



**Plan Commission**

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

**MEETING OF THE PLAN COMMISSION  
VIA VIDEOCONFERENCE  
Wednesday, March 3, 2021  
6:30 p.m.**

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

**Plan Commission will Meet Electronically on March 3, 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 March 3, 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/82997351784?pwd=UVJuZHhUQVljM3hxYWtUWTFtNE1Rdz09>

Passcode: 538465

**Audio Only Call**

iPhone one-tap : US: +13017158592,,82997351784#,,,,\*538465# or +13126266799,,82997351784#

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799

or +1 669 900 6833 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 829 9735 1784

**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 – NA
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.*

*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.*

4. Old Business
  - a. **Major Subdivision – Preliminary/Final Plat – PC 21-03**  
Applicant: Grimes Consulting, Inc.  
Request: Approval of a Major Subdivision from 19 Lots to 2 Lots.  
Address: Proposed Costco Site  
(VOTE REQUIRED)
5. New Business
  - a. None
6. Other Business
  - a. None
7. Reports
  - a. None
8. Adjournment





PREPARED FOR:  
**NOWIS COMPANIES**  
 CONTACT: JONATHAN DROWNE  
 1600 WESTGATE DRIVE  
 WEBSTER GROVES, MO 63119  
 EMAIL: JP@NOWIS.COM



**BASIS OF BEARING**  
 MISSOURI STATE PLANE GRID  
 NORTH FROM STATE DEPT TIES  
 TO SYSTEM REQUIREMENTS

**ABBREVIATIONS**

U/V	UNIT OF PROPERTY
P.B.	PLAT BOOK
P.L.	PLAT LOT
(T)	TYPICAL
(R)	RIGHT-OF-WAY
(S)	SEWER
(W)	WATER
(G)	GRASS
(C)	CULTIVATED
(O)	OPEN

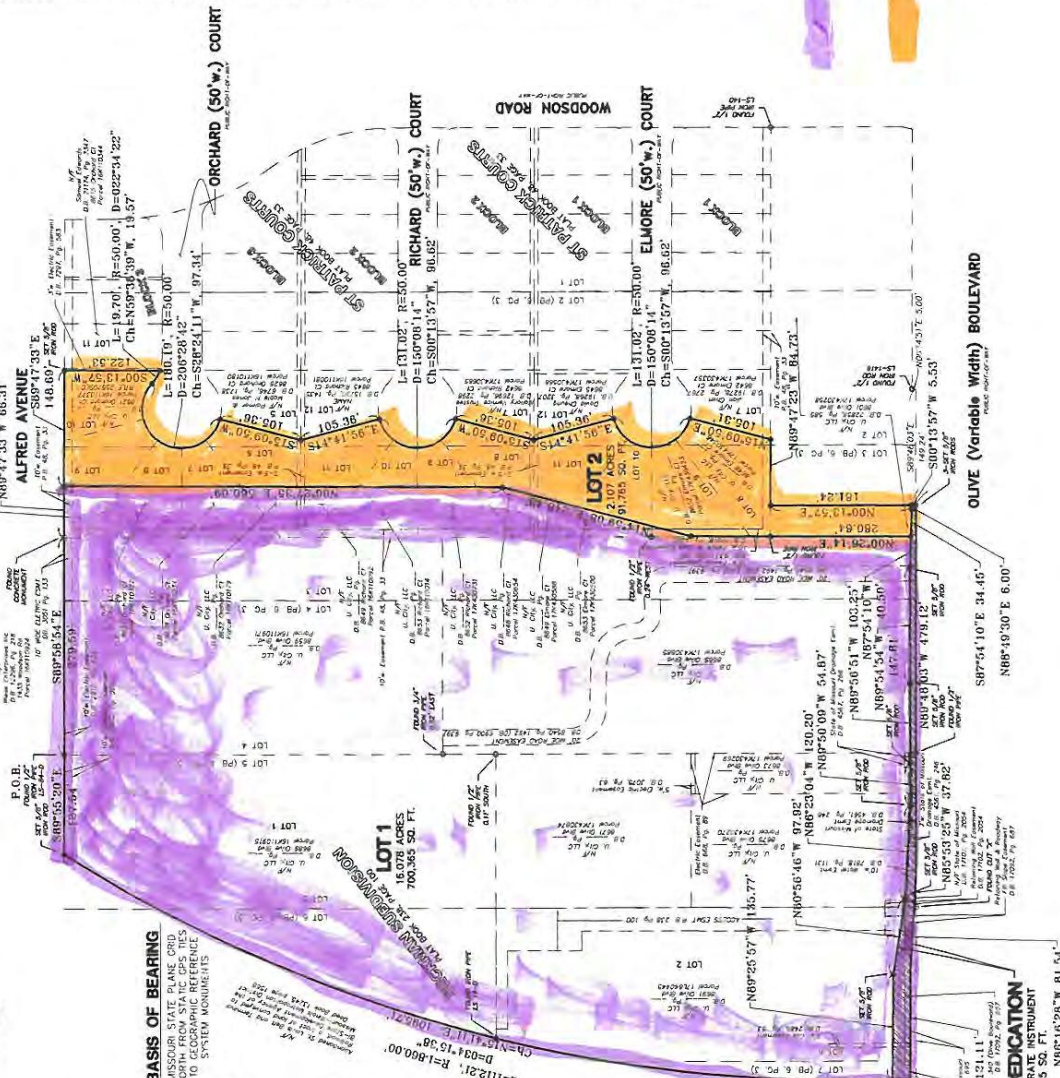
**LEGEND**

- RIGHT-OF-WAY DEDICATION TO BE DEDICATED BY SEPARATE INSTRUMENT 0.202 ACRES; 6.785 SQ. FT.
- ROAD 170 FT.
- ROAD 50 FT.
- ROAD 30 FT.
- ROAD 15 FT.
- ROAD 10 FT.
- ROAD 5 FT.
- EASEMENT
- SURVEY BOUNDARY
- OTHER BOUNDARY

## 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

THIS SUBDIVISION IS  
 PLAT BOOK 288, PAGE 43



--- On Boundary Description ---  
 A tract of land located in the City of University City, the County of St. Louis and the State of Missouri, more particularly described as follows:  
 ... (Detailed description of the tract, including references to previous plats and surveys) ...  
 ... (Detailed description of the lots and their dimensions) ...  
 ... (Detailed description of the streets and easements) ...

- Proposed Lot 1

- Proposed Lot 2

ENCLOSING 18.885 ACRES, ACCORDING TO SURVEY BY GRIMES CONSULTING, INC. (LS-143-8) DATED SEPTEMBER 2016.

IN WITNESS WHEREOF, we hereunto set our firm signatures at our office in St. Louis County, Missouri on this 08th day of July, 2016.

DRIMES CONSULTING, INC. (LS-143-8)  
 BY: *Ray Selva*  
 MISSOURI PROFESSIONAL LAND SURVEYOR #13271