



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, September 23, 2020

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday, August 26, 2020. The meeting commenced at 6:30 pm and concluded at 9:27 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Ellen Hartz
Michael Miller
Patricia McQueen
Council Liaison Jeff Hales

Absent

Judith Gainer
Cirri Moran

Staff Present

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

2. Approval of Minutes – July 8, 2020 and August 26, 2020 Plan Commission meeting. Mr. Miller moved to approve the minutes of the July 8, 2020 and August 26, 2020 minutes. The motion was unanimously approved.

3. Public Comments

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

4. Old Business

a. **Map Amendment & Preliminary Development Plan Approval - PC 19-09**

Applicant: ALP Acquisition LLC

Request: Approval of a Zoning Map Amendment from General Commercial (GC) to Planned Development – Mixed Use PDM. Approval of a Preliminary Development Plan.

Address: 8400 Delmar Boulevard
(VOTE REQUIRED)

Consideration of the map amendment and preliminary plan approval began at approximately 6:33 pm. At approximately 6:43 pm. Commission member McQueen made a motion to recommend approval of the map amendment to rezone the property from General Commercial (GC) to Planned Development – Mixed Use (PD-M). The motion passed by a 5-0 vote.

The commission continued discussion pertaining to the preliminary plan. At approximately 7:51 pm. Commissioner Hartz made a motion to recommend approval of the preliminary plan as presented. The motion to approve passed by a unanimous 5-0 vote.

b. **Development Plan & Blight Study 353 Review/Recommendation**

Applicant: The McKenzie – Annapurna One LLC

Request: Study and Recommendation of 100% Tax Abatement for 10 Years and 50% Tax Abatement for an Additional 15 Years

Address: 8400 Delmar Blvd

(VOTE REQUIRED)

Consideration of the Redevelopment Plan and Blight Study Review began at approximately 7:52 pm. Commissioner Harvey made a motion to re-affirm recommendation of approval for the blight study at approximately 7:55 pm. The motion passed by a unanimous 5-0 vote.

The commission continued discussion pertaining to the redevelopment plan associated with the tax abatement request at approximately 7:55 pm. At approximately 8:20 pm. Commissioner Harvey made a motion to table the Redevelopment Plan discussion upon the need for additional information from the City. The motion to table passed by a unanimous 5-0 vote.

5. New Business

a. **Map Amendment - PC 20-09**

Applicant: Union Corporate Realty LLC (Attn: Louis A Vlasaty)

Request: Approval of a Zoning Map Amendment from Single-Family Residential (SR) to Limited Commercial (LC).

Address: 7800-7812 Groby Road

(VOTE REQUIRED)

Consideration of the proposed map amendment began at approximately 8:24 pm. At approximately 8:52 pm. Commissioner McQueen made a motion to recommend approval of the map amendment to rezone the properties from Single-Family Residential (SR) to Limited Commercial (LC). The motion passed by a unanimous 5-0 vote.

6. Other Business

- a. Chapter 353 Tax Abatement Discussion - This item was on the posted agenda, but no additional discussion was conducted.

At approximately 8:55 pm. the Commission conducted general discussion pertaining to the development of a Request For Proposal pertaining to the development of a new Comprehensive Plan. The plan was to have a future working session to further review and discuss the development of a future RFP. The discussion was completed at approximately 9:19 pm.

7. Reports

- a. Council Liaison Report – Council Liaison Hales stressed the importance of Citizen input with any future plans. He also thanked Commissioner Moran and Commissioner Gainer for their service to the Plan Commission. Council Member Hales also indicated he is working on a future appointment to the Commission.

8. Adjournment

Chairwoman Holly adjourned the meeting at approximately 9:27 pm.