

INTRODUCED BY: Councilmember Steve McMahon

DATE: July 12, 2021

**BILL NO. 9439**

**ORDINANCE NO. 7159**

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE  
PROPOSED 8400 DELMAR DEVELOPMENT LOCATED AT 8400 DELMAR  
BOULEVARD**

**WHEREAS**, the Preliminary Development Plan was approved by the City Council of University City on January 11, 2021 for a mixed-use development project known as “8400 Delmar” (Delcrest Plaza) in a Planned Development – Mixed Use (PD-M) District in the City of University City, authorizing the submittal of a Final Development Plan; and

**WHEREAS**, on May 6, 2021, the Final Development Plan for said development, on behalf of ALPS Acquisition LLC, was submitted for review and approval of a Final Development Plan in the proposed Planned Development – Mixed Use (PD-M) Use Zoning District for the proposed development of the 8400 Delmar site; and

**WHEREAS**, the review and approval of a Final Development Plan shall be in accordance with Section 400.870 “Final Development Plan Procedure” and Section 405.380 “Final Plat Submittal Requirements” of the University City Municipal Code with the adoption of an ordinance by City Council; and

**WHEREAS**, at its meeting on June 23, 2021, the University City Plan Commission considered and recommended to the City Council of University City approval of the Final Development Plan subject to a lot consolidation being completed prior to City Council action; and

**WHEREAS**, additionally, at its meeting on June 23, 2021, the University City Plan Commission further recommended to the City Council of University City approval of the Final Development Plan subject to the developer providing a construction and staging schedule to staff as part of the administrative review process; and

**WHEREAS**, the Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**


Section 1. Attached, marked “Exhibit A” and made a part hereof is a Final Development Plan submitted for the “8400 Delmar” development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code.

Section 3. The City Clerk is hereby directed to endorse, upon the Final Development Plan, the Final Plan approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 9<sup>th</sup> day of August, 2021.

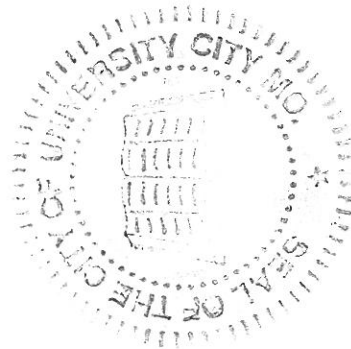
  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY



"EXHIBIT A"

04/30/2021

**MIXED USE DEVELOPMENT  
8400 Delmar - University City, MO**

*Presented by:*  
**VE Design Group**



**VE**

# PROJECT PROGRAMMING

8400 DELMAR

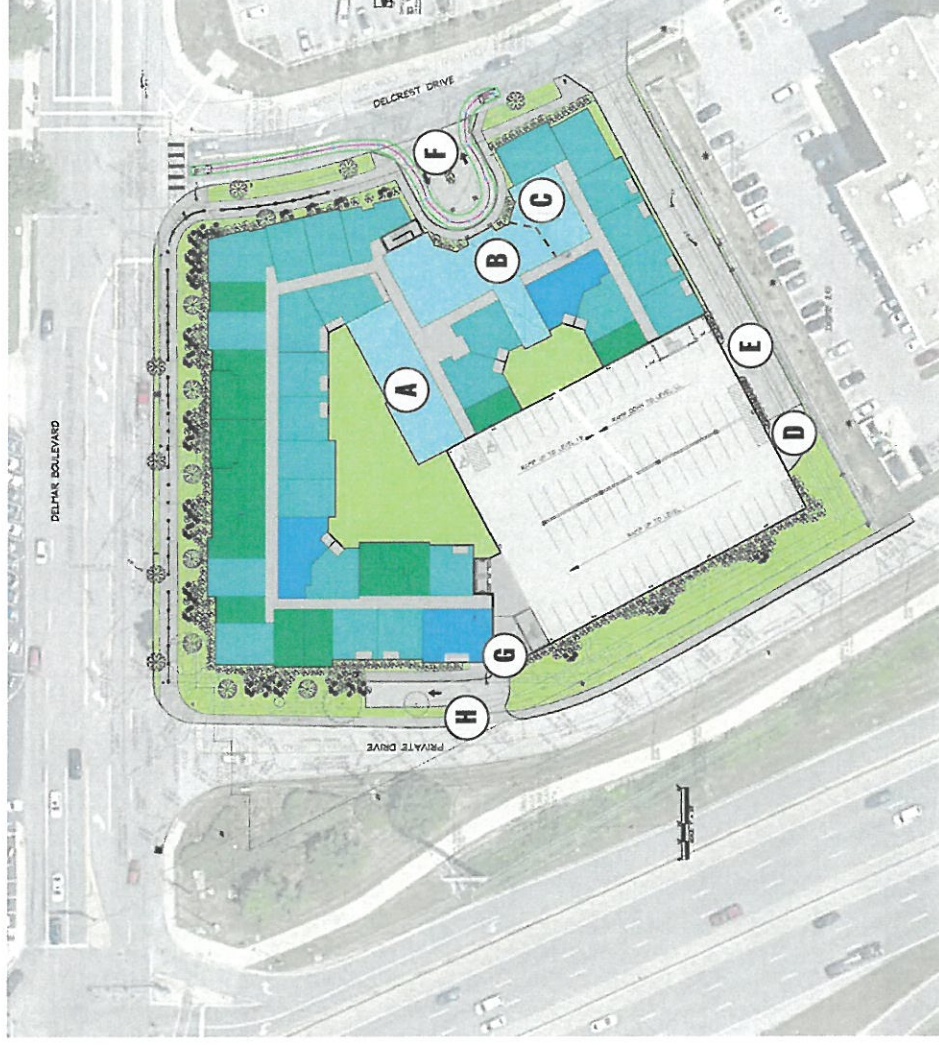
Apartment Summary					
(5) STORIES	UNITS	MIX	AVG SF	SF	
STUDIO	39	15.5%	477	18,607	
STUDIO - ALCOVE	36	14.3%	576	20,745	
1 BEDROOM	147	58.3%	693	101,881	
2 BEDROOM	30	11.9%	1,040	31,193	
TOTAL UNITS	252			172,426	
DECKS/PATIOS			3.2%	7,243	
COMMON AREA			14.0%	31,119	
AMENITY			3.6%	8,062	
BISTRO (FRONT 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	19,803	-	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	



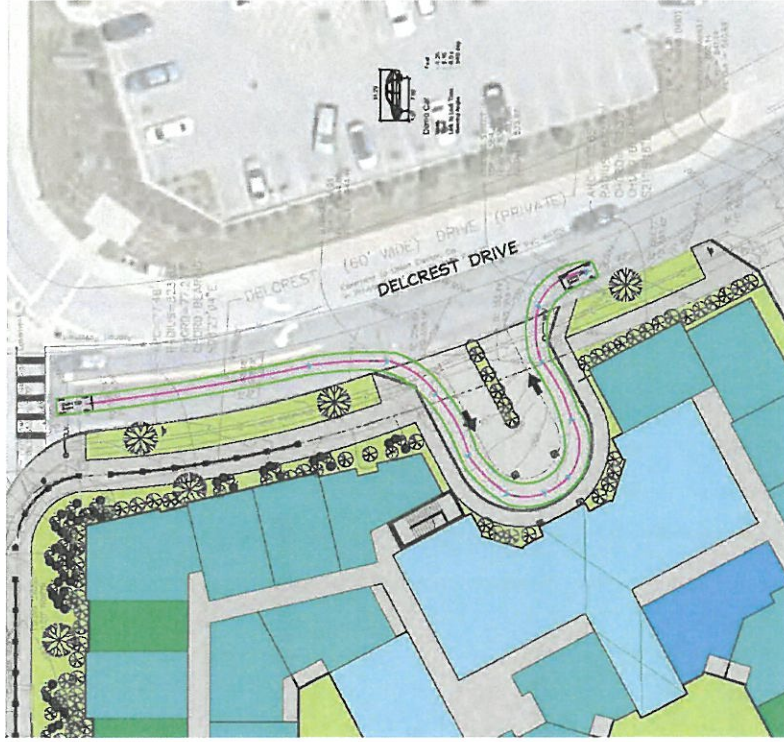
# SITE LAYOUT

- 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

8400 DELMAR



Car & Package Delivery

VE



# RENDERING FROM NORTHEAST

8400 DELMAR

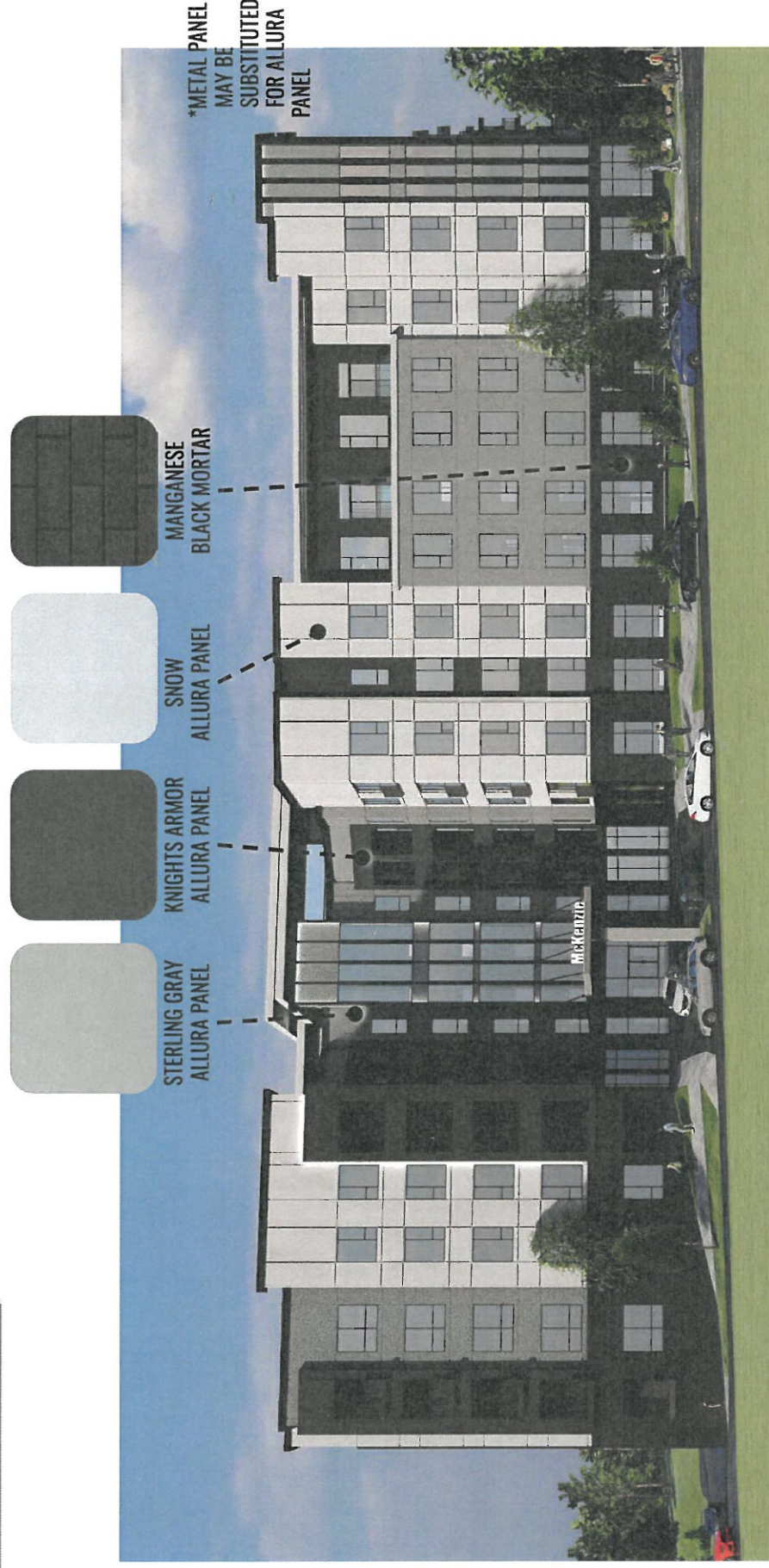


VE



# EAST ELEVATION

8400 DELMAR





# NORTH ELEVATION

8400 DELMAR

STERLING GRAY  
ALLURA PANEL

KNIGHTS ARMOR  
ALLURA PANEL

SNOW  
ALLURA PANEL

MANGANESE  
BLACK MORTAR

\*METAL PANEL  
MAY BE  
SUBSTITUTED  
FOR ALLURA  
PANEL



VE

# WEST ELEVATION

8400 DELMAR



STERLING GRAY  
ALLURA PANEL



KNIGHTS ARMOR  
ALLURA PANEL



SNOW  
ALLURA PANEL

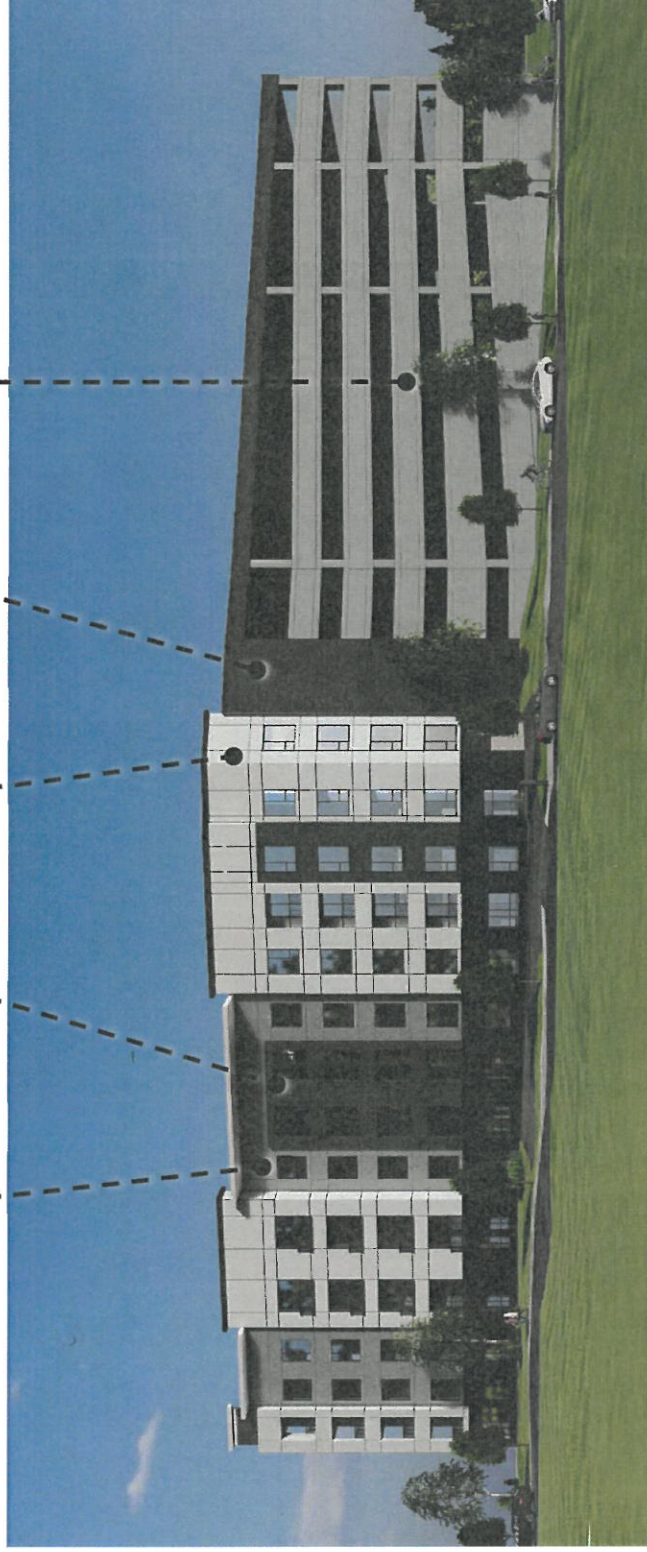


DARK CONCRETE



LIGHT CONCRETE

\*METAL PANEL  
MAY BE  
SUBSTITUTED  
FOR ALLURA  
PANEL



VE



# SOUTH ELEVATION

8400 DELMAR



CONCRETE



STUCCO BAND  
BLACK



SNOW  
ALLURA PANEL



KNIGHT'S ARMOR  
ALLURA PANEL



STERLING GREY  
ALLURA PANEL

\*METAL PANEL  
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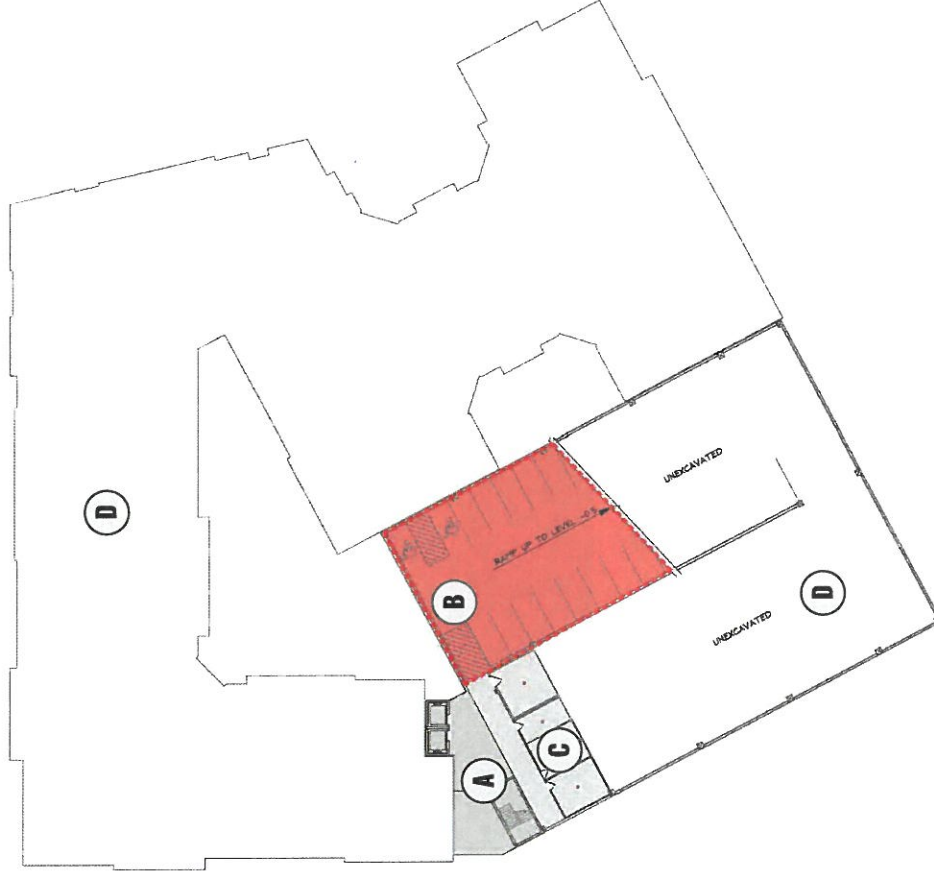
# FLOOR PLAN - LOWER LEVEL 2

8400 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



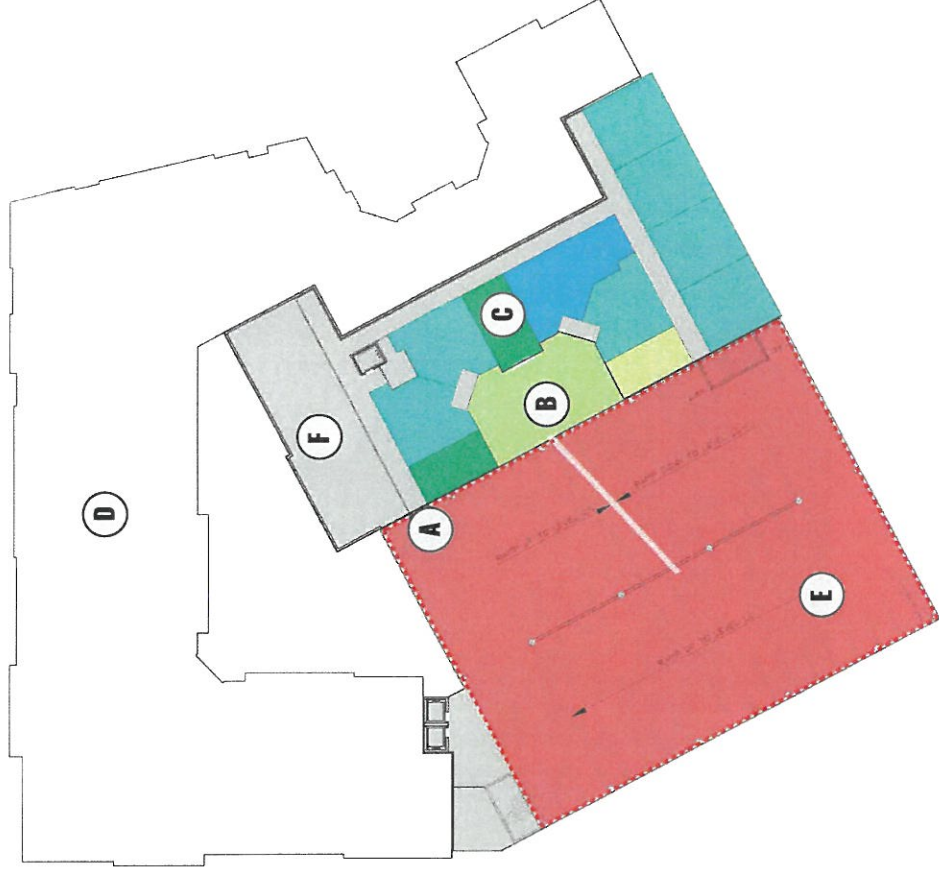
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# FLOOR PLAN - LOWER LEVEL 1

- 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 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

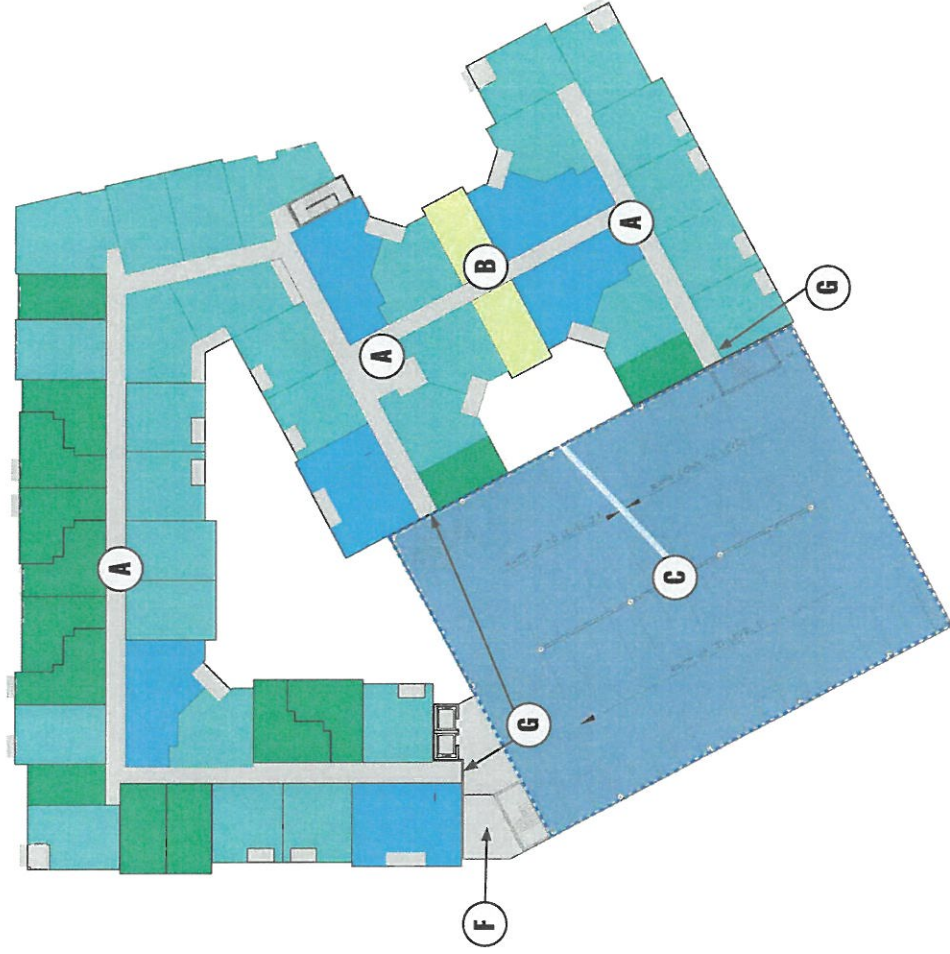
- Secure Parking
- Unsecure Parking



# FLOOR PLAN - LEVEL 2

- 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

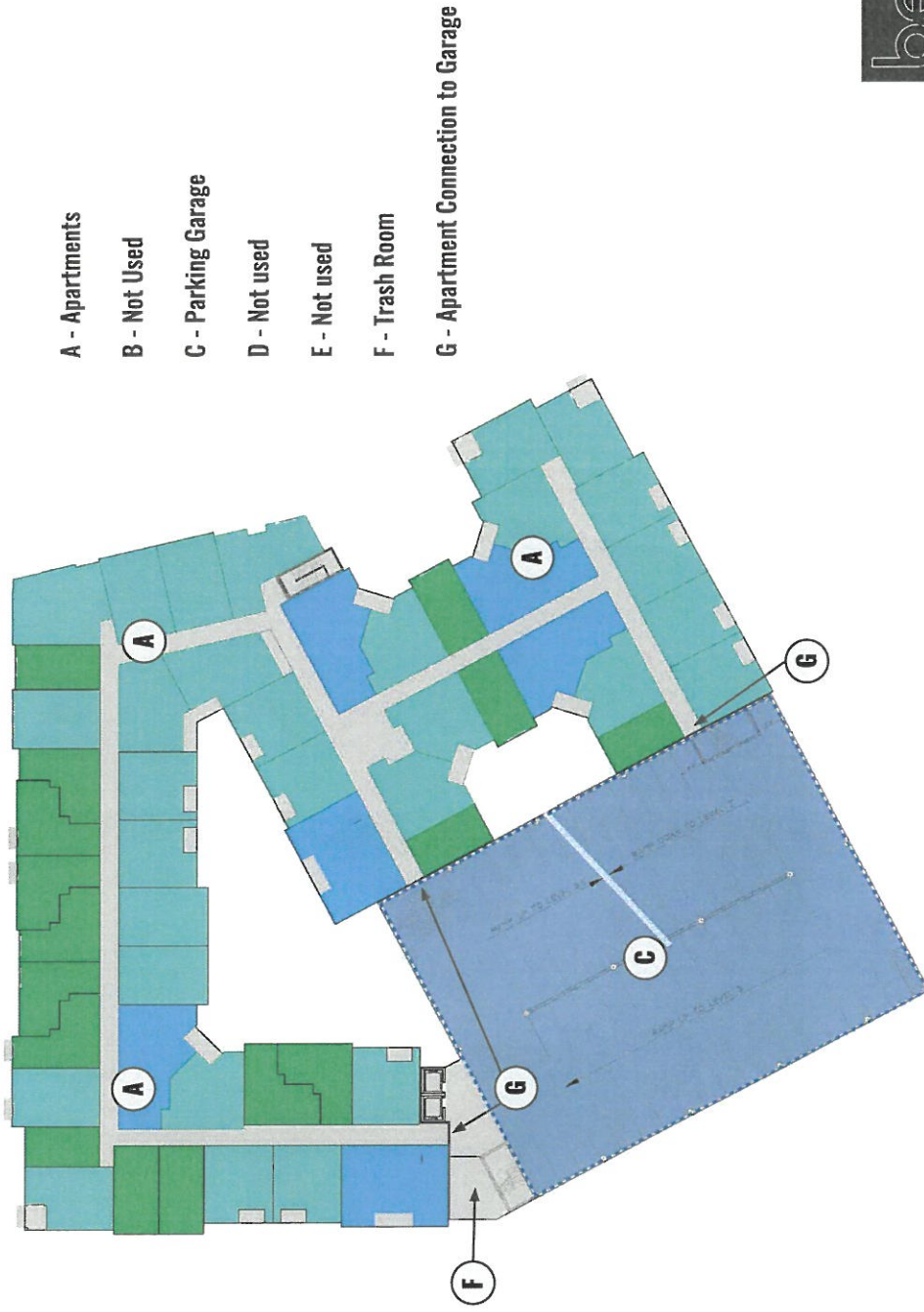


# FLOOR PLAN - LEVEL 3

8400 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking

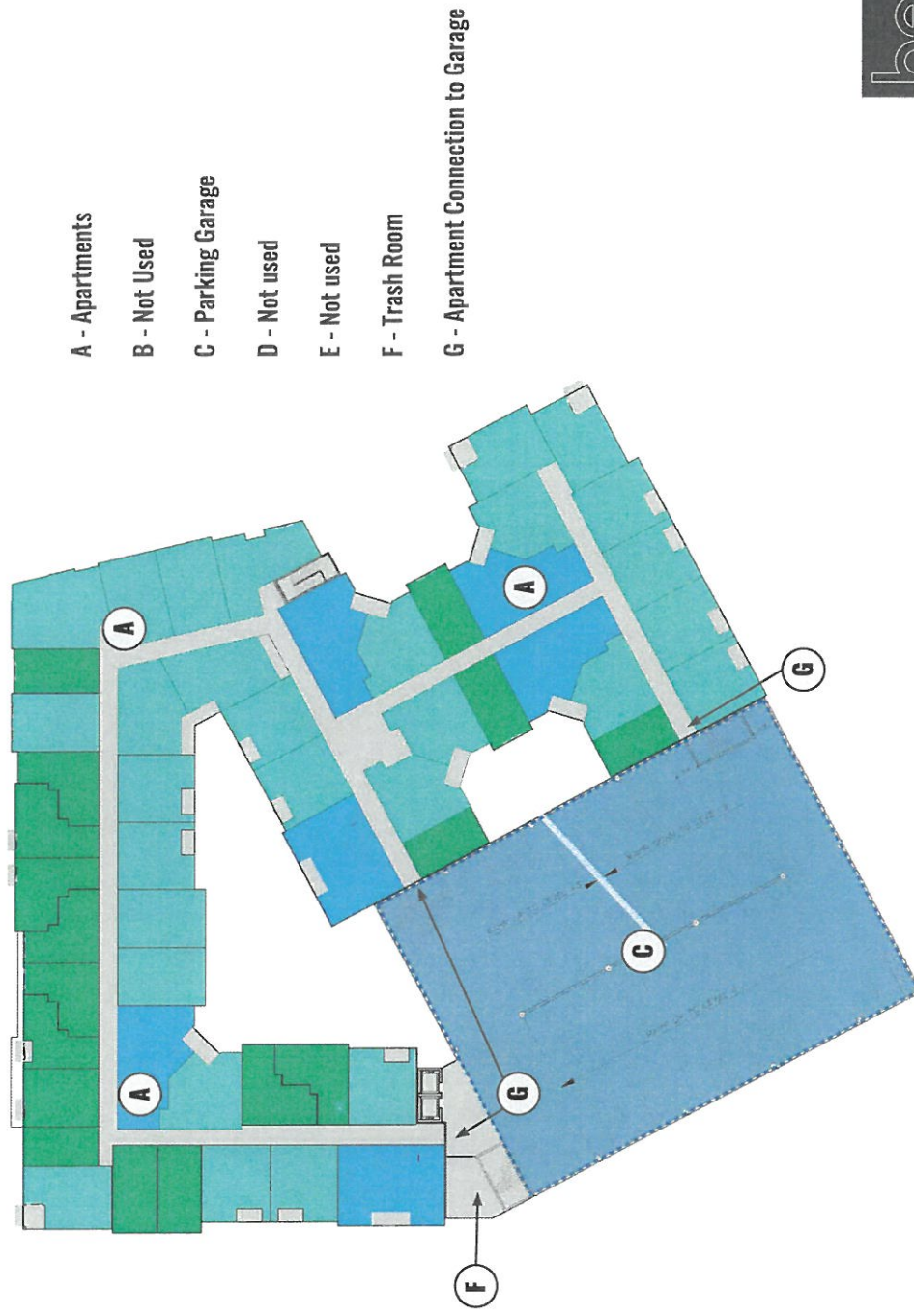




# **FLOOR PLAN - LEVEL 4**

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking



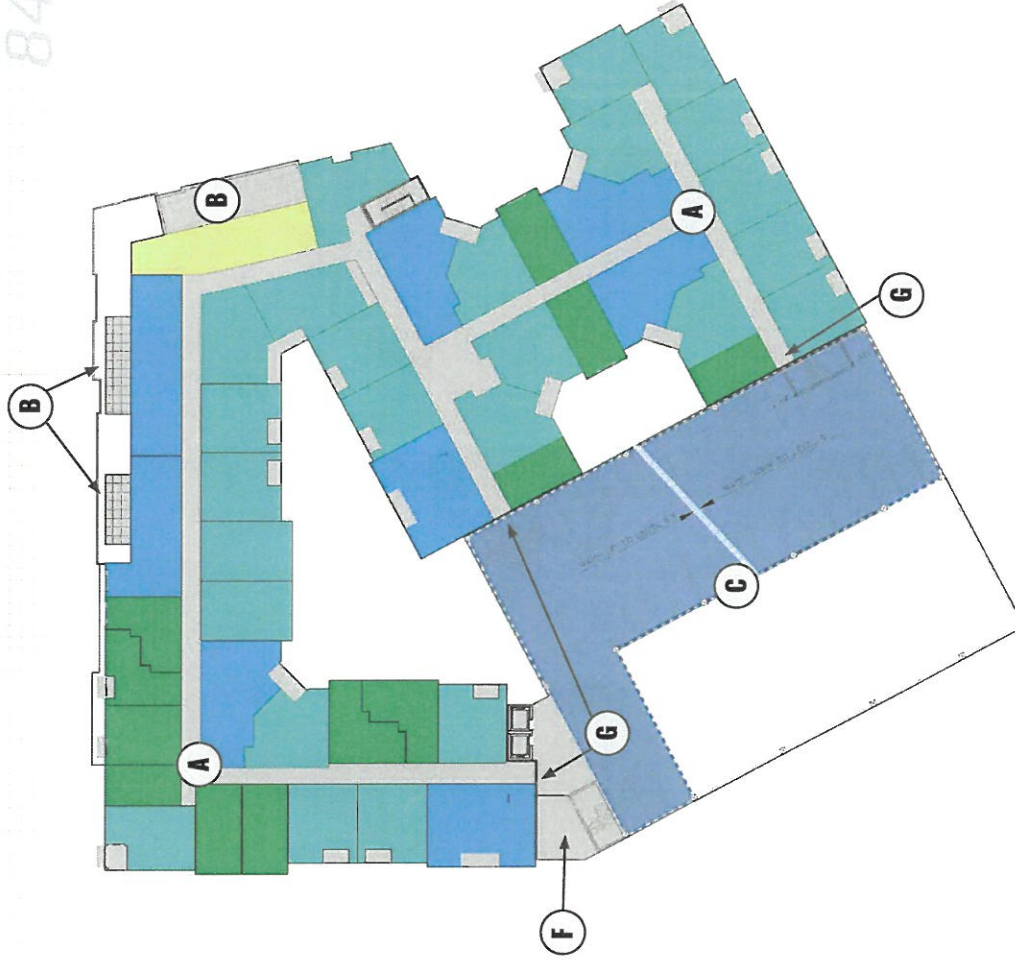
- A - Apartments
- B - Not Used
- C - Parking Garage
- D - Not used
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage

# FLOOR PLAN - LEVEL 5

8400 DELMAR

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit

- Secure Parking
- Unsecure Parking

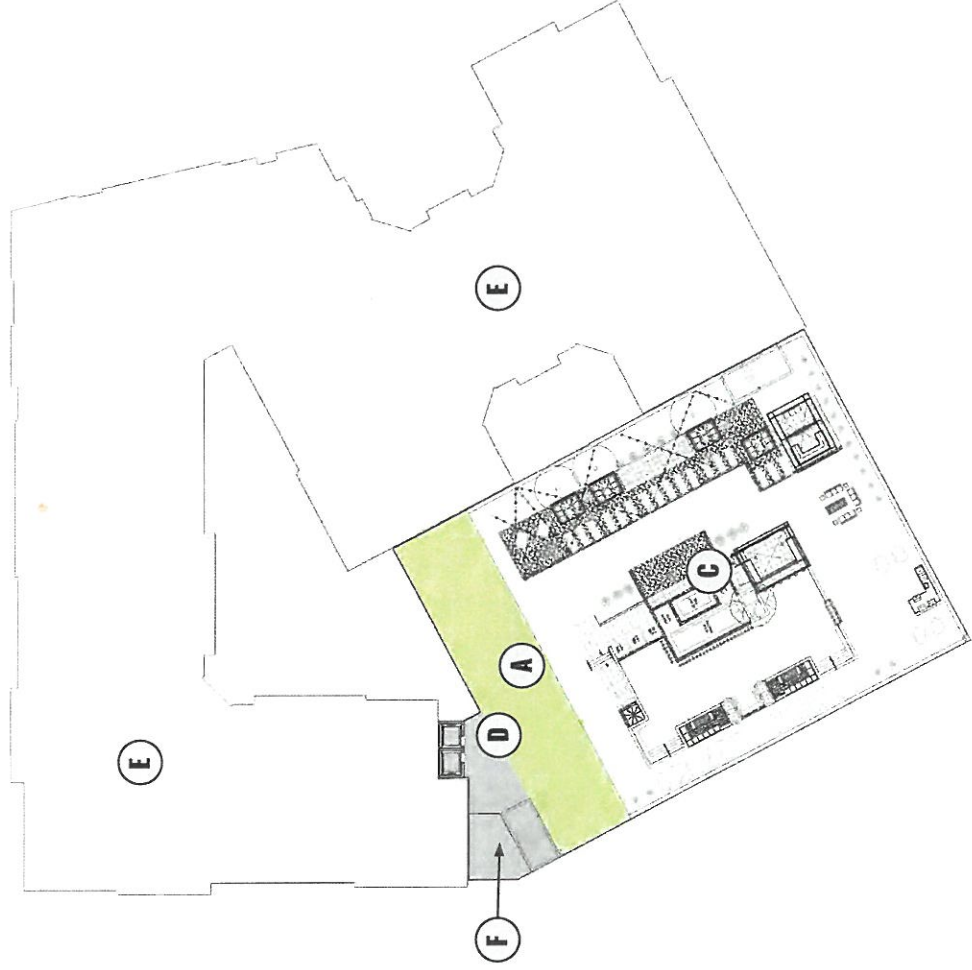


- A - Apartments
- B - Rooftop Patio
- C - Parking Garage
- D - Not used
- E - Not used
- F - Trash Room
- G - Apartment Connection to Garage

# **FLOOR PLAN - LEVEL 6**

- 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

8400 DELMAR



VE



# GARAGE - EXAMPLE OF GARAGES ALONG I70

8400 DELMAR





Apartment Summary				
FT. STUDIES	UNITS	MO	Avg SF	SF
STUDIO	26	15.5%	477	12,402
STUDIO - ALCOVE	36	14.5%	591	21,276
1 BED ROOM	147	58.3%	693	101,811
2 BED ROOM	30	11.7%	1,040	31,170
TOTAL UNITS	239			176,659
DECK/PATIOS				2,240
COMMON AREA				31,110
AMENITY				1,057
RESTRO				1,050
STORAGE				2,917
TOTAL APARTMENT BUILDING				223,349

Garage				
LEVEL	UNITS	SPACE	SPACE	TOTAL
LEVEL 1	24	19,800	19,800	19,800
LEVEL 2	24	19,800	19,800	19,800
LEVEL 3	24	19,800	19,800	19,800
LEVEL 4	24	19,800	19,800	19,800
LEVEL 5	24	19,800	19,800	19,800
LEVEL 6 (Ramp)	24	19,800	19,800	19,800
TOTAL PARKING	144	118,800	118,800	118,800

REQUIREMENTS	
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100. THE APARTMENT SHALL BE A MINIMUM OF 1,000 SQ. FT. (1,000 SQ. FT. MINIMUM)	

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

- (A) APARTMENT ENTRANCE ELEVATION (+56'-0")
- (B) PRIMARY GARAGE ENTRANCE ELEVATION (+56'-0")
- (C) LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+56'-0")
- (D) LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+56'-0")
- (E) LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+56'-0")
- (F) LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+56'-0")
- (G) LOWER LEVEL GARAGE ENTRANCE (UNSECURED) ELEVATION (+56'-0")

**VE DESIGN GROUP**  
 1000 PINE STREET, SUITE 100  
 SAN DIEGO, CA 92101  
 TEL: 619.594.1111  
 WWW.VEDESIGNGROUP.COM

**MIXED USE DEVELOPMENT**  
 8400 DELMAR BLVD  
 UNIVERSITY CITY, MO

**SITE LAYOUT**  
 SCALE: 1" = 30'-0"

**PROJECT NO.**  
 2024-001

**DATE**  
 01/15/2024

**DESIGNER**  
 VE DESIGN GROUP

**CLIENT**  
 UNIVERSITY CITY, MO

**PROJECT NAME**  
 MIXED USE DEVELOPMENT

**PROJECT ADDRESS**  
 8400 DELMAR BLVD

**PROJECT CITY**  
 UNIVERSITY CITY, MO

**PROJECT STATE**  
 MISSOURI

**PROJECT ZIP**  
 63105

**PROJECT COUNTY**  
 ST. LOUIS

**PROJECT ZONE**  
 G0.2









ORD 7159



## Council Agenda Item Cover

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**MEETING DATE:** August 9, 2021

**AGENDA ITEM TITLE:** Final Plan Approval – Adoption of an Ordinance to approve the Final Plan Concept for the proposed 8400 Delmar (Delcrest Plaza)

**AGENDA SECTION:** Unfinished Business - Bill 9439

**CAN THIS ITEM BE RESCHEDULED? :** No

**PREPARED/SUBMITTED BY:** Clifford Cross, Director of Planning and Development

### BACKGROUND REVIEW:

The Plan Commission recommended approval of the proposed Preliminary Plan concept at their December 3, 2020 meeting by a unanimous 7-0 vote. They further approved the Final Plan at their June 23, 2021 meeting by a 5-0 vote. This agenda item requires consideration of an ordinance approving the final plan concept at City Council. The first reading and introduction of the bill occurred on July 12, 2021. The second and third readings, along with the passage of the ordinance, is expected to occur at the subsequent August 9, 2021 meeting.

### RECOMMENDATION:

City Manager concurs with the Planning Commission's recommendation.

### Attachments:

- 1: Transmittal Letter from Plan Commission
- 2: Staff Report
- 2: Ordinance No 9439 & Final Plan



**Plan Commission**

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

June 23, 2021

Ms. LaRette Reese  
City Clerk  
City of University City  
6801 Delmar Boulevard  
University City, MO 63130

RE: Final Plan Approval – 8400 Delmar – Delcrest Plaza (PC 21-11)

Dear Ms. Reese,

At a scheduled meeting on June 23, 2021 at 6:30 pm via videoconference, the Plan Commission considered an application by ALPS Acquisition LLC to approve an ordinance for "Final Plan" approval of the proposed 8400 Delmar (Delcrest Plaza) development.

By a vote of 5 to 0, the Plan Commission recommended approval of said ordinance to approve ALPS Acquisition LLC's "Final Plan" for the proposed 8400 Delmar (Delcrest Plaza) development subject to the following conditions:

- 1) Complete a Final Plat Prior to Approval
- 2) Provide a Construction and Staging schedule to staff as part of the administrative review and approval process.

Sincerely,

Margaret Holly, Chairperson  
University City Plan Commission





**Department of Community Development**

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

**STAFF REPORT**  
**(City Council)**

MEETING DATE: July 12, 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

**PLAN COMMISSION 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**

The Plan Commission considered the original 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. The Plan Commission recommended approval of the Final Plan, subject to conditions, at their June 23, 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."*

### **Plan Commission Recommendation**

Based on the preceding considerations, the Plan Commission recommended 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 Final Plan approval.
- A construction and staging scheduled be provided to staff.