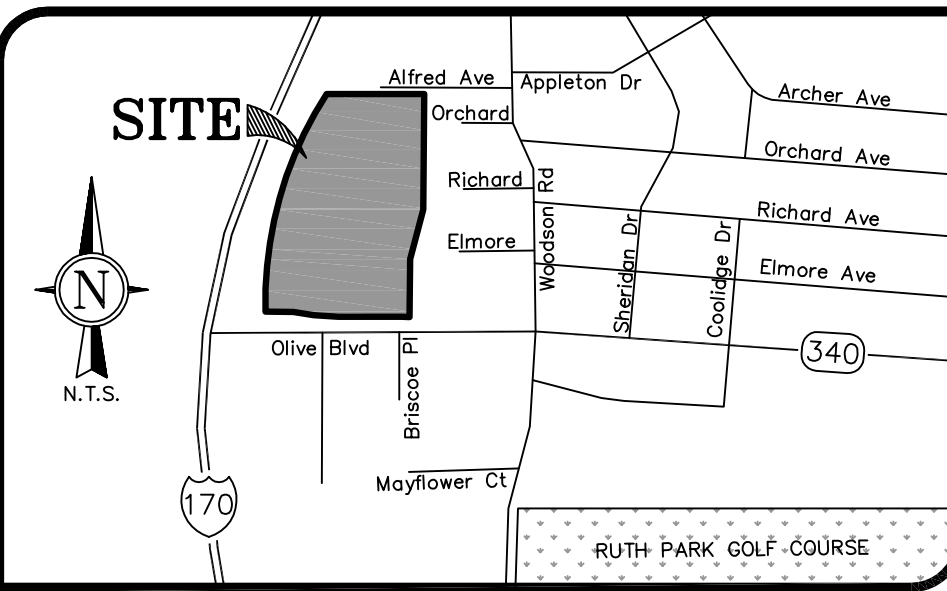
City Council. As soon as practical after the Plan Commission makes its determination, the final plat shall be forwarded to the City Council for its consideration. Upon determination that the final plat is in full compliance with the requirements hereof, the Council shall adopt an ordinance approving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

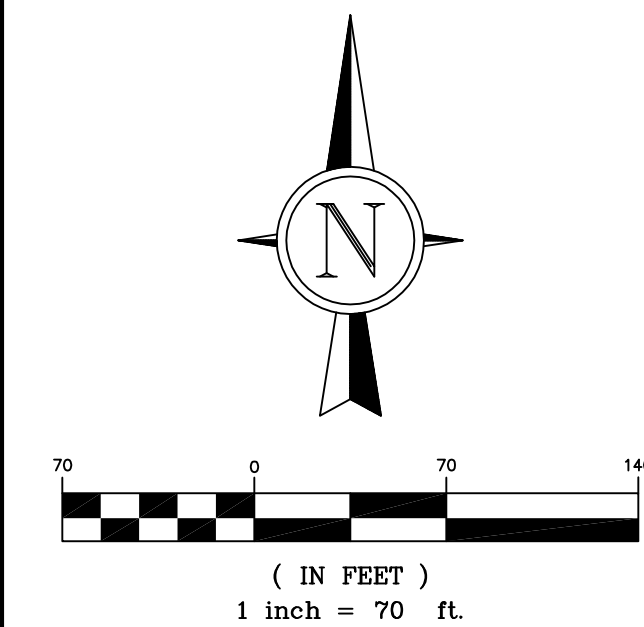
The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision contingent upon waiving the Preliminary Plat requirements and requiring site control prior to City Council action.



MARKET AT OLIVE A SUBDIVISION PLAT

PART OF LOTS 3-7 OF CHARLES H. GIERS ESTATE, PLAT BOOK 6 PAGE 3
TOWNSHIPS 45 AND 46, RANGE 6
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PREPARED FOR:
NOVUS COMPANIES
CONTACT: JONATHAN BROWNE
#20 ALLEN AVENUE, SUITE 400
WEBSTER GROVES, MO 63119
EMAIL: JPBROWNE@NOVUSDEV.COM



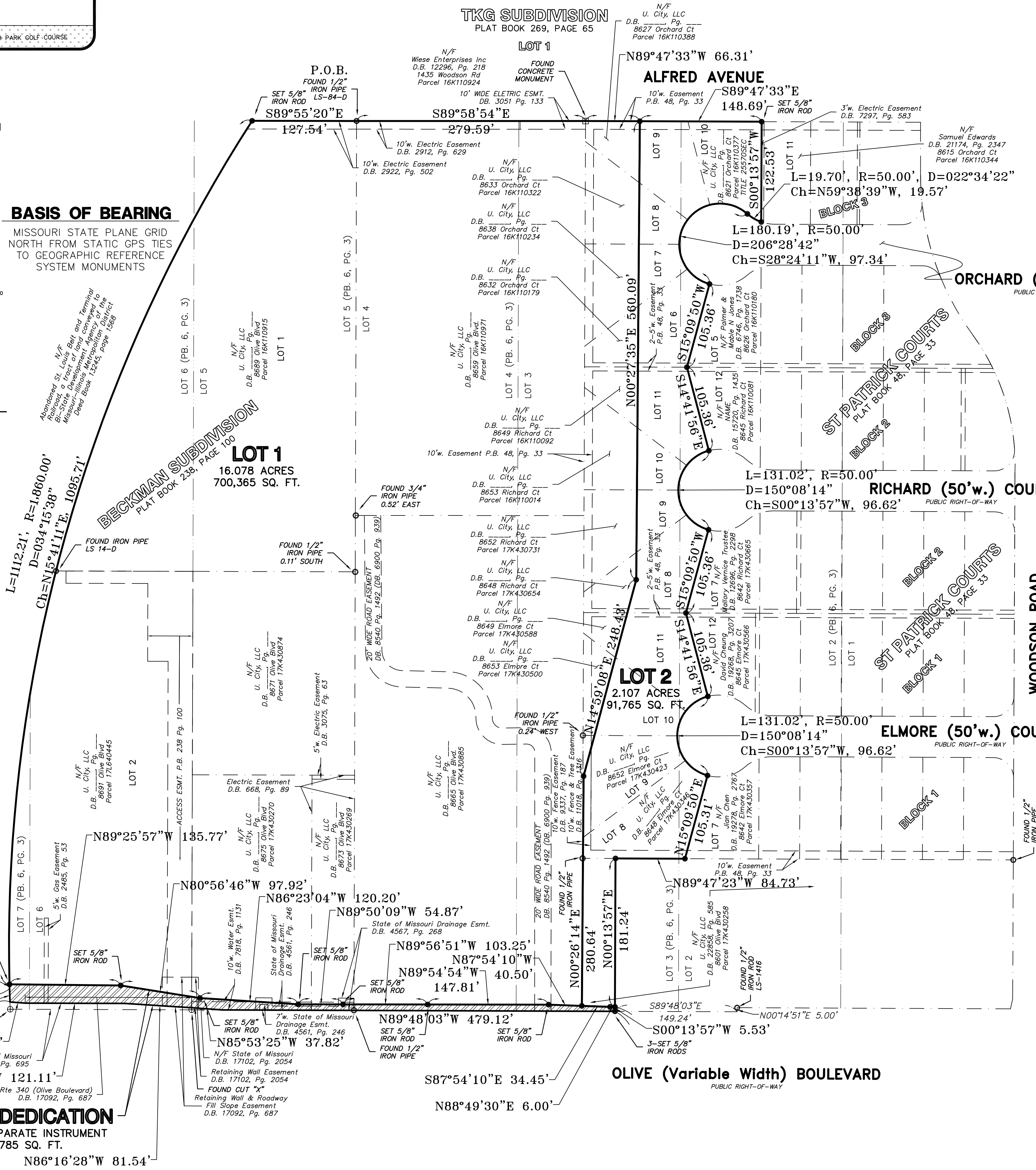
BASIS OF BEARING
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ABBREVIATIONS

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LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
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- ⊕ FOUND CUT CROSS
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- ⊚ FOUND RAILROAD SPIKE
- ⊞ FOUND CONCRETE MONUMENT
- FOUND STONE
- ⊞ FOUND R.O.W. MARKER
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--- Out Boundary Description ---
A tract of land situated in the City of University City, the County of St. Louis and the State of Missouri, being part of Lots 2, 3, 4, 5, 6, and 7 of Charles H. Gier's Estate, a subdivision filed for record in Plat Book 6 page 3 of the land records of said St. Louis County, Missouri, which includes all of Lot 1 and part of Lot 2 of Beckman Subdivision as recorded in Plat Book 238, page 100 of said Land Records of said St. Louis County Missouri, part of Blocks 1, 2 and 3 of St. Patrick Courts, a subdivision filed for record in Plat Book 48, page 33 of said Land Records, part of a tract of land conveyed to U City LLC as described in Deed Book 22858, page 585 of said Land Records, part of a tract of land conveyed to St. Louis County Catholic Church Real Estate Corporation as described in Deed Book 17765, page 4123 of said Land Records, all of a tract of land conveyed to Torah Center / Midwest, Inc. as described in Deed Book 8540, page 1492 of said Land Records, part of a tract of land conveyed to Wallace M. McNeil as described in Deed Book 17791, page 3849 of said Land Records, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron pipe marking the Northeast corner of said Lot 5 of the Gier Estate also being the Northeast corner of said Lot 1 of Beckman Subdivision and being on the South right-of-way line of Alfred Avenue, 40 feet wide, thence along said South right-of-way line of Alfred Avenue, South 89 degrees 58 minutes 54 seconds East a distance of 279.59 feet to a found concrete monument marking the Northwest corner of said St. Patrick Courts; thence continuing along said South right-of-way line of Alfred Avenue, South 89 degrees 47 minutes 33 seconds East a distance of 66.31 feet to a set 1/2 inch iron rod; thence continuing along said South right-of-way line of Alfred Avenue, South 89 degrees 47 minutes 33 seconds East a distance of 148.69 feet to a set 5/8 inch iron rod marking the Northwest corner of Lot 11 of said Block 3 of St. Patrick Courts; thence leaving said South right-of-way line of Alfred Avenue, and along said West line of Lot 11, South 00 degrees 13 minutes 57 seconds West a distance of 122.53 to a set 1/2 inch iron rod marking the Southwest corner of said Lot 11, and also being on the North cul-de-sac of Orchard Court, 50 feet wide; thence along said cul-de-sac of Orchard Court the following courses and distances; 19.70 feet along the arc of a curve to the right, having a radius of 50.00 feet, through a central angle of 22 degrees 34 minutes 22 seconds, with a chord that bears North 59 degrees 38 minutes 39 seconds West a distance of 19.57 feet to a set 1/2 inch iron rod; 180.19 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of 206 degrees 28 minutes 42 seconds, with a chord that bears South 28 degrees 24 minutes 11 seconds West a distance of 97.34 feet to a set 1/2 inch iron rod marking the Northwest corner of Lot 5 of said Block 1 of St. Patrick Courts; thence leaving said cul-de-sac and along the Western line of said Lot 5, South 15 degrees 09 minutes 50 seconds West a distance of 105.36 feet to a set 1/2 inch iron rod marking the Southwest corner of said Lot 12, and also being on the cul-de-sac of Richard Court, 50 feet wide; thence along said cul-de-sac of Richard Court, 131.02 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of 150 degrees 08 minutes 14 seconds, with a chord that bears South 00 degrees 13 minutes 57 seconds West a distance of 96.62 feet to a set 1/2 inch iron rod marking the Northwest corner of Lot 7 of said Block 2 of St. Patrick Courts; thence leaving said cul-de-sac and along the Western line of said Lot 7, South 15 degrees 09 minutes 50 seconds West a distance of 105.36 feet to a set 1/2 inch iron rod marking the Southwest corner of said Lot 7, and also being the Northwest corner of Lot 12 of said Block 1 of St. Patrick Courts; thence along the Western line of said Lot 12, South 14 degrees 41 minutes 56 seconds East a distance of 105.36 feet to a set 1/2 inch iron rod marking the Southwest corner of said Lot 12, and being on the cul-de-sac of Elmore Court, 50 feet wide; thence leaving said Western line of Lot 12 and along said cul-de-sac of Elmore Court, 131.02 feet along the arc of a curve to the left, having a radius of 50.00 feet, through a central angle of 150 degrees 08 minutes 14 seconds, with a chord that bears South 00 degrees 13 minutes 57 seconds West a distance of 96.62 feet to a set 1/2 inch iron rod marking the Northwest corner of Lot 7 of said Block 1 of St. Patrick Courts; thence leaving said cul-de-sac and along the Western line of said Lot 7, South 15 degrees 09 minutes 50 seconds West a distance of 105.36 feet to a set 1/2 inch iron rod; thence leaving said North boundary line of said U. City, LLC tract, North 89 degrees 47 minutes 33 seconds West a distance of 84.73 feet to a set 1/2 inch iron rod; thence leaving said North boundary line of said U. City, LLC tract, South 00 degrees 13 minutes 57 seconds West a distance of 181.24 feet to a set 5/8 inch iron rod on the North right-of-way line of Olive Boulevard as widened, width varies; thence along said North right-of-way line of Olive Boulevard as widened as follows: South 00 degrees 13 minutes 57 seconds West a distance of 5.53 feet to a set 5/8 inch iron rod; North 87 degrees 54 minutes 10 seconds West a distance of 34.27 feet to a set 5/8 inch iron rod; North 87 degrees 54 minutes 10 seconds West a distance of 40.68 feet to a set 5/8 inch iron rod; North 89 degrees 54 minutes 54 seconds West a distance of 147.81 feet to a set 5/8 inch iron rod; North 89 degrees 56 minutes 51 seconds West a distance of 103.25 feet to a set 5/8 inch iron rod; North 89 degrees 50 minutes 09 seconds West a distance of 54.87 feet to a set 5/8 inch iron rod; North 86 degrees 23 minutes 04 seconds West a distance of 120.20 feet to a set 5/8 inch iron rod; North 89 degrees 25 minutes 57 seconds West a distance of 135.77 feet to a set 5/8 inch iron rod marking the intersection of said North right-of-way line of Olive Boulevard as widened and the Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad, a tract of land conveyed to Bi-State Development Agency of the Missouri-Illinois Metropolitan District as recorded in Deed Book 13245, page 1568 of said Land Records; thence leaving said North right-of-way line of Olive Boulevard as widened along said Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad 1,112.21 feet along the arc of a curve to the right, having a radius of 1,860.00 feet, through a central angle of 34 degrees 15 minutes 38 seconds, with a chord that bears North 15 degrees 41 minutes 11 seconds East a distance of 1,095.71 feet to the intersection of said Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad and said South right-of-way line of Alfred Avenue; thence leaving said Eastern right-of-way line of the Abandoned St. Louis Belt and Terminal Railroad along said South right-of-way line of Alfred Avenue, South 89 degrees 55 minutes 20 seconds East a distance of 127.54 feet to the point of beginning.

Containing 18.185 Acres, according to survey by Grimes Consulting, Inc. (LS-343-D) dated September 2019.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri on this 11 day of February, 2021.

GRIMES CONSULTING, INC. LS-343-D
By R. CORY SPENCE, PLS-2015017842
MISSOURI PROFESSIONAL LAND SURVEYOR



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 3000
ST. LOUIS, MO 63128
PH (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com
PE COAF E-1470-D
PLS COAF LS-343-D

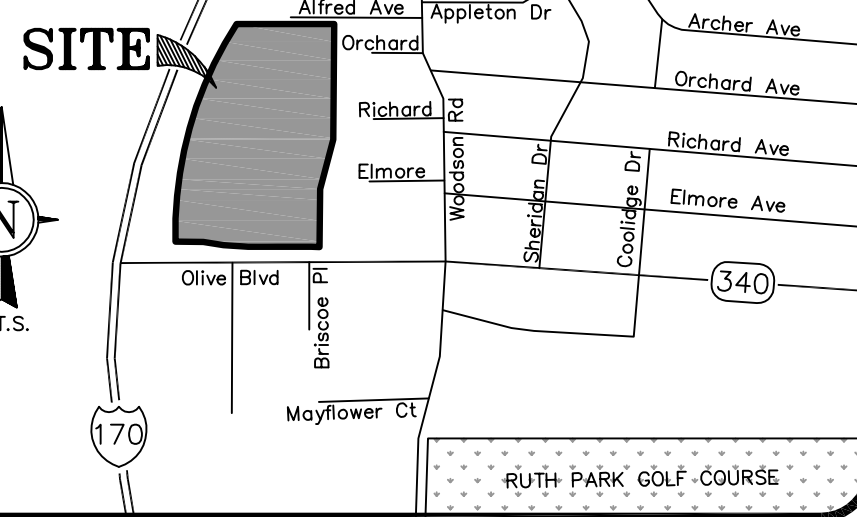
REV. NO.	DATE	REMARKS
1	12/09/20	Revised common lot line.
2	02/11/21	Revised Lot 2 boundary.

MARKET AT OLIVE
A SUBDIVISION PLAT
8691 OLIVE BLVD., UNIVERSITY CITY, MO

SUBDIVISION
PLAT

SHEET TITLE	SUBDIVISION PLAT
JOB NUMBER:	3082
DRAWN BY:	RCS
DATE:	11/03/20
CHECKED BY:	EEG
DATE:	11/03/20
SHEET:	

J:\3082\3082Drawings\Survey\3082_Subdivision.dwg 02/11/2021 1:40 PM Cory Spence

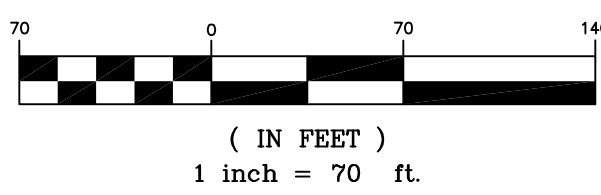
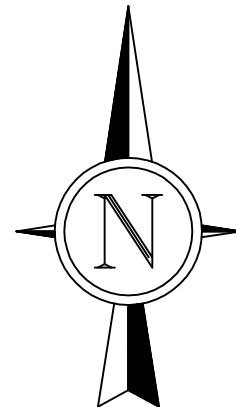


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TKG SUBDIVISION
PLAT BOOK 269, PAGE 65

PREPARED FOR:
NOVUS COMPANIES
CONTACT: JONATHAN BROWNE
#20 ALLEN AVENUE, SUITE 400
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EMAIL: JPBROWNE@NOVUSDEV.COM



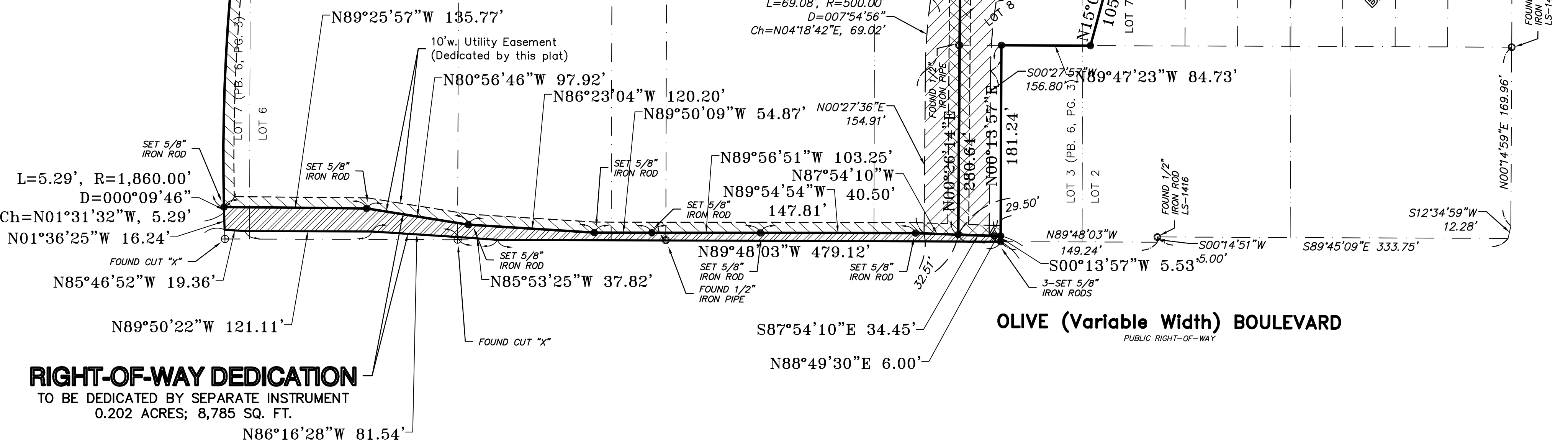
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--- Owner's Certification ---
(I or We) the undersigned owner(s) of land hereupon platted and further described in the foregoing description, have caused these lots to be adjusted in land area in the manner shown on this plat, which boundary adjustment shall hereafter be known as the "Market at Olive, a Subdivision Plat".

10 Foot Wide Utility Easement(s) as shown hereon hatched is hereby dedicated to Missouri American Water Company, Spire, Ameren Missouri, AT&T, Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear, for the purpose of constructing, maintaining, and repairing of public utilities, sewers and stormwater facilities, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned utilities, sewers, and stormwater facilities. All recipients of said easements may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid utilities, sewers or stormwater facilities, and may assign its right to the State, County, or other political subdivisions of the State.

Ingress/Egress Easement as shown hereon hatched is hereby dedicated to the current and future owners of Lot 1 and Lot 2 of "Market at Olive, a Subdivision Plat," their successors and assigns as their interest may appear, for the purposes of perpetual, non-exclusive, mutual cross access, vehicular and pedestrian ingress and egress.

In witness whereof, I have herewith set my hand this _____ day of _____, 20____.

U. City, L.L.C.
a Missouri limited liability company

Print Name, Title

State of Missouri }
County of St. Louis } SS.

On this _____ day of _____, 20____ before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of U. City, L.L.C. a limited liability company in the State of Missouri and that said instrument was signed on behalf of said limited liability company and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

My commission expires: _____

Notary Public

--- University City, Missouri Certification ---
This is to certify that this plat of "Market at Olive, a Subdivision Plat" was approved by the Planning Commission of the City of University City, Missouri on the _____ day of _____, 20____.

Print Name, Chairperson

Print Name, Executive Secretary

This is to certify that this plat of "Market at Olive, a Subdivision Plat" was approved by the City Council of the City of University City, Missouri on the _____ day of _____, 20____.

Print Name, City Clerk

--- Surveyor's Certification ---

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Jonathan Browne of Novus Companies, during the month of October, 2020, prepared a subdivision plat, based on field information obtained from field personnel under my direction of a tract of land being part of lots 2-7 of Charles H. Giers Estate, Plat Book 6 Page 3, University City, St. Louis County, Missouri, and have subdivided said tract in the manner shown hereon.

I declare that under my supervision and to the best of my professional judgment that this survey and the results shown hereon are made in accordance with the current Standards For Property Boundary Surveys for Urban Class Property as set forth by the Missouri Department Of Agriculture, Land Survey Program, and rules promulgated by The Missouri Board For Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects effective June 30, 2017.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 17 day of February, 2021.

GRIMES CONSULTING, INC. LS-343-D

By R. CORY SPENCE, PLS-2015017842
MISSOURI PROFESSIONAL LAND SURVEYOR



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 3000
ST. LOUIS, MO 63128
PH (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com
PE COA# E-1470-D
PLS COA# LS-343-D

REV. NO.	DATE	REMARKS
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8691 OLIVE BLVD, UNIVERSITY CITY, MO

SUBDIVISION
PLAT

JOB NUMBER:	3082
DRAWN BY:	RCS
DATE:	11/03/20
CHECKED BY:	EEG
DATE:	11/03/20
SHEET:	