



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, March 23, 2022
6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, March 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 March 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/86546246614?pwd=ZXJOVk14aDdKa1V0VWILZDVxZ0NaUT09>

Passcode: 307966

Or One tap mobile :

US: +19292056099,,86546246614#,,,,*307966# or +13017158592,,86546246614#,,,,*307966#

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: 865 4624 6614

Passcode: 307966

International numbers available: <https://us02web.zoom.us/j/kdYjpZdOX4>

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, Acting Director of Planning and 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 – February 23, 2022 Plan Commission meeting.
3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. Old Business
 - a. **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 22-04.**
Applicant: Elianna Axelbaum
Request: Approval of a Minor Subdivision from one (1) lots to two (2).
Address: 7939 Stanford Avenue
(VOTE REQUIRED)
 - b. **Major Subdivision – SUB 22-05.**
Applicant: U. City, LLC
Request: Approval of a Major Subdivision from thirteen (13) lots to six (6).
Address: 13 parcels of land along Olive Boulevard, west of McKnight Road.
(VOTE REQUIRED)
 - c. **Development Plan & Blight Study 353 Review/Recommendation.**
Applicant: Charles Deutsch and Company
Request: Study and Recommendation of 100% Tax Abatement for 5 Years
Address: 8630 Delmar Blvd
(VOTE REQUIRED)
 - c. **Map Amendment – REZ 22-05**
PUBLIC HEARING
Applicant: Opus Development Company, L.L.C.
Request: A Zoning Map Amendment to rezone 3.76 acres of property from “GC” General Commercial District to “IC” Industrial Commercial District.
Address: 6610 Olive Boulevard
(VOTE REQUIRED)

d. **Conditional Use Permit – CUP 22-05.**

PUBLIC HEARING

Applicant: Opus Development Company, L.L.C.

Request: To allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site.

Address: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue.
(*VOTE REQUIRED*)

e. **Major Subdivision – SUB 22-06.**

Applicant: Opus Development Company, L.L.C.

Request: Approval of a Major Subdivision from seventeen (3) lots to one (1).

Address: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue.
(*VOTE REQUIRED*)

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report
- b. Committee reports
 - i. Comprehensive Plan Subcommittee

8. Adjournment



Department of Planning and Development

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

MEMORANDUM

TO: Plan Commission

FROM: John Wagner, Ph.D., Acting Director of Planning and Development

DATE: March 23, 2022

SUBJECT: REZ 22-01

Since the February 23, 2022 Plan Commission meeting, Neighborhood Properties, the Applicant for REZ 22-01, has submitted a revised preliminary plan for the proposed town-home development. This revised plan shows 111 units, eight (8) less than the most recent version of the plan discussed at the Commission's February 9, 2022 Work Session to discuss this map amendment proposal. This revised plan complies with the City's Subdivision Ordinance. The streets have been widened to 30 feet, with a 50-foot right-of-way; ten (10) feet on each side of the street, encompassing the sidewalk.

While the Applicant is requesting a map amendment to Planned Development – Residential (PD-R) zoning, the revised plan is consistent with the requirements of the Limited Residential (LR) zoning classification, with one exception. Section 400.220 Density and Dimensional Regulations for Townhomes in the LR District, Supplementary Regulations, Section 400.1120(A) Town-House Dwelling, states that:

“Development Location. Within the “LR” district, town-house dwelling developments shall be located on a “major street,” as specified in the motor vehicle and traffic regulations of the University City Municipal Code (Title III). At least thirty percent (30%) of the development's boundary shall be coterminous with the right-of-way of the major street.”

I have confirmed with Public Works that Canton Avenue is considered a “major street.” Where this section of the code requires 30% coterminous with a major street, the plan as shown has 28% of its boundary coterminous with Canton Avenue. Should the Commission and Applicant agree to go forward with an “LR” zoning classification for the site, this deficiency of two percent (2%) could be accommodated with the required Conditional Use Permit, as discussed below.

As we have previously discussed, “Town-homes” are a Conditional Use in the LR Zoning District. Section 400.220(D), Density and Dimensional Regulations for Townhomes in the LR District, Other Density Limitations – Town House Apartment And Garden Apartment Developments, states that:

“The maximum allowable density is twelve (12) dwelling units per net acre. However, the allowable density may be restricted to a lesser amount as established in the conditional use permit.”

“NET ACREAGE” is defined in the Zoning Ordinance as:

“The gross acreage of a parcel of land less all land dedicated (or to be dedicated) to street rights-of-way or easements for access or road purposes. In the case of private streets, the equivalent of public rights-of-way for these private streets shall be deducted from the gross acreage. In the event that there is a question regarding the width and length of such equivalent rights-of-way, the Zoning Administrator shall render a determination.”

Assuming a 15% reduction for dedicated land – and consistent with how net acreage is calculated in the PD-R regulations – the plan as presented shows 111 town-home units, the number permitted in the LR district with the 10.93-acres site (*9.29 acres net-acres x 12 units per net acre = 111 units*).

Public Works has reviewed the revised plan and recommends one of two approaches: either eliminate one access point or move the western-most access closer to Mendell Drive, as illustrated in the attached comments. The first option may be desirable with the grade of the site and the location of the detention basin in the southwest corner of the site. If access is reduced to a single point-of-entry, the Fire Marshall will likely require an alternate emergency access point. These are details that can be worked out in conjunction with the plan moving forward

Staff Recommendation

Staff is recommending that the proposal be amended to a request for a Limited Residential (LR) District for this site. This accomplished two (2) things for both the Commission and the Applicant:

1. It determines the zoning category of the site, desirable by the Applicant, and
2. The Plan Commission can still exercise some degree of influence over the final plan through the Conditional Use Permit process.

An alternative would be to continue with the Planned Development – Residential (PD-R) zoning and come to an agreement on density before the Applicant moves forward with the Preliminary Plan that would be needed with the PD-R zoning.

Attachments:

1. Revised Preliminary Plan
2. Tree layout Plan
3. Public Works comment shown on the revised plan.

PREPARED FOR:

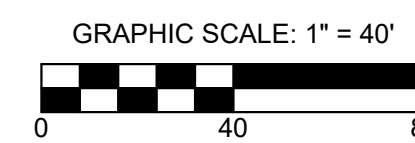
NEIGHBORHOOD PROPERTIES
 FERNANDO CEPEDA
 230 S. BEMISTON AVE #1100
 CLAYTON, MISSOURI 63105
 314-590-3101 EXT. 211

PREPARED BY:



CASTLE CONTRACTING, LLC
 Design Build | Civil Construction
 345 Marshall Avenue | Suite 302
 Webster Groves, Missouri 63119
 p: 314-421-0042 | f: 314-231-9157
 http://www.digcastle.com
 Missouri Engineering Corporation
 Certificate of Authority No.: 2018041146

INTEGRITY • INTENSITY • INTELLIGENCE



SITE INFORMATION

SITE ADDRESS: 7701 CANTON AVE
 PARCEL NUMBER/S: 16K310852, 16K310885
 TOTAL AREA: 26.38 ACRES ±
 EXISTING ZONING: "PA" PUBLIC ACTIVITY
 PROPOSED ZONING: "LR" LIMITED RESIDENTIAL DISTRICT
 EXISTING USE: CEMETERY
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL TOWNHOUSES
 FIRM PANEL: 29189C0212K

MINIMUM AREAS PER "LR" ZONING:

MIN. LOT AREA: 20,000 SF
 MIN. DWELLING UNIT SIZE: 1,500 SF
 MIN. LOT DEPTH: 100'
 MIN. LOT WIDTH: 70'
 MIN. UNIT WIDTH: 15'
 MIN./MAX UNIT GROUPINGS: 3 UNITS/8 UNITS

BUILDING SETBACKS BASED ON "LR" ZONING:

MIN. FROM STREET ROW: 20'
 MIN. REAR PROPERTY LINE: 20'
 MIN. FROM PRIVATE DRIVES/PARKING AREAS: 10'
 ADJACENT TO "SR" ZONED PROPERTY: 25'
 ADJACENT TO "LR" ZONED PROPERTY: 20'
 ADJACENT TO ALL OTHER PROPERTIES: 10'
 MIN. DISTANCE BETWEEN BUILDINGS: 15'
 BUILDING HEIGHT LIMITATIONS: MAX. HEIGHT 35'

MINIMUM ALLOWABLE DENSITY:

12 DWELLINGS UNITS PER NET ACRE = 131 UNITS
 NUMBER OF DWELLING UNITS PROVIDED: 111 TOWNHOUSES
 *ALLOWABLE DENSITY MAY BE RESTRICTED TO A LESSER AMOUNT AS ESTABLISHED IN THE CONDITIONAL USE PERMIT.

COMMON OPEN SPACE REQUIREMENTS:

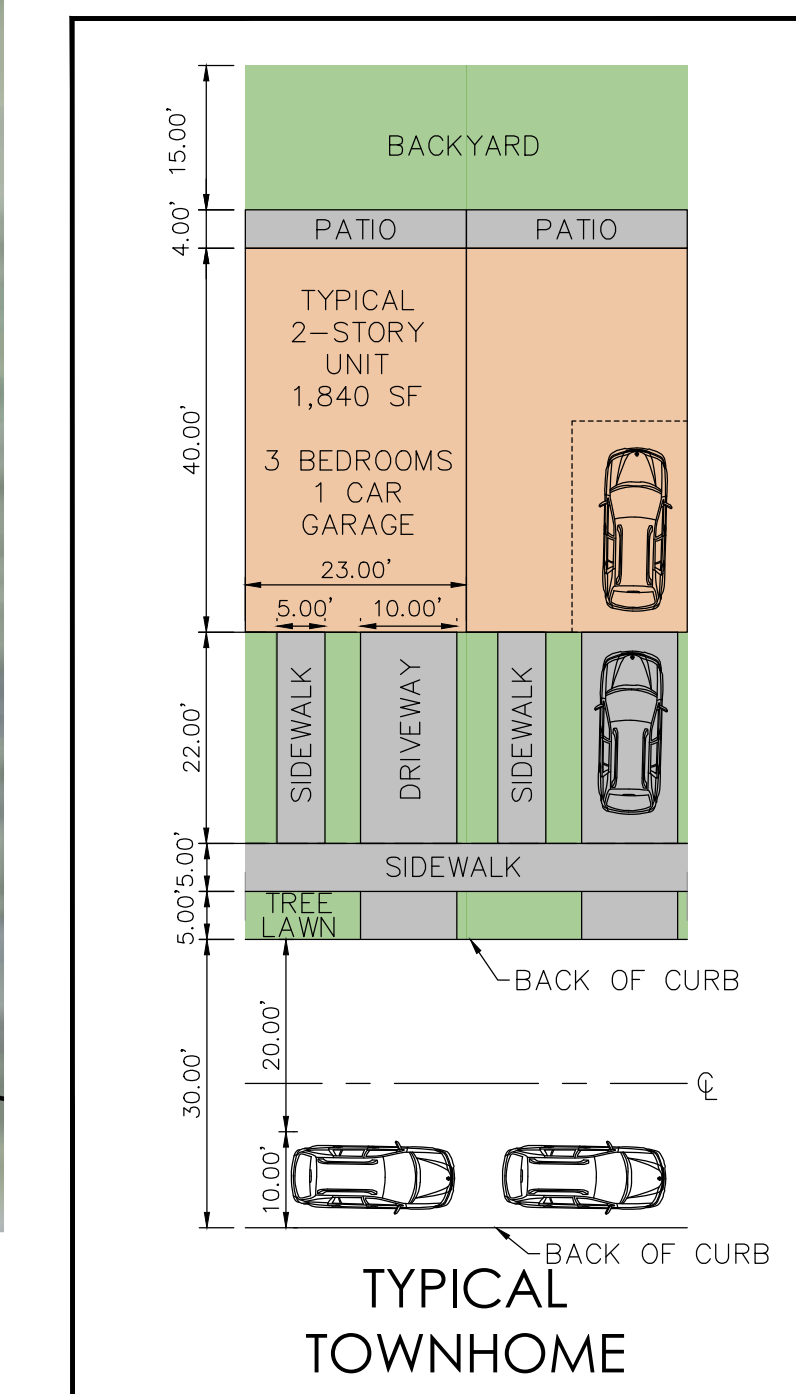
COMMON SPACE SHALL EQUAL 15% OF THE GROSS AREA OF THE DEVELOPMENT WITH 1/2 OF SAID AREA DEDICATED TO DETENTION/WQ

REQUIRED COMMON SPACE = 10.93 ACRES X 15%
 = 1.64 ACRES
 COMMON SPACE PROVIDED = 2.58 ACRES

PARKING REQUIREMENTS:

REQUIRED SPACES: 2 SPACES PER DWELLING UNIT +
 1 VISITOR SPACE EACH PER 6 DWELLING UNITS
 111 UNITS X 2 = 222 SPACES
 + 111 UNITS/6 = 19 SPACES
 241 SPACES REQUIRED

PROVIDED SPACES:
 222 PARKING SPACES AT UNITS (GARAGE/DRIVEWAY)
 + 38 ON STREET PARKING SPACES
 260 SPACES PROVIDED



UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HEREIN WERE 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 SHALL LOCATE THE UTILITIES IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION IMPROVEMENTS.



ZONED:
 UNIVERSITY CITY
 "SR" SINGLE FAMILY RESIDENTIAL

ZONED:
 UNIVERSITY CITY
 "PA" PUBLIC ACTIVITY

LOT A
 PART OF PARCEL
 10.93 ACRES ±

N/F
 UNITED HEBREW CONGREGATION OF ST LOUIS
 7701 CANTON AVE 63130
 LOCATOR NO: 16K310852
 26.38 ACRES ±

N/F
 ATT WIRELESS LESSEE AT&T MOBILITY LLC
 7997 CANTON AVE
 LOCATOR NO: 16K310885

ZONED:
 UNIVERSITY CITY
 "SR" SINGLE FAMILY RESIDENTIAL

SITE COVERAGE TABLE

	AREA	PERCENTAGE %
IMPERVIOUS AREA	239,410 SQ. FT. (5.50 AC.)	50.18%
PERVIOUS AREA	199,594 SQ. FT. (4.58 AC.)	41.79%
DETENTION/WQ AREA	38,344 SQ. FT. (0.88 AC.)	8.03%
TOTAL AREA	477,348 SQ. FT. (10.96 AC.)	100.00%

- NOTES:**
- PROPERTY LINES SHOWN HAVE BEEN DRAWN FROM GEO ST. LOUIS GEOSPATIAL DATA AND SHOULD BE CONSIDERED APPROXIMATE.
 - AT&T CELL TOWER AND ACCESS EASEMENT ARE DEPICTED BASED ON DOCUMENTS PROVIDED BY NEIGHBORHOOD PROPERTIES AND SHOULD BE CONSIDERED APPROXIMATE.
 - PUBLIC ACTIVITY DISTRICT DOES NOT ALLOW ATTACHED SINGLE-FAMILY STYLE DWELLINGS. THE PARCEL WILL NEED TO BE REZONED.
 - PLAN SUBJECT TO ORDINANCE REVIEW BY AUTHORITIES HAVING JURISDICTION.

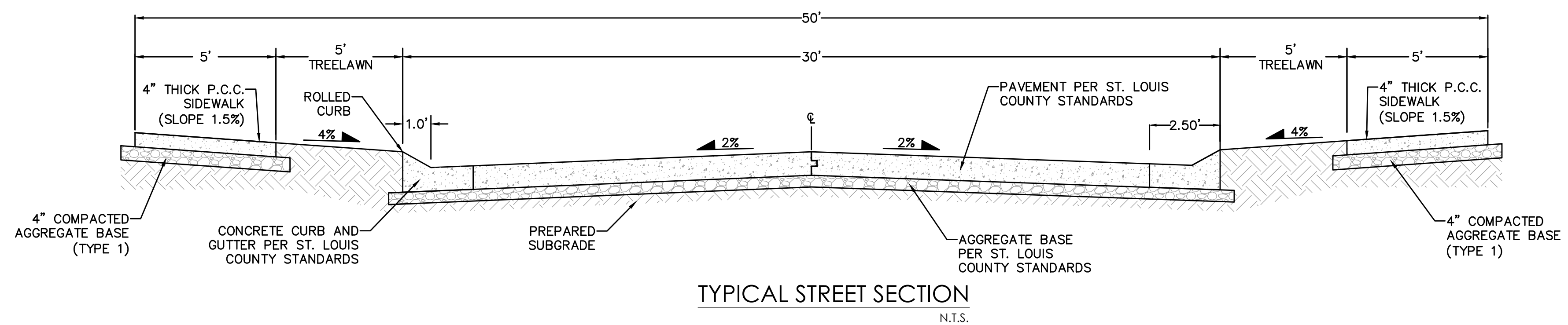
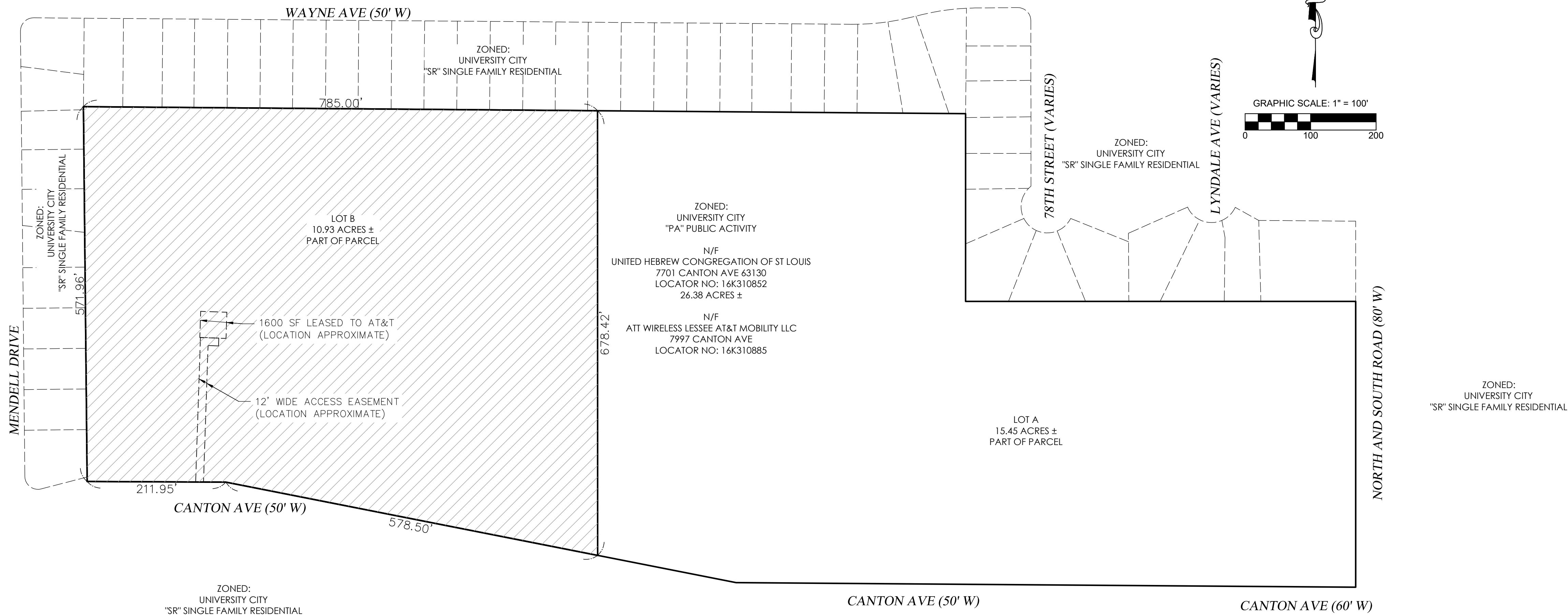
PREPARED FOR:

NEIGHBORHOOD PROPERTIES
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TYPICAL STREET SECTION
 N.T.S.

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SIGNATURE
 DATE
 JAMES S. PARKS, JR., PE
 MISSOURI LICENSE No. 2011000936

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT.

DRAWING ISSUE	
NO.	DATE
NO. A	DATE 2022 03-09
REVISIONS PER CITY COMMENTS	
NO.	DATE

DRAWN BY: ALH
 CHECKED BY: JSP
 PROJECT NO.: 21015
 MSD P - NUMBER:
 MSD BASE MAP: 16K3
 ST. LOUIS COUNTY NO.:
 ZIP CODE: 63130

SHEET TITLE
 CONCEPTUAL SITE PLAN



Plant Legend				
Symbol	Botanical	Common	Qty	Size
	<i>Carpinus caroliniana</i>	American Hornbeam	53	25 gal.
	<i>Quercus rubra</i>	Northern Red Oak	14	15 gal.
	<i>Quercus imbricaria</i>	Shingle Oak	24	3 gal.
	<i>Gleditsia triacanthos x inermis 'Skyline'</i>	Skyline Honey Locust	64	25 gal.

A TREE LAYOUT PLAN
SCALE: 1"=50'

NOTES:

PREPARATION:

SITE TO BE CLEARED FROM ALL DEBRIS AND WEED PRIOR TO WORK COMMENCING.

GARDEN AND TURF AREAS TO BE EXCAVATED TO 100mm BELOW FINISHED HEIGHT TO ALLOW FOR PLACEMENT OF IMPORTED SOILS.

CULTIVATE GARDEN SUBGRADES A FURTHER 150mm.

MULCH: AGED FOREST MULCH AT A DEPTH OF 75mm.

PLANTING NOTES:

1. THE QUANTITIES OF PLANT INDICATED ON PLAN/ PLANTING SCHEDULE AREA FOR THE EASE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL PROVIDE ALL THE PLANTS TO ATTAIN INSTANT EFFECT INTENT OF THE PLAN REGARDLESS OF THE QUANTITIES SHOWN ON THE PLANTING SCHEDULE

2. ALL PLANTS TO BE SUPPLIED SHOULD BE FREE OF DISEASE, INSECT EGGS, AND LARVAE, WITH FULL, HEALTHY AND WELL-DEVELOPED ROOT SYSTEM.

REV	DATE	DESCRIPTION

DATE:	MARCH 11, 2022
SCALE:	1"=50'
DRAWN BY:	DRDJ
APPROVED BY:	DRDJ

PROJECT:
7701 CANTON AVE, ST. LOUIS, MISSOURI 63130

DRAWING TITLE:
TREE LAYOUT PLAN

DESIGNER:

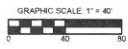
landscape design
DALE DE JESUS

7701 CANTON AVE

UNIVERSITY CITY
MISSOURI

PREPARED FOR:
NEIGHBORHOOD PROPERTIES
FERNANDO CEPEDA
230 E. BEAUMON AVE #1100
CLAYTON, MISSOURI 63105
314-393-3101 EXT. 211

PREPARED BY:
CASTLE CONTRACTING, LLC
Design Build | Civil Construction
3445 Maple Avenue | Suite 302
Webster Groves, Missouri 63119
P: 314-411-3042 | F: 314-423-1197
http://www.gccollc.com |
Missouri Engineering Corporation
Certificate of Authority No. 201804146
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SITE COVERAGE TABLE		
	AREA	PERCENTAGE
IMPERVIOUS AREA	239,410 SQ. FT. (5.50 AC.)	50.18%
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DETENTION/WG AREA	36,344 SQ. FT. (0.83 AC.)	8.03%
TOTAL AREA	475,348 SQ. FT. (10.91 AC.)	100.00%



ZONED:
UNIVERSITY CITY
"A" PUBLIC ACTIVITY

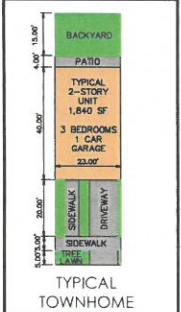
PART OF PARCEL
10.91 ACRES ±

NIP
UNITED HEBREW CONGREGATION OF ST LOUIS
7701 CANTON AVE 63130
LOCATOR NO: 146310852
28.38 ACRES ±

NIP
ATT WIRELESS LESSEE AT&T MOBILITY LLC
7797 CANTON AVE
LOCATOR NO: 146310885

FIRM PANEL: 2918FC0212K

BUILDING SETBACKS BASED ON "LR" ZONING
FROM STREET ROW: 20'
ADJACENT TO "R" ZONED: 25'
FROM REAR PROPERTY LINE: 20'
MIN. DISTANCE BETWEEN BUILDINGS: 15'



- NOTES:
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 - PLAN SUBJECT TO ORDINANCE REVIEW BY AUTHORITIES HAVING JURISDICTION.

Access 1

111 TOWNHOMES

if possible, eliminate this access

Access 2

MSD P#
MSD BASE MAP 16K3 ; ZIP CODE 63130

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SHEET FILE
CONCEPTUAL
SITE
PLAN
SHEET
1 of 1



Department of Community Development

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

STAFF REPORT

MEETING DATE: March 23, 2022
FILE NUMBER: SUB 22-04
COUNCIL DISTRICT: 2
Location: 7939 Stanford Avenue
Applicant: Elianna Axelbaum
Request: Approval of a Minor Subdivision from one (1) lot to two (2).
Existing Zoning: SR – Single-family Residential
Existing Land Use: Single-family residence
Proposed Zoning: No change: SR – Single-family Residential
Proposed Land Use: Two (2) single-family homes

Surrounding Zoning and Current Land Use:

North: SR – Single-Family Residential
East: SR – Single-Family Residential
South: SR – Single-Family Residential
West: SR – Single-Family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS:

1. Minor Subdivision Application
2. Subdivision Plat

Existing Property and Applicant Request

The subject property is 0.32 acres in size with a single-family residence that was built in 1947. The Applicant is proposing to split the lot into two (2) 52.5' x 132.3' lots, each 0.16-acre in size.

An image illustrating the location of the parcel with the surrounding zoning, as well as an aerial view of the site is shown on the next 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.

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):

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Right-of-way Vacation |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Dwelling Unit Display |

- 2. Attachments**
- 2 (#) Folded paper copies of Plat
 - Electronic copy
 - Improvement Plans
 - Other _____

3. Property Owner Information:

Name: _____

 Address: _____

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: _____

 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):

8031,8035 (currently under construction), and 8039,8043 Cornell (1 block Southwest).

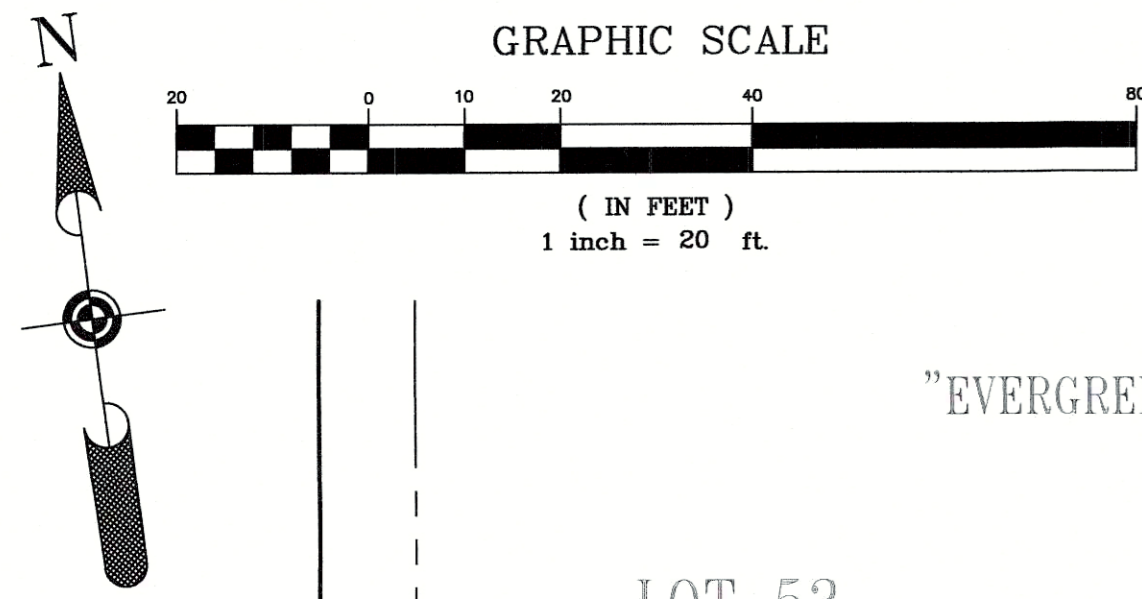
FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + 2 # of lots x \$35.00 = \$270

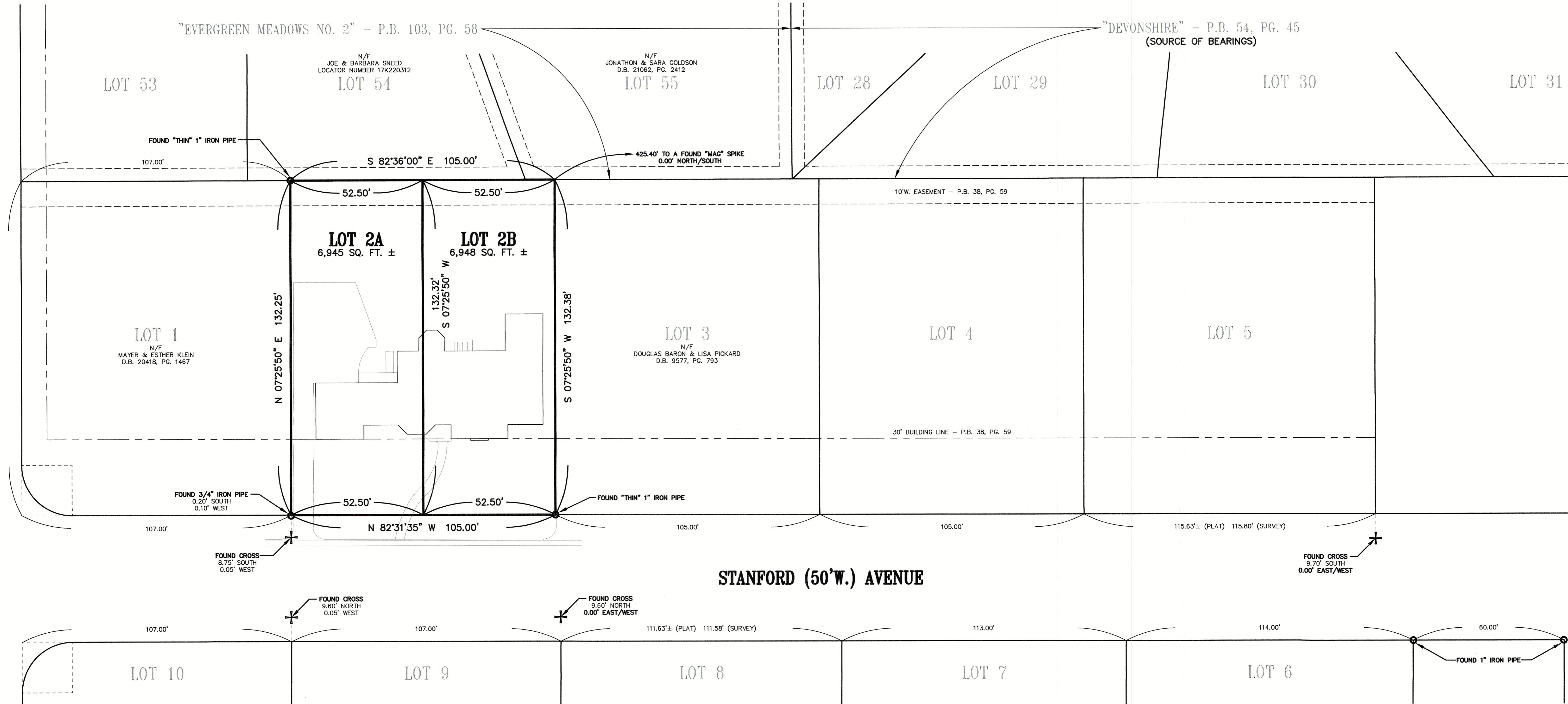
FAIRBROOK ADDITION

A SURVEY AND SUBDIVISION OF LOT 2 OF FAIRBROOK

BEING PART OF LOT 39 OF CENTRAL SUBURBS
CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



CENTER (50'W.) DRIVE



OWNER'S CERTIFICATE

We, the undersigned owners of the tract of land herein platted and further described in the attached Surveyor's Certificate, have caused the same to be Surveyed and Subdivided in the manner shown, which Subdivision shall hereafter be known as:

"FAIRBROOK ADDITION"

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

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

On this _____ day of _____, 2022, before me personally appeared Elianna Axelbaum, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

LIEN HOLDER'S CERTIFICATE

The undersigned holder or legal owner of a note, secured by Deed recorded in Book _____, Page _____ of the St. Louis County Records, joins in and approves in every detail this "Subdivision Plat".

IN WITNESS WHEREOF, I has signed and sealed the foregoing this _____ day of _____, 2022.

Name of Lending Institution _____

Print Name & Title _____

STATE OF _____)
COUNTY OF _____) SS

On this _____ day of _____, 2022, before me appeared _____ is the _____ of _____, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said _____ acknowledged that said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

CITY'S CERTIFICATE

This is to certify that this plat of "FAIRBROOK ADDITION", as shown hereon, was approved by the City Plan Commission of University City, Missouri, on this, the _____ day of _____, 2022.

Chairperson _____ Executive Secretary _____
City Plan Commission City Plan Commission

I, LaRette Reese, City Clerk for the City of University City, Missouri, do hereby certify that the above plat of "FAIRBROOK ADDITION", as shown hereon, was approved by the City Council of the City of University City, Missouri, under Ordinance Number _____.

Passed and Approved by the City Council this _____ day of _____, 2022.

City Clerk _____
City of University City, Missouri

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

LOT 2A DESCRIPTION:

A tract of land being the Westerly Half of Lot 2 of Fairbrook, according to the plat thereof recorded in Plat Book 38, Page 59 of the St. Louis County Records, in St. Louis County, Missouri, and being more particularly described as follows:
Beginning at a point in the Northerly line of Stanford Avenue, 50 feet wide, said point being the Southwestern corner of said Lot 2; thence Northwardly along the Westerly line of said Lot 2, North 07 degrees 25 minutes 50 seconds East, 132.25 feet to the Northwestern corner of said Lot 2; thence Eastwardly along the Northerly line of said Lot 2, South 86 degrees 36 minutes 00 seconds East, 52.50 feet; thence Southwardly along a line, parallel with the Westerly line of said Lot 2, South 07 degrees 25 minutes 50 seconds West, 132.32 feet to the Northerly line of said Stanford Avenue; thence Westwardly along the Northerly line of said Stanford Avenue, North 82 degrees 31 minutes 35 seconds West, 52.50 feet to the Point of Beginning, according to Survey Number 214292, executed by James Surveying Company, during the month of March, 2022, and containing 6,945 Square Feet, more or less.

LOT 2B DESCRIPTION:

A tract of land being the Easterly Half of Lot 2 of Fairbrook, according to the plat thereof recorded in Plat Book 38, Page 59 of the St. Louis County Records, in St. Louis County, Missouri, and being more particularly described as follows:
Beginning at a point in the Northerly line of Stanford Avenue, 50 feet wide, said point being the Southeastern corner of said Lot 2; thence Westwardly along the Northerly line of said Stanford Avenue, North 82 degrees 31 minutes 35 seconds West, 52.50 feet; thence Northwardly along a line, parallel with the Easterly line of said Lot 2, North 07 degrees 25 minutes 50 seconds East, 132.32 feet to the Northerly line of said Lot 2; thence Eastwardly along the Northerly line of said Lot 2, South 86 degrees 36 minutes 00 seconds East, 52.50 feet to the Northeastern corner of said Lot 2; thence Southwardly along the Easterly line of said Lot 2, South 07 degrees 25 minutes 50 seconds West, 132.38 feet to the Point of Beginning, according to Survey Number 214292, executed by James Surveying Company, during the month of March, 2022, and containing 6,948 Square Feet, more or less.

A Title Policy was not provided, therefore, all Easements affecting this property may not be shown.

The Bearing System shown was adopted from the plat of Devonshire, according to the plat thereof recorded in Plat Book 54, Page 45 of the St. Louis County Records.

SURVEYOR'S CERTIFICATE

This is to certify to the best of my belief, knowledge and ability, that James Surveying Company, at the request of Elianna Axelbaum, on the 2nd day of March, 2022, executed a Property Boundary Survey, based on field information obtained from field personnel under my direct personal supervision, and prepared a Subdivision Plat of Lot 2 of FAIRBROOK, according to the plat thereof recorded in Plat Book 38, Page 59 of the St. Louis County Records in St. Louis County, Missouri, and that the results of said survey is represented upon this plat. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, were taken from the Record Plat, the current Zoning Set Books may not be shown.

I also declare that under my supervision and to the best of my ability and professional judgment that the results shown hereon are made in accordance with the Missouri Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, Urban Class Survey.

Leo J. Klutho
Professional Land Surveyor In Responsible Charge
Missouri Registration Number PLS-2005019212
EXPIRES: DECEMBER 31, 2021

SUBDIVISION PLAT

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129
Project Address: 7939 Stanford Avenue
University City, MO
63130

REV.	DATE	BY	DESCRIPTION	PROJECT NUMBER
SUR.	C.W.	DES.		214292
DRW.	L.J.K.	CHK.	L.J.K.	
DATE PREPARED: MARCH 7, 2022			SHEET 1 OF 1	

JAMES SURVEYING COMPANY
LAND SURVEYORS
10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006



Department of Community Development

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

STAFF REPORT

MEETING DATE: March 23, 2022
FILE NUMBER: SUB 22-05
COUNCIL DISTRICT: 3
Location: 8630 Olive Boulevard
Applicant: U. City, LLC
Request: Major Subdivision – Lot Consolidation
Existing Zoning: PD-C – Planned Commercial District
Existing Land Use: Vacant, apartments
Proposed Zoning: No change – PD-C – Planned Commercial District
Proposed Land Use: Commercial, retail

Surrounding Zoning and Current Land Use:

North: PD-C – Planned Commercial District, GC – General Comm.
East: PA – Public Activity, GC – General Commercial
South: SR – Single-family Residential
West: IC – Industrial Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

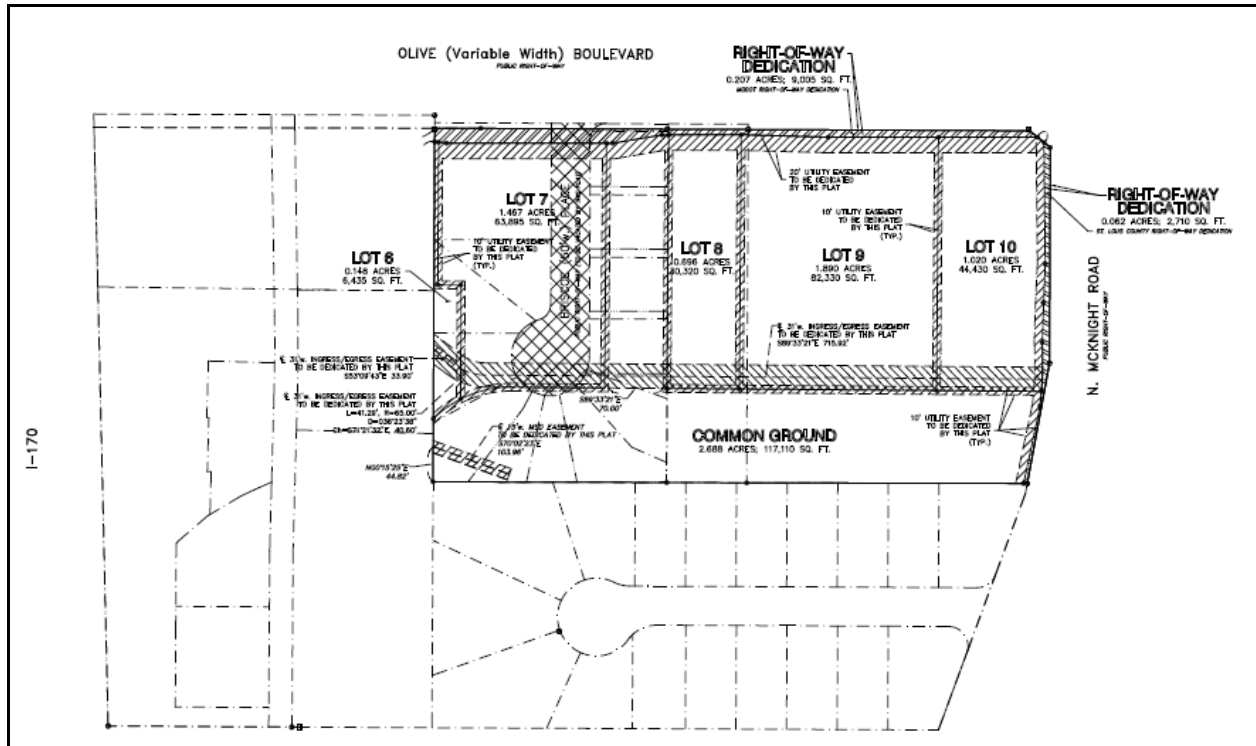
ATTACHMENTS

- A. Major Subdivision Application
- B. Record Plat

Existing Property and Applicant Request

The subject property is 8.18 acres in size and is currently vacant. There are thirteen (13) parcels that are proposed to be consolidated into six (6) lots to accommodate the Phase II of the Market at Olive development – Lots 6, 7, 8, 9, 10 and Common Ground, as shown on the Record Plat submitted by the Applicant and illustrated on the following page.

The Plan Commission recommended approval of a Map Amendment to PD-C – Planned Commercial District for this same tract of land at its February 23, 2022, meeting.



Staff Review

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations.

Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

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.

MAR 14 2022



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):

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Right-of-way Vacation |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Dwelling Unit Display |

2. Attachments

- (#) Folded paper copies of Plat
- Electronic copy
- Improvement Plans
- Other _____

3. Property Owner Information:

Name: U. City, L.L.C
Address: 1401 South Brentwood
Ste 625

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: _____
n/a
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):

See attached.

FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + 6 # of lots x \$35.00 = _____

200 + 210 = \$410

SCHOTT & HAMILTON, LLC

1610 Des Peres Road, Suite 385
St. Louis, MO 63131

March 13, 2022

John L. Wagner, Ph.D.
Senior Planner
City of University City
6801 Delmar Boulevard
University City, MO 63130
jwagner@ucitymo.org
P: 314.505.8501 | www.ucitymo.org

Re: Application for Plat – Market at Olive (SE Phase)

John:

On behalf of U. City, L.L.C., in connection with the Application for Zoning Map Amendment and Application for Street Vacation (Briscoe Place) related to a portion of Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Project Area 1 within the City to PD (Planned District), enclosed is the Application and filing fee for the Plat.

The list of parcels involved is below. The Plat shows creation of six (6) new Lots.

#	Street Name	Parcel ID	Book	Page
1191	Briscoe Place	117K430115	25380	1426
1187	Briscoe Place	17K430061	25328	523
1183	Briscoe Place	17K430038	25332	1417
1177	Briscoe Place	17K430913	25336	685
1170	Briscoe Place	17K430904	25328	550
1176	Briscoe Place	17K430896	25336	670
1180	Briscoe Place	17K430049	25328	539
1184	Briscoe Place	17K430083	25328	532
1190	Briscoe Place	17K431930	25328	516
1194	Briscoe Place	17K431941	25258	4999
8640	Olive Blvd	17K430061	25288	5390
8656	Olive Blvd	17K430061	25288	5390
8648	Olive Blvd	17K430061	25288	5390
8612	Olive Blvd	17K430072	0003	0293
8630	Olive Blvd	17K430050	0003	0293

The proposed construction includes mixed use commercial buildings consistent with the Site Plan previously submitted to the City:

Building N	8,000 SF	Mixed use Commercial with
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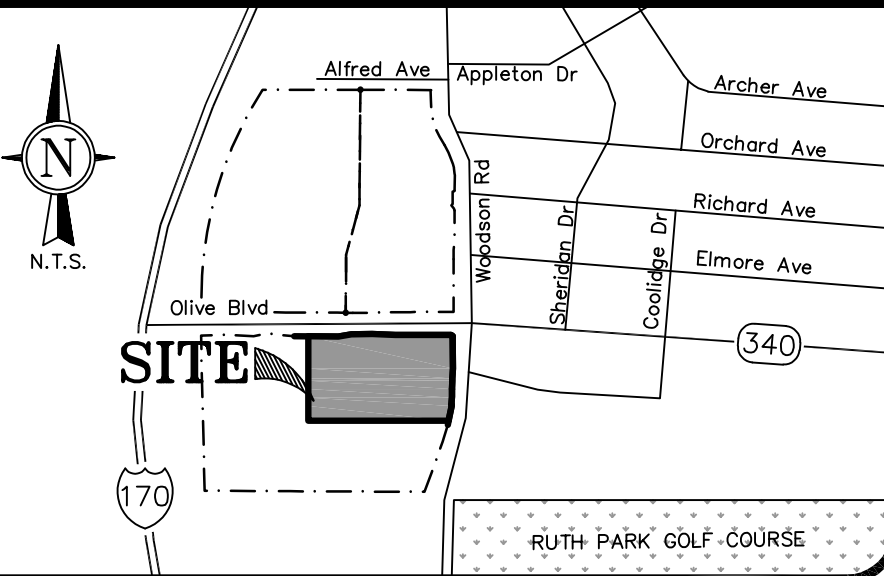
		potential restaurant (pick up window)
Building I	3,900 SF	Stand Alone
Building O	11,990 SF	Mixed Use Commercial including Restaurant with drive through lane(s)
Building G	4,200 SF	Restaurant with Drive through Lane(s)

I look forward to hearing from you.

Very truly yours,



Caroline P. Saunders



PREPARED FOR:
 170 AND OLIVE HOLDCO, LLC
 CONTACT: Larry Chapman
 2199 Innerbelt Business Center Drive
 St. Louis, MO 63114
 E: Lchapman@Seneca-cre.com

MARKET AT OLIVE PLAT 2

A SUBDIVISION PLAT

PART OF
 TOWNSHIPS 45 AND 46 NORTH, RANGE 6 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



GRIMES CONSULTING, INC.
 12300 OLD TESSON RD.
 SUITE 3000
 ST. LOUIS, MO 63128
 PH. (314) 849-6100
 FAX (314) 849-6010
 www.grimesconsulting.com
 PL. COAF E-1470-D
 PLS COM# LS-343-D

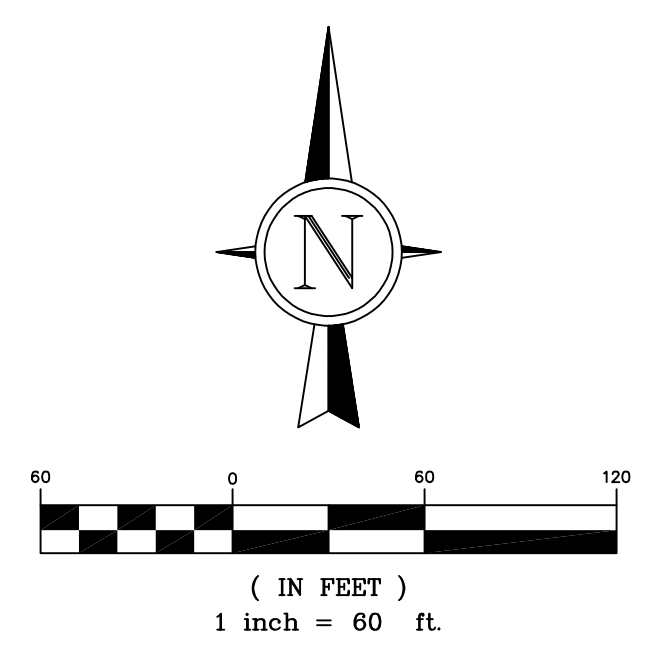
DATE	REVISIONS
03/11/22	Revised abbreviation.

MARKET AT OLIVE
 PLAT 2
 8691 OLIVE BLVD, UNIVERSITY CITY, MO

SUBDIVISION
 PLAT

JOB NUMBER: 3082
 DRAWN BY: RCS
 DATE: 01/14/22
 CHECKED BY: LJM
 DATE: 01/14/22

SHEET:
 1 of 4



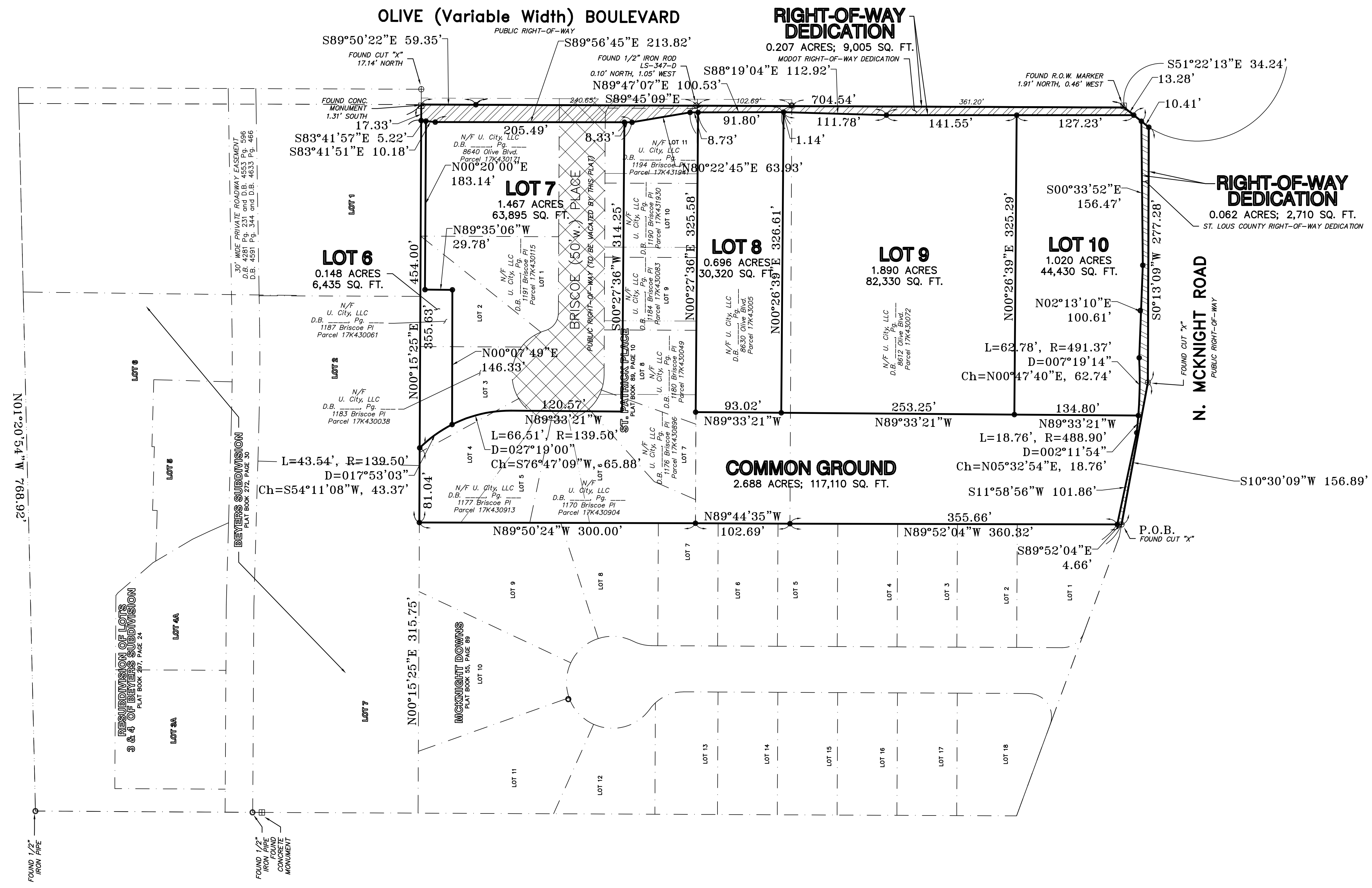
BASIS OF BEARING
 MISSOURI STATE PLANE GRID
 NORTH FROM STATIC GPS TIES
 TO GEOGRAPHIC REFERENCE
 SYSTEM MONUMENTS

ABBREVIATIONS

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- Pg. PAGE
- w/ WITH
- (TYP.) TYPICAL
- P.O.B. POINT OF BEGINNING
- Doc. DOCUMENT
- T.B.V. TO BE VACATED BY SEPARATE DOCUMENT

LEGEND

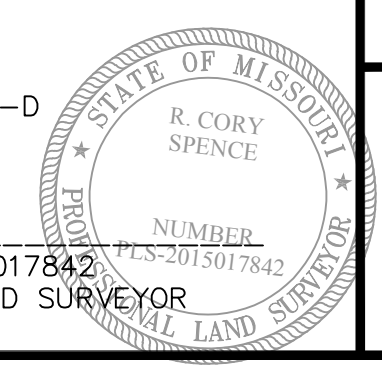
- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊕ FOUND CUT CROSS
- ⊕ FOUND COTTON PICKER SPINDLE
- ⊕ FOUND RAILROAD SPIKE
- ⊕ FOUND CONCRETE MONUMENT
- ⊕ FOUND STONE
- ⊕ FOUND R.O.W. MARKER
- ⊕ FOUND AXLE
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED



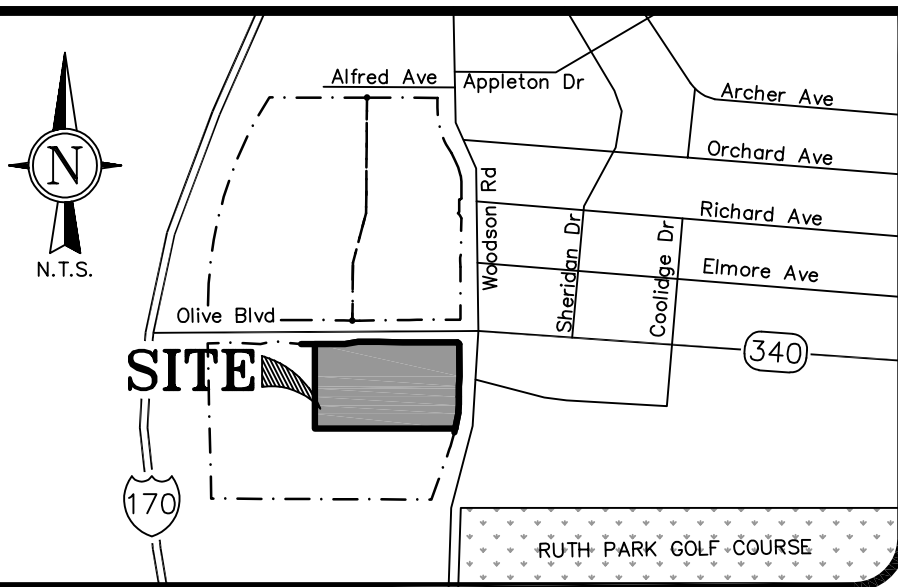
IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri on this 14 day of March, 2022.

GRIMES CONSULTING, INC. LS-343-D

By: R. CORY SPENCE, PLS-2015017842
 MISSOURI PROFESSIONAL LAND SURVEYOR



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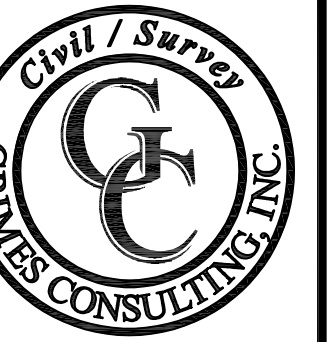


PREPARED FOR:
170 AND OLIVE HOLDCO, LLC
CONTACT: Larry Chapman
2199 Innerbelt Business Center Drive
St. Louis, MO 63114
E: Lchapman@Seneca-cre.com

MARKET AT OLIVE PLAT 2

A SUBDIVISION PLAT

PART OF
TOWNSHIPS 45 AND 46 NORTH, RANGE 6 EAST
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



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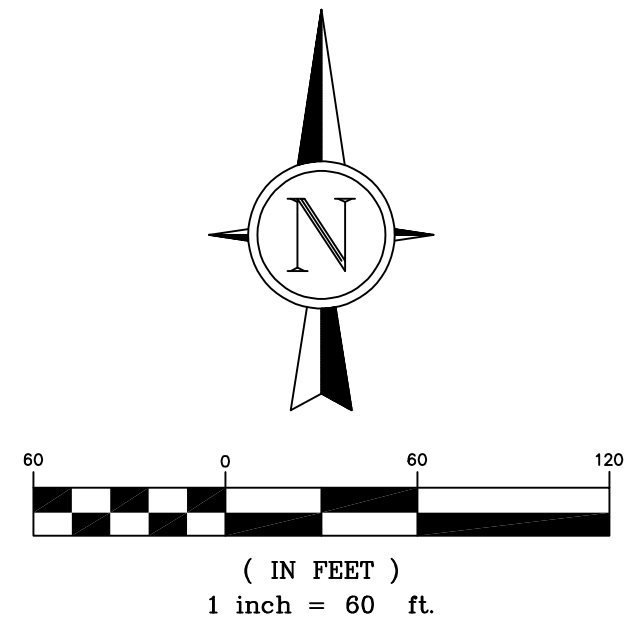
REV. NO.	REMARKS	DATE
1	Revised abbreviation.	03/11/22

MARKET AT OLIVE
PLAT 2
8691 OLIVE BLVD, UNIVERSITY CITY, MO

SUBDIVISION
PLAT

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3 of 4



BASIS OF BEARING

MISSOURI STATE PLANE GRID
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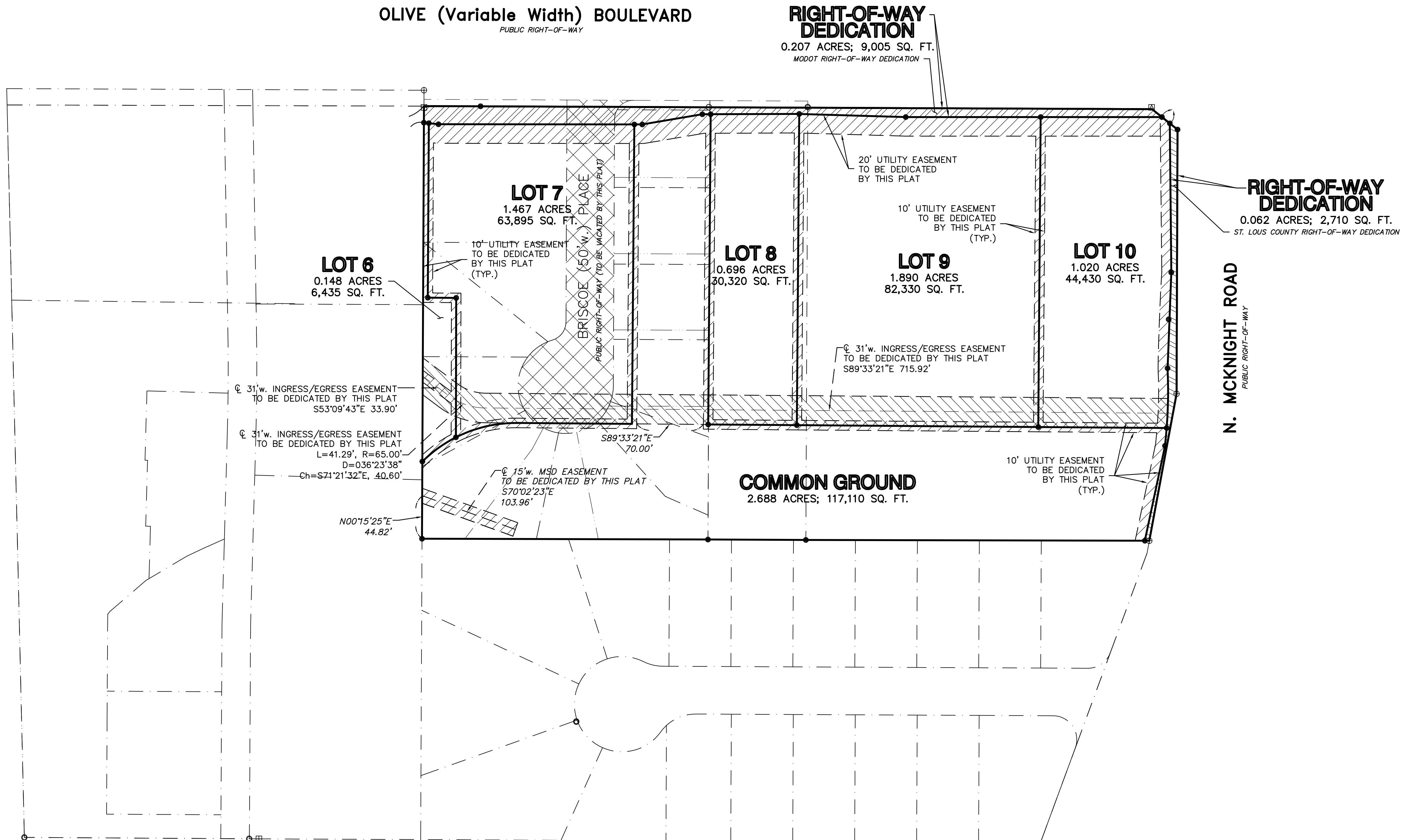
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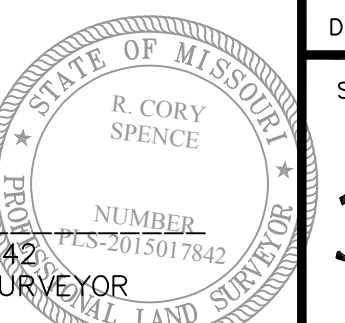
I-170



IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri on this 11 day of March, 2022.

GRIMES CONSULTING, INC. LS-343-D

By R. CORY SPENCE, PLS-2015017842
MISSOURI PROFESSIONAL LAND SURVEYOR



MARKET AT OLIVE PLAT 2

A SUBDIVISION PLAT

PART OF
TOWNSHIPS 45 AND 46 NORTH, RANGE 6 EAST
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

--- Owner's Certification ---

(I or We) the undersigned owner(s) of land hereupon platted and further described in the foregoing description, have caused these lots to be adjusted in land area in the manner shown on this plat, which boundary adjustment shall hereafter be known as the "Market at Olive Plat 2, a Subdivision Plat".

Utility Easement(s) as shown hereon hatched are hereby dedicated to Missouri American Water Company, Spire, Ameren Missouri, AT&T, Metropolitan St. Louis Sewer District, their successors and assigns as their interests may appear, for the purpose of constructing, maintaining, and repairing of public utilities, sewers and stormwater facilities, and to use such additional space adjacent to the easement(s) so granted as may be required for working room during construction, reconstruction, maintenance, or repair of the aforementioned utilities, sewers, and stormwater facilities. All recipients of said easements may from time to time enter upon said premises to construct, reconstruct, maintain, or repair the aforesaid utilities, sewers or stormwater facilities, and may assign its right to the State, County, or other political subdivisions of the State.

30.5' wide Ingress/Egress Easement, as shown hereon hatched is hereby granted to the current and future owners Lot owners of "Market at Olive Plat 2, a Subdivision Plat," their successors and assigns as their interest may appear, for the purposes of perpetual, non-exclusive, mutual cross access, vehicular and pedestrian ingress and egress.

Right-of-way dedication as shown hereon hatched is hereby dedicated to the STATE OF MISSOURI, acting by and through the MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION.

Right-of-way dedication as shown hereon hatched is hereby dedicated to the are hereby dedicated to St. Louis County for public use forever.

"Common Ground" as shown hereon, are hereby granted to the current and future owners Lot owners of "Market at Olive Plat 2, a Subdivision Plat," their successors and assigns as their interest may appear, for the purposes of perpetual, non-exclusive, mutual cross access, vehicular and pedestrian ingress and egress, and to construct, reconstruct, maintain, or repair a detention.

In witness whereof, I have herewith set my hand this _____ day of _____, 20__.

U. City, L.L.C.
a Missouri limited liability company

_____ Print Name, Title

State of Missouri)
)SS.
County of St. Louis)

On this _____ day of _____, 20__ before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of U. City, L.L.C., a limited liability company in the State of Missouri and that said instrument was signed on behalf of said limited liability company and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

My commission expires: _____
Notary Public

--- University City, Missouri Certification ---

This is to certify that this plat of "Market at Olive Plat 2, a Subdivision Plat" was approved by the Planning Commission of the City of University City, Missouri on the _____ day of _____, 20__.

Briscoe Place, 50'w., as shown hereon, is hereby vacated.

_____ Print Name, Chairperson
_____ Print Name, Executive Secretary

This is to certify that this plat of "Market at Olive Plat 2, a Subdivision Plat" was approved by the City Council of the City of University City, Missouri on the _____ day of _____, 20__.

Briscoe Place, 50'w., as shown hereon, is hereby vacated.

_____ Print Name, City Clerk

--- Surveyor's Certification ---

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Larry Chapman of Novus Companies, during the month of January 2022, prepared a subdivision plat, based on field information obtained from field personnel under my direction of a tract of land being part of Townships 45 and 46 North, Range 6 East, University City, St. Louis County, Missouri, and have subdivided said tract in the manner shown hereon.

I declare that under my supervision and to the best of my professional judgment that this survey and the results shown hereon are made in accordance with the current Standards For Property Boundary Surveys for Urban Class Property as set forth by the Missouri Department Of Agriculture, Land Survey Program, and rules promulgated by The Missouri Board For Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects effective June 30, 2017.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 11 day of March, 2022.

GRIMES CONSULTING, INC. LS-343-D

By _____
R. CORY SPENCE, PLS-2015017842
MISSOURI PROFESSIONAL LAND SURVEYOR



--- Out Boundary Description ---

A tract of land situated in the City of University City, the County of St. Louis, and the State of Missouri, lying in part of Township 45 and 46 North, Range 6 East, being all of more particularly described as follows:

Beginning at the Northeast corner of McKnight Downs, a subdivision filed for record in Plat Book 55, Page 89 of the land records of said St. Louis County Missouri; thence along the Northern line of said McKnight Downs subdivision the following courses and distances: North 89 degrees 52 minutes 04 seconds West, a distance of 360.32 feet; North 89 degrees 44 minutes 35 seconds West a distance of 102.59 feet; North 89 degrees 50 minutes 24 seconds West, a distance of 300.00 feet to the Northwest corner of said McKnight Downs subdivision, said Northwest corner also being on the Eastern line of Beyers Subdivision, a subdivision filed for record in Plat Book 272, Page 30 of said land records; thence leaving said Northern line of McKnight Downs subdivision and along said Eastern line of Beyers Subdivision, North 00 degrees 15 minutes 25 seconds East, a distance of 454.00 feet to the Southern right-of-way line of Olive Boulevard as widened, width varies; thence leaving said Eastern line of Beyers Subdivision and along said Southern right-of-way line of Olive Boulevard as widened, the following courses and distances: South 89 degrees 50 minutes 22 seconds East, a distance of 59.35 feet; South 89 degrees 45 minutes 09 seconds East, a distance of 704.54 feet; South 51 degrees 22 minutes 13 seconds East, a distance of 34.24 feet to the intersection of said Southern right-of-way line of Olive Boulevard as widened and the Western right-of-way line of North McKnight Road; thence leaving said Southern right-of-way line of Olive Boulevard as widened, and along said Western right-of-way of North McKnight Road the following courses and distances: South 00 degrees 13 minutes 09 seconds West, a distance of 277.28 feet; South 10 degrees 30 minutes 09 seconds West, a distance of 156.89 feet to the Point of Beginning.

Containing 8.178 Acres, by Grimes Consulting, Inc. dated January 2022.

PREPARED FOR:
170 AND OLIVE HOLDCO, LLC
CONTACT: Larry Chapman
2199 Innerbelt Business Center Drive
St. Louis, MO 63114
E: Lchapman@Seneca-cre.com

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PE COAF E-1470-D
PLS COAF LS-343-D

REV. NO.	DATE	REMARKS
1	03/11/22	Revised abbreviation.

MARKET AT OLIVE PLAT 2
8691 OLIVE BLVD, UNIVERSITY CITY, MO

SUBDIVISION PLAT

SHEET TITLE: _____
JOB NUMBER: **3082**
DRAWN BY: **RCS**
DATE: **01/14/22**
CHECKED BY: **LJM**
DATE: **01/14/22**
SHEET:

4 of 4

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PLAN COMMISSION

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

MEMORANDUM

TO: Plan Commission
FROM: John Wagner, Acting Director of Planning & Development
DATE: March 23, 2022
SUBJECT: Avenir Chapter 353

This agenda item concerns the request by Charles Deutsch and Company for a tax abatement proposal for the recently approved Avenir development. Specifically, the Commission will be considering a Chapter 353 Tax Abatement Application request for 100% tax abatement for five (5) years. The proposed tax abatement will be associated with a mixed-use development of 6.2 acres. Specifically, the development will be along the south side of Delmar Boulevard, and between McKnight Place and Kingdel Drive. The development will be comprised of 262 apartments and a 1,300 square-foot coffee shop.

In accordance with the provisions set forth in Section 510.070 of the University City Code the request pertaining to this application requires a commission recommendation to the Mayor and Council to determine the following;

1. *Whether the area proposed to be redeveloped pursuant to the plan is a blighted area as defined in Section 510.040 and redevelopment of the area under the Urban Redevelopment Corporation Law and this Chapter is necessary or advisable to effectuate the public purposes declared herein and is in the public interest;*
2. *Whether the plan is in the public interest;*
3. *Whether the public facilities of school, fire, water, sewer, police, transportation, park and playground, public or private are presently adequate or will be adequate at the time the redevelopment project is completed;*
4. *Whether the proposed changes, if any, in zoning ordinances or maps are necessary or desirable for the redevelopment of the area or its protection against blighting influences or both;*
5. *Whether the acquisition of any part of the real property included in the area to be redeveloped pursuant to the plan by eminent domain is for the public convenience and necessity;*
6. *Whether the proposed changes, if any, in streets and street levels or any proposed street closings are necessary or desirable for the redevelopment of the area or as protection against blighting influences or both;*
7. *Whether the size of the area proposed by the proposed plan will allow a practical and satisfactory development.*

Attachments:

1. Development Dynamics Memo (Feb. 15, 2022)
2. Development Plan for Delmar Boulevard Redevelopment Area (Feb. 14, 2022)

February 15, 2022

MEMORANDUM

TO: Mr. Keith Cole – Director of Finance, City of University City, Missouri
FROM: Development Dynamics, LLC
RE: Redevelopment Project Fiscal Impact Estimate - Charles Deutsch & Company

(636) 561-8602

Introduction

The accompanying tables and narrative provide an estimation of the anticipated fiscal impacts associated with a proposed redevelopment project by Charles Deutsch & Company (the “Developer”). The proposed redevelopment project involves 17 parcels of land located adjacent to The Gatesworth, west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue (the “Redevelopment Area”) within the City of University City, Missouri (the “City”).

The Redevelopment Area covers approximately (6.2) acres and currently contains one office building, eight four-family apartment buildings, four single-family homes, three vacant lots, and a parking lot. The Redevelopment Area has been previously identified for redevelopment in the 1999 City Comprehensive Plan and updates in 2005 and 2006 (Redevelopment Area 18).

Redevelopment involves the demolition of existing structures and transformation of the area to accommodate a new 262-unit apartment complex with approximately 1,300 square feet of commercial space (the “Redevelopment Project”). This analysis is intended to help evaluate the potential impact on the delivery of police and fire services as well as on the University City School District.

Under Chapter 353, the City is allowed to grant up to 25 years of real property tax abatement on improvements and incremental increases in land value. However, the Developer has requested only partial tax abatement (5 years at 100% of the incremental increase in the assessed value of the real property). Commencement of construction is anticipated to begin in the spring of 2022, with completion expected on or before December 31, 2023. Real property tax abatement is expected to begin in the year after construction is completed.

A. Potential Project Impact - City Police & Fire Services

As a result of discussions with the University City Police and Fire Departments the potential impact to their delivery of services for the redevelopment area are as follows. When considering the potential impacts on calls for service and service delivery, it is important to attempt to identify what might be attributable specifically to a specific redevelopment project, and to distinguish what portion of any new services to the area may be attributable to other proposed area development. While this report is an estimation, it does provide a general order of magnitude of the possible costs to be balanced against projected revenues.

1001 BOARDWALK SPRINGS PLACE
SUITE 50
O'FALLON, MO 63368

636.561.8602

636.561.8605

WWW.D2TEAM.ORG

1. Police Services

Maintaining the current level of service is important for the Police Department. The proposed redevelopment project, in conjunction with the other proposed new development in the area may require the addition of one officer. The cost of a new officer, in salary and benefits, is approximately \$87,800. Allocation of a portion of an officer’s salary requires additional analysis, when taking into consideration the timing, anticipated completion date of the redevelopment project or other area development, and the impact of surveillance capabilities and tenant safety features specifically designed into the new buildings and amenities.

2. Fire Services

The fire department’s current Insurance Services Office Fire Suppression Schedule (FSRS) ISO fire service rating is 3. The FSRS, evaluates four primary categories of fire suppression: 1) The quality of emergency response systems (911) accounts; 2) The quality of fire department, equipment, pump capacity, engine companies, ladder companies, training, and personnel; 3) The quality of water supply by considering hydrant size, type, and installation, as well as the quality and frequency of hydrant inspections and testing; and 4) Community risk reduction by evaluating the ability to prevent fires, enforce codes, and implement fire safety educational

The redevelopment area is serviced by fire station 2 and is currently served by a 24’ “pumper truck”, and aerial ladder truck. In discussion with fire department officials, the proposed redevelopment project alone is not enough to require an additional equipment or ladder truck. However, in combination with other planned future development in the area, maintaining the current ISO rating will require ongoing monitoring of safety needs.

3. City Tax Revenue Impact

a. **Real Property Taxes** – Table 1 depicts real property tax estimates resulting from the proposed redevelopment project over the entire term of the tax abatement.

Table 1: Estimate of Real Property Taxes – City

Delmar Boulevard Redevelopment Area City of University City Tax Revenue Comparison Before/After Development			
Tax Year	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
<u>Base</u>			
Year 1	11,060	9,076	9,076
Year 2	11,060	9,076	9,076
Year 3	44,576	9,076	9,076
Year 4	44,576	9,076	9,076
Year 5	45,022	9,076	9,076
	\$ 156,294	\$ 45,380	\$ 45,380

Delmar Boulevard Redevelopment Area
University City Library
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
<u>Base</u>			
Tax Year			
Year 1	6,535	5,431	5,431
Year 2	6,535	5,431	5,431
Year 3	26,589	5,431	5,431
Year 4	26,589	5,431	5,431
Year 5	26,855	5,431	5,431
	\$ 93,101	\$ 27,153	\$ 27,153

b. Pool Sales Tax - University City is considered a “B” or “Pool Tax City” as it relates to St. Louis County’s 1% sales tax distribution. Pool Tax Cities share the County’s 1% sales tax proportionally based on City population in relation to St. Louis County’s population as a whole. This calculation is based on the decennial census and is recalculated every ten years. Therefore, the current distribution is based on 2010 population, and will be recalculated in 2022, when the 2020 Census numbers are released. For this reason, only an estimate of impact on revenue derived from the Pool Sales Tax can be calculated at this time.

Using the population projections for the unit mix of the apartment complex—505 people—the City’s share of population increases by 0.000495518. Using the 2018 pool sales tax total of \$95,198,059 (the most recent currently available from St. Louis County), University City would receive approximately \$47,175 in additional pool sales tax revenue annually.¹

c. Per Capita Sales Taxes – (½ percent Capital Improvements; ½ percent Public Safety Improvements)

The City levies a one-half of one percent sales tax on retail sales for capital improvements. The City pools the capital improvements sales tax with other cities in St. Louis County. Total capital improvement sales tax revenue is redistributed on a per-capita share of sales taxes generated in the unincorporated areas of the County. In past years, the capital improvement sales tax has generated approximately \$2.2-2.4 million annually. The City budget will see net positive revenues resulting from the addition of population from construction of the redevelopment project.

St. Louis County imposes a one-half of one percent sales tax on retail sales for the purpose of providing funds for police and public safety improvement in the County and each of the municipalities. The City’s share of this revenue is based on population size. In prior years, the City has received approximately \$1.4 million from the tax. The City budget will likely see net positive

¹ It is important to note that the population increase due to the proposed project will not be accounted for in the 2020 Census, therefore the direct revenue benefits of the redevelopment project may not be realized by the City until the 2030 Census recount. Since it is not possible to know what the population distribution or the collected pool sales tax will be, the current allocation was used as a proxy to illustrate the potential benefits.

revenue from the addition of population resulting from the construction of the redevelopment project.

d. Gross Receipts Taxes - (Natural Gas 9%; Telephone 9%; Electric 9%)

The City levies a 9% gross receipts tax on utilities that provide natural gas, telephone, and electric services in the City. The revenue is based on the price of the services as well as usage. The purchase of finished goods and services by consumers and businesses is undergoing dramatic change. The purchase of these utility services by consumers is undergoing dramatic change as a result of technological modernization and energy efficiencies. There are limited means by which to accurately estimate total sales but the City budget will see net positive revenues resulting from construction of the redevelopment project similar to the following: (\$0.35/sq. ft. X 305,765 total sq. ft. X 9%). Based upon this industry average formula City gross receipts tax revenues will equate to approximately \$9,632 annually.

e. Personal Property Taxes

The City levies a tax on personal property within the boundaries of the City in accordance with Missouri statutes. The tax is assessed at 33.3% of the valuation of property established by the St. Louis County Assessor. The City tax levy for personal property was \$0.680 per hundred dollars of assessed valuation. In prior years, personal property tax revenue to the City has averaged approximately \$21/resident/year. If that calculation remains true, the City will likely receive approximately \$10,605 in annual personal property taxes from the redevelopment project at full occupancy.

4. University City School District - Potential Project Impact

The redevelopment project is located within the attendance boundaries of Flynn Park Elementary School and the University City High School, each of which have which have excess classroom capacity. As with most school districts, the University City School District has an interest in the number of children that could potentially live in the new apartments. Given the planned apartment unit mix (185 1-bedroom units, 69 2-bedroom units, and 8 3-bedroom units), the estimated number of school aged children anticipated to live in the apartments is 16.

Table 3: Redevelopment Area Population Estimate

Unit Type	# of Units	Persons/Unit	Total
1-Bedroom	185	1.8	333
2-Bedroom*	69	2.1	144.9
3-Bedroom**	8	3	24
Total	262		501.9

*Persons per unit for 2-Bedroom units accounts for the possibility that some percentage of the units may have a school age child living in them.

**Persons per unit for the 3-Bedroom units assumes each would have at least 1 school age child.

Table 3 base assumptions include: 1) only adults will occupy 1-bedroom units; 2) 2-bedroom units will be occupied by 2 adults, but in order to allow for some portion of the units to be occupied

by children, a population rate of 2.1 (University City current average household size for rental units of 2.04; and that 64% of renters are non-family households (2017ACS)); and 3) 3-bedroom units will be occupied by 2 adults and one school aged child. This results in the projection of 16 school aged children living in the apartment complex.

The University City school district will continue receiving the same amount of real property taxes that result from real property within the redevelopment area at the present time (\$65,479 annually). In addition, the school district will continue to receive 100% of personal property taxes levied on tangible personal property within the redevelopment area. Personal property tax revenue is estimated to be approximately \$9,059 annually.²

Table 4 depicts real property tax estimates that would benefit the school district over the term of the tax abatement.

Table 4: Estimate of Real Property Taxes – School District

Delmar Boulevard Redevelopment Area University City School District Tax Revenue Comparison Before/After Development			
	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	81,705	65,479	65,479
Year 2	81,705	65,479	65,479
Year 3	323,529	65,479	65,479
Year 4	323,529	65,479	65,479
Year 5	326,764	65,479	65,479
	\$ 1,137,232	\$ 327,397	\$ 327,397

Given the excess capacities at each affected school and the limited number of students anticipated to live within the proposed apartments (16), the school district should be able to accommodate any news students with existing resources.

5. Other Tax Districts

The accompanying table depicts real property tax estimates resulting from the proposed redevelopment project over the entire term of the tax abatement.

² Personal Property taxes estimate derived from City of University City, Missouri Annual FYE June 30, 2020 budget data (total city personal property assessed valuation, dividing by city population, multiplying by redevelopment area estimated population, then applying the school district tax formula to arrive at an estimate).

Table 5: Estimate of Real Property Taxes -- others

Delmar Boulevard Redevelopment Area State of Missouri Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area St. Louis County General Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	542	446	446	Year 1	3,214	2,619	2,619
Year 2	542	446	446	Year 2	3,214	2,619	2,619
Year 3	2,191	446	446	Year 3	12,884	2,619	2,619
Year 4	2,191	446	446	Year 4	12,884	2,619	2,619
Year 5	2,213	446	446	Year 5	13,013	2,619	2,619
\$	7,679	\$ 2,232	\$ 2,232	\$	45,209	\$ 13,093	\$ 13,093
Delmar Boulevard Redevelopment Area County Health Fund Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area County Park Maintenance Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	2,156	1,756	1,756	Year 1	766	625	625
Year 2	2,156	1,756	1,756	Year 2	766	625	625
Year 3	8,639	1,756	1,756	Year 3	3,073	625	625
Year 4	8,639	1,756	1,756	Year 4	3,073	625	625
Year 5	8,726	1,756	1,756	Year 5	3,104	625	625
\$	30,316	\$ 8,778	\$ 8,778	\$	10,782	\$ 3,125	\$ 3,125
Delmar Boulevard Redevelopment Area County Bond Retirement Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area County Roads and Bridges Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	343	283	283	Year 1	1,607	1,309	1,309
Year 2	343	283	283	Year 2	1,607	1,309	1,309
Year 3	1,387	283	283	Year 3	6,442	1,309	1,309
Year 4	1,387	283	283	Year 4	6,442	1,309	1,309
Year 5	1,401	283	283	Year 5	6,507	1,309	1,309
\$	4,863	\$ 1,413	\$ 1,413	\$	22,605	\$ 6,547	\$ 6,547
Delmar Boulevard Redevelopment Area St. Louis Community College Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area Special School District Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	3,590	2,955	2,955	Year 1	20,026	16,481	16,481
Year 2	3,590	2,955	2,955	Year 2	20,026	16,481	16,481
Year 3	14,502	2,955	2,955	Year 3	80,887	16,481	16,481
Year 4	14,502	2,955	2,955	Year 4	80,887	16,481	16,481
Year 5	14,647	2,955	2,955	Year 5	81,696	16,481	16,481
\$	50,833	\$ 14,774	\$ 14,774	\$	283,522	\$ 82,405	\$ 82,405

6. Summary

In conjunction with other potential area development, the City may incur costs associated with maintaining the existing level of police service and future additional fire equipment. Those costs will be offset by the following fiscal benefits:

- Over the term of the redevelopment project abatement period, it is estimated the City will receive approximately \$72,533 in real property taxes (see Table 1).
- Upon completion of the redevelopment project, it is estimated the City will receive increased pooled sales taxes of approximately \$47,172 annually (see paragraph A. 3. b.), as well as net fiscal benefits from per capita sales taxes.
- Upon completion of the redevelopment project, the City will benefit from increased personal property taxes amounting to approximately \$10,605 annually.
- The City will see increased gross receipts taxes for natural gas, telephone, and electric services. While these types of taxes are notoriously difficult to estimate, utilizing industry averages (\$0.35/sq. ft. X 305,765 total sq. ft. X 9%) City gross receipts tax revenues will equate to approximately \$9,932 annually.³

Over the term of the redevelopment project abatement period, it is estimated the University City school system will receive approximately \$327,397 (see Table 4) in real property taxes and \$45,295 from personal property taxes to offset any potential attendance impact.

Other taxing jurisdictions will also see similar ranges of benefit (see Table 5) resulting from the redevelopment project.

Conditions and Assumptions

This fiscal analysis is based on data, assumptions, views, and information obtained through a variety of sources including the Missouri Department of Revenue, the City, the Developer, and other sources considered to be reliable. Development Dynamics, LLC ("D2") reviewed the information in its evaluation to help determine the anticipated fiscal impact based upon reasonable expectations of the market and project performance factors. While the estimated fiscal impact is based on a series of complicated estimated and assessments, they should only be used as an indication of redevelopment project outcomes. D2's scope of data verification varied and was dependent on the nature of the data, the availability of relevant public information, and availability of third-party reports. D2 believes the methods used in this analysis constitutes a rational basis for any conclusions but cannot warrant the accuracy of information provided by other entities. The report contains certain forward-looking certain assumptions and judgments regarding future events, it is based upon the best currently available information. Assumptions about the future actions by various parties cannot be assured or guaranteed. The redevelopment project's success is dependent upon the timing and execution of a complex series of events, both internal and external to the project. Events or actions that alter assumed events, assumptions, or conditions used in the analysis shall be considered a cause to void all results. This analysis further contains prospective information, opinions, and views and is not provided as an assurance that certain events will occur. Actual results will vary from the data described herein and the variations may be material. Because the future is uncertain, D2 assumes no responsibility for any degree of risk involved.

³ Average utility cost estimates \$0.35/sq. ft. from Building Owners and Managers Association (BOMA) and CoStar Analytics.

CITY OF UNIVERSITY CITY, MISSOURI

DEVELOPMENT PLAN

FOR

DELMAR BOULEVARD REDEVELOPMENT AREA

**Submitted by
CHARLES DEUTSCH & COMPANY**

February 14, 2022

**REDEVELOPMENT CORPORATION
DEVELOPMENT PLAN**

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- I. NON-COLLUSION AFFIDAVIT.

The foregoing Appendixes are hereby incorporated herein by reference.

SECTION I: INTRODUCTION

The following Development Plan, submitted by Charles Deutsch & Company (the “*Developer*”), relates to the proposed redevelopment of seventeen (17) parcels of land located west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue (the “Redevelopment Area”). The Redevelopment Area covers approximately six and one half (6.2) acres, contains one office building, three vacant lots, eight four-family apartment buildings, four single-family homes, and a parking lot, which will be transformed into a new 262-unit apartment complex with commercial space all located in the City of University City, Missouri, as more particularly described in **Appendix A**, attached hereto. Developer is the owner under contract of one hundred percent (100%) of the real property within the proposed area.

SECTION II: OVERVIEW OF URBAN REDEVELOPMENT

In order to promote the redevelopment of a declining area or to induce new activity in an area that has been lacking in growth and development, the State of Missouri provides statutory tools to counties and municipalities to assist private, and initiate public, investment. One such tool is the Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri, as amended, (collectively, the “*Urban Redevelopment Law*”).

Generally, Urban Redevelopment Law allows municipalities to foster economic development and physical improvements in a redevelopment area by:

- Identifying and designating redevelopment areas that qualify as “blighted areas”;
- Adopting a development plan designating the redevelopment area and stating the objectives to be attained and the program to be undertaken;
- Approving a redevelopment project(s) for implementation of the development plan; and
- Utilizing the tools set forth under the Urban Redevelopment Law, including real property tax abatement, to assist in reducing or eliminating those conditions that cause the area to qualify as a redevelopment area.

SECTION III: FINDING THAT REDEVELOPMENT AREA IS A BLIGHTED AREA

An eligibility analysis of the Delmar Boulevard Redevelopment Area as a Blighted Area Under the Provisions of Chapter 353, is attached hereto as **Appendix B**.

SECTION IV: DEVELOPMENT PLAN OBJECTIVES

The objective of this Development Plan is to:

- Enhance the public health, safety, and welfare of the community by improving the infrastructure, curing blight conditions, and the encouragement of other public improvements necessary for insuring the area’s stability and existing and future redevelopment consistent with this Development Plan;
- Increase the level and perception of safety and revitalization in the Redevelopment Area which, in turn, may encourage and attract an influx of new business and residents to the City;
- Enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in and around the Redevelopment Area;

- Promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development;
- Increase property values in and around Redevelopment Area;
- Provide development/business/employment opportunities in and around the Redevelopment Area;
- Stimulate construction and permanent employment opportunities in the Redevelopment Area; and
- Serve as a catalyst for redevelopment in the City.

SECTION V: REDEVELOPMENT PLAN

The Developer proposes to implement the Development Plan in order to facilitate the goals, objectives, and other criteria as set forth in this Development Plan.

1. **Legal Description.** A legal description of the Redevelopment Area is contained herein as **Appendix A**. An aerial map of the proposed Redevelopment Area is located in the Blight Analysis.

The Redevelopment Area is currently comprised of 17 parcels of land, covering a total of (6.2) +/- acres as follows:

Redevelopment Area		Appraised Value		Assessed Value	
Locator Number	Address	Land	Improvements	Land	Improvements
18K430314	8630 Delmar Blvd	\$ 334,500	\$ 938,800	\$ 107,040	\$ 300,420
18K430194	8650 Delmar Blvd	141,300	334,700	26,850	63,590
18K430204	8656 Delmar Blvd	139,500	333,700	26,510	63,400
18L640567	8662 Delmar Blvd	139,500	339,300	26,510	64,470
18L640941	8668 Delmar Blvd	139,700	339,100	26,540	64,430
18L640600	8674 Delmar Blvd	135,700	340,300	25,780	64,660
18L640655	8680 Delmar Blvd	135,300	343,500	25,710	65,270
18L640677	8686 Delmar Blvd	135,000	343,800	25,650	65,320
18L640402	8677 Barby Lane	152,300	147,600	28,940	27,990
18L640413	8683 Barby Lane	150,900	105,900	28,670	21,120
18L640545	8687 Barby Lane	161,800	132,100	30,740	25,100
18L640468	8689 Barby Lane	147,700	99,700	28,060	18,940
18L640370	534 Kingdel Drive	120,900	-	22,970	-
18L640392	538 Kingdel Drive	128,000	-	24,320	-
18L640457	544 Kingdel Drive	156,200	-	29,680	-
18L640590	554 Kingdel Drive	140,600	276,600	26,710	52,550
18K430491	3 McKnight Place	380,300	-	72,260	-
Totals		\$ 2,839,200	\$ 4,075,100	\$ 582,940	\$ 897,260

2. **Design Plan.** The redevelopment project (the “*Redevelopment Project*”) contemplated by this Redevelopment Plan proposes to accommodate redevelopment of the Redevelopment Area into a new 264-unit apartment complex. To further redevelopment, the Developer proposes to complete (or cause the completion of) the following (as set forth herein):

- The acquisition of certain real property within the Redevelopment Area;

- Demolition of certain existing structures (*see* Subsection 5, *below*); and
- Construction of new structures and related infrastructure (*see* Subsection 7, *below*).

A preliminary site plan is attached hereto as **Appendix D** (such plan, as amended from time to time, is referred to as the “*Site Plan*”), which shows, among other things, the general location and size of structures, general landscaping plan, and general traffic circulation. The Site Plan will be submitted to the City in connection with the pending rezoning application (as defined herein), and, therefore, is subject to change. The Developer anticipates completion of the Redevelopment Project in one phase.

3. **Project Phases.** The Developer anticipates the Redevelopment Project will be completed in one (1) phase beginning in the spring of 2022 and completed within twenty four (24) months after the start of construction or within thirty-six (36) months of the date of adoption of an ordinance approving this Redevelopment Plan (the “*Approval Date*”).

4. **Unit Specification.** As set forth in the Site Plan, the Redevelopment Project contemplates the development of new 262-unit apartment complex, which will be leased and/or sold at market rates. It is anticipated the units will be available within thirty-six (36) months after the Approval Date.

5. **Property to be Demolished.** Subject to Subsection 6, it is anticipated that all of the existing building structures will be demolished within twenty four (24) months after the Approval Date.

6. **Building Rehabilitation.** The Redevelopment Project does not contemplate any rehabilitated or remodeling of existing structures.

7. **New Construction.** The Redevelopment Project contemplates the development of a 262-unit apartment complex, related infrastructure, an approximate 1,300 square feet of commercial space, and accessory structures. All new construction will be completed in accordance with applicable law.

8. **Open Space and Other Amenities.** Any undeveloped areas shall be used for the purposes shown on the Site Plan.

9. **Property for Public Agencies or Political Subdivisions.** No portion of the Redevelopment Area shall be sold, donated, exchanged, or leased to any public agency or political subdivision of the federal, state, or local government.

10. **Zoning Changes.** The Developer will be submitting an application to the City in order to rezone the Redevelopment Area to Planned Development-Mixed Use (PD-M). The Redevelopment Project is consistent with the City’s Comprehensive Plan Update (2006).

11. **Street Changes.** Except for relocation of curb cut access points, the Redevelopment Plan does not contemplate substantial street changes. No public street shall be permanently closed in connection with the Redevelopment Project. However, temporary closures might occur for improvements to McKnight Place as part of the construction process. As set forth in the Site Plan, the Redevelopment Project contemplates the reconfiguration of private drives throughout the Redevelopment Area.

12. **Utility Changes.** The Redevelopment Project does not contemplate any material changes in utility sources.

13. **Tax abatement.** In order to make the Redevelopment Project economically feasible, the Developer requests a tax abatement structure for each tract, lot, or parcel of property within the Redevelopment Area that provides for:

- A one hundred percent (100%) abatement for a period of five (5) years from the later of (i) substantial completion of the Redevelopment Project and (ii) the date upon which the redevelopment corporation established pursuant to Chapter 353, RSMo., (the “**353 Corporation**”) takes title to such tract, lot, or parcel of property;
- Payments in lieu of taxes (“**PILOTS**”) in an amount equal to the current ad valorem real property taxes. To the extent the boundaries of any Lot are adjusted in connection with the Redevelopment Project (via a duly recorded subdivision plat), the current ad valorem real property taxes for the Redevelopment Area will be reapportioned on a pro rata basis based on the square footage of each new lot; and
- After a period totaling five (5) years, each tract, lot, or parcel of property within the Redevelopment Area will be subject to assessment and payment of all ad valorem taxes, based on the full true value of such tract, lot, or parcel.

A detailed tax impact statement is attached hereto as **Appendix C** (the “**Tax Impact Statement**”). The Tax Impact Statement outlines:

- The assessed valuation of each tract, lot, or parcel of real property within the Redevelopment Area and the improvements thereon, before development;
- The estimated assessed valuation of the land and the improvements thereon, respectively, after redevelopment;
- The impact such tax abatement will have on each political subdivision whose boundaries include any portion of the Redevelopment Area, including an estimate of the amount of ad valorem revenues to be affected by the grant of tax abatement.

As set forth in the Eligibility Analysis, the Redevelopment Area contains a number of obstacles that have a negative influence on its success. As such, but for the proposed tax abatement, the Redevelopment Project is not economically feasible, and cannot be undertaken. A developer’s affidavit is attached hereto as **Exhibit F**.

The tax abatement, if any, with respect to any tract, lot, or parcel of property within the Redevelopment Area, will pass to or inure to the benefit of the 353 Corporation’s successors and assigns (each, a “**Successor**”) so long as such Successor shall continue to use, operate, and maintain such tract, lot, or parcel of property within the Redevelopment Area in accordance with the provisions of the Development Plan and comply with the terms of any contract by and between the City and the 353 Corporation concerning such tax abatement.

14. **Property Acquisition; Eminent Domain.** The ownership of each tract, lot, or parcel of property within the Redevelopment Area is set forth in Subsection 1 of this Section V. The Developer is the owner under contract for all property. The Developer is not requesting the City to acquire any property via eminent domain or otherwise.

15. **Financing.** The District Obligations, financing for the Development Project will be provided through private lending sources.

16. **Management.** The following officers of Developer shall be active in or associated with the management of the Redevelopment Project during the period of at least one (1) year from the Approval Date.

Charles DeutschPresident & Secretary

Developer shall be the sole shareholder of the 353 Corporation. It is anticipated that the officers and directors of the 353 Corporation shall be as follows:

Charles DeutschDirector & President

Christopher LeonardDirector & Vice President

Zachary DeutschDirector & Secretary

17. **Public Property.** NA.

18. **Relocation.** No relocation is anticipated, but if relocation assistance becomes necessary, the Developer will follow the provisions of Sections 523.200 to 523.205, Revised Statutes of Missouri and in the Section 565.010 of the City Code and in accordance with the Relocation Assistance Plan attached as **Appendix G.**

19. **Qualifications.** Charles J Deutsch specializes in the development of luxury senior living and health related properties. Mr. Deutsch is a principal of The Gatesworth Communities, which are comprised of the following premier senior care properties: The Gatesworth at One McKnight Place, a 297-unit independent senior living facility; McKnight Place Extended Care, a 65-bed skilled nursing facility; and McKnight Place Assisted Living and Memory Care, a 135-unit assisted living and memory care facility. These three facilities form the leading luxury continuum of care senior living campus in west St. Louis County. Mr. Deutsch also developed Parc Provence, which is a 124-bed memory care facility, further known as the market leader of its class in the St. Louis region. Private pay represents at least 99% of revenue from all facilities. Mr. Deutsch has been an active residential real estate developer for over forty years. From 1971 to 1974, Mr. Deutsch was actively involved in the management of a family-owned, 2,200-unit group of apartments in St. Louis County. From 1975 through 1986, Mr. Deutsch developed, built and managed approximately 556 condominiums in four separate developments, and one neighborhood shopping center, all located in St. Louis County. Additional information concerning Developer can be found at www.thegatesworth.com.

20. **Evidence of Good Standing.** A certificate of good standing issued by the Missouri Secretary of State is attached hereto as **Appendix H.**

21. **Non-collusive Affidavit.** An affidavit executed by Developer is attached hereto as **Appendix I.**

APPENDIX A

LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax: (314) 487-8944

Order Number: 19-09-308

Date: December 3, 2021

No of Pages: 2 By: VWH

PROPERTY DESCRIPTION

Project: Avenir
Description: OVERALL PROPERTY DESCRIPTION

A tract of land being all of Lots 1-5 of "Delprice" recorded in Plat Book 41 Page 20 of the St. Louis County, Missouri records, all of Lots 14 and 15 of "Barby Lane", recorded in Plat Book 61 Page 30 of said records, all of Adjusted Lot 4 of "McKnight Place Assisted Living Boundary Adjustment Plat 2" recorded in Plat Book 365 Page 7 of said records, and several tracts of land located in Section 8, Township 45 North, Range 6 East, all located in Section 8, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of University City, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest corner of above-said Lot 1 of "Delprice", said corner being the intersection of the east right-of-way line of Kingdel Drive (50 feet wide) and the south right-of-way line of Delmar Boulevard (80 feet wide); thence along the south right-of-way line of Delmar Boulevard (width varies) the following courses and distances: South 89°23'32" East, 73.47 feet to the northeast corner of said Lot 1; along the east line of said Lot 1, South 00°56'50" West, 10.00 feet; South 89°23'32" East, 520.23 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; South 89°23'32" East, 90.00 feet; South 00°36'28" West, 10.00 feet; and South 89°23'32" East, 10.98 feet to a point on the west right-of-way line of McKnight Place (width varies); thence leaving said south right-of-way line and along said west right-of-way line of McKnight Place the following courses, distances and curves: South 00°32'17" West, 9.93 feet to a point of curvature; thence along a curve to the left with a radius of 68.00 feet, whose chord bears South 09°42'27" East, 24.19 feet, an arc distance of 24.32 feet to a point of reverse curvature; along a curve to the right with a radius of 63.00 feet, whose chord bears South 09°46'30" East, 22.26 feet, an arc distance of 22.38 feet to a point of tangency; South 00°24'12" West, 52.39 feet to a point of curvature; along a curve to the right with a radius of 88.00 feet, whose chord bears South 11°41'16" West, 34.44 feet, an arc distance of 34.66 feet to a point of reverse curvature; along a curve to the left with a radius of 112.00 feet, whose chord bears South 11°39'43" West, 43.93 feet, an arc distance of 44.22 feet to a point of tangency; South 00°21'06" West, 93.17 feet to a point of curvature; and along a curve to the right with a radius of 20.00 feet, whose chord bears South 17°17'03" West, 11.65 feet, an arc distance of 11.82 feet to a point on the north right-of-way line of Barby Lane (50 feet wide); thence leaving said west right-of-way line and along said north right-of-way line of Barby Lane, said line being non-tangent to the previous course, North 89°37'08" West, 6.78 feet to a point; thence leaving said north right-of-way line, South 00°22'52" West, 11.36 feet to the northeast corner of Adjusted Lot 3 of above-said "McKnight Place Assisted Living Boundary Adjustment Plat 2"; thence along the north line of said Adjusted Lot 3, said line also being the south line of above-said Adjusted Lot 4, North 89°37'08" West, 485.25 feet to the southwest corner of said Adjusted Lot 4; thence leaving last side line and along the west line of said Adjusted Lot 4, North 00°22'52" East, 11.36 feet to the southeast corner of above-said Lot 14, said corner also being on the north right-of-way line of Barby Lane (50 feet wide); thence leaving last said west line and along the north and west right-of-way lines of said Barby Lane the following courses, distances and curves: North 89°37'08" West, 90.69 feet to a point of curvature; along a curve to the right with a radius of 25.00 feet, whose chord bears North 54°21'16" West, 28.87 feet, an arc distance of 30.77 feet to a point of reverse curvature; along a curve to the left with a radius of 50.00 feet, whose chord bears North 54°21'16" West, 57.74 feet, an arc distance of 61.55 feet to a point of tangency; North 89°37'08" West, 49.78 feet

to a point on the east line of Lot 4 of above-said "Delprice"; South $00^{\circ}56'50''$ West, 53.25 feet to the southeast corner of Lot 5 of said "Delprice"; and North $89^{\circ}05'25''$ West, 122.80 feet to the southwest corner of said Lot 5, said corner also being on said east right-of-way line of Kingdel Drive; thence leaving said north and west right-of-way lines of Barby Lane and along said east right-of-way line of Kingdel Drive the following curves: along a curve to the right being non-tangential to the previous course, with a radius of 397.57 feet, whose chord bears North $00^{\circ}40'34''$ West, 22.39 feet, an arc distance of 22.39 feet to a point of compound curvature; along a curve to the right with a radius of 524.24 feet, whose chord bears North $09^{\circ}33'42''$ East, 157.23 feet, an arc distance of 157.82 feet to a point of reverse curvature; and along a curve to the left with a radius of 595.08 feet, whose chord bears North $10^{\circ}29'36''$ East, 159.32 feet, an arc distance of 159.80 feet to the Point of Beginning and contains 260,100 square feet or 5.971 acres, more or less according to survey performed by The Sterling Company during the months of September and October, 2019 under Order Number 19-09-308.

APPENDIX B

REDEVELOPMENT AREA BLIGHT ANALYSIS

[Attached]

**ELIGIBILITY ANALYSIS
OF
THE DELMAR BOULEVARD REDEVELOPMENT AREA
AS A BLIGHTED AREA UNDER THE PROVISIONS OF CHAPTER 353**

CITY OF UNIVERSITY CITY, MISSOURI

Prepared: February 4, 2022

DEVELOPMENT DYNAMICS, LLC
1001 Boardwalk Springs Place, Suite #50 • O'Fallon, Missouri 63368 • (636) 561-8602

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I. INTRODUCTION

The Mayor and City Council of the City of University City, Missouri (the “City”) have expressed interest in maintaining and improving the appearance and real estate conditions of properties along Delmar Boulevard, as identified in the City's Comprehensive Plan of 1999 and updates in 2005 and 2006 (Redevelopment Area 18).

A development plan, submitted by Charles Deutsch & Company, (the “Developer”) proposes to redevelop seventeen (17) parcels of land located west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue as an area for redevelopment (the “Redevelopment Area”). The Redevelopment Area covers approximately (6.2) acres, contains one office building, eight four-family apartment buildings, four single-family homes, three vacant lots, and a parking lot, which will be transformed into a new 262-unit apartment complex with supportive commercial space. To further redevelopment, the Developer proposes to undertake (a) the acquisition of certain real property, (b) demolition of existing structures, (c) renovation of certain structures, and (d) the remediation of certain blighted conditions within the Redevelopment Area.

Figure 1: Redevelopment Area Parcel Data

Redevelopment Area		Appraised Value		Assessed Value	
Locator Number	Address	Land	Improvements	Land	Improvements
18K430314	8630 Delmar Blvd	\$ 334,500	\$ 938,800	\$ 107,040	\$ 300,420
18K430194	8650 Delmar Blvd	141,300	334,700	26,850	63,590
18K430204	8656 Delmar Blvd	139,500	333,700	26,510	63,400
18L640567	8662 Delmar Blvd	139,500	339,300	26,510	64,470
18L640941	8668 Delmar Blvd	139,700	339,100	26,540	64,430
18L640600	8674 Delmar Blvd	135,700	340,300	25,780	64,660
18L640655	8680 Delmar Blvd	135,300	343,500	25,710	65,270
18L640677	8686 Delmar Blvd	135,000	343,800	25,650	65,320
18L640402	8677 Barby Lane	152,300	147,600	28,940	27,990
18L640413	8683 Barby Lane	150,900	105,900	28,670	21,120
18L640545	8687 Barby Lane	161,800	132,100	30,740	25,100
18L640468	8689 Barby Lane	147,700	99,700	28,060	18,940
18L640370	534 Kingdel Drive	120,900	-	22,970	-
18L640392	538 Kingdel Drive	128,000	-	24,320	-
18L640457	544 Kingdel Drive	156,200	-	29,680	-
18L640590	554 Kingdel Drive	140,600	276,600	26,710	52,550
18K430491	3 McKnight Place	380,300	-	72,260	-
Totals		\$ 2,839,200	\$ 4,075,100	\$ 582,940	\$ 897,260

The proposed Redevelopment Area contains a number of obstacles that have negative influences and present obstacles that need to be addressed as part of any future redevelopment. A development plan for the Redevelopment Area outlines the process and objectives to encourage the best use of property within the Redevelopment Area and to help prompt redevelopment. Each of these efforts is necessary to facilitate the clearance, replanning, rehabilitation, and reconstruction of property within the Redevelopment Area into a functional and productive state in order to contribute to the growth and vitality of the City.

A. PURPOSE OF REPORT

This report evaluates conditions affecting the Redevelopment Area and intended assist the City in determining if conditions in the Redevelopment Area satisfy the criteria of a “blighted area” as such term is defined in Section 353.020(2) of the Urban Redevelopment Corporation Act of the Revised Statutes of

Missouri, as amended (“Chapter 353”). This report is intended to supplement the Development Plan which outlines the process for redeveloping all or a part of a blighted area, outlines objectives to facilitate development, and encourage the highest and best use of property within a Redevelopment Area. Financial impediments and barriers to redevelopment must be overcome if clearing, replanning, rehabilitation, and reconstruction is to occur.

The Developer is requesting the City find the Redevelopment Area blighted pursuant to Chapter 353 and grant real property tax abatement to assist in eliminating certain conditions that have resulted in property within the Redevelopment Area falling into disrepair. Work is anticipated to begin in the spring of 2022 and be completed by the end of calendar year 2023.

B. PROVISIONS OF CHAPTER 353

The Missouri General Assembly adopted Chapter 353 in 1943. Chapter 353 allows cities and counties to (1) identify and designate a redevelopment area that qualifies as a “Blighted Area”, (2) adopt a development plan that designates an area in need of development and states the objectives to be attained and the redevelopment project to be undertaken, (3) approve a redevelopment project for implementation of such development plan and (4) utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “Blighted Area” through the completion of a redevelopment project.

Chapter 353 defines “Area” as “...that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part.”¹ Chapter 353 further defines a “Blighted Area” as “...that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.”²

With the foregoing in mind, Development Dynamics, LLC (“D2”) performed an analysis of eligibility factors within the Redevelopment Area through on-site inspection, research of aerial maps, public property files/records, and other investigation. The subsequent sections of this report evaluate the conditions existent within the Redevelopment Area relative to the definition of a Blighted Area under Chapter 353.

¹ Section 353.020(1) RSMo.

² Section 353.020(2) RSMo.

Figure 2: Aerial View of Redevelopment Area Boundary

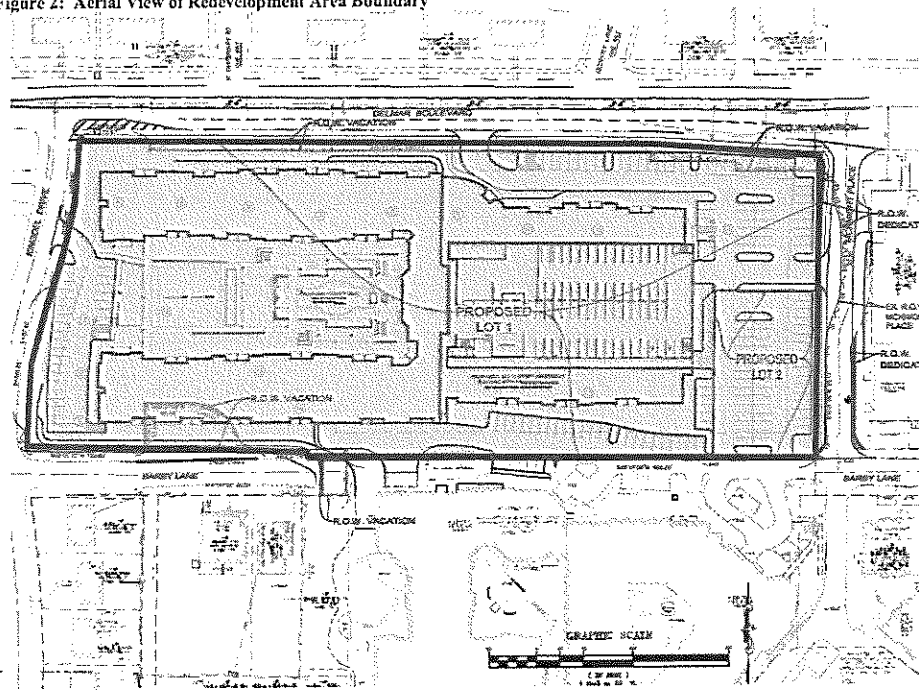
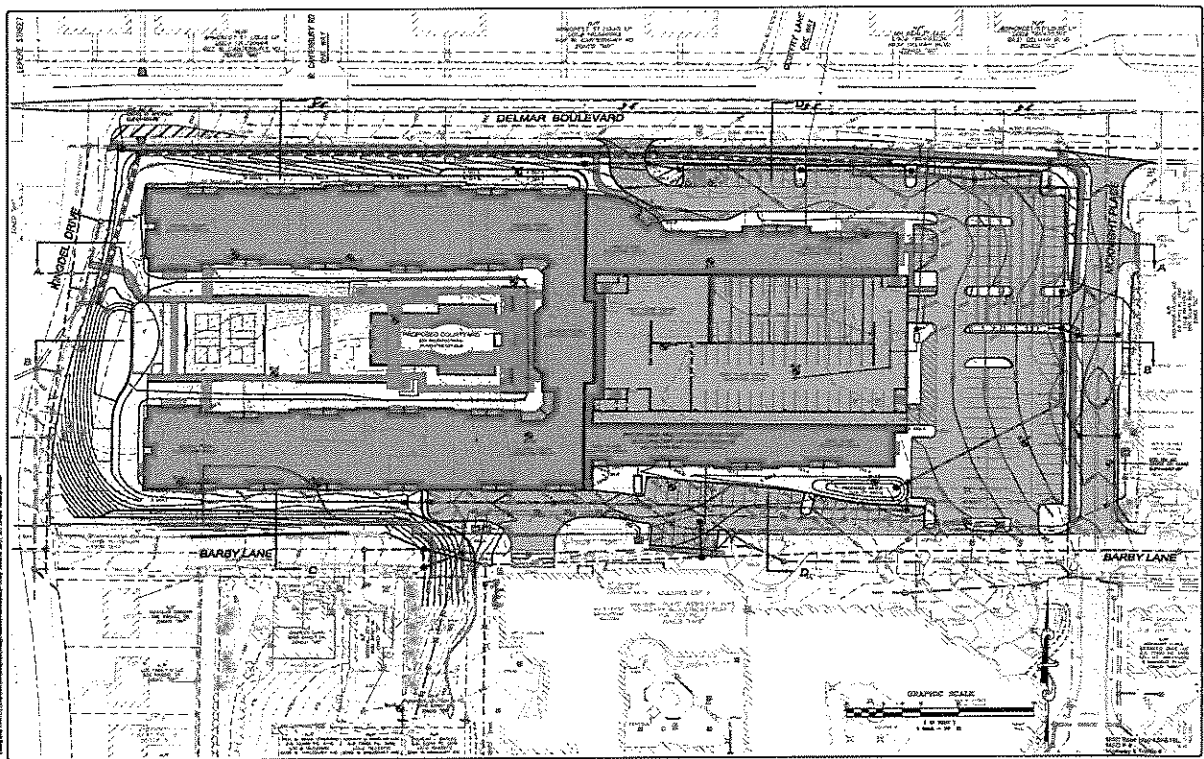


Figure 3: Preliminary Redevelopment Area Site Plan



II. QUALIFICATION ANALYSIS

This section analyzes the existing conditions within the Redevelopment Area as they relate to the definition of a blighted area under Chapter 353. D2 surveyed property conditions on June 9, 2020. This report does not reflect changes in conditions or events occurring after the site visits or publication of this report. Additionally, input from public meetings may result in revisions to this report.

A. AGE - Age can provide an indication of limiting conditions or the existence of problems resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature, and moisture. Additionally, older buildings tend not to be ideally suited for satisfying modern space and development standards. Many factors affect a property's useful life, including frequency of use, the age, and ongoing maintenance. Useful life for identical types of property differ depending on these factors, as well as additional factors such as foreseeable technological improvements, economic changes, and changes in law. These typical and problematic conditions associated with "age", and "age" itself, qualify as a factor of blight.

Findings:

1. While the buildings and property improvements provide the appearance of being basically sound, the majority of the structures are over 50 years old.
2. Buildings within the Redevelopment Area date back as far as 1903 with a majority being built between the late 1940s to mid-1960s. The buildings are deteriorating and in a state of decline. Deterioration may be evident in basically sound buildings containing minor defects such as missing roof tiles or peeling paint.
3. Deterioration of primary building components (foundation, interior/exterior walls, floors, wiring, and plumbing) due to age and lack of adequate maintenance is evident in each of the buildings. This deterioration is not easily curable without substantial new investment.
4. Secondary building components (doors, windows, wall coverings, frames, etc...) evidence examples of cracks, damage, warping, and lack of maintenance. Each deficiency is not easily corrected through normal maintenance and would require substantial investment.

Figure 4: Age Factors Impacting Redevelopment Area

Property Address	8630 Delmar Blvd	8650 Delmar Blvd	8656 Delmar Blvd	8662 Delmar Blvd	
Age (year built)	1966	1953	1953	1950	
Primary Bldg Components in Decline	Yes	Yes	Yes	Yes	
Secondary Bldg Component in Decline	Yes	Yes	Yes	Yes	
Property Address	8668 Delmar Blvd	8674 Delmar Blvd	8680 Delmar Blvd	8686 Delmar Blvd	
Age (year built)	1950	1950	1948	1948	
Primary Bldg Components in Decline	Yes	Yes	Yes	Yes	
Secondary Bldg Component in Decline	Yes	Yes	Yes	Yes	
Property Address	8677 Barby Lane	8683 Barby Lane	8687 Barby Lane	8689 Barby Lane	
Age (year built)	1957	1961	1903	1961	
Primary Bldg Components in Decline	Yes	Yes	Yes	Yes	
Secondary Bldg Component in Decline	Yes	Yes	Yes	Yes	
Property Address	534 Kingdel	538 Kingdel	544 Kingdel	554 Kingdel	3 McKnight Place B
Age (year built)	-	-	-	1953	-
Primary Bldg Components in Decline	-	-	-	Yes	-
Secondary Bldg Component in Decline	-	-	-	Yes	-

B. OBSOLESCENCE - The viability and usefulness of structures, based on the manner in which it was built and/or placed on the land, is relevant in determining if it has longer-term value in the real estate marketplace. Obsolescence takes many forms, including: functional obsolescence, economic obsolescence, obsolete platting, and obsolete site improvements. Buildings are often considered obsolete when they contain characteristics or deficiencies that are out of date, worn out, or that limit their use and marketability. This form of obsolescence is typically difficult and expensive to correct.

Findings:

1. The Redevelopment Area suffers from obsolescence with respect to its current platting due to lot configurations no longer suited for modern development standards and techniques. Due to the original layout, parcels within the Redevelopment Area lack safe ingress and egress along with inadequate internal traffic circulation.
2. The Redevelopment Area exhibits various levels of obsolescence in its site infrastructure. Pavement surfaces are damaged, demonstrating potholes, alligator cracking, and clogged storm water drains. Sidewalk access to the buildings do not meet current ADA design requirements.
3. As a result of numerous driveway overlays, side entrances to the buildings along Delmar Boulevard have been inappropriately narrowed for safe passage.
4. Primary and secondary building components display evidence of cracks, damage, warping, and were constructed with building materials that are energy inefficient by modern standards. Some of the original building materials used in construction now present environmental hazards.
5. External wiring on the buildings are exposed and open to the elements.
6. Finally, the installation of water, sewer, storm water lines, and internal roadways will be required to improve the functionality, use, and regulatory compliance for property within the Redevelopment Area.

Figure 5: Obsolescence Factors Impacting Redevelopment Area

Property Address	8630 Delmar Blvd	8650 Delmar Blvd	8656 Delmar Blvd	8662 Delmar Blvd	
Obsolete Platting	Yes	Yes	Yes	Yes	
Obsolete Site Infrastructure	Yes	Yes	Yes	Yes	
Obsolete Building Facilities	Yes	Yes	Yes	NA	
Property Address	8668 Delmar Blvd	8674 Delmar Blvd	8680 Delmar Blvd	8686 Delmar Blvd	
Obsolete Platting	Yes	Yes	Yes	Yes	
Obsolete Site Infrastructure	Yes	Yes	Yes	Yes	
Obsolete Building Facilities	Yes	Yes	Yes	-	
Property Address	8677 Barby Lane	8683 Barby Lane	8687 Barby Lane	8689 Barby Lane	
Obsolete Platting	Yes	Yes	Yes	Yes	
Obsolete Site Infrastructure	Yes	Yes	Yes	Yes	
Obsolete Building Facilities	Yes	Yes	Yes	Yes	
Property Address	534 Kingdel	538 Kingdel	544 Kingdel	554 Kingdel	3 McKnight Place B
Obsolete Platting	Yes	Yes	Yes	Yes	Yes
Obsolete Site Infrastructure	Yes	Yes	Yes	Yes	Yes
Obsolete Building Facilities	-	-	-	Yes	-

C. INADEQUATE OR OUTMODED DESIGN - The ability of the Redevelopment Area to continue as viable, based upon the time and manner in which the property was developed and structures were built, is relevant in determining if the use and design are current and adequate. This can be evidenced in structures which were initially adequate but have become outmoded as a result of changes in trends, city codes and plans, current design standards, and restrictions of particular structures. Each of the properties suffers from inadequate or outmoded design.

Findings:

1. The Redevelopment Area is developed with one office building, eight four-family apartment buildings, four single family dwellings and accompanying infrastructure that exceed 50 years of age and built at a time when property development standards were less stringent.
2. The current ingress egress configurations in the Redevelopment Area are non-compliant with modern traffic standards for the orderly, expedient entry and exit. The Redevelopment Area has nine (9) separate access points connecting directly to the busy Delmar Boulevard. New development will reduce access points to accommodate design and safety considerations for anticipated traffic flow. Effective design and layouts is especially important when considering both the automobile and pedestrian uses in order to decrease conflict points but is lacking in the current layout.
3. Emergency vehicles would face difficulty in responding to the rear of the properties under the existing configuration and complicated further by substantial grade elevation changes between rear pavement surfaces. Pavement damage reflects lack of clearance and that vehicles tend to bottom out crossing between properties.
4. Vehicular parking in the rear also blocks access.

Figure 6: Inadequate or Outmoded Design Factors Impacting Redevelopment Area

Property Address	8630 Delmar Blvd	8650 Delmar Blvd	8656 Delmar Blvd	8662 Delmar Blvd	
Inadequate/Outmoded Design	Yes	Yes	Yes	Yes	
Inadequate/Outmoded Ingress/Egress	Yes	Yes	Yes	Yes	
Inadequate Emergency Service Access	Yes	Yes	Yes	Yes	
Property Address	8668 Delmar Blvd	8674 Delmar Blvd	8680 Delmar Blvd	8686 Delmar Blvd	
Inadequate/Outmoded Design	Yes	Yes	Yes	Yes	
Inadequate/Outmoded Ingress/Egress	Yes	Yes	Yes	Yes	
Inadequate Emergency Service Access	Yes	Yes	Yes	-	
Property Address	8677 Barby Lane	8683 Barby Lane	8687 Barby Lane	8689 Barby Lane	
Inadequate/Outmoded Design	1957	1961	1903	1961	
Inadequate/Outmoded Ingress/Egress	Yes	Yes	Yes	Yes	
Inadequate Emergency Service Access	Yes	Yes	Yes	Yes	
Property Address	534 Kingdel	538 Kingdel	544 Kingdel	554 Kingdel	3 McKnight Place B
Inadequate/Outmoded Design	-	-	-	Yes	-
Inadequate/Outmoded Ingress/Egress	-	-	-	Yes	-
Inadequate Emergency Service Access	Yes	Yes	Yes	Yes	Yes

D. PHYSICAL DETERIORATION - In general, deterioration refers to the physical deterioration of improvements within the Redevelopment Area in terms of buildings and other above-ground structures and surface site improvements such as parking areas, access and circulation roadways and drives, and similar items. Deterioration may be evident in basically sound buildings containing minor defects such as missing roof tiles or peeling paint. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring and plumbing. Secondary building components include the doors, windows, frames, gutters, downspouts, and fascia materials. Physical deterioration of improvements is evident at each of the properties within the Redevelopment Area.

Findings:

1. Buildings within the Redevelopment Area are in a state of decline.
2. The deterioration of primary building components (foundation, interior/exterior walls, floors, wiring, and plumbing) due to age and lack of adequate maintenance is evident in each of the buildings and includes: damaged existing exterior finishes, cracks in physical improvements, inadequate mechanical systems, and a leaking roof system. These deficiencies cannot be corrected through normal maintenance.
3. Secondary building components (doors, windows, wall coverings, frames, etc...) evidence numerous examples of cracks, damage, warping, and lack of maintenance and are exemplified in rust on exterior doorframes and peeling paint on various surfaces which negatively affects the appearance of the property.
4. A majority of paved surfaces are deteriorated (as evidenced by alligator cracking and is an indication of pavement deterioration at its base and is being undermined by water penetration as evidenced by standing water, potholes, and settling. Removal and replacement of impacted areas is required to stabilize the surface and improve safety for drivers and pedestrians).

Figure 7: Physical Deterioration Factors Impacting Redevelopment Area

Property Address	8630 Delmar Blvd	8650 Delmar Blvd	8656 Delmar Blvd	8662 Delmar Blvd	
Deterioration of Primary Bldg Components	Yes	Yes	Yes	Yes	
Deterioration of Secondary Bldg Comp.	Yes	Yes	Yes	Yes	
Deterioration Site Infrastructure	Yes	Yes	Yes	Yes	
Property Address	8668 Delmar Blvd	8674 Delmar Blvd	8680 Delmar Blvd	8686 Delmar Blvd	
Deterioration of Primary Bldg Components	Yes	Yes	Yes	Yes	
Deterioration of Secondary Bldg Comp.	Yes	Yes	Yes	Yes	
Deterioration Site Infrastructure	Yes	Yes	Yes	Yes	
Property Address	8677 Barby Lane	8683 Barby Lane	8687 Barby Lane	8689 Barby Lane	
Deterioration of Primary Bldg Components	Yes	Yes	Yes	Yes	
Deterioration of Secondary Bldg Comp.	Yes	Yes	Yes	Yes	
Deterioration Site Infrastructure	Yes	Yes	Yes	Yes	
Property Address	534 Kingdel	538 Kingdel	544 Kingdel	554 Kingdel	3 McKnight Place B
Deterioration of Primary Bldg Components	-	-	-	Yes	-
Deterioration of Secondary Bldg Comp.	-	-	-	Yes	-
Deterioration Site Infrastructure	Yes	Yes	Yes	Yes	Yes

E. ECONOMIC LIABILITY - Economic liability may arise from an area's decline in taxable value or from an area's economic underutilization, meaning that if a property is properly zoned for its highest and best use but has not experienced development or improvement due to characteristics that frustrate or make such improvements infeasible, then the area is an "economic liability" due to an inability to perform to its economic potential from a tax-generation aspect.

Findings:

1. The deleterious and obsolete conditions within the Redevelopment Area have hampered new investment in the Redevelopment Area and, correspondingly, the ability of the area to help generate tax revenue to pay for vital services. The performance of property below its economic potential is a symptom of a blighted area. With redevelopment, real property, personal property, utility, sales, and use taxes will be incrementally increased, benefiting the community as a whole through entities which provide municipal services.
2. The Redevelopment Area's condition as an economic liability contributes to its inability to pay reasonable taxes for the affected taxing districts. The longer the Redevelopment Area

continues in its current state, it is likely assessed values and, consequently, the taxes collected will stagnate. If steps are not taken to facilitate redevelopment of the property, it is reasonable to assume conditions will worsen and result in increased dilapidation.

F. SOCIAL LIABILITY - This factor relates to conditions within the Redevelopment Area that are a threat to the public health, safety, and welfare of the community as a result of obsolescence, inadequate or outmoded design, physical deterioration, insanitary conditions, inadequate provision for ventilation, light, air sanitation or open spaces, overcrowding of land, poorly lit or unlit areas; cracked or uneven sidewalks; poor drainage; environmental contamination; uneven grading or steep slopes; the existence of trash, debris, weeds, abandoned vehicles; and a high incidence of graffiti, vandalism, or vagrant activity, or other reported crimes and other causes, or combination of factors, that are conducive to ill health, transmission of disease, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare of a community constitute a social liability. The social liabilities associated with the Redevelopment Area, caused by the preceding blighting factors are related to the presence of various conditions that threaten or endanger the health, safety and welfare of both City residents and non-resident patrons of the Area.

Findings:

1. An environmental assessment of property within the Redevelopment Area identified several environmental concerns including the potential presence of lead paint based materials, suspected asbestos-containing materials (ACMs) in drywall systems, plaster, cove base mastic, carpet mastic, floor tile and mastic, sheet flooring, cement siding, wood panel mastic, ceiling tiles, caulking, terrazzo, window glaze, and roofing materials.³
2. The majority of the buildings within the Redevelopment Area lack modern fire safety suppression and detection systems to properly protect life safety and property in accordance modern fire department standards and regulations. These conditions present potentially dangerous conditions for public health and safety and a risk for the surrounding properties.
3. Despite ongoing maintenance efforts, the Redevelopment Area suffers from deteriorated pavement surfaces that are cracked, uneven, and disintegrating. These conditions present trip and fall hazards and are unsafe. Addressing these hazards through reinvestment will provide increased safety for residents as they traverse in and around the development.
4. The Redevelopment Area contains evidence of litter, dumped debris, and an abandoned vehicle with an expired license. These conditions require cleanup and maintenance attention to discourage vandalism, illegal dumping, and to remedy the conditions.

Each of the abovementioned conditions help reinforce an understanding that the Redevelopment Area is in a state decline through disinvestment and is a social liability. Left unchecked, these conditions could worsen and, combined with other factors, may lead to more widespread and intensive disinvestment.

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³ Phase One Environmental Assessment, SCI Engineering, December 13, 2019.

Figure 9: Social Liability Factors Impacting Redevelopment Area

Property Address	8630 Delmar Blvd	8650 Delmar Blvd	8656 Delmar Blvd	8662 Delmar Blvd	
Conditions Conducive to Ill Health	Yes	Yes	Yes	Yes	
Public Health/Safety Concerns	Yes	Yes	Yes	Yes	
Property Address	8668 Delmar Blvd	8674 Delmar Blvd	8680 Delmar Blvd	8686 Delmar Blvd	
Conditions Conducive to Ill Health	Yes	Yes	Yes	Yes	
Public Health/Safety Concerns	Yes	Yes	Yes	Yes	
Property Address	8637 Barby Lane	8683 Barby Lane	8687 Barby Lane	8689 Barby Lane	
Conditions Conducive to Ill Health	Yes	Yes	Yes	Yes	
Public Health/Safety Concerns	Yes	Yes	Yes	Yes	
Property Address	534 Kingdel	538 Kingdel	544 Kingdel	554 Kingdel	3 McKnight Place B
Conditions Conducive to Ill Health	Yes	Yes	Yes	Yes	-
Public Health/Safety Concerns	-	-	-	-	-

III: SUMMARY AND CONCLUSIONS

Chapter 353 sets forth determinants which individually or in combination may provide the justification for a designation as a blighted area. The actual determination of blight can occur when an area is found to be an economic or social liability and the blighting conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes. Property within the Redevelopment Area has been found to exhibit multiple factors of the one or more deficiencies which can be cause for designation of the property as a blighted area.

Figure 10: Blight Factor Summary

Blight Factors	Present	Constitutes an economic liability	Constitutes a social liability
Age	YES	X	X
Obsolescence	YES	X	X
Physical Deterioration	YES	X	X
Inadequate or Outmoded Design	YES	X	X
Inability to Pay Reasonable Taxes	YES	X	X
Existence of Conditions Conducive to Ill Health, Transmission of Disease, and Crime	YES	-	X

- As a result of age and obsolescence, structures within the Redevelopment Area have fallen into disrepair, and further suffer from deterioration. A number of the resultant physical deficiencies require treatments, substantial upgrades, and/or replacement which are infeasible under current market conditions.

- Property within the Redevelopment Area display obsolescence under current conditions. In order to cure the deficiencies and to leverage the private mitigation of conditions previously described, significant costs must be incurred. The extraordinary costs associated with the issues previously noted makes revitalization of the Redevelopment Area economically unfeasible without some intervention.

- The Redevelopment Area demonstrates economic liability because the typical economic benefits generated from properties is being hampered by declining property conditions. If steps are not taken to facilitate redevelopment of the property, it is reasonable to assume conditions will worsen,

exacerbating current conditions and hampering the performance of property within the Redevelopment Area below its economic potential.

- Property within the Redevelopment Area is a social liability and threat to the public health, safety, and welfare of the community because: a) building components pose an environmental and health risk that threatens public safety and welfare, and b) deteriorated building components and a lack of modern code compliance with respect to accessibility are a safety concern.

Under current conditions, it is improbable the Redevelopment Area will experience growth and development solely through investment by private enterprise. Furthermore, it is unlikely redevelopment will occur, absent the benefit and resources provided by implementation of the Development Plan. Thus, if taken as a whole, the Redevelopment Area represents a portion of the City that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, has become an economic and social liability, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

Based upon the entirety of the information collected, reviewed, and analyzed in the course of preparation of this analysis, the proposed Redevelopment Area satisfies the requirements for designation of the property as a Blighted Area, as outlined in Chapter 353.

APPENDIX C

REDEVELOPMENT AREA TAX IMPACT STATEMENT

[Attached]

APPENDIX ___

TAX IMPACT STATEMENT

CITY OF UNIVERSITY CITY, MISSOURI

TAX IMPACT ANALYSIS

FOR

DELMAR BOULEVARD REDEVELOPMENT AREA

February 15, 2022

Development Dynamics, LLC ("D2") prepared this tax impact analysis of a proposed project by Charles Deutsch & Company, LLC in the City of University City, St. Louis County, Missouri. The analysis was performed in accordance with Section 353.110.3 of the Missouri Revised Statutes to evaluate the projected impact to affected tax jurisdictions as part of a Chapter 353 project.

1. PURPOSE OF THIS ANALYSIS

The purpose of this tax impact analysis is to provide timely and relevant information pertaining to the affected taxing districts to which this report is sent pursuant to Section 353.110.3 of The Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended (“Chapter 353”).

2. DESCRIPTION OF THE PROJECT

The proposed development project is located west of Interstate 170, along the south side of Delmar Boulevard, between McKnight Place and Kingdel Avenue (the “Redevelopment Area”). The Redevelopment Area covers approximately (6.2) acres, contains one office building, eight four-family apartment buildings, four single-family homes, three empty lots, and a parking lot, which will be transformed into a new 262-unit apartment complex and with commercial space located in the City of University City, Missouri.

The City of University City, Missouri (the “City”) is authorized and empowered pursuant to the provisions of Chapter 353 to aid the redevelopment of underutilized property within a redevelopment area through adoption of a Development Plan and the grant of real property tax abatement. In the case of this Redevelopment Area, the Development Plan provides for up to 5 years of real property tax abatement to offset the extraordinary financial costs of remediating the blighted conditions present in the Redevelopment Area. Financial impediments and barriers to development of the Redevelopment Area must be overcome in order for the development and rehabilitation to occur.

3. PROJECT OBJECTIVE

In order to facilitate redevelopment, Charles Deutsch & Company (the “Developer”) intends to demolish existing structures and replace them with a new 262-unit residential apartment complex and associated infrastructure improvements. Due to the extraordinary costs of the Redevelopment Project, public assistance is necessary to feasibly transform the Redevelopment Area from its current condition into one that enhances the community and provides long-term benefit to all taxing entities.

The City has been asked to provide partial real property tax abatement, through the use of Chapter 353, to assist in the remediation of blight in the Redevelopment Area. Under Chapter 353, the City is allowed to grant up to 25 years of real property tax abatement on improvements and incremental increases in land value. The Developer has requested 5 years of 100% abatement on the entire assessed value of the real property.

The future projected tax savings on the real property are proposed to be reinvested by the Developer in the Redevelopment Area, to cover eligible project costs incurred in the reduction and clearance of blighting factors present on the project site.

Commencement of construction will occur upon approval, with completion expected on or before December 31, 2023. Real property tax abatement is expected to begin in the year after construction is completed.

4. TAX INFORMATION

The Redevelopment Project will impact the governmental revenues through projected increases in real property tax. This tax impact analysis applies only to increased real property tax receipts. The real property tax revenue calculations are based upon improvements anticipated as part of the Redevelopment Project.

A. TAX REVENUE

Figure 1 identifies the address, property locator number, 2021 appraised valuation, and 2021 assessed valuation for the Redevelopment Area. According to the St. Louis County Assessor's records, the Redevelopment Area is assessed as follows.

Figure 1: Redevelopment Area Property Data

Redevelopment Area		Appraised Value		Assessed Value	
Locator Number	Address	Land	Improvements	Land	Improvements
18K430314	8630 Delmar Blvd	\$ 334,500	\$ 938,800	\$ 107,040	\$ 300,420
18K430194	8650 Delmar Blvd	141,300	334,700	26,850	63,590
18K430204	8656 Delmar Blvd	139,500	333,700	26,510	63,400
18L640567	8662 Delmar Blvd	139,500	339,300	26,510	64,470
18L640941	8668 Delmar Blvd	139,700	339,100	26,540	64,430
18L640600	8674 Delmar Blvd	135,700	340,300	25,780	64,660
18L640655	8680 Delmar Blvd	135,300	343,500	25,710	65,270
18L640677	8686 Delmar Blvd	135,000	343,800	25,650	65,320
18L640402	8677 Barby Lane	152,300	147,600	28,940	27,990
18L640413	8683 Barby Lane	150,900	105,900	28,670	21,120
18L640545	8687 Barby Lane	161,800	132,100	30,740	25,100
18L640468	8689 Barby Lane	147,700	99,700	28,060	18,940
18L640370	534 Kingdel Drive	120,900	-	22,970	-
18L640392	538 Kingdel Drive	128,000	-	24,320	-
18L640457	544 Kingdel Drive	156,200	-	29,680	-
18L640590	554 Kingdel Drive	140,600	276,600	26,710	52,550
18K430491	3 McKnight Place	380,300	-	72,260	-
Totals		\$ 2,839,200	\$ 4,075,100	\$ 582,940	\$ 897,260

Figure 2 identifies the most recent (2021) real property residential tax rates, by taxing district, for property within the Redevelopment Area.

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Figure 2: Real Property Tax Rate Data (2021)

Tax Jurisdiction	Residential Tax Rate	Commercial Tax Rate
State of Missouri	0.0300	0.0300
County General	0.1760	0.1860
County Health Fund	0.1180	0.1250
County Park Maintenance	0.0420	0.0440
County Bond Retire	0.0190	0.0190
Roads and Bridges	0.0880	0.0930
St. Louis Community College	0.1986	0.1986
Special School District	1.1077	1.1077
Metropolitan Zoo Museum District	0.2549	0.2549
University City Library	0.3650	0.3450
School - University City	4.4009	5.0704
Metropolitan Sewer District	0.1077	0.1077
City of University City	0.6100	0.6200
Dev. Disability- Productive Living Brd	0.0750	0.0840
Commercial Surcharge	-	1.7000
Total	7.5928	9.9853

B. FUTURE REAL PROPERTY TAX REVENUE

The direct tax impact on the affected taxing jurisdictions was determined through the utilization of existing property record data and evaluation of tax-related calculations. Real property tax projections utilized preliminary investment estimates included in the Development Plan. Real property taxes were derived from fair market value estimates, multiplied by the commercial assessment rate of 32.00% and the combined 2019 commercial tax rate of \$9.9853 per \$100 of assessed valuation, which includes the commercial surcharge tax of \$1.70 and fair market value estimates, multiplied by the residential assessment rate of 19.00% and the combined 2019 residential tax rate of \$7.5928 per \$100 of assessed valuation. Assessed valuation estimates within the Redevelopment Area were further projected to increase at a rate of 1% biannually.

Figure 3 represents the tax impact on real property tax revenue if the new residential investment occurred without abatement. Figure 4 represents the tax impact on real property tax revenue if the new commercial investment occurred without abatement. Figure 5 represents the tax impact on real property tax revenue with 5 years of 100% abatement of the combined residential and commercial new real property investment. Figure 6 represents a compilation of the previous figures with summary totals. Figure 7 represents the tax impact on real property tax revenue during the term of abatement on new real property investment by taxing district during the term of the abatement.

While it is reasonable to assume additional personal property taxes and sales taxes will result from the Redevelopment Project, such estimates were excluded from this analysis. Personal property and other forms of taxes resulting from the Redevelopment Project will not be abated.

5. ASSUMPTIONS AND CONDITIONS

The following assumptions were used in preparation of the tax calculations:

- A. Construction period of 18-36 months with project completion anticipated by the end of 2023.
- B. The Project assessed valuation for the residential element was derived from fair market value estimates, multiplied by the residential assessment rate of 19.00% and the combined 2019

residential tax rate of \$7.5928 per \$100 of assessed valuation. The Project assessed valuation for the commercial element was derived from fair market value estimates, multiplied by the commercial assessment rate of 32.00% and the combined 2019 commercial tax rate of \$9.9853 per \$100 of assessed valuation, which includes the commercial surcharge tax of \$1.70.

- C. The Project cost basis was adjusted to 65.7% of estimated hard construction costs pursuant to standard cost approach and fair market value appraisal principles and excludes indirect costs (such as professional costs, transactional costs, interest carry, insurance costs, management and marketing fees) which do not directly translate into fair market value and therefore assessed valuation. Market comparisons were obtained by review of assessed valuations of comparable properties in the market.¹
- D. Bi-annual increases in assessed valuation were project at 1.0%.
- E. Although it is reasonable to assume sales or use taxes might result from Project expenditures, there is limited certainty and assurance sales would have situs within the State of Missouri or at the Project-Site, therefore, those calculations were excluded.
- F. All numbers are rounded to the nearest dollar.

Project estimates and projections presented in this analysis are based upon project information provided by the Developer, published government tax tables, and other information sources considered to be reliable. There is an inherent assumption that information provided by these sources is correct, complete, and reliable. Limited steps were taken to verify the accuracy of the aforementioned assumptions; nevertheless, D2 believes they constitute a reasonable basis for the report's preparation. The tax impact projections represent prospective information and estimates regarding a project yet to be constructed. The projections are not provided as assurance that a certain levels will be achieved or that certain events will occur because actual results may vary from the calculations described herein. D2 assumes no risk for events or uncertainties that occur.

¹ See, The Appraisal of Real Estate, Twelfth Edition, p. 359.

FIGURE 3: TAX IMPACT -- RESIDENTIAL REAL PROPERTY NO ABATEMENT

	Tax Rate Residential	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Estimated Assessed Valuation (Residential)		\$ 1,487,863	\$ 1,487,863	\$ 1,487,863	\$ 6,979,063	\$ 6,979,063	\$ 7,048,859	
State of Missouri	0.0300	446	446	446	2,094	2,094	2,115	7,195
County General	0.1760	2,619	2,619	2,619	12,283	12,283	12,406	42,210
County Health Fund	0.1180	1,756	1,756	1,756	8,235	8,235	8,318	28,300
County Park Maintenance	0.0420	625	625	625	2,931	2,931	2,961	10,073
County Bond Retire	0.0190	283	283	283	1,326	1,326	1,339	4,557
Roads and Bridges	0.0880	1,309	1,309	1,309	6,142	6,142	6,203	21,105
St. Louis Community College	0.1986	2,955	2,955	2,955	13,860	13,860	13,999	47,630
Special School District	1.1077	16,481	16,481	16,481	77,307	77,307	78,080	265,656
Metropolitan Zoo Museum District	0.2549	3,793	3,793	3,793	17,790	17,790	17,968	61,132
University City Library	0.3650	5,431	5,431	5,431	25,474	25,474	25,728	87,537
School - University City	4.4009	65,479	65,479	65,479	307,142	307,142	310,213	1,055,455
Metropolitan Sewer District	0.1077	1,602	1,602	1,602	7,516	7,516	7,592	25,829
City of University City	0.6100	9,076	9,076	9,076	42,572	42,572	42,998	146,294
Dev. Disability- Productive Living Brd	0.0750	1,116	1,116	1,116	5,234	5,234	5,287	17,987
Totals	7.5928	\$ 112,970	\$ 112,970	\$ 112,970	\$ 529,906	\$ 529,906	\$ 535,205	\$ 1,820,959

FIGURE 4: TAX IMPACT -- COMMERCIAL REAL PROPERTY NO ABATEMENT

	Tax Rate Commercial	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Estimated Assessed Valuation (Commercial)		\$ -	\$ 320,000	\$ 320,000	\$ 323,200	\$ 323,200	\$ 326,432	
State of Missouri	0.0300	-	96	96	97	97	98	484
County General	0.1860	-	595	595	601	601	607	3,000
County Health Fund	0.1250	-	400	400	404	404	408	2,016
County Park Maintenance	0.0440	-	141	141	142	142	144	710
County Bond Retire	0.0190	-	61	61	61	61	62	306
Roads and Bridges	0.0930	-	298	298	301	301	304	1,500
St. Louis Community College	0.1986	-	636	636	642	642	648	3,203
Special School District	1.1077	-	3,545	3,545	3,580	3,580	3,616	17,865
Metropolitan Zoo Museum District	0.2549	-	816	816	824	824	832	4,111
University City Library	0.3450	-	1,104	1,104	1,115	1,115	1,126	5,564
School - University City	5.0704	-	16,225	16,225	16,388	16,388	16,551	81,777
Metropolitan Sewer District	0.1077	-	345	345	348	348	352	1,737
City of University City	0.6200	-	1,984	1,984	2,004	2,004	2,024	10,000
Dev. Disability- Productive Living Brd	0.0840	-	269	269	271	271	274	1,355
Commercial Surcharge	1.7000	-	5,440	5,440	5,494	5,494	5,549	27,418
Totals	9.9853	\$ -	\$ 31,953	\$ 31,953	\$ 32,772	\$ 32,772	\$ 32,595	\$ 161,046

**DELMAR BOULEVARD REDEVELOPMENT AREA
TAX IMPACT ANALYSIS**

FIGURE 5: TAX IMPACT – REAL PROPERTY WITH ABATEMENT

Tax Abatement Amount	Residential Tax Rate	Commercial Tax Rate	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5	Total
			0%	100%	100%	100%	100%	100%	
State of Missouri	0.0300	0.0300	\$ 446	\$ 446	\$ 446	\$ 446	\$ 446	\$ 446	\$ 2,232
County General	0.1760	0.1860	2,619	2,619	2,619	2,619	2,619	2,619	\$ 13,093
County Health Fund	0.1180	0.1250	1,756	1,756	1,756	1,756	1,756	1,756	\$ 8,778
County Park Maintenance	0.0420	0.0440	625	625	625	625	625	625	\$ 3,125
County Bond Retire	0.0190	0.0190	283	283	283	283	283	283	\$ 1,413
Roads and Bridges	0.0880	0.0930	1,309	1,309	1,309	1,309	1,309	1,309	\$ 6,547
St. Louis Community College	0.1986	0.1986	2,955	2,955	2,955	2,955	2,955	2,955	\$ 14,774
Special School District	1.1077	1.1077	16,481	16,481	16,481	16,481	16,481	16,481	\$ 82,405
Metropolitan Zoo Museum District	0.2549	0.2549	3,793	3,793	3,793	3,793	3,793	3,793	\$ 18,963
University City Library	0.3650	0.3450	5,431	5,431	5,431	5,431	5,431	5,431	\$ 27,153
School - University City	4.4009	5.0704	65,479	65,479	65,479	65,479	65,479	65,479	\$ 327,397
Metropolitan Sewer District	0.1077	0.1077	1,602	1,602	1,602	1,602	1,602	1,602	\$ 8,012
City of University City	0.6100	0.6200	9,076	9,076	9,076	9,076	9,076	9,076	\$ 45,380
Dev. Disability- Productive Living Brd	0.0750	0.0840	1,116	1,116	1,116	1,116	1,116	1,116	\$ 5,579
Commercial Surcharge	-	1.7000	-	-	-	-	-	-	\$ -
Totals	7.5928	9.9853	\$ 112,970	\$ 112,970	\$ 112,970	\$ 112,970	\$ 112,970	\$ 112,970	\$ 564,852

FIGURE 6: TAX IMPACT SUMMARY

Delmar Boulevard Redevelopment Area			
Tax Impact Analysis Summary			
	Term of Abatement		
	Est. Real Property Taxes After Development (No Abatement)	Est. Real Property Taxes After Development (With Abatement)	Est. Payment In Lieu of Taxes (PILOTS)
State of Missouri	\$ 7,581	\$ 2,232	2,232
County General	\$ 45,209	\$ 13,093	13,093
County Health Fund	\$ 30,316	\$ 8,778	8,778
County Park Maintenance	\$ 10,782	\$ 3,125	3,125
County Bond Retire	\$ 4,863	\$ 1,413	1,413
Roads and Bridges	\$ 22,605	\$ 6,547	6,547
St. Louis Community College	\$ 50,833	\$ 14,774	14,774
Special School District	\$ 283,522	\$ 82,405	82,405
Metropolitan Zoo Museum District	\$ 65,243	\$ 18,963	18,963
University City Library	\$ 93,101	\$ 27,153	27,153
School - University City	\$ 1,137,232	\$ 327,397	327,397
Metropolitan Sewer District	\$ 27,566	\$ 8,012	8,012
City of University City	\$ 156,294	\$ 45,380	45,380
Dev. Disability- Productive Living Brd	\$ 19,342	\$ 5,579	5,579
Commercial Surcharge	\$ 27,418	\$ -	-
Total	\$ 1,954,489	\$ 564,852	\$ 564,852

**DELMAR BOULEVARD REDEVELOPMENT AREA
TAX IMPACT ANALYSIS**

FIGURE 7: TAX IMPACT BY TAXING DISTRICT

Delmar Boulevard Redevelopment Area State of Missouri Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area St. Louis County General Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	542	446	446	Year 1	3,214	2,619	2,619
Year 2	542	446	446	Year 2	3,214	2,619	2,619
Year 3	2,191	446	446	Year 3	12,884	2,619	2,619
Year 4	2,191	446	446	Year 4	12,884	2,619	2,619
Year 5	2,213	446	446	Year 5	13,013	2,619	2,619
\$	7,679	\$	2,232	\$	45,209	\$	13,093

Delmar Boulevard Redevelopment Area County Health Fund Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area County Park Maintenance Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	2,156	1,756	1,756	Year 1	766	625	625
Year 2	2,156	1,756	1,756	Year 2	766	625	625
Year 3	8,639	1,756	1,756	Year 3	3,073	625	625
Year 4	8,639	1,756	1,756	Year 4	3,073	625	625
Year 5	8,726	1,756	1,756	Year 5	3,104	625	625
\$	30,316	\$	8,778	\$	10,782	\$	3,125

Delmar Boulevard Redevelopment Area County Bond Retirement Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area County Roads and Bridges Tax Revenue Comparison Before/After Development			
Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)	
Base				Base			
Year 1	343	283	283	Year 1	1,607	1,309	1,309
Year 2	343	283	283	Year 2	1,607	1,309	1,309
Year 3	1,387	283	283	Year 3	6,442	1,309	1,309
Year 4	1,387	283	283	Year 4	6,442	1,309	1,309
Year 5	1,401	283	283	Year 5	6,507	1,309	1,309
\$	4,863	\$	1,413	\$	22,605	\$	6,547

FIGURE 7: TAX IMPACT BY TAXING DISTRICT (CONTINUED)

Delmar Boulevard Redevelopment Area
St. Louis Community College
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	3,590	2,955	2,955
Year 2	3,590	2,955	2,955
Year 3	14,502	2,955	2,955
Year 4	14,502	2,955	2,955
Year 5	14,647	2,955	2,955
	\$ 50,833	\$ 14,774	\$ 14,774

Delmar Boulevard Redevelopment Area
Special School District
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	20,026	16,481	16,481
Year 2	20,026	16,481	16,481
Year 3	80,887	16,481	16,481
Year 4	80,887	16,481	16,481
Year 5	81,696	16,481	16,481
	\$ 283,522	\$ 62,405	\$ 62,405

Delmar Boulevard Redevelopment Area
Metropolitan Zoo/Museum District
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	4,608	3,793	3,793
Year 2	4,608	3,793	3,793
Year 3	18,613	3,793	3,793
Year 4	18,613	3,793	3,793
Year 5	18,800	3,793	3,793
	\$ 65,243	\$ 18,963	\$ 18,963

Delmar Boulevard Redevelopment Area
University City Library
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	6,535	5,431	5,431
Year 2	6,535	5,431	5,431
Year 3	26,589	5,431	5,431
Year 4	26,589	5,431	5,431
Year 5	26,855	5,431	5,431
	\$ 93,101	\$ 27,153	\$ 27,153

Delmar Boulevard Redevelopment Area
University City School District
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	81,705	65,479	65,479
Year 2	81,705	65,479	65,479
Year 3	323,529	65,479	65,479
Year 4	323,529	65,479	65,479
Year 5	326,764	65,479	65,479
	\$ 1,137,232	\$ 327,397	\$ 327,397

Delmar Boulevard Redevelopment Area
Metropolitan Sewer District
Tax Revenue Comparison
Before/After Development

	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base			
Tax Year			
Year 1	1,947	1,602	1,602
Year 2	1,947	1,602	1,602
Year 3	7,865	1,602	1,602
Year 4	7,865	1,602	1,602
Year 5	7,943	1,602	1,602
	\$ 27,566	\$ 8,012	\$ 8,012

**DELMAR BOULEVARD REDEVELOPMENT AREA
TAX IMPACT ANALYSIS**

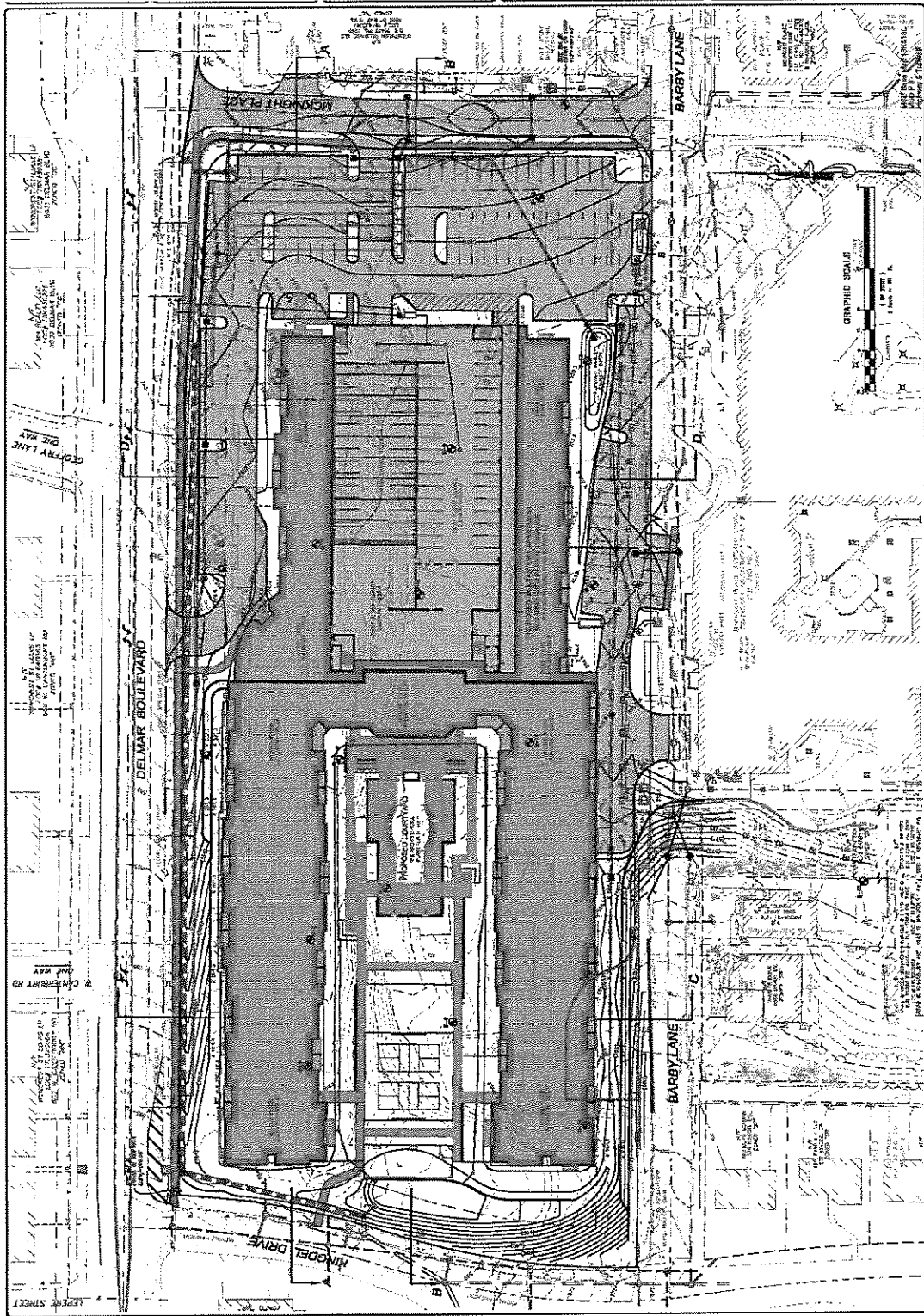
FIGURE 7: TAX IMPACT BY TAXING DISTRICT (CONTINUED)

Delmar Boulevard Redevelopment Area City of University City Tax Revenue Comparison Before/After Development				Delmar Boulevard Redevelopment Area Development Disabilities - Productive Living Board Tax Revenue Comparison Before/After Development			
	Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)		Est. Real Property Taxes After Development (Without Abatement)	Est. Real Property Taxes After Development (With Abatement)	Payments in Lieu of Taxes (PILOT)
Base:				Base:			
Tax Year				Tax Year			
Year 1	11,060	9,076	9,076	Year 1	1,385	1,116	1,116
Year 2	11,060	9,076	9,076	Year 2	1,385	1,116	1,116
Year 3	44,576	9,076	9,076	Year 3	5,506	1,116	1,116
Year 4	44,576	9,076	9,076	Year 4	5,506	1,116	1,116
Year 5	45,022	9,076	9,076	Year 5	5,561	1,116	1,116
	\$ 156,294	\$ 45,380	\$ 45,380		\$ 19,342	\$ 5,579	\$ 5,579

APPENDIX D

PRELIMINARY SITE PLAN

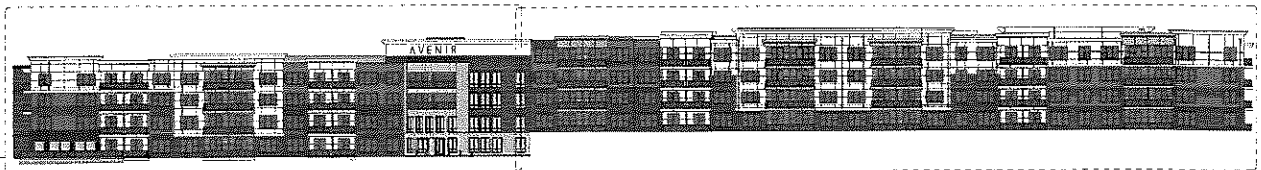
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APPENDIX E

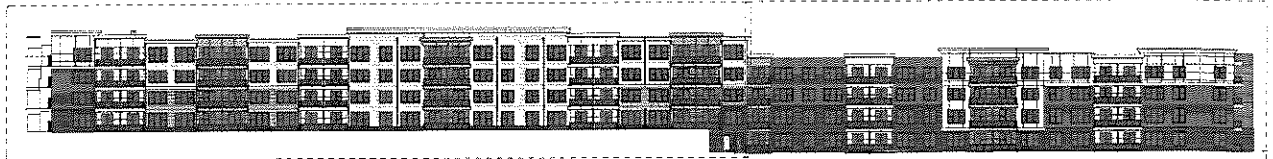
PRELIMINARY ELEVATIONS

[Attached]



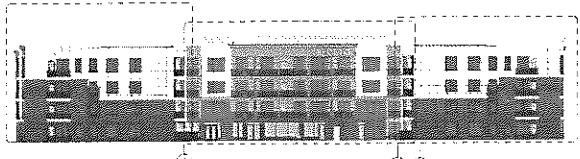
ELEVATION - NORTH OVERALL

10/15/2014 10:00 AM
 10/15/2014 10:00 AM

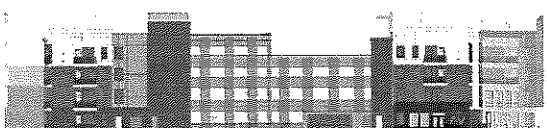


ELEVATION - SOUTH OVERALL

10/15/2014 10:00 AM
 10/15/2014 10:00 AM



ELEVATION - WEST OVERALL



ELEVATION - EAST OVERALL

Commissioned by
AVENIR APARTMENTS
 UNIVERSITY CITY, MISSOURI

EXTERIOR ELEVATIONS - NORTH, SOUTH, AND WEST OVERALL

EXTERIOR FINISH SPECIFICATIONS

EXTERIOR FINISH	INSTALLATION	FINISH	NOTES
1. BRICK	1. BRICK	1. BRICK	1. BRICK
2. CONCRETE	2. CONCRETE	2. CONCRETE	2. CONCRETE
3. STONE	3. STONE	3. STONE	3. STONE
4. METAL	4. METAL	4. METAL	4. METAL
5. GLASS	5. GLASS	5. GLASS	5. GLASS
6. PAINT	6. PAINT	6. PAINT	6. PAINT
7. CERAMIC TILE	7. CERAMIC TILE	7. CERAMIC TILE	7. CERAMIC TILE
8. TERRAZZO	8. TERRAZZO	8. TERRAZZO	8. TERRAZZO
9. POLISHED CONCRETE	9. POLISHED CONCRETE	9. POLISHED CONCRETE	9. POLISHED CONCRETE
10. GROUT	10. GROUT	10. GROUT	10. GROUT
11. GRASS	11. GRASS	11. GRASS	11. GRASS
12. ASPHALT	12. ASPHALT	12. ASPHALT	12. ASPHALT
13. SAND	13. SAND	13. SAND	13. SAND
14. GRAVEL	14. GRAVEL	14. GRAVEL	14. GRAVEL
15. ROCK	15. ROCK	15. ROCK	15. ROCK
16. CEMENT	16. CEMENT	16. CEMENT	16. CEMENT
17. PLASTER	17. PLASTER	17. PLASTER	17. PLASTER
18. STUCCO	18. STUCCO	18. STUCCO	18. STUCCO
19. GIPSUM	19. GIPSUM	19. GIPSUM	19. GIPSUM
20. BRICK	20. BRICK	20. BRICK	20. BRICK
21. CONCRETE	21. CONCRETE	21. CONCRETE	21. CONCRETE
22. STONE	22. STONE	22. STONE	22. STONE
23. METAL	23. METAL	23. METAL	23. METAL
24. GLASS	24. GLASS	24. GLASS	24. GLASS
25. PAINT	25. PAINT	25. PAINT	25. PAINT
26. CERAMIC TILE	26. CERAMIC TILE	26. CERAMIC TILE	26. CERAMIC TILE
27. TERRAZZO	27. TERRAZZO	27. TERRAZZO	27. TERRAZZO
28. POLISHED CONCRETE	28. POLISHED CONCRETE	28. POLISHED CONCRETE	28. POLISHED CONCRETE
29. GROUT	29. GROUT	29. GROUT	29. GROUT
30. GRASS	30. GRASS	30. GRASS	30. GRASS
31. ASPHALT	31. ASPHALT	31. ASPHALT	31. ASPHALT
32. SAND	32. SAND	32. SAND	32. SAND
33. GRAVEL	33. GRAVEL	33. GRAVEL	33. GRAVEL
34. ROCK	34. ROCK	34. ROCK	34. ROCK
35. CEMENT	35. CEMENT	35. CEMENT	35. CEMENT
36. PLASTER	36. PLASTER	36. PLASTER	36. PLASTER
37. STUCCO	37. STUCCO	37. STUCCO	37. STUCCO
38. GIPSUM	38. GIPSUM	38. GIPSUM	38. GIPSUM
39. BRICK	39. BRICK	39. BRICK	39. BRICK
40. CONCRETE	40. CONCRETE	40. CONCRETE	40. CONCRETE
41. STONE	41. STONE	41. STONE	41. STONE
42. METAL	42. METAL	42. METAL	42. METAL
43. GLASS	43. GLASS	43. GLASS	43. GLASS
44. PAINT	44. PAINT	44. PAINT	44. PAINT
45. CERAMIC TILE	45. CERAMIC TILE	45. CERAMIC TILE	45. CERAMIC TILE
46. TERRAZZO	46. TERRAZZO	46. TERRAZZO	46. TERRAZZO
47. POLISHED CONCRETE	47. POLISHED CONCRETE	47. POLISHED CONCRETE	47. POLISHED CONCRETE
48. GROUT	48. GROUT	48. GROUT	48. GROUT
49. GRASS	49. GRASS	49. GRASS	49. GRASS
50. ASPHALT	50. ASPHALT	50. ASPHALT	50. ASPHALT
51. SAND	51. SAND	51. SAND	51. SAND
52. GRAVEL	52. GRAVEL	52. GRAVEL	52. GRAVEL
53. ROCK	53. ROCK	53. ROCK	53. ROCK
54. CEMENT	54. CEMENT	54. CEMENT	54. CEMENT
55. PLASTER	55. PLASTER	55. PLASTER	55. PLASTER
56. STUCCO	56. STUCCO	56. STUCCO	56. STUCCO
57. GIPSUM	57. GIPSUM	57. GIPSUM	57. GIPSUM
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62. GLASS	62. GLASS	62. GLASS	62. GLASS
63. PAINT	63. PAINT	63. PAINT	63. PAINT
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66. POLISHED CONCRETE	66. POLISHED CONCRETE	66. POLISHED CONCRETE	66. POLISHED CONCRETE
67. GROUT	67. GROUT	67. GROUT	67. GROUT
68. GRASS	68. GRASS	68. GRASS	68. GRASS
69. ASPHALT	69. ASPHALT	69. ASPHALT	69. ASPHALT
70. SAND	70. SAND	70. SAND	70. SAND
71. GRAVEL	71. GRAVEL	71. GRAVEL	71. GRAVEL
72. ROCK	72. ROCK	72. ROCK	72. ROCK
73. CEMENT	73. CEMENT	73. CEMENT	73. CEMENT
74. PLASTER	74. PLASTER	74. PLASTER	74. PLASTER
75. STUCCO	75. STUCCO	75. STUCCO	75. STUCCO
76. GIPSUM	76. GIPSUM	76. GIPSUM	76. GIPSUM
77. BRICK	77. BRICK	77. BRICK	77. BRICK
78. CONCRETE	78. CONCRETE	78. CONCRETE	78. CONCRETE
79. STONE	79. STONE	79. STONE	79. STONE
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81. GLASS	81. GLASS	81. GLASS	81. GLASS
82. PAINT	82. PAINT	82. PAINT	82. PAINT
83. CERAMIC TILE	83. CERAMIC TILE	83. CERAMIC TILE	83. CERAMIC TILE
84. TERRAZZO	84. TERRAZZO	84. TERRAZZO	84. TERRAZZO
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94. STUCCO	94. STUCCO	94. STUCCO	94. STUCCO
95. GIPSUM	95. GIPSUM	95. GIPSUM	95. GIPSUM
96. BRICK	96. BRICK	96. BRICK	96. BRICK
97. CONCRETE	97. CONCRETE	97. CONCRETE	97. CONCRETE
98. STONE	98. STONE	98. STONE	98. STONE
99. METAL	99. METAL	99. METAL	99. METAL
100. GLASS	100. GLASS	100. GLASS	100. GLASS

EXTERIOR ELEVATION KEYED NOTES

1. BRICK
2. CONCRETE
3. STONE
4. METAL
5. GLASS
6. PAINT
7. CERAMIC TILE
8. TERRAZZO
9. POLISHED CONCRETE
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15. ROCK
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93. PLASTER
94. STUCCO
95. GIPSUM
96. BRICK
97. CONCRETE
98. STONE
99. METAL
100. GLASS

EXT ELEVATION GENERAL NOTES

1. BRICK
2. CONCRETE
3. STONE
4. METAL
5. GLASS
6. PAINT
7. CERAMIC TILE
8. TERRAZZO
9. POLISHED CONCRETE
10. GROUT
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96. BRICK
97. CONCRETE
98. STONE
99. METAL
100. GLASS



APPENDIX F

DEVELOPER'S "BUT FOR" AFFIDAVIT

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

COMES NOW, Charles Deutsch, and being first duly sworn, on his oath states:

1. I am over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of Avenir Development Corporation, a Missouri corporation (" Avenir ").

2. I am the President of Avenir, the proposed developer of the Redevelopment Project pursuant to the Delmar Boulevard Urban Redevelopment Plan (the "**Plan**").

3. In my opinion, the redevelopment area as defined in the Plan (the "**Redevelopment Area**") on the whole (a) is a "blighted area" as that term is defined in the blight study attached to the Plan as Exhibit B (the "**Blight Study**"), and (b) has not been subject to growth and recent development through investment by private enterprise.

4. In my opinion, the Redevelopment Area would not reasonably be anticipated to be sufficiently redeveloped without the adoption of tax abatement because the Redevelopment Area requires significant public infrastructure investment in order to (i) demolish obsolete, outmoded and deteriorated structures; and (ii) remedy other conditions contributing to blight, as set forth in the Blight Study. As such, implementation of the Redevelopment Project involves unusual and extraordinary expense which make the Redevelopment Project financial infeasible in the market place. As such, but for the tax abatement, the Redevelopment Project is not economically feasible, and cannot be undertaken.

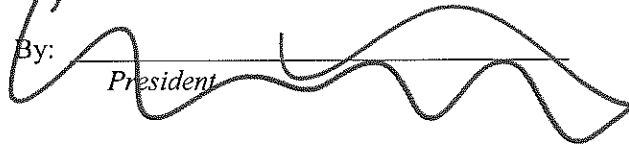
5. Avenir would not and could not be reasonably expected to develop the Redevelopment Area without tax abatement.

[Notarized signature on the following page.]

Avenir Development Corporation
a Missouri partnership

By: _____

President



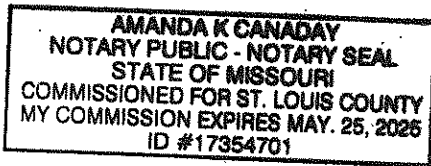
STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 15 day of February, 2022, before me, a Notary Public, ^{electronically signed} personally appeared Charles Dewey the President of Avenir, a Missouri corporation, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Amanda K Canada
Notary Public

My Commission Expires: 5-25-25



APPENDIX G

RELOCATION POLICY

A. **Purpose.** This Relocation is attached to the Delmar Boulevard Urban Relocation Plan in order to comply with the City of University City Municipal Code.

B. **Application.** The following Relocation Policy shall apply to:

1. Any land acquisitions under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or Chapter 353, RSMo., which is filed for approval, approved or amended on or after August 31, 1991; and/or
2. Any condemnation proceedings, which in either case proposes or includes within its provisions or may necessitate displacement of persons, when such displacement is not subject to the provisions of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sections 4601 to 4655, as amended) or to Subsection (1) of Section 523.205, RSMo.

C. **Definitions.** As used herein, the following terms shall mean:

BUSINESS. Any lawful activity that is conducted: (a) Primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities; (b) Primarily for the sale of services to the public; or (c) On a not-for-profit basis by any organization that has obtained an exemption from payment of Federal income taxes as provided in Section 501(c)(3) of Title 26, U.S.C., as amended, and veterans organizations.

DECENT, SAFE AND SANITARY DWELLING. A dwelling which meets applicable housing and occupancy codes. The dwelling shall: (a) Be structurally sound, weathertight and in good repair; (b) Contain a safe electrical wiring system; (c) Contain an adequate heating system; (d) Be adequate in size with respect to the number of rooms needed to accommodate the displaced person; and (e) For a handicapped person, be free of barriers which would preclude reasonable ingress, egress or use of the dwelling.

DISPLACED PERSON. Any person that moves from the real property or moves his personal property from the real property permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire such real property, in whole or in part, for a public purpose.

HANDICAPPED PERSON. Any person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other persons would encounter or to the extent that modifications to the replacement residence would be necessary.

PERSON. Any individual, family, partnership, corporation or association that has a legal right to occupy the property including, but not limited to, month-to-month tenants.

URBAN REDEVELOPMENT CORPORATION. As defined in Section 353.020, RSMo.

D. **Contents of Plan.** Unless the property acquisition under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or Chapter 353, RSMo., is subject to Federal relocation standards or Subsection (1) of Section 523.205, RSMo., the relocation plan shall provide for the following:

1. Payments to all eligible displaced persons who occupied property to be acquired for not less than ninety (90) days prior to the initiation of negotiations who are required to vacate the premises;
 2. A program for identifying special needs of displaced persons with specific consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities;
 3. A program for providing proper and timely notice to all displaced persons, including a general description of their potential rights and benefits if they are displaced, their eligibility for relocation assistance and the nature of that assistance. The notices required for compliance with this Section are as follows:
 - a. A general information notice that shall be issued at the approval and selection of a designated redeveloper and shall inform residential and non-residential owners and occupants of a potential project, including the potential acquisition of the property;
 - b. A notice of relocation eligibility that shall be issued as soon as feasible after the execution of the redevelopment agreement and shall inform residential and non-residential occupants within the project area who will be displaced of their relocation assistance and nature of that assistance, including ninety (90) days' advance notice of the date the occupants must vacate.
 4. A program of referrals of displaced persons with provisions for a minimum of three (3) decent, safe and sanitary housing referrals for residential persons or suitable referral sites for displaced businesses, a minimum of ninety (90) days' notice of referral sites for all displaced persons prior to the date such displaced persons are required to vacate the premises and arrangements for transportation to inspect referral sites; and
 5. Every displaced person shall be given a ninety (90) day notice to vacate, prior to the date such displaced person is required to vacate the premises.
- E. **Relocation Payments - Displaced Residential Persons.** All displaced residential persons eligible for payments shall be provided with relocation payments based upon one (1) of the following, at the option of the person:
1. A one thousand dollar (\$1,000.00) fixed moving expense payment; or
 2. Actual reasonable costs of relocation including, but not limited to, actual moving costs, utility deposits, key deposits, storage of personal property up to one (1) month, utility transfer and connection fees and other initial rehousing deposits including first (1st) and last month's rent and security deposit. Such costs of relocation shall not include the cost of replacement property or any capital improvements thereto.
- F. **Relocation Payments - DISPLACED BUSINESSES.** All displaced businesses eligible for payments shall be provided with relocation payments based upon the following, at the option of the business:
1. A three thousand dollar (\$3,000.00) fixed moving expense payment and up to an additional ten thousand dollars (\$10,000.00) for re-establishment expenses. Re-establishment

expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue; or

2. Actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery and up to an additional ten thousand dollars for re-establishment expenses. Re-establishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

G. **Advance Relocation Payments.** If a displaced person demonstrates the need for an advance relocation payment in order to avoid or reduce a hardship, the developer or the City (or public agency, if applicable) shall issue the payment subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished. Payment for a satisfactory claim shall be made within thirty (30) days following receipt of sufficient documentation to support the claim. All claims for relocation payment shall be filed with the displacing agency within six (6) months after:

1. For tenants, the date of displacement;
2. For owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later.

H. **Waiver Of Relocation Payments.** Any displaced person, who is also the owner of the premises, may waive relocation payments as part of negotiations for acquisition of the interest held by such person. Such waiver shall be in writing, shall disclose the person's knowledge of the provisions of Section 523.205, RSMo., and his entitlement to payment and shall be filed with the City (or the acquiring public agency, if applicable). However, any such waiver shall not include a waiver of any notice provisions of Section 523.205, RSMo., and a displaced person shall remain entitled to all of the provisions regarding programs which are contained in Subdivisions (2) and (3) of Subsection (5) of Section 523.205, RSMo.

I. **Notice Of Relocation Payments And Assistance.** All persons eligible for relocation benefits shall be notified in writing of the availability of such relocation payments and assistance with such notice to be given concurrently with the notice of referral sites as required in Subdivision (4) of Subsection (5) of Section 523.205, RSMo.

J. **Reports.** Any urban redevelopment corporation, its assigns or transferees, which has been provided any assistance under the operation of Chapter 99, RSMo., Chapter 100, RSMo., Chapter 353, RSMo., or Chapter 523, RSMo., with land acquisition by the City (or local Governing Body, as applicable) shall be required to make a report to the City Council (or local Governing Body, as applicable) or appropriate public agency which shall include, but not be limited to, the addresses of all occupied residential buildings and structures within the redevelopment area and the names and addresses of persons displaced by the redeveloper and specific relocation benefits provided to each person, as well as a sample notice provided to each person.

K. **Tax Abatement.** An urban redevelopment corporation which fails to comply with the relocation requirements provided in Section 523.205, RSMo., shall not be eligible for tax abatement as provided for in Chapter 353, RSMo.

L. **Standards.** The requirements set out herein shall be considered minimum standards. In reviewing any proposed relocation plan under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or

Chapter 353, RSMo., the City Council or public agency shall determine the adequacy of the proposal and may require additional elements to be provided.

- M. **No Payments To Person Who Purposely Resides Or Locates His Business In A Redevelopment Area.** Relocation assistance shall not be provided to any person who purposely resides or locates his business in a redevelopment area solely for the purpose of obtaining relocation benefits.

- N. **Applicability of State Law.** The provisions of Sections 523.200 and 523.205, RSMo., shall apply to land acquisitions under the operation of Chapter 99, RSMo., Chapter 100, RSMo., or Chapter 353, RSMo., filed for approval, approved or amended on or after August 31, 1991 and, as provided by Subsection (2) of Section 523.205, RSMo., any other land acquisitions by a political subdivision or governmental entity through condemnation proceedings initiated after December 31, 2006.

APPENDIX H

CERTIFICATE OF GOOD STANDING

[Attached]

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

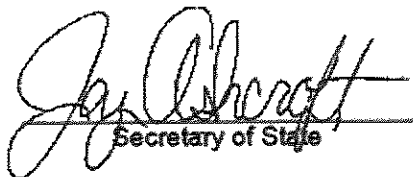
CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

CHARLES DEUTSCH AND COMPANY
00197451

was created under the laws of this State on the 9th day of January, 1978, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 7th day of December, 2021.


Secretary of State



Certification Number: CERT-12072021-0127

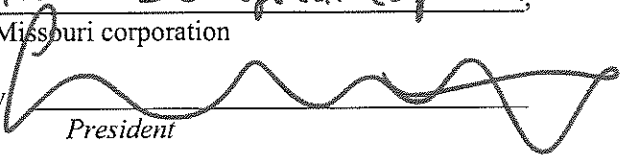
APPENDIX I

NON-COLLUSIVE AFFIDAVIT

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

Charles Deutsch, being first duly sworn, deposes and says:

That he is the **President** of Avenir Development Corporation (the "*Developer*"), the party proposing the urban redevelopment plan to which this affidavit is attached (the "*Development Plan*"), that such Development Plan is genuine and not collusive or sham; that said Developer has not colluded, conspired, connived or agreed, directly or indirectly, with any person, to put in a sham proposal or to refrain from submitting a proposal, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the terms of the Plan, or to secure any advantage against the City of University City, Missouri, or any person interested in the proposed Plan; and that all statements in said Plan are not tainted by any collusion, conspiracy and connivance.

Avenir Development Corporation,
a Missouri corporation
By 
President

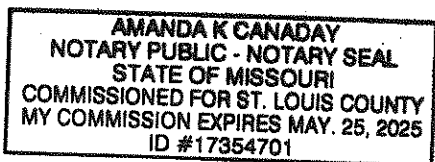
STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 15 day of February, 2022, before me, a Notary Public, personally appeared Charles Deutsch, the **President** of Avenir, a Missouri corporation, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of said corporation. *electronically signed*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


Notary Public

My Commission Expires:
5-25-25





Department of Community Development

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

STAFF REPORT

MEETING DATE: March 23, 2022

FILE NUMBER: REZ 22-05

COUNCIL DISTRICT: 2

Applicant: Opus Development Company, L.L.C.

Location: 6610 Olive Boulevard

Request: A Zoning Map Amendment from "GC" General Commercial District to "IC" Industrial Commercial District.

Existing Zoning: "GC" General Commercial

Proposed Zoning: "IC" Industrial Commercial District.

Existing Land Use: Vacant

Proposed Land Use: Plumbing showroom, office and warehouse space

Surrounding Zoning and Land Use:

North: IC – Industrial Commercial

East: IC – Industrial Commercial

South: IC – Industrial Commercial

West: IC – Industrial Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

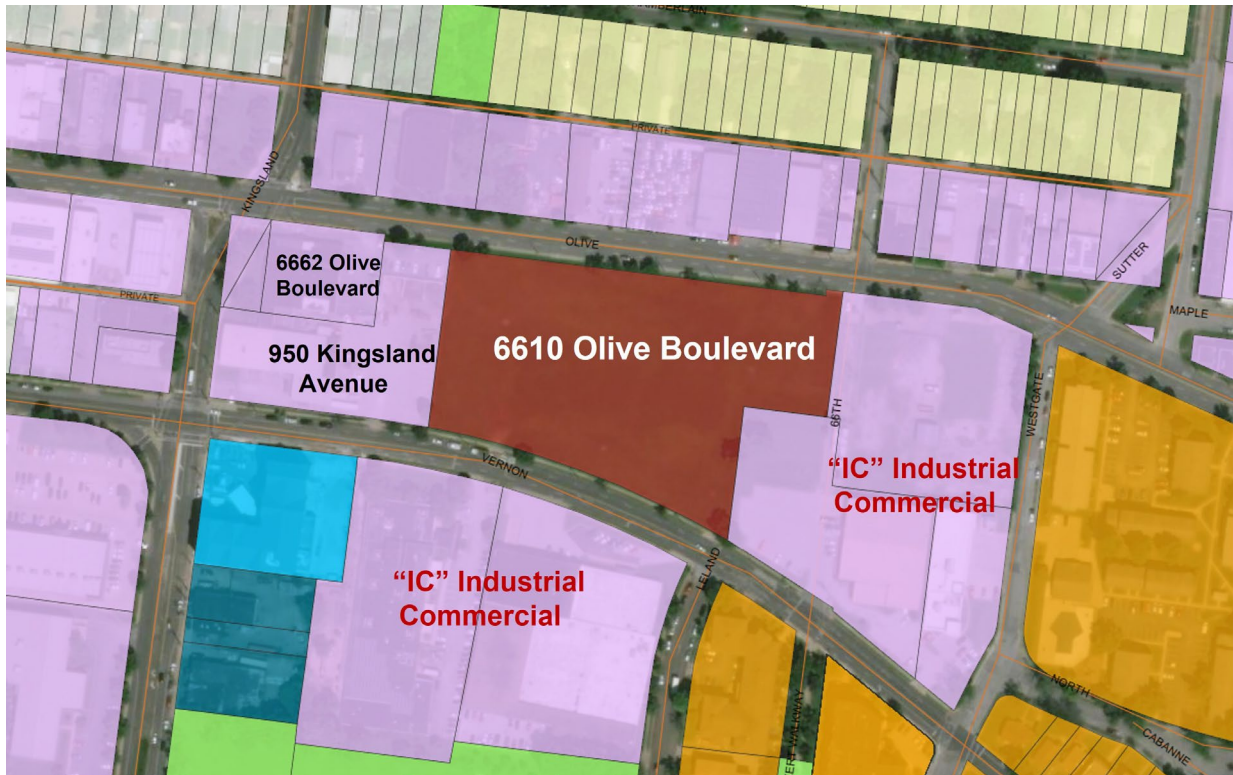
ATTACHMENTS

- A. Map Amendment Application
- B. Site Development Plan
- C. Landscape Plan
- D. Photometric Plan
- E. Architectural Renderings

APPLICANT'S REQUEST

The Applicant is requesting that the 3.76 acres that comprise the lot at 6610 Olive Boulevard be rezoned from "GC" General Commercial District to "IC" Industrial Commercial District to accommodate the development of an approximately 76,640 square-foot plumbing supply warehouse, office, and retail showroom for Crescent Plumbing Supply Company

The development consists of three existing parcels, of which 6610 Olive Boulevard is only one. The other two – 6662 Olive Boulevard and 950 Kingsland Avenue – are already zoned "IC" Industrial Commercial. As all parcels involved in the development need to be zoned the same, the Applicant has requested that 6610 Olive Boulevard be rezoned to "IC" Industrial Commercial. The site is currently vacant. The proposed use for a warehouse, office and showroom is a permitted use in the "IC" Industrial Commercial District. Zoning of the parcels involved in the development, as well as the surrounding properties, are illustrated in the figure below.



Vehicular Access

The overall site plan for the site shows two access points. Truck traffic will enter the site and the warehouse from the Olive Boulevard entrance. Customers will enter the site's office and showroom from Vernon Avenue. Please refer to the attached Site Plan for a visual representation of how the site is configured.

Comprehensive Plan

It is staff's opinion that the proposed Map Amendment and development 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 include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, 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."* The Comprehensive Plan also indicates that the City *"will encourage the design of commercial and retail structures along major corridors for multiple tenants and mixed uses."*

The Applicant has simultaneously submitted a number of other applications to accommodate the development of the Crescent Plumbing building. A Conditional Use Permit Application and a Major Subdivision Plat are also before the Commission this evening.

I urge the Commission to refer to the detailed documents and narratives that are part of this application and attached hereto and the C.U.P. application to gain a better understanding of the overall development, of which this Map Amendment is only one component.

A Board of Adjustment Application for a variance to allow an 11.5-foot setback from the right-of-way, where a fifteen (15)-foot setback is required, and an application for Site Plan Review have also been submitted. Both the variance request and Site Plan Review are currently being processed by the Planning and Development Department.

Conclusion/Recommendation

Based on this report's analysis Staff recommends approval of the Applicant's proposed Map Amendment.



Department of Community Development

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

APPLICATION FOR ZONING MAP AMENDMENT:

Address / Location / Site of Building

1. Current Zoning District (Check one):

CC GC HR HRO IC LC LR MR PA PD SR

2. Proposed Zoning District (Check one):

CC GC HR HRO IC LC LR MR PA PD SR

3. State proposed use:

4. Describe existing premises:

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

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

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

Owner Tenant Under contract to purchase Under contract to lease

Other (specify):

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

Other (specify):

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

Applicant's Signature and Title

FOR OFFICE USE ONLY

Date: _____ Application first received of _____

Application fee in the amount of \$ _____ Receipt # _____

Zoning Amendment

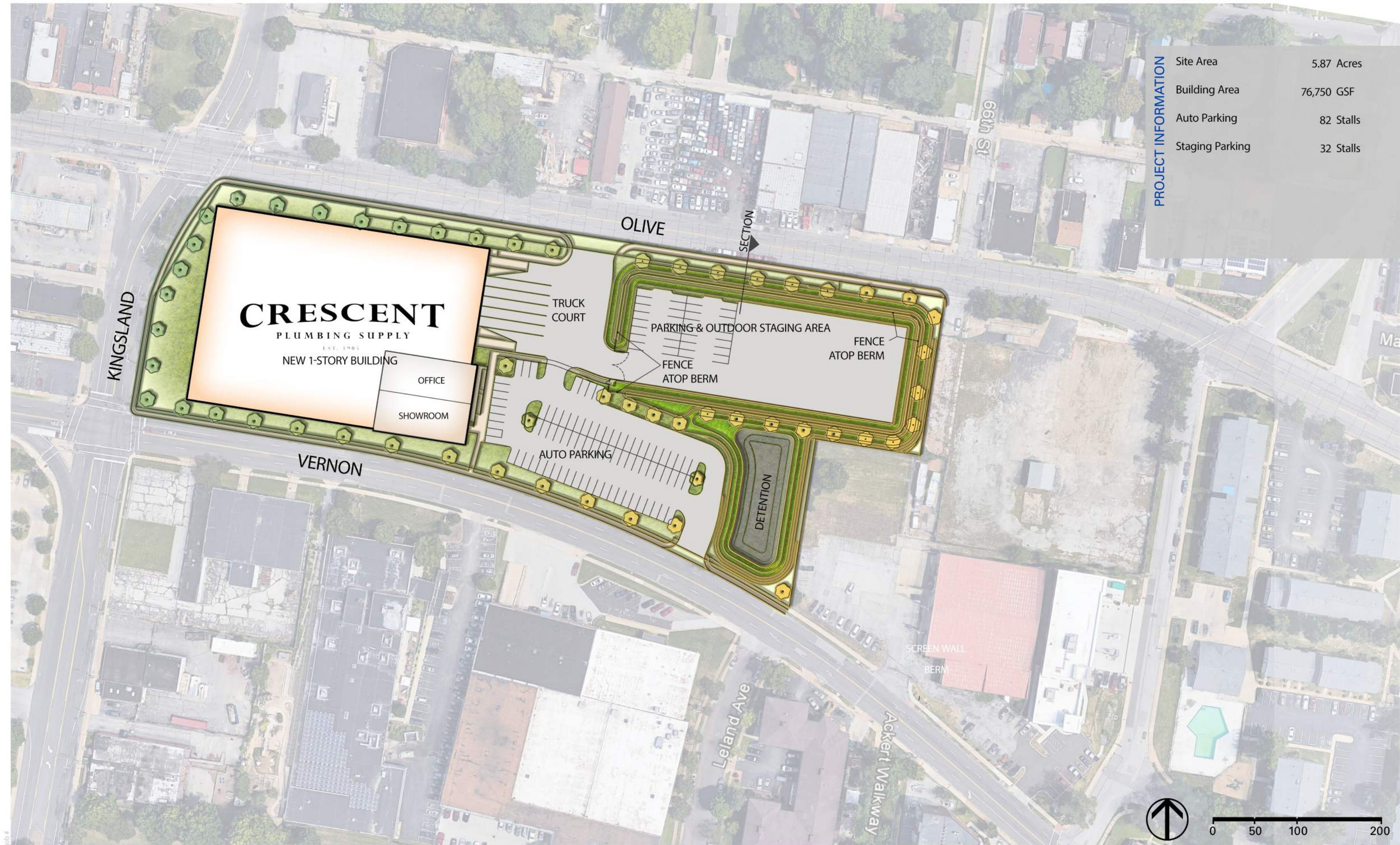
5. Describe proposed construction:

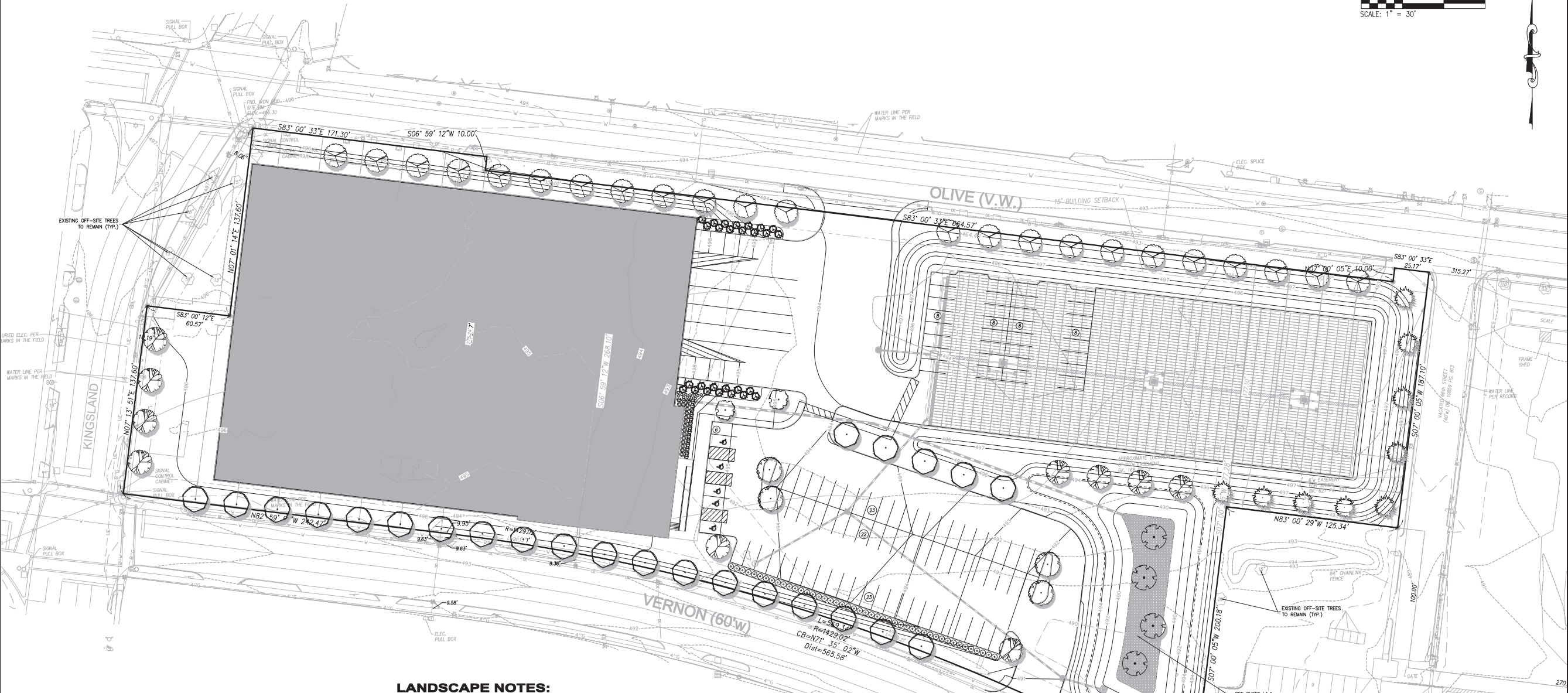
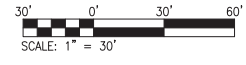
The proposed building is +/-76,640 square foot and includes showroom, office and warehouse space. A total of 106 parking stalls are proposed, 74 in the main lot and 32 adjacent to the paved staging area. The main parking lot will have an entrance off Vernon. The extra parking and staging area and the truck court/docks will share an entrance off Olive. The staging area will be screened with a berm, fence and landscaping.

A bioretention basin and an underground Stormtech detention system will be provided to meet MSD's water quality and detention requirements.

PROJECT INFORMATION

Site Area	5.87 Acres
Building Area	76,750 GSF
Auto Parking	82 Stalls
Staging Parking	32 Stalls





LANDSCAPE NOTES:

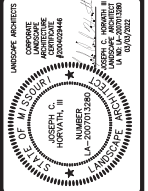
- LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- ALL LANDSCAPE SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z 60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
- ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
- MULCH AREAS WITH TRIPLE GROUND HARDWOOD MULCH 3" MIN. DEPTH UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUND COVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
- ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
- ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
- AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL BODGES.
- WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
- SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
- DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. SET FENCE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKE PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ON-SITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ASSUANCE OF CERTIFICATE OF OCCUPANCY.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED.
- ALL PLANT BEDS AND TREE PITS ARE TO HAVE SOIL PREPARATION (MINIMUM RATE OF 3 CU YDS. OF ORGANIC MATTER PER 1000 S.F.). TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- PLACE PLANT MATERIAL IN SHRUB BED SO THAT ONCE PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SHRUB BED AREA AND DO NOT HANG OVER THE EDGER LINE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF HATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2% MAXIMUM SLOPE SHALL BE 20% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY A SPACE CUT EDGE UNLESS OTHERWISE NOTED. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITH 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOIL TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRASSES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS. THESE PLANS ARE NOT INTENDED FOR CONSTRUCTION PERMITTING UNLESS STATED IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 30" X 42" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM IMPROPER PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	24	Zelkova serrata	Zelkova	As Shown	2.5" Cal. Min.	B&B
	10	Acer Rubrum	Red Maple	As Shown	2.5" Cal. Min.	B&B
	4	Ginkgo biloba	Ginkgo	As Shown	2.5" Cal. Min.	B&B
	26	Tilia americana	American Linden	As Shown	2.5" Cal. Min.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	9	Pinus strobus	Eastern White Pine	As Shown	6'-8' HT. MIN.	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	2	Cercis canadensis	Eastern Redbud	As Shown	1.5" Cal. Min.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	15	Tous media	Yew	As Shown	24" min.	Cont.
	17	Spiraea japonica	Japanese spiraea	As Shown	24" min.	Cont.
	46	Juniperus x pfitzeriana 'Sea Green'	Chinese Juniper	As Shown	36" min.	Cont.
	27	Juniperus scopulorum 'Gray Glean'	Rocky Mountain Juniper	As Shown	4' HT. Min.	Cont.
ORNAMENTAL GRASS/GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	12	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	As Shown	2 gal.	Cont.

LANDSCAPE AND TREE REQUIREMENTS			
CODE SEC. 400.2040 (C) - REQUIREMENTS FOR PARKING AREAS ADJACENT TO STREETS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
1 CANOPY TREE AND 4 SHRUBS FOR EVERY 30 FEET OF FRONTAGE	+/- 247 L.F. ALONG VERNON 247/30=8.2 8+4=12	8 TREES 32 SHRUBS	8 TREES 46 SHRUBS
	+/- 90 L.F. ALONG OLIVE 90/30=3 3+4=7	3 TREES 12 SHRUBS	3 TREES 14 SHRUBS
CODE SEC. 400.2040 (D) (1) - REQUIREMENTS FOR INTERIOR AREAS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
MIN. 20 S.F. OF INTERIOR LANDSCAPED AREA SHALL BE PROVIDED FOR EACH PARKING SPACE	106 PARKING STALLS 106*20=2,120 S.F.	2,120 S.F. OF INTERIOR LANDSCAPED AREA	+/- 2,783 S.F. OF INTERIOR LANDSCAPED AREA
CODE SEC. 400.2040 (D) (2) - REQUIREMENTS FOR INTERIOR AREAS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
1 CANOPY OR ORNAMENTAL TREE FOR EVERY 400 S.F. OF THE TOTAL OF ALL INTERIOR LANDSCAPED AREAS	+/- 2,783 S.F. OF INTERIOR LANDSCAPED AREA 2,783/400=6.9	7 TREES	7 TREES

DEVELOPER/OWNER:
THE OLIVE GROUP
112 S. HANLEY RD. FLOOR 1, SUITE 100
ST. LOUIS, MO 63105




CRESCENT SUPPLY
6610 OLIVE BLVD. & 950 KINGSLAND AVE.
LANDSCAPE PLAN

cole
ST. LOUIS
401 S. 18th Street
St. Louis, MO 63103
www.colelandscape.com

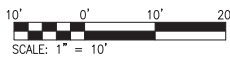
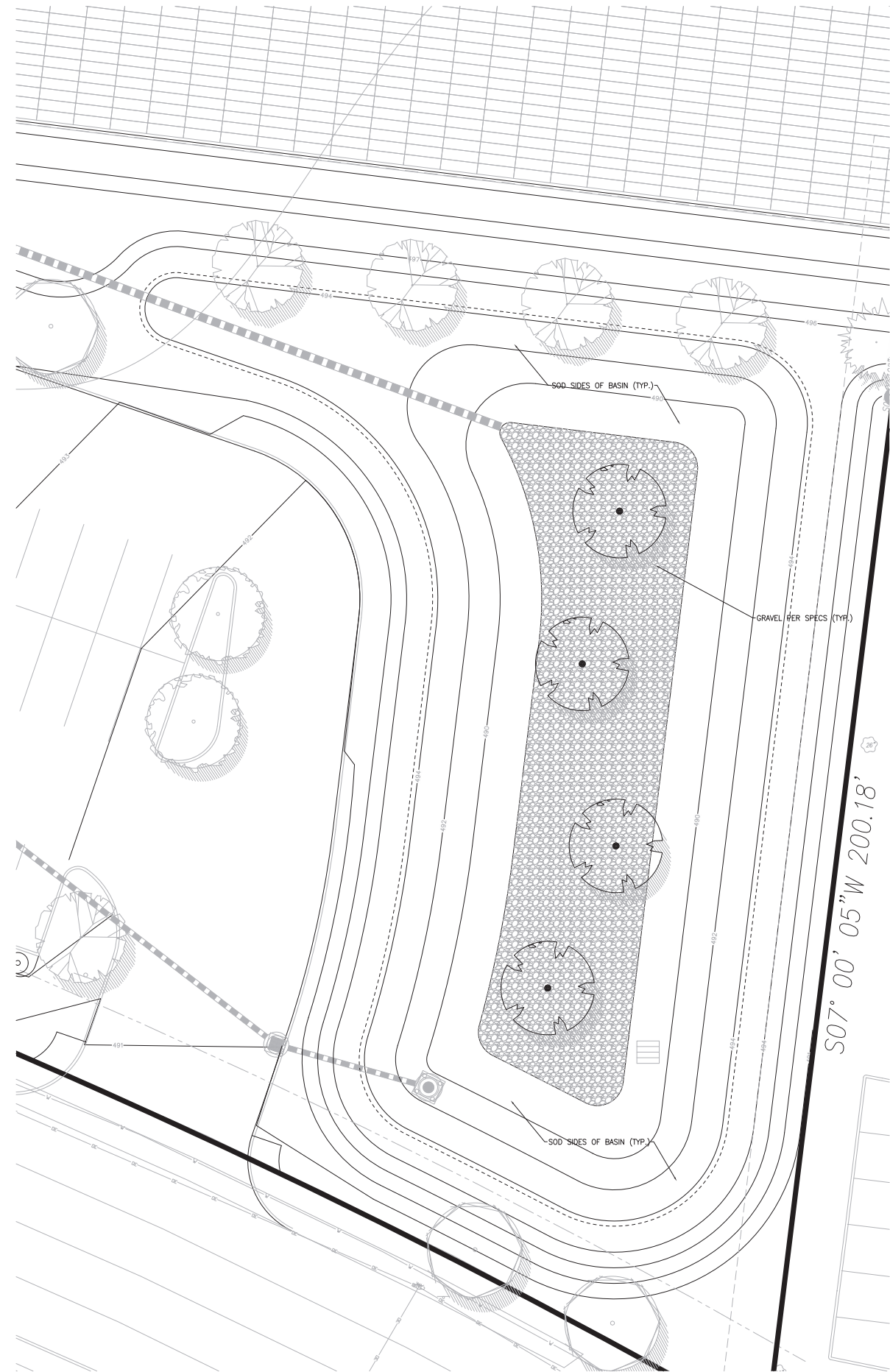
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DRAWN BY: JCH
CHECKED BY: JOR/JCH
DRAWING SCALE: AS SHOWN
DATE: 03/03/22
Job Number: 22-0041
Sheet Number: L1.0

USER: Joe Horvath, Title: L1.0
DATE: March 3, 2022, 11:54:28 AM
Path: C:\Users\jhorvath\OneDrive\Documents\Crescent\Projects\22-0041.dwg

BMP PLANT MATERIAL SCHEDULE - TREES						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	DET.	SPACING
LARGE DECIDUOUS TREES						
	4	Taxodium distichum	Bald Cypress	2.5" Cal. Min.	B&B	AS SHOWN

NOTES:
 1. SEE CIVIL DRAWINGS FOR DETENTION DETAILS.
 2. SEE SHEET L2.0 FOR BMP LANDSCAPE SPECS.
 3. FOR ALL OTHER SEEDING DETAILS, INCLUDING SITE PREPARATION, SEEDING, EROSION CONTROL MATS, VEGETATION ESTABLISHMENT, ETC. REFER TO CHAPTER 2 OF THE "LANDSCAPE GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICES DESIGN" BY MSD WITH A REVISED DATE OF 5/2/12.

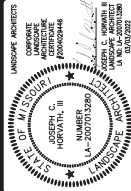
BMP NOTES:
 1) PLANT MATERIAL AND INSTALLATION MUST CONFORM WITH THE MSD LANDSCAPE GUIDE FOR STORM WATER BEST MANAGEMENT PRACTICE DESIGN.
 2) ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION, THE AMERICAN STANDARD NURSERY STOCK.
 3) LOCAL ECOTYPE RULE: PLANTS OF MISSOURI OR SOUTHERN ILLINOIS ECOTYPE ARE REQUIRED.
 4) REFER TO PLANTING, WATER, AND MULCH REQUIREMENTS FOR STORMWATER BMP'S FOR PLANT SIZES AND IRRIGATION REQUIREMENTS IN THE MSD LANDSCAPE GUIDE FOR STORM WATER BEST MANAGEMENT PRACTICE DESIGN.
 5) BIODEGRADABLE EROSION BLANKET MUST BE USED ON SLOPES GREATER THAN 10%. EROSION BLANKETS MUST BE COARSE TO ALLOW VARYING LEAF SIZES (EXAMPLES INCLUDE GEOJUTE, CURLEX #1 AND NORTH AMERICAN GREEN S75 SINGLE STRAW BLANKET, OR EQUIVALENT).



1 BIO-BASIN
 SCALE: 1"=10'
 REF. DWG.

USER: Joe Horvath, Title: L1, 03/22/22
 DRAWING: S:\Projects\2022\22-0041\22-0041\22-0041.dwg
 DATE: 03/22/22

DEVELOPER/OWNER:
THE OPUS GROUP
 112 S. HANLEY RD. FLOOR 1 SUITE 100
 ST. LOUIS, MO 63105



CRESCENT SUPPLY
 6610 OLIVE BLVD. & 950 KINGSLAND AVE.
 BMP LANDSCAPE PLAN

cole
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 401 S. 18th Street
 St. Louis, MO 63103
 www.colecollab.com

DESIGN/CALC BY: JCH
 DRAWN BY: JCH
 CHECKED BY: JDR/JCH
 DRAWING SCALE: AS SHOWN
 DATE: 03/03/22
 Job Number: 22-0041
 Sheet Number: L1.1







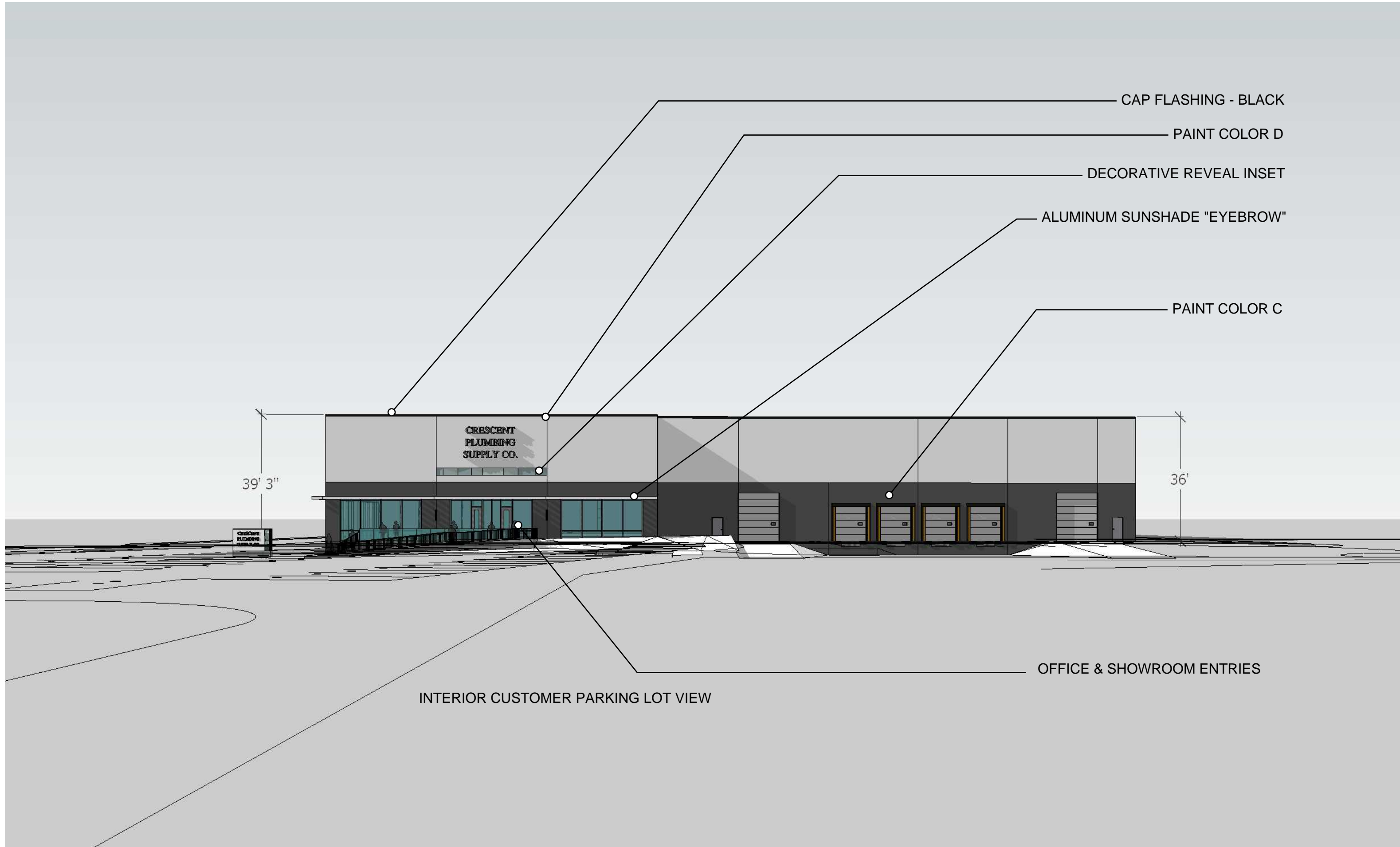
CAP FLASHING - BLACK

DECORATIVE "REVEAL" DETAIL

WALL SCONCE LIGHT

ALUMINUM SUNSHADE "EYEBROW"

JOB #



CAP FLASHING - BLACK

PAINT COLOR D

DECORATIVE REVEAL INSET

ALUMINUM SUNSHADE "EYEBROW"

PAINT COLOR C

39' 3"

36'

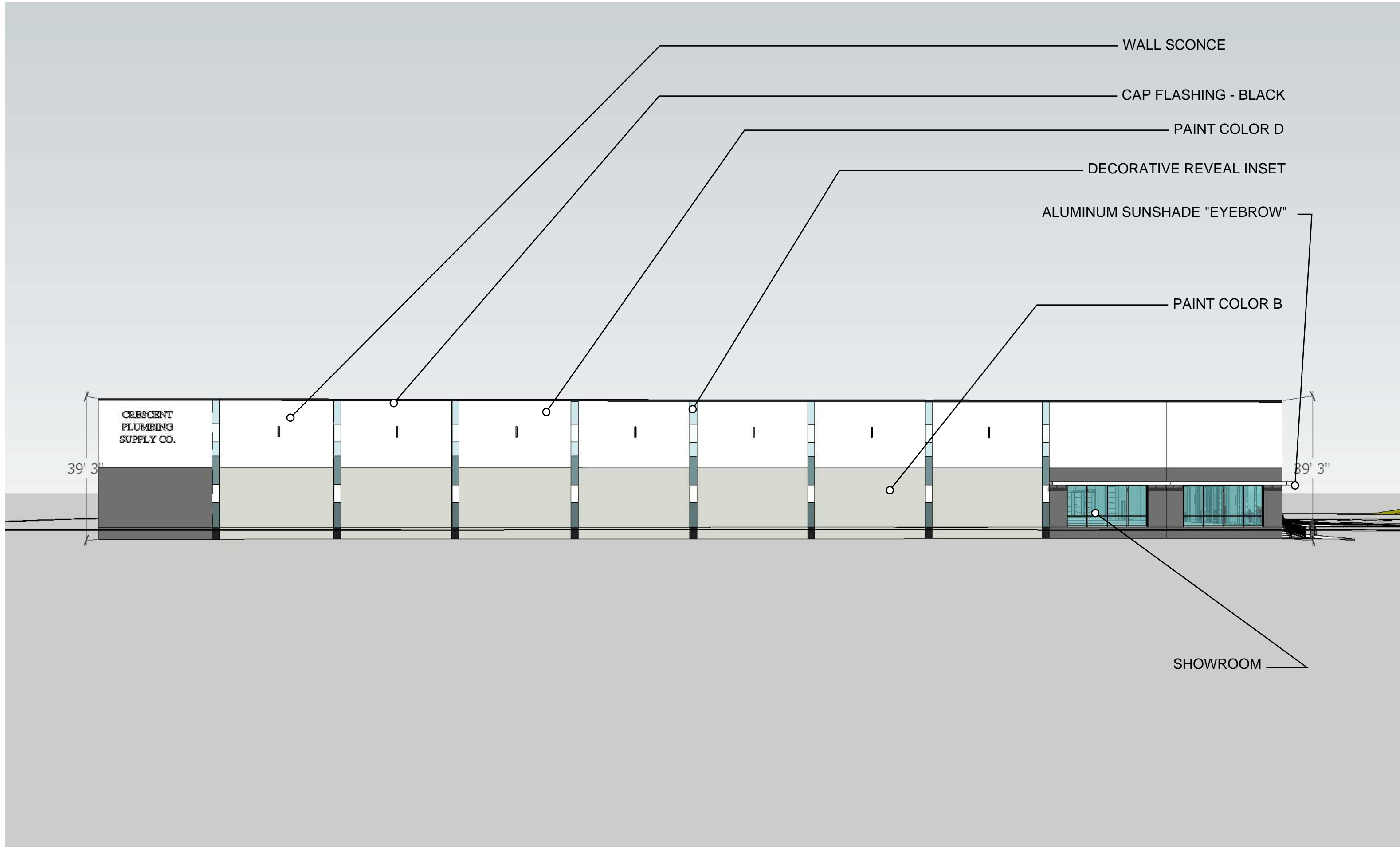
CRESCENT
PLUMBING
SUPPLY CO.

CRESCENT
PLUMBING
SUPPLY CO.

OFFICE & SHOWROOM ENTRIES

INTERIOR CUSTOMER PARKING LOT VIEW

JOB #



WALL SCONCE

CAP FLASHING - BLACK

PAINT COLOR D

DECORATIVE REVEAL INSET

ALUMINUM SUNSHADE "EYEBROW"

PAINT COLOR B

39' 3"

39' 3"

CRESCENT
PLUMBING
SUPPLY CO.

SHOWROOM

JOB #

BUILDING HEIGHT ANALYSIS:

AVERAGE GRADE PLANE ELEVATION: 495.50'

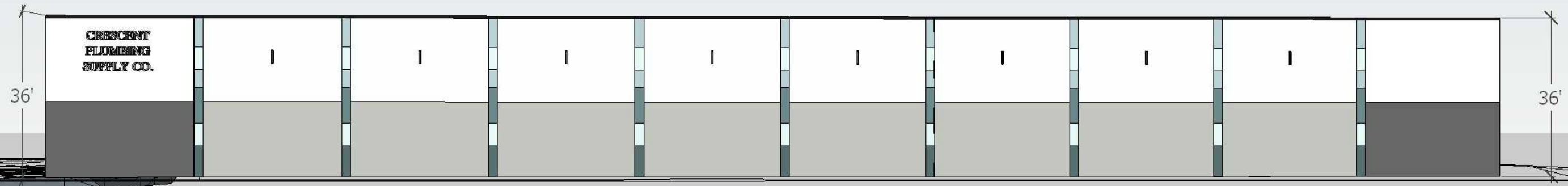
BUILDING FINISHED FLOOR: 499.00'

HEIGHT OF PARAPET ABOVE FINISHED FLOOR: 36'

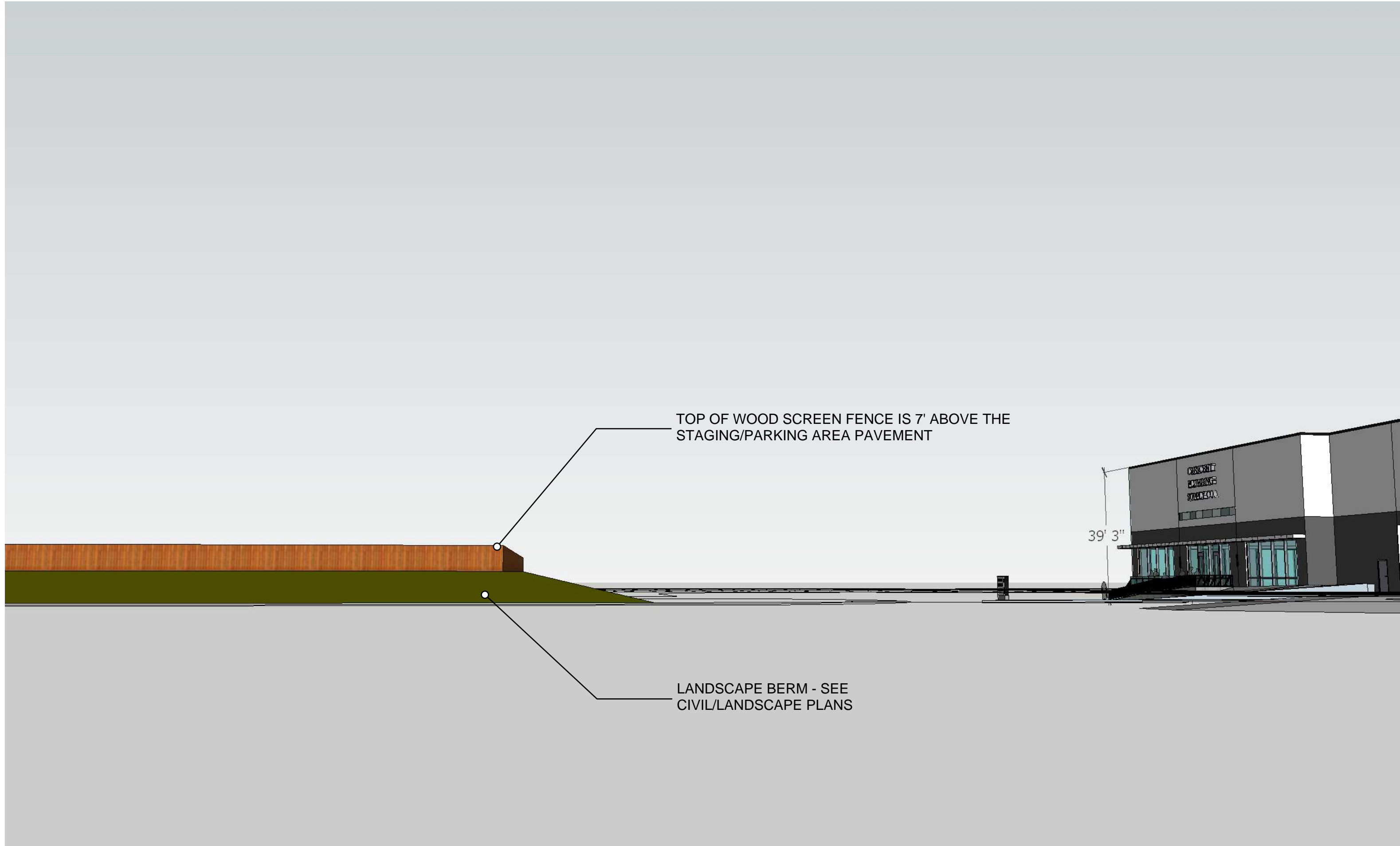
HEIGHT OF PARAPET ABOVE AVERAGE GRADE PLANE: 39.50' or +/- 40'



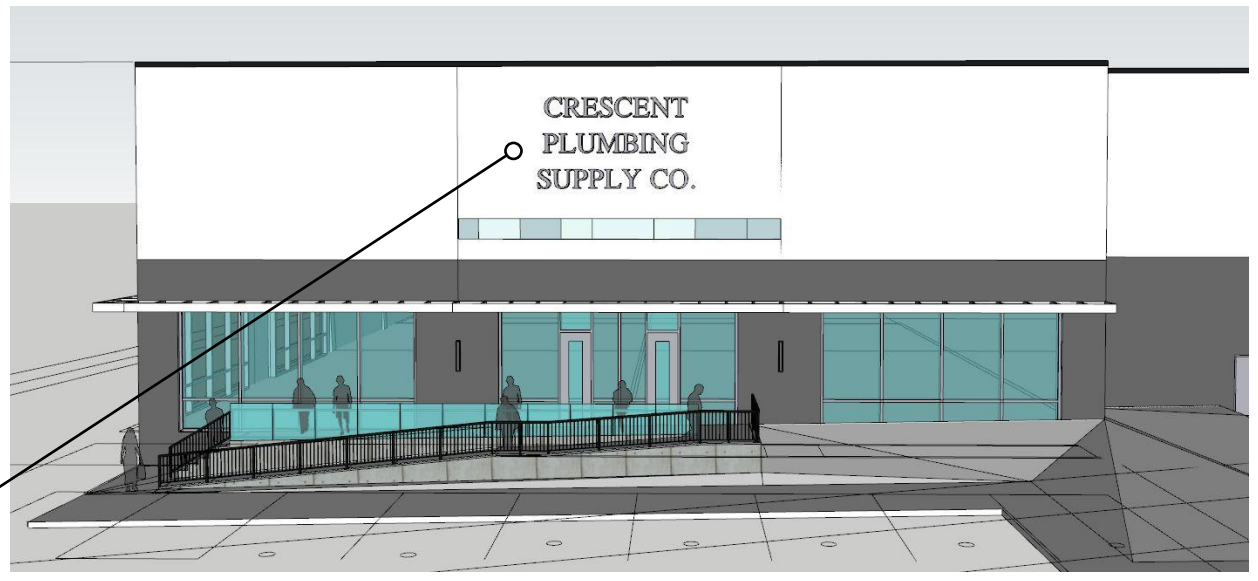
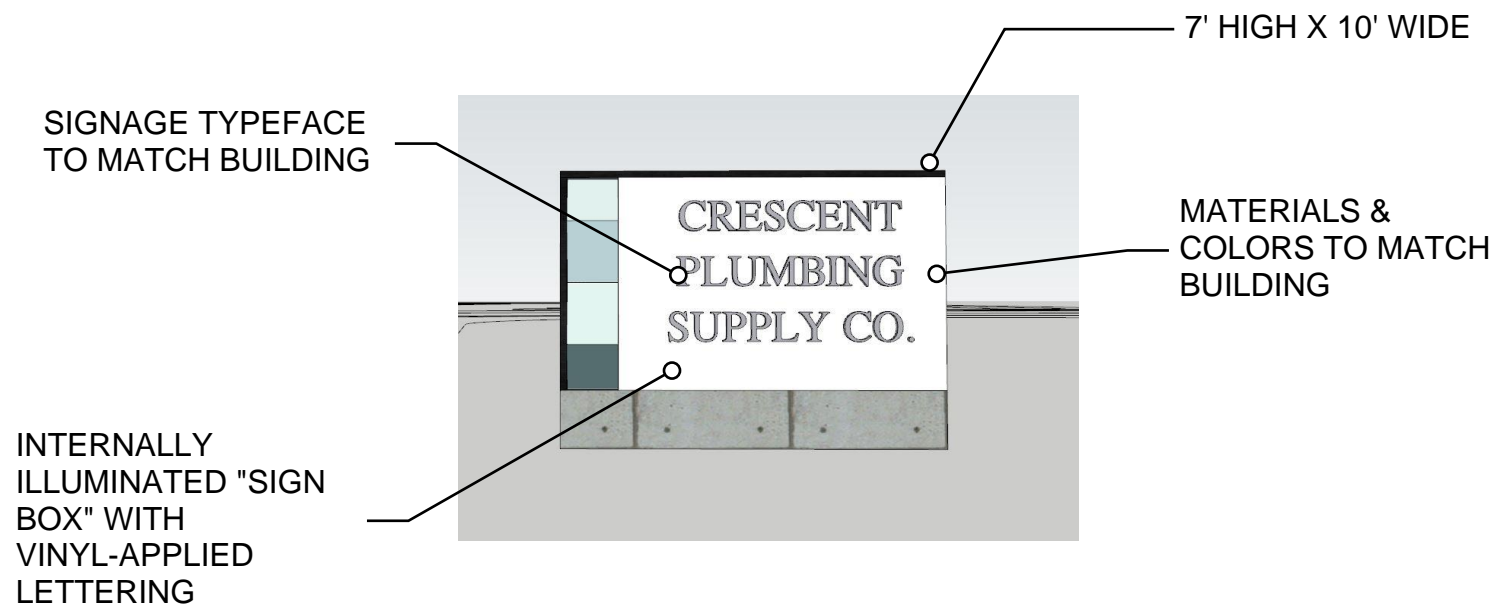
JOB #



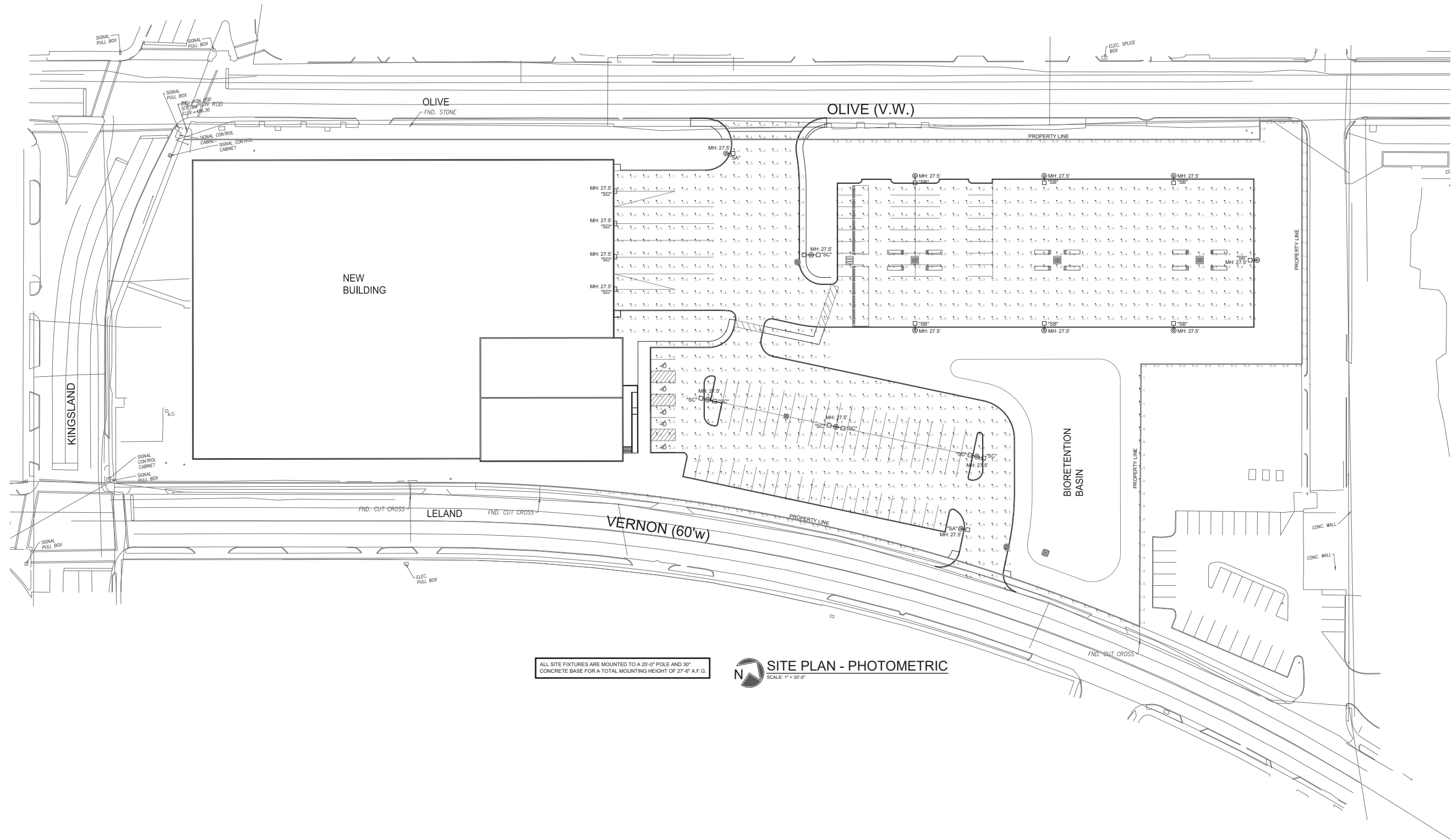
JOB #



JOB #



BUILDING SIGNAGE:
 OVERALL AREA IS 8' HIGH X 15' LONG = 120 SF
 ONE SIGN AT EACH BUILDING ELEVATION
 SIGNAGE STYLE IS INDIVIDUAL LETTERS, 5" SIDE RETURNS.
 STYLE OPTION "A": INTERNALLY ILLUMINATED SIGN FACE
 STYLE OPTION "B": BACKLIT "HALO" ILLUMINATION



ALL SITE FIXTURES ARE MOUNTED TO A 25'-4" POLE AND 30" CONCRETE BASE FOR A TOTAL MOUNTING HEIGHT OF 27'-4" A.F.G.

SITE PLAN - PHOTOMETRIC
SCALE: 1" = 30'-0"

ENGENUITY
BUILDING VALUE
BUILDING DESIGN



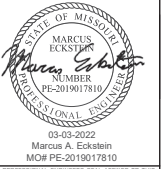
17057 N. OUTER FORTY ROAD
SUITE 147
CHERRY HILL, NJ 08005
P: (314) 819-1899
WWW.ENGENUITY.COM
6082107753

SITE PHOTOMETRIC FOR
CRESCENT SUPPLY AT 6610 OLIVE BLVD.
6610 Olive Blvd & 950 Kingsland Ave.

Project No: 22-0057

No	Description	Date
1	PHOTOMETRIC	03-03-2022

The drawings and information on this drawing are the sole property of Engenuity and shall not be used for any other project without the written consent of Engenuity. Engenuity shall not be responsible for any errors or omissions on this drawing. Engenuity shall not be responsible for any damage or injury resulting from the use of this drawing. Engenuity shall not be responsible for any delay or interruption of service resulting from the use of this drawing. Engenuity shall not be responsible for any loss of data or information resulting from the use of this drawing. Engenuity shall not be responsible for any other consequences resulting from the use of this drawing.



DATE: 03-03-2022
SCALE: AS NOTED

SITE PLAN
PHOTOMETRIC

PH1.0



Department of Planning and Development

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

STAFF REPORT

MEETING DATE: March 23, 2022

FILE NUMBER: CUP 22-05

COUNCIL DISTRICT: 2

Applicant: Opus Development Company, L.L.C.

Location: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue

Property Owner: Quadrangle Management Co.

Request: Conditional Use Permit (C.U.P.) to allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site.

Existing Zoning: IC – Industrial Commercial, GC – General Commercial

Existing Land Use: Vacant

Proposed Zoning: IC – Industrial Commercial (*via REZ 22-05*)

Proposed Land Use: Plumbing showroom, office and warehouse space

Surrounding Zoning and Current Land Use:

North: IC – Industrial Commercial

East: IC – Industrial Commercial

South: IC – Industrial Commercial

West: IC – Industrial Commercial

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

Attachments:

- A. Application for Conditional Use Permit
- B. C.U.P. Applicant Memo

Applicant's Request – Property Line Setback

In the "IC" Industrial Commercial District, Section 400.640.B(2) of the Zoning Ordinance, *Density and Dimensional Regulations, Building Setback Requirements*, requires that any building in an industrial commercial zone must be set back at least five (5) feet from an adjacent property line. As shown in the development's Site Plan submitted with the Map Amendment application, the Development includes construction of a warehouse building that is set back approximately +/-2.25 feet from the City Parcel.

As noted in the Applicant's C.U.P. Memo, the warehouse building cannot be moved any further east without encroaching on an MSD Easement. Moreover, reducing the size of the warehouse to comply with the property line setback requirement would materially impact Crescent Plumbing's operations at the site. Accordingly, pursuant to Section 400.640.B(3) of the Code, the Applicant requests that the property line setback requirement be reduced to 2.0 feet.

Applicant's Request – Building Height Restriction

Also in the "IC" Industrial Commercial District, Section 400.640.C(1) of the Zoning ordinance states that no building in an industrial commercial zone shall exceed thirty-five (35) feet in height. As shown in the development's Site Plan submitted with the Map Amendment application, the Development includes construction of a warehouse building with an anticipated maximum height of approximately forty (40) feet above the average grade of the site.

Section 400.640.C(2) of the Code allows for a building in an industrial commercial zone to exceed a height of thirty-five (35) feet without a conditional use permit if the building is further setback from any property line by an additional foot for every two feet of additional height of the building. As noted in the Applicant's C.U.P. Memo, however, an increase in the building setback is not feasible due to the MSD Easement. Accordingly, the Applicant requests a conditional use permit increasing the building height limitation to a maximum of forty-two (42) feet.

Staff Recommendation

Staff is of the opinion that the proposed use to allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site would have minimal impact on the surrounding properties and streets adjacent to the Development.

Staff is recommending approval of the request for a Conditional Use Permit:

1. To allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and
2. To allow the proposed building to maintain a height of forty-two (42) feet above the average grade of the site.



Department of Community Development

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

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

1. Address/Location of Site/Building: _____

2. Zoning District (check one):

___SR ___LR ___MR ___HR ___HRO ___GC ___LC ___CC ___IC ___PA ___PD

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

4. Applicant's Interest in the Property: ___Owner ___Owner Under Contract ___Tenant*
___Tenant Under Contract* ___Other* (explain):

* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

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.).

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

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

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

** 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.



Date

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.

Conditional Use Permit – Section 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.)

The purpose of this application is to request a conditional use permit to allow the applicant to construct a proposed building on the site that (a) will be not less than two feet from the property line of the adjacent property owned by the City of University City at 6664 Olive Boulevard and (b) will have a maximum height of 42 feet above the average grade of the site. As discussed in the attached memo, the property line setback requirement is five feet and the maximum building height restriction is 35 feet; however, both may be modified pursuant to a conditional use permit. Additionally, Opus is requesting a separate variance with respect to the right-of-way setback requirement along Kingsland Avenue. Except as set forth above, Opus anticipates that the proposed development will be in compliance with all applicable provisions of the University Zoning Code and the Olive Boulevard Design Guidelines as they relate to the Industrial Park District.

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

The proposed building will be approximately 76,640 square feet consisting of a plumbing supply showroom, office and warehouse space developed for Crescent Plumbing Supply Company. With this mixed of uses, the development will serve as an ideal connector between the industrial properties to the east and the commercial properties to the west along Olive Boulevard. The development will also draw additional customers to the restaurants and other retail establishments surrounding the proposed development, including along Olive Boulevard and Kingsland Avenue. Currently, the site is owned by a not for profit company and does not generate any tax revenues. Upon completion, the development will generate both real property taxes, as well as retail sales taxes that will benefit the City, the School District of University City and the other applicable taxing districts.

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

See discussion in Section IV of attached memo.

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

The proposed development is consistent with the City's Comprehensive Plan Update of 2005, adopted June 5, 2006 and amended May 21, 2007 (the "Comprehensive Plan"). It is also consistent with the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan submitted April 4, 2018, revised May 15, 2018, second revision May 29, 2018, third revision September 4, 2018 (the "Redevelopment Plan").

(i) Comprehensive Plan

The proposed development furthers a number of the implementation strategies set forth in the Comprehensive Plan. These implementation strategies include (1) commercial areas, (2) land use and redevelopment and (3) public facilities and infrastructure.

With respect to commercial areas, the proposed will improve the overall appearance of development in the Olive Boulevard corridor to better reflect the character of the City. Second, the proposed development involves a revision to the zoning map to support a mix of uses – retail showroom, office and warehouse. As discussed above, the proposed mix of uses will serve as an ideal connector between the industrial properties to the east and the commercial properties to the west along Olive Boulevard.

In terms of land use and redevelopment, the proposed development is located in an area that was specifically designated for redevelopment under the Comprehensive Plan. The development will promote and encourage in-fill on a suitable site and will eliminate obsolete buildings and development patterns that place the Olive Boulevard corridor at a disadvantage. In this case, the development will involve the demolition of an obsolete building, construction of a modern building with a mix of uses compatible with the surrounding area and utilization of vacant property to the east. The development will also address outdated platting, will remove curb cuts that are currently located in close proximity to the intersection of Kingsland and Vernon Avenues, and will have lighting, landscaping and streetscape improvements that will comply with the Olive Boulevard Design Guidelines as they relate to the Industrial Park District.

Lastly, although the Comprehensive Plan anticipated that the City would be largely responsible for public facilities, services and infrastructure, the development will meet the requirements of the Metropolitan St. Louis Sewer District with respect to water quality and stormwater detention. Also, as stated above, the development will also improve pedestrian access to the site as required by the Olive Boulevard Design Guidelines as they relate to the Industrial Park District.

(ii) Redevelopment Plan

The proposed development is located entirely within Redevelopment Project Area No. 3 (“RPA 3”) as designated by the Redevelopment Plan. The goal of the Redevelopment Plan as it relates to RPA 3 is to promote commercial development along Olive Boulevard, including demolition of older, obsolete buildings and construction of new commercial buildings. The Redevelopment Plan intends that the commercial land uses within RPA 3 will include retail, restaurants and office space. The Redevelopment Plan specifically indicates that the existing building and improvements on the Site contain one or more factors associated with conditions of blight.

As discuss above, the development will involve the demolition of an obsolete building, construction of a modern building with a mix of retail, office and warehouse uses compatible with the surrounding area and utilization of vacant property to the east. The development will also address outdated platting, will remove curb cuts that are currently located in close proximity to the intersection of Kingsland and Vernon Avenues, and will have lighting, landscaping and

streetscape improvements that will comply with the Olive Boulevard Design Guidelines as they relate to the Industrial Park District.

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

The proposed development satisfies the number of off-street parking spaces per square foot of floor area for warehouse use, retail use, and office use required under Article 7, Section 400.2140. As shown on the attached site plan, Opus anticipates a total of approximately one hundred and six (106) parking stalls, with seventy-four (74) in the main lot and thirty-two (32) adjacent to the paved staging area.

Memorandum

To: John Wagner, Zoning Administrator
University City Plan Commission

From: Opus Development Company, LLC

Date: March 3, 2022

Subject: Conditional Use Permit Application

I. Proposed Conditional Use

A. Historical Information About Applicant

The Opus Group (“Opus”) was founded 1953 in Minneapolis, Minnesota, where our headquarters is today. We have eight offices spanning the Midwest along with Phoenix & Denver offices. We are a fully integrated design-build firm with in-house developers, architects, engineers, and designers. We diversify by product type, meaning we develop industrial, office, multifamily residential, and student focused development across our platform.

Opus has been active in the St Louis area since the early 2000s. We recently completed two industrial buildings in Earth City. The first being a 111,000 square foot speculative industrial building, which is now full leased. The second is a 44,000 square foot build-to-suit for Johnstone Supply, which is a similar building and use to what is being proposed on the Site. We also recently completed a 155,000 square foot speculative industrial building in Soulard. Lastly, our most recent residential buildings in St. Louis include Ceylon apartments in downtown Clayton and Citizen Park in the Central West End.

B. Description of Proposed Conditional Use

Opus proposes the construction of an approximately 76,640 square foot plumbing supply warehouse, office, and retail showroom (the “Development”) for Crescent Plumbing Supply Company (“Crescent Plumbing”) located at 6610 Olive Boulevard, 6662 Olive Boulevard, and 950 Kingsland Avenue in University City (the “Site”). Opus has selected the Site for the Development because the Site can accommodate a more modern facility than what is possible at Crescent Plumbing’s existing location in the City of St. Louis. Moreover, the Site is in close proximity to Crescent Plumbing’s existing customers and to other businesses with similar industrial and warehouse uses.

As shown in the attached Site Plan, the Site is bifurcated by a forty-six (46) foot easement in favor of the Metropolitan St. Louis Sewer District (the “MSD Easement”). Because vertical construction on any property subject to the MSD Easement is not possible, the Development is uniquely designed to maximize the usable space on either side of the MSD Easement. To that end, Opus has placed the warehouse, office, and retail showroom buildings to the west of the easement and a parking and staging area to the east.

In connection with the Development, Opus is seeking a conditional use permit to reduce the property line setback requirement and increase the building height restrictions under the University City Zoning Code (the "Code").

1. Property Line Setback

Section 400.640.B(2) of the Code requires that any building in an industrial commercial zone must be set back at least five (5) feet from an adjacent property line. As shown in the attached Site Plan, the Development includes construction of a warehouse building that is set back approximately +/-2.25 feet from the City Parcel.

As noted above, the warehouse building cannot be moved any further east without encroaching on the MSD Easement. Moreover, reducing the size of the warehouse to comply with the property line setback requirement would materially impact Crescent Plumbing's operations at the site. Accordingly, pursuant to Section 400.640.B(3) of the Code, Opus requests that the property line setback requirement be reduced to +/- 2.0 feet.

2. Building Height Restriction

Section 400.640.C(1) of the Code provides that no building in an industrial commercial zone shall exceed thirty-five feet in height. As shown in the attached Site Plan, the Development includes construction of a warehouse building with an anticipated maximum height of approximately forty (40) feet above the average grade of the site. Section 400.640.C(2) of the Code allows for a building in an industrial commercial zone to exceed a height of thirty-five feet without a conditional use permit if the building is further setback from any property line by an additional foot for every two feet of additional height of the building. As noted above, however, an increase in the building setback is not feasible due to the MSD Easement. Accordingly, Opus requests a conditional use permit increasing the building height limitation to +/- forty-two (42) feet.

II. Estimated Impact

The proposed use will cause minimal impact on the surrounding properties and streets adjacent to the Development. The Site currently includes a one-story building used by the Black Rep for warehouse storage space. Additionally, a portion of the Site is used by Focal Pointe Landscaping Solutions to store landscaping supplies and equipment. The existing building is set back approximately 0.26 feet from the adjacent property owned by the City and located at 6664 Olive Boulevard (the "City Parcel"). The City Parcel is a small, triangular-shaped parcel that is currently vacant and does not appear likely to be developed.

The proposed setback from the City Parcel for the new building (approximately 2.0 feet) will be greater than the setback of the existing building on the Site (0.26 feet).

Moreover, the property along Olive Boulevard adjacent to the Development is zoned for industrial commercial use and currently remains largely vacant. As stated above, given the small size and shape of the adjacent City Parcel, it does not appear likely to be developed and, as such, would not be negatively impacted by the proposed Development's reduced setback or building height. Further, the increased building height is compatible with the area surrounding the Development. Kingsland Walk Senior Living, immediately across Vernon Avenue from this Site, is a four-story structure.

The Development has also been designed to address potential changes in traffic volumes. The hours of operation for Crescent Plumbing will be 7:00 am to 4:30 pm Monday through Friday, and 9:00 am to 1:00 pm on Saturdays (showroom only). Crescent Plumbing will employ approximately thirty (30) employees. Crescent Plumbing staff typically arrives around 6:00 am on weekdays to load trucks and make deliveries. Crescent Plumbing's current location generates a daily average of approximately seventy-seven (77) vehicles during a typical weekday. This total includes approximately three (3) full-size tractor trailers, twenty-four (24) work vans/pickup trucks, twenty-one (21) cars/SUVs, and twenty-nine (29) personal vehicles of Crescent Plumbing employees. Vehicular traffic will be substantially lower on Saturdays given that only the showroom is open and there will be no pick-ups/deliveries at the loading dock.

As shown in the attached Site Plan, Opus anticipates the Development will include a total of approximately one hundred and six (106) parking stalls, with seventy-four (74) in the main lot and thirty-two (32) adjacent to the paved staging area. The main parking lot will have an entrance off Vernon Avenue, and the additional parking and staging area and the truck court/docks will share an entrance off Olive Boulevard. Moreover, curb cuts that are currently located in close proximity to the intersection of Kingsland and Vernon Avenues will be removed.

III. Legal Description

A legal description for each of the Site properties is listed in the Preliminary Plat attached hereto.



Department of Community Development

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

STAFF REPORT

MEETING DATE: March 23, 2022

FILE NUMBER: SUB 22-06

COUNCIL DISTRICT: 2

Location: 6610 Olive Boulevard

Applicant: Opus Development Company, L.L.C.

Request: Major Subdivision – Lot Consolidation

Existing Zoning: “GC” General Commercial, “IC” Industrial Commercial

Proposed Zoning: “IC” Industrial Commercial District. (via REZ 22-05)

Existing Land Use: Vacant, warehouse

Proposed Land Use: Plumbing showroom, office and warehouse space

Surrounding Zoning and Land Use:

North: IC – Industrial Commercial

East: IC – Industrial Commercial

South: IC – Industrial Commercial

West: IC – Industrial Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

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

Existing Property and Applicant Request

The subject property is 5.695 acres in size. There are six (3) parcels that are proposed to be consolidated into a single lot to accommodate Crescent Plumbing warehouse, office and showroom.

Staff Review

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations.

Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

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.



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):

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Right-of-way Vacation |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Dwelling Unit Display |

2. Attachments
- (#) Folded paper copies of Plat
 - Electronic copy
 - Improvement Plans
 - Other _____

3. Property Owner Information:

Name: _____

Address: _____

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: _____

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):

FOR OFFICE USE ONLY

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

PRELIMINARY PLAT AND SITE PLAN CRESCENT SUBDIVISION

TRACTS OF LAND LOCATED IN U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST
OF THE 5TH PRINCIPAL MERIDIAN
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

Stock & Associates
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH: (636) 530-9000
 FAX: (636) 530-9000
 www.stockandassociates.com
 Web: www.stockandassociates.com



PERTINENT DATA

OWNER = WASHINGTON UNIVERSITY
 FIRM = 29189C0216K

LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE SUPPORT POLE		WATER VALVE
	UTILITY POLE WITH LIGHT		POST INDICATOR VALVE
	LIGHT STANDARD		CLEAN OUT
	ELECTRIC METER		STORM MANHOLE
	ELECTRIC MANHOLE		GRADED MANHOLE
	ELECTRIC PEDESTAL		STORMWATER INLET
	ELECTRIC SPLICE BOX		GRADED STORMWATER INLET
	GAS RISER		SANITARY MANHOLE
	GAS METER		TREE
	GAS VALVE		BUSH
	TELEPHONE MANHOLE		TRAFFIC SIGNAL
	TELEPHONE PEDESTAL		PARKING METER
	TELEPHONE SPLICE BOX		STREET SIGN
	CABLE TV PEDESTAL		SPRINKLER
			MAIL BOX

ABBREVIATIONS

C.O.	- CLEANOUT
D.B.	- DEED BOOK
E.	- ELECTRIC
FL.	- FLOWLINE
FT.	- FEET
F.O.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.C.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.B.	- RADIAL BEARING
R.C.P.	- REINFORCED CONCRETE PIPE
S.	- SQUARE
T.	- TO BE REMOVED
T.C.P.	- TELEPHONE CABLE
V.C.P.	- VETROFIBER CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING CONDITIONS
- C3.0 PRELIMINARY PLAT & SITE PLAN

ORIGINAL PROPERTY DESCRIPTIONS

AREA 1
 A tract of land in U.S. Survey 378 Township 45 North Range 6 East in St. Louis County, Missouri, described as follows:
 Beginning at a point in the South line of Olive Street Road, as widened, by Dedication recorded in Plat Book 65 page 30 and the Northeast corner of property conveyed to Paul A. Vance and wife et al by deed recorded in Book 7454 page 884; thence along the South line of said Olive Street Road, as widened, South 82 degrees 26 1/2 minutes East 464.39 feet, more or less, to a point in the West line of Lot 5 in Block 5 of Delmar Avenue Addition recorded in Plat Book 4 page 69; thence along the West line of said Lot 5 South 7 degrees 35 1/2 minutes West 377.22 feet, more or less, to a point in the North line of Vernon Avenue 60.00 feet wide and thence West along the North line of said Vernon Avenue to a point in the Southeast corner of said Vance and wife et al property, thence North along the East line of said Vance and wife et al property, 268.00 feet, more or less, to the Point of Beginning.

AREA 2-A
 All that part of U.S. Survey 378, Township 45 North, Range 6 East, St. Louis County, Missouri, described as follows: beginning at cross set in concrete at the southwest corner of Lot 14 of Block 3 of Vernon Place as recorded in Plat Book 7 page 49 of the St. Louis County, Missouri records; thence along the west line of said Lot 14 of Block 3 of Vernon Place, also being the east line of Kingsland (60' wide) Avenue North 07 Degrees 48 Minutes 37 Seconds East a distance of 129.91 feet to a set 1/2" rebar the northwest corner of said Lot 14 of Block 3 of Vernon Place; thence departing said east line of Kingsland (60' wide) Avenue along the north line of said Lot 14 and Lot 13 of Block 3 of Vernon Place South 82 Degrees 26 Minutes 15 Seconds East a distance of 60.68 feet to a set 1/2" rebar at the extension of the west line of the east 21.00 feet of Lot 2 of said Block 3 of Vernon Place; thence along said west line of the east 21.00 feet of Lot 2 of said Block 3 of Vernon Place and the extension thereof North 07 Degrees 30 Minutes 28 Seconds East a distance of 144.91 feet to the south line of Olive Street Road, a found P.C. nail bears North 07 Degrees 30 Minutes 28 Seconds East a distance of 0.17 feet; thence along said south line of Olive Street Road the following courses and distances: South 82 Degrees 26 Minutes 30 Seconds East a distance of 171.44 feet to a set 1/2" rebar; South 07 Degrees 35 Minutes 55 Seconds West a distance of 10.00 feet to a found 1/4" iron pipe; South 82 Degrees 26 Minutes 30 Seconds East a distance of 100.00 feet to a set 1/2" rebar at the east line of Paul A. Vance and wife et al as described in Book 7454 page 884 of the St. Louis County, Missouri records; thence along said east line of Paul A. Vance and wife et al as described in Book 7454 Page 884 South 07 Degrees 35 Minutes 55 Seconds West a distance of 267.71 feet to the north line of Vernon (60' wide) Avenue as recorded in Plat Book 65 page 30 of the St. Louis County, Missouri records and a point of curvature, a found cross bears South 07 Degrees 35 Minutes 55 Seconds West a distance of 0.99 feet; thence along said north line of Vernon (60' wide) Avenue the following courses and distances: West along a curve turning to the left with a radius of 1,429.02 feet, having a chord bearing of North 89 Degrees 37 Minutes 30 Seconds West and a chord distance of 90.19 feet, having a central angle of 03 Degrees 37 Minutes 01 Seconds and an arc length of 90.21 feet to a set 1/2" rebar; North 82 Degrees 26 Minutes 00 Seconds West a distance of 242.14 feet to the point of beginning.

AREA 2-B
 Lots 1, 6 and 7 in Block 5 of Delmar Avenue Addition, according to the plat thereof recorded in Plat Book 4 page 69 of the of the St. Louis County Records.

AREA 2-C
 Lots 2, 3, 4 and 5 in Block 5 of Delmar Avenue Addition, according to the plat thereof recorded in Plat Book 4 page 69 of the St. Louis County Records; EXCEPTING THEREFROM the North 10.00 feet conveyed to the City of University City by deed recorded in Book 4282 page 370.

Total Tract Description

A tract of land being the consolidation of tracts conveyed to Washington University by instruments recorded in Book 20975, Page 722 and Book 20056, Page 1342 of the St. Louis County Records, located in U.S. Survey 378, Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:
 Beginning at the intersection of the northern right-of-way line of Vernon Avenue 60 feet wide as established by Plat Book 65, Page 30 and the eastern right-of-way line of Kingsland Avenue, variable width, said point also being the southwestern corner of Lot 14 of Block 3 of Vernon Place, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 49 of above said records; thence along said east right-of-way line, North 07 degrees 13 minutes 51 seconds East, 137.60 feet to the centerline of the 15 feet wide alley as vacated by City Ordinance 5495; thence along said centerline South 83 degrees 00 minutes 12 seconds East, 60.57 feet to its intersection with the direct southerly prolongation of the east line of a tract of land as conveyed to the University City by instrument recorded in Book 6468, Page 2105 of above said records; thence along said prolongation line and last said east line, North 07 degrees 01 minute 14 seconds East, 137.60 feet to the southern right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line the following courses and distances: thence South 83 degrees 00 minutes 33 seconds East, 171.30 feet; South 08 degrees 59 minutes 12 seconds West, 10.00 feet; South 83 degrees 00 minutes 33 seconds East, 664.57 feet; North 07 degrees 00 minutes 05 seconds East, 10.00 feet and South 83 degrees 00 minutes 33 seconds East, 25.17 feet to the west line of vacated 66th street, 40 feet wide; thence along said west line, South 07 degrees 00 minutes 05 seconds West, 187.10 feet to its intersection with the north line of Lot 1 of Vernon Avenue Station House Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 359, Page 112 of said records; thence along the north and west lines of said Lot 1 the following: North 83 degrees 00 minutes 29 seconds West, 125.34 feet and South 07 degrees 00 minutes 05 seconds West, 200.18 feet to its intersection with the northern right-of-way line of above said Vernon Avenue, said point also being located on a non-tangential curve to the left having a radius of 1429.02 feet; thence along said curve and last said right-of-way line with an arc length of 569.34 feet and a chord which bears North 71 degrees 35 minutes 02 seconds West, 565.58 feet; thence North 82 degrees 59 minutes 51 seconds West, 242.47 feet to the Point of Beginning.
 Containing 248,059 square feet or 5.695 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. during February 2022.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during February 2022, by order and for the use of OPUS Development Company LLC, executed a Property Boundary Survey and Consolidation Plat of a tract of land in U.S. Survey 378, Township 45 North, Range 6 East of the 5th Principal Meridian, City of University City, St. Louis County, Missouri, and that the results of said survey and subdivision are shown hereon. We further certify that the above survey meets or exceeds the current Missouri Standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Standards for Property Boundary Surveys and adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 LC No. 222-D
 PRELIMINARY
 By: *Walter J. Pfeiffer*
 Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728



MoDOT LOCATE (314) 340-4100

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE RESPONSIBILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHOD ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PARKING CALCULATIONS

REQUIRED PARKING:
 PLUMBING, HEATING, AND AC EQUIPMENT SALES OR SERVICE:
 1 SPACE PER 300 SQUARE FEET OF FLOOR AREA
 5,470 SQ FT/300=18.2 SPACES
 SPACES REQUIRED: 18 SPACES

OFFICE:
 1 SPACE PER 300 SQUARE FEET OF FLOOR AREA
 5,130 SQ FT/300=17.1 SPACES
 SPACES REQUIRED: 17 SPACES

MANUFACTURING, WAREHOUSING AND WHOLESALE:
 1 SPACE PER 1,000 SQUARE FEET OF FLOOR AREA
 66,035/1000=66.0 SPACES REQUIRED: 66 SPACES

TOTAL REQUIRED: 101 SPACES

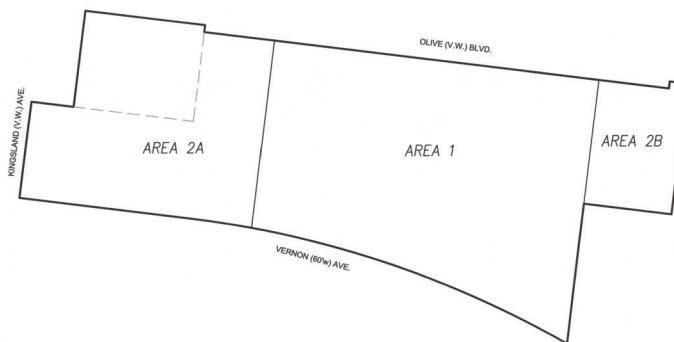
PROPOSED PARKING: 106 SPACES
 INCLUDING 5 ADA SPACES (1 VAN ACCESSIBLE)

EXISTING PROPERTY DATA

AREA 1 = ±3.293 Ac.
 AREA 1 LOCATOR # = 17H112154
 AREA 1 EX. ZONING = GC GENERAL COMMERCIAL
 AREA 1 ADDRESS = 6610 OLIVE BLVD.

AREA 2A = ±1.886 Ac.
 AREA 2A LOCATOR # = 17H112110, 17H112066
 AREA 2A EX. ZONING = IC INDUSTRIAL COMMERCIAL
 AREA 2A ADDRESS = 950 KINGSLAND AVE.
 = 6662 OLIVE BLVD.

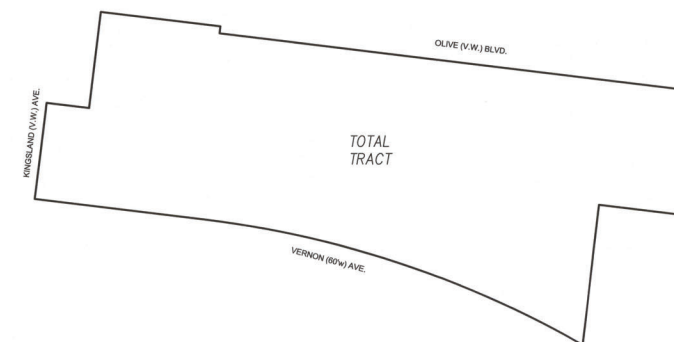
AREA 2B = ±0.515 Ac.
 AREA 2B LOCATOR # = 17H112154
 AREA 2B EX. ZONING = GC INDUSTRIAL COMMERCIAL
 AREA 2B ADDRESS = 6610 OLIVE BLVD.



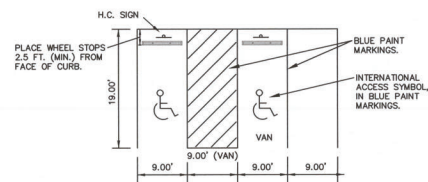
EXISTING PROPERTY MAP

PROPOSED PROPERTY DATA

TOTAL TRACT AREA = ±5.695 Ac. (248,059 Sq. Ft.)
 PROPOSED ZONING = IC INDUSTRIAL COMMERCIAL
 PROPOSED ADDRESS = 6614 OLIVE BLVD.



PROPOSED PROPERTY MAP



TYPICAL PARKING STALLS (n.t.s.)

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 14237
 NGVD29 Elev = 511.67

1" on south concrete curb along Stanford Avenue at P.C. of rounding to south into Vassar Avenue; at southwest corner of Stanford Avenue and Vassar Avenue.

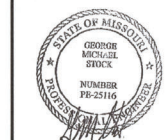
SITE BENCHMARK

ELEV = 496.30
 FND. IRON ROD AT N.W. CORNER OF 6662 OLIVE BLVD. AS SHOWN HEREON.

PREPARED FOR:
 OPUS DEVELOPMENT COMPANY, LLC
 ATTN: JOE KELLEY
 7733 FORSYTH AVE.
 CLAYTON, MISSOURI 63105
 314-930-2021 JOSEPH.KELLEY@OPUS-GROUP.COM

PRELIMINARY PLAT AND SITE PLAN
CRESCENT SUBDIVISION
 OLIVE BOULEVARD
 UNIVERSITY CITY, MISSOURI
 63130

DATE: 03/03/2022



GEORGE M. STOCK, PE E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY 000996

REVISIONS:

NO.	DATE	BY	REVISION

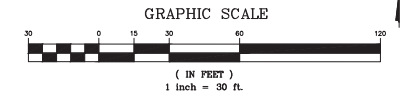
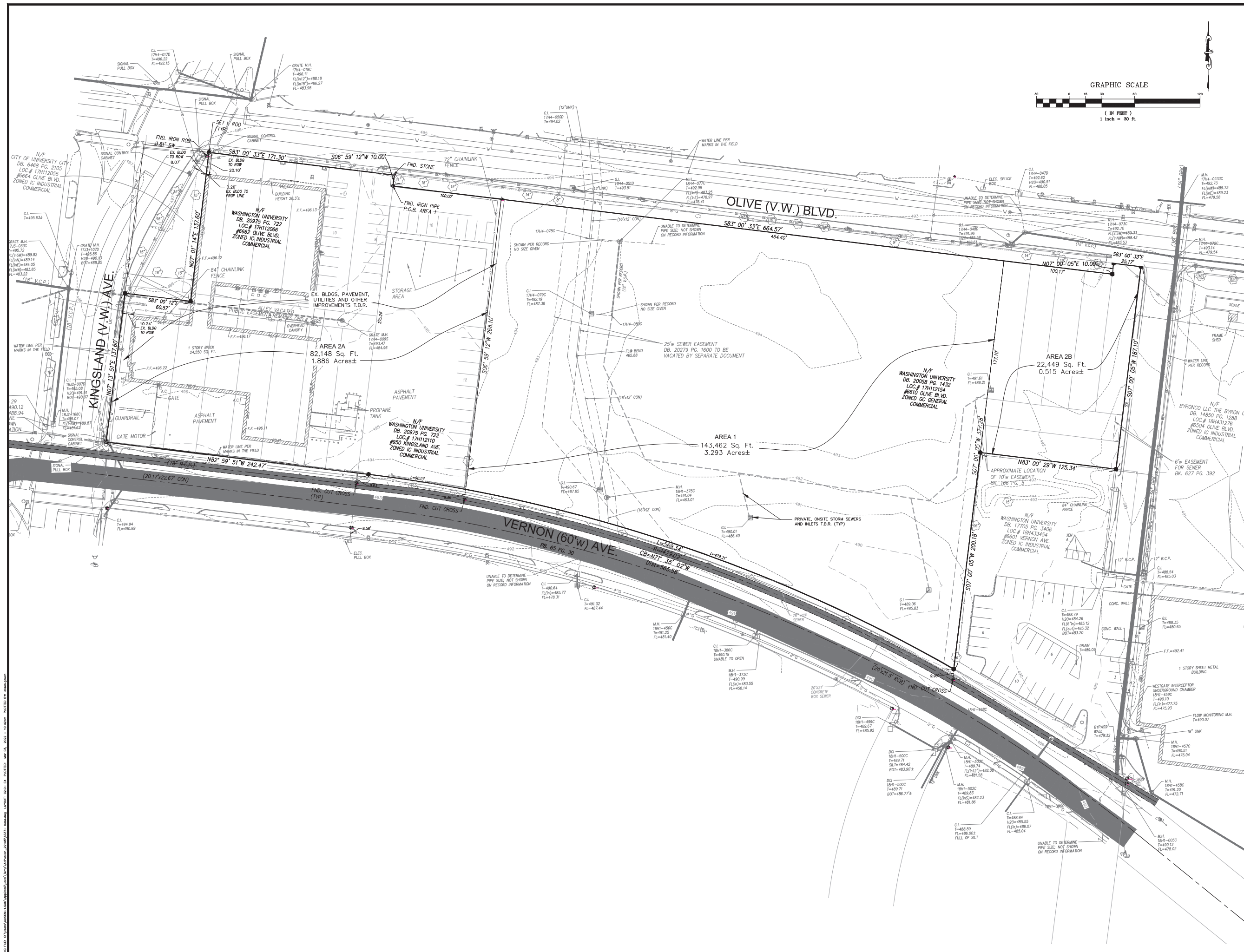
ISSUED BY	A.M.C.	DESIGNED BY	G.M.S.
DATE	03/03/2022	JOB NO.	219-6337
SCALE	AS SHOWN	DATE	17-11
SCALE	AS SHOWN	REV. SHEET #	
SCALE	AS SHOWN	NO.	MO-00

SHEET TITLE:

TITLE SHEET

SHEET NO.:

C1.0



927 Sherwood Business Parkway
Columbia, MO 65204
PH: (636) 530-9000
FAX: (636) 530-9000
e-mail: general@stockandrosenthal.com
www.stockandrosenthal.com

Stock & Rosenthal
Consulting Engineers, Inc.

PRELIMINARY PLAT
AND SITE PLAN
CRESCENT SUBDIVISION

OLIVE BOULEVARD
UNIVERSITY CITY, MISSOURI
63130

DATE: 03/03/2022



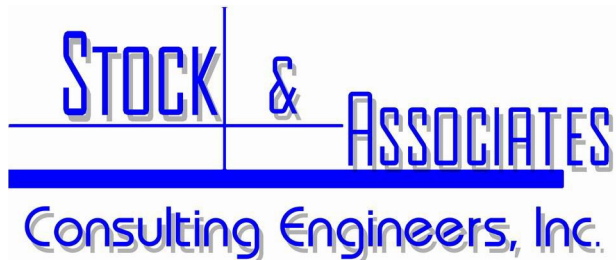
GEORGE M. STOCK, PE E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY: 00096

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: A.M.G. CHECKED BY: G.M.S.
DATE: 03/03/2022 JOB NO.: 219-6337
SHEET NO.: 17-H
SCALE: AS SHOWN
SHEET TITLE: EXISTING CONDITIONS
SHEET NO.: C2.0

C:\Users\GMS\OneDrive - Stock & Rosenthal\Projects\219-6337 - Existing Conditions\Drawings\219-6337-17-H.dwg
 DATE: 03/03/2022 10:52 AM
 PLOTTER: HP DesignJet 5000 Series
 PLOTTER: HP DesignJet 5000 Series
 PLOTTER: HP DesignJet 5000 Series



Total Tract Description

A tract of land being the consolidation of tracts conveyed to Washington University by instruments recorded in Book 20975, Page 722 and Book 20058, Page 1342 of the St Louis County Records, located in U.S. Survey 378, Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St Louis County, Missouri being more particularly described as follows:

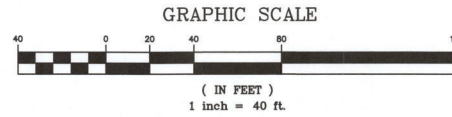
Beginning at the intersection of the northern right-of-way line of Vernon Avenue 60 feet wide as established by Plat Book 65, Page 30 and the eastern right-of-way line of Kingsland Avenue, variable width, said point also being the southwestern corner of Lot 14 of Block 3 of Vernon Place, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 49 of above said records; thence along said east right-of-way line, North 07 degrees 13 minutes 51 seconds East, 137.60 feet to the centerline of the 15 feet wide alley as vacated by City Ordinance 5495; thence along said centerline South 83 degrees 00 minutes 12 seconds East, 60.57 feet to its intersection with the direct southerly prolongation of the east line of a tract of land as conveyed to the University City by instrument recorded in Book 6468, Page 2105 of above said records; thence along said prolongation line and last said east line, North 07 degrees 01 minute 14 seconds East, 137.60 feet to the southern right-of-way line of Olive Boulevard, variable width; thence along said right-of-way line the following courses and distances: thence South 83 degrees 00 minutes 33 seconds East, 171.30 feet; South 06 degrees 59 minutes 12 seconds West, 10.00 feet; South 83 degrees 00 minutes 33 seconds East, 664.57 feet; North 07 degrees 00 minutes 05 seconds East, 10.00 feet and South 83 degrees 00 minutes 33 seconds East, 25.17 feet to the west line of vacated 66th street, 40 feet wide; thence along said west line, South 07 degrees 00 minutes 05 seconds West, 187.10 feet to its intersection with the north line of Lot 1 of Vernon Avenue Station House Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 359, Page 112 of said records; thence along the north and west lines of said Lot 1 the following: North 83 degrees 00 minutes 29 seconds West, 125.34 feet and South 07 degrees 00 minutes 05 seconds West, 200.18 feet to its intersection with the northern right-of-way line of above said Vernon Avenue, said point also being located on a non-tangential curve to the left having a radius of 1429.02 feet; thence along said curve and last said right-of-way line with an arc length of 569.34 feet and a chord which bears North 71 degrees 35 minutes 02 seconds West, 565.58 feet; thence North 82 degrees 59 minutes 51 seconds West, 242.47 feet to the Point of Beginning.

Containing 248,059 square feet or 5.695 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc during February 2022.

CRESCENT SUBDIVISION

A LOT CONSOLIDATION PLAT OF TRACTS OF LAND LOCATED IN
 U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI
 THIS PLAT CONTAINS 5.695 AC ±
 ZONED: "GC" GENERAL COMMERCIAL

- LEGEND**
- FOUND IRON ROD
 - FOUND IRON PIPE
 - △ RIGHT OF WAY MARKER
 - XXX ADDRESS



- ABBREVIATIONS**
- DB. - DEED BOOK
 - FT. - FEET
 - FND. - FOUND
 - N/F - NOW OR FORMERLY
 - PB. - PLAT BOOK
 - PG. - PAGE
 - SQ. - SQUARE
 - (86'W) - RIGHT-OF-WAY WIDTH



PREPARED BY:



CONSOLIDATION PLAT

CRESCENT SUPPLY AT 6610 OLIVE BLVD

OLIVE BOULEVARD,
 UNIVERSITY CITY, MISSOURI

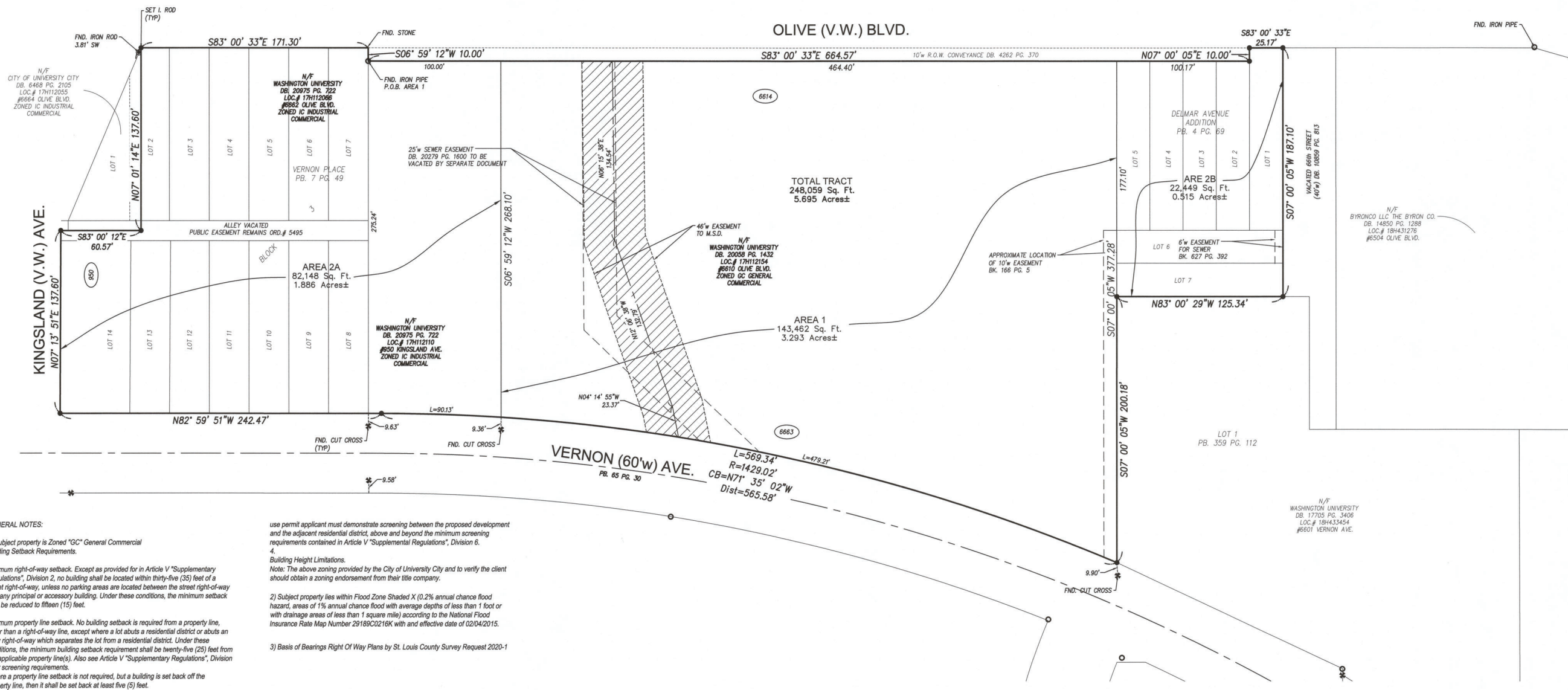


REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 1/26/22	JOB NO: 218-8337
M.S.D. P.#: P-XXXX-XX	BASE MAP.#: XXX
S.L.C. HMT.#: XXXX	HMT S.U.P.#: XX-XXX-XX
M.D.N.R.#: MO-XXXXXX	

SHEET TITLE:
 CONSOLIDATION PLAT

SHEET NO.:
 1 OF 2



GENERAL NOTES:

- Subject property is Zoned "GC" General Commercial Building Setback Requirements.
 - Minimum right-of-way setback. Except as provided for in Article V "Supplementary Regulations", Division 2, no building shall be located within thirty-five (35) feet of a street right-of-way, unless no parking areas are located between the street right-of-way and any principal or accessory building. Under these conditions, the minimum setback may be reduced to fifteen (15) feet.
 - Minimum property line setback. No building setback is required from a property line, other than a right-of-way line, except where a lot abuts a residential district or abuts an alley right-of-way which separates the lot from a residential district. Under these conditions, the minimum building setback requirement shall be twenty-five (25) feet from the applicable property line(s). Also see Article V "Supplementary Regulations", Division 6 for screening requirements. Where a property line setback is not required, but a building is set back off the property line, then it shall be set back at least five (5) feet.
 - Modification of property line setback. The minimum property line setback requirements may be modified via the conditional use permit procedure under Article XI, "Conditional Uses". Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the "GC" district which is adjacent to a residential district. In the case of a request for a less stringent setback, the conditional

use permit applicant must demonstrate screening between the proposed development and the adjacent residential district, above and beyond the minimum screening requirements contained in Article V "Supplementary Regulations", Division 6.

- Subject property lies within Flood Zone Shaded X (0.2% annual chance flood hazard, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile) according to the National Flood Insurance Rate Map Number 29189C0216K with an effective date of 02/04/2015.
- Basis of Bearings Right Of Way Plans by St. Louis County Survey Request 2020-1

PREPARED FOR:
 OPUS DEVELOPMENT COMPANY, LLC
 7733 FORSYTH AVE.
 CLAYTON, MISSOURI 63105

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 14237
 NOV029 Elev = 511.67

1" on south concrete curb along Stanford Avenue at P.C. of rounding to south into Vassar Avenue at southwest corner of Stanford Avenue and Vassar Avenue.

