



**Plan Commission**

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

Roll Call MEETING OF THE PLAN COMMISSION  
(Revised Agenda For Meeting Format)  
**VIA VIDEOCONFERENCE**  
**Wednesday, July 28, 2021**  
**6:30 p.m.**

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

**Plan Commission will Meet Electronically on July 28, 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 July 28, 2021 meeting will be conducted via videoconference.

**Observe and/or Listen to the Meeting** (your options to join the meeting are below):

**Webinar** via the link below:

<https://us02web.zoom.us/j/83651976658?pwd=TURMeVBvc21Qa3NTbUtSRU9RUlR6dz09>

Passcode: 539171

**Audio Only Call**

iPhone one-tap : US: +19292056099,,83651976658#,,,,\*539171# or +13017158592,,83651976658#

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 836 5197 6658

**Citizen Participation**

Those who wish to provide a comment during the “Public Comment” and/or “Public Hearing” portions of the agenda: may provide written comments or request video participation invites to the Director of Planning & Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: [ccross@ucitymo.org](mailto:ccross@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention Clifford Cross, Director of Planning & Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided.** Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

# AGENDA

## PLAN COMMISSION

1. Roll Call
2. Approval of Minutes – June 23, 2021
3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. Old Business
  - a. None
5. New Business
  - a. **Major Subdivision – Preliminary/Final Plat – PC 21-13**  
**PUBLIC HEARING**  
Applicant: One Family Church  
Request: Approval of a Major Subdivision For a Condominium Conversion  
Address: 6350 Delmar Boulevard  
(VOTE REQUIRED)
  - b. **Major Subdivision – Preliminary/Final Plat – PC 21-14**  
**Applicant:** Fischer & Frichtel  
**Request:** Approval of a Final Plat  
**Address:** 801 Swarthmore  
(VOTE REQUIRED)
6. Other Business
  - a. Code Updates
  - b. Future Meeting Status / Discussion
7. Reports
  - a. Council Liaison Report
8. Adjournment



**Department of Planning and Development**

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

## PLAN COMMISSION MEETING

Via Video Conference  
6:30 pm; Wednesday, June 23, 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 9:09 pm.

### 1. Roll Call

**Present**

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

**Absent**

Victoria Gonzalez  
Charles Gascon

**Staff Present**

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** – May 26, 2021 – The minutes were approved as printed at 6:39 pm.

### 4. Public Comments

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

### 5. Old Business

- a. None

### 6. New Business

- a. **Conditional Use Permit – PC 21-09**  
**PUBLIC HEARING**

Applicant: ALPS Acquisition LLC

Request: Approval for a Conditional Use Permit for Floor Area Ratio (FAR) and Density.

Address: 8400 Delmar Boulevard

**(VOTE REQUIRED)**

Consideration of the proposed request began at approximately 6:39 pm. Mr. Cross briefly introduced the request and clarified the requested action pertained to the previously approved preliminary plan conditions associated with the proposed mixed-use development. Chairwoman Holly asked if there were any public comments for the record. Mr. Cross indicated there were no public comments for the record but Mr. David Lang requested to speak on behalf of Crown Center. At approximately 6:43 pm. the public hearing was closed. Commissioner Hartz made a motion to recommend approval of the Conditional Use Permit. The motion passed by a 4-0 vote.

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)

Consideration of the proposed major subdivision began at approximately 6:55 pm. Mr. Cross explained this was the formal process of consolidating the lot as part of the Planned Development conditions. He indicated bringing it to the Plan Commission was a follow up to ensure appropriate procedure was followed to recommend approval of the subdivision. At approximately 6:57 pm. Commissioner Fleischer Jr. made a motion to recommend approval of the Major Subdivision – Final Plat contingent upon staff's recommendation. The motion passed by a 4-0 vote.

c. **Final Development Plan Approval – PC 21-11**

**Applicant:** ALP Acquisition LLC  
**Request:** Approval of a Final Plat  
**Address:** 8400 Delmar Boulevard  
(VOTE REQUIRED)

Consideration of the proposed Final Plan began at approximately 7:01 pm. Mr. Cross explained this was the formal process of completing the Planned Development process to allow for permitting of the project. He indicated this was being brought to the Plan Commission to confirm consistency with the originally approved Preliminary Plan. At approximately 7:48 pm. Commissioner Fleischer Jr. made a motion to recommend approval of the Final Plan subject to the conditions of the preliminary plan, completion of the final plat prior to approval and a construction scope/schedule be provided to staff. The motion passed by a 5-0 vote at approximately 7:48 pm.

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)

Consideration of the map amendment and preliminary plan approval began at approximately 7:49 pm. Mr. Cross explained the proposed project specifics and that the applicant was requesting to rezone the property from Public Activity (PA) District to Planned Development – Residential (PD-R) to accommodate their proposed 60-unit senior living facility. Kyle Miller and Ben Porush were present on the applicant's behalf

to address any questions that Plan Commission had. At approximately 8:45 pm. Commissioner Hartz made a motion to recommend approval of the map amendment to rezone the property from Public Activity (PA) to Planned Development – Residential Use (PD-R). The motion passed by a 5-0 vote.

The commission then considered the preliminary plan concept. At approximately 8:48 pm. Commissioner Fleischer made a motion to recommend approval of the preliminary plan as presented with the following conditions:

- 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.
- 5) Lot reconfiguration be completed prior to final plan approval.

#### **7. Other Business**

There was no other business to discuss.

#### **8. Reports**

Council Liaison Hales updated the Commission pertaining to the status of the Costco Project and Redevelopment Project Area #1. Council Liaison Hales also expressed his thanks and compliments to the Plan Commission for their continued hard work and service to the community.

Lastly, Mr. Cross advised the Commission that City is continuing to work towards the completion of the Comprehensive Plan and prospective code amendments. He advised that he would continue to keep the Plan Commission up to date.

#### **9. Adjournment**

Chairwoman Holly adjourned the meeting at approximately 9:09 pm.



**Department of Community Development**

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

**STAFF REPORT**

MEETING DATE: July 26, 2021  
FILE NUMBER: PC 21-13  
COUNCIL DISTRICT: 1  
Applicant: One Family Church  
Location: Tivoli Building  
Request: 1) Major Subdivision – Condominium  
Existing Zoning: CC – Core Commercial  
Existing Land Use: Multi-Tenant Commercial  
Proposed Zoning: No change – “CC” District  
Proposed Land Use: No change – Commercial

**Surrounding Zoning and Land Use**

North: CC: Core Commercial, (Commercial - FLU)  
East: CC: Core Commercial, (Commercial- FLU)  
South: SR: Single-Family Residential (Residential - FLU)  
West: CC: Core Commercial, (Commercial – FLU)

**COMPREHENSIVE PLAN CONFORMANCE**

Yes     No     No reference

**STAFF RECOMMENDATION**

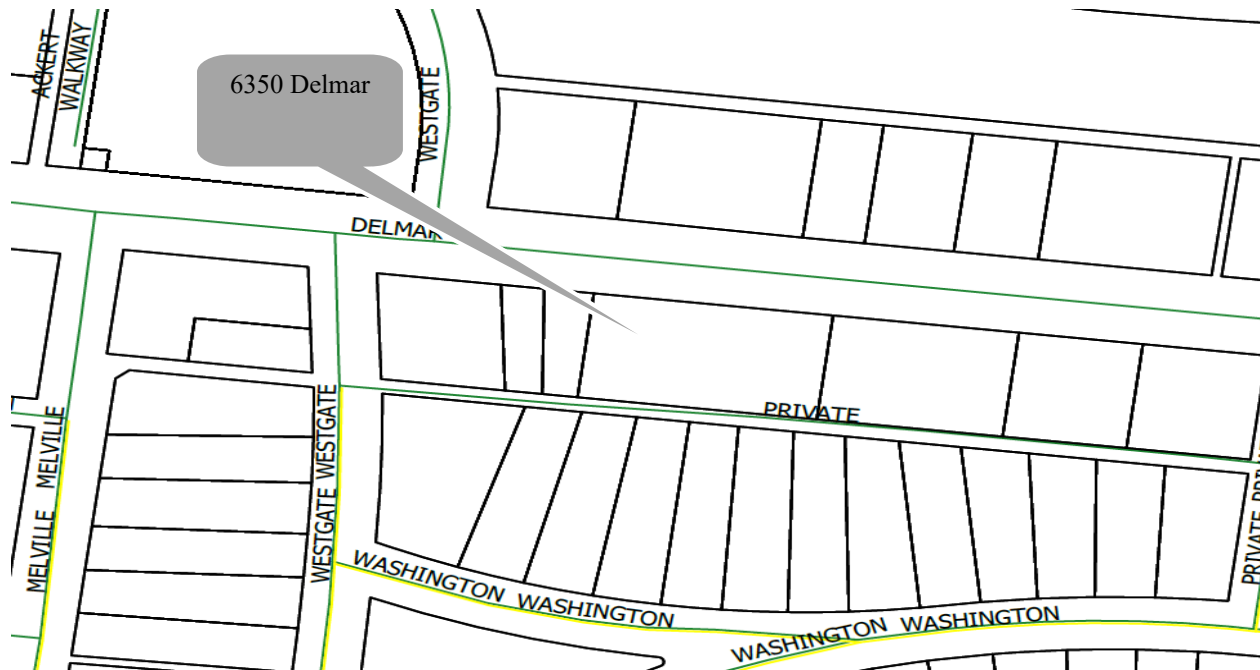
Approval     Approval with Conditions     Denial

**ATTACHMENTS**

A. Plat/Site Plan

## Existing Property

The existing building at 6350 Delmar Boulevard consists of an approximate 42,468 square foot commercial building that contains multiple uses consisting of a theater and various other commercial and office uses. The parcel is approximately .48 acres and is zoned Core Commercial. Surrounding zoning includes Core Commercial and Single-Family Residential. The lot contains no onsite parking and primarily utilizes on street and public parking areas.



## Applicant's Request

The applicant is seeking a major subdivision to create a condominium development within the Tivoli Building.

## 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.

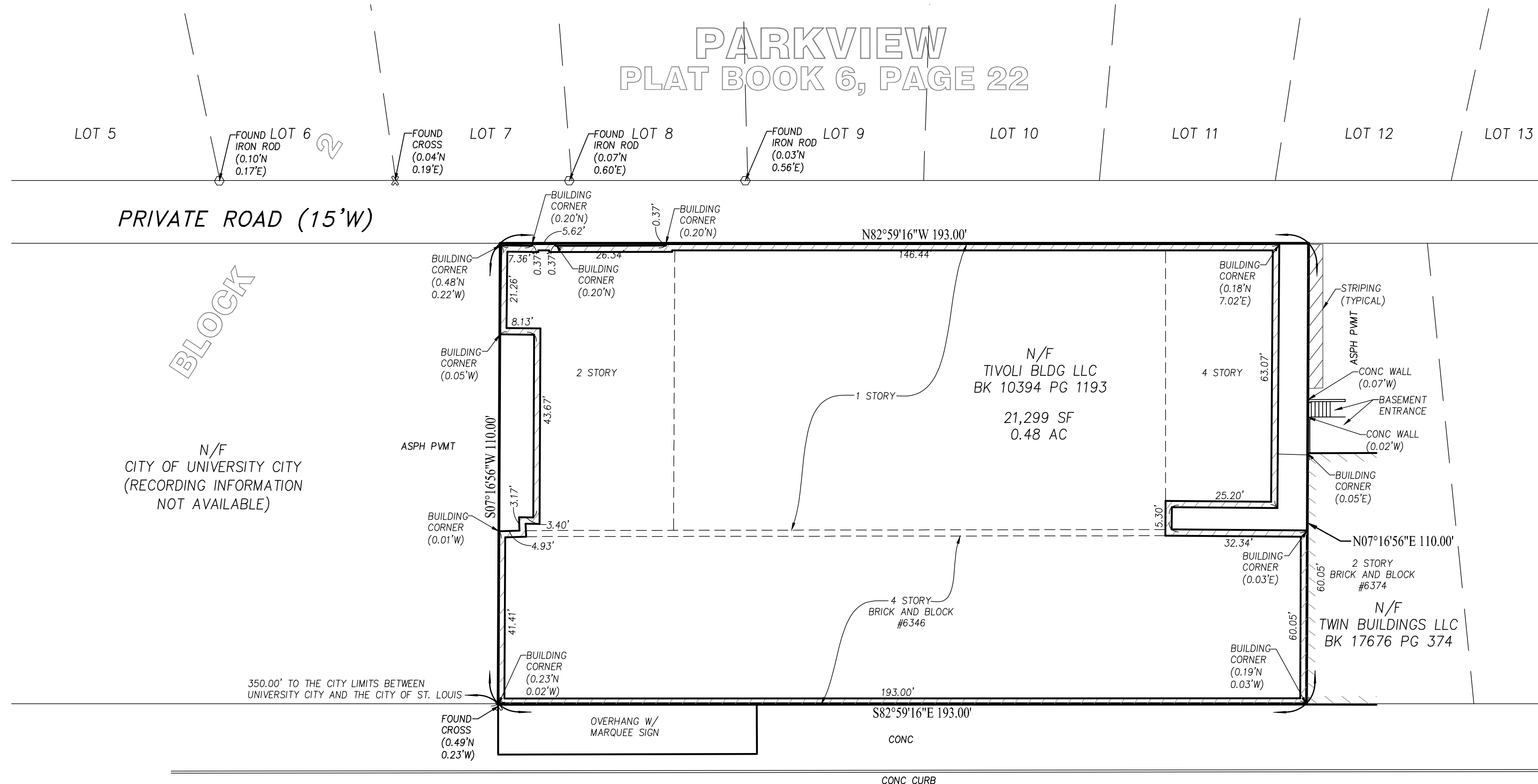
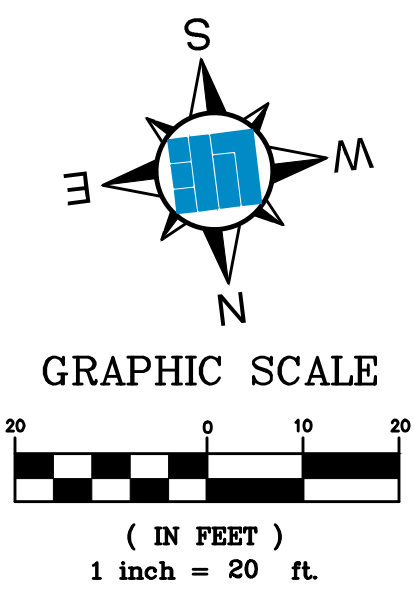
ABBREVIATIONS

- N NORTH
S SOUTH
E EAST
W WEST
SF SQUARE FEET
AC ACRES
BK BOOK
PG PAGE
# NUMBER
FF FINISHED FLOOR
ASPH ASPHALT
PVMT PAVEMENT
CONC CONCRETE
SBM SITE BENCHMARK
ELEV ELEVATION
WMH WATER MANHOLE
CO CLEANOUT
EM ELECTRIC METER
WSO WATER SHUT OFF

PRELIMINARY
FOR REVIEW PURPOSES ONLY

TIVOLI BUILDING CONDOMINIUM

A LOT IN BLOCK 2 OF "PARKVIEW"
PLAT BOOK 6 PAGE 22
CITY OF UNIVERSITY CITY
ST. LOUIS COUNTY, MISSOURI



This is to certify that at the request of U-City Family Church, a Missouri not-for-profit corporation d/b/a One Family Church, we have during the month of June and July, 2021, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects and the Missouri Department of Agriculture, Division of Weights and Measures and in a manner consistent with the degree of care and skill ordinarily exercised by members of the land surveying profession currently practicing and in similar circumstances, on the tract of land shown and described hereon and that the results of said survey are represented upon this plat. This survey meets the accuracy standards for an URBAN property as defined in said Standards. This Plat contains all information required by Missouri Statutes Section 448.2-109-2 of the Missouri Uniform Condominium Act.

MASSMANN LAND SURVEYORS - A Weihe Engineers Company

By William F. Massmann, Jr. PLS - 1702 (agent)
Survey Manager

Notes:

- Source of Bearing System Used: Missouri Coordinate System - Bearings shown have been derived from GPS observation using the Missouri Department of Transportation's GNSS/GPS VRS network, WGS 84, NAVD 88.
Source of Title Information: First American Title Insurance Company, Commitment No. NCS-1061229-01-STLO, having an effective date of March 24, 2021.
Benchmark Used: The vertical data shown on this survey is based upon positional solutions derived from Real-Time Kinematic (RTK) Global Positioning System (GPS) observations processed by the Missouri Department of Transportation's (MoDOT) Continuously Operating Reference Stations (CORS) GNSS/GPS VRS network. The vertical datum is based upon NAVD 88.
Schedule B - Section II Notes:
9. Easements, restrictions and setback lines as per plat, recorded in Plat Book 6, Page 22 of St. Louis County, Missouri, Records.
10. Restrictions, conditions and easements contained in the instruments recorded in Book 174, Page 112, Book 176, Page 282, Book 4796, Page 9 and Book 6324, Page 1399, all in St. Louis County, Missouri, Records.
11. Easement granted to Laclede Gas Company, according to instrument recorded in Book 166, Page 290 and Plat Book 7, Page 41 of St. Louis County, Missouri, Records.
12. Easement granted St. Louis Water and Light Company according to instrument recorded in Book 410, Page 1 of St. Louis County, Missouri, Records.
13. Easement granted City of University City according to instrument recorded in Book 406, Page 138 of St. Louis County, Missouri, Records.
14. Terms and provisions of Ordinances 4043 and 4180 and various resolutions recorded in Book 5517, Page 266, Book 5926, Page 574, Book 6467, Page 1803, Book 6467, Page 1807, Book 6467, Page 1810, Book 7325, Page 1423, Book 7325, Page 2214 and Book 8936, Page 676, all in St. Louis County, Missouri, Records.
15. Terms and provisions of the Parcel Development Agreement by and between Tivoli Building Redevelopment Corporation and the Land Clearance for Redevelopment Authority of University City, recorded in Book 10394, Page 1171 of St. Louis County, Missouri, Records.

Property Description Per Title Commitment:

A LOT IN BLOCK 2 OF PARKVIEW, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 22 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDER'S OFFICE, FRONTING 193 FEET ON THE SOUTH LINE OF DELMAR BOULEVARD, BY A DEPTH SOUTHWARDLY OF 110 FEET TO AN ALLEY; BOUNDED EAST BY A LINE, 350 FEET WEST OF THE WEST LINE OF LIMITS AVENUE OR BY PROPERTY NOW OR FORMERLY OF HAYS AND THOMAS.

The undersigned owner of the tract of land platted and further described in the foregoing Surveyor's Certification have caused the same to be surveyed and a Condominium Plat prepared in the manner shown hereon, which hereafter shall be known as:

"TIVOLI BUILDING CONDOMINIUM"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

This plat marked "EXHIBIT B" is part of an attachment to a declaration recorded pursuant to the Uniform Condominium Act of the State of Missouri (Sections 448.1-101 to 448.4-120 R.S.Mo), Missouri Statutes, which declaration is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the St. Louis County Records.

All areas on this Plat that are labeled as Common Element or CE (or similar) are Common Element areas under the Declaration of Condominium TIVOLI BUILDING CONDOMINIUM. All areas on this Plat that are labeled as Limited Common Element or LCE (or similar) are Limited Common Element areas under the Declaration to be assigned and allocated as LCE for particular Units in accordance with the Declaration.

In Witness Whereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

TIVOLI BUILDING, L.L.C.,
a Missouri limited liability company

By \_\_\_\_\_
Its: Authorized Member of the Board of Managers

STATE OF MISSOURI )
)SS
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn did say that he is the \_\_\_\_\_ of the, TIVOLI BUILDING, L.L.C., a Missouri limited liability company and that said instrument was signed and delivered in behalf of said limited liability company and acknowledged to me that he executed the same as the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.
My Term Expires: \_\_\_\_\_

We the undersigned legal owner and holder of noted secured by Deed of Trust recorded in Book \_\_\_\_\_ at page \_\_\_\_\_ of the St. Louis County Records, hereby join in and approve in every detail this condominium plat of:

"TIVOLI BUILDING CONDOMINIUM"
In Witness Whereof, we have hereunto set our hands and affixed our corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_ BANK

By: \_\_\_\_\_

Print Name:
Print Title:

STATE OF MISSOURI )
)SS
COUNTY OF ST. LOUIS )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me appeared \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_ Bank and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Jennifer Perkins acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first written.

My Commission Expires: \_\_\_\_\_

Notary Public.

PRELIMINARY
FOR REVIEW PURPOSES ONLY



Know what's below.
Call before you dig.

Within Missouri Call
811 or 800-344-7483
24 Hours a Day, 7 Days a Week.
PER MISSOURI STATE LAW IT IS
AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE BETWEEN (3) THREE
AND (10) TEN WORKING DAYS
BEFORE COMMENCING WORK.

EXHIBIT B

14528 S Outer Forty Road
Suite 444
Chesterfield, Missouri 63017
Massmannsurveying.com
314 1862-5577



Table with project details: PROJECT NO. W210219 STL, DWG. NAME: 210219.dwg, FIELD BY: WFM, DRAWN BY: WFM, CHECKED BY: WFM, DATE: 05/17/2021

Table with date: DATE

Table with restrictions and issues: RESTRICTIONS AND ISSUES

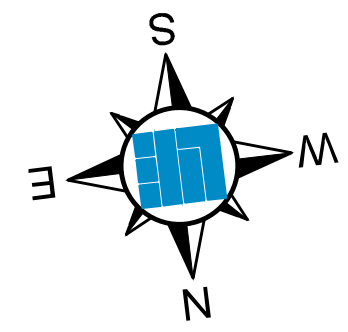
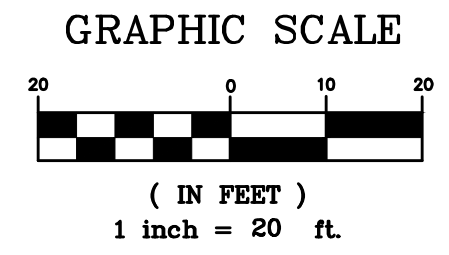
Table with professional information: MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION No. 2019038947 (EXPIRES 12-31-2022), ILLINOIS DESIGN FIRM LAND SURVEYOR No. 184-006733 (EXPIRES 04-30-2021)

TIVOLI BUILDING CONDOMINIUM
6346 Delmar Boulevard, University City, Missouri
CONDOMINIUM PLAT
PARKVIEW, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

Table with sheet information: SHEET NO. 1, PROJECT NO. W210219 STL

# TIVOLI BUILDING CONDOMINIUM

A LOT IN BLOCK 2 OF "PARKVIEW"  
 PLAT BOOK 6 PAGE 22  
 CITY OF UNIVERSITY CITY  
 ST. LOUIS COUNTY, MISSOURI



14528 S Outer Forty Road  
 Suite 444  
 Chesterfield, Missouri 63017  
 MassmannSurveying.com  
 314 1 862-5577

**MASSMANN**  
 LAND SURVEYORS  
 A WEIHE ENGINEERS COMPANY

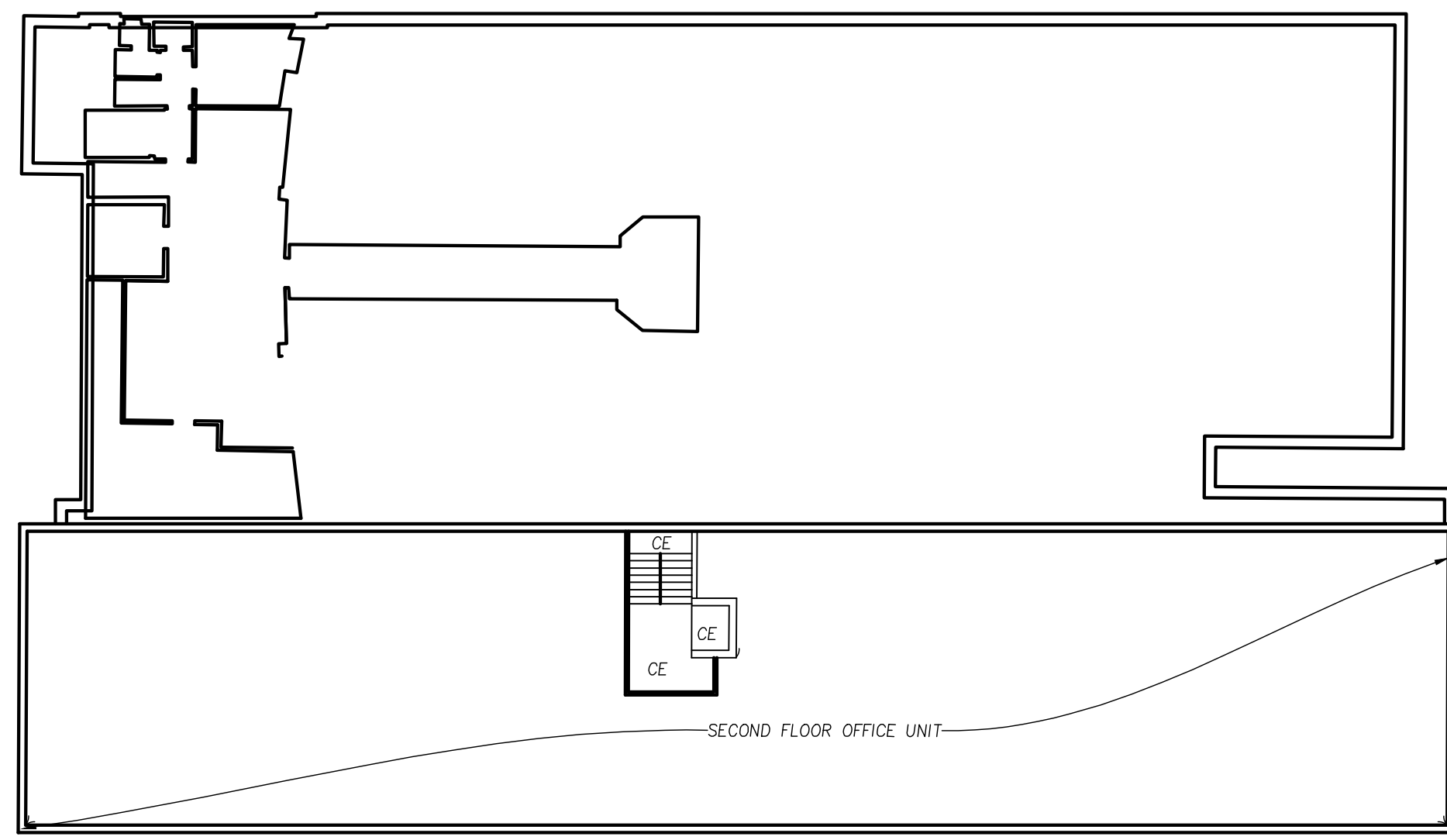
PROJECT NO.	W210219 STL
DWG. NAME	210219.dwg
FIELD BY	JK
DRAWN BY	DW
CHECKED BY	WM
DATE	05/17/2021

REVISIONS AND ISSUES	
DATE	
BY	

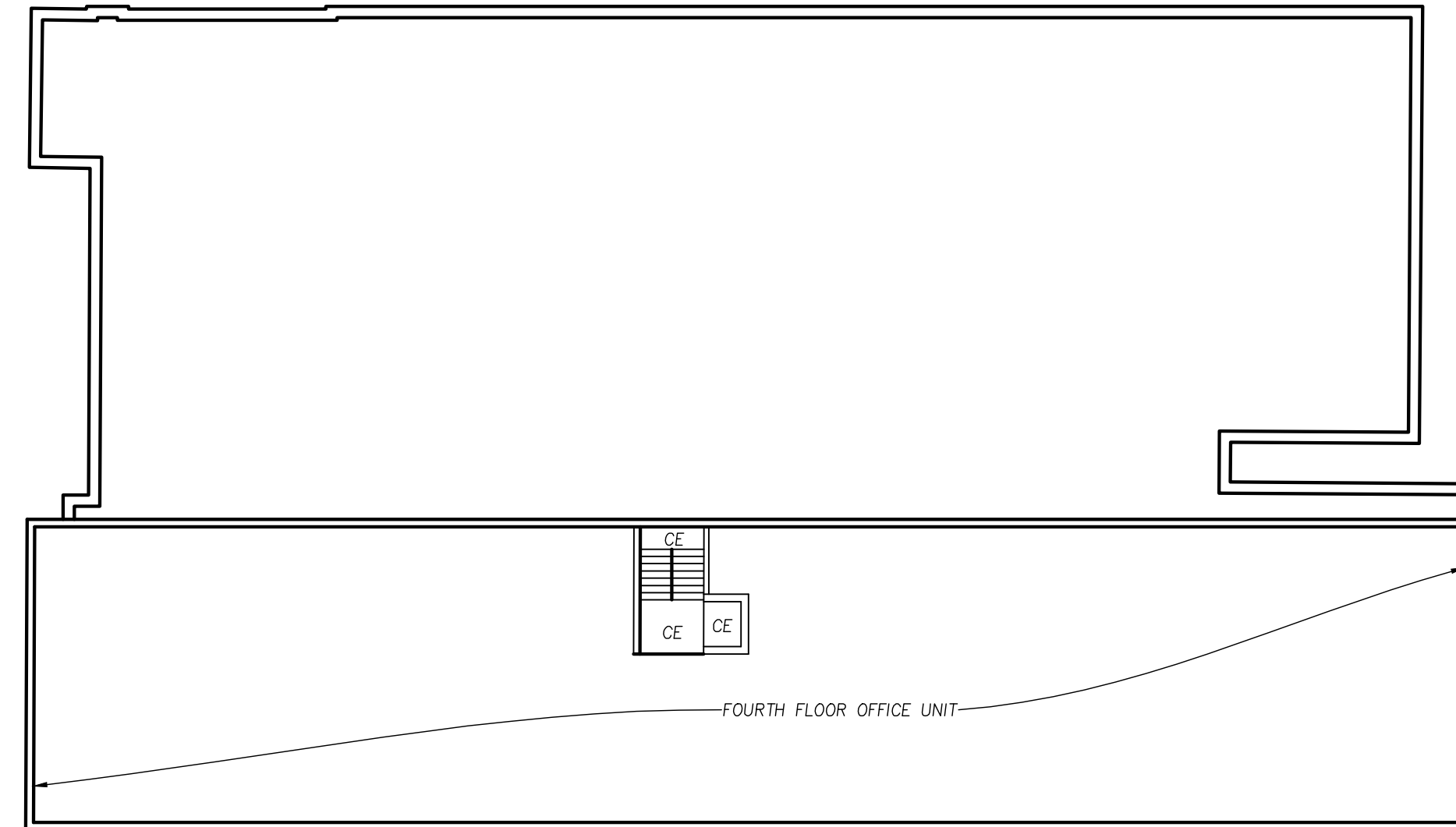
MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION No. 2019038947 (EXPIRES 12-31-2022)
ILLINOIS DESIGN FIRM LAND SURVEYOR No. 184-006733 (EXPIRES 04-30-2021)

**TIVOLI BUILDING CONDOMINIUM**  
 6346 Delmar Boulevard, University City, Missouri  
**CONDOMINIUM PLAT**  
 PARKVIEW, UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

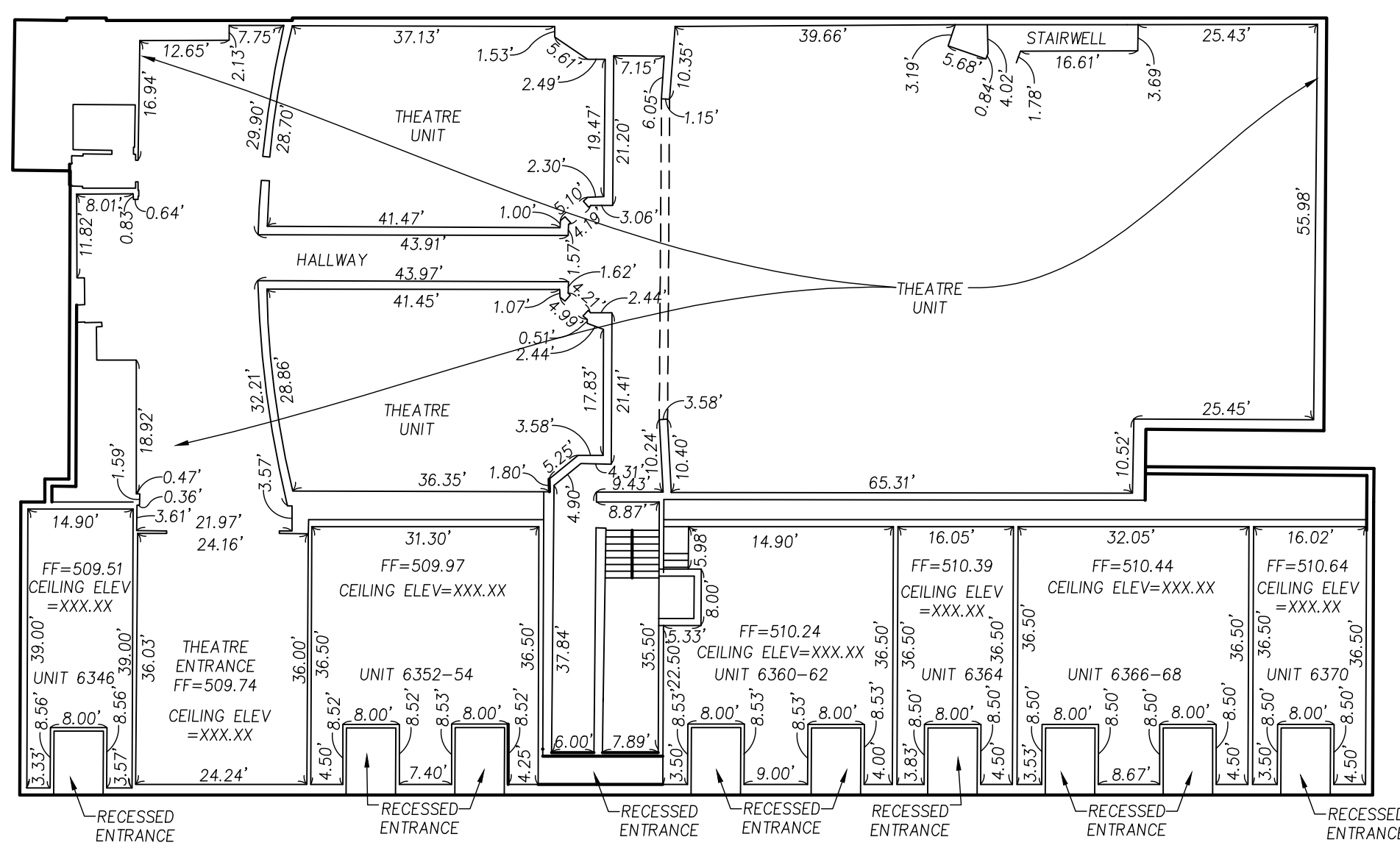
PREPARED FOR:	
SHEET NO.	2
OF	2
PROJECT NO.	W210219 STL



**SECOND FLOOR**

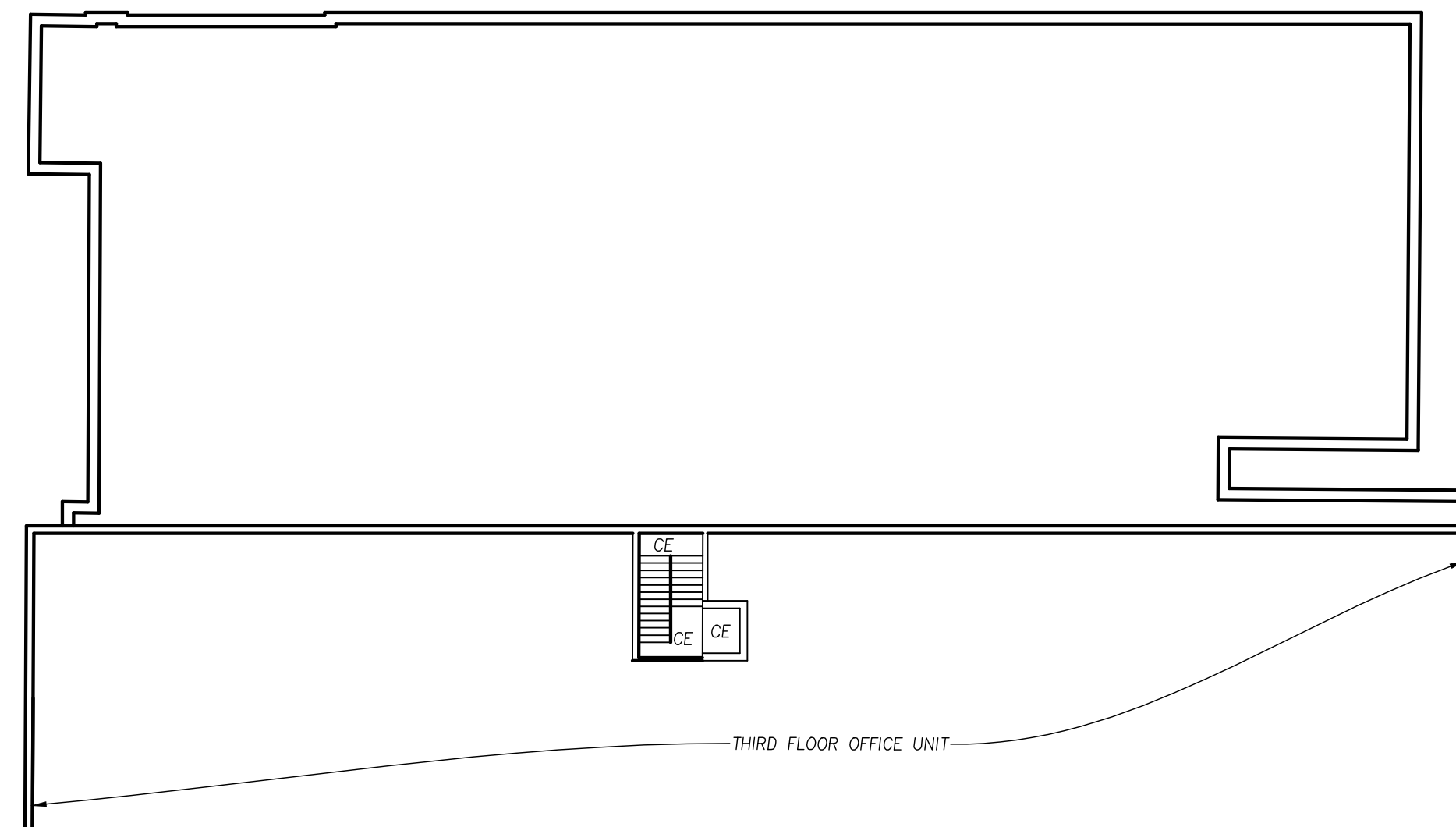


**FOURTH FLOOR**



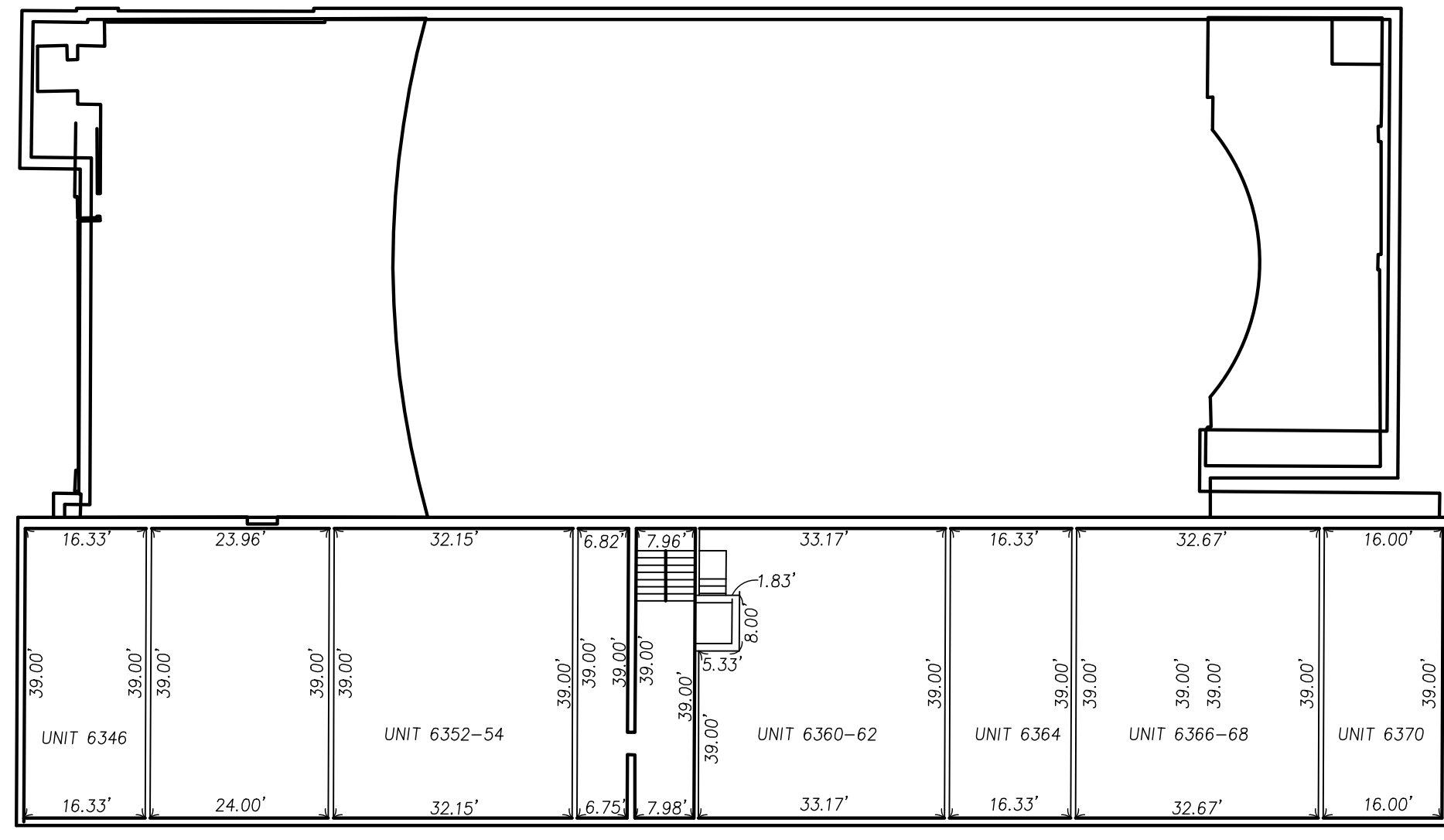
DELMAR (80'W) BOULEVARD  
 (PUBLIC STREET)

**FIRST FLOOR**



**THIRD FLOOR**

- ABBREVIATIONS**
- N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - SF SQUARE FEET
  - AC ACRES
  - BK BOOK
  - PG PAGE
  - # NUMBER
  - FF FINISHED FLOOR
  - ASPH ASPHALT
  - PVMT PAVEMENT
  - CONC CONCRETE
  - SBM SITE BENCHMARK
  - ELEV ELEVATION
  - CE COMMON ELEMENT



**BASEMENT**

**PRELIMINARY**  
 FOR REVIEW PURPOSES ONLY



**Know what's below. Call before you dig.**  
 Within Missouri Call 811 or 800-344-7483  
 24 Hours a Day, 7 Days a Week  
PER MISSOURI STATE LAW IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERSIGNED LOCATION SERVICE BETWEEN (3) THREE AND (10) TEN WORKING DAYS BEFORE COMMENCING WORK.

**EXHIBIT B**

LOCATION: G:\2021\W210219 STL\Survey\311-0219.dwg  
 DATE/TIME: July 08, 2021 - 4:00pm  
 PLOTTED BY: cwh



**Department of Community Development**

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

**STAFF REPORT**

MEETING DATE: July 26, 2021  
FILE NUMBER: PC 21-14  
COUNCIL DISTRICT: 1  
Applicant: Fischer & Frichtel  
Location: 801 Swarthmore  
Request: 1) Major Subdivision – Lot Consolidation  
Existing Zoning: SR – Single-Family Residential  
Existing Land Use: Residential  
Proposed Zoning: No change – “SR” District  
Proposed Land Use: No change – Residential

**Surrounding Zoning and Land Use**

North: SR: Single-Family Residential, (Residential - FLU)  
East: SR: Single-Family Residential, (Residential- FLU)  
South: SR: Single-Family Residential (Residential - FLU)  
West: CC: Single-Family Residential, (Residential – FLU)

**COMPREHENSIVE PLAN CONFORMANCE**

Yes       No       No reference

**STAFF RECOMMENDATION**

Approval       Approval with Conditions       Denial

**ATTACHMENTS**

A. Plat/Site Plan

## Existing Property

St. Louis County Locator ID: 17K210225 The subject property is approximately .5 acres and is currently a vacant residentially zoned lot. It is a double frontage lot located between Old Bonhomme and Swarthmore Lane.



## Applicant's Request

The applicant is seeking a major subdivision to consolidate three existing lots into one buildable lot.

## 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**

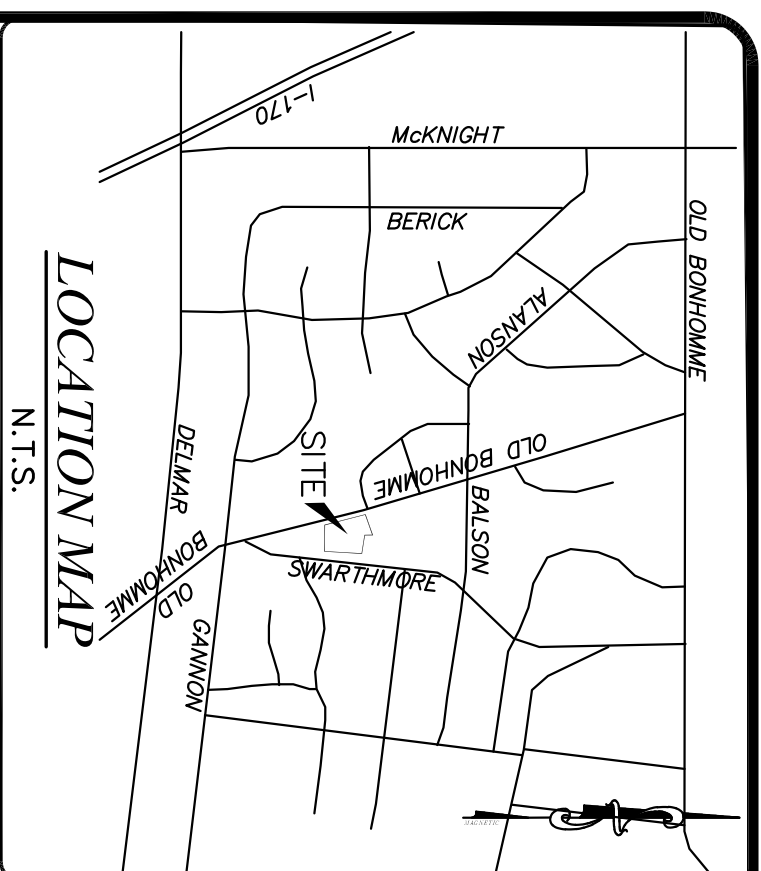
Staff determined that the Preliminary and Final Plat and ultimately the final plat would meet all requirements of 405.380 of the Subdivision and Land Development Regulations. It would be in substantial conformance with an approved preliminary plat.

#### **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.

# #801 SWARTHMORE LANE CONSOLIDATION PLAT

A TRACT OF LAND BEING LOTS 1, 1A, AND 6  
OF BRETAGNE SUBDIVISION (P.B. 35, PG. 80)  
TOWNSHIP 45 NORTH, RANGE 6 EAST,  
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



### OWNERS' CERTIFICATE:

THE UNDERSIGNED OWNER OF THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED AND HEREIN REFERRED TO AS "THE TRACTS OF LAND" HAS HEREBY REVIEWED THE RECORDS OF THE CITY OF UNIVERSITY CITY, MISSOURI AND THE RECORDS OF THE ST. LOUIS COUNTY RECORDS AND HAS HEREBY CERTIFIED THAT THE TRACTS OF LAND HEREIN PLATTED AND FURTHER DESCRIBED ARE THE SAME AS THOSE SHOWN ON THE BOUNDARY CONSOLIDATION PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "801 SWARTHMORE LANE CONSOLIDATION PLAT". ALL EASEMENTS ON RECORD PLAT ARE SHOWN HEREON, NO NEW EASEMENTS OR BUILDING LINES ARE BEING CREATED BY THIS PLAT. THIS BOUNDARY CONSOLIDATION PLAT DOES NOT VACATE EXISTING EASEMENTS.

NO NEW LOTS ARE BEING CREATED BY THIS PLAT.  
IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

GREGORY T. BISMACK

SUNAL WADHERA

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME PERSONALLY APPEARED GREGORY T. BISMACK AND SUNAL WADHERA, TO ME KNOWN AND IDENTIFIED AS THE PARTIES WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

### SUMMARY OF AREAS:

OVERALL PLAT = 21,889 SQ. FT. (0.498 AC.±)  
LOT 1 = 10,287 SQ. FT. (0.237 AC.±)  
LOT 1A = 4,691 SQ. FT. (0.106 AC.±)  
LOT 6 = 8,342 SQ. FT. (0.190 AC.±)  
ADJUSTED LOT A = 21,889 SQ. FT. (0.498 AC.±)

### LIENHOLDERS CERTIFICATE: ADJUSTED NEW ADJUSTED LOT A

THE UNDERSIGNED HOLDER OR LEGAL OWNER OF NOTE OR NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT OF "801 SWARTHMORE LANE CONSOLIDATION PLAT".

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT TITLE: \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF ST. LOUIS )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO, BEING BY ME

DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_

AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID \_\_\_\_\_

AND SAID \_\_\_\_\_ BY AUTHORITY OF ITS \_\_\_\_\_

AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE

THE FREE ACT AND DEED OF SAID \_\_\_\_\_

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

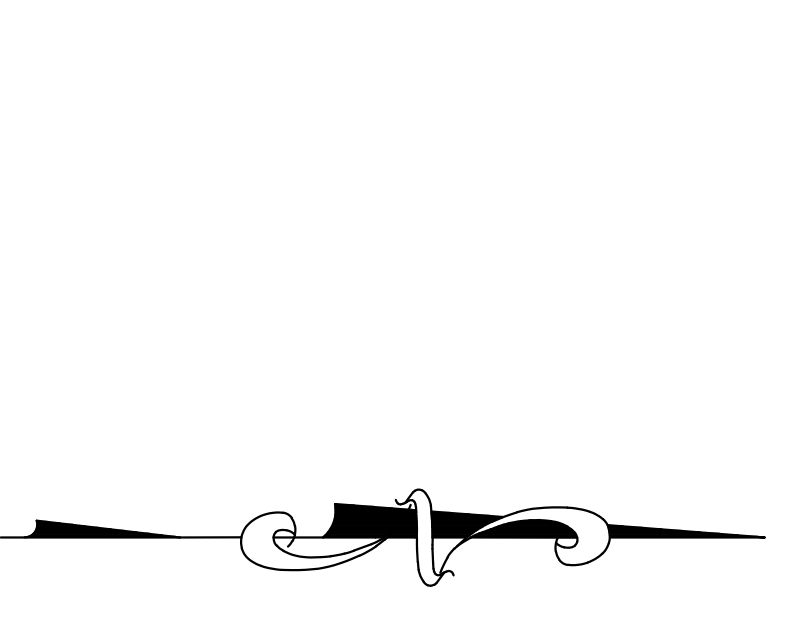
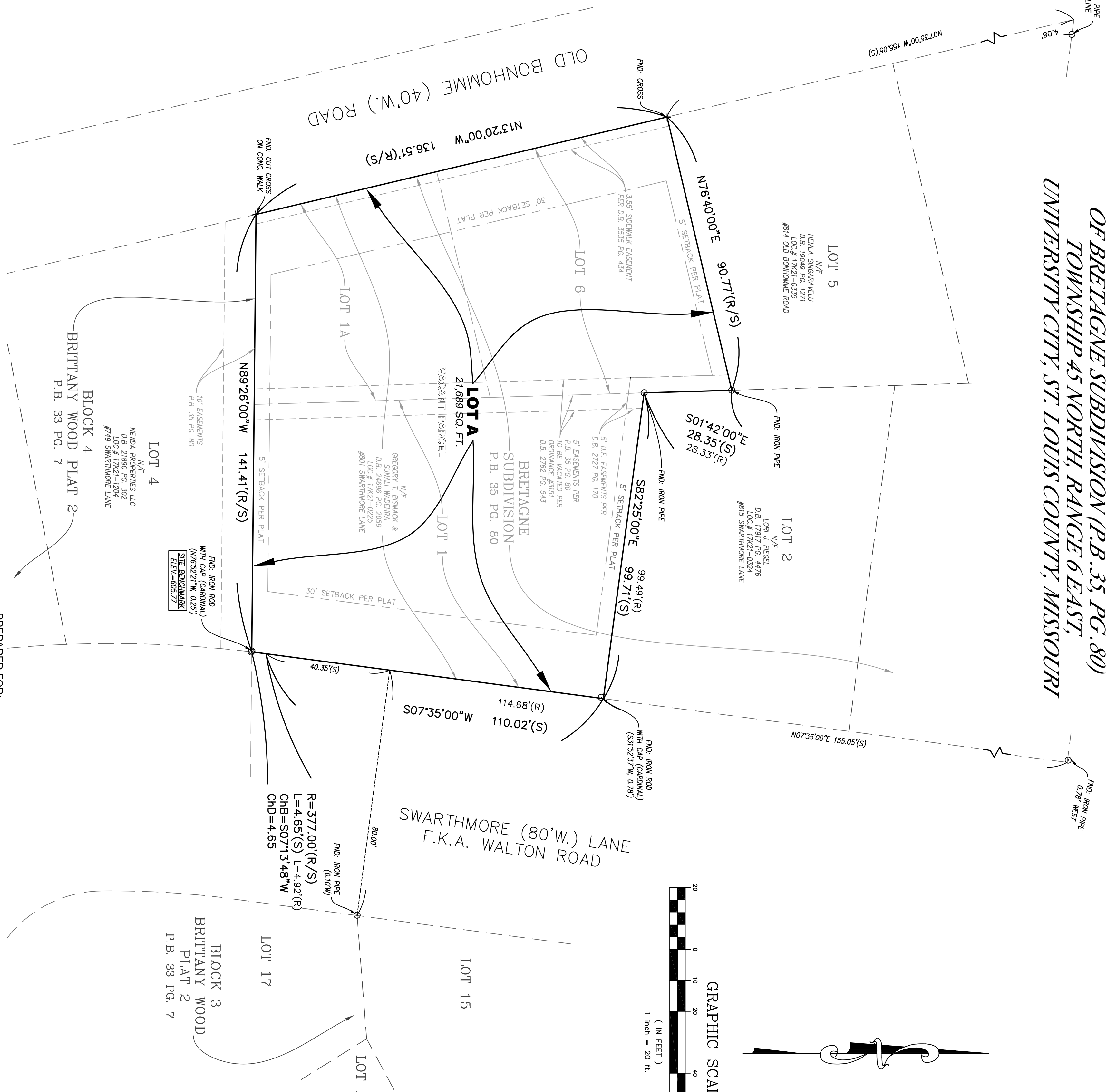
### CITY CERTIFICATION:

THIS PLAT HAS BEEN REVIEWED AND IT IS DETERMINED THAT IT IS IN ACCORDANCE WITH THE SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS, ARTICLE III, REVIEW AND APPROVAL PROCEDURES ORDNANCE 648; FINAL PLAT SUBMITTAL REQUIREMENTS, SECTION 390, AND HAS BEEN REVIEWED BY THE CITY PLANNING COMMISSION AND CITY COUNCIL. THE PURPOSES OF THIS PLAT IS TO CONSOLIDATE THREE (3) LOTS INTO A SINGLE (1) ADJUSTED LOT A AS CREATED.

CITY CLERK FOR THE CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF UNIVERSITY CITY IN ACCORDANCE WITH ORDINANCE NO. \_\_\_\_\_ DAY OF \_\_\_\_\_ PASSED AND APPROVED BY THE CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_

CHAMPAGNON, \_\_\_\_\_ EXECUTIVE SECRETARY  
CITY PLANNING COMMISSION

LARETTE REESE, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_



- LEGEND**
- SAME OWNER
  - FOUND IRON PIPE
  - CROSS
  - FOUND IRON PIPE
- ABBREVIATIONS:**
- NF NOW OR FORMERLY
  - D.B. DEED BOOK
  - NO. FT. PAGE
  - ADJ. ADJACENT
  - (S) RECORD
  - (R) SURVEY
  - PO.B. POINT OF BEGINNING
  - (NW) NON-RADIAL

**PREPARED FOR:**  
GREGORY T. BISMACK & SUNAL WADHERA  
UNIVERSITY CITY, MISSOURI 63130

**BENCHMARK:**  
ST. LOUIS COUNTY BENCHMARK  
IRON ROD WITH CAP, ELEVATION 632.33 (NAD 83)  
R/W 41' FEEL PANEL 187-507 ON SOUTHWEST CORNER OF WEST HEADWALL OF OLIVE BOULEVARD BRIDGE CROSSING OVER RIVER DES PERES.

**SURVEYOR'S CERTIFICATE:**  
ORDER NUMBER: 21-03-073  
THE STERLING COMPANY  
5925 NEW BRIDGEMONT ROAD  
ST. LOUIS, MO 63129 (314) 969-0440

THIS IS TO CERTIFY THAT WE HAVE BY ORDER OF GREGORY T. BISMACK AND SUNAL WADHERA DURING THE MONTH OF \_\_\_\_\_ MADE A BOUNDARY SURVEY AND PERFORMED A BOUNDARY CONSOLIDATION PLAT OF THREE TRACTS OF LAND BEING LOTS 1, 1A, AND 6 OF BRETAGNE SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AND THE CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI, AND THAT THE RESULTS OF SAID SURVEY AND BOUNDARY LINE ADJUSTMENT ARE SHOWN HEREON. THIS SURVEY MEETS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF CSR 90-00 EFFECTIVE AS OF THE DATE OF THIS SURVEY FOR URBAN PROPERTY.

IN WITNESS WHEREOF, IT HAS SIGNED AND SEALED THE FOREGOING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JAMES A. HENSON PLS  
NO REG. L.S. #2030717983

THE STERLING COMPANY  
MO REG. 307-0