



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 24, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday March 24, 2021. The meeting commenced at 6:30 pm and concluded at 9:50 pm.

1. Roll Call

Present

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

Absent

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** – February 24, 202, March 3, 2021 & March 10, 2021
Plan Commission meeting. (6:32 pm.)

There were no objections to the approval of the February 24, 2021, March 3, 2021 or March 10, 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. **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)

Public Hearing

Ms. Kimberly Brown of 1060 Roth Avenue requested to comment on the agenda item. She indicated she wanted to understand more about the request. Public comments submitted in writing were entered into the record.

Consideration of the proposed request began at approximately 6:36 pm. This discussion pertained to the formal action of recommending approval of a Conditional Use Permit to accommodate a Sustainability Training & Residency Center. Mr. Cross made a brief PowerPoint presentation explaining the proposal and the provision of the code that requires the CUP. The Commission evaluated the submitted material and heard testimony from the applicant pertaining to the breakdown of the proposed request. Based upon the discussion the Commission felt there was not enough information to act on the agenda item and requested additional information be provided. The requested information included information pertaining to the building, parking, business structure and clear identification of the primary use. Some of the specific concerns pertained to how the educational program component compared to the dormitory type of use. The applicant indicated she would provide updates to better address those questions. The Commission tabled the item at approximately 8:30 pm by a 5-2 Vote.

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

(VOTE REQUIRED)

After taking a five-minute break the Commission re-adjourned at approximately 8:54 pm. There were no public comments to enter into the record. The commission considered the application of Mount Of Olive Ministry. Mr. Cross presented a brief PowerPoint presentation explaining the proposal and the provision of the code that requires the CUP. The primary concern pertained to ensuring there would be sufficient parking. Mr. Cross verified staff would assist in resolving this issue prior to City Council consideration. Mr. Gascon made a motion to recommend approval of the Conditional Use Permit contingent upon the parking requirements being met. The motion passed by a unanimous 7-0 vote.

7. Other Business

There was no other businesses to discuss.

8. Reports

Council Liaison Hales updated the Commission on recent City Council actions which included approval of the Costco Final Plan, approval of 3 speed trailers and approval of Bond Counsel for the future renovation of the Police Station, Annex, Old Library and City Hall.

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 9:50 pm.

Resolution on SSTAR Program use of 1604 Pennsylvania Avenue.

TABLED.

Whereas, 1604 Pennsylvania Avenue was until 2019 used as a residential rehabilitation center for veterans, under a Conditional Use Permit;

Whereas, that Conditional Use Permit cannot be continued because of the gap in occupancy;

And whereas, the proposed use of 1604 Pennsylvania by HomeQuestors for a SSTAR Program with a Housing Component is not identical to, but consistent with this previous use;

And whereas, as written in the City Code definition of allowable uses in a General Commercial District (GC), it is stated, "certain other uses may be conditionally allowed per Section 400.510. Other uses not listed but determined by the Zoning Administrator to be identical or similar to the one (1) or more of the following uses, are permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a conditional use."

And whereas, the Zoning Administrator has determined the proposed use may be conditionally approved assuming the program's existence there will not be detrimental to the surrounding neighborhood;

And whereas, the proposed screening, vetting and supervision process of resident participants reasonably assures the program will not be a detriment to the surrounding neighborhood;

Therefore, the Plan Commission recommends a Conditional Use Permit be granted for the proposed occupancy and use.

Clifford Cross

Subject: RE: 1004 Pennsylvania

From: Clifford Cross

Sent: Wednesday, February 10, 2021 10:49 AM

Subject: 1004 Pennsylvania

Good morning. I wanted to follow up from yesterday and advise that I was able to speak with Ms. Wade who clarified the proposed use for the property. She indicated that the use would be very similar to the former VA in that it would be there to “primarily” serve veterans. She also indicated it would provide housing and there would be additional training programs for them. She indicated that no more than 50 individuals would reside there at any one time. The issue, that I am seeing, is that we really do not have a definition or defined use that I have been able to locate in the zoning code to fit this. It could not fall under a group home definition because it is defined as *“A dwelling unit where a group of unrelated mentally or physically disabled persons reside and which such group does not fall within the definition of “family”*. Group homes are not allowed in the GC district as well so that would not be an option.

As a result, the next similar type uses I think would even be close, and we could consider, would be a “Dormitory” if it is associated with an institution. Our ordinance does not specifically define institution but does define institutional use. As a result, my interpretation of an institution would be the dictionary definition of institution which reads “a society or organization founded for a religious, educational, social, or similar purpose”. Based upon that we would have to determine if her non-profit organization falls under that class to determine if it is associated with an institution. The problem then becomes that dormitories are not permitted by right nor eligible for a CUP in the underlying zoning district so she would have to have a rezoning to even allow for an application for a CUP.

The next potential similar use would be a “substance abuse treatment center” which is defined as *“Any premises, other than a convalescent home, nursing home, hospital or office, providing treatment and rehabilitation for alcoholism, drug abuse or both.”* That is not exactly the same but similar in nature. “Substance abuse treatment centers (inpatient or outpatient)” require a CUP in the underlying GC zoning district.

Based upon the above approach, permitted uses within the GC provide the ability to determine if an unlisted use is similar in nature to a listed use (Section 400.500). Specifically, that section states the following;

“The following land uses and developments are permitted in the “GC” district. In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per Section 400.510. Other uses not listed, which are determined by the Zoning Administrator to be identical or similar to the one (1) or more of the following uses, are permitted as well. When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a conditional use”.

Lastly, it is my understanding that the VA ceased in 2019 which means if it was a legal non-conforming use that it would have lost the non-conforming rights in accordance to section 400.3030 which states *“When a non-conforming use is discontinued, as defined herein, such use shall not thereafter be reestablished or resumed, and any subsequent use or occupancy of such land or building shall comply with the provisions of this Chapter”*. The non-conforming provisions definition of discontinuance is defined as *“The non-use of the non-conforming use for twelve (12) consecutive months”*. As a result, it appears that any argument of a similar use continuing as an existing non-conforming use would not be justified.

In summary, it appears that if we determine the use is not allowed to continue, as a non-conforming use, and there is not a direct permitted use identified to be identical (which I do not see one) the conditional use process would be the only option to consider to determine this proposed use is not detrimental to the surrounding neighborhood.

Hope this helps clarify.

Cliff



Clifford Cross, AICP
Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130
P: 314-505-8516 | www.ucitymo.org

Clifford Cross

From: Rosalind Williams <mochacarob@gmail.com>
Sent: Wednesday, March 24, 2021 11:53 AM
To: Clifford Cross
Cc: Patricia McQueen
Subject: Comments on agenda item: Conditional Use Permit - PC 21-04 from Rosalind Williams, 7408 Chamberlain Ave. 63130

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Clifford Cross and the University City Plan Commission:

I read the staff report on the proposed Sustainability Training and Residency Center. The following are my comments:

1. The history of the building was not mentioned in the staff report, but it is important because the original use as a convent was associated with a school, Mercy High School. When the school was razed, the convent became a **non-conforming use**, because it was no longer associated with a school.
2. The non-conforming use of the building was continued, it appears, as the vets home that was closed at least 2 years ago. When the non-conforming use is discontinued it can not be reestablished. *"When a non-conforming use is discontinued, as defined herein, such use shall not thereafter be reestablished or resumed, and any subsequent use or occupancy of such land or building shall comply with the provisions of this Chapter."*
3. The proposed use "Residency Center", a continuation of a discontinued non-conforming use, should not be allowed.
4. The use also cannot be approved as a **conditional use**, because no residential uses are permitted in GC zoning district. (That is also the case in the LC district, except with conditional use permit as a dormitory defined in the zoning code as " Any premises providing group sleeping or living accommodations for four (4) or more unrelated persons **associated with an institution**. There is no institutional association, here).
5. Even a rezoning to another residential zoning district would not permit this use. The closet use allowed is as a dormitory, which, as demonstrated above, the Sustainability Training and Residency Center does not fit the definition.
6. The 2005 Update of the Comp. Plan shows this parcel on the Future Land Use map as **commercial**. Therefore, the proposed use is not supported by the Comp. Plan. In fact, the 2005 list of potential redevelopment sites includes this parcel.
7. In addition, the proposed location of this use will not contribute to the economic integration and wellbeing of the surrounding neighborhoods, especially north of Olive.

Thanks for allowing me to comment.

Rosalind Williams
7408 Chamberlain Ave.
University City, MO 63130

From the Desk of Tammy Laws

March 19, 2021

Clifford Cross

Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross:

I am writing in support of Project Outreach's conditional use application for 1004 Pennsylvania Avenue, St. Louis, MO 63130. Toni Wade has a passion for positively impacting communities and helping individuals learn how to sustain themselves, even when life happens. As a result, she has created an extensive curriculum that will transform the lives of underserved populations and plans to launch the first Sustainability Training and Residency (STAR) Center in University City.

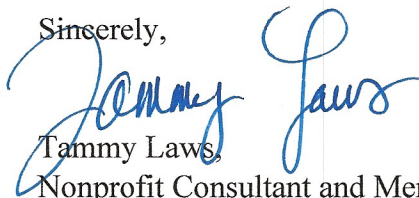
I have known Toni for years and she has impacted the unhoused and justice-involved individuals through housing, case management, training, and employment. Regardless of the population she serves, she is dedicated to creating processes and procedures to ensure their success and she will do the same at this location. It would be a missed opportunity if the Commission does not support this application.

STAR has the potential to not only reduce poverty and recidivism but also end homelessness across the St. Louis region. There is a constant demand for innovation and this model is truly innovative that can transform lives and redevelop communities. Having lived in the University City corridor for 20 years I am familiar with the area of the proposed project. Toni Wade and her team run a tight ship and I have no doubt that their presence and programming in the neighborhood will be an extremely positive thing for the community.

If you would like to further discuss the need for this project or what makes STAR a good fit for University City, please call me at (314) 574-6081 or by email at tammylaws70@gmail.com.

Thank you for considering this worthy project.

Sincerely,



Tammy Laws

Nonprofit Consultant and Member of the St. Louis City and St. Louis County Continua of Care



1425 S. 18TH STREET
SAINT LOUIS, MO 63104

www.gatewayhousingfirst.org

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March 19, 2021

Clifford Cross
Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross:

I am writing in support of Project Outreach's conditional use application for 1004 Pennsylvania Avenue, St. Louis, MO 63130. Toni Wade has a passion for positively impacting communities and helping individuals learn how to sustain themselves, even when life happens. As a result, she has created an extensive curriculum that will transform the lives of underserved populations and plans to launch the first Sustainability Training and Residency (STAR) Center in University City.

I have known Toni for years and she has impacted the unhoused and justice-involved individuals through housing, case management, training and employment. Regardless of the population she serves, she is dedicated to creating processes and procedures to ensure their success and she will do the same at this location. It would be a missed opportunity if the Commission does not support this application.

STAR has the potential to not only reduce poverty and recidivism, but can end homelessness across St. Louis as across our region through its graduates. There is a constant demand for innovation and this model is truly an innovation that can transform lives and redevelop communities.

Project Outreach's Conditional Use application your full consideration. If you would like to further discuss the need for this project or what makes STAR a good fit for University City, please call me at (314) 609-2915.

Thank you.

Sincerely,


Cynthia Duffe
Executive Director

Building Homes. Changing Lives. Creating Community.



Horizon Housing Development Company

3001 Arsenal Street St. Louis, MO 63118

Phone: 314-865-0383

Fax: 314-865-0750

March 21, 2021

*Clifford Cross
Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130*

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross:

I am writing in support of Project Outreach's conditional use application for 1004 Pennsylvania Avenue, St. Louis, MO 63130. Toni Wade has a passion for positively impacting communities. As a result, she has created an extensive curriculum that will transform the lives of underserved populations and plans to launch the first Sustainability Training and Residency (STAR) Center in University City.

I have worked with Toni for years through community outreach, advocacy and the St. Louis City Continuum of Care and she has impacted the unhoused and justice-involved individuals through housing, case management, training and employment. Regardless of the population she serves, she is dedicated to creating processes and procedures to ensure their success and she will do the same at this location. It would be a missed opportunity if the Commission does not support this application.

STAR has the potential to not only reduce poverty and recidivism, but can end homelessness across St. Louis as across the city through its graduates. I would recommend Project Outreach's Conditional Use application your full consideration. If you would like to further discuss the need for this project or what makes STAR a good fit for University City, please call me at (314) 865-0383 or email me at hhdco2@sbcglobal.net.

Thank you.

Sincerely,

Shanna Nieweg

*Shanna Nieweg
Executive Director
Horizon North Housing Inc.
Horizon Housing Development Company*

Mission:

To assist in providing housing services to St. Louis City homeless individuals with disabilities.



**Funded by St. Louis Office of Developmental Disability Resources,
Mental Health Board & Continuum of Care**



Changing Lives, Changing Businesses

March 22, 2021

Erika Harris
Managing Director, PFSource LLC
3232 Clifton Ave, Suite 5134
Saint Louis, Missouri 63139

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross:

This letter is in support of Project Outreach's conditional use application for 1004 Pennsylvania Avenue, St. Louis, MO 63130. I have known Toni Wade for over 7 years in the real estate investment industry. I have witnessed her true character and passion in helping underserved individuals and families obtain housing where they could not qualify through traditional banking institutions.

Toni is a pillar of the community with a strong work ethic and has worked tirelessly with her mission in life to end homelessness. In an effort to make her mission in life a reality, Toni has created an extensive curriculum that will transform the lives of underserved populations and plans to launch the first Sustainability Training and Residency (STAR) Center in University City. Toni's educational background coupled with her work history as a successful real estate investor, has given her the experience needed to successfully launch this training program.

STAR has the potential to not only reduce poverty and recidivism, but can end homelessness across the St. Louis area and across the city through its graduates from the training program. The need for creativity and innovation is sorely needed and this model is truly innovative because it can transform lives and redevelop communities not only in this generation but in generations to come. It would be a missed opportunity if the Commission does not support this application.

Project Outreach's conditional use application requests for your full consideration. If you would like to further discuss the need for this project or what makes STAR a good fit for University City, please don't hesitate to contact me at 314-451-1055.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erika Harris', with a stylized flourish at the end.

Erika Harris
Managing Director, PFSource LLC

March 22, 2021

Clifford Cross
Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130

Re: Letter of Support – Toni T. Wade
Sustainable Training and Residence (STAR)

Dear Clifford Cross,

I write this letter in support of Mrs. Wade of STAR. STAR is committed to service and has made a sincere, and consistent effort to contribute to the growth of the St. Louis Community. We strongly support this initiative, as it aligns with the goals to broker economic benefit, provide a diverse workforce, promote social and fiscal integration with surrounding areas. While offering affordable housing, training, wrap around services, and resources to the community and its 50 residents housed at 1004 Pennsylvania, nestled in thriving University City, Missouri.

Feel free to contact me if you have further questions.

Thank you,



Stephanie B. Griffin
S. Bohlen Realtors Co
4625 Lindell Blvd – Suite 200
St Louis MO 63108
314-550-2301



March 19, 2021

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Clifford Cross
Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross:

This letter is in support of Project Outreach's conditional use application for 1004 Pennsylvania Avenue, St. Louis, MO 63130. Toni Wade's office is located in the Better Family Life (BFL) Business Center which I manage. Additionally, Project Outreach has been a member of the Center for Acceleration of African American Business (CAAAB) since July, 2019. During this time, I have advised and mentored Ms. Wade and have personally witnessed how she has impacted the unhoused and justice-involved individuals through housing, case management, training and employment.

Her passion for positively impacting communities and helping individuals learn how to sustain themselves, even when life happens, has been consistent regardless of the population or ethnicity she serves. As a result, she has created an extensive curriculum that will transform the lives of underserved populations and plans to launch the first Sustainability Training and Residency (STAR) Center in University City. I truly believe STAR has the potential to not only reduce poverty and recidivism, but can serve to end homelessness across the St. Louis Metropolitan Area as it produces graduates throughout the Region. There is a constant demand for innovation and this model is truly innovative that can transform lives and redevelop communities.

I believe it would be a missed opportunity if the Commission does not support this application. Please give it your full consideration. Let me know if you have any questions.

Sincerely,

Eddie G. Davis

Eddie G. Davis
President and Executive Director, CAAAB
and Manager, BFL Business Center

CAAAB is a non-profit civic organization established to support the growth and development of businesses owned by minority populations, primarily African Americans. The Center's goal is to advance economic development in the St. Louis and metro East Illinois regions by elevating the status of African American businesses and their workforce.

5415 Page Blvd. C/o Better Family Life St. Louis, Missouri 63112 (314) 322-9542 EDavis@sbcglobal.net
www.caaab.org



March 21, 2021

Clifford Cross
Director of Planning & Development
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Conditional Use Permit for 1004 Pennsylvania, University City, MO 63130

Dear Mr. Cross,

This letter is in support of Project Outreach's conditional use application for 1004 Pennsylvania Avenue, University City, MO 63130. I am writing this letter from a personal point of view and as a participant who went through Toni Wade's program, STAR successfully completing it and now owning an investment property.

Five years ago, I went through a horrible divorce which left me and my children nearly homeless due to my ex-husband being the main breadwinner and him getting the majority of our assets. I was working but had no savings of my own and was at a stage of my life that I didn't know what to do or how offset my ex-husband's income to be able to provide for myself and my children. While talking with Toni one day, she mentioned to me the sustainability training program she was running that would teach me some lifelong skills and could help me eventually purchase an investment property of my own that would ensure I was never in that situation again.

Fast forward to current day, not only do I have a residual income from the investment property, I was able to purchase in my neighborhood a building that was abandoned, fixed it up, paying taxes and it is an asset to the community. I was also hired as the COO of HomeQuest Group which partners with STAR and committed to teaching others how to do exactly what I did in their own communities.

STAR would be a great asset to the entire community!

Sincerely,

Paula Mwenelupembe
HomeQuest Group, COO