



Plan Commission

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

**MEETING OF THE PLAN COMMISSION
VIA VIDEOCONFERENCE
Wednesday, June 23, 2021
6:30 p.m.**

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

Plan Commission will Meet Electronically on June 23, 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 June 23, 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/84650080380?pwd=Qk9ieG1laU1XS0Vwd0tib0JlWWMvZz09>

Passcode: 789768

Audio Only Call

iPhone one-tap : US: +13017158592,,84650080380#,,,,*789768# or +13126266799,,84650080380#
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: 846 5008 0380

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 – May 26, 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 21-09**
PUBLIC HEARING
Applicant: ALP Acquisition LLC
Request: Approval of a Conditional Use Permit For a Floor Area Ratio (FAR) and Density.
Address: 8400 Delmar Boulevard
(VOTE REQUIRED)
 - b. **Major Subdivision – Preliminary/Final Plat – PC 21-10**
Applicant: ALP Acquisition LLC
Request: Approval of a Final Plat
Address: 8400 Delmar Boulevard
(VOTE REQUIRED)
 - c. **Final Development Plan Approval - PC 21-11**
Applicant: ALP Acquisition LLC
Request: Approval of a Final Development Plan For Delcrest Plaza
Address: 8400 Delmar Boulevard
(VOTE REQUIRED)
 - d. **Map Amendment & Preliminary Development Plan Approval – PC 21-12**
Applicant: 3 Diamond Development
Request: Approval of a Zoning Map Amendment from Public Activity to Planned Development – Residential Use PD-R. Approval of a Preliminary Development Plan.
Address: 1309 Partridge
(VOTE REQUIRED)

6. Other Business

a. None

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, May 26, 2021

The Plan Commission held a regularly scheduled meeting via video conference on Wednesday May 26, 2021. The meeting commenced at 6:30 pm and concluded at approximately 9:59 pm.

1. Roll Call

Present

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

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** – April 28, 2021 & May 6, 2021 – The minutes were approved as printed at 6:35 pm.

4. Public Comments

There were no public comments for non-agenda items from the public

5. Old 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)

At approximately 6:36 pm. Chairwoman Holly reintroduced the proposal of the Ms. Wade to request a Conditional Use Permit to obtain approval for a Sustainability Training & Residency Center. There were no additional public comments to enter into the record and the public hearing portion of the request was closed. Chairwoman Holly reopened Mr. Harvey's Time to Serve motion at approximately 6:40 pm. The time to serve motion was entered into the record and attached to the minutes. Upon completion, of the re-consideration of the motion, the Commission, Ms. Wade and her Attorney Mr. David Zobel continued discussion pertaining to the request. At approximately 7:31 pm. Commissioner Hartz motioned to call the discussion to question to cease any further discussion and act on the motion. The call to question motion passed by a 6-1 vote. Upon completion of the discussion Mr. Harvey's motion failed to pass by a 3-4 vote.

6. New Business

a. **Conditional Use Permit – PC 21-07**

PUBLIC HEARING

Applicant: One Family Church (Brent Roam)

Request: Approval for a Conditional Use Permit for a proposed Place of Worship.

Address: 6350 Delmar Boulevard

(VOTE REQUIRED)

Consideration of the proposed request began at approximately 7:47 pm. Mr. Cross indicated that there were a number of public comments that were presented to the Commission and would be incorporated into the minutes. Mr. Cross presented the case via a brief power point presentation. Upon completion of the power point the applicant Mr. Brent Roam addressed the questions of the commission. At approximately 8:21 pm. the public hearing was closed. Mr. Fleischer made a motion to recommend approval of the Conditional Use Permit subject to the recommended conditions that the applicant 1) obtain site plan approval prior to the issuance of an occupancy permit and 2) the parking spaces required would be reduced to 55 spaces contingent upon an agreement with the City to utilize those spaces at a determined peak time. The commission continued discussion and Mr. Gascon made an amended motion to include a third condition which indicated that all existing uses on the property would continue as part of the CUP. The motion passed by a unanimous 6-0 vote.

b. **Conditional Use Permit – PC 21-08**

PUBLIC HEARING

Applicant: Charles Deutsch and Company

Request: Approval for a Conditional Use Permit to reduce required setbacks and increase Floor Area Ratio (FAR)

Address: 8630 Delmar Boulevard

(VOTE REQUIRED)

After an approximate 5-minute break the Commission began discussion pertaining to the applicants request to obtain a Conditional Use Permit to reduce the required setback and increase the Floor Area Ratio to 1.09. Mr. Cross indicated that all written comments were provided to the Commission and would be incorporated into the minutes. Mr. Cross presented the request as part of a power point presentation to clarify why the applicant was making the request. Upon completion of the presentation Mr. Cross advised there were members of the public who wanted to speak. Mr. William Huckaby, Mr. Asim

Thakore and Mrs. Sarah Myers all requested to speak and were able to ask their questions and present their concerns associated with the request. Upon completion of their comments the Public Hearing was closed. Mr. Charles, Deutsch, Mr. Zack Deutsch and their Attorney Mr. Gerry Greiman addressed the questions of the Commission and public. Upon completion of the discussion Mrs. Hartz made a motion to recommend approval of the Conditional Use Permit subject to the condition that the developer agrees to maintain the north green space and seek ownership of the north strip of ROW. The motion passed by a unanimous 5-0 vote.

7. Other Business

There was no other business to discuss.

8. Reports

Council Liaison Hales updated the Commission pertaining to the reopening of Park and Pool facilities.

Lastly, Mr. Cross advised the Commission that City Boards and Commissions are working towards going back to face-to-face meetings in the near future. He would provide future updates when available.

9. Adjournment

Chairwoman Holly adjourned the meeting at approximately 9:59 pm.



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: June 23, 2021
FILE NUMBER: PC 21-09
COUNCIL DISTRICT: 1
Applicant: ALPS Acquisition LLC
Location: 8400 Delmar Boulevard (Delcrest Plaza)
Request: 1) Conditional Use Permit – FAR Increase and Density Increase
Existing Zoning: Planned Development – Mixed Use (PD-M)
Proposed Zoning: NA
Existing Land Use: Vacant
Proposed Land Use: Multi-Family, Commercial

Surrounding Zoning and Land Use

North:	GC-General Commercial	Commercial
	MR – Medium Density Residential	Multi-Family Residential
East:	GC-General Commercial	Commercial, Walgreens
South:	PD-Planned Development Mixed Use	Residential/Commercial, (Crown)
West:	GC-Industrial Commercial District	P-ROW/170

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

A. CUP Application & Material

Existing Property

St. Louis County Locator ID: 18K430172 The subject property is approximately 2.19 acres and is currently previously housed an older office building and a small commercial building. It is located at the southwest corner of Delmar Boulevard and Delcrest Drive.

Background

The subject property is commonly known as 8400 Delmar Boulevard. The applicant is proposing a Planned Development that will house 252 residential units and a bistro. The Plan Commission recommended approval and City Council previously approved the request to rezone the property from General Commercial (GC) to Planned Development Mixed Use (PD-M). Furthermore, the Council approved the preliminary plan that proposes a 252-unit apartment complex, a 5 story 380 stall parking garage and a Bistro / Restaurant Area, However, the approval was conditioned upon the applicant obtain a Conditional Use Permit to accommodate the 252 units and increase the Floor Area Ratio to 2.1.

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. Traffic Commission has previously reviewed this project.

Analysis

The proposed use and concept have been reviewed and approved via the Preliminary Plan process. This action is the formal action seeking the approval of the Conditional Use Permit in accordance to the aforementioned provisions of Section 400.2700 of the Zoning Code.

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 based upon its consistency with the previously reviewed and recommended plan concept.

RESOLUTION 2021-1

WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development plan. Section 400.760 of the Zoning Code requires that the permitted land uses and developments shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Mixed Use District.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MO AS FOLLOWS:

The City Council hereby authorizes the preparation of the final development plan for a development at 8400 Delmar Boulevard to be known as "Delcrest Plaza." The proposed structures shall be developed with the following conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and dated on November 25, 2020 with the approved application. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The land uses and developments shall comply with the Zoning Map amendment ordinance for 8400 Delmar Boulevard, Ordinance No. 7137, simultaneously approved.
3. The maximum number of dwelling units permitted shall be limited to 252 units.
4. A Conditional Use Permit is obtained to accommodate the 2.1 Floor Area Ratio and 252 residential units.
5. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
6. A detailed landscape plan shall be submitted to the Director of Planning & Development for approval, in conjunction with a review by the City Forestry Supervisor.
7. Bistro square footage clarified on final plan and must be a minimum of 750 square feet.
8. West elevation clarified prior to final plan approval.
9. A lot consolidation shall be completed, and final plat recorded prior to issuance of building permits.

10. Approval of the Preliminary Development Plan shall be valid for a period of two years from the date of City Council approval. A Final Development Plan shall be submitted within the said two-year period per Sections 400.860 and 400.870 of the Zoning Code.

ADOPTED this 11th day of January, 2021.



Terry Crow, Mayor

ATTEST:



LaRette Reese, City Clerk





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: 8400 delmar ave. st.louis MO

2. Zoning District (check one):

SR LR MR HR HRO GC LC CC IC PA PD

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

The McKenzie-Annapurna One, LLC

4501 Laclede ave. St.Louis MO 63108 - 314.304.3747

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

* Please Note: Zoning Code Section 400.2680 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:

The McKenzie-Annapurna One, LLC

4501 Laclede ave. St.Louis MO 63108 - 314.304.3747

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.).

Complies with the "PUD" ordinance

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

The old, out dated, unsightly office building will be torn down and replaced by 252 Luxury apartment units that will greatly service the neighborhood

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

This property will be the premier luxury apartment community in University City and St.Louis as a whole.

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

This complies with the PUD

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

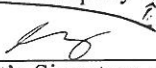
Per the PUD, Parking and Traffic study provided by the city and the developer

** 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.

5/25/2021
Date


Applicant's Signature and Title **Manager**

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 Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: June 23, 2021
FILE NUMBER: PC 21-10
COUNCIL DISTRICT: 1
Applicant: ALPS Acquisition LLC
Location: 8400 Delmar Boulevard (Delcrest Plaza)
Request: 1) Major Subdivision – Lot Consolidation
Existing Zoning: PD-M Planned Development Mixed Use District
Proposed Zoning: NA
Existing Land Use: Vacant
Proposed Land Use: Multi-Family, Commercial

Surrounding Zoning and Land Use

North:	GC-General Commercial	Commercial
	MR – Medium Density Residential	Multi-Family Residential
East:	GC-General Commercial	Commercial, Walgreens
South:	PD-Planned Development Mixed Use	Residential/Commercial, (Crown)
West:	GC-Industrial Commercial District	P-ROW/170

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

A. Plat

Existing Property

St. Louis County Locator ID: 18K430172 The subject property is approximately 2.19 acres and is currently houses an older office building and a small commercial building. It is located at the southwest corner of Delmar Boulevard and Delcrest Drive.

Applicant's Request

The applicant is seeking a major subdivision to consolidate the two existing lots into one 2.19 acre tract to accommodate the proposed Delcrest Plaza Development.

Process – Required City Approvals

Staff Review.

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations. The submitted application is consistent with the provisions of a “Minor Subdivision” with the exception that the total area of the tract is greater than two (2) acres in size. Section 405.165 and 405.170 defines Major and Minor subdivisions as the following;

Section 405.165 Major Subdivisions.

- A.** Major subdivisions require the submittal of a sketch plat and approval of a preliminary and a final plat in accordance with the provisions of this Chapter. A major subdivision is a subdivision having any of the following characteristics:
1. The subdivision involves the creation of more than four (4) lots;
 2. The total area of the tract to be subdivided is greater than two (2) acres in size;
 3. There are proposed publicly dedicated streets, alleys, easements, parks or other public lands; or
 4. Any subdivision of a tract of land for which a rezoning is required for all or a portion of the tract, including rezoning to a "PD" district.

Section 405.170 Minor Subdivisions.

A minor subdivision is a subdivision that does not have any of the characteristics of a major subdivision as described in Section **405.165**. Minor subdivisions are not required to comply with the sketch plat and preliminary plat provisions of this Chapter.

Staff Review.

1. Completeness of submittal. Upon receipt of final plat and associated documents, the Zoning Administrator shall review the documents to determine acceptability for submission. If the Administrator determines the submittal is complete, then the submittal shall be date stamped.
2. Distribution. As soon as practical after acceptance of the final plat submittal, the Zoning Administrator shall distribute copies of the final plat to the Director of Community Development, Director of Public Works and Parks, Fire Chief and other City staff as appropriate.
3. Staff review. The Zoning Administrator shall review the final plat and solicit comments from other City staff on said plat, to determine compliance with the approved preliminary plat, including any conditions of approval placed on the preliminary plat, and consistency with the approved improvement plans. The staff findings shall be submitted to the Plan Commission.

No comments were received from other City Departments. Community Development Department comments are included in this report.

Plan Commission. Section 405.250 requires Plan Commission approve the applicant to proceed with the preparation of improvement plans. 405.380 of the Subdivision and Land Development Regulations requires that the Plan Commission shall approve or disapprove the Final Plat to determine substantial compliance with the Preliminary Plat.

City Council. As soon as practical after the Plan Commission makes its determination, the final plat shall be forwarded to the City Council for its consideration. Upon determination that the final plat is in full compliance with the requirements hereof, the Council shall adopt an ordinance approving such final plat.

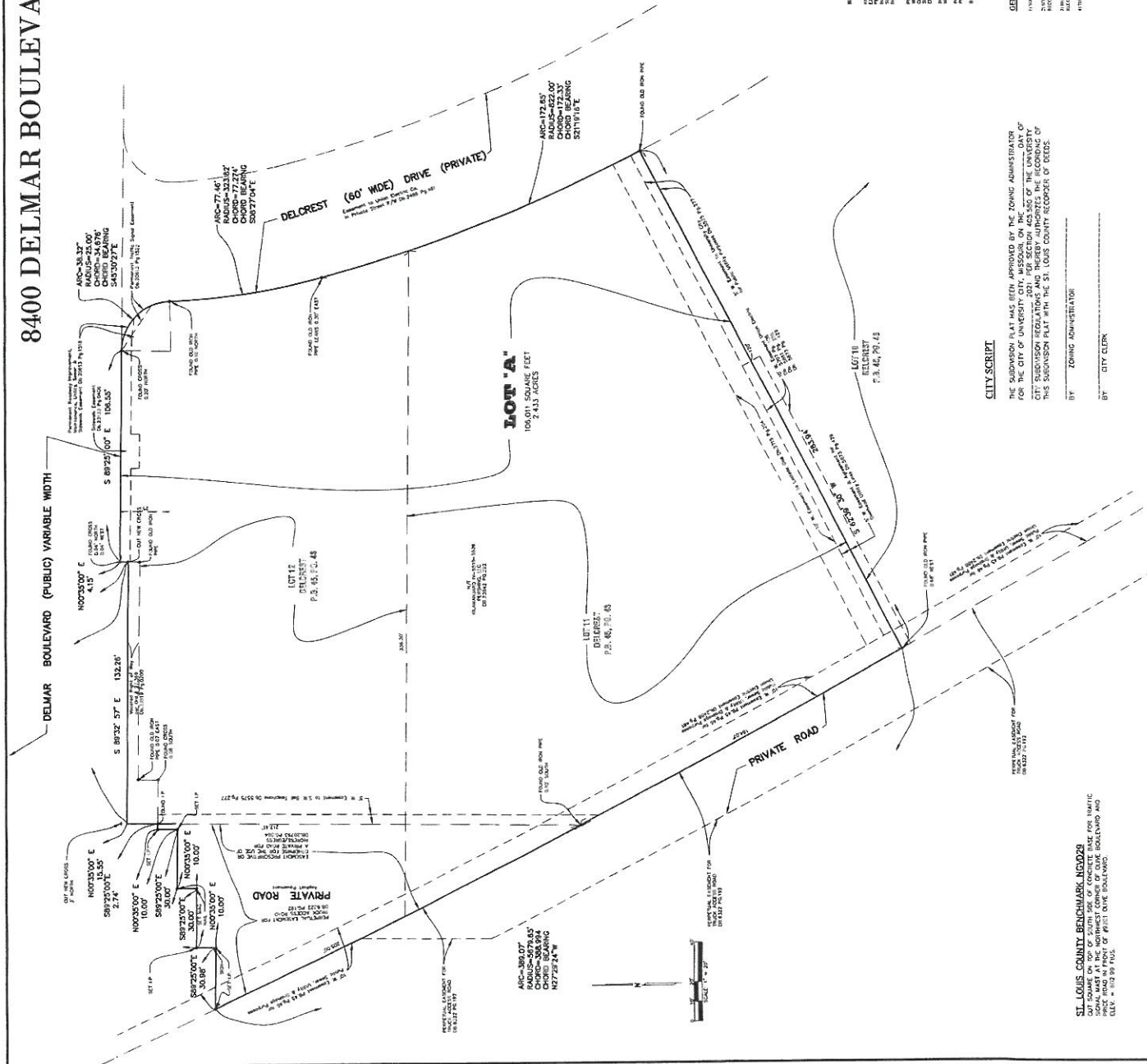
Analysis

Staff determined that the Preliminary and Final Plat and ultimately the final plat would meet all requirements of 405.380 of the Subdivision and Land Development Regulations. It would be in substantial conformance with an approved preliminary plat.

Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision contingent upon waiving the Preliminary Plat requirements.

8400 DELMAR BOULEVARD



SCALE: 1" = 100'

PROJECT SITE

MULTIPLE LOT MAP

LOCATION MAP

UNIVERSITY CITY MISSOURI

PAGE 2 OF 2

PROJ. NO. 1818

POBHMANN & PROST, INC.

LAND SURVEYING AND CIVIL ENGINEERING

1 NORTH TAYLOR AVENUE

ST. LOUIS, MISSOURI 63108

(816) 651-1555

WWW.POBHMANN.COM

8400 DELMAR BOULEVARD
 FRACTIONAL SECTION 9, TOWNSHIP 45 NORTH, RANGE 6 EAST
 PLAT BOOK 45, PAGE 46 AND VACATED RIGHT-OF-WAY RECORDED IN 23519 PAGE 0200

UNIVERSITY CITY MISSOURI
 SUBDIVISION PLAT
 PREPARED FOR:
 VICTOR ALSTON
 PREPARED BY:
 POBHMANN & PROST, INC.
 LAND SURVEYING AND CIVIL ENGINEERING

ST. LOUIS COUNTY BENCHMARK ND029
 CUT SQUARE ON TOP OF 24" DIA. PIPE OF CONCRETE BASE FOR IMBEDDING
 PLACED IN FRONT OF #103 DAVE BOULEVARD AND
 GLENVIEW = 102.89 FEET

GENERAL SUBDIVISION
 THE SUBDIVISION PLAT HAS BEEN APPROVED BY THE ZONING ADMINISTRATOR
 OF THE CITY OF UNIVERSITY CITY, MISSOURI ON THE 21ST DAY OF
 OCTOBER 2020. THE ZONING ADMINISTRATOR HAS REVIEWED THE RECORDS OF
 THIS SUBDIVISION PLAT WITH THE ST. LOUIS COUNTY RECORDER OF DEEDS.

BY: ZONING ADMINISTRATOR
 BY: CITY CLERK

CHANGES:
 THE UNDEVELOPED PORTION OF THIS TRACT IS TO REMAIN UNDEVELOPED
 AND IS NOT TO BE DIVIDED INTO SMALLER LOTS. THE LOTS TO BE
 DEVELOPED ARE TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT. THE
 UNDEVELOPED PORTION OF THIS TRACT IS TO REMAIN UNDEVELOPED AND IS NOT
 TO BE DIVIDED INTO SMALLER LOTS. THE LOTS TO BE DEVELOPED ARE TO BE
 SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

PROPERTY DESCRIPTION:
 ALL OF LOTS 11 AND 12 OF PLAT NO. 1818, A SUBDIVISION LOCATED IN THE EAST PART
 OF SECTION 9, TOWNSHIP 45 NORTH, RANGE 6 EAST, COUNTY OF ST. LOUIS,
 MISSOURI, AS SHOWN ON PLAT BOOK 45, PAGE 46 AND VACATED RIGHT-OF-WAY
 RECORDED IN 23519 PAGE 0200, SHALL BE SUBDIVIDED INTO TWO LOTS, LOT 'A'
 AND LOT 'B', AS SHOWN ON THIS PLAT. THE TOTAL AREA OF LOTS 'A' AND 'B'
 TOGETHER SHALL BE 400,045.85 SQUARE FEET OR 9.2175 ACRES. LOT 'A'
 SHALL BE 100,01 SQUARE FEET OR 2.413 ACRES AND LOT 'B' SHALL BE
 300,035.84 SQUARE FEET OR 6.8045 ACRES. THE BOUNDARIES OF THIS TRACT
 SHALL BE AS SHOWN ON THIS PLAT. THE BOUNDARIES OF THIS TRACT SHALL BE
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DATE OF RECORDING: 10/21/2020

RECORDED BY: ST. LOUIS COUNTY RECORDER OF DEEDS

ST. LOUIS COUNTY BENCHMARK ND029

CITY OF UNIVERSITY CITY, MISSOURI

PLAT BOOK 45, PAGE 46

VACATED RIGHT-OF-WAY RECORDED IN 23519 PAGE 0200

ST. LOUIS COUNTY, MISSOURI

UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PLAT BOOK 45, PAGE 46 AND VACATED RIGHT-OF-WAY RECORDED IN 23519 PAGE 0200

8400 DELMAR BOULEVARD

FRACTIONAL SECTION 9, TOWNSHIP 45 NORTH, RANGE 6 EAST

PLAT BOOK 45, PAGE 46 AND VACATED RIGHT-OF-WAY RECORDED IN 23519 PAGE 0200

UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PLAT BOOK 45, PAGE 46

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ST. LOUIS COUNTY, MISSOURI

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ST. LOUIS COUNTY, MISSOURI

UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: June 23, 2021

FILE NUMBER: PC 21-11

COUNCIL DISTRICT: 1

Applicant: ALPS Acquisition LLC

Location: 8400 Delmar Boulevard (Delcrest Plaza)

Request: 1) Final Development Plan approval

Existing Zoning: PD-M Planned Development Mixed Use District

Proposed Zoning: NA

Existing Land Use: Vacant

Proposed Land Use: Multi-Family, Commercial

Surrounding Zoning and Land Use

North:	GC-General Commercial	Commercial
	MR – Medium Density Residential	Multi-Family Residential
East:	GC-General Commercial	Commercial, Walgreens
South:	PD-Planned Development Mixed Use	Residential/Commercial, (Crown)
West:	GC-Industrial Commercial District	P-ROW/170

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

A. Final Development Plan

Existing Property

St. Louis County Locator ID: 18K430172 The subject property is approximately 2.19 acres and is currently houses an older office building and a small commercial building. It is located at the southwest corner of Delmar Boulevard and Delcrest Drive.

Background

At an upcoming Plan Commission meeting, the Commission will be asked to consider Final Development Plan approval for the Planned Development Mixed Use (PD-M). that proposes a 252-unit apartment complex, a 5 story 380 stall parking garage and a Bistro / Restaurant Area.

The Plan Commission considered the Map Amendment and Preliminary Plan request during their October 23, 2019, January 23, 2020, May 27, 2020, September 23, 2020 and December 3, 2020 meetings. City Council approved the map amendment and preliminary plan during their January 11, 2021 meeting.

Applicant's Request

The applicant is requesting that the final plan be approved to allow for the applicant to move forward with the appropriate permits. The applicant is proposing to move forward with the construction of the 252-unit apartment complex, a 5 story 380 stall parking garage and a Bistro / Restaurant Area.

Surrounding Zoning and Land Use

The subject property is located at the southwest corner of Delmar Boulevard and Delcrest Drive. The properties surrounding the development consist of a mix of commercial, office and residential uses. Specifically, to the east there is an existing commercial use (Walgreens), to the south there is a mixed-use development (Crown Center) and to the north a multi-tenant commercial development containing restaurants, salons, etc. Future Land Use (FLU) Designations, per Map 23 of the 2005 Comprehensive Plan, identify the subject property as having a Mixed-Use/Transit Oriented Development designation. The properties to the north, south and west have the same FLU and the Walgreens property has a Commercial FLU. In addition, to the north east of the subject property there is also an identified Multi-Family FLU.

Analysis

Zoning

Article 14, Section 400.3180 of the Zoning Code requires that the Plan Commission review a request for a map amendment and forward its recommendation to City Council. A public hearing will be conducted at the City Council level.

The purpose of "PD" Planned Development Districts, as set forth in Section 400.720, of the Zoning Code, is "to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development." The Code further states, "The city council, upon review by the plan commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a planned development district when the proposed

development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts.”

The relationship of planned development districts to the zoning map is set forth in Section 400.730 of the Zoning Code, which states in paragraph 1, “The “PD” designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment.” However, in addition to the rezoning of a parcel of land, development plan approval is required. Section 400.730, paragraph 2 states, “It is the intent of this chapter that no development or redevelopment of the property encompassed by the “PD” designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this section, Article 14, “Amendments,” of this chapter and applicable sections of Chapter 405, “Subdivision and Land Development Regulations,” of the University City Municipal Code.

Uses

The proposed residential use can be accommodated under the proposed PD-M District Zoning. In staff’s opinion, a mixed-use development containing residential and commercial uses is more appropriate for this site. It is located at the signalized intersection of two major streets. Additional residents on the site will result in additional patronage for the surrounding commercial uses. The proposed residential use would also be compatible with the surrounding uses which include commercial and residential uses.

Section 400.760 of the Zoning Code establishes the permitted uses within a “PD-M” District. The specific permitted land uses shall be established in the resolution adopted by the City Council governing the particular PD-M District. Specific uses may include those uses designated as permitted, accessory, or conditional uses in any of the residential districts. The proposed use complies with those set forth in the Zoning Code.

Minimum Site Size

The minimum site size for developments in any planned development district is one (1) acre. The Code states that the minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the uses proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the city council should determine such waiver to be in the general public interest. The subject site is situated in close proximity to other commercial uses and medium to high density multi-family dwellings to the east, south, northwest, and west. Thus, the proposal would be compatible with the existing pattern of development and existing surrounding uses. Also, the proposed development could be an impetus for further redevelopment of properties centering this intersection into a node for this neighborhood. There is no need for a waiver based upon the site containing more than one (1) acre.

Density and Dimensional Regulations

Density and dimensional regulations for PD-M Planned Development-Residential Use District developments are set forth in Section 400.780 of the Zoning Code and are to incorporate the regulations set forth in the subsection dealing specifically with “PD-R” and PD-C developments. Any discrepancies between the two sets of regulations and resolutions thereof shall be set forth in the map amendment ordinance and/or the resolution approving the development plan. Section 400.780 of the Zoning Code also

states that the approval of a development plan may provide for exceptions from the regulations associated with traditional zoning districts as may be necessary to achieve the objectives of the proposed planned development.

Density under the "PD-R" regulations in Section 400.780 states that the density may be limited to that which is established in the original residential district or which is consistent with nearby existing developed areas. Density is not addressed in the "PD-C" regulations. The density, in accordance with section 400.780, for the PD-R only district is approximately 123 units per acre (500 average unit basis) or 104 units per acre if based upon the HRO concept. The total projected density standards for Elevator Apartment Buildings, per Section 400.1140, Subsection B, is approximately 104 units per acre. The development to the south is approximately 87 units per acre based upon the HRO concept and 102 based upon a standalone PD-R calculation.

Floor Area Ratio is not addressed in the "PD" Section of the Zoning Code. The HRO – High Density Residential Office District allows for elevator apartment developments with a Floor Area Ratio of up to 2.0 when developed on a lot of at least one acre in area. The FAR Range ratio for the proposed development is approximately 2.1.

Building Setbacks and Buffers

Required building setbacks or buffers shall be as specifically established in the governing ordinances and resolutions for PD-M Developments on a case by case basis. A perimeter buffer of fifty (50) feet is required when a PD-C or a PD-I development abuts a residential district. It is noted that the subject property does not abut any residential district. Where a PD-R development abuts a commercial or industrial use or district, a thirty (30) – foot wide buffer is required with landscaping and screening.

If the applicable setback was contingent upon the current underlying General Commercial (GC) district then the setbacks would be based upon Chapter 400, Article IV, Division 8, Section 400.580, Subsection B of the zoning code. Therefore, if applicable, the required front and side yard setbacks would be 15 feet from the applicable right-of-way (ROW) lines assuming there are no parking areas located between the ROW and principal building. Additionally, the rear property line setback would be a minimum of 5 feet based upon the non-residential Planned Development Mixed-Use district located to the south of property. If this development was considered as a standalone "Elevator Apartment Building" the required setbacks from the street right-of-way would be 30 feet and 25 feet from all other adjacent properties.

Building Height

The proposed building is 5 stories above grade and approximately 75 feet in height. It is noted that there is no maximum building height established for elevator apartment buildings. Being located at the intersection of two major roads, the subject site is an ideal node for dense development. The neighborhoods to the south and east are predominately four-story apartment buildings.

Landscaping/Screening

Landscaping is proposed along all boundaries of the subject property. Staff will require an acceptable detailed landscape plan during the land disturbance review process. Based upon the layout staff has not identified the need for additional screening.

Vehicular Access/Circulation

Vehicular access to the parking garage serving the development is provided a grade level access point. All parking will be located within the development. As previously identified, the parking garage access drive will be off of Delcrest Drive.

Sidewalks

At the location of the proposed development, it is staff's opinion that promoting a pedestrian-friendly and walkable environment is of the utmost importance. The proposed development is at a signalized intersection of two major roads. The development is within close proximity to the Centennial Greenway Trail and the site is well-served by mass transit routes.

Parking

Under the PD – Planned Development District regulations, relief from conventional zoning standards may be provided when the proposed development warrants greater flexibility than afforded under the general regulations. The plan shows a total of 380 off-street parking spaces. Previous ratios were reviewed by the Traffic Commission as part of the previous mixed-use concept and recommended for approval. Per the current ordinance the required parking would be 422 spaces. However, the project area is located within 500 feet of a transit stop and eligible for a 10% exception. Based upon that exception the total required parking required would be 380 spaces. Assuming a 750 square foot Bistro option, the proposed parking would be in compliance with the parking regulations.

Building Design

No set building design is required per the current code, but the applicant has proposed an architectural design that can be locked in as part of the approval. The proposal is a proposed prescriptive "Formed Based Code" concept.

Sustainability

Additional sustainability measures should be incorporated into the proposed development for environmental considerations and to compensate for the 86.5% of site coverage proposed for the development. If the project was developed via the site plan process for a standalone "Elevator Apartment Building" the required maximum site coverage could not exceed 65% of the total site area.

Comprehensive Plan

Although it is not as strong as a mixed-use proposal as the prior proposal, It is staff's opinion that the proposed mixed-use development, as shown on the Preliminary Development Plan submitted, is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion are included below:

In Chapter 3 of the Comprehensive Plan Update of 2005, under Housing, as an implementation action it states, "*Encourage new housing development that is mixed-use and supports pedestrian oriented activities. Encourage planned housing developments to integrate different types, densities and income levels.*" It goes on further to state, "*Ensure flexibility in land use regulations so that a variety of developments are more feasible. Ensure that the Zoning Code permits mixed-use activities and amenities. For*

example, review the parking requirements and investigate the possibility of parking credits if located near commercial or employment activities, on-street parking, or transit stations (such as the proposed MetroLink stations); review design elements to ensure flexible development standards for creating various positive attributes of mixed use housing such as open spaces; allow flexibility in lot sizes; review the possibility of allowing additional non-residential uses in planned residential developments.”

Also, in Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy it states, *“The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City.”*

Conclusion/Recommendation

Based on the preceding considerations, staff would recommend approval of the Final Development Plan based upon its consistency with the previously approved Preliminary Plan subject to the following;

- A Final Plat Lot Consolidation is completed prior to Building Construction.



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: June 23, 2021

FILE NUMBER: PC 19-09

COUNCIL DISTRICT: 1

Applicant: ALPS Acquisition LLC

Location: 8400 Delmar Boulevard (Delcrest Plaza)

Request: 1) Final Development Plan approval

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Proposed Zoning: NA

Existing Land Use: Vacant

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COMPREHENSIVE PLAN CONFORMANCE

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STAFF RECOMMENDATION

Approval Approval with Conditions Denial

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Conclusion/Recommendation

Based on the preceding considerations, staff would recommend approval of the Final Development Plan based upon its consistency with the previously approved Preliminary Plan subject to the following;

- A Final Plat Lot Consolidation is completed prior to Building Construction.

Presented by:
VE Design Group

04/30/2021

MIXED USE DEVELOPMENT 8400 Delmar - University City, MO



PROJECT PROGRAMMING

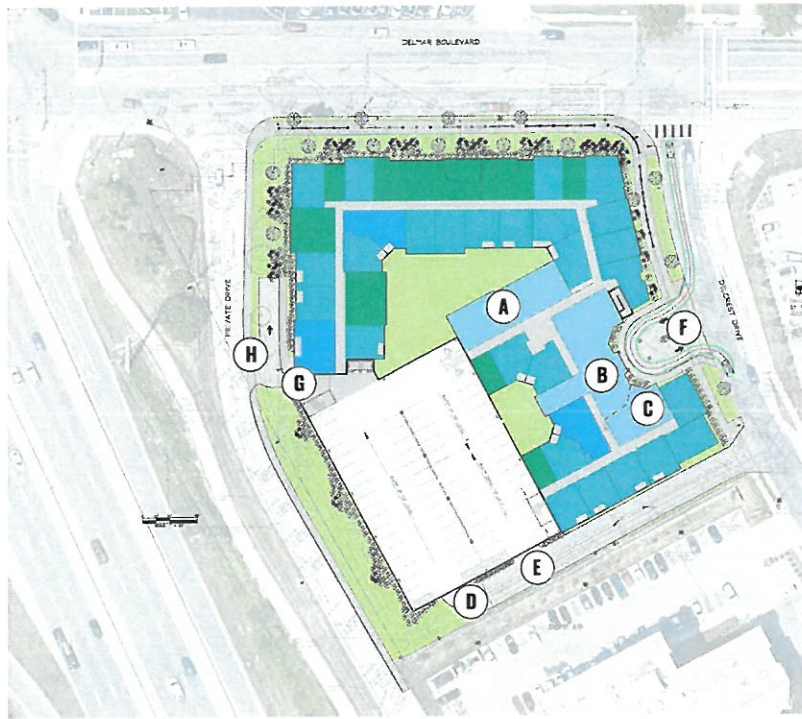
6400 DELMAR

Apartment Summary				
(S) STORIES	UNITS	MIX	AVG SF	SF
STUDIO	39	15.5%	477	18,607
STUDIO - ALCOVE	36	14.3%	576	20,745
1 BEDROOM	147	58.3%	693	101,881
2 BEDROOM	30	11.9%	1,040	31,193
TOTAL UNITS	252			172,426
DECKS/PATIOS			3.2%	7,243
COMMON AREA			14.0%	31,119
AMENITY			3.6%	8,062
BISTRO (FRONT OF HOUSE)			0.3%	750
STORAGE			1.5%	3,307
TOTAL (APARTMENT BUILDING)				222,906

Garage				
(7) LEVEL PARKING GARAGE	PARKING SPACES	GARAGE SF	ROOF TOP SF	TOTAL SF
LOWER LEVEL 2	34	19,808		19,808
LOWER LEVEL 1	59	19,808	-	19,808
LEVEL 1	59	19,808	-	19,808
LEVEL 2	59	19,808	-	19,808
LEVEL 3	59	19,808		19,808
LEVEL 4	59	19,808		19,808
LEVEL 5	51	19,808		19,808
LEVEL 6 (Rooftop)	-		19,808	19,808
TOTAL PARKING	380	138,656	19,808	158,464

SITE LAYOUT

- A - Tenant Amenity Space
- B - Apartment Entrance
- C - Bistro
- D - Garage Entrance
- E - Garage Exit
- F - Circle Drive
- G - Trash Room
- H - Loading Zone (controlled access)



AUTO TURN AT MOTOR COURT

ADD DELMAR



Car & Package Delivery

RENDERING FROM NORTHEAST

8400 DELMAR



VE

be
creative llc

EAST ELEVATION

8400 DELMAR



NORTH ELEVATION

#1400 DELMAR

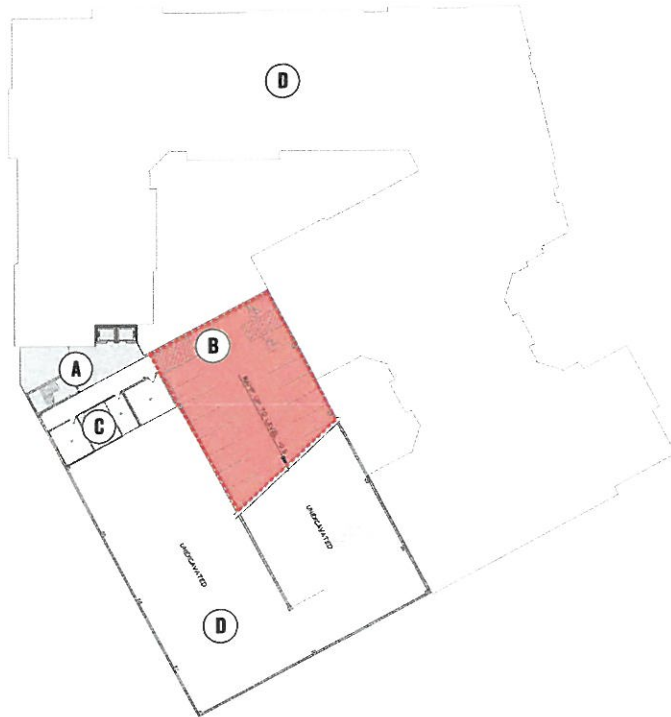


FLOOR PLAN - LOWER LEVEL 2

3400 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking

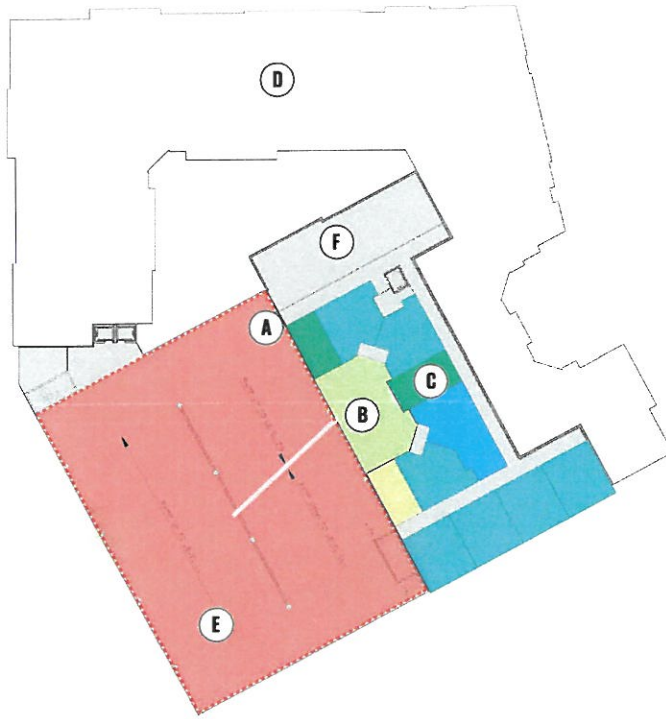


- A - Lower Level Apartment Entrance
- B - Garage Parking
- C - Mechanical, Maintenance, Trash
- D - Unexcavated

FLOOR PLAN - LOWER LEVEL 1

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking

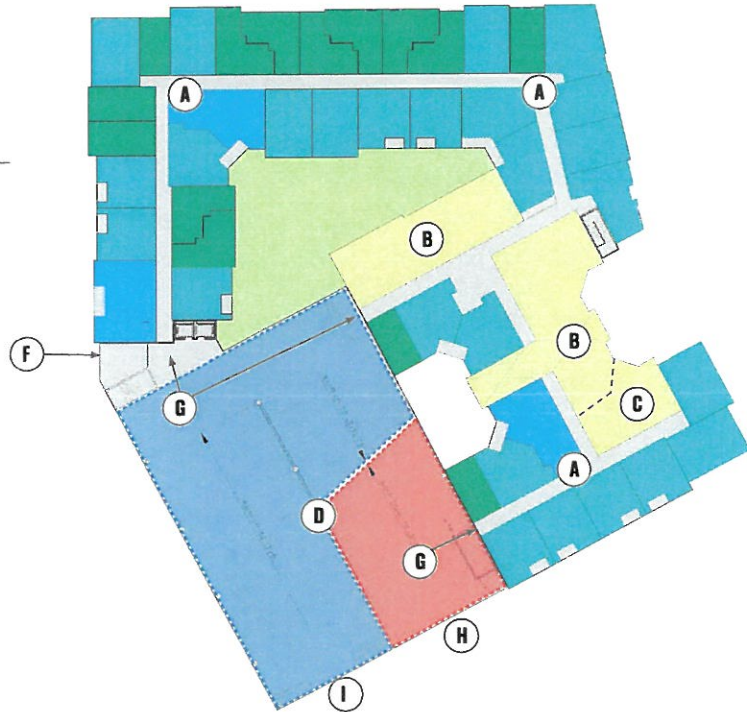


- A - Lower Level Apartment Entrance
- B - Lower Level Courtyard
- C - Lower Level Apartments
- D - Unexcavated
- E - Garage Parking
- F - Bicycle and Tenant Storage

FLOOR PLAN - LEVEL 1

8400 DILLMAN

- -Studio Unit
 - -1 Bedroom Unit
 - -2 Bedroom Unit
-
- - Secure Parking
 - - Unsecure Parking



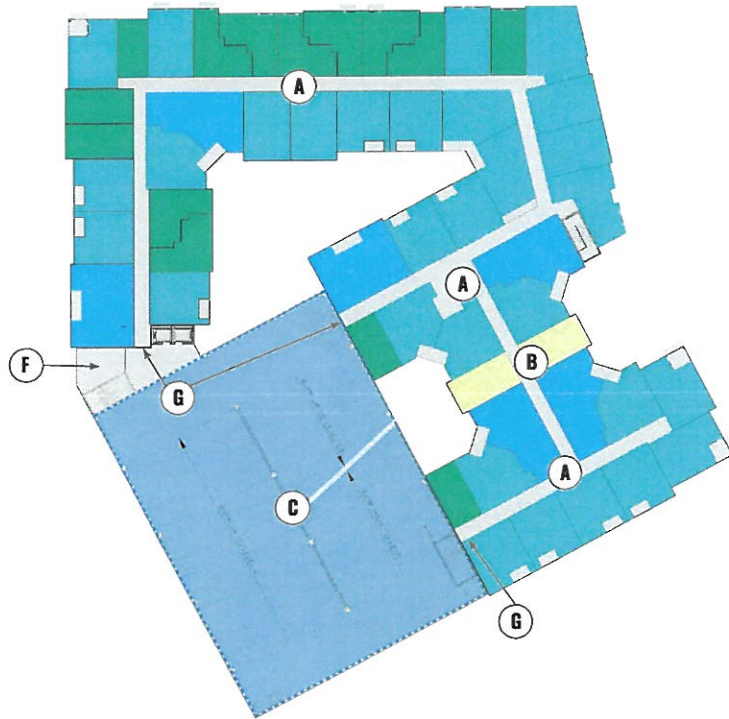
- A - Apartments
- B - Apartment Amenities
- C - Bistro
- D - Parking Garage
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage
- H - Unsecured Parking Entrance
- I - Secured Parking Entrance

FLOOR PLAN - LEVEL 2

3000 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking



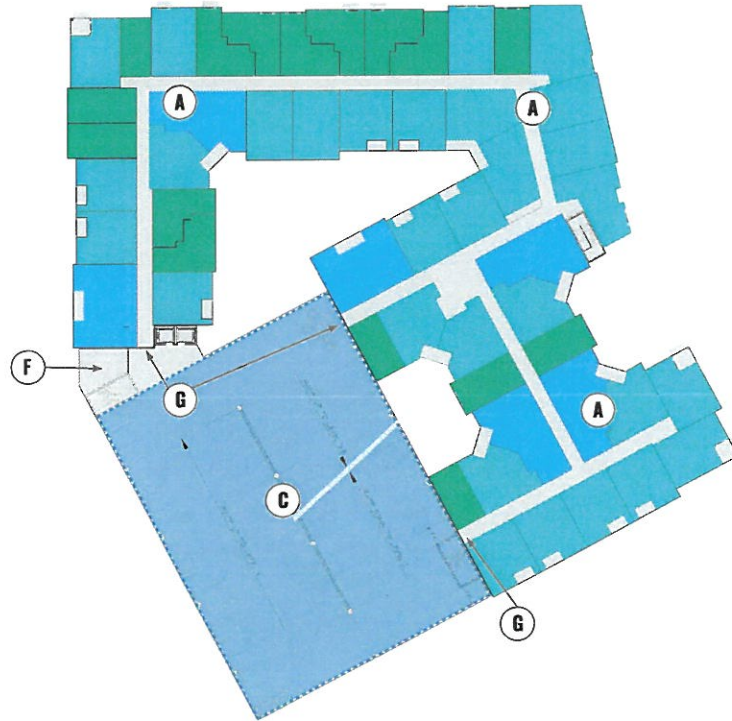
- A - Apartments
- B - Open to Below
- C - Parking Garage
- D - Not used
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage

FLOOR PLAN - LEVEL 3

8100 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking



- A - Apartments
- B - Not Used
- C - Parking Garage
- D - Not used
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage

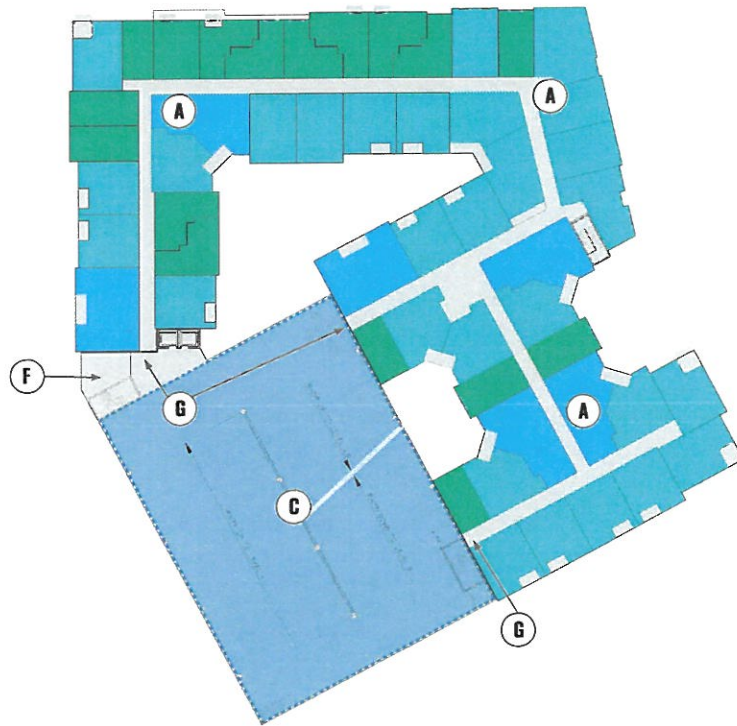
FLOOR PLAN - LEVEL 4

1400 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

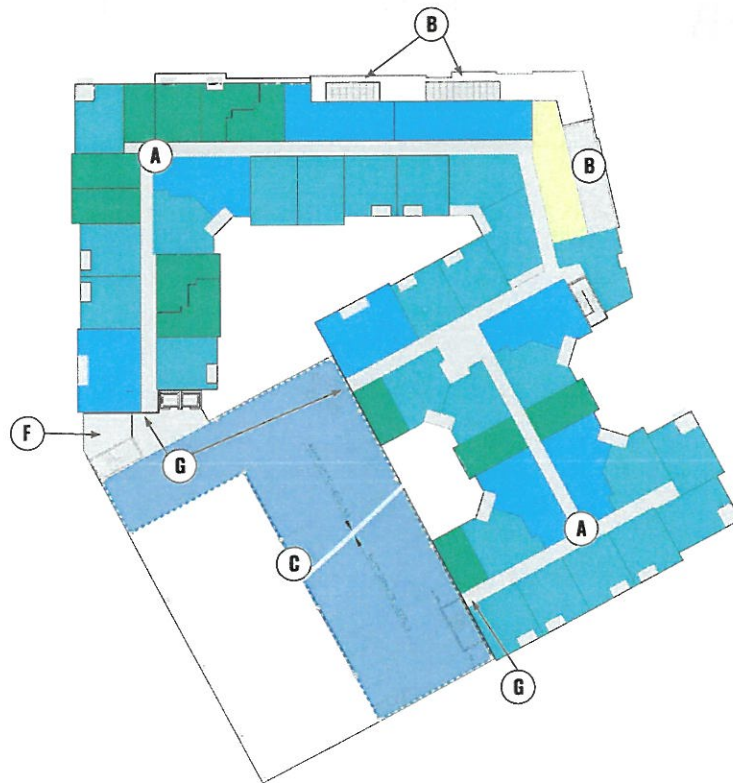
- Secure Parking
- Unsecure Parking

- A - Apartments
- B - Not Used
- C - Parking Garage
- D - Not used
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage



FLOOR PLAN - LEVEL 5

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit
- Secure Parking
- Unsecure Parking



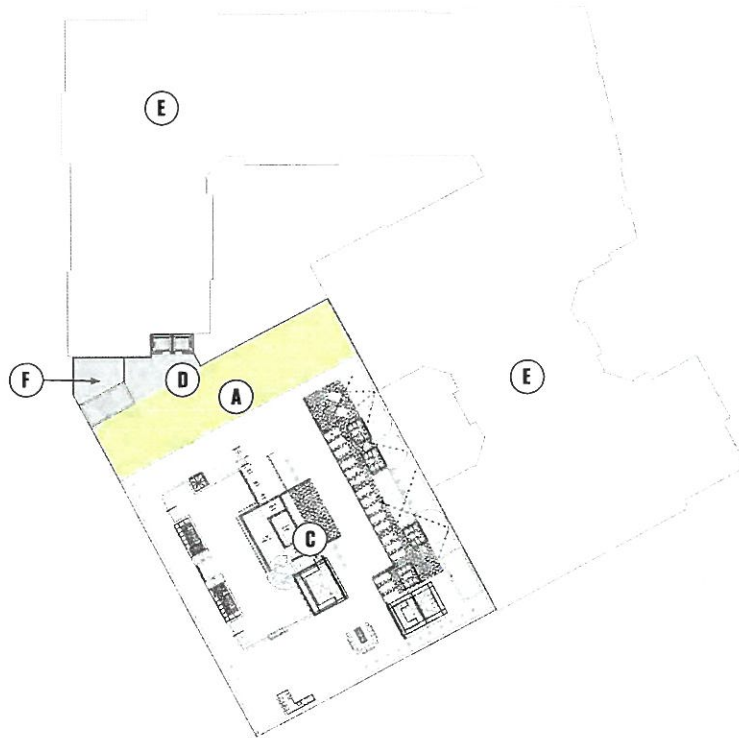
- A - Apartments
- B - Rooftop Patio
- C - Parking Garage
- D - Not used
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage

FLOOR PLAN - LEVEL 6

1000 DEL MAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking



- A - Apartment Amenity
- B - Not used
- C - Apartment Rooftop Amenity
- D - Apartment Connection to Rooftop
- E - Roof Area
- F - Trash Room

GARAGE - EXTERIOR FACADE EXAMPLE



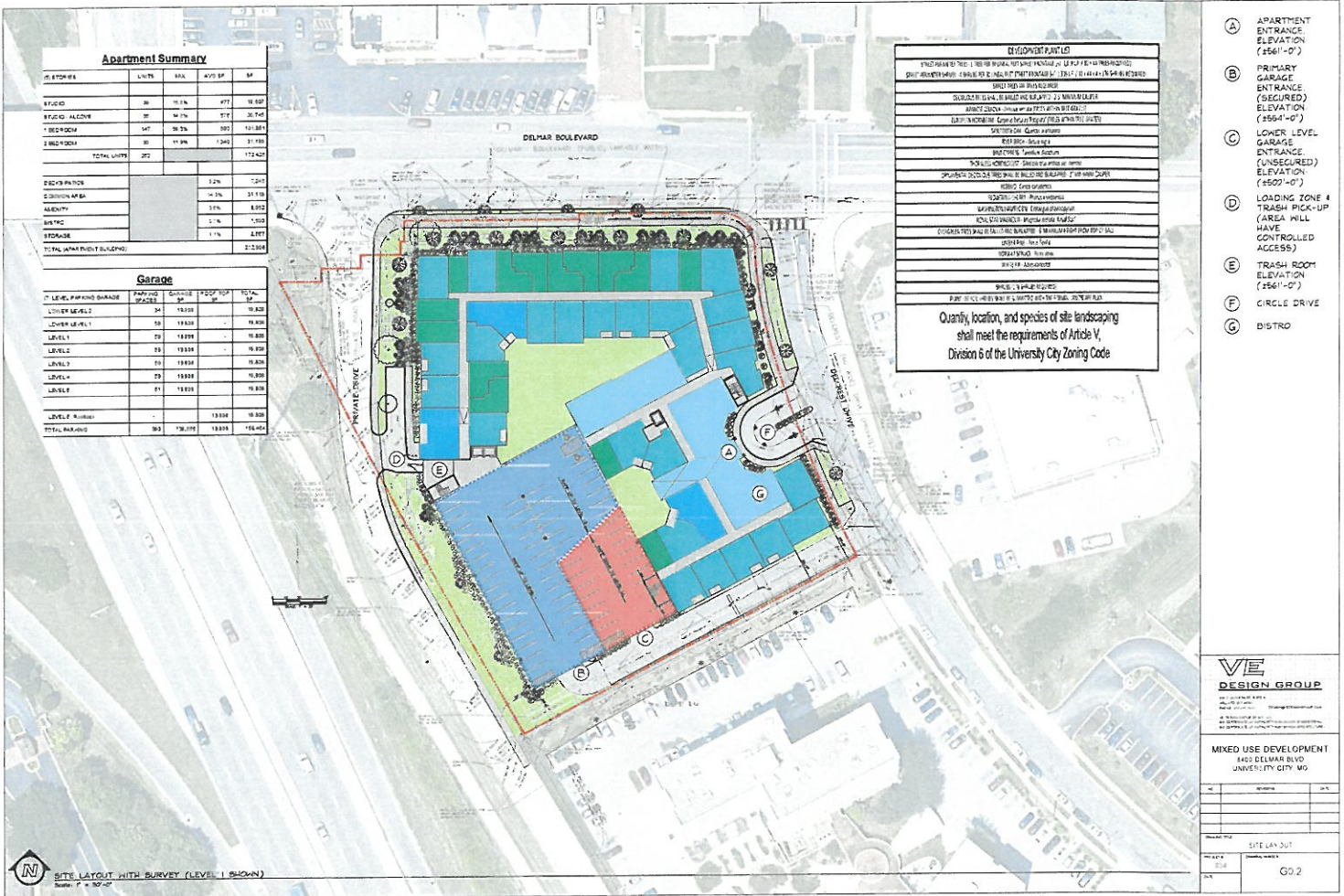
Apartment Summary				
UNIT TYPE	UNITS	AREA	# OF SF	SF
STUDIO	30	15.1%	977	15,807
STUDIO - ALCOVE	30	14.1%	572	20,745
1 BEDROOM	147	38.5%	882	131,851
2 BEDROOM	30	17.9%	1,340	31,190
TOTAL UNITS	237			172,422
DECK PATIOS		3.2%		7,243
COMMON AREA		14.3%		31,119
MECH/ITR		1.7%		8,812
STAIRS		2.1%		2,553
STORAGE		1.1%		2,497
TOTAL APARTMENT BUILDING				212,944

Garage				
LEVEL	PARKING SPACES	AREA	STORY TOP SF	TOTAL SF
LOWER LEVEL 1	34	19,033	-	19,033
LEVEL 1	23	19,033	-	19,033
LEVEL 2	23	19,033	-	19,033
LEVEL 3	23	19,033	-	19,033
LEVEL 4	23	19,033	-	19,033
LEVEL 5	21	19,033	-	19,033
LEVEL 6 (MECH)	-	-	19,033	19,033
TOTAL PARKING	167	136,195	19,033	165,461

DEVELOPMENT PLANETS	
1	APARTMENT ENTRANCE ELEVATION (+561'-0")
2	PRIMARY GARAGE ENTRANCE (SECURED) ELEVATION (+554'-0")
3	LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+509'-0")
4	LOADING ZONE # TRASH PICK-UP (AREA WILL HAVE CONTROLLED ACCESS)
5	TRASH ROOM ELEVATION (+561'-0")
6	CIRCLE DRIVE
7	BISTRO

- (A) APARTMENT ENTRANCE ELEVATION (+561'-0")
- (B) PRIMARY GARAGE ENTRANCE (SECURED) ELEVATION (+554'-0")
- (C) LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+509'-0")
- (D) LOADING ZONE # TRASH PICK-UP (AREA WILL HAVE CONTROLLED ACCESS)
- (E) TRASH ROOM ELEVATION (+561'-0")
- (F) CIRCLE DRIVE
- (G) BISTRO

Quantity, location, and species of site landscaping shall meet the requirements of Article V, Division 6 of the University City Zoning Code



SITE LAYOUT WITH SURVEY (LEVEL 1 SHOWN)
Scale: 1" = 30'-0"

VE DESIGN GROUP
ARCHITECTS

MIXED USE DEVELOPMENT
440 DELMAR BLVD
UNIVERSITY CITY, MO

DATE: 02/14/2018
DRAWN: J. SMITH
CHECKED: J. SMITH
SCALE: 1" = 30'-0"

SHEET: SITE LAY 201
PROJECT: G0.2



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: June 23, 2021
FILE NUMBER: PC 21-12
COUNCIL DISTRICT: 3
Applicant: 3 Diamond Development
Location: 1309 Partridge
Request: 1) A Zoning Map Amendment from Public Activity (PA) to PD-R Planned Development-Residential Use District; and
2) Preliminary Development Plan approval

Existing Zoning: Public Activity (PA)
Proposed Zoning: PD-R Planned Development-Residential Use District
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential

Surrounding Zoning and Land Use

North:	SR-Single-Family Residential	Single-Family Residential
East:	PA-Public Activity	Convalescent Home
South:	SR-Single-Family Residential	Single-Family Residential
West:	SR-Single-Family Residential	Single-Family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

ATTACHMENTS

A. Application Documents

Existing Property

The proposed development is located to the west of U-City Forest Manor which is located at 1301 Partridge Avenue. Lot A (2.07 Acres) and Lot B (4.32 Acres) are currently owned by U-City Forest Partners LLC which contains U-City Forest Manor and a landlocked vacant lot to the west.

Applicant's Request

The applicant is requesting that the subject property be rezoned from Public Activity (PA) to Planned Development Residential Use PD-R in conjunction with approval of a preliminary development plan for a 60-unit residential development.

The proposed development proposes a new 52,262 square foot, 60-unit, 3 story senior living apartment complex with 77 on-site parking spaces, 16 Bicycle spaces and associated amenities. No new curb cuts are proposed, and access is proposed thru a common ingress / egress access drive to the west.

Surrounding Zoning and Land Use

The subject property is located to the west of U-City manor and surrounded by single-family residences to the north, south and west. The future land use designation is identified as Multi-Family Residential and vacant agricultural.

Analysis

Zoning

Article 14, Section 400.3180 of the Zoning Code requires that Plan Commission review a request for a map amendment and forward its recommendation to City Council. A public hearing will be conducted at the City Council level.

The purpose of "PD" Planned Development Districts, as set forth in Section 400.720, of the Zoning Code, is "to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development." The Code further states, "The city council, upon review by the plan commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a planned development district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts."

The relationship of planned development districts to the zoning map is set forth in Section 400.730 of the Zoning Code, which states in paragraph 1, "The "PD" designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment." However, in addition to the rezoning of a parcel of land, development plan approval is required. Section 400.730, paragraph 2 states, "It is the intent of this chapter that no development or redevelopment of the property encompassed by the "PD" designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this section, Article 14, "Amendments," of this chapter and applicable sections of Chapter 405, "Subdivision and Land Development Regulations," of the University City Municipal Code."

Minimum Site Size

The minimum site size for developments in any planned development district is one (1) acre. The Code states that the minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the uses proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the city council should determine such waiver to be in the general public interest. There is no need for a waiver based upon the site containing more than one (1) acre.

Density and Dimensional Regulations

Density and dimensional regulations for PD-R Planned Development-Mixed Use District developments are set forth in Section 400.780 of the Zoning Code and are to incorporate the regulations set forth in both subsections dealing specifically with "PD-R" and "PD-C" developments.

Density under the "PD-R" regulations in Section 400.780 states that the density may be limited to that which is established in the original residential district or which is consistent with nearby existing developed areas. The density for the proposed development is 17.85 units per acre. The density is well below the maximum allowed 87 units per acre for elevator apartment buildings as set forth in the Zoning Code but is approximately 10 units per acre more than the surrounding single-family residential single-family uses.

Site coverage is not addressed in the "PD-R" regulations. However, common open space for "PD-R" developments are covered under section 400.1150. The required open space requirement for the development is 21,954 square feet and the development proposes roughly 79,000 square feet.

Building Setbacks and Buffers

Required building setbacks or buffers shall be as specifically established in the governing ordinances and resolutions for PD-R Developments on a case-by-case basis. A perimeter buffer of thirty (30) feet is required when higher density residential development abuts a less dense adjacent residential use. It is noted that the subject property does abut less dense single-family residential uses to the north, south and west.

Building Height

The proposed building is three stories above grade and approximately 35-40 feet in height. It is noted that there is no maximum building height typically established for elevator apartment buildings.

Landscaping/Screening

The Preliminary Development Plan shows landscaping within the site and on the west and south property lines. However, it appears that no landscaping is shown on the north property line abutting single-family residential homes.

Vehicular Access/Circulation

Vehicular access is proposed via a common ingress / egress access drive to the east. There will be no additional curb cuts required. However, a recorded ingress/egress access agreement would need to be recorded to accommodate the development.

Sidewalks

No public sidewalks are proposed. All sidewalks will be incorporated within the development.

Parking

Under the PD – Planned Development District regulations, relief from conventional zoning standards may be provided when the proposed development warrants greater flexibility than afforded under the general regulations. The preliminary development plan shows a total of 77 off-street parking spaces. The applicant has indicated that 45 spaces are required in accordance to the requirements of the code addressing senior living facilities. Assuming the determination the parking must meet the requirements of multi-family one-bedroom developments the required parking would be 97 on site parking spaces.

Building Design

No set building design is required per the current code but the applicant has proposed an architectural design that can be locked in as part of the approval. The proposal is a proposed prescriptive “Formed Based Code” concept.

Sustainability

The site shows an approximate 54% pervious area ratio so sustainability is not a concern and within the required limits.

Comprehensive Plan

In looking at the proposed development the proposed PD-R zoning and multi-family development would be consistent with multi-family land use designation identified in the comprehensive plan.

Conclusion/Recommendation

Based on the preceding considerations, staff would recommend 1) approval of the Zoning Map Amendment from Public Activity (PA) to Planned Development-Residential Use District; and 2) approval of the Preliminary Development Plan based upon the following;

- 1) Clarification of Parking Ratio's
- 2) A detailed landscape plan showing additional landscaping shall be provided prior to final plan approval.
- 3) A detailed lighting plan shall be provided identifying compliance with the zoning code and shall further be designed to be compatible with surrounding areas by shading to direct light away from abutting areas.
- 4) Verification no negative traffic impacts on surrounding neighborhoods prior to final plan approval.



June 7, 2021

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

Re: Diamond Senior Apartments

Dear Mr. Cross,

I am writing to you on behalf of 3 Diamond Development in regards to rezoning a piece of property for a potential multi-family apartment development in University City call Diamond Senior Apartments.

The proposed development is located just to the west of the existing U-City Forest Manor which is located at 1301 Partridge Ave. Lot A (2.07 acres) and Lot B (4.327 acres) are both currently owned by U-forest Partners LLC which contains the U-City Forest Manor and a vacant landlocked lot to the west. The intent will be to move the existing lot line between these two properties changing the overall acreage of lot A and B.

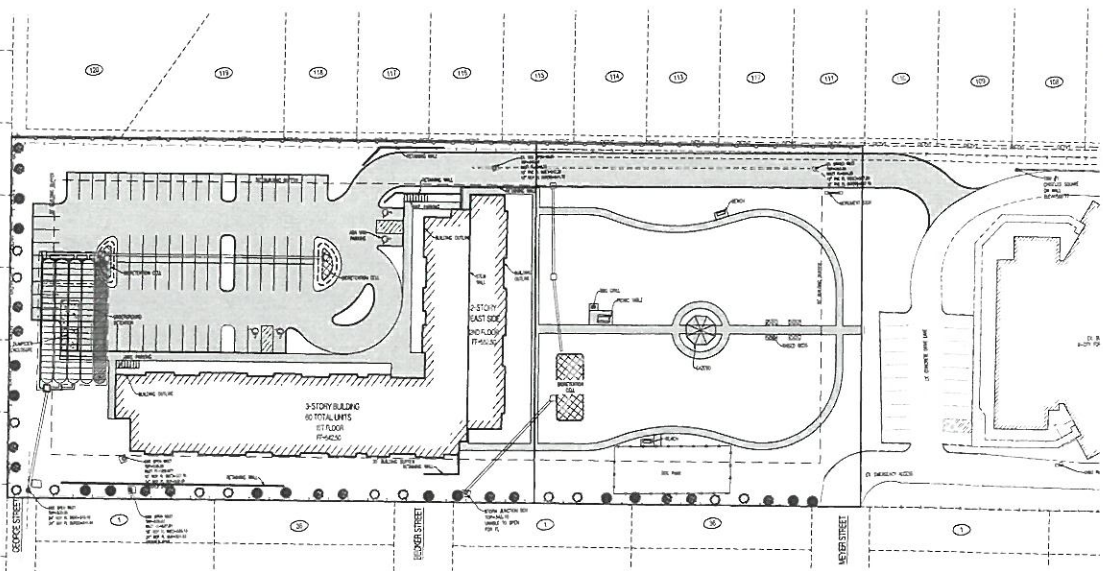
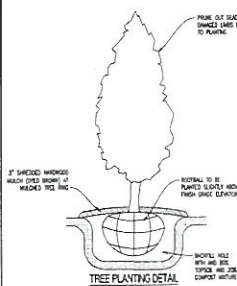
Lot A will be modified to contain a total of 3.36 acres and the new development. We will be requesting this tract be changed to a PD-R zoning. It will be the intent of this development to follow all University City codes and ordinances with no design modifications at this time.

Please feel free to contact me should you have any additional questions pertaining to rezoning request for this project.

Sincerely,

Kyle Miller, P.E.
Crockett Engineering Consultants, LLC
(573) 447-0292
kmiller@crockettengineering.com

PRELIMINARY LANDSCAPING PLAN DIAMOND SENIOR APARTMENTS



QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
13	ROBURY SPINALE	PRUNUS SPINOSA	SHRUB	3 GAL.
14	EVERETT RED BUSH	AMELANORHYZON	SHRUB	3 GAL.
12	WHITE SPICE	PRUNUS SPINOSA	SHRUB	3 GAL.

NOTES:
1. ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.
2. ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.
3. ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.

NOTES

- ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.
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PLANTING NOTES

- ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.
- ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.
- ALL PLANTS SHALL BE INSTALLED WITHIN 10' OF THE CURB.

LANDSCAPE COMPLIANCE

OPEN SPACE
REQUIRED: 10% OF TOTAL SITE TO BE OPEN SPACE (LANDSCAPED)
PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED: 1.8% AC

NOISE SCREENING BETWEEN NON-RESIDENTIAL AND RESIDENTIAL ZONING DISTRICTS
REQUIRED: THERE SHALL BE A LANDSCAPED BUFFER AREA OF NOT LESS THAN (1) FEET IN WIDTH PLANTED WITH (1) PERENNIALS AND (2) TREES FROM NORTH (2) LINES (1) OF COMMON PROPERTY LINE TO THE WEST AND SOUTH (2) LINES TO 50' - 80' UP

BUFFER REQUIRED
12' MIN
BUFFER PROVIDED: 30' MIN

PROVIDED
ONE (1) EVERETT RED BUSH FOR EVERY TEN (10) LINES (1) OF COMMON PROPERTY LINE TO THE SOUTH AND WEST

FRANCHISE FENCE
50' UP OF 6" TALL WOOD FRANCHISE FENCE ALONG NORTH PROPERTY LINE

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED: KRM
DRAWING: KRM
PROJECT NO.: 2006
SHEET: CE 2

PRELIMINARY SUBDIVISION PLAN DIAMOND SENIOR APARTMENTS

LEGAL DESCRIPTION

LOT A AND THE WESTERN PORTION OF LOT B OF UNIVERSITY FOREST PARTNERS, PARCEL 120-2-3-147-0 OF THE ST. LOUIS COUNTY RECORDS, IN OUR COUNTY RECORDS FROM PARCEL 120-2-3-147-0 AND PARCEL 120-2-3-147-0 OF THE CITY OF UNIVERSITY CITY, IN ST. LOUIS COUNTY, MISSOURI.

DEVELOPER INFORMATION

UNIVERSITY CITY OF UNIVERSITY CITY, LP
1271 N. LINDEN AVE. SUITE 402
UNIONVILLE, MISSOURI 63110
(314) 457-7222

SITE BENCHMARK

CIRCLED SQUARE ON THE WEST SIDE OF THE INTERSECTION OF LINDEN AVENUE AND THE NORTHWEST CORNER OF THE UNIVERSITY CITY FIRE WATER TOWER.
ELEVATION = 568.71



PERSONS	
NO.	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

PROCKET
ENGINEERING & ARCHITECTURE
1271 N. LINDEN AVE. SUITE 402
UNIONVILLE, MISSOURI 63110
(314) 457-7222

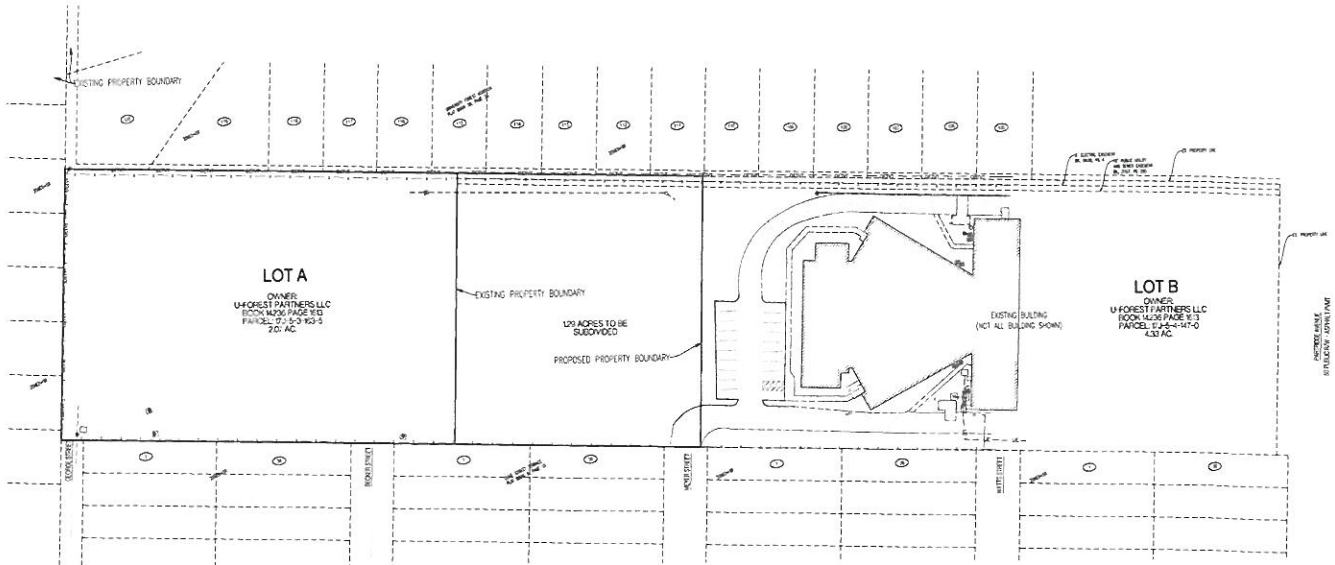
UNIVERSITY CITY OF UNIVERSITY CITY, LP
1271 N. LINDEN AVE. SUITE 402
UNIONVILLE, MISSOURI 63110
(314) 457-7222

DIAMOND SENIOR APARTMENTS
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

UNIVERSITY CITY OF UNIVERSITY CITY, LP
1271 N. LINDEN AVE. SUITE 402
UNIONVILLE, MISSOURI 63110
(314) 457-7222

PROPOSED
SUBDIVISION

DESIGNED: JRM
DRAWN: JRM
PROJECT NO.: 20091
SHEET: CE 3





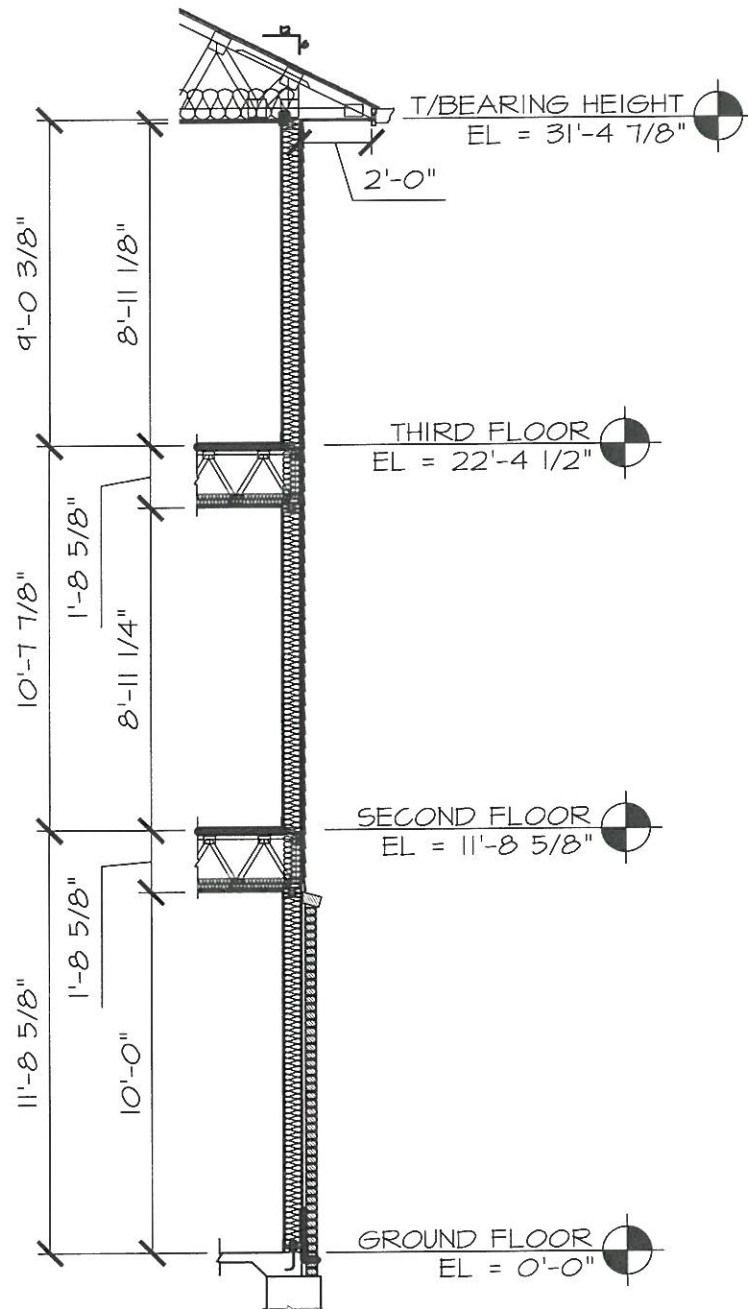
BUILDING ELEVATION

OCTOBER 2020



DIAMOND SENIOR APARTMENTS
University City, Missouri





TYP. WALL SECTION

SCALE: 3/16" = 1'-0"

JUNE 2021



DIAMOND SENIOR APARTMENTS

University City, Missouri





Department of Planning & Development

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

October 26, 2020

Missouri Housing Development Commission
ATTN: Gus Metz, Chief Underwriter
920 Main Street, Suite 1400
Kansas City, Missouri 64105

**Re: Diamond Senior Apartments of University City
Sixty (60) Unit Affordable Senior Housing Development
Zoning Ordinance Compliance**

Dear Mr. Metz:

3 Diamond Development, LLC is proposing a sixty (60) unit affordable senior housing development on approximately 3.36 acres m/l on parcel ID numbers 17J531635 & 17J541470 and commonly known as 1263 Backer Street and 1301 Partridge Avenue, University City, Missouri 63130 (attached as Exhibit A). The parcels in question are currently zoned Public Activity and do not identify the developer's intended use as being permitted in accordance to section 400.680 of the University City Code. However, in accordance to Chapter 400, Division 11 of the University City Code, 3 Diamond Development, LLC is in the process of having the site rezoned to a "Planned Development – Residential" (PD-R) underlying zoning classification and approval of a Preliminary Plan to accommodate the Developer's intended use. The requested map amendment, and Preliminary Plan approval, would insure conformance with the provisions of the established underlying zoning district and applicable provisions of the University City zoning code.

To obtain this PD-R underlying zoning classification, and obtain Preliminary Plan approval of this project, the applicant will be seeking approval of the PD-R zoning and Preliminary Plan. Zoning and Preliminary Plan approval can traditionally occur within 45-60 days of the official application being submitted. Based upon staff's understanding, of the project, there are no identified concerns with the proposed request as of the date of this letter. It is my opinion, as the Director of Planning & Development, that the rezoning of the site to PD-R will be successful. I do not see any impediments to the rezoning as this development is consistent with our Comprehensive Plan dated May 21, 2007.

Should you have any questions or require additional information please do not hesitate to contact me at (314) 505-8516 or by clifford@ucmo.org.

Clifford Cross, AICP
Director of Planning & Development



Department of Community Development

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

APPLICATION FOR ZONING MAP AMENDMENT:
Address / Location / Site of Building

1. Current Zoning District (Check one):
CC GC HR HRO IC LC LR MR X PA PD SR

2. Proposed Zoning District (Check one):
CC GC HR HRO IC LC LR MR PA X PD SR

3. State proposed use: RESIDENTIAL APARTMENTS

4. Describe existing premises: VACANT LAND

5. Describe proposed construction (please attach additional narrative): SEE NARRATIVE

6. State applicant's name, address and daytime telephone number:

3 DIAMOND DEVELOPMENT
6677 N. LINCOLN AVE, SUITE 400 LINCOLNWOOD, IL 60712
847-677-7206

7. Applicant's interest in the property (check one):

Owner Tenant X Under contract to purchase Under contract to lease
Other (specify):

8. State name and address and daytime telephone number of owner, if other than applicant:

U-FOREST PARTNERS LLC
765 WEBER RD
FARMINGTON, MO 63640
X Other (specify):

The undersigned hereby makes application for a Site Plan Review and requests the authorization of the City Council to proceed with the activities described in this application.

6/4/2021
Date

[Signature]
Applicant's Signature and Title

FOR OFFICE USE ONLY

Date: Application first received of

Application fee in the amount of \$ Receipt #