



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, April 25, 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. Arbor Day Recognition

E. APPROVAL OF MINUTES

1. April 11, 2022 – Study Session Minutes – Redistricting and Text Amendments
2. April 11, 2022 – Regular Session Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

G. SWEARING IN TO BOARDS AND COMMISSIONS

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

J. CONSENT AGENDA

1. Relocation Assistance Agreement – Jahi Eskridge (8648 Olive Blvd.)
2. Relocation Assistance Agreement – Vanita Triplett (8626 Elmore Ct.)
3. Ratification of engine replacement for Automated Solid Waste Collection Truck Unit #43

K. CITY MANAGER'S REPORT

1. Employee Recognition Awards
2. Proposed FY2023 Annual Operating Budget and Proposed FY2023-FY2027 Capital Improvement Program submission to Council
3. Conditional Use Permit (CUP 22-04) 8630 Delmar – Avenir development to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.
4. Conditional Use Permit (CUP 22-05) 6610 Olive – To allow a proposed building to be located two (2) feet from the adjacent property line and to allow the proposed building to maintain a height of 42 feet above the average grade of the site. (*Crescent Plumbing*)

L. UNFINISHED BUSINESS

1. **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*)
2. **Bill 9461 AMENDED** - AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED AVENIR DEVELOPMENT LOCATED AT 8630 DELMAR BOULEVARD.
3. **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*)
4. **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*)

M. NEW BUSINESS

Resolutions

1. **Resolution 2022-3** - Certification of April 5, 2022 General Municipal Election Results.

Bills

Adjourn SINE DIE

Swearing in of

Steven McMahon, Councilmember Ward One
Tim Cusick, Councilmember Ward Two
Terry Crow, Mayor

**Stacy Clay, Councilmember Ward Three will be sworn in at a later date.*

RECONVENE WITH NEW COUNCIL – ROLL CALL VOTE

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.

R. ADJOURMENT

Posted the 22nd day of April, 2022
LaRette Reese
City Clerk, MRCC



**PROCLAMATION
OF THE
CITY OF UNIVERSITY CITY**

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, beautify our community, and serve as a source of joy and spiritual renewal, and

WHEREAS, University City has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways.

NOW, THEREFORE, The City Council of the City University City, Missouri, urge our citizens to support efforts to care for our environment.

WHEREOF, We have hereunto set our hands and caused the Seal of the City of University City to be affixed this 25th 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

**STUDY SESSION
REDISTRICTING AND TEXT AMENDMENTS**

CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, April 11, 2022
5:30 p.m.

AGENDA

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held on Monday, April 11, 2022, Mayor Terry Crow called the meeting to order at 5:30 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 Acting Director of Planning and Development, John Wagner.

2. CHANGES TO REGULAR AGENDA

Mr. Rose stated he had two proposed changes; that Allieze Curry be added as Item G (2), to be sworn into the Senior Commission, and that Item K (1); Missouri City Clerks and Finance Officers Association (MOCCFOA), be moved to Item D (2).

Councilmember Smotherson stated he would like the record to reflect that Crescent Plumbing referred to in Items M (3) and M (4) is located in the 2nd Ward, rather than the 3rd Ward.

3. REDISTRICTING AND TEXT AMENDMENTS

Mr. Rose stated Dr. Wagner will provide Council with a presentation on the proposed redistricting and Text Amendments considered by the Planning and Zoning Commission.

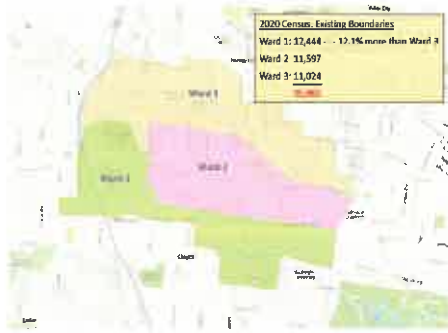
Dr. Wagner stated his hope was that there would be more choices, but as it turns out, this should be pretty straightforward.

2020 Census Results

The 2020 Census shows a total of 35,065 residents in U City:

- 1st Ward 12,444
- 2nd Ward 11,597
- 3rd Ward 11,024

With the 1st Ward consisting of 12.1% more residents than the 3rd Ward, there is a need to develop a Redistricting Plan that moves more people into the 3rd Ward.



According to the 2020 Census, there were 767 residents in the tract encompassing Old Bonhomme, which became the most logical place to make the needed adjustments.

Census Blocks

Using the Census Blocks the Commission was able to determine how many people in the Old Bonhomme area were in the 1st Ward.

- Blocks 5,000, 5,000, 5,001, 5,002, 5,003 reflects residents in the 3rd Ward
- The Blocks located below the red line reflect residents in the 1st Ward



Option 1 Redistricting Plan - Old Bonhomme

The area encompassing Old Bonhomme has:

- 245 Residents in the 3rd Ward, and
- 522 Residents in the 1st Ward

If the district boundary is drawn here, moving 522 residents into the 3rd Ward would generate a difference of 3.2% more residents in the 1st Ward, than in the 3rd Ward.

Demographic	Ward	Res-
Block 1807, Block Group 3, Census Tract 210540, St. Louis County, Missouri	Ward 1	17
Block 3006, Block Group 3, Census Tract 210700, St. Louis County, Missouri	Ward 3	124
Block 3007, Block Group 3, Census Tract 210700, St. Louis County, Missouri		1
Block 3008, Block Group 3, Census Tract 210700, St. Louis County, Missouri		11
Block 3009, Block Group 3, Census Tract 210700, St. Louis County, Missouri		245
Block 3010, Block Group 3, Census Tract 210700, St. Louis County, Missouri	19	
Block 3011, Block Group 3, Census Tract 210700, St. Louis County, Missouri	Ward 2	34
Block 3012, Block Group 3, Census Tract 210700, St. Louis County, Missouri		18
Block 3013, Block Group 3, Census Tract 210700, St. Louis County, Missouri		11
Block 3014, Block Group 3, Census Tract 210700, St. Louis County, Missouri		522
Block 3015, Block Group 3, Census Tract 210700, St. Louis County, Missouri		11

Option 1 Redistricting Totals

11,922 in the 1st Ward
 11,597 in the 2nd Ward
 11,546 in the 3rd Ward



Option 2 Redistricting Plan - North Old Bonhomme

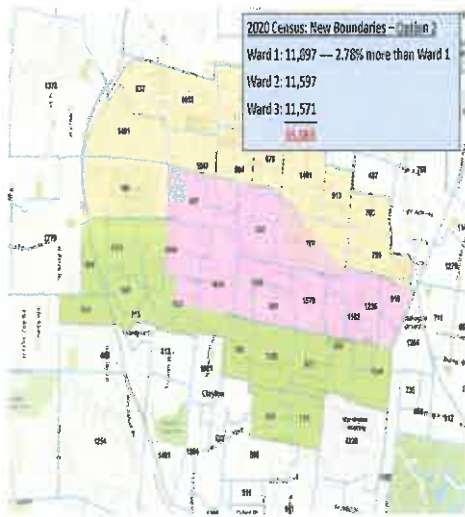
The area encompassing north of Old Bonhomme has:

- 25 Residents in the 1st Ward.

If the district boundary is drawn entirely north of Old Bonhomme, moving 25 residents, it would generate a difference of 2.78% more residents than in the 1st Ward.

Option 2 Redistricting Totals

- 11,897 in the 1st Ward
- 11,597 in the 2nd Ward
- 11,571 in the 3rd Ward



Dr. Wagner stated since North Old Bonhomme appears to represent one neighborhood; the most logical option would be Option 1, which brings the percent difference down to 3.2%.

Councilmember Clay asked if his understanding that the current 3rd Ward boundary that stops at Mayflower would migrate south under Option 1, to Old Bonhomme, was correct? Dr. Wagner stated that is correct. A portion of Mayflower is on the red horizontal line, so the lots on the southern half are in the 1st Ward, and the lots on the top half are in the 3rd Ward. Everything across the bottom up to where it says "1, 001," would then be in the 3rd Ward.

Mayor Crow stated this seems like an appropriate course of action unless his colleagues in the 1st Ward believe there is a nuance or community of interest that would be dissected with this plan.

Councilmember Clay stated he thinks it is important to point out to the folks who may be impacted by this redistricting that it does not materially change anything, except for their councilperson.

Councilmember Smotherson asked if residents would be notified by the City about this change or if he and Councilmember Clay could be provided with a list to contact them? Mr. Rose stated if this is an acceptable recommendation, then the next step would be moving it to the Council level for consideration. Thereafter, staff would follow Council's guidance on how residents should be notified.

Mr. Mulligan informed Councilmember Smotherson that the State law requires that before A Redistricting Ordinance is passed it must be published for a minimum of three weeks in a daily newspaper.

Mayor Crow stated it could also be posted on the City's website.

Councilmember Clay stated he would be an advocate of the City making these notifications and allowing himself and Councilmember Smotherson to follow up individually.

Dr. Wagner stated on December 15, 2021, the Planning Commission recommended making the following amendments to the Zoning Ordinance:

Text Amendments to the Zoning Ordinance

1. The first set of amendments involves changes to the requirements for notification to property owners, residents, and businesses for proposed amendments to the official zoning map, applications for conditional use permits, and exceptions to these requirements; §400.3230, §400.3240, and §400.3250, respectively.

The proposed amendments expand the notification requirements to include residents and business owners that occupy a home or business but do not own the property.

2. The second set of amendments involves changes in language from "disabled" to the more commonly accepted term "people with disabilities." This change would be made to various sections of the Zoning Ordinance.

Dr. Wagner stated State law requires that Public Hearing Notices be sent to residents 185 feet from the edge of the actual property or properties being rezoned. However, staff's policy extends the radius to 300 feet.

He stated one concern is how readily this policy could be implemented. Currently, a couple of hundred letters takes about two or three hours because they can identify a specific property or a group of properties off of St. Louis County's website by typing in the radius, generating a list of property owners, and printing out labels from a PDF format. However, should this amendment become a requirement rather than a policy, and staff is required to send a Public Hearing Notice to everybody living in an apartment complex, it would take a couple of days to come up with a list; even if it was mailed out as "To The Occupant," or some similar verbiage. So, if this becomes a requirement and it is not fully complied with, then somebody could file a challenge to the Ordinance. It's a great idea but it could be a sticky wicket in terms of implementation.

Dr. Wagner stated the second amendment is also not so clear-cut. Mr. Mulligan reminded the Commission during its meeting of the need to adhere to State law, since "*people with disabilities*" now includes people with developmental disabilities. So, based on that understanding, Mr. Mulligan offered to draft some language that could be presented to Council.

Councilmember Cusick questioned whether "*disabled*" should be changed to "*people with disabilities*" throughout the entire Code?

Mr. Rose stated since there are already several areas within the Code that staff needs to update, this item could be included.

Mr. Mulligan stated while disabled or handicapped is not typically prevalent in Zoning Ordinances; he would be willing to bet that they appear in other areas.

That said, he believes the initial focus of this amendment was the term "*group home for the physically and mentally handicapped*," which tracks the State Statute. That Statute basically states group homes for the physically or mentally handicapped individual should be treated like any other residence, as long as it does not exceed eight unrelated individuals and two house parents.

The City's Code states group homes for the handicapped; small and then large; meaning above the numbers just mentioned. And one of the issues raised if that language was changed to "*disability*," is whether it would somehow change the scope of who may occupy these residences. Mr. Mulligan stated his thinking is that if you wanted to change the language from "*handicapped*" to "*disabled*" or "*people with disabilities*," then you would have to add a sentence in the Code that states, "That for purposes of the interpretation and enforcement of this Ordinance these terms mean the same as a group home for the handicapped under State law," to make certain that you are not creating new categories of individuals.

Mayor Crow asked if the Planning Commission strongly believed that renters needed to have the same notice as property owners?

Councilmember Hales stated the Commission talked about the challenges associated with the logistics of this amendment, as Dr. Wagner mentioned. And one of the questions that came out of that discussion was if we could implement such a change, would it be a benefit to the City in terms of identifying properties that may house illegal occupants?

Mayor Crow asked if the Planning Commission was still committed to this amendment even after learning about the legal ramifications that such a requirement could have on the City? He stated at some point, Council will have to balance these requests with the exposure and hurdles the City might face as a result of their implementation.

Mr. Mulligan stated both of these changes were initiated by the Planning Commission. With respect to the notice, although they discussed that it could be done administratively; the consensus of the Commission was that it becomes an Ordinance rather than an administrative policy, to circumvent any administrative discretion.

Concerning the State law requirement of 185 feet Dr. Wagner mentioned, the purpose is to allow owners to protest zoning changes. And if the requisite number of owners signs the petition it would then require a supermajority of Council to approve any changes. Mr. Mulligan stated ownership is pretty easy, but when it comes to occupants, it could be challenging to determine who is occupying every property since occupancy permit records are not always accurate.

Dr. Wagner stated as noted earlier, the Census reported that 245 people lived in the 1st Ward. But after his staff double-checked that information with the City's Occupancy Permits the total increased to 291 residents. He stated it took them approximately four hours to review all of the records.

Mayor Crow stated although he understands the rationale behind the change in terminology, in the law of ordinances, the general practice is that terms of art are routinely followed because they have been defined by experts working at the highest levels of government. So he has several concerns about what these amendments would add to the City.

- Would they cause U City to be on the cutting-edge of this terminology?
- Are other cities moving along these lines?
- Would their implementation be in conflict with the State Statute?

Dr. Wagner stated while he can check to see what other cities are doing, he does not believe there has been a blanket change across communities. He stated he thinks Commissioner Holly's intent was to bring the Ordinance up to date with what she described as "*modern terminology*".

Mr. Rose stated after Dr. Wagner conducts his research on other cities, he intends to revisit both amendments with the Planning Commission and share any new information with them.

4. ADJOURNMENT

Mayor Crow thanked Dr. Wagner for his presentation and adjourned the Study Session at 6:05 p.m.

LaRette Reese,
City Clerk, MRCC

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

A. MEETING CALLED TO ORDER

At the Regular Session of the City Council of University City held on Monday, April 11, 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.; Acting Director of Planning & Zoning, John Wagner; Director of Parks, Recreation & Forestry, Darren Dunkle, Nancy Sulin, Assistant City Clerk for the City of Wentzville and Pam Castellano, Deputy City Clerk for the City of Saint Charles.

C. APPROVAL OF AGENDA

Mr. Rose requested that Allieze Curry be added as Item G (2), to be sworn in to the Senior Commission, and that Item K (1); Missouri City Clerks and Finance Officers Association (MOCCFOA), be moved to Item D (2).

Councilmember Smotherson stated he would like the record to reflect that Crescent Plumbing referred to in Items M (3) and M (4) is located in the 2nd Ward.

Councilmember Hales moved to approve the requests to Amend the Agenda, it was seconded by Councilmember Cusick, and the motion carried unanimously.

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

D. PROCLAMATION

1. Provider Appreciation Day; (May 6, 2022), recognizes childcare providers, teachers, and educators of young children everywhere.
2. Missouri City Clerks and Finance Officers Association (MOCCFOA) (Presentation of Certificate of Appreciation)

Mr. Rose stated this presentation to the City Clerk; LaRette Reese is being made by Nancy Sulin, Assistant City Clerk for the City of Wentzville, and Pam Castellano, Deputy City Clerk for the City of Saint Charles.

Ms. Sulin stated their purpose for attending tonight's meeting is to recognize LaRette Reese, who based on her education and experience, is being awarded the designation of a Missouri Registered City Clerk by the Missouri City Clerks and Finance Officers Association (MOCCFOA).

MOCCFOA has a current membership of over 600 city clerks and finance officers throughout the State of Missouri. It is dedicated to ensuring that the education it provides on the ever-changing statutes and rules governing cities is relevant and addresses the need for these individuals to remain up to date on issues associated with their positions.

Ms. Reese has served on the State's Oversight Committee, and the Life Membership Committee, and should be commended for the perseverance and dedication she has demonstrated in achieving these goals. The knowledge Ms. Reese has received is also a testament to the elected officials who had the astuteness to recognize the value that such an education could bring to the City they serve.

Ms. Reese stated she looks forward to her continued growth and thanked the Mayor and Council for the opportunity to participate in the Association's educational program and for their support as she worked towards achieving this designation. A special thanks goes to Linda Schaeffer, who was always willing to fill in as the Acting City Clerk when she is away in training.

Mayor Crow stated last year was an extremely difficult time for LaRette, but he does not doubt that her mother is very proud. So, on behalf of himself and his colleagues, he would like to congratulate Ms. Reese on her accomplishment.

E. APPROVAL OF MINUTES

1. March 14, 2022, Regular Session Minutes was moved by Councilmember Smotherson, it was seconded by Councilmember Hales, and the motion carried unanimously.
2. March 28, 2022, Study Session Minutes; Winter Weather Operations was moved by Councilmember Klein, it was seconded by Councilmember McMahon, and the motion carried unanimously.
3. March 28, 2022, Regular Session Minutes was moved by Councilmember McMahon, it was seconded by Councilmember Hales, and the motion carried unanimously.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Joseph Mosby II to be sworn into the Board of Adjustment
2. Allieze Curry to be sworn into the Senior Commission

Mayor Crow thanked both appointees for their willingness to serve.

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.

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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 acknowledged that it was nice to see so many faces and welcomed everyone back into the Chamber.

Patrick Fox, 1309 Purdue, U City, MO

Mr. Fox stated while he applauds the efforts to have equal numbers within the Districts, the one thing missing is the demographics of the people in each ward. This was particularly important when the County attempted its reapportionment to ensure there would be fair and equal representation for all of the County's residents.

Concerning the City's audit, the permit and licensing fees were outside of the bounds of what was budgeted. The original budget stated there was going to be \$900,000 in permit and license fees. It was revised to \$713,000 but ended up being \$964,000. He stated that is an approximate \$250,000 variance which accounted for more than 50% of the City's revenue over what was budgeted for the Fiscal Year and is something he would encourage staff to look into.

Mr. Fox stated he also noticed there is an inequity in how the pension is structured for City employees. Non-Uniformed employees are required to contribute 3% of their salary to the pension but uniformed employees are not. Considering that Prop F was unsuccessful, one thing to consider is engaging in negotiations with the collective bargaining units to seek that same contribution from uniformed members which could net an additional \$400,000 in contributions to the pension. Even though that will still fall short of the original estimate of \$575,000 predicted by Prop F, it is something to consider as a possible revenue stream to help fund the pension and ensure a successful retirement.

Frank Ollendorf, 8128 Cornell Court, U City, MO

Mr. Ollendorf stated every issue he is going to talk about has one thing in common; that Council and this administration give plenty of time and study to citizens' opinions before making any final decisions.

This Council and its administration have spent almost two years discussing the pros and cons of preserving Civic Plaza and he would commend everyone for doing a thorough job. He is also pleased to know the City will be hosting public events at the community center, and that staff has indicated its intent to fully inform the public about every aspect of their decisions. One being that the Annex and Trinity will constitute the first phase of the project, and City Hall will be in a later phase. Mr. Ollendorf stated he thinks everyone would agree that the City should go full speed ahead on the Annex. And while he was pleased to hear Mayor Crow indicate in his State of the City Address that the elevator in City Hall would be repaired, he is fearful that they might be abandoning this building. The exterior of City Hall is beginning to fall apart, and an evaluation of City Hall conducted two years ago stated that early action is needed before the situation becomes worse and someone is injured.

Another consideration is the Community Improvement District Tax; which from every indication Council seems to be in favor of. However, if Council acts urgently, it risks making the same mistake the City made eighteen years ago when it approved the Transportation District that resulted in the Trolley. So once again, he would ask that the public be given all of the information and an opportunity to discuss this major decision.

Tom Jennings, 7055 Forsyth, U City, MO

Mr. Jennings stated he has been living in his home for 50 years, where previously the problem with Wash U parking was addressed and resulted in the City adding no parking signs on the north side of the street. Now, a car with New Jersey license plates has been parking in the spot directly in front of his house for the last month, and on several occasions has even moved his trash cans out of the way on collection days, to do so. Mr. Jennings stated when he called the police they discovered that the car had a guest pass, so no action was taken. But if the City is not going to issue tickets to these cars parked in no-parking zones, then how will this problem ever be resolved?

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) – Acquisitions, LLC.

Mayor Crow opened the Public Hearing at 6:55 p.m. and noted that the City Clerk had provided all written comments to members of Council.

Josh Bussmann, 8061 Teasdale, U City, MO

Mr. Bussmann stated the current zoning is limited commercial, intended to accommodate limited retail and service businesses within or adjacent to residential neighborhoods that are intended to serve a relatively small or local market area and are compatible with the surrounding neighborhood. Bamboo Investments and the owner of this property have overlooked these facts because, in reality, all of the Avis facilities identified in their request to change the Code are located in areas zoned as General Commercial rather than Limited Commercial.

Mr. Bussmann stated he lives directly behind this facility, so it will literally be his backyard. At the March 28th meeting, Council asked the applicant to conduct additional outreach to the community. And their half-hearted attempt to respond to Council's directions was to send out a letter to residents asking them to participate in a mid-day Zoom meeting to be held on a Thursday. Mr. Bussmann stated the receipt of his letter gave him less than 24 hours to respond and one of his neighbors received their letter the day after the meeting had occurred.

There are also a lot of concerns with respect to the housing and maneuvering of these trucks and vans, as well as drop-offs that can be made at any time of the day or night. He stated there was a pleasant garden shop in this location for 15 years that served the neighborhood well; something that Avis-Rent-A-Car will not do. So, in his opinion, amending the Code will only lead to a slippery slope that ultimately could allow other non-suitable businesses to occupy this building.

Cody Stokes, 508 Old Bonhomme Road, U City, MO

Mr. Stokes stated he lives 300 yards from the proposed location of this light truck business, which in his mind equates to industrial zoning that definitely does not fit into the fabric of his neighborhood. But, here are some of the fundamental problems he sees with this proposal:

- The letter he received from Bamboo on Saturday seemed a little unethical because it included a \$5.00 gift card as an incentive to attend a Zoom meeting designed to help push the issue through Council.
- The foot traffic on the proposed lot is highly prevalent and is sandwiched between two places of worship. Both organizations have been in existence for a long time, and many of their parishioners who live within walking distance, utilize this lot.
- The rezoning of this lot opens the door to additional violations that could desecrate the neighborhood; especially at night.
- The eastbound portion of this intersection has a large electrical panel that prohibits one's view of pedestrians, and two years ago a woman was killed as a result of the street's normal traffic pattern.

Mr. Stokes stated even though he thinks the new Urgent Care also does not fit into the fabric of the neighborhood, the only good news is that if someone does get hurt there is a chance they could survive.

Jaimie Mansfield, General Counsel for Bamboo Equity Partners; 600 Emerson, Suite 210, Creve Coeur, MO 63141

Ms. Mansfield stated this is a Text Amendment affecting all of the City's LC Districts; which by the Planning Commissions' estimate includes about eighty properties. And after meeting with the Commission on four separate occasions where they reviewed this request and the impact it would have as a whole, they recommended approval of this use in LC Districts. So, before the Conditional Use Permit (CUP) for this specific end-user and parcel can be considered, the process requires that Council start with the Text Amendment.

Ms. Mansfield stated she received a call after the last Council meeting informing her of the request to conduct some sort of public outreach. And her question then, is the same question that she has today, to whom; because this Text Amendment impacts the entire City? So, following the guidance required by the Code, she composed a letter and distributed it to every resident within a 300-foot radius. Later she was informed that the radius should be 500 feet, and additional letters were sent out thereafter. She stated while she would apologize if anyone thought the \$5.00 gift certificate was unethical, had those same residents attended an in-person meeting, she would have provided them with refreshments. So, there was absolutely no malice intended. And she also believed that conducting a Zoom call during the lunch hour represented the best scenario given the short notice she had been provided.

Ms. Mansfield stated there were five residents on the call against this use at the 8130 Delmar location, and of course, there are more here tonight. But the buck does not stop with the Text Amendment. Therefore, at the CUP phase she would like the opportunity to meet with a concentrated group of folks being impacted by these plans and talk to them about the options, limitations, conditions, and the ingress/egress arrangements, so they can learn why the Planning Commission's recommendation makes sense. They saw this use as a viable, quiet, and convenient use in LC Districts that would serve the residents of U City. What they will learn is that Bamboo is an amazing corporate citizen of St. Louis and a great neighbor; that there were 4,105 rentals at the Clayton location, and that they averaged 11.5 customers per day because almost all transactions are completed online. So, at most, a customer is going to be at this location for five minutes to pick up their car and leave. What other use under the category of an LC District is going to have 11.5 customers per day?

Ms. Mansfield stated being given such an opportunity would not only be appropriate and quantifiable, but it is also the process that should be followed. Even if it is found to be fruitless, it is the process, and what she intends to follow in this case.

Mayor Crow closed the Public Hearing at 7:10 p.m.

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

Mayor Crow opened the Public Hearing at 7:10 p.m. and noted that the City Clerk had provided all written comments to members of Council.

Grace Collins, 8841 Washington Avenue, U City, MO

Ms. Collins read the letter she wrote to Council into the record. *"I ask that you see the deep import of the below three being installed.*

- a. *The Kingdel exit from the Avenir Project is for fire and emergency use only.*
- b. *An ombudsman is assigned to this project who we neighbors are able to contact with the many on-goings that are taking place during construction of the Avenir Project; as well as after because I assume that our local police dispatch is not being the assignee for the Avenir concerns and activities that take place after workday hours, as well as weekends. For example, if noisy generators have a loose fuse where they have gone off, we have a contact. If one arrives to pour foundation at 3:15 a.m., we have a contact.*
- c. *In tonight's meeting Agenda Packet pages 292 and 293 appear to show the left turn lane on Delmar is ending where it tapers off very close to the Kingdel Drive entrance. For safety measures I ask that you see on Delmar Blvd. that a full-width center left-turn lane is installed, making it safer turning onto Kingdel Drive. And this may need to be extended to Delmar, allowing safe turns for eastbound traffic onto Delmar."*

Ms. Collins thanked Council for their time.

Margie Lazarus, 8808 Washington Avenue, U City, MO

Ms. Lazarus stated Councilmember Hales informed her that he read the letter from, Charles Deutsch And Company mailed to the neighborhood in October 2020, where it states *"the Avenir was designed to ensure there would be no entrance from any part of your neighborhood"*. After deviating from that assurance, he is now proposing that the emergency exit not be made available for residents of The Avenir to use coming in or out of Kingdel into the neighborhood. And that it will be referred to as an emergency exit, rather than fire access. She stated the neighborhood is in agreement with this decision and hopes that this condition will remain in perpetuity for any new owners in the event The Avenir is ever sold.

Ms. Lazarus thanked Councilmember Hales for all of this time and support on this issue, as well as any parking issues that may arise in the future. She stated she hopes that Council will support the neighborhood when taking their final vote.

Mayor Crow closed the Public Hearing at 7:15 p.m.

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

Councilmember McMahon moved to approve Items 1 through 5 of the Consent Agenda, it was seconded by Councilmember Klein, and the motion carried unanimously.

K. CITY MANAGER'S REPORT

1. Missouri City Clerks and Finance Officers Association (MOCCFOA) (Presentation)
(moved up to D2)
2. Conditional Use Permit (CUP 22-03) at 7271 Olive Blvd. The proposed use is for a "Banquet/reception hall" use in the GC - General Commercial District.
(VOTE REQUIRED)

Mr. Rose stated staff is recommending that Council consider a CUP for 7271 Olive Blvd. The details concerning this application will be presented by Dr. Wagner

Dr. Wagner stated 7271 Olive Blvd. was initially presented as a CUP for a banquet and reception hall and was expanded at the Planning Commission meeting to include properties located to the east. The area where the restaurant currently resides will be used for storage and the second property; which is now a vacant lot will be used for parking. These uses are outlined in the CUP.

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

Councilmember Clay stated at this point, no additional parking has been articulated for the west lot, and to the east, you have a residential street. So, his concern is what would happen if these events generated overflow parking? Dr. Wagner stated the owner acknowledges that there is very little room for overflow, and therefore, has indicated that the restaurant would be closed during the hours of special events and that the intent is to limit the number of people attending to the 45 available parking spaces.

Councilmember Clay stated while he likes the idea of having a business in this area, without a clear understanding of what this overflow might consist of and how it could be mitigated, he is worried that Purdue would essentially be used for overflow parking.

Councilmember Smotherson stated his questions are similar to the ones verbalized by Councilmember Clay, and if possible, he would like to address these concerns to Mr. McMiller. He stated the reason for their desire to restrict parking is based on prior experience where the Starlight Concert Series at Heman Park had to be moved to a new location due to the lack of parking and the fact that the neighboring residential streets become very narrow when cars are parked on one side.

Jonathan McMiller, McPro Property Development, LLC; 7267 Olive Boulevard

Mr. McMiller thanked Council for the opportunity to speak and stated that extensive consideration had been given to parking; especially as it relates to the topic of overflow parking. As a result, the individuals managing this center have been charged with selecting only those events that can accommodate these parking limitations. The selection process will also address the number of allowable attendees and that information will be documented in their contract.

Mr. McMiller stated management is fully aware of the Code's requirement that for every 50 square feet of space for a public gathering there is to be one parking space allotted. Therefore, the type of events being advocated for this center will be limited to business and community meetings, and family events like baby showers and receptions; all things that are easy to control.

Councilmember Clay thanked Mr. McMiller for his comments, and asked what he anticipated the average attendance for each event would be? Mr. McMiller stated the average attendance would be roughly 60 people because the type of permissible events will typically consist of individuals attending as a group or carpooling. And their Shared Parking Agreement allows them to utilize all of the parking being developed for this area.

Councilmember Smotherson asked Mr. McMiller if he had a Shared Parking Agreement with the law firm located next door? Mr. McMiller stated while he has had extensive conversations with Mr. Morris, who is excited about the proposed development and is willing to help in any way that he can, they have not executed any agreements related to parking.

Councilmember Smotherson asked Mr. McMiller if he would be willing to discuss such an agreement with Mr. Morris? Dr. Wagner stated there are approximately 6 parking spaces on the law firm's lot, which Mr. McMiller would not need since he already has enough room to accommodate 50 to 60 patrons.

Councilmember Smotherson expressed his desire for this to be a successful venture and stated he was satisfied with the current arrangements as long as the business remains mindful of its residential neighbors.

Voice vote on Councilmember Clay's motion carried unanimously.

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*). Bill Number 9456 was read for the second and third time.

Councilmember Smotherson moved to approve; hearing no second, the Bill was removed from the Agenda.

- 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 DEVELOPMENTS THEREIN; (*Avenir*). Bill Number 9458 was read for the second and third time.

Councilmember McMahon moved to approve, 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.

- 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*). Bill Number 9459 was read for the second and third time.

Councilmember McMahon 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.

M. NEW BUSINESS

Resolutions

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

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

Councilmember McMahon requested that the following amendments be made:

- Paragraph 3 should be amended to read, "*Per the developer, dog waste stations and signage will be located at the building exits*".
- Paragraph 4 should be amended to read, "*Per the developer, the rules and regulations contained in the standard residential apartment lease shall include; no parking will be allowed on the east side of Kingdel Drive, and the access from Kingdel Drive to the courtyard and building shall be for emergency purposes only*".
- Paragraph 18, the words "*shall eb*" should be amended to read "*Shell be*".

Councilmember McMahon's amendments were seconded by Councilmember Klein.

Councilmember McMahon stated this is a plan that he and Councilmember Hales have been talking with residents and the developer about in an attempt to reach amicable resolutions for all of the parties involved. He thinks the amendments represent the residents' expectations, which if overlooked would have been disappointing given the compromises they have been willing to make.

Voice vote on the amendments carried unanimously.

Voice vote on Amended Resolution 2022-2, carried unanimously.

Bills

Introduced by Councilmember Hales

- 1. 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*). Bill Number 9460 was read for the first time.

Introduced by Councilmember Smotherson

- 2. Bill 9461 – AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED AVENIR DEVELOPMENT LOCATED AT 8630 DELMAR BOULEVARD.** Bill Number 9461 was read for the first time.

Councilmember McMahon stated he would like it to be clear that any changes made to the Preliminary Plan should also be included in the Final Plan.

Mr. Mulligan informed Councilmember McMahon that Bill Number 9461 would have to be amended, and the paragraphs adjusted to match the paragraphs in the Final Plan, which are different from the Resolution.

Councilmember McMahon requested that the following amendments be made:

- Section 3, Paragraph 3 should be amended to read, "*Per the developer, dog waste stations and signage will be located at the building exits*".

- Section 3, Paragraph 4 should be amended to read, "Per the developer, the rules and regulations contained in the standard residential apartment lease shall include; no parking will be allowed on the east side of Kingdel Drive, and the access from Kingdel Drive to the courtyard and building shall be for emergency purposes only".

Councilmember McMahon's amendments were seconded by Councilmember Hales.

Roll Call Vote Was:

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

Nays: None

Introduced by Councilmember Klein

- 3. 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*). Bill Number 9462 was read for the first time.

Introduced by Councilmember Cusick

- 4. 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*). Bill Number 9463 was read for the first time.

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

Councilmember Smotherson stated his desire is to reestablish the Senior Program previously held at the Community Center, so he would like to find out when the meeting rooms will be reopened? Mr. Rose stated the reason this facility has not been open was because of staffing issues; which might be resolved at this point.

Mr. Dunkle stated today, there are seven full-time positions in Parks & Recreation that are vacant, along with multiple permanent/seasonal positions. However, a new employee has been brought on board as the Supervisor over programming and special events, so they will be working towards restarting that program for seniors. He stated he hopes to hire another full-time employee very shortly.

O. CITIZEN PARTICIPATION (continued if needed)

Kennard Jones, 1208 Pennsylvania Avenue, U City, MO

Mr. Jones stated Councilmember Smotherson addressed the issue he was here to talk about, which was the Senior Program. So, on behalf of himself and the roughly 41 members who participate in this program, he would just like to say thank you, very much.

Frank Ollendorf, 8128 Cornell Court, U City, MO

Mr. Ollendorf stated he learned about Crescent Plumbing's request for a zoning amendment four days before it went to the Planning Commission and realized that this property is the centerpiece of the City's Economic Develop Plan adopted thirteen months ago. The Plan listed its highest priorities to be in the areas of tech, professional, and office spaces, and the highest priority site for these uses is Pete's Shur Save. The Plan also adopts Cunningham Industrial Park, located 50 yards away from the proposed Crescent site; which is where it should be.

Mr. Ollendorf stated maybe it's too late but again, he would encourage Council to slow down and allow citizens to chime in before they find themselves violating their own Plan.

P. COUNCIL COMMENTS

Councilmember Smotherson announced that Missouri Baptist will be conducting 3D mammography services at Centennial Commons on Thursday, April 28th from 8:45 a.m. to 2 p.m.

Councilmember Hales stated he would like to congratulate Matthew Leritz, a U City resident now attending Wesleyan University, on his achievement of being named to the 2021-2022 Academic All-American Men's Basketball Team.

Mayor Crow stated first, he would like to congratulate his colleagues on their reelection to City Council.

Secondly, he wanted to acknowledge that the City heard all of its residents with respect to Proposition F. So, the next step is to regroup, and try to determine the best options available to assist in addressing the revenue issues impacting the Pension Plan. Mayor Crow stated there may also be a need to discuss some of the things Mr. Ollendorf spoke about.

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

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

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 7:53 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 8:30 p.m.

LaRette Reese,
City Clerk, MRCC

LaRette Reese

From: mark paradowski <paramark33@hotmail.com>
Sent: Saturday, April 9, 2022 7:47 AM
To: Council Comments Shared
Subject: proposed Avis car rental at Delmar & Old Bonhomme

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

As a homeowner in the University View neighborhood, I want to voice my OPPOSITION to the proposed zoning change that would allow and Avis Car Rental facility to operate on property at the south east corner of Delmar Blvd. & Old Bohomme Ave.

My vote on that proposed zoning change to allow that is a firm NO.

Mark Paradowski
8102 Teasdale Ave
St. Louis, MO. 63130

LaRette Reese

From: Nick Pass <nickpass@gmail.com>
Sent: Saturday, April 9, 2022 8:26 AM
To: Council Comments Shared
Subject: Avis Corner of Bonhomme and Delmar

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

To Whom It May Concern,

I want to share our support for this redevelopment to an Avis. We have lived down the street for a few years and are thrilled to see something useful and new happening on that corner. It's an oddly shaped parcel that only has a handful of viable options and I think this is a great one. It is a much better use than a gas station or mechanics shop.

It will fill a vacant building and start the, much needed, clean-up of that intersection. The developers plans look reasonable and attractive.

Don't hesitate to reach out with any questions.

Thanks,
Nick H. Pass
(314) 662-1299

(Pardon any errors, sent from iPhone)

LaRette Reese

From: Jack Huether <jmhuether@charter.net>
Sent: Saturday, April 9, 2022 1:12 PM
To: Council Comments Shared
Cc: 'Teresa Huether'
Subject: Proposal of a Car Rental Facility at Old Bonhomme and Delmar

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

Dear University City Council and Others,

We live at 502 Mapleview Drive just off Old Bonhomme. We have been aware of the above proposal and feel the need to voice our opinion.

We are not in favor of allowing a car rental facility to operate at the former University Garden facility at the southeast corner of Delmar and Old Bonhomme.

In the interest of time and being succinct we are listing **a few** of those reasons:

- 1) We don't feel it is prudent to rezone this type of real estate from light commercial to a more commercialized zone. The space was zoned for a reason and it should remain as such. If it was changed what could move in there 5 years from now if the rental car location moves on?
- 2) This intersection already sees quite a bit of traffic and numerous pedestrians especially during the Sabbath. A rental car location would add to the quantity of humans and activity especially during peak hours. That would make this "angled" intersection less safe.
- 3) We believe there would be a better use for this real estate staying within the boundaries of light commercial. Why change requirements that aren't needed.

Thank you for your consideration of our concerns.

Sincerely,

John and Teresa Huether

LaRette Reese

From: Karen Proper <kproper9@gmail.com>
Sent: Saturday, April 9, 2022 4:44 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 support "emergency exit only" from Avenir onto Kingdel. I live in the neighborhood at 8727 Washington Ave, St. Louis, MO 63124

Thank you for your consideration,

Karen Proper

LaRette Reese

From: Deborrah Daher <deborrah@deborrahdaher.com>
Sent: Sunday, April 10, 2022 7:00 AM
To: Council Comments Shared
Cc: Peggy & Mark Holly
Subject: Avis car rental

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

Please note I am unable to attend this meeting in person to voice my strong opposition to the proposed property zoning change in regards to the effort to put an Avis Car Rental location on the south-east corner of Delmar and Old Bonhomme.

My house sits on the corner of Teasdale And Gay Avenues. There is already a large amount of traffic driving through our neighborhood as is, including large trucks. The noise levels and street damage would be increased, changing the neighborhood, challenging the walkers and bicycle riders, the joggers, the parents and grandparents pushing strollers, all of whom go by my window throughout each day.

The property value of our homes will be negatively impacted.

Smaller local shops and businesses are much more appropriate to the area, adding to its appeal. Please do not make such a massive change to the area.

Sincerely,

Deborrah Daher Paradowski
8102 Teasdale Ave
University City, MO 63130

LaRette Reese

From: Donna Nickum <dsn232@sbcglobal.net>
Sent: Sunday, April 10, 2022 2:49 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.

In hopes that voices who contact politicians will be heard, I am giving my opinion regarding the tax abatement for the Avenir Project. I don't believe there should be any tax abatement; however, if there is, it should certainly not be 100%. Please ask wealthy developers to pay their share of taxes.

Donna Nickum
8717 Teasdale Ave.
63124

LaRette Reese

From: Sarah Marshall <smarshallspeech@gmail.com>
Sent: Sunday, April 10, 2022 6:57 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 wanted to voice my concerns about access through the gates to our neighborhood on the Avenir project. If code and gate access is allowed for all residents then there will surely be deliveries, ride share, visitor parking, and pet walking through these means. It was promised to be emergencies only. None of these qualify as emergencies. The only guarantee they can give is if gate access is through an emergency alarm system and not a code/key method via residents.

Please consider this as if your home was next door.

8774 W Kingsbury Ave
-Sarah Marshall

Sent from my iPhone

LaRette Reese

From: VAH <victorianika59@gmail.com>
Sent: Sunday, April 10, 2022 8:06 PM
To: Council Comments Shared
Cc: John Wagner
Subject: Avenir

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

Attention, U. City Council members:

Are you able to help me understand how the predicament the Kingdel neighborhood faces with the Avenir development has occurred?

First, I don't understand how the Delmar properties owned by Charles Deutsch meets the definition of "blight." These properties were completely habitable and occupied until the end of 2021 when the tenants were instructed to leave, thus, the properties were not "abandoned."

Second, If the buildings were in such disrepair as Mr. Deutsch has stated, why was he allowed to strategically neglect them over 17+ years? Why did U. City look the other way rather than hold him accountable for repairing the deteriorating properties? If the council members agree to grant him a blighted status are they not implicating themselves in the intentional and strategic long-term neglect? Why wasn't Mr. Deutsch fined for not correcting the claimed problems like residential property owners would have been? If the properties are in that bad of a condition shouldn't Mr. Deutsch be assessed retroactive fines for allowing perfectly good properties to deteriorate over two decades?

Third, what possible reason would the city council have for granting a tax abatement when U City is clearly in need of funds (per Proposition F)? If the council agrees to this tax abatement are they not, in effect, REWARDING Mr. Deutsch for his blatant disregard for the upkeep of his own properties?

Fourth, why does the city council have the power to grant every request that Mr. Deutsch has proposed whether those proposals fall within development guidelines or not? My understanding is that the Avenir plans don't include the required number of parking spaces, the setbacks are not as far back as they are supposed to be, access to the Kingdel neighborhood from Avenir will be allowed despite assuring Kingdel residents that all these requirements have been met? We know from past experience (Gatesworth development and expansion) that Mr. Deutsch is a man who will take a mile if granted an inch and U City council members have enabled his blatant disregard for the regulations as they are written.

It's terribly unfortunate that there are no council members invested in maintaining the character, lifestyle and calm that represents the current Kingdel neighborhood, but it is another thing altogether that you are even considering permitting this developer to turn our western corridor into anywhere USA (and to retract promises already made.)

Please hold him accountable for his past actions, and do not allow him to further disregard the regulations. In so doing, you can attempt to exhibit a degree of professional integrity yourselves.

Thank you,
Victoria Hannah
8701 W Kingdel Ave

LaRette Reese

From: Robert Mitchell <rcmitch@sbcglobal.net>
Sent: Sunday, April 10, 2022 8:23 PM
To: Council Comments Shared
Cc: Jenny Mitchell
Subject: Proposed Text Change to Light Commercial District Code

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

Dear Council Members:

You have been asked to make a change to the the City Code governing Light Commercial Districts that would allow for conditional use for "automobile and light truck rental/rent-a-car services". This revision is being requested by Bamboo Equity Partners, LLC as the first step for their proposed relocation of the Avis rental car facility in Clayton to 8310 Delmar Blvd. The question before you today is a change to the City Code to allow for this type of use in the City's Light Commercial Districts and not direct approval of the proposed facility.

I would like offer my concerns how this type of facility does not fit into the definition of use for the Light Commercial District. To make my point, I will use data provided by Bamboo in a meeting with residents last Friday. Bamboo indicated that the existing facility had an average of 47 vehicle entry and exits each day. Given that this facility will be operated 7 days per week, with limited hours on the weekend, it is safe to presume that the average traffic during the week will be higher than 47. Presuming 7 major holidays, when the facility will be closed, this equates to 16826 entry/exits per year. Assuming that each rental requires 4 entry/exits for customer and rental pickup and return, that would equate to 4206 rental opportunities each year; assuming half of these are actual rentals, with the others being vehicle transfers, customer inquiries or even turn arounds as Bamboo offered, this would equate to approximately 2106 rentals per year. In their presentation Bamboo indicated that 300 rentals per year came from addresses in the 63130 zip code and 258 came from addresses in 63105, but could not provide total rentals for the existing facility. Even if there were multiple rentals from these addresses, and the likelihood is that multiple rentals from the 63105 addresses would be commercial, it would indicate that a significant number of rentals at this facility would be from outside the 63130 University City zip code. Using this as an example for this type of facility, it certainly does not appear that this kind of facility meets the criteria of "relatively small and local market area" and the additional traffic indicated in this example certainly does not seem to be "of such character and intensity which are compatible with the surrounding neighborhood".

I do not believe the proposed text change to the City Codes is in the best interest of the City of University City and its residents.

Should this change be approved, I will be presenting additional concerns regarding this specific proposed development during the Conditional Use Permit process.

Respectfully submitted,

Bob Mitchell
8055 Teasdale Ave.

LaRette Reese

From: Asim Thakore <asim.thakore@gmail.com>
Sent: Sunday, April 10, 2022 9:26 PM
To: Council Comments Shared
Cc: Jeff Hales; Steve McMahon
Subject: Public Comments for Board Meeting (Agenda Item) 4-11-22
Attachments: Council Comment April 11th - ASIM THAKORE (1).pdf

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

Dear Councilmembers,

I have attached a Public Comment on an Agenda Item for the April 11th Council Meeting.

This comment is concerning the Avenir project. I'd like to thank the Council for including conditions and have suggestions for amendments to those conditions to ensure that the developer sticks to what he promised us in his letter and to ensure the health and safety of the neighborhood.

Thank you for your time.

Sincerely,

Asim Thakore
8727 W Kingsbury Ave

Dear Councilmembers,

My name is Asim Thakore. We own the property at 8727 W Kingsbury Ave. My comment is about Agenda Item M3 (Bill 9461) for the April 11th Council Meeting.

Within the text of the Bill are several stipulations for Conditional Use (section 3). I am grateful that the Council has included conditions for the project. I urge the Council to make the following changes to the Conditional Use Permit for the Avenir Project to ensure quality of life, health, and safety of neighborhood residents:

1) Point 2 of Section 3 stipulates that hours of construction be reduced to 7 PM, which is a welcome condition that I thank the Council for including. There is, however, an “out” clause that allows the Council to extend these hours. I urge the Council to add a limit to the number of extended days that can be granted and include a definite “hard stop” at 9 PM.

I also urge the Council to also restrict construction to a **reasonable hour in the mornings**, especially given that we have neighborhood residents who work in healthcare that may need to be able to get to sleep during the morning (night shift workers).

The Council should also set a clear limit for acceptable noise levels (in decibels) and frequencies (in Hz) and provide for enforcement. The equipment to measure this is rather affordable. Overwhelming scientific evidence shows that excessive noise or exposure to very high frequencies causes illness. **It being 2022, we also have neighbors who work from home; some construction noise is fine, but excessive noise would make it impossible to take a Zoom call.**

The Council should include an enforcement mechanism for all of the above and clear, **meaningful** penalties for violating this stipulation and provide **all households within the subdivision** a contact person at City Hall to respond to any concerns.

2) The Developer, Charles Deutsch, told neighborhood residents that Avenir would have “no entry from [our] neighborhood” in a letter sent to us. However, he now plans to only prevent “guest access” and includes multiple entrances on Kingdel (which he calls “exits”, but it’s the same thing). This entrance will be used; that’s why he’s including dog waste stations and signage.

Let me be clear: we welcome our new neighbors, and look forward to meeting them. They can easily access our neighborhood by walking the 0.1 mile (2 mins) from the Avenir entrance on Delmar to Kingdel (this was measured on Google Maps).

My concern is traffic and safety. The side entrance will be used by all and sundry, including Amazon, Uber, Grubhub, etc., etc. We have all seen that these delivery services care about speed over anything else. They will use the Kingdel entrance to make their deliveries and will speedily cut through to Price---I guarantee the GPS apps they all have to follow will not direct them back out to Delmar if it’s not an optimal routing.

Our subdivision has no sidewalks, and current residents use the street to get exercise. More vehicle traffic increases risk, especially to seniors or those who like to walk with headphones. With the advent of electric vehicles (Amazon’s whole fleet is going electric) that make no noise, the danger is only increased.

There will also be increased wear and tear to the streets, which will cost University City taxpayers money to repair.

I do not understand why Mr Deutsch is going back on his word. I do not understand why we would consider allowing him to do so. Access to Kingdel isn't going to impact a single renter's decision, but it absolutely will degrade our quality of life.

Kingdel access should be for emergencies only. A simple, alarmed gate is the only enforceable way to do this. Stipulations in a lease mean very little, because something like this is impossible to track.

3. Last, there are stipulations for tree preservation in Section 3. Thank you for including these. I urge you to add a penalty should these be violated---a newly planted tree is not an adequate replacement for a decades-old tree, so we need the construction company to take extra care when completing their tasks.

Thank you,

Asim Thakore
8727 W Kingsbury

LaRette Reese

From: valmik thakore <valmikt@hotmail.com>
Sent: Sunday, April 10, 2022 10:37 PM
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 April 11, 2022 Meeting with attachment
Attachments: 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.
These comments are in regards to Agenda Items.

This is a public comment on City Council Agenda for March 11, 2022 Meeting Public Hearing Items:

- M-1- Resolution 2022-2 Preliminary Plan for Avenir Development
- M-3- Bill 9461- Final Development Plan for Avenir Development ((including the Conditional Use Permit for the Avenir Development)
- I-2- Zoning Map Amendment (REZ 22-04) for Charlie Deutsch and Company.
- L-2-Bill 9458 for Avenir

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 Bill 9461 included in the 2022-04-11 Council Agenda Packet (pages 287 to 308 of 342 pages). This Bill includes in its Section 3- Additional Condition 4 about the Fire Exit on Kingdel.

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". This statement includes everyone- tenants, guests, staff, visitors, etc.

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 for alarmed exit with direct notification to the University City Fire Department to avoid any misuse.**

Also, this should be part of the Conditions on the CUP to be enforced by the City. It should not be just a condition in the leases of 250+ tenants as this will be hard to enforce, especially if the property changes hands or becomes a condominium/senior assisted living facility which may not have any leases. **Any Conditional Use should be enforceable by the City and conditions should be attached in perpetuity to the property** – and not rely on enforcement by the developer or an individual.

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), says on Page 1 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 packet's pages 292 and 293 of 342 pages) seems to 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 extended to Lepere to allow safe left turns for east-bound traffic onto Lepere without blocking the traffic lane.

An additional eastbound lane should also be added 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.

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 Developers comments & Letters (from Mr. Deutsch).

LaRette Reese

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, April 10, 2022 11:59 PM
To: Council Comments Shared
Subject: My Comments to the City Council for April 12, 2022 Meeting
Attachments: 2020-11-09 Council Meeting Developers comments & Letters.pdf

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To the Council Members:

I am attaching Charles Deutsch's letter dated October 16, 2020. 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." This statement includes everyone- tenants, guests, staff, visitors, etc.

Based on that, the neighborhood and the Council were led to believe that there will be no Avenir access from Kingdel. Nor should egress be provided to the tenants. If any Fire Exit is provided it should only allow for alarmed exit with direct notification to the University City Fire Department to avoid any misuse.

Also, this should be part of the Conditions on the CUP to be enforced by the City. It should not be just a condition in the leases of 250+ tenants as this will be hard to enforce, especially if the property changes hands or becomes a condominium/senior assisted living facility which may not have any leases. **Any Conditional Use should be enforceable by the City and conditions should be attached in perpetuity to the property** – and not rely on enforcement by the developer or an individual.

Thank You.

William Ash
8690 West Kingsbury Ave.
University City, MO 63124

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

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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**

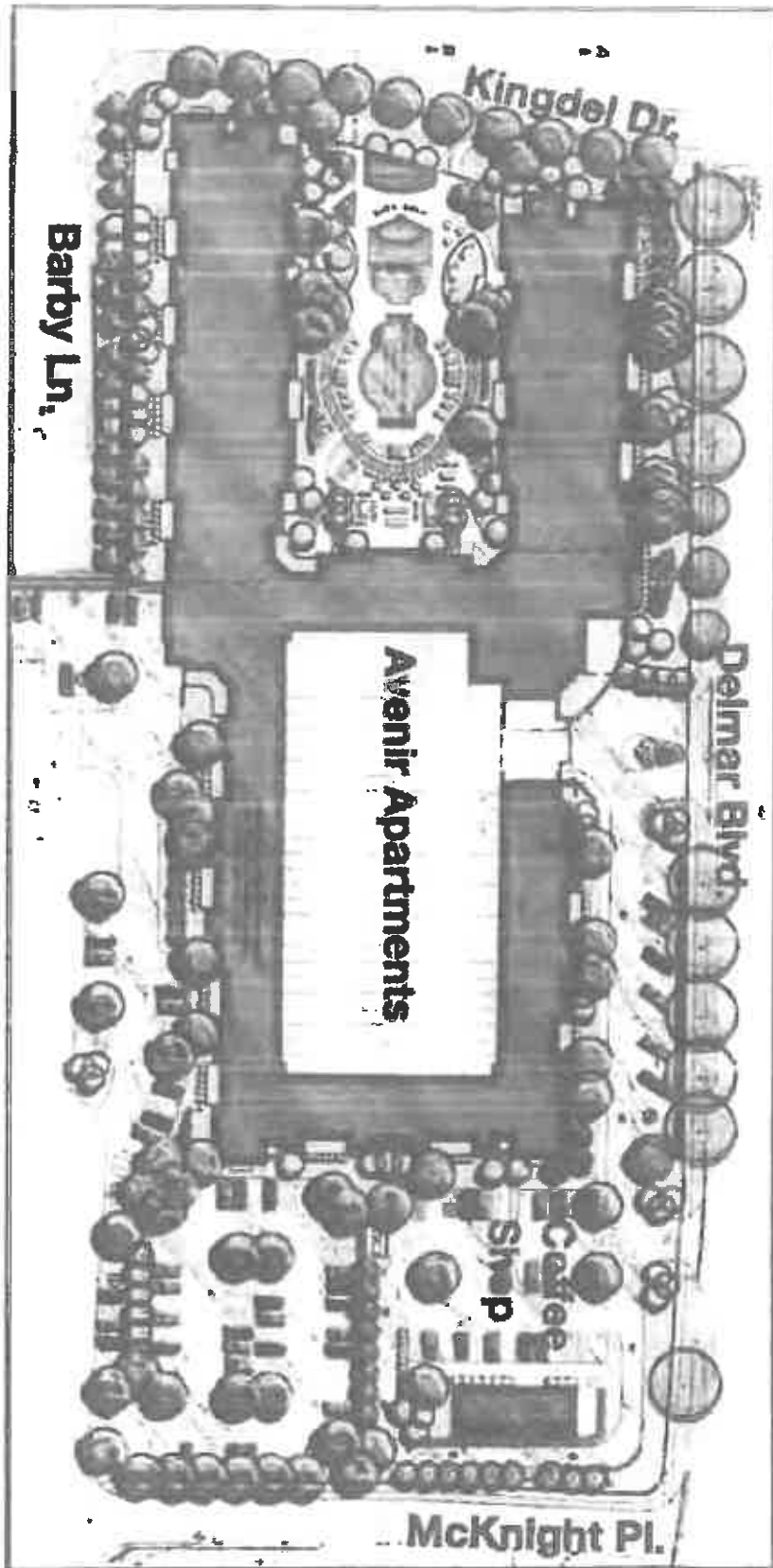
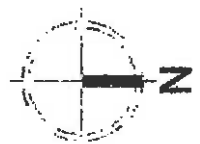
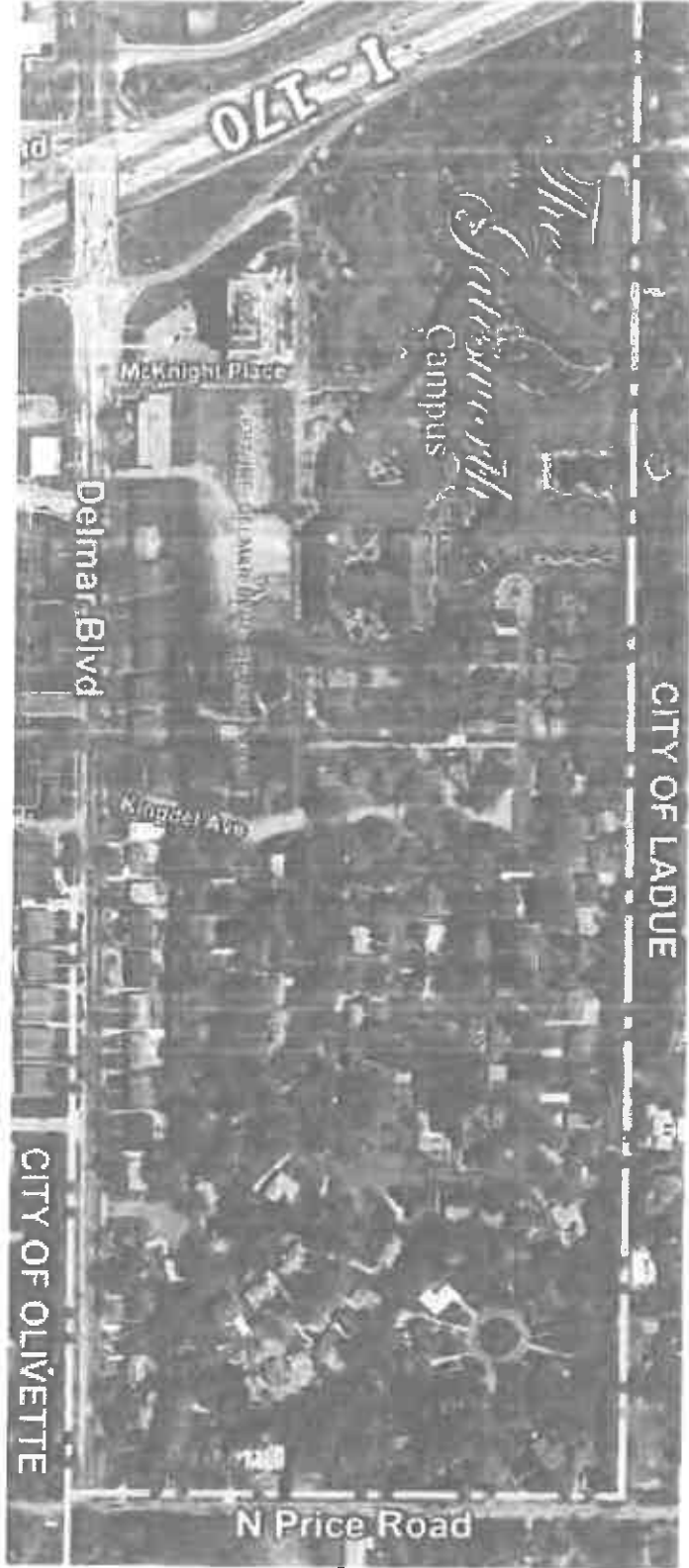


Exhibit B: Location Map



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: Avertr
Date: October 22, 2020 at 8:19 AM
To: Zack Deutch 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,



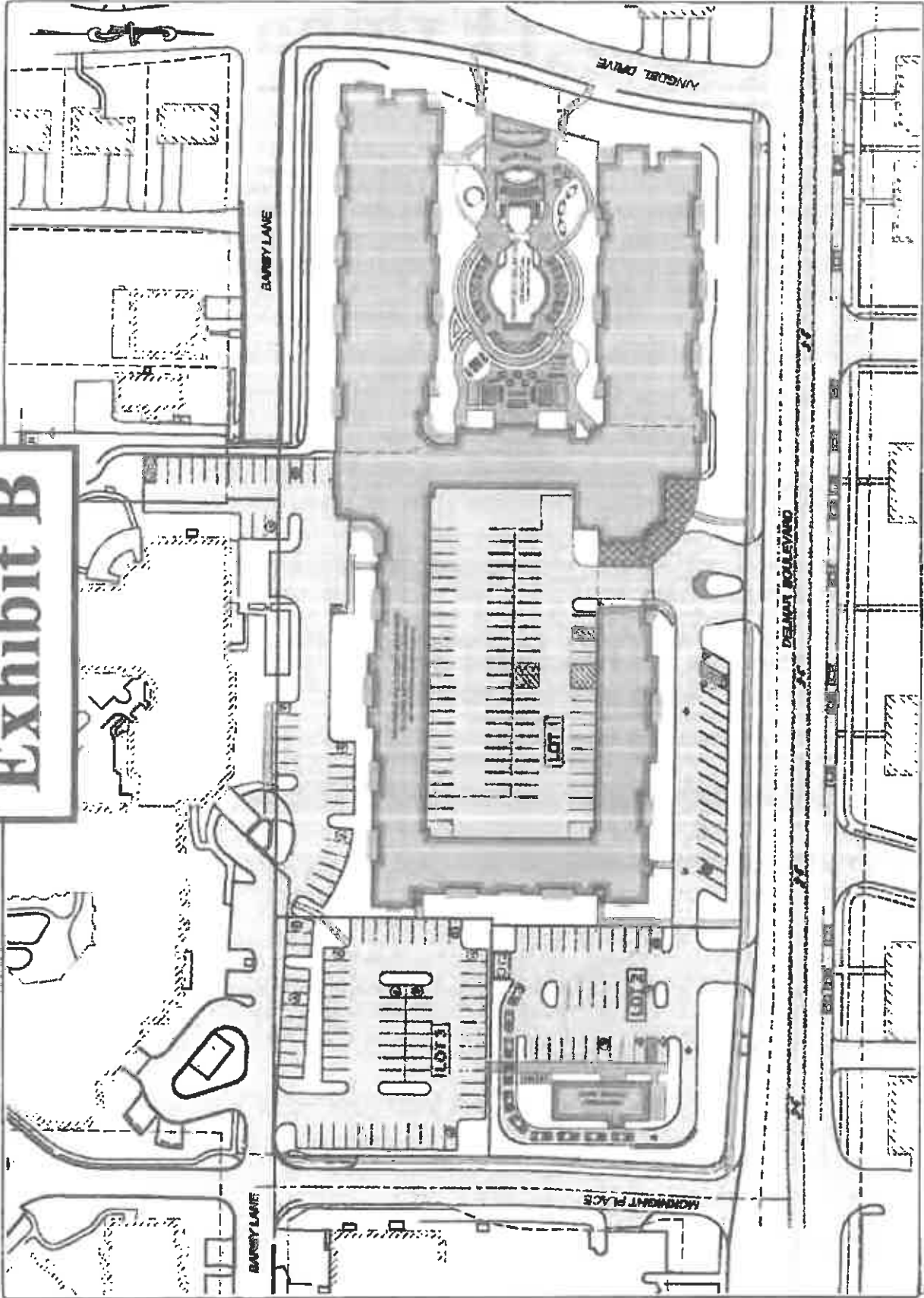
Michael A. Green
Principal



Additional Contact Information

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

Exhibit B





**TRANSPORTATION
ENGINEERS+PLANNERS**

Exhibit C

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 450, Saint Louis, MO 63141 T 314.878.6644 F 314.878.5876 cbbtraffic.com

320 Regency Centre
Columbia, IL 62224

325 South 21st Street, Suite 504
Saint Louis 63104

119 South Main Street
Saint Charles, MO 63071

D - 1 30

LaRette Reese

From: Hasmukh Patel <vanmala@sbcglobal.net>
Sent: Monday, April 11, 2022 1:23 AM
To: Council Comments Shared
Cc: John Wagner; halesforcity@gmail.com; Steve McMahon; Terry Crow; Gregory Rose; Tim Cusick; Bwayne Smotherson; Aleta Klein; Stacy Clay
Subject: Public comments on City Council agenda dated 4-11-2022

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

Dear Council,

These are our concerns and comments for City Council Agenda dated 4-11-2022 regarding Avenir Development Project.....

We welcome this exciting new project.

However, as documented in the letter dated Oct 16, 2022 from the developer and council meeting notes of 11-9-2022.....

1... " There should be no access from Kingdel Drive to Avenir project. Required gate for fire exit should remain locked and should open only during fire " and,

2... " Proper left turn lane should be provided on Delmar to enter Kingdel Drive."

3... Regarding Development Plan and Blight study 353 for Avenir Project.....

"We strongly oppose approval of 100% Tax Abatement for 5 years....."

We sincerely feel that the City should charge required taxes to this reputable developer and use the tax money for improving Police and Fire departments and U city school District.

We are proud residents of U City for over 40 years.

Thank you for your consideration.

Sincerely,

Hasmukh and Adrienne Patel

8684 West Kingsbury Ave, U city, MO 63124

LaRette Reese

From: Mary Blair <mgblair56@gmail.com>
Sent: Monday, April 11, 2022 5:43 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
University City, MO

The exit onto Kingdel is my main concern as it comes right into the neighborhood. The plan should be for no one to use the Kingdel exit except for an emergency. **Any Conditional Use should be enforceable by the City and conditions should be attached in perpetuity to the property**- not the developer or an individual.

Thank you

LaRette Reese

From: Mitchell, Jennifer <jmitchell@Descogroup.com>
Sent: Monday, April 11, 2022 8:09 AM
To: Council Comments Shared
Subject: Proposed Text Change to Light Commercial District

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

I am writing to express my opposition to the proposed change to allow Bamboo Equity Partners put an Avis rental car facility at 8310 Delmar Blvd. I am concerned about this on many levels, most importantly the LED lighting levels (on all night) and the amount of traffic this will produce (based on Bamboo's own numbers). This is a very pedestrian friendly area and I am concerned that with all the vehicles entering and exiting a rental car facility, someone will be hurt. A facility like this will have a negative impact on neighboring housing values and it is not the sort of local business we need to have. Let's get something that the surrounding neighborhoods will enjoy and benefit from.

Thank you
Jenny Mitchell

Jenny Mitchell
VP, Property Management
o 314.994.4059 | jmitchell@descogroup.com

24 Hour Maintenance Line: 314.994.8112



25 N. Brentwood Blvd.
St. Louis, MO 63105
314.994.4444 - Main
www.descogroup.com

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LaRette Reese

From: carolyn gwydir <carolyntgwydir@gmail.com>
Sent: Monday, April 11, 2022 8:44 AM
To: Council Comments Shared
Subject: Avis Proposal

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

As a resident who lives directly behind the site of the proposed car rental location, I am adamantly opposed to this proposal and even more so to changing the zoning from light commercial use. Garden Heights was a business that not only benefited the neighborhood, but it also added value and curb appeal to the community. To change this corner from what was once filled with beautiful plants and flowers to a lot of rental cars is a big step backwards. I drive past this corner multiple times a day and hope that it will soon be a business that we, the neighbors, will be able to enjoy.

Carolyn and David Gwydir
8059 Teasdale Ave.

LaRette Reese

From: cynthia gulbrandsen <gulbrancyn@yahoo.com>
Sent: Monday, April 11, 2022 9:13 AM
To: Council Comments Shared
Subject: Avis Car Rental business at the corner of Delmar and Old Bonhomme Rd.

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

April 11, 2022

To the University City Council,

I am writing in regards to the building of an Avis Car Rental business at the former University Gardens site on the corner of Delmar Boulevard

and Old Bonhomme Rd. I have lived in the neighborhood surrounding this location for 10 years. I think an Avis Car Rental business would have

a negative impact on our community. Our neighborhood is a very quiet, safe place, filled with nicely landscaped, architecturally beautiful

homes. It is very safe to walk and bike ride throughout this neighborhood because of the quiet streets and very low traffic volume. It is a very

appealing, sought after place to live because of these qualities. This business does not fit in with the character of our neighborhood. Avis is a

large commercial business that rents full size trucks and passenger vans in addition to cars, and it is not in any way compatible with our

neighborhood. This type of business would increase noise, congestion, and air pollution in the area. It would also increase the volume of traffic

and the amount of people coming and going throughout our community, and impinge on the safety of our residents. All of these things would

cause a decrease in property values and take away many of the positive qualities that we enjoy. A small business that caters to the local

residents would be a much better fit for our community. Please do not allow this business to be built at this location in our neighborhood. Thank

you.

Sincerely,

Cynthia Gulbrandsen
525 Mapleview Drive
University City, MO 63130

LaRette Reese

From: Kathy Victor <KathyVictor@STLDA.COM>
Sent: Monday, April 11, 2022 9:36 AM
To: Council Comments Shared
Subject: Avenir council meeting April 11, 2022

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

Dear Council,

We hope that the council will vote to make sure that when you meet this evening to discuss the Avenir project that you will make sure that the "Kingdel as Fire Exit Use Only" should be part of the "Conditional Use Permit- CUP's" written condition enforced by the City. The original conditions per the 2020 approval was that the developer was going to include it as part of the lease--that the tenants are not to use it as an entry--especially if the property changes hand or if in future the apartment units are converted to condos and there is no lease, that will be hard to enforce. The provision to designate fire exit only should be tied to the property as part of the CUP.

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

LaRette Reese

From: Rose OBrien <obrienrose@sbcglobal.net>
Sent: Monday, April 11, 2022 9:49 AM
To: Council Comments Shared
Subject: Comments for 4/11 meeting

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

Dear Mayor and Council,

I live at 8706 Teasdale Ave which is across from where the Avenir project will be built. For that project, the original special conditions had been voted on the original plan of November 2020. This is supposed to include no parking on the east side of Kingdel and no gate access to Kingdel from Avenir. Based on that condition, the exit in and out should only be a FIRE EXIT like originally promised. It would be beneficial if the alarm would go off if someone would go in or out of that gate and an alarm go directly to the fire dept. There has been subsequent discussion that does not uphold the original decisions so I would like to reinforce the need that the "Kingdel as Fire Exit Use Only" should be part of the "Conditional Use Permit- CUP's" written condition enforced by the City.

Additionally, there is a tax abatement being considered for that property and I would like that not to occur. The development is not favorable to my neighborhood and adding a tax abatement to make it even cheaper for the developer is not appropriate.

Rose O'Brien
314-974-3055
obrienrose@sbcglobal.net

LaRette Reese

From: mlaz279293@aol.com
Sent: Monday, April 11, 2022 10:11 AM
To: Council Comments Shared

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

To the City Council

PLEASE HELP!!! Tonight you are voting on the final Avenir project plan and there is a loop hole that we need you to close for the neighbors of the Kingdel/Delprice neighborhood.

In the final development plan Bill # 9461 – in the conditions - Section 3, # 4 point # 2) states “no guest access from Kingdel to the courtyard or building through the fire exits”.

We need you to amend this before you pass the plan.

First, this only mentions access from Kingdel going in. It does not mention access coming out of the Avenir property or exiting onto Kingdel. This needs to be changed. There should be no access in or out of the fire exits period.

Secondly, one could argue that this does not apply to residents or workers of the Avenir, just their guests. So the wording needs to be changed.

The purpose of the fire exit is to be an emergency exit only in or out and should have an alarm if opened.

The way it reads now, the residents can come out the exit and I had given many reasons the last time I spoke why that should not happen- they can go out Delmar to do anything they want – be picked up, get food deliveries, walk their dogs, etc.

If allowed to keep it the way it currently is worded, this will encourage tenants to use this exit to come out of the property, cause a lot more traffic in our neighborhood, cause safety issues, noise, trash, etc. and make it more tempting to try to park in the neighborhood. There is no good reason for this to be allowed.

The dog park is right next to this exit. They can use that for their dogs. We don't have sidewalks in our neighborhood, Delmar does. So for safety for them, one would think they should be encouraged to walk out onto Delmar sidewalks, not onto Kingdel. The poop bags should be at the Delmar exits.

I would hope that the neighborhood needs and wishes are a higher priority than the dogs and their walkers, even though I am a dog lover myself, the tenants, and the developers.

No one has given us a reason **WHY** anyone needs to have access out those gates or why the developer wants it.

Again, There is no reason anyone needs to come out the fire exits unless an emergency without an alarm.

Also, please change the wording of the same section 4, #3, item #1 to no parking in the entire neighborhood. Why limit this restriction to only the east side of Kingdel. What about the west side of Kingdel, Barby Lane, Teasdale, West Kingsbury and Washington? They are all within less than a block from the fire exits onto Kingdel.

We had been assured by the developer in several letters to the neighborhood originally that the Avenir was designed not to come into our neighborhood and there would be fire exits only from their property. Allowing this as an exit onto Kingdel would be letting the Avenir come into our neighborhood, which they specifically said they would not do.

Yet, at one point recently, they tried to put an entrance from Kingdel to their property for a parking lot, so a total contradiction of what they originally said. This is why we need these conditions to be specific and clear to protect our neighborhood and almost everyone wants no access or parking.

Also, if this clause, section 4 # 3 both 1 & 2 is only in their leases, what happens if the building gets sold? How do we know that the next owner would put these conditions in the lease or if it becomes condos or a Senior living facility that it would get done. It needs to be in perpetuity so it can be passed on. How would anyone know if these clauses get taken out of the lease in the future?

We would like these conditions to be amended and to be made crystal clear that there is no pedestrian exit or entrance from the fire exits onto Kingdel from or into the Avenir whatsoever by anyone other than in emergencies. And no parking in the neighborhood.

And we ask that you make this condition be in the Master Plan as a stand alone condition by itself, in addition to being in the standard Avenir lease. It needs to be in perpetuity so it can be passed from owner to owner. And by separating it as it's own condition and not leaving it up to the developer, it will get done.

This would give some assurance that University City will not allow it, no matter who owns the building and that it will be enforced.

Please help us keep our neighborhood quiet, uncongested, safe, clean, and secure and keep our property values rising like it is now

Thank you for helping us close the loop hole.

Margie Kranzberg Lazarus 8808 Washington Ave.

LaRette Reese

From: todd.jacobs105@gmail.com
Sent: Monday, April 11, 2022 10:36 AM
To: Council Comments Shared
Cc: 'Margaret Holly'
Subject: Upcoming City Council meeting Bill 9456 LC Limited Commercial Zoning District/Avis Proposal

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

Dear City Council Members,

I am not able to attend the meeting tonight to object to the proposed modifications to the LC Limited Commercial Zoning District.

The city should not modify the approved uses in the zoning district just because there is a user that wants this site. It sets a bad precedent for the city that could/will come back and haunt for other projects and sites.

As a close neighbor to this site, I oppose this modification to the code specifically because of the intended use and the affects it will have on visual clutter and traffic.

I also do not agree with changing the code as a precedent as stated above.

Thank you and please call if you have any questions.

Todd Jacobs
University City Board of Appeals Member
545 Westview Drive
University City, Mo. 63130

Theodore (Todd) R. Jacobs, AIA, FHF, LEED AP
314.495.7763

LaRette Reese

From: Susan Bowser <sb86071@hotmail.com>
Sent: Monday, April 11, 2022 10:46 AM
To: Council Comments Shared
Subject: 8130 Delmar
Attachments: letter.docx

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

I have attached my comments in opposition to the proposed rental car business and zoning changes at 8130 Delmar Blvd. Thank you for considering them.

Susan Bowser

Susan Bowser
8050 Teasdale Ave.
University City, MO 63130

I would like to address the City Council on the proposed business at 8130 Delmar Blvd. As a lifelong resident of University City, a graduate of the school district, an employee of a local business, and a former member of a city commission; I hope my opinions carry some weight.

Obviously, I would like to see a business on this vacant corner, however, I am opposed to a rental car business at this location. The reasons are similar to those that I and my neighbors voiced blocking a Jiffy Lube at this location several years ago.

The letter from Bamboo Equity Partners denotes this property as in a business district. This is accurate but disingenuous. The area is primarily a residential neighborhood with a handful of businesses and religious spaces at the corner of Delmar and Old Bonhomme. The zoning at this and similar areas in University City is tailored to this environment and these local institutions. Those small business serve the University City community and our neighbors from St. Louis City and County. The religious institutions draw and root many of our residents to the area. Avis does not strike me as a business model meant serve or improve the community and certainly not one that merits upending the long standing zoning concept for this and many other areas of the City. In addition, this intersection is already very busy and prone to accidents and outside traffic will only increase with a rental car business. Bamboo notes in their letter that the current Budget rental business is .9 miles away, implying that the situations are equivalent. The current location on Meramec resides in the central commercial district of Clayton, surrounded by office buildings and directly across from a hotel. It belongs in this type of commercial or a light industrial situation.

University City should not lose sight of nor diminish the character of its neighborhoods.

Susan Bowser

LaRette Reese

From: Margaret Holly <mholly326@gmail.com>
Sent: Monday, April 11, 2022 10:56 AM
To: Council Comments Shared
Subject: Upcoming City Council meeting Bill 9456 LC Limited Commercial Zoning District/Avis Proposal

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

I am not able to attend tonight's City Council meeting. However, I would like to express my personal opinion regarding this proposed zoning code change.

- Making this change for the entire City in order to accommodate a single real estate transaction makes no sense and sets a terrible precedent.
- The proposed lessee (AVIS/Budget) has demonstrated a total lack of willingness to make this location work. The Plan Commission attempted this and the AVIS representative (in a public meeting) insisted that they be able to handle every single vehicle in their fleet including full sized trucks and 15 passenger vans.
- The parking lot at this site is small and oddly shaped. Spring at the prior nursery created a parking mess for passenger cars, much less larger vehicles. When these larger vehicles are returned (likely by people who do not drive them regularly), these drivers will create a hazard for the many pedestrians in this neighborhood.
- Both the current property owner and the proposed purchaser have described themselves as experienced property managers in public meetings. Yet they have failed to address zoning code. All other AVIS/Budget sites in the metro area are zoned commercial or industrial, including the current Clayton location. LC is different (Clayton has a similar district; the current AVIS location is NOT in this district) and is intended to serve the neighborhood. Their argument has been that other sites are adjacent to residential property. They have not addressed the zoning at these other sites.
- When asked by Council to conduct community outreach, the lessor (Bamboo) waited a week to send letters to the neighbors. This meant that many neighbors received notice less than 24 hours prior (some received letters AFTER the meeting). This is disrespectful of Council and the neighbors. Given the potential challenges of the site itself, this is not a good way to start a relationship.

Please count me as one in opposition to this zoning text amendment.

Thank you!

Margaret Holly
8108 Teasdale Avenue

LaRette Reese

From: Chris Norber <jcnorber@yahoo.com>
Sent: Monday, April 11, 2022 11:07 AM
To: Council Comments Shared
Subject: Avenir -Kingdel Entrance

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J. Christine Norber - 8732 Washington Avenue, St. Louis, MO 63124

The "Kingdel as Fire Exit Use Only" should be part of the "Conditional Use Permit- CUP's" written condition enforced by the City. The original conditions per the 2020 approval was that the developer was going to include it as part of the lease--that the tenants are not to use it as an entry--especially if the property changes hand or if in future the apartment units are converted to condos and there is no lease, that will be hard to enforce. The provision to designate fire exit only should be tied to the property as part of the CUP.

I also do not think that a Tax Abatement should be part of this "project".

The exit onto Kingdel is my main concern, as it comes right into our neighborhood. The vehicle traffic as well as the human traffic are going to become a horrible inconvenience for our whole area.

Sincerely,

Chris Norber

LaRette Reese

From: robrowser@swbell.net
Sent: Monday, April 11, 2022 11:48 AM
To: Council Comments Shared
Subject: Hearing On 8130 Delmar Proposal

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

Nancy Bowser
8050 Teasdale Avenue
University City, MO 63130

To the City Council:

I am writing to express my opposition to the use of the property at 8130 Delmar Boulevard for an Avis car rental facility.

I have lived at this address for over 50 years. I have seen changes over those years but basically the neighborhood has maintained its quiet, residential character. The businesses we do have are small, low volume, and local. I do not consider this proposal to be compatible with what we have worked to maintain. Some years ago, residents of the neighborhood expressed their strong opposition to a similar proposal from a national company for use of this property. The proposal was denied. The strength of University City has always been its neighborhoods. The residents have expressed support for continuing the emphasis on the residential quality throughout our history. I believe it is important that we not lose that focus.

In addition to my general concerns, I have a specific concern. I am very worried about the impact on traffic, particularly the pedestrian traffic. Accidents involving pedestrians are increasing nationwide. Walkability is a major pillar of the livable cities movement.

This is already a difficult intersection for people on foot. The intersection is used by residents while exercising, dog walking, and patronizing local shops and commuting to work. There is particularly heavy pedestrian volume, including many children and seniors, to the area's religious institutions which are vital to maintaining the diversity and stability we value.

It is not just the volume of traffic. This facility would involve larger vehicles that would be difficult to navigate in such an awkward space and drivers may find themselves under the pressure of time. The movement of vehicles in and out of the facility, frequently by people who are not familiar with the surroundings, would be quite problematic.

In University City, we have always prided ourselves on our diversity and the respect we give to the needs of our citizens. This proposal is not in the best interests of our community.

From: Grace Collins <taylorcollins@att.net>
Sent: Monday, April 11, 2022 11:52 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.

Good day University City Council,

My name is Grace Collins - a blessed University City resident for 23 years.

I ask that you see the deep import of the below 3 being installed.

- 1.) The Kingdell exits from the Avenir project are for FIRE & EMERGENCY use only.
- 2.) An ombudsman is assigned to this project where we neighbors are able to contact while the many ongoings are taking place both during the construction of the AVENIR as well as after.

I assume our local POLICE DISPATCH is not the assignee for AVENIR concerns -activities that take place after workday hours as well as weekends.

For example if noisy generators have a loose fuse where they have not gone off- we have a contact.

If one arrives to pour foundation at 3:15 am - we have a contact and I assume it's not our UNIVERSITY CITY POLICE DISPATCH.

- 3.) In tonight's meeting agenda packet's pages 292, 293 appears to show the left turn lane on Delmar is ending where it tapers off very close to the KINGDEL Drive entrance.

For safety measures I ask that you see on Delmar Boulevard to a FULL WIDTH center left-turn lane is installed - making it safer turning onto Kingdel Drive.

This may need to be extended to Lepere - allowing SAFE turns for East bound traffic onto Lepere without blocking the traffic lane.

I thank you for your time in this review.

Grace Collins
8841 Washington Avenue
63124

LaRette Reese

From: cangelly701@gmail.com
Sent: Monday, April 11, 2022 11:54 AM
To: Council Comments Shared
Subject: Project 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:

I have been a resident of U City for 15 years and currently reside at 8743 Teasdale Ave 63124. I am extremely concerned about this project interfering with our quiet neighborhood. Residents in our area were under the impression that the Kingdel exit was **ONLY** for emergencies for all on the property. Both residents and guests. That is not what we believe that is in place at this time. It seems to be under an impression and we request it be spelled out clearly to eliminate traffic cutting through to Price Road.

Regards,

Cindy Angelly

Angelly701 LLC
8743 Teasdale Ave
St Louis, MO 63124
314-369-8862

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	CA20220425-01
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SUBJECT/TITLE: Relocation Assistance - Jahi Eskridge			
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 would be \$3,600. Funds would come from fund reserves.			
AMOUNT:	\$3,600	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: Jahi Eskridge previously resided at 8648 Olive Blvd, Apt C in the Olive Blvd. Commercial Corridor and Residential Conservation Redevelopment Project Area and has leased a replacement home located at 410 Elm Grove Lane, Apt 3. Jahi Eskridge is eligible to receive a \$3,600 grant for the lease of a new residential unit.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Relocation Assistance Agreement 2. Invoice - J. Eskridge			
LIST CITY COUNCIL GOALS (S): N/A			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 25, 2022

RELOCATION ASSISTANCE AGREEMENT

This Relocation Assistance Agreement is entered into and made effective this ____ day of April, 2022, by and between the City of University City, Missouri ("Grantor") and Jahi Eskridge ("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 8648 Olive Blvd., Apt. C, University City, MO 63132, in RPA 1, on or before May 1, 2018.

D. Grantee has rented a new home at 410 Elm Grove Lane, Apt. #3, Hazelwood, MO 63042, and is eligible for a grant of three thousand six hundred dollars (\$3,600), 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

GRANTEE

By: _____

Gregory Rose
City Manager
City of University City, Missouri
6801 Delmar Blvd.
(314) 862-6767

By: _____

Jahi Eskridge
410 Elm Grove Lane, Apt. #3
Hazelwood, MO 63042
Telephone: **3143682545**
E-mail: jahizzle09@gmail.com

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	CA20220425-02
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SUBJECT/TITLE: Relocation Assistance - Vanita Triplett			
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 would be \$4,200 Funds would come from fund reserves.			
AMOUNT:	\$4,200	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: Vanita Triplett previously resided at 8626 Elmore Court in the Olive Blvd. Commercial Corridor and Residential Conservation Redevelopment Project Area and has leased a replacement home located at 1236 Meyer Avenue, Vanita Triplett is eligible to receive a \$4,200 grant for the lease of a new residential unit.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 1. Relocation Assistance Agreement 2. Invoice - V. Triplett			
LIST CITY COUNCIL GOALS (S): N/A			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	April 25, 2022

RELOCATION ASSISTANCE AGREEMENT

This Relocation Assistance Agreement is entered into and made effective this ____ day of April, 2022, by and between the City of University City, Missouri ("Grantor") and Vanita Triplett ("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 8626 Elmore Court, University City, MO 63132, in RPA 1, on or before May 1, 2018.

D. Grantee has rented a new home at 1236 Meyer Avenue, University City, MO 63130, and is eligible for a grant of four thousand two hundred dollars (\$4,200), 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: Vanita Triplett
Vanita Triplett
1236 Meyer Avenue
University City, MO 63130
Telephone: (314) 500-3820
E-mail:



DEVELOPMENT RESOURCE PARTNERS, LLC

March 30, 2022

City of University City, Missouri
C/o: Keith Cole, Director of Finance
6801 Delmar Boulevard
University City, MO 63130

RE: Olive Blvd. Commercial Corridor and Residential Conservation
Redevelopment Project
Property Address: 8626 Elmore Court, University City, MO 63132

INVOICE

I certify that **Vanita Triplett**, who previously resided at 8626 Elmore Court in the Olive Blvd. Commercial Corridor and Residential Conservation Redevelopment Project Area, has leased a replacement home and relocated to 1236 Meyer Avenue, University City, MO, and is eligible to receive relocation benefits pursuant to the University City Relocation Policy. The above-named party is eligible for and has elected to claim the following relocation benefit at this time:

X) Grant of \$4,200 for the lease of a new residential unit.

- The grant is equal to the difference between the rental cost at the replacement unit compared to the rental cost at the vacated unit, measured over a period of one year and not to exceed \$6,000.

Total **\$4,200.00** (supporting documentation attached)

Please make check payable to: **Vanita Triplett**
 1236 Meyer Avenue
 University City, MO 63130

TOTAL AMOUNT REQUESTED: \$4,200.00



Project Manager

4193 Crescent Drive, Suite C
St. Louis, MO 63129
(314) 395-9905 fax: (844) 273-7147



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CA20220425-03
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SUBJECT/TITLE: Ratification of engine replacement for Automated Solid Waste Collection Truck Unit #43			
REQUESTED BY: Sinan Alpaslan		DEPARTMENT / WARD Public Works / All Wards	
AGENDA SECTION:	Consent Agenda	CAN ITEM BE RESCHEDULED?	no
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: Ratify approval for Emergency Repair of Truck #43.			
FISCAL IMPACT: This item is an emergency repair and was not budgeted. Staff has reviewed the quote proposed for the work and finds it reasonable for this response.			
AMOUNT:	\$49,424.36	ACCOUNT No.:	08-40-66_8200
FROM FUND:	08-Solid Waste Fund	TO FUND:	
EXPLANATION: The truck engine failed back in February rendering the truck non-functional. The Unit #43 is a 2012 Wayne Curbtender manufactured by Peterbilt. Cost includes the replacement of the failed engine with an Original Equipment Manufacturer (O.E.M) engine to bring the Truck Unit #43 back into operation.			
STAFF COMMENTS AND BACKGROUND INFORMATION: The criticality of this repair is due to the size of fleet serving the Solid Waste division. On any working day the division requires operation with 5 automated collection trucks on the designated daily routes. A total of 6 automated trucks are in the current operational fleet providing for 1 back-up unit. The average age of the automated collection fleet is 11.5 years and that being over 10 years makes it essential to have 1 back-up unit in case of any minor failures causing downtime. Without the back-up unit availability, the division must work overtime to complete the daily collection route work.			
CIP No.	NA		
RELATED ITEMS / ATTACHMENTS: Mid America Peterbilt proposal for Truck Unit #43 engine replacement			
LIST CITY COUNCIL GOALS (S): Provide continuity in essential public services.			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	April 25, 2022

NOT POSTED TO FLEET
 UPDATED: 04/12/22 02:23 pm CDT

TLG - Mid America Peterbilt
 1 N Central Drive O'Fallon, Missouri 63366
 Phone: (636) 240-0470 - Fax: (636) 978-7330



Case Number: 10092172 - Repair Order Number: 564955FA
 Purchase Order Number: n/a
 Service Writer: Ruth, Steve - Case Date: 01/20/22 01:21 pm CST

City Of University City	Unit #: 43
Address: 1015 PENNSYLVANIA UNIVERSITY CITY,, MO 63130	Asset: 2012 PETERBILT 320 Miles 67,651
Phone: (314) 505-8559	Serial #: CF163566 Warranty Start: 1/10/2012
Fax:	VIN: 3BPZL70X4CF163566 In Service: 10 Years 3 Months
Cust #: 1015X	Engine: CUM ISL
	Engine Hours:



Complaint:

1.mobile service call low oil press

Cause:

1.PLUGGED OIL FILTER

Correction:

1.CUSTOMER TO PERFORM A SERVICE

Operation	Operation	Labor	Parts	Core Charge	Total
1	MOBILE SERVICE CALL LOW OIL PRESS Parts: (1.0) CAL, (1.0) ENGINE-ISXCUM 11.9 B 425@1800HPCR, (1.0) FREIGHT FOR REPAIR ORDERS, (1.0) HOSE-ASSY EXTTEMP,W/B,JIC, (1.0) HOSE-ASSY WIRE BRAID, JIC, (1.0) KIT-STRAP&BOLTS, 1/2, (2.0) BRAKE CLEANER Complaint: MOBILE SERVICE CALL LOW OIL PRESS Correction: mobile service call to city of u city. connected computer and checked codes active boost press code and recent inactive low oil press codes. clean area and removed before and after oil press port plugs and install test fittings. checked oil press before filter 72psi and after 22 psi that is a 50 psi drop and gauge shows 20psi. look up spec and is max of 25psi needs service. customer to perform service and check out boost press code later. pick up tools and return. Customer had unit towed in. Went to unit and installed strap kit and torqued to spec with otw5. started truck. oil pressure sitting around 20PSI. pulled in shop. oil pressure never got above 20PSI. ot drain pan and drained oil. jacked up truck. removed oil pan bolts. had to remove the trans cooler lines to get room to remove pan. used bottle jack to get the truck up high enough removed oil pan and pick up tube, removed oil pump. disassembled. found wear on pump and metal. drained pan and found handfuls if metal. needs engine. Advised customer, waiting on ok to replace engine.	\$9,000.00	\$40,174.46	\$0.00	\$49,174.46

Notes: [1/20/2022 at 01:22 pm CST] - Unit 43 was checked in at TLG - Mid America Peterbilt, arrival time: .
Repair status set to Checked-in.
[1/20/2022 at 01:24 pm CST] - Approval Requested for the estimate version 1, total \$183.53. [View the estimate.](#)
Repair status set to Hold (auth).

Parts:	\$40,174.46
Labor:	\$9,000.00
Core:	\$0.00
Haz. Waste:	\$49.95
Shop:	\$199.95
Freight:	\$0.00
Tax:	\$0.00
TOTAL:	<u>\$49,424.36</u>

"I hereby authorize the repair work hereinafter set forth to be done along with the necessary material and agree that you are not responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft or any other cause beyond your control or for any delays caused by your, your employees, or your suppliers, or delays from the unavailability of parts or delays in parts shipments by you, the supplier or transporter. I acknowledge that you will determine when or when not to use O.E.M parts unless otherwise stated. I acknowledge that Peterbilt is not responsible for payment of non-warranty parts or service charges. I hereby grant you and your employees permission to operate the vehicle herein described on streets, highways, or elsewhere for the purpose of testing and or inspection. An express mechanic's lien is hereby acknowledged on the above vehicle to secure the amount of repairs and/or storage on the vehicle."

AUTHORIZED BY: _____ DATE: ___/___/___



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CM202204225-01
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SUBJECT/TITLE: Employee Recognition - Fire and Police			
REQUESTED BY: Chief Hinson, Chief Hampton, Amy Williams		DEPARTMENT / WARD Fire, Police and Human Resources	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends recognizing, presenting and participating in honoring Fire - 6 employees receiving their Life-Saving Commendation, Police -1 officer and 2 dispatchers receiving Letters of Recognition			
FISCAL IMPACT: \$0 There are no HR award gift certificates associated with this honor. Each department has chosen to utilize their internal Department awards for this event.			
AMOUNT:	0	ACCOUNT No.:	NA
FROM FUND:	NA	TO FUND:	NA
EXPLANATION: On Saturday, April 2, University City dispatch received a call for an infant choking. Upon arrival, Fire units 2627 and 2625 found a 2-year old on the floor, with a bystander performing CPR. Captain Jones picked up the child and raced to the ambulance, where crews worked to remove the blockage from the child's throat. Officer Guittar provided an escort to the hospital and the child successfully recovered.			
STAFF COMMENTS AND BACKGROUND INFORMATION: The child's family and other community members may be in attendance as well.			
CIP No.			
RELATED ITEMS / ATTACHMENTS:			
LIST CITY COUNCIL GOALS (5):			
RESPECTFULLY SUBMITTED:	City Manager, Gregoroy Rose	MEETING DATE:	April 25, 2022

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	CM20220425-02
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SUBJECT/TITLE: Proposed FY2023 Annual Operating Budget and Proposed FY2023-FY2027 Capital Improvement Program Submission to Council			
REQUESTED BY: Gregory Rose, City Manager		DEPARTMENT / WARD: Administration/All	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: Receive Proposed Annual Operating Budget and Capital Improvement Program			
FISCAL IMPACT:			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: This agenda item fulfills the Charter requirement to submit the Proposed FY2023 Annual Operating Budget to the Mayor and Council before May 1st of each year.			
STAFF COMMENTS AND BACKGROUND INFORMATION:			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Proposed FY2023 Annual Operating Budget and Proposed FY2023-FY2027 Capital Improvement Program.			
LIST CITY COUNCIL GOALS (S): Prudent Fiscal Management			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	April 25, 2022



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CM20220425-03
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SUBJECT/TITLE: CUP 22-04 Application for a Conditional Use Permit for the Avenir development to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 1	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Plan Commission's recommendation.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: At the Plan Commission meeting on February 23, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit for the Avenir development, with the following conditions: 1. Allow a Floor Area Ratio of 1.14, where 1.0 is required; and 2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required. 3. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.			
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, as well as Plan Commission Transmittal Letter and the application for the Conditional Use Permit.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 25, 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 22-04 – Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.

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 for a Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.14 and a reduction in the west side setback to no less than 24' feet.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of the application subject to the following conditions:

1. Allow a Floor Area Ratio of 1.14, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.
3. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

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: April 25, 2022

FILE NUMBER: CUP 22-04

COUNCIL DISTRICT: 1

Applicant: Charles Deutsch and Company

Location: 8630 Delmar - Avenir

Request: Conditional Use Permit to allow for an increase in the Floor Area Ratio to 1.09 and a reduction in the west side setback to no less than 24' feet.

Existing Zoning: Planned Development Mixed-Use (PD-M) District

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. CUP Application

Applicant's Request

This request for a Conditional Use Permit (C.U.P.) accompanies the Applicant's Map Amendment request also on the agenda this evening. The Plan Commission approved the same C.U.P. request on May 26, 2021 to accommodate the previous Map Amendment. An identical request is made this evening to:

1. Allow a Floor Area Ratio of 1.09, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.

Plan Commission Meeting

At the Plan Commission meeting on February 23, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit for the Avenir development, with the following conditions:

1. Allow a Floor Area Ratio of 1.14, where 1.0 is required; and
2. Maintain a 24' setback on the western edge of the property (along Kingdel Drive) where a 30' setback is required.
3. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

The F.A.R. was increased from 1.09 to 1.14 as the total building area was not included in the original (1.09) calculation. The floor area shown in the document submitted by Gray Design Group is the same as previous submittals, but the more accurate representation of F.A.R. is the higher 1.14.

Staff Recommendation

Staff recommends approval of the application based upon its consistency with the previously reviewed and recommended plan concept. However, staff recommends approval of the Conditional Use Permit subject to the following condition:

1. Developer agrees to maintain the north green space and seek ownership of the north strip of ROW.

It is Staff's understanding that this request is currently being reviewed by St. Louis County.



Department of Community Development

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

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

6.2 Acre Site bounded by McKnight Place to its east, Delmar Blvd. to its north, Kingdel Dr. To its west, and Barby Ln. to its south.

1. Address/Location of Site/Building: _____

2. Zoning District (check one):

___SR ___LR ___MR ___HR ___HRO ___GC ___LC ___CC ___IC ___PA _PD

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

Charles Deutsch, Charles Deutsch and Company, 1 McKnight Place, St. Louis, MO 63124, 314-372-2272

4. Applicant's Interest in the Property: Owner ___ Owner Under Contract ___ Tenant*
___ Tenant Under Contract* ___ Other* (explain): _____

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

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

N/A

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

1: Floor Area Ratio (FAR): University City code allows for an increased FAR of 1.0 -3.0 with a conditional use permit.

2: Buffer/Setback: University City code allows for reductions of the buffer/setback dimensions with a conditional use permit.

A landscape plan has been created to ensure proper buffering of all areas near encroachments, as well as generous landscaping over the entire site.

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

The development of Avenir will vastly improve the current state of this 6.2 acre tract. Avenir will promote community welfare and convenience by improving the current environs, improving the roads and sidewalks, and bringing a residency base who will help support the area. Additionally, a coffee shop within walking distance from nearby neighborhoods will be developed which will greatly increase much needed commercial amenity space in the area.

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

Avenir has been designed with the neighboring properties in mind. The building setback was increased as it approaches the neighborhood to the southwest, and the encroachment is mainly along the non-residential side of the development. The encroachment is offset by a huge courtyard which will bring a feeling of openness to the neighborhood, as well as generous landscape buffers will be planted.

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

The CUP items are within the allowed variances able to be granted by City Council.

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

Parking meets code for Avenir and the coffee shop. A parking study has been performed by a representative of the developer, and the City also had their own parking study performed, both showing ample parking for the site.

** Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

2/15/22

Date

Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.

Application Fee in the Amount of \$ Receipt #

Application returned for corrections, additional data.

Final complete application received.

File # created.

Conditional Use Permit Questionnaire:

1) Description of the proposed Conditional Use, in narrative form:

Avenir is a proposed 262 unit multifamily development in University City. Based on the design of Avenir, two conditional use permits (CUP) are needed:

- 1) The Floor Area Ratio (FAR), at 1.08, slightly exceeds the standard allowance of 1.0. However, the code allows for the FAR to be increased to a 3.0. **Exhibit A** shows the FAR calculation.
- 2) The buffer/setback of thirty feet has a minor encroachments on the west side of the property. See **Exhibit B**.
 - 1) The west side encroachment is within the 20% adjustment allowed to be granted. We previously received approval for a setback exception for 2 western encroachments, the northwest and southwest encroachment into the setback line. This revised request is now only for the 1 encroachment, the northwest leg. The previous southwest encroachment has now turned into an enlarged buffer, increasing by 47.8 feet from the prior approved plan, as shown in **Exhibit C**.

2) Historical information about the applicant, the company and/or the organization:

Charles Deutsch is one of the developers and the majority owner and operator of The Gatesworth Senior Living Campus, which is located in the southwest quadrant of Delmar Boulevard and I-170. Through The Gatesworth Communities, we have enjoyed a very productive 34-year relationship with University City, and over this time, we have continuously expanded our campus by developing multiple phases of the finest full continuum-of-care senior living facilities in the Saint Louis region. Our total footprint is now comprised of: 682,000 SF of area under roof, 491 living units, 537 residents, 443 full-time equivalent employees, 553 garage and surface parking spaces, and 13.1 acres. Additionally, we have become both the largest tax payer and the largest employer in University City. Interestingly, we have submitted development proposals to the University City Planning Commission and City Council no less than six times over this period, and have received approval for seven separate market-driven phases of construction. Today, The Gatesworth Senior Living Campus represents an asset value of approximately \$300,000,000 in University City's highly desirable west end.

3) Explain why this particular site was chosen for the proposal

The site is an accumulation of 22 parcels that have been acquired since 2003. This site was chosen because of its natural use as a multifamily site, its proximity to The Gatesworth Communities, and its frontage along Delmar Blvd. This site has been envisioned as a multi-family development for over 18 years.

4) State the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use

Avenir will employ approximately 15 employees and the coffee shop will employ approximately 10 employees.

The hours of operation for Avenir will be 8:00 am to 8:00 pm Sunday through Saturday, however tenants will have access 24/7. The coffee shop hours of operation will be approximately 5:00am to 9:30pm, 7 days a week.

Unique features to Avenir will be an oversized courtyard packed with amenities, nicely well designed common spaces, and nicely appointed units with 10 different layouts.

- 5) Submit any other information that will help the Plan Commission and City Council in their decisions.

We have designed Avenir with a premium exterior appearance that will stand the test of time and fit in well with the surrounding environment. A rendering of Avenir with its coffee shop is attached as **Exhibit D**.

- 6) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties.

We do not believe the required CUPs will cause any negative impact on the surrounding properties and adjacent streets. To ensure this, a landscape buffer will be present along the west side of the encroachment areas, as well as around the entire site. Also, premium material will be used on the outside of the building. Near the area of minor encroachment is a huge, open courtyard space that will bring a feeling of openness to the abutting neighborhood.

- 7) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

The legal description is attached as **Exhibit E**.

Nine Sunnen Drive
Saint Louis, MO 63143
P 314 646 0400
F 314 646 0100

Exhibit A

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

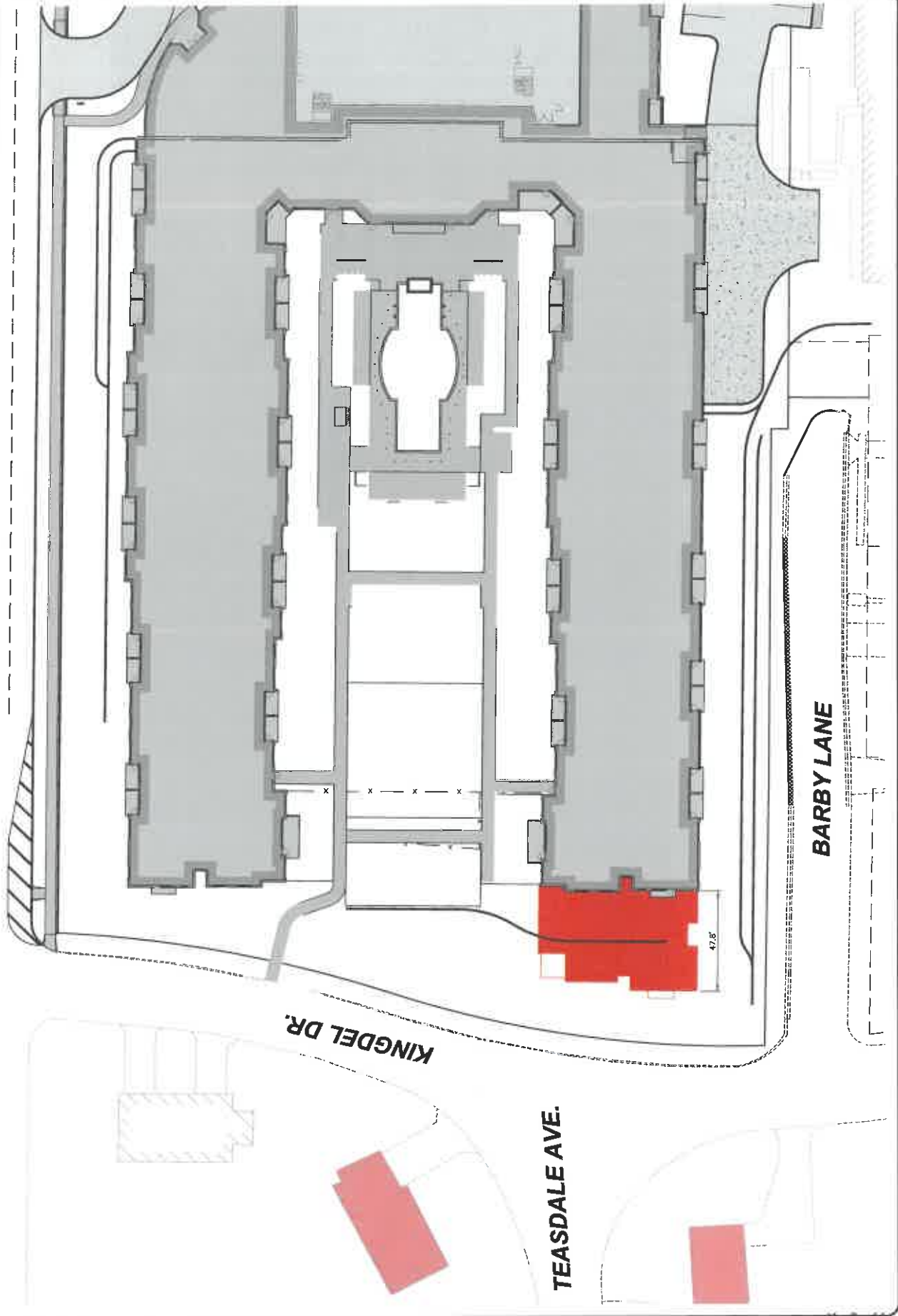
gray
K-3-9[®]

Exhibit C

DELMAR BLVD

SS

SS



KINGDEL DR.

TEASDALE AVE.

BARBY LANE

47.8

Exhibit D



ENGINEERS & SURVEYORS

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

Order Number: 19-09-308
 Date: December 3, 2021
 No of Pages: 2 By: VWH

PROPERTY DESCRIPTION

Project: Avenir
 Description: OVERALL PROPERTY DESCRIPTION

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

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

to a point on the east line of Lot 4 of above-said "Delprice"; South 00°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 Order Number 19-09-308.



**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**

NUMBER: <i>For City Clerk Use</i>	CM20220425-04
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SUBJECT/TITLE: CUP 22-05 Application for a Conditional Use Permit at 6610 Olive Boulevard to allow a proposed building to be located two (2) feet from the adjacent property line and to allow the proposed building to maintain a height of 42 feet above the average grade of the site.			
REQUESTED BY: John Wagner		DEPARTMENT / WARD: Community Development/Ward 2	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager concurs with the Plan Commission's recommendation.			
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 request to allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site would not be detrimental to the surrounding area and recommends approval of the request.

CIP No.	
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RELATED ITEMS / ATTACHMENTS:
Attached are the Staff Report from the March 23, 2022 Plan Commission meeting - amended to include for the City Council the Commission's recommendation, as well as Plan Commission Transmittal Letter and the application for the Conditional Use Permit.

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 25, 2022
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Department of Planning and Development

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: Application for Conditional Use Permit CUP 22-05 – A request to allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site.

Dear Ms. Reese,

At a regularly scheduled meeting, on March 23, 2022, at 6:30 p.m. via video conference, the Plan Commission considered the above-referenced application by the Opus Group for a Conditional Use Permit to allow the proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site. By a vote of 6 for and 0 against, the Plan Commission recommended approval of the application.

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 25, 2022

FILE NUMBER: CUP 22-05

COUNCIL DISTRICT: 2

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

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

Property Owner: Quadrangle Management Co.

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

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

Existing Land Use: Vacant

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

Proposed Land Use: Plumbing showroom, office and warehouse space

Surrounding Zoning and Current Land Use:

North: IC – Industrial Commercial

East: IC – Industrial Commercial

South: IC – Industrial Commercial

West: IC – Industrial Commercial

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

COMPREHENSIVE PLAN CONFORMANCE
 Yes No No reference

Attachments:

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

Applicant's Request – Property Line Setback

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

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

Applicant's Request – Building Height Restriction

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

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

Plan Commission Meeting

At the Plan Commission meeting on March 23, 2022, the Plan Commission voted unanimously to approve the Conditional Use Permit for the Crescent Plumbing development as presented.

Staff Recommendation

Staff is of the opinion that the proposed use to allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive

Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site would have minimal impact on the surrounding properties and streets adjacent to the Development.

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

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



Department of Community Development

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

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

1. Address/Location of Site/Building: 6662 Olive, 950 Kingsland, and 6610 Olive

2. Zoning District (check one):

SR LR MR HR HRO GC LC CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:
The OPUS Group, 112 S. Hanley Road, Floor 1, Suite 100, St. Louis, MO
63105 - Ryan Carlie, Director Real Estate Development (314) 930-2005

4. Applicant's Interest in the Property: ___ Owner ___ Owner Under Contract ___ Tenant*
 Tenant Under Contract* ___ Other* (explain):

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

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:
Quadrangle Management Co.
700 Rosedale, CB1049., St. Louis, MO 63112

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

see attached

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

see attached

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

see attached

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

see attached

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

see attached

**** Please Note:** You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

03/03/2022

Date

Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.

Application Fee in the Amount of \$ Receipt #

Application returned for corrections, additional data.

Final complete application received.

File # created.

Conditional Use Permit – Section 6

Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g., required yards and setbacks, screening and buffering, signs, etc.)

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

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

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

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

See discussion in Section IV of attached memo.

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

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

(i) Comprehensive Plan

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

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

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

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

(ii) Redevelopment Plan

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

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

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

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

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



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use UN20220425-01

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: Unfinished 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 25, 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

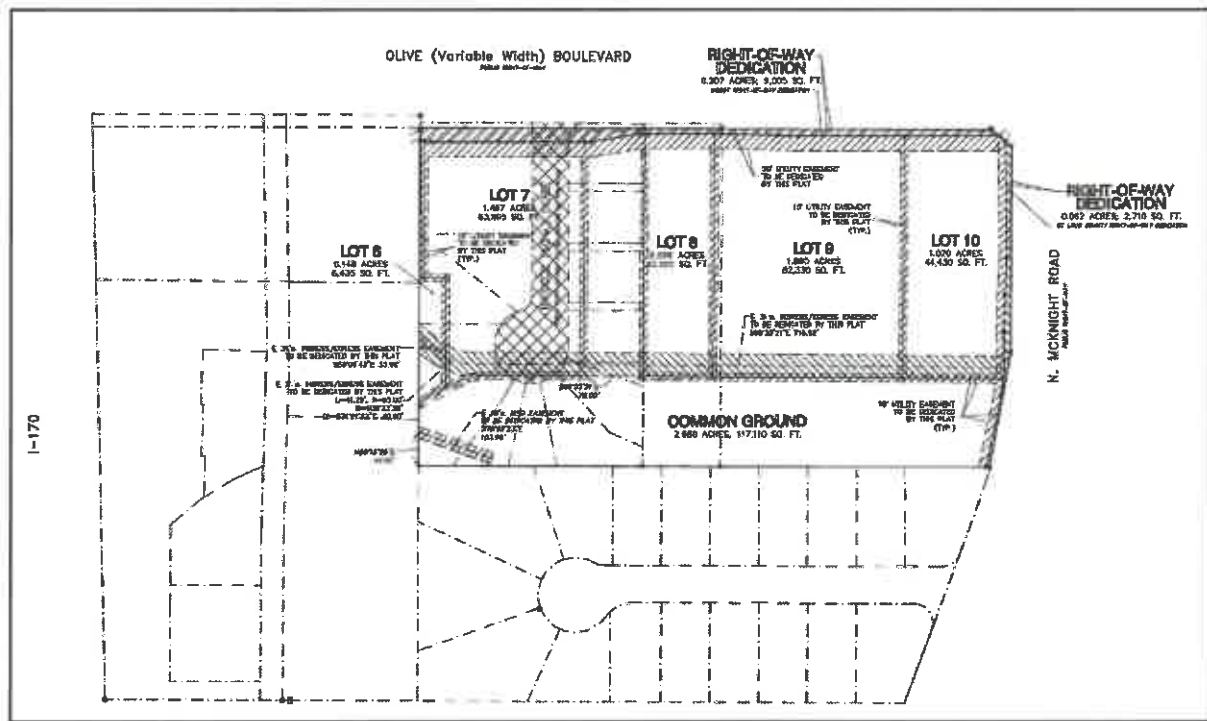
ATTACHMENTS

- 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

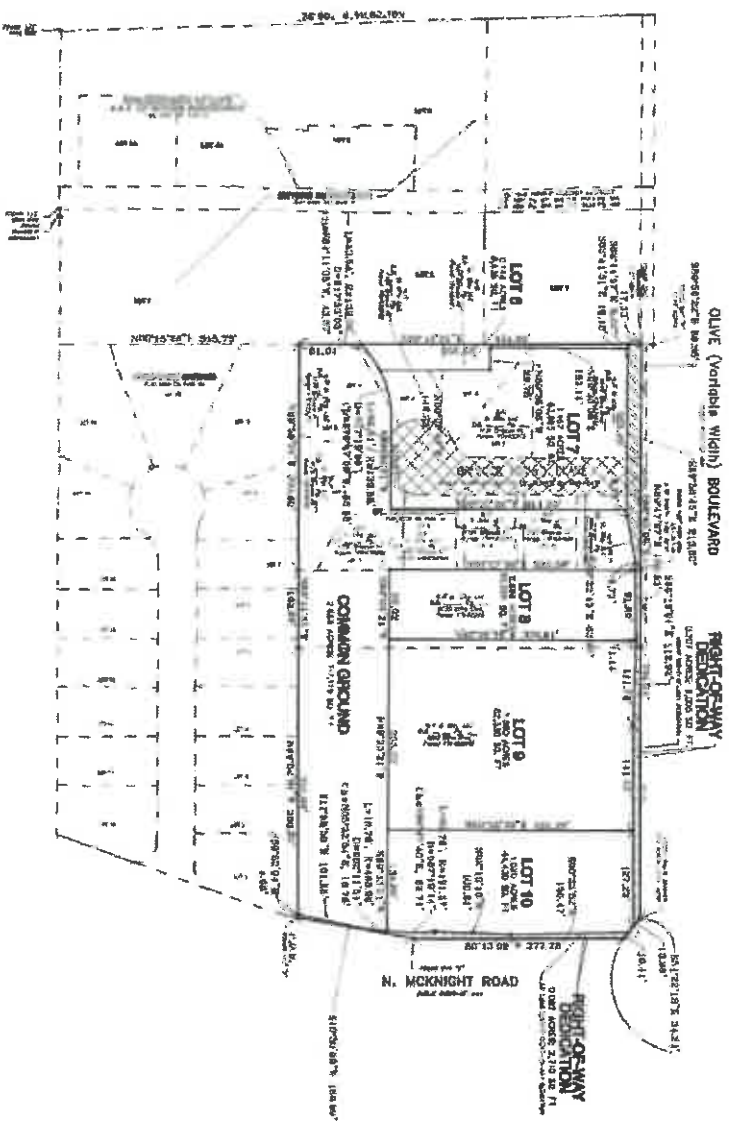


APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ADAMS, MISSOURI, ON 11/15/2011.

MARKET AT OLIVE PLAT 2
 A SUBDIVISION PLAT
 PART OF
 TOWNSHIP 45 AND 46 NORTH, RANGE 6 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

LEGEND

- 1. LOT
- 2. COMMON CIRCULAR DRIVEWAY
- 3. DRIVEWAY
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	MARKET AT OLIVE PLAT 2 8501 OLIVE BLVD. UNIVERSITY CITY, MO	SUBDIVISION PLAT	1 of 4
	8501 OLIVE BLVD. UNIVERSITY CITY, MO	SUBDIVISION PLAT	1 of 4

Exhibit A

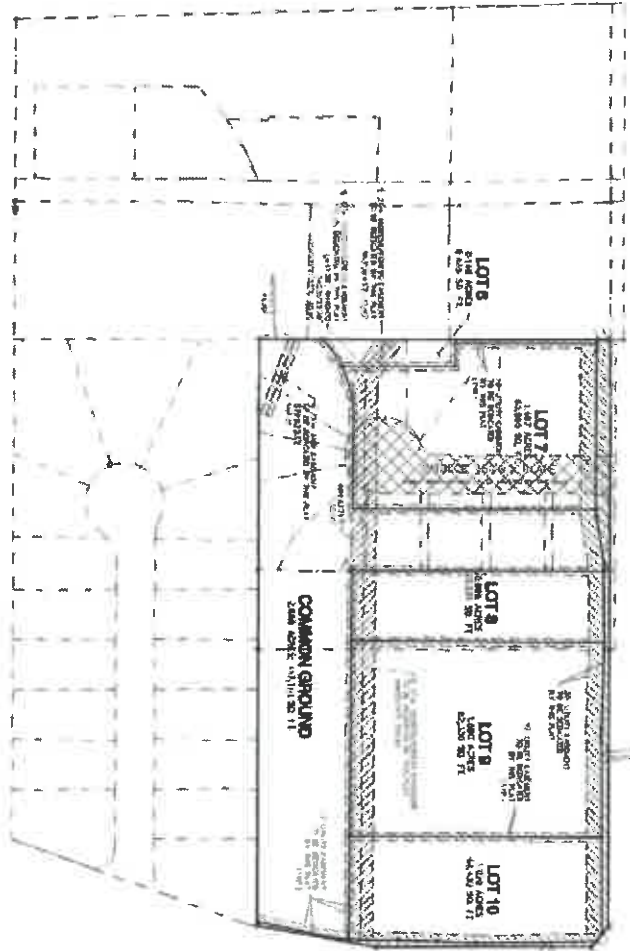


METERS OF 1:10
 COUNTY OF ST. LOUIS
 CITY OF UNIVERSITY CITY
 1000 UNIVERSITY CITY
 UNIVERSITY CITY, MISSOURI 63101

MARKET AT OLIVE PLAT 2

A SUBDIVISION PLAT
 PART OF
 TOWNSHIP 43 AND 44 NORTH, RANGE 6 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

OLIVE (Variable Width) BOULEVARD



N. MCKNIGHT ROAD

NO.	RECORD	DATE

MARKET AT OLIVE PLAT 2

8691 OLIVE BLVD. UNIVERSITY CITY, MO

SUBDIVISION
PLAT

3 of 4
 01/18/22

BASE OF BEARING

N 10° 00' 00" E 100.00 FT TO
 N 10° 00' 00" E 100.00 FT TO
 S 89° 59' 59" W 100.00 FT TO
 S 89° 59' 59" W 100.00 FT TO

ABBREVIATIONS

- 1. 100 FT PERCH
- 2. 100 FT PERCH
- 3. 100 FT PERCH
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LEGEND

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1-170

PREPARED BY
 [Signature]
 SURVEYING AND ENGINEERING, L.L.C.
 1000 UNIVERSITY CITY
 UNIVERSITY CITY, MISSOURI 63101



Exhibit A



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	UB20220425-02
--------------------------------------	---------------

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:	Unfinished 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 (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	April 25, 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: Councilmember Bwayne Smotherson

DATE: April 11, 2022

BILL NO. 9461

ORDINANCE NO.

AMENDED

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-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) the access from Kingdel Drive to the courtyard or building shall be for emergency purposes only.
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

ISSUE REMARKS/DATE
 1 2-15-2022 INITIAL SUBMITTA

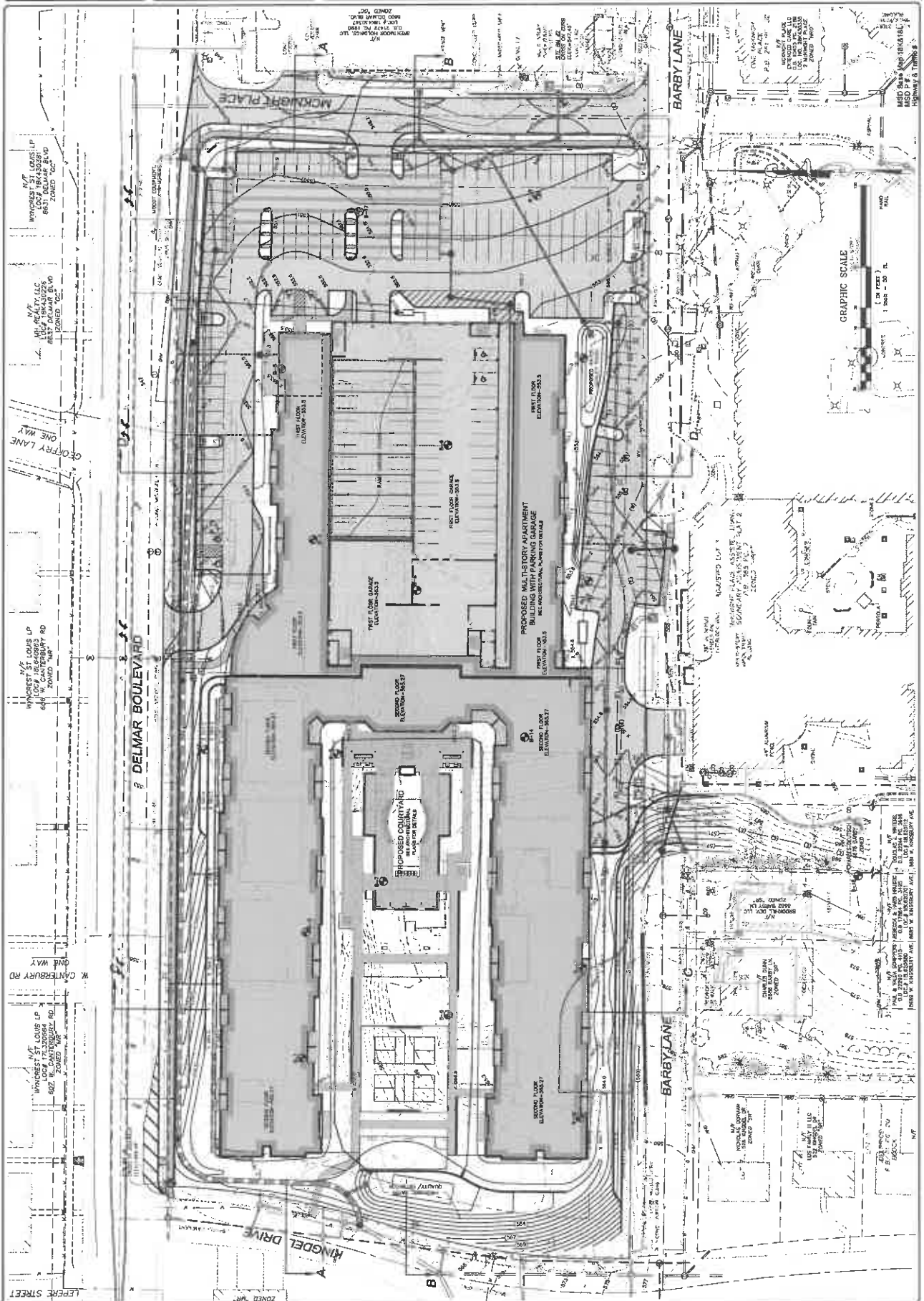
CATCO DEVELOPMENT
 One McKnight Plaza
 St. Louis, MO 63124
 Ph. (314) 372-2279

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Englander Road
 St. Louis, Missouri 63129
 Ph. (314) 437-4140 Fax (314) 437-2444
 Copyright © 2022 of Survey No. 0013348

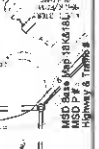
FINAL DEVELOPMENT PLAN
FINAL GRADING PLAN
Avenir
 University City, Missouri

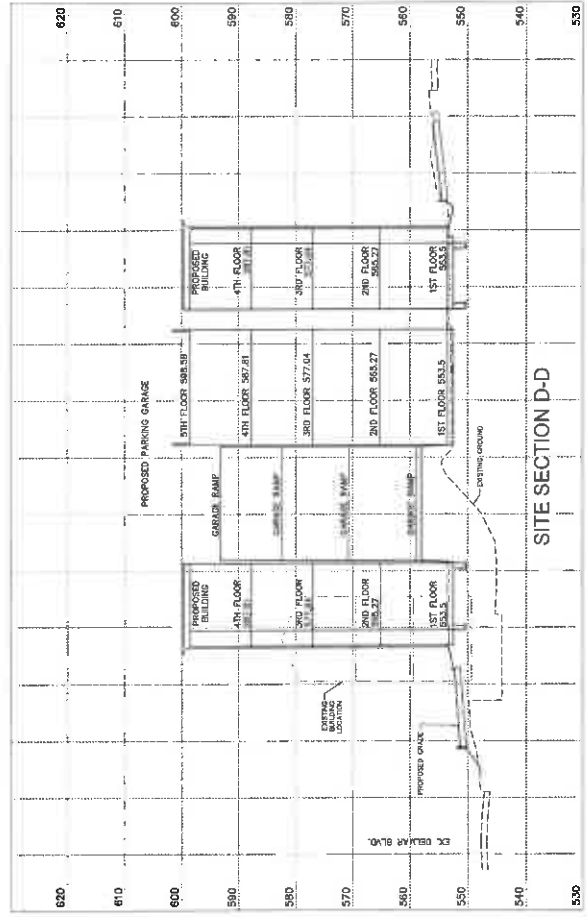
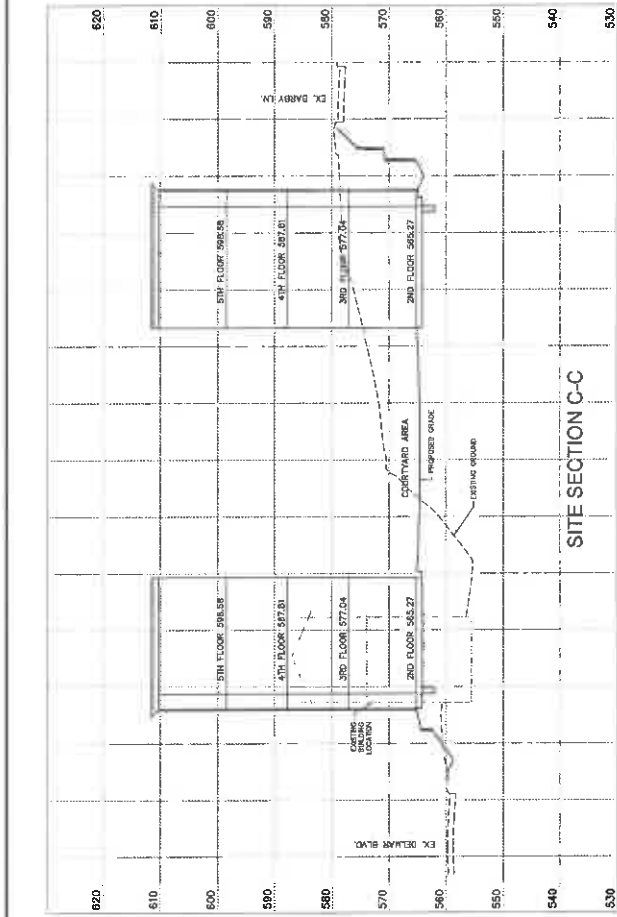


19-09-308
 Date: 2/15/2022
 Drawn: BM
 Checked: DA
 Scale: 2:2
 Project: FOP



GRAPHIC SCALE
 1" = 20' 0"





1	2-15-2022 INITIAL SHEET
---	-------------------------

CATECO DEVELOPMENT
 One McKnight Place
 St. Louis, MO 63124
 Ph. (314) 372-2279

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baltimore Road
 St. Louis, Missouri 63128
 Ph. 314-572-0440 Fax 314-487-8844
 www.sterling-engineers.com
 Equal Opportunity Employer M/F/V

Avenir
 University City, Missouri
 FINAL DEVELOPMENT PLAN
 SITE SECTIONS



ISSUE NO: 19-09-308
 DATE: 2/15/2022
 SHEET NO: 32
 TOTAL SHEETS: 32
 PROJECT: 19-09-308
 DRAWN BY: JWS
 CHECKED BY: JWS

MSD Base Map 18K418L
 Highway & Traffic #

GENERAL NOTES:

- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND AGENCIES TO AVOID CONFLICTS.
- THE CONTRACTOR SHALL VERIFY ALL GRASSES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL LOCATE, MARK, AND VERIFY ALL EXISTING AND NEWLY INSTALLED UTILITIES, BOTH HORIZONTAL AND VERTICAL, PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
- DO NOT DISTURB ANY UTILITIES WITHOUT THE PERMISSION OF THE OWNER'S REPRESENTATIVE.
- USE OF EXPLOSIVES AND BURNING IS NOT PERMITTED ON THE JOB SITE.
- SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED AT LOCATIONS AS NECESSARY TO MAINTAIN A SAFE WORK SITE. CONTRACTOR SHALL FOLLOW THE RULES AND REGULATIONS OF THE STATE OF MISSOURI.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES. PRIOR TO ANY GRADING OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL KEEP ALL EXISTING ROWWAYS AND SIDEWALKS CLEAN AND FREE FROM OBSTRUCTIONS THROUGHOUT CONSTRUCTION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE LATEST OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- CONTRACTOR SHALL PROTECT AND MAKE USE OF ALL MATERIALS AND EQUIPMENT OWNED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL MATERIALS AND EQUIPMENT.
- ALL MATERIALS, TYPES, COLORS, FINISHES, AND PROCEDURES SHALL BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE CONSTRUCTION SHOWN ON THE DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE ASTM GUIDELINES.
- NO MATERIAL SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL DETAILS ILLUSTRATED ARE SUBJECT TO REVIEW BY THE PROJECT ENGINEER.
- LANDSCAPE ARCHITECT SHALL INSPECT ALL STONE AND OTHER MATERIAL FOR ACCEPTANCE PRIOR TO INSTALLATION.
- ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO A NEAR CONDITION AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL REMOVE ALL EXCESS SOIL, CONTAMINATED SOILS, ROCKS, CLOSERS AND DEBRIS AS IT ACCUMULATES ON A DAILY BASIS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES. PRIOR TO ANY GRADING OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS AND LAWS PERTAINING TO THE INSTALLATION OF PLANT MATERIAL, SOILS, AND IRRIGATION SYSTEMS.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES AND SPECIFICATIONS AS SHOWN ON THE DRAWINGS. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., 2004 FOR 90% SHIP AND QUANTITY OF PLANT AND BULK MATERIAL.
- CONTRACTOR SHALL VERIFY PLANT MATERIAL IS PROPERLY GRADED, IS OF PROPER SIZE, AND HAS A WELL DEVELOPED ROOT AND ROOT STRUCTURE AND IS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN.
- DO NOT PLANT PLANT MATERIAL PRIOR TO DELIVERY.
- ALL PLANTING MATERIAL SHALL BE MAINTAINED REMOVED FROM THE JOB SITE AND REPLACED WITH COMPETING PLANT MATERIAL.
- NO PLANT OR CULTURE SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE Balled and wrapped OR CONTAINERS AS SPECIFIED. NO CONTAINER GROWN PLANTS WILL BE ACCEPTED IF IT IS ROOT BOUND.
- LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE GRADING HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROTECT AND MAKE USE OF ALL MATERIALS AND EQUIPMENT OWNED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL MATERIALS AND EQUIPMENT.
- ALL MATERIALS, TYPES, COLORS, FINISHES, AND PROCEDURES SHALL BE SELECTED AND APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
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- LANDSCAPE ARCHITECT SHALL INSPECT ALL STONE AND OTHER MATERIAL FOR ACCEPTANCE PRIOR TO INSTALLATION.
- ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO A NEAR CONDITION AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL REMOVE ALL EXCESS SOIL, CONTAMINATED SOILS, ROCKS, CLOSERS AND DEBRIS AS IT ACCUMULATES ON A DAILY BASIS.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES. PRIOR TO ANY GRADING OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

TREE PROTECTION NOTES:

- A TREE PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY AREA DEFINED BY THE PLANES EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) TIMES THE TREE CALIPER MEASURED AT BRUSH. A TREE PROTECTION ZONE SHALL BE ESTABLISHED FOR ALL TREES WITH A TREE CALIPER GREATER THAN 4 INCHES TO PROTECT ROOT PROTECTION ZONE (R.P.Z.) AND TO PREVENT ANY DAMAGE TO THE TREE TRUNK OR PLANT CROWN.
- CONTRACTOR SHALL MAINTAIN THE TREE PROTECTION ZONE THROUGHOUT CONSTRUCTION WORK, AND MAINTAINED THROUGHOUT THE ENTIRE PROJECT.
- SOIL PROTECTION OR SOIL UNDO SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES. PRIOR TO ANY GRADING OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
- VEGETATION SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK ON THE JOB SITE UNTIL THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
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- NO TREES, AND/OR OTHER MATERIALS MAY BE ATTACHED TO ANY TREES ON SITE. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR MULCHING TRENCHES. MULCHES BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO TREES BY CONSTRUCTION ACTIVITY.
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IRRIGATION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND PAYING THE ACCOMPANYING FEES FOR, ALL PERMITS AND INSPECTIONS REQUIRED BY ANY AND ALL APPLICABLE GOVERNING AGENCIES FOR THE COMPLETION OF ANY AND ALL IRRIGATION WORK ON THE SITE.
- THE CONTRACTOR SHALL VERIFY ALL GRASSES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
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LAWN NOTES:

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EXHIBIT A

AVENIR

University City, Missouri

GATECO DEVELOPMENT

No.	1166209	Date	01.11.2022
Description			
Scale			

DATE	01.21.2022
SCALE	AS SHOWN

Landscaping Notes L 1.01

Landscaping Architects LLC
 Nancy Nabe RLA, ISA, Lead AP
 P.O. Box 191284
 St. Louis, MO 63119

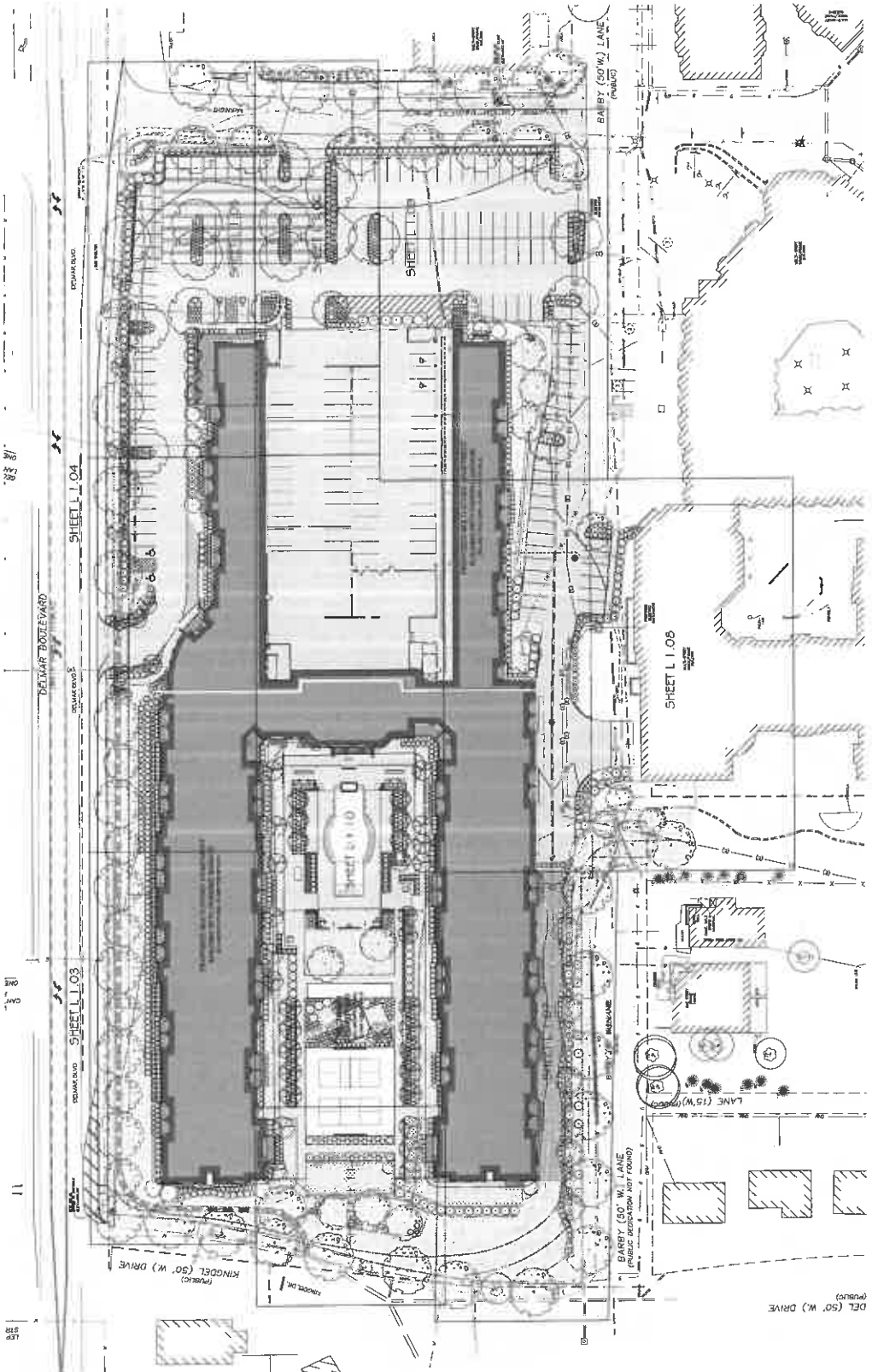
Nafe & Associates
Landscape Architects LLC
Nancy Nafe RLA, ISA, Lead AP
P.O. Box 191264
St. Louis, MO 63119

AVENIR
University City, Missouri
GATECO DEVELOPMENT

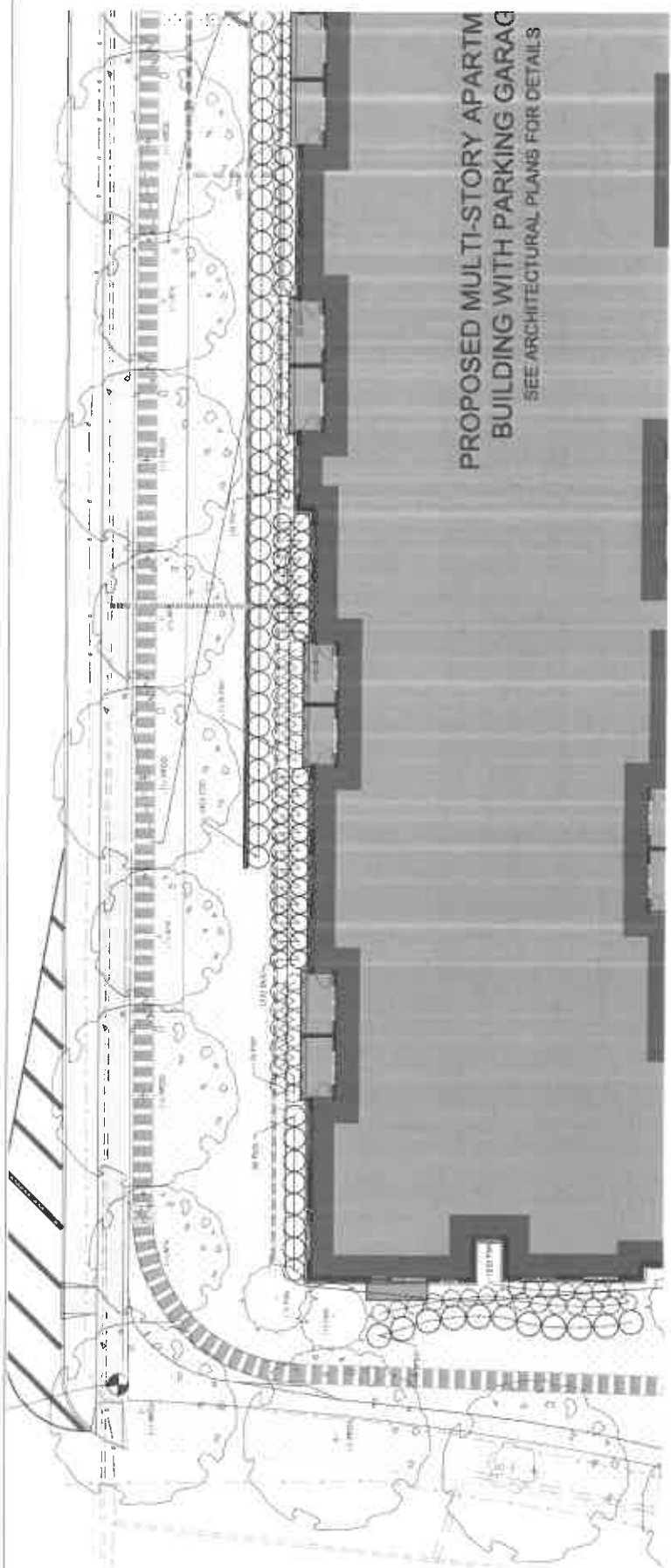
Project No.	118000	Date	01.11.2012
No. Description	001	Drawn By	
Client		Checked By	

Scale: 1" = 30'-0"
North Arrow
Key Plan

Key Plan
L 1.02

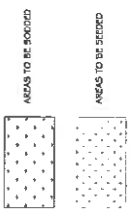


KEY PLAN
SCALE: 1" = 30'-0"
NORTH



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 + FRAXINUS 'AMSTROING'	AMSTROING MAPLE	14-16 HT. 3 CALIPER, 8/8	
ARDC	6	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	14-16 HT. 2.5" CALIPER, 8/8	LIMITED JP 6'
EXGREENS					
BVY	55	SILVUS VIMBRAE VARIETY	BORWICK	5 GALLON	
CD	40	COTONCASTLE DANMORF 'CORAL BEAUTY'	BEAUBONNE COTONCASTLE	5 GALLON	
JPSG	10	KUNZINGUS X PFEZESMAN SEA GREEN	SEA GREEN JUNIPER	5 GALLON	
PAI	3	PICEA ARIZ.	NORWAY SPRUCE	10-12 HT. 8/8	
PLC	0	FRAXUS LAEVOGLOBUS 'OTTO LUTZKY'	CHERRY LARLEL	7 GALLON	
GRASSES					
PN1	63	PENISSETUM ALOPECUROIDES 'MARELU'	DWARF FOUNTAIN GRASS	1 GALLON	

PLANT SCHEDULE SHEET L 1.03

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 Landscape Architects LLC
 Nancy Nafe RLA, ISA, Lead AP
 P.O. Box 191284
 St. Louis, MO 63119

AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

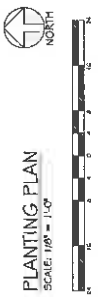
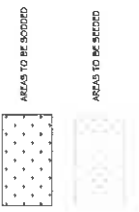
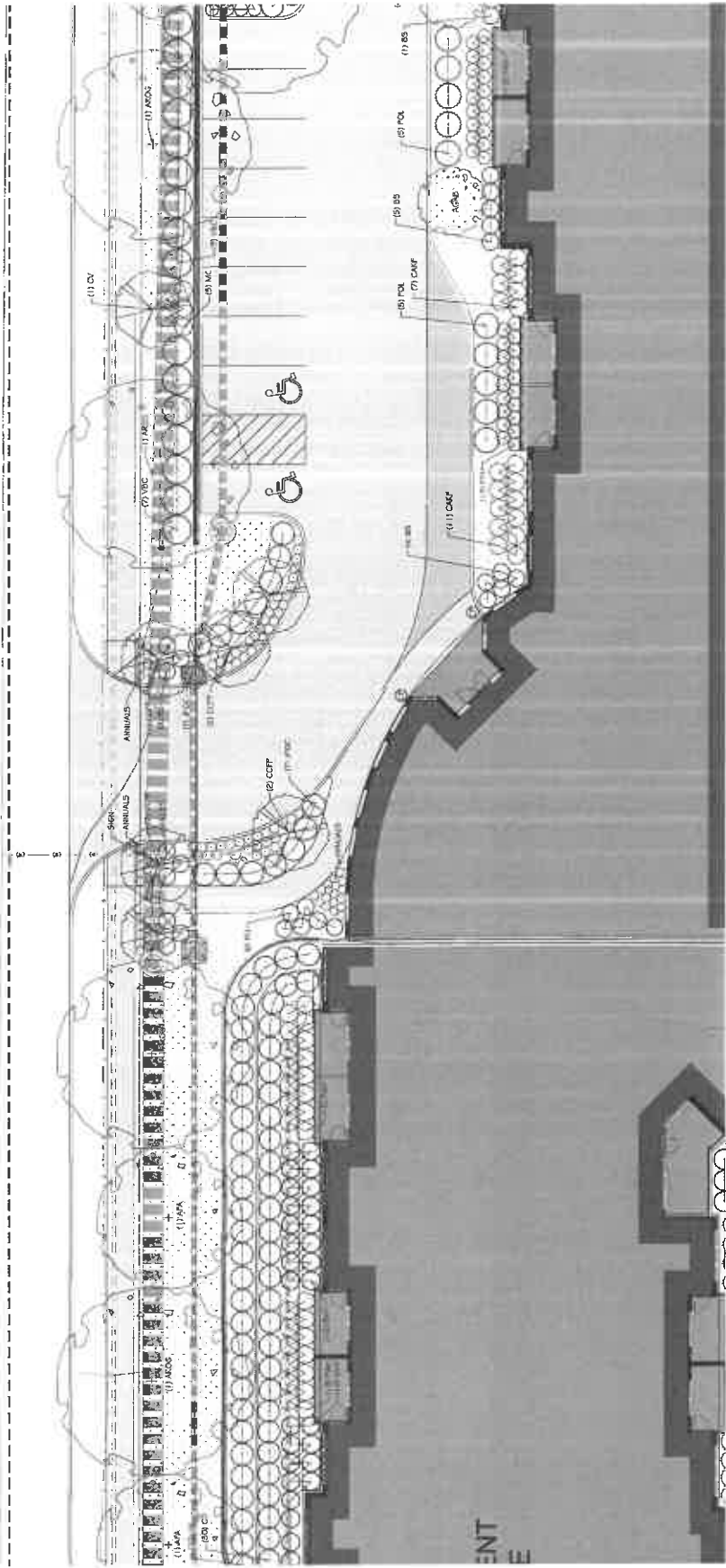
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 No. of Sheets: 10
 Date: 08/11/2023

Scale: As Shown
 Date: 01/21/2022
 Scale: As Shown

Planting Plan
 L 1.03

Project No.	190203
Date	02.11.2022
No. Description	
DATE P&I	

Scale: 1/8" = 1'-0"
DATE: 01/31/2022
SCALE: AS SHOWN

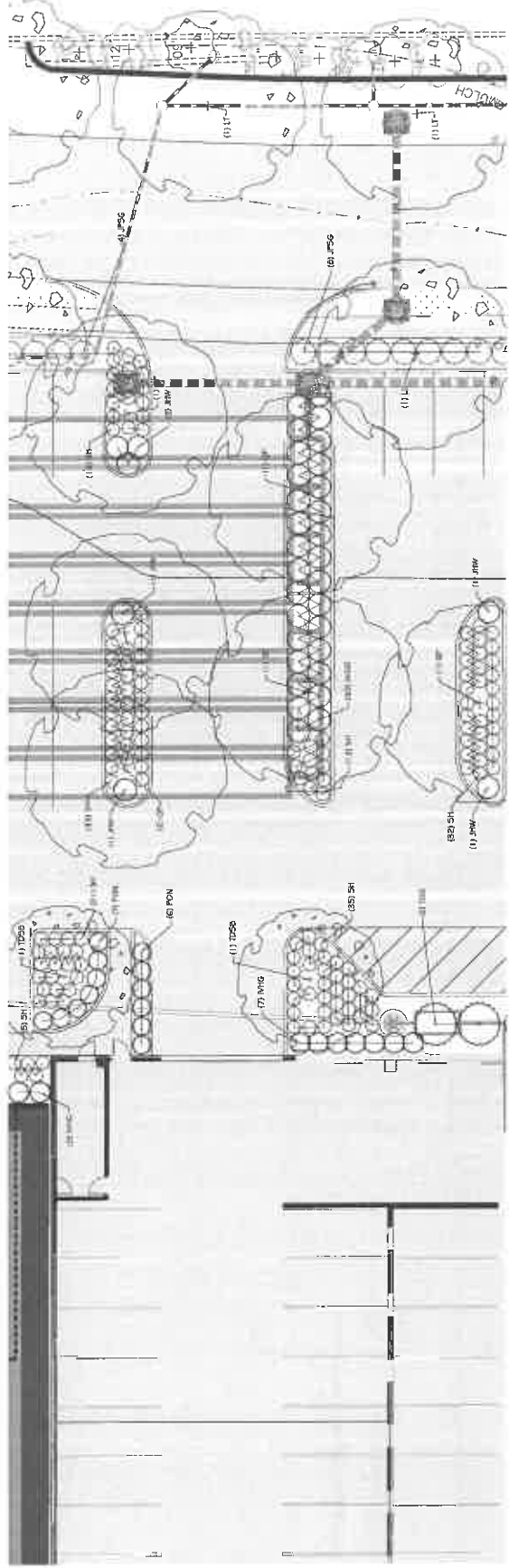


PLANTING PLAN
SCALE: 1/8" = 1'-0"

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AFA	2	ACER / FREGAZIANI 'MANSION'®	ARMSTRONG MAPLE	14'-16' HT., 2" CALIPER, DBH	SINGLE TRUNK
ACAQ		AMELANCHIER GRANDIFLORA 'NUTTALLI DOLLANCE'	SPANGLEDERRY	7'-9' HT., 1.5" CALIPER, DBH	SINGLE TRUNK
ASOC	4	ACER RUBRUM 'OCTOBER GLORY'®	RED MAPLE	10'-12' HT., 2" CALIPER, DBH	MARDED LF @
CCTP	7	CEGROS CAMOSINENSIS 'TORREY PANSY'	REDBUD	7'-9' HT., 2" CALIPER, DBH	
CV		CHONDRILLIS VIRGINICUS	FRINGEE TREE	7'-9' HT., 2" CALIPER, DBH	SINGLE STEM
PERENNIALS					
BS	26	BELGUS SELLEPERGENSIS 'WINTERGREEN'	BORNICHO	5 GALLON	
BYV	26	BELGUS SELLEPERGENSIS 'VIRGATA VALLEY'	VIRGATA VALLEY BORNICHO	5 GALLON	
CO	30	COTONOSTER DAMMERI 'CORAL BEAUTY'	BONBERRY COTONOSTER	5 GALLON	
JGC	13	JUNIPERUS X PITTOSPORUM 'GOLD COAST'	GOLD COAST JUNIPER	5 GALLON	
FDL	10	FRUNIS LAURICOLEGUS 'OTTO LORENZ'	CHERRY LAUREL	7 GALLON	
SHRUBS					
AK	30	ARLIA X GRANITOPIA 'VALDROSCOPF'	VALDROSCOPF ARLIA	5 GALLON	
VRG	17	VIBURNUM BURKWOODI 'CONY'	CONY VIBURNUM	7 GALLON	
GRASSES					
CAF	16	CALLIARGRIS 'ACTIFLORA'	FEATHER REED GRASS	1 GALLON	
MC	5	MUNDTBERGIA 'CAPILLANS'	PIKE HAIURY GRASS	2 GALLON	
FA	66	FENISTETUM ALYTCOLOIDES 'WALKER'	DWARF FOUNTAIN GRASS	1 GALLON	

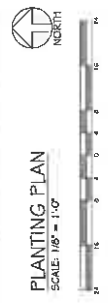
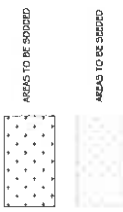
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Client	
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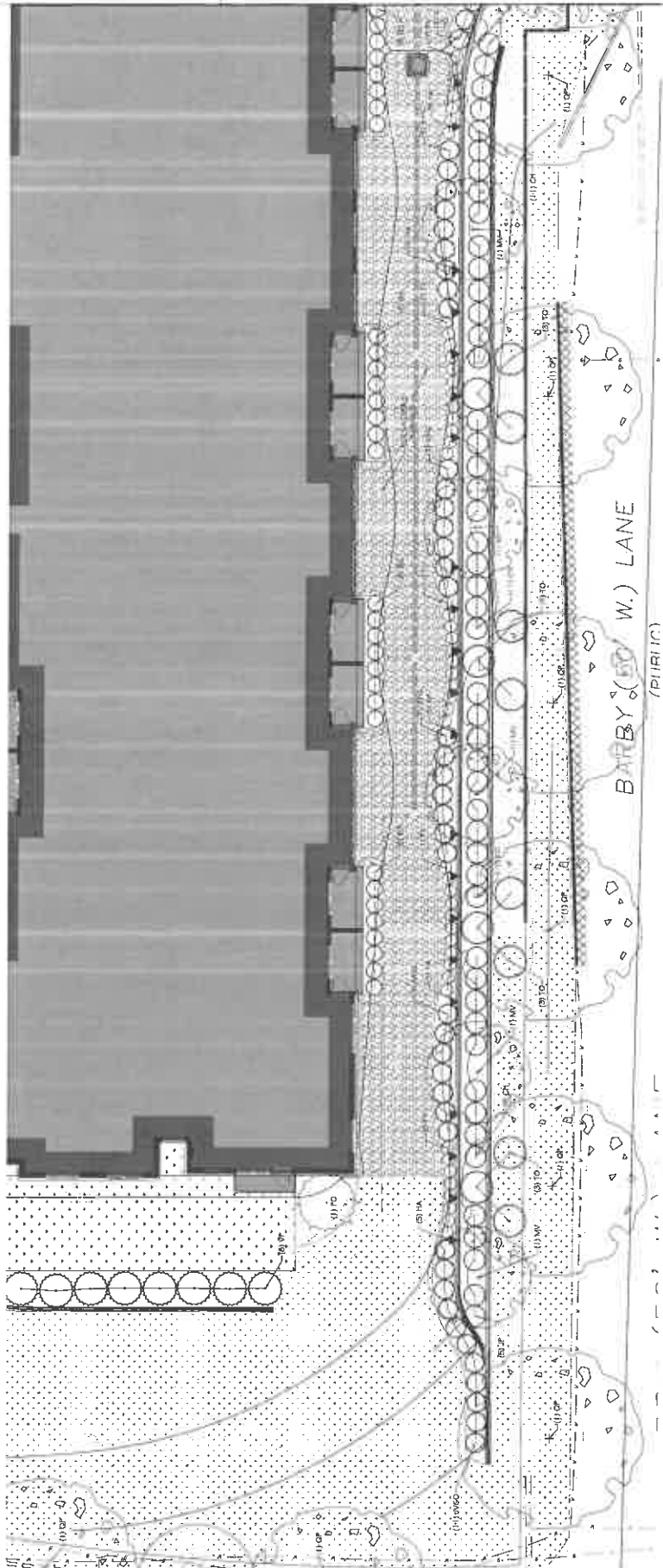
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 2. All work shall be in accordance with the City of St. Louis Engineering Department Specifications for Streets and Highways, 2017 Edition, and the City of St. Louis Engineering Department Specifications for Parks and Recreation, 2017 Edition.
 3. All work shall be in accordance with the City of St. Louis Engineering Department Specifications for Streets and Highways, 2017 Edition, and the City of St. Louis Engineering Department Specifications for Parks and Recreation, 2017 Edition.
 4. All work shall be in accordance with the City of St. Louis Engineering Department Specifications for Streets and Highways, 2017 Edition, and the City of St. Louis Engineering Department Specifications for Parks and Recreation, 2017 Edition.
 5. All work shall be in accordance with the City of St. Louis Engineering Department Specifications for Streets and Highways, 2017 Edition, and the City of St. Louis Engineering Department Specifications for Parks and Recreation, 2017 Edition.



PLANT SCHEDULE SHEET L 1.06

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
LT	3	LIRIODENDRON TUPIPIKEA	TULIP POPLAR	12-14 FT. 2" CALIPE DBH	
CP	5	QUERCUS PHELOPS	WALLOW OAK	12-14 FT. 2" CALIPE DBH	
DBS	2	TAXODIUM DISTICHUM SHIMANE BRANT	BALD CYPRESS	10-12 FT. 2" CALIPE DBH	
JRW	7	JUNIPERUS HORIZONTALIS WALTONII	CREeping JUNIPER	5 GALLON	
JPS	12	JUNIPERUS PfitZERIANA SEA GREEN	SEA GREEN JUNIPER	5 GALLON	
JAG	30	JUNIPERUS VIRGINIANA VIREY OWL	GREY OWL JUNIPER	5 GALLON	
TGS	5	THUNIA GREEN GIANT	GREEN GIANT ARDOURVITAE	6-7 FT. DBH	
SHRUBS					
IVYG	9	ITEA VIRGINICA THOMPSON'S GARNET	VIRGINIA SWITCHGRASS	5 GALLON	
PON	13	PHYSCOCARPUS OPULIFOLIUS NANUS	DWARF NUNDARK	5 GALLON	
GRASSES					
SN	156	SPYRODOLUS RETROFLECTUS	FRANSE PROSPECT	1 GALLON	





PLANTING PLAN
SCALE: 1/8" = 1'-0"



AREAS TO BE DEMOLISHED

AREAS TO BE SEED

PLANT SCHEDULE SHEET L 1.07

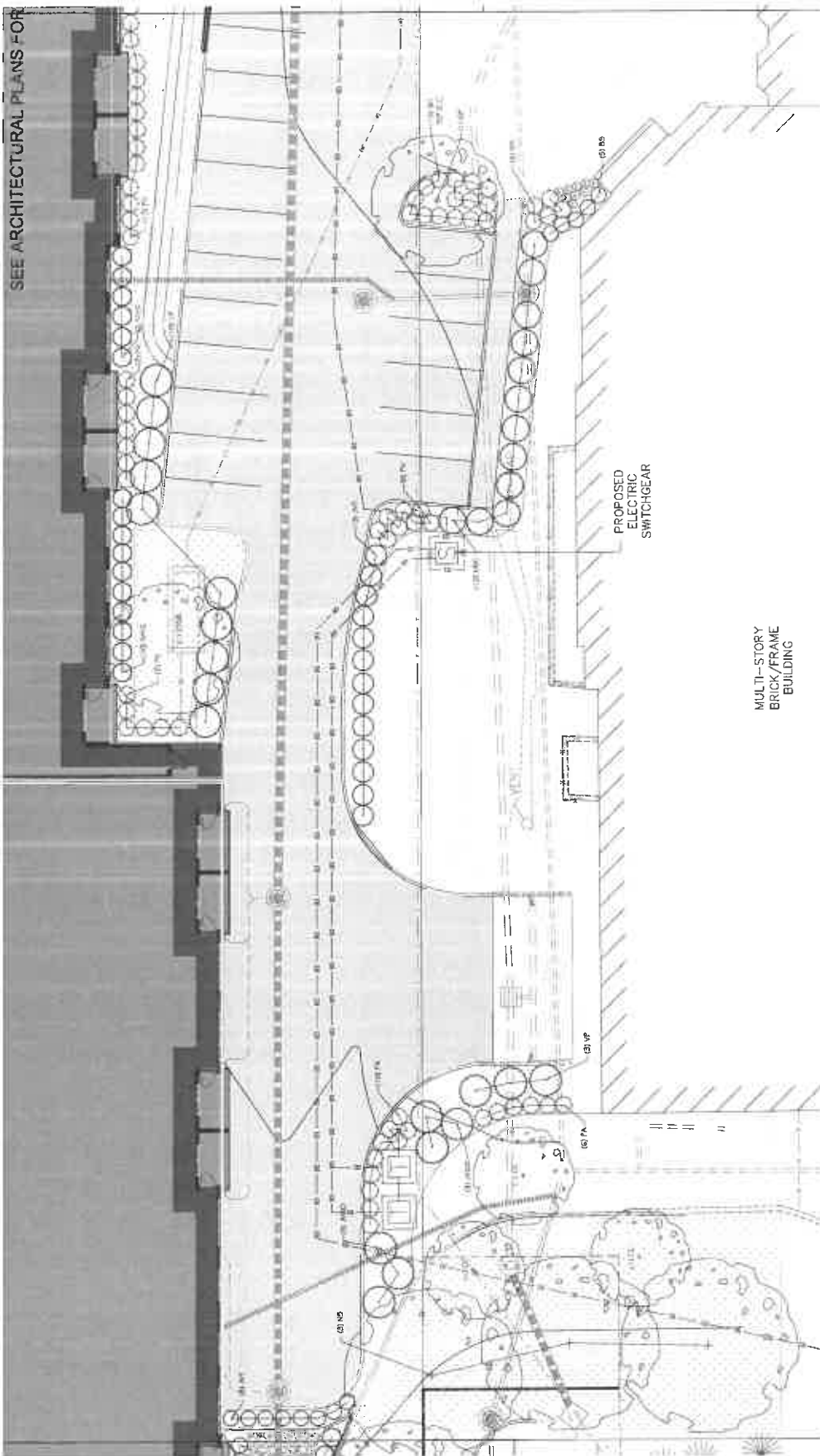
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
MV	5	MANGROVA VIRGINIANA	SWITZBAY MAGNOVIA	8'-12" HT. 1.5' CALIPER @ 4'	3 STEM, 1.5' PER STEM
OP	6	QUERCUS PHELLOS	WILLOW OAK	10'-12" HT. 2" CALIPER @ 4'	
EVERGREENS					
ES	32	BALUS SINCA WATER GRAY	WATER GRAY BOTTICHO	5 GALLON	
JF	5	JUNIPERUS PROCEPENS VERTICILLIUM	JAPANESE GARDEN JUNIPER	5 GALLON	
INCO	11	JUNIPERUS VIRGINIANA VERT. CONE	GREEN CONE JUNIPER	5 GALLON	
PD	1	PRUNUS SPANIA	SPANISH PRUNUS	6'-8" HT. @ 4'	
TD	12	TRIFOLIUM OCCIDENTALE	AMERICAN ALBUQUERQUE	5'-6" HT. @ 4'	
VP	6	VIBURNUM PRACENSE	FRAGILE VIBURNUM	5 GALLON	
SHRUBS					
CH	41	COTONOSTER HORZONTALIS	ROCKSPRAY COTONMASTER	5 GALLON	
IVIG	43	ITALIA VIRGINICA TENNIS GARNET	VIRGINIA SWICESTRIFE	5 GALLON	
GRASSES					
PV	49	PANICUM VIRGATUM VERTICIS SKY	SWITCH GRASS	1 GALLON	
VINES					
HA	22	HYDRANGEA ANOMALA TETRALOBY	CLIMBING HYDRANGEA	5 GALLON	STAKED

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AVENIR
University City, Missouri
GATECO DEVELOPMENT

Project No: 118000
Revision: 04/11/2020
Date: 01.27.2022
Scale: As Proposed

Planting Plan
L 1.07



SEE ARCHITECTURAL PLANS FOR

MULTI-STORY
BRICK/FRAME
BUILDING

PROPOSED
ELECTRIC
SWITCHGEAR

PLANTING PLAN
SCALE: 1/8" = 1'-0"



SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CC	3	CERCIS CANADENSIS	REDBUD	6-4 1/2" 2" CALIPER, B&B	MULTI-TIER
MS	3	NYSSA SYLVATICA	BLACK GUM	6-10" H.T., 1.5" CALIPER, B&B	
OP	1	QUERCUS PHellos	WILLOW OAK	10'-12" H.T., 2" CALIPER, B&B	
TREES					
OP	1	TAXODIUM DISTICHUM SHAWNEE BRANCH	RAUD CYPRESS	10'-12" H.T., 2" CALIPER, B&B	
EVERGREENS					
DS	5	BOVADIA SEMPERVERENS	BOXWOOD	5 GALLON	
ANGO	6	JUNIPERUS VIRGINIANA VIREX DWAL	GREY OWL JUNIPER	5 GALLON	
AVT	21	JUNIPERUS VIRGINIANA TAYLOR	TAYLOR JUNIPER	4-5 RT. 0&B	
SHRUBS					
UNV	16	TEA VIRGINICA STANCO'S GARDNET	VIRGINIA SWEET SPICE	5 GALLON	
UNV	12	VERBENA HIBERNICA CONOCT	CONY VERBENA	5 GALLON	
UNV	13	VERBENA FRAGRANCE	FRAGILE VERBENA	5 GALLON	
GRASSES					
FA	16	FENESTRUM ALPESCUM	DWARF FOUNTAIN GRASS	1 GALLON	
PV	24	FENESTRUM ALPESCUM	SWITCH GRASS	1 GALLON	
SH	15	SPOROBOLUS HETEROGYPUS	PRUNE DROPS	1 GALLON	

PLANT SCHEDULE SHEET L 1.08

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AVENIR
University City, Missouri
GATECO DEVELOPMENT

Project No: 1102020
Date: 02.11.2022
Scale: 1/8" = 1'-0"

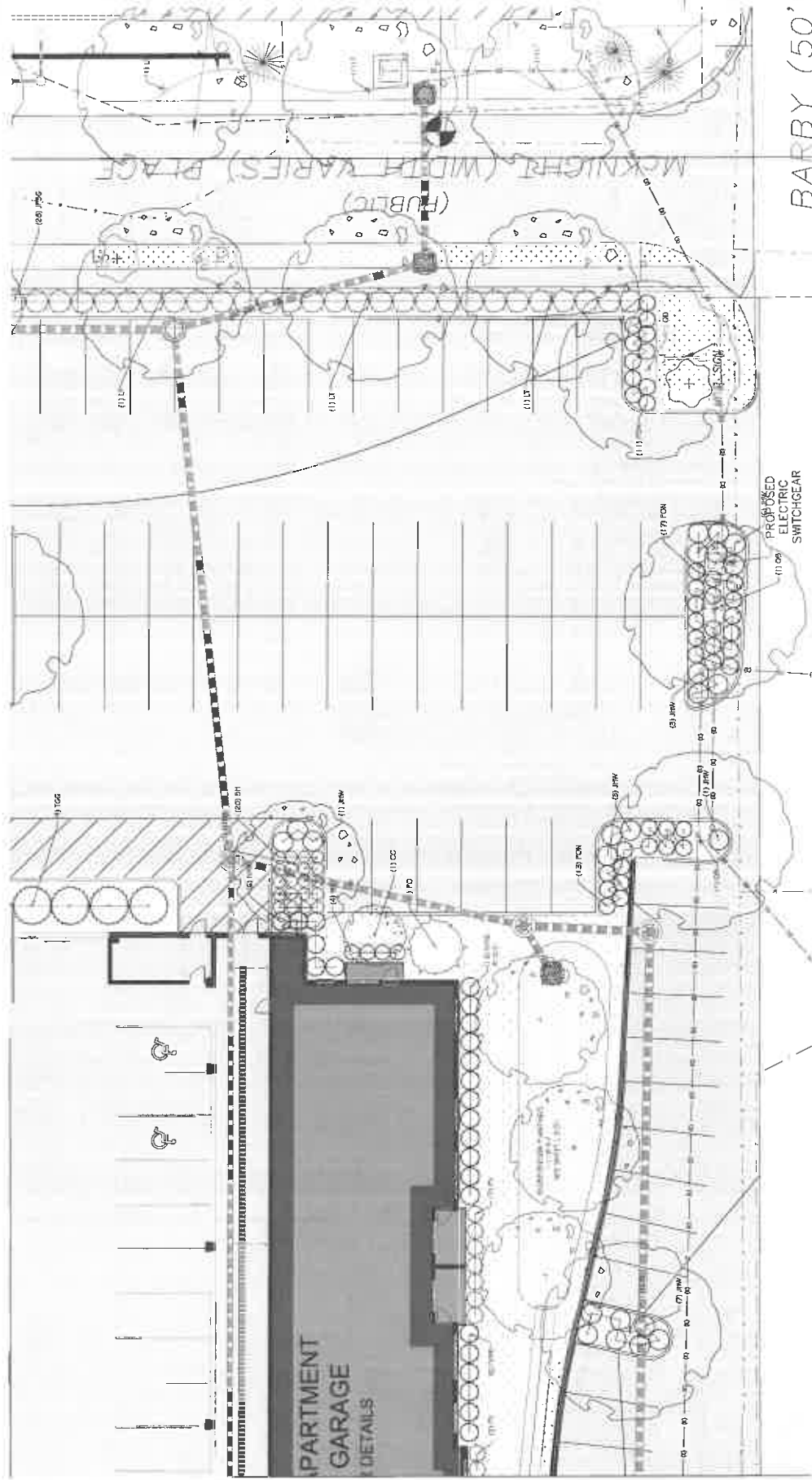
Planting Plan
L 1.08

Nancy Nabe RLA, ISA, Lead AP
 P.O. Box 191264
 St. Louis, MO 63119
Landscape Architects LLC

AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

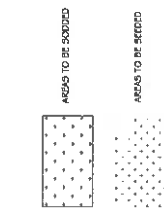
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 CHECKED BY: JH
 PROJECT NO: 118200
 SHEET NO: 11109

Planting Plan
L 1.09



PLANT SCHEDULE SHEET L 1.09

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TRZS					
CC	8	CERCIS CANADENSIS	REDBUD	7-9' HT., 1.5" CALIPER, DBS	SINGLE TRUNK
L1	5	LIRIODENDRON TUERICERA	TULIP POPLAR	12-14' HT., 2" CALIPER, DBS	
DB	5	QUERCUS INCOLOR	SWAMP WHITE OAK	12-14' HT., 2" CALIPER, DBS	
CP	3	QUERCUS PHELLOS	WILLOW OAK	12-14' HT., 2" CALIPER, DBS	
TDDB		TAXODIUM DISTICHUM SHIMANE NAIVE	SALIX CYPRESSIS	10-12' HT., 2" CALIPER, DBS	
EVERGREENS					
BS	4	BUXUS SP. EVERGREENS	DOGWOOD	5 GALON	
JHW	24	JUNIPERUS HORIZONTALIS WILLOW	CREeping JUNIPER	2 GALON	
JHW	27	JUNIPERUS HORIZONTALIS WILLOW	SEA GREEN JUNIPER	5 GALON	
JHW	6	FRAXINUS LAROCENASUS OTTO LUTTEN	CHERRY LABEL	7 GALON	
FDL		FICUS ONORIO	SEBASTIAN SPRUCE	7-9' HT., DBS	
TGS	4	TILIA VIRGEN GIANT	GREEN GANT ADOBRONIAE	2-5' HT., DBS	
SHRUBS					
NSG	24	STEN VIRGINICA VIBRANCE GABNET	URSULA SHEEPSHRE	5 GALON	
FDL	41	PHYTOCARPUS OTTO LUTTENUS NAIVE	SWAMP HONEYSUCK	5 GALON	
GRASSES					
PA	36	FANISSEDUM ALPEDIUCIDUS THAMELY	SWAMP POUTAIN GRASS	1 GALON	
TV	5	PANDULA VIRGATUM	SWITCH GRASS	1 GALON	
SH	20	SPOROBOLUS HETEROPTERUS	PRAIRIE DISTRICTED	1 GALON	



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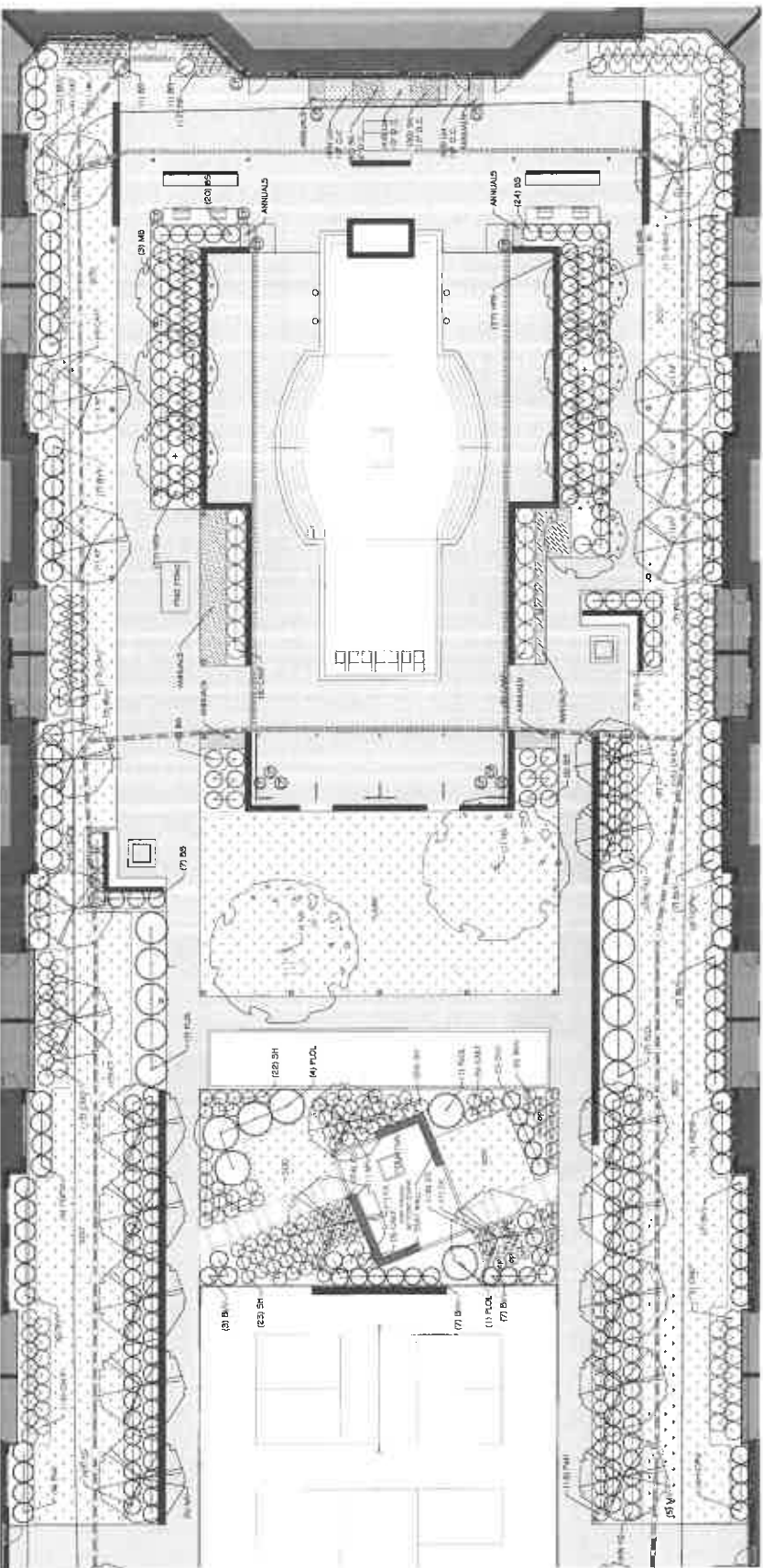
Landscape Architects LLC
 & Associates

AVENIR
 University City, Missouri
 GATECO DEVELOPMENT

Project No: 1110002
 Date: 08/11/2012
 Description: GATECO
 Date: 08/11/2012

Scale: 1" = 8'-0"
 Date: 08/11/2012
 Title: PLANTING PLAN

Planting Plan
 L 1.10



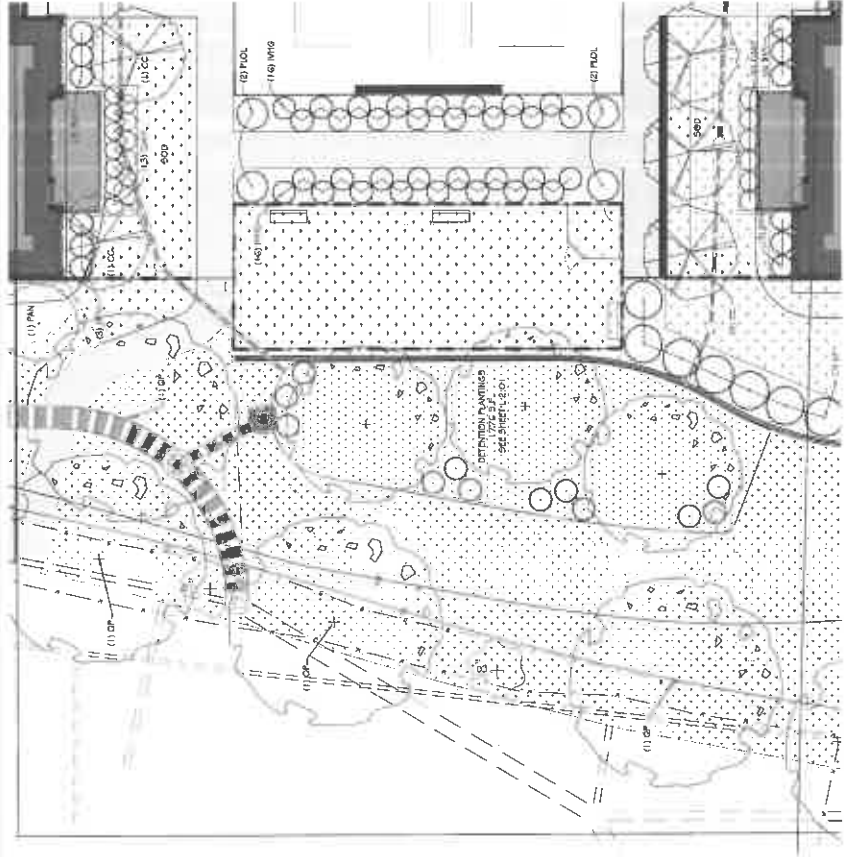
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AF	6	ACER PALMATA	JAPANESE MAPLE	5'-6" HT., 1.5" CALIPER, B&B	SPRECKMAN
C*	5	CORNUS FLORIDA CHEERIDGE BRANT	DOGWOOD	7'-8" HT., 2" CALIPER, B&B	
CK	2	CORNUS KOEHA	KOHA DOGWOOD	7'-8" HT., 2" CALIPER, B&B	
NB	7	MAGNOLIA BUTTRIFIELD	BUTTRIFIELD MAGNOLIA	10'-12" HT., 2" CALIPER, B&B	UNIMOD UP 6"
NV	10	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-10" HT. B&B, 1.5" CALIPER FOR 3/4" DIA	3 3/4" DIA
N5	2	NODIA SYLVATICA	BLACK GLIM	10'-12" HT., 2" CALIPER, B&B	UNIMOD UP 6"
SP					
SB	76	BURDS SINCA WHITE GEM	WINTER GEM BOWWOOD	5 GALLON	
BBV	74	BURDS SINCA WHITE GEM	VASCAR VALLEY BOWWOOD	5 GALLON	
SUT	10	SUNIFIBUS VIRGINIANA TRUCK	TRUCK-SUNIFER	4-5 FT. SB	
PL	20	PERNIO LUPINULUS GITO LITTEF	CHERRY LABEL	7 GALLON	
SPR					
PG	86	PORTERELLA GARDEN	DWARF PORTERELLA	5 GALLON	
HP	54	HYPONANCHA PANICULATA 'DODOP'	DWARF HYDRANGEA	5 GALLON	
HPW	35	HYPONANCHA OREGONIFOLIA 'PZE WEE'	DWARF OAK LEAF HYDRANGEA	5 GALLON	
GRASSES					
CAFF	110	CALLAMAGROSTIS ACUTIFLORA	PEANUT RIZZO GRASS	1 GALLON	
LM	129	LIRIOPE MUSCOWI	LILY TURF	PLUG	10' O.C.
PA	36	PRINSETIVA ALOPECUROIDES 'MAMLEN'	DWARF FOXTAIL GRASS	1 GALLON	
SN	69	SPOROBOLUS HETEROPHUS	PRairie DROPSEED	1 GALLON	
PERENNIALS					
PF	9	PERNANACE PLURIFIDA	1 FURZE CONIFER	1 GALLON	
C5	42	CORALLINA SANGUISOLAM 'MAY PEZ'	BLOODY CORNERSOL	1 GALLON	
HR	36	HOLCHEA REICHARDSONI	ALUM ROOT	1 GALLON	
FD	10	FENESTRON DIGITALIS	BEARD TONGUE	1 GALLON	
SK	60	SOLIDUM GAUFSCHEIDTII	ORANGE STRESCOP	QUART	
ANNUALS					
CA	36	TO BE DETERMINED		QUART	

PLANTING PLAN
 SCALE: 1" = 8'-0"

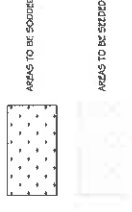


PLANTING PLAN
 SCALE: 1" = 8'-0"

PLANTING PLAN
 SCALE: 1" = 8'-0"



PLANTING PLAN
SCALE: 1" = 8'-0"



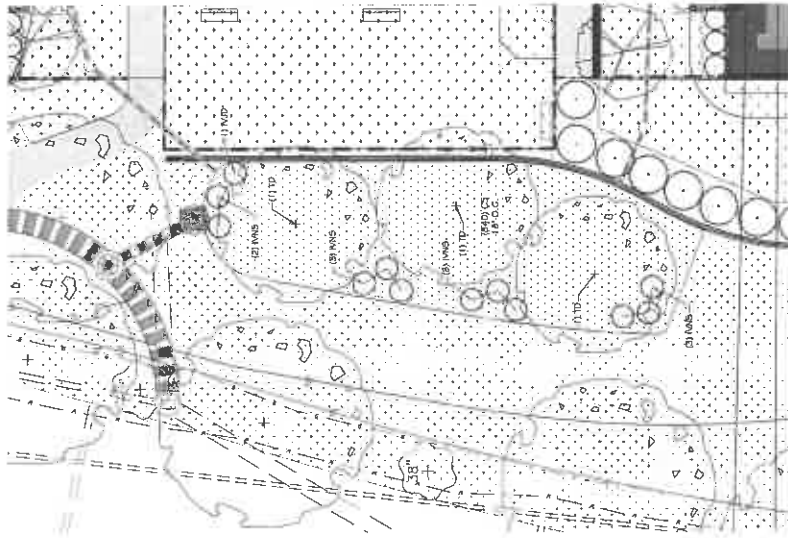
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES					
CC	5	CERCIS CANADENSIS	REDBUD	7'-8" HT., 1.5" CALIFEX, PHB	SINGLE TRUNK
CP	4	QUERCUS PHellos	WALLEN OAK	12'-14" HT., 2" CALIFEX, DBH	
EVERGREENS					
PAN	12	BIJULUS SEMPERVIRENS VANDAR VALLEY	VANDAR VALLEY BOWWOOD	5 GALLON	
PAN	1	PRUNUS ABERIS	NORWAY SPRUCE	10'-12" HT. BHS	
PAN	4	PRUNUS LAUROCEPESUS VITTO LUTON	CHERRY LAUREL	7 GALLON	
SHRUBS					
NYCS	32	TRIA VIRGINICA THORNS GARNET	TRIPLE VIRGINIA	5 GALLON	
NYCS	7	HYDRUNUM FRIGENSE	FRAGILE HYDRUNUM	5 GALLON	
GRASSES					
COFF	15	CALAMAGROSTIS ACHTEFOEA	POPPY REED GRASS	1 GALLON	
CS	500	CAREX STRICTA	POSSOCK SEDGE	DEEP CELL PLUG	

PLANT SCHEDULE SHEET L.1.1.1

AVENIR
University City, Missouri
GATECO DEVELOPMENT
No. 118220
Revision 044
Date 06.11.2022
Scale 1/8" = 1'-0"

Planting Plan
L.1.1

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Landscape Architects LLC
Nancy Nate RLA, ISA, Lead AP
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St. Louis, MO 63119



BIORETENTION PLANTING PLANS

SCALE: 1/8" = 1'-0"



BIORETENTION PLANT SCHEDULE			
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME
CS	1340	CAREX STRICTA	TWIGDOCK SEDGE
RD	1	LEA VERTICILLATA 'JIM DANDY'	12'-10" HT. 12" x 14" SPREAD, 3 GALLON
RWS	11	LEA VERTICILLATA 'MARK RED SPATE'	12'-10" HT. 12" x 14" SPREAD, 3 GALLON
TD	6	TAXODIUM DISTICHUM	2' CANOPY, 10" x 2" HT. 6" AS SHOWN

WATER AVAILABILITY	REQUIRED PLANTING FREQ.	MINIMUM CONTAINER SIZE	PLANTING WATER AND NUTRIENT REQUIREMENTS	WATER REQUIREMENT AFTER 3 WEEKS*	MAXIMUM LAUNCH DEPTH**
NO LIGHT TO WATER STRESS	LATE FEBRUARY - APRIL AND SEPTEMBER - OCTOBER	2.0 GAL. 7.5" x 6" GARDEN	WATER REQUIREMENT FIRST 3 WEEKS* WATER LIGHT BUT FREQUENTLY**	WATER REQUIREMENT AFTER 3 WEEKS*	1.5" FOR PLUGS 2.5" FOR GARDENS
AUTOMATIC IRRIGATION GET TO WATER MORE FREQUENTLY THAN NORMAL DURING PLANTING	LATE FEBRUARY - EARLY OCTOBER	4.5" x 3" (GARDEN) or LARGER IN SHADDER & FALL 2.25" x 3.75" (PLUGS) or LARGER IN SPRING 4.5" x 5" (GARDEN) or LARGER IN SHADDER & FALL	WATER REQUIREMENT FIRST 3 WEEKS* WATER LIGHT BUT FREQUENTLY**	WATER REQUIREMENT AFTER 3 WEEKS*	1.5" FOR PLUGS 2.5" FOR GARDENS

- * THIS WATER AMOUNT INCLUDES NATURAL RAINFALL. IF YOU GET 3 INCH OF NATURAL RAIN THEN YOU WILL NEED TO ADD 3 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 100% BURNED WHEN ROOTS HAVE GROWN OUT OF THE CONTAINER SOIL AND INTO THE NATIVE SOIL BY 3 - 4 MONTHS FOR MOST PERENNIALS AND GRASSES AND UP TO 6 - 7 MONTHS FOR TREES AND SHRUBS.
- **** SHREDED BARK COMPOST IS RECOMMENDED FOR USE WITH PERENNIALS AND GRASSES. SHREDED BARK MULCH IS RECOMMENDED FOR TREE AND SHRUB PLANTINGS AT A DEPTH OF 3 INCHES.

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St. Louis, MO 63119

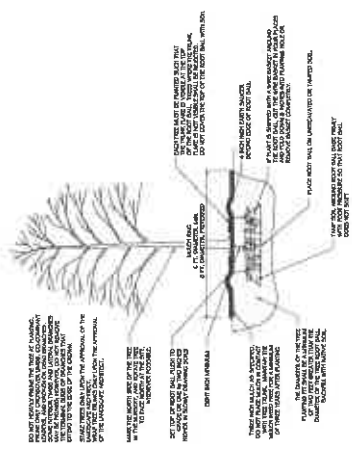
AVENIR
University City, Missouri
GATECO DEVELOPMENT

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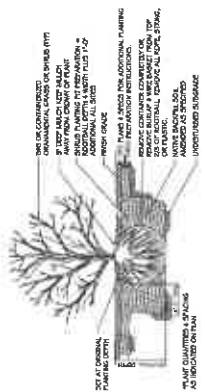
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L 2.01

Project No.	110005
Issue	Final
Date	02.11.2022
Client	Gateco LLC

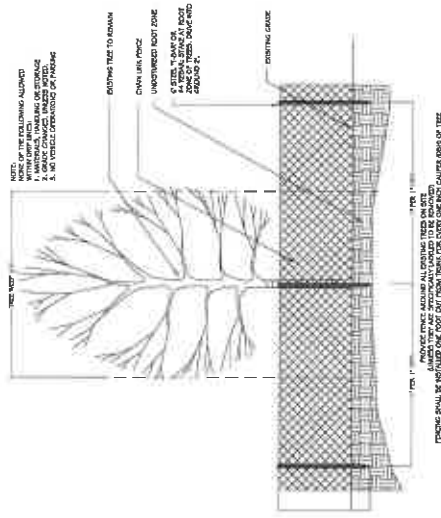
Scale	AS SHOWN
Author	AS SHOWN
Check	AS SHOWN
DATE	01.21.2022
SCALE	AS SHOWN



A TREE PLANTING DETAIL



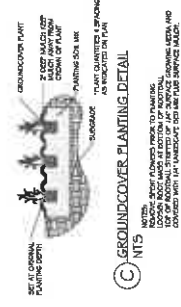
B SHRUB & ORNAMENTAL GRASS PLANTING DETAIL



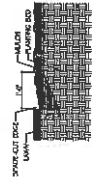
E TREE PROTECTION DETAIL

GROUND COVER SPACING

SPACING (\"/>				
30"	24"	18"	12"	6"
1.80	.75	.45	.27	.15



C GROUND COVER PLANTING DETAIL



D GRADE CHIFF EDGE DETAIL

1. 4\"/>

1. 4\"/>

1. 4\"/>

1. 4\"/>

1. 4\"/>

1. 4\"/>

1. 4\"/>

1. 4\"/>



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use UB20220425-03

SUBJECT/TITLE: REZ 22-05 A Zoning Map Amendment from GC – General Commercial District to IC - Industrial Commmercail District for 6610 Olive Boulevard			
REQUESTED BY: John Wagner		DEPARTMENT / WARD Community Development/Ward 2	
AGENDA SECTION:	Unfinished 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, Gregroy Rose	MEETING DATE:	April 25, 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.

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: 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

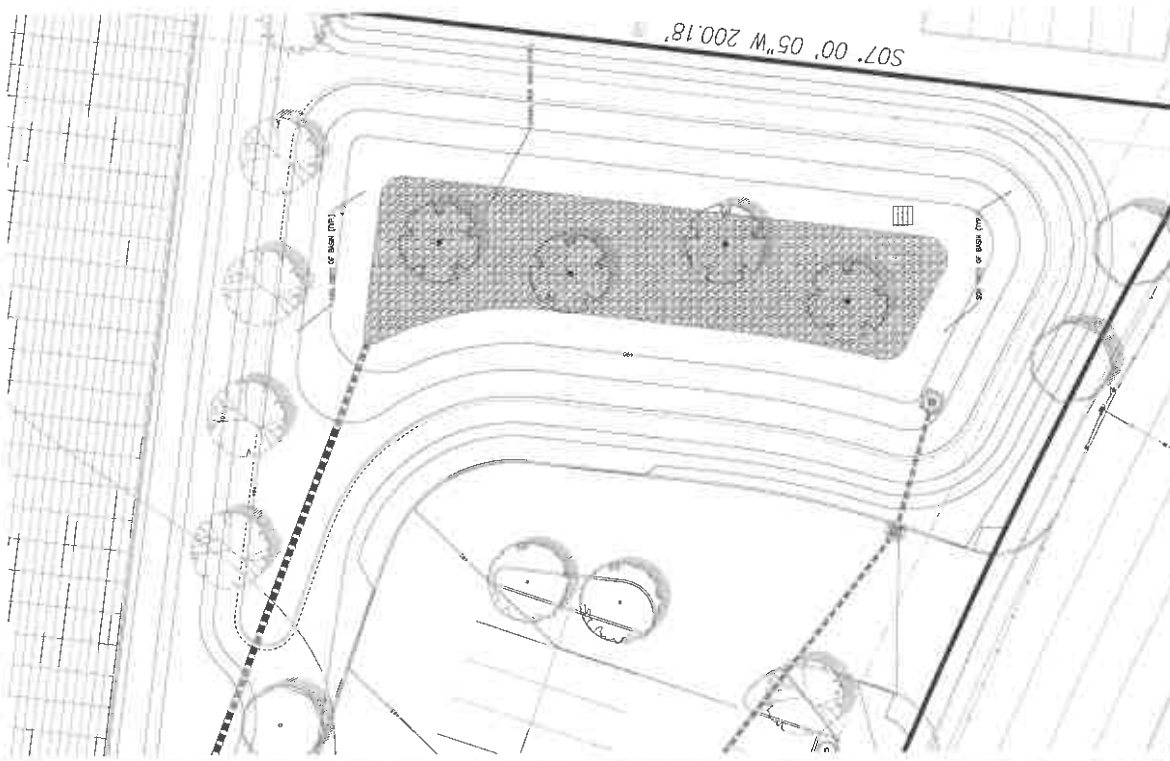


BMP PLANT MATERIAL SCHEDULE - TREES

SYMBOL	QTY.	DESCRIPTION	COMP. TIME	COL.	SEC.	SPACING
1	1	1	1	1	1	1

1. SEE THE SCHEDULE FOR ADDITIONAL DETAILS.
 2. THE SCHEDULE IS FOR INFORMATION ONLY. THE SCHEDULE IS NOT TO BE USED FOR CONSTRUCTION.
 3. THE SCHEDULE IS FOR INFORMATION ONLY. THE SCHEDULE IS NOT TO BE USED FOR CONSTRUCTION.
 4. THE SCHEDULE IS FOR INFORMATION ONLY. THE SCHEDULE IS NOT TO BE USED FOR CONSTRUCTION.

THE SCHEDULE:
 1. ALL PLANT MATERIAL SHALL BE COMPARED WITH THE 400 LAMPSON ROAD FOR STORM WATER BEST MANAGEMENT PRACTICE (BMP) SCHEDULE.
 2. ALL PLANT MATERIAL SHALL BE COMPARED TO THE AMERICAN ASSOCIATION OF LANDSCAPE ARCHITECTS (AIA) SCHEDULE.
 3. LOCAL EXISTING AND PLANNED PLANTING SCHEDULES ARE REQUIRED.
 4. THE SCHEDULE IS FOR INFORMATION ONLY. THE SCHEDULE IS NOT TO BE USED FOR CONSTRUCTION.
 5. THE SCHEDULE IS FOR INFORMATION ONLY. THE SCHEDULE IS NOT TO BE USED FOR CONSTRUCTION.
 6. THE SCHEDULE IS FOR INFORMATION ONLY. THE SCHEDULE IS NOT TO BE USED FOR CONSTRUCTION.



1 BIC-BASIN
 SCALE: 1" = 10'

REV. DWG.

SCALE: 1" = 10'

THE GRS GROUP
 123 S MAIN ST, SUITE 100
 ST LOUIS, MO 63102

CRESCENT SUPPLY
 6910 OLE BLDG & 850 SHILOH RD
BMP LANDSCAPE PLAN

cole
 4710 LINDSAY
 1000 WILSON BLVD
 ST LOUIS, MO 63117
 (314) 433-1100

DATE: 03/07/22
 DRAWN BY: JKH
 CHECKED BY: JKH
 JOB NUMBER: 22-0041
 SHEET NUMBER: L1.1

CRESCENT SUPPLY
 810 OLE ROAD, SUITE 200
 MEMPHIS, TN 38117
 TEL: 901.522.1111
 FAX: 901.522.1112
 WWW.CRESCENTSUPPLY.COM

COLE
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 • 100% SATISFACTION GUARANTEE
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THE GRASS GROUP
 725 & HARRIS ST. (SOUTH SIDE)
 MEMPHIS, TN 38117
 TEL: 901.522.1111
 FAX: 901.522.1112
 WWW.THEGRASSGROUP.COM



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 725 & HARRIS ST. (SOUTH SIDE)
 MEMPHIS, TN 38117
 TEL: 901.522.1111
 FAX: 901.522.1112
 WWW.THEGRASSGROUP.COM

BMP LANDSCAPE SPECIFICATIONS

1.1. GENERAL NOTES:

- 1.1.1. All work shall be in accordance with the latest editions of the International Building Code (IBC) and International Residential Code (IRC).
- 1.1.2. All materials and workmanship shall be in accordance with the specifications herein.
- 1.1.3. All work shall be completed in a timely manner and shall not interfere with the normal operations of the project.
- 1.1.4. All work shall be completed in a safe and sound manner.
- 1.1.5. All work shall be completed in a neat and professional manner.
- 1.1.6. All work shall be completed in a manner that is consistent with the overall appearance of the project.
- 1.1.7. All work shall be completed in a manner that is consistent with the overall appearance of the project.
- 1.1.8. All work shall be completed in a manner that is consistent with the overall appearance of the project.
- 1.1.9. All work shall be completed in a manner that is consistent with the overall appearance of the project.
- 1.1.10. All work shall be completed in a manner that is consistent with the overall appearance of the project.

Item No.	Description	Quantity	Unit	Material
1.1	Grass Seed	500	lb	500
1.2	Grass Seed	500	lb	500
1.3	Grass Seed	500	lb	500
1.4	Grass Seed	500	lb	500
1.5	Grass Seed	500	lb	500

1.2. MATERIALS:

- 1.2.1. All materials shall be of the highest quality and shall be in accordance with the specifications herein.
- 1.2.2. All materials shall be of the highest quality and shall be in accordance with the specifications herein.
- 1.2.3. All materials shall be of the highest quality and shall be in accordance with the specifications herein.
- 1.2.4. All materials shall be of the highest quality and shall be in accordance with the specifications herein.
- 1.2.5. All materials shall be of the highest quality and shall be in accordance with the specifications herein.

1.3. CONSTRUCTION:

- 1.3.1. All construction shall be in accordance with the specifications herein.
- 1.3.2. All construction shall be in accordance with the specifications herein.
- 1.3.3. All construction shall be in accordance with the specifications herein.
- 1.3.4. All construction shall be in accordance with the specifications herein.
- 1.3.5. All construction shall be in accordance with the specifications herein.

1.4. MAINTENANCE:

- 1.4.1. All maintenance shall be in accordance with the specifications herein.
- 1.4.2. All maintenance shall be in accordance with the specifications herein.
- 1.4.3. All maintenance shall be in accordance with the specifications herein.
- 1.4.4. All maintenance shall be in accordance with the specifications herein.
- 1.4.5. All maintenance shall be in accordance with the specifications herein.

1.5. TESTING:

- 1.5.1. All testing shall be in accordance with the specifications herein.
- 1.5.2. All testing shall be in accordance with the specifications herein.
- 1.5.3. All testing shall be in accordance with the specifications herein.
- 1.5.4. All testing shall be in accordance with the specifications herein.
- 1.5.5. All testing shall be in accordance with the specifications herein.

1.6. INSPECTION:

- 1.6.1. All inspection shall be in accordance with the specifications herein.
- 1.6.2. All inspection shall be in accordance with the specifications herein.
- 1.6.3. All inspection shall be in accordance with the specifications herein.
- 1.6.4. All inspection shall be in accordance with the specifications herein.
- 1.6.5. All inspection shall be in accordance with the specifications herein.

1.7. WARRANTY:

- 1.7.1. All warranty shall be in accordance with the specifications herein.
- 1.7.2. All warranty shall be in accordance with the specifications herein.
- 1.7.3. All warranty shall be in accordance with the specifications herein.
- 1.7.4. All warranty shall be in accordance with the specifications herein.
- 1.7.5. All warranty shall be in accordance with the specifications herein.

1.8. SIGNATURES:

- 1.8.1. All signatures shall be in accordance with the specifications herein.
- 1.8.2. All signatures shall be in accordance with the specifications herein.
- 1.8.3. All signatures shall be in accordance with the specifications herein.
- 1.8.4. All signatures shall be in accordance with the specifications herein.
- 1.8.5. All signatures shall be in accordance with the specifications herein.

1.9. NOTES:

- 1.9.1. All notes shall be in accordance with the specifications herein.
- 1.9.2. All notes shall be in accordance with the specifications herein.
- 1.9.3. All notes shall be in accordance with the specifications herein.
- 1.9.4. All notes shall be in accordance with the specifications herein.
- 1.9.5. All notes shall be in accordance with the specifications herein.

1.10. APPENDICES:

- 1.10.1. All appendices shall be in accordance with the specifications herein.
- 1.10.2. All appendices shall be in accordance with the specifications herein.
- 1.10.3. All appendices shall be in accordance with the specifications herein.
- 1.10.4. All appendices shall be in accordance with the specifications herein.
- 1.10.5. All appendices shall be in accordance with the specifications herein.

1.11. REFERENCES:

- 1.11.1. All references shall be in accordance with the specifications herein.
- 1.11.2. All references shall be in accordance with the specifications herein.
- 1.11.3. All references shall be in accordance with the specifications herein.
- 1.11.4. All references shall be in accordance with the specifications herein.
- 1.11.5. All references shall be in accordance with the specifications herein.

1.12. CONTACTS:

- 1.12.1. All contacts shall be in accordance with the specifications herein.
- 1.12.2. All contacts shall be in accordance with the specifications herein.
- 1.12.3. All contacts shall be in accordance with the specifications herein.
- 1.12.4. All contacts shall be in accordance with the specifications herein.
- 1.12.5. All contacts shall be in accordance with the specifications herein.

1.13. DEFINITIONS:

- 1.13.1. All definitions shall be in accordance with the specifications herein.
- 1.13.2. All definitions shall be in accordance with the specifications herein.
- 1.13.3. All definitions shall be in accordance with the specifications herein.
- 1.13.4. All definitions shall be in accordance with the specifications herein.
- 1.13.5. All definitions shall be in accordance with the specifications herein.

1.14. ABBREVIATIONS:

- 1.14.1. All abbreviations shall be in accordance with the specifications herein.
- 1.14.2. All abbreviations shall be in accordance with the specifications herein.
- 1.14.3. All abbreviations shall be in accordance with the specifications herein.
- 1.14.4. All abbreviations shall be in accordance with the specifications herein.
- 1.14.5. All abbreviations shall be in accordance with the specifications herein.

1.15. UNITS:

- 1.15.1. All units shall be in accordance with the specifications herein.
- 1.15.2. All units shall be in accordance with the specifications herein.
- 1.15.3. All units shall be in accordance with the specifications herein.
- 1.15.4. All units shall be in accordance with the specifications herein.
- 1.15.5. All units shall be in accordance with the specifications herein.

1.16. NOTES:

- 1.16.1. All notes shall be in accordance with the specifications herein.
- 1.16.2. All notes shall be in accordance with the specifications herein.
- 1.16.3. All notes shall be in accordance with the specifications herein.
- 1.16.4. All notes shall be in accordance with the specifications herein.
- 1.16.5. All notes shall be in accordance with the specifications herein.

1.17. APPENDICES:

- 1.17.1. All appendices shall be in accordance with the specifications herein.
- 1.17.2. All appendices shall be in accordance with the specifications herein.
- 1.17.3. All appendices shall be in accordance with the specifications herein.
- 1.17.4. All appendices shall be in accordance with the specifications herein.
- 1.17.5. All appendices shall be in accordance with the specifications herein.

1.18. REFERENCES:

- 1.18.1. All references shall be in accordance with the specifications herein.
- 1.18.2. All references shall be in accordance with the specifications herein.
- 1.18.3. All references shall be in accordance with the specifications herein.
- 1.18.4. All references shall be in accordance with the specifications herein.
- 1.18.5. All references shall be in accordance with the specifications herein.

1.19. CONTACTS:

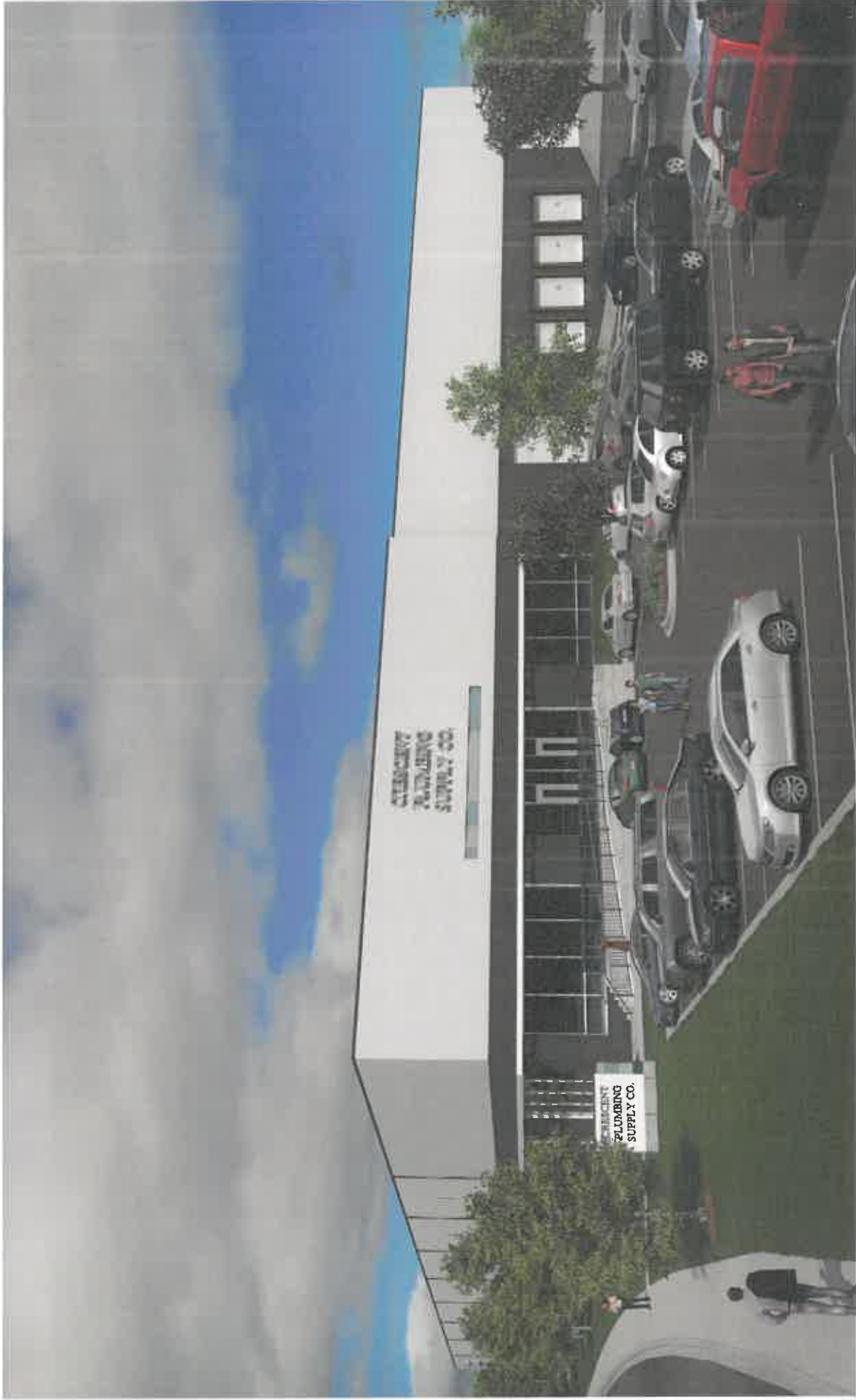
- 1.19.1. All contacts shall be in accordance with the specifications herein.
- 1.19.2. All contacts shall be in accordance with the specifications herein.
- 1.19.3. All contacts shall be in accordance with the specifications herein.
- 1.19.4. All contacts shall be in accordance with the specifications herein.
- 1.19.5. All contacts shall be in accordance with the specifications herein.

1.20. DEFINITIONS:

- 1.20.1. All definitions shall be in accordance with the specifications herein.
- 1.20.2. All definitions shall be in accordance with the specifications herein.
- 1.20.3. All definitions shall be in accordance with the specifications herein.
- 1.20.4. All definitions shall be in accordance with the specifications herein.
- 1.20.5. All definitions shall be in accordance with the specifications herein.

1.21. ABBREVIATIONS:

- 1.21.1. All abbreviations shall be in accordance with the specifications herein.
- 1.21.2. All abbreviations shall be in accordance with the specifications herein.
- 1.21.3. All abbreviations shall be in accordance with the specifications herein.
- 1.21.4. All abbreviations shall be in accordance with the specifications herein.
- 1.21.5. All abbreviations shall be in accordance with the specifications herein.



Crescent Plumbing
University City, MO

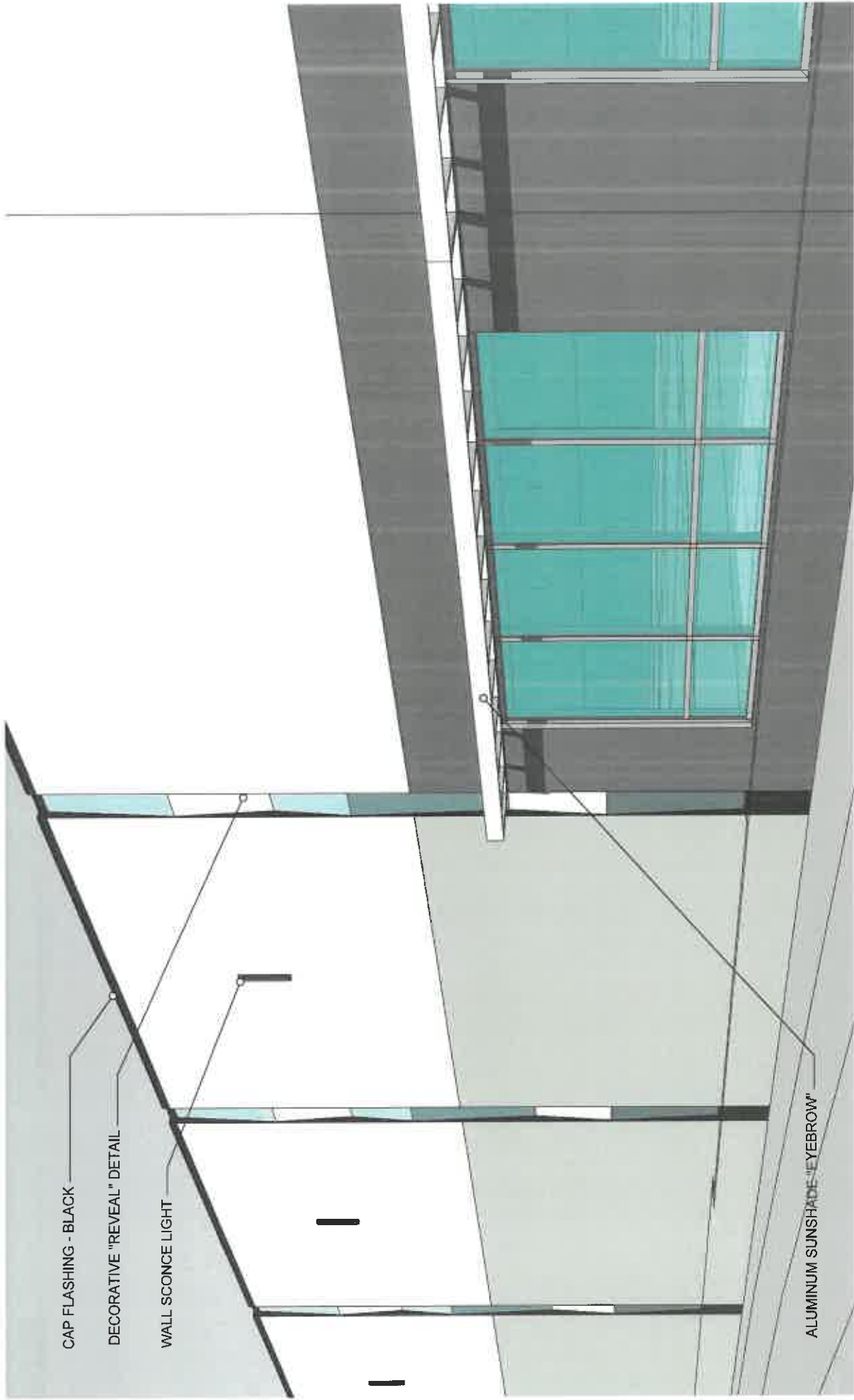
Rendering - View at East Entrance
03/01/2022





Crescent Pumping
University City, MO

Rendering - View at Olive Looking West
03/01/2022



CAP FLASHING - BLACK

DECORATIVE "REVEAL" DETAIL

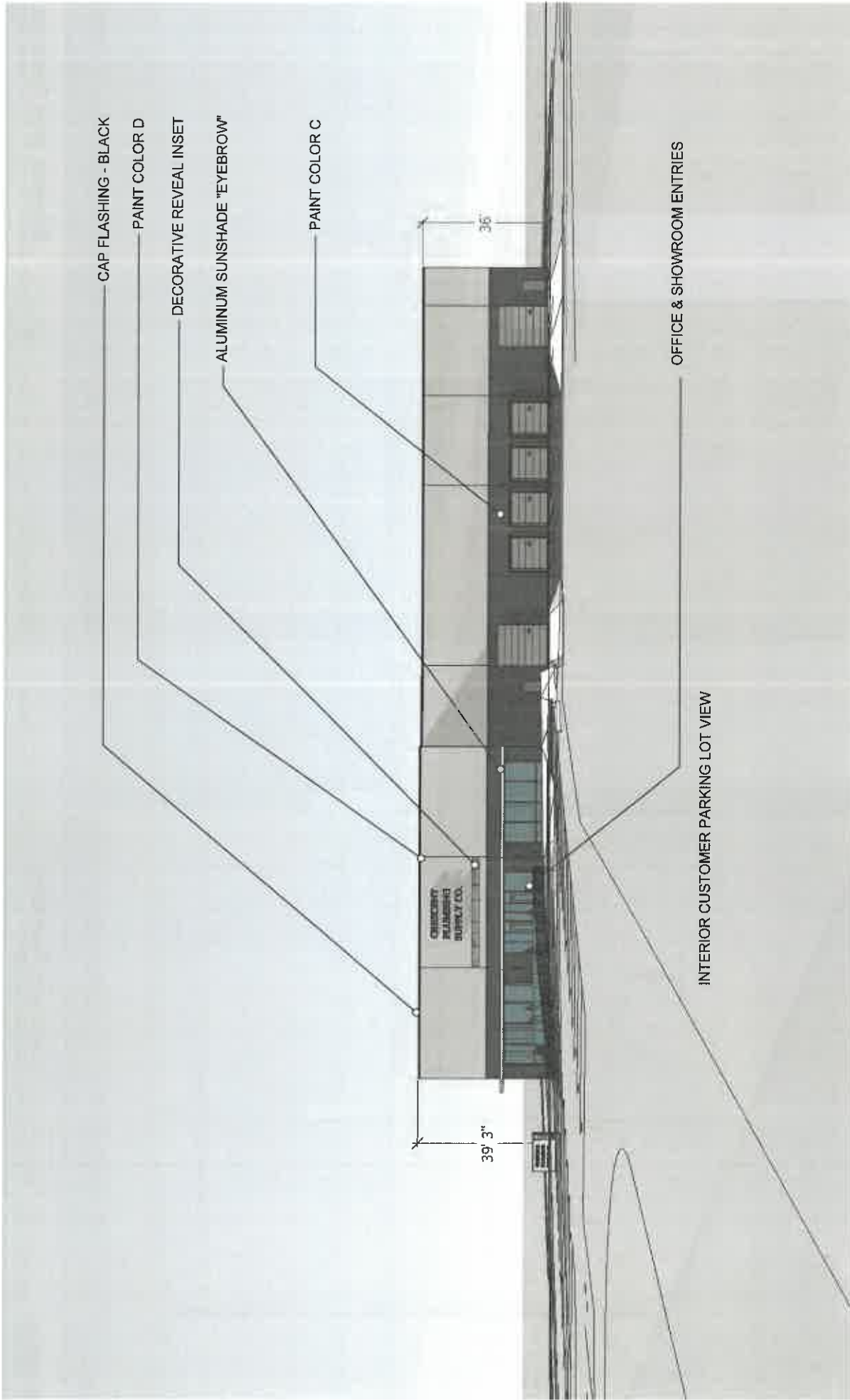
WALL SCONCE LIGHT

ALUMINUM SUNSHADE "EYEBROW"



Crescent Plumbing
University City, MO

Exterior Wall Features
03.01.2022



CAP FLASHING - BLACK

PAINT COLOR D

DECORATIVE REVEAL INSET

ALUMINUM SUNSHADE "EYEBROW"

PAINT COLOR C

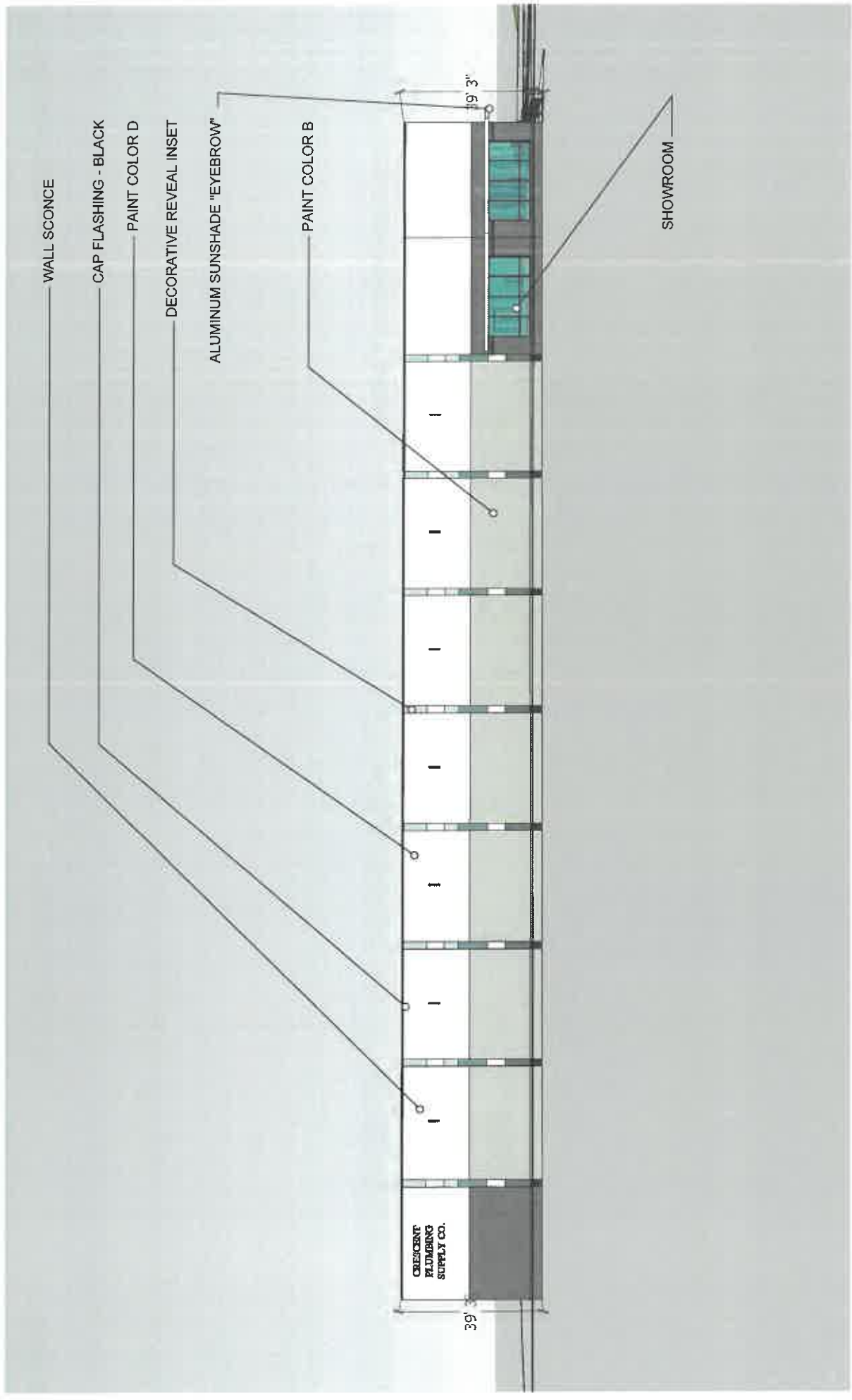
39' 3"

36'

CRESCENT
PLUMBING
& SUPPLY CO.

OFFICE & SHOWROOM ENTRIES

INTERIOR CUSTOMER PARKING LOT VIEW



South Elevation
03.01.2022

Crescent Plumbing
University City, MO



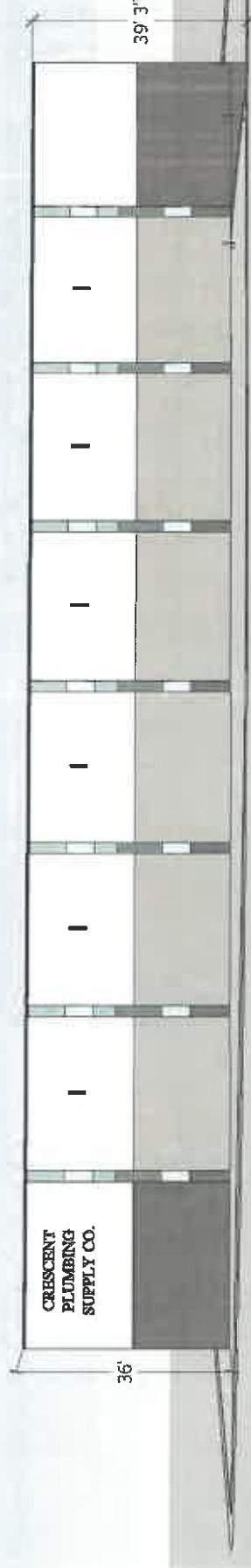
BUILDING HEIGHT ANALYSIS:

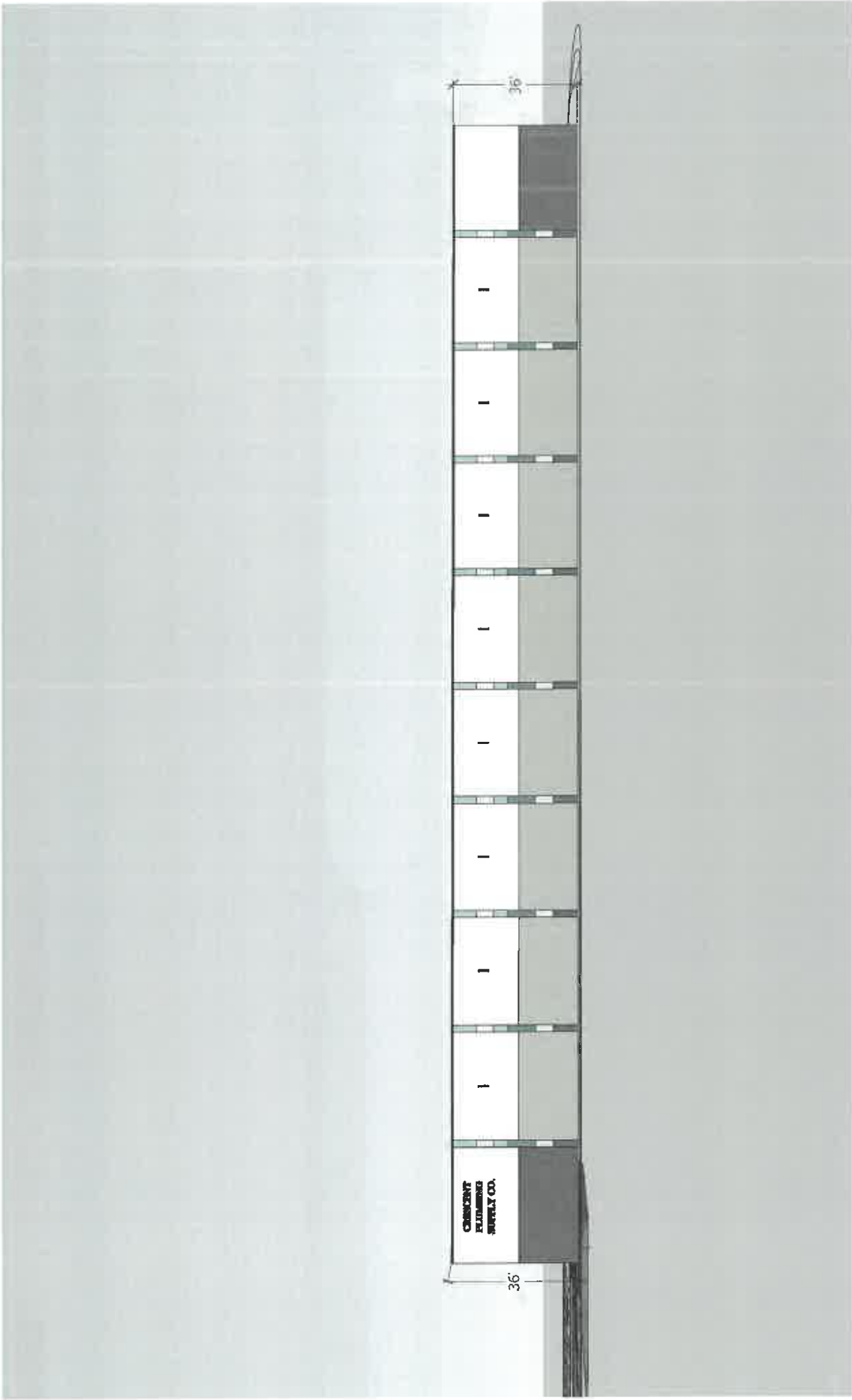
AVERAGE GRADE PLANE ELEVATION: 495.50'

BUILDING FINISHED FLOOR: 499.00'

HEIGHT OF PARAPET ABOVE FINISHED FLOOR: 36'

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

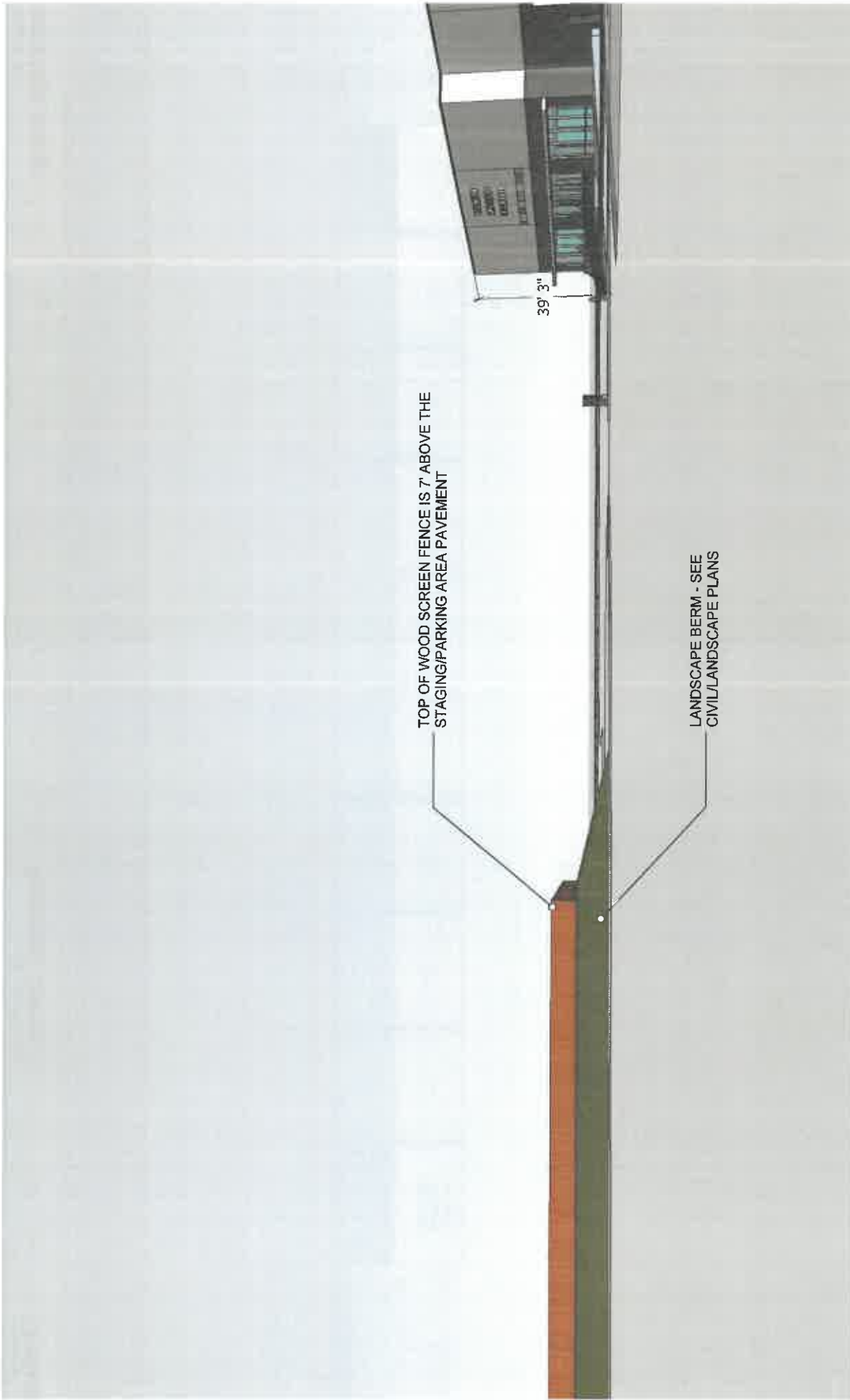


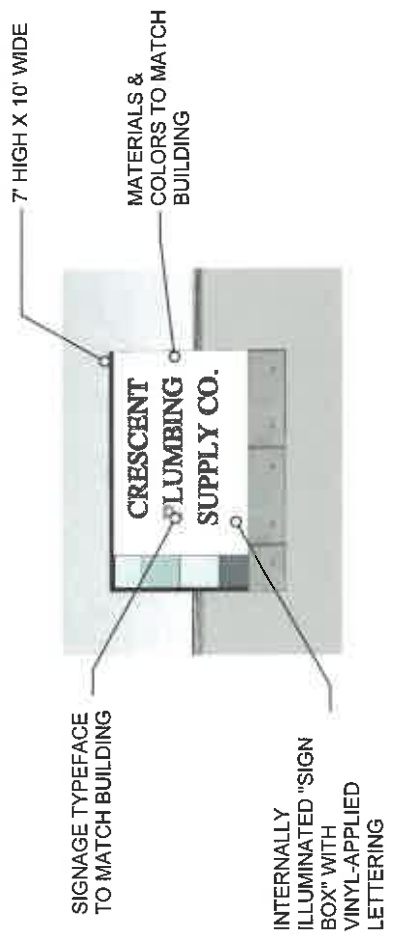


North Elevation
03.01.2022

Crescent Plumbing
University City, MO





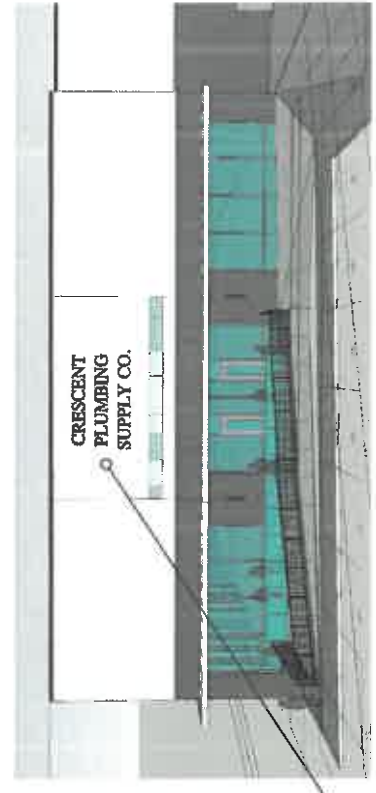


SIGNAGE TYPEFACE TO MATCH BUILDING

7' HIGH X 10' WIDE

MATERIALS & COLORS TO MATCH BUILDING

INTERNALLY ILLUMINATED "SIGN BOX" WITH VINYL-APPLIED LETTERING



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



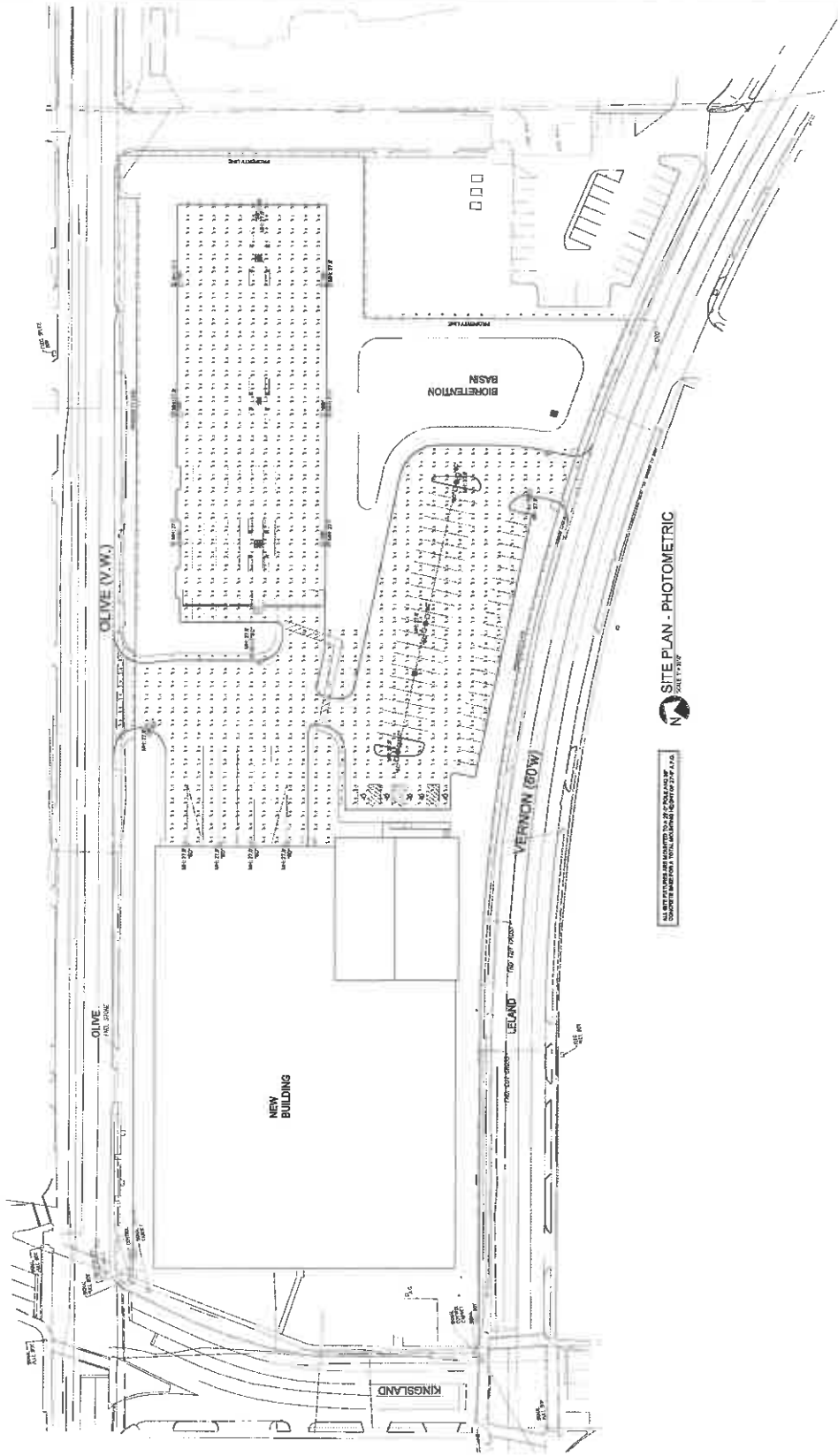
0510 OLIVE BLVD & 6501 (KINGSLAND AVE)
 CRESCENT SUPPLY AT 6610 OLIVE BLVD.
 SITE PHOTOMETRIC FOR

NO.	DESCRIPTION	DATE
1	PHOTOMETRIC	04-03-2022



State of Tennessee
 No. 0000000000
 Date of Expiration: 06-30-2025
 Licensee Name: [Name]
 License Type: PE

PH1.0



SITE PLAN - PHOTOMETRIC
 DATE: 12/18/21

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 EXCEPT WHERE SHOWN OTHERWISE BY THE SOURCE OF THE INFORMATION

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>	UB20220425-04
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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 2
--	---

AGENDA SECTION: Unfinished Business - Bill 9463	CAN ITEM BE RESCHEDULED? Yes
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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.	
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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, Gregroy Rose	MEETING DATE: April 25, 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". The signature is fluid and cursive, with a large loop at the end.

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

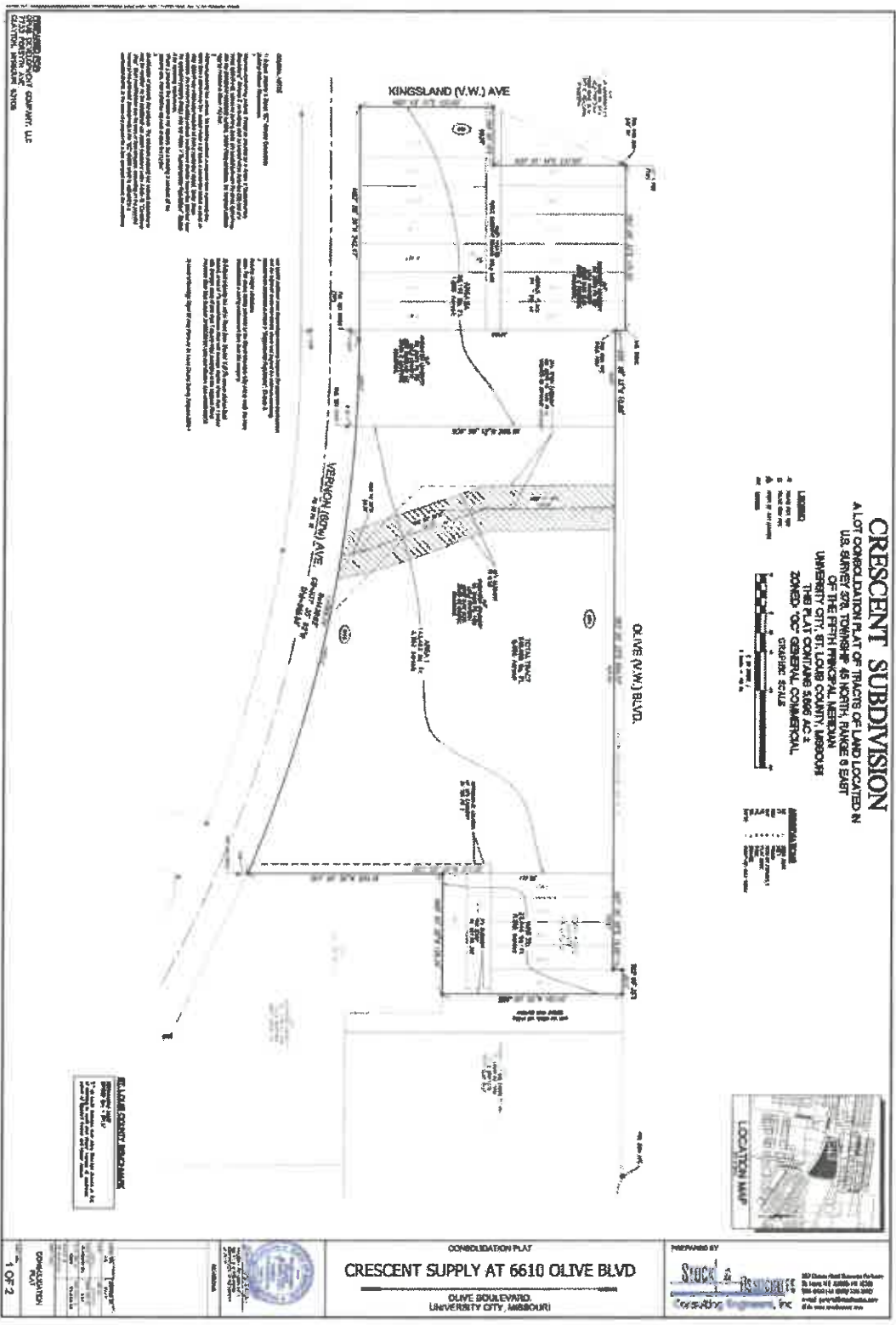


Exhibit A

CRESCENT SUBDIVISION
A LOT CONSOLIDATION PLAT OF TRACTS OF LAND LOCATED IN
THE 5TH PRINCIPAL MERIDIAN
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PREPARED BY
STANLEY CASIBAY
 Consulting Engineers, Inc.
 221 Douglas Street, St. Louis, MO 63102
 Telephone: 434-1111
 Fax: 434-1112



LOCAL EXISTING EASEMENTS
 There are no local existing easements shown on this map.

NOTICE TO CONTRACTORS
 The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that the same has been prepared in accordance with the provisions of the laws of the State of Missouri relating to the recording of plats of land.

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2 OF 2

CONSOLIDATION PLAT
CRESCENT SUPPLY AT 6610 OLIVE BLVD
 OLIVE BOULEVARD
 UNIVERSITY CITY, MISSOURI



2 OF 2



AGENDA ITEM

NUMBER: <i>For City Clerk Use</i>	NB20220425-01
--------------------------------------	---------------

SUBJECT/TITLE: Certification of APRIL 5, 2022 General Municipal Election Results			
REQUESTED BY: LaRette Reese, City Clerk		DEPARTMENT / WARD Legislative	
AGENDA SECTION:	New Business - Resolution 2022-3	CAN ITEM BE RESCHEDULED?	no
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:			
FISCAL IMPACT:			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: Pert the Charter election returns shall be canvassed by the council and the candidates receiving the highest number of votes for each office declared elected.			

STAFF COMMENTS AND BACKGROUND INFORMATION:			
April 5, 2022 Election Results			
		Number of Votes	
Steven McMahon	Councilmember	First Ward	1283
Tim Cusick	Councilmember	Second Ward	944
Stacy Clay	Councilmember	Third Ward	798
Terry Crow	Mayor		2963
Proposition F	Yes	1,617 (41.95%)	
	No	2,238 (58.05%)	

CIP No.	
RELATED ITEMS / ATTACHMENTS: Resolution 2022-3	

LIST CITY COUNCIL GOALS (S):

RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 25, 2022
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RESOLUTION 2022-3

CERTIFICATION OF APRIL 5, 2022 GENERAL MUNICIPAL ELECTION RESULTS

WHEREAS, a Municipal Election was held in the City of University City, Missouri, on Tuesday, April 5, 2022; and

WHEREAS, said election was conducted according to the laws of the State of Missouri, the City Charter and ordinances of the City of University City, Missouri, and the rules and regulations promulgated by the Board of Election Commissioners of St. Louis County, Missouri; and:

WHEREAS, the following were candidates for the respective office as shown:

Steven McMahon	Councilmember	First Ward
Tim Cusick	Councilmember	Second Ward
Stacy Clay	Councilmember	Third Ward
Terry Crow	Mayor	

WHEREAS, pursuant to Ordinance No. 7169, the following proposition was submitted to the qualified voters:

Proposition F

Shall the City of University City, Missouri impose an additional sales tax of one-fourth of one percent for the purpose of providing revenues for the operation of the University City Fire Department?

WHEREAS, pursuant to the laws of the State of Missouri, the City Charter and ordinances of the City of University City, Missouri, and the rules and regulations promulgated by the Board of Election Commissioners of St. Louis County, Missouri, the City Council of University City, Missouri, at a meeting held on April 25, 2022, at 6:30 p.m., upon the certification of the election results by the Board of Election Commissioners of St. Louis County, Missouri from all precincts, and upon receipt by the City Clerk of the official results of said election held Tuesday, April 5, 2022, in the City of University City, Missouri, and as canvassed by the City Council of University City, Missouri, the votes received are as follows:

			<u>Number of Votes</u>
Steven McMahon	Councilmember	First Ward	1283
Tim Cusick	Councilmember	Second Ward	944
Stacy Clay	Councilmember	Third Ward	798
Terry Crow	Mayor		2963
Proposition F	Yes	1,618 (41.94%)	
	No	2,240 (58.06%)	

NOW, THEREFORE, BE IT RESOLVED that the following candidates, having received the largest number of votes, be declared elected for the term set forth:

Steven McMahon, Councilmember, First Ward (four years)
 Tim Cusick, Councilmember, Second Ward (four years)
 Stacy Clay, Councilmember, Third Ward (four years)
 Terry Crow, Mayor (four years)

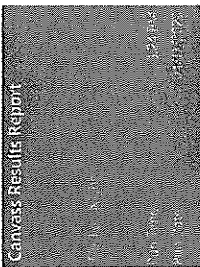
BE IT FURTHER RESOLVED that Proposition F did not receive a simple majority of votes necessary to pass, and therefore it is declared that Proposition F failed.

ADOPTED this 25th day of April, 2022.

 Mayor

ATTEST

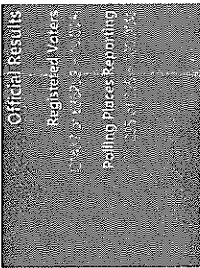
 City Clerk



ST. LOUIS COUNTY, MISSOURI

GENERAL MUNICIPAL ELECTION

4/5/2022



CITY OF UNIVERSITY CITY - MAYOR - Four year term Vote For One

Precinct	TERRY CROW	Cast Votes	Consolidated Results Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
CLA - 001	214	214	278	278	1,130	24.60%
HAD - 009	144	144	186	186	674	27.60%
HAD - 011	90	118	118	118	526	22.43%
HAD - 012	187	187	237	237	1,177	20.14%
HAD - 034	84	126	126	126	769	16.38%
UNV - 004	43	62	62	62	955	6.49%
UNV - 014	83	107	107	107	1,169	9.15%
UNV - 015	65	89	89	89	782	11.36%
UNV - 016	41	46	46	46	475	9.68%
UNV - 019	140	176	176	176	1,107	15.90%
UNV - 020	26	34	34	34	173	19.65%
UNV - 021	92	125	125	125	583	21.44%
UNV - 022	2	2	2	2	45	4.44%
UNV - 023	189	266	266	266	1,308	20.34%
UNV - 024	100	145	145	145	680	21.32%
UNV - 025	122	156	156	156	872	17.89%
UNV - 026	42	53	53	53	341	15.54%
UNV - 027	130	138	166	166	1,282	12.95%
UNV - 028	74	96	96	96	679	14.14%
UNV - 029	171	171	229	229	1,058	21.64%
UNV - 030	87	102	102	102	575	17.74%
UNV - 031	130	166	166	166	713	23.28%
UNV - 032	23	32	32	32	150	21.33%
UNV - 033	75	99	99	99	429	23.08%
UNV - 034	6	12	12	12	77	15.58%
UNV - 035	71	85	85	85	938	9.06%
UNV - 036	126	167	167	167	710	23.52%
UNV - 037	27	37	37	37	460	8.04%
UNV - 038	21	21	25	25	221	11.31%
UNV - 039	37	52	52	52	298	17.45%
UNV - 040	101	130	130	130	623	20.87%
UNV - 041	29	32	32	32	486	6.58%
UNV - 042	31	31	47	47	261	18.01%
UNV - 043	39	39	50	50	338	14.79%
UNV - 044	0	0	0	0	8	0.00%
UNV - 045	79	108	108	108	520	20.77%
UNV - 046	1	1	2	2	13	15.38%
UNV - 056	32	32	45	45	186	24.19%
UNV - 057	1	1	2	2	94	2.13%
Totals	2,563	2,563	3,890	3,890	22,885	17.00%

Registered Voters
 23,422
 Polling Places Reporting
 15 of 15 (100%)

GENERAL MUNICIPAL ELECTION

4/5/2022

CITY OF UNIVERSITY CITY - COUNCIL MEMBER - WARD 1 - Four year term Vote For One

Precinct	Cast Votes	Consolidated Results Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
STEVE McMAHON	210	278	278	1,130	24.60%
CLA - 001	141	186	186	674	27.60%
HAD - 009	87	118	118	526	22.43%
HAD - 011	188	237	237	1,177	20.14%
HAD - 012	94	125	125	583	21.44%
UNV - 021	86	102	102	575	17.74%
UNV - 030	137	166	166	713	23.28%
UNV - 031	23	32	32	150	21.33%
UNV - 032	79	99	99	429	23.08%
UNV - 033	7	12	12	77	15.58%
UNV - 034	29	37	37	460	8.04%
UNV - 037	33	52	52	298	17.45%
UNV - 039	108	130	130	623	20.67%
UNV - 040	27	32	32	486	6.58%
UNV - 041	0	0	0	8	0.00%
UNV - 044	33	45	45	186	24.19%
UNV - 056	1	2	2	94	2.13%
UNV - 057	1,283	1,653	1,653	8,199	20.19%
Totals	1,283	1,653	1,653	8,199	20.19%

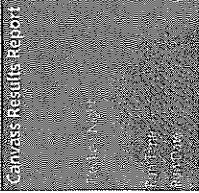
CITY OF UNIVERSITY CITY - COUNCIL MEMBER - WARD 2 - Four year term Vote For One

Precinct	TIM CUSICK	Cart Votes	Consolidated Results Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
HAD - 034	90	90	126	126	769	16.30%
UNV - 004	42	42	62	62	955	6.49%
UNV - 020	25	25	34	34	173	19.65%
UNV - 023	194	194	266	266	1,308	20.34%
UNV - 024	102	102	145	145	680	21.32%
UNV - 028	73	73	96	96	679	14.14%
UNV - 029	177	177	229	229	1,058	21.64%
UNV - 036	124	124	167	167	710	23.52%
UNV - 043	37	37	50	50	338	14.79%
UNV - 045	79	79	108	108	520	20.77%
UNV - 046	1	1	2	2	13	15.38%
Totals	944	944	1,285	1,285	7,203	17.84%

4/5/2022

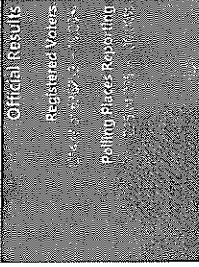
CITY OF UNIVERSITY CITY - COUNCIL MEMBER - WARD 3 - Four year term Vote For One

Precinct	STACY CLAY	Cast Votes	Consolidated Results Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
UNV - 014	88	88	107	107	1,169	9.15%
UNV - 015	69	69	89	89	782	11.38%
UNV - 016	41	41	46	46	475	9.66%
UNV - 019	148	148	176	176	1,107	15.90%
UNV - 022	1	1	2	2	45	4.44%
UNV - 025	130	130	156	156	872	17.89%
UNV - 026	47	47	53	53	341	15.54%
UNV - 027	147	147	166	166	1,282	12.95%
UNV - 035	74	74	85	85	938	9.06%
UNV - 038	21	21	25	25	221	11.31%
UNV - 042	32	32	47	47	261	18.01%
Totals	798	798	952	952	7,493	12.71%



ST. LOUIS COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION

4/5/2022



CITY OF UNIVERSITY CITY - PROPOSITION F - Simple Majority Required

Precinct	YES	NO	Cast Votes	Consolidated Result Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
CLA - 001	112	165	277	278	278	1,130	24.60%
HAD - 009	67	118	185	185	186	674	27.60%
HAD - 011	44	73	117	118	118	526	22.43%
HAD - 012	108	128	236	237	237	1,177	20.14%
HAD - 034	38	88	126	126	126	769	16.38%
UNV - 004	32	30	62	62	62	955	6.49%
UNV - 014	43	63	106	107	107	1,169	9.15%
UNV - 015	21	67	88	89	89	702	11.38%
UNV - 016	15	31	46	46	46	475	9.68%
UNV - 019	66	107	173	176	176	1,107	15.90%
UNV - 020	12	22	34	34	34	173	19.65%
UNV - 021	65	59	124	125	125	583	21.44%
UNV - 022	0	2	2	2	2	45	4.44%
UNV - 023	107	158	265	266	266	1,308	20.34%
UNV - 024	53	92	145	145	145	680	21.32%
UNV - 025	65	88	153	156	156	872	17.89%
UNV - 026	18	32	50	53	53	341	15.54%
UNV - 027	79	86	165	166	166	1,282	12.95%
UNV - 028	38	57	95	96	96	679	14.14%
UNV - 029	92	136	228	229	229	1,058	21.64%
UNV - 030	57	44	101	102	102	575	17.74%
UNV - 031	76	83	159	166	166	713	23.28%
UNV - 032	8	24	32	32	32	150	21.33%
UNV - 033	40	59	99	99	99	429	23.08%
UNV - 034	3	9	12	12	12	77	15.58%
UNV - 035	43	42	85	85	85	938	9.06%
UNV - 036	68	93	166	167	167	710	23.52%
UNV - 037	22	15	37	37	37	460	8.04%
UNV - 038	17	7	24	25	25	221	11.31%
UNV - 039	21	30	51	52	52	298	17.45%
UNV - 040	72	57	129	130	130	623	20.87%
UNV - 041	15	17	32	32	32	486	6.58%
UNV - 042	21	24	45	47	47	261	18.01%
UNV - 043	27	23	50	50	50	338	11.79%
UNV - 044	0	0	0	0	0	8	0.00%
UNV - 045	38	70	108	108	108	520	20.77%
UNV - 046	2	0	2	2	2	13	15.38%
UNV - 056	10	35	45	45	45	186	24.19%
UNV - 057	1	1	2	2	2	94	2.13%
Totals	1,618	2,240	3,858	3,890	3,890	22,895	17.00%

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Before the undersigned Notary Public personally appeared **Tammy Morehead** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **March 30, 2022** edition and ending with the **March 30, 2022** edition, for a total of 1 publications:

03/30/2022

5560-M77

**NOTICE OF GENERAL MUNICIPAL ELECTION
CITY OF UNIVERSITY CITY,
MISSOURI**

Notice is hereby given that a General Municipal Election will be held in the City of University City, St. Louis County, Missouri, on Tuesday, April 5, 2022 between the hours of 6:00 a.m. and 7:00 p.m., CDT, for the purpose of presenting the following ballot to the duly qualified electors of said city.

MAYOR

FOUR Year Term
(Vote for ONE)

TERRY CROW

COUNCIL MEMBER

WARD 1

FOUR Year Term
(Vote for ONE)

STEVE McMAHON

COUNCIL MEMBER

WARD 2

FOUR Year Term
(Vote for ONE)

TIM CUSICK

COUNCIL MEMBER

WARD 3

FOUR Year Term
(Vote for ONE)

STACY CLAY

PROPOSITION F

Shall the City of University City, Missouri impose an additional sales tax of one-fourth of one percent for the purpose of providing revenues for the operation of the University City Fire Department?

Yes

No

SAID ELECTION WILL BE HELD IN THE FOLLOWING POLLING PLACE LOCATIONS:

- * BARB JORDAN ACCEL ELEM SCHOOL
1500 82nd Blvd 63132
UNV022 UNV027 UNV035 UNV038 UNV042
- * BRITTANY WOODS SCHOOL
8125 Groby Rd 63130
UNV028 UNV032 UNV033 UNV034 UNV039 UNV040 UNV043 UNV044
- * FLYNN PARK ELEMENTARY SCHOOL



Tammy Morehead

Subscribed & sworn before me this 30th day of Mar, 2022
(SEAL)



Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

AFFIDAVIT OF PUBLICATION

7220 Waterman Ave 63130
CLA001 HAD009
*HEMAN PARK COMMUNITY CENTER
975 Pennsylvania Ave 63130
HAD034 UNV004 UNV020 UNV036
UNV037 UNV045 UNV046 UNV056
UNV057

*JACKSON PARK ELEMENTARY SCHOOL
7400 Balson Ave 63130
UNV023 UNV024 UNV029 UNV031
*THE CENTER OF CLAYTON

50 Gay Ave 63105
UNV021 UNV030 UNV041
*UNIVERSITY CITY REC FACILITY
7210 Olive Blvd 63130
UNV014 UNV015 UNV016 UNV019
*WASHINGTON SCHOOL

1730 N Hanley 63114
UNV025 UNV026
*WYDOWN MIDDLE SCHOOL
6500 Wydown Blvd 63105
HAD011 HAD012

WARD 1

*BRITTANY WOODS SCHOOL
8125 Groby Rd 63130
UNV032 UNV033 UNV034 UNV039
UNV040 UNV044

*FLYNN PARK ELEMENTARY SCHOOL
7220 Waterman Ave 63130
CLA001 HAD009

*HEMAN PARK COMMUNITY CENTER
975 Pennsylvania Ave 63130
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*JACKSON PARK ELEMENTARY SCHOOL
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UNV031

*THE CENTER OF CLAYTON
50 Gay Ave 63105
UNV021 UNV030 UNV041

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6500 Wydown Blvd 63105
HAD011 HAD012

WARD 2

*BRITTANY WOODS SCHOOL
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UNV028 UNV043

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975 Pennsylvania Ave 63130
HAD034 UNV004 UNV020 UNV036
UNV045 UNV046

*JACKSON PARK ELEMENTARY SCHOOL
7400 Balson Ave 63130
UNV023 UNV024 UNV029

WARD 3

*BARB JORDAN ACCEL ELEM SCHOOL
1500 82nd Blvd 63132
UNV022 UNV027 UNV035 UNV038
UNV042

*UNIVERSITY CITY REC FACILITY
7210 Olive Blvd 63130
UNV014 UNV015 UNV016 UNV019

*WASHINGTON SCHOOL
1730 N Hanley 63114
UNV025 UNV026

IN WITNESS WHEREOF, the
undersigned composing the Board of
Election Commissioners of St. Louis
County, Missouri has caused this notice
to be signed at the office of said Board
in the City of St. Ann, Missouri, on
Tuesday, January 25, 2022.

ROBERT L. CHAMBERS, Chair
PATRICIA YAEGER, Secretary
MARSHA E. HAEFNER, Commissioner
FLORENCE HILL, Commissioner
Attest: PATRICIA YAEGER, Secretary
BOARD OF ELECTION COMMISSIONERS
12103611 County Mar 30, 2022

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

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Before the undersigned Notary Public personally appeared **Brandon Crail** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **March 23, 2022** edition and ending with the **March 23, 2022** edition, for a total of 1 publications:

03/23/2022

5560-M77

NOTICE OF GENERAL MUNICIPAL ELECTION CITY OF UNIVERSITY CITY, MISSOURI

Notice is hereby given that a General Municipal Election will be held in the City of University City, St. Louis County, Missouri, on Tuesday, April 5, 2022 between the hours of 6:00 a.m. and 7:00 p.m., CDT, for the purpose of presenting the following ballot to the duly qualified electors of said city.

MAYOR

FOUR Year Term
(Vote for ONE)

TERRY CROW

COUNCIL MEMBER WARD 1

FOUR Year Term
(Vote for ONE)

STEVE McMAHON

COUNCIL MEMBER WARD 2

FOUR Year Term
(Vote for ONE)

TIM CUSICK

COUNCIL MEMBER WARD 3

FOUR Year Term
(Vote for ONE)

STACY CLAY

PROPOSITION F

Shall the City of University City, Missouri impose an additional sales tax of one-fourth of one percent for the purpose of providing revenues for the operation of the University City Fire Department?

Yes

No

IN WITNESS WHEREOF, the undersigned composing the Board of Election Commissioners of St. Louis County, Missouri has caused this notice to be signed at the office of said Board in the City of St. Ann, Missouri, on Tuesday, January 25, 2022.

ROBERT L. CHAMBERS, Chair
PATRICIA YAEGER, Secretary
MARSHA E. HAEFNER, Commissioner
FLORENCE HILL, Commissioner
Attest: PATRICIA YAEGER, Secretary

Brandon Crail

Subscribed & sworn before me this 23rd day of Mar, 2022
(SEAL)

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

AFFIDAVIT OF PUBLICATION

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BOARD OF ELECTION COMMISSIONERS
12101049 County Mar 23, 2022

WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO 115.507, RSMo, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST AT THE GENERAL MUNICIPAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 5, 2022. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN ST. ANN, ST. LOUIS COUNTY, MISSOURI, ON APRIL 13, 2022.

ROBERT CHAMBERS, CHAIRMAN

PATRICIA YAEGER, SECRETARY

MARSHA HAEFNER, COMMISSIONER

FLORENCE HILL, COMMISSIONER

