



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 24, 2021
6:30 p.m.

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

Plan Commission will Meet Electronically on March 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 March 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/85981681368?pwd=L2hOS1grY3RkcHJsYksxV21HVEY5UT09>

Passcode: 349424

Audio Only Call

iPhone one-tap : US: +13017158592,,85981681368#,,,,*349424# or +13126266799,,85981681368#

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: 859 8168 1368

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 – February 24, 2021, March 3, 2021 & March 10, 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.*

*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. None

5. New Business

a. **Conditional Use Permit – PC 21-04**

PUBLIC HEARING

Applicant: Toni Wade (The HomeQuest Group)

Request: Approval for a Conditional Use Permit for a proposed Sustainability Training & Residency Center.

Address: 1004 Pennsylvania Avenue

(VOTE REQUIRED)

b. **Conditional Use Permit – PC 21-05**

PUBLIC HEARING

Applicant: Mount Of Olives Ministry

Request: Approval for a Conditional Use Permit for a proposed Convenience Store

Address: 8326-8328 Olive Boulevard

(VOTE REQUIRED)

6. Other Business

- a. Comprehensive Plan Update

7. Reports

- a. Council Liaison Report

8. 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, February 24, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday February 24, 2021. The meeting commenced at 6:30 pm and concluded at 7:04 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Ellen Hartz
Al Fleischer Jr.
Patricia McQueen
Victoria Gonzalez
Council Liaison Jeff Hales

Absent

Charles Gascon

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** – January 27, 2021 Plan Commission meeting. (6:33 pm.)
There were no objections to the approval of the January 27, 2021 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. **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)

Consideration of the proposed major subdivision began at approximately 6:33 pm. At approximately 6:54 pm. Commissioner Fleischer Jr. made a motion to recommend approval of the Major Subdivision – Final Plat. The motion passed by a unanimous 6-0 vote.

7. Other Business

At approximately 6:55 pm. the Commission discussed the development and process associated with the Comprehensive Plan. They were advised that the City Council would conduct a study session to discuss how to best move forward. The discussion was completed at approximately 7:01 pm.

8. Reports

Council Liaison Hales indicated he had nothing to report. (7:01 pm.)

Council Liaison Hales did indicate that he has had discussions with Fire Chief Hinson pertaining to a series of recent fires associated with bathroom vent fans. He wanted to caution everyone about the need to insure these do not get to hot.

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 7:05 pm.



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, March 3, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday March 3, 2021. The meeting commenced at 6:30 pm and concluded at 7:11 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Ellen Hartz
Al Fleischer Jr.
Patricia McQueen
Charles Gascon

Absent

Victoria Gonzalez

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** – There were no minutes presented.

4. Public Comments

There were no comments or hearings on non-agenda items.

5. 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)

Consideration of the proposed major subdivision began at approximately 6:35 pm. This discussion was a follow up to the prior discussion pertaining to the original request. The proposed action was a follow up to ensure appropriate procedure was followed to recommend approval of the subdivision. At approximately 7:08 pm. Commissioner Fleischer Jr. made a motion to recommend approval of the Major Subdivision – Final Plat. The motion passed by a unanimous 6-0 vote.

6. New Business

There was no New Business to Discuss.

7. Other Business

There was no Other Business to Discuss.

8. Reports

There were no Council Liaison reports.

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 7:11 pm.

DRAFT



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

6:00 pm; Wednesday, March 10, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday March 10, 2021. The meeting commenced at 6:00 pm and concluded at 6:16 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Ellen Hartz
Al Fleischer Jr.
Patricia McQueen
Victoria Gonzalez
Council Liaison Jeff Hales

Absent

Charles Gascon

Staff Present

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

2. **Call to Order** – (6:00 pm.) Chairwoman Holly called the meeting to order.

3. **Approval of Minutes** – There were no minutes presented.

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. **Final Plan Approval – PC 21 - 06**

Applicant: University City / Novus Companies

Request: Approval of a Final Development Plan.

Address: Multiple Addresses within Redevelopment Project Area 1

Proposed Costco Site

(VOTE REQUIRED)

Consideration of the proposed final plan approval began at approximately 6:03 pm. This discussion pertained to the formal action of recommending approval of the RPA #1 Costco site development. The Commission evaluated the consistency of the Final Plan to the previously approved Preliminary Plan. Based upon it being consistent, with the preliminary plan, the Commission recommended approval of the final plan based upon site control being in place, administratively approved traffic plans, native grasses being utilized and consistency with the original RPA #1 Redevelopment Plan. Commissioner Fleischer Jr. made a motion to approve the request and the motion passed by a unanimous 6-0 vote. The motion was passed at approximately 6:13 pm.

7. Other Business

There was general discussion pertaining to and updating the Commission on the Comprehensive Plan, Economic Development Strategy, and potential relocation assistance for individuals within RPA #1.

8. Reports

There were no Council Liaison reports.

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 6:16 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: March 24, 2021

FILE NUMBER: PC 21-04

COUNCIL DISTRICT: 2

Location: 1004 Pennsylvania Avenue

Applicant: Toni Wade (The HomeQuest Group)

Property Owner: Toni Wade

Request: Conditional Use Permit (C.U.P.) for a proposed Sustainability Training and Residency Center

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Attachment A Denial

ATTACHMENTS:

A. Application Packet

Existing Zoning: GC – General Commercial
Existing Land Use: Commercial
Proposed Zoning: No change – “GC” District
Proposed Land Use: Multi-Family

Surrounding Zoning and Current Land Use:

North: GC: Commercial, (Commercial - FLU)
East: GC: Commercial, (Commercial- FLU)
South: GC: Commercial (Commercial - FLU)
West: PA: Institutional (Park, Activity, Open Space – FLU)

Existing Property

The existing building at 1004 Pennsylvania Avenue consists of an approximate 26,517square foot 3 story building that has served as a former VA clinic and shelter for many years. The parcel is approximately 1.34 acres and is zoned General Commercial. Surrounding zoning includes Commercial and Institutional. The lot includes 20 dedicated parking spaces throughout the site.

Parcel Location



Surrounding Zoning



Aerial Overhead



Aerial Angle



Applicant's Request

The applicant is requesting a Conditional Use Permit for a "Sustainability Training and Residency Center". The proposed use is not specifically listed in the zoning ordinance but similar in nature to other identified uses. As a result, per section 400.500 of the code this is being considered as being a conditional use and subject to the Conditional Use Permit process.

Process – Required City Approvals

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

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

Other Processes

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

Analysis

The potential "Sustainability Training and Residency Center" use would appear to have minimal impact on the surrounding neighborhood and uses based upon the surrounding commercial uses and prior use of the property. As a result, the uses impact of operation is consistent with the trend of development because of the existing uses surrounding the site.

In evaluating the parking requirements there is no specific schedule of parking requirements for this identified use. The parking schedule, that would most likely reflect the parking requirements, is either a dormitory or a convalescent home setting. Based upon those ratios, the required parking ratios would range from 16-32 spaces. In identifying, the prior use, the parking provided appears to be sufficient for the proposed use.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

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. The proposed use is consistent with the district zoning and surrounding parcels. The proposed use is consistent with the previous use and original intent of the building. This use would appear to have no other negative effects on the surrounding area.



THE HOMEQUEST GROUP

TRANSFORMING LIVES THROUGH REAL ESTATE

A REAL ESTATE INVESTING COMPANY



Hello, I am Toni Wade, Founder and CEO of The HomeQuest Group where we do more than flip houses – WE TRANSFORM LIVES THROUGH REAL ESTATE! And what does that mean exactly? We teach underserved individuals sustainable skills and recovery while showing them how to become investment property owners as they stay in our model properties called HomeCenters. Once they graduate and move into their own properties, they are not only able to live for free, but they also give back to their peers and the community replicating the same process in their property where they serve as mentor and landlord to their tenant participants.

In partnership with Project Outreach, we are developing our very first STAR Center, which will provide sustainability training, residency and other resources to 50 individuals – ALL UNDER ONE ROOF! So if you want to help build sustainable communities, go to <http://www.buildingsustainablecommunities.org/> and JOIN OUR TEAM to see what is possible because TRANSFORMED LIVES TRANSFORM CITIES!

Company Profile: The HomeQuest Group is a real estate investing company that helps underserved individuals obtain clean, safe affordable housing while showing those who desire investment property or homeownership how to obtain a home and ultimately, live for free. In St. Louis City, we have 70+ single occupancy units across nine (9) single and multi-family properties that we refer to as HomeCenters where each contain 5-14 units depending on the property type. In St. Louis county, we manage a 60-unit apartment complex and single family residences for families seeking safe affordable housing solutions.

We also provide training in property management and real estate investing for those who want to learn those skills and partner with other investors who want to support our unique housing model. HomeQuest has a strong property management team and has grown to lead the way in affordable housing as we pursue new opportunities in real estate.

Since 2009, The HomeQuest Group has successfully purchased and transformed more than \$750,000 worth of single-family residence, multi-family and single occupancy units impacting more than 300 lives through those properties. We have structured hundreds of deals and purchased over a dozen properties where some of those meet specific property requirements in order to best serve our demographic.



STAR: BUILDING SUSTAINABLE COMMUNITIES

DETAILS

Address: 1004 Pennsylvania
St. Louis, MO 63130

Zoning: Special Purposes

Sq Ft: 26,517

Units: 50 rooms

Served: 50+ clients

Residents: Male Veterans, Disabled
or Underserved



According to the Institute of Sustainable Communities, a sustainable community takes into account, and addresses, multiple human needs, not just one at the exclusion of all others. It is a place where people of diverse backgrounds and perspectives feel welcome and safe, where every group has a seat at the decision-making table, and where prosperity is shared.

This building will not only address these needs, but it will be the home of our unique model that teaches sustainability to its residents and non-residents, which includes personal development, financial literacy, real estate investing, investment property ownership, trades and entrepreneurship. At the end of this 2-year program, graduates will be able to purchase investment properties and give back to their peers and their community by replicating the same process that they experienced while serving as mentors to their tenant participants. Teaching sustainability will not only transform our graduate’s lives, but it will transform neighboring communities as graduates replicate their learning in those neighborhoods, which will benefit the greater St. Louis area, for TRANSFORMED LIVES TRANSFORM CITIES!

The Institute of Sustainable Communities developed 4 elements of a sustainable community and our program and services will focus on three, which are:

ECONOMIC SECURITY	SOCIAL WELL-BEING	LEADERSHIP, CIVIC ENGAGEMENT AND RESPONSIBILITY
<ul style="list-style-type: none"> - A diverse and financially viable economic base. - Reinvestment of resources in local economy. - Maximization of local ownership of businesses. - Meaningful employment opportunities for all citizens. - Provision of job training and education to help the workforce adjust to future needs. 	<ul style="list-style-type: none"> - Adequate health services, safe and healthy housing, and high quality education for all members of the community. - Maintains a place that is safe from crime and aggression. - Fosters a community spirit that creates a sense of belonging, a sense of place, and a sense of self-worth. - Adaptability to changing circumstances and conditions. 	<ul style="list-style-type: none"> - Equal opportunity for all individuals to participate in and influence decisions that affect each of their lives. - Encourages individuals of all ages, gender, sexual orientation, ethnicity, religions, and physical ability to take responsibility based upon a shared vision. - Does not compromise the sustainability of other communities.

By focusing on these elements, participants will not only learn critical skills for their individual success, but they will help revitalize neighborhoods across the Greater St. Louis area.



21-01389

Department of Community Development

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

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

1. Address/Location of Site/Building: 1004 Pennsylvania Avenue, University City, MO 63130

2. Zoning District (check one):

SR LR MR HR HRO GC LC x CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:

Toni Wade, 4579 Laclede Avenue, St. Louis, MO 63108, 314-443 4176 cell

4. Applicant's Interest in the Property: x Owner Owner Under Contract Tenant* Tenant Under Contract* Other* (explain):

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

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

Owner is applicant

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

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

We will submit an application for a sign permit to erect a freestanding sign according to specific guidelines. Two-sided signs will be placed in the existing location of previous owner's signage and will be maintained in a safe, clean and attractive condition.

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

1004 Pennsylvania will promote community welfare by serving as a beacon of building sustainable communities. While modeling best practice that can be replicated from city to city reducing homelessness, recidivism and poverty across this great nation.

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

We have a pre-qualification process for all individuals who will participate in our program and an assessment tool to evaluate individuals who will reside at the building. Both work independent of each other and will help us successfully identify individuals for the program and as residents. We will have built-in guidelines and expectations that all residents will agree to and comply with and in the event an individual fails to comply, they will no longer be able to participate in the program nor reside in the building.

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

We plan to enhance economic activity to support the long-term fiscal stability of the City through our programs. Providing evidence based resources to the underserved communities improving their quality of life. Closing the gap on economic inequalities as we increase economic growth and doing our part in closing the Delmar divide.

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

We will provide sufficient parking space for access and parking for patrons, residents and staff up to 20 parking spots in addition to maintaining a separate circle drive for wheelchair accessibility. The parking lot will meet minimum dimensional requirements as well as be properly striped and properly drained so as to avoid surface "puddling."

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

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

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

2/26/2021
Date


Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.

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

Application returned for corrections, additional data.

Final complete application received.

File # _____ created.



Department of Planning and Development

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

STAFF REPORT

MEETING DATE: March 24, 2021

FILE NUMBER: PC 21-05

COUNCIL DISTRICT: 3

Location: 8326-8328 Olive Boulevard

Applicant: Mount Of Olives Ministry

Property Owner: 8322 Olive Holdings LLC

Request: Conditional Use Permit (C.U.P.) for a proposed Convenience / Grocery Store

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS:

A. Application Packet

Existing Zoning: GC – General Commercial
Existing Land Use: Commercial
Proposed Zoning: No change – “GC” District
Proposed Land Use: Commercial

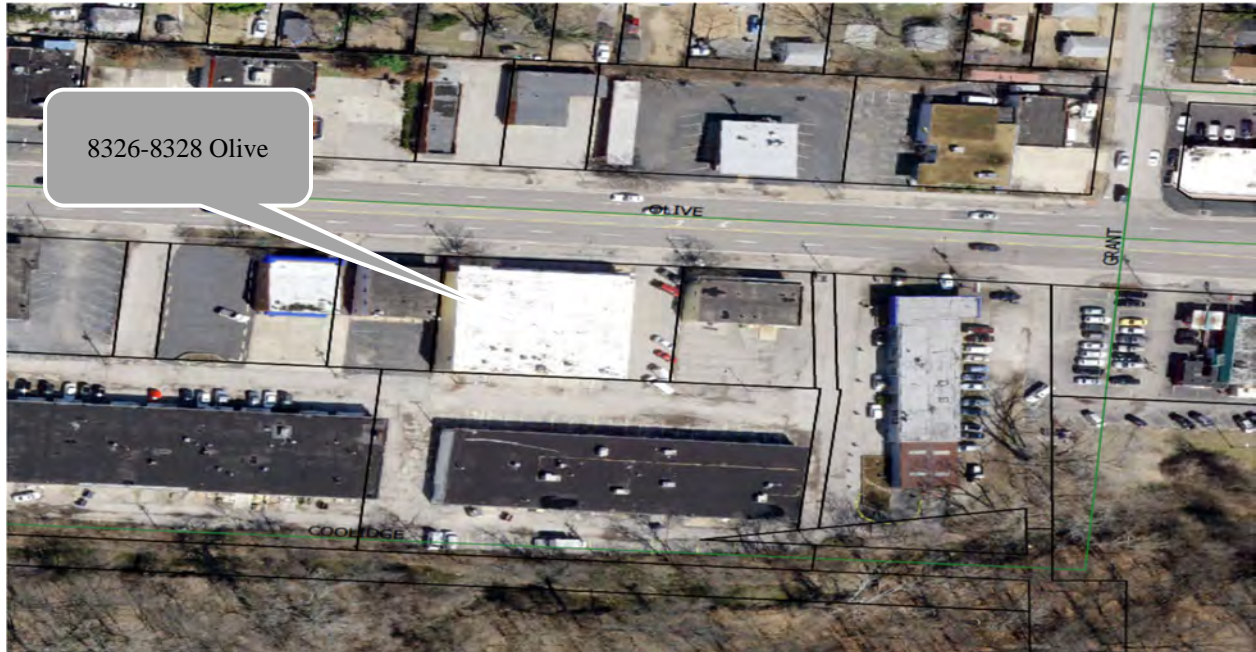
Surrounding Zoning and Current Land Use:

North: GC: Commercial, (Commercial - FLU)
East: GC: Commercial, (Commercial- FLU)
South: GC: Commercial (Commercial - FLU)
West: GC: Commercial (Commercial - FLU)

Existing Property

The existing site consists of two separate buildings. The larger building is an approximate 10,000 square foot building that houses 5 separate suites. The second building is an approximate 2,000 square foot building. Both buildings have housed multiple commercial, retail and office uses thru the years. The parcel is approximately 15,820 square feet and is zoned General Commercial. Surrounding zoning is commercial. The lot includes approximately 20 dedicated parking spaces throughout the site.

Parcel Location

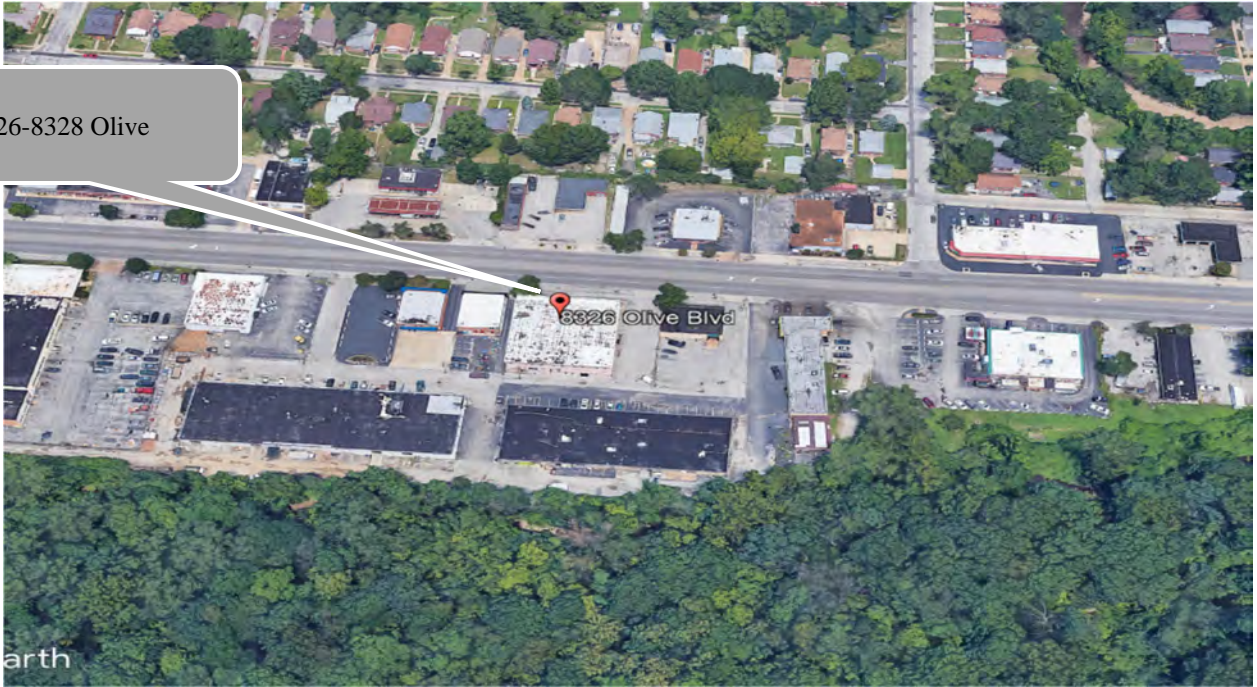


Surrounding Zoning



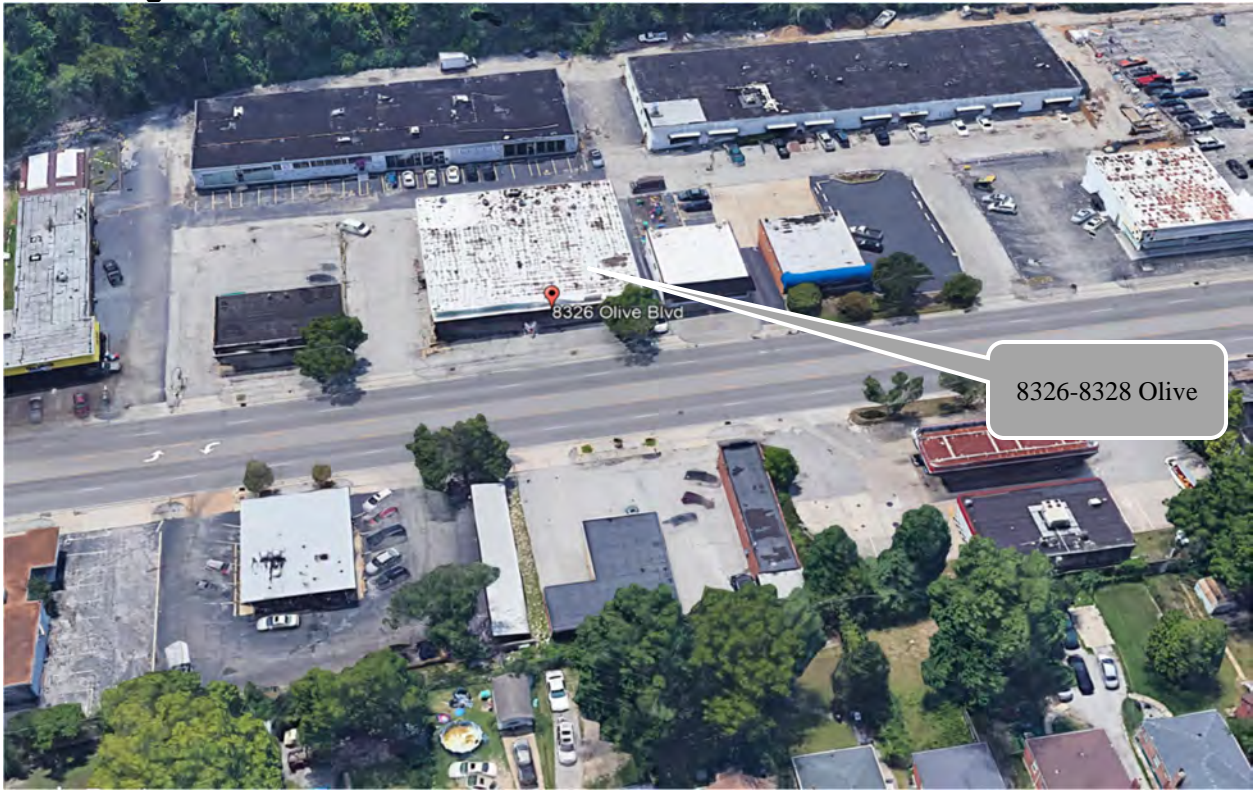
Aerial Overhead

8326-8328 Olive



Aerial Angle

8326-8328 Olive



Front View



Applicant's Request

The applicant is requesting a Conditional Use Permit for a "Convenience Store". The proposed use requires a CUP per Section 400.510 of the zoning ordinance. The applicant is proposing to consolidate the two suites resulting in total square footage of approximately 3,500 square feet for the proposed use.

Process – Required City Approvals

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

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

Other Processes

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

Analysis

The potential "Convenience Store" use would appear to have minimal impact on the surrounding neighborhood and uses based upon the surrounding commercial uses and prior use of the property. As a result, the use impact of the operation is consistent with the trend of development because of the existing uses surrounding the site.

In evaluating the parking requirements, the schedule of parking requirements for this identified use is 1 per 200 square feet. The commercial uses, associated with the buildings within this area, utilize a combination of on site and shared parking. For this specific use the applicant would have to demonstrate the availability of 18 dedicated parking spaces.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

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 contingent upon the applicant verifying the dedication of the required parking spaces. The proposed use is consistent with the district zoning and surrounding parcels. The proposed use is consistent with the previous use and original intent of the building. This use would appear to have no other negative effects on the surrounding area.

21-01390 ✓



Department of Community Development
6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

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

- Address/Location of Site/Building: 8326, 8328 Olive Blvd 63130
- Zoning District (check one):
 SR LR MR HR HRO GC LC CC JC PA PD
- Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:
Mount of olives ministry
323 W marceau st, St. Louis, mo 63111
- Applicant's Interest in the Property: Owner Owner Under Contract Tenant*
 Tenant Under Contract* Other* (explain):

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

- Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

Mount of olives ministry
323 W marceau St, St. Louis, mo 63111

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

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

yes, will maintain the property in accordance with the city rules and guidelines

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

Location is intended for selling food items therefore yes, will promote the community welfare or convenience.

Betrice @ 615-630-0037
savage

- Convenience - store operations

PACKAGED ITEM Household Items

3500 square feet

beatrice - alu@yahoo.com

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

Yes, I agree to maintain a safer and convenient environment for and to the general public therefore will not cause any injury or unsafety acts.

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

Yes, the purpose of business is consistent with all city guidelines, policies and requirements.

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

Yes, location has parking available therefore will be strictly off street.

** Please Note: You should also submit twelve (12) copies of a memo detailing the following information: 1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

02/18/2021
Date

[Signature], Community Outreach Representative
Applicant's Signature and Title

MOUNT OF OLIVES MINISTRY (CHURCH)
Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.
Application Fee in the Amount of \$ _____ Receipt # _____
Application returned for corrections, additional data.
Final complete application received.
File # _____ created.