



**Plan Commission**

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

MEETING OF THE PLAN COMMISSION  
VIA VIDEOCONFERENCE  
Thursday, May 6, 2021  
6:30 p.m.

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

**Plan Commission will Meet Electronically on May 6, 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 May 6, 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/87145262764?pwd=d1AyQVVIR3plbk56UmtBWnU3dVJtdz09>

Passcode: 819280

**Audio Only Call**

iPhone one-tap : US: +19292056099,,87145262764#,,,,\*819280# or +13017158592,,87145262764#

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: 871 4526 2764

**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.)

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### 4. Old Business

None

### 5. New Business

#### a. **Conditional Use Permit – PC 21-06**

##### ***PUBLIC HEARING***

Applicant: Torah Center Midwest (DBA Torah Prep School)  
Request: Approval for a Conditional Use Permit for a proposed  
Private School  
Address: 8136 Groby Road  
***(VOTE REQUIRED)***

### 6. Other Business

#### a. Comprehensive Plan Discussion

### 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

**STAFF REPORT**

MEETING DATE: May 6, 2021

FILE NUMBER: PC 21-06

COUNCIL DISTRICT: 1

Location: 8136 Groby Road

Applicant: Torah Center Midwest Inc. (DBA Torah Prep School)

Property Owner: Same

Request: Conditional Use Permit (C.U.P.) for a proposed Private School

COMPREHENSIVE PLAN CONFORMANCE  
 Yes       No       No reference

**STAFF RECOMMENDATION**

Approval       Approval with Conditions in Attachment A       Denial

ATTACHMENTS:  
 A. Application Packet

Existing Zoning: PA – Public Activity  
 Existing Land Use: Institutional (Public School)  
 Proposed Zoning: No change – PA - District  
 Proposed Land Use: Institutional

**Surrounding Zoning and Current Land Use:**

North: PA: School (Institutional - FLU)  
 East: SR: Residential, (Single-Family- FLU)  
 South: SR Residential (Single- Family - FLU)  
 West: SR: Residential (Single-Family – FLU)

### Existing Property

The existing property consists of approximately 5.7 acres and houses an approximate 42,500 square foot building at the property commonly known as 8136 Groby Road. The prior use of the building was McNair Elementary School. The lot includes approximately 182 dedicated parking spaces throughout the site.

### Parcel Location





## Surrounding Zoning



## Aerial Overhead



## **Applicant's Request**

The applicant is requesting a Conditional Use Permit for a "Private School". The proposed use requires "Private Schools" obtain a Conditional Use Permit in accordance to section 400.690 of 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.

## **Analysis**

The potential "Private School" use would mirror the current public-school use. As a result, the proposed use would remain consistent with the trend of development and uses throughout the neighborhood resulting in no negative impact to the surrounding properties.

In evaluating the parking requirements, the parking schedule requires 1 space for every 20 students for elementary students and 1 space per 7 for high school students. Based upon the assumption of 260 students the site exceeds the requirements for parking.

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. 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.