



Plan Commission

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

Roll Call MEETING OF THE PLAN COMMISSION
VIA VIDEOCONFERENCE
Wednesday, February 23, 2022
6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, February 23, 2022

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 February 23, 2022 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/84936345514?pwd=ay9VVDZEOE5odFdDS2lxOGd2bVVqdz09>

Passcode: 526743

Audio Only Call

Or One tap mobile :

US: +19292056099,,84936345514#,,,,*526743# or +13017158592,,84936345514#,,,,*526743#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

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: 849 3634 5514

Passcode: 526743

International numbers available: <https://us02web.zoom.us/j/84936345514?pwd=ay9VVDZEOE5odFdDS2lxOGd2bVVqdz09>

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 Senior Planner 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: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Senior Planner. 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 – December 15, 2021
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)
4. Old Business
 - a. **Text Amendment – TXT 22-01.**
Applicant: Bamboo Acquisitions, LLC
Request: Add “*Automobile and light truck rental/rent-a-car services*” to list of Conditional Uses in the “LC” Limited Commercial District, §400.450 of the City’s Zoning Ordinance.
(VOTE REQUIRED)
 - b. **Map Amendment – REZ 22-01.**
Applicant: Neighborhood Properties
Request: A Zoning Map Amendment to rezone approximately 11.0 acres from “PA” Public Activity to “PD-R” Planned Development Residential District, and to further consider approval of Preliminary Site Development Plan for the proposed residential development.
Address: 7701 Canton Avenue
(VOTE REQUIRED)
5. New Business
 - a. **Minor Subdivision – SUB 22-02.**
Applicant: JN Development
Request: Approval of a Minor Subdivision from one (1) lots to two (2).
Address: 6518 Etzel Avenue
(VOTE REQUIRED)
 - b. **Conditional Use Permit – CUP 22-03**
PUBLIC HEARING
Applicant: MACC Boyz Properties, LLC
Request: Approval of a “Banquet/reception halls and bingo halls” use in the GC – General Commercial District
Address: 7271 Olive Boulevard
(VOTE REQUIRED)

- c. **Map Amendment – REZ 22-03.**
PUBLIC HEARING
Applicant: U. City, LLC
Request: A Zoning Map Amendment to rezone approximately 8.18 acres of land, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to Planned Development Commercial District (PD-C), and to further consider approval of Preliminary Site Development Plan.
Address: 13 parcels of land along Olive Boulevard, west of McKnight Road.
(VOTE REQUIRED)
- d. **Map Amendment – REZ 22-04.**
PUBLIC HEARING
Applicant: Charles Deutsch and Company
Request: A Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from GC, HRO, SR & MR to Planned Development Mixed-Use (PD-M) District, and to further consider approval of a resolution for a Preliminary and Final Site Development Plan, including the Landscape Plan.
Address: 8630 Delmar Boulevard
(VOTE REQUIRED)
- d. **Conditional Use Permit – CUP 22-04.**
PUBLIC HEARING
Applicant: Charles Deutsch and Company
Request: Approval to allow for an increase in the Floor Area Ratio to 1.09 and a reduction in the west side setback to no less than 24’ feet.
Address: 8630 Delmar Boulevard
(VOTE REQUIRED)
- e. **Major Subdivision – SUB 22-03.**
Applicant: Charles Deutsch and Company
Request: Approval of a Major Subdivision from seventeen (17) lots to one (1).
Address: 8630 Delmar Boulevard. Future location of the Avenir development.
(VOTE REQUIRED)

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report
- b. Committee reports
 - i. Code Review
 - ii. Public Hearing Notice text amendment

8. Adjournment



Department of Planning and Development

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

M E M O R A N D U M

TO: Plan Commission
FROM: John Wagner, Ph.D., Senior Planner
DATE: February 23, 2022
SUBJECT: "LC" Limited Commercial Text Amendment

The Plan Commission Code Review Committee met on February 5, 2022, and again on February 10, 2022, to discuss proposed text amendments to the "LC" Limited Commercial section of the University City Zoning Ordinance.

The Committee made no recommendation to the full Plan Commission on the proposed amendment. Please refer to the January 26, 2022 meeting packet for the original application and details on the Applicant's request.



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M E M O R A N D U M

TO: Plan Commission
FROM: John Wagner, Ph.D., Senior Planner
DATE: February 23, 2022
SUBJECT: REZ 22-01

Neighborhood Properties, the Applicant for REZ 22-01, has requested that their application be postponed until the March 23, 2022 meeting of the Plan Commission. This will give them time to make revisions to the preliminary site plan as discussed at the January 26, 2022 meeting.

City Attorney John Mulligan and I discussed changes to the plan with the Applicant's representative, Lauren Talley, on Friday, February 11, 2022. They are going to revise the preliminary site plan to comply with the "LR" Limited Residential District. After the plan is revised, a decision will be made if the Applicant will continue with the original "PD-R" zoning designation or change to "LR" Limited Residential District. This revised plan will also comply with the University City Subdivision Ordinance regarding street width and right-of-way and reflect a more realistic number of townhomes that can be built on the site.



Department of Community Development

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

STAFF REPORT

MEETING DATE: February 23, 2022
FILE NUMBER: SUB 22-02
COUNCIL DISTRICT: 3
Location: 6518 Etzel Avenue
Applicant: JN Development
Request: Approval of a Minor Subdivision from one (1) lot to two (2).
Existing Zoning: SR – Single-family Residential
Existing Land Use: Vacant
Proposed Zoning: No change: SR – Single-family Residential
Proposed Land Use: Two (2) single-family homes

Surrounding Zoning and Current Land Use:

North: PA – Public Activity / SR – Single-Family Residential
East: SR – Single-Family Residential
South: LR – Limited Residential
West: SR – Single-Family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Subdivision Application
- B. Record Plat and Legal Descriptions

Existing Property and Applicant Request

The subject property is 0.20 acres in size and is currently vacant. The Applicant is proposing to split the lot into two (2) 30' x 147.4' lots, each 0.10-acre in size. These dimensions would match the lots to the west and east of 6518 Etzel. Zoning of this and surrounding parcels, along with an aerial view of the property, is illustrated on the following page.



Staff Review

Staff reviewed this as part of the “Minor Subdivision” process identified in Section 405.170 of the Subdivision regulations.

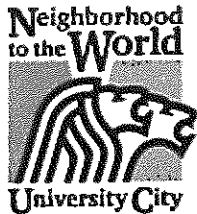
Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations. In addition, the subdivision is consistent with City Ordinance Number 7095, enacted on January 14, 2019. This legislation concerns existing, non-conforming lots in the City. Table 1 in the ordinance lists subdivisions and the prevailing pattern of their dimensions for lots in subdivisions that were platted prior to the City’s first zoning code in 1926.

6518 Etzel Avenue is in the Sutter Heights subdivision. Acceptable dimensions for lots in this subdivision, as outlined in Table 1, are a 3,400 square-foot minimum lot size with a minimum lot width of 30 feet. If the lot at 6518 Etzel Avenue were split, as the Applicant has requested, there would be two (2) lots 4,422 square-feet in area and 30 feet in width. As such, the lot dimensions comply with City standards.

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 Minor Subdivision.



Department of Community Development

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

SUBDIVISION APPLICATION

The application form must be completed and submitted along with the subdivision plat, letter of authorization (if applicable), fees, and other required attachments on or before the filing deadline. The filing deadline is generally twenty-eight (28) days prior to the Plan Commission meeting.

1. Application Type (Check each that apply):

- Minor Subdivision, Preliminary Plat, Final Plat, Boundary Adjustment, Preliminary Development Plan, Final Development Plan, Right-of-way Vacation, Plat Vacation, Dwelling Unit Display

- 2. Attachments: 4 (#) Folded paper copies of Plat (SENT SEPARATELY), Electronic copy, Improvement Plans, Other

3. Property Owner Information:

Name: JN DEVELOPMENT, Address: 3 HORBS MILL ST. CHARLES, MO 63303

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner - not applicable to right-of-way vacation application):

Name: SAME, Address:

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):

CONVERT ONE LOT INTO TWO LOTS FOR THE PURPOSE OF BUILDING TWO SINGLE FAMILY HOMES.



University City

Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3188

NECS ROSVALL

Printed Name

[Handwritten Signature]

Signature

1/31/2022

Date

FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + _____ # of lots x \$35.00 = _____

LOT 34 DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 34 IN BLOCK 2 OF SUTTER HEIGHTS, A SUBDIVISION IN THE COUNTY OF ST LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 34; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 82 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 06 DEGREES 43 MINUTES 56 SECONDS WEST, A DISTANCE OF 147.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 82 DEGREES 51 MINUTES 18 SECONDS WEST, A DISTANCE OF 29.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 06 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 147.41 FEET TO THE POINT OF BEGINNING, CONTAINING 4,421 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

LOT 35 DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 35 IN BLOCK 2 OF SUTTER HEIGHTS, A SUBDIVISION IN THE COUNTY OF ST LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 34; THENCE ALONG THE NORTHERLY LINE OF SAID LOT SOUTH 82 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH 06 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 147.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT NORTH 82 DEGREES 51 MINUTES 18 SECONDS WEST, A DISTANCE OF 29.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 06 DEGREES 43 MINUTES 56 SECONDS EAST, A DISTANCE OF 147.40 FEET TO THE POINT OF BEGINNING, CONTAINING 4,421 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

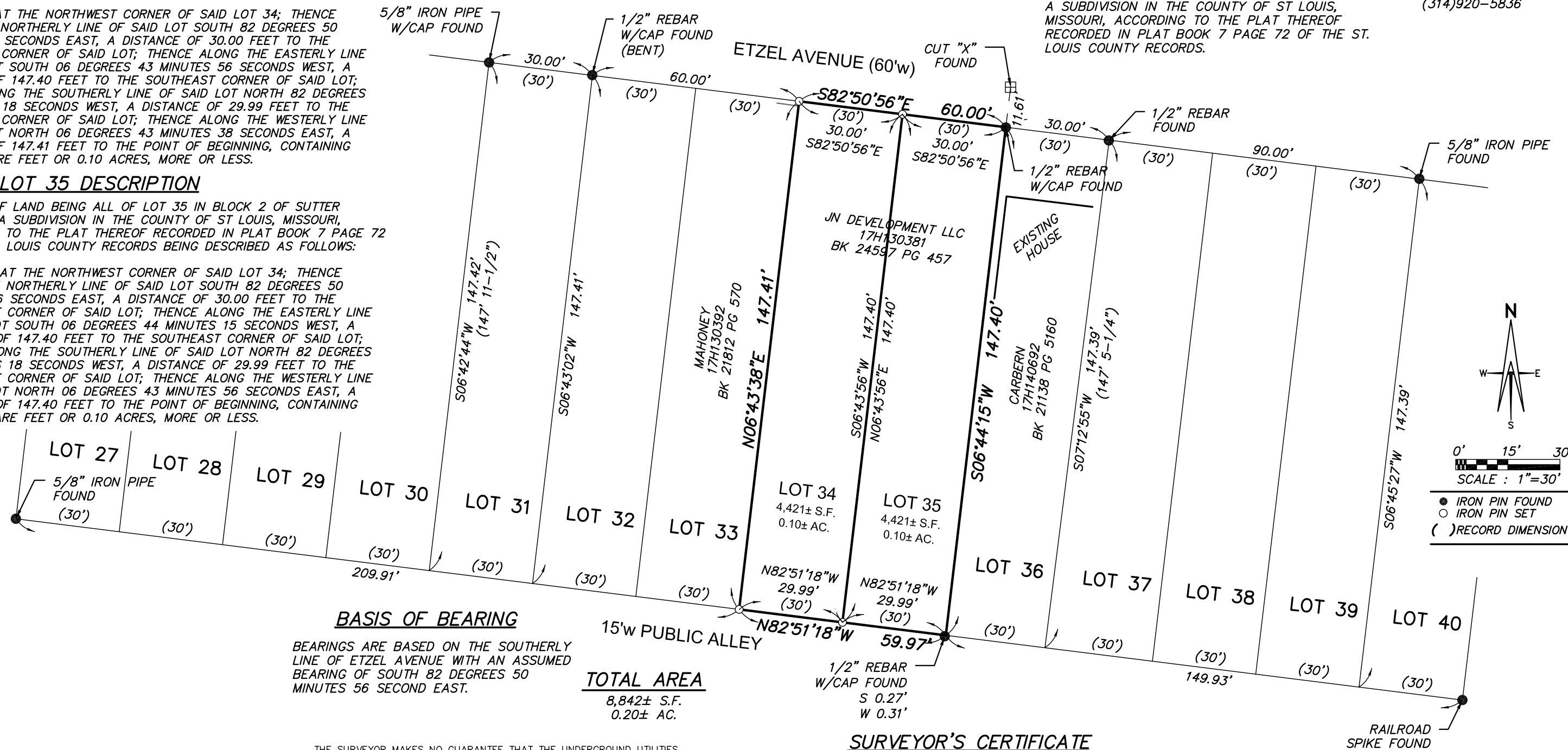
**LOT SPLIT PLAT
6518 ETZEL AVENUE - UNIVERSITY CITY, MO**

CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

**RECORD LEGAL DESCRIPTION
DB 24597 PG 457**

LOTS 34 AND 35 IN BLOCK 2 OF SUTTER HEIGHTS, A SUBDIVISION IN THE COUNTY OF ST LOUIS, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS.

OWNER/SUBDIVIDER:
JN DEVELOPMENT LLC
3 HOBBS ML
ST. CHARLES, MO 63303
(314)920-5836



BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF ETZEL AVENUE WITH AN ASSUMED BEARING OF SOUTH 82 DEGREES 50 MINUTES 56 SECOND EAST.

TOTAL AREA

8,842± S.F.
0.20± AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF LIFESTYLE HOMES, HAS PERFORMED THIS LOT SPLIT PLAT FROM RECORD SOURCES AND ACTUAL FIELD SURVEY PERFORMED IN THE MONTH OF DECEMBER, 2021 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR URBAN BOUNDARY SURVEYS (20 CSR 2030 CHAPTER 16). ALL LINEAR AND ANGULAR VALUES SHOWN ARE BASED UPON DEED OR RECORD INFORMATION UNLESS OTHERWISE NOTED.

NOTE: IT IS NOT WARRANTED THAT THIS PLAT CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RIGHTS OF WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SHERRILL ASSOCIATES, INC.

Surveyors - Engineers - Planners



316 North Main Street (618) 656-9251
Edwardsville, IL 62025 FAX (618) 656-9496

Illinois Design Firm #184-001238
Missouri Design Firm #001332

NO.	DATE	REV.
PROJECT NO.	21786-01	
DRAWN	JAC	CHECKED SES
DATE	1-5-2022	

DISCLAIMER OF RESPONSIBILITY

I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

SHEET 1 OF 1

SHARON E. SHERRILL, P.L.S. 2018038294
IN THE STATE OF MISSOURI
LICENSE EXPIRATION 12/31/2022



STAFF REPORT

MEETING DATE: February 23, 2022
 FILE NUMBER: CUP 22-02
 COUNCIL DISTRICT: 3
 Location: 7271 Olive Boulevard
 Applicant: MACC Boyz Properties, LLC
 Property Owner: MACC Boyz Properties, LLC
 Request: Conditional Use Permit (C.U.P.) The proposed use is for “*Banquet/reception halls and bingo halls*” in the GC – General Commercial District.

COMPREHENSIVE PLAN CONFORMANCE
 Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

- Attachments:
 A. Application for Conditional Use Permit
 B. Site and Parking Plan

Existing Zoning: GC – General Commercial
 Existing Land Use: Vacant
 Proposed Zoning: No change – “GC” District
 Proposed Land Use: Banquet/reception halls and bingo halls

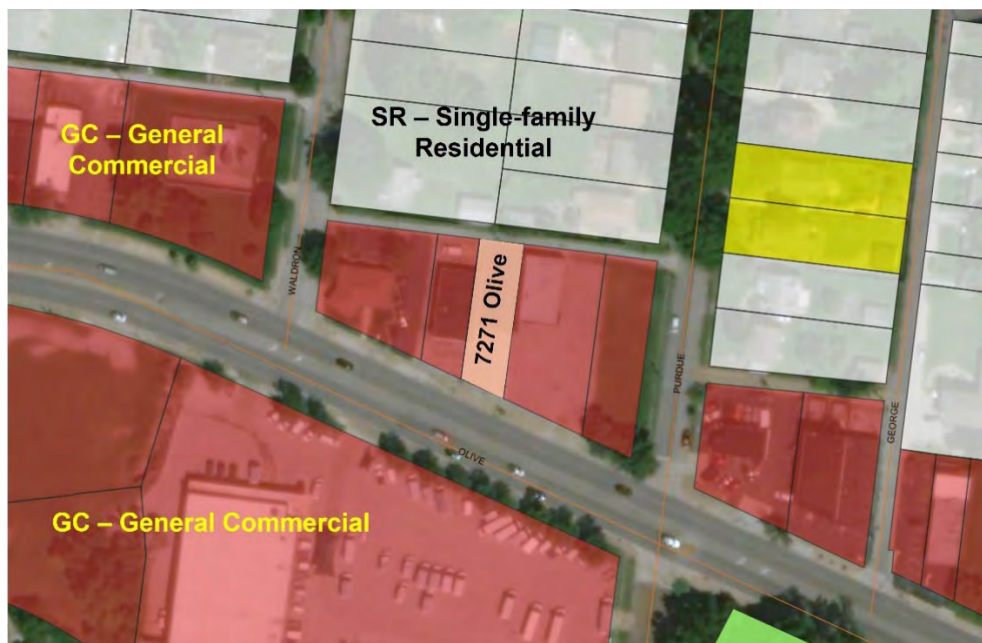
Surrounding Zoning and Current Land Use:

North:	SR	Single-family Residential
East:	GC	General Commercial
South:	GC	General Commercial (<i>South side of Olive Boulevard</i>)
West:	GC	General Commercial

Existing Property

The existing property at 7251 Olive Boulevard is a 0.11-acre lot that contains a commercial building approximately 2,700 square-feet in size that was built in 1961. The property is zoned GC – General Commercial and is surrounded to the east and the west along Olive Boulevard by lots that are also zoned General Commercial. Lots directly across Olive are also zoned GC. The properties behind this lot, to the north, are zoned SR – Single-family Residential. It should be noted that the Applicant also owns the lot just west of 7271 Olive, as well as the two (2) properties to the east to Purdue Avenue. These two (2) parcels to the east play a role in the Applicant's proposal, as noted below.

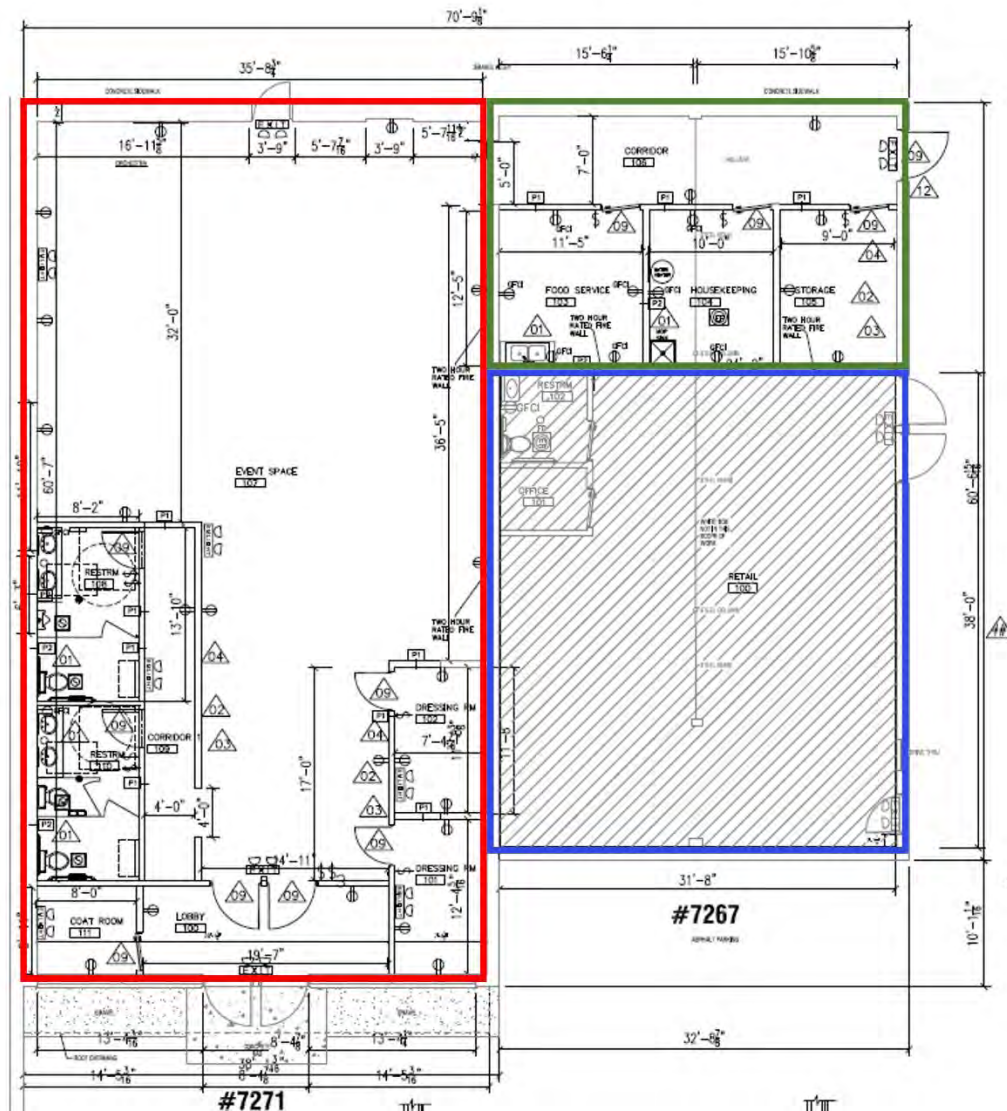
The location and surrounding zoning of the property, as well as an aerial view of the site, are noted on the two (2) figures below.



Applicant's Request

Mr. Jonathan McMiller is representing MACC Boyz Properties, LLC for this Conditional Use Permit Application. His company owns four of the lots along this section of Olive Boulevard – 7273, 7271, 7267 and 7261 Olive – as noted in the aerial photo on the previous page. The latter address is currently a grass lot. The buildings on the other three addresses are connected. Mr. McMiller plans a small office for the 7273 building, and a restaurant use has already been approved for the 7267 location.

He would like to use the 7271 location as a banquet facility. As noted earlier, he will need to use two of the other parcels to make this work. He proposes to use the back portion of the 7267 location – outlined in green in the figure below – for kitchen and storage space for the banquet facility. The banquet area is outlined in red and the approved restaurant is outlined in blue. There is access between buildings. He will also need to use the 7261 parcel for parking. The attached site plan shows the location of the proposed parking spaces.



Analysis

A Conditional Use Permit in this instance is required per the GC – General Commercial District regulations, section §400.510 – Conditional Uses A(8):

8. Banquet/reception halls and bingo halls;

There are two things that need to be in place to make Mr. McMiller's proposal work:

1. There needs to be a mechanism/easement in place between the 7271 location and the 7267 building to allow cross access between the buildings. Since his company owns both buildings, there should be a way to make this work.
2. He needs to provide adequate parking for the banquet facility. Section 400.2140 of the Zoning Ordinance, Schedule of Off-Street Parking Space Requirements, states that places of public assembly require:

1 space for every 3.5 seats in the main assembly room (1 seat equals 2 feet of bench length); or where no fixed seating is provided, 1 space for each 50 square-feet of floor area, exclusive of kitchen, restrooms and storage areas; plus spaces as required herein for affiliated uses.

There will not be fixed seating in this facility, so the 1 space for each 50 square-feet of floor area is applicable. With approximately 1,300 square-feet of floor area, he needs 26 parking spaces, with an estimated 32 spaces required if staff parking is considered.

The attached site plan shows 37 spaces total on this parcel (7271), the restaurant location (7267) and the grass lot that will be converted to parking. Since it is anticipated that the restaurant and banquet facility will not be in use at the same time, a shared parking arrangement can be made, requiring a Conditional Use Permit, as noted in Section 400.2130, Exceptions to The Minimum Off-Street Parking and Loading Space Requirements, subsection D.

Staff Recommendation

Staff is of the opinion that the proposed use of this building for banquet/reception halls and bingo halls would not be detrimental to the surrounding area.

Staff is recommending approval of the request, subject to the following conditions:

1. The Applicant needs to provide an agreement or cross access easement between the 7271 address and 7267 parcel for shared use of the kitchen and storage areas;
2. The Applicant needs to apply for a Conditional Use Permit for a shared parking agreement, as noted in §400.2130.

Neighborhood
to the World
UNIVERSITY CITY
University City
Received
JAN 27 2022

Department of Community Development

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

22-00675

Department of Community Development
City of University City
6801 Delmar
University City, MO 63101

**APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri**

1. Address/Location of Site/Building: 7271 Olive Blvd St. Louis, Mo 63130

2. Zoning District (check one):

 SR LR MR HR HRO X GC LC CC IC PA PD

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

MACC Boyz Properties, LLC --- 800 Olive Street #801 St. Louis, MO 63101--- 314-369-9621

4. Applicant's Interest in the Property: X 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:

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.).

We have attached architectural plans that were drawn up with University City's codes in mind. We will submit these plans to the zoning and building code division to ensure all requirements are met.

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

This site will be used as a banquet facility. We will look to hire local residents and to contribute to the economic growth of the area. Not only will this space will be used for banquets, but also for Community Outreach efforts such as teen/youth seminars, college fairs/job fairs. This space WILL NOT be used as a club or to host events that will disturb the peace of the residents or cause problems. We are a family focused company and therefore this space will resemble the values we hold dear.

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

The amount of renovation and cost for upgrading this property will not bring down the value of the neighboring sites, but will increase the property value for our entire block.

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

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

Attached are plans to expand the parking lot onto the grassy area owned by the company. This should serve as adequate parking for the facility.

** 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.

1/27/2021

Date

Jonathan D. Mentell Co-Owner
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

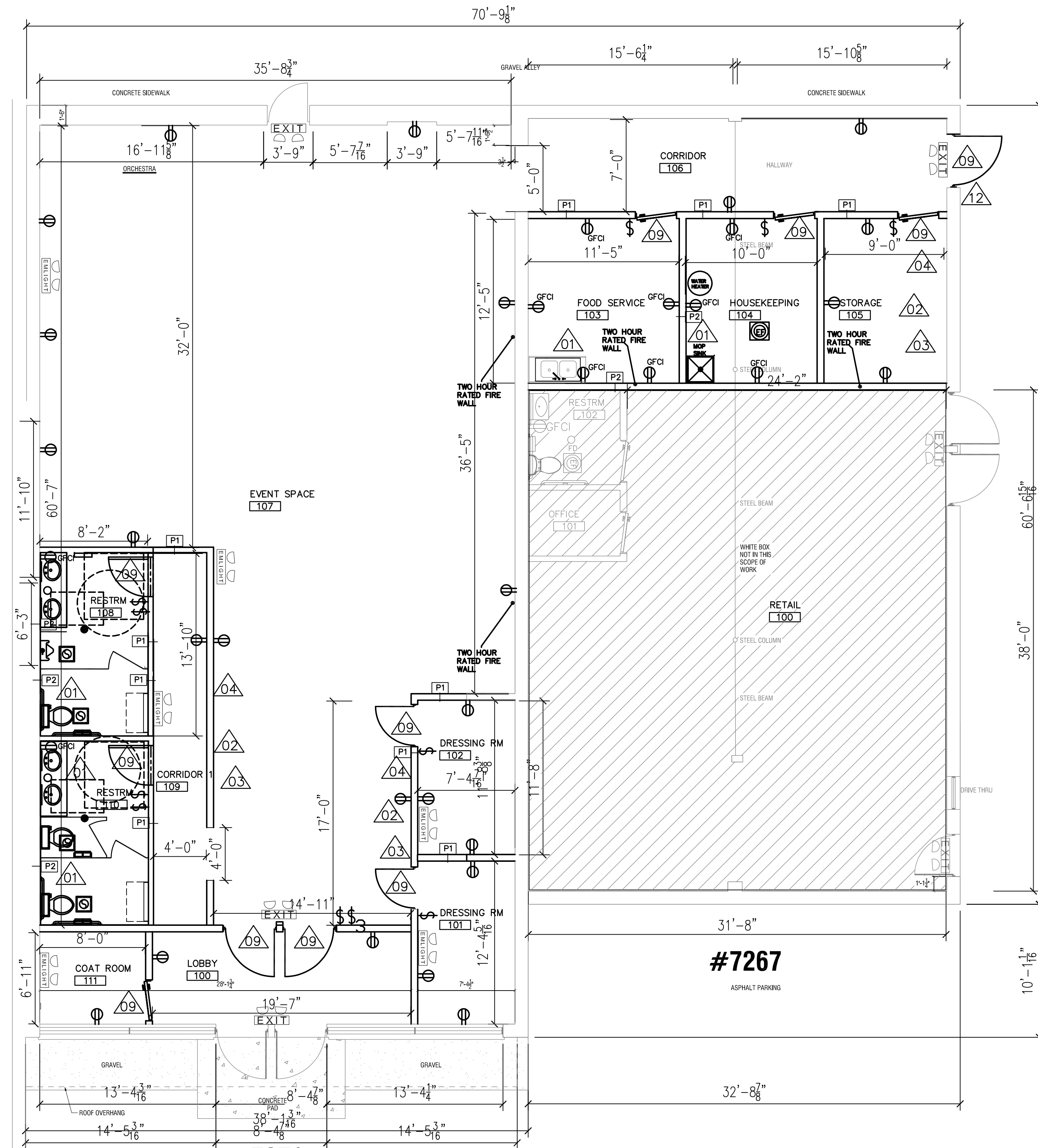
Application First Received.

Application Fee in the Amount of \$ _____ Receipt # _____

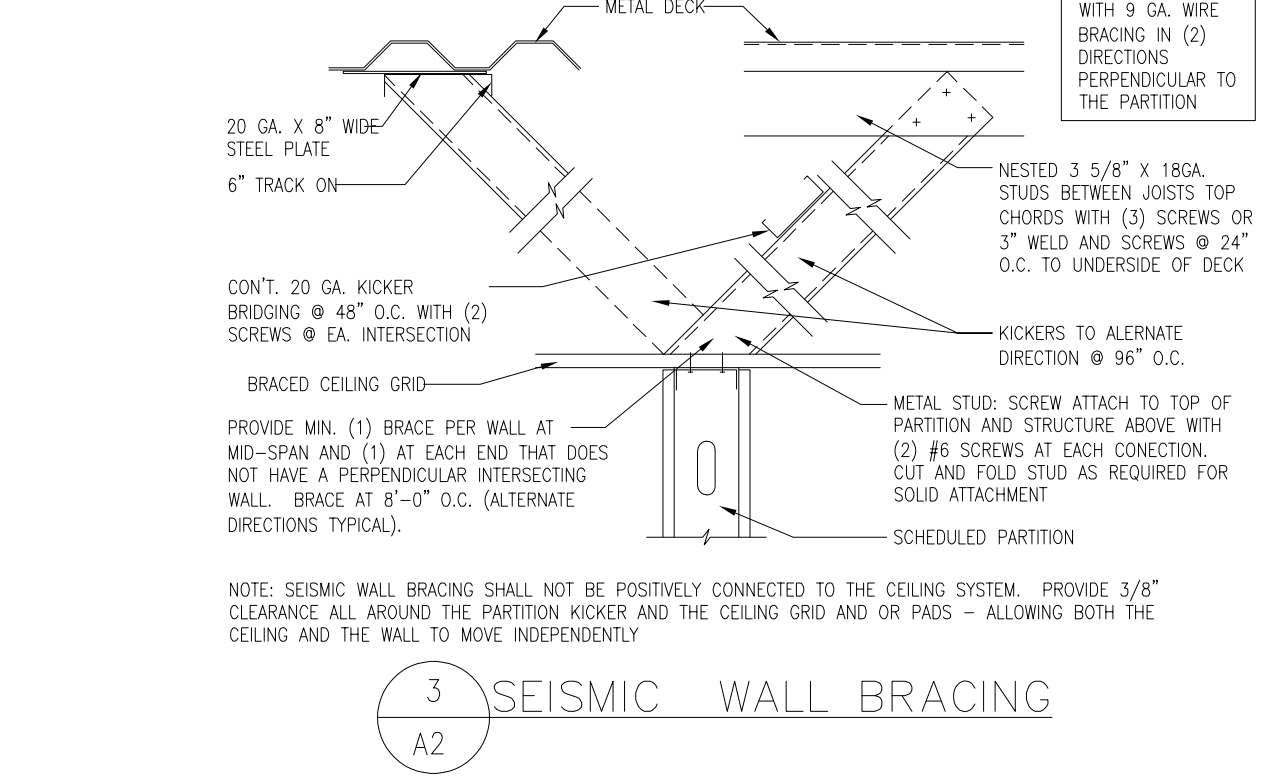
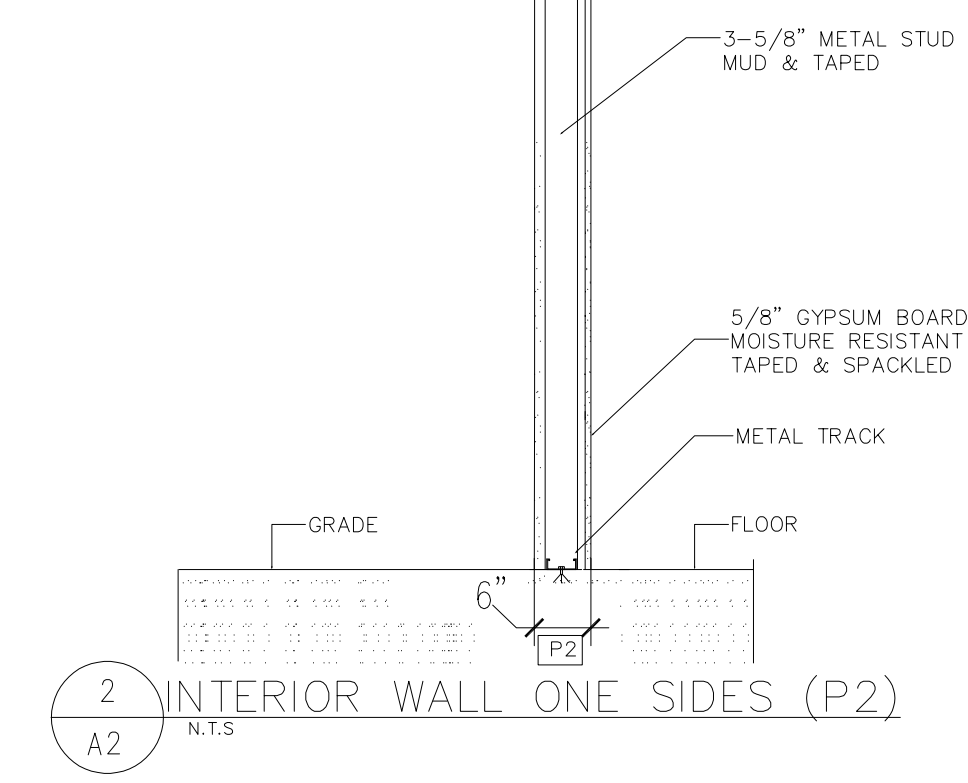
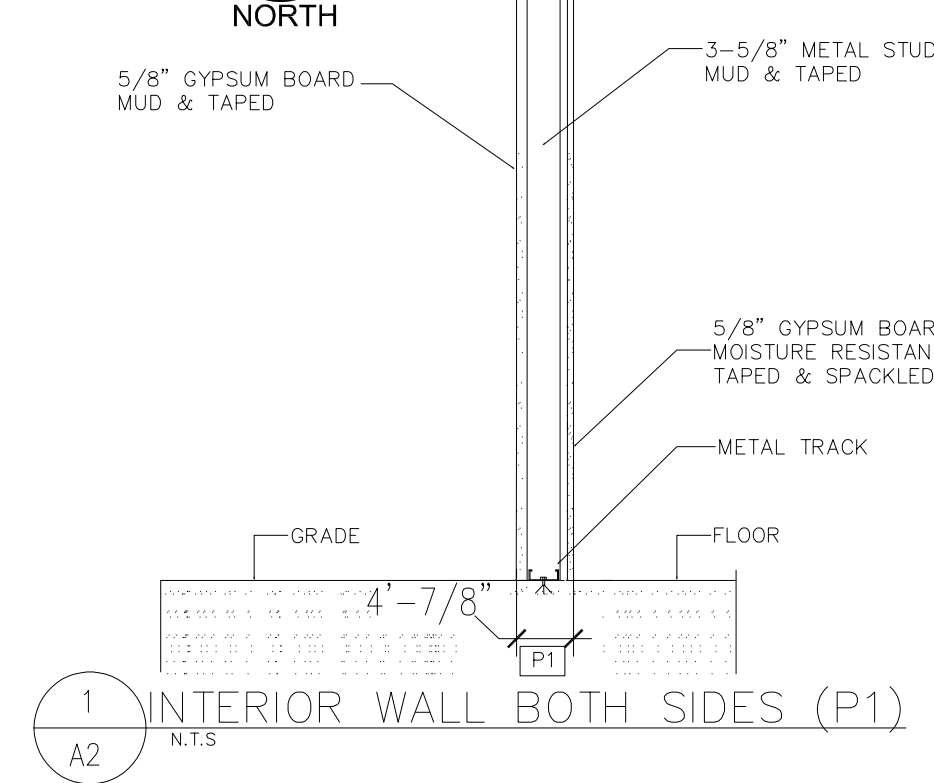
Application returned for corrections, additional data.

Final complete application received.

File # _____ created.



#7271
NEW FLOOR PLAN
 3/16"=1'



General Requirements:

These specifications and the accompanying drawings constitutes the furnishing of all labor, materials and equipment required to complete the installation of the systems as shown including all accessories, fittings, auxiliaries, and components required for the proper performance of the systems.

Work installed shall be in strict compliance with applicable 2018 IBC other state and local codes governing codes and regulations.

Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify all existing equipment and working conditions.

Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

All materials and equipment shall be commercial grade and shall carry a U.L. label.

Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.

Interior walls shall be framed and secured to the exterior brick walls.

Metal studding shall be 16" O.C. for perimeter and partition walls.

All exterior framed walls shall have insulated with R-19 6" thick installed between each stud.

All exterior framed walls shall stop at the bottom of the roof joist.

The existing ceiling shall remain.

The word "provide" as used herein means to furnish and install complete.

Secure and pay for all required permits and inspection certificates.

GENERAL NOTES:

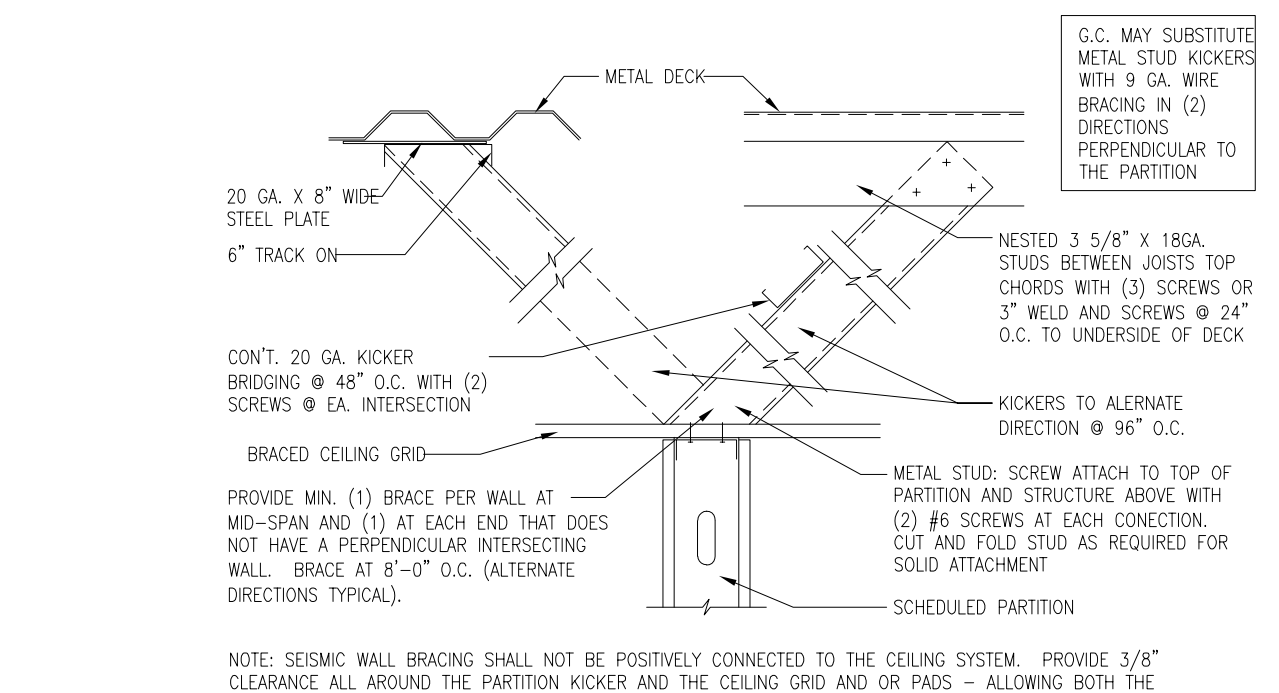
1. REMOVE EXISTING WALLS AND RESTROOM AS INDICATED.
2. REMOVE EXISTING REAR ROLL UP GARAGE DOOR.
3. REMOVE EXISTING CEILING TILES AND GRID.

FLOOR PLAN KEYED NOTES

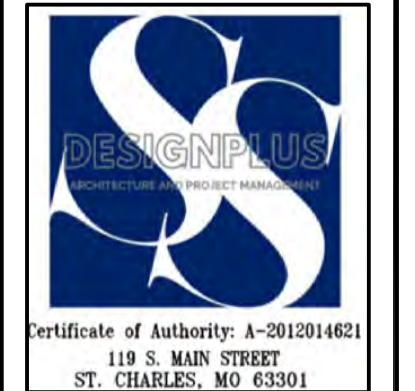
- 01 PATCH FLOOR AFTER UNDERGROUND PLUMBING HAS BEEN INSPECTED
- 02 FRAME UP WALLS FOR NEW WALLS WITH 20GA, 3-5/8" METAL STUDS.
- 03 INSTALL 5/8" DRYWALL ON NEWLY FRAMED WALLS AND EXISTING OPEN WALLS AFTER COVER UP INSPECTION HAS BEEN APPROVED.
- 04 TAPE ALL NEW DRYWALL SEAMS AFTER SCREW INSPECTION.
- 05 PAINT ALL WALLS AFTER THE TAPING INSPECTION.
- 06 INSTALL NEW FLOORING AND COVE BASE AFTER THE PAINTING HAS BEEN COMPLETED.
- 07 INSTALL NEW CEILING GRID SEE A2.0 FOR DETAILS
- 08 INSTALL NEW NON-ABSORBENT, WASHABLE 2X4 CEILING TILE IN NEW RESTROOM
- 09 INSTALL NEW 36" DOOR.
- 10 INSTALL 5/8" MOISTURE RESISTANT DRYWALL FOR ALL PLUMBING WALLS
- 11 SEE A2.0 FOR WALL TYPES, FINISH SCHEDULES AND ADA RESTROOM DETAILS
- 12 FRAME UP EXISTING GARAGE OPENING FOR NEW MAN DOOR. INSULATE AND DRYWALL TO MATCH INTERIOR WALLS.

POWER SYMBOLS

- 120V DUPLEX OUTLET
- 120V DUPLEX OUTLET GROUND FAULT PROTECTED
- DATA WALL CONNECTION
- PHONE WALL CONNECTION
- SWITCH - SINGLE POLE
- SWITCH - THREE POLE
- CEILING MOUNTED EXHAUST FAN
- EXISTING 200A PANEL



PERMIT SET
 FOR CONSTRUCTION



CONSULTANT
DERU & ASSOCIATES, LLC
 801 RUE ST. FRANCOIS,
 SUITE C
 FLORISSANT, MO 63031
 CONTACT: JEROME LOGAN
 (314) 574-5770 CELL
 jlogan@deruassociates.com

PROJECT
PROPOSED NEW EVENT CENTER
 7271 OLIVE BLVD.
 UNIVERSITY CITY, MO 63130

FOR

REVISION

DATE
 SEPTEMBER 10, 2021

JOB NUMBER
 DERU0064

DRAWING TITLE

DRAWN BY/ CHECKED BY

DRAWING NUMBER
A2.0

COMMENTS

FOR BUILDING PERMIT APPLICATION

7273, 7271 & 7267 OLIVE BOULEVARD SITE PLAN

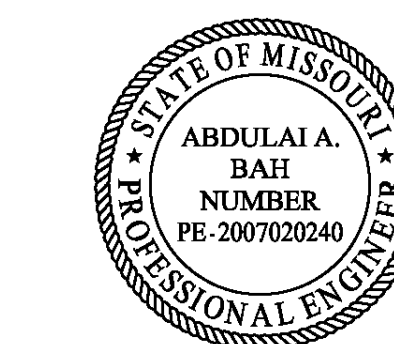
TRACK OF LAND INCLUDING LOTS 13, 14, 15, 16 AND 17 IN
BLOCK 3 OF W. L. MUSICK SUBDIVISION, PB 6, PG 57
U.S. SURVEY 2033, T45N, R6E
UNIVERSITY CITY, MISSOURI 63130



801 Rue St. Francois, Suite C
Florissant, MO. 63031
Phone: (314) 324-1137
qualitycivil@gmail.com

MO COA: E-2021016076

7273, 7271 & 7267 OLIVE BOULEVARD
ST. LOUIS, MO. 63130
SITE PLAN



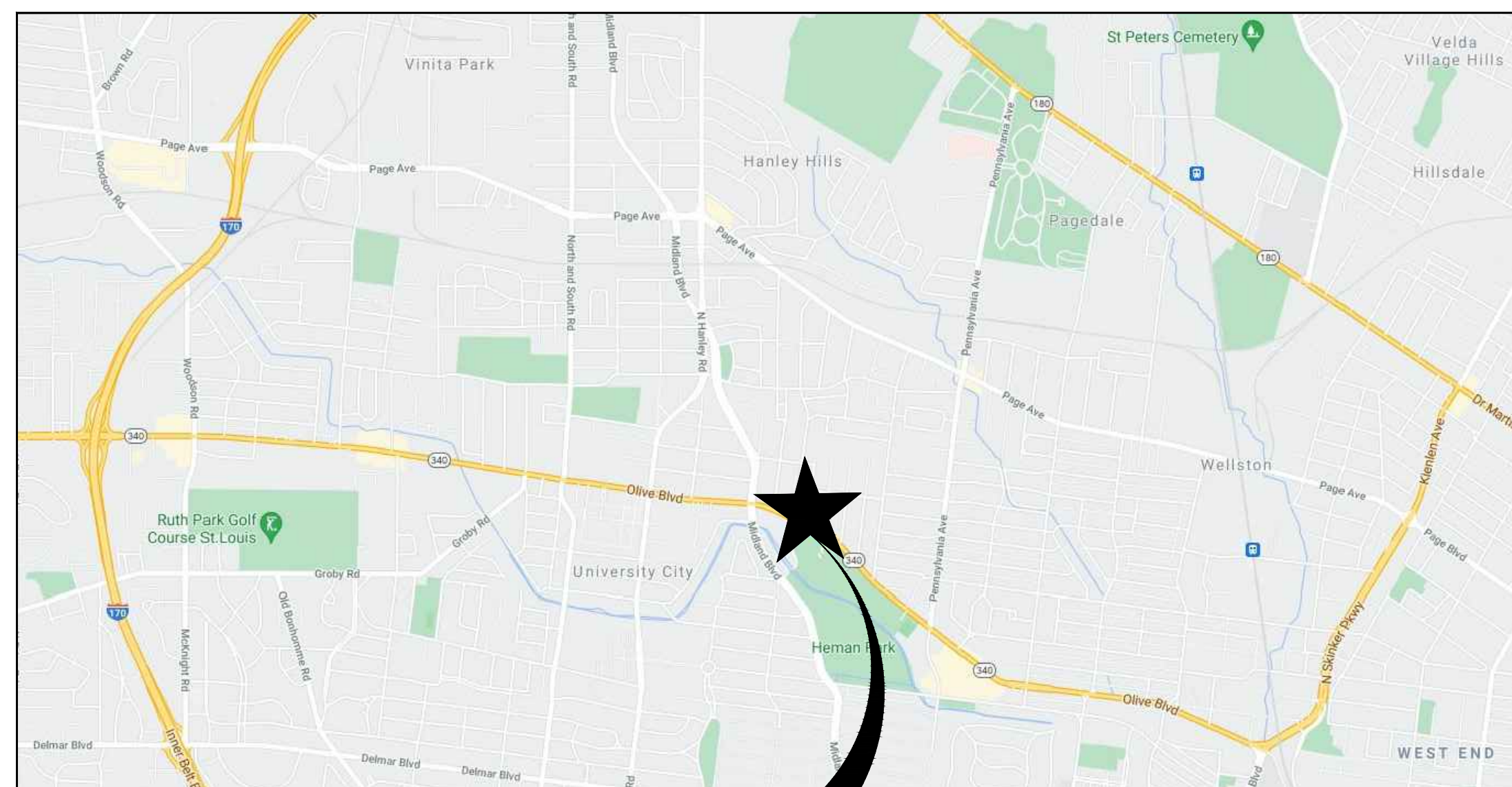
ABDULAI A. BAH
PROFESSIONAL ENGINEER
2007020240
8/20/21

THIS SHEET IS NOT VALID UNLESS SIGNED AND SEALED BY AN ENGINEER. THE SEAL(S) AND SIGNATURE(S) APPLY ONLY TO THE SHEET TO WHICH THEY ARE AFFIXED. THIS ENGINEERING DRAWING IS PROVIDED IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. © COPYRIGHT 2021 QUALITY CIVIL DESIGNS LLC.

PERTINENT DATA

LOCATOR NUMBERS : 17J510405, 17J510438, 17J510450 & 17J510494
 RECORD OWNER(S) : MACC BOYZ PROPERTIES, LLC
 SITE ADDRESS : 800 OLIVE ST, UNIT 801
 ARNOLD MO, 63010

SITE AREA : X.XX ACRES = 100 %
 DISTURBED AREA : X.XX ACRES = XX%
 LOT AREA TOTAL : XXX SF (X.XX ACRES)
 PRESENT USAGE : COMMERCIAL
 EXISTING ZONING : MUNICIPAL
 PROPOSED ZONING : MUNICIPAL
 FIRM PANEL : 29189C0212K
 PROPOSED DEVELOPMENT : COMMERCIAL
 EXISTING SETBACKS : FRONT YARD - XX FT FROM RIGHT-OF-WAY
 : SIDE YARD - XX FT
 : REAR YARD - XX FT



SITE

LEGEND

- TELEPHONE MANHOLE
- POWER POLE
- GAS VALVE
- WATER VALVE
- MANHOLE
- TREE
- STREET SIGN
- LIGHT STANDARD
- GRATE INLET
- AREA INLET
- INLET OR STRUCTURE DESIGNATOR
- FENCE
- GUARD RAIL
- OVERHEAD ELECTRIC
- UNDERGROUND WATER
- UNDERGROUND ELECTRIC

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

*** CAUTION / HAZARD ***
EXISTING UNDERGROUND UTILITIES AND OTHERS
CALL BEFORE EXCAVATING

AMERICAN WATER (MO) : 1-800-253-6426
 AMERICAN WATER (IL) : 1-800-422-2782
 CHARTER COMMUNICATIONS : (888) 438-2427
 AMEREN UE : (314) 342-1000
 LA CLEDE GAS : (314) 621-6960
 AT&T : 1-800-252-1133
 M.S.D. : (314) 768-6260
 SPRINT NEXTEL : 1-800-521-0579
 GENERAL UTILITIES : 1-800-DIG-RITE



1-800-DIG-RITE

CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

THE UNDERGROUND UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

M.S.D. BENCHMARK

MSD BENCHMARK 14-505

NAVD88(SLC2011A) ELEV = 516.68 FTUS (OR) 157.484 METER
 NGVD29 ELEV = 517.09 FTUS
 CUT SQUARE ON TOP OF CURB AT CENTERLINE SOUTH END OF GRASS MEDIAN ISLAND IN MIDLAND BOULEVARD AT THE INTERSECTION OF MIDLAND BOULEVARD WITH AHERN AVENUE AND PURDUE AVENUE ON THE WEST AND WITH PURDUE AVENUE ON THE EAST. BENCHMARK IS WEST OF #1100 MIDLAND BOULEVARD AND ROUGHLY 40' NORTH OF THE WESTERLY PROJECTION OF THE CENTERLINE OF THAT PART OF PURDUE AVENUE WHICH IS EAST OF MIDLAND BOULEVARD ALONG THE NORTH SIDE OF HEMAN PARK.
 SP MO EAST N=314595± E=265278± METER - ESTIMATED
 ROUGH NAD83 LAT=38.688029±(N+) LONG=90.324439±(W-)

PREPARED FOR
MACC BOYZ PROPERTIES, LLC
7261, 7267, 7271 AND 7273 OLIVE BLVD
ST. LOUIS, MO. 63130

LIST OF SHEETS

- C-1 COVER SHEET
- C-2 PLAN / GRADING / DETAILS
- V-1 SITE PLAN SURVEY

MARK	DATE	DESCRIPTION

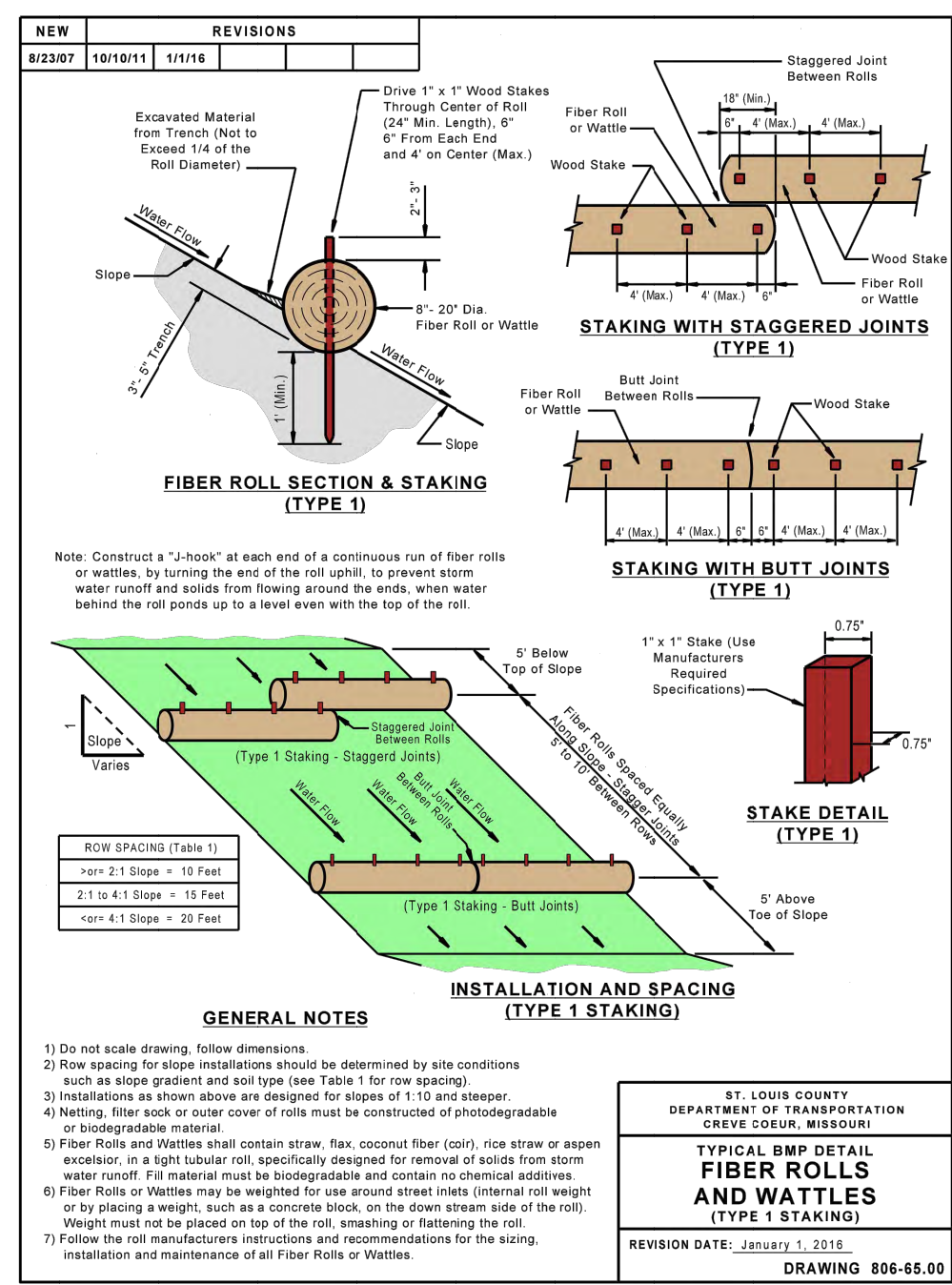
PROJECT NO: 2021-104
 ISSUE DATE: AUG. 20, 2021
 DESIGNED BY: A.A.B.
 DRAWN BY: B.M.M.
 CHECKED BY: A.A.B.

COVER SHEET

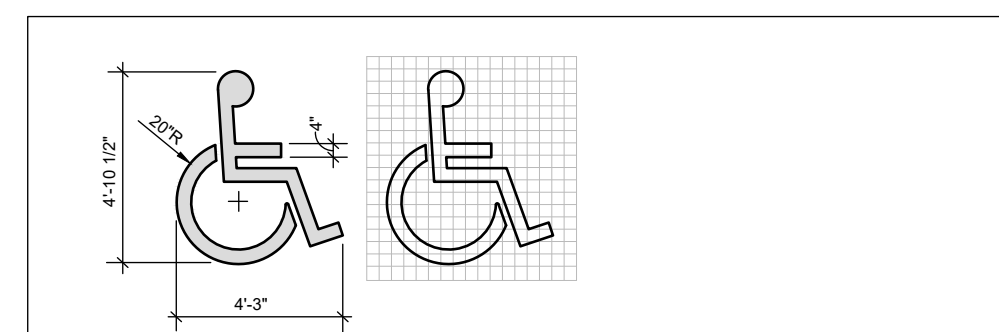
C-1

SHEET 1 OF 3

MSD BASE MAP: 17J1
ZIP CODE: 63130



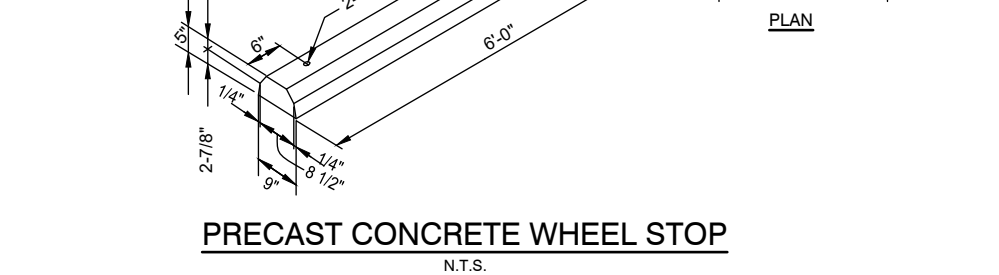
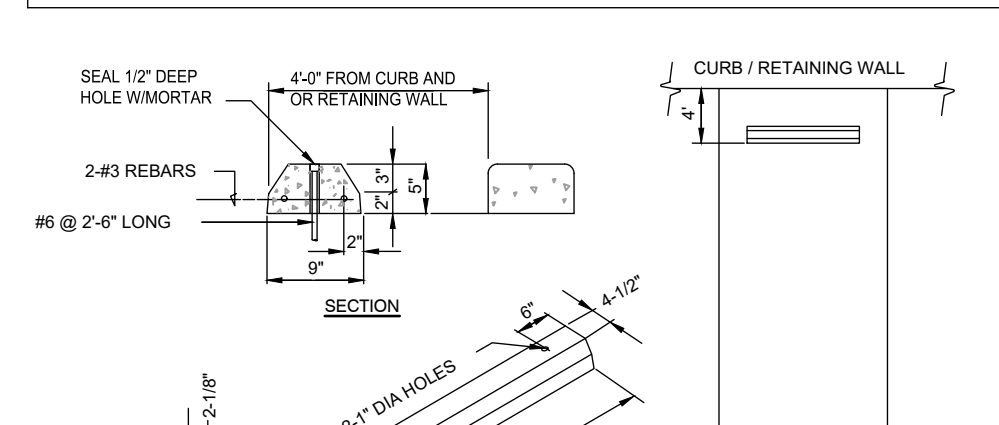
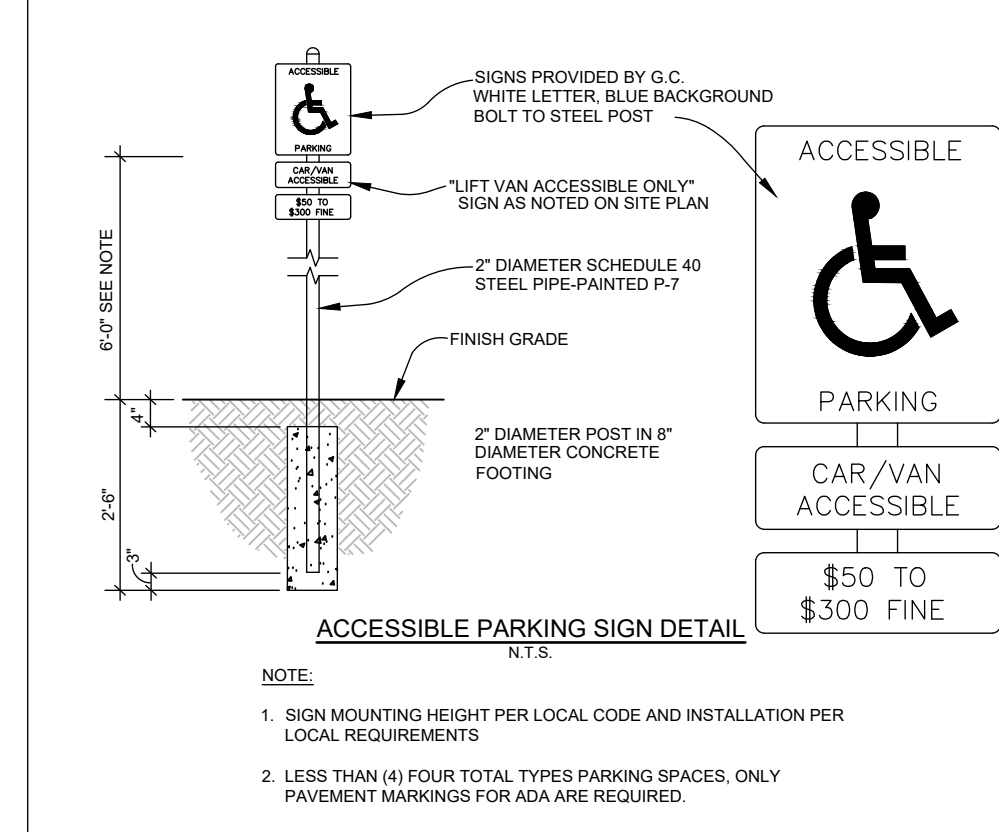
11/12016 Page 140 Sediment and Erosion Control Manual Standard Drawings



ACCESSIBLE PARKING SIGN DETAIL N.T.S.

1. SIGN MOUNTING HEIGHT PER LOCAL CODE AND INSTALLATION PER LOCAL REQUIREMENTS

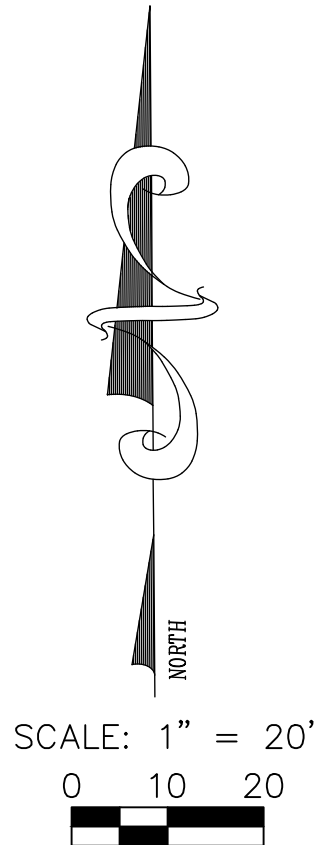
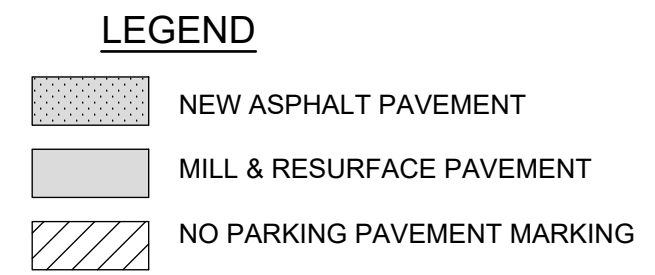
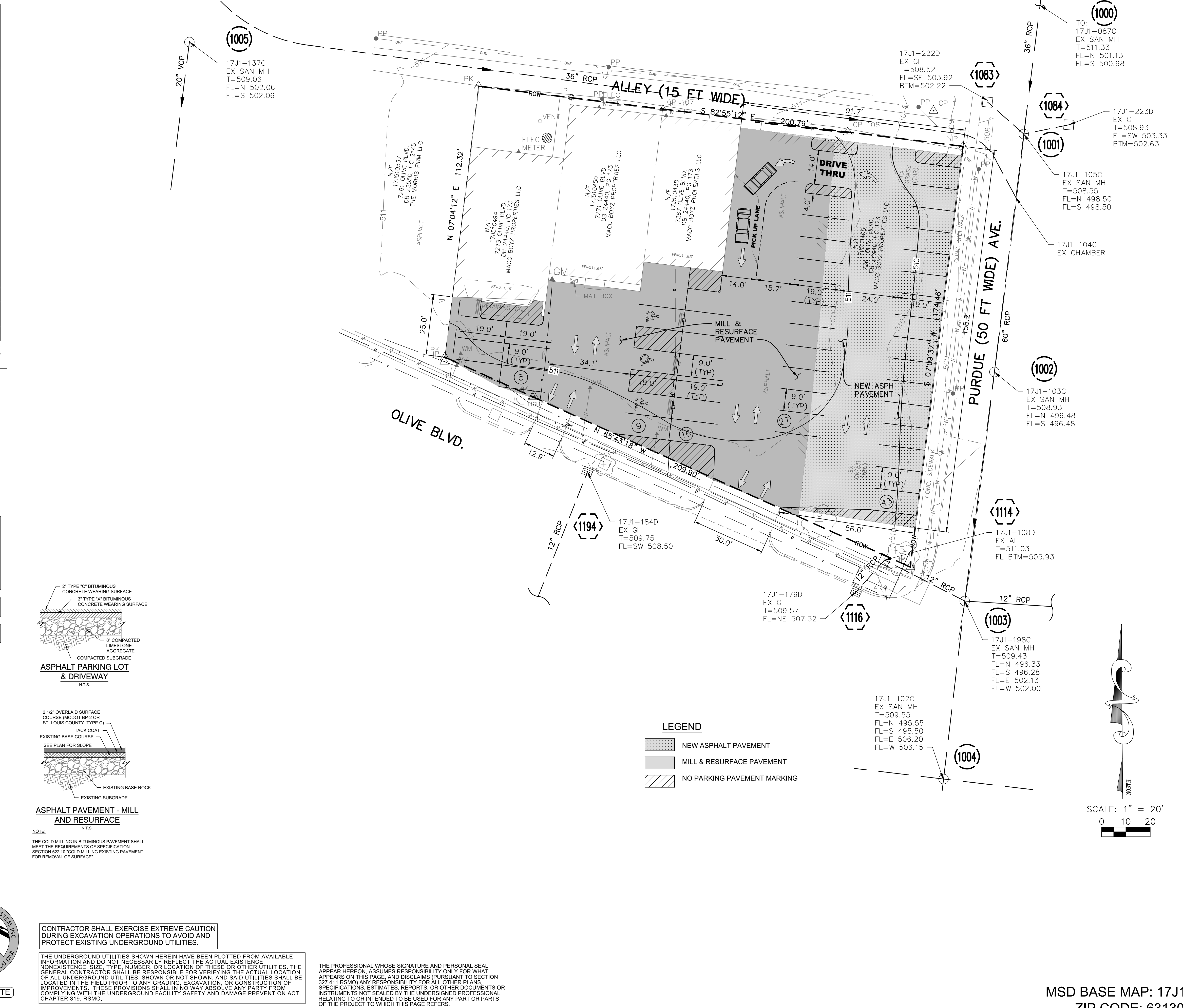
2. LESS THAN (4) FOUR TOTAL TYPES PARKING SPACES, ONLY PAVEMENT MARKINGS FOR ADA ARE REQUIRED.



*** CAUTION / HAZARD ***
EXISTING UNDERGROUND UTILITIES AND OTHERS
CALL BEFORE EXCAVATING

AMERICAN WATER (MO)	: 1-800-253-6426
AMERICAN WATER (IL)	: 1-800-422-2782
CHARTER COMMUNICATIONS	: (888) 438-2427
AMEREN UE	: (314) 342-1000
LA CLEDGE GAS	: (314) 621-6900
A.T.&T.	: 1-800-252-1133
M.S.D.	: (314) 768-6260
SPRINT NEXTEL	: 1-800-521-0579
GENERAL UTILITIES	: 1-800-DIG-RITE

MISSOURI ONE CALL SYSTEM INC. 1-800-DIG-RITE



QCDC
QUALITY CIVIL DESIGNS, LLC
CONSULTING ENGINEERS

801 Rue St. Francois, Suite C
Florissant, MO. 63031
Phone: (314) 324-1137
qualitycivil@gmail.com
MO COA: E-2021016076

7273, 7271 & 7267 OLIVE BOULEVARD
ST. LOUIS, MO. 63130
SITE PLAN

STATE OF MISSOURI
ABDULAI A. BAH
NUMBER PE-2007020240
PROFESSIONAL ENGINEER

ABDULAI A. BAH
PROFESSIONAL ENGINEER
2007020240
8/20/21

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MARK	DATE	DESCRIPTION

PROJECT NO: 2021-104
ISSUE DATE: AUG. 20, 2021
DESIGNED BY: A.A.B.
DRAWN BY: B.M.M.
CHECKED BY: A.A.B.

PLAN & GRADING SHEET

C-2
SHEET 2 OF 3

7271 Olive Blvd.dwg
Plotted By: B.M.M.
Plotted On: 8/23/2021 7:05 AM

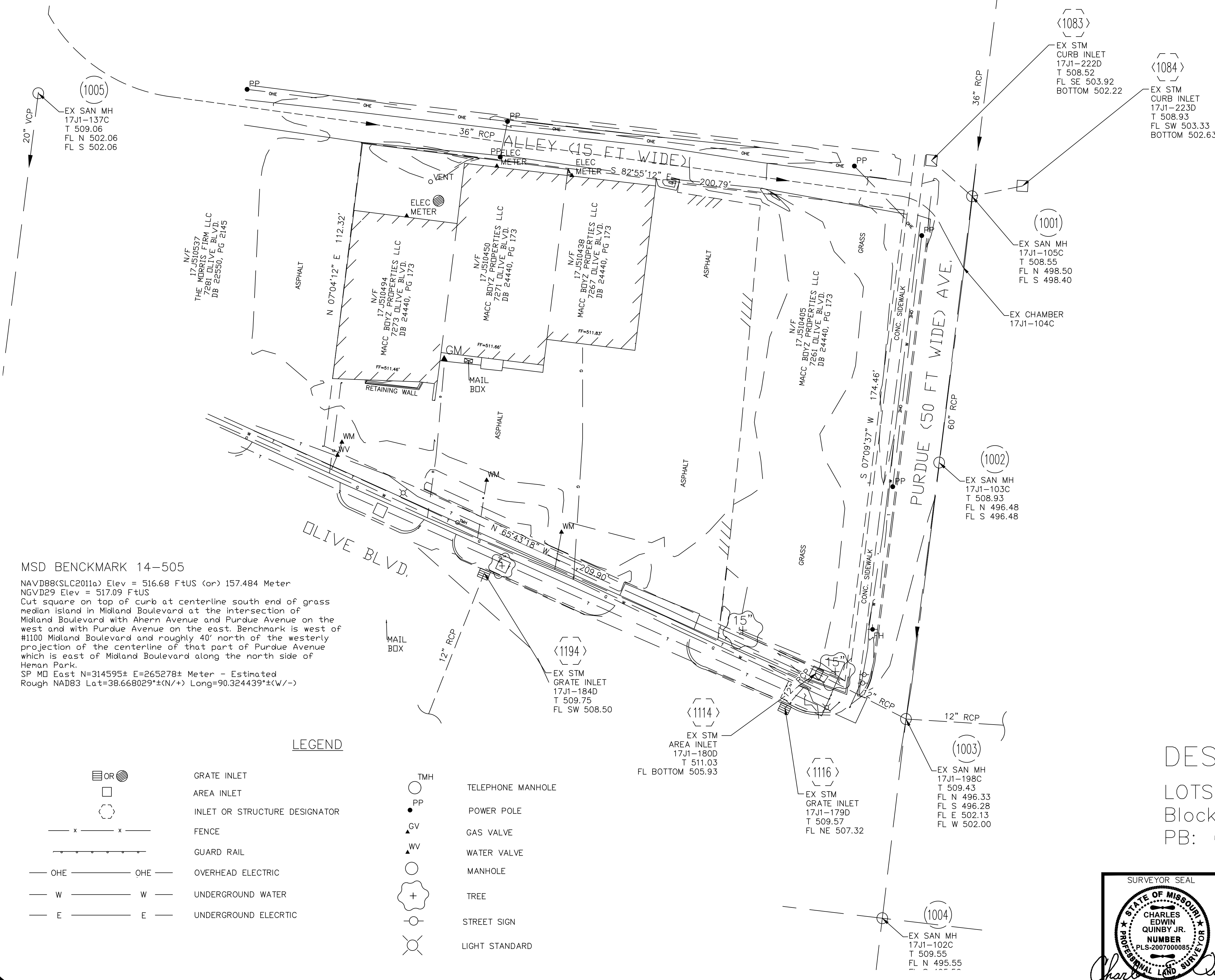
SITE PLAN SURVEY

7261, 7267, 7271 AND 7273 OLIVE BLVD.

U.S. SURVEY 2033, T45N, R6E

ST. LOUIS COUNTY, MISSOURI

ZONING: MUNICIPAL



MSD BENCHMARK 14-505
 NAVD83(SLC2011a) Elev = 516.68 FtUS (or) 157.484 Meter
 NGVD29 Elev = 517.09 FtUS
 Cut square on top of curb at centerline south end of grass median island in Midland Boulevard at the intersection of Midland Boulevard with Ahern Avenue and Purdue Avenue on the west and with Purdue Avenue on the east. Benchmark is west of #1100 Midland Boulevard and roughly 40' north of the westerly projection of the centerline of that part of Purdue Avenue which is east of Midland Boulevard along the north side of Heman Park.
 SP MD East N=314595± E=265278± Meter - Estimated
 Rough NAD83 Lat=38.668029±(N/+) Long=90.324439±(W/-)

LEGEND

- | | | | |
|--|-------------------------------|--|-------------------|
| | GRATE INLET | | TELEPHONE MANHOLE |
| | AREA INLET | | POWER POLE |
| | INLET OR STRUCTURE DESIGNATOR | | GAS VALVE |
| | FENCE | | WATER VALVE |
| | GUARD RAIL | | MANHOLE |
| | OVERHEAD ELECTRIC | | TREE |
| | UNDERGROUND WATER | | STREET SIGN |
| | UNDERGROUND ELECTRIC | | LIGHT STANDARD |

GENERAL NOTES

- ALL REBAR SET WILL BE 5/8" REBAR HAVING CAPS READING PLS 2007000085
 - URBAN CLASS SURVEY AS DEFINED BY THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE.
 - SOURCE OF BEARING: MODOT-VRS NAD 83 (2011) EPOCH (2010.00)
- GENERAL WARRANTY DEED
 D.B. 24440, PG. 173
- PLAT OF SURVEY = W.L. MUSICK SUBDIVISION P.B. 6, PG. 57
- (S) DENOTES SURVEYED DIMENSION
 - (R) DENOTES RECORD DIMENSION
 - PROPERTY SHOWN HEREON IS ZONED "MUNICIPAL".
 - A TIE WAS MADE TO THE SOUTHEAST CORNER OF BLOCK 3 OF SAID SUBDIVISION, POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 13.

SURVEYOR'S CERTIFICATION
 This is to certify that CQ Surveying LLC in July 2021, by order of Macc Boyz Properties LLC, has executed a Site Plan Survey of Lots 13, 14, 15, 16 and 17 of W.L Musick Subdivision, a subdivision recorded in Plat Book 6, Page 57 of the St. Louis County Recorder's Office, Missouri, and in U.S. Survey 2033, Township 45 North, Range 6 East, and that the results of said Site Plan Survey are correctly shown hereon this plat.

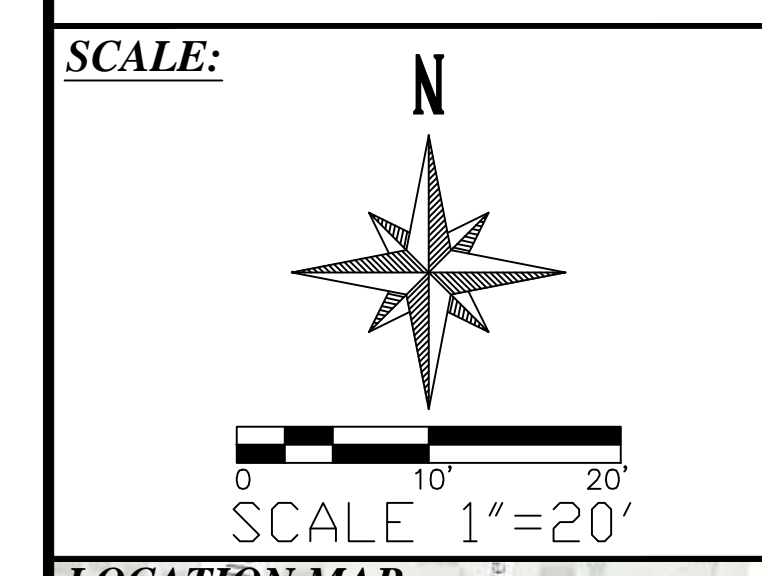
Charles E. Quinby
 Charles E. Quinby
 MO. P.L.S. No. 2007000085

Note: The use of the word "certify" or "certification" hereon only constitutes an expression of professional opinion regarding the facts or findings, which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Surveyor Notes:
 This survey has been prepared without the benefit of a current title commitment. Property ownerships, right of way limits, shown hereon are based on information furnished by the St. Louis County Assessor's Office and the St. Louis County Recorder's Office. Utilities such as water, gas, electric, phone and sewer run within the Right-of-Way of Olive Blvd. in front of said property and in the 15' wide Alley in the back. No further investigation has been made by CQ Surveying as to the present status of any easements or restrictions if any, affecting the property surveyed.

DESCRIPTION OF PARCEL:

LOTS: 13, 14, 15, 16, and 17 in Block 3 of W.L.Musick Subdivision PB: 6 PG: 57



REV	DATE	DESCRIPTION
1	07/21	SITE PLAN SURVEY

PREPARED FOR:
 Macc Boyz Properties LLC
 7261, 7267, 7271 and 7273 Olive Blvd.
 St. Louis, MO 63130

PROJECT INFORMATION
 Site Plan Survey of Lots 13,14,15,16 and 17 in Block 3 of W. L. Musick Subdivision, PB 6, PG 57

DESIGNED	AB	SHEET NO 1 OF 1
DRAWN	CQ	
CHECKED	AB	
DATE	7/31/2021	

SURVEYOR SEAL

PREPARED BY:

C.Q. Surveying LLC

857 Claymont Dr.
 Ballwin, MO 63011

We draw the line "Professionally".

Phone: 314-223-3429 Email: cqsurvey@swbell.net A2021006202