

Plan Commission

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

Roll Call MEETING OF THE PLAN COMMISSION VIA VIDEOCONFERENCE Wednesday, April 27, 2022 6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, April 27, 2022

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings of people and the ongoing efforts to limit the spread of the COVID-19 virus, the April 27, 2022 meeting will be conducted via videoconference.

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Webinar via the link below:

https://us02web.zoom.us/j/82145205871?pwd=dFZMdkd6aThyZHc1UitvTGs4cjV5QT09

Passcode: 168695

Or One tap mobile:

US: +19292056099,,82145205871#,,,,*168695# or +13017158592,,82145205871#,,,,*168695#

Or Telephone:

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253

215 8782 or +1 346 248 7799 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 821 4520 5871

Passcode: 168695

International numbers available: https://us02web.zoom.us/u/kdyarx33IB

Citizen Participation

Those who wish to provide a comment during the "Public Comment" and/or "Public Hearing" portions of the agenda: may provide written comments or request video participation invites to the Acting Director of Planning and Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Acting Director of Planning and

Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a <u>name and address must be provided</u>. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

AGENDA PLAN COMMISSION

- 1. Roll Call
- **2.** Approval of Minutes February 23, 2022 meeting, March 23, 2022 meeting and March 31, 2022 meeting.
- **3.** Public Comments (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)
- 4. Old Business
 - a. None
- 5. New Business
 - a. Comprehensive Sign Plan.

Applicant: U-City, LLC

Request: Approval of a Comprehensive Sign Plan for the Market at Olive

Address: Four (4) PD-C Districts at/near Olive and I-170

(VOTE REQUIRED)

b. Minor Subdivision - SUB 22-07.

Applicant: Delmar Harvard, LLC

Request: Approval of a Major Subdivision from five (5) lots to two (2).

Address: 711 Kingsland Avenue

(VOTE REQUIRED)

- 6. Other Business
 - a. None
- 7. Reports
 - a. Council Liaison Report
 - b. Comprehensive Planning update
- 8. Adjournment



Department of Planning and Development

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

MEMORANDUM

TO: Plan Commission

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

DATE: April 27, 2022

SUBJECT: Comprehensive Sign Plan for Market at Olive

This request by U-City, LLC is for a Comprehensive Sign Plan for the Market at Olive development, Phases I through IV. Requirements for the signs are spelled-out in the "PD" Planned Development District regulations of the Zoning Ordinance, as outlined below.

The Applicant is requesting approval for three (3) pylon signs, dimensions and locations of which can be found in Exhibit "A."

- 1. A sign 75'-4" in height is proposed to be located on the Costco site (Phase I), in the southwest corner of the lot, at the intersection of Olive Boulevard and Interstate 170. This sign is meant to be viewed primarily by highway drivers on the interstate. A sign of similar dimensions can be found at the Brentwood Promenade (see attached Exhibit "B.") The Brentwood sign is 80 feet tall and 25 feet wide. The proposed Market at Olive highway pylon is approximately five (5) feet shorter, as noted, and 18 feet wide.
- 2. The other two pylon signs are considerably smaller than the highway sign. The sign proposed for the north side of Olive Boulevard, on Phase IV of the development, is 35 feet tall and 10 feet wide. A similarly sized sign is proposed for the south side of Olive Boulevard. This sign is also 10 feet wide but is 38'-8" tall.

All three (3) signs are designed to highlight the anchors of the development on the top positions of the signs, with smaller tenants listed on the bottom panels.

It is important to note that the Applicant is not asking for any monument signs along either side of Olive Boulevard. The only identification signs will be these three (3) pylon signs. Staff prefers this proposal as the development would be more visually appealing than having up to eight (8) monument signs along this portion of Olive Boulevard. The absence of monument signs along Olive Boulevard also leaves more room for additional landscaping or similar aesthetic features.

Section 400.780(D)(3) Density and Dimensional Regulations and Performance Standards.

Planned Development – Commercial Or Industrial Commercial ("PD-C" or "PD-I"), Signage:

Signage shall be in compliance with Article VIII "Sign Regulations" of this Chapter unless the applicant for a "PD-C" or "PD-I" district designation elects to submit a comprehensive sign plan in addition to the submission of other required development plan documents. The Plan Commission may recommend, and the City Council may approve, a comprehensive sign plan and such plan shall be made part of the ordinance approving the "PD" district. Such ordinance may contain conditions, requirements or standards regarding signs that may be stipulated by

the City Council. Comprehensive sign plans approved under this Section shall be evaluated based upon the following criteria:

- a. Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.
- b. Quantity. The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development subareas and business identification. Factors to be considered shall include the size of the development, the number of development subareas, and the division or integration of sign functions.
- c. Size. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. In no event shall a plan contain a sign which exceeds by more than twice that of any maximum area standard contained in Article VIII "Sign Regulations" of this Chapter unless otherwise waived by the City Council.
- d. Materials. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style or the use of consistent lettering style and typography.

A request for approval for a comprehensive sign plan shall accompany the request for "PD-C" or "PD-I" zoning classification and shall include, but is not limited to, the following:

- (1) A site plan depicting the proposed plan of development and illustration of proposed sign locations;
- (2) Descriptions and drawings indicating size, qualities, materials and illumination;
- (3) A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development, and how the comprehensive sign plan relates to each of the criteria set forth in this Section. (In lieu of a narrative, the Applicant will explain their rationale for the sign plan at the Plan Commission meeting. Staff will provide a narrative based on the Applicant's comments to accompany the City Council packet.)

Staff Recommendation

Staff is recommending that the proposed Comprehensive Sign Plan for the Market at Olive developments be approved. This approval affects all four (4) Planned Development – Commercial (PD-C) Districts that comprise the entire development as follows:

1. The PD-C Ordinances that approved the Map Amendment and Final Development Plan for Phase I of the Market at Olive Development (a.k.a. the Costo Site), Ordinances 7146 and 7149, respectively, will be amended to add the Comprehensive Sign Plan;

- 2. The Map Amendment for Phase II of the Market at Olive development, due to have a second and third reading on May 9, 2022, Bill No. 9457, will be amended to add the Comprehensive Sign Plan;
- 3. The Preliminary Development Plan Resolution that accompanies the Phase II Map Amendment will be revised to include the Comprehensive Sign Plan;
- 4. Ordinances and Preliminary Development Plans associated with Phase III and Phase IV of the Market at Olive development will include the Comprehensive Sign Plan;

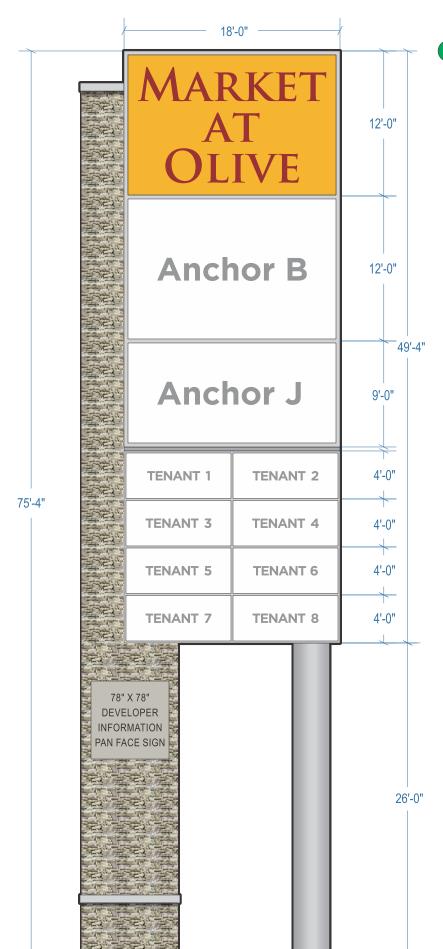
Staff is also recommending that the City Council waive the size limit of the signs. The Sign regulations state: "In no event shall a plan contain a sign which exceeds by more than twice that of any maximum area standard contained in Article VIII "Sign Regulations" of this Chapter unless otherwise waived by the City Council."

According to the Sign Regulations, the maximum area of Shopping Center Identification Signs is 80 square-feet. The Highway Pylon sign is 888 square-feet in size and the north and south project pylon signs are 270 square-feet and 314.2 square-feet in size, respectively. The scale and location of the development warrant the increase in sign area. Also, the absence on monument signs along Olive Boulevard is a positive feature of the Sign Plan and warrants the larger signs.

Attachments:

Exhibit A: Comprehensive Sign Plan for Market at Olive.

Exhibit B: Rendering and dimensions of Brentwood Promenade sign



HIGHWAY PYLON - OPTION A

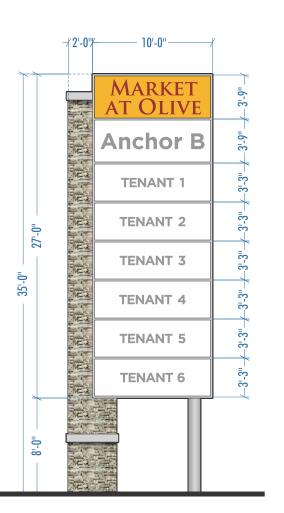
SCALE: 1/8" = 1'

SIGN AREA: 49'-4" (592") x 18'-0" (216") = 127,872 / 144 = **888sf**

NORTH PROJECT PYLON - OPTION A

SCALE: 1/8" = 1'

SIGN AREA: 27' x 10' = **270sf**

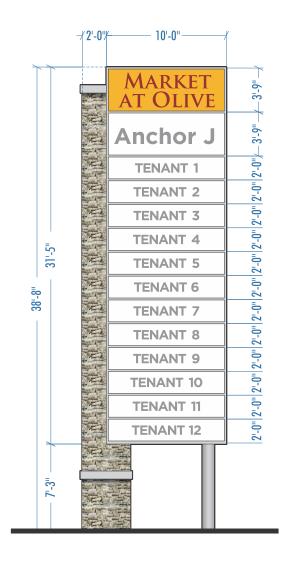


SOUTH PROJECT PYLON - OPTION A

Exhibit A

SCALE: 1/8" = 1'

SIGN AREA: 31'-5" (377") x 10'-0" (120") = 45,240 / 144 = **314.2sf**





ST. LOUIS METRO AREA -2955 Arnold Tenbrook Rd. Arnold, MO 63010 636-282-1300

CLIENT

MARKET @ OLIVE

LOCATION

Market @ Olive

PROJECT

Pylon Sign Family

SAVED AS

Market at Olive /3 PYLONS

DRAWING NO.

BB033422.1-B

DATE

03.29.2022

REVISION 040622 TALLER HWY PYLON

REVISION 040822 PROJECT PYLONS CONFIG

REVISION
041122 ANC J SAME AS A & B

REVISION 042022 ADD ID TO SOUTH PYLON

REVISION

REVISION

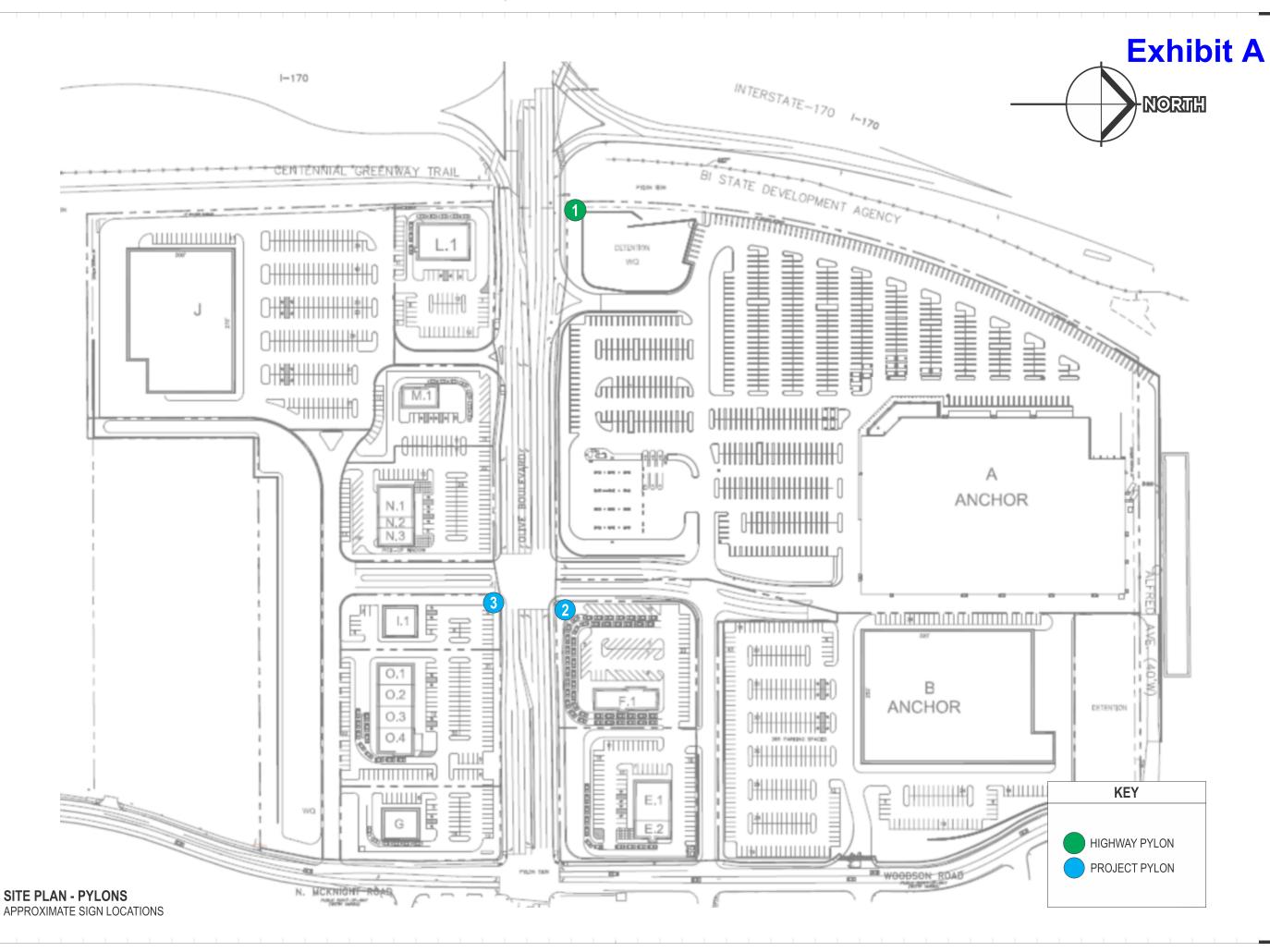
DESIGNED BY

Scott Wynn

THIS DRAWING HAS BEEN PREPARED FOR YOUR EXCLUSIVE VIEWING AND IS THE INTELLECTUAL PROPERTY OF WARREN SIGN THE MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH LISTED THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.







St. Louis Metro Area -2955 Arnold Tenbrook Rd. Arnold, MO 63010 636-282-1300

CLIENT

MARKET @ OLIVE

LOCATION

Market @ Olive

PROJECT

Pylon Sign Family

SAVED AS

Market at Olive /3 PYLONS

DRAWING NO. BB033422.2

DATE

03.29.2022

REVISION

REVISION

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REVISION ~ REVISION

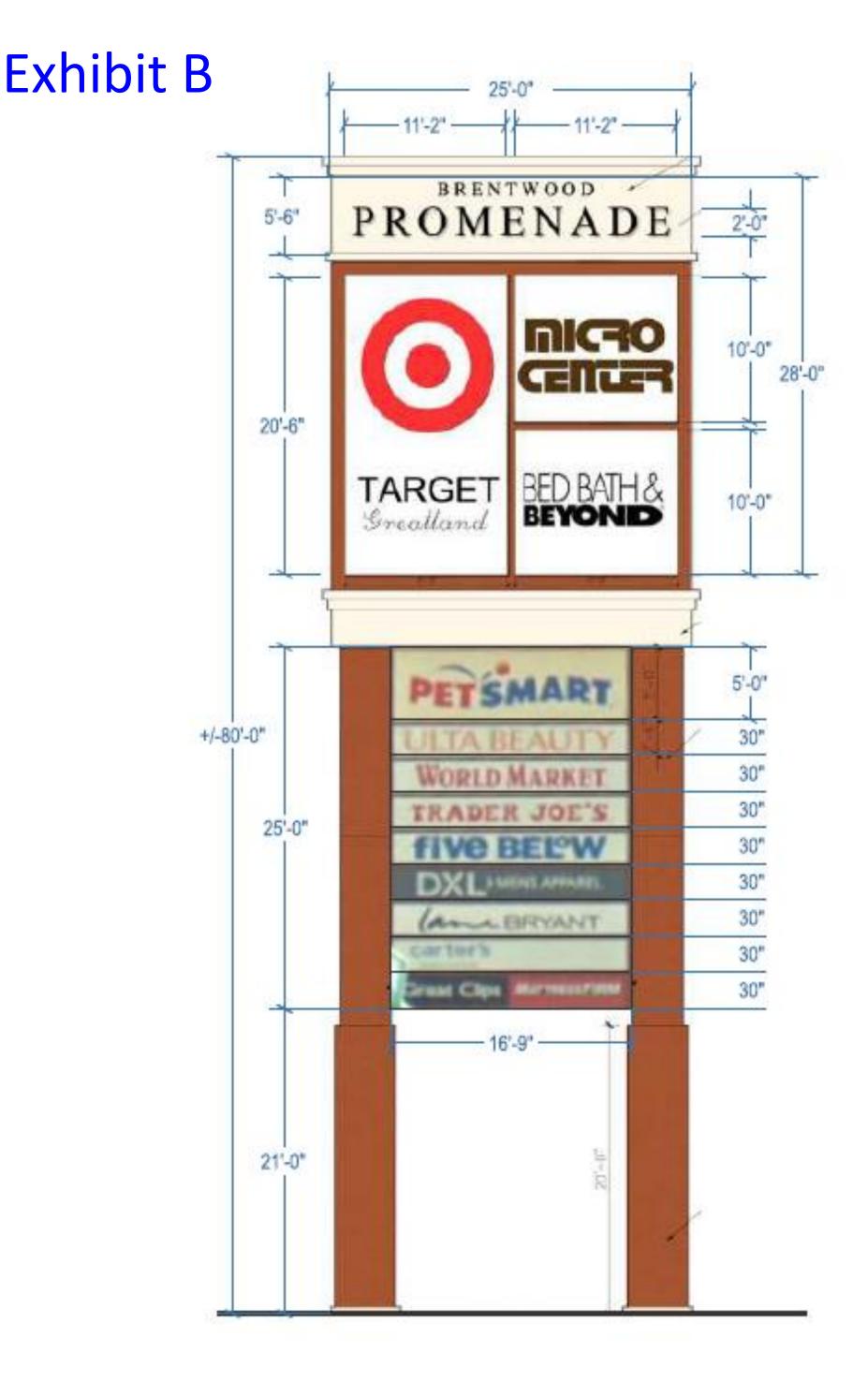
~ DESIGNED BY

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EXISTING D/F BRENTWOOD PROMENADE PYLON

SCALE: 3/32" = 1"

SIGN AREA:

ID & PRIMARY(28' x 25') 700sf + SMALLER TENANTS (25' x 16'-9") 419sf 700sf + 419sf = 1119sf TOTAL OVERALL HEIGHT OF 80'



Department of Community Development

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

STAFF REPORT

MEETING DATE:	April 27, 2022		
FILE NUMBER:	SUB 22-07		
COUNCIL DISTRICT:	2		
Location:	711 Kingsland Avenue		
Applicant:	Delmar Harvard, LLC		
Request:	Major Subdivision – Lot Consolidation		
Existing Zoning: Proposed Zoning: Existing Land Use: Proposed Land Use:	"PD" Planned Development Commercial. No Change Vacant lot and Office building Hotel and Office		
Surrounding Zoning and Land Us	se:		
Iorth: HRO – High Density Residential/Office East: HR – High Density Residential & CC – Core Core South: PA – Public Activity Vest: PA – Public Activity			
COMPREHENSIVE PLAN CONF			
STAFF RECOMMENDATION [x] Approval [] Approval with	Conditions [] Denial		
ATTACHMENTS A. Subdivision Plat Application B. Preliminary Plat	on		

Existing Property and Applicant Request

The subject property is 1.648 acres in size. There are five (5) existing parcels that are proposed to be consolidated into two (2) lots. One lot is for the proposed Tru Hotel, zoning of which was approved via Ordinance No 7128 on June 22, 2020. As illustrated in Figure 1 on the following page, Lot 1, 0.919 acres in size, is the most eastern of the two lots and location of the proposed hotel. The western lot, where the existing Harvard Building is located, is somewhat smaller, at 0.729 acres.

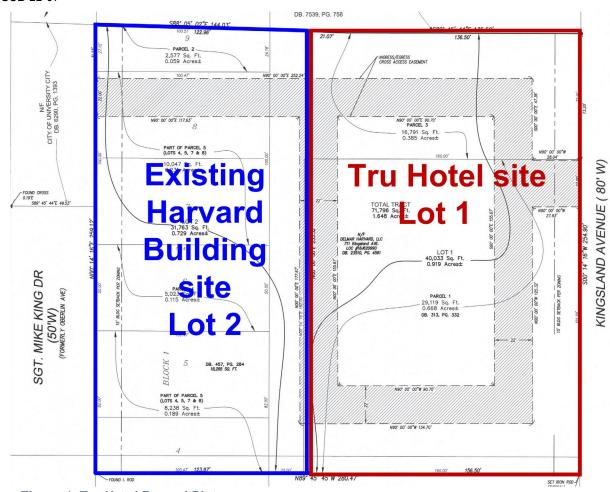


Figure 1. Tru Hotel Record Plat.

Staff Review

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

Analysis

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

Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.

Attachments:

Subdivision Application Subdivision Plat



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

SUBDIVISION APPLICATION

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

1. Application Typ	pe (Check each that apply):	
	isionx_ Boundary Adjustment lat Preliminary Development Plan Final Development Plan	Right-of-way VacationPlat VacationDwelling Unit Display
2. Attachments	_4 (#) Folded paper copies of Plat _x Electronic copy Improvement Plans Other	
3. Property Owne	r Information:	
	_Delmar Harvard, LLC	
Address:	711 Kingsland Ave	<u> </u>
_	ent (an authorization letter from the current proportion than owner – not applicable to right-of-way vacation Joe Pfleger, P.L.S. Vice President of Surveys Stock & Associates Consulting Engineers, Inc 257 Chesterfield Business Center Parkway Chesterfield, MO 63005	-
= -	otion (include a brief description of the project, in proposed, total acreage, parcel identification,	_
Un Sul	rt of Lots 4 and 9 and Lots 5 thru 8 of Block 1 of iversity Heights, per Plat Book 6, Page 14 and part obdivision of Clemens Estate, per Plat Book 2, page Parcels to be adjusted to 2 Lots	
	FOR OFFICE USE ONLY	
Fee Calculation: \$20	0.00 Base Fee + # of lots x \$35.00 =	

Parcel 1:

Part of Lot 9 of Eliza Clemens Estate Subdivision in U.S. Survey 378, Township 45 North, Range 6 east in St.Louis County, according to the plat of said Subdivision recorded in Plat Book 2 page 42 of the St. Louis County Records more particularly described as follows to wit:

CORNELL AVE

MINCETON AVE

DELMAR AVE

LOCATION MAP

SITE

Beginning at a point in the North line of Delmar Blvd. forty (40) feet west of the center line of proposed Kingsland Avenue, thence Westwardly along the North line of Delmar Boulevard one hundred sixty (160) feet to a point, thence Northwardly and parallel with the center line of proposed Kingsland Avenue, four hundred (400) feet to a point; thence Eastwardly and parallel with the North line of Delmar Boulevard one hundred sixty (160) feet to a point forty (40) feet West of the center line of proposed Kingsland Avenue; thence Southwardly and parallel with the center line of proposed Kingsland Avenue four hundred (400) feet to the point of beginning.

Parcel 2:

Lot 9, 10, and 11 in Block 1 of University Heights, a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records.

Parcel 3:

Part of Lot 9 of Eliza Clemens Estate Subdivision in U.S. Survey 378, Township 45 North, Range 6 east in St. Louis County, according to the plat of said Subdivision recorded in Plat Book 2 page 42 of the St. Louis County Records more particularly described as follows to wit:

Beginning at the point of intersection of the North line of Delmar Boulevard Eighty (80) feet wide with the East line of University Heights Subdivision, a plat of which is recorded in Plat Book 6 pages 14 and 15 of the St. Louis County Records and running thence North along the East line of said University Heights Fourteen Hundred and Forty (1440) more or less to the Southwest corner of a tract of 2.5 acres conveyed to the St. Louis Tire and Rubber Company by Deed recorded at Book 308 page 313 of said records; thence East along the South line of tract of the St. Louis Tire and Rubber Company 220 feet to the center line of proposed Kingsland Avenue Eighty (80) feet wide; thence South along the center line of said proposed Kingsland Avenue 1040 feet more or less to the intersection of the Eastern prolongation of the North line of the tract conveyed to the Board of Education of University City by Deed recorded In Book 313 page 332 of said records, thence West along the last mentioned line and its prolongation 200 feet to the Northwest corner of the tract so conveyed by the last recited deed; thence South along the West line of said tract 400 feet to a point in the North line of Delmar Boulevard (80) feet wide; thence West along said North line of Delmar Boulevard 20 feet to the Place of Beginning.

Lot 6 in Block 1 of University Heights, a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records.

Lots 4, 5, 7, and 8 in Block 1 of University Heights, a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 of the St. Louis County Records.

EXCEPTING from the above Parcels 1, 2, 3, 4, and 5 the following Exception Tract A and Exception Tract

Exception Tract A:

All that part conveyed by the School District of University City, Missouri, grantor to the City of University City, Missouri, grantee, by the General Warranty Deed dated June 20, 1968 and recorded June 26, 1968 in Book 6333 page 2313.

Exception Tract B:

All that part conveyed by the School District of University City, grantor to Lewis Center Associates, a limited partnership, grantee, by the General Warranty Deed dated September 22, 1983 and recorded September 22, 1983 in Book 7539 page 758

Part of Lot 9 of Eliza Clemens Estate Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 2 page 42 and Lots 5 through 6 and part of Lots 4 and 9 of Block 1 of University Heights a Subdivision according to the plat thereof recorded in Plat Book 6 page 14 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 northeast corner of a tract of land as conveyed to the City of University City by instrument recorded in Book 6333, Page 2313 of above said records, said point also being located on the west line of Kingsland Avenue, 80 feet wide, thence along the north line of said City of University City tract; North 89 degrees 45 minutes 45 seconds West, 156.50 feet thence departing said south line North 00 degrees 00

minutes 00 seconds East, 255.52 feet to the south line of a tract of land as conveyed to Washington University by instrument recorded in Book 11923, Page 041 of above said records; thence along said south line, South 89 degrees 45 minutes 44 seconds East, 136.50 feet to the southeast corner thereof, also being located on the west right-of-way line of above said Kingsland Avenue; thence along said west right-of-way line, South 00 degrees 14 minutes 16 seconds West, 254.90 feet to the POINT OF BEGINNING.

Containing 40,033 square feet or 0.919 acres, more or less

A tract of land being part of Lots 4 and 9 and Lots 5 thru 8 of block 1 of University Heights, as recorded in Plat Book 6, Page 14 and part of Lot 9 of Eliza Clemens Estate Subdivision as recorded in Plat Book 2, Page 42 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, more particularly described as follows:

Commencing at the northeast corner of attract of land as conveyed to the City of University City by nstrument recorded in Book 6333, Page 2313 of above said records, said point also being located on the west right-of-way line of Kingsland Avenue, 80 feet wide; thence along the north line of said City of University City tract, North 89 degrees 45 minutes 45 seconds West, 156.50 feet to the POINT OF BEGININNG of the herein described tract; thence continuing along last said north line, North 89 degrees 45 minutes 45 seconds West, 123.97 feet to east right-of-way line of Sgt. Mike King Drive, 50 feet wide; thence along said right-of-way line and the east line of a tract of land as conveyed to the City of University City by instrument recorded in Book 6290, Page 1393, North 00 degrees 14 minutes 16 seconds East, 259.12 feet to the south line of a tract of land as conveyed to Washington University by instrument recorded in Book 11923, Page 041 of above said records; thence along said south line, South 88 degrees 05 minutes 02 seconds East, 144.03 feet; then departing said north line, South 00 degrees 00 minutes 00 seconds West, 255.52 feet to the POINT OF BEGINNING

Containing 31,763 square feet or 0.729 acres, more or less.

TOTAL TRACT

A tract of land being part of Lots 4 and 9 and Lots 5 thru 8 of block 1 of University Heights, as recorded in Plat Book 6, Page 14 and part of Lot 9 of Eliza Clemens Estate Subdivision as recorded in Plat Book 2, Page 42 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, more particularly described as follows:

Beginning at the northeast corner of attract of land as conveyed to the City of University City by instrument recorded in Book 6333, Page 2313 of above said records, said point also being located on the west right-of-way line of Kingsland Avenue, 80 feet wide; thence along the north line of said City of University City tract, North 89 degrees 45 minutes 45 seconds West, 280.47 feet to the east line of Sgt. Mike King Drive, 50 feet wide; thence along said right-of-way line and the east line of a tract of land as conveyed to the City of University City by instrument recorded in Book 6290, Page 1393, North 00 degrees 14 minutes 16 seconds East, 259.12 feet to the south line of a tract of land as conveyed to Washington University by instrument recorded in Book 11923, Page 041 of above said records; thence along said south line, South 88 degrees 05 minutes 02 seconds East, 144.03 feet and South 89 degrees 45 minutes 44 seconds East, 136.50 feet to the southeast corner thereof, also being located on the west right-of-way line of above said Kingsland Avenue; thence along said west line, South 00 degrees 14 minutes 16 seconds West, 254.90 feet to the POINT OF BEGINNING.

Containing 71,796 square feet or 1.648 acres, more or less.

Prepared For:

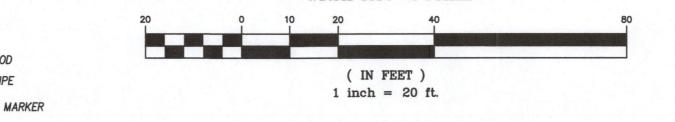
TriStar Companies 12647 Olive Blvd, Suite 510

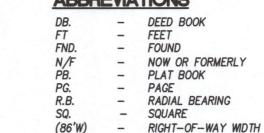
St. Louis, MO 63141 314-291-9999

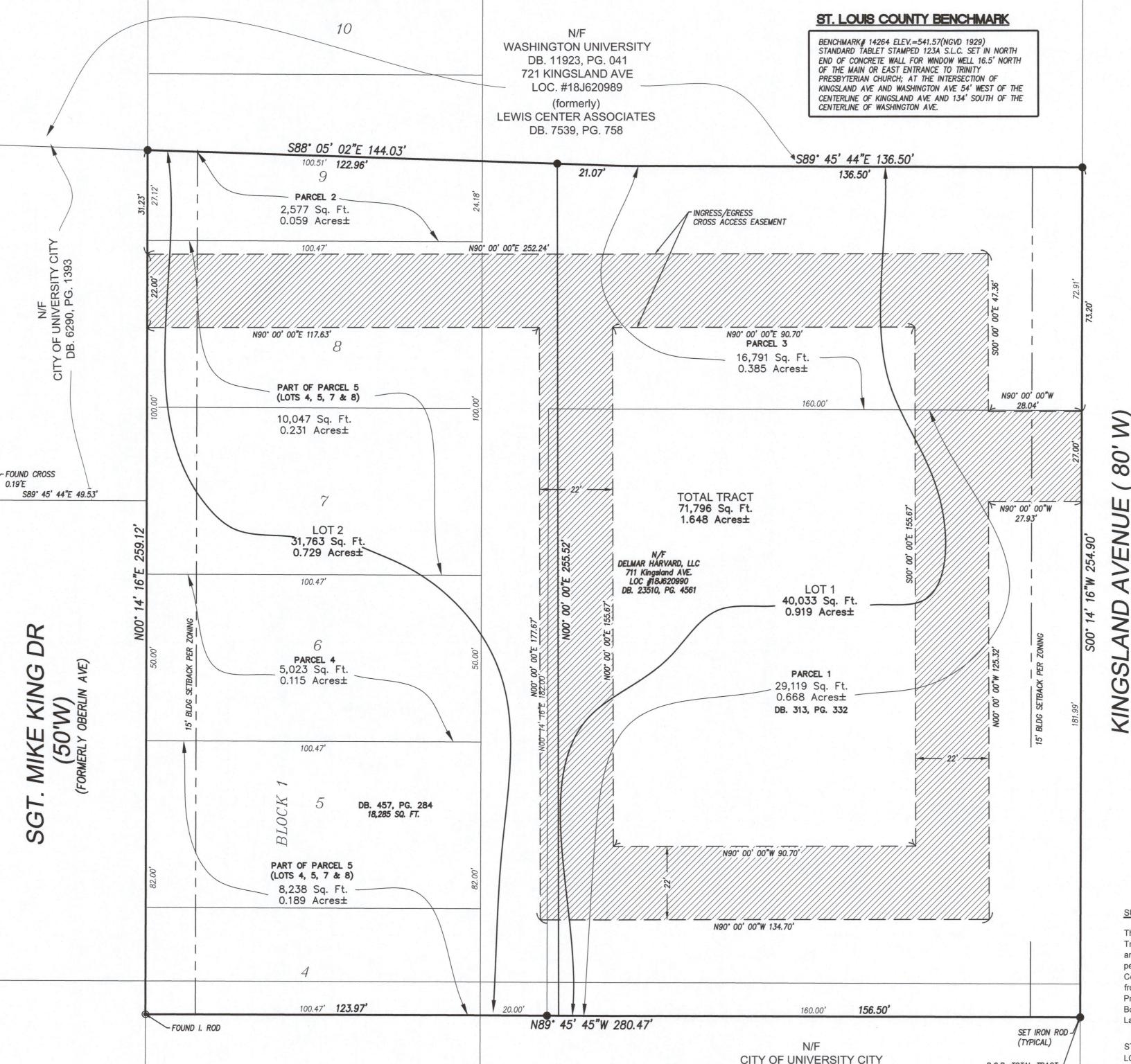
"KINGSLAND PLAZA"

A BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4 AND 9 AND LOTS 5 THRU 8 OF BLOCK 1 OF UNIVERSITY HEIGHTS, PER PLAT BOOK 6, PAGE 14 AND PART OF LOT 9 OF THE SUBDIVISION OF CLEMENS ESTATE, PER PLAT BOOK 2, PAGE 42, LOCATED IN U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH P.M. UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

LEGEND BENCH MARK FOUND IRON ROD (IN FEET) O FOUND IRON PIPE 1 inch = 20 ft.RIGHT OF WAY MARKER







OWNER'S CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused the same to be surveyed and resubdivided in the manner shown on this plat, which boundary adjustment plat shall hereafter be known as:

"KINGSLAND PLAZA"

Building lines as shown on this plat are hereby established.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

The area which for better identification as shown hatchured on this plat is hereby established as a INGRESS/EGRESS, CROSS ACCESS EASEMENT reserved by the present and future owners of Lots 1 and 2 and all of their respective successors and assigns, their tenants, sub-tenants, lessees, and their respective officers, employees, agents, representatives, invitees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobiles, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and useable on their property leading to and from the Kingsland Avenue and Sgt. Mike King Drive. No such accessway shall be relocated, narrowed, or otherwise altered without the approval of the present and future owners of above said Lot 1 and Lot 2, and the easement hereby established shall apply fully to such altered accessway, and said easement shall be perpetual and further shall run with the real estate

Permanent and/or semi permanent monuments, as required, will be set at all lot corners within twelve (12) months after the recording of this boundary adjustment plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this Boundary Adjustment Plat, required by the Subdivision Ordinance of University City, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this	day of	, 2022.
DELMAR HARVARD, LLC		
Ву:		
Print Name:		

STATE OF MISSOURI

COUNTY OF ST. LOUIS

On this ____ day of ___ in the year 20 before me Public in and for said state, personally appeared known to me to be the person who executed the within Subdivision Plat ir behalf of said limited liability company and acknowledged to me that he/she executed the same for the purposes therein

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public			

My commission expires

Stock and Associates Consulting Engineers, Inc. used exclusively St. Louis Title, LLC, agent for Old Republic National Title Insurance Company, Commitment No. 12433STL, Revision 1, with an effective date of February 19, 2019 at 8:00 AM. Revision 1, for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.

Basis of bearings adopted from Plat Book 6 Page 14 & 15

(3) Subject property lies within Flood Zone "X", areas determined to be outside 500-year floodplain. According to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas identified as Map No. 29189C0191 H with an effective date of August 2, 1995

(4) Existing Zoning: "PA" - Public Activity Per University City

Building Setback Requirements.

a. Minimum Right-of-Way Setback. No building shall be located within fifteen (15) feet of a street right-of-way.

b.Minimum Property Line Setback. No building setback is required from a property line (as distinguished from a right-of-way line), except where a lot abuts an existing residential use in the "PA" district, a residential district or abuts an alley right-of-way which separates the use from a residential district. Under these conditions, the minimum building setback requirement shall be twenty-five (25) from the applicable property line(s). Also see Article 5, "Supplementary Regulations," Division 34-60, for screening requirements.

Where a property line setback is not required, but a building is set back off the property line, then it shall be set back at

c.Modification of Property Line Setback. The minimum property line setback requirements may be modified via the conditional use permit procedure, under Article 11, "Conditional Uses." Such modifications may be more or less stringent, depending on the potential impact of the proposed development in the "PA" district which is adjacent to a residential district. In the case of a request for less stringent setbacks, the conditional use permit applicant must demonstrate screening between the proposed development and the adjacent residential lot or district, above and beyond the minimum screening requirements contained in Article 5, "Supplemental Regulations," Division 34-60.

SURVEYOR'S CERTIFICATION

P.O.B. TOTAL TRACT

& LOT 1 P.O.C. LOT 2

DB. 6333, PG. 2313

6701 DELMAR AVE

LOC. #18J621276

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during January, 2020, by order of and for the use of TriStar Companies, executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being part of Lots 4 and 9 and Lots 5 Thru 8 of Block 1 of University Heights, per Plat Book 6, Page 14 and part of Lot 9 of the Subdivision of Clemens Estate, per Plat Book 2, Page 42, located in U.S. Survey 378, Township 45 North, Range 6 East of the 5th P.M. University City, St. Louis County, Missouri and that the results of said survey and Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

Walter J. Pfleger, Missour P.L.S. No. 2008000728

STOCK

-PSSOCIATES

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KINGSLANE ST. LOUIS

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WALTER J. PFLEGER P.L.S. MO. P.L.S. # 2008-000728 CERTIFICATE OF AUTHORITY

REVISIONS:

CHECKED BY: W.J.P.

W.J.P. 212-5053.4 BASE MAP # P-XXXXX-XX S.L.C. H&T #: H&T S.U.P. # M.D.N.R. #: MO-XXXXXXX

SHEET TITLE: BOUNDARY

ADJUSTMENT PLAT

1 OF 1