



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, April 11, 2022
6:30 p.m.

Citizen may also observe the Meeting via Live Stream on YouTube:
<https://www.youtube.com/channel/UCyN1EJ-Q22918E9EZimWoQ>

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATION

1. Provider Appreciation Day (May 6, 2022) – recognizes child care providers, teachers and educators of young children everywhere.

E. APPROVAL OF MINUTES

1. March 14, 2022 – Regular Session Minutes
2. March 28, 2022 – Study Session Minutes – Winter Weather Operation
3. March 28, 2022 – Regular Session Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Joseph Mosby II to be sworn in to the Board of Adjustment

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Request to Address the Council Forms are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

*Citizen may provide written comments ahead of the meeting; they must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. **A name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

I. PUBLIC HEARINGS

1. Zoning Code Text Amendment to add "Automobile and light truck rental/rent-a-car services." As a Conditional Use in the LC – Limited Commercial District. (TXT 22-01) – Bamboo Acquisitions, LLC.
2. Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from Planned Development Mixed-Use District (PD-M) to Planned Development Mixed-Use (PD-M) District. (REZ22-04) Charles Deutsch and Company

J. CONSENT AGENDA

1. Relocation Assistance Agreement – Mamadou Ndongo (1191 Briscoe Place, Apt. B)
2. Relocation Assistance Agreement – George Oyebanjo (1194 Briscoe Place, Apt A)
3. Fund Transfer (EDRST to General Fund) – Free Parking
4. FY22 EDRST Fund Request – Midwest Farmers Market and Mannequins in the Loop
5. Fund Transfer (General Fund to Internal Service Fund) – Central Garage

K. CITY MANAGER'S REPORT

1. Missouri City Clerks and Finance Officers Association (MOCCFOA) (Presentation)
2. Conditional Use Permit (CUP 22-03) - 7271 Olive Blvd. The proposed use is for a "Banquet/reception hall" use in the GC - General Commercial District. (VOTE REQUIRED)

L. UNFINISHED BUSINESS

1. **Bill 9456** - AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING "AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES" AS A CONDITIONAL USE. (*8630 Delmar*)
2. **Bill 9458** - AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8677-8687 BARBY LANE, 8630-8686 DELMAR BOULEVARD, 534-554 KINGDEL DRIVE AND 3B MCKNIGHT PLACE, ASSOCIATED WITH THE AVENIR DEVELOPMENT, FROM "PD" PLANNED DEVELOPMENT, MIXED-USE DISTRICT ("PD-M") TO "PD" PLANNED DEVELOPMENT MIXED-USE DISTRICT ("PD-M"), AND ESTABLISHING LAND USES AND DEVELOPMEMINTS THEREIN. (*Avenir*)
3. **Bill 9459** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS THE AVENIR DEVELOPMENT. (*Avenir*)

M. NEW BUSINESS

Resolutions

1. **Resolution 2022-2** – Preliminary Plan for Avenir Development

Bills

2. **Bill 9460** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "8630 OLIVE BOULEVARD" (*Market at Olive – Phase II*)
3. **Bill 9461** – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED AVENIR DEVELOPMENT LOCATED AT 8630 DELMAR BOULEVARD.
4. **Bill 9462** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6610 OLIVE BOULEVARD FROM "GC" GENERAL COMMERCIAL DISTRICT TO "IC" INDUSTRIAL COMMERCIAL DISTRICT. (*Crescent Plumbing*)
5. **Bill 9463** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "6610 OLIVE BOULEVARD". (*Crescent Plumbing*)

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

O. CITIZEN PARTICIPATON (continue if needed)

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys and (13) Individually identifiable personnel records, performance ratings or records pertaining to employees

R. ADJOURNMENT

Posted the 8th day of April 2022.
LaRette Reese
City Clerk



**PROCLAMATION
OF THE
CITY OF UNIVERSITY CITY**

WHEREAS, Child Care Aware® of America and other organizations nationwide are recognizing Child Care Providers on May 6, 2022; and

WHEREAS, over half the children under the age of six nationwide are estimated to spend some time in a nonparental care arrangement on a weekly basis, which provides critical enrichment opportunities and nurtures development for children of all backgrounds and is a vital building block of the economy; and

WHEREAS, the COVID-19 pandemic has created tremendous hardship for childcare providers and the families who depend on them, who have continued to meet the needs of families while risking their health and financial stability to remain open; and

WHEREAS, our future depends on the quality of the early childhood experiences provided to young children today; and support for high-quality childcare represents a worthy commitment to our children's future.

NOW, THEREFORE, The City Council of the City of University City, Missouri, urge all citizens to recognize Child Care Providers for their important work and do hereby proclaim May 6, 2022, as

PROVIDER APPRECIATION DAY

WHEREOF, We have hereunto set our hands and caused the Seal of the City of University City to be affixed this 11th day of April in the year Two Thousand and Twenty-Two.

SEAL

Councilmember Aleta Klein

Councilmember Steve McMahon

Councilmember Jeff Hales

Councilmember Bwayne Smotherson

Councilmember Tim Cusick

Mayor Terry Crow

Councilmember Stacy Clay

ATTEST

City Clerk, LaRette Reese

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, March 14, 2022
6:30 p.m.

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 ongoing efforts to limit the spread of the COVID-19 virus and to provide for social distancing during Council meetings in-person public attendance will be limited to the first 25 people.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, March 14, 2022, via videoconference, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr., Acting Director of Planning & Zoning, John Wagner and Linda Schaeffer, as Acting City Clerk.

C. APPROVAL OF AGENDA

Councilmember Hales moved to approve the Agenda as presented, it was seconded by Councilmember McMahon, and the motion carried unanimously.

D. PROCLAMATION

E. APPROVAL OF MINUTES

1. February 28, 2022, Regular Session Minutes was moved by Councilmember Smotherson, it was seconded by Councilmember Cusick, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Henry Slay is nominated for reappointment to the Board of Adjustment by Councilmember Bwayne Smotherson, it was seconded by Councilmember McMahon, and the motion carried unanimously.
2. Carol Jackson is nominated for reappointment to the Arts and Letters Commission by Councilmember Bwayne Smotherson, it was seconded by Councilmember Klein, and the motion carried unanimously.
3. Richard Massey is nominated for reappointment to the Arts and Letters Commission by Councilmember Bwayne Smotherson, it was seconded by Councilmember Hales, and the motion carried unanimously.
4. Lisa Hummell is nominated for reappointment to the Park Commission by Councilmember Steve McMahon, it was seconded by Councilmember Cusick, and the motion carried unanimously.
5. Susan Schmalz is nominated for reappointment to the Park Commission by Councilmember Steve McMahon, it was seconded by Councilmember Klein, and the motion carried unanimously.

6. Michael Alter is nominated for reappointment to the LSBSD by Mayor Terry Crow, it was seconded by Councilmember Cusick, and the motion carried unanimously.
7. Steve Stone is nominated for reappointment to the LSBSD by Mayor Terry Crow, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Dana Barhard was sworn into the Urban Forestry Commission in the Clerk's office via Zoom on March 8, 2022.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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Comments adhering to the aforementioned guidelines will be provided to City Council prior to the meeting and made a part of the official record. Public access will be made available online following the meeting.

Mayor Crow thanked everyone who took the time to provide written comments.

Tom Sullivan, 751 Syracuse, U City, MO

Mr. Sullivan stated that no matter how many disclaimers are listed about not supporting Proposition F, there is little doubt the City is violating state laws by unlawfully spending public money to support this proposition and failing to report the expenditures. The City has a video on its Facebook page that includes one of these Prop F disclaimers, which prompted the following response from a resident: *"I don't know the details about Prop F but the fact that it says this posting is not to support or oppose the proposition is clearly not true. The attached video is clearly in favor and no opposing opinion was presented. In addition, the wording within the post itself is clearly not an unbiased statement. It would normally be my inclination to support the Firefighters, but I wonder why the City feels it is necessary to lie when discussing it?"*

Mr. Sullivan stated that growing up in U City the honesty and integrity of City officials could be taken for granted, but those days are long gone. Lying to citizens has now become a standard practice in this City's government. And the Costco development, in conjunction with eminent domain would only be used for Public Storage and may have set the record for the number of lies that have been told. And as a result of this dishonesty, Mr. Sullivan stated he is taking the matter to the Assistant U.S. Attorney focused on public corruption.

Court decisions have also said spending tax dollars to promote ballot issues violates the Equal Protection Clause within the Constitution, because if public money is given to support a proposal it should also be given to opponents. Therefore, a complaint will also be filed with the Chief Disciplinary Counsel against the Mayor, Councilmember Steve McMahon, and the City Attorney.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

K. CITY MANAGER'S REPORT

1. Conditional Use Permit (CUP 22-04) –Application for the Avenir development

Mr. Rose stated staff is recommending that Council consider a Conditional Use Permit (CUP) for the Avenir development. Details regarding this request will be presented by Mr. Wagner.

Mr. Wagner stated the CUP for this development is identical to the CUP passed several years ago and coincides with the map amendment and record plat that will come before Council later this evening. The Applicant has asked for an increase in the floor to area ratio, a decrease in the setback for the northwestern portion of the building, and the ability to maintain the right-of-way along Delmar.

Councilmember Hales stated several conditions were added to the Preliminary Plan back in November of 2020, so do those conditions still exist, or do they need to be reinstated as a part of the Final Plan? Mr. Wagner stated although Mr. Mulligan may have a different opinion, he thinks they need to be reintroduced since this represents the initial stage of this process.

Mr. Mulligan stated this CUP is limited to the issues mentioned by Mr. Wagner. The Preliminary Development Plan discussed in 2020 is a different document and those conditions are no longer in full force and effect since this is a new development. So, any conditions previously discussed should be included in the new Preliminary Development Plan when it comes before Council.

CITIZEN COMMENTS

Grace Collins, 8841 Washington Avenue, U City, MO

Ms. Collins stated residents in the Delcrest neighborhood had the understanding that access to Kingdel would be limited to emergency vehicles only. However, at a meeting on February 23, 2022, they were told that tenants from the Avenir development would have access cards to enter and exit Kingdel; which is something residents do not want to happen. Not only are there concerns about traffic and security, but now residents wonder whether this broken promise will lead to even more misrepresentations.

Ms. Collins stated she loves the neighborhood she has lived in for 23 years, where she has a significant emotional and financial vested interest. Therefore, her plea is that access to Kingdel be restricted to emergency vehicles only. *(Ms. Collins read the letter she wrote to Council into the record.)*

Margie Lazarus, 8808 Washington Avenue, U City, MO

Ms. Lazarus stated that while she too is opposed to Avenir's plan allowing tenants access to Kingdel, she is pleased to know that you can talk to City Hall. So, she would like to thank all of the officials who reached out and listened to her concerns.

She stated, on October 16, 2020, the developers sent a letter to the neighborhood which said, "*Neighborhood, we designed the Avenir to ensure that there will be no entrance to or from any part of your neighborhood.*" There were to be absolutely no entrances to the building from Barby or Kingdel. Another letter stated that there would be two fire exits from Kingdel; which in her mind meant the exits could only be used for emergency vehicles.

On November 9, 2020, Council voted to accept the special conditions to the Avenir Master Plan; which included no parking on Kingdel, no entrance from Barby or Kingdel, and the fire exits. However, a few months ago the developers sent the Neighborhood a new proposed plan that included access to the parking lot directly across from Kingdel for Avenir's tenants. Fortunately, their Councilmembers were able to stop the proposal and ask the developers to go back to the drawing board. But on February 23, 2022, Delcrest residents were blindsided when the proposal was brought before the Plan Commission for final approval and learned that tenants would have key card access to an entrance on Kingdel allowing them to come and go throughout the neighborhood. Ms. Lazarus stated residents assumed that any special conditions approved by Council would also be included in the new plan and as a result did not raise any concerns during the meeting.

So, the big question is why? Why should this be changed when there is already an entrance on Delmar that would allow tenants to go and come as they please, and the neighborhood had been assured on numerous occasions that Avenir's tenants would not be able to access Barby or Kingdel?

When weighing the two sides, Ms. Lazarus stated she hopes any decision would be made in favor of residents like herself who have lived in the area and paid property taxes for 45 years, as opposed to the desire to make things easier for renters who typically move in and out of a facility of this nature. She stated it only seems fair since they are not asking for anything new, just that the same special conditions be included in the new plan.

Councilmember Hales moved to approve the CUP, it was seconded by Councilmember McMahon.

Councilmember Hales stated after reviewing the minutes of the November 9, 2020 meeting, what he can say is that he and Steve worked really hard to come up with a list of special conditions that both the neighborhood and developers were amenable to. So, at this point, he sees no need to change those conditions, and he intends to reintroduce them when the Final Plan comes before Council.

Councilmember Klein questioned whether any vote taken by Council tonight would exclude those special conditions? Mr. Mulligan stated that it would not.

Voice vote on Councilmember Hales' motion carried unanimously.

L. UNFINISHED BUSINESS

- 1. Bill 9454** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1004 PENNSYLVANIA AVENUE FROM “GC” GENERAL COMMERCIAL DISTRICT TO “HR” HIGH-DENSITY RESIDENTIAL DISTRICT. Bill 9454 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember McMahon.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

Resolutions

Bills

Introduced by Councilmember Smotherson

- 1. Bill 9455** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND AT 6518 ETZEL AVENUE. Bill Number 9455 was read for the first time.

Introduced by Councilmember Klein

- 2. Bill 9456** - AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE “LC” LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING “AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES” AS A CONDITIONAL USE. Bill Number 9456 was read for the first time.

Introduced by Councilmember Smotherson

3. **Bill 9457** - AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 1170-1194 BRISCOE PLACE AND 8612-8640 OLIVE BOULEVARD ASSOCIATED WITH THE MARKET AT OLIVE: PHASE 2 DEVELOPMENT, FROM "PA" PUBLIC ACTIVITY, "GC" GENERAL COMMERCIAL AND "HR" HIGH-DENSITY RESIDENTIAL TO "PD" PLANNED DEVELOPMENT COMMERCIAL DISTRICT ("PD-C"). Bill Number 9457 was read for the first time.

Introduced by Councilmember Cusick

4. **Bill 9458** - AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8677-8687 BARBY LANE, 8630-8686 DELMAR BOULEVARD, 534-554 KINGDEL DRIVE AND 3B MCKNIGHT PLACE, ASSOCIATED WITH THE AVENIR DEVELOPMENT, FROM "PD" PLANNED DEVELOPMENT, MIXED-USE DISTRICT ("PD-M") TO "PD" PLANNED DEVELOPMENT MIXED-USE DISTRICT ("PD-M"), AND ESTABLISHING LAND USES AND DEVELOPMENTS THEREIN. Bill Number 9458 was read for the first time.

Introduced by Councilmember McMahan

5. **Bill 9459**-AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS THE AVENIR DEVELOPMENT. Bill Number 9459 was read for the first time.

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions

Councilmember Klein reported that the Urban Forestry Commission was hosting an event Arbor Day event at the Green Center on April 27th. Trees and informational brochures will be distributed to participants.

3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

a) Trash Issues along Olive Blvd.

Requested by Mayor Pro Tem Smotherson and Councilmember Klein
(Discussion and Vote)

Councilmember Klein stated several members of Council met to discuss ways of improving the issues associated with excessive trash that always seems to be visible along Olive. She stated she, as well as some of her colleagues, have received a great deal of feedback from their constituents about this issue, because while some businesses do a good job of maintaining their appearance, others; as well as some City-owned properties, are struggling.

Councilmember Klein stated studies have shown that the value of a property or neighborhood goes down when trash becomes an issue on its city's streets. And it also makes it harder to attract businesses of a significant nature. So, they believe this issue needs to be addressed and would like to see the City use some of its resources to supplement the processes that are already in place.

Councilmember Smotherson stated this has been an ongoing issue. And while the City has tried to make businesses accountable, the bottom line is that this method has not been able to successfully tackle this overarching problem. Therefore, he would like to make a motion asking the City Manager to craft a position to assist with maintaining the appearance of this area; which could be on a part-time basis, each morning. Councilmember Smotherson stated this does not mean that businesses should not be held accountable; it simply represents another proactive measure to help the City address this issue as effectively as it possibly can. Councilmember Smotherson's motion was seconded by Councilmember Klein.

Councilmember McMahon stated that in order to make a more informed decision; perhaps, the City Manager should be allowed to investigate what it would take to accomplish this request so that he can present Council with a solid plan to vote on.

Councilmember Smotherson noted his willingness to amend the motion to include Councilmember McMahon's suggestion.

Councilmember Hales agreed that it would be beneficial to understand how the City is currently responding to issues of this nature and what level of frequency they believe would be necessary to truly achieve this task.

Mayor Crow stated perhaps, this could be paralleled with the supplemental trash services implemented by the LSBSD to address their trash issues, or an opportunity to look at other municipalities, like Olivette, to determine how they are handling this problem? And given the two alternatives that have been presented, he thinks the fundamental concept presented by his colleagues is that while their proposal may not be the solution, it's something that needs to be addressed. So, would Council be comfortable with asking the City Manager to come back with a proposal in either April or May?

Mr. Rose stated staff is in the midst of the budgeting process, so this item not only lends itself to that process but provides staff with an opportunity to develop this request and present solutions for addressing the trash along Olive.

He stated as Council is aware, the City has established a different technique for the implementation of code enforcement, which entails assigning officers to specific locations that they will be required to patrol on a regular basis. Now, that's not to say that this position may not be warranted, but he does think this concept will render substantial improvements. So, if Council is amenable, he would like to bring this item back as a part of the budget process.

Councilmember Clay thanked his colleagues for bringing this issue forward because it has been a perennial problem. And unfortunately, the challenge that it presents is unlike substantial code issues where a specific problem is addressed and hopefully, eradicated, because trash can be remediated one day and literally become an issue on the following day. So, he likes the budgeting process approach that has been suggested because it will provide Council with a clear understanding of all the implications.

Mayor Crow asked his colleagues if they were amenable to withdrawing their motion and proceeding with the suggestion to allow the City Manager to provide Council with a course of action during the budget process? Councilmembers Klein and Smotherson stated they would be amenable to doing so.

O. CITIZEN PARTICIPATION (continued if needed)

P. COUNCIL COMMENTS

Councilmember Clay stated today is 314 Day and he is celebrating this unofficial holiday by wearing his Cardinals gear.

Councilmember Smotherson stated he would like everyone to acknowledge the Mayor's dedication to the City because today is his birthday.

Councilmember McMahon moved to adjourn the meeting, it was seconded by Councilmember Hales, and the motion carried unanimously.

Q. ADJOURNMENT

Mayor Crow thanked everyone for their participation and adjourned the Regular Session at 7:15 p.m.

Respectfully Submitted,

LaRette Reese
City Clerk

DRAFT

Linda Schaeffer

From: Grace Collins <taylorcollins@att.net>
Sent: Monday, March 14, 2022 12:02 PM
To: Council Comments Shared
Subject: Fwd: AVENIR project- for March 14th meeting * KINGDEL access for EMERGENCY only

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I'd like to speak at tonight's meeting and here is what I wish to acknowledge again regarding the AVENIR project.

Thank you,

Grace Collins
8841 Washington Avenue
63124

Begin forwarded message:

From: Grace Collins <taylorcollins@att.net>
Subject: AVENIR project- for March 14th meeting * KINGDEL access for EMERGENCY only
Date: March 13, 2022 at 4:58:53 PM CDT
To: councilcomments@ucitymo.org

Dear City Council-

Twenty-three years I have lived in my house in the Delcrest neighborhood and have a huge emotional, financial vested interest.

I love my neighborhood and am extremely disappointed now aware what was promised to us that access to Kingdel from the AVENIR project may now have changed where the future tenants residing in the new 250 unit structure will have access to Kingdel.

November 9, 2020, I had the understanding that access to Kingdell would be for EMERGENCY ONLY. They were to be FIRE EXITS only.

Please see that honoring this promise is followed through.

I am very concerned for a number of reasons- traffic- safety... but most importantly we received a promise- one's word - from a group that we in the Kingdel neighborhood were assured their word was good- we had no reason to think otherwise.

Please please- see that access to Kingdel is for EMERGENCY only.

Thank you for your time,

Grace Collins
8841 Washington Avenue
Saint Louis, Missouri 63124

☐

Linda Schaeffer

From: mlaz279293@aol.com
Sent: Monday, March 14, 2022 11:56 AM
To: Council Comments Shared
Subject: I want to speak at the Council meeting this evening about Avenir

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi LaRette- hope you are well.

I would like to speak at the City Council meeting tonight (no one else would do it)-

I am not sure if you need to have the comments I am going to read in advance, so just in case, am copying them for you.

My original comments are way too long that I submitted and my arguments in this are straight to the point and want the Council to hear my words.
Is there a time limit?

Thanks so much and will meet you this evening-

Margie Lazarus 8808 Washington Ave.

My name is Margie Kranzberg Lazarus and I have lived at 8808 Washington Ave for the last 45 ½ years.

To the City Council-

I first want to thank the U City Officials that have taken the time to speak with me the last 2 weeks – including the Mayor, the Ward 1 Councilmen, the City Planning Commissioner and City Attorney, and especially LaRette Reese. It is nice to know that you can talk to City Hall.

I am here because I oppose, along with most of my neighbors, the part of the Avenir plan that would allow tenants key card access to the Kindel exit gate in or out of the property. There should be no access for them, only an emergency exit only.

October 16, 2020, Charles Deutsch sent a letter to the neighborhood and copying the Council stating

“Neighborhood, we designed the Avenir to ensure that there be no entrance to it from any part of your neighborhood” and later it also stated in that letter, As the enclosed site plan illustrates, the property was designed to eliminate the reasonable likelihood of apartment tenants driving on Kingdel because there are absolutely **no building entrances** on either of those 2 streets (referring to Barby as well).

I believe what people say and I take it as their word- **no entrance to it from any part of your neighborhood.** In another letter from Charlie, we were told there would be 2 fire exits from Kingdel- to me, a fire exit is not a pedestrian exit in or out, but only to be used for emergencies. At zoom meetings with the developers and council members, we were assured that the Kingdel exits would be fire exits only and it was even talked about how that they might get an alarm to go off if someone opened the doors.

No one did a pinky swear, but that is what we were lead to believe and we had Charlie’s words in writing to confirm that.

Then at your council meeting on Nov 9, 2020, you unanimously voted to accept Special Conditions to the Avenir Master Plan, including about the parking on Kingdel and fire exit. So you agreed with us.

Covid and life went on until February 23, 2022 at the City Planning Commission meeting for the final approval of the Avenir project, where we found out that the Kingdel entrance to the property was going to be able to be key card accessed by residents so they could come and go into our neighborhood

We were totally blindsided- had no idea – and therefore, we did not speak to the Planning Commission before the meeting about this exit or the special Conditions that had already been agreed upon from the first plan. We assumed that anything that had already been passed by the City Council about Avenir and our concerns would just be added to the new plan- but apparently that’s not the case.

The question is **WHY** would this be changed and needed now? We have been assured that there will be no parking on Kingdel or in the neighborhood, so residents don’t need to be able to get to their parked cars.

Is it to make it easier for the tenants to have food delivered to that entrance to avoid the traffic on Delmar, is it to make it easier to be picked up or dropped off by an Uber or other ride at that entrance, easier to just leave your car for a few minutes to run in to drop something off- that really isn’t parking, is it?, easier to walk your dog, go for a jog, walk or bike ride, or who knows what else is it to do?

There is an entrance already and main exit on **Delmar** to do all of these things, so we are not asking for residents not to be able to do any of them- If they want to walk in our neighborhood, they still can do that.

We are just trying to keep our little part of UCity, the same as it is now as much as possible, quiet, clean, uncongested, safe and secure, with property values continuing to rise. We are trying to prevent people cutting through from Price down Washington and driving in from Delmar onto Kingdel, if they have no reason to and having the Kingdel exit be able to be accessed by the tenants would give them a reason to. Delmar is going to be more than congested.

When weighing the 2 sides, homeowners who have been paying property taxes for years and some people decades, who just want to keep their neighborhood like it is as much as possible and have been assured that it would be , as opposed to renters who will be moving in and out and letting them have this access just to make it easier for them to get a pizza or Uber or go for a run and still have other options to be able to do so,

I would hope the tie breaker would be in favor of the homeowners and that you vote that way . It only seems fair.

We are not asking for anything new- you had already approved the Special Conditions and were told several times by the developers that this was not going to be a tenant entrance or exit- only a fire exit- emergencies only.

As we all were told, including you, the City Council, **we designed the Avenir to ensure that there be no entrance to it from any part of your neighborhood.**

Please keep it that way and keep the Kingdel exit as an emergency exit only with no tenant access unless they have to come out in an emergency. And please put back in all the Special Conditions that you passed in 2020 that were to be in the original Master Plan, and include camera surveillance. We feel this all needs to be in writing in the Master Plan.

I appreciate you listening to me and for your time.

Thank you.

Margie Lazarus

8808 Washington Ave.

Linda Schaeffer

From: Nick Rugen <mrrugen@gmail.com>
Sent: Monday, March 14, 2022 11:41 AM
To: Council Comments Shared
Subject: Re: Avenir

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council Members,

As a member of the "Del Price" neighborhood I am writing you to take head of your constituents regarding the Avenir proposals. I urge you to give serious attention to these previous commitments, and that you adhere to the restrictions already agreed to as required by your duties to the residents you both serve and represent. **There should be no access from apartments to Kingdel Drive via the new development, as per previous agreements.**

Respect existing residents and their communities before prioritizing developers and perspective new constituents!

Sincerely

Nick P. Rugen
8812 Washington Ave, St. Louis, MO 63124

Linda Schaeffer

From: valmik thakore <valmikt@hotmail.com>
Sent: Monday, March 14, 2022 10:43 AM
To: Council Comments Shared
Cc: John Wagner; Jeff Hales; Steve McMahon; Terry Crow; Gregory Rose; Tim Cusick; Bwayne Smotherson; Aleta Klein; Stacy Clay
Subject: Public Comment on City Council Agenda Item for March 14, 2022 Meeting with attachments
Attachments: 2020-11-09 Council Meeting Minutes pages 1-9.pdf; 2020-11-09 Council Meeting Developers comments & Letters.pdf
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

These comments are in regards to Agenda Items.

This is a public comment on City Council Agenda for March 14, 2022 Meeting [Items K-1 Conditional Use Permit \(CUP 22-04\) Application for the Avenir Development and M-New Business: 4-Bill 9458 and 5-Bill 9459 \(REZ 22-04\)](#).

Dear Council,

My name is Valmik Thakore. My wife and I own and live at 8727 W Kingsbury Ave, University City, MO, 63124.

A: Fire Exit on Kingdel from Avenir project's courtyard related comments:

I have read through both Council meeting minutes for 11/9/2020 and for 6/14/2021 for the Avenir project's Preliminary Plan Approvals. I also downloaded both sets of meeting minutes and their attached comments (provided here as attachments) and have highlighted relevant portions that deal with the Conditions included in the Preliminary Plan approval. I am attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use. I am copying some of the text (underline/ bold are my additions) from the 11/9/2020 Meeting's Resolutions, found on pages 6 and 7 of the Council's meeting minutes:

*"Entry points/Fire exits around the construction site, and the hours of operation.
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:*

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits".

(I think "gas" is a typo and was intended to be written as "gate", based on Mr. Charles Deutsch's October 16, 2020 letter to Neighbors- see below for more details and attachment).

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

I am also attaching Charles Deutsch's letter dated October 16, 2020 (attached to the 11/9/2020 Council Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting). It states clearly on the first page of the letter:

"*Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"*

Based on that, the neighborhood and the Council were led to believe that there will be no Avenir access from Kingdel--period. If any Fire Exit is provided it should only allow alarmed exit with direct notification to the University City Fire Department to avoid any misuse.

B: Delmar Street Improvements recommended by Traffic Consultants and St. Louis County:

The letter dated October 16, 2020 from Mr. Deutsch (attached to the 11/9/2020 Council Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting), also says on page one, that there will be a center left turn lane on Delmar between I-170 and Kingdel Drive, as recommended by two Traffic Consultants. The Final Development Plan (included in the Council Meeting's Agenda package's page 79 of 116) seems show the left turn lane ending /tapering off just before Kingdel Drive. This should be corrected to have a full width, center left-turn lane available for safely making left turns onto Kingdel Drive. It may need to be continued to include Lepere to allow safe left turns for east-bound traffic onto Lepere without blocking the traffic lane.

An additional eastbound lane should also be from Kingdel to I-170 as recommended by both Traffic Studies referenced in Mr. Deutsch's October 16th letter. Currently, the Final Development plan is showing a cross-hatched area to indicate that the additional east-bound lane will start about 50+ feet east of Kingdel Drive. This should be revised to meet the recommendations of the Traffic Consultants.

As mentioned in my comments under item A above, I attaching Mr. Deutsch's letter dated October 16, 2020.

C: Site Coverage Calculations related comments:

The Final Development Plan's Site Coverage Table and its supporting drawing (pages 98 and 99 of 116, of the Agenda package) treat the Avenir project's courtyard as open space (shown green). However, the Grading Plan shows walks and pool deck as grey/ paved (page 80 of 116) and Planting Plan (page 92 of 116) shows details of grass and paved areas. Pool, pool deck, walkways and other paved areas should be excluded from the open areas--this is a basic best practice of planning & architecture. The Council should request a more detailed review by City Staff to confirm the Site Coverage. I am providing this comment as an experienced Architect/ Planner.

Thank you for the opportunity to provide comments.

Sincerely,

Valmik Thakore, Master of Architecture & Urban Design, Washington University in St Louis
Retired Architect-Planner
8727 W Kingsbury Ave, University City, MO

Attachments:

1. 2020-11-09 Council Meeting Minutes pages 1-9
2. 2020-11-09 Council Meeting Developers comments & Letters (from Mr. Deutsch).

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETING
Monday, November 9, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, November 9, 2020, Mayor Terry Crow called the meeting to order at 6:34 p.m.

Mayor Crow stated tonight's Study Session ran a little longer than anticipated, so he would like to apologize for the late start of this meeting.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Clifford Cross; Director of Parks & Recreation, Darren Dunkle, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mayor Crow stated the City Manager has requested that Items J (2) and (3) be removed from the Consent Agenda and added to the City Manager's Report.

Councilmember Smotherson moved to approve the Agenda as amended, it was seconded by Councilmember Hales and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Victoria Gonzalez is nominated to the Plan Commission by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
2. Cindy Zirwes is nominated to the Library Board by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
3. Derek Deaver is nominated to the LSBSD Board by Mayor Terry Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:
ALL written comments must be received no later than 12:00 p.m. the day of the meeting.
Comments may be sent via email to: councilcomments@ucit.mo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council 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, a name and address must be provided.

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

Mayor Crow thanked citizens for their participation in this process and noted that all comments have been received by Council and made a part of this record.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

1. Pool Operations & Management Contract
2. Mowing Contract; *(Removed)*
3. Uniform Services Contract; *(Removed)*
4. Municipal Parks Grant Agreement

Councilmember Klein moved to approve Items 1 and 4 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Mowing Contract

Mr. Rose stated staff is recommending that Council consider awarding the Grounds Maintenance Service Contract to the lowest responsible bidder, Better Munie Greencare Professionals, for \$69,050. The details regarding this contract will be presented by the Director of Parks & Recreation, Darren Dunkle.

Mr. Dunkle stated after analyzing the current mowing operations staff determined that from the end of March through the middle of November staff had spent 75 percent of their time maintaining the City's parks, which greatly impacted their ability to perform painting and other minor repairs needed on other facilities. As a result, he decided to utilize excess funds in the current budget generated by several vacancies within the department, to see if he could be successful in finding an outside contractor to perform these services. The RFP consisted of two bids; a base bid for mowing eight park locations and an alternate bid for twelve additional locations. Mr. Dunkle stated Munie Greencare was the lowest responsible bidder. And although there will still be seven locations that will have to be maintained by staff on a weekly basis, the award of these contracts will allow them to begin focusing the remainder of their time on the repair work that is needed.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he just wanted to make sure that the removal of grass clippings, which have often been found on the walkways around Heman Park, would be addressed in this contract. Mr. Dunkle stated the tasks of trimming edges, blowing, and removal of minor debris had all been included in the bid specifications. Councilmember Smotherson asked if the contract was limited to the City's parks? Mr. Dunkle stated it also included some public facilities like the City Hall complex and Epstein Plaza.

Voice vote on Councilmember Smotherson's motion carried unanimously.

2. Uniform Services Contract

Mr. Rose stated staff is recommending that Council consider the Uniform Services Contract, which is a Cooperative Service Agreement with Cintas.

- This revenue; 1.2 million dollars, is budgeted as a transfer from the General Fund and Solid Waste Fund

Sewer Lateral Fund

- The revenue stream for this fund is derived from an annual assessment of \$50 per household which is included in their personal property taxes
- Revenues are slightly less when compared to the same quarter of FY 2020
- Expenditures have slightly decreased when compared to the same period of FY2020
- Overall, First Quarter expenditures are reasonable when compared to the same quarter of FY 2020; 12.3 percent vs. 12.7 percent

Solid Waste Fund

- Revenues; 43.2 percent, appear to be in line when compared to the First Quarter of FY 2020
- Expenditures have decreased roughly 8 percent when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in Waste Dumping Fees and Fleet Service & Replacement costs

Economic Development Sales Tax Fund

- Revenues for this Fund are derived from point-of-sale (POS) transactions when customers execute payment for goods and services
- Revenues have decreased by approximately \$10,825 compared to the First Quarter of FY 2020
- This decrease is related to COVID-19, where businesses were required to be closed or operate at a limited capacity
- Expenditures have increased by approximately \$43,000 when compared to the First Quarter of FY 2020
- This increase is due to expenses related to the Small Business Assistance Forgivable Loan Program and Façade Improvement Program

Capital Improvement Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$3,900 when compared to the First Quarter of FY 2020; \$242,000 vs. \$246,000
- Expenditures decreased approximately \$75,000 when compared to the First Quarter of FY 2020
- This decrease is due to construction projects being placed on hold until after the first of the year

Park & Stormwater Sales Tax Fund

- The revenue stream for this Fund is derived from POS transactions
- Revenues decreased approximately \$21,900 when compared to the First Quarter of FY 2020
This decrease is due to businesses being closed and/or operating at a limited capacity
- Expenditures increased approximately \$20,500 when compared to the First Quarter of FY 2020
- This increase is due to the purchase of equipment for vehicles

Public Safety Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$7,150 when compared to the First Quarter of FY 2020
- Expenditures decreased approximately \$313,350 when compared to the First Quarter of FY 2020
- This decrease is due to the purchase of equipment and an ambulance for the Police and Fire Departments

Grants Fund

- Revenues increased roughly \$496,500 when compared to the First Quarter of FY 2020
- This increase is due to the receipt of \$525,000 from the Municipal Parks Grant Commission
- Expenditures decreased when compared to the First Quarter of FY 2020; (the majority of expenditures for this Fund will occur in the Third and Fourth Quarter of FY 2021)

Parking Garage Fund

- Revenues decreased roughly \$42,000 when compared to the First Quarter of FY 2020 of the
- This decrease is due to a reduction in revenue as a result of COVID-19
- Expenditures decreased approximately \$22,000 when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in personnel and contractual services

Mr. Rose stated this decrease is also related to the City's decision to eliminate fees for businesses holding monthly leases. The intent is that these fees will be reinstated in the first part of 2021, or whenever the economy starts to rebound.

Golf Course Fund

- Revenues increased by roughly \$45,000 when compared to the First Quarter of FY 2020
- This increase is due to enhanced activity; (golf course fees increased in October 2020)
- Expenditures increased roughly \$38,000 when compared to the First Quarter of FY 2020
- Overall, expenses are reasonable and appear to be in line with the FY 2021 budget

Councilmember Cusick asked if it was possible to quantify what percentage of the \$210,700 decrease in the General Fund could be attributed to a reduction in sales taxes? Mr. Rose stated while staff can provide Council with documentation illustrating the different amounts of revenue that have been collected, primarily, this decrease is associated with the loss of revenue from sales taxes. However, at this point, the decrease has not been as severe as they had originally predicted. Councilmember Cusick asked if it would be safe to extrapolate that if this trend continues, the City would be looking at a loss of roughly \$800,000 for the year? Mr. Rose stated he is hesitant to make such a prediction without any knowledge of what the national strategy will be going forward with respect to businesses.

Mayor Crow stated he had a few questions that would probably require some additional research, so the answers can be provided at a later time.

Q. Does staff have any way of determining how many residents purchased the insurance that was offered along with the new Sewer Lateral Program?

Q. Is staff aware of our residents' frustrations over their inability to utilize the tennis courts, and if so, what if anything, is being done to resolve this issue?

Mayor Crow stated the problem seems to be associated with the number of pros who do not live in U City that are utilizing the City's tennis courts to teach lessons. He stated there used to be rules posted at some of the courts which contained time restrictions. It seems as though they have all been removed but perhaps, that might be one solution.

Mr. Rose informed Mayor Crow that he was aware of the problem and would have to confer with Mr. Dunkle to determine what actions may be forthcoming.

Mr. Rose then announced that the Finance Department had received the prestigious Government Financial Officer's Award (GFOA), for the work they performed on the 2020 Budget.

Mayor Crow congratulated Mr. Cole and his department on the accomplishment and thanked them for their dedication.

L. UNFINISHED BUSINESS

- 1 BILL 9412** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL (“GC”), SINGLE-FAMILY RESIDENTIAL (“SR”), MEDIUM DENSITY RESIDENTIAL (“MR”) & HIGH-DENSITY RESIDENTIAL OFFICE (“HRO”) TO PLANNED DEVELOPMENT – MIXED-USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

RESOLUTIONS

- 1. Resolution 2020-15 – Avenir Preliminary Plan Approval**

Councilmember Klein moved to approve; it was seconded by Councilmember Clay.

Mr. Rose asked the Director of Planning & Zoning, Clifford Cross if he would expound upon staff's recommendation.

Mr. Cross stated Councilmembers McMahon and Hales conducted a series of neighborhood meetings designed to ascertain and address some of the concerns expressed by residents.

Their three primary concerns were:

- **Density:** Is this development comparable to the current underlying zoning districts?
Resolution: Staff evaluated the three Residential Zoning Districts in the area; HRO (high-density residential office); MR (medium-density), and the remaining single-family lots to ensure that this was not a camouflaged zoning request designed to conceal a higher density that could negatively impact neighboring properties. They concluded that per the density requirement of 500 SF per unit the Developer could construct approximately 266 units on the site, or 49 units per acre. Therefore, the density for this development is less than what it would be if this project was developed under the current underlying zoning.
- **The Coffee Shop:** If this shop goes out of business can it be replaced with a fast-food restaurant?
Resolution: The Ordinance addresses this issue, wherein it states, *"and establishing permitted land uses and developments therein; containing a savings clause and providing penalty"*. The Ordinance adopts a parking lot, multi-family development, and defines the type of restaurant that can occupy this space; one which is like the existing use.
- **Entry points/Fire exits around the construction site, and the hours of operation.**
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:
 - That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
 - Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
 - Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

D-1-6

- Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits

The Developer also suggested that the following conditions be included in the Preliminary Development Plan:

- That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings
- That any light produced by exterior lighting shall remain within the property lines
- That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction
- That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester
- That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester

Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record.

Councilmember Hales questioned whether there was a need to amend the original motion?

Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated.

Councilmember Hales thanked staff for incorporating some of the items that he and Councilmember McMahon had requested. And even though he does not recall the discussion related to the 7 p.m. quitting time, it is a considerable improvement.

Councilmember Hales asked if the Landscape Plan would be reviewed by the Plan Commission as part of the Final Development Plan? Mr. Cross stated that it would.

Mayor Crow expressed appreciation to his colleagues and staff for their outreach to the community, which he hopes will continue as this project moves forward.

Mr. Rose stated he just wanted to be clear that the motion did include the additional conditions?

Councilmember Hales moved to amend the motion to include the conditions expressed by Mr. Cross. It was seconded by Councilmember Clay and the motion carried unanimously.

Voice vote on the Resolution as Amended carried unanimously.

N. COUNCIL REPORTS/BUSINESS

Councilmember Cusick reported that the Stormwater Commission has been meeting regularly and are in the process of launching an early warning system that will give residents a timely notice of issues related to flooding. The goal is to have this system tested and in place by the end of the year. He stated the Commission is also interested in obtaining photos or videos of past events, with the hope of establishing a comprehensive library documenting the history associated with these floods.

Mayor Crow reported that Susan Armstrong, Chair of the Street Naming Task Force has been extremely effective in getting this team up and running. Each member appears to have taken their charge seriously, and Esley Hamilton; a walking dictionary on the history of U City, has been a tremendous asset. The Task Force will continue to solicit citizen input and is striving to have a preliminary report available for Council's review by the end of the year.

Mayor Crow stated he would like to address some of the comments he received from citizens regarding the Conflict of Interest Ordinance passed at the last meeting. Members of Council are not defined as employees under either the City's Charter or Missouri Statutes. So, if there are any concerns about a conflict of interest as it relates to Council's family members, it should be addressed by this body. He stated a thumbnail sketch revealed that there may be two spouses who serve as volunteers on the City's commissions. Therefore, he will be making outreach to both individuals with the intent of obtaining reciprocal resignations.

Mayor Crow stated rather than amending the Ordinance to ensure that Council adheres to the same conflict of interest standards, he would suggest that the City Clerk add this issue to her list of topics for Council to include in its own rules.

O. COUNCIL COMMENTS

Councilmember Hales reiterated his gratitude to everyone who supported his and Councilmember McMahon's efforts to work through some of the issues associated with the Avenir Development Project. He stated Mr. Cross went above and beyond by attending every meeting and interjecting his valuable expertise on this topic.

Councilmember Hales urged everyone to get involved by registering their cameras with the police or calling when they observe any of the crimes of opportunity that seem to be plaguing several municipalities. He stated his own unfortunate experience provided him with an opportunity to see first-hand just how remarkable this City's Police Department is when it comes to responding to citizens' concerns.

Councilmember Klein stated she would like to recognize the administrators and teachers in the District for such a smooth transition, and the enthusiastic reception they displayed to the kids who went back to school today.

Councilmember Cusick stated he was contacted by a resident with a home-based business who questioned why this sector of the business community; which based on his understanding constitutes about 70 registered businesses, had not been included in any of the City's forgivable loan programs.

Mayor Crow stated while he would certainly agree that this resident provided an enlightening perspective about all of the factors; both locally and internationally, that have impacted home-based businesses throughout this pandemic, he would encourage members of Council to pose such questions during the Council Reports/Business segment of the Agenda.

Mr. Rose stated staff anticipates that there may be additional funding available. As a result, they are exploring another round, which if approved by Council, will expand the EDRST eligibility requirements to include certain home-based businesses.

Mayor Crow thanked residents for their participation in the November 3rd election, which had the highest turnout since 1900. He stated the fact that so many people came out; especially in light of the pandemic, clearly demonstrates that we have an engaged electorate that cares about this country.

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

D - 1 - 8

Councilmember Smotherson moved to close the Regular City Council meeting and go into a Closed Session, it was seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular City Council meeting at 7:42 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese

City Clerk

LaRette Reese

From: Zack Deutsch <zdeutsch@thegatesworth.com>
Sent: Friday, November 6, 2020 4:22 PM
To: Council Comments Shared; LaRette Reese
Cc: Clifford Cross
Subject: Delprice Neighborhood Letters
Attachments: Letter to Delprice Neighborhood.pdf; LETTER TO DELPRICE NEIGHBORS.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi LaRette,

Can you please include the two attached letters, which we mailed to the Delprice neighborhood, in the public record?

Thank you.

--

Zack Deutsch
The Gatesworth Communities
1 McKnight Place
St. Louis, MO 63124

D - 1 - 17

E - 1 - 28

Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

October 16, 2020

Dear Neighbor,

We are sending you this letter as a resident of the Delprice neighborhood, which generally abuts our proposed 258-unit apartment development, known as Avenir, and neighborhood coffee shop, as located on the east side of Kingdel Dr. and south side of Delmar Blvd.

First and foremost, we wish to invite you to a Zoom meeting on Thursday, October 22nd, at 6:30pm. Please check <https://www.avenirstl.com> no earlier than this Wednesday to access the link for the Zoom meeting.

The purpose of this meeting is to provide you with the opportunity to express, and for us to address, any questions you might have, that we may not have fully addressed below. Also enclosed are a proposed site plan and neighborhood map which we hope you will find useful. The concerns which we will address below were generally identified from the emails that recently were submitted to the University City Council.

Traffic and Parking: Concerns were expressed about potential increased traffic in the Delprice neighborhood and on Delmar Blvd.

Neighborhood - We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood. As you can see from the site plan, Kingdel Drive and Barby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barby Lane will remain a dead-end street and will not connect to the proposed parking lot east of it. This parking lot is actually about 20 feet lower than Barby Lane, so a cut through would be impossible. Furthermore, a lushly landscaped retaining wall will separate the parking lot, which will also not have visibility from any portion of the surrounding neighborhood. Additionally, to protect neighborhood environs, a heavily landscaped privacy fence will be built between the proposed courtyard of Avenir and the east side of Kingdel Drive.

Delmar - We commissioned a traffic and parking study by CBB Transportation Engineers, to assess if Delmar Blvd. would be able to accommodate the increased traffic generated by Avenir and the coffee shop. As a second opinion, University City commissioned its own traffic and parking study by Lockmueller Group. Both traffic studies concluded that the area could easily handle the projected slight increase in traffic. Furthermore, both studies and the St. Louis County Department of Transportation recommended lane restriping on Delmar Blvd. This would result in the

removal of all street parking on the south side of Delmar Blvd. in front of the subject site, and the creation of an additional east bound lane. Additionally, a center left turn lane would be added to Delmar between I-170 and Kingdel Drive in order to not block through traffic. Finally, the seven curb cuts that currently exist between McKnight Place and Kingdel Dr. will be reduced to only two curb cuts.

Parking - The parking provided is in complete compliance with the University City parking ordinance. This includes 408 garage spaces, of which 14 would be designated guest spaces, plus 16 additional outdoor guest spaces. The coffee shop would include 31 customer spaces, and room for at least 10 cars to stack in the pickup lane. Both traffic and parking studies also concurred with the amount of parking spaces that the proposed plan provides.

Property Value: Concerns were expressed that property values could possibly decrease due to the proposed development. We had similar concerns raised by the abutting neighbors of Ladue and the Delprice neighborhood when we built the various phases of The Gatesworth. Studies were completed after the development of each phase and showed quite the opposite; there was no negative effect on adjoining neighborhood property values and the property values actually increased in all cases. Additionally, national studies have been completed which concur with our local property value study. We foresee the same being true with Avenir; that the addition of this first-class multifamily development will continue to increase property values in the area for years to come.

Safety and Crime: Concerns were expressed about the neighborhood becoming less safe due to Avenir. Some concerns were about the increased traffic that would enter Avenir from Kingdel and Barby. As the enclosed site plan illustrates, the property was designed to eliminate the reasonable likelihood of apartment tenants driving on Kingdel Drive because there are absolutely no building entrances on either of those two streets. Others expressed concern about the potential for increased crime in the Delprice neighborhood. Our proposed development is comprised mainly of large, luxury one-bed and two-bed apartments, with rents ranging from \$1,600 to \$3,600 per month. The clientele who would be living in this apartment community are those looking for a safe neighborhood themselves and will surely not be the cause of any increased crime in the area. Their bikes will be stored in a secured storage room, their cars will be parked in a secured garage, and in addition, the courtyard and all building entrances will be electronically monitored.

Tax Abatement: Some real estate tax abatement is necessary to make the development of this project feasible. Not only have construction costs dramatically escalated within the recent past, but property re-development also includes other extremely expensive costs such as demolition of obsolete and asbestos ridden structures, and the concurrent reestablishment of new infrastructure. That is exactly why the statute providing for tax abatement was enacted by the Missouri legislature. Under our request for tax abatement, the current taxes being paid will continue to be paid. Our request only contemplates abating some of the increase over the 20-year abatement term. In fact, the University City School District would still receive over \$2 million more during the abatement term than it currently does, and with only a

negligible projected increase in student enrollment. In fact, all of the taxing districts will only see increases above the amount of taxes currently being paid. Finally, the new residents in our proposed development will shop, dine and contribute to the local economy, thus increasing the potential for the new residents to pay local taxes, and for University City to receive a greater share of the county wide sales tax pool.

Finally, here are a few additional considerations I'd like to point out.

The proposed site borders I-170, and multifamily development is the natural and appropriate transitional use leading to the Delprice neighborhood. Currently, some of the site is even zoned GC - General Commercial, which is a much less desirable use. In essence, a new luxury multifamily development would actually protect the Delprice neighborhood.

The proposed site has been shown as a transitional development site in the University City comprehensive plan for at least the last 35 years. Therefore, this proposed use is actually consistent with what the city has requested for decades.

The city council's job is to plan for orderly and desirable growth, and the obsolete structures currently occupying this site will further continue to decline, and support only lower rents, if not re-developed.

I hope the above explanation helps answer some of the neighborhood concerns. If you would like to personally discuss anything in more detail, I am happy to set up a direct phone or Zoom meeting. If you desire this, please call 314-373-4700 or email zdeutsch@thegatesworth.com to schedule a time that is convenient for you. In the meantime, we look forward to hosting a neighborhood meeting over Zoom on Thursday, October 22nd, at 6:30pm, for those who would like to learn more about the proposed development.

Thank you,



Charlie Deutsch

**Exhibit A: Site Plan of Avenir
Multi-Family Development**

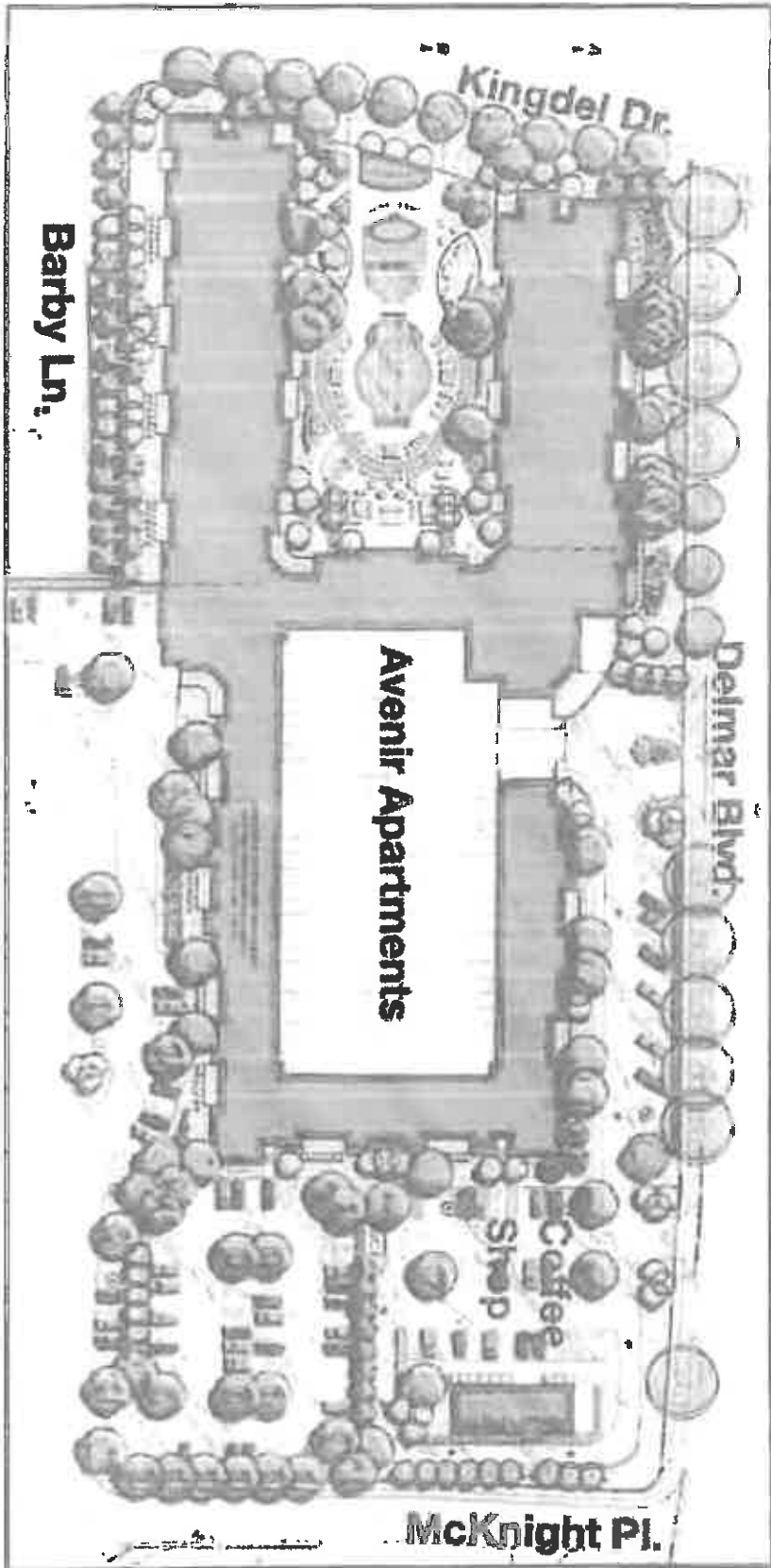




Exhibit B: Location Map



Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

November 2, 2020

Dear Neighbor,

As a resident of the Delprice neighborhood, we are writing to you again since our last letter on October 16th. We wish to delve deeper into some of the continued concerns associated with our proposed multi-family development, known as Avenir, which we understand are still present. Further, we are looking forward to personally addressing any of your remaining concerns at a second neighborhood zoom meeting, which Bill Ash has kindly arranged and scheduled for Thursday evening, October 5th, at 6:30 p.m.

Transitional Use

When I-170 was constructed in the mid-1970's, it cut off north/south through traffic along McKnight Road at its former intersection with Delmar Boulevard. It was replaced with an interstate interchange, which approximately 200,000 vehicles pass by each weekday. This dramatically changed the character of the adjacent environs. Hence, the 6.5 acres on which Avenir is proposed, is very much a transitional tract because it now separates the Delprice residential neighborhood use from the intense interstate highway use.

Thus, Avenir makes great sense as a transitional use, and as a buffer to your neighborhood. Although Avenir is proposed at a greater residential density than your neighborhood, its design is still very residential in nature. In fact, we believe this is actually the mildest realistic use possible in redeveloping this area. Currently, a significant part of this tract is even zoned either as general commercial or high density office residential. Just imagine a more intense use for this large tract, such as a hotel or a retail center. Those uses would dramatically change the character of your neighborhood, yet those uses are exactly what is currently being developed at the Olive/I-170 interchange. The Delmar/I-170 interchange is a much more affluent area, and therefore, a multitude of more intense uses would be eager to locate on this large and flexible 6.5-acre tract. Both professionally and practically, this transitional residential use proposed as Avenir, will actually protect and add value to the Delprice neighborhood.

Why Redevelop

As previously stated, commercial development is happening up and down the I-170 corridor, and therefore, pressure to redevelop due to market demand will inevitably continue to increase. Additionally, the office building and eight apartment buildings that currently occupy this tract are obsolete, and do not justify reinvestment, because the existing configuration of the property can no longer support the rent structure that would be required by reinvestment. These buildings were constructed in the late 1940's through the early 1950's, and the vast majority of the equipment, fixtures, windows, etc. are original. As the livable nature of the apartments continues to deteriorate, they cannot command the high level of reinvestment which is currently being experienced in the Delprice neighborhood.

Property Values

During the last thirty-five years, The Gatesworth has expanded east of Kingdel Drive seven times. Each time, the expansion would actually abut the east property lines of several single-family homes. What is unique about the Avenir redevelopment is that it does not abut any single-family homes, but is separated by a fifty foot right-of-way for both Kingdel Drive and Barby Lane. In fact, the closest homes to the west end of Avenir will be approximately one hundred feet to the west. During this thirty-five year Gatesworth expansion period, we have done countless value studies of homes in both Ladue and University City that abut The Gatesworth. These studies always confirmed that abutting homes have increased in value at the same rate as non-abutting homes. Please note the attached letter (Exhibit A) by a well-known real estate appraisal firm, Real Estate Analysts Limited, which further explains how real estate values will continue to be enhanced by Avenir.

No Future Expansion Plans

We have absolutely no future plans whatsoever to further encroach into the Delprice neighborhood. Kingdel Drive is a natural boundary. The reason we have assembled this current 6.5-acre tract is because it encompasses all the frontage along Delmar Boulevard that abuts the north property line of The Gatesworth. We believe that development of Avenir will afford an elegant and necessary residential buffer for The Gatesworth. We could not tolerate an intense commercial use abutting The Gatesworth.

Traffic

Please note the attached plans to restripe Delmar Boulevard from I-170 to Kingdel Drive (Exhibit B). These plans are required by the St. Louis County Department of Transportation. All street parking will be eliminated along the Delmar frontage of Avenir. This will allow for Delmar, between Kingdel and I-170, to have two eastbound lanes, one center left turn lane, and one west bound lane with adjacent street parking. This will be a very similar configuration to that which is currently on Delmar from Walgreen's east to Old Bonhomme. Further, seven current exits on the south side of Delmar will be reduced to only two.

During the planning of Avenir, both we and the City hired independent traffic engineers to study what impact Avenir and the coffee shop will have on traffic. Both studies concluded that even during morning weekday rush hour, these joint uses will have no demonstrable or material impact on current traffic. However, a more intense commercial use would surely have a large negative impact on current traffic. Please see the attached letter from CBB Transportation Engineers and Planners (Exhibit C), which further expounds on this potential concern.

Parking

Avenir will provide 424 parking spaces for 258 apartments. This includes 30 guest spaces. Since this count fully meets University City code, no parking exceptions were requested. Furthermore, 31 spaces are provided on site for the coffee shop and 63 spaces are provided on site for The Gatesworth. These additional 94 spaces could easily be shared, if ever necessary. The 31 spaces provided for the coffee shop and the separate 10-car stacking lane for its pick-up window, far exceeds what is provided for by Starbuck's at North and South Road. In addition, the coffee shop abuts The Gatesworth's 63-space lot, which could easily be shared by coffee shop patrons.

Apartment Density

University City zoning code controls density by calculating F.A.R., not by unit count. F.A.R. stands for Floor Area Ratio, meaning that total required net building size is divided by total site area in order to derive a ratio. University City code allows for a 1 to 1 ratio without exception, and up to a 1 to 3 ratio with exception. Currently, the preliminary plan for Avenir calculates at an approximate ratio of 1 to 1. After the final drawings are completed, an exact ratio will be calculated. As long as the overall building size is in compliance, a developer can plan for any amount of units that they wish within the allowable overall building size, as long as the parking count can support that number of units.

Building Story Height

The zoning district for which Avenir has applied, does not specify the amount of permissible building stories, but looks for consistent examples from primary abutting uses. The abutting Gatesworth is the most dominant current area use, and four stories is its most prevalent story height. Avenir is designed with four stories as it adjoins the Delprice neighborhood on the east side of Kingdel Drive.

As you can see from the enclosed building elevation (Exhibit D), on its right side the first story of the building is below the ground elevation along Kingdel. Therefore, the southwest corner of the building, which is the most prominent view from the Delprice neighborhood, will only appear as three stories. Furthermore, the setback along Kingdel will be heavily landscaped, and the large mature trees along its curb line will remain.

Neighborhood Accessibility

There will be no vehicular access onto Kingdel from Avenir, and only two pedestrian fire exits, which will require keyed ingress. These exits are shown on the attached landscape plan (Exhibit E). Furthermore, the building elevation drawing previously referred to (Exhibit D), shows a heavily landscaped, sight proof fence which, for purposes of privacy, blocks the view from Kingdel into the courtyard of Avenir. The privacy fence is also designed to block accessibility into the courtyard or swimming pool from Kingdel. Further, no parking signs can be installed along the east side of Kingdel in that area, if necessary. Also, there will be absolutely no access to Avenir from Barby Lane, as there is a twenty foot grade change at the end of Barby. Due to all the above limitations, there should be no noise or cut through traffic from Avenir residents effecting the Delprice neighborhood.

We hope this letter helps answer important questions which you might have. We look forward to further answering your questions and considering your views on Thursday evening. If you are unable to attend the meeting, please feel free to call either of us on our direct cell numbers.

Sincerely,

Charlie Deutsch
314-406-5200

Zack Deutsch
314-882-9195

Exhibit A

From: Mike Green mgreen@reanalysts.net
Subject: Avenir
Date: October 22, 2020 at 8:19 AM
To: Zack Deutsch zdeutsch@thegatesworth.com

Hi Zach – I have looked over the plans and elevations you sent and have driven by the site. While I have not undertaken any kind of formal study, I can tell you that in my opinion as someone who has been involved in real estate valuation for the past 30 years that the proposed development will be a major asset to the community, both neighboring and the wider area. While there is no doubt that during construction there will be some inconveniences to immediately neighboring properties, the final development, considering the buffering, elevation changes and its overall attractiveness in design and style will only enhance property values in the area and continued to do so into the future, as the Gatesworth has over the last several years.

Regards,



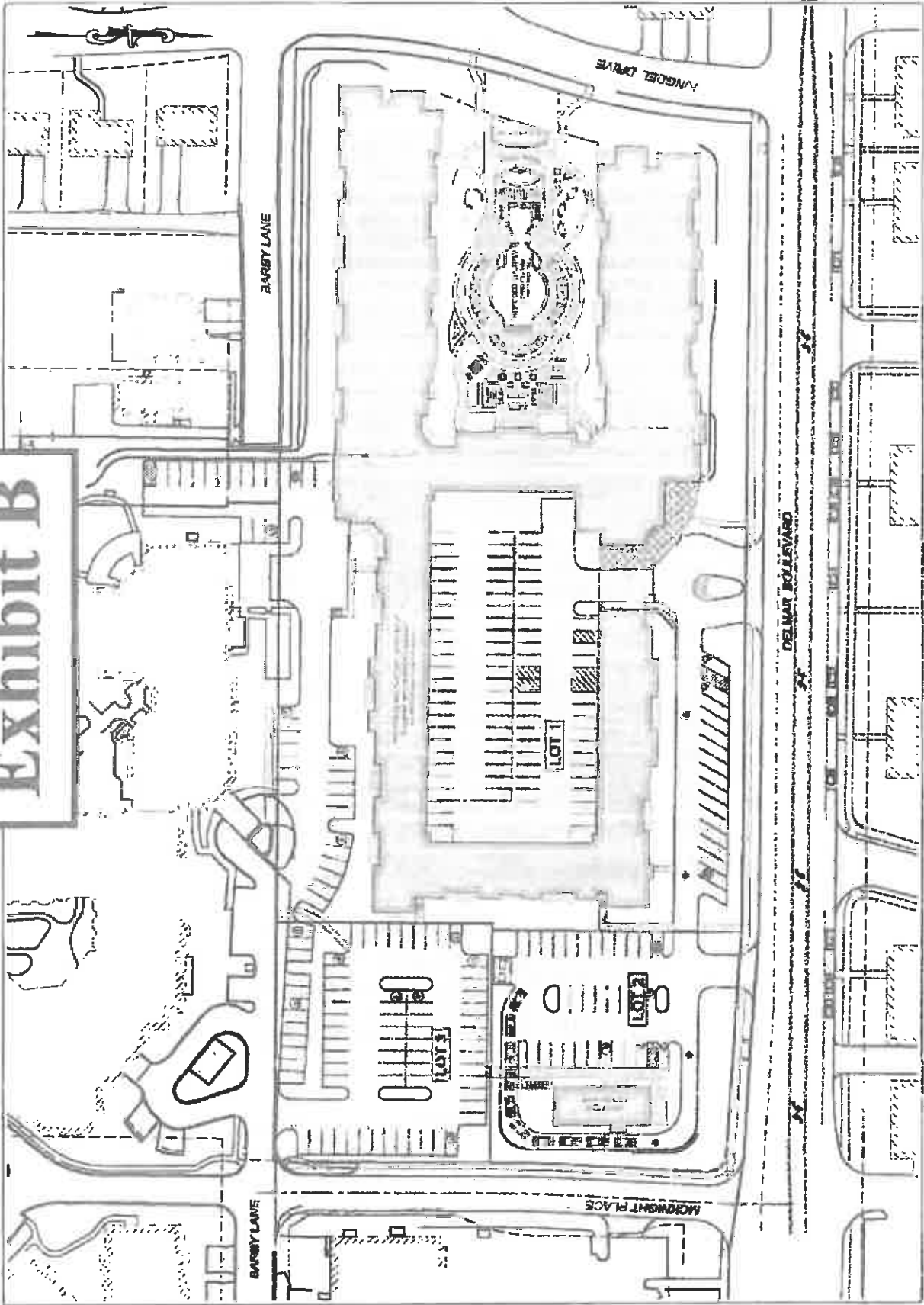
Michael A. Green
Principal



Additional Contact Information

Direct - 314-818-7997
Cell - 314-974-5894
Website - www.reanalysts.net

Exhibit B





**TRANSPORTATION
ENGINEERS+PLANNERS**



November 2, 2020

CBB Job Number 033-20

Mr. Zack Deutsch
The Gatesworth Communities

Dear Zack:

As you know, CBB prepared a traffic impact study for the proposed Mixed-Use Apartment Development at Delmar Boulevard and McKnight Place in University City, Missouri. That study was subsequently reviewed and accepted by the City staff, the City's third-party reviewer and the St. Louis County DOT whom owns and maintains Delmar Boulevard. In addition, the City engaged their third-party reviewer to complete another independent investigation of traffic impacts.

All parties found that the impacts to existing traffic flow along Delmar Boulevard would be acceptable, specifically with the proposed improvements recommended by CBB. Furthermore, I understand that the County requested, and you agreed, to incorporate an additional eastbound through lane as part of those changes.

The current configuration of Delmar Boulevard west of McKnight Place is one shared lane in each direction plus on-street parking on both sides. As part of your project, the road will be reconfigured to an on-street parking lane on the north side, one westbound through/right-turn lane, one two-way left-turn lane, one eastbound through-only lane and one eastbound through/right-turn lane. These modifications will significantly increase the capacity of Delmar Boulevard adjacent to the site, more than offsetting the traffic increases. Doubling the number of eastbound through lanes from one to two and removal of left-turn movements from the through lanes will not only increase capacity but will also increase safety for all users.

With the redevelopment project and removal of the existing homes, on-street parking will no longer be needed on the south side of the road. A separate parking study was completed by CBB that demonstrated all of the site's parking needs will be adequately accommodated on-site with the proposed new garage for the apartments and proposed surface lot for the coffee shop.

As with most redevelopment projects, traffic will be increased over current levels. City staff, the City's third-party reviewer and the St. Louis County DOT have accepted the traffic forecasts presented by CBB in the study as an accurate. The mixed-use generates a moderate level of traffic based on the size of the parcel, less than some more-intense uses might such as grocery store or two or more fast food restaurants.

The proposed improvements to Delmar Boulevard will more than offset the increased traffic levels. The result will be reduced delays for all users turning to and from the adjacent side streets. We trust that you will find this letter useful. Please contact me at (314) 308-6547 or Lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

Headquarters : 12400 Olive Blvd, Suite 430, Saint Louis, MO 63141 T 314.878.6644 F 314.878.5876 cbbtraffic.com

319 Gregory Centre
Columbia, IL 62234

325 South 21st Street, Suite 504
Saint Louis, MO 63104

114 South Main Street
Saint Charles, MO 63071

Linda Schaeffer

Council
Comments

From: Yuliana Erazo <yulianaandrea8@gmail.com>
Sent: Monday, March 14, 2022 10:22 AM
To: Council Comments Shared
Subject: Kingdel neighborhood Avenir project
Attachments: 2020-11-09 Council Meeting Minutes pages 1-9.pdf; 2020-11-09 Council Meeting Developers comments & Letters.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council Members,

As a resident of the kingdel neighborhood, I want to show my support to my neighborhood and the requests we are making.

We have read through both council meeting minutes from 11/9/2020 and 6/14/2021. In the attachments you will find the meeting minutes and its attached comments with highlighted relevant portions that deal with the Conditions included in the Preliminary Plan approval of the Avenir development project. Some of the texts from 11/9/2020 Meeting's Resolutions from pages 6 and 7 of the Council's meeting minutes you will find copied here:

"Entry points/Fire exits around the construction site, and the hours of operation.
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:"

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits"

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

So now if the City Attorney is saying that the Fire Exit condition does not apply then he is contradicting himself.

We are attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use.

Similarly you will also find Charles Deutsch's letter dated October 16, 2020 (attached to the 11/9/2020 Council Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting). It states clearly on the first page of the letter:

"Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"

We realize you have all put much attention to the Avenir proposals, and thank you for your service to our community.

But we urge you to give serious attention to these previous commitments, and that you adhere to the restrictions already agreed to as required by your duties to the residents you both serve and represent.

Sincerely,

Residents of the Kingdel Neighborhood

Yuliana Erazo, Edwin van Norden
8733 Washington Ave, St. Louis, MO 63124

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETING
Monday, November 9, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, November 9, 2020, Mayor Terry Crow called the meeting to order at 6:34 p.m.

Mayor Crow stated tonight's Study Session ran a little longer than anticipated, so he would like to apologize for the late start of this meeting.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Clifford Cross; Director of Parks & Recreation, Darren Dunkle, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mayor Crow stated the City Manager has requested that Items J (2) and (3) be removed from the Consent Agenda and added to the City Manager's Report.

Councilmember Smotherson moved to approve the Agenda as amended, it was seconded by Councilmember Hales and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Victoria Gonzalez is nominated to the Plan Commission by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
2. Cindy Zirwes is nominated to the Library Board by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
3. Derek Deaver is nominated to the LSBDB Board by Mayor Terry Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:
ALL written comments must be received no later than 12:00 p.m. the day of the meeting.
Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council 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, a name and address must be provided.

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

Mayor Crow thanked citizens for their participation in this process and noted that all comments have been received by Council and made a part of this record.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

1. Pool Operations & Management Contract
2. Mowing Contract; *(Removed)*
3. Uniform Services Contract; *(Removed)*
4. Municipal Parks Grant Agreement

Councilmember Klein moved to approve Items 1 and 4 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Mowing Contract

Mr. Rose stated staff is recommending that Council consider awarding the Grounds Maintenance Service Contract to the lowest responsible bidder, Better Munie Greencare Professionals, for \$69,050. The details regarding this contract will be presented by the Director of Parks & Recreation, Darren Dunkle.

Mr. Dunkle stated after analyzing the current mowing operations staff determined that from the end of March through the middle of November staff had spent 75 percent of their time maintaining the City's parks, which greatly impacted their ability to perform painting and other minor repairs needed on other facilities. As a result, he decided to utilize excess funds in the current budget generated by several vacancies within the department, to see if he could be successful in finding an outside contractor to perform these services. The RFP consisted of two bids; a base bid for mowing eight park locations and an alternate bid for twelve additional locations. Mr. Dunkle stated Munie Greencare was the lowest responsible bidder. And although there will still be seven locations that will have to be maintained by staff on a weekly basis, the award of these contracts will allow them to begin focusing the remainder of their time on the repair work that is needed.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he just wanted to make sure that the removal of grass clippings, which have often been found on the walkways around Heman Park, would be addressed in this contract. Mr. Dunkle stated the tasks of trimming edges, blowing, and removal of minor debris had all been included in the bid specifications. Councilmember Smotherson asked if the contract was limited to the City's parks? Mr. Dunkle stated it also included some public facilities like the City Hall complex and Epstein Plaza.

Voice vote on Councilmember Smotherson's motion carried unanimously.

2. Uniform Services Contract

Mr. Rose stated staff is recommending that Council consider the Uniform Services Contract, which is a Cooperative Service Agreement with Cintas.

D - 1 - 2

Mr. Dunkle stated staff also reviewed the current Uniform Services Contract and determined that \$27,000 a year was being spent on the cleaning and purchasing of entry mats. This service will now be conducted in-house by the facility maintenance staff. And the savings will allow the City to upgrade uniforms with the necessary safety features, provide uniforms for the golf course maintenance staff, facility maintenance crew, and the planning inspectors, with a savings of roughly two to three thousand dollars per year.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Clay.

Councilmember Smotherson asked if both Council and the City Manager would be open to the purchase of vests for members of Council? He stated he would certainly feel more comfortable if he could display some type of credentials, like a vest that says City Council of U City; especially when canvassing neighborhoods and walking up to someone's door.

Mr. Rose informed Councilmember Smotherson that he could include the vests as a part of this contract.

Councilmember Cusick asked for the cost of this contract? Mr. Dunkle stated the current contract is roughly \$66,000 a year, and this contract will be closer to \$62,000. Councilmember Cusick stated he believes that Cintas is a U City-based business, and he is always happy to see this type of support. Mr. Dunkle stated that it was.

Voice vote on Councilmember Smotherson's motion carried unanimously.

3. First Quarter Finance Report Presentation

Mr. Rose asked the Finance Director, Keith Cole, to present Council with the First Quarter Finance Report.

General Fund - Revenues

First Quarter Total: (July 1 - September 30) \$2,800,903

- Revenues decreased approximately \$210,700 compared to the same quarter of FY 2020
- Decreases are the result of recreational facilities and Municipal Court closures due to COVID-19
- Municipal services such as EMS helped to offset this decrease
- The bulk of property taxes the City will receive come in during December 2020, and January 2021

Mr. Cole stated at the beginning of this fiscal year the City projected a drastic reduction in sales taxes. However, for the First Quarter, sales tax revenue has been coming in higher than anticipated. Overall, First Quarter revenues represent 12.5 percent of the budget compared to 12.6 percent in FY 2020.

General Fund - Expenditures

- Expenditures decreased by approximately \$178,000 when compared to the same quarter of FY 2020.
- Decreases are the result of pool, community center, Centennial Commons closures, and a reduction in part-time staff
- Overall, expenditures are reasonable. First Quarter expenditures represent 20.3 percent of the budget compared to 20.8 percent of FY 2020.

Fleet Operations

First Quarter Expenditures: \$246,000

- Expenditures are consistent with the First Quarter of FY 2020

- This revenue; 1.2 million dollars, is budgeted as a transfer from the General Fund and Solid Waste Fund

Sewer Lateral Fund

- The revenue stream for this fund is derived from an annual assessment of \$50 per household which is included in their personal property taxes
- Revenues are slightly less when compared to the same quarter of FY 2020
- Expenditures have slightly decreased when compared to the same period of FY2020
- Overall, First Quarter expenditures are reasonable when compared to the same quarter of FY 2020; 12.3 percent vs. 12.7 percent

Solid Waste Fund

- Revenues; 43.2 percent, appear to be in line when compared to the First Quarter of FY 2020
- Expenditures have decreased roughly 8 percent when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in Waste Dumping Fees and Fleet Service & Replacement costs

Economic Development Sales Tax Fund

- Revenues for this Fund are derived from point-of-sale (POS) transactions when customers execute payment for goods and services
- Revenues have decreased by approximately \$10,825 compared to the First Quarter of FY 2020
- This decrease is related to COVID-19, where businesses were required to be closed or operate at a limited capacity
- Expenditures have increased by approximately \$43,000 when compared to the First Quarter of FY 2020
- This increase is due to expenses related to the Small Business Assistance Forgivable Loan Program and Façade Improvement Program

Capital Improvement Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$3,900 when compared to the First Quarter of FY 2020; \$242,000 vs. \$246,000
- Expenditures decreased approximately \$75,000 when compared to the First Quarter of FY 2020
- This decrease is due to construction projects being placed on hold until after the first of the year

Park & Stormwater Sales Tax Fund

- The revenue stream for this Fund is derived from POS transactions
- Revenues decreased approximately \$21,900 when compared to the First Quarter of FY 2020
This decrease is due to businesses being closed and/or operating at a limited capacity
- Expenditures increased approximately \$20,500 when compared to the First Quarter of FY 2020
- This increase is due to the purchase of equipment for vehicles

Public Safety Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$7,150 when compared to the First Quarter of FY 2020
- Expenditures decreased approximately \$313,350 when compared to the First Quarter of FY 2020
- This decrease is due to the purchase of equipment and an ambulance for the Police and Fire Departments

Grants Fund

- Revenues increased roughly \$496,500 when compared to the First Quarter of FY 2020
- This increase is due to the receipt of \$525,000 from the Municipal Parks Grant Commission
- Expenditures decreased when compared to the First Quarter of FY 2020; (the majority of expenditures for this Fund will occur in the Third and Fourth Quarter of FY 2021)

Parking Garage Fund

- Revenues decreased roughly \$42,000 when compared to the First Quarter of FY 2020 of the
- This decrease is due to a reduction in revenue as a result of COVID-19
- Expenditures decreased approximately \$22,000 when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in personnel and contractual services

Mr. Rose stated this decrease is also related to the City's decision to eliminate fees for businesses holding monthly leases. The intent is that these fees will be reinstated in the first part of 2021, or whenever the economy starts to rebound.

Golf Course Fund

- Revenues increased by roughly \$45,000 when compared to the First Quarter of FY 2020
- This increase is due to enhanced activity; (golf course fees increased in October 2020)
- Expenditures increased roughly \$38,000 when compared to the First Quarter of FY 2020
- Overall, expenses are reasonable and appear to be in line with the FY 2021 budget

Councilmember Cusick asked if it was possible to quantify what percentage of the \$210,700 decrease in the General Fund could be attributed to a reduction in sales taxes? Mr. Rose stated while staff can provide Council with documentation illustrating the different amounts of revenue that have been collected, primarily, this decrease is associated with the loss of revenue from sales taxes. However, at this point, the decrease has not been as severe as they had originally predicted. Councilmember Cusick asked if it would be safe to extrapolate that if this trend continues, the City would be looking at a loss of roughly \$800,000 for the year? Mr. Rose stated he is hesitant to make such a prediction without any knowledge of what the national strategy will be going forward with respect to businesses.

Mayor Crow stated he had a few questions that would probably require some additional research, so the answers can be provided at a later time.

Q. Does staff have any way of determining how many residents purchased the insurance that was offered along with the new Sewer Lateral Program?

Q. Is staff aware of our residents' frustrations over their inability to utilize the tennis courts and if so, what if anything, is being done to resolve this issue?

Mayor Crow stated the problem seems to be associated with the number of pros who do not live in U City that are utilizing the City's tennis courts to teach lessons. He stated there used to be rules posted at some of the courts which contained time restrictions. It seems as though they have all been removed but perhaps, that might be one solution.

Mr. Rose informed Mayor Crow that he was aware of the problem and would have to confer with Mr. Dunkle to determine what actions may be forthcoming.

Mr. Rose then announced that the Finance Department had received the prestigious Government Financial Officer's Award (GFOA), for the work they performed on the 2020 Budget.

Mayor Crow congratulated Mr. Cole and his department on the accomplishment and thanked them for their dedication.

L. UNFINISHED BUSINESS

1. **BILL 9412** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL (“GC”), SINGLE-FAMILY RESIDENTIAL (“SR”), MEDIUM DENSITY RESIDENTIAL (“MR”) & HIGH-DENSITY RESIDENTIAL OFFICE (“HRO”) TO PLANNED DEVELOPMENT – MIXED-USE (“PD-M”) DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

RESOLUTIONS

1. Resolution 2020-15 – Avenir Preliminary Plan Approval

Councilmember Klein moved to approve; it was seconded by Councilmember Clay.

Mr. Rose asked the Director of Planning & Zoning, Clifford Cross if he would expound upon staff's recommendation.

Mr. Cross stated Councilmembers McMahon and Hales conducted a series of neighborhood meetings designed to ascertain and address some of the concerns expressed by residents. Their three primary concerns were:

- **Density:** Is this development comparable to the current underlying zoning districts?
Resolution: Staff evaluated the three Residential Zoning Districts in the area; HRO (high-density residential office); MR (medium-density), and the remaining single-family lots to ensure that this was not a camouflaged zoning request designed to conceal a higher density that could negatively impact neighboring properties. They concluded that per the density requirement of 500 SF per unit the Developer could construct approximately 266 units on the site, or 49 units per acre. Therefore, the density for this development is less than what it would be if this project was developed under the current underlying zoning.
- **The Coffee Shop:** If this shop goes out of business can it be replaced with a fast-food restaurant?
Resolution: The Ordinance addresses this issue, wherein it states, "*and establishing permitted land uses and developments therein; containing a savings clause and providing penalty*". The Ordinance adopts a parking lot, multi-family development, and defines the type of restaurant that can occupy this space; one which is like the existing use.
- **Entry points/Fire exits around the construction site, and the hours of operation.**
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:
 - That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
 - Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
 - Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

D-1-6

- Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits

The Developer also suggested that the following conditions be included in the Preliminary Development Plan:

- That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings
- That any light produced by exterior lighting shall remain within the property lines
- That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction
- That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester
- That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester

Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record.

Councilmember Hales questioned whether there was a need to amend the original motion?

Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated.

Councilmember Hales thanked staff for incorporating some of the items that he and Councilmember McMahon had requested. And even though he does not recall the discussion related to the 7 p.m. quitting time, it is a considerable improvement.

Councilmember Hales asked if the Landscape Plan would be reviewed by the Plan Commission as part of the Final Development Plan? Mr. Cross stated that it would.

Mayor Crow expressed appreciation to his colleagues and staff for their outreach to the community; which he hopes will continue as this project moves forward.

Mr. Rose stated he just wanted to be clear that the motion did include the additional conditions?

Councilmember Hales moved to amend the motion to include the conditions expressed by Mr. Cross. It was seconded by Councilmember Clay and the motion carried unanimously.

Voice vote on the Resolution as Amended carried unanimously.

N. COUNCIL REPORTS/BUSINESS

Councilmember Cusick reported that the Stormwater Commission has been meeting regularly and are in the process of launching an early warning system that will give residents a timely notice of issues related to flooding. The goal is to have this system tested and in place by the end of the year. He stated the Commission is also interested in obtaining photos or videos of past events, with the hope of establishing a comprehensive library documenting the history associated with these floods.

Mayor Crow reported that Susan Armstrong, Chair of the Street Naming Task Force has been extremely effective in getting this team up and running. Each member appears to have taken their charge seriously, and Esley Hamilton; a walking dictionary on the history of U City, has been a tremendous asset. The Task Force will continue to solicit citizen input and is striving to have a preliminary report available for Council's review by the end of the year.

Mayor Crow stated he would like to address some of the comments he received from citizens regarding the Conflict of Interest Ordinance passed at the last meeting. Members of Council are not defined as employees under either the City's Charter or Missouri Statutes. So, if there are any concerns about a conflict of interest as it relates to Council's family members, it should be addressed by this body. He stated a thumbnail sketch revealed that there may be two spouses who serve as volunteers on the City's commissions. Therefore, he will be making outreach to both individuals with the intent of obtaining reciprocal resignations.

Mayor Crow stated rather than amending the Ordinance to ensure that Council adheres to the same conflict of interest standards, he would suggest that the City Clerk add this issue to her list of topics for Council to include in its own rules.

O. COUNCIL COMMENTS

Councilmember Hales reiterated his gratitude to everyone who supported his and Councilmember McMahon's efforts to work through some of the issues associated with the Avenir Development Project. He stated Mr. Cross went above and beyond by attending every meeting and interjecting his valuable expertise on this topic.

Councilmember Hales urged everyone to get involved by registering their cameras with the police or calling when they observe any of the crimes of opportunity that seem to be plaguing several municipalities. He stated his own unfortunate experience provided him with an opportunity to see first-hand just how remarkable this City's Police Department is when it comes to responding to citizens' concerns.

Councilmember Klein stated she would like to recognize the administrators and teachers in the District for such a smooth transition, and the enthusiastic reception they displayed to the kids who went back to school today.

Councilmember Cusick stated he was contacted by a resident with a home-based business who questioned why this sector of the business community; which based on his understanding constitutes about 70 registered businesses, had not been included in any of the City's forgivable loan programs.

Mayor Crow stated while he would certainly agree that this resident provided an enlightening perspective about all of the factors; both locally and internationally, that have impacted home-based businesses throughout this pandemic, he would encourage members of Council to pose such questions during the Council Reports/Business segment of the Agenda.

Mr. Rose stated staff anticipates that there may be additional funding available. As a result, they are exploring another round, which if approved by Council, will expand the EDRST eligibility requirements to include certain home-based businesses.

Mayor Crow thanked residents for their participation in the November 3rd election, which had the highest turnout since 1900. He stated the fact that so many people came out; especially in light of the pandemic, clearly demonstrates that we have an engaged electorate that cares about this country.

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

D - 1 - 8

Councilmember Smotherson moved to close the Regular City Council meeting and go into a Closed Session, it was seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular City Council meeting at 7:42 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese

City Clerk

LaRette Reese

From: Zack Deutsch <zdeutsch@thegatesworth.com>
Sent: Friday, November 6, 2020 4:22 PM
To: Council Comments Shared; LaRette Reese
Cc: Clifford Cross
Subject: Delprice Neighborhood Letters
Attachments: Letter to Delprice Neighborhood.pdf; LETTER TO DELPRICE NEIGHBORS.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi LaRette,

Can you please include the two attached letters, which we mailed to the Delprice neighborhood, in the public record?

Thank you.

Zack Deutsch
The Gatesworth Communities
1 McKnight Place
St. Louis, MO 63124

Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

October 16, 2020

Dear Neighbor,

We are sending you this letter as a resident of the Delprice neighborhood, which generally abuts our proposed 258-unit apartment development, known as Avenir, and neighborhood coffee shop, as located on the east side of Kingdel Dr. and south side of Delmar Blvd.

First and foremost, we wish to invite you to a Zoom meeting on Thursday, October 22nd, at 6:30pm. Please check <https://www.avenirstl.com> no earlier than this Wednesday to access the link for the Zoom meeting.

The purpose of this meeting is to provide you with the opportunity to express, and for us to address, any questions you might have, that we may not have fully addressed below. Also enclosed are a proposed site plan and neighborhood map which we hope you will find useful. The concerns which we will address below were generally identified from the emails that recently were submitted to the University City Council.

Traffic and Parking: Concerns were expressed about potential increased traffic in the Delprice neighborhood and on Delmar Blvd.

Neighborhood - We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood. As you can see from the site plan, Kingdel Drive and Barby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barby Lane will remain a dead-end street and will not connect to the proposed parking lot east of it. This parking lot is actually about 20 feet lower than Barby Lane, so a cut through would be impossible. Furthermore, a lushly landscaped retaining wall will separate the parking lot, which will also not have visibility from any portion of the surrounding neighborhood. Additionally, to protect neighborhood environs, a heavily landscaped privacy fence will be built between the proposed courtyard of Avenir and the east side of Kingdel Drive.

Delmar - We commissioned a traffic and parking study by CBB Transportation Engineers, to assess if Delmar Blvd. would be able to accommodate the increased traffic generated by Avenir and the coffee shop. As a second opinion, University City commissioned its own traffic and parking study by Lockmueller Group. Both traffic studies concluded that the area could easily handle the projected slight increase in traffic. Furthermore, both studies and the St. Louis County Department of Transportation recommended lane restriping on Delmar Blvd. This would result in the

removal of all street parking on the south side of Delmar Blvd. in front of the subject site, and the creation of an additional east bound lane. Additionally, a center left turn lane would be added to Delmar between I-170 and Kingdel Drive in order to not block through traffic. Finally, the seven curb cuts that currently exist between McKnight Place and Kingdel Dr. will be reduced to only two curb cuts.

Parking - The parking provided is in complete compliance with the University City parking ordinance. This includes 408 garage spaces, of which 14 would be designated guest spaces, plus 16 additional outdoor guest spaces. The coffee shop would include 31 customer spaces, and room for at least 10 cars to stack in the pickup lane. Both traffic and parking studies also concurred with the amount of parking spaces that the proposed plan provides.

Property Value: Concerns were expressed that property values could possibly decrease due to the proposed development. We had similar concerns raised by the abutting neighbors of Ladue and the Delprice neighborhood when we built the various phases of The Gatesworth. Studies were completed after the development of each phase and showed quite the opposite; there was no negative effect on adjoining neighborhood property values and the property values actually increased in all cases. Additionally, national studies have been completed which concur with our local property value study. We foresee the same being true with Avenir; that the addition of this first-class multifamily development will continue to increase property values in the area for years to come.

Safety and Crime: Concerns were expressed about the neighborhood becoming less safe due to Avenir. Some concerns were about the increased traffic that would enter Avenir from Kingdel and Barby. As the enclosed site plan illustrates, the property was designed to eliminate the reasonable likelihood of apartment tenants driving on Kingdel Drive because there are absolutely no building entrances on either of those two streets. Others expressed concern about the potential for increased crime in the Delprice neighborhood. Our proposed development is comprised mainly of large, luxury oriented and two-bed apartments, with rents ranging from \$1,600 to \$3,600 per month. The clientele who would be living in this apartment community are those looking for a safe neighborhood themselves and will surely not be the cause of any increased crime in the area. Their bikes will be stored in a secured storage room, their cars will be parked in a secured garage, and in addition, the courtyard and all building entrances will be electronically monitored.

Tax Abatement: Some real estate tax abatement is necessary to make the development of this project feasible. Not only have construction costs dramatically escalated within the recent past, but property re-development also includes other extremely expensive costs such as demolition of obsolete and asbestos ridden structures, and the concurrent reestablishment of new infrastructure. That is exactly why the statute providing for tax abatement was enacted by the Missouri legislature. Under our request for tax abatement, the current taxes being paid will continue to be paid. Our request only contemplates abating some of the increase over the 20-year abatement term. In fact, the University City School District would still receive over \$2 million more during the abatement term than it currently does, and with only a

negligible projected increase in student enrollment. In fact, all of the taxing districts will only see increases above the amount of taxes currently being paid. Finally, the new residents in our proposed development will shop, dine and contribute to the local economy, thus increasing the potential for the new residents to pay local taxes, and for University City to receive a greater share of the county wide sales tax pool.

Finally, here are a few additional considerations I'd like to point out.

The proposed site borders I-170, and multifamily development is the natural and appropriate transitional use leading to the Delprice neighborhood. Currently, some of the site is even zoned GC - General Commercial, which is a much less desirable use. In essence, a new luxury multifamily development would actually protect the Delprice neighborhood.

The proposed site has been shown as a transitional development site in the University City comprehensive plan for at least the last 35 years. Therefore, this proposed use is actually consistent with what the city has requested for decades.

The city council's job is to plan for orderly and desirable growth, and the obsolete structures currently occupying this site will further continue to decline, and support only lower rents, if not re-developed.

I hope the above explanation helps answer some of the neighborhood concerns. If you would like to personally discuss anything in more detail, I am happy to set up a direct phone or Zoom meeting. If you desire this, please call 314-373-4700 or email zdeutsch@thegatesworth.com to schedule a time that is convenient for you. In the meantime, we look forward to hosting a neighborhood meeting over Zoom on Thursday, October 22nd, at 6:30pm, for those who would like to learn more about the proposed development.

Thank you,



Charlie Deutsch

**Exhibit A: Site Plan of Avenir
Multi-Family Development**

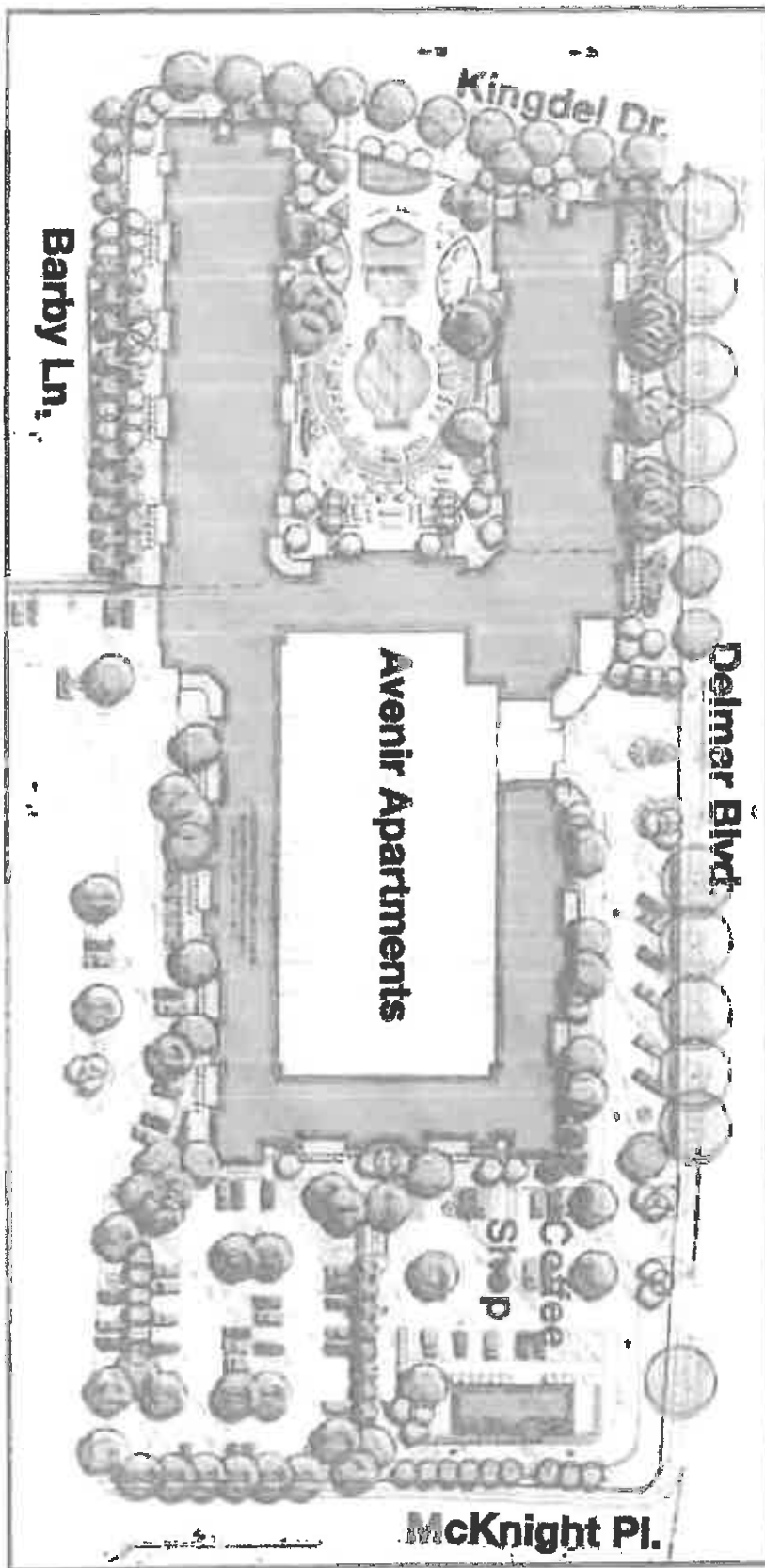
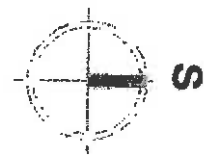




Exhibit B: Location Map



Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

November 2, 2020

Dear Neighbor,

As a resident of the Delprice neighborhood, we are writing to you again since our last letter on October 16th. We wish to delve deeper into some of the continued concerns associated with our proposed multi-family development, known as Avenir, which we understand are still present. Further, we are looking forward to personally addressing any of your remaining concerns at a second neighborhood zoom meeting, which Bill Ash has kindly arranged and scheduled for Thursday evening, October 5th, at 6:30 p.m.

Transitional Use

When I-170 was constructed in the mid-1970's, it cut off north/south through traffic along McKnight Road at its former intersection with Delmar Boulevard. It was replaced with an interstate interchange, which approximately 200,000 vehicles pass by each weekday. This dramatically changed the character of the adjacent environs. Hence, the 6.5 acres on which Avenir is proposed, is very much a transitional tract because it now separates the Delprice residential neighborhood use from the intense interstate highway use.

Thus, Avenir makes great sense as a transitional use, and as a buffer to your neighborhood. Although Avenir is proposed at a greater residential density than your neighborhood, its design is still very residential in nature. In fact, we believe this is actually the mildest realistic use possible in redeveloping this area. Currently, a significant part of this tract is even zoned either as general commercial or high density office residential. Just imagine a more intense use for this large tract, such as a hotel or a retail center. Those uses would dramatically change the character of your neighborhood, yet those uses are exactly what is currently being developed at the Olive/I-170 interchange. The Delmar/I-170 interchange is a much more affluent area, and therefore, a multitude of more intense uses would be eager to locate on this large and flexible 6.5-acre tract. Both professionally and practically, this transitional residential use proposed as Avenir, will actually protect and add value to the Delprice neighborhood.

Why Redevelop

As previously stated, commercial development is happening up and down the I-170 corridor, and therefore, pressure to redevelop due to market demand will inevitably continue to increase. Additionally, the office building and eight apartment buildings that currently occupy this tract are obsolete, and do not justify reinvestment, because the existing configuration of the property can no longer support the rent structure that would be required by reinvestment. These buildings were constructed in the late 1940's through the early 1950's, and the vast majority of the equipment, fixtures, windows, etc. are original. As the livable nature of the apartments continues to deteriorate, they cannot command the high level of reinvestment which is currently being experienced in the Delprice neighborhood.

Property Values

During the last thirty-five years, The Gatesworth has expanded east of Kingdel Drive seven times. Each time, the expansion would actually abut the east property lines of several single-family homes. What is unique about the Avenir redevelopment is that it does not abut any single-family homes, but is separated by a fifty foot right-of-way for both Kingdel Drive and Barby Lane. In fact, the closest homes to the west end of Avenir will be approximately one hundred feet to the west. During this thirty-five year Gatesworth expansion period, we have done countless value studies of homes in both Ladue and University City that abut The Gatesworth. These studies always confirmed that abutting homes have increased in value at the same rate as non-abutting homes. Please note the attached letter (Exhibit A) by a well-known real estate appraisal firm, Real Estate Analysts Limited, which further explains how real estate values will continue to be enhanced by Avenir.

No Future Expansion Plans

We have absolutely no future plans whatsoever to further encroach into the Delprice neighborhood. Kingdel Drive is a natural boundary. The reason we have assembled this current 6.5-acre tract is because it encompasses all the frontage along Delmar Boulevard that abuts the north property line of The Gatesworth. We believe that development of Avenir will afford an elegant and necessary residential buffer for The Gatesworth. We could not tolerate an intense commercial use abutting The Gatesworth.

Traffic

Please note the attached plans to restripe Delmar Boulevard from I-170 to Kingdel Drive (Exhibit B). These plans are required by the St. Louis County Department of Transportation. All street parking will be eliminated along the Delmar frontage of Avenir. This will allow for Delmar, between Kingdel and I-170, to have two eastbound lanes, one center left turn lane, and one west bound lane with adjacent street parking. This will be a very similar configuration to that which is currently on Delmar from Walgreen's east to Old Bonhomme. Further, seven current exits on the south side of Delmar will be reduced to only two.

During the planning of Avenir, both we and the City hired independent traffic engineers to study what impact Avenir and the coffee shop will have on traffic. Both studies concluded that even during morning weekday rush hour, these joint uses will have no demonstrable or material impact on current traffic. However, a more intense commercial use would surely have a large negative impact on current traffic. Please see the attached letter from CBB Transportation Engineers and Planners (Exhibit C), which further expounds on this potential concern.

Parking

Avenir will provide 424 parking spaces for 258 apartments. This includes 30 guest spaces. Since this count fully meets University City code, no parking exceptions were requested. Furthermore, 31 spaces are provided on site for the coffee shop and 63 spaces are provided on site for The Gatesworth. These additional 94 spaces could easily be shared, if ever necessary. The 31 spaces provided for the coffee shop and the separate 10-car stacking lane for its pick-up window, far exceeds what is provided for by Starbuck's at North and South Road. In addition, the coffee shop abuts The Gatesworth's 63-space lot, which could easily be shared by coffee shop patrons.

Apartment Density

University City zoning code controls density by calculating F.A.R., not by unit count. F.A.R. stands for Floor Area Ratio, meaning that total required net building size is divided by total site area in order to derive a ratio. University City code allows for a 1 to 1 ratio without exception, and up to a 1 to 3 ratio with exception. Currently, the preliminary plan for Avenir calculates at an approximate ratio of 1 to 1. After the final drawings are completed, an exact ratio will be calculated. As long as the overall building size is in compliance, a developer can plan for any amount of units that they wish within the allowable overall building size, as long as the parking count can support that number of units.

Building Story Height

The zoning district for which Avenir has applied, does not specify the amount of permissible building stories, but looks for consistent examples from primary abutting uses. The abutting Gatesworth is the most dominant current area use, and four stories is its most prevalent story height. Avenir is designed with four stories as it adjoins the Delprice neighborhood on the east side of Kingdel Drive.

As you can see from the enclosed building elevation (Exhibit D), on its right side the first story of the building is below the ground elevation along Kingdel. Therefore, the southwest corner of the building, which is the most prominent view from the Delprice neighborhood, will only appear as three stories. Furthermore, the setback along Kingdel will be heavily landscaped, and the large mature trees along its curb line will remain.

Neighborhood Accessibility

There will be no vehicular access onto Kingdel from Avenir, and only two pedestrian fire exits, which will require keyed ingress. These exits are shown on the attached landscape plan (Exhibit E). Furthermore, the building elevation drawing previously referred to (Exhibit D), shows a heavily landscaped, sight proof fence which, for purposes of privacy, blocks the view from Kingdel into the courtyard of Avenir. The privacy fence is also designed to block accessibility into the courtyard or swimming pool from Kingdel. Further, no parking signs can be installed along the east side of Kingdel in that area, if necessary. Also, there will be absolutely no access to Avenir from Barby Lane, as there is a twenty foot grade change at the end of Barby. Due to all the above limitations, there should be no noise or cut through traffic from Avenir residents effecting the Delprice neighborhood.

We hope this letter helps answer important questions which you might have. We look forward to further answering your questions and considering your views on Thursday evening. If you are unable to attend the meeting, please feel free to call either of us on our direct cell numbers.

Sincerely,

Charlie Deutsch
314-406-5200

Zack Deutsch
314-882-9195

Exhibit A

From: Mike Green mgreen@reanalysts.net
Subject: Avenir
Date: October 22, 2020 at 8:18 AM
To: Zack Deutsch zdeutsch@thegatesworth.com

Hi Zach – I have looked over the plans and elevations you sent and have driven by the site. While I have not undertaken any kind of formal study, I can tell you that in my opinion as someone who has been involved in real estate valuation for the past 30 years that the proposed development will be a major asset to the community, both neighboring and the wider area. While there is no doubt that during construction there will be some inconveniences to immediately neighboring properties, the final development, considering the buffering, elevation changes and its overall attractiveness in design and style will only enhance property values in the area and continued to do so into the future, as the Gatesworth has over the last several years.

Regards,

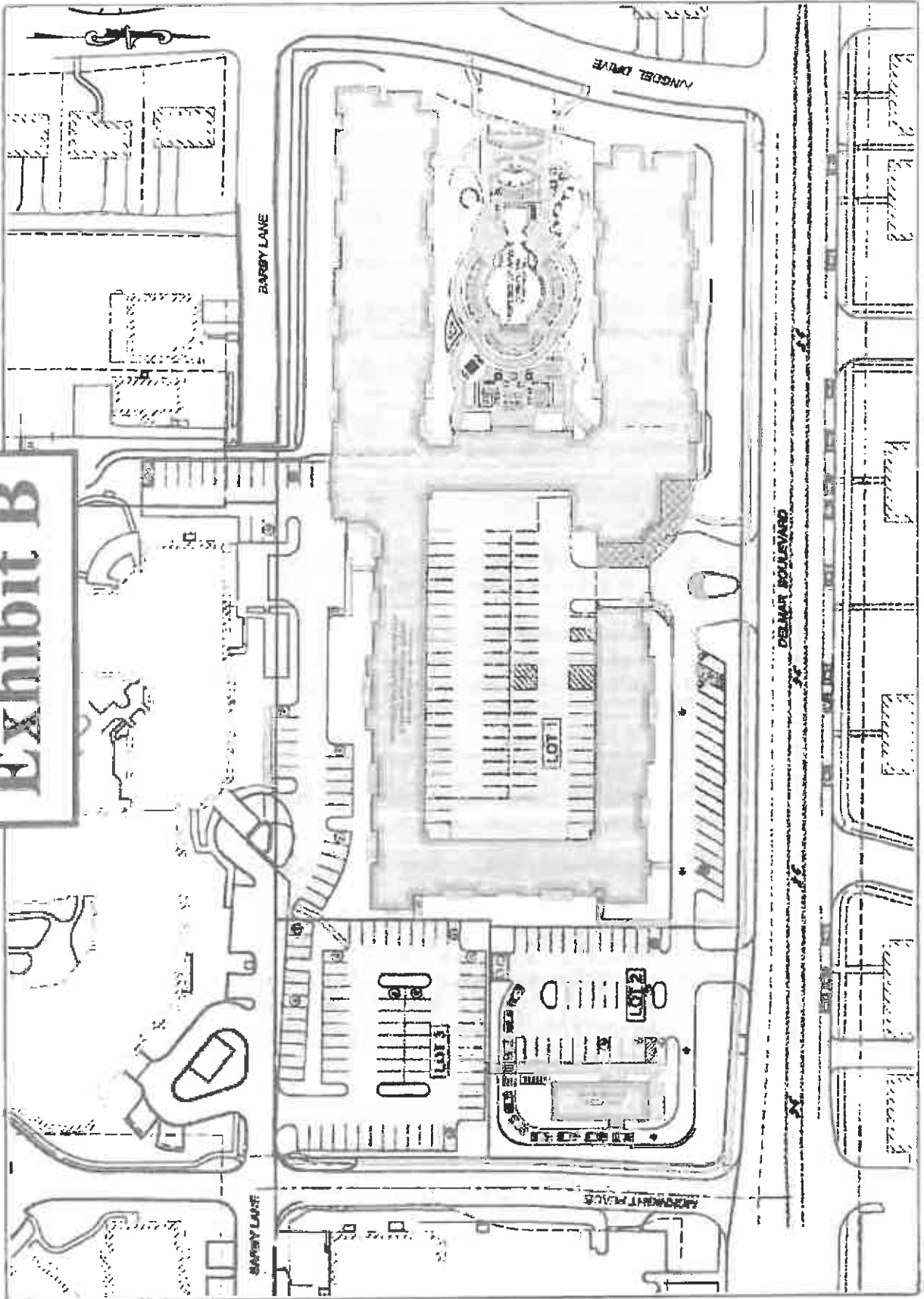


Michael A. Green
Principal



Additional Contact Information
Direct - 314-818-7997
Cell - 314-974-5894
Website - www.reanalysts.net

Exhibit B





November 2, 2020

CBB Job Number 033-20

Mr. Zack Deutsch
The Gatesworth Communities

Dear Zack:

As you know, CBB prepared a traffic impact study for the proposed Mixed-Use Apartment Development at Delmar Boulevard and McKnight Place in University City, Missouri. That study was subsequently reviewed and accepted by the City staff, the City's third-party reviewer and the St. Louis County DOT whom owns and maintains Delmar Boulevard. In addition, the City engaged their third-party reviewer to complete another independent investigation of traffic impacts.

All parties found that the impacts to existing traffic flow along Delmar Boulevard would be acceptable, specifically with the proposed improvements recommended by CBB. Furthermore, I understand that the County requested, and you agreed, to incorporate an additional eastbound through lane as part of those changes.

The current configuration of Delmar Boulevard west of McKnight Place is one shared lane in each direction plus on-street parking on both sides. As part of your project, the road will be reconfigured to an on-street parking lane on the north side, one westbound through/right-turn lane, one two-way left-turn lane, one eastbound through-only lane and one eastbound through/right-turn lane. These modifications will significantly increase the capacity of Delmar Boulevard adjacent to the site, more than offsetting the traffic increases. Doubling the number of eastbound through lanes from one to two and removal of left-turn movements from the through lanes will not only increase capacity but will also increase safety for all users.

With the redevelopment project and removal of the existing homes, on-street parking will no longer be needed on the south side of the road. A separate parking study was completed by CBB that demonstrated all of the site's parking needs will be adequately accommodated on-site with the proposed new garage for the apartments and proposed surface lot for the coffee shop.

As with most redevelopment projects, traffic will be increased over current levels. City staff, the City's third-party reviewer and the St. Louis County DOT have accepted the traffic forecasts presented by CBB in the study as an accurate. The mixed-use generates a moderate level of traffic based on the size of the parcel, less than some more-intense uses might such as grocery store or two or more fast food restaurants.

The proposed improvements to Delmar Boulevard will more than offset the increased traffic levels. The result will be reduced delays for all users turning to and from the adjacent side streets. We trust that you will find this letter useful. Please contact me at (314) 308-6547 or Lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

Linda Schaeffer

From: Sarah Myers <shmyers4@gmail.com>
Sent: Monday, March 14, 2022 9:32 AM
To: Council Comments Shared
Subject: Avenir Development Comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

My name is Sarah Herstand Myers . I live at 8716 West Kingsbury Ave., St. Louis, MO 63130. A couple weeks ago, I contacted Jeff Hales and we communicated at length about the November 9, 2020 meeting,. I do NOT want to see last minute changes to what was clearly stated at that meeting: "Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record." I agree with all those conditions, but want to call out one in particular -- we have been repeatedly promised fire exits at Kingdel -- not the current talk about keyed access in both directions. For the record, I have absolutely no problem with our new neighbors walking, with or without dogs, through the neighborhood. My concerns are around vehicle traffic and parking, both of which will be negatively impacted by keyed access on the Kingdel side, regardless of any signage to the contrary. That's just human nature. We were indeed promised fire exits, along with the other conditions Mr. Cross read into the record in November. Whether or not this is somehow a new application seems to skirt the key issue of intent, promise, and goodwill.

Thanks for all the time and effort you have put into listening to the neighborhood. Again, I have zero problem with our new Avenir neighbors walking through the neighborhood with or without dogs. But I do have a problem with the fire exits being replaced by an entrance.

Sarah

PS Traffic on Delmar will need to be dealt with regardless, even if Avenir was a solo project, but especially given plans for other sites on Delmar between 170 and Price.

--

Sarah Herstand Myers

Linda Schaeffer

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, March 13, 2022 11:22 PM
To: Council Comments Shared
Subject: Re: Community Comments for Council Meeting of March 14, 2022

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

ThankSorry I couldn't find an easy way to number the points,

On Mar 13, 2022, at 8:29 PM, William Ash (wmash47) <wmash47@gmail.com> wrote:

Dear City Council Members,

We are residents of the Kingdel Neighborhood just south and west of the proposed Avenir development:

William Ash, 8690 West Kingsbury Ave.

Dvora Ashman, 8820 Washington Ave.

Renee Bauer, 8708 Washington Ave.

Mary Blair, 8756 West Kingsbury Ave.

Alyson Domoto, 8753 Washington Ave.

Stacey Hutchens, 8700 West Kingsbury ave.

Lawrence James, 8708 Washington Ave

Margie Lazarus, 8808 Washington Ave.

Ilene Murray, 8724 Teasdale Ave.

Hasmukh and Adrienne Patel, 8684 West Kingsbury Ave.

Shirley Seele, 8716 Washington Ave.

We have read through both council meeting minutes from 11/9/2020 and 6/14/2021.

In the attachments you will find the meeting minutes and its attached comments with highlighted

relevant portions that deal with the Conditions included in the Preliminary Plan approval of the Avenir development project. We have the following concerns:

Some of the texts from 11/9/2020 Meeting's Resolutions

from pages 6 and 7 of the Council's meeting minutes you will find copied here:

"Entry points/Fire exits around the construction site, and the hours of operation.
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:"

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits"

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions
Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

So now if the City Attorney is saying that the Fire Exit condition does not apply then he is contradicting himself.

We are attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use.

Similarly you will also find Charles Deutsch's letter dated October 16, 2020 (attached to the 11/9/2020 Council

Meeting Minutes and provided as comments from Zack Deutsch for the Council Meeting).

It states clearly on the first page of the letter:

"Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"

We realize you have all put much attention to the Avenir proposals, and thank you for your service to our community.

But we urge you to give serious attention to these previous commitments, and that you adhere to the restrictions

already agreed to as required by your duties to the residents you both serve and represent.

Sincerely,

Residents of the University City Kingdel Neighborhood

<2020-11-09 Council Meeting Minutes pages 1-9.pdf>

<2020-11-09 Council Meeting Developers comments & Letters.pdf>

Linda Schaeffer

From: Michelle Lebbing <michellescasa2@att.net>
Sent: Sunday, March 13, 2022 9:41 PM
To: Council Comments Shared
Subject: Avenir Development & Delcrest neighborhood

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I live at 8738 Washington Avenue in the Delcrest neighborhood. I have been here since 2002, and have loved living here. It has been a safe and quiet place to live for many years as a single woman and now with my husband.

Knowing that this project was from the same developers as One McKnight and Gatesworth, compared to a developer who be marketing to another clientele - our initial response was positive. The new road/ lane plans, reduction of height (density) and seeing the landscape buffering to Delcrest all helped address the concerns we had, and upon the understanding that there would NOT be any direct access into our neighborhood we have been supporters of the development.

It has been brought to our attention that the latest plans do allow for direct access. I, as a homeowner as well as my husband, do not see any reason why this needs to be in place and DO object to this design detail. Access to Delcrest should only occur via Delmar for pedestrian foot traffic and there should NEVER be any possible parking or overflow driving or vehicle parking in our neighborhood.

Please consider this as a unnecessary convenience to the development and an absolute objection for the residents in the Delcrest neighborhood.

Michelle Lebbing Rapier (homeowner)
314-249-9810
Craig Rapier
636-286-5650

Sent from my iPad

Linda Schaeffer

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, March 13, 2022 8:29 PM
To: Council Comments Shared
Cc: William Ash (wmash47)
Subject: Community Comments for Council Meeting of March 14, 2022
Attachments: 2020-11-09 Council Meeting Minutes pages 1-9.pdf; 2020-11-09 Council Meeting Developers comments & Letters.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council Members,

We are residents of the Kingdel Neighborhood just south and west of the proposed Avenir development:

William Ash, 8690 West Kingsbury Ave.

Dvora Ashman, 8820 Washington Ave.

Renee Bauer, 8708 Washington Ave.

Mary Blair, 8756 West Kingsbury Ave.

Alyson Domoto, 8753 Washington Ave.

Stacey Hutchens, 8700 West Kingsbury ave.

Lawrence James, 8708 Washington Ave

Margie Lazarus, 8808 Washington Ave.

Ilene Murray, 8724 Teasdale Ave.

Hasmukh and Adrienne Patel, 8684 West Kingsbury Ave.

Shirley Seele, 8716 Washington Ave.

We have read through both council meeting minutes from 11/9/2020 and 6/14/2021.

In the attachments you will find the meeting minutes and its attached comments with highlighted relevant portions that deal with the Conditions included in the Preliminary Plan approval of the Avenir development project. We have the following concerns:

Some of the texts from 11/9/2020 Meeting's Resolutions from pages 6 and 7 of the Council's meeting minutes you will find copied here:

"Entry points/Fire exits around the construction site, and the hours of operation.

Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:"

"Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits"

"Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record."

"Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated."

So now if the City Attorney is saying that the Fire Exit condition does not apply then he is contradicting himself. We are attaching the 11/9/20 meeting minutes with highlighted text on pages 6 and 7 for your use.

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It states clearly on the first page of the letter:

"Neighborhood: We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood"

We realize you have all put much attention to the Avenir proposals, and thank you for your service to our community. But we urge you to give serious attention to these previous commitments, and that you adhere to the restrictions already agreed to as required by your duties to the residents you both serve and represent.

Sincerely,

Residents of the University City Kingdel Neighborhood

MEETING OF THE CITY COUNCIL
VIA VIDEOCONFERENCE – ZOOM MEETING
Monday, November 9, 2020
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held via videoconference, on Monday, November 9, 2020, Mayor Terry Crow called the meeting to order at 6:34 p.m.

Mayor Crow stated tonight's Study Session ran a little longer than anticipated, so he would like to apologize for the late start of this meeting.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Planning & Zoning, Clifford Cross; Director of Parks & Recreation, Darren Dunkle, and Director of Finance, Keith Cole.

C. APPROVAL OF AGENDA

Mayor Crow stated the City Manager has requested that Items J (2) and (3) be removed from the Consent Agenda and added to the City Manager's Report.

Councilmember Smotherson moved to approve the Agenda as amended, it was seconded by Councilmember Hales and the motion carried unanimously.

D. PROCLAMATIONS

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS & COMMISSIONS

1. Victoria Gonzalez is nominated to the Plan Commission by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
2. Cindy Zirwes is nominated to the Library Board by Council Member Aleta Klein. It was seconded by Councilmember Cusick and the motion carried unanimously.
3. Derek Deaver is nominated to the LSBDB Board by Mayor Terry Crow. It was seconded by Councilmember Cusick and the motion carried unanimously.

G. SWEARING IN TO BOARDS & COMMISSIONS

H. CITIZEN PARTICIPATION

Procedures for submitting comments for Citizen Participation and Public Hearings:
ALL written comments must be received no later than 12:00 p.m. the day of the meeting.
Comments may be sent via email to: councilcomments@ucit.mo.or., or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council 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, a **name and address must be provided.***

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

Mayor Crow thanked citizens for their participation in this process and noted that all comments have been received by Council and made a part of this record.

I. PUBLIC HEARINGS

J. CONSENT AGENDA

1. Pool Operations & Management Contract
2. Mowing Contract; *(Removed)*
3. Uniform Services Contract; *(Removed)*
4. Municipal Parks Grant Agreement

Councilmember Klein moved to approve Items 1 and 4 of the Consent Agenda, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Mowing Contract

Mr. Rose stated staff is recommending that Council consider awarding the Grounds Maintenance Service Contract to the lowest responsible bidder, Better Munie Greencare Professionals, for \$69,050. The details regarding this contract will be presented by the Director of Parks & Recreation, Darren Dunkle.

Mr. Dunkle stated after analyzing the current mowing operations staff determined that from the end of March through the middle of November staff had spent 75 percent of their time maintaining the City's parks, which greatly impacted their ability to perform painting and other minor repairs needed on other facilities. As a result, he decided to utilize excess funds in the current budget generated by several vacancies within the department, to see if he could be successful in finding an outside contractor to perform these services. The RFP consisted of two bids; a base bid for mowing eight park locations and an alternate bid for twelve additional locations. Mr. Dunkle stated Munie Greencare was the lowest responsible bidder. And although there will still be seven locations that will have to be maintained by staff on a weekly basis, the award of these contracts will allow them to begin focusing the remainder of their time on the repair work that is needed.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Councilmember Smotherson stated he just wanted to make sure that the removal of grass clippings, which have often been found on the walkways around Herman Park, would be addressed in this contract. Mr. Dunkle stated the tasks of trimming edges, blowing, and removal of minor debris had all been included in the bid specifications. Councilmember Smotherson asked if the contract was limited to the City's parks? Mr. Dunkle stated it also included some public facilities like the City Hall complex and Epstein Plaza.

Voice vote on Councilmember Smotherson's motion carried unanimously.

2. Uniform Services Contract

Mr. Rose stated staff is recommending that Council consider the Uniform Services Contract, which is a Cooperative Service Agreement with Cintas.

D - 1 - 2

- This revenue; 1.2 million dollars, is budgeted as a transfer from the General Fund and Solid Waste Fund

Sewer Lateral Fund

- The revenue stream for this fund is derived from an annual assessment of \$50 per household which is included in their personal property taxes
- Revenues are slightly less when compared to the same quarter of FY 2020
- Expenditures have slightly decreased when compared to the same period of FY2020
- Overall, First Quarter expenditures are reasonable when compared to the same quarter of FY 2020; 12.3 percent vs. 12.7 percent

Solid Waste Fund

- Revenues; 43.2 percent, appear to be in line when compared to the First Quarter of FY 2020
- Expenditures have decreased roughly 8 percent when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in Waste Dumping Fees and Fleet Service & Replacement costs

Economic Development Sales Tax Fund

- Revenues for this Fund are derived from point-of-sale (POS) transactions when customers execute payment for goods and services
- Revenues have decreased by approximately \$10,825 compared to the First Quarter of FY 2020
- This decrease is related to COVID-19, where businesses were required to be closed or operate at a limited capacity
- Expenditures have increased by approximately \$43,000 when compared to the First Quarter of FY 2020
- This increase is due to expenses related to the Small Business Assistance Forgivable Loan Program and Façade Improvement Program

Capital Improvement Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$3,900 when compared to the First Quarter of FY 2020; \$242,000 vs. \$246,000
- Expenditures decreased approximately \$75,000 when compared to the First Quarter of FY 2020
- This decrease is due to construction projects being placed on hold until after the first of the year

Park & Stormwater Sales Tax Fund

- The revenue stream for this Fund is derived from POS transactions
- Revenues decreased approximately \$21,900 when compared to the First Quarter of FY 2020
This decrease is due to businesses being closed and/or operating at a limited capacity
- Expenditures increased approximately \$20,500 when compared to the First Quarter of FY 2020
- This increase is due to the purchase of equipment for vehicles

Public Safety Sales Tax Fund

- The revenue stream for this Fund is derived on a per capita basis
- Revenues decreased approximately \$7,150 when compared to the First Quarter of FY 2020
- Expenditures decreased approximately \$313,350 when compared to the First Quarter of FY 2020
- This decrease is due to the purchase of equipment and an ambulance for the Police and Fire Departments

Grants Fund

- Revenues increased roughly \$496,500 when compared to the First Quarter of FY 2020
- This increase is due to the receipt of \$525,000 from the Municipal Parks Grant Commission
- Expenditures decreased when compared to the First Quarter of FY 2020; (the majority of expenditures for this Fund will occur in the Third and Fourth Quarter of FY 2021)

Parking Garage Fund

- Revenues decreased roughly \$42,000 when compared to the First Quarter of FY 2020 of the
- This decrease is due to a reduction in revenue as a result of COVID-19
- Expenditures decreased approximately \$22,000 when compared to the First Quarter of FY 2020
- This decrease is due to a reduction in personnel and contractual services

Mr. Rose stated this decrease is also related to the City's decision to eliminate fees for businesses holding monthly leases. The intent is that these fees will be reinstated in the first part of 2021, or whenever the economy starts to rebound.

Golf Course Fund

- Revenues increased by roughly \$45,000 when compared to the First Quarter of FY 2020
- This increase is due to enhanced activity; (golf course fees increased in October 2020)
- Expenditures increased roughly \$38,000 when compared to the First Quarter of FY 2020
- Overall, expenses are reasonable and appear to be in line with the FY 2021 budget

Councilmember Cusick asked if it was possible to quantify what percentage of the \$210,700 decrease in the General Fund could be attributed to a reduction in sales taxes? Mr. Rose stated while staff can provide Council with documentation illustrating the different amounts of revenue that have been collected, primarily, this decrease is associated with the loss of revenue from sales taxes. However, at this point, the decrease has not been as severe as they had originally predicted. Councilmember Cusick asked if it would be safe to extrapolate that if this trend continues, the City would be looking at a loss of roughly \$800,000 for the year? Mr. Rose stated he is hesitant to make such a prediction without any knowledge of what the national strategy will be going forward with respect to businesses.

Mayor Crow stated he had a few questions that would probably require some additional research, so the answers can be provided at a later time.

Q. Does staff have any way of determining how many residents purchased the insurance that was offered along with the new Sewer Lateral Program?

Q. Is staff aware of our residents' frustrations over their inability to utilize the tennis courts, and if so, what if anything, is being done to resolve this issue?

Mayor Crow stated the problem seems to be associated with the number of pros who do not live in U City that are utilizing the City's tennis courts to teach lessons. He stated there used to be rules posted at some of the courts which contained time restrictions. It seems as though they have all been removed but perhaps, that might be one solution.

Mr. Rose informed Mayor Crow that he was aware of the problem and would have to confer with Mr. Dunkle to determine what actions may be forthcoming.

Mr. Rose then announced that the Finance Department had received the prestigious Government Financial Officer's Award (GFOA), for the work they performed on the 2020 Budget.

Mayor Crow congratulated Mr. Cole and his department on the accomplishment and thanked them for their dedication.

L. UNFINISHED BUSINESS

1. **BILL 9412** – AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATIONS OF MULTIPLE PROPERTIES FROM GENERAL COMMERCIAL ("GC"), SINGLE-FAMILY RESIDENTIAL ("SR"), MEDIUM DENSITY RESIDENTIAL ("MR") & HIGH-DENSITY RESIDENTIAL OFFICE ("HRO") TO PLANNED DEVELOPMENT – MIXED-USE ("PD-M") DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY. Bill Number 9412 was read for the second and third time.

Councilmember Smotherson moved to approve, it was seconded by Councilmember Cusick.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

M. NEW BUSINESS

RESOLUTIONS

1. Resolution 2020-15 – Avenir Preliminary Plan Approval

Councilmember Klein moved to approve; it was seconded by Councilmember Clay.

Mr. Rose asked the Director of Planning & Zoning, Clifford Cross if he would expound upon staff's recommendation.

(Mr. Cross stated Councilmembers McMahon and Hales conducted a series of neighborhood meetings designed to ascertain and address some of the concerns expressed by residents.

Their three primary concerns were:

- **Density:** Is this development comparable to the current underlying zoning districts?
Resolution: Staff evaluated the three Residential Zoning Districts in the area; HRO (high-density residential office); MR (medium-density), and the remaining single-family lots to ensure that this was not a camouflaged zoning request designed to conceal a higher density that could negatively impact neighboring properties. They concluded that per the density requirement of 500 SF per unit the Developer could construct approximately 266 units on the site, or 49 units per acre. Therefore, the density for this development is less than what it would be if this project was developed under the current underlying zoning.
- **The Coffee Shop:** If this shop goes out of business can it be replaced with a fast-food restaurant?
Resolution: The Ordinance addresses this issue, wherein it states, "*and establishing permitted land uses and developments therein; containing a savings clause and providing penalty*". The Ordinance adopts a parking lot, multi-family development, and defines the type of restaurant that can occupy this space; one which is like the existing use.
- **Entry points/Fire exits around the construction site, and the hours of operation.**
Resolution: The Ordinance establishes the hours of operation, and includes the following conditions:
 - That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
 - Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
 - Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

D-1-6

- Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no gas access from Kingdel Drive to the courtyard or building through fire exits

The Developer also suggested that the following conditions be included in the Preliminary Development Plan:

- That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings
- That any light produced by exterior lighting shall remain within the property lines
- That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction
- That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester
- That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester

Mr. Rose stated staff is recommending approval of the Preliminary Plan subject to the conditions Mr. Cross read into the record.

Councilmember Hales questioned whether there was a need to amend the original motion?

Mr. Mulligan stated the Code states that approval of a Preliminary Development Plan is merely an authorization to proceed with the preparation of a Final Development Plan. So, if Council approves the Preliminary Plan with the additional conditions that were read into the record, those conditions should be incorporated into the Final Development Plan. He stated the conditions are simply supplements to the plan, so he does not think there is a need for them to be formally incorporated.

Councilmember Hales thanked staff for incorporating some of the items that he and Councilmember McMahon had requested. And even though he does not recall the discussion related to the 7 p.m. quitting time, it is a considerable improvement.

Councilmember Hales asked if the Landscape Plan would be reviewed by the Plan Commission as part of the Final Development Plan? Mr. Cross stated that it would.

Mayor Crow expressed appreciation to his colleagues and staff for their outreach to the community; which he hopes will continue as this project moves forward.

Mr. Rose stated he just wanted to be clear that the motion did include the additional conditions?

Councilmember Hales moved to amend the motion to include the conditions expressed by Mr. Cross. It was seconded by Councilmember Clay and the motion carried unanimously.

Voice vote on the Resolution as Amended carried unanimously.

N. COUNCIL REPORTS/BUSINESS

Councilmember Cusick reported that the Stormwater Commission has been meeting regularly and are in the process of launching an early warning system that will give residents a timely notice of issues related to flooding. The goal is to have this system tested and in place by the end of the year. He stated the Commission is also interested in obtaining photos or videos of past events, with the hope of establishing a comprehensive library documenting the history associated with these floods.

Mayor Crow reported that Susan Armstrong, Chair of the Street Naming Task Force has been extremely effective in getting this team up and running. Each member appears to have taken their charge seriously, and Esley Hamilton; a walking dictionary on the history of U City, has been a tremendous asset. The Task Force will continue to solicit citizen input and is striving to have a preliminary report available for Council's review by the end of the year.

Mayor Crow stated he would like to address some of the comments he received from citizens regarding the Conflict of Interest Ordinance passed at the last meeting. Members of Council are not defined as employees under either the City's Charter or Missouri Statutes. So, if there are any concerns about a conflict of interest as it relates to Council's family members, it should be addressed by this body. He stated a thumbnail sketch revealed that there may be two spouses who serve as volunteers on the City's commissions. Therefore, he will be making outreach to both individuals with the intent of obtaining reciprocal resignations.

Mayor Crow stated rather than amending the Ordinance to ensure that Council adheres to the same conflict of interest standards, he would suggest that the City Clerk add this issue to her list of topics for Council to include in its own rules.

O. COUNCIL COMMENTS

Councilmember Hales reiterated his gratitude to everyone who supported his and Councilmember McMahon's efforts to work through some of the issues associated with the Avenir Development Project. He stated Mr. Cross went above and beyond by attending every meeting and interjecting his valuable expertise on this topic.

Councilmember Hales urged everyone to get involved by registering their cameras with the police or calling when they observe any of the crimes of opportunity that seem to be plaguing several municipalities. He stated his own unfortunate experience provided him with an opportunity to see first-hand just how remarkable this City's Police Department is when it comes to responding to citizens' concerns.

Councilmember Klein stated she would like to recognize the administrators and teachers in the District for such a smooth transition, and the enthusiastic reception they displayed to the kids who went back to school today.

Councilmember Cusick stated he was contacted by a resident with a home-based business who questioned why this sector of the business community; which based on his understanding constitutes about 70 registered businesses, had not been included in any of the City's forgivable loan programs.

Mayor Crow stated while he would certainly agree that this resident provided an enlightening perspective about all of the factors; both locally and internationally, that have impacted home-based businesses throughout this pandemic, he would encourage members of Council to pose such questions during the Council Reports/Business segment of the Agenda.

Mr. Rose stated staff anticipates that there may be additional funding available. As a result, they are exploring another round, which if approved by Council, will expand the EDRST eligibility requirements to include certain home-based businesses.

Mayor Crow thanked residents for their participation in the November 3rd election, which had the highest turnout since 1900. He stated the fact that so many people came out; especially in light of the pandemic, clearly demonstrates that we have an engaged electorate that cares about this country.

P. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

D - 1 - 8

Councilmember Smotherson moved to close the Regular City Council meeting and go into a Closed Session, it was seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

Q. ADJOURNMENT

Mayor Crow adjourned the Regular City Council meeting at 7:42 p.m. to go into a Closed Session. The Closed Session reconvened in an open session at 8:07 p.m.

LaRette Reese

City Clerk

LaRette Reese

From: Zack Deutsch <zdeutsch@thegatesworth.com>
Sent: Friday, November 6, 2020 4:22 PM
To: Council Comments Shared; LaRette Reese
Cc: Clifford Cross
Subject: Delprice Neighborhood Letters
Attachments: Letter to Delprice Neighborhood.pdf, LETTER TO DELPRICE NEIGHBORS.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi LaRette,

Can you please include the two attached letters, which we mailed to the Delprice neighborhood, in the public record?

Thank you.

--
Zack Deutsch
The Gatesworth Communities
1 McKnight Place
St. Louis, MO 63124

Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

October 16, 2020

Dear Neighbor,

We are sending you this letter as a resident of the Delprice neighborhood, which generally abuts our proposed 258-unit apartment development, known as Avenir, and neighborhood coffee shop, as located on the east side of Kingdel Dr. and south side of Delmar Blvd.

First and foremost, we wish to invite you to a Zoom meeting on Thursday, October 22nd, at 6:30pm. Please check <https://www.avenirstl.com> no earlier than this Wednesday to access the link for the Zoom meeting.

The purpose of this meeting is to provide you with the opportunity to express, and for us to address, any questions you might have, that we may not have fully addressed below. Also enclosed are a proposed site plan and neighborhood map which we hope you will find useful. The concerns which we will address below were generally identified from the emails that recently were submitted to the University City Council.

Traffic and Parking: Concerns were expressed about potential increased traffic in the Delprice neighborhood and on Delmar Blvd.

Neighborhood - We designed Avenir to ensure that there would be no entrance to it from any part of your neighborhood. As you can see from the site plan, Kingdel Drive and Barby Lane will be heavily landscaped, and have no driving lanes entering or exiting Avenir. Barby Lane will remain a dead-end street and will not connect to the proposed parking lot east of it. This parking lot is actually about 20 feet lower than Barby Lane, so a cut through would be impossible. Furthermore, a lushly landscaped retaining wall will separate the parking lot, which will also not have visibility from any portion of the surrounding neighborhood. Additionally, to protect neighborhood environs, a heavily landscaped privacy fence will be built between the proposed courtyard of Avenir and the east side of Kingdel Drive.

Delmar - We commissioned a traffic and parking study by CBB Transportation Engineers, to assess if Delmar Blvd. would be able to accommodate the increased traffic generated by Avenir and the coffee shop. As a second opinion, University City commissioned its own traffic and parking study by Lockmueller Group. Both traffic studies concluded that the area could easily handle the projected slight increase in traffic. Furthermore, both studies and the St. Louis County Department of Transportation recommended lane restriping on Delmar Blvd. This would result in the

removal of all street parking on the south side of Delmar Blvd. in front of the subject site, and the creation of an additional east bound lane. Additionally, a center left turn lane would be added to Delmar between I-170 and Kingdel Drive in order to not block through traffic. Finally, the seven curb cuts that currently exist between McKnight Place and Kingdel Dr. will be reduced to only two curb cuts.

Parking - The parking provided is in complete compliance with the University City parking ordinance. This includes 408 garage spaces, of which 14 would be designated guest spaces, plus 16 additional outdoor guest spaces. The coffee shop would include 31 customer spaces, and room for at least 10 cars to stack in the pickup lane. Both traffic and parking studies also concurred with the amount of parking spaces that the proposed plan provides.

Property Value: Concerns were expressed that property values could possibly decrease due to the proposed development. We had similar concerns raised by the abutting neighbors of Ladue and the Delprice neighborhood when we built the various phases of The Gatesworth. Studies were completed after the development of each phase and showed quite the opposite; there was no negative effect on adjoining neighborhood property values and the property values actually increased in all cases. Additionally, national studies have been completed which concur with our local property value study. We foresee the same being true with Avenir; that the addition of this first-class multifamily development will continue to increase property values in the area for years to come.

Safety and Crime: Concerns were expressed about the neighborhood becoming less safe due to Avenir. Some concerns were about the increased traffic that would enter Avenir from Kingdel and Barby. As the enclosed site plan illustrates, the property was designed to eliminate the reasonable likelihood of apartment tenants driving on Kingdel Drive because there are absolutely no building entrances on either of those two streets. Others expressed concern about the potential for increased crime in the Delprice neighborhood. Our proposed development is comprised mainly of large, luxury one-bed and two-bed apartments, with rents ranging from \$1,600 to \$3,600 per month. The clientele who would be living in this apartment community are those looking for a safe neighborhood themselves and will surely not be the cause of any increased crime in the area. Their bikes will be stored in a secured storage room, their cars will be parked in a secured garage, and in addition, the courtyard and all building entrances will be electronically monitored.

Tax Abatement: Some real estate tax abatement is necessary to make the development of this project feasible. Not only have construction costs dramatically escalated within the recent past, but property re-development also includes other extremely expensive costs such as demolition of obsolete and asbestos ridden structures, and the concurrent reestablishment of new infrastructure. That is exactly why the statute providing for tax abatement was enacted by the Missouri legislature. Under our request for tax abatement, the current taxes being paid will continue to be paid. Our request only contemplates abating some of the increase over the 20-year abatement term. In fact, the University City School District would still receive over \$2 million more during the abatement term than it currently does, and with only a

negligible projected increase in student enrollment. In fact, all of the taxing districts will only see increases above the amount of taxes currently being paid. Finally, the new residents in our proposed development will shop, dine and contribute to the local economy, thus increasing the potential for the new residents to pay local taxes, and for University City to receive a greater share of the county wide sales tax pool.

Finally, here are a few additional considerations I'd like to point out.

The proposed site borders I-170, and multifamily development is the natural and appropriate transitional use leading to the Delprice neighborhood. Currently, some of the site is even zoned GC - General Commercial, which is a much less desirable use. In essence, a new luxury multifamily development would actually protect the Delprice neighborhood.

The proposed site has been shown as a transitional development site in the University City comprehensive plan for at least the last 35 years. Therefore, this proposed use is actually consistent with what the city has requested for decades.

The city council's job is to plan for orderly and desirable growth, and the obsolete structures currently occupying this site will further continue to decline, and support only lower rents, if not re-developed.

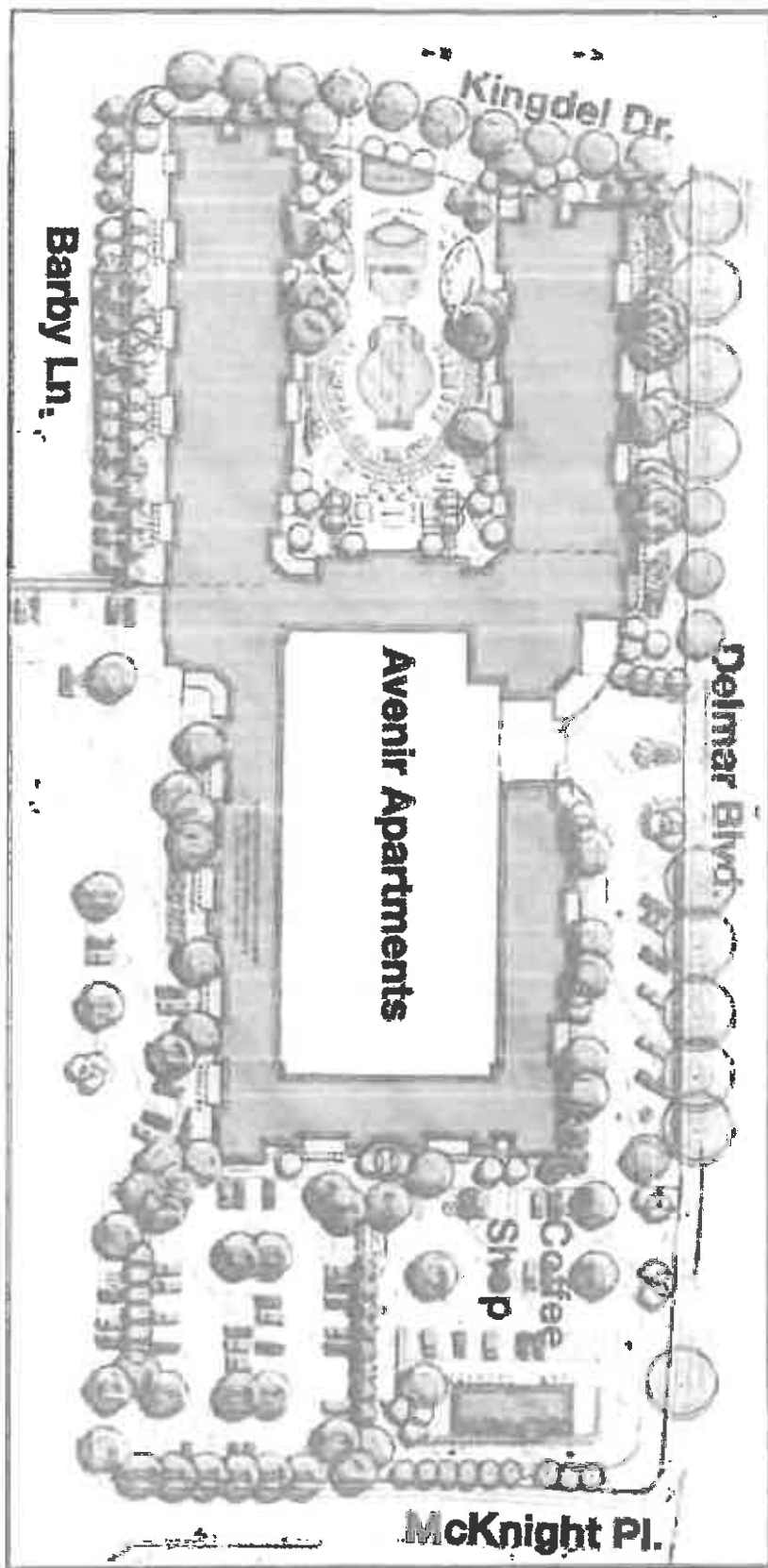
I hope the above explanation helps answer some of the neighborhood concerns. If you would like to personally discuss anything in more detail, I am happy to set up a direct phone or Zoom meeting. If you desire this, please call 314-373-4700 or email zdeutsch@thegatesworth.com to schedule a time that is convenient for you. In the meantime, we look forward to hosting a neighborhood meeting over Zoom on Thursday, October 22nd, at 6:30pm, for those who would like to learn more about the proposed development.

Thank you,



Charlie Deutsch

**Exhibit A: Site Plan of Avenir
Multi-Family Development**



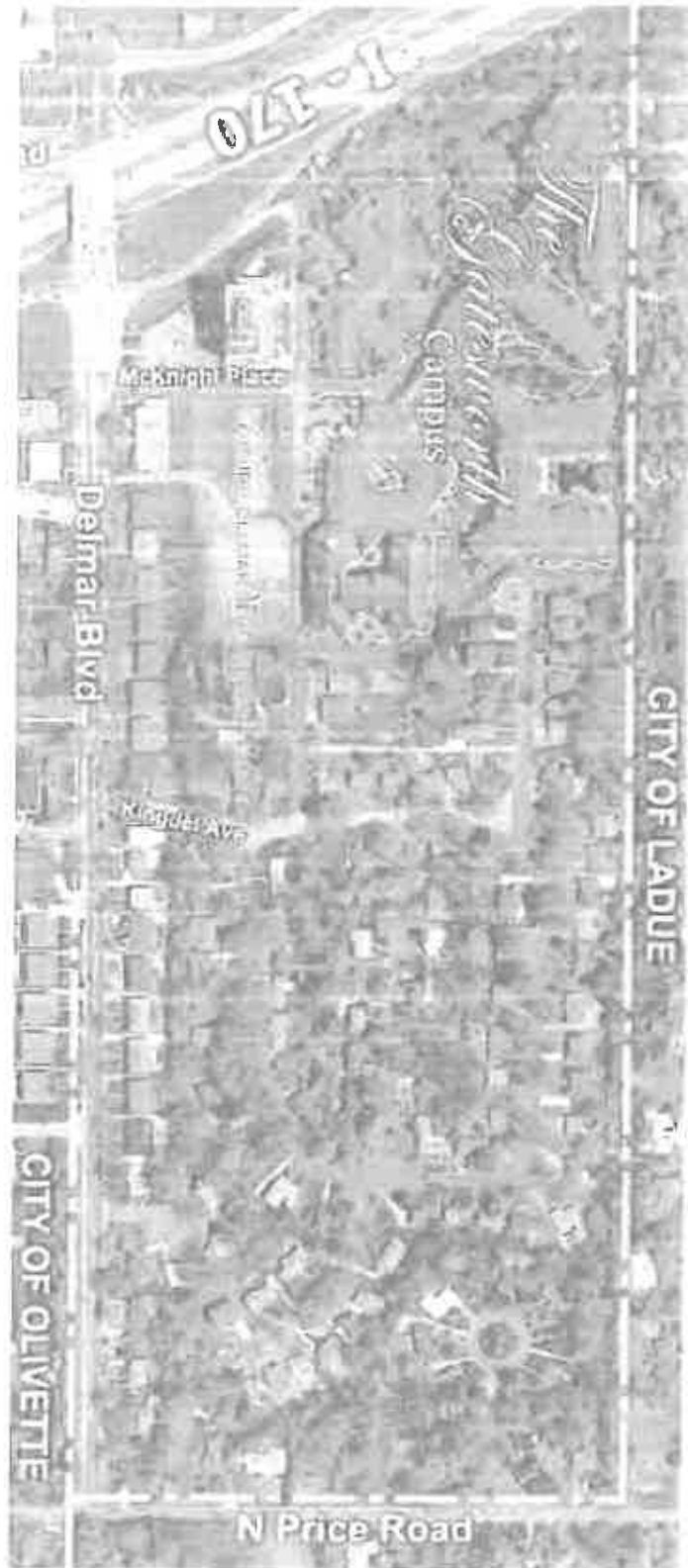


Exhibit B: Location Map



D - 1 - 23

E - 1 - 87

Charles Deutsch and Company
One McKnight Place | St. Louis, MO 63124

November 2, 2020

Dear Neighbor,

As a resident of the Delprice neighborhood, we are writing to you again since our last letter on October 16th. We wish to delve deeper into some of the continued concerns associated with our proposed multi-family development, known as Avenir, which we understand are still present. Further, we are looking forward to personally addressing any of your remaining concerns at a second neighborhood zoom meeting, which Bill Ash has kindly arranged and scheduled for Thursday evening, October 5th, at 6:30 p.m.

Transitional Use

When I-170 was constructed in the mid-1970's, it cut off north/south through traffic along McKnight Road at its former intersection with Delmar Boulevard. It was replaced with an interstate interchange, which approximately 200,000 vehicles pass by each weekday. This dramatically changed the character of the adjacent environs. Hence, the 6.5 acres on which Avenir is proposed, is very much a transitional tract because it now separates the Delprice residential neighborhood use from the intense interstate highway use.

Thus, Avenir makes great sense as a transitional use, and as a buffer to your neighborhood. Although Avenir is proposed at a greater residential density than your neighborhood, its design is still very residential in nature. In fact, we believe this is actually the mildest realistic use possible in redeveloping this area. Currently, a significant part of this tract is even zoned either as general commercial or high density office residential. Just imagine a more intense use for this large tract, such as a hotel or a retail center. Those uses would dramatically change the character of your neighborhood, yet those uses are exactly what is currently being developed at the Olive/I-170 interchange. The Delmar/I-170 interchange is a much more affluent area, and therefore, a multitude of more intense uses would be eager to locate on this large and flexible 6.5-acre tract. Both professionally and practically, this transitional residential use proposed as Avenir, will actually protect and add value to the Delprice neighborhood.

Why Redevelop

As previously stated, commercial development is happening up and down the I-170 corridor, and therefore, pressure to redevelop due to market demand will inevitably continue to increase. Additionally, the office building and eight apartment buildings that currently occupy this tract are obsolete, and do not justify reinvestment, because the existing configuration of the property can no longer support the rent structure that would be required by reinvestment. These buildings were constructed in the late 1940's through the early 1950's, and the vast majority of the equipment, fixtures, windows, etc. are original. As the livable nature of the apartments continues to deteriorate, they cannot command the high level of reinvestment which is currently being experienced in the Delprice neighborhood.

Property Values

During the last thirty-five years, The Gatesworth has expanded east of Kingdel Drive seven times. Each time, the expansion would actually abut the east property lines of several single-family homes. What is unique about the Avenir redevelopment is that it does not abut any single-family homes, but is separated by a fifty foot right-of-way for both Kingdel Drive and Barby Lane. In fact, the closest homes to the west end of Avenir will be approximately one hundred feet to the west. During this thirty-five year Gatesworth expansion period, we have done countless value studies of homes in both Ladue and University City that abut The Gatesworth. These studies always confirmed that abutting homes have increased in value at the same rate as non-abutting homes. Please note the attached letter (Exhibit A) by a well-known real estate appraisal firm, Real Estate Analysts Limited, which further explains how real estate values will continue to be enhanced by Avenir.

No Future Expansion Plans

We have absolutely no future plans whatsoever to further encroach into the Delprice neighborhood. Kingdel Drive is a natural boundary. The reason we have assembled this current 6.5-acre tract is because it encompasses all the frontage along Delmar Boulevard that abuts the north property line of The Gatesworth. We believe that development of Avenir will afford an elegant and necessary residential buffer for The Gatesworth. We could not tolerate an intense commercial use abutting The Gatesworth.

Traffic

Please note the attached plans to restripe Delmar Boulevard from I-170 to Kingdel Drive (Exhibit B). These plans are required by the St. Louis County Department of Transportation. All street parking will be eliminated along the Delmar frontage of Avenir. This will allow for Delmar, between Kingdel and I-170, to have two eastbound lanes, one center left turn lane, and one west bound lane with adjacent street parking. This will be a very similar configuration to that which is currently on Delmar from Walgreen's east to Old Bonhomme. Further, seven current exits on the south side of Delmar will be reduced to only two.

During the planning of Avenir, both we and the City hired independent traffic engineers to study what impact Avenir and the coffee shop will have on traffic. Both studies concluded that even during morning weekday rush hour, these joint uses will have no demonstrable or material impact on current traffic. However, a more intense commercial use would surely have a large negative impact on current traffic. Please see the attached letter from CBB Transportation Engineers and Planners (Exhibit C), which further expounds on this potential concern.

Parking

Avenir will provide 424 parking spaces for 258 apartments. This includes 30 guest spaces. Since this count fully meets University City code, no parking exceptions were requested. Furthermore, 31 spaces are provided on site for the coffee shop and 63 spaces are provided on site for The Gatesworth. These additional 94 spaces could easily be shared, if ever necessary. The 31 spaces provided for the coffee shop and the separate 10-car stacking lane for its pick-up window, far exceeds what is provided for by Starbuck's at North and South Road. In addition, the coffee shop abuts The Gatesworth's 63-space lot, which could easily be shared by coffee shop patrons.

Apartment Density

University City zoning code controls density by calculating F.A.R., not by unit count. F.A.R. stands for Floor Area Ratio, meaning that total required net building size is divided by total site area in order to derive a ratio. University City code allows for a 1 to 1 ratio without exception, and up to a 1 to 3 ratio with exception. Currently, the preliminary plan for Avenir calculates at an approximate ratio of 1 to 1. After the final drawings are completed, an exact ratio will be calculated. As long as the overall building size is in compliance, a developer can plan for any amount of units that they wish within the allowable overall building size, as long as the parking count can support that number of units.

Building Story Height

The zoning district for which Avenir has applied, does not specify the amount of permissible building stories, but looks for consistent examples from primary abutting uses. The abutting Gatesworth is the most dominant current area use, and four stories is its most prevalent story height. Avenir is designed with four stories as it adjoins the Delprice neighborhood on the east side of Kingdel Drive.

As you can see from the enclosed building elevation (Exhibit D), on its right side the first story of the building is below the ground elevation along Kingdel. Therefore, the southwest corner of the building, which is the most prominent view from the Delprice neighborhood, will only appear as three stories. Furthermore, the setback along Kingdel will be heavily landscaped, and the large mature trees along its curb line will remain.

Neighborhood Accessibility

There will be no vehicular access onto Kingdel from Avenir, and only two pedestrian fire exits, which will require keyed ingress. These exits are shown on the attached landscape plan (Exhibit E). Furthermore, the building elevation drawing previously referred to (Exhibit D), shows a heavily landscaped, sight proof fence which, for purposes of privacy, blocks the view from Kingdel into the courtyard of Avenir. The privacy fence is also designed to block accessibility into the courtyard or swimming pool from Kingdel. Further, no parking signs can be installed along the east side of Kingdel in that area, if necessary. Also, there will be absolutely no access to Avenir from Barby Lane, as there is a twenty foot grade change at the end of Barby. Due to all the above limitations, there should be no noise or cut through traffic from Avenir residents effecting the Delprice neighborhood.

We hope this letter helps answer important questions which you might have. We look forward to further answering your questions and considering your views on Thursday evening. If you are unable to attend the meeting, please feel free to call either of us on our direct cell numbers.

Sincerely,

Charlie Deutsch
314-406-5200

Zack Deutsch
314-882-9195

Exhibit A

From: Mike Green mgreen@reanalysts.net
Subject: Avenir
Date: October 22, 2020 at 8:19 AM
To: Zack Deutsch zdeutsch@thegatesworth.com

Hi Zach – I have looked over the plans and elevations you sent and have driven by the site. While I have not undertaken any kind of formal study, I can tell you that in my opinion as someone who has been involved in real estate valuation for the past 30 years that the proposed development will be a major asset to the community, both neighboring and the wider area. While there is no doubt that during construction there will be some inconveniences to immediately neighboring properties, the final development, considering the buffering, elevation changes and its overall attractiveness in design and style will only enhance property values in the area and continued to do so into the future, as the Gatesworth has over the last several years.

Regards,



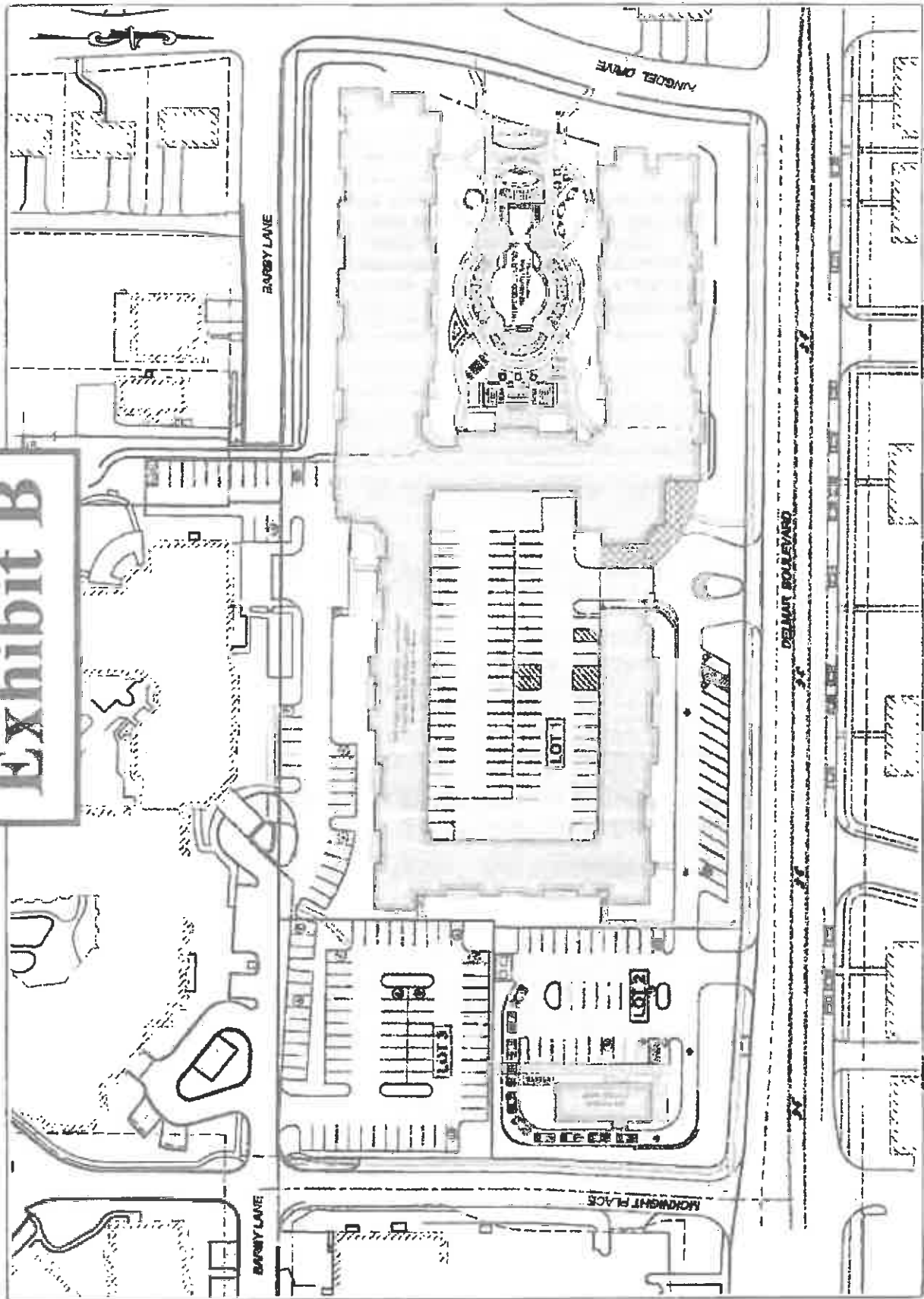
Michael A. Green
Principal



Additional Contact Information

Direct - 314-818-7997
Cell - 314-974-5894
Website - www.reanalysts.net

Exhibit B





**TRANSPORTATION
ENGINEERS+PLANNERS**



November 2, 2020

CBB Job Number 033-20

Mr. Zack Deutsch
The Gatesworth Communities

Dear Zack:

As you know, CBB prepared a traffic impact study for the proposed Mixed-Use Apartment Development at Delmar Boulevard and McKnight Place in University City, Missouri. That study was subsequently reviewed and accepted by the City staff, the City's third-party reviewer and the St. Louis County DOT whom owns and maintains Delmar Boulevard. In addition, the City engaged their third-party reviewer to complete another independent investigation of traffic impacts.

All parties found that the impacts to existing traffic flow along Delmar Boulevard would be acceptable, specifically with the proposed improvements recommended by CBB. Furthermore, I understand that the County requested, and you agreed, to incorporate an additional eastbound through lane as part of those changes.

The current configuration of Delmar Boulevard west of McKnight Place is one shared lane in each direction plus on-street parking on both sides. As part of your project, the road will be reconfigured to an on-street parking lane on the north side, one westbound through/right-turn lane, one two-way left-turn lane, one eastbound through-only lane and one eastbound through/right-turn lane. These modifications will significantly increase the capacity of Delmar Boulevard adjacent to the site, more than offsetting the traffic increases. Doubling the number of eastbound through lanes from one to two and removal of left-turn movements from the through lanes will not only increase capacity but will also increase safety for all users.

With the redevelopment project and removal of the existing homes, on-street parking will no longer be needed on the south side of the road. A separate parking study was completed by CBB that demonstrated all of the site's parking needs will be adequately accommodated on-site with the proposed new garage for the apartments and proposed surface lot for the coffee shop.

As with most redevelopment projects, traffic will be increased over current levels. City staff, the City's third-party reviewer and the St. Louis County DOT have accepted the traffic forecasts presented by CBB in the study as an accurate. The mixed-use generates a moderate level of traffic based on the size of the parcel, less than some more-intense uses might such as grocery store or two or more fast food restaurants.

The proposed improvements to Delmar Boulevard will more than offset the increased traffic levels. The result will be reduced delays for all users turning to and from the adjacent side streets. We trust that you will find this letter useful. Please contact me at (314) 308-6547 or lcannon@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer

Headquarters : 12400 Olive Blvd. Suite 430, Saint Louis, MO 63141 T 314.878.6644 F 314.878.5876 cbbtraffic.com

300 Regency Centre
Columbia, IL 62224

300 South 21st Street, Suite 504
Saint Louis, MO 63104

119 South Main Street
Saint Charles, MO 63301

D - 1 - 30

E - 1 - 94

Linda Schaeffer

From: Katy Blair <kblair5511@gmail.com>
Sent: Sunday, March 13, 2022 6:08 PM
To: Council Comments Shared
Subject: Comment for meeting to discuss the Avenir project: 3/14/22 at 6:30 pm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Council members:

My name is Katy Blair and I have lived at 8834 Washington Avenue for over 18 years. I recently learned that the Avenir project residents may have access to our neighborhood through a proposed entrance on Kingdel.

With the additional entrance to Kingdel, I believe residents would assume that this entrance was built to make it easier for them to have access to Kingdel. I would make that assumption. At times it would be easier to park on Kingdel while making a quick stop to one's apartment. It could be easier for many residents to use the Kingdel entrance to meet friends or pick-up expected deliveries or take the dog for a quick walk when running late. And much easier for the visiting friends and delivery drivers to avoid parking on Delmar. The Kingdel entrance could cut out the kind of congestion that drivers and residents of larger apartment buildings normally experience.

I am also concerned about safety for visiting walkers with an increase in cut through drivers. As you may know, there are no sidewalks in the Delprice neighborhood and the streets are often single lane because of parked cars and repair trucks. Those of us that live in the neighborhood know to drive slowly to avoid walkers, children and other drivers unfamiliar with the road rules. Those of us who walk in the neighborhood understand there are curves, hills and blind spots that can prevent drivers from seeing us.

If there is a proposal for a Kingdel entrance what would be the purpose? Would it justify the impact it could have on the Delprice neighborhood?

Thank you for considering my comments and questions.

Kathryn Blair
8834 Washington Ave
University City, MO 63124

Kblair5511@gmail.com
314.640.2870

Linda Schaeffer

From: Grace Collins <taylorcollins@att.net>
Sent: Sunday, March 13, 2022 4:59 PM
To: Council Comments Shared
Subject: AVENIR project- for March 14th meeting * KINGDEL access for EMERGENCY only

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear City Council-

Twenty-three years I have lived in my house in the Delcrest neighborhood and have a huge emotional, financial vested interest.

I love my neighborhood and am extremely disappointed now aware what was promised to us that access to Kingdel from the AVENIR project may now have changed where the future tenants residing in the new 250 unit structure will have access to Kingdel.

November 9, 2020, I had the understanding that access to Kingdel would be for EMERGENCY ONLY. They were to be FIRE EXITS only.

Please see that honoring this promise is followed through.

I am very concerned for a number of reasons- traffic- safety... but most importantly we received a promise- one's word - from a group that we in the Kingdel neighborhood were assured their word was good- we had no reason to think otherwise.

Please please- see that access to Kingdel is for EMERGENCY only.

Thank you for your time,

Grace Collins
8841 Washington Avenue
Saint Louis, Missouri 63124

Linda Schaeffer

From: Diana Dickes <dianadickes@gmail.com>
Sent: Sunday, March 13, 2022 10:26 AM
To: Council Comments Shared
Subject: Avenir

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Councilpersons,

We live at 8705 Teasdale Avenue on the corner of Kingdel and Teasdale, directly across Kingdel from the West end of the Avenir. To say I am dismayed is a gross understatement in learning that the West ingress/egress onto Kingdel is to be a main Entrance and Exit.

The traffic at that narrow piece of Kingdel will be horrific; to say nothing of the parking. There will be no parking other than on the west side of Kingdel, narrowing the road further and wrapping around my house and on up and on both sides of Teasdale.

This will be disruptive to our neighborhood and a direct contradiction to previously stated plans for the Avenir!

For just one example,

“Neighborhood: We have designed Avenue to ensure that there would be NO ENTRANCE to it from any part of your neighborhood.”

Others from our neighborhood have been very vocal about traffic and parking snarls and intrusions from Delmar onto Kingdel and on into Teasdale caused by a West access point to the building and we stand behind their well argued stances.

We will be most anxious to see tonight’s council meeting, watching for your sincere consideration of these very valid points.

Diana Dickes
8705 Teasdale Avenue
dianadickes@gmail.com
314-304-0032

Sent from my iPad

Linda Schaeffer

From: Mary Blair <mgblair56@gmail.com>
Sent: Sunday, March 13, 2022 8:42 AM
To: Council Comments Shared
Subject: Avenir project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mary Blair
8756 W Kingsbury Ave
University City, MO 63124

I'd like to ask the Council to stop any pedestrian traffic in and out onto Kingdel and have the exit and walkway only be a fire exit. Also that no parking is allowed by tenants on Kingdel, Barby, Teasdale, West Kingsbury and Washington Ave. Please put this and the original special conditions in the Final development plan.

Without any access to the Avenir from Kingdel or Barby except in an emergency situation, there would be no reason for tenants to come into our area.

If they want to walk their dog in our neighborhood, they still could go outside from Delmar and access it that way.

Tenant key cards giving them access to the Kingdel entrance could encourage tenants to cut through from Price or Delmar, park temporarily on Kingdel, have food and other deliveries meet them at that entrance to be exchanged, be picked up for rides at that entrance instead of Delmar in the front of the building which would be more crowded and therefore less convenient. All of this would bring more traffic into our neighborhood.

We are going from having 32 apartments for years to 262 apartments- that is a lot more people with potential to be driving, walking through and coming in and changing the texture of our neighborhood. Our property values have been rising because we are like a little hidden gem, peaceful, quiet, clean, serene, safe, able to walk on our streets. Please help us keep it that way.

Thank you for your attention,

Mary Blair

Linda Schaeffer

From: Jackie H. Rand <jhrand8@earthlink.net>
Sent: Friday, March 11, 2022 2:20 PM
To: Council Comments Shared
Cc: Jackie H. Rand
Subject: Avenir project and concerned neighbor

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Dear Council and specifically Mr Hales and Mr McMahon,

I want to express my deep concern and objection re the change in the building exit on Kingdel. The neighborhood was assured by the Developer this exit was only for emergency use. As a result of this change all 262 units having key card access would increase foot/car traffic and safety issues to our neighborhood. I am also concerned for the added burden it will place on the UCity police and fire personnel and equipment to keep everyone protected and safe. I am not sure why this has been changed, and additionally why our neighborhood was not informed prior to approval. I would hope the Developer would reconsider putting this exit back to an emergency exit as originally agreed before final votes have been casted.

Much appreciation,
Jackie Rand
8723 Teasdale Ave

Linda Schaeffer

From: mlaz279293@aol.com
Sent: Friday, March 11, 2022 1:08 PM
To: Council Comments Shared
Subject: comment about Avenir project for March 14th meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the City Council,

I have lived in my house in U City for 45 years and before that in another part of U City for over 10 years, My father graduated from UCHS, and so did I, and my son went through most of his schooling in the U City schools. So, I am extremely vested in this area. I love U City. It is my home. I live in the Kingdel neighborhood.

*At your Council meeting on November 9, 2020, you passed several special conditions for the **Avenir** project that the City Attorney said needed to be in the Final Development Plan since you approved them. These conditions came about after discussions with the neighbors, the developers, and our Councilmen and other University City officials. Several of these conditions came from the developer, including that they would put in their Standard Residential Lease that there be no parking for tenants on Kingdel and talks about no access onto Kingdel from the fire exits. We want them all back in the new plan.

*We, as the Kingdel neighborhood, were promised and assured several times that the exits into the neighborhood on the west side would only be for emergencies and that tenants would not be allowed to come and go out those doors. **They were to be fire exits only.**

*At the Planning Commission meeting where the plan for Avenir project was passed on February 23,2022, we found out that this was not going to be the case- **that the tenants of the Avenir would have key card access in and out the Kingdel exit from the property.** We were blindsided by this revelation.

* Why was this changed? Why does anyone need to come out those doors unless there is a fire or emergency? If there is no parking allowed on Kingdel , which Jeff Hales has said he would make sure happens, or in the rest of our neighborhood by Avenir tenants, employees or guests, what is the point? **If a tenant wants to walk in our area, they can go out the front door on Delmar and walk around to get there, we are not prohibiting them.**

* With more people coming into the neighborhood- from the previous 32 apartments that were originally there to the more than 250 plus that will be coming, there is going to be a lot more traffic, more congestion, more noise, more trash, and a feeling of less security for the residents.

* This Kingdel access would allow tenants to have food delivered to that side and meet them at the gate, be picked up for rides out that door, parking briefly to run inside to drop something off, cutting through from Price and from Delmar into the neighborhood not only by tenants, but others associated with them, as well as other things I have not thought of. This is what we want to prevent and while a sign will be helpful, it won't stop it.

*I was asked why we care if new people are walking in our neighborhood- I have thought about it and realized that it is a security issue for me. A good amount of our neighborhood homeowners are single women and we feel safe living alone here. It is quiet here, we know most of the cars driving by and wave, we can walk outside day or night with or without our dogs without feeling scared. It is clean. Crime rates are low in our area. And in this day and age, that is something special. Wouldn't you want that for your mother, grandma, daughter, sister, wife, etc? And just because people are paying a lot of rent, that does not change the situation. **We have accepted that the Avenir is coming, will have to live with the construction and inconvenience, and we are not asking for a lot in return – just a little peace of mind for something that we had already been promised. IT's a simple thing to do.**

* With an influx of new people, and a lot of people, many of those people will move after a year when their lease expires, and then it starts all over again with more new people. We are not just talking about a couple of new houses that have the potential to come out the gate, but a couple of hundred. I realize that not everyone will want to walk out that way, but why should it happen at all? Why not keep us feeling safe and secure, quiet, clean and peaceful?

*This is one of the main reasons our little gem of a neighborhood continues to go up in value and be so sought after. There is barely a day that goes by that I don't get a call or letter asking me if I want to sell my house. Others obviously realize the value of our neighborhood. Please keep it that way.

Please put back all of the special conditions that you originally wanted included back in 2020 into the Final Avenir Master Plan now. And add a few other new conditions as well about parking, cameras, access, etc .

PLEASE DON'T ALLOW ANY TENANT, EMPLOYEE OR GUEST ACCESS IN AND OUT KINGDEL FROM THE AVENIR unless it is an emergency. Thank you.

Margie Kranzberg Lazarus 8808 Washington Ave.

Linda Schaeffer

From: Susan Devereux <susandevs48@gmail.com>
Sent: Friday, March 11, 2022 1:03 PM
To: Council Comments Shared
Subject: Avenir project

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I have witnessed 2 zoom meetings and I would like to express my concerns again.

I have lived in the neighborhood since 2015. I feel so blessed to have found this neighborhood of Delprice. I chose it because of the small neighborhood feel, the quiet environment, and the cleanliness of the neighborhood.

Here are my concerns briefly.

1. A 262 tenant apartment complex will change the traffic not only on Delmar but Price also. My greatest fear is that tenants and employees will use our neighborhood as a "cut thru" when traveling west of the apartment complex. This was addressed and nothing was done regarding our concerns.

2. Without knowing at this point how many employees are going to be on the job at each shift, I wonder if the developers have enough parking for tenants and employees? Do you?

3. The Keyed gate in the fenced area west of the complex should not be allowed in which the tenants/employees can walk out/in at any time of the day or night. If each tenant and/or employee has a key to the gate there is nothing that would prevent people from going in and out at anytime of the day or night, therefore changing the general feeling of quiet, and fairly private area of UCity. Will there be signage telling them not to park on Kingdale? Will the police ticket these cars? Will they be prosecuted? Will you, as developers, put dog bags by the gate? Poop trash cans for the bags on your property inside your gate? Because our neighbors with dogs walk with bags and use them!!

I respectfully ask you to reconsider these issues. Think ...if this were your neighborhood? How would you feel?

SDevereux

Linda Schaeffer

From: VAH <victorianika59@gmail.com>
Sent: Thursday, March 10, 2022 4:43 PM
To: Council Comments Shared
Subject: Avenir

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it concerns:

My name is Victoria Hannah and I live in the home at 8701 W Kingsbury Ave in the Kingdel neighborhood. I have just been made aware that there is a proposed change to a condition that had already been decided upon and I am asking that you please uphold the original plan.

I am referring specifically to the council's prior assurance that Kingdel access to the Avenir building would only be afforded to emergency vehicles and that pedestrian access would only be through fire exits. I am asking you to tell the Avenir developer that the new proposal to allow regular pedestrian traffic in and out of Kingdel cannot be approved. I am also concerned that Avenir tenants and their guests will free to park on Kingdel, Barby, W Kingsbury, Teasdale and Washington Ave. even if signs are posted stating that it isn't allowed. Can you please make sure that this doesn't happen by including that (and the original special conditions) in the Final development plan? My fear is that with more people coming into our neighborhood, (262+ !) there will be significantly more traffic cutting through our quiet, safe, and clean neighborhood at any time of the day and night putting us all at risk for peace disturbance, crime and increased littering.

I think if the new proposal is allowed it will also encourage tenants to cut through the neighborhood from Price and Delmar, park on Kingdel and run inside for a few minutes (despite signs that say not to) and have food and other delivery people meet them at that entrance to have things exchanged, or to be picked up for rides at the entrance since they can go out of the property there. I would like to see the developer be required to state in the terms of his lease that such activities will be met with fines and detected by cameras so that tenants are clear that all deliveries and ride pick ups will only be allowed from Delmar.

I think that the West end of U City is about to lose its charm. But the development does not have to jeopardize our safety, our serenity and our lifestyles. Please respond by letting me know that your prior assurance to protect these things by denying Kingdel access to Avenir tenants is a commitment you plan to honor. Thank you so much! I look forward to hearing from you!

Victoria Hannah
8701 W Kingsbury Ave
314.725.0551

Linda Schaeffer

From: Kathy Victor <KathyVictor@STLDA.COM>
Sent: Thursday, March 10, 2022 4:35 PM
To: Council Comments Shared
Cc: William Ash (wmash47)
Subject: Avenir tenants access to Kingdel neighborhood

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council Members,

We are writing to request that the Council stop any Avenir pedestrian traffic in and out onto Kingdel including having the Avenir exit and walkway exclusively as a fire exit as originally promised by the developers. If tenants are allowed to access the Kingdel entrance with key cards, it will encourage tenants to cut through from Price or Delmar with their vehicles, park temporarily on Kingdel and run inside for a few minutes (despite signs) and also encourage deliveries and rides at the Kingdel entrance. We are very concerned about the possibility of unnecessary traffic into our neighborhood from Avenir. If Avenir tenants want to walk their dog in our neighborhood, they will be able to exit outside from Delmar and walk. We don't feel this is an unrealistic request and hope you will give this serious consideration.

Sincerely yours,
Kathy and Reggie Victor
8739 Washington Ave.
St. Louis, MO 63124
314-223-2658
314-223-2659



DESIGN ALLIANCE
architects

Kathy Victor
Administrative Assistant

(314) 863-1313 ext. 300
5897 Delmar Blvd.,
St. Louis, MO 63112
www.stlda.com

Linda Schaeffer

From: Rose OBrien <obrienrose@sbcglobal.net>
Sent: Thursday, March 10, 2022 4:27 PM
To: Council Comments Shared
Subject: Avenir project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to submit comments and questions for the March 14th meeting. I am located at the corner of Teasdale and Kingdel so will be directly impacted by this project. My name and address are below.

Please ensure that there is no access by the development for pedestrians or cars onto Kingdel, except for a fire exit. I believe this was discussed previously, but may have fallen off of the plan. I purchased my property a couple of years ago and very much appreciate the quiet, safe, clean neighborhood that has very little traffic and hope that we can maintain the atmosphere that we currently have despite the large development going up. I would request that there be no parking on Kingdel or Teasdale by residents or visitors of the new development. At this point, if my friends or family come over, they can easily park to visit. If it is opened up to a large development, the residents of the current neighborhood may easily find that they can no longer have places for their own visitors to park. If you could ensure that those features are in the final development plan, I would greatly appreciate it.

Currently, our property values are rising because of the peaceful, quiet, clean, serene, safe neighborhood and adding 230 additional apartments is a great threat to the value of the properties that currently exist in the area. I would hope that the new apartments will provide adequate parking and access from areas that do not adjoin our streets.

Rose O'Brien
8706 Teasdale Ave.
St. Louis, MO 63124
314-974-3055
obrienrose@sbcglobal.net

Linda Schaeffer

From: Donna Nickum <dsn232@sbcglobal.net>
Sent: Thursday, March 10, 2022 12:33 PM
To: Council Comments Shared
Subject: Avenir project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

My name is Donna Nickum, 8717 Teasdale Ave., 63124. I would like to address the Avenir project. The residents of our neighborhood just to the west of the Avenir project were originally promised that any exit onto Kingdel from Avenir would be a fire exit only. I would ask that it be kept as a fire exit only and also ask that parking not be allowed on Kingdel. My biggest complaint about the project is giving a tax abatement to a wealthy developer. I pay my taxes; I feel they should, too.

Thank you.
Donna Nickum

Linda Schaeffer

From: mlaz279293@aol.com
Sent: Wednesday, March 9, 2022 5:25 PM
To: Council Comments Shared
Subject: : Exit to Kingdel from Avenir property

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: Donna Wilensky <mmwtwins@gmail.com>
To:
Sent: Tue, Mar 8, 2022 12:41 pm
Subject: Fwd: Exit to Kingdel from Avenir property

-

It is very upsetting to find out that a promise had been made by the developer, that the Exit to Kingdel from the Avenir property would be a fire exit ONLY, and that no residents would have access to Kingdel.

Apparently that promise was broken. We were blindsided by the new revelation that ALL the tenants would have a card access to walk in and out the exit onto Kingdel.

There is absolutely NO reason that these tenants need to be accessing Kingdel for any reason!!

We do not appreciate being told and assured that the exit to Kingdel would be an emergency exit only, only to find out that it is not going to be only for emergencies! This is a direct contradiction and is NOT FAIR to us in any way, shape, or form!!

We ALL want to continue enjoying our quiet, uncongested, clean, safe as possible neighborhood.

Donna Wilensky

8801 Washington

March 6, 2022

Linda Schaeffer

From: andrew@cpdatamind.com
Sent: Monday, March 7, 2022 11:01 PM
To: Council Comments Shared
Subject: Floor mat

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Sir

Glad to hear that you're on the market for floor mat, we specialize in this field for 14 years, with good quality and pretty competitive price. 260 workers, 25000 m² non-dust workshop, 12 years experience, 3 years' vendor of Walmart, ISO, CE & FDA certificated, one hour reach Qingdao port, this is how we keep good quality and competitive prices for global valued customers. Also we have our own professional designers to meet any of your requirements. We have a variety of products, you can send me the product pictures you need, I will give you a quotation. If any product meet your demand, please feel free to contact us. Catalog & Free samples can be offered if price content. We're sure your any inquiry or requirement will get prompt attention. We are a professional manufacturer, you can OEM a variety of products, also support a variety of customized products. Besides, our samples are free.

Should you have any questions, please contact me by email, let's talk details.

Best regards!

Andrew

Linda Schaeffer

From: Renee Bauer <reenebauer1516@gmail.com>
Sent: Monday, March 7, 2022 2:19 PM
To: Council Comments Shared
Subject: Avenir Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jeff Hales
Steve McMahon

Council Members -

My husband and I live on Washington Avenue in the Delprice area. We are being directly impacted by the building of the Advenir Apartment complex. I am writing to say that we are very disappointed in the lack of consideration shown to us and our community regarding this matter.

Despite a clear message from the Delprice homeowners to the UCity Council members and the owner(s) of Advenir that we want to protect the privacy and peaceful nature of our neighborhood, it has been made quite clear that our representatives do not give a damn about the residents wishes and will vote for whatever the builders want. Given that both Mr. Hales and Mr. McMahon are running unopposed in the upcoming election, we have no recourse to elect individuals who want to work in the best interest of the people they represent.

We were told that there would only be an emergency exit directly onto Kingdel during prior zoom meetings regarding Advenir's impact on our neighborhood. However, it came to light in the February 23 meeting that the apartment residents will have access directly onto Kingdel with a pass key.

Simply stated, as a homeowner I do not want extra foot traffic, extra car traffic, many more dogs walked, litter, noise, or cars parked on our streets by apartment residents who do not have a vested interest in the upkeep of our neighborhood.

I understand that nothing will stop this project from being built, but the LEAST this council can do is keep their word and block access directly into our neighborhood on Kingdel.

Sincerely,
Renee Bauer
8708 Washington Ave. 63124

CITY COUNCIL STUDY SESSION
Winter Weather Operations
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, March 28, 2022
6:00 p.m.

AGENDA

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held on Monday, March 28, 2022, Mayor Terry Crow called the meeting to order at 6:00 p.m.

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; Attorney, John F. Mulligan, Jr., and Public Works Director, Sinan Alpaslan.

2. CHANGES TO THE REGULAR AGENDA

Mr. Rose stated since some members of the public interested in speaking during the Public Hearing segment of tonight's meeting may not be in attendance due to the elevator being out of service, he would recommend that the Public Hearings for Items I (1) and (3) remain open, and that Item L (2) be removed from the Agenda.

3. WINTER WEATHER OPERATIONS

Mr. Rose stated staff is asking that Council receive a presentation from the Public Works Director regarding the City's standard winter weather operating procedures, as well as any changes.

Mr. Alpaslan stated the following considerations are being presented for Council's review of the City's winter weather operations:

Considerations

- Water main breaks, bridges, and priority areas
- Personnel and equipment
- Means and methods
 - Salt-brine pretreatment
 - Chlorides pre-wetting
 - De-icing operations
- Citizen Communications - CodeRED
- Needed Improvements
 - Training/Technology
 - Snow control no parking regulations

Water Main Breaks can occur during dry weather in the winter and cause icing hazards on roadways. Staff collaborates with Missouri American Water when responding to these occurrences since they are responsible for the public water supply. Water temperatures impact infrastructure and the City has experienced an increasing trend of these occurrences during the winter.

Private waterline repairs are the responsibility of the property owner. To ensure prompt action, the City will guide an owner through the County's sewer lateral process or whenever necessary collaborate with the Planning and Development Department to take enforcement actions.

Bridges are a high priority during winter months since they are exposed to the cold air above and below the surface causing them to become icy; the taller the bridge, i.e., Old Bonhomme Rd. over I170, the greater the concern.

Other Priorities Consist of:

- Access to the municipal yard
- Hilly roads
- Delmar Loop commercial zone
- Active solid waste collection routes
- Emergency calls to assist police

Snow Route Map

Region 1: above the Olive region; (*consists of 2 units*)

Region 2: Olive and Delmar; (*1 unit*)

Region 3: below the Delmar region; (*includes the Delmar Loop commercial zone*); (*2 units*).

Unit assignments are based on each geographical area. Public Works has five available units in terms of staffing, and when a unit completes Regions 1 and 3, they are asked to supplement Region 2.

City Street Map



The map illustrates through streets and streets that provide through access. These streets consist of 15 centerline miles out of the City's 81 centerline mile network. Through-streets branch out into all of the neighborhoods and connect to County and State arterials.

The City's practice does not always include prioritizing through streets; although, the February 3rd storm presented a real challenge due to the excessive rate of snowfall.

Personnel and Equipment

- Before a snow event, pretreatment is completed for the whole network depending on the weather forecast:
 - If rain precedes snow events, pretreatment with salt may be more effective, otherwise, pretreatment with salt-brine is utilized.

- During and after a snow event, personnel is assigned with equipment to Regions for de-icing:
 - Plow and spread salt; *(if conditions allow, salt-brine is utilized)*.
 - If temp stays cold and drops further, staff will focus on plowing and spreading salt behind it.
 - If temps fluctuate above and below freezing, staff will focus on de-icing/anti-icing with salt; *(if conditions allow, salt-brine)*.

Currently, Public Works does not have enough equipment to treat the City's entire street network with salt brine.

Salt-Brine Means and Methods

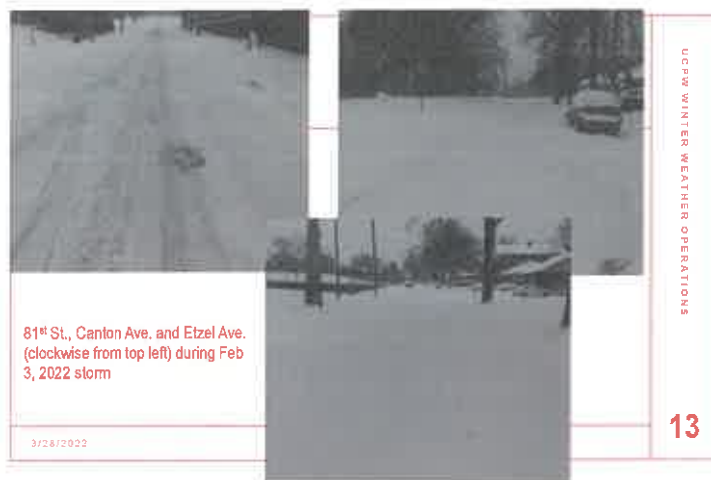
- Made in the shop by mixing salt with water to create a liquid de-icer; *(typical 23% salt solution)*
- Sprayed on roadways before the forecasted winter weather system arrives, if temps hold above 20 F
- Prevents snow from sticking, aids plowing, and allows the road to dry quicker
- There is a Brine-maker in-house at the municipal yard, which is filled into a 250 gal. Tank on a pick-up and a 750 gal. Tank on a dump truck. This is a gravity-fed system, so little maintenance is required; *(assembled by U. City Fleet)*

CI (Chloride) Pre-Wetting Means and Methods

- Currently, Calcium Chloride is not in Public Works' arsenal but it can easily be added.
- Applied with saddle tanks used on dump trucks to spray Chlorides on salt when dropping through a spinner
- Salt brine or Calcium Chloride are options; *(Salt brine's effectiveness is reduced at 20 F and below)*
- Any pre-wetting helps with reducing salt bouncing off the pavement to the side and increases de-icing's effectiveness while permitting lower salt application rates; *(up to 30%)*
- Plowing is still key. U City's rule-of-thumb is to plow first if there is any accumulation and follow up with a salt treatment. Materials remaining on the pavement benefit pre-treatment efforts for later events.

De-icing Ops Means and Methods

- Salt does not actively de-ice unless it goes into a liquid or brine state
- Applying road salt after the snow has fallen (top-down app.) takes more time and salt along with lower layers of snow stuck to the pavement
- Pretreatment of the road before winter storm (also called "anti-icing") allows public works to melt snow bottom-up and reduces snow/ice build-up
- U City's brine formulation can be "tuned" to specific needs, such as including calcium chloride to improve performance at colder temps or beet juice, to extend the longevity of the anti-icing effect after application. To date, the department has not had any experience with beet juice
- This formulation can also be used for de-icing operations together with plowing during and after the event



These streets needed another passage of the plow and de-icing application material to ensure that the pavement surface was under control.

Citizen Communications - CodeRED

- A new system is being launched for emergency communications
- Can be utilized in the future for local winter weather alerts/advisories
- Subscription needed by citizens; (*opt-in system*)
- Can advise of ongoing-upcoming operations and facility-program closures based on the weather

Needed Improvements

- Annual refresher/new staff training in plowing operations and equipment calibration
- Assignment of the same region to the same employee group to increase familiarity, and create a greater sense of accountability in well-performed operations
- Reliable tools and resources with maintenance support throughout round-the-clock operations
- Possible technology enhancements with Geographic Positioning Systems (GPS), so operators are aware of previous work status. Vehicle telematics/track routing software increases efficiency
- “Live edge” plows conforming to the shape of the road to reduce the use of salt
- More localized weather forecasts to anticipate needs
- On streets narrower than 28 feet, snow event parking restriction on one side can increase operational safety/effectiveness, especially after an event where snow is still on the ground and on-street parking is needed

Mr. Rose stated that about ten years ago Public Works departments stopped using calcium chloride for de-icing. But today, this process is being used throughout the region. So, based on his belief that there needed to be a better balance between safety issues that place streets in the safest position possible, he directed Mr. Alpaslan to reinstate this process.

Councilmember Cusick posed the following questions to Mr. Alpaslan:

Q. Could you explain what is meant by 81 and 15 centerline miles of the City's network?

A. Eighty-one and 15 represent the linear mileage within the City's street network as displayed on the map.

Q. Is it correct that your department is not responsible for maintaining or cleaning the state and counties roads that run through U City?

A. That is correct.

Q. Is it also correct that Olive is a state-owned street, and Delmar, Hanley, North and South, and Midland are county-owned streets?

A. That is correct.

Q. How long does it take the County and State to start their de-icing process for these roads?

A. The County's network is much more extensive than the State's, so their response time is good. Olive is at the end of the State's network and does not serve any of their roadways, so their response is somewhat delayed. But when that occurs, his department will step in and plow the street.

Q. Are there any environmental impacts as a result of the different chemicals you use?

A. Granular salt is probably the most harmful material in terms of waterways and the environment, but any one of the liquid de-icings will help to reduce those salt application rates. In some instances, Calcium could be viewed as an environmental hazard, which is why it is only used to address specific safety conditions.

Councilmember Clay posed the following questions to Mr. Alpaslan:

Q. Could you talk about the communication techniques utilized by the CodeRED Program?

A. CodeRED disseminates information through text messaging, which makes it effective in the sense that it can include important emergency notifications from the City's Fire, Police, and Public Works Departments. It can also be customized to inform different clusters within the City's population and allow subscribers to receive specific alerts related to their interests, like recreational program updates.

Q. When do you anticipate this program will be up and running?

A. At this point, I am not exactly sure.

Mr. Rose stated he anticipates that the system will be up and running within the next three weeks. He stated the ideal scenario would be for every household to sign up for this program. So, for the past three weeks, the *Weekly Community Report* has been promoting the significance of CodeRED and providing a link where residents can go to sign up. Residents can also contact the Assistant City Manager to assist them in signing up.

Councilmember Smotherson asked where the 1300 block of Purdue, which has a steep incline, falls in their list of priorities when it comes to plowing and de-icing?

Mr. Alpaslan stated while the northeastern section of the City is an area that should be prioritized based on the perilous nature of its roadways, his department struggled with maintaining those streets during the last storm event. He stated his hope is that this can be rectified through the execution of additional training.

Mayor Crow asked how many streets fell under the category of being 28 feet wide or less? Mr. Alpaslan stated after Northmore Drive which is their biggest challenge, there are probably five or six additional blocks.

4. ADJOURNMENT

Mayor Crow thanked Mr. Alpaslan for his presentation and adjourned the Study Session at 6:28 p.m.

Respectfully Submitted,

LaRette Reese,
City Clerk

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, March 28, 2022
6:30 p.m.

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, March 28, 2022, Mayor Terry Crow called the meeting to order at 6:30 p.m.

B. ROLL CALL

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Finance, Keith Cole; Director of Public Works, Sinan Alpaslan; Mike Williams of Sikich, LLC, and Jessica Bueler, of the LSBDD.

Mayor Crow stated if anyone would like to speak on an Agenda item he would ask that they fill out a Request Form and put it in the basket located at the front of the room. Please indicate whether you are speaking on an Agenda or non-Agenda item, and when you come to the microphone provide your name, address, and limit your comments to 5 minutes.

C. APPROVAL OF AGENDA

Mayor Crow apologized for the elevator being out of service. He stated that as a result of this inconvenience, the City Manager made the following requests during tonight's Study Session: that Items I (1) and I (3); Public Hearings, remain open, and that Item L (2); Bill 9456, be removed.

Councilmember Hales moved to approve the Agenda as amended, it was seconded by Councilmember Clay, and the motion carried unanimously.

D. PROCLAMATION

E. APPROVAL OF MINUTES

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

1. Allieze Curry is nominated for appointment to the Senior Commission as fill in replacing Gloria Nickerson's expired term by Councilmember Aleta Klein, it was seconded by Councilmember Cusick, and the motion carried unanimously.
2. Joseph Mosby is nominated for appointment to the Board of Adjustments as a fill-in replacing Charles Marentette's unexpired term by Mayor Terry Crow, it was seconded by Councilmember Smotherson, and the motion carried unanimously.

G. SWEARING IN TO BOARDS AND COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

Request Forms to Address Council are located on the ledge just inside the entrance. Please complete and place the form in the basket at the front of the room.

*Citizens may also provide written comments ahead of the meeting, which must be received **no later than 12:00 p.m. on the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to City Hall at 6801 Delmar Blvd.; Attention City Clerk. **Please note that to be recorded in the official record, a name and address must be provided**, as well as whether your comment is related to an agenda or non-agenda item.*

Comments adhering to the aforementioned guidelines will be provided to City Council prior to the meeting and made a part of the official record. Public access will be made available online following the meeting.

Mayor Crow thanked everyone who took the time to provide their written comments.

Jared Brunk, 6740 Crest Avenue, U City, MO

Mr. Brunk stated in commemoration of Arbor Day's 150th Anniversary, he would ask Council to consider sponsoring an Arbor Day event at Heman Park on April 29th, to include the planting of fruit trees.

I. PUBLIC HEARINGS

1. Zoning Code Text Amendment to add "Automobile and light truck rental/rent-a-car services." As a Conditional Use in the LC – Limited Commercial District. (TXT 22-01) – Bamboo Acquisitions, LLC.

Mayor Crow opened the Public Hearing at 6:35 p.m.

Citizen Comments

Michelle Fishman, 8330 Stanford Avenue, U City, MO

Ms. Fishman stated her residence and business are both located within walking distance of 8130 Delmar. And since she, as well as her out-of-town guests frequently use Avis, she was happy to hear about the opportunity to have one located in her neighborhood. Ms. Fishman stated she thinks Avis will put new eyes on the surrounding businesses and potentially bring new business to the area.

Matt Bukhshtaber, 190 Carondelet Avenue, St. Louis, MO 63105

Mr. Bukhshtaber stated he was appearing on behalf of Rabbi Landa, who could not be in attendance. His letter states, *"To whom this may concern. I am the Regional Director of Chabad of Greater St. Louis, whose headquarters are located at 8124 Delmar; immediately to the east of the above-referenced property. We have been located at our Delmar location since 1995. I also hold a leadership position within the Jewish community in U City. I feel comfortable expressing support for the proposed Avis-Budget Project for the above-referenced property, and I feel confident that this also reflects the general sentiment within the community and the neighborhood. It seems the proposed use is entirely compatible, consistent with the character of the uses in the surrounding area in regards to aesthetics, traffic, noise, et cetera. We extend our best wishes to all involved for much success."*

Mr. Bukhshtaber stated when you look at the sustainability of communities throughout St. Louis and the country, he is proud to hear that a well-known brand like Avis is interested in coming to U City. And since Avis will be upgrading the existing structure, he believes this will be a great use for the site, and an asset for the community.

Jaimie Mansfield, 600 Emerson, Suite 210, Creve Coeur, MO 63141

Ms. Mansfield stated that as General Counsel for Bamboo Acquisitions, she is in front of Council tonight on the Text Amendment to allow this specific use; a light automobile and car rental service in an LC District.

Tied into that amendment is a Conditional Use Permit that should not be bifurcated when thinking about Avis' current location. She said while there have been numerous communications regarding Brentwood Blvd., which is notorious for commercial uses; it abuts residential communities as well as businesses of this nature. The same is also true of Clayton. So, picking this business up and placing it here in U City actually makes a lot of sense; especially when you look at the data and the City's Comprehensive Plan.

At its current location in Clayton, Avis' records indicate that the majority of its business is generated from the 63130 Zip Code, with 300 out of 380 rentals occurring during the past two months. So, relocating to U City in the LC District makes a lot of sense.

Ms. Mansfield stated Avis is willing to work with the Planning Commission to make good use of the existing building and ensure there will be less intrusive lighting on the adjoining residential properties. For all of these reasons, she would ask Council to keep an open mind and pass this as a Text Amendment for use in an LC District.

Mayor Crow announced that the Public Hearing would remain open until the next Council meeting.

2. Zoning Map Amendment to rezone 13 parcels of land along Olive Boulevard, west of McKnight Road, comprising approximately 8.18 acres of land, from "PA" Public Activity, "GC" General Commercial, and "HR" High-Density Residential to Planned Development Commercial District (PD-C). (REZ22-03) U. City LLC. *(Removed)*

Mayor Crow opened the Public Hearing at 6:44 p.m. Acknowledging that no written comments had been provided, the hearing was declared closed at 6:45 p.m.

3. Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from Planned Development Mixed-Use District (PD-M) to Planned Development Mixed-Use (PD-M) District. (REZ22-04) Charles Deutsch and Company

Mayor Crow opened the Public Hearing at 6:45 p.m. Acknowledging that no written comments had been provided, he stated that the hearing would remain open until the next Council meeting.

J. CONSENT AGENDA

1. Consent to Deed of Trust and Bond Pledge by Winco Redevelopment Corporation for 6315 Maple.

Councilmember McMahon moved to approve, it was seconded by Councilmember Clay, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. FY2021 Annual Comprehensive Financial Report (ACFR) and Report on Federal Awards Audit Reporting Presentation – Sikich LLC

Mr. Rose stated staff is asking that Council receive a presentation on the Annual Audit for Fiscal Year 2021.

Mr. Cole stated Mr. Mike Williams from the accounting firm of Sikich LLC, performed the Annual Audit, and will be presenting the results to Council this evening.

Mr. Williams stated he is a partner at Sikich LLC, previously known as Hochschild, Bloom. His company recently issued the reports related to the audit for the City's Fiscal Year ending June 30, 2021, and this is a summary of those reports.

ANNUAL COMPREHENSIVE FINANCIAL REPORT

SECTION I - INTRODUCTORY SECTION

This section contains the Letter of Transmittal, City's profile, financial controls, economic conditions, and outlook. The Certificate of Achievement illustrates that the City has complied with the Government Finance Officer's requirements for the presentation of its audit, which demonstrates the City's commitment to accountability and transparency.

Letter of Transmittal
Principal City Officials
Organization Chart
Certificate of Achievement for Excellence in Financial Reporting

SECTION II - FINANCIAL SECTION

The Independent Auditor's Report indicates that Sikich has audited the financial statements and reviewed management's responsibilities. It also contains the auditor's responsibility and opinion. *"In our opinion, the financial statements referred to above present fairly in all material respects."*

The Government-Wide Financial Analysis of the City illustrates:

- Governmental activities
- Business-type activities in total
- The statement of net position
- The City's assets, liabilities, and net position or equity

Overall, total assets have increased by about 5%, and liabilities have increased by 30,518,000; (related to the Olive TIF).

Summary of Revenue and Expenses

Total Revenue	\$41,000,000
General Fund Total Assets	\$22,376,000
Total Fund Balance	\$18,422,000
Unassigned Fund Balance	\$12,629,000

- ❖ *There is an increase in total revenues of 4.7%, associated with CARES Act receipts, the TIF, and changes in MoDOT's street/bridge project. There is also a significant increase in expenses for planning and development of approximately \$41,000,000.*
- ❖ *Portions of the Fund Balance are restricted or assigned and non-spendable; this is detailed in the Fund Balance section.*
- ❖ *An overall increase in the General Fund balance of about \$1,637,000.*
- ❖ *Decrease in the Public Safety Sales Tax by about \$92,000, which still had a fund balance of approximately 1.3 million dollars at the end of the year.*
- ❖ *The Olive/I-170 TIF Fund has a balance of about 3.8 million dollars.*

Statement of Business-Type Activities

Parking Garage	- \$23,000
Golf Course	+\$350,000
Solid Waste	- \$851,000

- ❖ *Activities funded by charges for services.*

Pension Trust Funds

Uniformed & Non-Uniformed Pension Plans

- ❖ *These funds show a significant increase in the net position due to the appreciation and fair market value of the investments through June 30, 2021.*

Notes to the Financial Statement

Note B (1) - Deposits; (cash deposits)

- ❖ *The City's deposits and balances are secured by FDIC or other pledged collateral.*

Note B (2) - Information related to investments that are federal agency type securities

Note C - Capital assets; buildings, machinery, equipment, and infrastructure.

- ❖ *There was a decrease in the value of these assets.*

Statement of Changes in Fiduciary Net Position - Pension Trust Funds

- Net pension liability for the Non-Uniformed Plan decreased from 7,981,000 to 1,352,000
- The Uniformed Plan showed a similar decrease of about 5,000,000

- ❖ *Decreases in these funds are a good sign and may be related to investment earnings.*

Note F - Summary of post-employment benefits

- Other Post Employment Benefits (OPEB) shows a \$1,000,000 liability related to the benefit plan

Supplemental Information contains the original budget amounts, final budget amounts, actual revenues and expenses, and the amounts over or under budget.

- ❖ *The over/under budget is a comparison between actual revenues and the final budgets.*
- ❖ *Total revenues are over budget by about \$467,000, expenditures are under budget by about \$967,000*

Schedule of Expenditures on Federal Awards

Sikich reviews internal controls and compliance issues to determine if there is anything significant or material that must be reported.

Summary of Schedule of Expenditures of Federal Awards consists of federal program amounts that the City spent during the year.

- St. Louis County CARES Act Fund \$2,432,000
- Total Federal Awards Approximately \$3,300,00

Financial Statement Findings

Finding No. 2020-001 - Significant Deficiency

Finding: Significant adjusting journal entries were required to correct the City's year-end financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP).

Recommendation: We recommend the City enhance its internal control procedures over financial reporting so that it is able to produce financial statements in accordance with GAAP without requiring significant audit adjustments. These internal control procedures should include reconciliation of significant financial statement amounts to subsidiary records and sufficient supervisory review of those reconciliations, prior to the audit, in order to determine proper adjustments to the City's financial statements.

Auditor's Comments

These comments do not represent significant deficiencies or material weaknesses:

1. Adjustment of journal entries
2. The tracking of grants
3. Review of receivables for specific accounts
4. Additional review of golf receipts
5. Credit card verifications
6. Approvals related to time-off
7. Documentation of Policy and Procedures Manual
8. Routine monthly closings related to Solid Waste receivables
9. Reconciliation of liability accounts
10. Allocation of internal service fund documentation

Mayor Crow thanked Mr. Williams for his presentation.

2. Interfund Borrowing from General Fund to Solid Waste Fund in the amount of \$1 million.

Mr. Rose stated staff is recommending that Council consider approving a loan from the General Fund to the Solid Waste Fund in the amount of 1 million dollars. He stated the cost of the City's recycling program appears to be exceeding any revenues received; therefore, adjustments will need to be made in the future.

Mr. Rose stated he has asked Mr. Alpasian to prepare a Study Session to provide Council with more details on the fund's deficit, along with a review of the Rate Study conducted two and a half years ago. He stated he believes that the transfer or loan in this amount will enable the City to subsidize the fund to a point where no immediate actions will be necessary.

Councilmember Clay asked Mr. Rose when the Study Session would be scheduled? Mr. Rose stated that he did not have a date at this point.

Councilmember Hales moved to approve, it was seconded by Councilmember McMahon, and the motion carried unanimously.

3. Special Event Permit (SUP) – 2022 Loop Roadshow

Mr. Rose stated staff is recommending that Council consider the approval of a Special Event Permit for the 2022 Loop Roadshow to be held on April 30th and May 28th, as outlined in the application. He stated that Mr. Alpaslan and Ms. Jessica Bueler will present this item.

Mr. Alpaslan stated the application is for a total of eight events to be held throughout the season, ending in late October. These events consist of countless activities in The Loop, requiring street closures between the intersections of Leland and Limit Avenues. It will also utilize amplified sounds and mobile stages. This application is requesting Council's approval of the first two events.

Ms. Bueler stated the purpose of these events is to host monthly family-friendly festivals on the last Saturday of the month, designed to create opportunities to attract customers to The Loop's restaurants, retail shops, and services.

Restaurant Focused Event

- Saturday, April 30th through Saturday, May 7th
 - 60 vendors
 - Tents disseminating Passports; restaurant specials/coupons
- ❖ *Each time a patron redeems a coupon they will be automatically entered into a drawing for a chance to win a prize*

Retail Focused Event

- Saturday, May 28th

Road Closures

- Leland/Delmar and Delmar/Limit from 5:00 a.m. to 8:00 p.m.
- Set-up begins at 8:00 a.m.
- Event begins each day at 11:00 a.m. and ends at 7:00 p.m.

Ms. Bueler stated the LSBSD has developed a comprehensive marketing package to create new events and generate new customers. One element of this marketing will focus on TV commercials featuring Loop businesses.

TV Schedule April 25 & May 2

M-F 6-7am	Fox 2 News @ 6a.m.
M-F 7-9am	Fox 2 News @ 7a.m.
M-F 9-10am	Fox 2 News @ 9am
M-F 10-11am	Rachael Ray
M-F 5-7pm	Fox 2 Early News
M-F 9-10pm	Fox 2 News 9 pm
Sat 7-9am	7am News
Sun 7-9am	7 am News

Councilmember Smotherson posed the following questions to Ms. Bueler:

Q. Where will the mobile stage be located?

A. The stage is outlined in the application and will be located in front of the Tivoli parking lot.

Q. Who is in charge of selecting the entertainment?

A. The LSBSD Board of Directors.

Councilmember Cusick stated he is excited about this idea and hopes that they will be very successful. He then posed the following questions to Ms. Bueler:

Q. What happens to the cars that might be parked on Delmar prior to the start of these events?

A. The LSBSD will be working with the Police and Street departments, business owners, and apartment complexes to make sure that any parked vehicles are removed before the event. Last year when Delmar was closed there was only one incident involving a parked car which they simply worked around.

Q. Is the LSBSD working in conjunction with the organizations in charge of sponsoring the Memorial Day Run to make this a joint venture? The run is scheduled for Monday, May 30th, and they will be closing down portions of Delmar as well.

A. That crossover idea has not come up at any of the meetings, but it's a fantastic suggestion that she will bring to the Board's attention.

Councilmember Cusick moved to approve, it was seconded by Councilmember Clay, and the motion carried unanimously.

L. UNFINISHED BUSINESS

1. **Bill 9455** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MINOR SUBDIVISION OF A TRACT OF LAND AT 6518 ETZEL AVENUE. Bill Number 9455 was read for the second and third time.

Councilmember Cusick moved to approve, it was seconded by Councilmember Klein.

Roll Call Vote Was:

Ayes: Councilmember Klein, Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, and Mayor Crow.

Nays: None.

2. **Bill 9456** - AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING "AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES" AS A CONDITIONAL USE. *(Removed)*

M. NEW BUSINESS

Resolutions

Bills

N. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions, and Task Force minutes
4. Other Discussions/Business

O. CITIZEN PARTICIPATION (continue if needed)

Aren Ginsberg, 430 West Point Court, U City, MO

Ms. Ginsberg stated she wished to speak in support of the City's Firefighter/Paramedics and Proposition F, just in case anyone is taking Tom Sullivan seriously. Mr. Sullivan claims to be U City's watchdog but when ambulance accountability was lost, he didn't bark. He has disparaged the District's Superintendent, threatened the Library and friends of the Library with lawsuits, and now he's targeting the City's Firefighter/Paramedics.

Ms. Ginsberg stated she understands that convincing Tom to care about other people is a lost cause, so she would like to share some important facts that Prop F opponents are deliberately ignoring.

- Many residents within U City do not have access to adequate healthcare and in dire circumstances depend on their Firefighter/Paramedics
- Since 2012 the Police and Firefighter Pensions have struggled to maintain an 80% funding level
- In 2015 the prior administration's solution was to cut public safety and outsource EMS to a private, for-profit company. The City's level of care diminished from two paramedics per ambulance to one
- The City's Mutual Aid with surrounding communities was lost and U City forfeited approximately \$700,000 a year in revenue while its ambulances gathered dust
- According to the most recent Missouri Ethics Commission Report dated March 27th, significant donations have been received from Gregory Pace; the citizen who wrote the outsourcing contract with Gateway, Stephen Kraft, Shelley Welsch; who also suspended five U City Firefighters in 2014, and Tom Sullivan

These individuals were all willing to sacrifice the City's public safety then and they are trying to do it again.

Thank goodness the City's new administration restored the Fire House-based EMS before COVID hit.

Ms. Ginsberg stated the proposed quarter-cent sales tax means that both students and visitors to U City will finally contribute more to the services this City provides. And she believes that keeping the best Firefighters and Paramedics in this community is worth one-quarter of a penny.

P. COUNCIL COMMENTS

Mayor Crow stated there seemed to be an off-handed remark by the General Counsel for Bamboo Acquisitions which indicated that the owner of the business had walked the neighborhood and met several residents in support of the Text Amendment. However, as a resident of Ward 1, he would like to have more information describing what measures were taken, and if they included all citizens so that Council has a clear understanding of exactly what their outreach entailed.

Q. EXECUTIVE SESSION

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action, or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

Councilmember Hales moved to close the Regular Session and go into a Closed Session, it was seconded by Councilmember McMahon.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Klein, and Mayor Crow.

Nays: None.

R. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and closed the regular City Council meeting at 7:30 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 8:23 p.m.

Respectfully Submitted,

LaRette Reese,
City Clerk



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use PH20220411-01

SUBJECT/TITLE: Public Hearing for TXT 22-01. **CONTINUATION FROM MARCH 28, 2022**			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	Public Hearing	CAN ITEM BE RESCHEDULED?	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: N/A			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: Public Hearing for TXT 22-01, an application for a Zoning Code Text Amendment by Bamboo Acquisitions, LLC to add "Automobile and light truck rental/rent-a-car services." As a Conditional Use in the LC – Limited Commercial District.			
STAFF COMMENTS AND BACKGROUND INFORMATION:			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Copy of notice published in the St. Louis Countian.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 11, 2022

Missouri Lawyers Media

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John Wagner
University City, City Of
6801 Delmar Blvd
St. Louis, MO 63130-3104

Please Read Carefully

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PO #	
Order #	12097944
Placement	Countian St. Louis (MO) Government Hearings and Minutes
Schedule # of Times	3/13/2022 - 3/13/2022 1 inserts
Base Charge*	89.32
Add'l Charges/Disc*	0.00
Payment Amount	0.00
TOTAL:	89.32
(Not an Invoice)	

ORDER KEYWORDS:

NOTICE OF PUBLIC HEARING
(CASE NUMBER: REZ 22-03)
NOTICE IS HEREBY GIVEN THAT
THE CITY COUNCIL OF UNIVERSITY
CITY WILL HOLD A PUBLIC
HEARING ON MONDAY, MARCH 28,
2022 IN THE 5TH FLOOR COUNCIL
CHAMBERS OF CITY HALL, 6801
DELMAR BOULEVARD, TO
CONSIDER REZ

Anchor Rate:	\$89.32
Subsequent Rate:	\$0.00

Notice of Public Hearing (Case Number: REZ 22-03)

Notice is hereby given that the City Council of University City will hold a public hearing on Monday, March 28, 2022 in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard, to consider REZ 22-03, an application by U. City, LLC for a Zoning Map Amendment to rezone 13 parcels of land along Olive Boulevard, west of McKnight Road, comprising approximately 8.18 acres of land, from "PA" Public Activity, "GC" General Commercial and "HR" High-Density Residential to Planned Development Commercial District (PD-C), and to further consider approval of Preliminary Site Development Plan for the proposed commercial development. Please contact John Wagner, Acting Director of Planning and Development, at jwagner@ucitymo.org or call 314-505-8501 with questions about the proposed petition. All interested parties are invited to attend.

Notice of Public Hearing (Case Number: REZ 22-04)

Notice is hereby given that the City Council of University City will hold a public hearing on Monday, March 28, 2022 in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard, to consider REZ 22-04, an application by Charles Deutsch and Company for a Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from Planned Development Mixed-Use District (PD-M) to Planned Development Mixed-Use (PD-M) District, and to further consider approval of a resolution for a Preliminary and Final Site Development Plan, including the Landscape Plan, for the proposed mixed-use development. Approval of this Map Amendment repeals Ordinance Number 7152. Please contact John Wagner, Acting Director of Planning and Development, at jwagner@ucitymo.org or call

314-505-8501 with questions about the proposed petition. All interested parties are invited to attend.

Notice of Public Hearing (Case Number: TXT 22-01)

Notice is hereby given that the City Council of University City will hold a public hearing on Monday, March 28, 2022 in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard, to consider TXT 22-01, an application for a Zoning Code Text Amendment by Bamboo Acquisitions, LLC to add "Automobile and light truck rental/rent-a-car services." As a Conditional Use in the LC - Limited Commercial District. Please contact John Wagner, Acting Director of Planning and Development, at jwagner@ucitymo.org or call 314-505-8501 with questions about the proposed petition. All interested parties are invited to attend.
12097944 County Mar. 13, 2022

***Changes to this order may result in pricing changes.**



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use PH20220411-02

SUBJECT/TITLE: Public Hearing for REZ 22-04. **CONTINUATION FROM MARCH 28, 2022**			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	Public Hearing	CAN ITEM BE RESCHEDULED?	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: N/A			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: Public Hearing for REZ 22-04, an application by Charles Deutsch and Company for a Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from Planned Development Mixed-Use District (PD-M) to Planned Development Mixed-Use (PD-M) District.			
STAFF COMMENTS AND BACKGROUND INFORMATION: 			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Copy of notice published in the St. Louis Countian.			
LIST CITY COUNCIL GOALS (S): 			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 11, 2022

Missouri Lawyers Media

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 (CASE NUMBER: REZ 22-03)
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 CHAMBERS OF CITY HALL, 6801
 DELMAR BOULEVARD, TO
 CONSIDER REZ

Anchor Rate: \$89.32
Subsequent Rate: \$0.00

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 (Case Number: REZ 22-03)
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Notice of Public Hearing
 (Case Number: REZ 22-04)
 Notice is hereby given that the City Council of University City will hold a public hearing on **Monday, March 28, 2022 in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard**, to consider REZ 22-04, an application by Charles Deutsch and Company for a Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from Planned Development Mixed-Use District (PD-M) to Planned Development Mixed-Use (PD-M) District, and to further consider approval of a resolution for a Preliminary and Final Site Development Plan, including the Landscape Plan, for the proposed mixed-use development. Approval of this Map Amendment repeals Ordinance Number 7152. Please contact John Wagner, Acting Director of Planning and Development, at jwagner@citymo.org or call

314-505-8501 with questions about the proposed petition. All interested parties are invited to attend.
Notice of Public Hearing
 (Case Number: TXT 22-01)
 Notice is hereby given that the City Council of University City will hold a public hearing on **Monday, March 28, 2022 in the 5th Floor Council Chambers of City Hall, 6801 Delmar Boulevard**, to consider TXT 22-01, an application for a Zoning Code Text Amendment by Bamboo Acquisitions, LLC to add "Automobile and light truck rental/rent-a-car services." As a Conditional Use in the LC - Limited Commercial District. Please contact John Wagner, Acting Director of Planning and Development, at jwagner@citymo.org or call 314-505-8501 with questions about the proposed petition. All interested parties are invited to attend.
 12097944 County Mar. 13, 2022

***Changes to this order may result in pricing changes.**



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20220411-01
--------------------------------------	---------------

SUBJECT/TITLE: Relocation Assistance - Mamadou Ndongo			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD City Manager's Office	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: The fiscal impact of this agenda item would be \$1,500. Funds would come from fund reserves.			
AMOUNT:	\$1,500	ACCOUNT No.:	31.12.73.6807
FROM FUND:	Fund 31 - Fund Reserves RPA2	TO FUND:	Fund 31 - Fund Reserves
EXPLANATION: As outlined in Ordinance 7108 and the Redevelopment Agreement for the Markets at Olive project, the developer and City agreed to provide relocation assistance for those displaced by the development.			
STAFF COMMENTS AND BACKGROUND INFORMATION: Mamadou Ndongo previously resided at 1191 Briscoe Place, Apt. B in the Olive Blvd. Commercial Corridor and Residential Conservation Redevelopment Project Area and has leased a replacement home located at 9532 Midland Blvd. Mamadou Ndongo is eligible to receive a \$1,500 grant for the lease of a new residential unit.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Relocation Assistance Agreement 2. Invoice - M. Ndongo			
LIST CITY COUNCIL GOALS (5): N/A			
RESPECTFULLY SUBMITTED:	City Manager, Gregoroy Rose	MEETING DATE:	April 11, 2022

RELOCATION ASSISTANCE AGREEMENT

This Relocation Assistance Agreement is entered into and made effective this ____ day of March, 2022, by and between the City of University City, Missouri ("Grantor") and Mamadou Ndongo ("Grantee").

RECITALS:

A. Grantor approved a Redevelopment Agreement in connection with the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan and related RPA 1 Redevelopment Project, including a Relocation Policy. See Ordinance No. 7108 (6/10/2019) and Redevelopment Agreement Section 3.2 and Exhibit I.

B. The Relocation Policy provides assistance required under Missouri law to occupants or businesses relocated in connection with the RPA 1 Redevelopment Project, and certain additional benefits to residents and businesses affected by the RPA 1 Redevelopment Project.

C. Grantee is a displaced residential person within the meaning of said Relocation Policy and resided at 1191 Briscoe Place, Apt. B, University City, MO 63132, in RPA 1, on or before May 1, 2018.

D. Grantee has rented a new home at 9532 Midland Blvd., Apt A, St. Louis, MO 63114, and is eligible for a grant of one thousand five hundred dollars (\$1,500), which is the difference between the rental costs at the new home compared to the rental costs at the prior home, measured over a period of one year.

E. Grantor is willing to make said grant to Grantee to be used for the rental costs at Grantee's new home.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Grantor and Grantee agree as follows:

1. Grantee is eligible for a grant from Grantor to be used for the rental costs at Grantee's new home, as stated in the above Recitals.

2. Grantee shall provide all documents and information requested by Grantor to satisfy Grantor that Grantee will use the funds for the rental costs at Grantee's new home as provided under the Relocation Policy. Grantor may pay the funds directly to Grantee.

3. In the event Grantee (i) subleases said new home to another person or (ii) does not use the new home as Grantee's principal residence, before the expiration of one year from the commencement of Grantee's lease for the new home, Grantee shall immediately notify Grantor in writing and repay the funds to Grantor, provided that the repayment amount shall be reduced eight and thirty-three hundredths percent (8.33%) for each full month Grantee leased the new home, paid the rental cost, and used it as Grantee's principal residence. Grantee shall provide all

documents and information requested by Grantor during the one-year period to satisfy Grantor that Grantee is the lessee of the new home and is using it as Grantee's principal residence. If Grantee does not promptly provide such documents or information, Grantee shall repay the full grant amount to Grantor.

4. If Grantee fails to comply with this Relocation Assistance Agreement, Grantor shall be entitled to repayment of the grant funds as provided herein and Grantee shall also pay any attorney's fees and costs incurred by Grantor to enforce it.

GRANTOR

By: _____
Gregory Rose
City Manager
City of University City, Missouri
6801 Delmar Blvd.
(314) 862-6767

GRANTEE

By: Mamadou Ndongo 31mo.
Mamadou Ndongo
9532 Midland Blvd., Apt A MA 3124
St. Louis, MO 63114
Telephone: (314) 736-8389
E-mail: mamdound@msn.com



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20220411-02
--------------------------------------	---------------

SUBJECT/TITLE: Relocation Assistance - George Oyebanjo			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD City Manager's Office	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: The fiscal impact of this agenda item would be \$5,400. Funds would come from fund reserves.			
AMOUNT:	\$5,400	ACCOUNT No.:	31.12.73.6807
FROM FUND:	Fund 31 - Fund Reserves RPA2	TO FUND:	Fund 31 - Fund Reserves
EXPLANATION: As outlined in Ordinance 7108 and the Redevelopment Agreement for the Markets at Olive project, the developer and City agreed to provide relocation assistance for those displaced by the development.			
STAFF COMMENTS AND BACKGROUND INFORMATION: George Oyebanjo previously resided at 1194 Briscoe Place, Apt. A. in the Olive Blvd. Commercial Corridor and Residential Conservation Redevelopment Project Area and has leased a replacement home located at 8315 Orchard Avenue. George Oyebanjo is eligible to receive a \$5,400 grant for the lease of a new residential unit.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Relocation Assistance Agreement 2. Invoice - G. Oyebanjo			
LIST CITY COUNCIL GOALS (S): N/A			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 11, 2022

RELOCATION ASSISTANCE AGREEMENT

This Relocation Assistance Agreement is entered into and made effective this 16 day of March, 2022, by and between the City of University City, Missouri ("Grantor") and George Adekunle Oyebanjo ("Grantee").

RECITALS:

A. Grantor approved a Redevelopment Agreement in connection with the Olive Boulevard Commercial Corridor and Residential Conservation Redevelopment Plan and related RPA 1 Redevelopment Project, including a Relocation Policy. See Ordinance No. 7108 (6/10/2019) and Redevelopment Agreement Section 3.2 and Exhibit I.

B. The Relocation Policy provides assistance required under Missouri law to occupants or businesses relocated in connection with the RPA 1 Redevelopment Project, and certain additional benefits to residents and businesses affected by the RPA 1 Redevelopment Project.

C. Grantee is a displaced residential person within the meaning of said Relocation Policy and resided at 1194 Briscoe Place, Apt. A, University City, MO 63132, in RPA 1, on or before May 1, 2018.

D. Grantee has rented a new home at 8315 Orchard Avenue, University City, MO 63132, and is eligible for a grant of five thousand four hundred dollars (\$5,400), which is the difference between the rental costs at the new home compared to the rental costs at the prior home, measured over a period of one year.

E. Grantor is willing to make said grant to Grantee to be used for the rental costs at Grantee's new home.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Grantor and Grantee agree as follows:

1. Grantee is eligible for a grant from Grantor to be used for the rental costs at Grantee's new home, as stated in the above Recitals.
2. Grantee shall provide all documents and information requested by Grantor to satisfy Grantor that Grantee will use the funds for the rental costs at Grantee's new home as provided under the Relocation Policy. Grantor may pay the funds directly to Grantee.
3. In the event Grantee (i) subleases said new home to another person or (ii) does not use the new home as Grantee's principal residence, before the expiration of one year from the commencement of Grantee's lease for the new home, Grantee shall immediately notify Grantor in writing and repay the funds to Grantor, provided that the repayment amount shall be reduced eight and thirty-three hundredths percent (8.33%) for each full month Grantee leased the new home, paid the rental cost, and used it as Grantee's principal residence. Grantee shall provide all

documents and information requested by Grantor during the one-year period to satisfy Grantor that Grantee is the lessee of the new home and is using it as Grantee's principal residence. If Grantee does not promptly provide such documents or information, Grantee shall repay the full grant amount to Grantor.

4. If Grantee fails to comply with this Relocation Assistance Agreement, Grantor shall be entitled to repayment of the grant funds as provided herein and Grantee shall also pay any attorney's fees and costs incurred by Grantor to enforce it.

GRANTOR

By: _____
Gregory Rose
City Manager
City of University City, Missouri
6801 Delmar Blvd.
(314) 862-6767

GRANTEE

By: _____
George Adekunle Oyebanjo
8315 Orchard Avenue
University City, MO 63132
Telephone: (314) 374-4065
E-mail:

03/16/2022
AO



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20220411-03
--------------------------------------	---------------

SUBJECT/TITLE: Fund Transfer (EDRST to General Fund) - Free Parking			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD: City Manager's Office	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: The fiscal impact of this agenda item would be \$75,000. Funds would come from fund reserves			
AMOUNT:	\$75,000	ACCOUNT No.:	11.45.78.6040
FROM FUND:	Fund 11 Fund Reserves	TO FUND:	General Fund
EXPLANATION: The EDRST Board recommends transferring \$75,000 from the EDRST Fund Reserves to the General Fund to cover the Free Parking Initiative in The Loop.			
STAFF COMMENTS AND BACKGROUND INFORMATION: The EDRST Board met on January 27, 2022 and voted to approve up to \$150,000 to reimburse the General Fund for the Free Parking Initiative in The Loop for the remainder of the year. The City Council approved an extension of the Free Parking Initiative through the end of the year on February 14, 2022.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Cover Form - February 14th Council Meeting 2. DRAFT Minutes from EDRST Board Meeting - January 27, 2022 2. Memo - Parking Meter Revenue			
LIST CITY COUNCIL GOALS (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 11, 2022

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	CA20220214-03
--------------------------------------	---------------

SUBJECT/TITLE: Free Parking Meters Extension			
REQUESTED BY: Brooke A. Smith		DEPARTMENT / WARD City Manager's Office	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: Approximately \$75,000 reduction in revenue to the General Fund.			
AMOUNT:	TBD	ACCOUNT No.:	TBD
FROM FUND:	TBD	TO FUND:	TBD
EXPLANATION: As businesses in the Loop continue to recover from the ongoing pandemic, the Loop Special Business District Board has requested that the city extend the waiver of parking fees in the Loop throughout 2022.			
STAFF COMMENTS AND BACKGROUND INFORMATION: In August of 2021, the City Council authorized the waiver of parking fees in the Loop for six months in order to attract more customers to the businesses located in the Loop. The LSBDB Board has requested an extension of this waiver to last through December 31, 2022. Staff anticipates a reduction in revenue of approximately \$75,000 based on the actual revenue from FY2019.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Letter from the Chair of the Loop Special Business District Board. 2. Transfer of funds from EDRST Fund to General Fund (9/13/2021) Documentation			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	February 14, 2022

**Economic Development Retail Sales Tax Board
Minutes
January 27, 2022
6:30 p.m.**

The Economic Development Retail Sales Tax (EDRST) Board held a virtual meeting on Thursday, January 27, 2022. The meeting commenced at 6:39 pm and adjourned at 7:35 pm.

Voting Members Present:

Matt Bellows
Brandon Bradshaw
Brendan O'Brien
Byron Price
Kathleen Sorkin
Cynthia Martin
Matthew Bellows

Voting Members Absent:

Council Liaison:
Mayor Terry Crow

Staff Present:

Brooke A. Smith, Assistant City Manager/Interim Dir. of Planning and Development
Gregory Rose, City Manager

Others attending:

None

Approval of Minutes

There were no minutes to approve. There were no minutes from the meeting held on December 16, 2021, because there was no quorum.

Public Comments

Public Comments were received from the Midwest Association of Farmers Markets. The letter is attached to the minutes and incorporated herein by reference.

Mayor Comments (6:41 pm)

The Mayor informed the Board of the progress with the Costco site and noted that it is scheduled to open in October. He also noted that some of the dirt from the site was being relocated to Olive and Midland to bring that property out of the floodplain to make it marketable. He noted that the apartments at Delmar and 170 on the east side are being erected, the plans have been approved on the west side for the 264 apartments that Charles Deutsch is putting up for market rate apartments. The Mayor also noted that there is a planned development going through the Plan Commission for the QuikTrip that will be located at Olive and North and South. The land was sold for \$1.1 million to QuikTrip. Discussion was had on the public dialogue being had about the project. The Mayor informed the board of the project located at 7701 Canton Avenue on the 10 acre site. He briefly informed the board of the fire tax that would be on the ballot for the April election. Lastly, the Mayor provided a brief update on the renovation of the annex and Trinity building.

Chair Sorkin asked the Mayor to comment on the state of affairs in The Loop. The Mayor stated that The Loop has experienced a generational change and that the LSBDB Board now has business owners engaged that were not engaged before. A challenge is that the restaurant that was supposed to go in the old Cicero's space backed out due to COVID. The Commerce bank is still sitting vacant and a previous development agreed to go the corner of Skinker and Delmar at the old Church's Fried Chicken site, but they are encountering the same issue they did with University City in that they would have too many students and not enough parking. Nobu's from the Costco site is moving to The Loop across from Peacock Diner. The Tivioli building changed hands from Joe Edwards to a church and computer software company. The city always worries about vacancies but the restaurants survived with PPP loans and take out services. The Mayor also discussed the status of the Trolley and getting it up and running in the near future. The Mayor noted that the merchants are tired of paying the 1% sales tax, stating that the four blocks in University City is paying the largest percentage of the sales tax into the TDD just because of volume, so at some point in time it has to get up and running or the city needs to move past it.

City Manager Gregory Rose added information on extending the Free Parking Initiative in The Loop as an important part of bringing the loop back.

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New Business (6:53 pm)

The first item of business was discussion of program funding for FY22. ACM Brooke Smith gave a brief overview of the memorandum included in the packet for the Board. The memo included the fund balances as of December 31, 2021 and projected revenue for the rest of the fiscal year. The memorandum is attached to these minutes and incorporated herein by reference. Smith stated that the fund balance is about \$2.7 million and the projected revenue for the rest of the fiscal year is about \$400,000. Included in the memorandum was how the charter requires the funding be allocated: 25% to go to administrative cost, 20% goes to long term economic development planning, and the remaining funds used for initiative such as marketing, workforce development, etc. The memo also included examples of various programs funded in the past, such as the Façade Improvement Program. ACM Smith informed the board that she is working on closing out 4 projects under this program that were

funded in the previous fiscal year but had yet to be completed. Local Business Programs and Projects was another funding initiative, but ACM Smith noted that there were really no parameters for the program and that business were allowed to submit any type of project for funding. Lastly, ACM Smith discussed the forgivable loan program. ACM Smith noted that at this point she is asking whether the Board intends to fund programs this year, what types of programs does the board want to fund, and how should staff handle the process (funding rounds vs. accepting applications on a rolling basis).

Cynthia Martin asked if the applications could be bundled as submitted at one time. ACM Smith responded that this leads to the second agenda item, which is setting a quarterly meeting, noting that if the Board agrees to a quarterly meeting, then any application received during those three months could be bundled and brought to the EDRST Board for consideration.

Brandon Bradshaw noted that he preferred the quarterly meetings and bundling the applications.

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ACM Smith noted that if a quarterly meeting is set, she would have an internal deadline for accepting applications in anticipation of the upcoming meeting so that she could do her due diligence and prepare applications for the Board ahead of their meeting. ACM Smith also brought up the prospect of making the organizations that receive funding every year entitlement organizations where they will automatically get the funding every year. She also discussed marketing the programs and getting the word out to reach businesses that have not received funding in the past.

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City Manager Rose clarified that there were parameters for the Façade Improvement Program and noted that he would want to bring any city-sponsored project back to the board. He would not recommend that being an entitlement because the city should meet a higher standard.

Staff should come back and explain to the board how the program has operated, how it has benefitted the city, and make that same explanation to the Mayor and Council.

Chair Sorkin asked when the FY22 budget of \$525,000 was adopted and asked if the \$2.7 million was the amount the board had to spend. ACM Smith explained that the FY22 budget number was obtained from the Finance Director and included smaller costs like administrative costs, funding for city-wide events, etc. Smith noted that any funding approved for programming would have to go Council for final approval as a budget amendment. Smith noted that to date there is no funding in the budget for any of the programs.

Chair Sorkin asked what the upper limit of the discretionary funds is once the administrative costs are taken care of and what would the staff and/or City Manager recommend making available for programs. City Manager Rose responded that staff would make some assessment about what the restrictions are on the funding sources and then what's available and how would we categorize each application that comes in. He noted that it was difficult to answer because if an application comes in and is requesting assistance with, for example, a plumbing company that wants assistance with infrastructure within our rights of way. That would be considered business recruitment and would qualify, but is a different bucket of money than funding for a job training program. There are limitations based upon the activity that is being pursued. Staff needs to identify what the amount of money is that is available in each of those budgets so when the board considers an application, it is clear what amount of money available to allocate. City Manager Rose indicated the goal for this meeting was to get an idea of the types of projects the board would have an interest in. He noted that the statute provides some guidance, but that it doesn't talk about job training programs or the arts, for example. City Manager Rose noted that ACM Smith would like to be targeted in the areas being focused on instead of taking a blanket approach to accepting applications. ACM Smith confirmed that this was her goal for this meeting, which would then allow her to pull together information for the programs and put together a recommended budget.

Smith noted that she wanted to make sure that a decision was made with the Farmers Market who still needed to be approved for funding for FY22. Chair Sorkin asked for the amount the Farmers Market is requesting. ACM Smith noted that their application had not been received yet, but that the amount to be request was \$28,000, which is the same amount they were awarded in the previous fiscal year. Cynthia Martin asked if the funds would be restricted or unrestricted. Smith answered that their funds usually go towards marketing, music, etc. Chair Sorkin asked if there was anyone else besides the Farmers Market that was a previously funded and successful program that needed to know funds were on the way. ACM Smith answered Mannequins in the Loop but noted that she had not had the chance to research prior projects. ACM Smith also noted the SHED intended to apply for workforce development funds but had not applied yet. Chair Sorkin asked for the amount of the funding request for Mannequins in the Loop. Brendon O'Brien said they usually ask for \$10,000 or \$15,000 in funding. Chair Sorkin said it was a very positive and popular program.

Chair Sorkin called for a motion to approve the Farmers Market for \$28,000 and the Mannequins in the Loop for \$15,000 for FY22.

Motioned by Brandon Bradshaw, seconded by Brandon O'Brien and carried by voice vote to approve funding for Farmers Market for \$28,000 and Mannequins in the Loop for \$15,000 for FY22.

Vice Chair Byron Price asked if it would be appropriate to establish set meetings for the board. Chair Sorkin answered yes, which opened the discussion for quarterly meetings. The board members agreed that a quarterly meeting would be beneficial. The first quarterly meeting was set for the first Thursday at the start of the quarter (April).

Chair Sorkin motioned to set the quarterly meeting for the first Thursday at the beginning of the quarter. Seconded by Vice Chair Byron Price and carried by voice vote.

Motion passed.

City Manager Rose discussed the Free Parking Initiative in the Loop and noted they intend to continue it. He wanted to make sure there would be no concerns by the EDRST Board in continuing the initiative. He noted that the last time it cost roughly \$150,000 for a 6 month period. Chair Sorkin asked if a motion was needed. Rose said it would be good to have approval of it, noting the approach last time was to seek reimbursement. Chair Sorkin said it would be best to be proactive. She opened the floor for discussion. Brendon O'Brien asked who would be getting reimbursed. City Manager Rose noted that the funding that was approved last time was to reimburse the city its costs and if approved for an extension, the city would be approved for the revenues it loses for the free parking initiative. Mayor Crow noted that the free parking has pleased just about everyone as well as the outside dining.

Chair Sorkin called for a motion to approve up to \$150,000 to reimburse the city for lost revenue due to the free parking initiative in The Loop. Motioned by Cynthia Martin, seconded by Byron Price and carried by voice vote.

Motion passed.

Chair Sorkin raised the topic of allocating funding to the different programs.

Brandon Bradshaw stated that he would be interested to see marketing the programs to bring businesses in. ACM Smith agreed to prepare program parameters and a recommended budget for the next EDRST meeting in April for the board members to consider. This would allow for an application period at the end of the fiscal year and allow staff to bundle applications for consideration at the next quarterly meeting.

Mayor Crow asked about the interest free loan given to Winco and whether it was paid back or if it is being paid back on time. He stated he believed it was \$250,000 and he wanted to know the status. Mayor Crow also asked Matthew Bellows if he could facilitate the appointment of another School Board member to fill the vacant seat.

Regarding the loan to Winco, City Manager Rose responded that Winco elected not to pursue the loan from the EDRST board. He was not sure why. Mayor Crow requested we circle back to make sure that we didn't loan them the money. Chair Sorkin noted that with the changeover in staff, there hasn't been a report on activities and that she would like to see this given to the EDRST. Cynthia Martin asked if there was a way to see if the allocation buckets were overspent or underspent. Is there a way to focus on how the money is being spent and reallocating funds if they are underspent? City Manger Rose stated that going forward the intention is to keep the board updated on the status of the funding for each bucket and that staff would do a better job of advising the board on how the programs that have approved are advancing.

ACM Smith noted that she would research the Winco matter and report back to the board at the April meeting.

Chair Sorkin called for a motion to adjourn. Motioned by Brandon Bradshaw, seconded by Brendon O'Brien and carried by voice vote.

The meeting adjourned at 7:35 p.m.

DRAFT



OFFICE OF THE CITY MANAGER

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8531

MEMORANDUM

TO: Economic Development Sales and Retail Tax Board

FROM: Brooke A. Smith, Assistant City Manager
Keith Cole, Director of Finance

DATE: August 20, 2021

SUBJECT: Parking Meter Revenues

The purpose of this memorandum is to discuss the parking meter revenues to understand the financial impact of the free parking initiative that was implemented in the University City Loop beginning July 1st. This Administration is requesting the EDRST Board reimburse the General Fund \$37,248 for a portion of the costs of the free parking initiative for the University City Loop.

Background

On June 8, 2021, City Manager Rose received a request from the Chair of the Loop Special Business District (LSBD) requesting the suspension of metered parking throughout the University City Loop to encourage visitors to frequent businesses in the Loop (letter attached). On June 21, 2021, the City Council authorized the City Manager to waive the parking meter fees for the University City Loop. This waiver began on July 1st and will continue through the end of the calendar year. Staff estimates a loss of approximately \$106,090 in General Fund revenues because of the wavier of parking meter fees and forgoing the parking meter fines that would be collected from parking meter violations. The City Manager is requesting that EDRST Board reimburse the General Fund for the lost revenue from parking meter fees only, which is estimated at \$37,248.

Information

There are approximately 344 parking meters city-wide. The University City Loop has a total of 183 parking meters, excluding the parking garage. The breakdown is as follows:

Location	No. of Meters	Projected \$\$ collected per day
Delmar (Kingsland to East City Limits)	63	\$315
Side Streets	76	\$380
Municipal Lots 1, 3, 4, 5 (Parking Garage Excluded)	44	\$220
TOTAL	183	\$915

Projected Parking Meter Fees

Meters are payable 8:00 a.m. until 8:00 p.m., Monday through Saturday, except holidays. Based on these figures, the city should be collecting a total of \$27,450 in parking meters fees collected per month, \$329,400 collected per year for the University City Loop, assuming meters are fully functioning, and visitors are properly paying the parking meter fees.

Actual Parking Meter Fees

Due to COVID-19, staff has taken the actual revenue information from 2019 to properly gauge the negative impact on the General Fund. In 2019 collections totaled \$140,560 for city-wide parking meter fees. The city received an additional \$259,778 in revenue for city-wide parking fines, bringing the total revenue to \$400,388 for the fiscal year.

The University City Loop parking meters account for approximately 53% of parking meters in the city. This City Manager is seeking the reimbursement of parking meter fees only. Staff concludes that approximately 53% of the 2019 parking meter fees \$74,497 came from the University Loop. Because metered parking is being suspended for half the year, staff is requesting reimbursement in the amount of \$37,248.

Legal

The City Attorney has been consulted on whether this requested reimbursement would be considered a permissible use of EDRST funds. The City Attorney has confirmed that “providing free parking in or near commercial districts during the COVID-19 pandemic serves as an economic development purpose...and the City may use available EDRST funds to pay the net cost.”

Conclusion

The City Council approved waiving parking meter fees in the University City Loop with the goal of attracting more foot traffic as the businesses are recovering from COVID-19. This free parking initiative has a negative impact on the General Fund. This City Manager is requesting the EDRST Board reimburse the General Fund \$37,248 for a portion of the loss revenue.



The Loop Special Business District

6504 Delmar Blvd.

University City, MO 63130

314-727-0110

June 8, 2021

Mr. Gregory Rose
City Manager
University City, MO

Re: Free Parking Initiative

Dear Mr. Rose,

I am writing this letter in support of the free street parking initiative now under consideration by the ERSDT Board. The proposal requests that there will be a suspension of metered parking throughout The City of University City including along Delmar Blvd. and its adjoining side streets. The proposal requests that the free parking allowance begin immediately and remain in effect to sometime after Labor Day at the earliest.

The COVID pandemic has severely impacted many of our small, local business located in The Loop. As we begin to return to some sort of normalcy, the free parking initiative will greatly, and immediately, aid in their recovery as street traffic starts to return. It's no secret, especially here in St. Louis, that many people tend to avoid paying for parking. Conversely, having free and abundant street parking, especially when promoted properly, can have an overwhelmingly positive impact for businesses not only in The Loop but across the entire City.

There has never been a better time than now to consider this proposal. I urge that it be supported by all members of the ERDST Board. This type of positive leadership can be so meaningful to our community and have a positive, long lasting beneficial impact for all of us who want to see The Loop and our City thrive!

Thank you for your consideration.

Very truly yours,


Michael D. Alter
Co-Chairman



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20220411-04
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SUBJECT/TITLE:
FY22 EDRST Fund Request - Midwest Farmers Market and Mannequins in the Loop

REQUESTED BY: Brooke A. Smith	DEPARTMENT / WARD: City Manager's Office
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AGENDA SECTION: Consent	CAN ITEM BE RESCHEDULED? No
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends approval.

FISCAL IMPACT:
The fiscal impact of this agenda item would not exceed \$28,000 for the Farmers Market and \$15,000 for Mannequins in the Loop. Funds would come from fund reserves

AMOUNT: \$43,000	ACCOUNT No.: 11.45.78.6040
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FROM FUND: Fund 11 Fund Reserves	TO FUND:
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EXPLANATION:
The EDRST Board recommends awarding funding to the Farmers Market and Mannequins in the Loop for FY22 not to exceed \$28,000 and \$15,000 respectively.

STAFF COMMENTS AND BACKGROUND INFORMATION:
The EDRST Board met on January 27, 2022 and voted to approve FY22 funding for the Farmers Market (up to \$28,000) for events and operations and Mannequins in the Loop (up to \$15,000) for its public art project, pending submission of completed applications. Applications have been reviewed by staff and approval is recommended.

CIP No.	
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RELATED ITEMS / ATTACHMENTS:

1. DRAFT Minutes from EDRST Board Meeting - January 27, 2022
2. Farmers Market Application
3. Mannequins in the Loop Application

LIST CITY COUNCIL GOALS (5):

RESPECTFULLY SUBMITTED: City Manager, Gregoroy Rose	MEETING DATE: April 11, 2022
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Minutes
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Motion passed.

City Manager Rose discussed the Free Parking Initiative in the Loop and noted they intend to continue it. He wanted to make sure there would be no concerns by the EDRST Board in continuing the initiative. He noted that the last time it cost roughly \$150,000 for a 6 month period. Chair Sorkin asked if a motion was needed. Rose said it would be good to have approval of it, noting the approach last time was to seek reimbursement. Chair Sorkin said it would be best to be proactive. She opened the floor for discussion. Brendon O'Brien asked who would be getting reimbursed. City Manager Rose noted that the funding that was approved last time was to reimburse the city its costs and if approved for an extension, the city would be approved for the revenues it loses for the free parking initiative. Mayor Crow noted that the free parking has pleased just about everyone as well as the outside dining.

Chair Sorkin called for a motion to approve up to \$150,000 to reimburse the city for lost revenue due to the free parking initiative in The Loop. Motioned by Cynthia Martin, seconded by Byron Price and carried by voice vote.

Motion passed.

Chair Sorkin raised the topic of allocating funding to the different programs.

Brandon Bradshaw stated that he would be interested to see marketing the programs to bring businesses in. ACM Smith agreed to prepare program parameters and a recommended budget for the next EDRST meeting in April for the board members to consider. This would allow for an application period at the end of the fiscal year and allow staff to bundle applications for consideration at the next quarterly meeting.

Mayor Crow asked about the interest free loan given to Winco and whether it was paid back or if it is being paid back on time. He stated he believed it was \$250,000 and he wanted to know the status. Mayor Crow also asked Matthew Bellows if he could facilitate the appointment of another School Board member to fill the vacant seat.

Regarding the loan to Winco, City Manager Rose responded that Winco elected not to pursue the loan from the EDRST board. He was not sure why. Mayor Crow requested we circle back to make sure that we didn't loan them the money. Chair Sorkin noted that with the changeover in staff, there hasn't been a report on activities and that she would like to see this given to the EDRST. Cynthia Martin asked if there was a way to see if the allocation buckets were overspent or underspent. Is there a way to focus on how the money is being spent and reallocating funds if they are underspent? City Manger Rose stated that going forward the intention is to keep the board updated on the status of the funding for each bucket and that staff would do a better job of advising the board on how the programs that have approved are advancing.

ACM Smith noted that she would research the Winco matter and report back to the board at the April meeting.

Chair Sorkin called for a motion to adjourn. Motioned by Brandon Bradshaw, seconded by Brendon O'Brien and carried by voice vote.

The meeting adjourned at 7:35 p.m.

DRAFT



January 27, 2022

EDRST Board
6801 Delmar Boulevard
University City, MO 63130

Dear EDRST Board Members,

Thanks so very much for convening this meeting today to consider EDRST FY22 funding requests.

I would like to take this opportunity to provide preliminary information about MAFM's request on behalf of the U City Farmers Market. Included with this letter is a report of our accomplishments over the last two to three years for the benefit of the City of University City. Please review.

One item I would like to call to your attention is that we began spending funds for FY22 at the beginning of July 2021. In February 2021 the staff member who was in charge of the EDRST administration, told us that we were approved for FY22 funding and would not be required to submit an application.

He indicated that FY 22 would proceed the same as FY21—approval without an application. Consequently, we proceeded in good faith with expenditures of the FY22 funding we thought we were awarded. We are requesting that these expenditures be included in our request for funding.

We're very proud of the work we do through the U City Farmers Market on behalf of the greater University City community. I hope after you read the attached summary report, you'll agree and perhaps rediscover what an asset the U City Farmers Market is and that it is deserving of full FY22 funding from July 1, 2021 through June 30, 2022.

We greatly appreciate the Board's continued support of the U City Farmers Market through the EDRST program. Please let me know if you have any questions or require further information.

Sincerely,

Deborah Henderson

Deborah Henderson
Executive Director, MAFM
6124 Victoria Ave.
midwestmarkets1@gmail.com
314-913-6632

U City Farmers Market
6655 Delmar Blvd

**MAFM SUMMARY REPORT
FOR U CITY FARMERS MARKET FY 2021
January 27, 2022**



DESCRIPTION OF MARKET

U City Farmers Market
6655 Delmar Blvd

Open Saturday Mornings the U City Farmers Market is where farmers gather, friends meet and the Fresh Food Festival begins. It's a beloved community hub for people of all ages. It's a safe and inviting place where residents enjoy shopping and meeting friends. It provides services to people of all income levels and is inclusive. It's also a gateway to The University City Loop attracting visitors from as far west as St Charles and as far east as Illinois.

ACCOMPLISHMENTS THROUGH PROGRAMS AND ACTIVITIES:

We engage and attract patrons from University City and the surrounding municipalities to visit the U City Farmers Market on Saturday mornings. We do this with offerings of local farm and food products directly from Missouri and Illinois Farmers, as well as through Educational Programs and fun, festival style Weekly Activities and Special Events

- **The Pandemic Affected Everything:** The programs and activities listed below were active before 2020 when Covid-19 spread across the country. In 2020 we were not able to implement any of the programs and activities either due to safety protocols issued by local authorities or lack of funding.

During the 2021 Market Season as safety protocols eased in St Louis County, we were able to bring back a few activities and programs. We implemented the Market Music Series for part of the season. We hosted themed events like our annual Halloween Happening and participated in a couple of Loop events like "Loop in Motion." We also hosted two children's activities: a Petting Farm by Cowboy Critters and a Pumpkin Decorating Station.

- **Farmers Markets Receive the Essential Business Designation:** As the pandemic began to spread in early 2020, farmers markets on the west coast and other areas of the country were being shut down by local authorities. One exception was in LA County, California. The LA County Department of Health deemed their farmers markets to be essential businesses and established Covid-19 Safety Protocols for their continued operation.

With the intent of keeping the U City Farmers Market open, I pre-emptively drafted our own Covid-19 Safety Protocols (based on the ones used in LA) and implemented them immediately. I sent the Safety Protocols to our county Environmental Services Department Director. A week later St Louis County Farmers Markets received the Essential Business designation and these protocols were shared with other area farmers markets.

The following agencies also designated farmers markets as essential businesses in early 2020: the MO Dept of Agriculture and MO Dept Health and Senior Services Additionally, the USDA and the US Department of Homeland Security lists farmers markets as exempt, essential industries, which include food and agriculture.

Open-air farmers markets provide residents with essential food options that support daily living. They also offer vital economic opportunities for local farms and food providers.

- **The U City Farmers Market was the Only Non-Profit Organization** that stayed open to the public continuously during the 2020 pandemic in the University City Loop. As a matter of fact, it's also the only business that continuously stayed open during the trolley construction as well as the civil unrest protests.

This means that the U City Farmers Market continued to attract visitors and greater public awareness to the Loop and to University City when other businesses could not. We "held down the fort" so to speak. The U City Farmers Market has continued to operate over 35 Saturdays a year

for 8 years. During these times we were the only organization filling the parking lot with visitors to the area. We made the Loop feel safe and inviting

Even though we stayed open during the pandemic, we experienced a downturn in business from the previous year. Our farmers did exceptionally well by offering pre-orders and utilizing the market's curbside pick-up, but the market itself lost customers.

Market Assistant Training Program or MAT-Pro MAT-Pro, short for Market Assistant Training Program is an introductory experiential training program for high school students. Through a well-designed curriculum and actual work at the farmers market, high school students learn about and become skilled in all aspects of farmers market work.

From market operations, marketing & signage, customer service, food safety to actually staffing a market food booth, MAT-Pro offers an experiential learning opportunity that prepares students for future employment or entrepreneurial endeavors. Students even had opportunities to work for farmers, vendors and at other markets.

The curriculum includes field trips, weekly "stand-up meetings", and a MAT-Pro Handbook for each crew member. We also operate the MAT-Pro Coffee Booth where students staff the booth. They set it up, brew coffee and make sales. Last year we made enough to pay for one student's salary after expenses

Chefs Cook Real Challenge: We hosted three "Iron Chef" style contests with local chefs competing for first place. We are the only organization and farmers market to host such an event in the greater St Louis region as well as in the state of MO. This accomplishment reflects well on the U City community.

In 2016 we estimate that the Cook-Off Finale attracted about 3000 people to University City. The visitor count was much lower than that in 2017 due to the protests and violence afterwards. Still, we had visitors from as far away as St. Peters, MO and Edwardsville, Ill. The numbers went back up at our 3rd Annual Cook-Off in 2018 but were still down from our 2016 numbers due to the trolley construction.

Project partners have included Cooking School Directors; Local Chefs and Restaurants: Antoine Moussali, Taqueria Z; Brian Hardesty, Guerrilla Street Food; Tyson Long, Winslow's Home; Wil Pely, Nudo House STL; Tom Poole, Park Avenue Coffee; Jason Tilford, Mission Taco; Three Kings Public House; Parker's Table; and Loryn Feliciano-Nalic, Balkan Treat Box.

SNAP-DUBF: The Supplemental Nutrition Assistance Program (SNAP) and the Double-Up Food Bucks (DUBF) are two programs we implemented in mid-2017. Both of these provide incentives for lower income families to purchase food and farm-fresh products at farmers markets. Electronic Benefit Transfer (EBT) is a system that allows customers to use SNAP benefits from a government-issued debit card at farmers markets as well as brick-and-mortar stores. Markets must be licensed by the Food and Nutrition Service (FNS) to accept EBT/SNAP benefits. We are now licensed by the USDA.

The Impacts Are Real! Farmers' markets are making real strides in increasing fresh food access for low-income SNAP participants. \$19.4 million in SNAP benefits were redeemed at farmers markets across the US in 2015, a fourfold increase since 2009. This dramatic increase can be attributed to markets investing in innovative outreach, education, and incentive programs, and support from federal, state, and local government

The Double-Up Food Bucks Program enables SNAP users to increase the buying power of their SNAP benefits. SNAP participants get a \$1 match in free produce for every SNAP \$1 they spend.

Diabetes Health and Nutrition Program: Health Protection Education Services is a local non-profit foundation head-quartered in University City that provides free health and diabetes screenings and nutrition classes at the U City Library. We're a project partner with them on a grant through the Missouri Foundation for Health as well as the American Medical Association to provide farm fresh fruits and vegetables to the Health Program participants.

Program participants are given a gift voucher to purchase \$10 in fruits and vegetables at our farmers market when they sign up for the free health screenings and classes. When participants visit the market, they exchange their vouchers for "market bucks" then shop at the market. We administer the program at the market. Most program participants are University City senior citizens.

In 2019 about \$6000 worth of fresh fruits and vegetables were made available to senior citizens as well as families without access. There was no cost to them.

Children's Programs: In 2020 we were not able to offer the POP Club (Power of Produce), the Zucchini Car Races, and the Children's Cooking Tour due in part to a decrease in EDRST funding and in part due to lack of sponsorships. All of these programs engage families through educational activities to meet their farmers, know where their food comes from and to eat more vegetables!

Why these programs are considered economic development: In 2016 eighty-four (84) children signed up for the POP Club and visited the market with their parents. At least half of these were new families who came to the market. The program was an economic incentive for families with children.

Cultural Night Markets: We co-hosted the Philippine Night Market in 2017 and the Middle Eastern Cultural Festival in 2018. Both events were very successful and were very well attended.

We estimate that about 4000 people came to each of these events in University City. We were the only organization that independently hosted events that attracted that many people to The Loop. And this was after protests in the area which says a lot about the U City Farmers Market as a community hub and magnet for visitors to the area.

Other Special Events: The following special events have become very popular and are scheduled annually: Recycling Truck Visit with University City Public Works Department; Halloween Happening; and the Holiday Farmers Market and Bazaar.

Morning Yoga Sessions in the Plaza: We're excited to bring this back again this year. We had to stop the Yoga Sessions during the trolley construction. A University City resident is going to lead the sessions.

The Market Music Series: This program has also been very popular and we found that when we offer regular live music, patrons not only stay longer, they shop more! Market Music has a proven track record as a marketing tool to increase customer participation—not only at the U City Farmers Market but also in the immediate Delmar Loop Business District on Saturday mornings.

Previous market studies showed that when live music was provided, market-goers stayed longer. This created opportunities for them, to not only make more purchases at the market, but to stay in University City longer. Vendors reported that when there was music their sales increased.

Offering live local music concerts provides "4 for 1" benefits: 1. Happy market ambience; 2. Increased vendor sales; 3. Free press and positive attention within the local music scene; 4. Patrons stay longer in University City.

SUMMARY OF NEED FOR EDRST FUNDING FOR THE U CITY FARMERS MARKET

1. We need EDRST Funds to continue to re-build the market's vendor and customer base which were adversely affected by the pandemic.
3. We need on-going support to attract more customers and patrons which in turn attracts more vendors
4. We need EDRST funds to help us compete for farmers and vendors
5. Small Community-Benefit Farmers Markets which feature actual farmers are not economically self-sustainable. They require additional funding through grants, sponsorships and donations.
6. We need EDRST Grant to provide Matching Funds for our Programs and Special Events.

MEETING CITY PLANS AND POLICIES:

Our Comprehensive Marketing Program meets the City Plans in the following ways:

- **Redevelop Underutilized Commercial Property:** In collaboration with the owner, we continue to refurbish and revitalize the historic farmers market facility originally built in 1975. With the \$7500 Grant from the MO Agriculture Department, we continued to make facility improvements and created a Market Coffee Booth
- **Enhance the City's efforts of business attraction and expansion:** Farmers markets are small business incubators and many go on to build permanent brick and mortar businesses.
- **Provide Additional Employment Opportunities:** See List below
- **Support the Success of the Loop Special Business District:** Saturday mornings are very slow and the Delmar Loop area is virtually empty on Saturday mornings. We bring in customers and patrons from other communities who would not normally visit this part of University City.
- **We expect to increase patronage of The Loop and surrounding areas by at least 20,000-30,000 visitors** throughout the market season. That's approximately 1,000 visitors every Saturday for 30 market days. It's estimated that for every \$1 spent at a successful farmers market \$3-\$7 is spent in the surrounding region.
- **We attract local retail sales customers**, who are different than patrons visiting The Loop for evening entertainment.
- **Provide Unmet Needs:** The City did not have a producer-only Farmers Market before. We continue to bring in farm fresh produce and other value-added products which are actually grown and made by Missouri and Illinois farmers. These were not previously available in University City.
- **Provide Unmet Needs:** By providing SNAP and DUFEB programs to the market, we're providing economic incentives to lower or fixed income families to purchase farm-fresh produce directly from MO and IL farmers.
- **Provide Unmet Needs:** During the pandemic the U City Farmers Market was deemed an essential business by the USDA, Dept of Homeland Security, State of Missouri, and St Louis County. With this designation the farmers market was able to provide services while other area businesses had to close. We were the only organization/business that stayed open continuously in The Loop, bringing visitors to the area.
- **Provide Long-Lasting Value and Value-Added Investment:** The Loop is well-known as a hip, urban, entertainment destination for tourists and younger crowds. We also attract an older, culturally diverse demographic with disposable income on Saturday mornings. We are looking for ways to expand and build upon both of these.
- **Leverage Additional Financial Support:** In 2019 we received over \$19,000 in Grant and Sponsorship monies as well as in-kind donations and contributions.

CONTACT INFORMATION

Deborah Henderson
Executive Director, MAFM
6124 Victoria Ave.
midwestmarkets1@gmail.com
314-913-6632

U City Farmers Market
6655 Delmar Blvd
University City, MO 63130





Economic Development Retail Sales Tax Board
 6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

**APPLICATION FOR ECONOMIC DEVELOPMENT RETAIL SALES
 TAX FUNDS
 FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2011)**

GENERAL INFORMATION

In August 2006, the City of University City levied a one-quarter (1/4) percent sales tax on retail sales to be used for economic development purposes. This revenue is based on the amount of sales tax generated through point of sales within the City limits and fluctuates from year to year.

Through the Economic Development Retail Sales Tax (EDRST), funds are being invested in University City programs and projects that encourage the physical and economic redevelopment of major corridors, improve infrastructure, support existing successful business districts, and enhance efforts toward business retention, expansion and attraction. The use of revenues generated by the tax are generally for project administration, land acquisition, infrastructure, water and wastewater treatment capacity, matching state or federal grants related to long-term economic development projects, marketing, training, equipment and infrastructure and other specified uses. Please refer to the "Funding Priority Guidelines" for additional information relating to the use of funds.

A nine-member volunteer Economic Development Retail Sales Tax Board helps to oversee the use of the EDRST and serves in an advisory capacity to City Council. City Council will make the final award decisions.

WHO CAN APPLY

The EDRST is generally open to any business entity or organization. To be considered for funding, please complete and submit the attached application. Those requesting funds for multiple programs or projects must complete a separate "Section 2: Program or Project Information" for each funding request.

FY 2022 EDRST APPLICATION CALENDAR

DATE	ACTION
TBD	Issue Application
TBD	Application Deadline
TBD	Staff reviews applications & forwards to EDRST Board
TBD	EDRST Board Receives Applications
	Public Hearing & Presentations by Applicants to EDRST Board
TBD	EDRST Board makes final funding recommendations to City Council
TBD	City Council makes final funding awards



Economic Development Retail Sales Tax Board
 6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

**APPLICATION FOR ECONOMIC DEVELOPMENT RETAIL SALES
 TAX FUNDS
 FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2011)**

DIRECTIONS. Please complete all sections of the application. If a question does not apply to a project, please indicate “n/a” for not applicable. Please refer to “Economic Development Retail Sales Tax Board Funding Priority Guidelines” for guidance. Applications should be submitted by TBD to Brooke A. Smith, Assistant City Manager, City of University City, 6801 Delmar Boulevard, University City, MO 63130 or bsmith@ucitymo.org. For questions call 314-505-8536. Applications submitted after the deadline will not be considered for funding.

Application Date: December 14, 2022

Project Title: The U City Farmers Market
 A Comprehensive Plan for Marketing, Special Events and Program Support

SECTION 1: APPLICANT/ORGANIZATION INFORMATION

1. Applicant/Organizational Information

Name of Applicant/Organization: Midwest Association of Farmers Markets
 Contact Person and Title: Deborah Henderson; President and Executive Director
 Mailing Address: PO Box 440340, St. Louis, MO 63144
 Phone Number: 314-913-6632
 E-mail Address: midwestmarkets1@gmail.com
 Website: www.midwestfarmersmarkets.org

Organizational Officers: (Provide Name, Address, Phone and e-mail of at least three. Provide Articles of incorporation and letter or status): **Please see attached documents**

Katherine G Knapp; St Louis Community Foundation, 2 Oak Knoll Park, St. Louis, MO 63105
 (314) 588-8200; kknapp@stlgives.org

Daniel Roth; 5395 CR 158, Brixey, MO 65618; 501-607-2394; daniel@elixirfarm.com

Angela Foley; 537 Lake Ave, St. Louis, MO 63119; 314-479-1572; stlfoleys@att.net

Dr. Sarah Buila, PHD; 5525 Water Valley Rd, Cobden, IL 62920; 618-893-4558;
 builafamilyfarm1@gmail.com

Type of Entity:

- Sole-Proprietorship
- Corporation/Partnership/Limited Liability Company
- Not for Profit Organization
- Public/Government

501(c) 3:

Yes No If no, list type of entity:

Minority Business Enterprise (MBE) or Women Business Enterprise (WBE):

Yes No

2. APPLICANT/ORGANIZATION BACKGROUND

Describe The Applicant/Organization History And Mission:

It's our Mission at the Midwest Association of Farmers Markets to provide, through our farmers markets and programs, the following to our communities: public education about regionally sourced food, nutrition and health, and sustainable agriculture; direct access to farm fresh products and other locally produced foods; support for local businesses and community organizations; and vital economic opportunities for small family farms, small food entrepreneurs and other artisan producers.

We organize and operate the U City Farmers Market in University City. When the core group of farmers and vendors, who made up one of the oldest producer-only farmers market in this region, was suddenly displaced. The owners of that market decided to discontinue its operation and some farmers were at risk of losing up to half of their annual income.

Our objective is to create a successful Saturday morning Farmers Market which benefits the community by providing a dynamic, vital and inclusive gathering place; becoming a food hub with direct access to fresh produce and products; promoting local small business incubation; and by implementing public education and charitable community outreach programs about regionally sourced food, nutrition and sustainable agriculture.

Small Business incubation and economic viability are key components of our Mission and we accomplish this through on-going public, educational and charitable forums at farmers markets. These in turn build collaborative partnerships with other local businesses and community organizations; which help facilitate the creation of community interaction and cohesiveness.

Accomplishments:

- Developed Covid-19 Safety Protocols for the U City Farmers Markets that were also adopted by the St Louis DOH and other area farmers markets (2020)
- Implemented SNAP/EBT (Supplemental Nutrition Assistance Program/ Electronic Benefits Transfer) and DUFB (Double Up Food Bucks) Programs (2017)
- Collaborated with Missouri University Extension Service to offer Health Eating & Nutrition demos/tastings (2017)
- Began partnership with Health Education Services (HPES) to offer free fresh produce to Diabetes Health Program clients (2017-2019)
- Used part of a MO Dept of Agriculture Grant to make improvements to the Market Facility; logging in over 400 volunteer hours of work between October 2016-May 2017
- Implemented "Chef at the Farmers Market" and "Chefs Cook Real" programs & events (2016)
- Held the Chefs Cook Real Challenge Cook-Off with 5 local Chefs competing (2016, 2017 & 2018)
- Organized a new market for displaced farmers and community stakeholders (2014)
- Refurbished and revived purpose of Historic Market Site that was originally built in 1975 (2014)
- Led efforts for successful DOH ordinance in STL County on behalf of local farmers markets (2012)
- Regularly host free community events and children's activities every season at the market
- Recognized by and awarded grants from the following: MO Department of Agriculture (2014, 2015 & 2017); Earth Day St Louis (2015 & 2016); Farmers Market Coalition (2017); United States Dept of Agriculture (2017); Fair Food Network (2017); City of University City (2015-2017); Health Protection Education Services (2017); Commerce Bank (2016); Great Rivers Greenway (2015); Snapple, Inc (2016)

Describe the applicant/organization programs and activities:

We engage and attract patrons from University City and the surrounding municipalities to visit the U City Farmers Market on Saturday mornings. We do this with offerings of local farm and food products directly from Missouri and Illinois Farmers, as well as through Educational Programs and fun, festival style Weekly Activities and Special Events

- **The Pandemic Affected Everything:** The programs and activities listed below were active before 2020 when Covid-19 spread across the country. In 2020 we were not able to implement any of the programs and activities either due to safety protocols or lack of funding.

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Open-air farmers markets provide residents with essential food options that support daily living. They also offer vital economic opportunities for local farms and food providers.

- **The U City Farmers Market was the Only Business** that stayed open continuously during the 2020 pandemic in the University City Loop. As a matter of fact, it's also the only business that continuously stayed open during the trolley construction as well as the civil unrest protests.

This means that the U City Farmers Market continued to attract visitors and greater public awareness to the Loop and to University City when other businesses could not. We "held down the fort" so to speak. The U City Farmers Market has continued to operate at least 30 Saturdays a year for 8 years.

Even though we stayed open during the pandemic, we experienced a downturn in business and lost some of our vendors. Our farmers did exceptionally well while some other vendors did not. It's our goal to use EDRST FY22 funding to continue to rebuild the market from an economic perspective.

Market Assistant Training Program or MAT-Pro MAT-Pro, short for Market Assistant Training Program is an introductory experiential training program for high school students. Through a

well-designed curriculum and actual work at the farmers market, high school students learn about and become skilled in all aspects of farmers market work.

From market operations, marketing & signage, customer service, food safety to actually staffing a market food booth, MAT-Pro offers an experiential learning opportunity that prepares students for future employment or entrepreneurial endeavors. Students even have opportunities to work for farmers, vendors and at other markets.

In 2016 we employed 3 students from UCHS to work on Saturdays at the farmers market. In 2017 we employed 5-6 students. Two students each year were enrolled in the UCHS Youth Employment Program (YEP). Two other students returned and continued to work as Crew Leaders after they graduated from High School.

The curriculum includes field trips, weekly “stand-up meetings”, and a MAT-Pro Handbook for each crew member. We also operate the MAT-Pro Coffee Booth where students staff the booth. They set it up, brew coffee and make sales. Last year we made enough to pay for one student’s salary after expenses.

MAT-Pro Project Partners include:

MAFM: We provide student training and mentoring and program implementation and management.

Park Avenue Coffee: As one of the programs sponsors, they donated equipment and coffee beans for our MAT-Pro Coffee Booth along with training and mentoring.

St Louis County Department of Health: Our regional Health Inspector provides on-site training in Food Safety and Sanitation to the MAT-Pro Crew during her monthly visits.

University City High School: Provides additional training and partial salary reimbursement for two students who are simultaneously enrolled in the school’s Summer Job Program.

Chefs Cook Real Challenge: We hosted three “Iron Chef” style contests with local chefs competing for first place. We are the only organization and farmers market to host such an event in the greater St Louis region as well as in the state of MO.

In 2016 we estimate that the Cook-Off Finale attracted about 3000 people to University City. The visitor count was much lower than that in 2017 due to the protests and violence afterwards. Still, we had visitors from as far away as St. Peters, MO and Edwardsville, Ill. The numbers went back up at our 3rd Annual Cook-Off in 2018 but were still down due to the trolley construction.

The “Chef at the Farmers Market” Series: Last year we hosted monthly Chef Demonstrations at our market in U City leading up to the Cook-Off. The purpose of the series was to celebrate and bring awareness to the relationship between our regional farms; fresh foods, local products; and area chefs.

“Chefs Cook Real” and “Chef at the Farmers Market” Project Partners include:

Cooking School Directors: Dierbergs Cooking School and Companion Bakery’s Teaching Kitchen

Local Chefs and Restaurants: Antoine Moussali, Taqueria Z; Brian Hardesty, Guerrilla Street Food; Tyson Long, Winslow’s Home; Wil Pely, Nudo House STL; Tom Poole, Park Avenue Coffee; Jason Tilford, Mission Taco; Three Kings Public House; Parker’s Table; and Loryn Feliciano-Nalic, Balkan Treat Box. We expect these and others to participate this year.

Hickey College Culinary Institute: Culinary students to assist with the Chefs food preparation

Feast Magazine-Midwest: Print and Digital Marketing

Mo Dept of Agriculture and MU Extension Service: Market and program support

MO & Ill Farmers: Fresh produce and other farm products

Various Businesses for Chef Prizes: The Cheshire Inn; Bertarelli Cutlery; NHB Knifeworks; Knife and Flag; Ford Hotel Supply; Missouri Wines; Urban Chestnut Brewery; and Kakao Chocolate

U City Public Works and the LSBD

SNAP-DUBF: The Supplemental Nutrition Assistance Program (SNAP) and the Double-Up Food Bucks (DUFB) are two programs we implemented in mid-2017. Both of these provide incentives for lower income families to purchase food and farm-fresh products at farmers markets.

Electronic Benefit Transfer (EBT) is a system that allows customers to use SNAP benefits from a government-issued debit card at farmers markets as well as brick-and-mortar stores. Markets must be licensed by the Food and Nutrition Service (FNS) to accept EBT/SNAP benefits. We are now licensed by the USDA.

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The Double-Up Food Bucks Program enables SNAP users to increase the buying power of their SNAP benefits. SNAP participants get a \$1 match in free produce for every SNAP \$1 they spend.

SNAP/EBT and DUFB Project Partners:

United States Department of Agriculture (USDA): Grant for free processing equipment by FNS

Farmers Market Coalition (FMC): Grant for free processing equipment

Fair Food Network and Missouri Foundation for Health: Three-year grant for program implementation

MU Extension Service: Nutritionists visit every other week for Cooking Demos and SNAP sign-up

Diabetes Health and Nutrition Program: Health Protection Education Services is a local non-profit foundation head-quartered in University City that provides free health and diabetes screenings and nutrition classes at the U City Library. We're a project partner with them on a grant through the Missouri Foundation for Health to provide farm fresh fruits and vegetables to the Health Program participants. This is a two-year grant.

Program participants are given a gift voucher to purchase \$10 in fruits and vegetables at our farmers market when they sign up for the free health screenings and classes. When participants visit the market, they exchange their vouchers for "market bucks" then shop at the market. We administer the program at the market. Most program participants are University City senior citizens.

Health Program Project Partners: Health Protection Education Services and Missouri Foundation for Health

Children's Programs: In 2017 we were not able to offer the POP Club (Power of Produce), the Zucchini Car Races, and the Children's Cooking Tour due in part to a decrease in EDRST funding. Also, the grant and sponsorships for these were no longer offered by their presenting organizations. We are currently seeking other funding for these programs. All of these programs engage families through educational activities to meet their farmers, know where their food comes from and to eat more vegetables!

Why these programs are considered economic development: In 2016 eighty-four (84) children signed up for the POP Club and visited the market with their parents throughout the month of August. At least half of these were new families who came to the market. The program was an economic incentive for families with children.

Cultural Night Markets and Fundraisers: We provided space and assisted with the Philippine Night Market on Sat, Sept 30. This was a fund-raising event for the Ahon Foundation whose mission is to build a public-school library and provide books for children in the Philippines.

Replicating the ambiance of an actual Philippine Night Market--cultural information, Celebrity Chef cooking demos and tastings, GAT Martial Arts demos, Music and more was available. The event was well attended by friends and families in the greater St Louis Philippine community.

The event was free and donations were accepted for tastings of traditional Filipino dishes. United Provisions was on hand with samples of Filipino foods from their store and local farmers donated produce.

We estimate that about 1000 people came to this event in University City. We were the only organization hosting an event that attracted that many people to The Loop after immediately after the protests. The event was so successful that we are looking into offering these types of cultural market events again this year.

Other Special Events: The following special events have become very popular and are scheduled annually: Recycling Truck Visit with University City Public Works Department; Halloween Happening; and the Holiday Farmers Market and Bazaar.

Morning Yoga Sessions in the Plaza: We're excited to bring this back again this year. We had to stop the Yoga Sessions during the trolley construction. A University City resident is going to lead the sessions.

The Market Music Series: This program has also been very popular and we found that when we offer regular live music, patrons not only stay longer, they shop more! Market Music has a proven track record as a marketing tool to increase customer participation—not only at the U City Farmers Market but also in the immediate Delmar Loop Business District on Saturday mornings.

Previous market studies showed that when live music was provided, market-goers stayed longer. These created opportunities for them, to not only make more purchases at the market, but to stay in University City longer. Vendors reported that when there was music their sales increased.

Offering live local music concerts provides “4 for 1” benefits: 1. Happy market ambience; 2. Increased vendor sales; 3. Free press and positive attention within the local music scene; 4. Patrons stay longer in University City.

OTHER COMMUNITY PARTNERS:

- **Municipal Partner:** University City Community Development and Public Works Departments
- **Location Partner:** Rodan Management, owner of the facility at 6655 Delmar Blvd.
- **State Support:** Mo Dept of Agriculture's Urban and MO Farmers Market Association
- **Local Sponsor Support:** Various foundations, grantors, businesses and patrons
- **Marketing Support:** Loop Special Business District for Marketing & Special Events Collaboration

*If the request is from an organization, please provide proof of organizational support for the application (i.e. letter from organization on official letterhead, meeting minutes, etc.). **Please see attachment.***

SECTION 2: PROGRAM OR PROJECT INFORMATION

1. Program or Project Summary (attach additional sheets if necessary)

Description of the Program or Project: In addition to a detailed description of the project, include a summary of the need for the program or project, goals and objectives, partners, and how the program or project meets any City plans or policies. Describe the number of jobs to be created by the specific request, if any.

DETAILED DESCRIPTION:

We are requesting EDRST Funds to support the U City Farmers Market's continued economic development and rebuild after the downturn of business during the pandemic. Unfortunately, just as business began to normalize after the trolley construction and protests, Covid-19 happened. Consequently, economic recovery and development are ongoing concerns.

We are requesting EDRST support for four areas which we think will enhance our economic development. These are Vendor and Farmer Recruitment Comprehensive Marketing Plan, Program Support and Special Events Implementation. Detailed descriptions can be found above under Organization's Programs and Activities.

Farmer and Vendor Recruiting

- Advertise the U City Farmers Market to area vendors and farmers
- Look for new small food entrepreneurs
- Create marketing material that highlights the benefits of the U City Farmers Market
- Update the website

Comprehensive Marketing Plan

- Print Ads and/or paid sponsorships
- Graphics and printing for flyers, banners and other promotional material
- Social Media and E-mail Marketing
- Administration of marketing plan

Program and Activity Support

- Chef at the Farmers Market series
- Market Music Series

Special Events Implementation

- Zucchini Car Races
- Petting Farm Visit
- Halloween Happening
- Thanksgiving Farmers Markets
- Holiday Farmers Markets

SUMMARY OF THE NEED:

Even though we successfully created and opened the U City Farmers Market in 2014 and implemented many of our goals through earlier seasons, we are seeking EDRST funding for our 2021-2022 season in order to insure the continued growth and success of the market.

There are six (6) main reasons the U City Farmers Market needs EDRST funding. These are:

- 1. We need EDRST Funds to continue to re-build the market's vendor and customer base which were adversely affected by the pandemic.**

We are requesting EDRST Funds to support the U City Farmers Market's continued economic development and rebuild after the downturn of business during the pandemic. Unfortunately, just as business began to normalize after the trolley construction and protests, Covid-19 happened. Consequently, economic recovery and development are ongoing concerns.

To counter these downturns, we lowered vendor fees and offered special deals to attract new vendors to market. We also emphasized the benefits of the educated customer base our market provides by being in the densely populated urban environment of University City; our ability to service

the whole Mid-St Louis County region; as well as our diverse demographics and closeness to Washington University.

2. We need EDRST Funds to help us retain our current customer base. According to the Taylor Community Program Market Research Project we conducted in the spring of 2015 our current customers come the municipalities of Clayton, Brentwood, Richmond Heights, Creve Coeur, Ladue, Maplewood, Webster Groves, Warson Woods, the Central West End, Skinker-Debalivier, Olivette and of course from University City.

We have worked very hard to create a welcoming, attractive and safe space that everyone no matter their age or demographic feels comfortable visiting again and again. We have worked with the market facility's property owner to make improvements and we come to the site a couple times a week to pick up trash, water plants, pull weeds, maintain landscaping and generally clean up.

With the help of our volunteer staff and farmers, we have implemented protocols to ensure that everyone not only feels safe—but is safe. And we work closely with University City Police Officers patrolling the area on Saturday mornings as needed to further create an inviting atmosphere.

We offer the rare outdoor space in The Loop, except for outdoor dining, where everyone from families with young children to older retirees can simply “hang-out” on Saturday mornings. We provide a comfortable place where they can sit and relax, visit with friends, listen to music, shop for farm products or simply pass through and enjoy the ambience for a few minutes.

3. We need on-going support to attract more customers and patrons which in turn **attracts more vendors**—which in turn brings in more customers. Increases in the following are **causing reduced “market shares”** for farmers markets: brokerage firms distributing regionally sourced foods; home delivery services like Green Bean Delivery; broker owned CCSA's (Combined Community Supported Agriculture); very large grocery chains promoting their own “in-house” farmers markets; and municipalities or other organizations using the farmer' market concept as a gimmick for other purposes.

4. We need EDRST funds to help us compete for farmers and vendors. For the same reasons listed in #1, more and more farmers and vendors in our region are selling their products at other places instead of at farmers markets in the St. Louis region. The only way to ensure that we retain a good and varied selection of farm and food products is to increase patronage at our market; which thereby increases sales.

5. Small Community-Benefit Farmers Markets which feature actual farmers are not economically self-sustainable.

All farmers markets need additional funding to pay for operating costs which are not covered with income from vendor fees. Most markets get these funds from grants, municipal and business sponsors and/ or fundraising events.

Very small to small markets (under 50 vendors) are especially vulnerable to failure within the first five years due to lack of funding and not enough income to have paid managers. Markets with paid full-time managers typically have 50% more sales than those run exclusively by volunteers. (We are the exception to this statistic because, simply put, we put in the time and have the connections to make it work and we understand the needs of both farmers and markets.)

The best example of a local municipality that has understood this economic reality about farmers markets and has developed the means to support their market annually is the City of Ferguson. Since the Ferguson Farmers Market opened in 2003, their city has given up to \$35,000 annually; with \$19,000 to \$25,000 earmarked for market management. The City of Ferguson is an excellent example of a great farmers' market municipal partner.

6. We need EDRST Grant to provide Matching Funds for our Programs and Special Events.

We have garnered very positive financial and in-kind support at the local, state, and national levels. In order to keep both financial support of and interest in the market itself (including the programs and special events we offer to the community), we need to show that we have matching funds. The EDRST Economic Development Grant does this.

GOALS AND OBJECTIVES:

With the addition of EDRST Funds, we plan to meet our goals of creating a successful 2022 market season for the U City Farmers Market. We will also be able to complete the 2021 market season.

Our main goal is to continue rebuilding the U City Farmers Market after various losses that were experienced since the beginning of the pandemic in 2020. We plan to recruit more farmers and vendors and to attract more customers and visitors to the farmers market.

It's our objective to implement our programs and special events as previously described within the safety guidelines of operating during a pandemic. While they offer many benefits to the community on their own, they also serve the purpose of marketing the Farmers Market, University City and the Delmar Loop on Saturday mornings. In this way they continue to help us bring more patrons and visitors to the area.

MEETING CITY PLANS AND POLICIES:

Our Comprehensive Marketing Program meets the City Plans in the following ways:

- **Redevelop Underutilized Commercial Property:** In collaboration with the owner, we continue to refurbish and revitalize the historic farmers market facility originally built in 1975. With the \$7500 Grant from the MO Agriculture Department, we continued to make facility improvements and created a Market Coffee Booth
- **Enhance the City's efforts of business attraction and expansion:** Farmers markets are small business incubators and many go on to build permanent brick and mortar businesses.
- **Provide Additional Employment Opportunities:** See List below
- **Support the Success of the Loop Special Business District:** Saturday mornings are very slow and the Delmar Loop area is virtually empty on Saturday mornings. We bring in customers and patrons from other communities who would not normally visit this part of University City.
- **We expect to increase patronage of The Loop and surrounding areas by at least 20,000-30,000 visitors** throughout the market season. That's approximately 1,000 visitors every Saturday for 30 market days. It's estimated that for every \$1 spent at a successful farmers market \$3-\$7 is spent in the surrounding region.
- **We attract local retail sales customers**, who are different than patrons visiting The Loop for evening entertainment.
- **Provide Unmet Needs:** The City did not have a producer-only Farmers Market before. We continue to bring in farm fresh produce and other value-added products which are actually grown and made by Missouri and Illinois farmers. These were not previously available in University City.
- **Provide Unmet Needs:** By providing SNAP and DUFEB programs to the market, we're providing economic incentives to lower or fixed income families to purchase farm-fresh produce directly from MO and IL farmers.
- **Provide Unmet Needs:** During the pandemic the U City Farmers Market was deemed an essential business by the USDA, Dept of Homeland Security, State of Missouri, and St Louis County. With this designation the farmers market was able to provide services while other area businesses had to close. We were the only organization/business that stayed open continuously in The Loop, bringing visitors to the area.
- **Provide Long-Lasting Value and Value-Added Investment:** The Loop is well-known as a hip, urban, entertainment destination for tourists and younger crowds. We also attract an older, culturally diverse demographic with disposable income on Saturday mornings. We are looking for ways to expand and build upon these.

- **Leverage Additional Financial Support:** In 2019 we received over \$19,000 in Grant and Sponsorship monies as well as in-kind donations and contributions.

JOB CREATION:

We expect to create or contribute to the following jobs with increased Marketing

- **MAT-Pro Market Assistants;** local high-school students work at the Farmers Markets
- **Market and Special Event Work:** we hire people to work part-time as needed
- **Farmers:** a successful market contributes to the on-going success of local farmers
- **Small Food Entrepreneurs:** a successful market incubates small businesses
- **Arts and Crafts Makers:** they are welcome to showcase and sell their work
- **Musicians:** live music performances provide a source of income for them
- **Part-time work** for graphic design, management and administration
- **Indirect positive impact** on surrounding local businesses which create need for more workers
-

Define the expected outcomes of the project, milestones and how the project success will be measured.

EXPECTED OUTCOMES:

- **Successful market season** with more vendor and market-goer participation
- **Implementation of Educational and Charitable Programs and Special Events**
- **Increased visitors** to University City on Saturday mornings
- **Increased pedestrian and bicycling** in the area
- **Successful incubation** of small start-up businesses
- **Greater participation** and collaboration with community partners and local residents

MILESTONES and MEASUREMENTS OF SUCCESS:

Define the expected outcomes of the project, milestones and how the project success will be measured.

We measure **Impact Potentials through Direct surveys** with the farmers and other vendors provide valuable feedback which lets us know where we are getting results and where we need to make improvements in our advertising and community outreach.

We regularly **measure the customer growth through metric reports** provided by the Constant Contact E-Newsletter and social media interaction results on Twitter and Facebook. These are important metrics for a farmers market located in an urban environment because so many of our community stakeholders regularly use the internet for communication and information.

Another way we plan to **measure market attendance is by actually counting market-goers** when they enter the market site. We use hand-held counters to execute our **Tally Project**.

Doing this a few times a year helps measure fluctuations in market attendance which may be influenced by things like school year schedules; family vacations; legal and religious holidays; the weather; and local festivals. The Tally Project also measures trends, whether they're growth or declines, in market attendance that may be influenced by road construction or other external factors.

We expect to be able to **produce different metrics through the implementation** of the MAT-Pro---Market Assistant Training Program; SNAP---Supplemental Nutrition Assistance Program; DUF--Double-Up Food Bucks Program and the HPES Health Program. These programs have built-in monitoring protocols which make providing impact metrics easier.

Our Constant Contact email list also includes patrons from as far away as St. Peters, St. Charles, West St. Louis County and even from Illinois. We work very hard to maintain high standards in terms of quality and freshness of farm products and our market-goers who come to us for retail shopping know they can count on finding the best products available at local farmers markets.

DEI Efforts (DIVERSITY, EQUITY AND/OR INCLUSION): In general, our market has a very diverse customer and vendor base. Identified religious backgrounds have included Protestant, Catholic, Buddhist, Hindu, Jewish and Muslim. Student crew members have included those who identified themselves as Caucasian/White, African-American/Black and Chinese-American.

Following are examples of the diversity, equity and inclusivity we encourage at the U City Farmers Market:

- In the Customer Service Section of the MAT-Pro Handbook we say that “Market visitors and vendors come in all ages; from babies to the elderly. They also “come from very wide and diverse backgrounds, ethnic groups, races and religions. Everyone is welcome at the farmers market.”
- We also have regular discussions with our student work crew on how to interact with and provide customer service to people who are different than us. We strive to solve any uncomfortable issues that occur in real-time so the students get the experience of working together to find answers to questions as well as pathways to workable solutions.
- For example, many of the HPES Health Program clients were senior citizens who came from China. Some of them spoke very little English. One of the MAT-Pro Crew Leaders has parents who came from China. She created an English/Chinese Phonetic Translation Chart to help the other students speak to the clients. This really helped the senior citizens feel comfortable visiting and shopping at market.
- Market vendors and farmers have included Caucasian/White, African-American/Black, Latin-American and Indian-American. Last year one of our vendors was a Syrian refugee family who operated a Falafel Stand.
- Many of our small family farms and other vendor entrepreneurs are women-owned businesses. Two of our women farmers are also employed as doctors. One is a professor of social work (PHD) at SIU (also on the MAFM Board) and the other is an obstetric *anesthesiologist (MD) at a local hospital.*
- Some of our farmers represent up to 4 generations of farming and land ownership, while others have “city jobs” while building a farming future. One of the latter is a St Louis City Fireman. These farmers sound like scientists when discussing feed nutrition and land management. These and the women-owned farms are mentioned because farmers can often be pre-judged when at market in urban environments
- Our market site is handicap, as well as baby stroller, accessible. We designate four additional parking spaces for handicap parking. Senior citizens are very comfortable coming to market with scooters and walkers.
- The volunteer MAFM Board and Staff include both Caucasian/White and African-American/Black.

PROGRAM OR PROJECT LOCATION (ATTACH PHOTOS OF LOCATION OR SITE, IF APPROPRIATE):

The U City Farmers Market is located in the back of the “Market in the Loop” facility at 6655 Delmar Blvd. We also use part of Public Parking Lot # 4 through an agreement with University City. Please find attached a site map and photo collage. Please See Attachment for Maps

PROGRAM OR PROJECT TIMETABLE:

- January-February 2021: Plan and Organize the 2021 Market Season
- January-March 2021: Host Winter Farmers Markets (FY21)
- March: Pre-Season Marketing and Advertising

- April 9, 2021: Open Regular Outdoor Market Season (FY21)
- April-June 2021: Special Events and Programs Implemented at Market (FY21)
- July-December 2021: Special Events and Programs Implemented at Market
- July 2021: EDRST FY22 Begins; Funds used for designated purposes
- October 2018: Chef's Cook Real Contest—Season Grand Finale
- November 2021: Thanksgiving Farmers Markets
- December 2021: Holiday Farmers Markets
- January-February 2022: Plan and Organize the 2022 Market Season
- January-March 2022: Host Winter Farmers Markets
- March 2022: Marketing begins for 2022 Season
- April 2022: Regular Market Season Opens
- June 30, 2022: EDRST Fiscal Year Ends

TYPE OF FUNDING REQUEST (CHECK ALL THAT APPLY):

- Project
- Program
- Other (such as marketing, legal, professional services, grants or loans to companies for job training)

TOTAL BUDGET: \$218,500 (Includes In-kind Valuations)

AMOUNT OF FUNDING REQUESTED FROM EDRST: \$28,500 (Please See Attachment.)

Is this request anticipated to be a one-time request or multi-year? If multi-year, please provide additional details, including anticipated future funding request, project details, and any other helpful information.

Yes, this is anticipated to be a multi-year request. All seasonal producer/maker/grower-only farmers markets rely on community support in the form of municipal funds, grants, local sponsors, and annual fundraising events in order to cover operating costs.

COMPLETE AND ATTACH FORM EDRST B-1 WITH BUDGET COST SUMMARY.

I CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Midwest Association of Farmers Markets

Name of Applicant Organization

Deborah Henderson

December 14, 2021

Authorized Signature

Date



Economic Development Retail Sales Tax Board
6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

ECONOMIC DEVELOPMENT RETAIL SALES TAX FUNDS FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022)

GENERAL INFORMATION

In August 2006, the City of University City levied a one-quarter (1/4) percent sales tax on retail sales to be used for economic development purposes. This revenue is based on the amount of sales tax generated through point of sales within the City limits and fluctuates from year to year.

Through the Economic Development Retail Sales Tax (EDRST), funds are being invested in University City programs and projects that encourage the physical and economic redevelopment of major corridors, improve infrastructure, support existing successful business districts, and enhance efforts toward business retention, expansion and attraction. The use of revenues generated by the tax are generally for project administration, land acquisition, infrastructure, water and wastewater treatment capacity, matching state or federal grants related to long-term economic development projects, marketing, training, equipment and infrastructure and other specified uses. Please refer to the "Funding Priority Guidelines" for additional information relating to the use of funds.

A nine-member volunteer Economic Development Retail Sales Tax Board helps to oversee the use of the EDRST and serves in an advisory capacity to City Council. City Council will make the final award decisions.

WHO CAN APPLY

The EDRST is generally open to any business entity or organization. To be considered for funding, please complete and submit the attached application. Those requesting funds for multiple programs or projects must complete a separate "Section 2: Program or Project Information" for each funding request.

FY2022 EDRST APPLICATION CALENDAR

DATE	ACTION
TBD	Issue application
TBD	Application Deadline
TBD	Staff reviews applications & forwards to EDRST Board
TBD	EDRST Board Receives Applications
TBD	Public Hearing & Presentations by Applicants to EDRST Board
TBD.	EDRST Board makes final funding recommendations to City Council.
TBD	City Council makes final funding awards



Economic Development Retail Sales Tax Board
 6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8533

**APPLICATION FOR ECONOMIC DEVELOPMENT RETAIL SALES TAX FUNDS
 FISCAL YEAR 2022 (JULY 1, 2021 – JUNE 30, 2022)**

Directions. Please complete all sections of the application. If a question does not apply to a project, please indicate “n/a” for not applicable. Please refer to “Economic Development Retail Sales Tax Board Funding Priority Guidelines” for guidance. Applications should be submitted by **TBD** to Brooke A. Smith, Assistant City Manager, City of University City, 6801 Delmar Boulevard, University City, MO 63130 or bsmith@ucitymo.org. For questions call 314-505-8536. Applications submitted after the deadline will not be considered for funding.

Application Date: April 4th 2022

Project Title: Mannequins Project

SECTION 1: APPLICANT/ORGANIZATION INFORMATION

1. Applicant/Organizational Information

Name of Applicant/Organization: Audrey Jones/Mannequins Project

Contact Person and Title: Audrey Jones Owner

Mailing Address: 904 Morehouse lane St. Louis, MO 63130

Phone Number: 314.527.3093

E-mail Address: figure8designs11c@gmail.com

Website: www.Mannequinsontheloop.com

Organizational Officers (Provide Name, Address, Phone and e-mail of at least three. Provide Articles of incorporation and letter or status):

a. Dorothy Davis 904 Morehouse lane St. Louis, MO 63130
~~314.726.0537 dorothywoods@davis@gmail.com~~

b. _____

c. _____

Type of Entity:

- Sole-Proprietorship
- Corporation/Partnership/Limited Liability Company
- Not for Profit Organization
- Public/Government

501(c) 3:

- Yes No If no, list type of entity:

Minority Business Enterprise (MBE) or Women Business Enterprise (WBE):

- Yes No

2. **Applicant/Organization Background**

Describe the applicant/organization history and mission:

See attached

Describe the applicant/organization programs and activities:

See attached

If the request is from an organization, please provide proof of organizational support for the application (i.e. letter from organization on official letterhead, meeting minutes, etc.).

SECTION 2: PROGRAM OR PROJECT INFORMATION

3. Program or Project Summary (attach additional sheets if necessary)

Description of the Program or Project. In addition to a detailed description of the project, include a summary of the need for the program or project, goals and objectives, partners, and how the program or project meets any City plans or policies.

See attached

Describe the number of part-time and full-time jobs to be created by the specific request and average wages for these jobs.

see attached

Define the expected outcomes of the project, milestones and how the project success will be measured.

See attached

Program or Project Location (Attach photos of location or site, if appropriate):

Program or Project Timetable:

Type of Funding Request (check all that apply):

Project

Program

Other (such as marketing, legal, professional services, grants or loans to companies for job training)

Total Budget: \$45,130

Amount of funding requested from EDRST: \$21,000

Is this request anticipated to be a one-time request or multi-year? If multi-year, please provide additional details, including anticipated future funding request, project details, and any other helpful information.

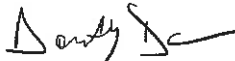
Complete and attach form EDRST B-1 with budget cost summary.

I CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mannequins Project

Name of Applicant Organization

Audrey Jones,



04/04/22

Authorized Signature

Date

#2 Applicant /Organization background

Describe the applicant/organization history and mission:

The Mannequins Project is an annual public art installation competition held in University City, Missouri USA. It accepts any artist/designer working in any medium and is open to any creative individual that is up to the challenge of adorning a mannequin using recyclable materials.

The mannequins will be on display for three weeks throughout business districts that are frequent by local and out of town visitors including the Delmar Loop and the western and southern corridors of University City.

The Mannequins Project awards \$3,500 in cash and merchant gift cards directly to artists/designers and three \$2,500 scholarships to University City High School graduating seniors pursuing a degree at an accredited college or university.

Since its creation in 2009 dozens of artists/designers and merchants have participated in the Mannequins Project. Our mission is **to bring awareness about the importance of recycling, to provide a pathway to the arts through self-expression, exposure, growth, guidance, and education.**

Describe the Applicant Program/Activities:

Artists/designers compete by teaming up with merchants to adorn a mannequin using recyclable materials. Mannequins will be on display throughout business districts in University City, Missouri for three weeks from May 21 - June 12.

University City High School graduating seniors submit a 250 word essay on the importance of recycling for a chance to receive one of three \$2,500 mannequin scholarships to attend an accredited college or university

Informational Sessions are held via zoom to educate artists/designers and scholarship recipients about the project process

Critique and plan project

Update Contracts

Develop marketing/advertising campaign

Seek and recruit Artists/Designers

Seek Merchants

Recruit and interview judges

Obtain city right of way

Meet with city commissions and organizations to get approval for project

Informational Sessions

Kickoff event at Blueberry Hill

Mannequins Installation

Video/photography

Finale Event

Mannequin dismantle and storage

Read and select three essays for University City High School scholarships

Programs or Project Summary/description of the Program or Project: The call for artists/designers begins in September of the prior year through various forms of advertising and marketing, such as Critical Mass, Social Media, (Facebook, Instagram and email), print etc. We travel to various art venues such as colleges, universities, museums, art galleries, art fairs, and art exhibits to seek new talents. Artists/designers are interviewed and required to submit their artwork for review. New merchants are recruited annually for this project. The recruitment efforts involves, walking the business districts, meeting with individual store owners, talking about the benefits of participating, phone calls, emails, follow-up and sign-up. We seek qualified judges that are recruited from local colleges, universities, and museums that have the knowledge and expertise in the field of art/fashion. **Informational Sessions:** Two informational sessions held via zoom to help educate artists/designers on how to obtain, apply, and sustain recyclable materials during the process. One informational session held via zoom to inform scholarship recipients about finale interview. **Mannequins Kick-Off:** This is a very unique and important part of the process. The mannequins are delivered and assembled where they are visually displayed for the public to see! Artists/designers pick up their mannequin, choose their merchant and meet other contestants. **Mannequins Installation Day:** Artists/designers are given an assigned time and location between 7am and 7pm to have their mannequin installed for display. Each mannequin must be assembled and secured in the proper location. This generally takes the right precision and construction tools. **Mannequins Project Finale:** Mannequins are dis-assembled and moved from their assigned location, and re-assembled for the public viewing at the finale event. The finale is a Green Carpet Event that includes personal interviews by local TV personality to be shown on STLTV. First Place, Second Place, Audience Favorite (public voting), and Business Bucks will be announced. The Business Bucks (public voting) is a social media contest for artists/designers and merchants to solicit votes from the public for their business. The other important component of the **Mannequins Finale** is related to the Dorothy Davis Art/Fashion Scholarship awarded to three University City High School students. We host an informational session to educate students/family members on the importance of receiving a scholarship, how to meet their educational goals, dress attire, how to be interviewed on TV, photo-ops.

We need EDRST funds to advertise and market both regionally and nationally to bring more diverse and talented artists/designers to participate in this annual competition, and to bring awareness of going GREEN! The diversity of our contestants (Kirkwood, Webster Groves, Wildwood, Chesterfield, St. Charles, Memphis, Kansas City, Arkansas and Las Vegas) is important to our entire community. This project generates awareness of who we are and what our community represents a city of diversity, learning and culture! Therefore, as we broaden our scope in our mission, educating the next generation is very important to us. Providing three scholarships to students graduating from University City High School is a commitment to giving back.

Goal: Our goal is to have artists/designers construct a sculptural piece for a mannequin using recyclable materials. The mannequins will be strategically displayed throughout business districts to attract locals and out of town visitors. We want this project to add to the city's diversity, learning and culture atmosphere.

We hope that the mannequins inspire the public to live a sustainable life style, beautify our community and increase visitors to our city.

The mannequins will be adorned in recyclable materials such as metal, plastic, textile and wood. The theme for this years' Mannequins Project is Diversity and Inclusion.

Objective: Seek artists and designers through marketing/advertising and social media; provide the benefits to new and participating merchants; adorn over 20 mannequins to be displayed for 3 weeks; increase exposure and visibility through each participating contestant; Audience Favorite and Business Bucks Awards generate increase social media exposure for the merchants. Provide three \$2,500 scholarships to graduating University City High School students, pursuing a major in Art/Fashion.

Project Meets City Plans: This annual project continues to help expose, enhance and support businesses in University City:

Attract artistic talent from regional and national sources

Social media exposure from all stakeholders (contestants, merchants, and community) to highlight and bring awareness to going green

Businesses are associated with each contestant

Advertising and marketing will highlight the businesses (brochures, banners, flyers, tee-shirts, social media, magazines, newspapers, signage, backdrop, and television)

***Describe the number of part-time and full-time jobs to be created by the specific request and average wages for these jobs.**

Create 10 part-time jobs with the average wage of \$25.00 per hour

Transportation/Driver

Loading and Unloading

Installation

Street advertising (passing out t-shirts)

Define the expected outcome of this project, milestones and how the project success will be measured.

Each year our goal is to continue to educate the broader community on going GREEN! This project continues to seek talented artists/designers to participate in this competition to adorn mannequins out of recyclable materials that will provide the utmost artistic and competitive edge. This will be the 13th year for this project, involving artists/designers from various and unique backgrounds such as fashion, sculptures, set-designers, production artists, painting, fine arts, etc. The goal of the project is to seek 50 artists/designers to compete for First Place, Second Place, Audience Favorite Competition (public voting), and Business Bucks (public voting). The Business Bucks was implemented in 2019 to help support businesses. Winners are required to spend their winnings at the participating businesses. We have reached over 150,000 local and out-of-town visitors through social media, advertising and

marketing efforts, such as (National Magazines (Juxtapoz, Art in America), KMOV TV, KTVI Fox 2, Town & Style, AH! TV and STL TV). This project educates the artists/designers, UCHS students, and the entire community on the importance of recycling and sustainability to decrease land-fill waste. Arts and Letters Commission approved the Mannequins on The Loop Project to be featured in the University City Calendar in 2020! Every household in University City saw the amazing mannequins and the message of going GREEN and SAVING MOTHER EARTH and eventually having a plastic bag free community. UNIVERSITY CITY CAN DO THIS!

The kick-off for this event is held around Earth Day! A day to remember what our responsibilities are to Mother Earth!

UNIVERSITY CITY HISTORY OF RECYCLABLES/GOING GREEN

University City has been on the cutting edge of recycling. Over 25 years, our community has been finding ways to conserve energy, to be responsible citizens and good steward to Mother Earth. We have gone from eliminating plastic bags to having reusable dumpsters, from collecting magazines and newspapers in a small plastic bend, to having a dumpster to collect all recyclable materials, collecting fall leaves and converting them to compose! University City is now offering a bi-annual Recycling Day Program!

Global Responsibility

1. Community Awareness
2. Community Responsibility
3. Community Recyclable and Art = Mannequins Project

Project Location: Provide 50 mannequins to be aligned on the streets of business districts throughout University City.

Project Timetable:

September - January - Develop marketing/advertising plan
 January - April - Recruit Artists/Designers and Merchants
 April - Kickoff for artists/designers at a participating restaurant
 May - Mannequins mantle for street display - 7 a.m. - 7 p.m.
 June - Finale Green Carpet Event

Total Budget: \$45,130

Amount of funding requested from EDRST: \$21,000

Recommend: Multi-Year

Direct Cost:	EDRST Funds	Applicant's Cash Funds	Applicant's Non-cash Funds	Total
Advertising/Marketing	\$21,000	\$5,000	Sponsors/Volunteers \$19,130	\$45,130
Scholarships				
Education Programs				

Signage
Monetary Cash Prizes
Photographer
Printing
Tee-Shirts
Materials

Indirect Cost:

General Office Expenses
Update contracts
Business Insurance
Secure Judges

Other Funds:

***Create 10 part-time jobs with the average wage of \$25.00 per hour for 20+ Mannequins**

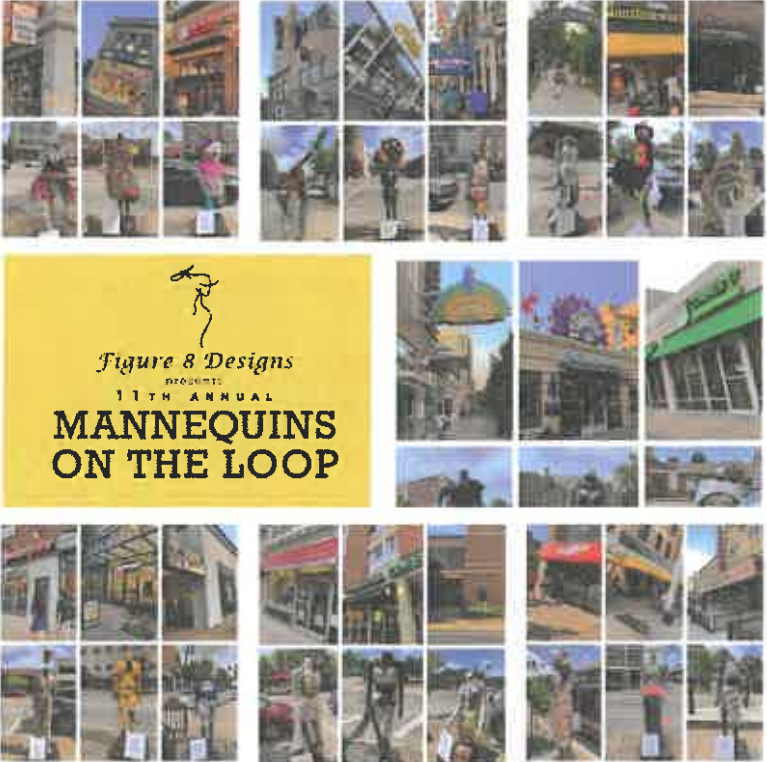
- Preparing Mannequins for **Kick-Off**: Paint, assemble and re-assemble, drop-off mannequins for contestants to pick-up
- Build and paint platforms
- Deliver platforms and concrete blocks to each mannequin location on the Loop for installation
- Mantle mannequin to platform (screw/nail/wire)
- Attached Contestant Signage
- Monitor each mannequin 3 x per day for 3 weeks (63 days of overseeing mannequins) for public viewing
- Preparing Mannequins for **Finale**: Dis-assemble, and transport each mannequin to the finale location and re-assemble each mannequin for public view
- Set-up, refreshments, prepare certificates of awardees, clean-up
- Dis-mantle mannequins to sort and dispose recyclables to University City Recycling Center
- Load and dis-assemble platforms for storage
- Re-assemble mannequins for storage
- Green Carpet/Backdrop set-up and breakdown

Information In-Service Scholarship Recipient Interview Preparation:

- Meet with scholarship recipients and parents virtually
- Prepare students for interviewing Q & A on the Green Carpet
- Dress attire preparation -Students and Family Member(s)
- Follow-up with scholarship recipients and University City School District to make sure funds have been distributed to their appropriate institutions.

Delmar Loop Store Merchants Participation:

Avalon Exchange
Blueberry Hill
Dewey's Pizza
Paperdolls Boutique
Peacock Diner
Fitz's
University City Library
Vintage Vinyl
The Loop Starbucks
Corner 17
Sunshine Daydream
Three Kings Public House
Jane Dispensary
Which Wich Superior Sandwiches







MANNEQUINS ON THE LOOP

Mannequins Adorned out of Recyclable Material
2019 Winners

1st Place
Christina A. Hall
Representing
Riverside High

2nd Place
Amy Schaefer
Representing
FHSU

Audience Favorite
Kaitlyn Wright
Representing
Riverside High

Local Business World's Winners

1st Place
Riviera Beach

2nd Place
Whitney Beach

3rd Place
Fort St. Vrain

Dorothy Davis Art, University City High School
Scholarship Class of 2018

Call for Artists & Designers 2020

For more information, contact Audrey Jones/Dorothy Davis
www.mannequinsontheloop.com
figure8designsllc@gmail.com
#mannequinsontheloop
Mannequins on The Loop

BEST DOCTORS

Dr. [Name]
[Address]
[Phone Number]

MANNEQUINS ON THE LOOP

Mannequins Adorned out of Recyclable Material
2019 winners

1st Place
Christina A. Hall
Representing
Riverside High

2nd Place
Amy Schaefer
Representing
FHSU

Audience Favorite
Kaitlyn Wright
Representing
Riverside High

Local Business World's Winners

1st Place
Riviera Beach

2nd Place
Whitney Beach

3rd Place
Fort St. Vrain





11TH ANNUAL
**MANNEQUINS
ON THE LOOP**
Presented by American Society of Fashion Merchants

2019 Winners

1st Place: Christine A. Mohr, Representing Rocket Hair
2nd Place: Karl Scherff, Representing Fox's
Audience Favorites Adren Woods, Representing Fox Up Best

Loop Business Bucks Winners

1st Place: Fox's Best
2nd Place: Fox's Music
3rd Place: Fox's

Dorothy Davis Art/Fashion Scholarship
University City High School 2019 Recipients

Call for Artists & Designers 2020
www.mannequinsontheloop.com
figu@designstudio11.com
Instagram: @mannequinsontheloop
Facebook: Mannequins on The Loop

St. LOUIS AMERICAN

**and jury missed in...
rder case**

ACLU wins appeal over Ashcroft

er's attorney
ons roles of
prosecutor, judge

POP OUT & ENJOY SOME FRUITS



To Whom It May Concern:

The annual Mannequins on the Loop Project by Figure 8 Design continues to be a valuable part of University City's Delmar Loop. Not only does the event reflect the tradition of supporting the arts and artists for which our community is often noted but it also enhances the attraction of the Loop to visitors from all over the area.

The mannequins appearance is a seasonal and welcome surprise for visitors. A permanent exhibit can often fade into the environment after a period of time. The temporary nature of these pieces makes their up-time more precious and attractive.

Also important to the community is Figure 8's requirement of using recyclable materials for the designs. This not only helps educate our visitors and citizens on the need to 'be Green' but it also mirrors University City's own efforts to improve and expand the proper recycling of waste in our area.

Giving local artists a voice and a chance to show their sense of style is always a commendable effort which should be continually supported, but in the last few years it's been heartening to see the project also attract younger artists from the high school. Giving these students a platform ensures the art in University City will not just be something historical and in the past, but something that will continue on into the future.

As a member of the Municipal Commission on Arts & Letters of University City, president the last few years, and chair of the long-running Public Art collaboration between Washington University and University City, I can report that Figure 8's Audrey Jones has come to our organization every year for our permission and has always received a unanimous vote of 'Yes'. I hope that your group will do the same.

Sincerely,

Gamie Burr
750 Kingland, 1-S
University City, MO 63130
grburr@gmail.com



To Whom It May Concern

This is to state that Which Wich superior sandwiches has participated in the Mannequins on The Loop Project for the past three years. It's a wonderful program for the Loop Business district as it not only brings increased traffic to the area during the time that the mannequins are displayed, it also helps the participating business to showcase themselves in a creative and artistic way through the eyes of our talented artists. We are thankful to Audrey Jones and Dorothy Davis for having started this unique art exhibit that brings the local artists, merchants, and the community in the Delmar Loop together and for working so hard to keep this annual program going for 12 years now. We fully support this program and hope that this will continue for years to come.

Neelam Khurana,
Owner, Which Wich Superior sandwiches,
6662 Delmar Blvd, U.City, 63130.
Ph: 314-899-0999

University City Public Library

9/4/2019

To the members of the Economic Development Retail Sales Tax Board,

The University City Public Library would like to write in support of the Figure 8 Design Mannequins on the Loop project. When the Mannequins on the Loop display is underway in May and June and the mannequins are on display throughout the Loop, Library staff field questions and hear comments from Library patrons and visitors about the mannequins. It has always seemed a positive display which draws people out to the Loop.

Additionally the Library has been very happy to host and display the winning mannequin each of the last several years. Our patrons enjoy having the winning mannequin here, and people do come here seeking it out. We believe this project benefits the Loop and University City as a whole.

Sincerely,



Patrick Wall
Library Director

3701 Delmar Blvd., University City, Missouri 63130, Phone (314) 727-3155
Fax (314) 727-6106



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20220411-05
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SUBJECT/TITLE:
Fund Transfer - Central Garage

REQUESTED BY: Keith Cole, Director of Finance	DEPARTMENT / WARD: Finance / All
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AGENDA SECTION: Consent	CAN ITEM BE RESCHEDULED? Yes
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CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
City Manager recommends approval of a fund transfer from General Fund to the Internal Service Fund.

FISCAL IMPACT:
General Fund cash reduced by \$375,000 and Internal Service Fund cash increases by \$375,000.

AMOUNT: \$375,000	ACCOUNT No.: 1001
FROM FUND: General Fund (01-1001)	TO FUND: IS Fund (02-1001)

EXPLANATION:
As part of the budget process, the General Fund transfers funds into the Internal Service Fund for their operations. Thus far in FY22, expenses have been averaging approximately \$120,000/month. If this stays the course over the next 3 months, the Internal Service Fund will need approximately \$375,000 for the remainder of the fiscal year.

STAFF COMMENTS AND BACKGROUND INFORMATION:
Of the \$375,000, approximately \$144,000 is allocated for salaries, and \$231,000 is needed for daily operations. Of the \$231,000, majority of the costs will be used towards Vehicle Maintenance and Vehicle Parts.

CIP No.

RELATED ITEMS / ATTACHMENTS:
N/A

LIST CITY COUNCIL GOALS (5):

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: April 11, 2022
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**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CM20220411-02
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SUBJECT/TITLE: CUP 22-03 Application for a Conditional Use Permit at 7271 Olive Boulevard. The proposed use is for a "Banquet/reception hall" use in the GC - General Commercial District.			
REQUESTED BY: John Wagner		DEPARTMENT / WARD Community Development/Ward 3	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager concurs with the approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff is of the opinion that the proposed use of this building for a "Banquet/reception hall" use would not be detrimental to the surrounding area and recommends approval of the request, subject to the following conditions: 1. 7271 Olive Boulevard – Banquet Hall and reception events; 2. 7267 Olive Boulevard – Use of the Kitchenette and storage for the 7271 uses; 3. 7261 Olive Boulevard – Parking only for the uses at 7271 and 7267 uses.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation - the Plan Commission Transmittal Letter, a site plan for the development and a letter from the Applicant's Civil Engineer regarding stormwater retention.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 11, 2022



Department of Planning and Development

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

February 23, 2022

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

RE: Application for Conditional Use Permit CUP 22-03 – The proposed use is for “Banquet/reception halls and bingo halls” in the GC – General Commercial District.

Dear Ms. Reese,

At a regularly scheduled meeting, on February 23, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by MACC Boyz, LLC for a Conditional Use Permit to allow a “Banquet/reception halls” use in the GC – General Commercial District.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of an amended application subject to the following conditions:

1. 7271 Olive Boulevard – Banquet Hall and reception events;
2. 7267 Olive Boulevard – Use of the Kitchenette and storage for the 7271 uses;
3. 7261 Olive Boulevard – Parking only for the uses at 7271 and 7267 uses.
4. The parking lot on the 7261 lot be constructed using permeable asphalt. (*Staff is requesting this requirement be deleted, as outlined in the Staff Report*)

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Planning and Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: April 11, 2022

FILE NUMBER: CUP 22-02

COUNCIL DISTRICT: 3

Location: 7271 Olive Boulevard

Applicant: MACC Boyz Properties, LLC

Property Owner: MACC Boyz Properties, LLC

Request: Conditional Use Permit (C.U.P.) The proposed use is for "Banquet/reception halls and bingo halls" in the GC – General Commercial District.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

Attachments:

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

Existing Zoning: GC – General Commercial

Existing Land Use: Vacant

Proposed Zoning: No change – "GC" District

Proposed Land Use: Banquet/reception halls and bingo halls

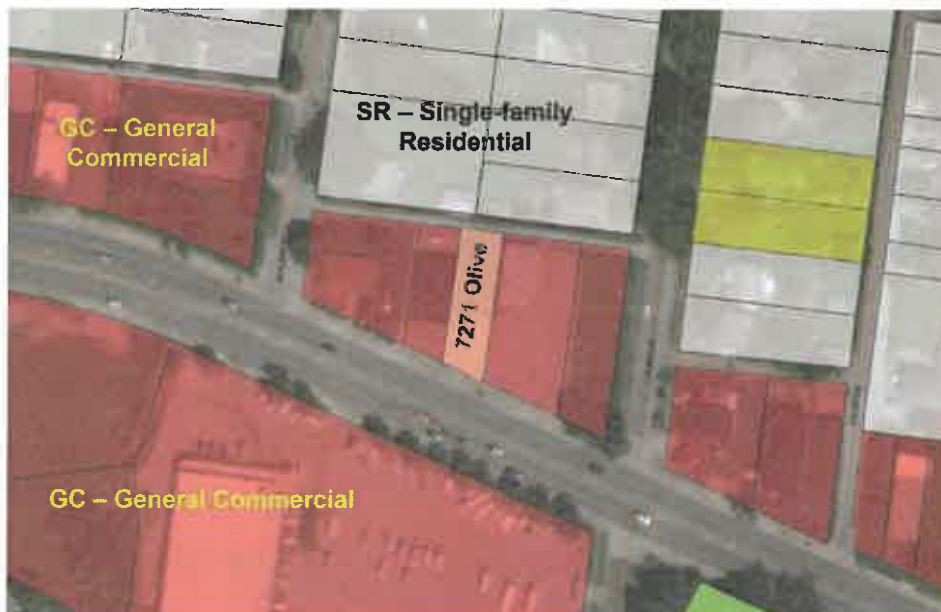
Surrounding Zoning and Current Land Use:

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

Existing Property

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

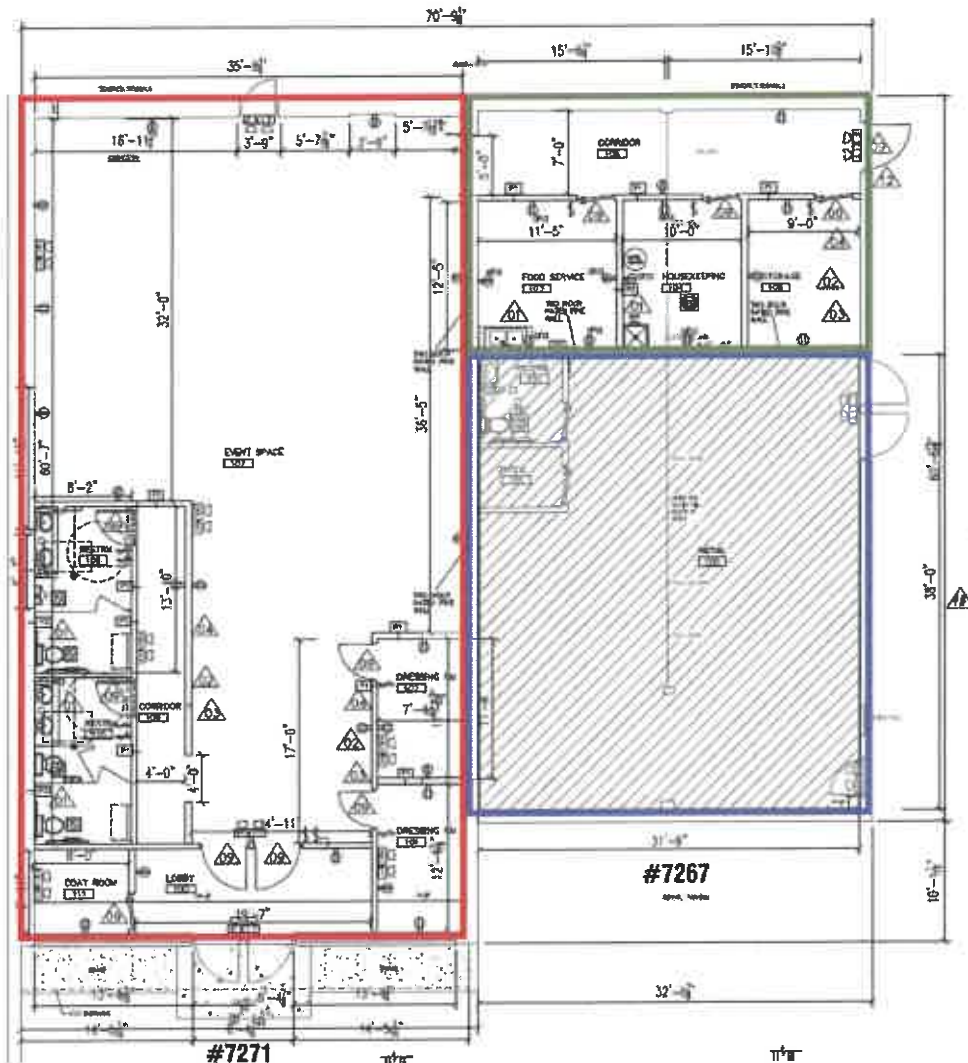
The location and surrounding zoning of the property, as well as an aerial view of the site, are noted on the two (2) figures below.



Applicant's Request

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

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



Analysis

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

8. Banquet/reception halls;

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

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

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

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

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

As the Conditional Use Permit has been revised to include all three properties (7271, 7267 and 7261), no cross access or shared parking arrangements are needed.

Plan Commission Meeting

At the Plan Commission meeting on February 23, 2022, the Commission voted unanimously to approve the use of "Banquet/reception halls and bingo halls" as a use at this location.

At the meeting, the Applicant indicated that part of the building at 7267 would be used for the Banquet Hall events, specifically, use of the kitchenette and as storage for the 7271 uses. It's important to note that 7271 and 7267 Olive Boulevard are encompassed in one building, as is 7273 Olive that is not part of this application. Access to the 7267 location from 7271 will be through an access in the back of the building, as shown on the previous

page. In addition, the lot at 7261, which is currently greenspace, will be used for parking. 7267 Olive Boulevard is also the location of a small restaurant, an approved use in the GC District.

At City Attorney Mulligan's suggestion, the application for a Conditional Use Permit is being amended to include all three properties that are part of the Banquet Hall use, and that the permit conditions specify the use of each parcel, as follows:

1. 7271 Olive Boulevard – Banquet Hall and reception events;
2. 7267 Olive Boulevard – Use of the Kitchenette and storage for the 7271 uses;
3. 7261 Olive Boulevard – Parking only for the uses at 7271 and 7267 uses.

The Plan Commission also recommended that the new pavement at 7261 Olive Boulevard be constructed using pervious asphalt. Since the February 23, 2022 meeting, though, the Applicant has realized that using pervious asphalt is not economically feasible for this project. He has submitted a letter and drawings from his Civil Engineer stating that stormwater will be captured using traditional asphalt. Consequently, Staff is requesting that the City Council remove this as a condition of approval. The only conditions that Staff is recommending, therefore, are the use conditions on each of the three lots.

The attached site plans show sufficient parking for all three addresses that comprise the single building, assuming the three addresses are included in the Conditional Use Permit. The 7273 location has sufficient parking on site, and the restaurant at 7267 has sufficient parking onsite. No parking agreements are necessary.

Revised Staff Recommendation

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

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

1. The uses in the three parcels comprising 7271 Olive Boulevard, 7267 Olive Boulevard and 7261 Olive Boulevard shall be limited to the following:
 - a. 7271 Olive Boulevard – Banquet Hall and reception events;
 - b. 7267 Olive Boulevard – Use of the Kitchenette and storage for the 7271 uses;
 - c. 7261 Olive Boulevard – Parking only for the uses at 7271 and 7267 uses.

7273, 7271 & 7267 OLIVE BOULEVARD SITE PLAN

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



SITE

PERTINENT DATA
 LOCATION NUMBERS
 RECORD OWNER(S)
 SITE ADDRESS
 SITE AREA
 LOT AREA TOTAL
 PERCENT COVERED
 PROPOSED ZONING
 FRONT YARD SETBACK
 PROPOSED DEVELOPMENT
 EXISTING SETBACKS

17351005, 17351006, 17351007 & 17351008
 MACC BOYZ PROPERTIES, LLC
 7273, 7271 & 7267
 ANNOLAND, 63110
 2,000 ACRES ± 100 %
 1,000 SF (0.023 ACRES)
 COMMERCIAL
 MUNICIPAL
 FRONT YARD - 30 FT FROM RIGHT-OF-WAY
 REAR YARD - 30 FT

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

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

LEGEND

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

*** CAUTION / HAZARD *
 CALL BEFORE EXCAVATING**

EXISTING UNDERGROUND UTILITIES
 AMERICAN WATER (AW)
 MISSOURI TELECOMMUNICATIONS (MTS)
 AMERICAN GAS (AG)
 MISSOURI ELECTRIC (ME)
 MISSOURI NATURAL GAS (MNG)
 GENERAL UTILITIES (GU)

1-800-485-7382
 1-800-485-7382
 1-800-485-7382
 1-800-485-7382
 1-800-485-7382
 1-800-485-7382



**CONTRACTOR SHALL EXERCISE EXTREME CAUTION
 BEFORE EXCAVATION OPERATIONS TO AVOID AND
 PROTECT EXISTING UTILITIES.**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF WORK.

M.S.D. BENCHMARK
 MSD BENCHMARK 14424

NAD83(2011) ELEV = 516.88 FTUS (OR) 157.484 METER
 CUT SQUARE ON TOP OF CURB AT CENTERLINE SOUTH END OF OLIVAS
 MEDIAN ISLAND IN MIDLAND BOULEVARD AT THE INTERSECTION OF
 MIDLAND BOULEVARD WITH ARDEN AVENUE AND PURDUE AVENUE ON THE
 WESTERN END OF MIDLAND BOULEVARD AND APPROXIMATELY 62' NORTH OF THE WESTERLY
 PROJECTION OF THE CENTERLINE OF THAT PART OF PURDUE AVENUE
 WHICH IS EAST OF MIDLAND BOULEVARD ALONG THE NORTH SIDE OF
 SP MO EAST T45N R6E E-C-285723 METER - ESTIMATED
 POINT IN MDCR LATA-38 8888007-21491 10000-50-50-434972(10)

QUALITY CIVIL SERVICES, LLC
 CONSULTING ENGINEERS

817 W. St. Francis Building
 Florissant, MO 63031
 Phone: (314) 224-1137
 qualitycivil@qcsllc.com
 MO COA: E-2051018078

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

ABDU'L A. BAH
 PROFESSIONAL ENGINEER
 2002340

THIS SHEET IS NOT VALID UNLESS SIGNED AND
 SEALED BY THE ENGINEER. IT IS NOT VALID
 UNLESS APPLIED ONLY TO THE SHEET TO
 WHICH IT IS ATTACHED. IT IS NOT VALID FOR
 ANY OTHER PROJECT OR FOR ANY OTHER
 PURPOSE. ANY REUSE OF THIS SHEET FOR
 ANY OTHER PROJECT OR FOR ANY OTHER
 PURPOSE IS STRICTLY PROHIBITED.
 COPYRIGHT © QUALITY CIVIL SERVICES, LLC

MARK	DATE	DESCRIPTION
1	10/20/22	REVISED PER CITY COMMENTS

PROJECT NO: 2021-104
 DATE: 10/20/22
 DESIGNED BY: A.A.B.
 DRAWN BY: B.M.M.
 CHECKED BY: A.A.B.

COVER SHEET

C-1 OF 3
 SHEET 1 OF 3
 MSD BASE MAP - 1741
 ZIP CODE - 63130

Quality Civil Designs, LLC

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

March 21, 2022

John L. Wagner, Ph. D
Senior Planner
City of University City
6801 Delmar Boulevard
University City, MO 63130
Ph. 314-505-8501
jwagner@ucitymo.org

Ref.:
7271 Olive Blvd
City of University City, MO 63130

Dear Mr. Wagner:

Regarding the improved parking lot designated to be used for 7273, 7271, and 7267 Olive Blvd buildings, it has been paved to capture the flow that was a grassy area and direct it to area inlet 17J1-108D, located at the southeast corner of the project site. This is accomplished by placing a 6-inch high vertical curb between the lot and existing lawn/ sidewalk area located along Perdue Avenue. The revised site plan set is attached for your review and approval.

Sincerely,



Abdulai Bah, PE
Principal

** PLANNING * DESIGN * CONSULTING * SURVEYING **



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	UB20220411-01
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SUBJECT/TITLE: TXT 22-01 Application for Zoning Code Text Amendment to Amend the list of Conditional Uses in the LC – Limited Commercial District, §400.450.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development	
AGENDA SECTION: Unfinished Business Bill 9456		CAN ITEM BE RESCHEDULED? Yes	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Planning Commission's recommendation.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: This Zoning Code Text Amendment is an application by Bamboo Acquisitions, LLC to amend §400.450 the Zoning Ordinance to add to the list of Conditional Uses in the LC – Limited Commercial District, "Automobiles and light truck rental/rent-a-car services" to accommodate an Avis car rental business.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, February 23, 2022 Plan Commission Memo, application letter from Bamboo Acquisitions, LLC, an Avis Operational Overview and a Draft Ordinance.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED: City Manager, Gregory Rose		MEETING DATE: April 11, 2022	



Plan Commission

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

February 23, 2022

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

RE: Zoning Code Text Amendment (TXT 22-01)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Bamboo Acquisitions, LLC for a Zoning Code Text Amendment to add to the list of Conditional Uses in the "LC" Limited Commercial District, Section 400.450, "Automobile and light truck rental/rent-a-car services."

By a vote of 4 to 3, the Plan Commission recommended approval of the Text Amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Holly".

Margaret Holly, Chairperson
University City Plan Commission



Department of Planning and Development

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

M E M O R A N D U M

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

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

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

Jaimie L. Mansfield
General Counsel
Bamboo Equity Partners, LLC
(o) 314.744.8986
jmansfield@bambooequity.com



January 10, 2022

VIA: EMAIL (jwagner@ucitymo.org)

City of University City
Attn: John L. Wagner, Ph.D.
Senior Planner
6801 Delmar Boulevard
University City, Missouri 63130

Re: Application for Text Amendment to the City of University City (the "City") Zoning Code (the "Code") pursuant to Section 400.3140, et. seq., to add a Conditional Use for "Automobile and light truck rental/rent-a-car services, subject to limitations set forth in Sections 400.460 and 400.470" (the "Proposed Conditional Use") to the City's "LC" Limited Commercial District (the "Text Amendment Application")

Dear Dr. Wagner,

On behalf of applicant, Bamboo Acquisitions, LLC ("Applicant"), and with the consent of the current owner of the property located at 8130 Delmar Boulevard in the City ("the Property"), 8130 Delmar, LLC (the "Owner"), please allow this letter to serve as its Text Amendment Application to add the following conditional use to Section 400.450 of the Code within its LC District:

Section 400.450 Conditional Uses.

A. The following land uses and developments may be permitted in the "LC" district, subject to the issuance of a conditional use permit, in accordance with the procedures and standards contained in Article XI, "Conditional Uses" . . .

. . .

4. Automobile and light truck rental/rent-a-car services, subject to limitations set forth in Sections 400.460 and 400.470.

I. Background

By way of background, Applicant is an active and fully integrated real estate development, investment and advisory firm that specializes in acquiring and repositing properties to ensure value-add market stability not only for the end user of the real estate, but also for the communities said users serve. Should Applicant's Text Amendment Application and subsequent application for a Conditional Use Permit be approved, Applicant intends to do just that – add long-term, stable value for the City.

A. The Property.

Applicant is under contract to purchase the Property. The Property is currently located in one of the City's LC District pockets, and much like the City's other LC District pockets, is surrounded by Single Family Residential and Medium Density Residential Districts. The Property was previously home to University Gardens, and prior to that, home to vehicle repair and service shop. The Property is current vacant and has been so for __ years.

B. The Proposed Conditional Use.

Applicant is seeking to amend the City's Code to authorize the Proposed Conditional Use within the LC District. To that end, Applicant, with the interest and consent of Avis Car Rental ("Avis"), seeks to relocate Avis from its current location at 215 N. Meramec Avenue in the City of Clayton, just under one mile from the Property. Accordingly, upon the approval of the Text Amendment Application and subsequently, the issuance of a Conditional Use Permit, Avis will execute a long-term lease with Bamboo and become a valued member of the City's community.

II. Basis of Text Amendment Application.

A. The Proposed Conditional Use is Quiet and Consistent.

The Proposed Conditional Use been in existence for decades and are quiet and consistent neighbors in their communities. It has withstood down-turns in the economy, proved resilient in response to the ridesharing boom, and have thrived in the wake of the COVID-19 Pandemic, from providing a much-needed reprieve for residents to get away to providing a much-needed safe, service option to businesspersons visiting St. Louis or traveling for business outside of St. Louis. What is more, these uses have found homes away from the traditional airport locations, and have instead, nestled themselves into quiet areas of communities. For example, Avis' current location in the City of Clayton is within its C-2 General Commercial District, and much like the City's LC District, is surrounded by Low Density Multiple Family Dwelling, Single family Dwelling Districts. Enterprise Rent-a-Car in Brentwood is located in the City's Planned Development District but is abutted to single family homes.

Additionally, the Proposed Conditional Use is one of the least intrusive uses, in that the traffic count is lower than any traditional retail use typically found in commercial districts. Applicant can, upon request, provide Avis' traffic count data for its current Clayton location, as well as its national average statistics. With only one to two employees onsite each day working within a small indoor office, excessive noise nuisances are completely abated. Furthermore, with any Avis operation, security of the entire site will be enhanced in a manner that will surely deter crime or disturbances in the area (and particularly at the Property as it sits vacant) and as such, will provide additional security for the surrounding residential and commercial neighbors.

Furthermore, by authorizing this use as a Conditional Use within the LC District, the City can impose additional restrictions on the use over and above the Density and Dimensional Regulations found in Section 400.460 of the Code and the Other Development Standards found in Section 400.470 of the Code. For example, by Resolution, the City may want to limit the amount of parking stalls, limit the hours of operation, and/or impose additional landscaping and lighting standards, and perhaps look towards lot size restrictions for this type of use. Applicant and Avis will work with the Plan Commission to address those considerations and upon any such Resolution, will ensure compliance during the Site Plan Application process.

B. The Proposed Conditional Use is in Conformity with City's Comprehensive Plan.

The City mandates in its Comprehensive Plan the concept that as the City redevelops, it must take care not to govern development decisions by short-term payoffs, but to redevelop areas in accordance with its long-term vision while recognizing the challenging need for immediate improvement. To that end, the Comprehensive Plan sets forth certain goals for managing its growth. The City looks at a number of factors, which include, but are not limited to, the management and improvement of commercial areas, the preservation and improvement of residential neighborhoods, as well as the management of physical development in a manner that increases the value of the surrounding property, adds to public convenience and enhances community resources. The Proposed Conditional Use strikes the desired balance of managing growth, as it both maintains and improves upon the City's LC District with a quiet and convenient service that is helpful to and mindful of its residential and contemplative neighbors. Further, development of any site for this use would be enhanced by landscape buffering and other aesthetic considerations.

Further, the Comprehensive Plan's sets forth a particular focus on the Delmar-Old Bonhomme district, which contains a combination of office, specialty retail convenience, and restaurant uses, and states that typically, parking is inadequate for some businesses within this district. For the Proposed Conditional Use, parking will not be an issue, as many end users will be dropped off at the location to pick up their rental vehicle.

Lastly, the City's focus in its Comprehensive Plan understandably focuses on improving the physical appearance of its commercial districts. To that end, with the assistance of Bamboo's sister company, OakLine Studios, please see attached the proposed renderings of the development, wherein the existing building will be repurposed and tied into the surrounding buildings, places of worship and retail centers. Further, by

Jaimie L. Mansfield
General Counsel
Bamboo Equity Partners, LLC
(o) 314.744.8986
jmansfield@bambooequity.com



authorizing this use as a conditional use, the City can ensure at the adoption of any such Resolution for a conditional use permit that its standards are met.

III. Conclusion

Of important note, the Owner, and individually, Boris Bukhshtaber and Janet Cronin, are in support Bamboo's Text Amendment Application. Boris and Janet have been property owners and residents of University City for decades. The current owners have reached out to the surrounding community for support and have received positive feedback about the Proposed Conditional Use and will share same with the Plan Commission and/or Subcommittee. At the request of the City Manager, Boris, Janet and members of Bamboo have informed Councilmembers Hale and McMahon of the Text Amendment Application and they have been made aware of Applicant's intentions and the filing of this Application. On behalf of the current owners of the Property and Bamboo, thank you for your time and consideration and we all look forward to presenting this opportunity to the Plan Commission on January 26, 2022, and City Council in the near future.

Sincerely,

A handwritten signature in blue ink that reads "Jaimie Mansfield".

Jaimie L. Mansfield
General Counsel

Enclosures

- c.c. Dan Dokovic, Managing Principal of Bamboo Equity Partners (via email)
- Boris Bukhshtaber, representative of 8130 Delmar, LLC (via email)
- Janet Cronin, representative of 8130 Delmar, LLC (via email)
- Matt Bukhshtaber, CBRE, representative of 8130 Delmar, LLC (via email)
- Jeff Wanger, Area Development Manager for Avis (via email)

OPERATIONAL OVERVIEW

Avis Budget – Clayton, MO Relocation to

Avis Budget Car Rental, LLC

Proposed Address

8130 Delmar Blvd

Universal City, MO 63130

Avis Budget Car Rental, LLC is the parent company of Avis Rent a Car System, LLC and Budget Rent a Car System, Inc. We operate both the Avis and Budget car rental brands throughout the United States and worldwide. Due to a redevelopment of our current site in Clayton, we are seeking to occupy the 8130 Delmar Blvd site and relocate the Clayton business here.

This space was selected after an extensive and exhausting search for a suitable site to operate from. Given the automotive nature of our business, this former service station is ideal. The site was chosen as much for its location adjacent to Clayton as its former/original use. The site also has adequate parking available.

We will typically have approximately 10 cars idle at any given time. During peak holiday/vacation return times we may have as many as 25 vehicles on site, but the amount of time that they would be present should not exceed 2 to 3 days while our shuttling crews work to relocate them to other rental facilities or back to the area airports. Our fleet is shared throughout the greater St. Louis area and is shuttled in/out based on reservation demand.

This will be a full-service car rental facility, servicing both commercial accounts and leisure customers from the surrounding area. We offer daily, weekly, and monthly rates, along with one-way rentals to and from any of our other rental locations within the lower 48 states. Our hours of operation will be Monday through Friday – 7:30 AM to 6:00 PM, Saturday 8:00 AM to 2:00 PM, and Sunday 10:00 PM to 1:00 PM or something very similar.

The location is minimally staffed with an independent agency operator. At this particular location, there would be a maximum of two staff members on duty at any time.

Based on the actual business trends of some of our Clayton location and other area stores, we will have approximately 40 customer transactions in an average day. It is important to note that not all of these transactions take place at the physical location as many of them, upwards of half, are virtual transactions taking place over the internet and/or deliveries to off-site businesses.

The proposed rental facility will not be detrimental to the health, welfare, and safety of the neighborhood nor its citizens as we are not introducing any new aspect or application to the location that hasn't previously existed (customers, cars, parking, etc.). There are no changes to the existing site, building, or parking lot other than our interior finish plan. Our presence in the neighborhood will not

INTRODUCED BY: _____

DATE: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 400.450 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO CONDITIONAL USES IN THE "LC" LIMITED COMMERCIAL ZONING DISTRICT, BY ADDING "AUTOMOBILE AND LIGHT TRUCK RENTAL/RENT-A-CAR SERVICES" AS A CONDITIONAL USE.

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

WHEREAS, Chapter 400 (Zoning Code) of the Municipal Code of the City of University City, Missouri divides the City into several zoning districts and establishes standards to which land, buildings, structures and their uses must conform; and

WHEREAS, Bamboo Acquisitions, LLC applied for a text amendment to Zoning Code Section 400.450 to add to the list of Conditional Uses in the "LC" Limited Commercial District "Automobile and light truck rental/rent-a-car services;" and

WHEREAS, at its meetings on February 5, 2022, and February 10, 2022, the City Plan Commission Code Review Committee reviewed the application for said Zoning Code text amendment without making a recommendation to the full City Plan Commission; and

WHEREAS, at its meeting on February 23, 2022, the City Plan Commission reviewed the application for said Zoning Code text amendment and recommended to the City Council approval of the text amendment; and

WHEREAS, due notice of a public hearing to be held by the City Council in the 5th Floor City Council Chambers at City Hall at 6:30 pm, March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Zoning Code were duly heard and considered by the City Council.

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

Section 1. Section 400.450 of the Municipal Code of the City of University City, relating to conditional uses in the "LC" Limited Commercial Zoning District, is hereby amended by adding the following conditional and renumbering in alphabetical order the conditional uses listed therein:

4. Automobile and light truck rental/rent-a-car services.

Section 2. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

impact negatively on the public infrastructure nor services as the addition of our use is simply not invasive nor intrusive. Finally, we will not negatively impact any existing uses in the immediate area, rather we will complement them as our business is a destination business. We will no doubt be bringing new customers to the other businesses in Universal City as we draw customers from a wide radius of the existing location and we will retain them in the new space. We will not produce excessive noise, glare, fumes, or any other condition that could be considered noxious or injurious in nature.



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	UB20220411-02
--------------------------------------	---------------

SUBJECT/TITLE: REZ 22-04 Application for a Zoning Map Amendment and approval of a Preliminary/Final Development Plan and Landscape Plan for the Avenir development.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 1	
AGENDA SECTION:	Unfinished Business, Bill 9458	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Planning Commission's recommendation.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the Map Amendment and Preliminary/Final Site Development Plan and Landscape Plan.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary/Final Development Plan, The Landscape Plan, FAR Calculations, parking summary, site coverage data, program data, SW corner building comparison, building rendering (Map Amendment Attachments) a Draft Ordinance and a Draft Resolution for the Preliminary/Final Development Plan.			
LIST CITY COUNCIL GOALS (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregoroy Rose	MEETING DATE:	April 11, 2022



Plan Commission

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

February 23, 2022

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

RE: Zoning Map Amendment – Avenir (REZ 22-04)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Charles Deutsch and Company for a Zoning Map Amendment for the Avenir development, and to further consider approval of a Preliminary/Final Development Plan and Landscape Plan.

By a vote of 7 to 0, the Plan Commission recommended approval of the Zoning Map Amendment and the Preliminary/Final Development Plan and Landscape Plan.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: March 14, 2022
FILE NUMBER: REZ 22-04
COUNCIL DISTRICT: 1
Applicant: Charles Deutsch and Company
Location: 8630 Delmar Boulevard
Request: A Zoning Map Amendment from GC – General Commercial District, HRO – High Density Residential/ Office District, MR – Medium Residential District and SR – Single-family Residential District to Planned Development Mixed-Use (PD-M) District.
Existing Zoning: GC, HRO, MR and SR Districts
Proposed Zoning: Planned Development Mixed-Use (PD-M) District
Existing Land Use: Multi-Family, Commercial, Single Family
Proposed Land Use: Mixed-use: Multifamily and Commercial

Surrounding Zoning and Land Use

North: MR – Medium Residential, GC – General Commercial
East: GC – General Commercial
South: HRO – High Density Residential/ Office, SR – Single-family Residential.
West: MR – Medium Residential, SR – Single-family Residential.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

ATTACHMENTS

- A. Final Development Plan
- B. Landscape Plan
- C. F.A.R. Calculation
- D. Parking Summary

- E. Site Coverage Data and Plan
- F. Avenir Program Data
- G. SW Building Corner vs. previous plan
- H. Building Rendering

Applicant's Request

GC – General Commercial District, HRO – High Density Residential/ Office District, MR – Medium Residential District and SR – Single-family Residential District to Planned Development Mixed-Use (PD-M) District. It is important to note that this property was previously rezoned to PD-M with the passage of Ordinance Number 7152 on May 24, 2021. Approval of this request would repeal Ordinance No. 7152.

There are differences between the original rezoning and the one before the Commission this evening:

1. The current Application does not include the lot at 8678 Barby Lane. The previous Map Amendment included this lot for ancillary parking purposes.
2. The previous plan had 265 units. This new plan includes 262 units.
3. In this revised plan, the southwest corner of the building is 47'8" further from Kingdel Drive than the previous plan, as illustrated in one of this report's attachments.
4. The coffee shop associated with the development is no longer in a separate building on the northeast corner of the site on its own lot. It is now proposed to be included in the northeast corner of the main building.
5. The original plan was divided into three separate lots: one for the main development, one for the coffee shop and one for auxiliary parking. This revised plan shows the development on one (1) lot.

Other previous versions of the Avenir Plan that were not reviewed by the Commission included parking and an entrance onto Kingdel Drive. This revised plan shows neither of those components.

There are a variety of attachments that the Applicant has provided, including:

1. The Final Development Plan
2. A Landscape Plan
3. F.A.R. Calculations
4. A Parking Summary
5. Site Coverage Data and Plan
6. Avenir Program Data
7. SW Building Corner vs. previous plan
8. Building Rendering.

Previous Staff Reports associated with earlier requests may prove helpful for additional background on the request. It was my intent in this report to focus on the changes to the development plan since the previous map amendment was approved.

As with the original rezoning, a Conditional Use permit is necessary for two (2) components of this development:

1. A reduced setback for the northwest corner of the building, near the intersection of Kingdel Drive and Delmar Boulevard; and
2. To maintain a Floor Area Ratio (FAR) of 1.09.

The same request for these two (2) conditions is also before the Commission this evening, as is a Final Record Plat consolidating the 13 lots into one.

Comprehensive Plan

It is staff's opinion that the proposed 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."*

Plan Commission Meeting

At the Plan Commission meeting on February 23, 2022, the Commission voted unanimously to approve the Zoning Map Amendment from GC – General Commercial District, HRO – High Density Residential/ Office District, MR – Medium Residential District and SR – Single-family Residential District to Planned Development Mixed-Use (PD-M) District. The Commission also unanimously approved the Preliminary/Final Development Plan and the associated Landscape Plan.

Conclusion/Recommendation

Staff recommends approval of the Applicant's proposed Map Amendment, Final Development Plan and Landscape Plan.

1. 2-15-2022 DRAFT, S.M.A.T.T.I.V.
 2. 3-15-2022 DRAFT, S.M.A.T.T.I.V.
 3. 5-15-2022 DRAFT, S.M.A.T.T.I.V.

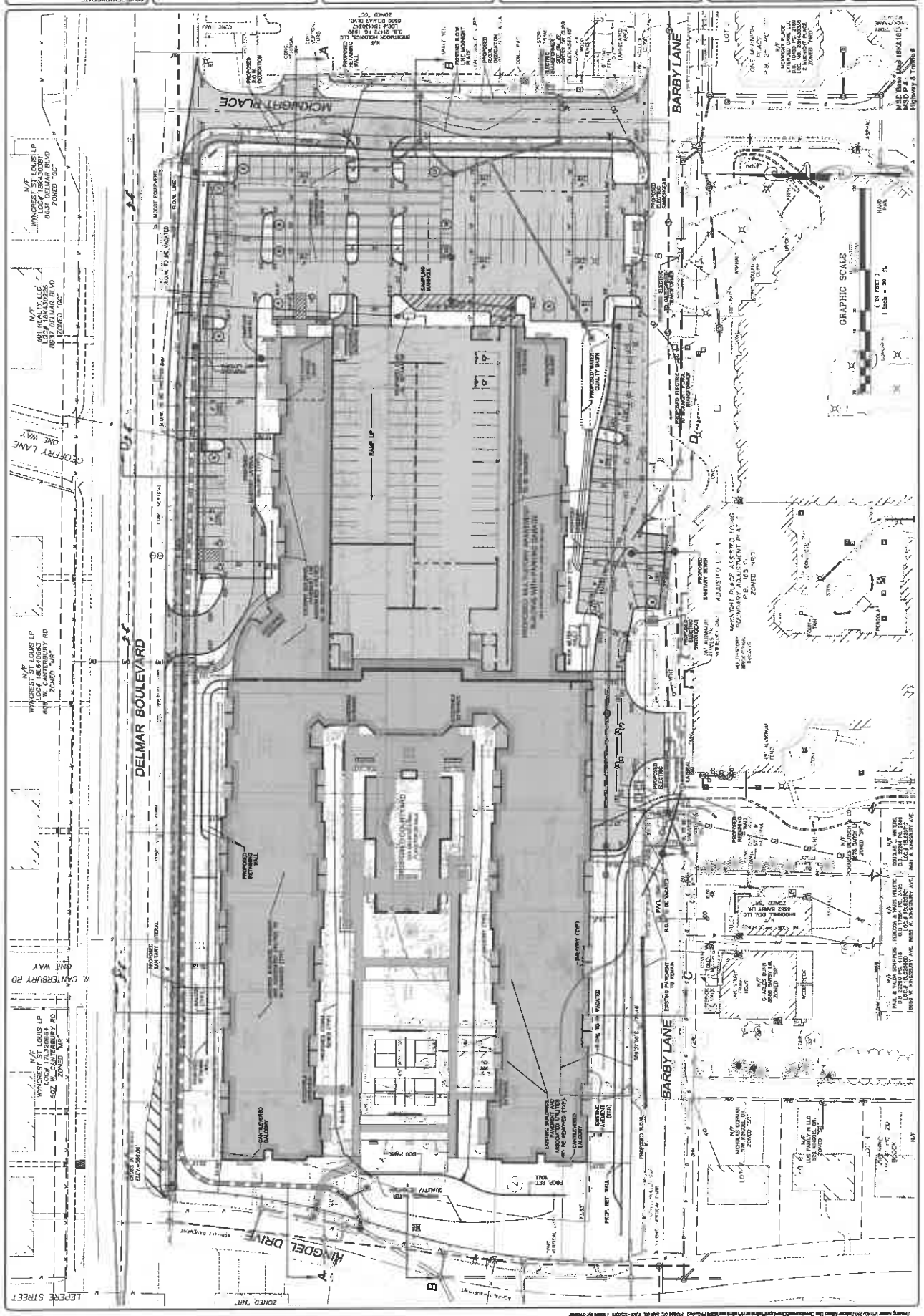
CATECO DEVELOPMENT
 One McKnight Plaza
 St. Louis, MO 63124
 Ph: (314) 372-2279

THE STERLING CO.
 THE ENGINEERS & SURVEYORS
 2505 New Braunfels Avenue
 St. Louis, Missouri 63124
 Ph: 314-437-0440 Fax: 314-437-9444
 www.sterlingco.com

Avenir
 University City, Missouri
 FINAL DEVELOPMENT PLAN
 SITE PLAN



NO. 19-09-308
 Date: 2/15/2022
 Drawn by: [Name]
 Checked by: [Name]
 Scale: 2.1
 Project: [Name]



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ISSUE: REVISIONS
 2.15.2022 INITIAL SUBMITTAL

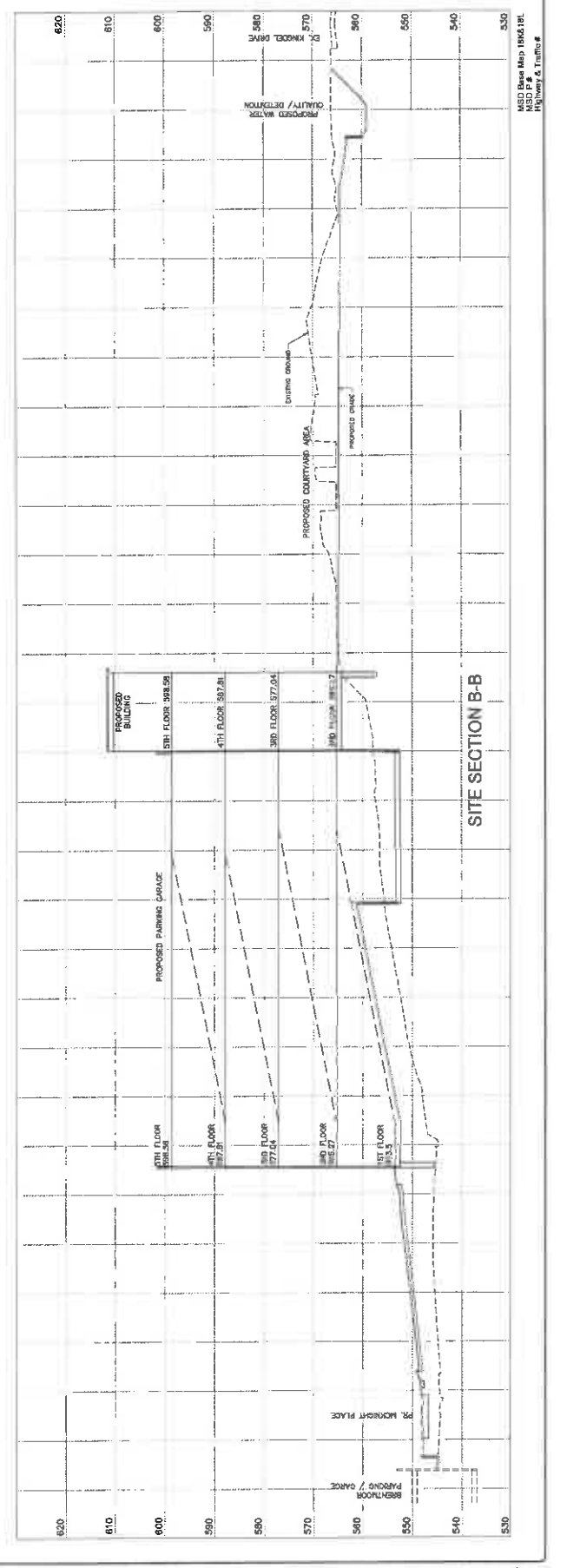
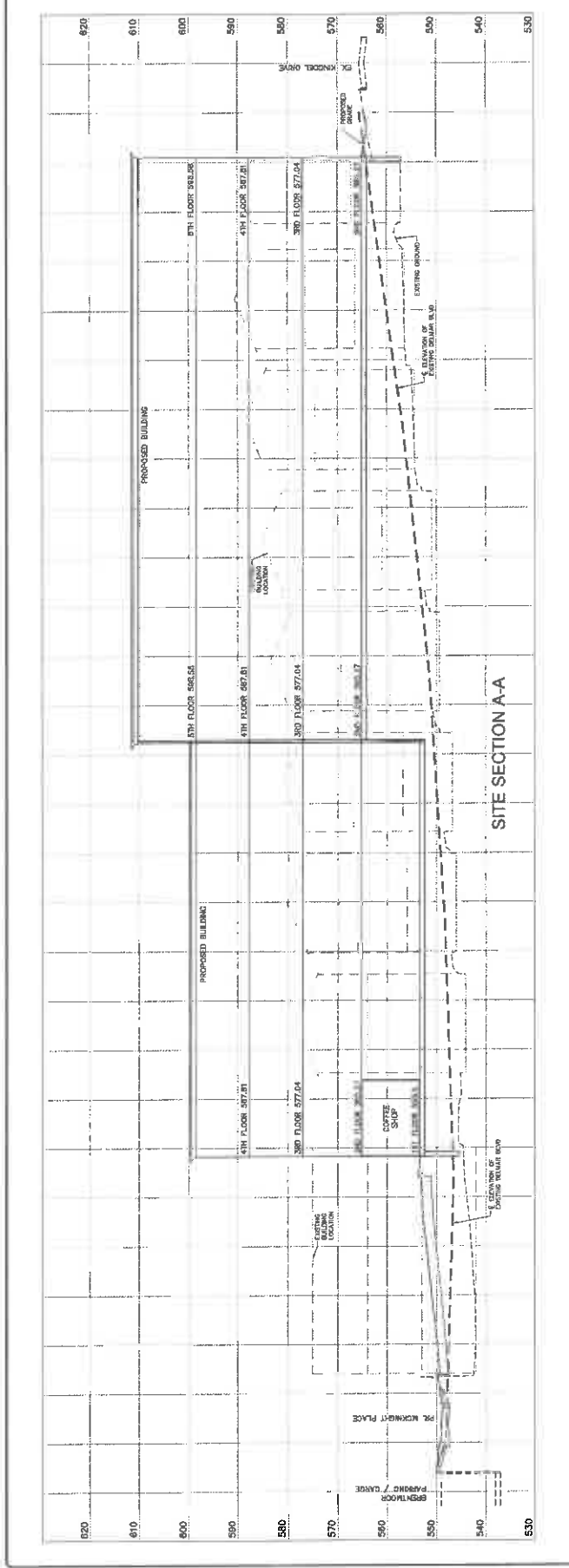
GATECO DEVELOPMENT
 One McKnight Place
 St. Louis, MO 63124
 PH: (314) 373-2278

THE STERLING CO.
ENGINEERS & SURVEYORS
 5025 New Mangrove Road
 St. Louis, Missouri 63124
 PL 114-0100 / 314-424-2444
 Fax: 314-424-2444
 Corporate Certificate of Authority 0001345

FINAL DEVELOPMENT PLAN
SITE SECTIONS
 University City, Missouri
Avenir



DATE: 19-09-2022
 DESIGNER: RA
 DRAWN: BK
 CHECKED: PJ
 PROJECT NO: 19-09-308



ISS: REMARKS	1	
	2	

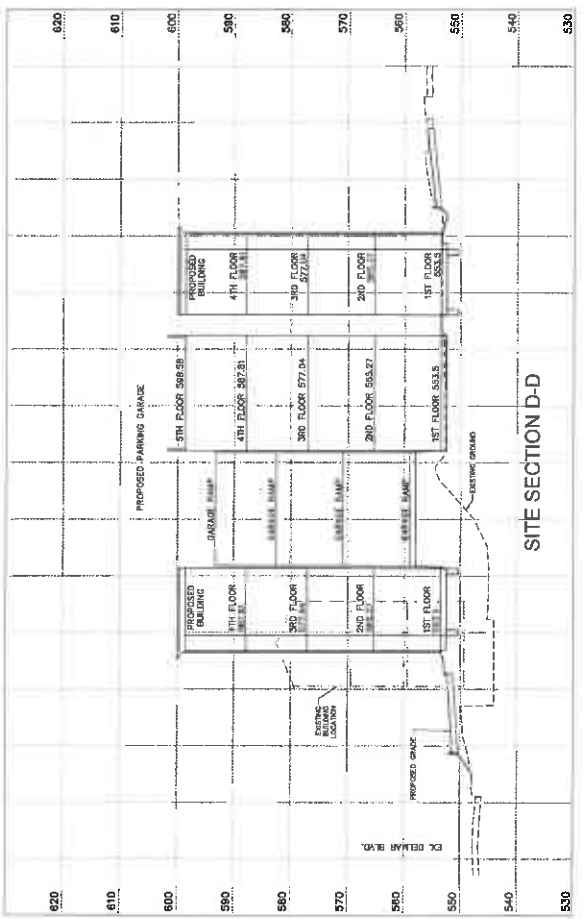
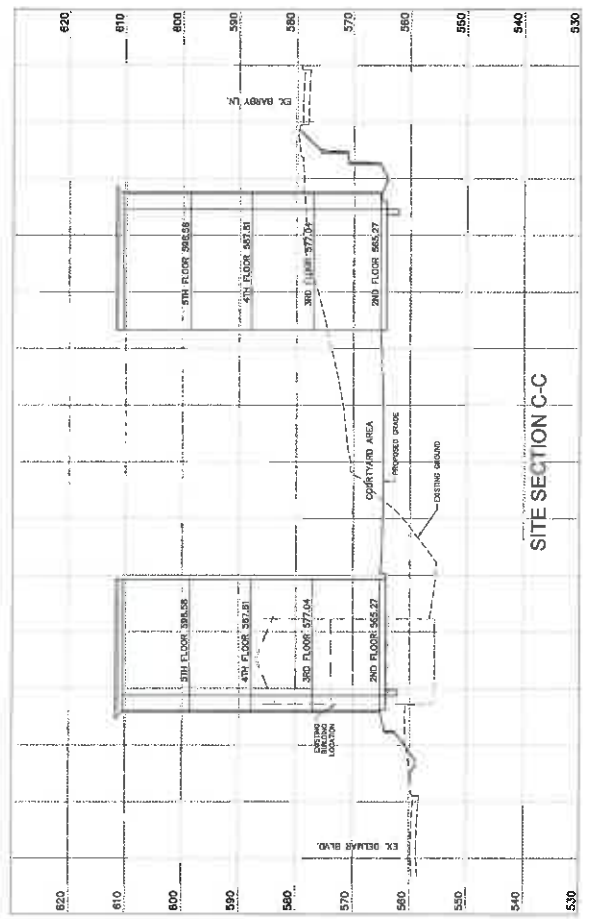
GATCO DEVELOPMENT
 One McKnight Place
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THE STERLING CO.
 ENGINEERS & SURVEYORS
 5555 New Bargainers Road
 St. Louis, Missouri 63128
 Phone: (314) 427-4240 Fax: (314) 427-4244
 Corporate Certificate of Authority 20013143

Avenir
 University City, Missouri
 FINAL DEVELOPMENT PLAN
 SITE SECTIONS



Job Number: 19-08-308
 Date: 2/15/2022
 Designer: BA
 Drawn: BA
 Scale: 3.2
 Location: St. Louis, MO
 FDP



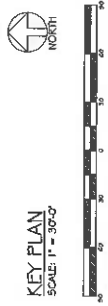
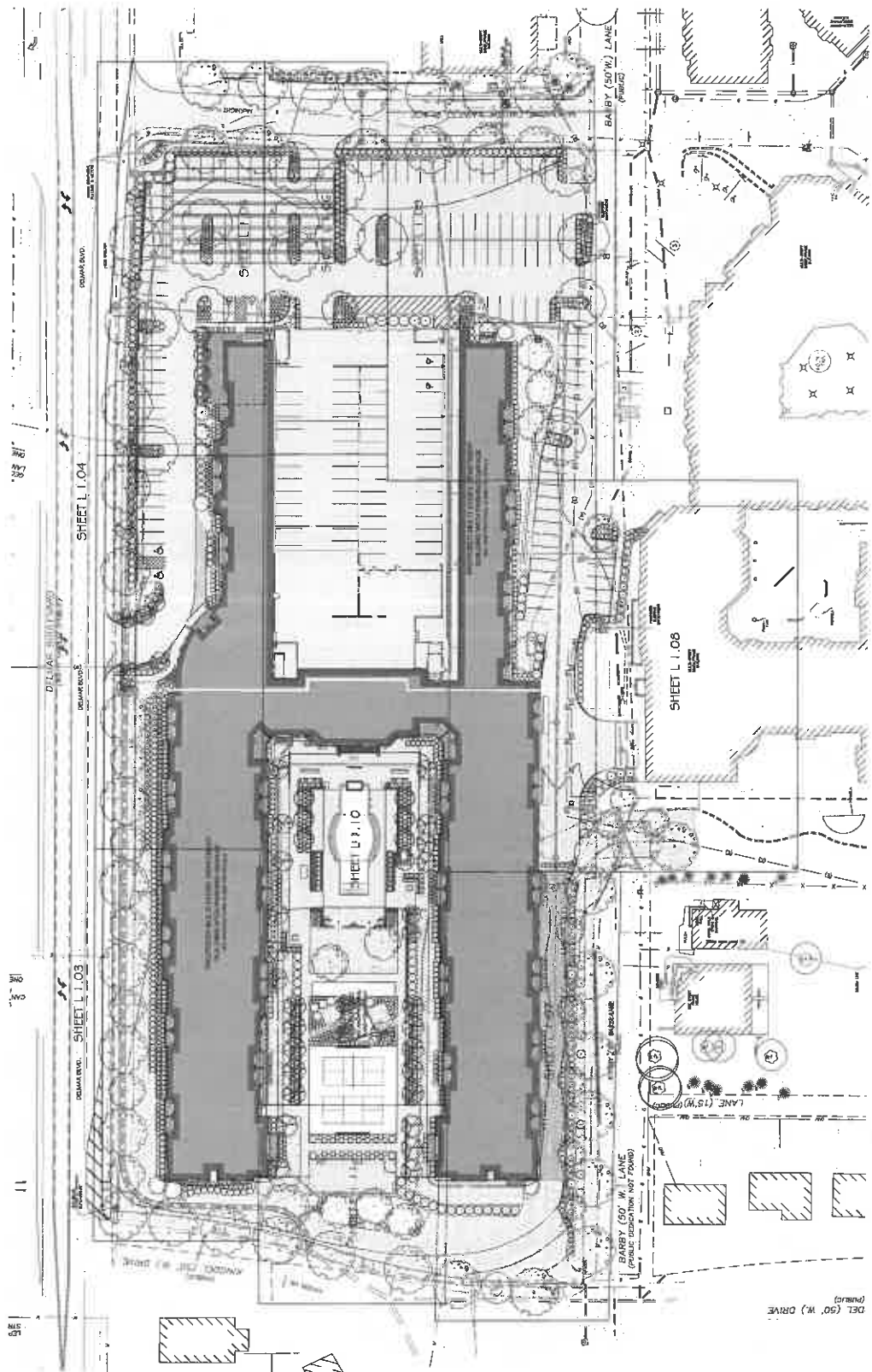
MSD Base Map 18024181
 MSD P & T
 Highway & Traffic #

Nate & Associates
Landscape Architects LLC
Nancy Natis R.L.A. ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

No.	118000
Date	12.11.2022
Description	Site Plan
Drawn By	
Checked By	
Scale	AS SHOWN

Key Plan
L 1.02

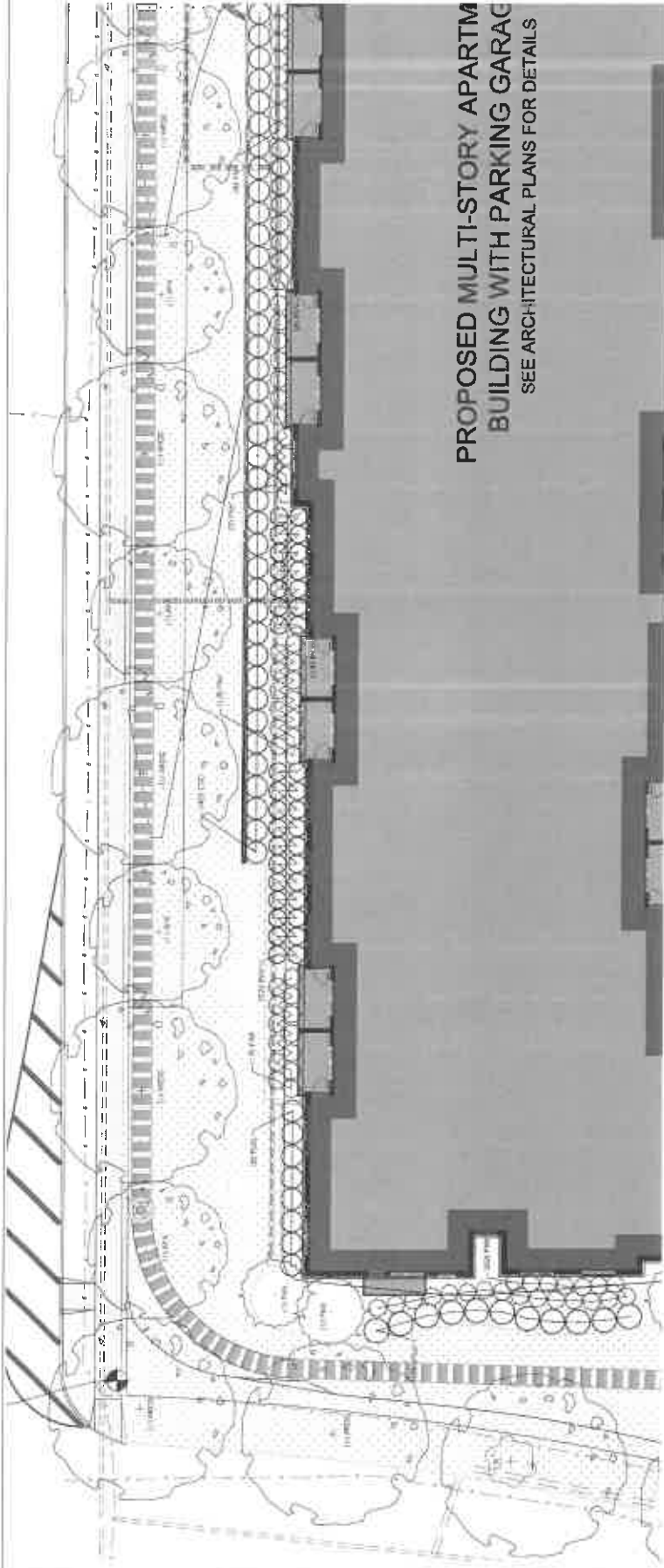


KEY PLAN
SCALE 1" = 30'-0"

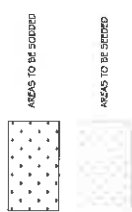
Date	11/20/09
Description	03.11.2002
Drawn By	
Checked By	
Scale	AS SHOWN
Sheet No.	
Project No.	

Professional Seal
 State of Missouri
 License No. 000000000
 Date of Issue 01/21/2003
 Scale AS SHOWN

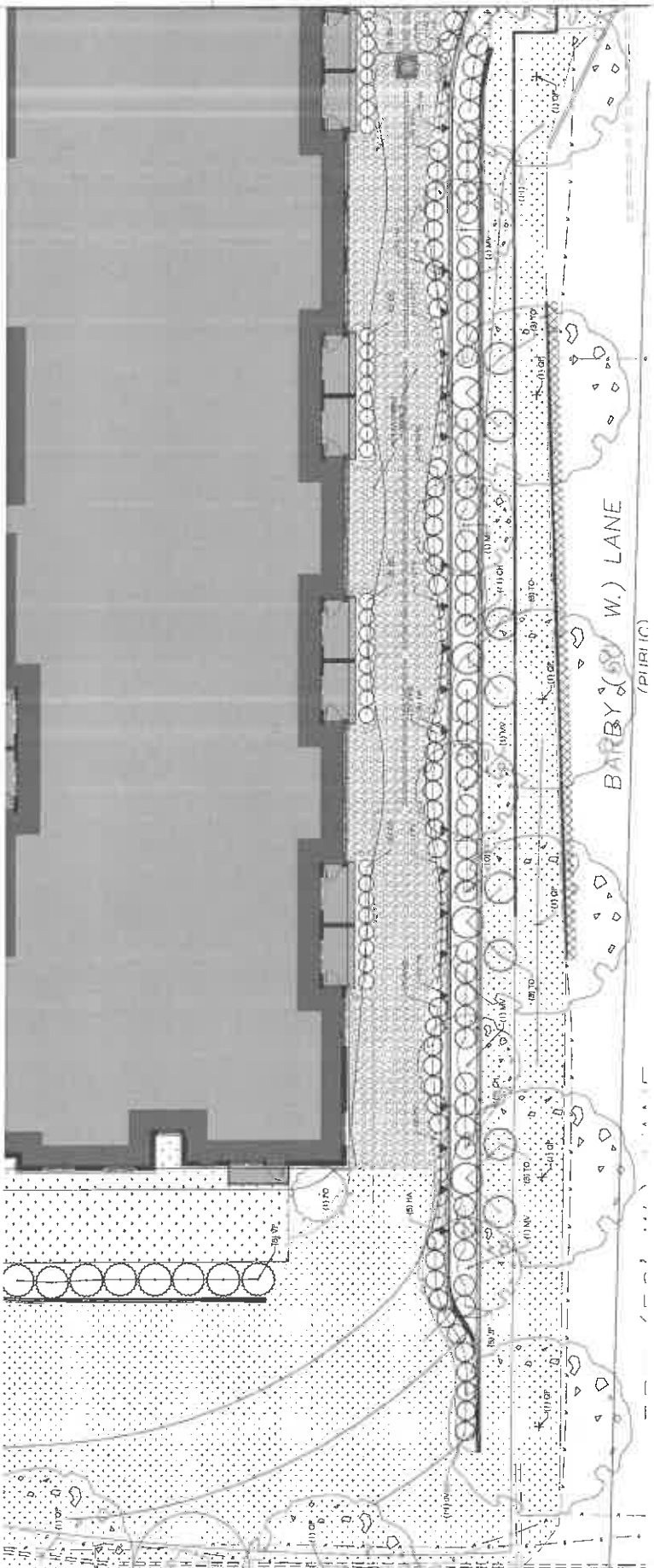
PROPOSED MULTI-STORY APARTM
 BUILDING WITH PARKING GARAG
 SEE ARCHITECTURAL PLANS FOR DETAILS



PLANTING PLAN
 SCALE: 1/8" = 1'-0"



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
ATL	4	ACER FRAXINUS 'NANOSTRONG'	NANOSTRONG MAPLE	14-16 HT., 3" CALIPER, B&B	
AROS	6	ACER RUBRUM 'SCOTCHER GLORY'	RED MAPLE	14-16 HT., 2.5" CALIPER, B&B	USED UP 2'
EVERGREENS					
DIV	58	BUXUS 'WINDSOR VALET'	BOWWOOD	5 GALLON	
CP	40	COTONCASTER 'DAMMER CORAL BEAUTY'	BOWBERRY COTONCASTER	5 GALLON	
JPGS	10	JUNIPERUS X PRINZIPANNA 'SEA GREEN'	SEA GREEN JUNIPER	5 GALLON	
PN	3	PICEA ABIES	NORWAY SPRUCE	10-12 FT., B&B	
PLC	6	PRUNUS 'LIMBOCRASSUS OTTO LINDNER'	CHERRY LAUREL	7 GALLON	
GRASSES					
PNT	63	PRINCEPIUM ALPOTRUCIDIOS 'HAMELIN'	DWARF FOUNTAIN GRASS	1 GALLON	



UNIVERSITY CITY, MISSOURI
 GATECO DEVELOPMENT

Nate & Associates
 Landscape Architects LLC
 Nancy Nate RLA, ISA, Lead AP
 P.O. Box 191284
 St. Louis, MO 63119

PLANT SCHEDULE SHEET L 1.07

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
MS	5	MANGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10 FT. 1.5" CALIPERS	3 STR. 1.5" PER STR.
MY	6	EURYCORD FRAXELLOS	WILLOW OAK	10-12 FT. 2" CALIPER DBH	
EV	32	BUNDS SINCA WINTER GEM	WINTER GEM BOWWOOD	5 GALLON	
JF	9	JUNIPERUS PROCEANENSIS GREEN MOUND	JAPANESE GARDEN JUNIPER	5 GALLON	
PD	1	JUNIPERUS VIRGINIANA GREY OWL	GREY OWL JUNIPER	5 GALLON	
TC	12	TRIFOLIUM OCCIDENTALIS	AMERICAN ALBERCAFFE	6-9 FT. DBH	
VF	6	VELUTINUM FRAGRANS	FRAGRANT VIBURNUM	5 GALLON	
SH	41	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	5 GALLON	
WH	45	ITEMA VIRGINICA HERMES GRANET	VIRGINIA SWEETSHRUB	5 GALLON	
GR	49	PANICUM VIRGATUM CHERNE SKY	SWITCH GRASS	1 GALLON	
VN	22	IMPATIENS ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	5 GALLON	STANDARD

AREAS TO BE SODDED
 AREAS TO BE SEEDS

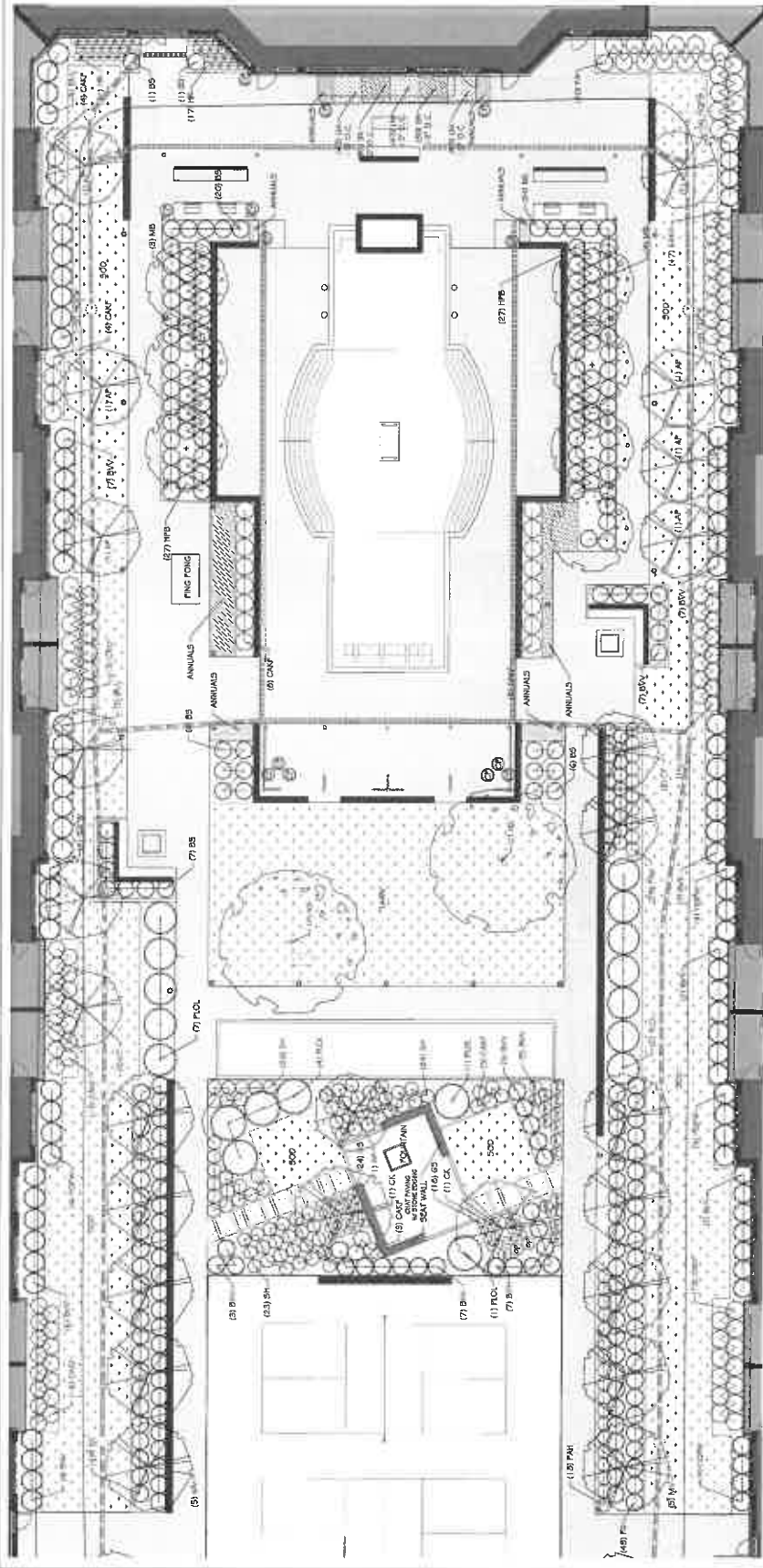
PLANTING PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

Planting Plan
 L 1.07

Project No: 1160022
 Date: 08.11.2022
 No. Description: 08.11.2022
 Date: 08.11.2022

Scale: As Indicated

Author: [Name]
 Designer: [Name]
 Checker: [Name]
 Date: [Date]



PLANT SCHEDULE SHEET L 1.10

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
101 B	0	ACER PALMATA	JAPANESE MAPLE	5-6 HT. 1" CALIPER, DB	SPECIMEN
101 C	5	CORNUS FLORIDA, CHIONODOX BIONE	DOGWOOD	7-9 HT. 2" CALIPER, DB	
101 D	2	CORNUS KODAKA	KODAKA DOGWOOD	7-9 HT. 2" CALIPER, DB	
101 E	7	MANGNOLIA BATTERSI	BUTTERFLY MAGNOLIA	10-12 HT. 2" CALIPER, DB	IMBROD UP 6"
101 F	10	MANGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10 HT. DB, 1.5" CALIPER PER STEM	3 5/16"
101 G	2	NYSSA SYLVATICA	BLACK OAK	10-12 HT. 2" CALIPER, DB	IMBROD UP 6"
101 H	74	BALUS SHUCA WATER GEM	WINTER GEM BOWWOOD	5 GALLON	
101 I	74	BALUS SCOTTYVREZENS VANDAE VALLEY	VANDAE VALLEY BOWWOOD	5 GALLON	
101 J	10	JUNIPUS VIRGINIANA TAYLOR	TAYLOR JUNIPER	4-5 HT. DB	
101 K	20	PRUNUS LAUROCOLUS OTTO LUTYEN	CHERRY LAUREL	7 GALLON	
101 L	36	FORTINELLA GARDNERI	DWARF NOTORSELLA	5 GALLON	
101 M	54	HYDRANGEA PANICULATA BOBOP	DWARF HYDRANGEA	5 GALLON	
101 N	35	HYDRANGEA CORNIFOLIA TEE WEE	DWARF OAK LEAF HYDRANGEA	5 GALLON	
101 O	110	CALAMAGRODIS AQUILEIRA	PARTER RED GRASS	1 GALLON	
101 P	120	UNIOPE MUSCARI	LIT TURF	PLUG	17 O.C.
101 Q	35	FERNISETIUM AGROPHOROIDES MAKEUP	DWARF PONTIAN GRASS	1 GALLON	
101 R	60	SPOROBOLUS RETROFLECTUS	POUNCE IMPASSION	1 GALLON	
PERENNIALS					
101 S	9	CORNICIA PURPUREA	TURTE COURT TOWER	1 GALLON	
101 T	42	GERANIUM SANGUINUM MAX FRIE	BLOODY GERANIUM	1 GALLON	
101 U	35	HELICHRYSOMUM	ALUM ROOT	1 GALLON	
101 V	10	PENSTEMON DIGITALIS	BRAND TONGUE	1 GALLON	
101 W	60	SEDUM SPERMATOPHYTES	ORANGE STONECROP	QUART	
101 X	56	TO BE DETERMINED	QUART	QUART	

PLANTING PLAN
SCALE: 1" = 20'-0"

AVENIR
University City, Missouri
GATECO DEVELOPMENT

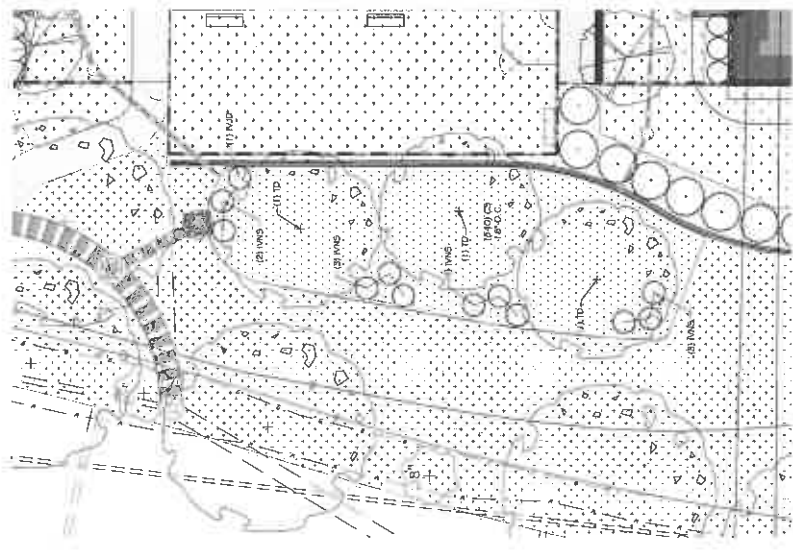
Project No: 11202P
No. of Sheets: 10
Date: 01/21/2022
Scale: AS SHOWN

Prepared by: [Name]
Checked by: [Name]
Reviewed by: [Name]

DATE: 01/21/2022
SCALE: AS SHOWN

Planting Plan
L 1.10

Nate & Associates
Landscape Architects LLC
Nancy Nafe RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119



BIORETENTION PLANTING PLANS
SCALE: 1/8" = 1'-0"



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE / CONTAINER	SPACING
CS	1550	GRASS SPECIES	TOPSOIL BEDGE	10\"/>	
DS	11	160 VERTICILLARIA MIMICA SPHERE	ORANGE BUTTERFLY	12\"/>	
IS	6	160 TROCHODON DENDROBIUM	RAILY BUTTERFLY	2\"/>	

WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	PLANTING, WATER AND MULCH REQUIREMENTS		MAXIMUM MULCH DEPTH****
			WATER REQUIREMENT FIRST 3 WEEKS*	WATER REQUIREMENT AFTER 3 WEEKS*	
NO ABILITY TO WATER WATER	LATE FEBRUARY - APRIL DAILY	2, 29X3, 75" = LARGER	WATER EACH TILL UNDESEIRED**	1" (60 MINUTES) EVERY 4 DAYS	1.5" FOR PLUGS 2.5" FOR CLUMPS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEBRUARY - EARLY APRIL SEPTEMBER - OCTOBER	4.5" x 9" QUANTITY LARGER IN SWANSEE FALL	1" (60 MINUTES) EVERY 4 DAYS	1" (60 MINUTES) EVERY 7 DAYS UNTIL PLANTS ARE ESTABLISHED ***	1.5" FOR PLUGS 2.5" FOR CLUMPS
SOIL TO AUTOMATIC IRRIGATION SYSTEM (ORAL CIRCUIT MUST TWO MONTHS RUNNING)	LATE FEBRUARY - EARLY OCTOBER	2, 29X7.5, 75" PLUGS OR LARGER IN SWANSEE FALL 1.5" x 1.5" TUBULARY OR LARGER IN SWANSEE FALL	1" (60 MINUTES) EVERY 4 DAYS IN SWANSEE FALL 1" (60 MINUTES) EVERY 7 DAYS IN SWANSEE FALL	1" (60 MINUTES) EVERY 7 DAYS UNTIL PLANTS ARE ESTABLISHED ***	1.5" FOR PLUGS 2.5" FOR CLUMPS

- * THIS WATER AMOUNT INCLUDES NATURAL RAINFALL. IF YOU GET 1 INCH OF NATURAL RAIN THEN YOU WILL NEED TO ADD 1 INCH OF WATER TO MEET THE 1 INCH REQUIREMENT.
- ** REQUIRES TRANSPORT OF WATER TO THE PLANTING SITE IN LARGE CONTAINERS AND POURING ENOUGH WATER INTO EACH PLANT AFTER PLANTING TO MOISTEN THE ENTIRE PLANTING MIX.
- *** PLANTS ARE ESTABLISHED WHEN ROOTS HAVE GROWN OUT OF THE CONTAINER SOIL AND INTO THE NATIVE SOIL BY 3 - 6 INCHES. THIS NORMALLY TAKES 3 - 4 MONTHS FOR MOST PERENNIALS AND 6 MONTHS FOR UP TO 6 - 7 MONTHS FOR TREES AND SHRUBS.
- **** SHREDDED LEAF COMPOST IS RECOMMENDED FOR USE WITH PERENNIALS AND GRASSES. SHREDDED BARK MULCH IS RECOMMENDED FOR TREES AND SHRUB PLANTINGS AT A DEPTH OF 3 INCHES.

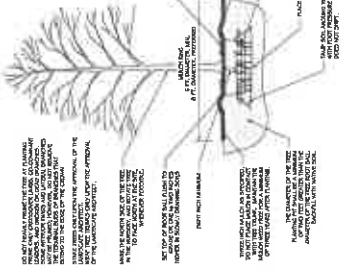
**Nafe & Associates
Landscape Architects LLC**
Nancy Nafe FLA, ISA, Lead AP
P.O. Box 191264
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

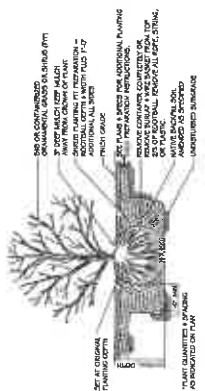
PROJECT NO.	112009
DATE	11/11/2022
SCALE	AS SHOWN
DATE	11/11/2022

**Bioretention
Plans**
L 2.01

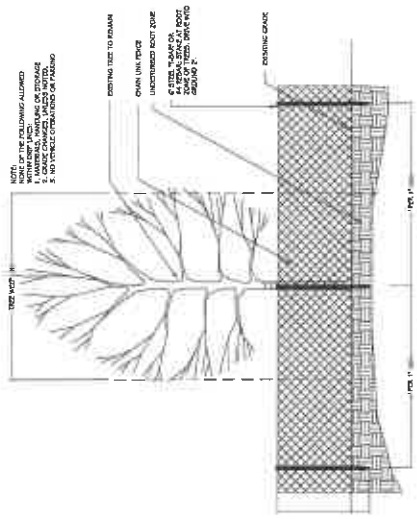
THE FOLLOWING ARE THE MINIMUM REQUIREMENTS FOR THE PLANTING OF TREES AND SHRUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION.



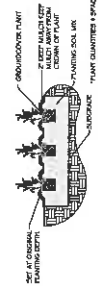
A TREE PLANTING DETAIL



B SHRUB & ORNAMENTAL GRASS PLANTING DETAIL



C TREE PROTECTION DETAIL

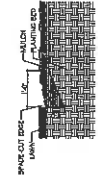


D GROUND COVER SPACING

SPACING (FT)	ROW TO ROW SPACING	PLANT CENTER TO PLANT CENTER SPACING
2.0	2.0	2.0
3.0	3.0	3.0
4.0	4.0	4.0
5.0	5.0	5.0
6.0	6.0	6.0
7.0	7.0	7.0
8.0	8.0	8.0
9.0	9.0	9.0
10.0	10.0	10.0
11.0	11.0	11.0
12.0	12.0	12.0
13.0	13.0	13.0
14.0	14.0	14.0
15.0	15.0	15.0
16.0	16.0	16.0
17.0	17.0	17.0
18.0	18.0	18.0
19.0	19.0	19.0
20.0	20.0	20.0

E GROUND COVER PLANTING DETAIL

NOTE: PLANT QUANTITIES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED. PLANT QUANTITIES SHALL BE AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.



F STAIRCASE CURB EDGE DETAIL

Nafe & Associates
 Landscape Architects LLC
 Nancy Nafe RLA, ISA, Lead AP
 P.O. Box 191284
 St. Louis, MO 63119

AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

Project No.	1182292
Date	02/11/2022
No. Description	108P-001
Scale	AS SHOWN

Planting Details
L 4.01

Nine Sunnen Drive
Saint Louis, MO 63143
P 314 646 0400
F 314 646 0100

GRAY DESIGN GROUP

2022

February 15

Zack Deutsch
Gateco Development
One McKnight Place
Saint Louis, Missouri, 63124

Regarding

Avenir Apartments

Dear Zack:

Please see the information below regarding the current FAR calculations for the Avenir Apartments project.

Total Development Area: = 270,259.37 sf
Total Building Area: 306,607 sf
Unit Area: 239,499 sf
Corridor Area: 44,797 sf
Tenant Amenity Space Area: 8,603 sf

Units Only: 239,499 sf
 $239,499 / 270,259.37 \text{ sf} = \underline{0.886180 \text{ net FAR}}$

Units + Corridors: 284,295 sf
 $(239,499 + 44,797) / 270,259.37 \text{ sf} = \underline{1.051935 \text{ net FAR}}$

Units + Corridors + Tenant Amenity Spaces: 292,898 sf
 $(239,499 + 44,797 + 8,603) / 270,259.37 \text{ sf} = \underline{1.083768 \text{ net FAR}}$

Leasing Offices & Mail Room: 1,602 sf
Tenant & Bike Storage: 5,500 sf

Not included in numbers above: open air garage, mechanical areas, janitor closets, building storage, or pool equipment.

Thank you,
Amanda Holguin, Project Manager

Avenir Apartments						
Proj. # 119311		PARKING SUMMARY			02.15.2022	
Parking Required						
	Parking Factor	Dwelling Units	Parking Required			
Apartment: One Bedroom	1.5	185	278			
Apartment: Two Bedroom	2.0	69	138			
Apartment: Three Bedroom	2.0	8	16			
Apartment: Visitor Parking	(see formula below)		17			
			449			
	10% Transport. Reduct.		-45			
Total Tenant + Visitor Parking Required			404			
Coffee Shop Parking Required (see formula below)			17			
McKnight Place Assisted Living Required			40			
Brentmoor Parking Required			8			
			469	Total Parking Required		
Total Parking Provided						
	Standard	Compact	EV Charging	Van Accessible	Accessible	Total Provided
Apartment Garage: Level 1	68	0	0	2	0	70
Apartment Garage: Level 2	87	0	2	0	2	91
Apartment Garage: Level 3	87	0	2	0	2	91
Apartment Garage: Level 4	87	0	2	0	2	91
Apartment Garage: Level 5	51	0	0	0	2	53
Surface Parking	109	0	0	1	3	113
Surface Parking Net MPAL	12	0	0	0	0	12
Total New Parking Provided	501	0	6	3	11	521
Percentage	96.2%	0.0%	1.2%	0.6%	2.1%	100.0%
Apartment Parking Ratios						
Parking Ratio Spaces / Unit	1.94					
Parking Ratio Spaces / Bedroom	1.47					
Apartment: Visitor Parking Requires Formula						
1 visitor space per 6 units for the first 30	30 units	5	visitor spaces			
1 visitor space for each additional 20 units (roundup)	234 units	12	visitor spaces			
		17	Total Visitor Spaces			
Coffee Shop Required Parking Formula						
Coffee Shop Area = 1300 SF	1 space/75sf Req'd = 18,		minus 10% Transport. Reduct. = 17 Total Spaces			
EXCESS PARKING						
(Total Provided - Total Tenant Req'd - Coffee Req'd - Total MPAL Req'd - Brentwood Req'd) =						52
521	404	17	40	8		

gray

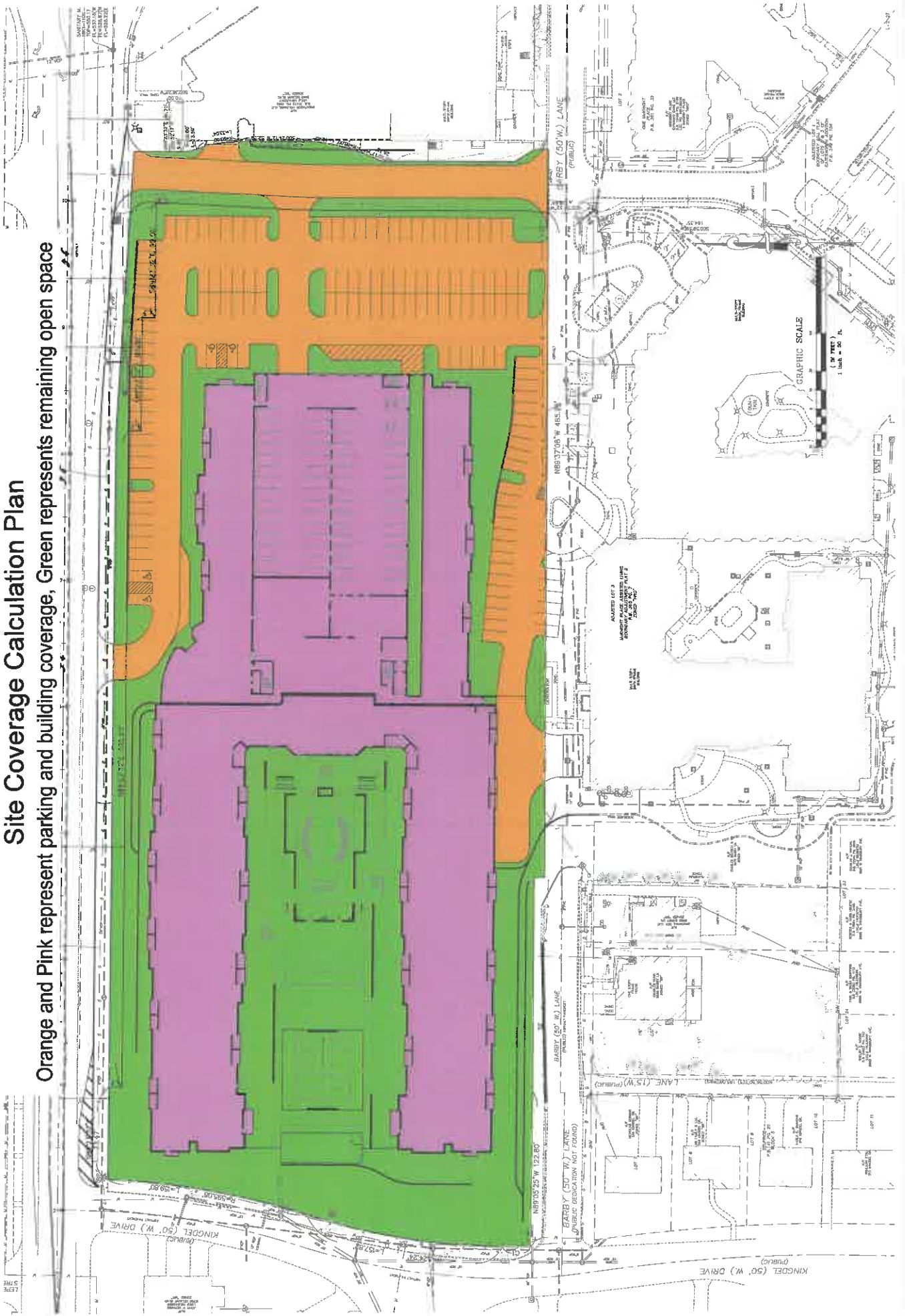
THE STERLING CO.
ENGINEERS AND SURVEYORS

**Delmar Apartments
Site Coverage Table
2/8/2022**

	Lot Total (SF)	Pavement (SF)	% Pavement	Building (SF)	% Building	Coverage Total (SF)	% Coverage
Apartment and Parking Areas	270,259.37	57,856.35	21.41%	111,013.84	41.08%	168,870.19	62.48%
McKnight Place Right-of-Way	14,801.46	9,660.36	65.27%	0.00	0.00%	9,660.36	65.27%
Development							
Total	285,060.83	67,516.71	23.69%	111,013.84	38.94%	178,530.55	62.63%

Site Coverage Calculation Plan

Orange and Pink represent parking and building coverage, Green represents remaining open space



Avenir Apartments
 Proj. # 119311 Program Data Current 02.15.2022

Type	Description	Count	Average Unit Areas			Total Unit Area	Total GLA (w/ balc.)
			Unit Area	Balc. Area	Unit GLA		
1BR - SML	One Bedroom, One Bath	15	637	47	684	9,555	10,257
1BR - STD	One Bedroom, One Bath	91	739	74	813	67,254	74,022
1BR - LG	One Bedroom, One Bath	62	864	77	942	53,582	58,382
1BR - CNR	One Bedroom, One Bath	15	933	154	1,087	13,994	16,301
1BR-CNR MOD	One Bedroom, One Bath	2	1,111	278	1,389	2,222	2,778
2BR - STD	Two Bedroom, Two Bath	48	1,097	72	1,169	52,657	56,102
2BR - LG	Two Bedroom, Two Bath	16	1,274	73	1,347	20,386	21,549
2BR - LG MOD	Two Bedroom, Two Bath	3	1,320	257	1,577	3,961	4,732
2BR - CNR	Two Bedroom, Two Bath	2	1,536	222	1,758	3,071	3,516
3BR	Three Bedroom, Two & 1/2 Bath	8	1,614	159	1,773	12,910	14,182
TOTAL UNITS:		262				(NLA)	(GLA)
TOTAL LEASABLE AREA: (NLA / GLA)						239,592	261,821
AVG. NET UNIT SIZE:				914.47 Sq. Ft.			
AVG. GROSS UNIT SIZE:				999.32 Sq. Ft.			
TOTAL ONE BEDROOM UNITS:				185		70.6%	
TOTAL TWO BEDROOM UNITS:				69		26.3%	
TOTAL THREE BEDROOM UNITS:				8		3.1%	
TOTAL BEDROOMS:				347			

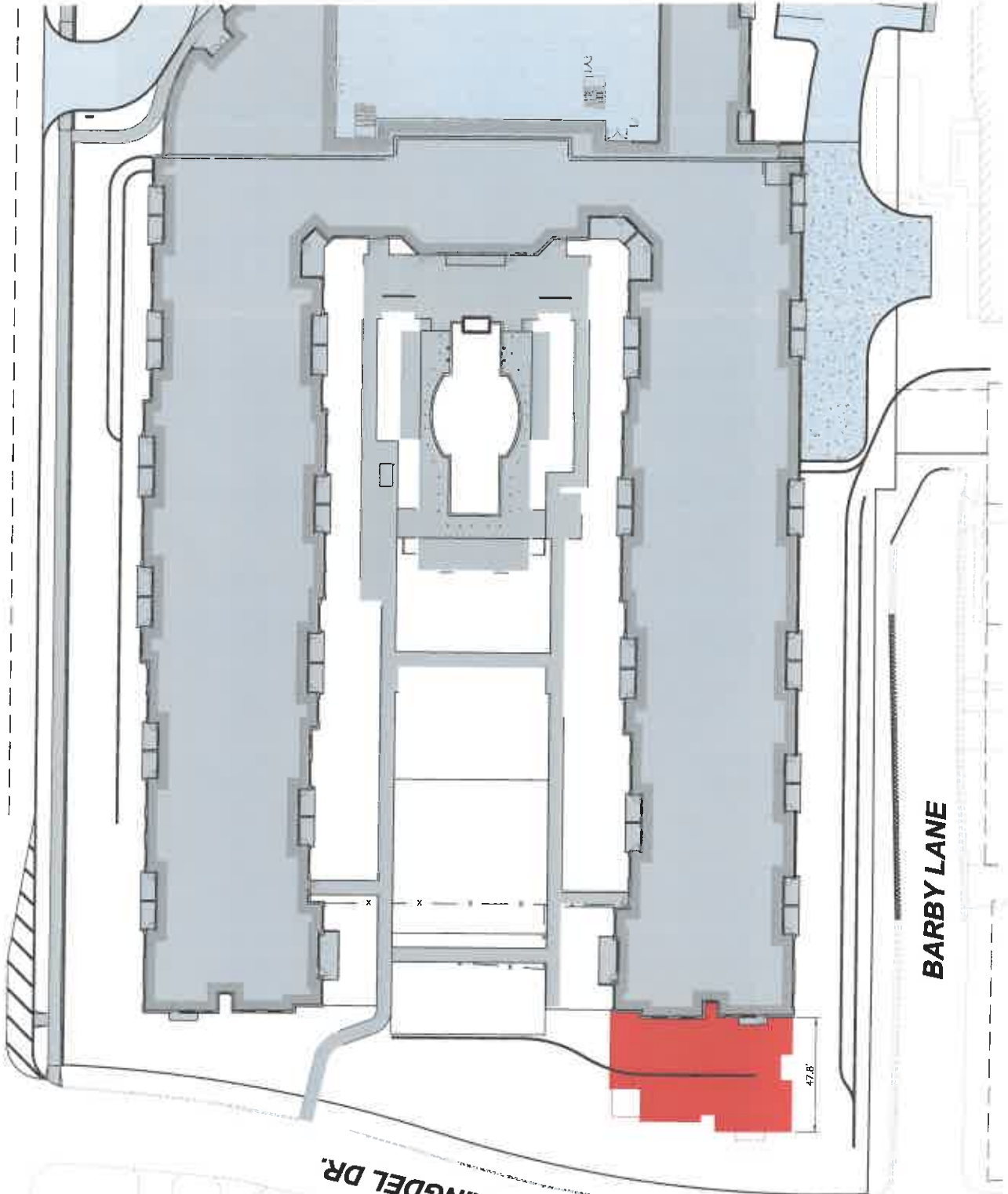
Site Information			
LAND AREA: (estimated)	6.20	Acres	
UNIT DENSITY:	42.3	Units per acre	
GROSS SQUARE FEET	Total Building Area	Garage	Total
Level 1	31320	20626	51946
Level 2	73903	31242	105145
Level 3	73489	31242	104731
Level 4	73489	31242	104731
Level 5	54408	18554	72962
	306,607	132,906	439,513
TOTAL GROSS SQUARE FEET			439,513

Tenant Parking	
TOTAL TENANT (GARAGE + SURFACE) PARKING PROVIDED	509 Tenant Spaces
PARKING RATIO	1.94 Spaces / Unit
PARKING RATIO	1.47 Spaces / Bedroom





DELMAR BLVD



BARBY LANE

KINGDEL DR.

TEASDALE AVE.





INTRODUCED BY: _____

DATE: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8677-8687 BARBY LANE, 8630-8686 DELMAR BOULEVARD, 534-554 KINGDEL DRIVE AND 3B MCKNIGHT PLACE, ASSOCIATED WITH THE AVENIR DEVELOPMENT, FROM “PD” PLANNED DEVELOPMENT, MIXED-USE DISTRICT (“PD-M”) TO “PD” PLANNED DEVELOPMENT MIXED-USE DISTRICT (“PD-M”), AND ESTABLISHING LAND USES AND DEVELOPMENTS THEREIN.

WHEREAS, Chapter 400 of the University City Municipal Code divides the City into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 8677, 8683, 8687 and 8989 Barby Lane, 8630, 8650, 8656, 8662., 8668, 8674, 8680 and 8686 Delmar Boulevard, 534, 538, 544 and 554 Kingdel Drive and 3B McKnight Place, associated with the Avenir Development, from “PD” Planned Development Mixed-Use District (“PD-M”) to “PD” Planned Development Mixed-Use District (“PD-M”); and establishes land uses and developments therein; and

WHEREAS, the City Plan Commission, in a meeting held via video conference on February 23, 2022, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

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

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, so as to change the classification of property at 8677, 8683, 8687 and 8989 Barby Lane, 8630, 8650, 8656, 8662., 8668, 8674, 8680 and 8686 Delmar Boulevard, 534, 538, 544 and 554 Kingdel Drive and 3B McKnight Place, associated with the Avenir Development, from “PD” Planned Development Mixed-Use District (“PD-M”) to “PD” Planned Development Mixed-Use District (“PD-M”). The following land uses and

developments may be permitted in said PD-M District: apartment dwellings, elevator-type, and a coffee shop.

Section 2. Said property described as the Avenir Development, totaling 5.971 acres, is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. _____, the City Council approved a preliminary development plan known as "Avenir," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to issuance of any building permits in connection with the development. The number of dwelling units shall not exceed 262.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Chapter 400, Section 400.2570 of the University City Municipal Code.

Section 6. Ordinance Nos. 7135 and 7152, relating to the Avenir Development, are hereby repealed.

Section 7. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – AVENIR

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°56'50" WEST, 53.25 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID "DELPRICE"; AND NORTH 89°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°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°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°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 ORDERNUMBER 19-09-308.



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	UB20220411-03
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SUBJECT/TITLE: SUB 22-03 Application for a Major Subdivision/Lot Consolidation for the seventeen (17) lots associated with the Avenir development into one (1) lot.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 1	
AGENDA SECTION: Unifished Business - Bill 9459		CAN ITEM BE RESCHEDULED? Yes	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Planning Commission's recommendation.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff has determined that the Final Plat meets all requirements of Sections 405.380 and 405.390 of the Subdivision and Land Development Regulations.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance and Plat.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose		MEETING DATE: April 11, 2022	



Plan Commission

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

February 23, 2022

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

RE: Major Subdivision – Lot Consolidation (SUB-03)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Charles Deutsch and Company for Final Plat Approval of a proposed major subdivision to consolidate the seventeen (17) lots associated with the Avenir development into one (1) lot.

By a vote of 7 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: March 14, 2022

FILE NUMBER: SUB 22-03

COUNCIL DISTRICT: 1

Applicant: Charles Deutsch and Company

Location: 8630 Delmar - Avenir

Request: Major Subdivision – Lot Consolidation

Existing Zoning: GC, HRO, MR and SR Districts

Proposed Zoning: Planned Development Mixed-Use (PD-M) District

Existing Land Use: Multi-Family, Commercial, Single Family

Proposed Land Use: Mixed-use: Multifamily and Commercial

Surrounding Zoning and Land Use

North: MR – Medium Residential, GC – General Commercial

East: GC – General Commercial

South: HRO – High Density Residential/ Office, SR – Single-family Residential.

West: MR – Medium Residential, SR – Single-family Residential.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

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

Applicant's Request

This request for a major Subdivision/Lot Consolidation accompanies the Applicant's request for a Zoning Map Amendment and Conditional Use Permit for the same development that are also on the Plan Commission agenda this evening.

Staff Review

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

Major subdivisions require the submittal of a sketch plat and approval of a preliminary and a final plat. A major subdivision is a subdivision having any of the following characteristics:

1. The subdivision involves the creation of more than four (4) lots;
2. The total area of the tract to be subdivided is greater than two (2) acres in size;
3. There are proposed publicly dedicated streets, alleys, easements, parks or other public lands; or
4. Any subdivision of a tract of land for which a rezoning is required for all or a portion of the tract, including rezoning to a "PD" district.

The subject property consists of 17 parcels comprising 6.20 acres of land and is associated with a rezoning from various zoning districts to Planned Development Mixed-Use (PD-M) District.

Analysis

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

Plan Commission Meeting

At the Plan Commission meeting on January 26, 2022, the Plan Commission voted unanimously to approve Major Subdivision – Lot Consolidation for the seventeen (17) lots associated with the Avenir development.

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.

INTRODUCED BY: _____

DATE: _____

BILL NO.

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION
OF A TRACT OF LAND TO BE KNOWN AS THE AVENIR DEVELOPMENT.**

WHEREAS, an application was submitted by Charles Deutsch and Company on February 15, 2022 for the approval of a final subdivision plat of a tract of land to be known as Avenir; and

WHEREAS, at its meeting on February 23, 2022, the City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

WHEREAS, the final plat for the major subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked "Exhibit A", and made a part hereof is a final subdivision plat of a tract of land to be known as "Avenir": 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.

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked "Exhibit A" is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

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

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

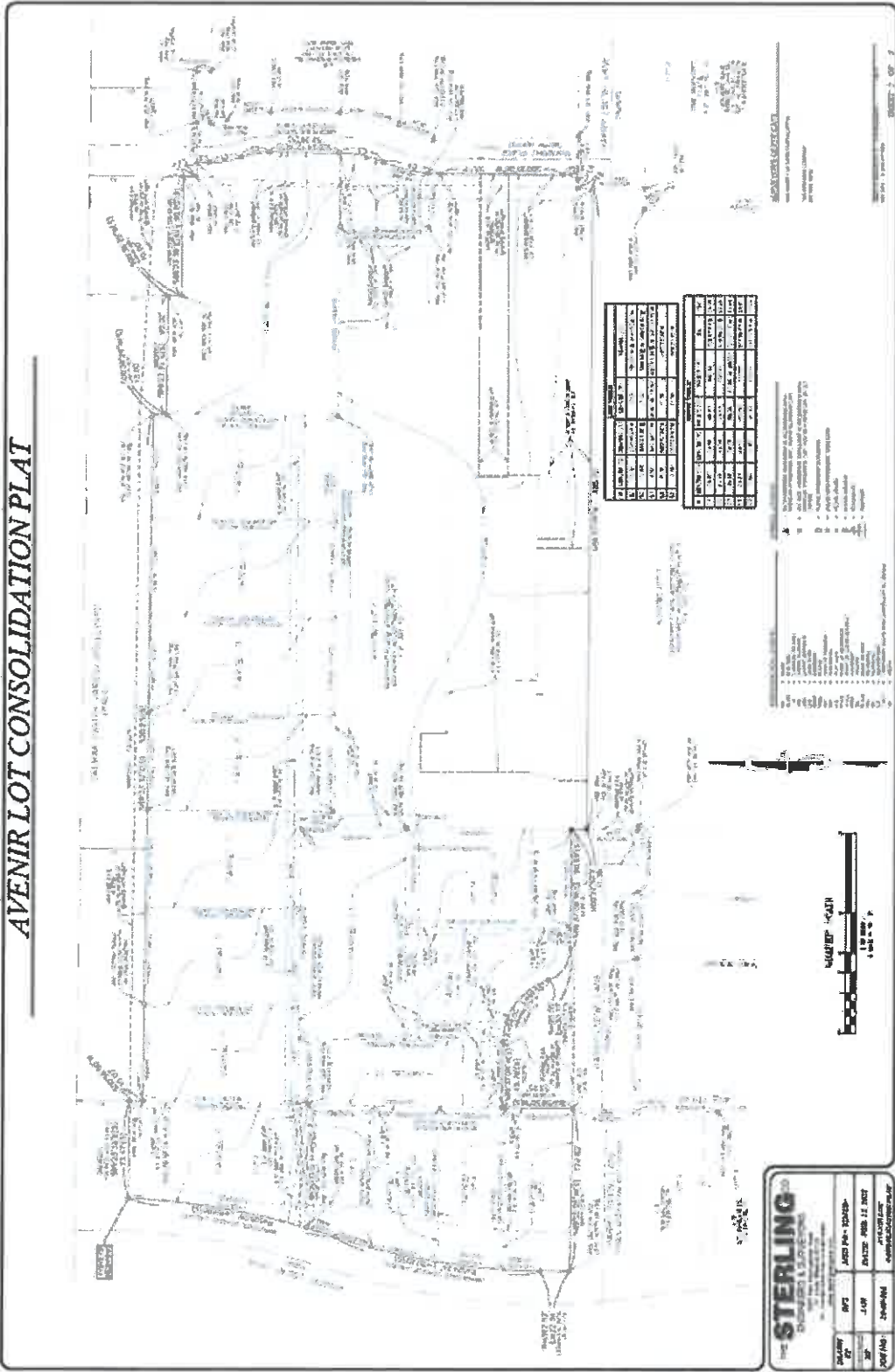
CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Exhibit A

AVENIR LOT CONSOLIDATION PLAN





CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use NB20220411-01

SUBJECT/TITLE: Preliminary Plan Approval – Adoption of a Resolution to approve the Preliminary Plan for the Avenir development.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 1	
AGENDA SECTION:	New Business - Resolution 2022-2	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager concurs with the approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the Resolution for the Preliminary Plan for the Avenir development

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Draft Resolution and the Preliminary Plan.	

LIST CITY COUNCIL GOALS (S):	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	April 11, 2022



Plan Commission

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

February 23, 2022

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

RE: Preliminary Plan Approval – 8630 Delmar - Avenir (REZ 22-04)

Dear Ms. Reese,

At a regularly scheduled meeting, on February 23, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by Charles Deutsch and Company to approve a resolution for “Preliminary Plan” approval of their proposed Avenir development.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of said resolution.

Margaret Holly, Chairperson
University City Plan Commission

RESOLUTION 2022-2

WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development plan. Section 400.760 of the Zoning Code requires that the permitted land uses and developments shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Mixed Use District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MO AS FOLLOWS:

The City Council hereby authorizes the preparation of the final development plan for a development on or near Delmar Boulevard, between McKnight Place and Kingdel Avenue, to be known as "Avenir." The proposed structures shall be developed with the following conditions:

1. That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
2. Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
3. Per the Developer, dog waste stations and signage will be located at the Kingdel exits.
4. Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no guest access from Kingdel Drive to the courtyard or building through fire exits.
5. That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings.
6. That any light produced by exterior lighting shall remain within the property lines.
7. That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction.
8. That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester.
9. That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester.
10. The maximum number of dwelling units permitted shall be 262 units.
11. The building and property shall be developed, constructed and maintained in compliance with the Avenir Final Development Plan dated February 15, 2022, attached hereto as "Exhibit A" and incorporated by reference. The height of and mass shall be restricted to that shown thereon.

12. Conditions of Conditional Use Permit CUP 22-04 shall be incorporated into the Final Development Plan.
13. All applicable boundary adjustments, right-of-way vacations and dedications are completed prior to approval of the Final Development Plan.
14. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
15. All vehicle parking and bicycle rack requirements are met upon City Engineer review and verification prior to approval of the Final Development Plan.
16. A detailed Landscape Plan shall be submitted to the Director of Planning and Development for approval, in conjunction with a review by the City Forestry Supervisor.
17. A detailed construction traffic control and parking plan should be submitted to the Director of Planning and Development for approval. Said plan shall set forth details pertaining to worker and resident parking during all phases of the proposed construction. It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. Said plan shall be finalized prior to issuance of a building permit. It shall be the applicant's responsibility to obtain those approvals in written form in a timely manner prior to issuance of the building permit.
18. A Lot Consolidation shall be completed and the final plat recorded prior to issuance of building permits.
19. The land uses and developments shall comply with the Zoning Map amendment for the development site, Ordinance No. _____, simultaneously approved.
20. Approval of the Preliminary Development Plan shall be valid for a period of two years from the date of City Council approval. A Final Development Plan shall be submitted within the said two-year period per Sections 400.860 and 400.870 of the Zoning Code.

PASSED and RESOLVED this _____ day of _____, 2022

 Mayor

ATTEST

 City Clerk

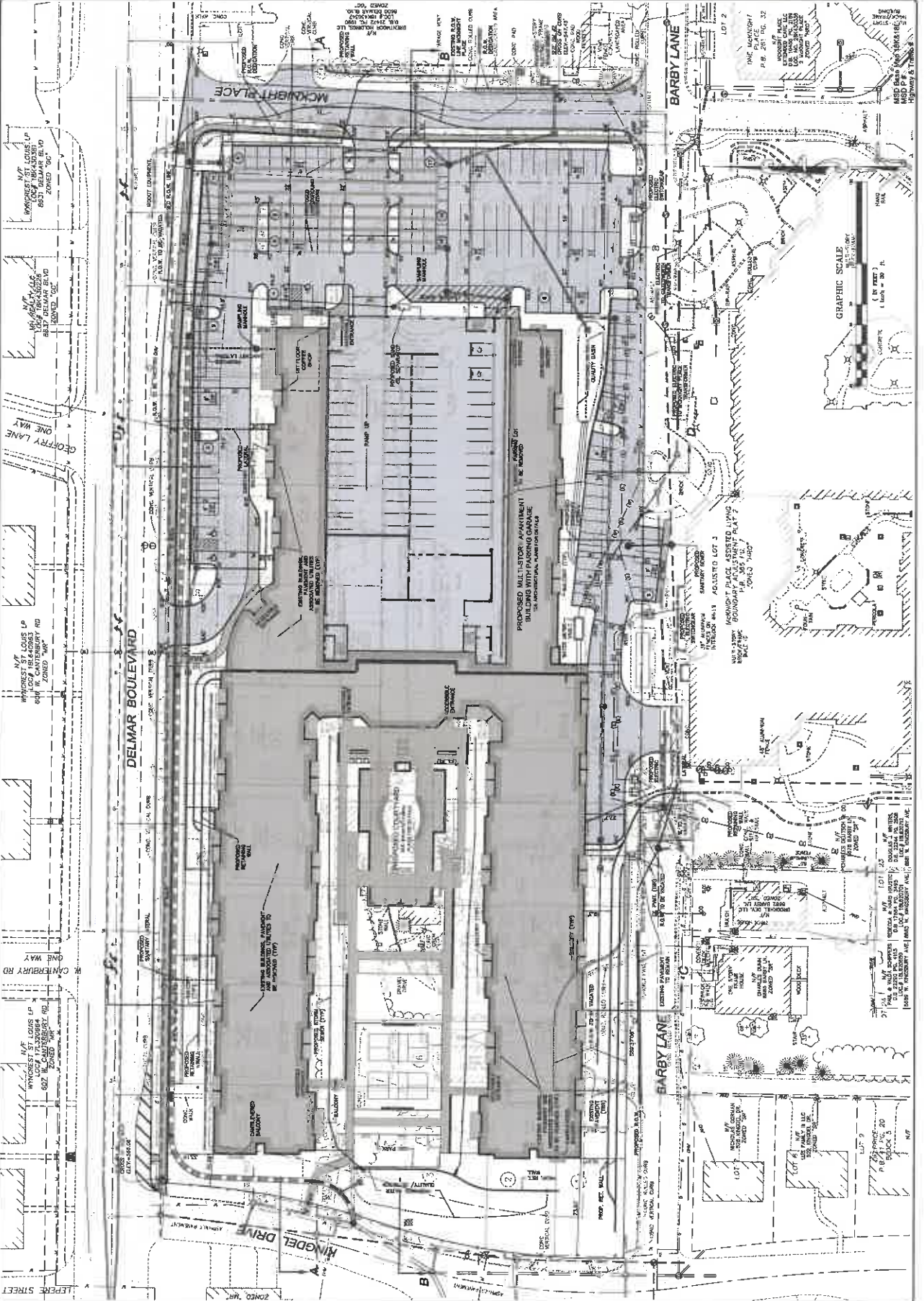
19-09-308
 Date: 2/15/2022
 Designer: J.A. Street
 Project: 2.1
 Client: BHA
 EDP

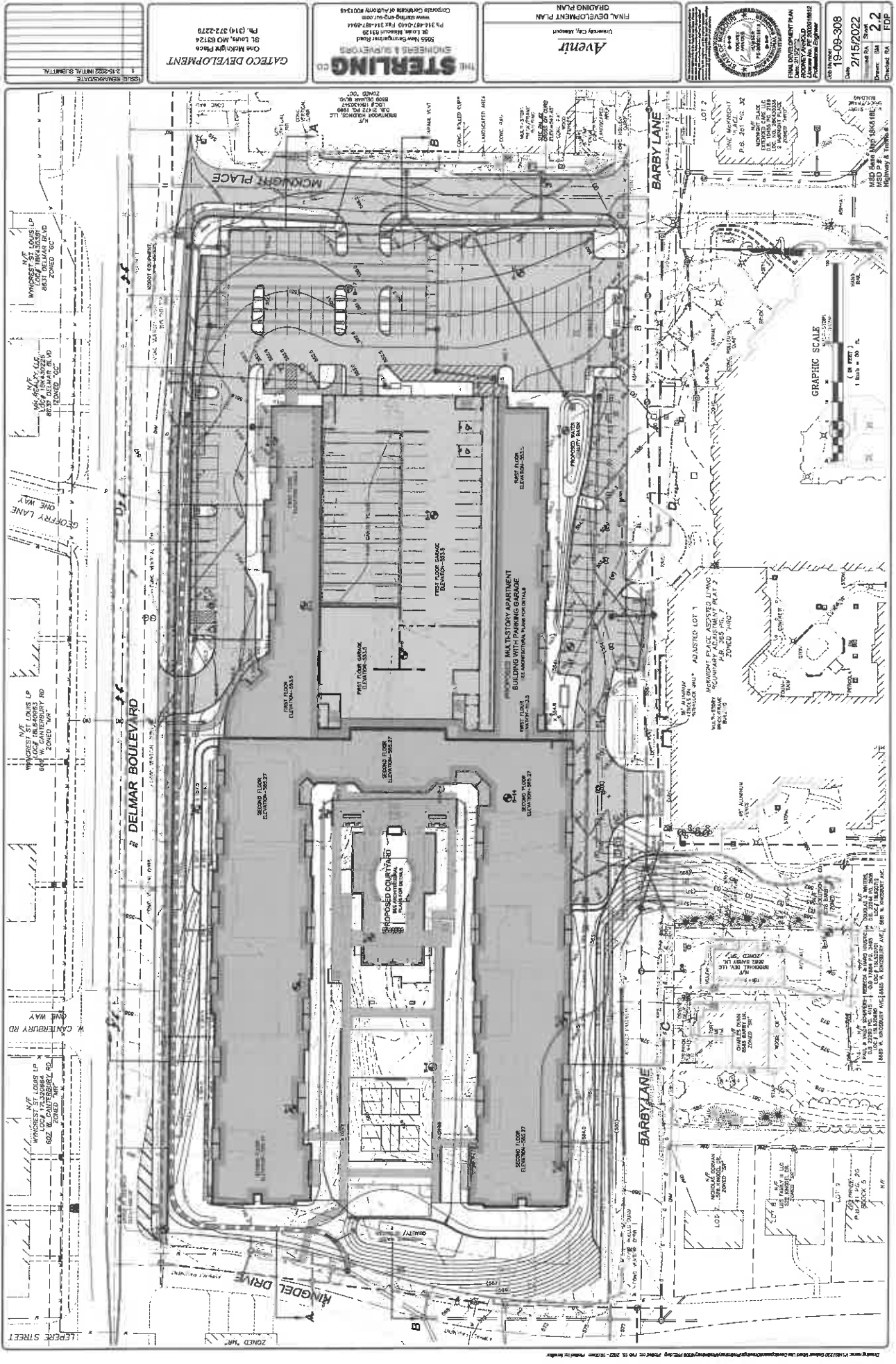
FINAL DEVELOPMENT PLAN
 City of Kansas City, Missouri
Avenir

THE STERLING CO.
ENGINEERS & SURVEYORS
 505 West Exchange Road
 St. Louis, MO 63124
 Ph: (314) 372-2279
 Fax: (314) 487-8544
 Corporate Customers of Authority 80043346

GATCO DEVELOPMENT
 One McKnight Place
 St. Louis, MO 63124
 Ph: (314) 372-2279

ISSUE 1
 2-15-2022 INITIAL SUBMITTAL





ISSUE	REVISION	DATE

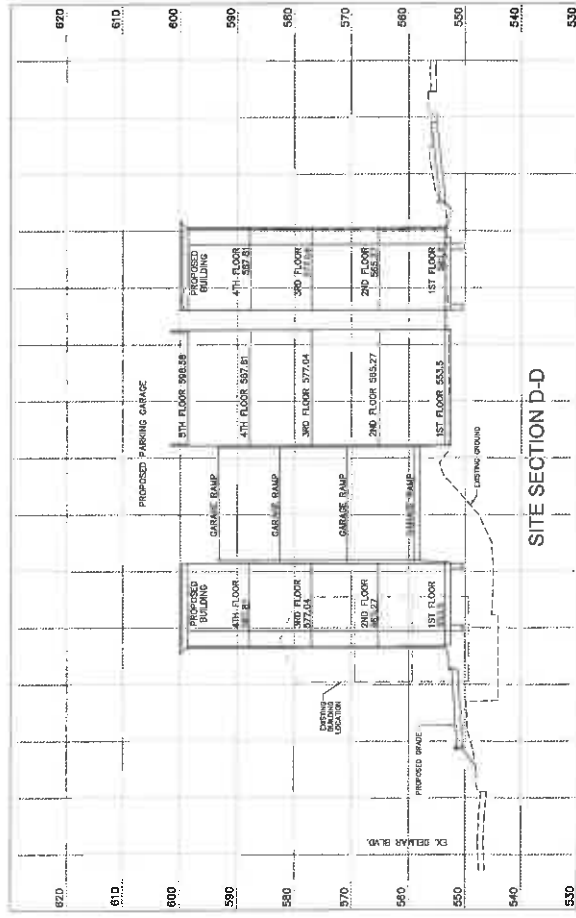
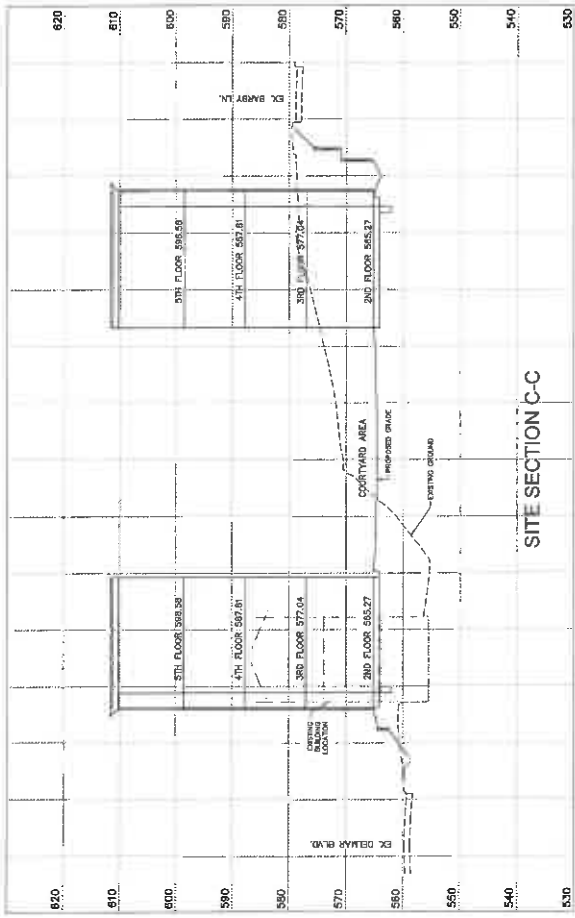
GATSCO DEVELOPMENT
 One McGraw Hill
 St. Louis, MO 63124
 PH: (314) 372-2279

THE STERLING CO.
 ENGINEERS & SURVEYORS
 2025 New Development Road
 St. Louis, Missouri 63128
 PH: (314) 437-2044
 www.sterling-engineers.com
 Corporate Offices of Aubrey 8001348

Avenir
 University City, Missouri
 FINAL DEVELOPMENT PLAN
 SITE SECTIONS



APP. NUMBER: 19-08-308
 DATE: 2/15/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: 3 OF 3
 FOLDER: [Name]



MSD Base Map 18K4.18L
 Highway & Traffic #



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20220411-02
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SUBJECT/TITLE: SUB 22-05 Application for a Major Subdivision/Lot Consolidation for the thirteen (13) lots associated with 8630 Olive Boulevard, site of the Market at Olive, Phase II Development.			
REQUESTED BY: John Wagner		DEPARTMENT / WARD Community Development/Ward 3	
AGENDA SECTION: New Business - Bill 9460		CAN ITEM BE RESCHEDULED? Yes	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager concurs with the approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff has determined that the Final Plat meets all requirements of Sections 405.380 and 405.390 of the Subdivision and Land Development Regulations.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the March 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance (Bill 9460) with the Plat.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose		MEETING DATE: April 11, 2022	



Plan Commission

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

March 23, 2022

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

RE: Major Subdivision – Lot Consolidation (SUB-06)

Dear Ms. Reese,

At a regularly scheduled meeting on March 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Opus Development LLC for Final Plat Approval of a proposed major subdivision to consolidate the three (3) lots associated with the Crescent Plumbing Development: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue.

By a vote of 6 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Holly".

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: April 11, 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

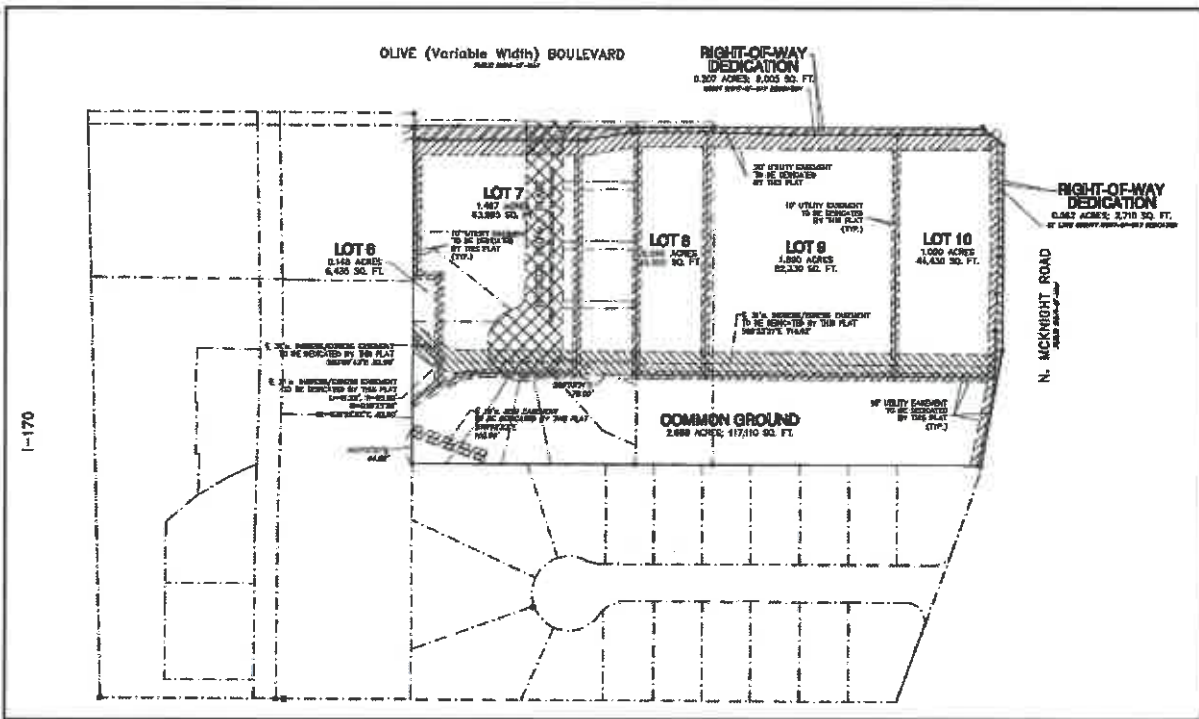
ATTACHMENTS

- 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.

Plan Commission Meeting

At the Plan Commission meeting on March 23, 2022, the Plan Commission voted unanimously to approve Major Subdivision – Lot Consolidation for the thirteen (13) lots associated with 8630 Olive Boulevard, site of the Market at Olive, Phase II development.

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.

INTRODUCED BY: _____

DATE: _____

BILL NO. 9460

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS “8630 OLIVE BOULEVARD”

WHEREAS, an application was submitted by U. City, LLC on March 13, 2022, for the approval of a final subdivision plat of a tract of land to be known as 8630 Olive Boulevard; and

WHEREAS, at its meeting on March 23, 2022, the City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

WHEREAS, the final plat for the major subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A”, and made a part hereof is a final subdivision plat of a tract of land to be known as “8630 Olive Boulevard”: Part of Townships 45 and 46 North, Range 6 East, University City, St. Louis County, Missouri.

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked “Exhibit A” is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

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

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Exhibit A

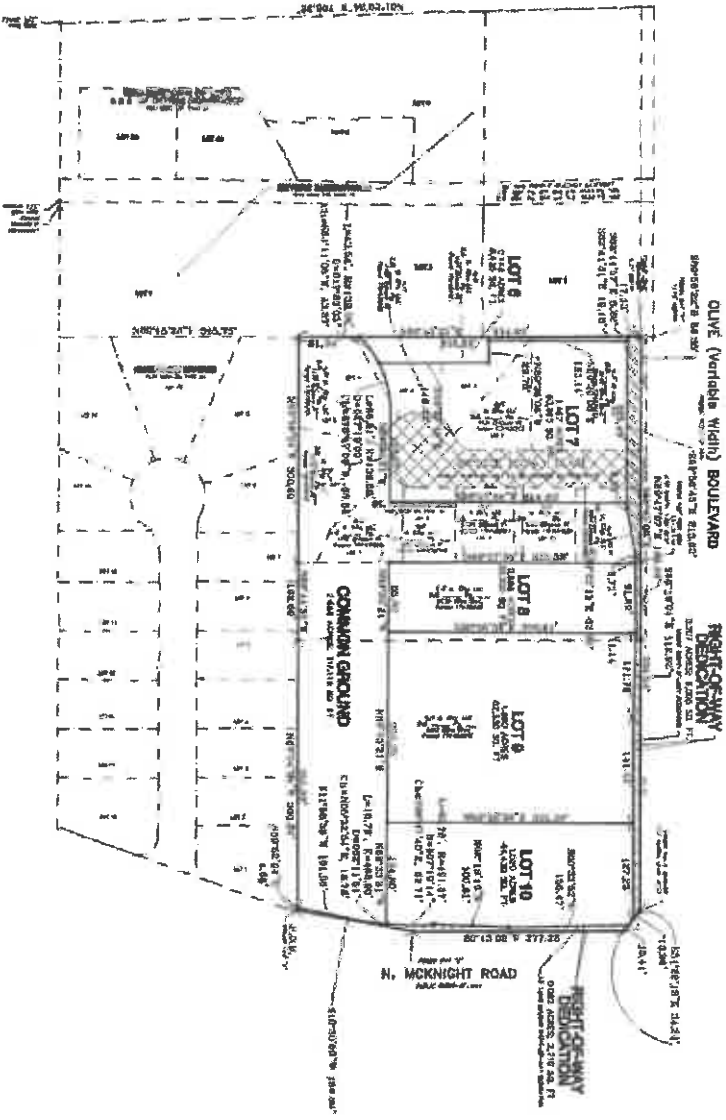


APPROVED FOR THE 2010 STATE HOLDINGS, LLC
 THE 2010 STATE HOLDINGS, LLC
 10000 N. UNIVERSITY BLVD., SUITE 100
 OMAHA, NE 68131

MARKET AT OLIVE PLAT 2
 A SUBDIVISION PLAT
 PART OF
 TOWNSHIP 45 AND 46 NORTH, RANGE 8 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

- ABBREVIATIONS**
- 1. 1/4" = 100' Scale
 - 2. 1/4" = 100' Scale
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I-170



As official and true, we hereby certify that the copy of the plat is a true and correct copy of the original plat as shown to the County Clerk.

[Signature]
 County Clerk

1 of 4

MARKET AT OLIVE
 PLAT 2

MARKET AT OLIVE
 PLAT 2

MARKET AT OLIVE
 PLAT 2



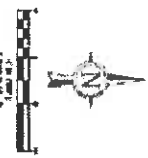
Exhibit A



PREPARED BY:
 170 AND OLIVE, INC., LLC
 2146 MARKET AT OLIVE
 UNIVERSITY CITY, MO 63101
 314.433.8888

MARKET AT OLIVE PLAT 2

A SUBDIVISION PLAT
 PART OF
 TOWNSHIP 45 AND 46 NORTH, RANGE 8 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



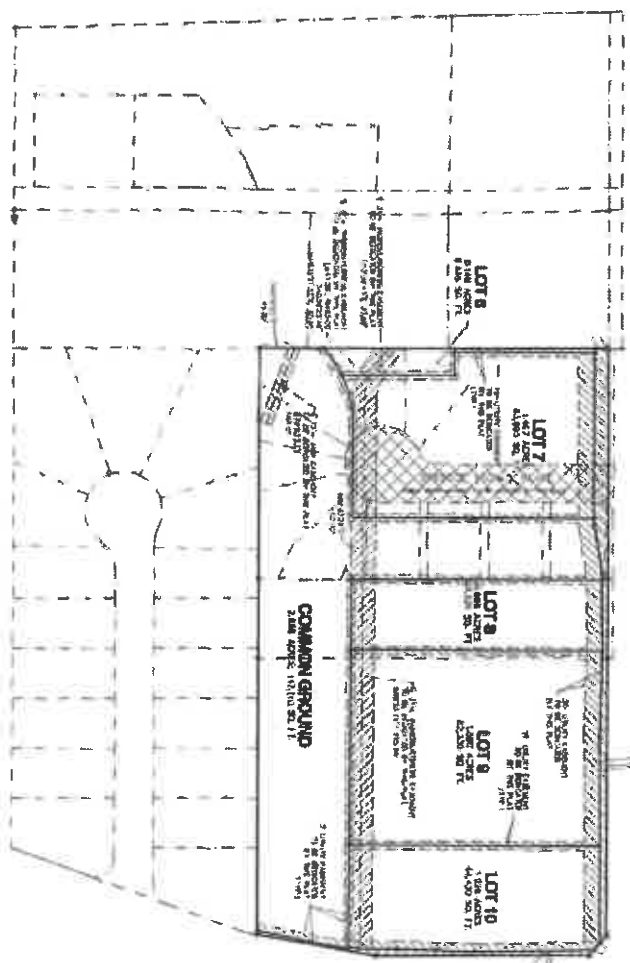
NAME OF BUILDING
 MARKET AT OLIVE, INC. AND
 AFFILIATED COMPANIES, LLC
 170 AND OLIVE, INC., LLC
 2146 MARKET AT OLIVE
 UNIVERSITY CITY, MO 63101

ABBREVIATIONS

- 1. LOT
- 2. COMMON GROUND
- 3. RIGHT-OF-WAY
- 4. EASEMENT
- 5. CONCRETE
- 6. ASPHALT
- 7. GRAVEL
- 8. SAND
- 9. CLAY
- 10. SILT
- 11. FILL
- 12. EXISTING
- 13. NEW
- 14. EXISTING CONCRETE
- 15. NEW CONCRETE
- 16. EXISTING ASPHALT
- 17. NEW ASPHALT
- 18. EXISTING GRAVEL
- 19. NEW GRAVEL
- 20. EXISTING SAND
- 21. NEW SAND
- 22. EXISTING CLAY
- 23. NEW CLAY
- 24. EXISTING FILL
- 25. NEW FILL

LEGEND

- 1. LOT
- 2. COMMON GROUND
- 3. RIGHT-OF-WAY
- 4. EASEMENT
- 5. CONCRETE
- 6. ASPHALT
- 7. GRAVEL
- 8. SAND
- 9. CLAY
- 10. SILT
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- 12. EXISTING
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- 15. NEW CONCRETE
- 16. EXISTING ASPHALT
- 17. NEW ASPHALT
- 18. EXISTING GRAVEL
- 19. NEW GRAVEL
- 20. EXISTING SAND
- 21. NEW SAND
- 22. EXISTING CLAY
- 23. NEW CLAY
- 24. EXISTING FILL
- 25. NEW FILL



OLIVE (Variable Width) BOULEVARD
 100' WIDE

RIGHT-OF-WAY
 6.25' WIDE

N. MCKNIGHT ROAD
 100' WIDE

RIGHT-OF-WAY
 11.25' WIDE

IN WITNESS WHEREOF, I have hereunto set my hand and seal of my office on the 15th day of May, 2012.

[Signature]
 Notary Public
 State of Missouri

	MARKET AT OLIVE PLAT 2 8691 OLIVE BLVD. UNIVERSITY CITY, MO	SUBDIVISION PLAT	SHEET NO. 3012
	3 OF 4	DATE: 5/15/12	DRAWN BY: [Name]

Exhibit A



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20220411-03
---	----------------------

SUBJECT/TITLE:
Final Development Plan Approval – Adoption of an ordinance to approve the Final Development Plan for Avenir.

REQUESTED BY: John L. Wagner	DEPARTMENT / WARD Community Development/Ward 1
--	--

AGENDA SECTION: New Business - Bill 9461	CAN ITEM BE RESCHEDULED? Yes
--	--

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
The City Manager concurs with the approval and recommendation of the Plan Commission.

FISCAL IMPACT:
N/A

AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	

EXPLANATION:
N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:
Staff recommends approval of the ordinance for the Final Development Plan for Avenir.

CIP No.	
----------------	--

RELATED ITEMS / ATTACHMENTS:
Attached are the Plan Commission Transmittal Letter, Draft Ordinance (Bill 9461) and the Final Development Plan.

LIST CITY COUNCIL GOALS (5):

RESPECTFULLY SUBMITTED: City Manager, Gregory Rose	MEETING DATE: April 11, 2022
--	--



Plan Commission

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

February 23, 2022

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

RE: Final Development Plan Approval – 8630 Delmar - Avenir (REZ 22-04)

Dear Ms. Reese,

At a regularly scheduled meeting, on February 23, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by Charles Deutsch and Company to approve the Final Development Plan for their proposed Avenir development, subject to lot consolidation.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of said resolution.

Margaret Holly, Chairperson
University City Plan Commission

INTRODUCED BY: _____

DATE: _____

BILL NO. 9461

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED AVENIR DEVELOPMENT LOCATED AT 8630 DELMAR BOULEVARD

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on April 11, 2022 for the proposed mixed use development project known as “Avenir” in a Planned Development – Mixed Use (PD-M) District in the City of University City, and the City Council authorized the submittal of a Final Development Plan; and

WHEREAS, a Final Development Plan dated February 15, 2022, has been submitted for review and approval; and

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

WHEREAS, at its meeting on February 23, 2022, the University City Plan Commission considered and recommended to the City Council of University City approval of the Final Development Plan subject to a lot consolidation being completed prior to building construction; and

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

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

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

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

Section 3. The Final Development Plan shall include the following additional conditions:

1. That all construction traffic, parking, and access points shall be restricted on Kingdel, Washington, Barby, Teasdale, and West Kingsbury.
2. Per the Developer, the hours of construction shall be reduced to 7 p.m., unless the City grants permission to extend this time limit as required due to construction conditions.
3. Per the Developer, dog waste stations and signage will be located at the Kingdel exits.

4. Per the Developer, the rules and regulations contained in the Standard Residential Apartment Lease shall include (1) no parking will be allowed on the east side of Kingdel Drive, and (2) there shall be no guest access from Kingdel Drive to the courtyard or building through fire exits.
5. That no commercial hoods shall be allowed in the building common areas, with the exception of low-volume hoods in residential party rooms to accommodate limited cooking for social gatherings.
6. That any light produced by exterior lighting shall remain within the property lines.
7. That all existing trees currently on the east curb line of Kingdel Drive shall be protected during construction.
8. That the setback along Kingdel Drive shall be landscaped as depicted in the Landscape Plan approved by the City Forester.
9. That the street trees along Delmar shall be protected during construction unless permission is granted to remove them by the St. Louis County Department of Transportation. Should removal be required, all impacted trees will be replaced with 2" caliper trees in the amount and species approved by the City Forester.

Section 4. The City Clerk is hereby directed to endorse, upon the Final Development Plan, the Final Plan approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

19-09-308
 Date: 2/15/2022
 Project: 19-09-308
 Sheet: 3.1
 Location: RA, FDP

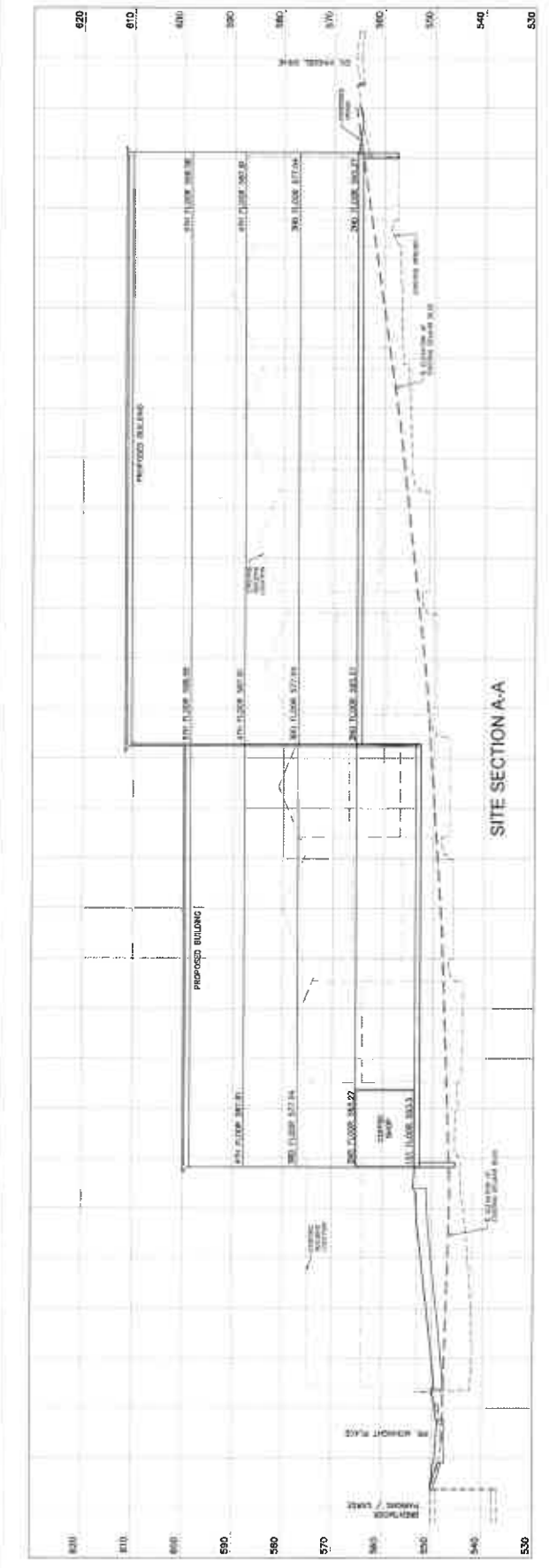
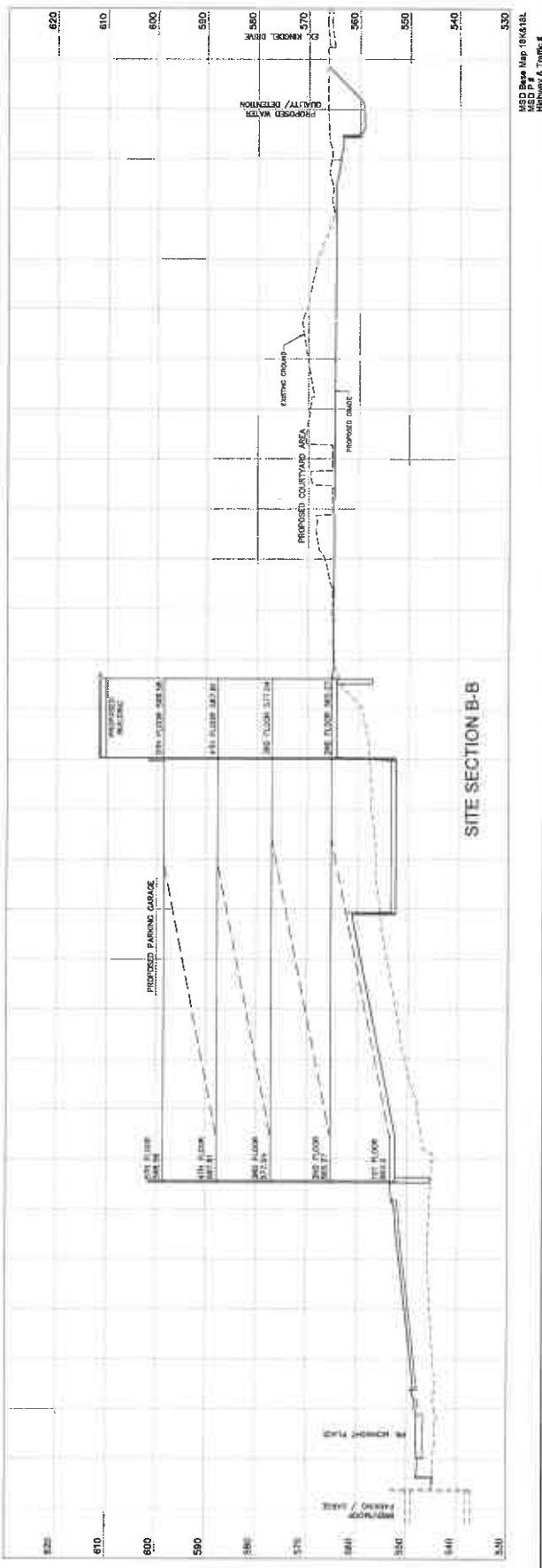


FINAL DEVELOPMENT PLAN
 SITE SECTIONS
 University City, Maryland
 Avenir

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5225 New Hampshire Road
 P.O. Box 100000
 P.O. 31487-0000
 P.O. 31487-9944
 P.O. 31487-9944
 Deposited Certificate of Authority 0001334

GATCO DEVELOPMENT
 One McKing's Place
 St. Louis, MO 63124
 Ph: (314) 572-2278

REVISIONS	DATE	BY	DESCRIPTION
1	2-15-2022	INTL	ISSUED FOR PERMIT



1	REVISIONS
2	2022 INITIAL SUBMITTAL

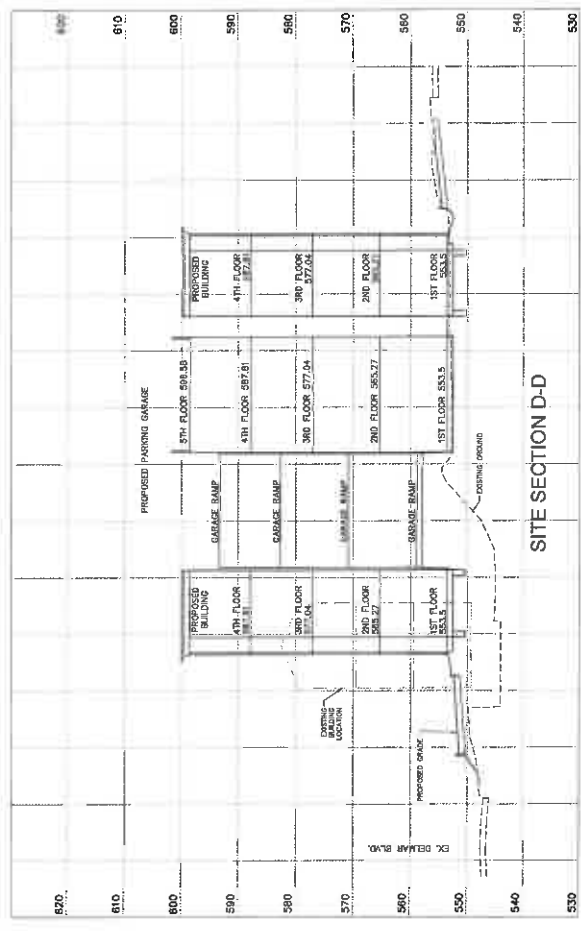
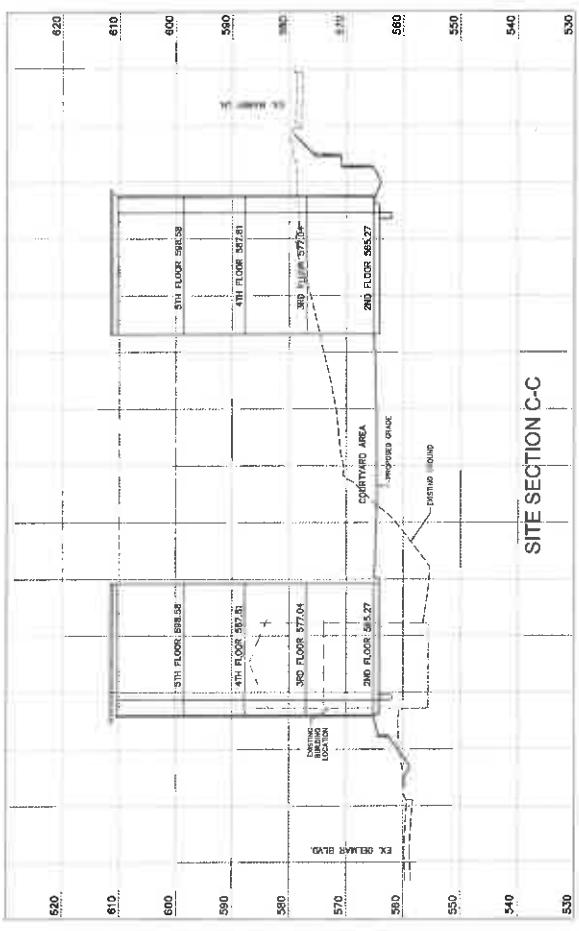
CATECO DEVELOPMENT
 Chris McKnight, Project Manager
 315 222-2272
 St. Louis, MO 63124
 Ph: (314) 372-2272

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Braunfels Road
 St. Louis, Missouri 63129
 Ph: 314 467-0400 Fax: 314 467-9444
 www.sterling-eng.com
 Corporate Certificate of Authority #001348

Avenir
 University City, Missouri
 FINAL DEVELOPMENT PLAN
 SITE SECTIONS



19-09-308
 Date: 2/15/2022
 Drawn: BA
 Sheet: 3.2
 Project: FPD



MSD Base Map 160810L
 MSD 2
 Highway & Traffic #

GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS PERFORMING WORK ON THE SITE.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS COVERED TO ALL PERMITS AS PART OF HIS BID.
3. THE CONTRACTOR SHALL VERIFY ALL GRASSES, DIMENSIONS, AND BEARING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.
4. THE CONTRACTOR SHALL LOCATE, MARK, AND VERIFY ALL EXISTING AND NEWLY INSTALLED UTILITIES, BOTH HORIZONTAL AND VERTICAL, PRIOR TO BEGINNING WORK TO ENSURE CLEARANCE OF ANY SITE WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.
5. DO NOT DISTURB ANY UTILITIES WITHOUT THE PERMISSION OF THE OWNERS REPRESENTATIVE.
6. USE OF EXPOSURES AND BURNING IS NOT PERMITTED ON THE JOB SITE.
7. SIGNS, LIGHTS, AND BARRIERS SHALL BE INSTALLED AT LOCATIONS AS NECESSARY TO MAINTAIN A SAFE WORK SITE. CONTRACTOR SHALL FOLLOW THE MANUAL ON LONDON TRAFFIC CONTROL DEVICES.
8. SELECTION AND EROSION CONTROL DEVICES SHALL BE INSTALLED, AS REQUIRED, AND MAINTAINED ON A REGULAR BASIS WITH SUFFICIENT WATERING HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
9. THE CONTRACTOR SHALL KEEP ALL EXISTING ROADWAYS AND SIGNALS CLEAN AND PASABLE THROUGHOUT CONSTRUCTION.
10. ALL DEVIATION SHALL BE IN ACCORDANCE WITH THE LATEST CHVA (COMMERCIAL), SAFETY AND HEALTH ADMINISTRATION STANDARDS.
11. CONTRACTOR SHALL PROVIDE SHIELDS AND MOCUPS OF ALL MATERIALS AND/OR OWNERS REPRESENTATIVE, SOFT PLANS AND SERIALS.
12. ALL MATERIALS, COLORS, FINISHES, AND PROPORTIONS SHALL BE OBTAINED AND APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE.
13. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL IN THE WORK SUPPLEMENT TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS.
14. ALL MATERIAL SHALL CONFORM TO THE ASTM SPECIFICATIONS.
15. NO WELDING SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
16. LANDSCAPE ARCHITECT SHALL REVIEW ALL SITE AND OTHER MATERIAL FOR ACCEPTANCE PRIOR TO INSTALLATION.
17. ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO A NEAR CONDITION AT THE END OF EACH WORK DAY.
18. SOILS AND DEBRIS AS IT ACCUMULATES ON A DAILY BASIS.
19. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE MAINTAINED IN WRITING TO THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE.

TREE PROTECTION NOTES:

1. TREE PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY OTHER PLANT MATERIAL TO BE PROTECTED. THE TREE PROTECTION ZONE SHALL BE DEFINED BY THE RADIIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE TO A DISTANCE OF ONE (1) METERS FROM EACH CENTER POINT AT POINT. A TREE WITH A 10-CM CENTER WILL HAVE A 10-METER RADIUS TREE PROTECTION ZONE.
2. TREE PROTECTION FENCE SHALL BE INSTALLED AROUND ALL EXISTING TREES OR PLANT MATERIAL TO BE PROTECTED THROUGHOUT CONSTRUCTION. THE FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION WORK AND MAINTAINED THROUGHOUT THE ENTIRE PROJECT.
3. SIGN FENCING OR SOIL DICES SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION WORK. THE FENCE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT AND SHALL BE MAINTAINED WITHIN THE TREE PROTECTION ZONE.
4. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK ON THE JOB SITE UNTIL THE TREE PROTECTION FENCING AND SIGN FENCING HAS BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
5. VEHICULAR TRAFFIC, EQUIPMENT STORAGE, MATERIAL STORAGE, WAREHOUSE STORAGE, AND OTHER STORAGE SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION ZONE. OTHER ACTIVITIES THAT MAY BE DETRIMENTAL TO THE HEALTH OF THE TREE ARE STRICTLY PROHIBITED WITHIN THE TREE PROTECTION ZONE.
6. FENCING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT STORAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. AFTER THE COMPLETION OF CONSTRUCTION, THE FENCING SHALL BE REMOVED AND ALL SOILS AND DEBRIS SHALL BE RESTORED TO ORIGINAL CONDITION.
7. NO WHEELS, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO ANY TREES ON SITE.
8. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE, BRANCH WASHING, FOLIAGE DIRECTION BY CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO TREES BY CONSTRUCTION ACTIVITY.
10. IF CONSTRUCTION MUST OCCUR WITHIN TREE PROTECTION AREA OR STRUCTURAL PROTECTION AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN APPROVAL AND DIRECTION. SPECIAL CONSTRUCTION METHODS MUST BE IMPLEMENTED.

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES REGARDING THE PROTECTION OF PLANT MATERIAL FOR DISEASE AND INSECT INFESTATION.
2. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT IRRIGATION SCHEDULE AND VERIFY ALL PLANTING MATERIAL IS FREE OF DISEASE AND ASSOCIATION OF INSECTS, ANIMALS, AND SMALL CORNERS THESE LOCATIONS WITH THE OWNERS REPRESENTATIVE.
4. CONTRACTOR SHALL VERIFY THE PLANT MATERIAL IS PROPERLY Labeled, IS OF PROPER SPECIES AND HAS BEEN GROWN IN A PROPER MEDIUM AND IS FREE OF DISEASE AND ASSOCIATION OF INSECTS, ANIMALS, AND SMALL CORNERS THESE LOCATIONS WITH THE OWNERS REPRESENTATIVE.
5. DO NOT FERTILIZE PLANT MATERIAL PRIOR TO DELIVERY.
6. ALL EXISTING PLANT MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE AND REPLACED WITH CONFORMING PLANT MATERIAL.
7. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. ALL PLANTING SHALL BE COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. NO PLANT SHALL BE USED UNLESS THE SPECIES OR CULTIVAR HAS BEEN SPECIFICALLY APPROVED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
10. LOCATIONS OF NEW PLANT MATERIAL SHALL BE STAKED OUT BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11. WATER, PLANTING DETAILS, FINISHES, PROPORTIONS FOR APPLICATION RELATING TO PLANTING PIT DIMENSIONS AND DRAIN AND CONNECTION OF PLANTING MATERIAL TO PLANTING PIT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
12. ALL SOILS FOR PLANTING AREAS AND BEDS SHALL BE SUBJECT TO SOILS TESTING AND ANALYSIS TO DETERMINE SOIL PHOSPHORUS AND NITROGEN LEVELS. SOILS TESTING REPORTS AS SPECIFIED.
13. SOIL SHALL BE BETTER SOIL COMPOSTING NO TOBACCO PRODUCTS OR SUBSTANCES WHICH MAY INHIBIT OR RETARD PLANT GROWTH.
14. CONTRACTOR SHALL SUPPLY A SOIL TEST BY APPROVED STATE LAB TO DETERMINE SOIL PHOSPHORUS AND NITROGEN LEVELS. THE RESULTS OF THIS SOIL TEST SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL TREATMENT. ALL SOIL AMENDMENTS SHALL CONFORM TO INDUSTRY STANDARDS.
15. MULCH SHALL BE 3" DEEP GROUND HAYWOOD, 4" DEEP (3" LAYER TO ALL PLANTING AREAS) AND 2" DEEP (2" LAYER TO ALL PLANTING AREAS). MULCH SHALL NOT ALLOW MULCH TO COME IN CONTACT WITH THE TRUNK OR STEM. SOIL PLANTINGS WITH EXCESSIVE MULCH WILL BE REJECTED.
16. ALL TREES SHALL RECEIVE A COMMERCIAL TREE PROTECTANT TRUNK GUARD, 4 INCH DIAMETER X 48 INCH TALL OF HIGH PLASTIC MESH, W.A.M. LIGNUM.
17. ALL TREE PITS SHALL BE AMENDED WITH CERTIFIED COMPOST FROM A COMMERCIAL FACILITY.
18. ALL PLANTING BEDS AND AREAS WHERE BEDS MEET LAWN SHALL HAVE A SPADE CUT EDGE LINELESS OTHERWISE SPECIFIED OR INDICATED ON THE PLANS.
19. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAR CONDITION.
20. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY THAT ARE NOT SHOWN TO BE PLANTED OR SOIL UPON SHALL BE SEEDS, AS SPECIFIED.
21. THE CONTRACTOR SHALL WATER ALL PLANT MATERIALS THREE TIMES WITHIN THE FIRST 24 HOURS OF PLANTING AND THEREAFTER AS NECESSARY TO MAINTAIN PLANT HEALTH AND SUFFICIENT WATER SUPPLY TO ALL NEWLY INSTALLED PLANTS IN ORDER TO INSURE ESTABLISHMENT.
22. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT & OWNERS REPRESENTATIVE OF ANY ADDITIONAL WORK REQUIRED, PLANTS OR A WATCH LIST PLANTS REQUIRING SPECIAL CARE, INCLUDING THE SCHEDULE OF PLANT REPLACEMENTS.
23. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER THAT THE PLANTING MATERIAL WILL BE MAINTAINED THROUGHOUT CONSTRUCTION AND A ONE YEAR WARRANTY PERIOD SHALL BEGAIN UPON THE COMPLETION OF THE JOB SITE.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEMS AND PAVING THE ACCOMPANYING TRENCHES FOR ALL PROBLEMS AND REPAIRS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THE SITE.
3. THE CONTRACTOR SHALL VERIFY ALL GRASSES, DIMENSIONS, AND BEARING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.
4. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL PROPERTY LINES, RIGHT-OF-WAYS, AND ADJACENT PROPERTY LINES AND SHALL CORRECT THESE LOCATIONS WITH THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEMS AND PAVING THE ACCOMPANYING TRENCHES FOR ALL PROBLEMS AND REPAIRS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK.
6. THE CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEMS AND PAVING THE ACCOMPANYING TRENCHES FOR ALL PROBLEMS AND REPAIRS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK.
7. THE CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEMS AND PAVING THE ACCOMPANYING TRENCHES FOR ALL PROBLEMS AND REPAIRS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK.
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PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES REGARDING THE PROTECTION OF PLANT MATERIAL FOR DISEASE AND INSECT INFESTATION.
2. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT IRRIGATION SCHEDULE AND VERIFY ALL PLANTING MATERIAL IS FREE OF DISEASE AND ASSOCIATION OF INSECTS, ANIMALS, AND SMALL CORNERS THESE LOCATIONS WITH THE OWNERS REPRESENTATIVE.
4. CONTRACTOR SHALL VERIFY THE PLANT MATERIAL IS PROPERLY Labeled, IS OF PROPER SPECIES AND HAS BEEN GROWN IN A PROPER MEDIUM AND IS FREE OF DISEASE AND ASSOCIATION OF INSECTS, ANIMALS, AND SMALL CORNERS THESE LOCATIONS WITH THE OWNERS REPRESENTATIVE.
5. DO NOT FERTILIZE PLANT MATERIAL PRIOR TO DELIVERY.
6. ALL EXISTING PLANT MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE JOB SITE AND REPLACED WITH CONFORMING PLANT MATERIAL.
7. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. ALL PLANTING SHALL BE COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
9. NO PLANT SHALL BE USED UNLESS THE SPECIES OR CULTIVAR HAS BEEN SPECIFICALLY APPROVED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
10. LOCATIONS OF NEW PLANT MATERIAL SHALL BE STAKED OUT BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11. WATER, PLANTING DETAILS, FINISHES, PROPORTIONS FOR APPLICATION RELATING TO PLANTING PIT DIMENSIONS AND DRAIN AND CONNECTION OF PLANTING MATERIAL TO PLANTING PIT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT.
12. ALL SOILS FOR PLANTING AREAS AND BEDS SHALL BE SUBJECT TO SOILS TESTING AND ANALYSIS TO DETERMINE SOIL PHOSPHORUS AND NITROGEN LEVELS. SOILS TESTING REPORTS AS SPECIFIED.
13. SOIL SHALL BE BETTER SOIL COMPOSTING NO TOBACCO PRODUCTS OR SUBSTANCES WHICH MAY INHIBIT OR RETARD PLANT GROWTH.
14. CONTRACTOR SHALL SUPPLY A SOIL TEST BY APPROVED STATE LAB TO DETERMINE SOIL PHOSPHORUS AND NITROGEN LEVELS. THE RESULTS OF THIS SOIL TEST SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL TREATMENT. ALL SOIL AMENDMENTS SHALL CONFORM TO INDUSTRY STANDARDS.
15. MULCH SHALL BE 3" DEEP GROUND HAYWOOD, 4" DEEP (3" LAYER TO ALL PLANTING AREAS) AND 2" DEEP (2" LAYER TO ALL PLANTING AREAS). MULCH SHALL NOT ALLOW MULCH TO COME IN CONTACT WITH THE TRUNK OR STEM. SOIL PLANTINGS WITH EXCESSIVE MULCH WILL BE REJECTED.
16. ALL TREES SHALL RECEIVE A COMMERCIAL TREE PROTECTANT TRUNK GUARD, 4 INCH DIAMETER X 48 INCH TALL OF HIGH PLASTIC MESH, W.A.M. LIGNUM.
17. ALL TREE PITS SHALL BE AMENDED WITH CERTIFIED COMPOST FROM A COMMERCIAL FACILITY.
18. ALL PLANTING BEDS AND AREAS WHERE BEDS MEET LAWN SHALL HAVE A SPADE CUT EDGE LINELESS OTHERWISE SPECIFIED OR INDICATED ON THE PLANS.
19. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAR CONDITION.
20. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY THAT ARE NOT SHOWN TO BE PLANTED OR SOIL UPON SHALL BE SEEDS, AS SPECIFIED.
21. THE CONTRACTOR SHALL WATER ALL PLANT MATERIALS THREE TIMES WITHIN THE FIRST 24 HOURS OF PLANTING AND THEREAFTER AS NECESSARY TO MAINTAIN PLANT HEALTH AND SUFFICIENT WATER SUPPLY TO ALL NEWLY INSTALLED PLANTS IN ORDER TO INSURE ESTABLISHMENT.
22. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT & OWNERS REPRESENTATIVE OF ANY ADDITIONAL WORK REQUIRED, PLANTS OR A WATCH LIST PLANTS REQUIRING SPECIAL CARE, INCLUDING THE SCHEDULE OF PLANT REPLACEMENTS.
23. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER THAT THE PLANTING MATERIAL WILL BE MAINTAINED THROUGHOUT CONSTRUCTION AND A ONE YEAR WARRANTY PERIOD SHALL BEGAIN UPON THE COMPLETION OF THE JOB SITE.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEMS AND PAVING THE ACCOMPANYING TRENCHES FOR ALL PROBLEMS AND REPAIRS TO BE COMPLETED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORK.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THE SITE.
3. THE CONTRACTOR SHALL VERIFY ALL GRASSES, DIMENSIONS, AND BEARING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.
4. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL PROPERTY LINES, RIGHT-OF-WAYS, AND ADJACENT PROPERTY LINES AND SHALL CORRECT THESE LOCATIONS WITH THE OWNERS REPRESENTATIVE.
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ST. LOUIS, MO 63119
 P.O. Box 191284
 Nancy Webb R.L.A., ISA, Lead AP
 Land & Associates LLC

AVENIR
 University City, Missouri

GATECO DEVELOPMENT

No.	Description	Date
110000		01/1/2022

DATE: 01/21/2022
 DRAWN BY: J.P. HANCOCK

Landscapes Notes

L 1.01

EXHIBIT A

Nate & Associates
 Landscape Architects LLC
 Nancy Nate FLA, ISA, Lead AP
 P.O. Box 191264
 St. Louis, MO 63119

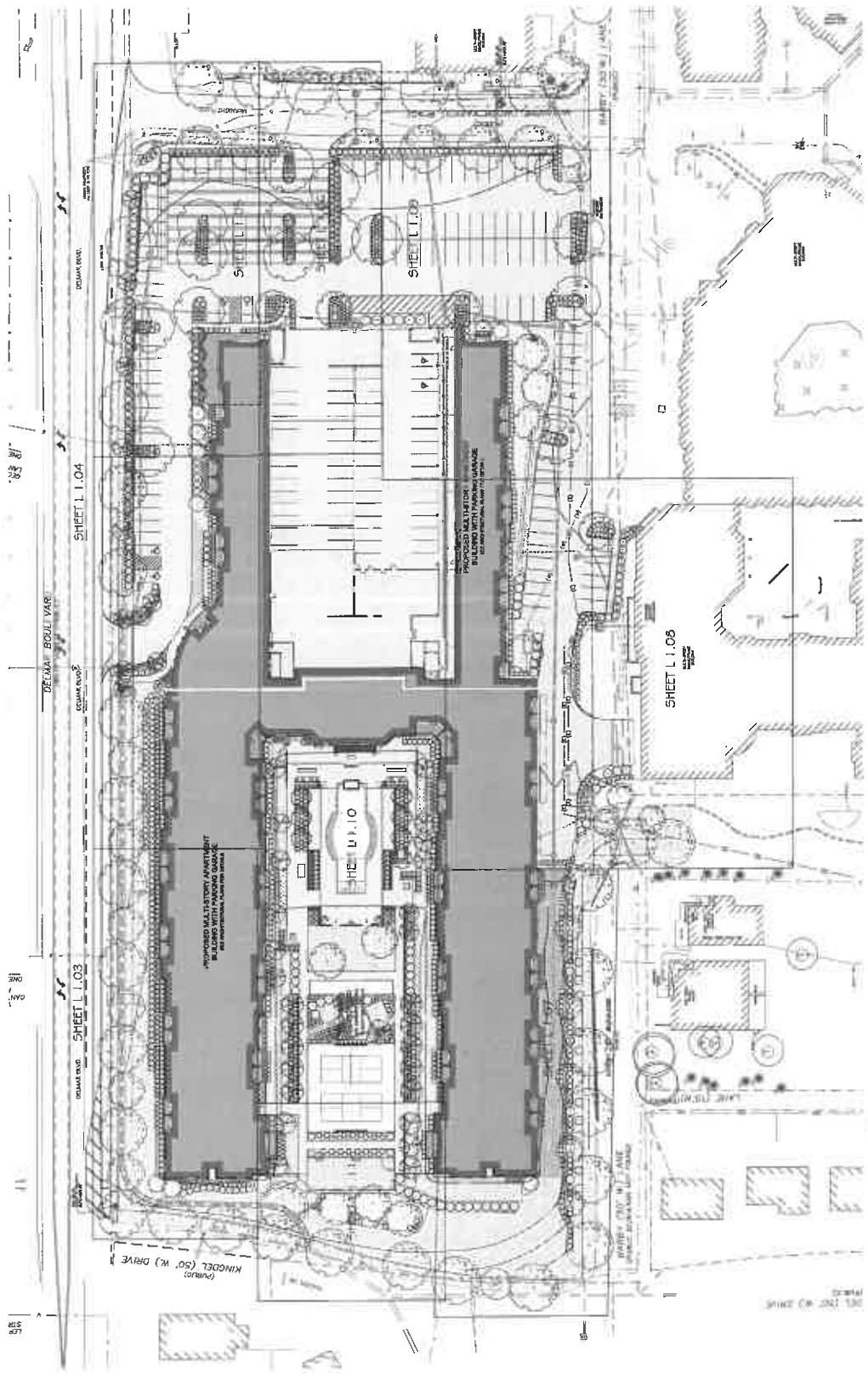
AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

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No. Description	DESK
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Date	01.31.2022

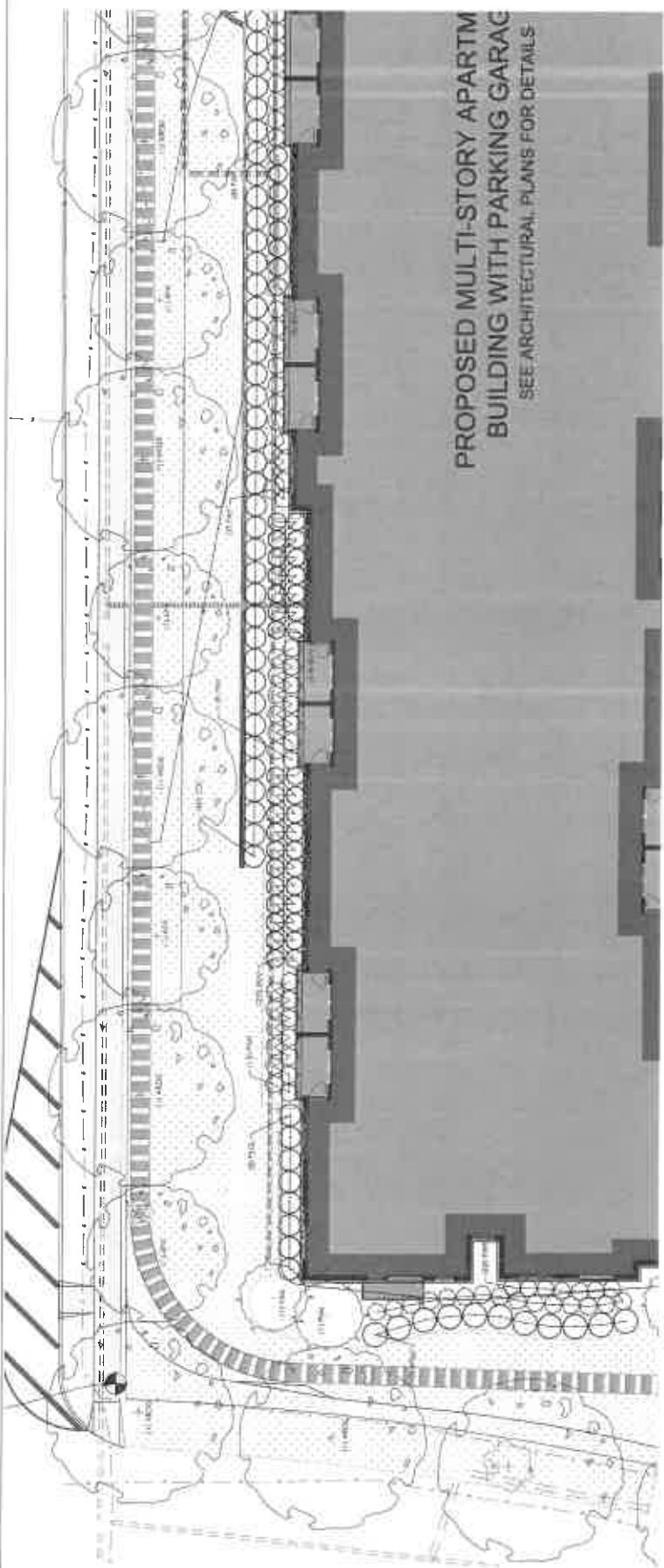
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Key Plan

L 1.02

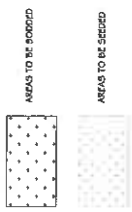


KEY PLAN
 SCALE: 1" = 30'-0"



PROPOSED MULTI-STORY APARTM
BUILDING WITH PARKING GARAG
SEE ARCHITECTURAL PLANS FOR DETAILS

PLANTING PLAN
SCALE: 1/8" = 1'-0"



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AFA	4	ACER FRAXINUM 'WINGED'	ARMSTRONG MAPLE	14-1/2 HT. 3" CALIPER, B&B	
ASCG	6	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	14-1/2 HT. 2.5" CALIPER, B&B	UNBUD UP C
SHRUBS					
BVA	54	BURSA VARDIA VALLEY	NONWOOD	5 GALLON	
CD	40	CORNUS STERILIS 'CORAL BEAUTY'	DOUBLEDAY CORNUSMASTER	5 GALLON	
JPK	10	JUNIPERUS X TITZEBODIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GALLON	
PM	3	PRUNUS AERIS	NORWAY SPRUCE	10-1/2 FT. B&B	
FLC	6	FRAXINUS LARGESPICATUS 'DITO LUMEN'	CRISP LAUREL	7 GALLON	
GRASSES					
PH	63	PENNISETUM ALPICOLOIDES 'HAMBLY'	DWARF FOUNTAIN GRASS	1 GALLON	

Nate & Associates
Landscape Architects LLC
Nancy Nate RLA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

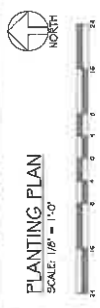
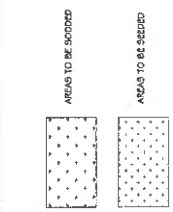
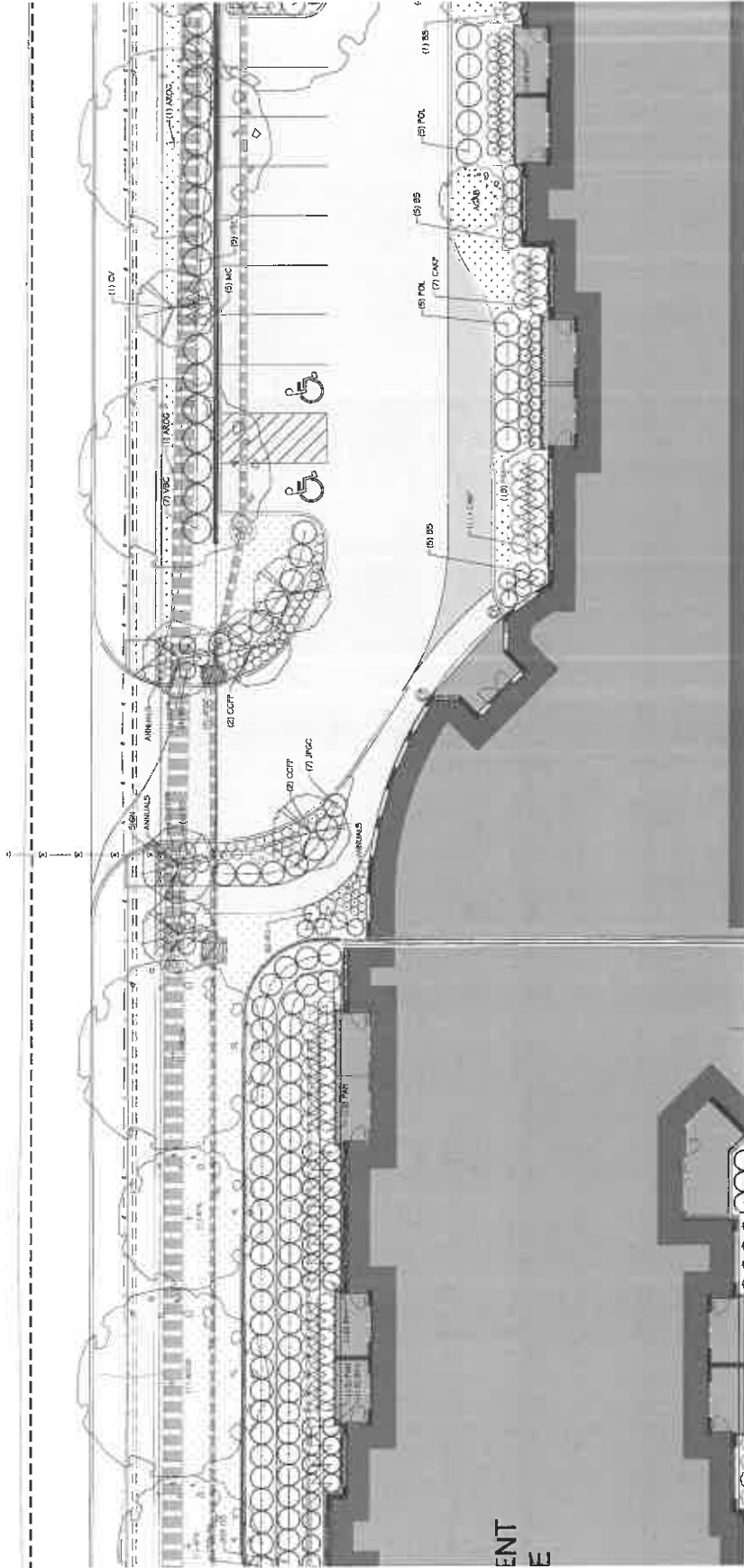
AVENIR
University City, Missouri
GATECO DEVELOPMENT

Project No: 1192039
No. of Sheets: 9/1
Date: 01.21.2022
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Author: Nate & Associates
Checked: [Blank]
Reviewed: [Blank]

Planting Plan
L 1.03

Project No.	118020
No. Description	02 11.022
Date	02/11/2022

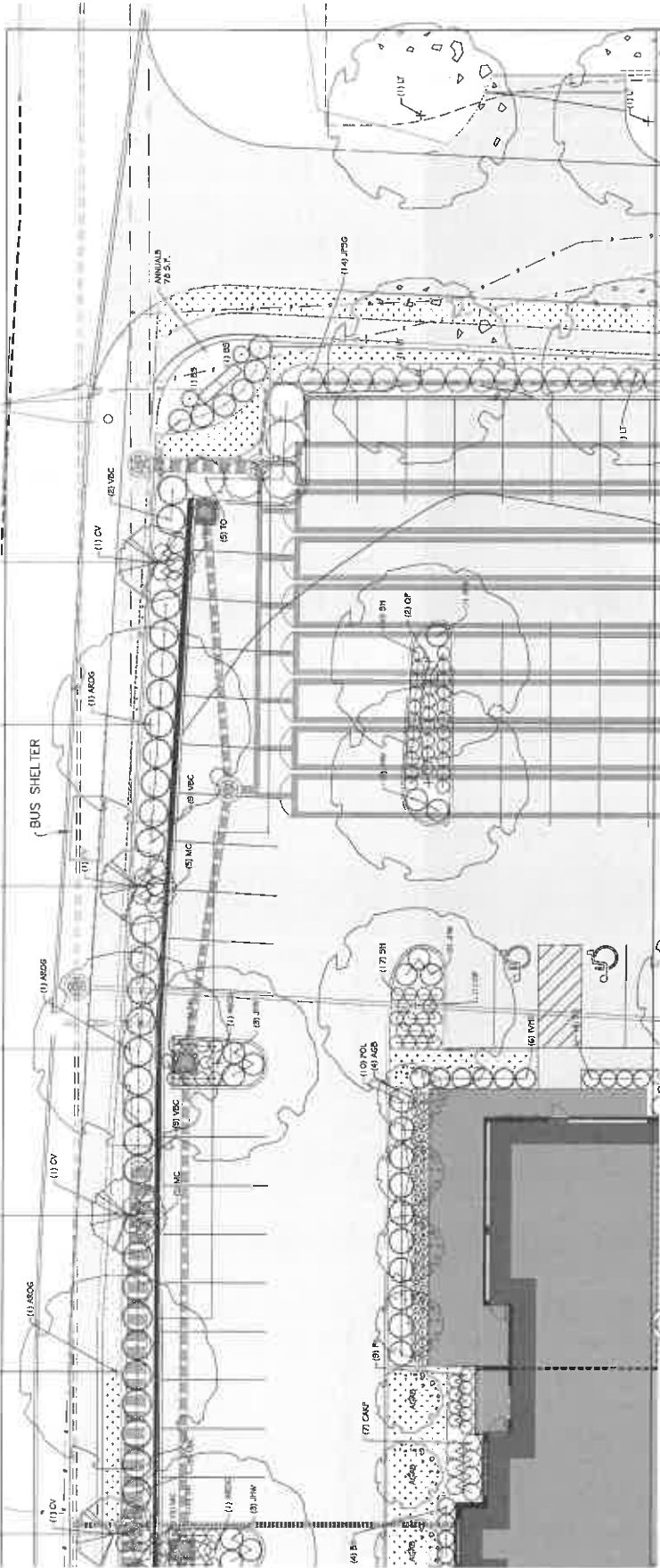
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PLANTING PLAN
SCALE: 1/8" = 1'-0"

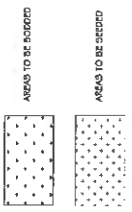
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TRD					
AF	2	ACER FRAXINIFOLIUS	FRAXINIFOLIUS	14-16 FT. 2" CALIPER, DB	SINGLE TRUNK
AG	4	AGAVE SCHOTTII	SCHOTTII	7-9 FT. 1.5" CALIPER, DB	LIMITED UP &
CC	7	COTONNEUR DAMIERI	DAMIERI	10-12 FT. 2" CALIPER, DB	SINGLE STEM
CV	1	CHONANTHUS VIRGINICUS	FRANGE TREE	7-8 FT. 2" CALIPER, DB	
BS	24	BUNIA SPINOSA	BOWWOOD	5 GALLON	
BV	26	BUNIA SPINOSA	BOWWOOD	5 GALLON	
CD	30	COTONNEUR DAMIERI	DAMIERI	5 GALLON	
JG	13	JUNIPERUS X PITCHERANA	GOLD COAST JUNIPER	5 GALLON	
L	10	LEUCODENDRON VITIFOLIUM	CHERRY LAUREL	7 GALLON	
AC	30	AGAVE SCHOTTII	SCHOTTII	5 GALLON	
UC	17	UNIVERSITY CITY	UNIVERSITY CITY	7 GALLON	
GR	10	GRASS	GRASS	1 GALLON	
MC	5	MULCH	MULCH	3 GALLON	
FA	64	FESTUCA ALPHELOIDES	DWARF FOUNTAIN GRASS	1 GALLON	

Project No.	118209
Date	08/11/2022
Author	DAW
Checker	DAW
Printer	DAW
Plotter	DAW
Scale	AS NOTED



PLANTING PLAN
SCALE: 1/8" = 1'-0"

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
ACOS	7	ANGLICHESTER GRANDIFLORA MUTABILIS BRILLIANCE	SEMI-DWARFY	7-9' HT., 1.5" CALIPER, DBS	SINGLE TRUNK
ACOS	3	ACER RUBRA 'OCTOBER GLORY'	RED MAPLE	10'-12' HT., 2" CALIPER, DBS	LIMBED UP 6"
CV	4	CHRONANTHUS VIRGINICA	FRANCE TREE	7-8' HT., 1.5" CALIPER, DBS	
LT	4	LIQUIDAMBON TULIPIFERA	TULIP POPLAR	12-14' HT., 2" CALIPER, DBS	
OP	3	QUERCUS PHELLOS	WALLOW OAK	12-14' HT., 2" CALIPER, DBS	
EVERGREENS					
BS	17	BUXUS SPARTANENSIS	BOWWOOD	5 GALLON	
JWC	6	JUNIPERUS HORIZONTALIS WILSONI	CREeping JUNIPER	5 GALLON	
JWC	6	JUNIPERUS PTERISIDENS GOLD COAST	GOLD COAST JUNIPER	5 GALLON	
JWC	14	JUNIPERUS PTERISIDENS SEA GREEN	SEA GREEN JUNIPER	5 GALLON	
TO	5	TRIALIA OCCIDENTALIS	ARBORETALE	9.5' HT., DBS	
SHRUBS					
NSG	5	ITALIA VIRGINICA 'INDIGO CARNET'	VERGILIA SPRETTSTRE	5 GALLON	
VBC	29	VIBURNUM BURKWOODI 'CONTO'	CONCH VIBURNUM	5 GALLON	
GRASSES					
CASP	7	CAULAMEGASTIS ACUTIPEDA	PAINTER RED GRASS	1 GALLON	
MC	20	MULBERGIA CANTABRIGIA	PINK MILKY GRASS	1 GALLON	
PA	9	PONDEROSA ALPHEGURIDES	MOUNTAIN GRASS	1 GALLON	
SH	47	SPONDOCLIS HETEROLEPIS	POWDER DROPSIED	1 GALLON	
PERENNIALS					
ca	14	CAREX AUBICANS	OAK SEDGE	1 GALLON	
sp	15	SPERANUM SANGUINEUM MAX FREI	CRANESBILL	1 GALLON	
br	13	HELIOPSIS RICHARDSONI	PAINTER ALUM ROOT	1 GALLON	
pa	12	PROSTRATA DIGITANS	POWDERY BRANCHED	1 GALLON	



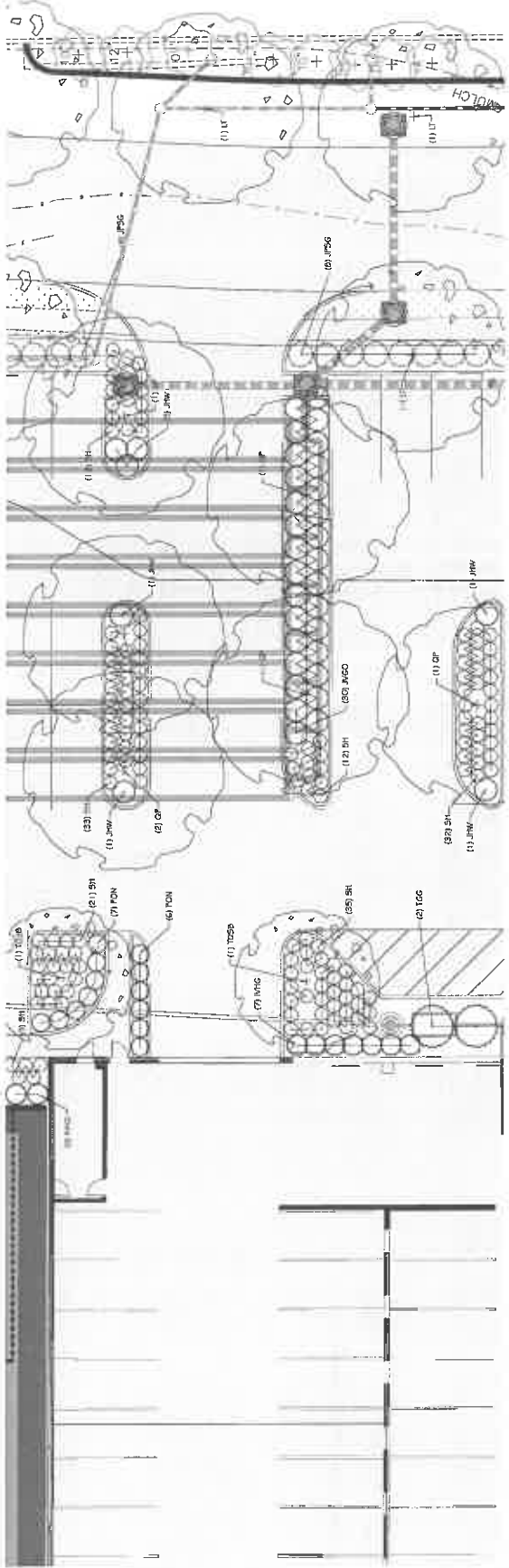
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Nancy Nate RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

Project No: 116020
No. Drawings: 10
Date: 08/11/2022
Scale: 1/8" = 1'-0"

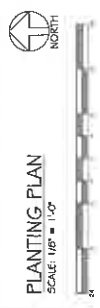
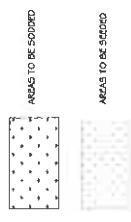
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SHEET: PLANTING PLAN
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 01.21.2022

Planting Plan
L 1.06

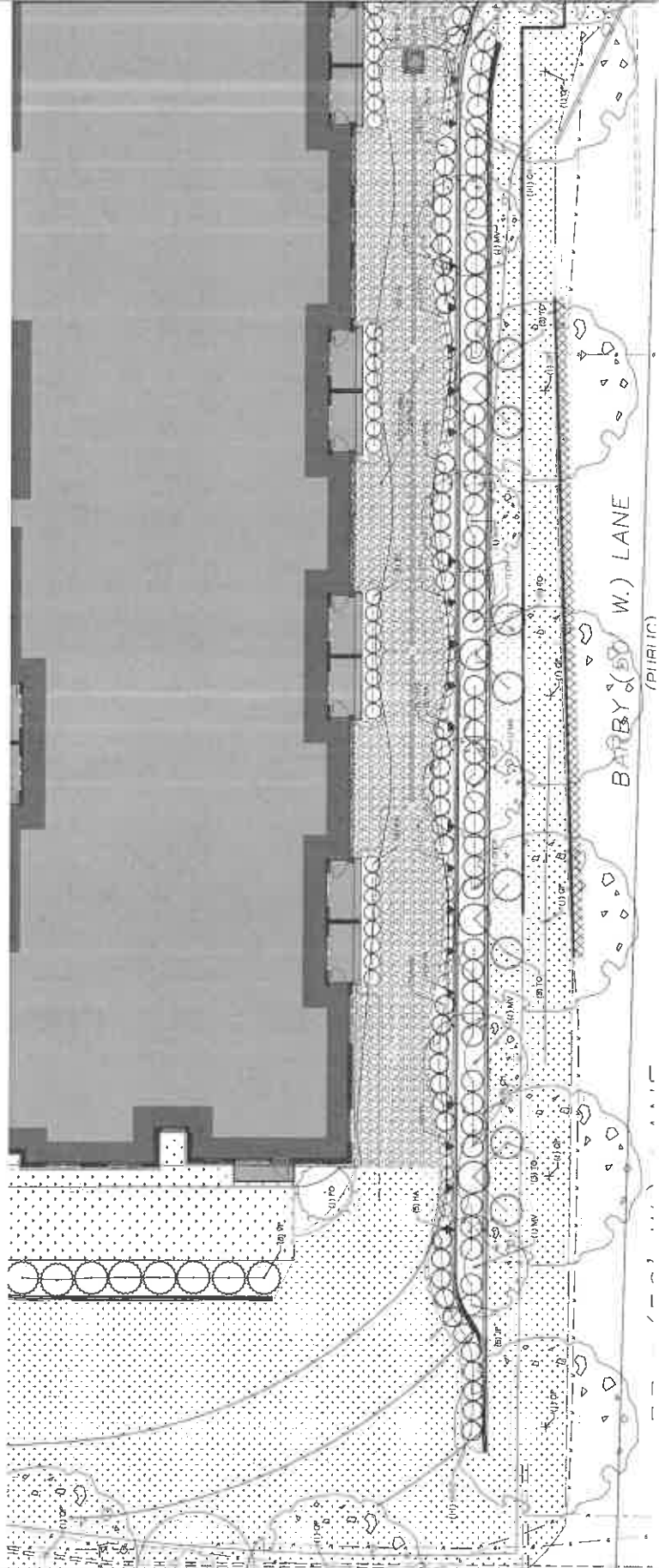


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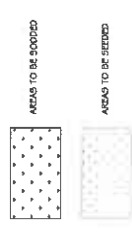
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
UT	3	UNIONBOMBIA LUTHERICA	TULIP POPLAR	12-14 FT. 2" CALIPER DBH	
CP	5	QUERCUS PHILLOBA	WILLOW OAK	12-14 FT. 2" CALIPER DBH	
TSDB	2	TAXODIUM DISTICHUM SHAWNEE SWALE	BALD CYPRESS	10-12 FT. 2" CALIPER DBH	
DIVISIBENDS					
JHW	7	JUNIPERUS HORIZONTALIS WILSONI	CREEPING JUNIPER	5 GALLON	
JPG	12	JUNIPERUS VIRGINIANA SEA GREEN	SEA GREEN JUNIPER	5 GALLON	
JVGO	30	JUNIPERUS VIRGINIANA VERT OWL	GREY OWL JUNIPER	5 GALLON	
TEG	3	TRILIUM GREEN CHANT	GREEN CHANT ASPENSTRIFE	6-7 FT. DBH	
SHRUBS					
IVHC	9	ITEA VIRGINICA TENNY'S GARNET	VIRGINIA SWEETSPINE	5 GALLON	
PCN	13	PHYSCOCARPUS OPULIFOLIUS MANIRIP	DIWARF NINEBARK	5 GALLON	
GRASSES					
SN	156	STYRACOBURUS HETEROLEPIS	FRANKIE DISPOSED	1 GALLON	



PLANTING PLAN
SCALE: 1/8" = 1'-0"



PLANTING PLAN
SCALE: 1/8" = 1'-0"



PLANT SCHEDULE SHEET L 1.07

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
MY	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8'-10" HT. 1.5" CALIPERS	3 STEMS, 1.5' PER STEM
CP	5	QUERCUS FULVUS	MELLOW OAK	10'-12" HT. 2" CALIPER, 2HS	
EVERGREENS					
BO	32	ELIUS SINCA WINTER GRM	WINTER GRM BOWWOOD	5 GALLON	
JP	9	JUNIPERUS TREASURERIS VARIOLANDJ	JAPANESE GARDEN JUNIPER	5 GALLON	
AVGD	11	JUNIPERUS VIRGINIANA GREY OAK	GREY OAK JUNIPER	5 GALLON	
PO	1	FICUS CALORICA	SERBIAN STRUCC	5'-8" HT. BBS	
TO	12	TRILLIS OCCIDENTALIS	AMERICAN ASCONITILE	5'-8" HT. BBS	
VP	0	VIOLARIA PACHNEPE	FRUGLE VIRBURGH	5 GALLON	
SHRUBS					
CR	41	COTONASTER MICROBENTUS	ROCKSPRUE COTONBUSTER	5 GALLON	
WING	43	IREA VIRGINICA VIRGATIA GARDN	VIRGINIA SWERTSPRUE	5 GALLON	
GRASSES					
PV	49	PANICUM VIRGATUM CREPENS SKY	SWITCH GRASS	1 GALLON	
VINES					
HA	22	HYDRANGEA ANOMALA TETIOLAREP	CLIMBING HYDRANGEA	5 GALLON	5' TYPED

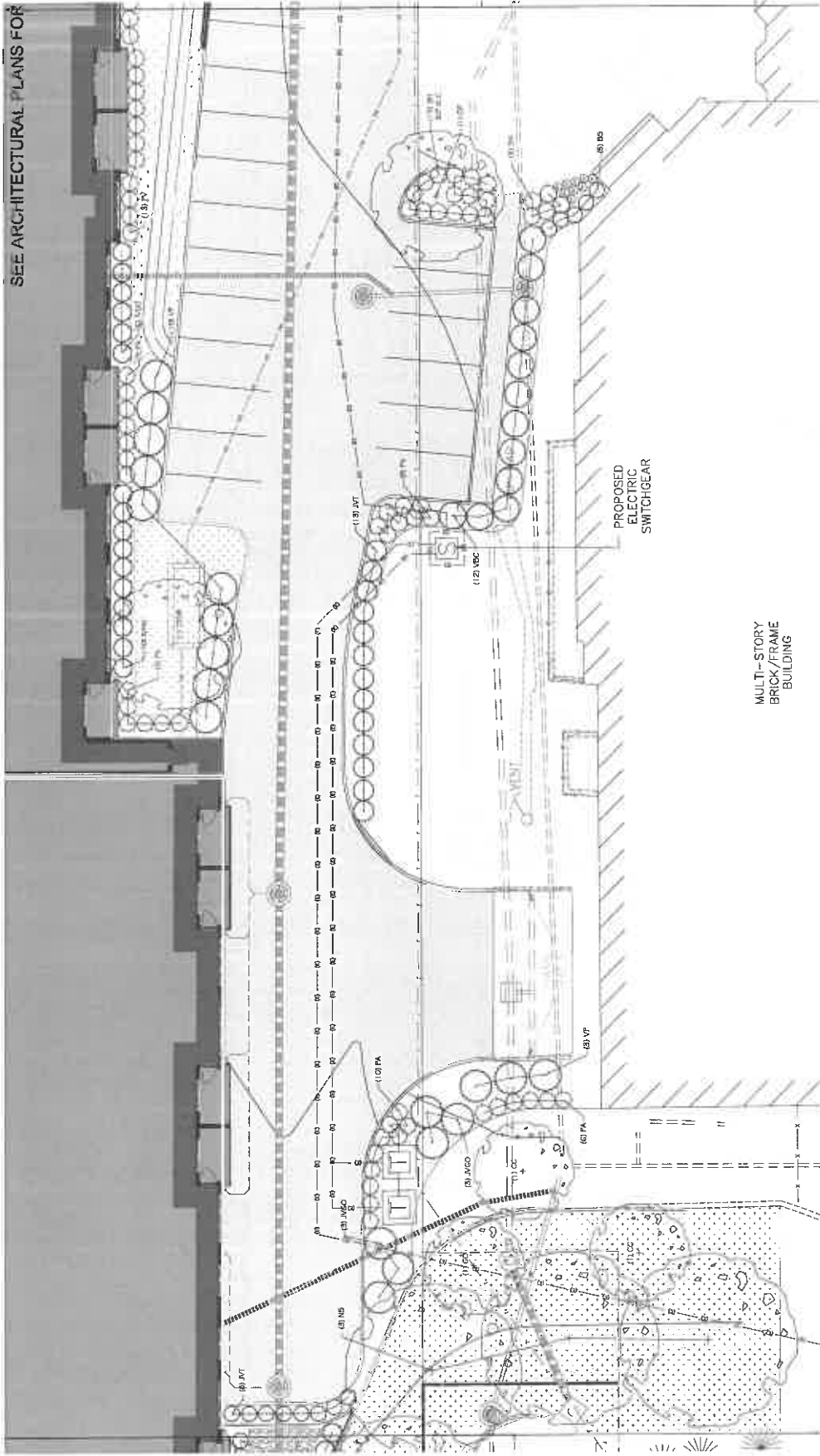
Nate & Associates
Landscape Architects LLC
Nancy Nate RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

NO. 118020
DATE: 07.27.2022
SCALE: AS SHOWN

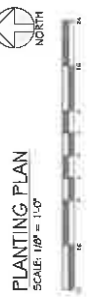
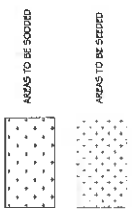
Planting Plan
L 1.07

SEE ARCHITECTURAL PLANS FOR



PLANT SCHEDULE SHEET 1.08

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
CC	7	CERCIS CANADENSIS	REDBUD	6-9" HT. 2" CALIPER DB	MULTIPLIER
NS	1	NYSSA SYRIACA	BLACK OAK	9'-10' HT. 1.5" CALIPER DB	
QP	1	QUERCUS PHellos	WALLOW OAK	10'-12" HT. 2" CALIPER DB	
TDPB	1	TAXODIUM DISTICHUM SHIMMIE SPAVE	BALD CYPRESS	10'-12" HT. 2" CALIPER DB	
BS	5	BUNIA SPERMOPHYTES	BONWOOD	5 GALLON	
JVT	21	JUNIPERUS VIRGINIANA GREY CMC	GREY OAK JUNIPER	5 GALLON	
SHRUBS	16	IREA VIRGINICA TENNIS GARRET	TAYLOR JUNIPER	4-5" HT. DB	
VPC	12	VIBURNUM BURKWOODII CONDY	VIRGINIA SWEET SPICE	5 GALLON	
VP	13	VIBURNUM PRAGENSE	CINDY VIBURNUM	5 GALLON	
FA	16	FANLIUM ALBOFLORIDES HANGLIN	DWARF MOUNTAIN GRASS	1 GALLON	
PV	24	PANICUM VIRGATUM DALLAS BULLZ	SWITCH GRASS	1 GALLON	
SH	15	SPERGANDIA VETICIDIOSA	FRAGRANT PROSPERO	1 GALLON	

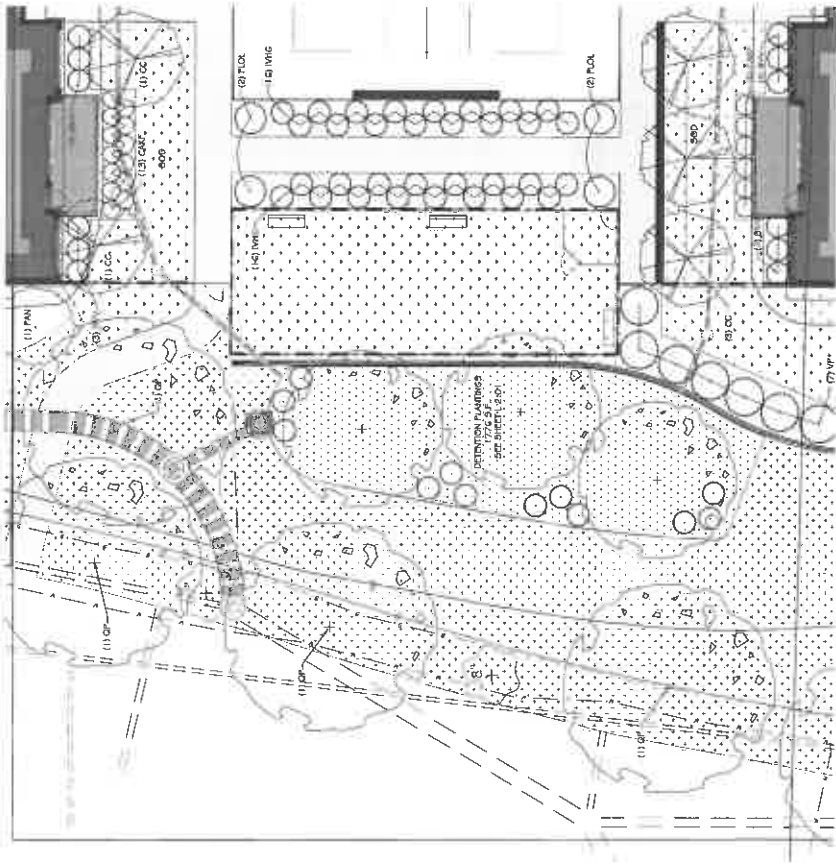


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Landscape Architects LLC
Nancy Natta RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

Project No: 1185020 Date: 06/11/2022
No. Description: 508
Scale: AS SHOWN
DATE: 01/21/2022
SCALE: AS SHOWN
Nancy Natta RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119
Nate & Associates
Landscape Architects LLC

Planting Plan
L 1.08



PLANTING PLAN
SCALE: 1" = 6'-0"



AREAS TO BE SODDED



AREAS TO BE SEEDD



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CC	5	CERCIS CANADENSIS	REDBUD	7-8 FT., 1.5" CALIPER, #B0	SINGLE TRUNK
GF	4	QUERCUS PHellos	WILLOW OAK	1.2"-1.8" FT., 2" CALIPER, #B0	
EVERGREENS					
SHRUBS	12	BURSA SEPTEMBERIFOLIA 'VANDAK VALLEY'	VANDAK VALLEY BOWWOOD	5 GALLON	
PN	1	PICEA ABIES	NORWAY SPRUCE	10'-12" HT. #40	
FL	4	PRUNUS LAURO-CERASIFOLIA 'OTTO LUTTREY'	CHERRY LAUREL	7 GALLON	
SPR	32	IRIS VIRGINICA 'HONEY GARDEN'	VIRGINIA SWICTHAIREZ	5 GALLON	
VP	7	VIBURNUM PRAGENSE	PLAQUE VIBURNUM	5 GALLON	
GRASS	19	CALAMAGROSTIS ACUTIFLORA	PASTURE BIRD GRASS	1 GALLON	
CS	500	CAREX STRICTA	POSSOCK SEDGE	DEPT. CELL PLUG	

PLANT SCHEDULE SHEET L.1.11

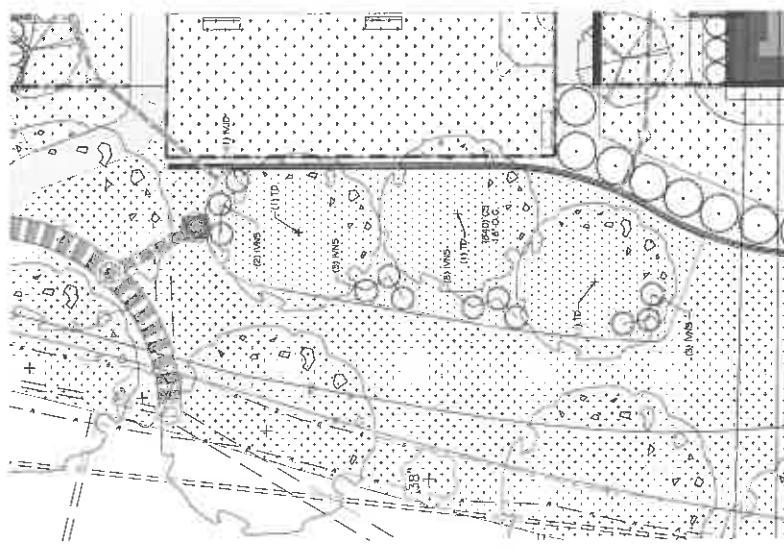
AVENIR
University City, Missouri
GATECO DEVELOPMENT

No. 116270
Date: 01.11.2022
Scale: AS SHOWN
Drawn by: [blank]
Check by: [blank]
Date: 02.11.2022

North Arrow
Landscape Architecture
1111 North 1st Street
St. Louis, MO 63102
DATE: 01.11.2022
SCALE: AS SHOWN

Planting Plan
L 1.11

Nate & Associates
Landscape Architects LLC
Nancy Nate RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119



BIORETENTION PLANTING PLANS
SCALE: 1/8" = 1'-0"

BIORETENTION PLANT SCHEDULE			
SYMBOL	QUANTITY	SPECIFYING NAME	SIZE / CONTAINER
CB	1340	CARDI SPINOSA	DEPT. CELL TUBS
IVD	1	IVX VERTICILLATA 'MAMMOTH'	12" x 18" RE. 12" (6" SPREAD) 5 GALLON
IVS	17	IVX VERTICILLATA 'MAMMOTH'	12" x 18" RE. 12" (6" SPREAD) 5 GALLON
TD	5	THEOPHYLLANUM	9" CALIPER, 10" H. 18" DIA. AS SHOWN

WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	PLANTING, WATER AND MULCH REQUIREMENTS	WATER REQUIREMENT AFTER 3 WEEKS*	MAXIMUM MULCH DEPTH**
NO ADDITIONAL WATER	LATE FEBRUARY - APRIL ONLY	2.50X 27" x 18" GASKET	WATER EACH PLANT INDIVIDUALLY**	1" (50 MINUTES) EVERY 7 DAYS UNTIL PLANTS ARE ESTABLISHED ***	1.5" FOR TREES 2.5" FOR SHRUBS
MANUAL WATERING WITH SPRINKLER	LATE FEBRUARY - EARLY JUNE SEPTEMBER - OCTOBER	4" x 8" x 8" (ROUND) OR LARGER IN SUMMER; 4" FALL	1" (50 MINUTES) EVERY 4 DAYS	1" (50 MINUTES) EVERY 7 DAYS UNTIL PLANTS ARE ESTABLISHED ***	1.5" FOR TREES 2.5" FOR SHRUBS
AUTOMATIC IRRIGATION GET TO WATER ASAP; RELOCATELY PLANT DURING DRY MONTHS	LATE FEBRUARY - EARLY OCTOBER	2.25' x 3.75' (FLAT) OR LARGER IN SPRING 4" x 8" (ROUND) LARGER IN SUMMER; 4" FALL	1" (50 MINUTES) EVERY 4 DAYS IN SPRING + FALL 1" (50 MINUTES) EVERY 3 DAYS IN SUMMER	1" (50 MINUTES) EVERY 7 DAYS UNTIL PLANTS ARE ESTABLISHED ***	1.5" FOR TREES 2.5" FOR SHRUBS

- * THIS WATER AMOUNT INCLUDES NATURAL RAINFALL. IF YOU GET 1/2 INCH OF NATURAL RAIN THEN YOU WILL NEED TO ADD 1/2 INCH OF WATER TO MEET THE 1 INCH REQUIREMENT.
- ** REQUIRES TRANSPORT OF WATER TO THE PLANTING SITE IN LARGE CONTAINERS AND POURING ENOUGH WATER ONTO EACH PLANT AFTER PLANTING TO MOISTEN THE ENTIRE PLANTING PIT.
- *** PLANTS ARE ESTABLISHED WHEN ROOTS HAVE GROWN OUT OF THE CONTAINER SOIL AND INTO THE NATIVE SOIL BY 3 - 5 INCHES. THIS NORMALLY TAKES 3 - 4 MONTHS FOR MOST PERENNIALS AND GRASSES AND UP TO 6 - 7 MONTHS FOR TREES AND SHRUBS.
- **** SHREDED LEAF COMPOST IS RECOMMENDED FOR USE WITH PERENNIALS AND GRASSES. SHREDED BARK MULCH IS RECOMMENDED FOR TREES AND SHRUB PLANTINGS AT A DEPTH OF 3 INCHES.

**Nafe & Associates
Landscape Architects LLC**
Nancy Nafe RLA, ISA, Lead AP
P.O. Box 191284
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

Project No.	180000	Date	
No. Description		Date	05.11.2022
Drawn By			
Checked By			
Scale			

**Bioretention
Plans**
L 2.01



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	NB20220411-04
--------------------------------------	----------------------

SUBJECT/TITLE: REZ 22-05 A Zoning Map Amendment from GC – General Commercial District to IC - Industrial Commercial District for 6610 Olive Boulevard			
REQUESTED BY: John Wagner		DEPARTMENT / WARD Community Development/Ward 2	
AGENDA SECTION: New Business - Bill 9462		CAN ITEM BE RESCHEDULED? Yes	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager concurs with the approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the proposed Map Amendment.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Letter of Transmittal, Staff Report from the March 23, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation - a Site Development Plan, Landscape Plan, Architectural Renderings, a Photometric Plan and a Draft Ordinance (Bill 9462).			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED: City Manager, Gregory Rose		MEETING DATE: April 11, 2022	



Plan Commission

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

March 23, 2022

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

RE: Zoning Map Amendment – 6610 Olive Boulevard (REZ-05)

Dear Ms. Reese,

At a regularly scheduled meeting on March 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application by Opus Development Company, LLC to rezone 3.81 acres of land at 6610 Olive Boulevard from General Commercial (GC) District to Industrial Commercial (IC) District.

By a vote of 6 to 0, the Plan Commission recommended approval of said Map Amendment to the University City Official Zoning Map.

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: 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.

Plan Commission Meeting

At the Plan Commission meeting on March 23, 2022, the Plan Commission voted unanimously to approve the map Amendment for 6610 Olive Boulevard from "GC" General Commercial District to "IC" Industrial Commercial District.

There were two issues mentioned at the Plan Commission meeting:

1. The percent greenspace. The plan complies with Section 400.640(D) of the IC District regulations. *"Maximum Site Coverage. For developments encompassing twenty thousand (20,000) square feet or more of land area (prior to subdividing or resubdividing), site coverage shall not exceed seventy percent (70%)."* The site has a greenspace percentage of 30.5%.
2. The Olive Boulevard Design Guidelines – The Applicant will follow these guidelines.

Conclusion/Recommendation

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

PROJECT INFORMATION

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



BMP PLANT MATERIAL SCHEDULE - TREES

PLANT	QTY	SYMBOL	COMMON NAME	DBH	HT	SPACING
1	1		Red Oak	4"	12'	12' x 12'

NOTES:

1. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
3. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
4. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
5. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
3. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
4. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.
5. ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S CONSULTANT.



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

THE GRS GROUP
12 S HALEY RD, FLOOR 1 SUITE 100
ST LOUIS, MO 63105

CRESCENT SUPPLY
6810 OLIVE BLVD. # 200 CHICAGO, ILL.

BNP LANDSCAPE PLAN

cole
LANDSCAPE ARCHITECTS

PROJECT NO: 22-0041
DATE: 02/25/22
SHEET NO: 11 OF 11

PROJECT NO: 22-0041
DATE: 02/25/22
SHEET NO: 11 OF 11

PROJECT NO: 22-0041
DATE: 02/25/22
SHEET NO: 11 OF 11



Rendering - View at East Entrance
Mo3/01/2022

Crescent Plumbing
University City, MO





Rendering - View at Olive Looking West
10/30/2022

Crescent Pumping
University City, MO



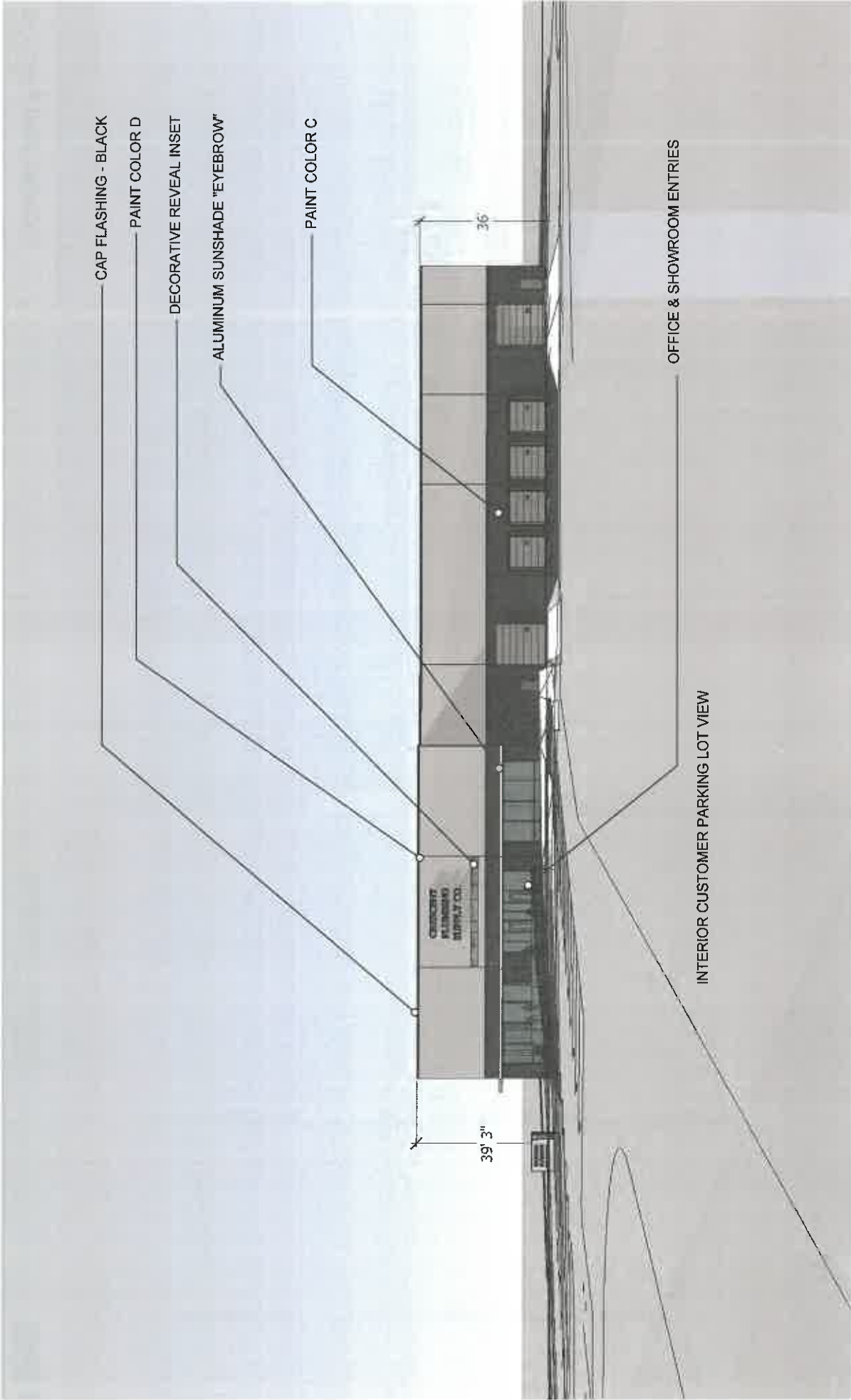


CAP FLASHING - BLACK

DECORATIVE "REVEAL" DETAIL

WALL SCONCE LIGHT

ALUMINUM SUNSHADE "EYEBROW"



CAP FLASHING - BLACK

PAINT COLOR D

DECORATIVE REVEAL INSET

ALUMINUM SUNSHADE "EYEBROW"

PAINT COLOR C

CRESCENT
PLUMBING
SUPPLY CO.

39' 3"

36'

OFFICE & SHOWROOM ENTRIES

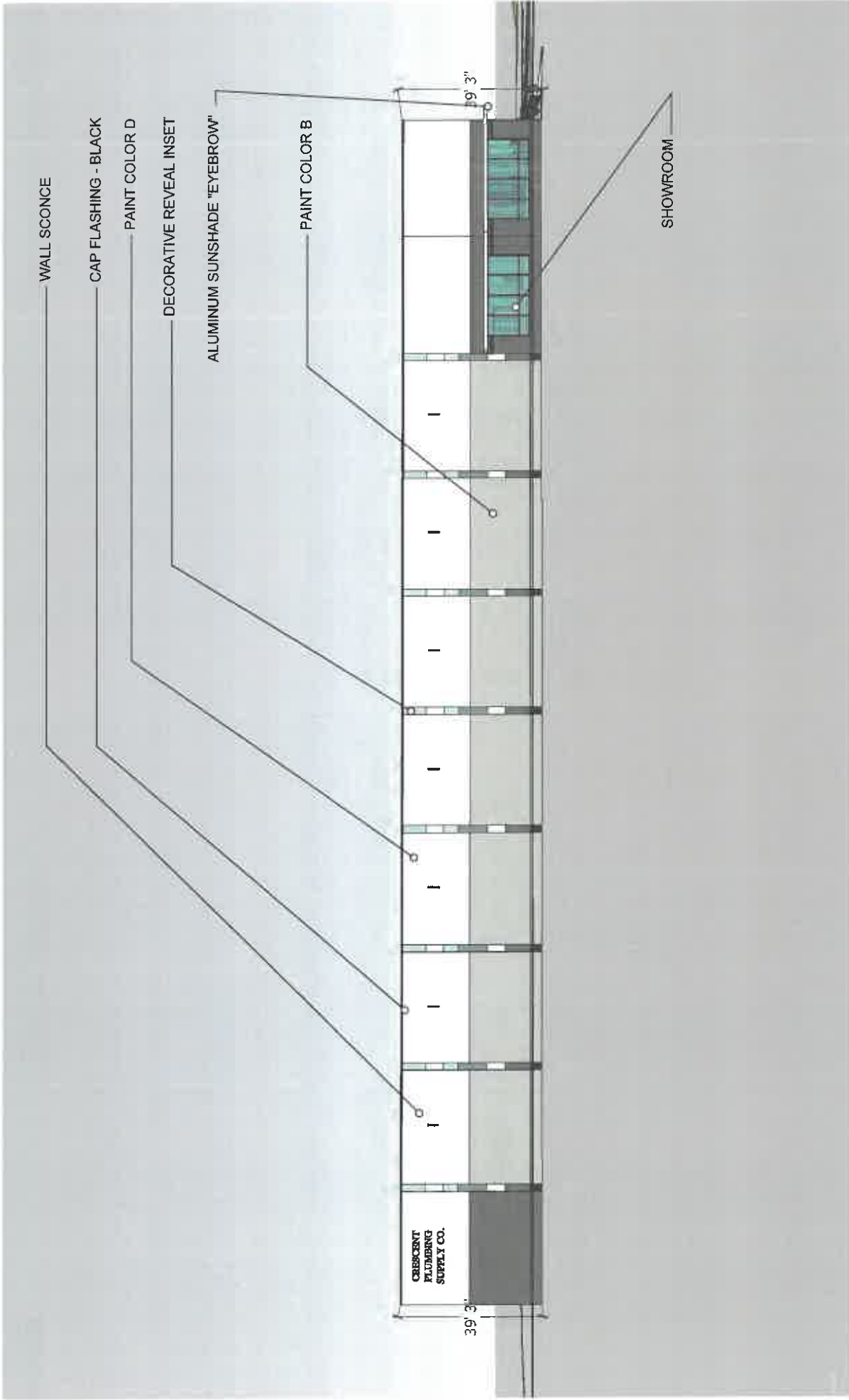
INTERIOR CUSTOMER PARKING LOT VIEW

JOB #

East Elevation
09.01.2022

Crescent Plumbing
University City, MO





South Elevation
03.01.2022

Crescent Plumbing
University City, MO



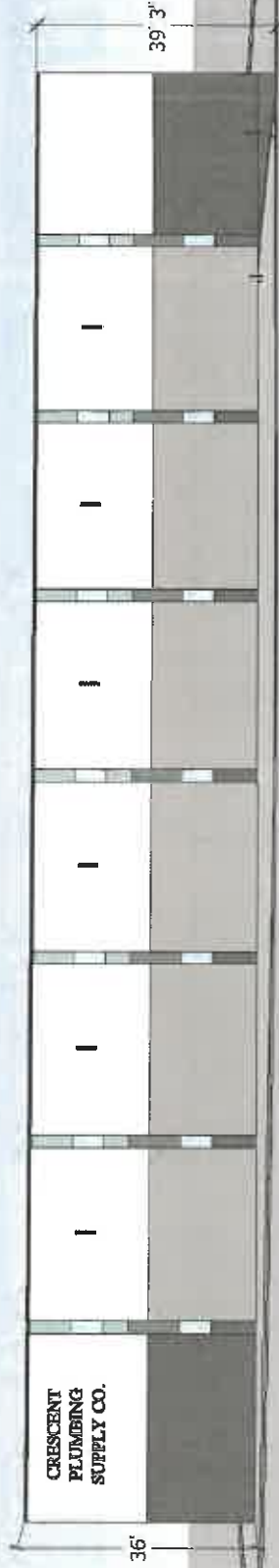
BUILDING HEIGHT ANALYSIS:

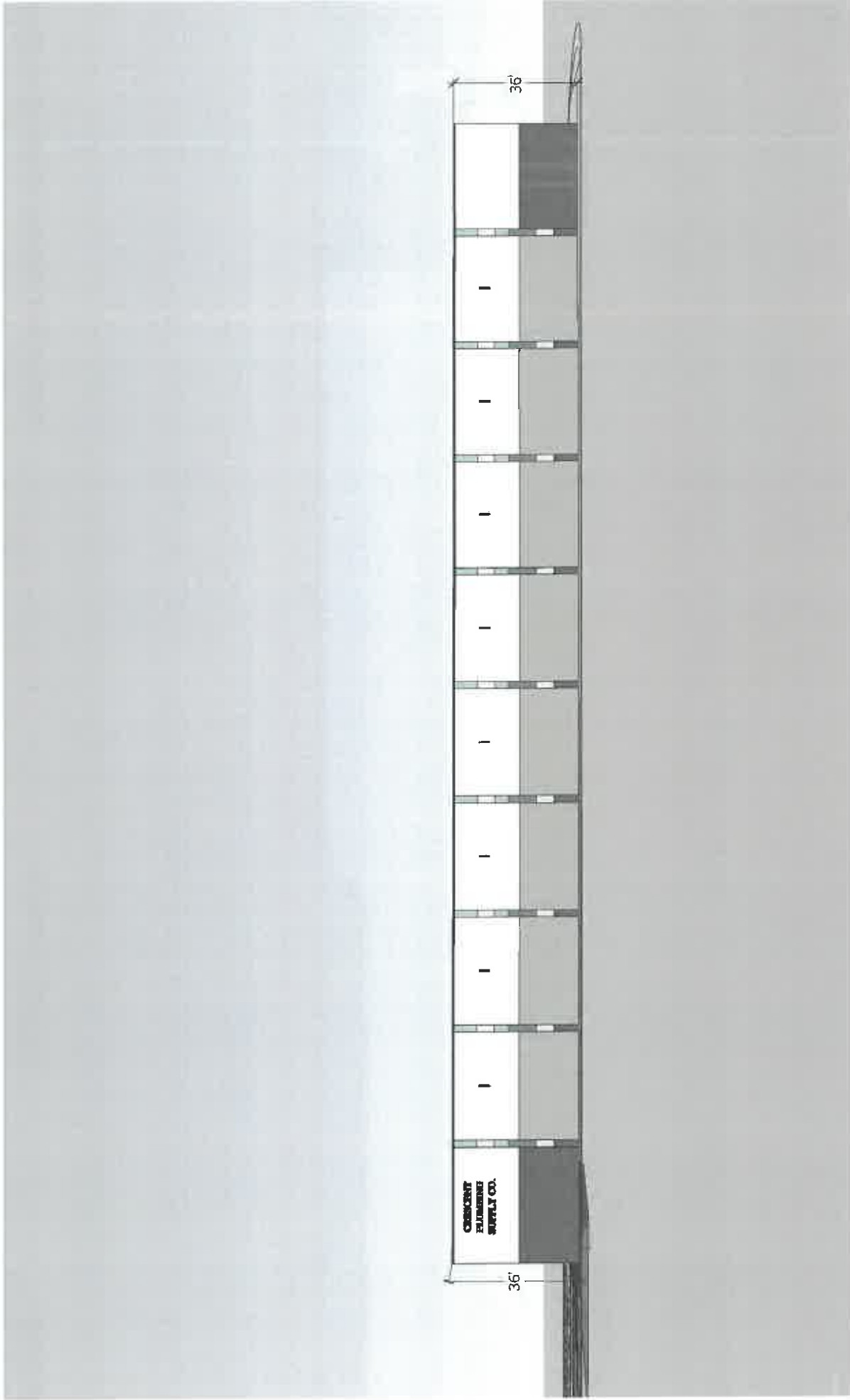
AVERAGE GRADE PLANE ELEVATION: 495.50'

BUILDING FINISHED FLOOR: 499.00'

HEIGHT OF PARAPET ABOVE FINISHED FLOOR: 36'

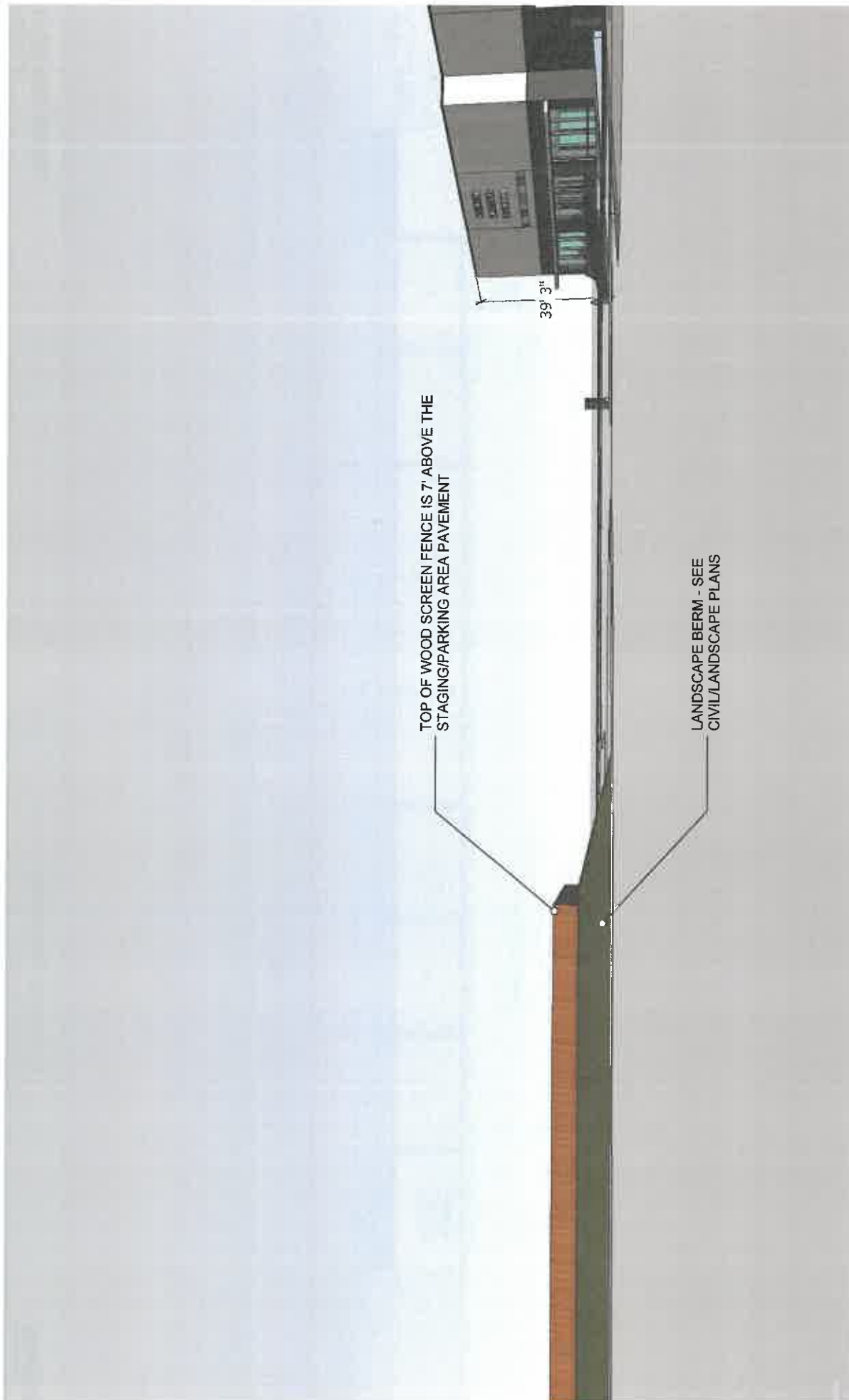
HEIGHT OF PARAPET ABOVE AVERAGE GRADE PLANE: 39.50' or +/- 40'





North Elevation
03.01.2022

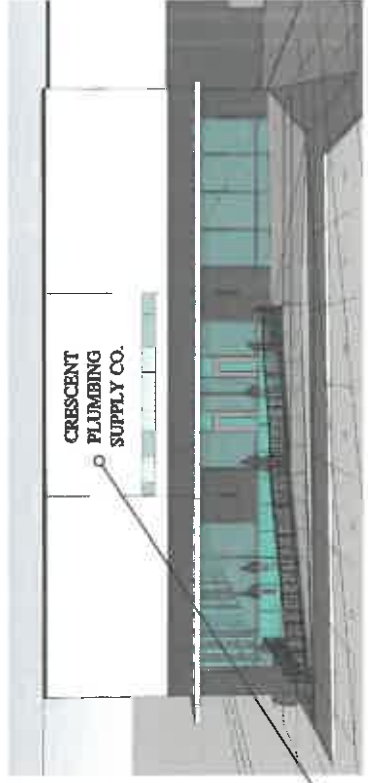
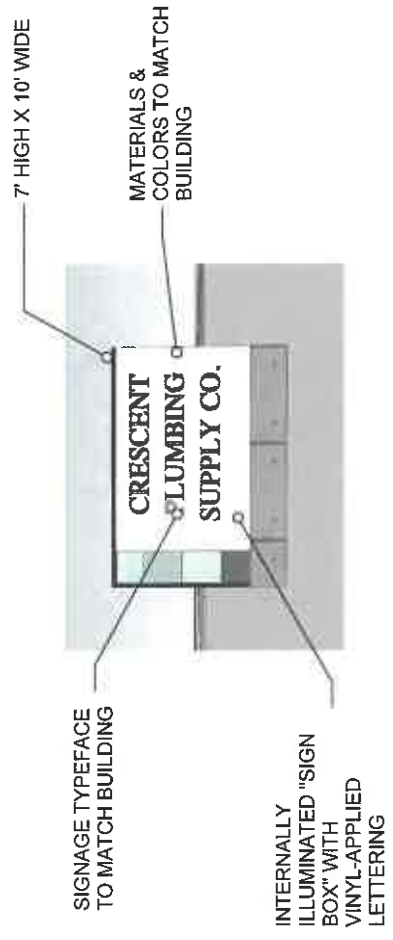
Crescent Plumbing
University City, MO



TOP OF WOOD SCREEN FENCE IS 7' ABOVE THE STAGING/PARKING AREA PAVEMENT

LANDSCAPE BERM - SEE CIVIL/LANDSCAPE PLANS

39' 3"



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



ENGUITY
 10000 W. CENTURY BLVD.
 SUITE 1000
 WESTLAKE, CA 91391
 TEL: (818) 407-1000
 FAX: (818) 407-1001
 WWW.ENGUITY.COM

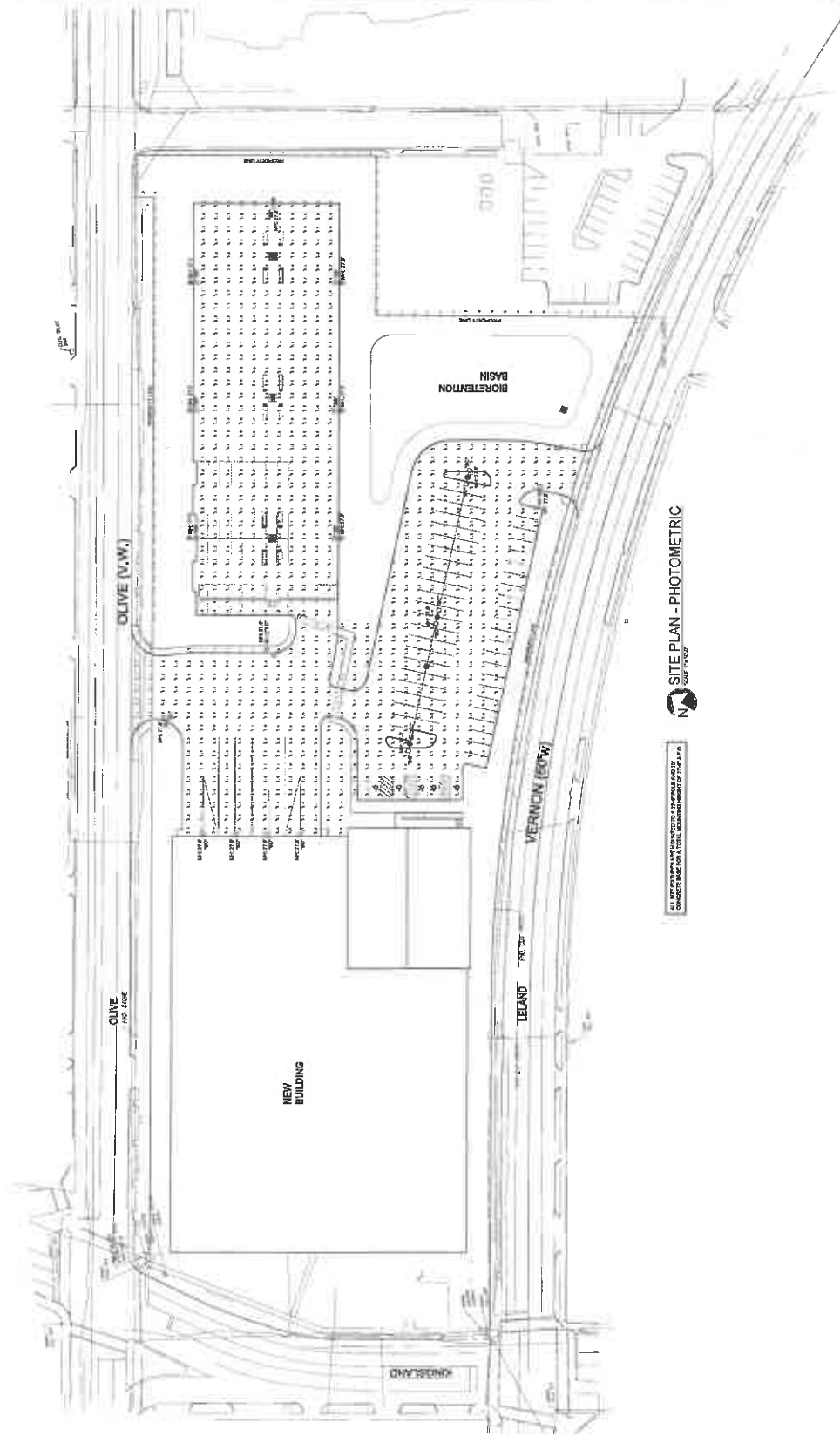
CRESCENT SUPPLY AT 6610 OLIVE BLVD.
 6610 CRESCENT BLVD. & 6601 KINGSRAND AVE.

NO.	DESCRIPTION	DATE	BY
1	PHOTOMETRIC	06/20/2017	ASB/STB



STEPHEN A. BORTONE
 PHOTOMETRIC
 SCALE: AS SHOWN

PH1.0



PHOTOMETRIC
 SCALE: AS SHOWN

PHOTOMETRIC
 SCALE: AS SHOWN

INTRODUCED BY: _____

DATE: _____

BILL NO. 9462

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 400.070 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6610 OLIVE BOULEVARD FROM “GC” GENERAL COMMERCIAL DISTRICT TO “IC” INDUSTRIAL COMMERCIAL DISTRICT.

WHEREAS, Chapter 400 of the University City Municipal Code divides the City into several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 6610 Olive Boulevard from “GC” General Commercial District to “IC” Industrial Commercial District; and

WHEREAS, the City Plan Commission, in a meeting held via video conference on March 23, 2022, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on April 25, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on April 10, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

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

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts so as to change the classification of property at 6610 Olive Boulevard from “GC” General Commercial District to “IC” Industrial Commercial District.

Section 2. Said property at 6610 Olive Boulevard, totaling 3.81 acres, is more fully described with a legal description, attached hereto, marked Exhibit “A” and made a part hereof.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTIONS FOR REZONING – 6610 Olive Boulevard

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 etal 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 etal property; thence North along the East line of said Vance and wife et at property, 268.00 feet, more or less, to the Point of Beginning; and

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.

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 4262 page 370.

Containing 165,911 square feet or 3.808 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc during February 2022.

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	NB20220411-05
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SUBJECT/TITLE: SUB 22-06 Application for a Major Subdivision/Lot Consolidation for the three (3) lots associated with the Crescent Plumbing Development: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue.			
REQUESTED BY: John Wagner		DEPARTMENT / WARD: Community Development/Ward 3	
AGENDA SECTION:	New Business - Bill 9463	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager concurs with the approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff has determined that the Final Plat meets all requirements of Sections 405.380 and 405.390 of the Subdivision and Land Development Regulations.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the March 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance (Bill 9463) with the Plat.			
LIST CITY COUNCIL GOALS (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	April 11, 2022



Plan Commission

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

March 23, 2022

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

RE: Major Subdivision – Lot Consolidation (SUB-06)

Dear Ms. Reese,

At a regularly scheduled meeting on March 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Opus Development, LLC for Final Plat Approval of a proposed major subdivision to consolidate the three (3) lots associated with Crescent Plumbing Development – 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue – into one lot.

By a vote of 6 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

A handwritten signature in blue ink that reads "Margaret Holly".

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: April 11, 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.

Plan Commission Meeting

At the Plan Commission meeting on March 23, 2022, the Plan Commission voted unanimously to approve Major Subdivision – Lot Consolidation for the three (3) lots associated with the Crescent Plumbing Development: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue.

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.

INTRODUCED BY: _____

DATE: _____

BILL NO. 9463

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION
OF A TRACT OF LAND TO BE KNOWN AS “6610 OLIVE BOULEVARD”**

WHEREAS, an application was submitted by U. City, LLC on March 3, 2022, for the approval of a final subdivision plat of a tract of land to be known as 6610 Olive Boulevard; and

WHEREAS, at its meeting on March 23, 2022, the City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

WHEREAS, the final plat for the major subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

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

Section 1. Attached, marked “Exhibit A”, and made a part hereof is a final subdivision plat of a tract of land to be known as “6610 Olive Boulevard.”

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked “Exhibit A” is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of University City.

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

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

Exhibit A

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.

Exhibit A

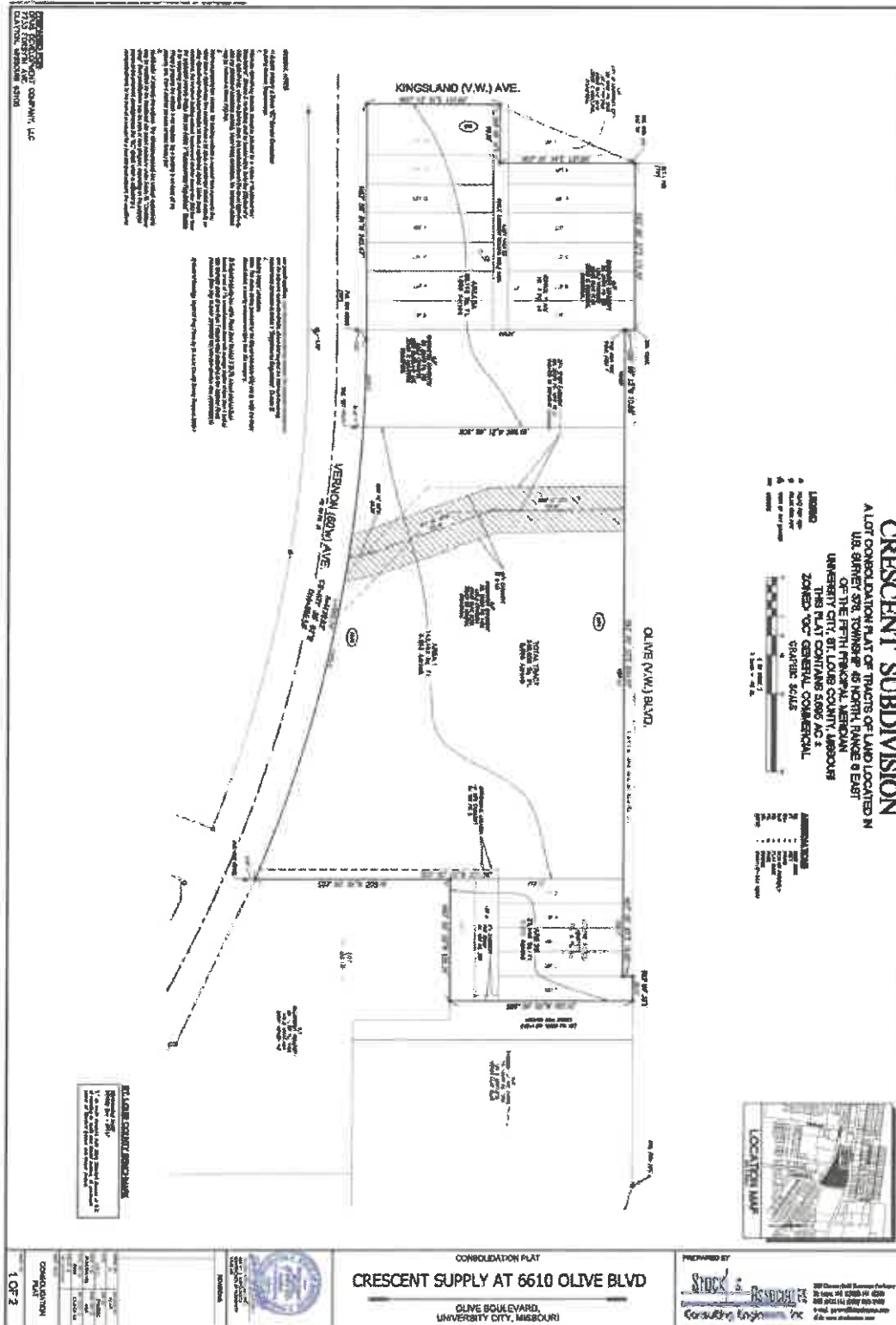


Exhibit A

