



**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 June 23, 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:** ALPS 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:** ALPS 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.