



MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, May 9, 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

Swearing in of

Stacy Clay, Councilmember Ward Three

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATION

E. APPROVAL OF MINUTES

1. April 25, 2022 – Regular Session Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

1. **Christopher Flood** is nominated for appointment to the Housing and Third Ward Revitalization Task Force By Councilmember Steve McMahon
2. **Ariel Gardner** is nominated for appointment to the Housing and Third Ward Revitalization Task Force By Councilmember Aleta Klein
3. **Christina Dancy** is nominated for appointment to the Housing and Third Ward Revitalization Task Force By Councilmember Stacy Clay
4. **Patricia McQueen** is nominated for appointment to the Housing and Third Ward Revitalization Task Force By Councilmember Bwayne Smotherson
5. **Bryon Price** is nominated for appointment as the Chair to the Housing and Third Ward Revitalization Task Force By Mayor Terry Crow
6. **Mayela Zambrano** is nominated for appointment to the Housing and Third Ward Revitalization Task Force By Mayor Terry Crow
7. **Linda People-Jones** is nominated for appointment to the Housing and Third Ward Revitalization Task Force By Mayor Terry Crow

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

K. CITY MANAGER'S REPORT

1. Resident Satisfaction Survey Report Presentation – ETC Institute

L. UNFINISHED BUSINESS

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

M. NEW BUSINESS

Resolutions

1. **Resolution 2022-4** - Preliminary Development Plan for Market at Olive Phase II development.

Bills

2. **Bill 9464** – AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER PASSAGE, AND REPEALING ORDINANCE NO. 7170
3. **Bill 9465** – AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "711 KINGSLAND AVENUE"

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. ADJOURMENT

Posted the 6th day of May, 2022
LaRette Reese
City Clerk, MRCC

MEETING OF THE CITY COUNCIL
CITY HALL, Fifth Floor
6801 Delmar Blvd.
University City, Missouri 63130
Monday, April 25, 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 25, 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; (*Excused*)
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; Battalion Chief Bill Hinson, and Acting Police Chief Fredrick Lemons

C. APPROVAL OF AGENDA

Mr. Rose asked that Item K (1); Employee Recognition Awards be moved to Item E; Approval of Minutes and that Item K (3) be removed from the Agenda.

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

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

D. PROCLAMATION

1. Arbor Day Recognition - A special day set aside for the planting of trees.

E. APPROVAL OF MINUTES

1. April 11, 2022, Study Session Minutes – Redistricting and Text Amendments was moved by Councilmember Smotherson, it was seconded by Councilmember Hales, and the motion carried unanimously.
2. April 11, 2022, Regular Session Minutes was moved by Councilmember Klein, it was seconded by Councilmember McMahon, and the motion carried unanimously.
3. Employee Recognition Awards

Mr. Rose read the following Incident Report into the record:

"On the afternoon of April 2, 2022, Units 2627 and 2625 were dispatched for a child choking emergency. Upon arriving at the scene paramedic Captain Daniel Jones found 2-year-old Abraham choking and bystanders attempting to perform CPR. Captain Jones quickly assessed the scene, picked up the child, and raced him to the ambulance. Once inside crews attempted to clear the child's airway.

As precious time ticked by Firefighter/Paramedic Nicholas Stangler worked to open the child's clenched jaws and began suctioning his airways which partially removed the blockage. He then gently used forceps to remove the remainder of the blockage. The crew then assisted the child's ventilation until he began breathing on his own. U City Police Officer Ben Guittar escorted the ambulance as the child was transported to the hospital where he was safely reunited with his parents."

Mr. Rose stated he is proud to take this opportunity to recognize the employees involved in this life-saving action. He then asked Chief Hinson and Acting Police Chief Lemons to assist him in handing out Commendations and Letters of Recognition to the following individuals:

- ❖ Captain Daniel Jones
- ❖ Paramedic/Firefighter Jeff Jiles
- ❖ Paramedic/Firefighter Matthew Pay
- ❖ Paramedic/Firefighter Robert Herrick
- ❖ Paramedic/Firefighter Nicholas Stangler
- ❖ Paramedic/Firefighter Joshua McDaniels
- ❖ Officer Ben Guittar
- ❖ Dispatcher Ptah Matthews
- ❖ Dispatcher Joseph Willey

Mr. Rose stated he would also like to recognize Councilmember Hales who suggested recognizing these employees in a public setting.

Mayor Crow thanked all of the employees for their dedication; particularly during the past two years, to keeping this community safe.

F. APPOINTMENTS TO BOARDS AND COMMISSIONS

G. SWEARING IN TO BOARDS AND COMMISSIONS

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

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

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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.

Jean Merson, 7542 Teasdale, U City, MO

Ms. Merson stated she has been a small business owner in U City since 1980. Last year she made \$675, and even though it should have cost her .78 cents to renew her Business License based on the current tax rate assigned to this process of .00.00116, she had to pay \$30 or about 5% as a result of the City's minimum renewal fee. Ms. Merson stated last year was not the best for most businesses; therefore, it would be greatly appreciated if Council would consider reducing the minimum renewal fee closer to 2 or 3%.

Anita Carter-Foley, 7847 Birchmont Drive, U City, MO

Ms. Carter-Foley stated she has been trying to rent a room at the Community Center since last year and keeps getting different answers as to why she is unable to do so. People pay a fee to utilize this facility, and since COVID is in remission, and the Clayton, Ferguson, and Olivette facilities are open, she does not understand why U City is not.

Mayor Crow noted that staff or Council will respond to any questions posed by citizens.

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

Councilmember Hales moved to approve Items 1 through 3 of the Consent Agenda, it was seconded by Councilmember McMahan, and the motion carried unanimously

K. CITY MANAGER'S REPORT

1. Employee Recognition Awards; (*Moved to E (3)*)
2. Proposed FY2023 Annual Operating Budget and Proposed FY2023-FY2027 Capital Improvement Program submission to Council

Mr. Rose stated in accordance with Article 3, Section 19, Subsection 2 of the Charter, he is honored to submit the recommended FY2023 Annual Operating Budget and Proposed Capital Improvement Program for FY2023 through FY2027. Prior to Council's final consideration, he would ask that Council accept receipt of the Proposed Budget and Capital Improvement Program, and schedule a Public Hearing for June 13, 2022, to entertain questions or comments from all interested parties.

Councilmember McMahan moved to schedule a Public Hearing on June 13, 2022, it was seconded by Councilmember Cusick, and the motion carried unanimously.

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. (*Removed*)
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*)

Mr. Rose stated staff is recommending that Council consider approving the CUP for 6610 Olive, which would allow the proposed building to be located 2-feet from the adjacent property line and maintain a height of 42-feet above grade.

Councilmember Smotherson asked if this CUP referenced the configuration found in Council's report? Dr. Wagner stated that it did and added that the CUP was prompted by the MSD easement running across 6610 Olive, which resulted in the Applicant having to move the building further east and closer to the right-of-way owned by the City. Councilmember Smotherson asked if a wall would be constructed along Kingsland? Dr. Wagner stated that is correct, although the Site Plan must still be reviewed by the Historic Preservation Commission.

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

Councilmember Cusick asked if the height of this building had been changed as a result of the adjustments that needed to be made? Dr. Wagner stated these plans represent the original design, even though the height limitation is 35-feet. Councilmember Cusick asked if the issues associated with the property line easement would be eliminated if the building had been designed to comply with that limitation? Dr. Wagner stated he believes they would have.

Citizen's Comments

Byron Price, 1520 78th Street, U City, MO

Mr. Price stated both of his comments are related to the CUP and Bill Number 9462. If the CUP was prompted by MSD, then the City needs to make sure that the information they have provided is factual. And secondly, if the building is approved as it is now being proposed, then he would ask that the Applicant be required to provide some form of artistic elements that would transform the bare wall into something that provides residents and patrons with an aesthetically pleasing experience when driving along Olive.

Voice vote on Councilmember Cusick's motion carried unanimously, with the exception of Councilmember Smotherson.

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).** Bill Number 9460 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, and Mayor Crow.

Nays: None.

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

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

Citizen's Comments

William Ash, 8690 West Kingsbury Avenue, U City, MO

Mr. Ash stated he thinks he can safely say that he is speaking for the vast majority of the Kingdel residents when asking Council to consider making changes to some of the wording in this Bill.

- That "No parking by any Avenir residents or staff on the east side of Kingdel Drive," be amended to read, "No parking by any Avenir residents or staff on both sides of Kingdel Drive and north of Lot 526";
- That the alarmed emergency exit be linked to U City's emergency services;
- That there shall be no entrance from the Avenir to any parts of the neighborhood;
- That these amendments be included in the Final Development Plan rather than individual residential leases, and
- That during construction an ombudsman is provided for residents to contact with questions or concerns.

Mr. Ash stated these concerns are based on the estimated 500 people expected to live at the Avenir and the potential congestion at the nexus of Kingdel and Price Road created by this additional vehicular and pedestrian traffic.

Roll Call Vote Was:

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

Nays: None.

- 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 second and third time.**

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

Councilmember Smotherson asked Dr. Wagner if he would recommend that the showroom of this facility face a secondary road rather than the main road? Dr. Wagner stated this amendment has yet to go through the Historic Preservation Commission for review of the Olive Boulevard Design Guidelines, and they would be better equipped to answer this question. But, if this is in reference to whether the main traffic for the showroom enters off of Olive or Vernon, the Applicant has indicated that since most of his warehouse traffic will be coming from out of town, Olive would be an easier find. He stated while he certainly understands the point of this discussion, he does not know these portions of Olive or Vernon well enough to decide which street would be better for trucks to negotiate.

Councilmember Smotherson stated there is a solid block of businesses on Vernon, and a cluster of unappealing businesses, like check cashing, a rundown nightclub, a warehouse, an auto repair shop, and Hartmann's, on the north side of Olive. And now you're recommending that the commercial facade of this business be located on Vernon with their wall facing Olive. So, if the City really wanted Olive to become a viable mixed-use corridor, why would you recommend the development of a warehouse on this primary road? Mr. Rose stated what it really boils down to is what types of businesses are permitted by the Code. And in this case, the business met those standards and staff made its recommendation based on that compliance. However, the Mayor and Council have the authority to make whatever changes they deem necessary.

Councilmember Smotherson stated the one thing he's learned from being on Council is that historically, industrial zoning has been used to segregate white residents from blacks and the poorer areas of a city. And what he finds significant about the configuration of this building is that it reflects what is known in this City as the "*Delmar Divide*". Because if you want to see the disparity between the north side of that divide and the south side, all you need to do is go right to the intersection of Kingsland and Olive and look at what the 3rd Ward has. He stated he has nothing against Crescent; his problem is with the construction of exclusionary dead walls that put another pinhole in that divide.

Councilmember Smotherson concluded by stating the City paid a consultant over \$100,000 and appointed an Economic Task Force who both recommended that the design for Olive Boulevard consist of tech and office buildings. And since Council approved those recommendations he believes that the acceptance of this plan to put an industrial park on Olive would be taking a step backward and kill any future development in the 3rd Ward. This is historic, and all it would take to give this area life is to configure a building that faced the eastbound traffic on Olive, with a parking lot on Kingsland.

Councilmember Cusick asked if this zoning amendment simply enlarges the industrial commercial zoning that already exists in this area? Dr. Wagner stated that is correct. The other two properties Crescent will be occupying are already zoned industrial commercial, so this amendment will only apply to the rezoning of 6610 Olive.

Councilmember Cusick stated he thinks this project equates to taking a step forward for all of U City. This is an accomplished business that can lead to stabilizing the area and bringing in more businesses of this nature. He stated while he understands the issue with the wall, what should be kept at the forefront is that there has not been any viable redevelopment in this area for years.

Councilmember Klein asked if she could get more information about the MSD variance and floodplain status of this property? Dr. Wagner stated he would like to defer this question to the engineer for the project.

George Stock of Stock & Associates stated the site is bifurcated by the enclosed portion of River Des Peres, which comes from the north/west, south/east and breaks the property into approximately one-third and two-thirds. It has a wide easement because it is a large enclosed arched structure, and that has impacted the positioning of the building and the parking on the site. The property lines on this site are also not configured, causing some irregularities to the site along Kingsland. The City owns a triangular piece of property away from the right-of-way, and the combination of these factors is what led to the Applicant asking for the 2-foot exception.

With regards to the stormwater improvements and floodplain, the site will be elevated to a level where all of the improvements will be above the 100-year floodplain. The site will be treated as if it was grass, and they will provide stormwater continuation for flood control and waterfall and volume reduction. The first inch that comes off in both the aboveground bio-retention and underground systems connects to the River Des Peres and will be treated.

Mr. Stock stated they have had a great deal of dialogue with MSD in coordinating this project, specific to the easements and rights that they need to retain in order to maintain those River Des Peres facilities.

Councilmember Klein stated based on all of the complications associated with this site it sounds like the engineers and architects have done an amazing job with the design of this business. So, she is excited to have this business in U City.

Councilmember Hales stated he has always believed this end of Olive would be one of the City's greatest challenges as it looked to grow local businesses and cultivate reinvestment. That's why he was thrilled to learn that such a well-known business was interested in investing in this area. And as the liaison of the Planning Commission; which consists of members from all three wards, he can report that they conducted a thorough review of this project, believed it to be a positive step forward, and voted unanimously to recommend its approval.

Roll Call Vote Was:

Ayes: Councilmember Hales, Councilmember Cusick, Councilmember Klein, Councilmember McMahan, and Mayor Crow.

Nays: Councilmember Smotherson.

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 second and third time.

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

Councilmember Smotherson made a motion to postpone any consideration on this Bill for 30 days, to allow the Planning Commission an opportunity to review some information that has come to light since their recommendation.

Hearing no second, the motion failed.

Councilmember Smotherson stated he hopes this City would always act in a manner that is above board and his problem with this Bill is that it misrepresents the proper address of this property. He stated while he welcomes Crescent and believes they will be successful, this Council does not have to concede to all of their demands; especially when they impact this Board's integrity. When you look at the configuration of this business, its showroom, offices, and parking lot entrances are on Vernon. Therefore, it should be given a Vernon address and not Olive.

Roll Call Vote Was:

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

Nays: Councilmember Smotherson.

M. NEW BUSINESS

Resolutions

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

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

Mayor Crow adjourned the meeting SINE DIE at 7:28 p.m. and asked the City Clerk to announce the individuals listed on the Agenda to be sworn in as members of the City Council.

Swearing in of:

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

- ❖ *Stacy Clay, Councilmember Ward Three, is to be sworn in at a later date.*

Roll Call Vote to Reconvene With The New Council Was:

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

Nays: None.

THE MEETING WAS RECONVENED WITH NEW MEMBERS OF COUNCIL

N. COUNCIL REPORTS/BUSINESS

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

O. CITIZEN PARTICIPATION (continue if needed)

Steve Glickert, 7750 Blackberry, U City, MO

Mr. Glickert stated while listening to the meeting two weeks ago he was slightly amused by the 3rd Ward Councilmembers' comments on the proposed banquet center parking, and the possibility of overflow onto Perdue, which just happens to be Councilmember Smotherson's street. The irony is that technically this would be considered legal parking, but for four years he's been asking Councilmember Smotherson and the City's administration to address the vehicles parked on lawns, unlicensed and abandoned vehicles, and the overflow of parking on residential streets in the 3rd Ward. So, where has everybody been? Councilmember Smotherson never personally answered his emails and Mr. Rose either provided excuses or simply dodged his requests to understand why the City was not utilizing Code 385.010.

Mr. Glickert stated as of January, he now owns property in the 3rd Ward, and as a concerned property owner, he would like to see the City doing something to address the serious decay that has been going on in this area for a long time. Councilmember Cusick's campaign video shows a recently rehabbed house and then the camera pans to the River Des Peres with all of its debris. His statement was, "*Nobody should have to live like that*". So, Councilmember Smotherson, it's been four years; you need to get to work.

P. COUNCIL COMMENTS

Councilmember Cusick asked everyone to come out and support the efforts of U City in Bloom, which is holding its Annual Plant Sale this Friday through Sunday at the Community Center.

Councilmember McMahon stated it seems like U City had a higher turnout than most of the other municipalities, so he would like to thank his wife for her support and the folks that came out and voted. He stated it is an honor and privilege to serve the residents of this City.

Councilmember Smotherson invited Mr. Glickert to stop by his house or to give him a call so that they could discuss some of the comments he made.

Councilmember Klein reminded everyone that there will be an Arbor Day Celebration on Wednesday at the Green Center from 10 a.m. to 3 p.m. There will be a ceremonial tree planting and free seedlings for participants.

Mayor Crow stated on behalf of the entire Council, that he would like to extend condolences to the family of Orlando Watson. Orlando was a U City kid who became a successful entrepreneur and was always engaged in the community on a number of different levels. He fought the good fight more than once against cancer but sadly sub come at far too early an age. He stated the article in the *Post Dispatch* was very informative about all the many aspects of Orlando's life and contributions.

Q. EXECUTIVE SESSION

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

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

Roll Call Vote Was:

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

Nays: None.

R. ADJOURNMENT

Mayor Crow thanked everyone for their attendance and closed the Regular City Council meeting at 7:42 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 8:24 p.m.

LaRette Reese
City Clerk, MRCC

LaRette Reese

From: David Harris <djharris11@sbcglobal.net>
Sent: Saturday, April 23, 2022 9:06 AM
To: Council Comments Shared
Subject: April 25, 2022 Council Meeting - Agenda Item M-1 - Resolution 2022-3 - Proposition F Result - Correction

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

In case you did not receive my email message, below, or Resolution 2022-3 was not corrected, I am submitting my email message as a citizen comment.

From: David Harris <djharris11@sbcglobal.net>
To: Gregory Rose <grose@ucitymo.org>; LaRette Reese <lreese@ucitymo.org>
Cc: Terry Crow <mayor@ucitymo.org>; Steve McMahon <steve_mcmahon@att.net>; Jeff Hales <halesforucity@gmail.com>; Tim Cusick <cusickward2@gmail.com>; Aleta Klein <kleinward2@gmail.com>; Bwayne Smotherson <bsmotherson@gmail.com>; Stacy Clay <clayucity@gmail.com>
Sent: Saturday, April 23, 2022, 09:03:00 AM CDT
Subject: Correction to Proposition F Result in Resolution 2022-3, Agenda Item M-1 for April 25, 2022 Council Meeting

The Proposition F result in Resolution 2022-3 is off by three votes.

The official Proposition F result is:

Yes 1,618 (41.94%)
No 2,240 (58.06%)

See the Canvass Results Report that is Agenda Packet Page M-1-9 and other information on the St. Louis County Board of Elections website.

David J. Harris
8039 Gannon Avenue
University City, MO 63130

LaRette Reese

From: SHARON DAVIS <amhcorphrshd@yahoo.com>
Sent: Sunday, April 24, 2022 9:21 AM
To: Council Comments Shared
Subject: Zoning Change for New Avis Location

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

Dear Council Member,

I live very close to the proposed location of the Avis Rental Car and my driveway backs onto Old Bonhomme. I am one of 8 homes that are in the same block of Old Bonhomme as the proposed Avis location that must back out of their driveway into traffic. Traffic on Old Bonhomme not just Delmar would be effected. Currently traffic is pretty light and does not contain much truck or large van traffic which is being proposed as rental vehicles at Avis. I am very concerned for my safety and the safety of others with driveways backing onto Old Bonhomme with this increase in traffic.

In addition, the sidewalk is very narrow in this block and makes it difficult for the many pedestrians, several who are families with small children to walk this area. These two concerns are not issues in Clayton or any of the other Avis examples that Bamboo presented and should be seriously considered and evaluated as part of of this zoning change.

I am opposed to a rental car business at this location. There are too many safety issues and too many other options for this location to compromise the well being of nearby residents. Please do not vote for the zoning change to accommodate an Avis location at Delmar and Old Bonhomme.

Sharon Harvey Davis
544 Mapleview Drive

Sent from Yahoo Mail for iPhone

LaRette Reese

From: Judy Bronson <jcbronson@yahoo.com>
Sent: Sunday, April 24, 2022 6:35 PM
To: Jeff Hales; Steve McMahon; Council Comments Shared
Subject: U City Council Meeting 4/25/22--Please Read Regarding AVIS/Budget Rental in 8130 Delmar

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 concerns about plans to allow an AVIS/Budget car and moving truck rental company to occupy the vacant lot at 8130 Delmar. As a U City resident of 15 years, I dislike this vacant property going unused while the owners search for an ideal tenant. At the same time, my concerns about the potential for this proposal to upend the safety, security, and spirit of the Delmar Bonhomme intersection and residents is greater.

I listened to the city council meeting discussion on this topic on 4/11/22. I agree with the two residents who spoke up to express their concerns with this business setting up shop in this location. I further listened to Jaimie Mansfield/Bamboo Equity's response. I found Jaimie's claims that this is a small business with low volume (fewer than 12 rentals per day), which will primarily serve the local citizens, along with her claims that the impact of this business on residents is misunderstood, to be made in bad faith, for reasons that I will explain below.

I live ¼ mile from the proposed location of this car and moving truck rental business. I frequently run and walk in the area. Today, I went on my usual run and went by both 8130 Delmar and the current AVIS/Budget business location at 215 N Meramec Ave in Clayton. The first thing I noted is that the 8130 lot is much larger than the lot at 215 N Meramec. If the plan is to keep this business small and unobtrusive, as Jaimie Mansfield claimed, why move to a lot that has to be many times the size of the current lot? As I was examining the lot at 215 N Meramec, the business owner, Brenda, came out to greet me. I explained who I was and my reason for checking out her business. Brenda was exceedingly kind and transparent. I asked her about her current business volume and plans for the move to a much larger lot. Brenda stated plainly that she currently rents out at least 30 vehicles per day and plans to expand her fleet significantly and add moving vans when she moves. She stated that she is considering several locations for her expansion and is not yet sure that 8130 Delmar is large enough to accommodate the plans to grow her business. She further said that the new place will be very busy. When I told Brenda that people in the neighborhood had concerns, and that Jaimie was presenting this to the council as if it would be a small quiet business without much ongoing activity, Brenda advised me that she did not know where Jaimie was getting her information. She explained that Jaime does not represent her, but speculated that she was hired by AVIS/Budget, and that she does not know about the controversy in U City, the proposal to rezone the area, nor the details that Jaimie/Bamboo Equity is giving the citizens and council to support to move.

As you can see, the supposed facts that Jaimie/Bamboo are presenting don't match what the business owner herself readily told me today. If the business owner does not know who Jaimie Mansfield is or where she is getting her information, then how can the council trust anything coming from this lawyer/firm? Instead, I assume that Jaimie is presenting her case in an overly positive light, omitting facts that undermine the notion that this is the only business that will fit this location and it won't be busy, disruptive, or dangerous to the local residents and pedestrians.

A secondary concern I have is with the requirement that 8130 Delmar and other similarly zoned areas would have to be rezoned to allow this business to occupy this space. The current area is zoned to permit only specific businesses that are in keeping with the spirit of the neighborhood, and which primarily serve the neighborhood and U City in general. Such rezoning will not just impact 8130 Delmar, but all other similarly zoned business areas that abut residential areas in U City. I believe such consideration of rezoning should be undertaken carefully and with forethought, rather than in a reactionary fashion such as this.

Thank you for your time and consideration of my concerns regarding this matter.

Judy C. Bronson, PhD

7958 Delmar Blvd, 63130

314-725-5009

LaRette Reese

From: William Ash (wmash47) <wmash47@gmail.com>
Sent: Sunday, April 24, 2022 6:51 PM
To: Council Comments Shared
Subject: Comment for City Council Meeting of April 25 2022
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.

To the City Council:

I'mr responding to Bill 9461 Amended, to be considered by the University City Council at the April 25 meeting:

Charles Deutsch's letter dated October 16, 2020 (attached) states clearly on the first page :

"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. If any emergency exit is provided it should also be alarmed.

To forestall congestion of both vehicular and pedestrian traffic at the nexus of Kingdel at Delmar thoroughfares, I feel the following wording for the Final Development Plan--appearing at Section 3, item 4--would best protect the interests of all University City residents:

"That the Final Development Plan include (1) no parking by any Avenir residents or staff shall be allowed on either side of Kingdel drive, and (2) there shall be only an alarmed emergency exit from the Avenir courtyard or building to Kingdel drive allowed, with no door or opening for pedestrian ingress or egress by either residents or non-residents of Avenir for any other than emergency purposes."

Sincerely,

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

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

Hi LaRette,

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

Thank you.

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

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

October 16, 2020

Dear Neighbor,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,

A handwritten signature in black ink, appearing to read 'Charlie Deutsch', with a stylized, flowing script.

Charlie Deutsch

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

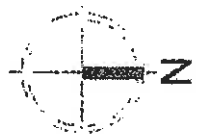
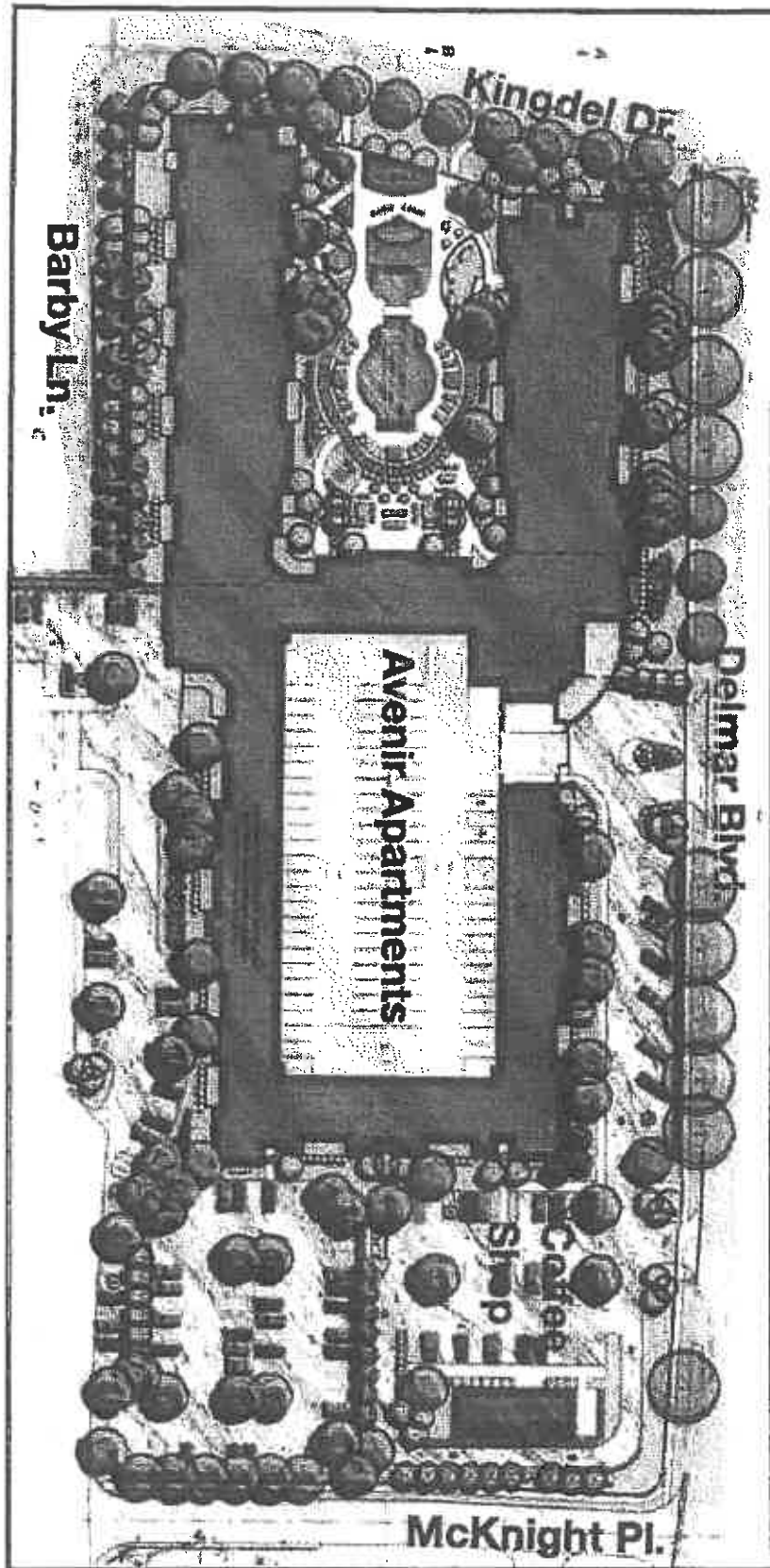




Exhibit B: Location Map



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

November 2, 2020

Dear Neighbor,

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

Transitional Use

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

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

Why Redevelop

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

Property Values

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

No Future Expansion Plans

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

Traffic

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

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

Parking

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

Apartment Density

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

Building Story Height

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

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

Neighborhood Accessibility

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

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

Sincerely,

Charlie Deutsch
314-406-5200

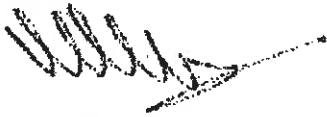
Zack Deutsch
314-882-9195

Exhibit A

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

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

Regards,



Michael A. Green
Principal



Additional Contact Information

Direct - 314-818-7997
Cell - 314-974-5884
Website - www.reanalysts.net

Exhibit B

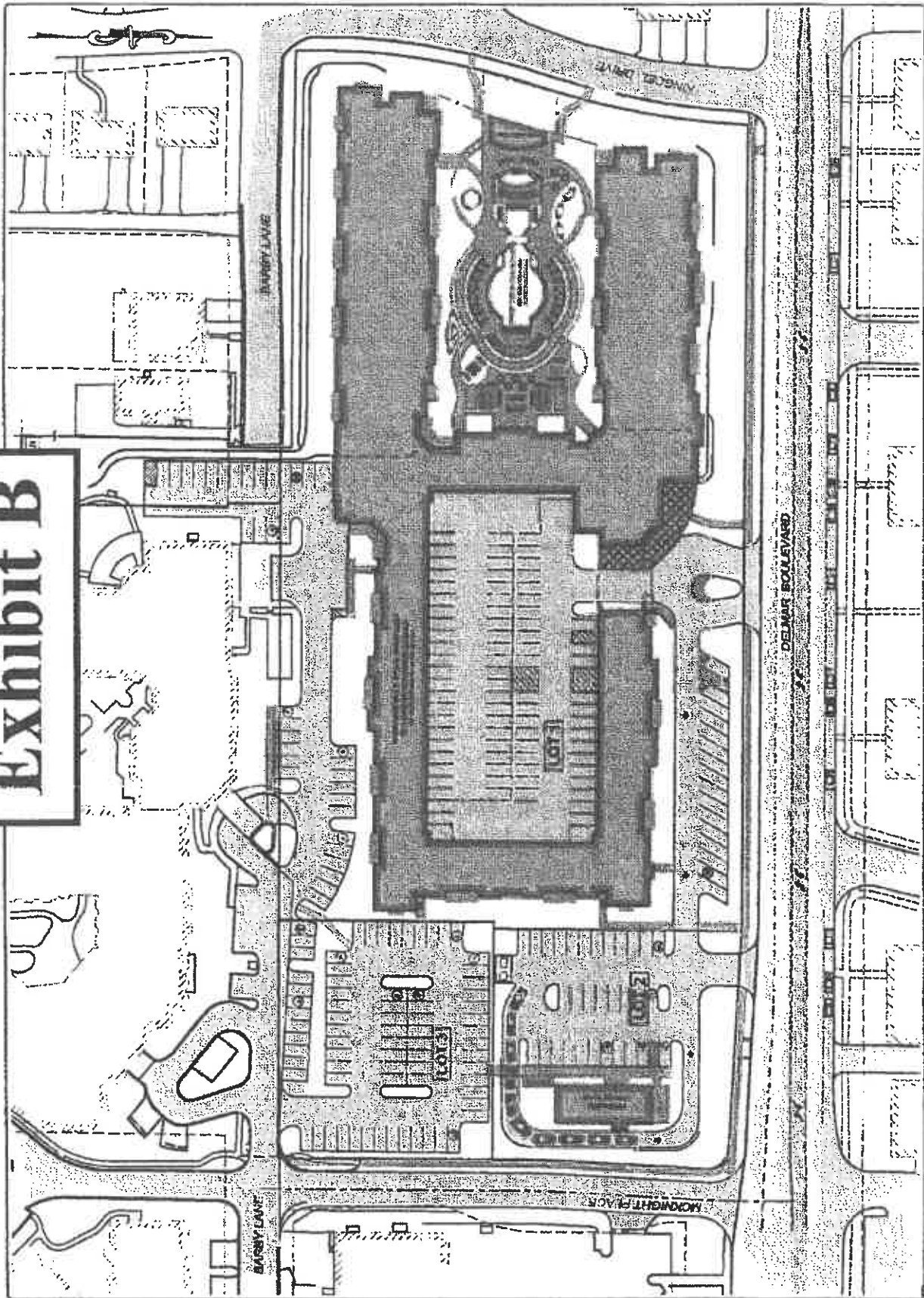




Exhibit C

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

309 Brainerd Centre
Columbia, IL 62234

328 South 7th Street, Suite 604
Saint Louis, MO 63104

119 South Main Street
Saint Charles, MO 63301

D - 1 - 30

LaRette Reese

From: Hasmukh Patel <vanmala@sbcglobal.net>
Sent: Sunday, April 24, 2022 9:20 PM
To: Council Comments Shared
Subject: Bill 9461- City Council meeting on April 25
Attachments: Letter from Zack- 2020-11-09 Council Meeting Developers comments & Letters (5).pdf

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

To the City Council:

I am responding to Bill 9461 Amended, to be considered by the University City Council at the April 25 meeting:

Charles Deutsch's letter dated October 16, 2020 (attached) states clearly on the first page :

"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-** If any **emergency exit** is provided it **should also be alarmed.**

To forestall congestion of both vehicular and pedestrian traffic at the nexus of Kingdel at Delmar thoroughfares, I feel the following wording for the Final Development Plan--appearing at Section 3, item 4--would best protect the interests of all University City residents:

"That the Final Development Plan include:

- (1) no parking by any Avenir residents or staff shall be allowed on East side of Kingdel drive, and
- (2) there shall be only an alarmed emergency fire exit from the Avenir Project to Kingdel drive allowed. There shall be no door or opening for pedestrian ingress or egress by residents of Avenir other than emergency purposes."

Sincerely,

Hasmukh and Adrienne Patel

8684 W. Kingsbury Ave, U city, MO 63124

LaRette Reese

From: valmik thakore <valmikt@hotmail.com>
Sent: Sunday, April 24, 2022 10:12 PM
To: Council Comments Shared
Cc: Jeff Hales; Steve McMahon; Terry Crow; Gregory Rose; Tim Cusick; Bwayne Smotherson; Aleta Klein; Stacy Clay; John Wagner
Subject: Re: Public Comment on City Council Agenda Item for April 25, 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 25, 2022 Meeting Public Hearing Items:

- L-2- Bill 9461- Final Development Plan for Avenir Development ((including the Additional Conditions under Section 3's Item 4)

Dear Council,

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

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

I have read Bill 9461 Amended included in the 2022-04-25 Council Agenda Packet. This Bill includes in its Section 3- Additional Condition 4 about the Emergency Exit on Kingdel Drive.

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 Emergency Exit is provided it should only allow for alarmed exit or entry sounding at the exit 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.**

We will be holding the City responsible to enforce this condition and I am sure you would like to have enforceable condition in the Final Development plan.

As mentioned in my comments, I am 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: Mary Blair <mgblair56@gmail.com>
Sent: Monday, April 25, 2022 4:45 AM
To: Council Comments Shared
Subject: Avenir project
Attachments: 2020-11-09 Council Meeting Developers comments & Letters.pdf

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"That the Final Development Plan include (1) no parking by any Avenir residents or staff shall be allowed on either side of Kingdel drive, and (2) there shall be only an alarmed emergency exit from the Avenir courtyard or building to Kingdel drive allowed, with no door or opening for pedestrian ingress or egress by either residents or non-residents of Avenir for any other than emergency purposes."

Sincerely,
Mary Blair
8756 W Kingsbury Ave
University City, MO 63124

LaRette Reese

From: Katy Blair <kblair5511@gmail.com>
Sent: Monday, April 25, 2022 7:56 AM
To: Council Comments Shared
Subject: Avenir project
Attachments: 2020-11-09 Council Meeting Developers comments & Letters.pdf

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"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 emergency exit is provided it should also be alarmed.

To forestall congestion of both vehicular and pedestrian traffic at the nexus of Kingdel at Delmar thoroughfares, I feel the following wording for the Final Development Plan--appearing at Section 3, item 4--would best protect the interests of all University City residents:

"That the Final Development Plan include (1) no parking by any Avenir residents or staff shall be allowed on either side of Kingdel drive, and (2) there shall be only an alarmed emergency exit from the Avenir courtyard or building to Kingdel drive allowed, with no door or opening for pedestrian ingress or egress by either residents or non-residents of Avenir for any other than emergency purposes."

Sincerely

Kathryn Blair
4380 Washington Ave
University City MO 63124

Charles and Deborah Dunn
8686 Barby Lane

Get [Outlook for iOS](#)

From: Dunn, Deborah <dunn@wustl.edu>
Sent: Monday, April 25, 2022 9:34 AM
To: Council Comments Shared <councilcomments@ucitymo.org>
Subject: Fwd: RESPONSES NEEDED TO CITY COUNCIL BY NOON MONDAY!

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

To the City Council:

I'mr responding to Bill 9461 Amended, to be considered by the University City Council at the April 25 meeting

To forestall congestion of both vehicular and pedestrian traffic at the nexus of Kingdel at Delmar thoroughfares, I feel the following wording for the Final Development Plan—appearing at Section 3, item 4--would best protect the interests of all University City residents:

“That the Final Development Plan include (1) no parking by any Avenir residents or staff shall be allowed on either side of Kingdel drive, and (2) there shall be only an alarmed emergency exit from the Avenir courtyard or building to Kingdel drive allowed, with no door or opening for pedestrian ingress or egress by either residents or non-residents of Avenir for any other than emergency purposes.”

We have been lifelong residents of University City. We will be putting our house on the market this week. We met with other developers and apparently it could take up to a year before we could move. We do not want live through the destruction and noise. I was assured earlier there would be no construction traffic on Barby.



The materials in this message are private and may contain Protected Healthcare Information or other information of a sensitive nature. If you are not the intended recipient, be advised that any unauthorized use, disclosure, copying or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify the sender via telephone or return mail.

The materials in this message are private and may contain Protected Healthcare Information or other information of a sensitive nature. If you are not the intended recipient, be advised that any unauthorized use, disclosure, copying or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify the sender via telephone or return mail.

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

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



NUMBER: For City Clerk Use	CM20220509-01
--------------------------------------	----------------------

SUBJECT/TITLE: Presentation on Resident Satisfaction Survey			
REQUESTED BY: Gregory Rose		DEPARTMENT / WARD City Manager's Office/All	
AGENDA SECTION:	City Manager's Report	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends you receive and accept a report on the resident sanctification survey 2021.			
FISCAL IMPACT: None			
AMOUNT:	0	ACCOUNT No.:	NA
FROM FUND:	NA	TO FUND:	NA
EXPLANATION: A survey is required to determine what residents think of the services provided by the City of University City. The results from the survey are used to help shape our priorities.			
STAFF COMMENTS AND BACKGROUND INFORMATION: The City of University City conducted its first community survey using ETC institute in 2019 to learn what residents thought of the services provided. In October 2021, I contracted with ETC institute to conduct the second community survey, with the majority of the same questions being asked from the 2019 survey. Asking the same questions enables you to compare performance ratings. Results of the 2021 survey were received in March 2022 and a representative from ETC Institute will present the findings during the May 9, 2022 Council meeting.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: 2021 Community Survey Findings Report on File with the City Clerk.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	May 9, 2022



City of University City Community Survey

PRESENTED BY ETC INSTITUTE





A National Leader in Market Research for Local Governmental Organizations

More than 2,000,000 Persons Surveyed Since 2009 in more than 900 cities in 49 states

Helping organizations make better decisions

Purpose

To objectively assess citizen satisfaction with the delivery of City services

To compare the City's performance with residents regionally and nationally

To help determine priorities for the community



Methodology

Survey Description

- First Community Survey conducted for the City by ETC Institute
- Included many of the questions that were asked in other communities to provide accurate comparisons

Method of Administration

- By mail and online to a random sample of households in the City
- Each survey took approximately 15-20 minutes to complete

Sample Size

- Goal: 600 surveys
- Actual: 600 surveys

Margin of Error

- +/- 3.9% at the 95% level of confidence

Location of Survey Respondents

Good representation of
responses from throughout the
City

Home address of respondents
are geocoded to the block level



2021 City of University City Community Survey

Bottom Line Up Front

Residents Have Positive Perception of the City

- 80% rated the overall quality of life in the City as “excellent” or “good”
- 78% rated the overall quality of services provided by the City as “excellent” or “good”

Satisfaction with City Services is Higher in University City Than Other Communities

- University City rated above or the same as the U.S. average in 38 of the 48 (65%) areas that were assessed
- University City rated above or the same as the Plains Region average in 39 of the 48 (58%) areas that were assessed
- *Satisfaction with the overall quality of services provided by the City rated 20% above the U.S. average and 26% above the Plains Region average*

Priorities for Improvement

- Overall maintenance of City streets
- Overall enforcement of City codes and ordinances for buildings, housing, and overall property maintenance

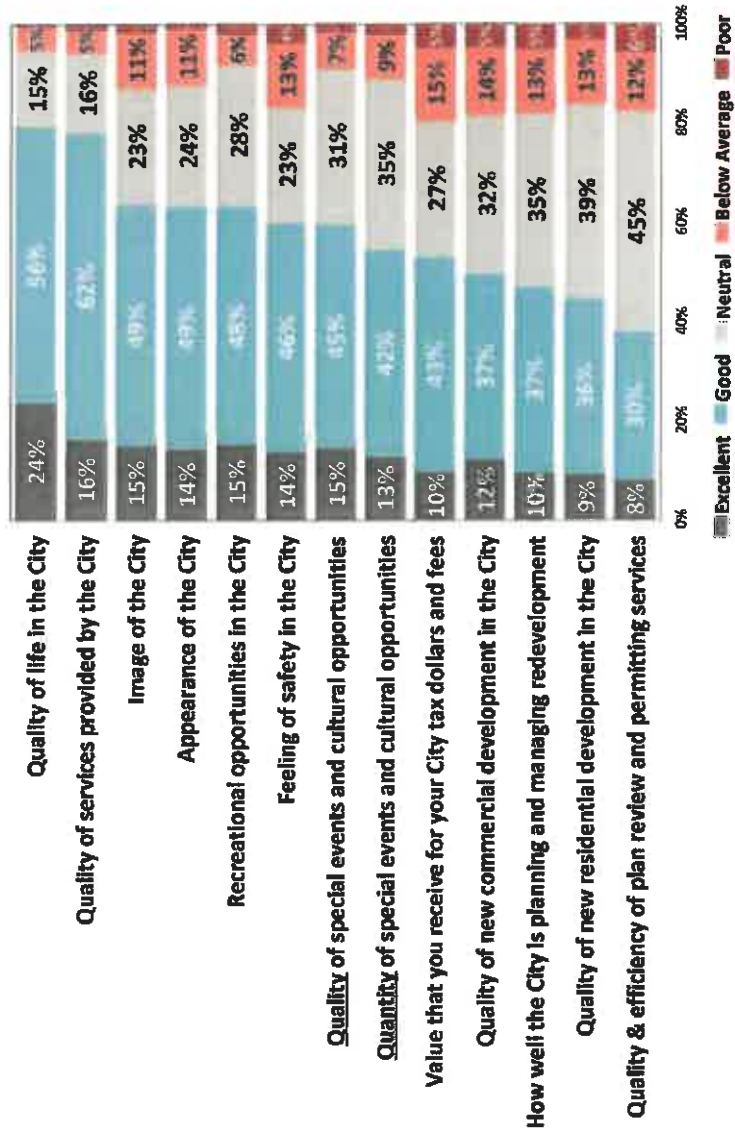
Perceptions

RESIDENTS HAVE A VERY POSITIVE PERCEPTION OF THE CITY



Q3. Ratings of Perceptions of the Community

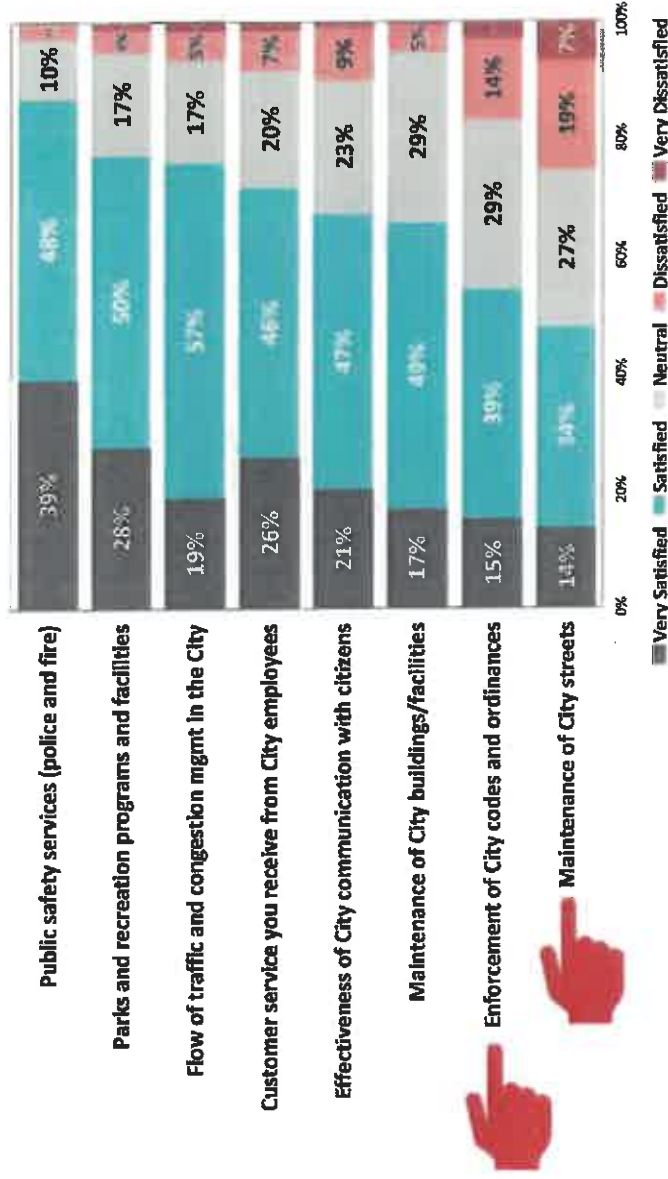
by the percentage of respondents, using a 5-point scale where 5 means *excellent* and 1 means *poor* (excluding *don't know* responses)



78% of Residents Rated the Quality of Services Provided by the City as “Excellent” or “Good;” only 7% Gave a “Below Average” or “Poor” Rating

Q1. Level of Satisfaction with the Major Categories of Services Provided by the City

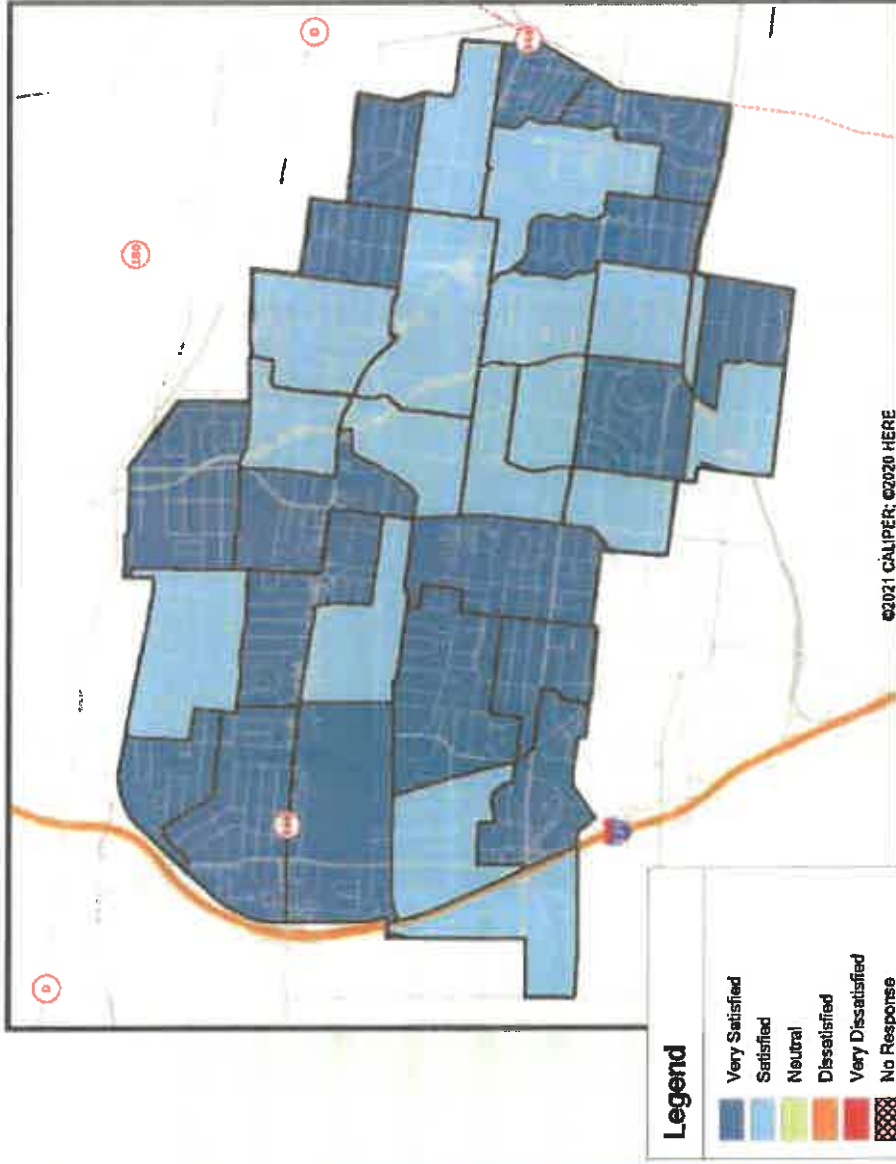
by the percentage of respondents, using a 5-point scale where 5 means very satisfied and 1 means very dissatisfied (excluding don't know responses)



The Top Priorities for Improvement Received the Largest Number of Dissatisfied Responses

Overall Quality of Public Safety Services

The City is doing an excellent
job providing public safety
services – *both police and fire
combined*



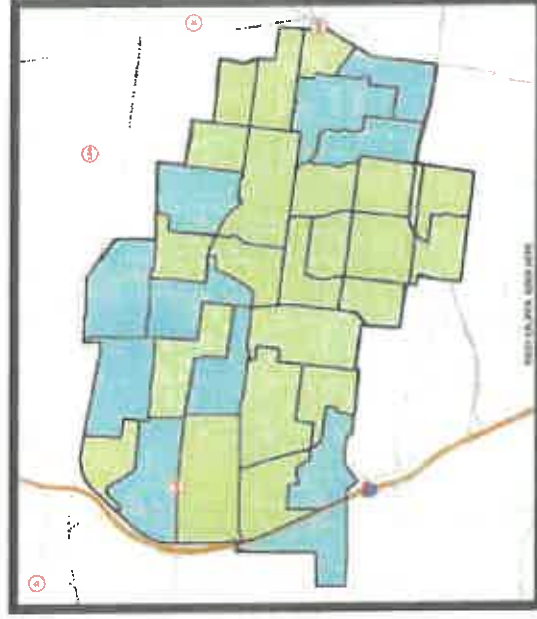
Overall Maintenance of City Streets

2021 versus 2019;

Satisfaction in the overall maintenance of City streets increased 5.7% since 2019.

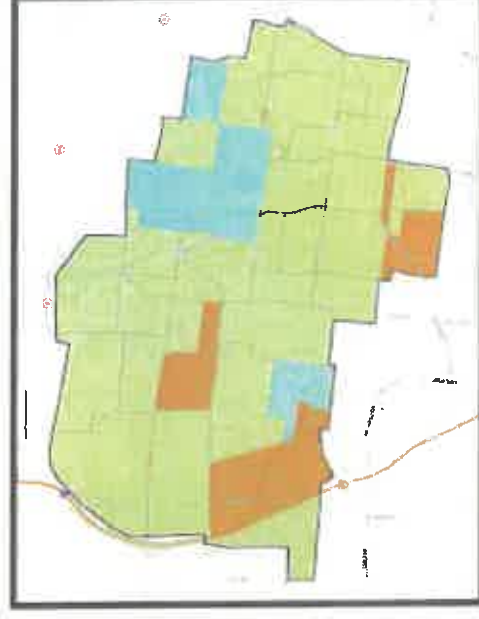
Continues to be a priority for investment.

2021



VS.

2019

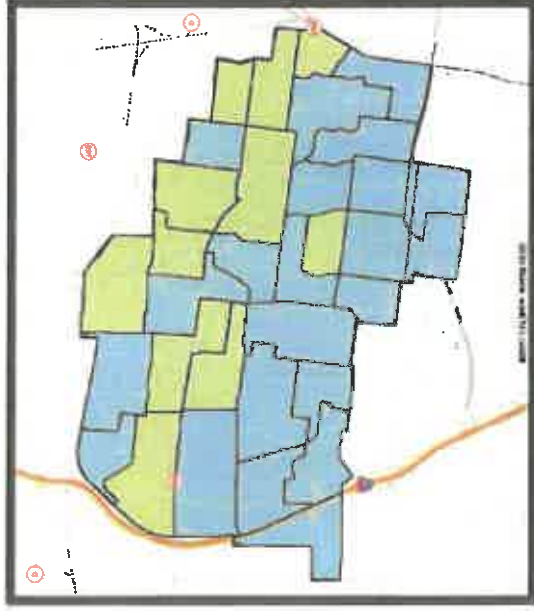


Overall Enforcement of City Codes and Ordinances

Overall, most areas are satisfied with the enforcement of codes, but most of the community gave neutral ratings on average -- buildings, housing, and overall property maintenance.

Satisfaction in the overall enforcement of City codes and ordinances increased 8.2% since 2019.

2021



VS.

2019



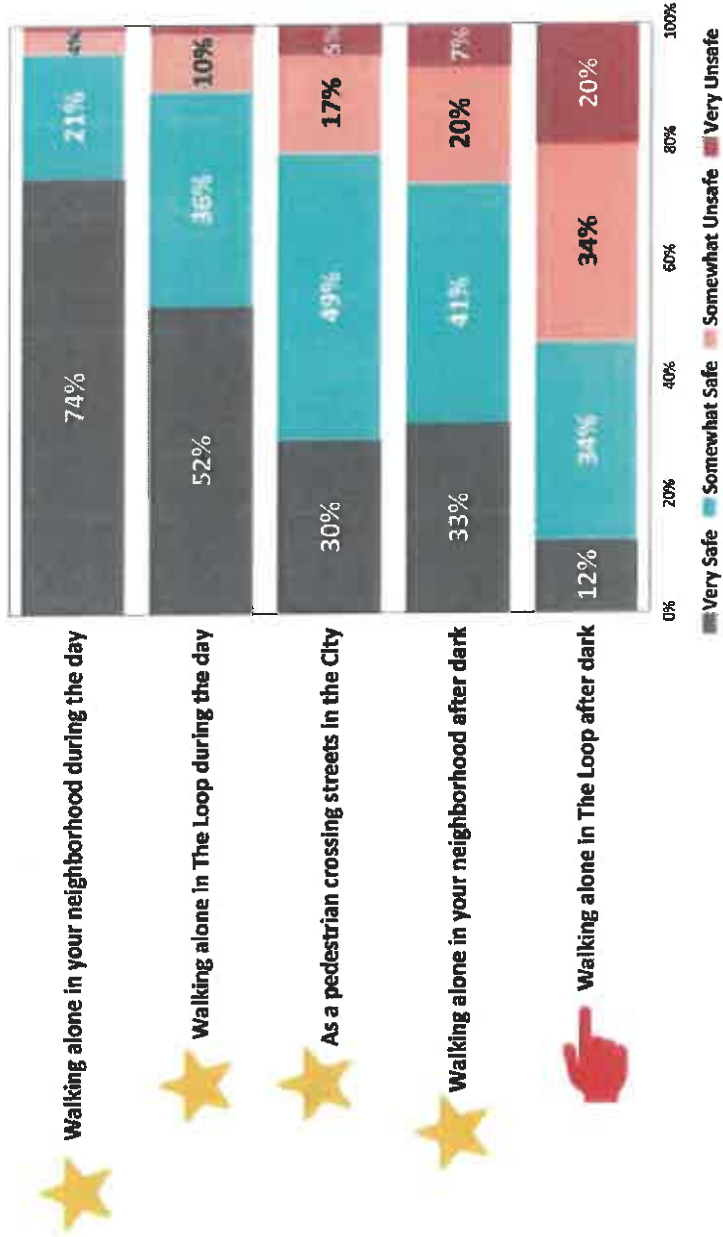
Legend

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied
- No Response



Q4. Feeling of Safety in Various Situations

by the percentage of respondents, using a 4-point scale where 4 means *very safe* and 1 means *very unsafe* (excluding *don't know* responses)



Most Residents Feel Safe In University City In Most Situations In The City

Benchmarks

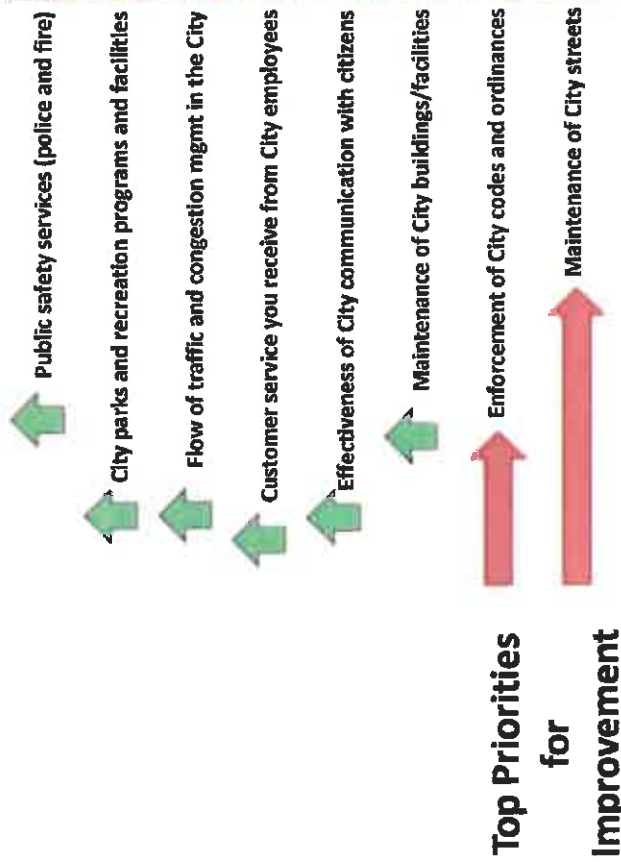
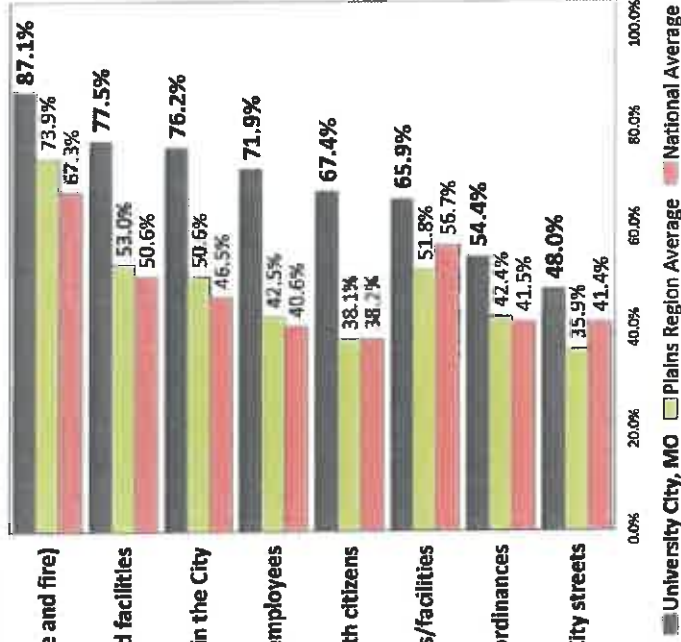
UNIVERSITY CITY RATES SIGNIFICANTLY HIGHER THAN OTHER COMMUNITIES



Benchmarks: University City v. Regional & National Average

Satisfaction with Major Categories of Services Provided by the City

by the sum percentage of respondents that were either *very satisfied* or *satisfied* with the service (excluding *don't know* responses)



Top Priorities for Improvement

University City Rates Significantly Higher Than Plains Region Average In All Areas

Benchmarks – U.S. Average

COMPARATIVE STRENGTHS

Visibility of police in neighborhoods & retail areas

How quickly Fire & Police Department's respond to emergencies

Maintenance of street signs & traffic signals

Landscaping/appearance of public areas

How open the City is to public involvement & input from residents

Recycling, trash, and yard waste collection services

COMPARATIVE WEAKNESSES

Condition of City sidewalks

Adequacy of residential street lighting

Quality of outdoor athletic fields

Efforts to prevent crime

Adult fitness programs

Youth fitness programs

Enforcing the maintenance of commercial property

University City Is Performing Significantly Better than the US Average in Key Service Areas

Benchmarks – Plains Region Average

COMPARATIVE STRENGTHS

Overall quality of services provided by the City

Image of the City

Appearance of the City

Value residents receive for their tax dollars & feels

How well the City is planning and managing redevelopment

How quickly police respond to emergencies

Customer service received from City employees

COMPARATIVE WEAKNESSES

Feeling of safety in the community

Responsiveness of the Police Department in enforcing local traffic laws

Efforts to prevent crime

Adequacy of residential street lighting

Snow removal on City streets

Adult & youth fitness programs

Outdoor athletic fields

Maintenance of City parks

University City Is Performing Significantly Better than the Plains Region Average in Key Service Areas

Priorities for Investment

IMPORTANCE-SATISFACTION ANALYSIS



2021 City of University City Community Survey
Importance-Satisfaction Analysis Ratings
Overall Satisfaction with Major City Services
 University City, Missouri

Category of Service	Most Important		Satisfaction		Most Important		Satisfaction		I-S Rating Rank
	%	Rank	%	Rank	%	Rank	%	Rank	
Very High Priority (I-S > 0.20) Overall maintenance of City streets	59%	1	48%	8	0.3084				1
High Priority (I-S 0.10-0.20) Overall enforcement of City codes and ordinances for buildings, housing and overall property maintenance	30%	3	54%	7	0.1632				2
Medium Priority (I-S < 0.10) Overall effectiveness of City communication with citizens Overall quality of City parks and recreation programs and facilities Overall quality of public safety services (police and fire) Overall maintenance of City buildings/facilities Overall quality of customer service you receive from City employees Overall flow of traffic and congestion management in the City	25% 33% 51% 16% 18%	5 4 2 8 6	67% 78% 87% 66% 72%	5 2 1 6 4	0.0822 0.0749 0.0654 0.0549 0.0500				3 4 5 6 7
	18%	7	76%	3	0.0417				8

I-S Ratings .1000 or Greater Are Considered a High Priority for Investment Over the Next Two Years

2021 City of University City Community Survey
 Importance-Satisfaction Analysis Ratings
 Public Safety Services
 University City, Missouri

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (I-S > 0.20) The City's efforts to prevent crime	52%	1	48%	11	0.2693	1
Medium Priority (I-S < 0.10) Police Department engagement within the community (foot/bike patrols, coffee with a cop, neighborhood meetings, etc.)	24%	3	51%	12	0.1179	2
High Priority (I-S 0.10-0.20) The visibility of police in retail areas The visibility of police in my neighborhood The treatment/fairness of the City's municipal court Responsiveness of the Police Dept. in enforcing local traffic laws Overall treatment of citizens by the University City Police Department Fairness of the Police Department's practices in enforcing local traffic laws How quickly police respond to emergencies Overall competency of the University City Police Department Effectiveness of fire prevention/safety programs Overall quality of University City Fire Department How quickly Fire Department responds Overall competency of University City Fire Department	23% 30% 14% 12% 16% 10% 14% 14% 5% 6% 4% 5%	4 2 8 9 5 10 6 7 12 11 14 13	57% 67% 47% 55% 79% 59% 75% 76% 69% 83% 80% 83%	10 8 14 11 6 9 5 4 7 2 3 1	0.0985 0.0981 0.0725 0.0544 0.0442 0.0418 0.0345 0.0335 0.0160 0.0096 0.0084 0.0075	3 4 5 6 7 8 9 10 11 12 13 14

I-S Ratings .1000 or Greater Are Considered a High Priority for Investment Over the Next Two Years

2021 City of University City Community Survey

Importance-Satisfaction Analysis Ratings

City Maintenance/Public Works Services

University City, Missouri

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (I-S > 0.20)						
Condition of City sidewalks	45%	1	40%	10	0.2706	1
Adequacy of residential street lighting	42%	2	52%	9	0.2018	2
High Priority (I-S 0.10-0.20)						
Snow removal on City streets	29%	3	59%	7	0.1198	3
Tree trimming/replacement program	25%	4	55%	8	0.1146	4
Medium Priority (I-S < 0.10)						
Adequacy of City street lighting in business districts	20%	6	68%	5	0.0638	5
Maintenance of City buildings	16%	8	63%	6	0.0604	6
Maintenance of street signs and traffic signals	25%	5	76%	2	0.0595	7
Landscaping/appearance of public areas along City streets	18%	7	70%	4	0.0546	8
Drop-Off Recycling Location	8%	10	73%	3	0.0216	9
Curbside Recycling	13%	9	84%	1	0.0211	10

I-S Ratings .1000 or Greater Are Considered a High Priority for Investment Over the Next Two Years

2021 City of University City Community Survey

Importance-Satisfaction Analysis Ratings

Parks & Recreation Services

University City, Missouri

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (I-S 0.10-0.20)						
City's youth fitness programs	18%	6	37%	13	0.1110	1
City's adult fitness programs	20%	4	48%	12	0.1006	2
Medium Priority (I-S < 0.10)						
Maintenance of City parks	43%	1	77%	2	0.0989	3
Quality of walking and biking trails in parks	25%	2	66%	6	0.0841	4
Availability of information about City parks and recreation programs	21%	3	61%	10	0.0827	5
Number of walking and biking trails in parks	19%	5	67%	4	0.0647	6
Centennial Commons	17%	7	66%	5	0.0564	7
Herman Park Community Center	14%	9	61%	9	0.0535	8
Herman Park Pool	14%	8	64%	8	0.0511	9
Quality of outdoor athletic fields	8%	10	58%	11	0.0343	10
Ruth Park Golf Course	7%	11	68%	3	0.0223	11
Number of outdoor athletic fields	4%	13	65%	7	0.0123	12
How close neighborhood parks are to your home	6%	12	85%	1	0.0091	13

I-S Ratings .1000 or Greater Are Considered a High Priority for Investment Over the Next Two Years

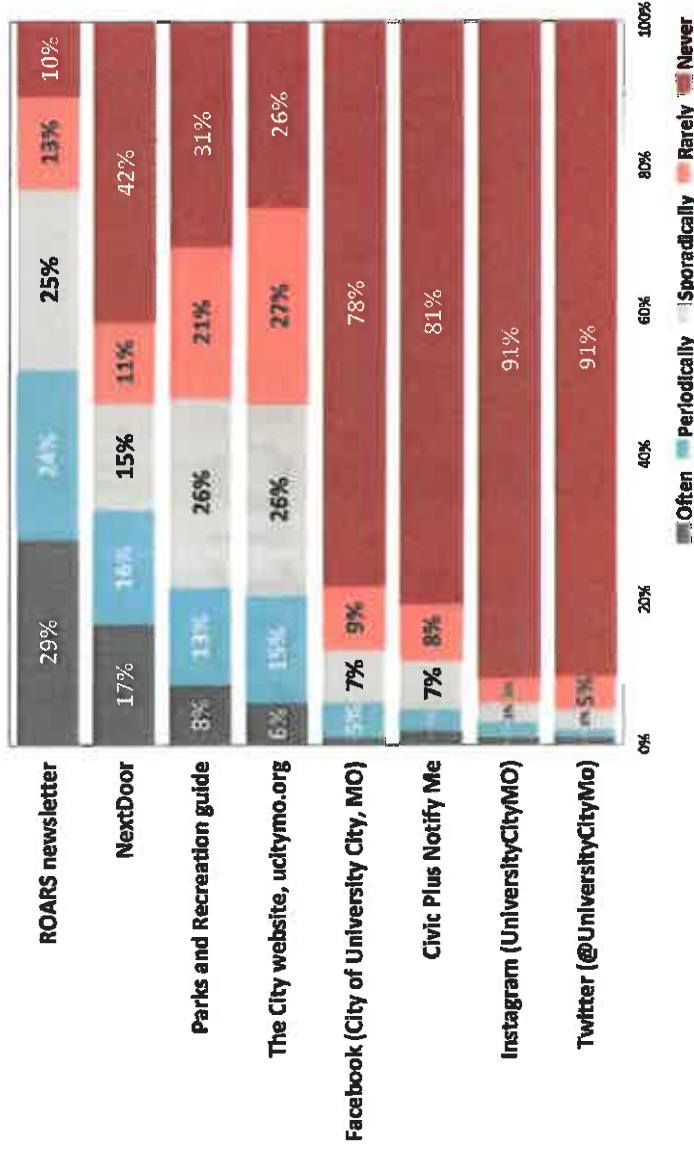
Communication

THE CITY IS THE PRIMARY SOURCE OF INFORMATION FOR MOST RESIDENTS



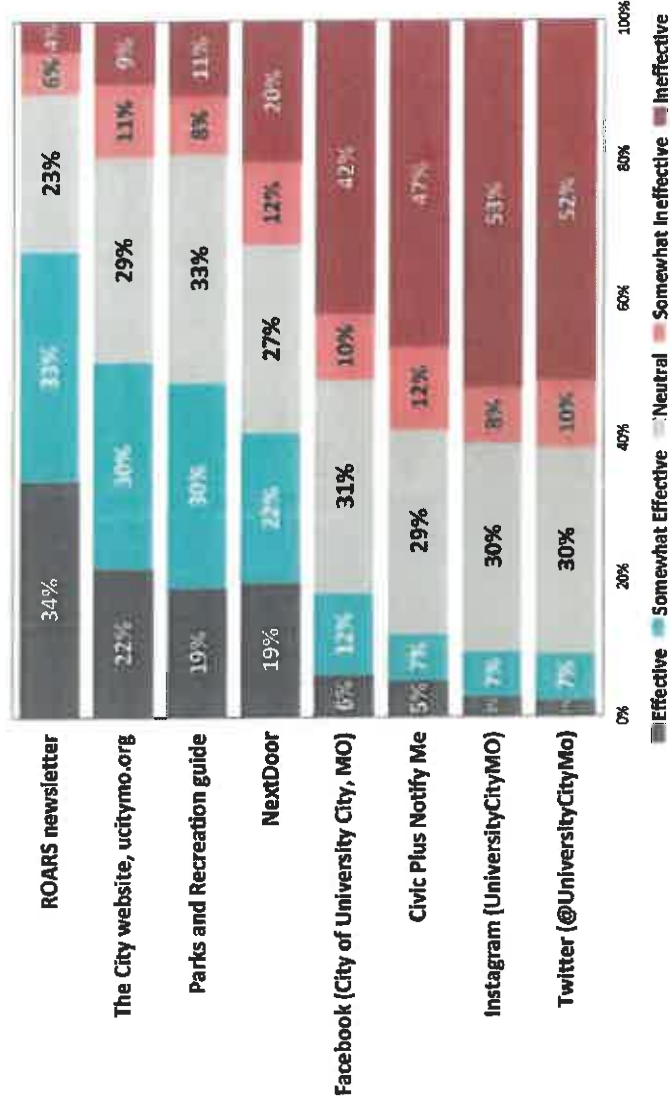
Q22-1. Frequency Respondent Uses the Following City Communication Methods

by the percentage of respondents, using a 5-point scale where 5 means often and 1 means never (excluding don't know responses)



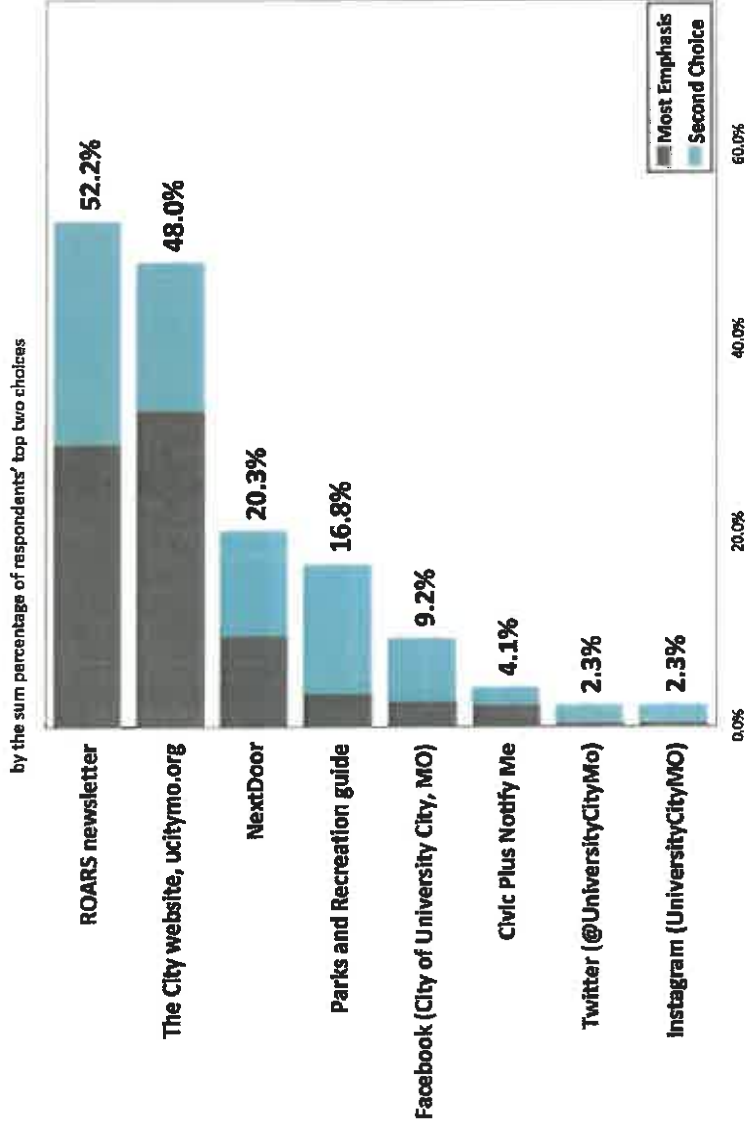
The Most Commonly Used Communication Source is Maintained by the City

Q22-2. Effectiveness of the Communication Method Keeping the Respondent Informed About City Services, Programs, and Projects
 by the percentage of respondents, using a 5-point scale where 5 means *effective* and 1 means *ineffective*
 (excluding *don't know* responses)



The City is Doing an Excellent Job of Effectively Communicating With the Public – 3 of Top 4 Are City Sources

Q23. Which TWO of the City communication methods listed in Question 22 do you MOST PREFER to use to get information about the City?



Being the Primary Source of Information for Residents Will Continue to Drive Overall Satisfaction

Summary

Residents Have Positive Perception of the City

- 80% rated the overall quality of life in the City as “excellent” or “good”
- 78% rated the overall quality of services provided by the City as “excellent” or “good”

Satisfaction with City Services is Higher in University City Than Other Communities

- University City rated above or the same as the U.S. average in 38 of the 48 (65%) areas that were assessed
- University City rated above or the same as the Plains Region average in 39 of the 48 (58%) areas that were assessed
- *Satisfaction with the overall quality of services provided by the City rated 20% above the U.S. average and 26% above the Plains Region average*

Priorities for Improvement

- Overall maintenance of City streets
- Overall enforcement of City codes and ordinances for buildings, housing, and overall property maintenance

Questions?

THANK YOU



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



NUMBER: <i>For City Clerk Use</i>	UB20220509-01
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SUBJECT/TITLE: REZ 22-03 Application for a Zoning Map Amendment and approval of a Preliminary Development Plan for the Market at Olive, Phase 2 development.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD: Community Development/Ward 3	
AGENDA SECTION: Unfinished Business - Bill 9457		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 Map Amendment and Preliminary Site Development Plan with the following conditions: <ol style="list-style-type: none"> 1. The uses associated with this development shall be those permitted in the GC – General Commercial District; and 2. A traffic and circulation analysis shall be submitted for review and approval with the Final Site Plan; and 3. A Landscape Plan shall be submitted for review and approval with the Final Site Plan. 			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the February 23, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, the Preliminary Development Plan, a Draft Ordinance and a Draft Resolution for the Preliminary Development Plan.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose		MEETING DATE: May 9, 2022	



Plan Commission

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

February 23, 2022

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Zoning Map Amendment – Market at Olive: Phase 2 (REZ 22-03)

Dear Ms. Reese,

At a regularly scheduled meeting on February 23, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of U. City, LLC for a Zoning Map Amendment for the Market at Olive, Phase 2 development, and to further consider approval of a Preliminary Development Plan.

By a vote of 7 to 0, the Plan Commission recommended approval of the Zoning Map Amendment and Preliminary Development Plan with the following conditions:

1. The uses associated with this development shall be those permitted in the GC – General Commercial District; and
2. A traffic and circulation analysis shall be submitted for review and approval with the Site Plan; and
3. A Landscape Plan shall be submitted for review and approval with the Site Plan.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

CITY COUNCIL

MEETING DATE: March 14, 2022

FILE NUMBER: REZ 22-03

COUNCIL DISTRICT: 3

Applicant: U. City, LLC

Location: 8630 Olive Boulevard

Request: A Zoning Map Amendment from PA – Public Activity, GC – General Commercial and HR – High-Density Residential to Planned Development Commercial District (PD-C)

Existing Zoning: PA – Public Activity, GC – General Commercial and HR – High-Density Residential

Proposed Zoning: Planned Development Commercial District (PD-C)

Existing Land Use: Vacant, apartments

Proposed Land Use: Commercial retail

Surrounding Zoning and Land Use

North: PA – Public Activity, GC – General Commercial

East: PA – Public Activity, GC – General Commercial

South: SR – Single-family Residential

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. Market at Olive Concept Plan
- C. Preliminary Development plan

APPLICANT'S REQUEST

The Applicant is requesting that the 13 subject properties be rezoned from PA – Public Activity, GC – General Commercial and HR – High-Density Residential to Planned Development Commercial District (PD-C) to accommodate the development of four (4) commercial buildings comprised of the following areas and illustrated in Figure 1:

- Building "N" – 8,000 square-feet
- Building "I" – 3,900 square-feet
- Building "O" – 11,900 square-feet
- Building "G" – 4,200 square-feet

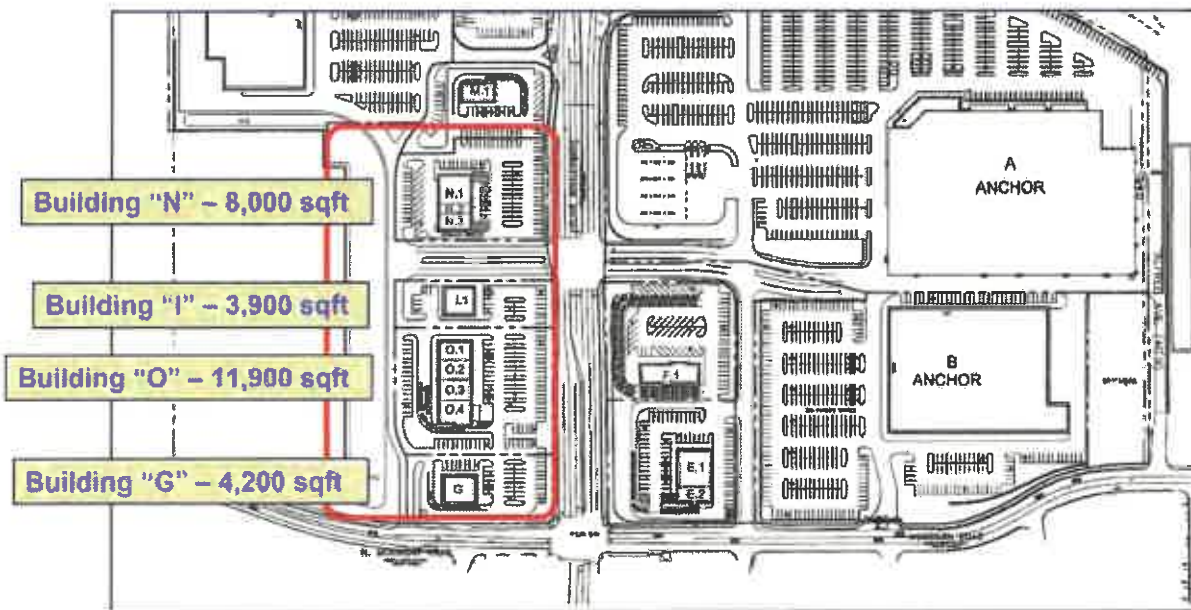


Figure 1. Proposed building sizes for development at the southwest corner of Olive Boulevard and McKnight Road.

Existing Property

The existing property that comprises the thirteen (13) parcels at the southwest corner of Olive Boulevard and McKnight Road is partially vacant – where buildings I, O and G are in Figure 1. Building N is where the apartments on what is now Briscoe Place are currently located.

The development of these four buildings is part of the larger "Market at Olive" redevelopment project that is currently underway and is consistent with the overall site concept plan that is included with this Staff Report.

Analysis

Vehicular Access

There are two (2) proposed access points for the development: one on McKnight Road, just south of Building G, and one on Olive Boulevard, between Buildings N and I. There is likely to be additional access to the site as the area immediately west of this site develops consistent with the Market at Olive Concept Plan.

Uses

The Applicant anticipates a variety of uses for the four buildings on the site:

Building N: Mixed commercial and restaurant uses, with the possibility of a "pick-up" window.

Building I: Mixed commercial uses.

Building O: Mixed commercial and restaurant uses, with the possibility of drive through services.

Building G: Restaurant with drive through services.

Comprehensive Plan

It is staff's opinion that the proposed development is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, states, *"The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City."* 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."*

Additional background on the initial rezoning for the Market at Olive project can be found in the December 23, 2020 Plan Commission packet.

Plan Commission Meeting

At the Plan Commission meeting on February 23, 2022, the Commission voted unanimously to approve the Zoning Map Amendment from PA – Public Activity, GC – General Commercial and HR – High-Density Residential to Planned Development Commercial District (PD-C). The Commission also unanimously approved the Market at Olive: Phase 2 Preliminary Development Plan.

Conclusion/Recommendation

Based on this report's analysis Staff recommends approval of the Applicant's proposed Map Amendment and Preliminary Site Development Plan with the following conditions:

1. The uses associated with this development shall be those permitted in the GC – General Commercial District; and
2. A traffic and circulation analysis shall be submitted for review and approval with the Site Plan; and
3. A Landscape Plan shall be submitted for review and approval with the Site Plan.

MARKET AT OLIVE PHASE II

PART OF LOTS 1-7 AND 26-29 OF CHARLES H. GIERS ESTATE, PLAT BOOK 6 PAGE 3
 TOWNSHIPS 45 AND 46, RANGE 6
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

SKETCH PLAN/PRELIMINARY PLAT



LOCATOR MAP

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING SITE PLAN
- C3.1 EASEMENT VACATION PLAN
- C3.0 UTILITY DEMO PLAN
- C4.0 SITE PLAN
- C4.1 SITE BOUNDARY
- C4.2 EASEMENT PLAN
- C6.0 GRADING PLAN
- C6.0 UTILITY PLAN
- C7.0 SITE DETAILS

PROPERTY OWNER
 U CITY LLC

EXISTING ZONING
 IC - INDUSTRIAL COMMERCIAL
 PA - PUBLIC ACTIVITY
 HR - HIGH DENSITY RESIDENTIAL
 GC - GENERAL COMMERCIAL

PROPOSED ZONING
 PD-C PLANNED DEVELOPMENT COMMERCIAL

SITE ACREAGE
 8.178 ACRES

SITE ADDRESS
 OLIVE BLVD AT H-70

M.S.D. #
 TBD

ABBREVIATIONS

SYMBOL	DESCRIPTION
(Symbol)	1-5/8" IRON PIPE
(Symbol)	4" IRON PIPE
(Symbol)	6" IRON PIPE
(Symbol)	8" IRON PIPE
(Symbol)	10" IRON PIPE
(Symbol)	12" IRON PIPE
(Symbol)	14" IRON PIPE
(Symbol)	16" IRON PIPE
(Symbol)	18" IRON PIPE
(Symbol)	20" IRON PIPE
(Symbol)	24" IRON PIPE
(Symbol)	30" IRON PIPE
(Symbol)	36" IRON PIPE
(Symbol)	42" IRON PIPE
(Symbol)	48" IRON PIPE
(Symbol)	54" IRON PIPE
(Symbol)	60" IRON PIPE
(Symbol)	72" IRON PIPE
(Symbol)	84" IRON PIPE
(Symbol)	96" IRON PIPE
(Symbol)	108" IRON PIPE
(Symbol)	120" IRON PIPE
(Symbol)	132" IRON PIPE
(Symbol)	144" IRON PIPE
(Symbol)	156" IRON PIPE
(Symbol)	168" IRON PIPE
(Symbol)	180" IRON PIPE
(Symbol)	192" IRON PIPE
(Symbol)	204" IRON PIPE
(Symbol)	216" IRON PIPE
(Symbol)	228" IRON PIPE
(Symbol)	240" IRON PIPE
(Symbol)	252" IRON PIPE
(Symbol)	264" IRON PIPE
(Symbol)	276" IRON PIPE
(Symbol)	288" IRON PIPE
(Symbol)	300" IRON PIPE
(Symbol)	312" IRON PIPE
(Symbol)	324" IRON PIPE
(Symbol)	336" IRON PIPE
(Symbol)	348" IRON PIPE
(Symbol)	360" IRON PIPE
(Symbol)	372" IRON PIPE
(Symbol)	384" IRON PIPE
(Symbol)	396" IRON PIPE
(Symbol)	408" IRON PIPE
(Symbol)	420" IRON PIPE
(Symbol)	432" IRON PIPE
(Symbol)	444" IRON PIPE
(Symbol)	456" IRON PIPE
(Symbol)	468" IRON PIPE
(Symbol)	480" IRON PIPE
(Symbol)	492" IRON PIPE
(Symbol)	504" IRON PIPE
(Symbol)	516" IRON PIPE
(Symbol)	528" IRON PIPE
(Symbol)	540" IRON PIPE
(Symbol)	552" IRON PIPE
(Symbol)	564" IRON PIPE
(Symbol)	576" IRON PIPE
(Symbol)	588" IRON PIPE
(Symbol)	600" IRON PIPE
(Symbol)	612" IRON PIPE
(Symbol)	624" IRON PIPE
(Symbol)	636" IRON PIPE
(Symbol)	648" IRON PIPE
(Symbol)	660" IRON PIPE
(Symbol)	672" IRON PIPE
(Symbol)	684" IRON PIPE
(Symbol)	696" IRON PIPE
(Symbol)	708" IRON PIPE
(Symbol)	720" IRON PIPE
(Symbol)	732" IRON PIPE
(Symbol)	744" IRON PIPE
(Symbol)	756" IRON PIPE
(Symbol)	768" IRON PIPE
(Symbol)	780" IRON PIPE
(Symbol)	792" IRON PIPE
(Symbol)	804" IRON PIPE
(Symbol)	816" IRON PIPE
(Symbol)	828" IRON PIPE
(Symbol)	840" IRON PIPE
(Symbol)	852" IRON PIPE
(Symbol)	864" IRON PIPE
(Symbol)	876" IRON PIPE
(Symbol)	888" IRON PIPE
(Symbol)	900" IRON PIPE
(Symbol)	912" IRON PIPE
(Symbol)	924" IRON PIPE
(Symbol)	936" IRON PIPE
(Symbol)	948" IRON PIPE
(Symbol)	960" IRON PIPE
(Symbol)	972" IRON PIPE
(Symbol)	984" IRON PIPE
(Symbol)	996" IRON PIPE
(Symbol)	1008" IRON PIPE
(Symbol)	1020" IRON PIPE
(Symbol)	1032" IRON PIPE
(Symbol)	1044" IRON PIPE
(Symbol)	1056" IRON PIPE
(Symbol)	1068" IRON PIPE
(Symbol)	1080" IRON PIPE
(Symbol)	1092" IRON PIPE
(Symbol)	1104" IRON PIPE
(Symbol)	1116" IRON PIPE
(Symbol)	1128" IRON PIPE
(Symbol)	1140" IRON PIPE
(Symbol)	1152" IRON PIPE
(Symbol)	1164" IRON PIPE
(Symbol)	1176" IRON PIPE
(Symbol)	1188" IRON PIPE
(Symbol)	1200" IRON PIPE
(Symbol)	1212" IRON PIPE
(Symbol)	1224" IRON PIPE
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(Symbol)	1260" IRON PIPE
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(Symbol)	1320" IRON PIPE
(Symbol)	1332" IRON PIPE
(Symbol)	1344" IRON PIPE
(Symbol)	1356" IRON PIPE
(Symbol)	1368" IRON PIPE
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(Symbol)	1404" IRON PIPE
(Symbol)	1416" IRON PIPE
(Symbol)	1428" IRON PIPE
(Symbol)	1440" IRON PIPE
(Symbol)	1452" IRON PIPE
(Symbol)	1464" IRON PIPE
(Symbol)	1476" IRON PIPE
(Symbol)	1488" IRON PIPE
(Symbol)	1500" IRON PIPE

UTILITY/AGENCY CONTACTS

WATER
 MISSOURI AMERICAN WATER
 211 N. BROADWAY, MO 63101
 (314) 585-5000

SEWER
 SEWER SERVICE COMPANY
 222 S. 12TH ST. MO 63103
 (314) 241-4000

ELECTRIC
 ILLINOIS LIGHT & POWER
 1000 N. BROADWAY, MO 63101
 (314) 241-4000

TELEPHONE
 ATTENTION: OPERATIONS DEPT.
 435 EAST TWENTY STREET, #400
 ST. LOUIS, MO 63101
 (314) 241-4000

STREETS/ROADWAYS
 ST. LOUIS DEPARTMENT OF PUBLIC WORKS
 400 N. BROADWAY, MO 63101
 (314) 647-2111

ADDITIONAL CONTACTS
 SHAWNEE COMMUNICATIONS
 1900 S. BRIMLEY, MO 63107
 (314) 301-6655

Call Before you Dig
 1-800-244-7933
 MISSOURI ONE-CALL SERVICE INC.

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Prepared for:
 U CITY, LLC
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 EMAIL: CORP-REVENUE@UC-CORP.COM

GRIMBS CONSULTING, INC.
 4742 S. BRIMLEY, SUITE 100
 ST. LOUIS, MO 63107
 PHONE: (314) 585-5000
 FAX: (314) 585-5001
 WWW: WWW.GRIMBSCONSULTING.COM

DATE: 01/19/21
 SHEET: C1.0

UNIVERSITY CITY, MO 63132



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
1800 Oak Trough Road
St. Louis, MO 63108
Tel: (314) 441-8900
Fax: (314) 441-8909
www.grimesinc.com
PROFESSIONAL ENGINEER LICENSE NO. 30832
STATE OF MISSOURI

NO.	REVISIONS

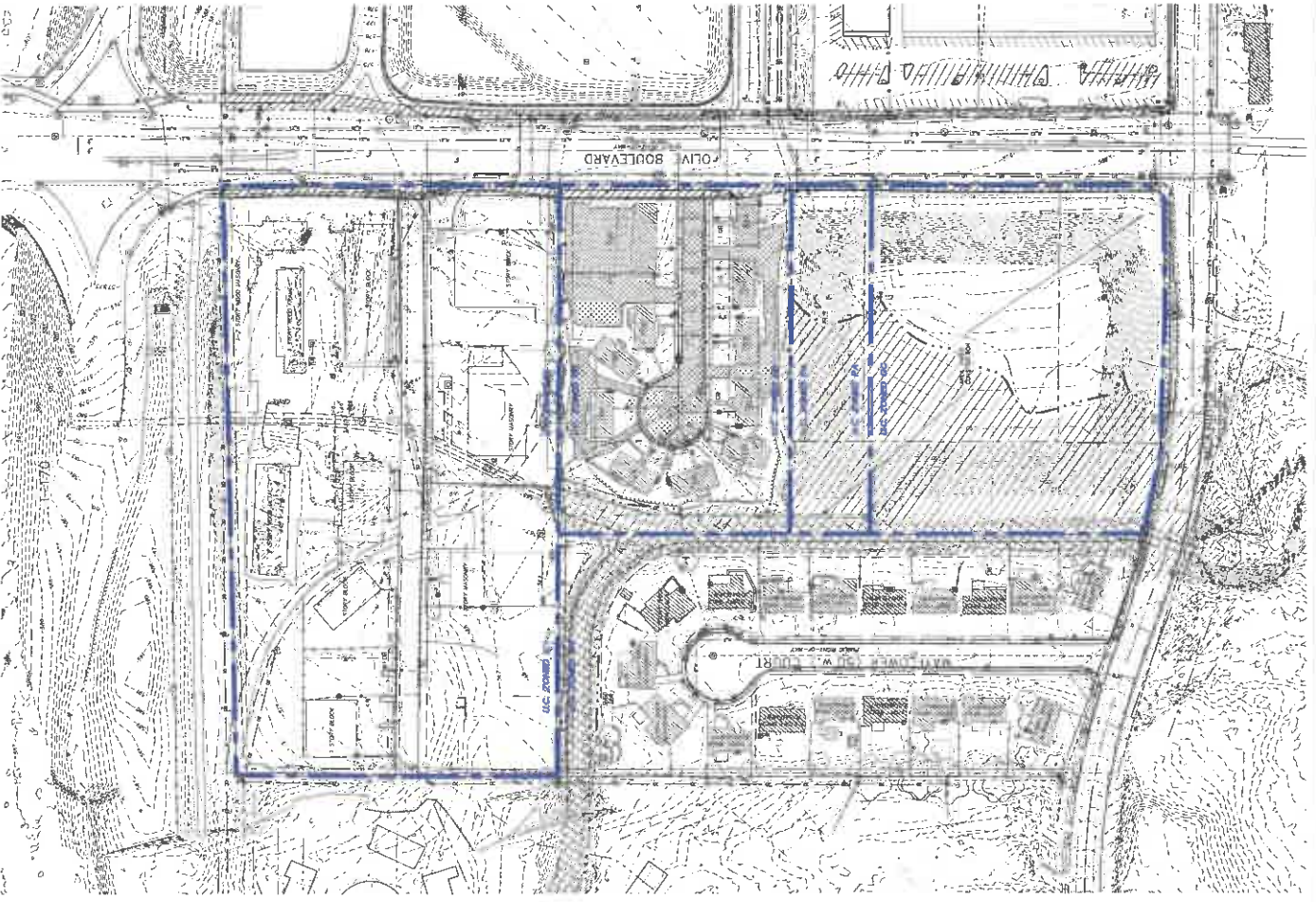
SKETCH PLANS/PRELIMINARY PLAN FOR
MARKET AT OLIVE
UNIVERSITY CITY, MO 63132

EXISTING SITE
PLAN

SHEET FILE
JOB NUMBER 30832
DATE 11/19/21
DRAWN BY W
CHECKED BY W
DATE 11/19/21

C2.0

EXISTING ZONING
IC - INDUSTRIAL COMMERCIAL
PA - PUBLIC ACTIVITY
HR - HIGH DENSITY RESIDENTIAL
GC - GENERAL COMMERCIAL



PREPARED FOR:
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2001 AC BARRACADE BLVD SUITE 625
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EMAIL: CHAMPAIN@BARRACADE-CRE.COM

M.S.D. BASE MAP 17L/17K
LOCAL NO. 7K430685
JOB NO. 170
ZIP CODE 63132



STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 NO. 10000
 EXPIRES 11/19/21

DATE: 11/19/21
 ORDERED BY: LW
 DATE: 11/19/21
 SHEET: C2.1

SKETCH PLANS/PRELIMINARY PLAT FOR
MARKET AT OLIVE
 INDEPENDENT CITY, MO 63133

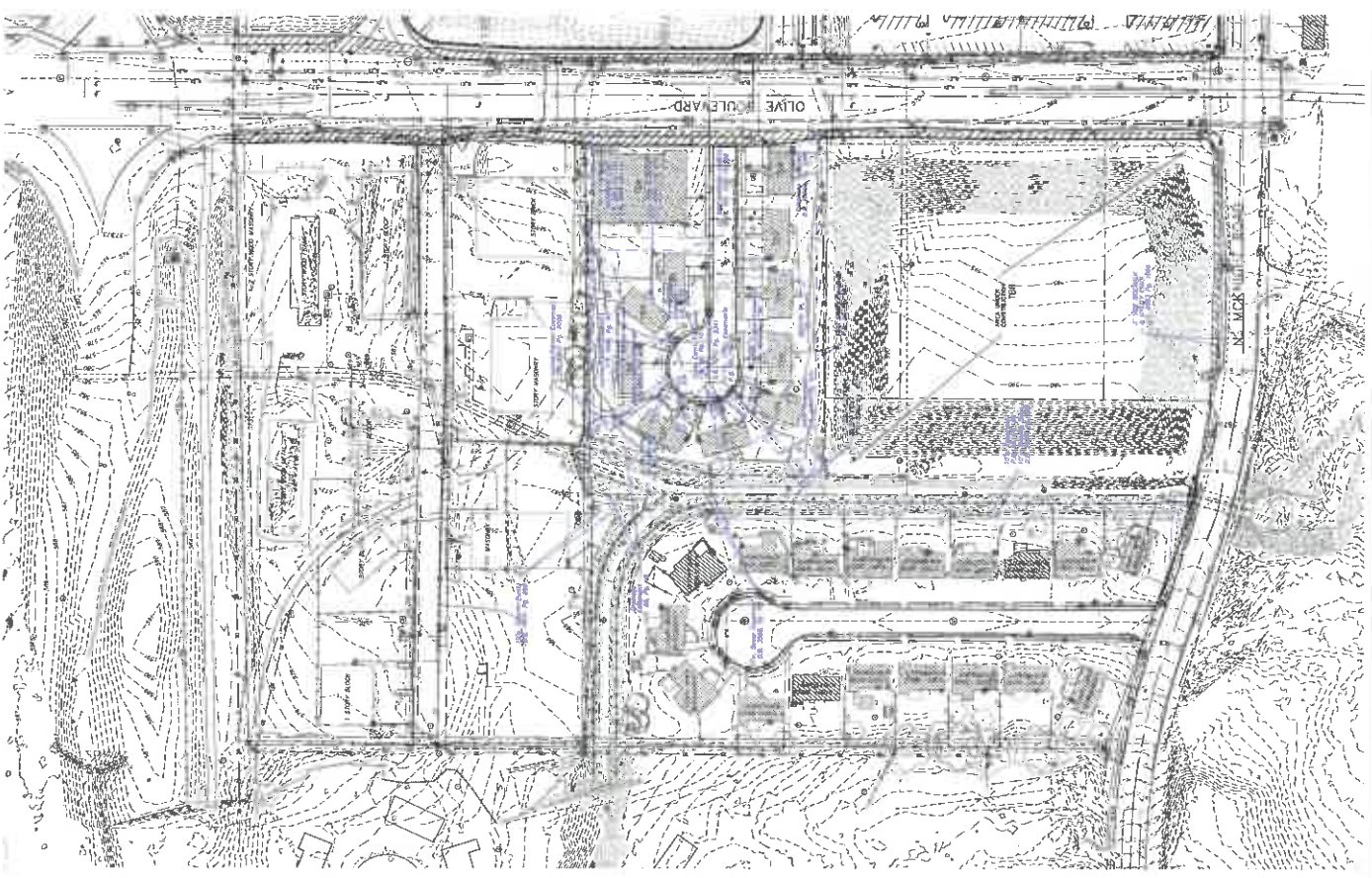
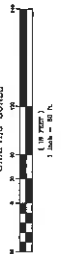
EASEMENT
 VACATION PLAN

SHEET NO.: 3002
 DATE: 11/19/21
 ORDERED BY: LW
 DATE: 11/19/21
 SHEET: C2.1

C2.1

M.S.D. BASE MAP - 17L/17K
 LOC. NO. 17A430685
 COMPOSITE
 ZIP CODE 63132

NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPERTY IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 3. THE PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.
 4. THE PROPERTY IS SUBJECT TO ALL APPLICABLE TAXES AND FEES.
 5. THE PROPERTY IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
 6. THE PROPERTY IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
 7. THE PROPERTY IS SUBJECT TO ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 8. THE PROPERTY IS SUBJECT TO ALL APPLICABLE FIRE AND LIFE SAFETY REGULATIONS.
 9. THE PROPERTY IS SUBJECT TO ALL APPLICABLE ACCESSIBILITY REGULATIONS.
 10. THE PROPERTY IS SUBJECT TO ALL APPLICABLE RECORDATION REQUIREMENTS.



PREPARED FOR:
 U CITY, LLC
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 Civil Engineering & Surveying Services
 12000 RICHMOND ROAD
 SUITE 100
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 PHONE: (314) 833-8800
 FAX: (314) 833-8800
 WWW.GRIMESCONSULTING.COM

NO.	REV.	DATE

**SKETCH PLANS/PRELIMINARY PLAT FOR
 MARKET AT OLIVE**
 UNIVERSITY CITY, MO 63132

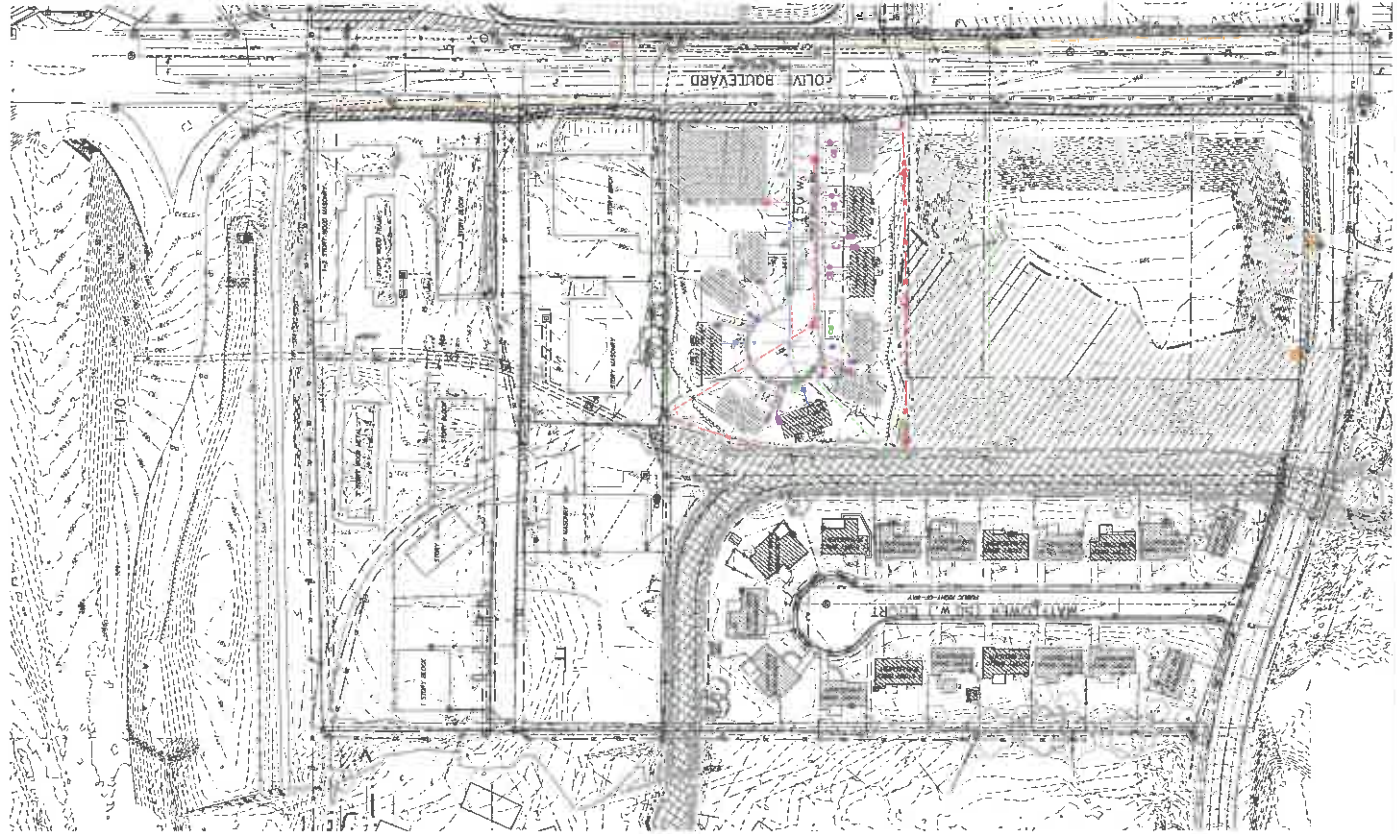
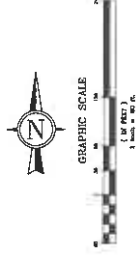
**UTILITY DEMO
 PLAN**

JOB NUMBER: 30023
 DRAWN BY: JRB
 DATE: 11/19/21
 CHECKED BY: JWB
 DATE: 11/19/21
 SCALE: C3.0

M.S.D. BASE MAP 17L/17K
 LOC. NO. 17K4308B5
 ZONING - TED
 ZIP CODE 63132

- DEDUCTION UTILITY LEGEND**
- SEWER STORM SEWER
 - SEWER SANITARY SEWER
 - SEWER SANITARY SEWER STRUCTURE
 - SEWER WATERLINE
 - SEWER GAS GAS
 - SEWER ELECTRIC LINE
 - SEWER TELEPHONE/CABLE LINE

NOTES:
 1. THIS PLAN SHOWS THE LOCATION OF ALL UTILITIES TO BE DEMONSTRATED AND RELOCATED AS PART OF THE MARKET AT OLIVE DEVELOPMENT. THE UTILITIES TO BE DEMONSTRATED AND RELOCATED ARE SHOWN IN RED. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN BLACK. THE UTILITIES TO BE DEMONSTRATED AND RELOCATED ARE SHOWN IN RED. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN BLACK. THE UTILITIES TO BE DEMONSTRATED AND RELOCATED ARE SHOWN IN RED. THE UTILITIES TO BE MAINTAINED ARE SHOWN IN BLACK.



PREPARED FOR:
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 10000 MARKET AT OLIVE, SUITE 625
 ST. LOUIS, MO 63144
 EMAIL: LCH@MANSIONECA-CRE.COM



GRIMES CONSULTING, INC.
2100 S. BRIMWOOD BLVD., SUITE 825
UNIVERSITY CITY, MD 21088
410.326.5500
WWW.GRIMESCONSULTING.COM

MARKET AT OLIVE
SKETCH PLANS/PRELIMINARY PLAN FOR
UNIVERSITY CITY, MD 63132

SITE PLAN
JOB NUMBER: 2082
DATE: 11/19/11
DESIGNED BY: LW
TWO: TJW/JZ
SHEETS: C4.0

H.S.D. BASE MAP 17L/17K
LOC. NO. 17K430885
ZONING: 1BD
ZIP CODE: 63132

LEGEND

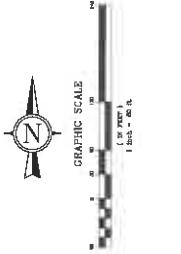
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVE
- PROPOSED BIKEWAY
- PROPOSED BIKEWAY WALL
- PROPOSED BIKEWAY BUFFER
- PROPOSED BIKEWAY LIGHTS
- PROPOSED BIKEWAY SIGNAGE
- PROPOSED BIKEWAY FURNITURE
- PROPOSED BIKEWAY LIGHT FIXTURES

PERMIT DATA

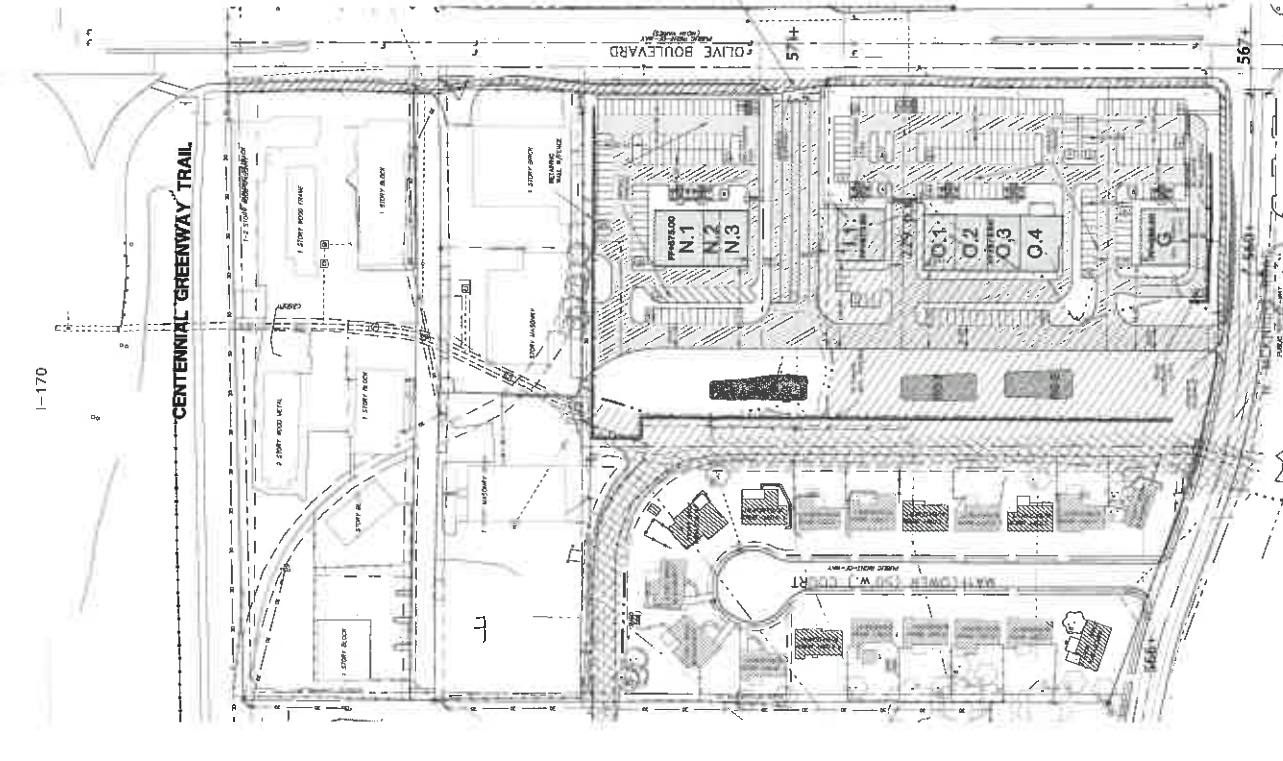
PROPERTY OWNER: U CITY, LLC
1501 S. BRIMWOOD BLVD.
UNIVERSITY CITY, MD 21088

EXISTING ZONING: I-170

EXISTING ZONING REGULATIONS:
LOT AREA: 3,800 SQ. FT. (MIN.)
MINIMUM SETBACKS: 5 FT. (FRONT), 10 FT. (SIDE), 10 FT. (REAR)
MAXIMUM FLOOR AREA: 20,000 SQ. FT. (TOTAL)
MAXIMUM HEIGHT: 35 FT. (TOTAL)
MAXIMUM NUMBER OF STORIES: 5
MAXIMUM NUMBER OF UNITS: 100
MAXIMUM NUMBER OF PARKING SPACES: 100
MAXIMUM NUMBER OF BIKE SPACES: 100
MAXIMUM NUMBER OF BIKEWAYS: 100



Proposed Area	Total Area
2-Story	1,777 Sq. Ft.
3-Story	3,023 Sq. Ft.
4-Story	4,269 Sq. Ft.
5-Story	5,515 Sq. Ft.
6-Story	6,761 Sq. Ft.
7-Story	8,007 Sq. Ft.
8-Story	9,253 Sq. Ft.
9-Story	10,499 Sq. Ft.
10-Story	11,745 Sq. Ft.



PREPARED FOR:
U CITY, LLC
1501 S. BRIMWOOD BLVD. SUITE 825
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EMAIL: LOU@U-CITY.COM

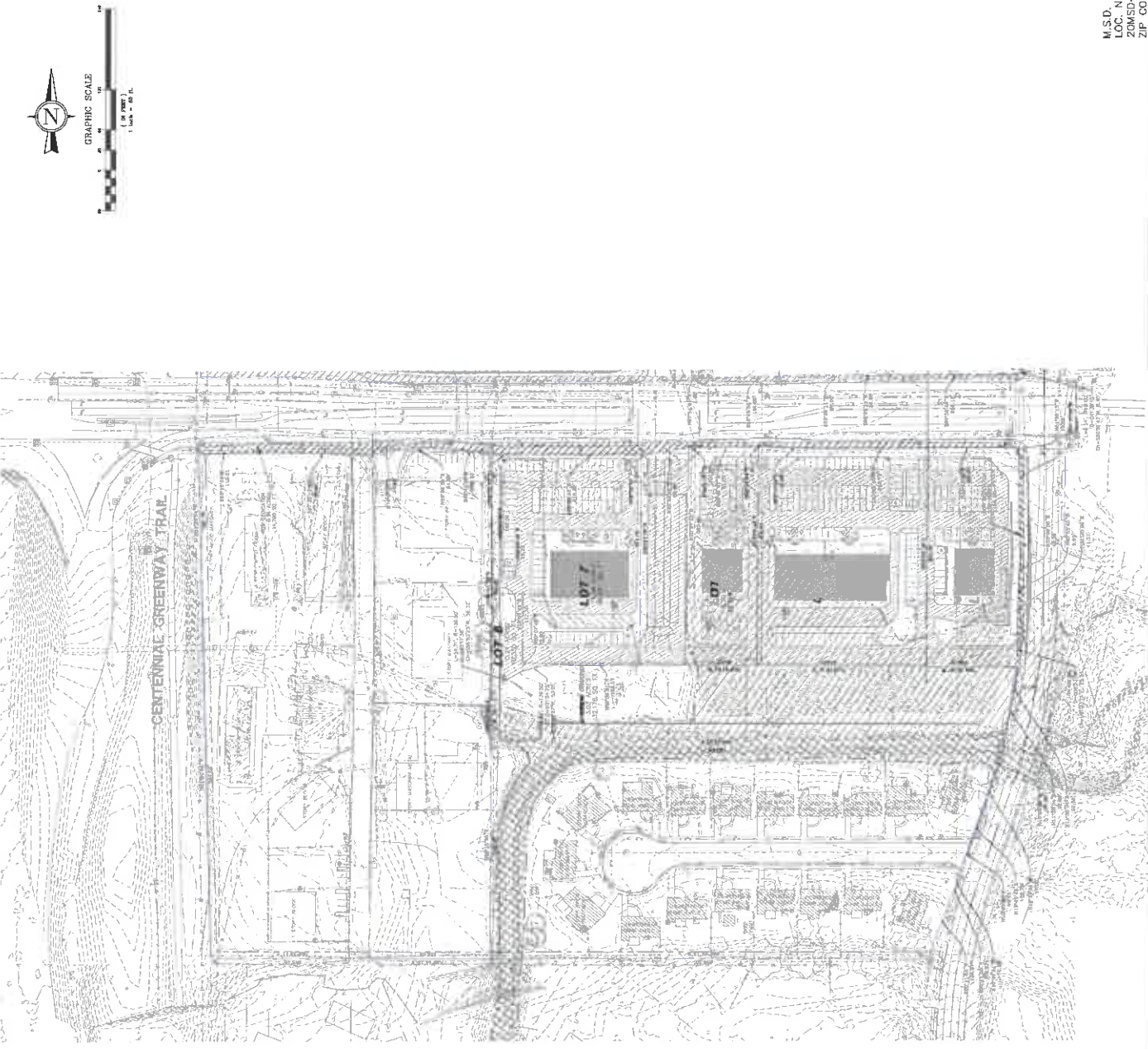


GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Division
 1500 ROCK ROAD
 ST. LOUIS, MO 63108
 PHONE: (314) 862-8000
 FAX: (314) 862-8001
 WWW.GRIMESCONSULTING.COM

DATE	DESCRIPTION
01/11/21	REVISION

UNIVERSITY CITY, MO 63132
MARKET AT OLIVE
 SKETCH PLANS/PRELIMINARY PLAT FOR

SITE BOUNDARY
 SHEET NO. **C4.1**
 DATE: 11/9/21
 DRAWN BY: W
 CHECKED BY: W
 PROJECT: 5082



GRAPHIC SCALE
 0 10 20 30 40 50
 (1" = 40' HORIZ.)
 1" = 80' VERT.

M.S.D. BASE MAP 17L/17K
 LOC. NO. 17K-30885
 ZONING: EB
 ZIP CODE: 63132

PREPARED FOR:
 U CITY, LLC
 CONTACT: LARRY CHAPMAN
 1000 BRIDGEMAN BLVD SUITE 625
 ST. LOUIS, MO 63144
 EMAIL: LCHAPMAN@ENRCA-DECOM



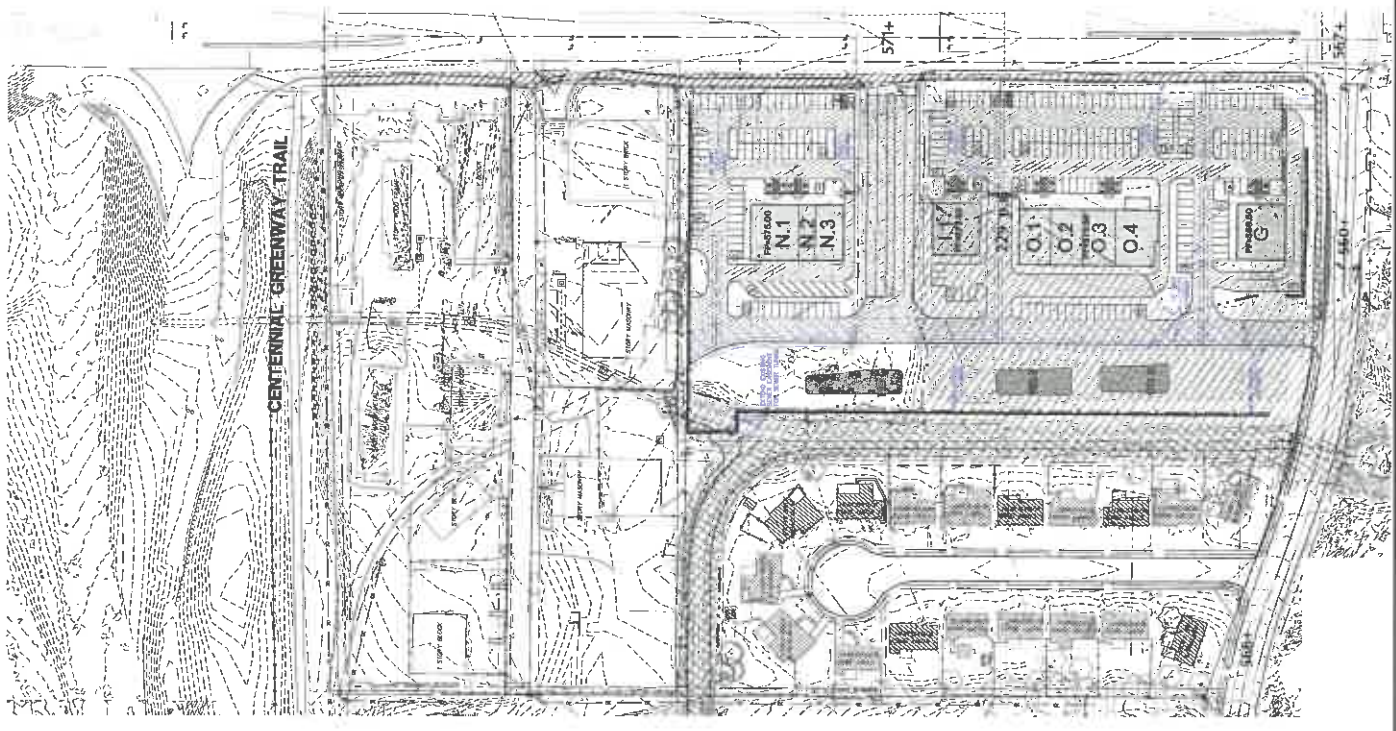
GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 1200 Old Tesson Road
 St. Louis, MO 63104
 Tel: (314) 848-9900
 Fax: (314) 848-9900
 Missouri License No. 10000
 National License No. 10000
 www.grimesconsulting.com

DATE	DESCRIPTION/REVISION
01/11/21	REVISED SKETCH/PRELIMINARY PLAN

UNIVERSITY CITY, MO 63132
MARKET AT OLIVE
 SKETCH PLANS/PRELIMINARY PLAN FOR

EASEMENT PLAN
 SHEET TITLE
 SHEET NO. 3082
 DATE: 11/19/21
 DRAWN BY: J.W.
 CHECKED BY: J.W.
 DATE: 11/19/21
C4.2

M.S.D. BASE MAP 17L/17K
 LOC. NO. 17K4308B5
 20MSD-TBD
 ZIP CODE 63132



PREPARED FOR:
 O. OTT, LLC
 1401 S. BRENTWOOD BLVD SUITE 925
 ST. LOUIS, MO 63104
 EMAIL: LOUISIANA@O-OTT.COM



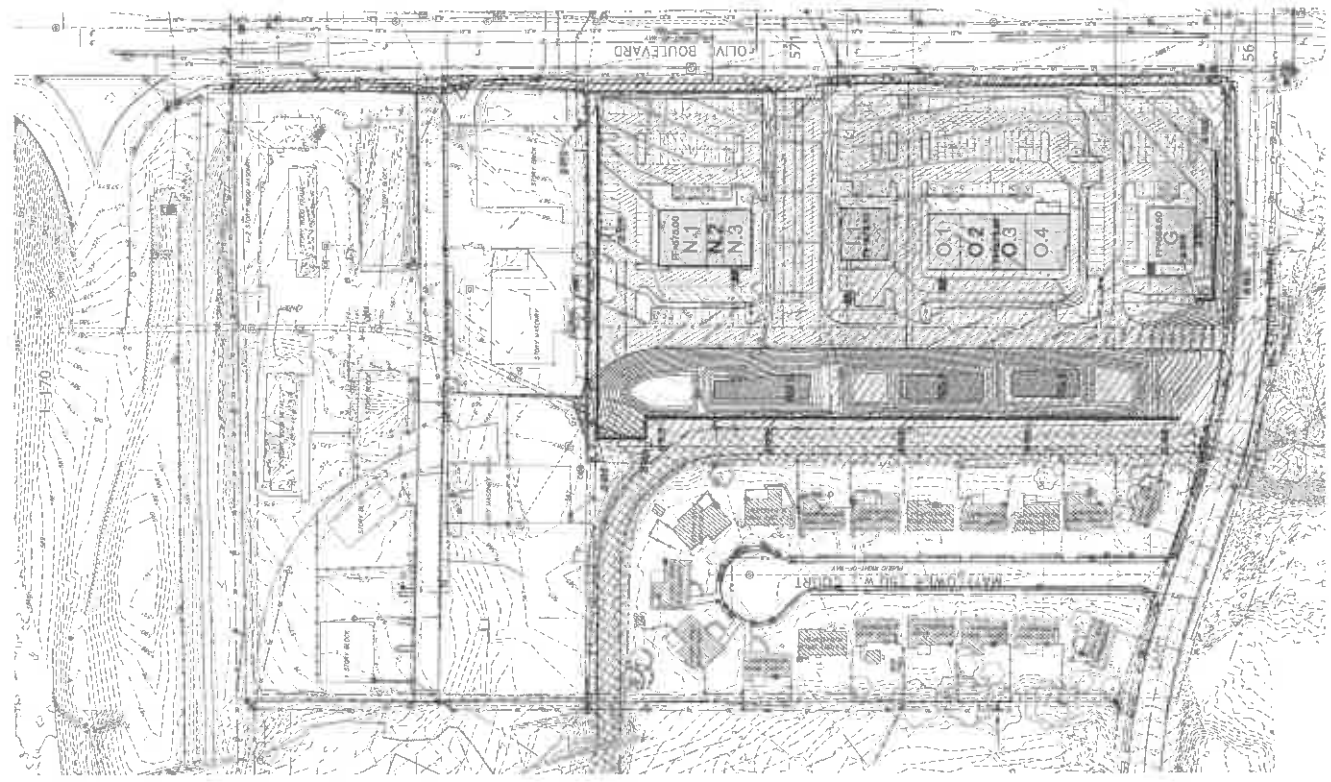
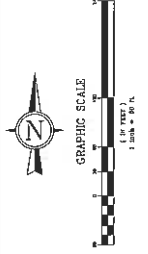
GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Division
 1200 S. 115TH ROAD
 SUITE 200
 O'LEARY, MISSOURI 63051
 PHONE: (636) 544-8100
 FAX: (636) 544-8108
 MISSOURI LICENSE NO. 17743
 PROFESSIONAL ENGINEER

NO.	REVISION
1	ISSUED FOR PRELIMINARY PLAN
2	DATE

SKETCH PLANS/PRELIMINARY PLAN FOR
MARKET AT OLIVE
 UNIVERSITY CITY, MO 63182

GRADING PLAN
 SHEET NO. 3002
 DRAWN BY: JWB
 DATE: 11/19/21
 CHECKED BY: JWB
 DATE: 11/19/21
C5.0

M.S.D. BASE MAP 17L/17K
 LOCAL NO. 17K-430885
 ZONING-TBD
 ZIP CODE 63132



PREPARED FOR:
 U CITY, LLC
 CONTACT: LARRY CHAPMAN
 11111 MARKET AT OLIVE SUITE 575
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 EMAIL: LCHAPMAN@U-CITY-ORLO.COM



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 Fax: (314) 441-8109
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 Professional Land Surveying Commission License No. 10000

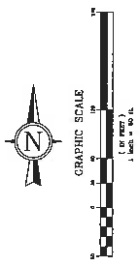
NO.	REV.	DATE	DESCRIPTION
01		01/17/21	ISSUED SHEET/PRELIMINARY PLAN

UNIVERSITY CITY, MO 63132
MARKET AT OLIVE
 SKETCH PLANS/PRELIMINARY PLAN FOR
 UTILITY PLAN

PROJECT FILE: _____
 SHEET NO.: 3083
 DRAWN BY: BRS
 DATE: 11/19/21
 CHECKED BY: J.W.
 DATE: 11/19/21

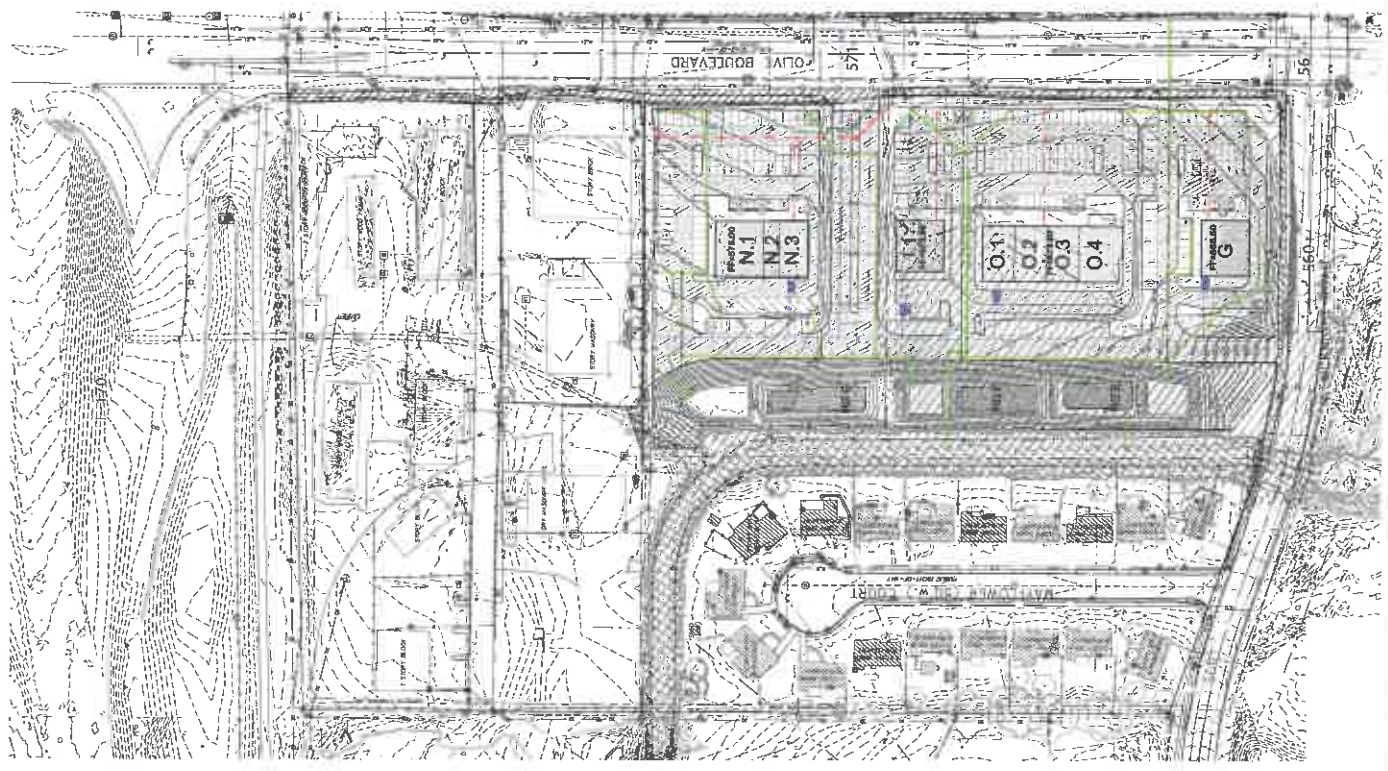
C6.0
 SHEET

M.S.D. BASE MAP 17L/17K
 LOCAL NO. 44-30885
 PLAN NO. 17-00000
 ZIP CODE 63132

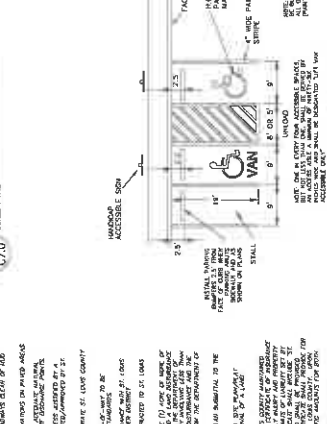
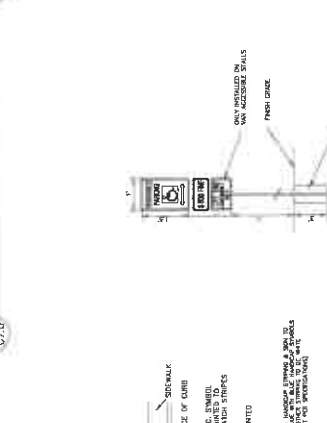
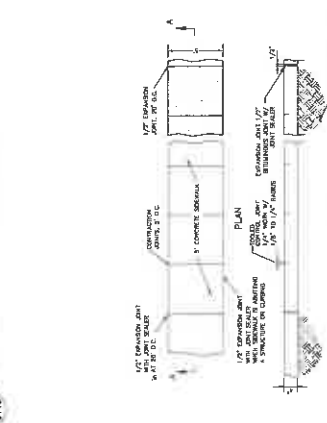
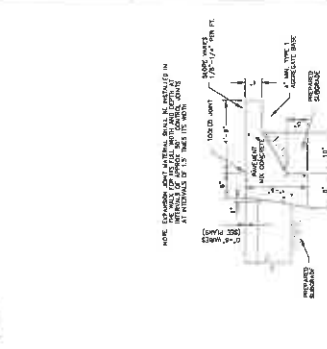
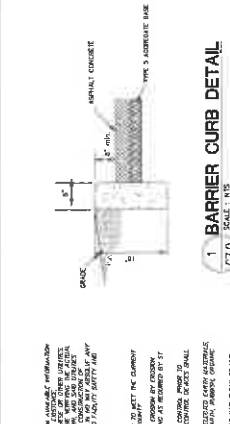
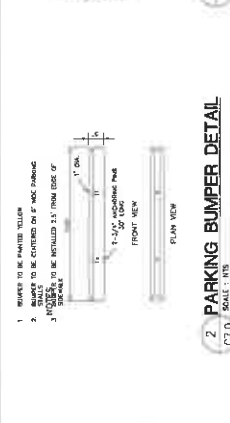
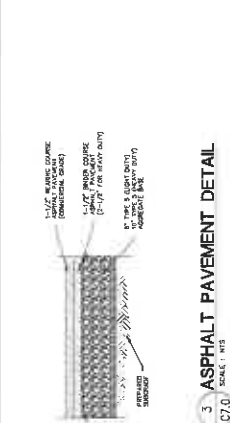
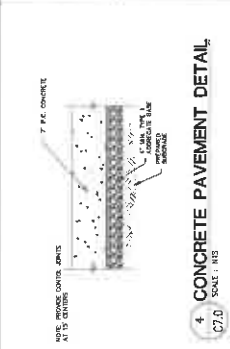


PROPOSED UTILITY LEGEND

STORM SEWER	STORM SEWER STRUCTURE
SEWER	SEWER STRUCTURE
WATERLINE	WATERLINE STRUCTURE
CABLE LINE	CABLE LINE
ELECTRIC LINE	ELECTRIC LINE
TELEPHONE/CABLE LINE	TELEPHONE/CABLE LINE



PREPARED FOR:
 U CITY, LLC
 CONTRACT NUMBER: CHAPMAN
 10000 BENTLEY BLVD SUITE 625
 ST. LOUIS, MO 63114
 EMAIL: LCHAPMAN@ENRCA-CRE.COM



GENERAL NOTES:
 1. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
 3. ALL MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
 5. ALL CURBS AND BUMPERS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 6. ALL PAVEMENT SHALL BE ASPHALT UNLESS OTHERWISE SPECIFIED.
 7. ALL SIDEWALKS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 8. ALL SIGN FOUNDATIONS SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 9. ALL CURB RAMP DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL VERSA-LOK RETAINING WALL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 11. ALL CURB RAMP DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 12. ALL SIDEWALK DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 13. ALL SIGN DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 14. ALL ADA PARKING DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 15. ALL BARRIER CURB DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 16. ALL PARKING BUMPER DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 17. ALL ASPHALT PAVEMENT DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 18. ALL CONCRETE PAVEMENT DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 19. ALL INTEGRAL CURB AND SIDEWALK DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 20. ALL CURB RAMP DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 21. ALL VERSA-LOK RETAINING WALL DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

ADA PARKING DETAIL:
 1. ALL ADA PARKING DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 2. ALL ADA PARKING DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
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 9. ALL ADA PARKING DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL ADA PARKING DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

CURB RAMP DETAIL:
 1. ALL CURB RAMP DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
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 9. ALL CURB RAMP DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL CURB RAMP DETAIL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10):
 1. ALL PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 2. ALL PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 3. ALL PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
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 8. ALL PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 9. ALL PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

CURB RAMP DETAIL (TYPE 2):
 1. ALL CURB RAMP DETAIL (TYPE 2) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 2. ALL CURB RAMP DETAIL (TYPE 2) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 3. ALL CURB RAMP DETAIL (TYPE 2) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
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 10. ALL CURB RAMP DETAIL (TYPE 2) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

CURB RAMP DETAIL (TYPE 6):
 1. ALL CURB RAMP DETAIL (TYPE 6) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 2. ALL CURB RAMP DETAIL (TYPE 6) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 3. ALL CURB RAMP DETAIL (TYPE 6) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
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 9. ALL CURB RAMP DETAIL (TYPE 6) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL CURB RAMP DETAIL (TYPE 6) SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

VERSALOK RETAINING WALL:
 1. ALL VERSALOK RETAINING WALL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 2. ALL VERSALOK RETAINING WALL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
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 9. ALL VERSALOK RETAINING WALL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.
 10. ALL VERSALOK RETAINING WALL SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED.

PREPARED FOR:
 U CITY, LLC
 CONTACT: LARRY CHAPMAN
 1000 S. W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 EMAIL: LCHAPMAN@GRIMES-INC.COM

INTRODUCED BY: _____

DATE: _____

BILL NO. _____

ORDINANCE NO. _____

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

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 1170, 1176, 1177, 1180, 1183, 1184, 1187, 1190, 1191 and 1194 Briscoe Place, and 8612, 8630 and 8640 Olive Boulevard, associated with the Market at Olive: Phase 2 Development, from "PA" Public Activity, "GC" General Commercial and "HR" High-Density Residential to "PD" Planned Development Commercial District ("PD-C"); and

WHEREAS, the City Plan Commission, in a meeting held via video conference on February 23, 2022, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on March 28, 2022, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on March 13, 2022; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, at 1170, 1176, 1177, 1180, 1183, 1184, 1187, 1190, 1191 and 1194 Briscoe Place, and 8612, 8630 and 8640 Olive Boulevard, so as to change the classification of property associated with the Market at Olive: Phase 2 Development, from "PA" Public Activity, "GC" General Commercial and "HR" High-Density Residential to "PD" Planned Development Commercial District ("PD-C"). The following land uses and developments may be permitted in said PD-C District, subject to approval of a final development plan: those uses permitted in the "GC" General Commercial District.

Section 2. Said property described as the Market at Olive: Phase 2 Development, totaling 8.178 acres, is more fully described with a legal description, attached hereto, marked Exhibit "A" and made a part hereof.

Section 3. By Resolution No. _____, the City Council approved a preliminary development plan known as "Market at Olive: Phase 2," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A traffic and circulation analysis and a landscape plan shall be submitted for review and approval with the Final Development Plan.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070, nor bar the prosecution of any such violation.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION FOR REZONING – MARKET AT OLIVE: PHASE 2

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

Beginning at the Northeast corner of McKnight Downs, a subdivision filed for record in Plat Book 55, Page 89 of the land records of said St. Louis County Missouri; thence along the Northern line of said McKnight Downs subdivision the following courses and distances: North 89 degrees 52 minutes 04 seconds West, a distance of 360.32 feet; North 89 degrees 44 minutes 35 seconds West a distance of 102.69 feet; North 89 degrees 50 minutes 24 seconds West, a distance of 300.00 feet to the Northwest corner of said McKnight Downs subdivision, said Northwest corner also being on the Eastern line of Beyers Subdivision, a subdivision filed for record in Plat Book 272, Page 30 of said land records; thence leaving said Northern line of McKnight Downs subdivision and along said Eastern line of Beyers Subdivision, North 00 degrees 15 minutes 25 seconds East, a distance of 454.00 feet to the Southern right-of-way line of Olive Boulevard as widened, width varies; thence leaving said Eastern line of Beyers Subdivision and along said Southern right-of-way line of Olive Boulevard as widened, the following courses and distances: South 89 degrees 50 minutes 22 seconds East, a distance of 59.35 feet; South 89 degrees 45 minutes 09 seconds East, a distance of 704.54 feet; South 51 degrees 22 minutes 13 seconds East, a distance of 34.24 feet to the intersection of said Southern right-of-way line of Olive Boulevard as widened and the Western right-of-way line of North McKnight Road; thence leaving said Southern right-of-way line of Olive Boulevard as widened, and along said Western right-of-way of North McKnight Road the following courses and distances: South 00 degrees 13 minutes 09 seconds West, a distance of 277.28 feet; South 10 degrees 30 minutes 09 seconds West, a distance of 156.89 feet to the Point of Beginning.

Containing 8.178 Acres, according to Grimes Consulting, Inc. dated January 2022.

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



NUMBER: <i>For City Clerk Use</i>	NB20220509-01
---	----------------------

SUBJECT/TITLE: Preliminary Plan Approval – Adoption of a Resolution to approve the Preliminary Development Plan for Market at Olive Phase II development.			
REQUESTED BY: John L. Wagner		DEPARTMENT / WARD Community Development/Ward 3	
AGENDA SECTION:	New Business - Resolution 2022-4	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: The City Manager concurs with the approval and recommendation of the Plan Commission.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			
STAFF COMMENTS AND BACKGROUND INFORMATION: Staff recommends approval of the Resolution for the Preliminary Development Plan for Market at Olive Phase II development.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Draft Resolution and the Preliminary Development Plan.			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregory Rose	MEETING DATE:	May 9, 2022



Plan Commission

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

February 23, 2022

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Preliminary Plan Approval – 8630 Olive Boulevard – Market at Olive, Phase II (REZ 22-03)

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 U. City, LLC to approve a resolution for “Preliminary Plan” approval of Phase II of the Market at Olive development.

By a vote of 7 for and 0 against, the Plan Commission recommended approval of said resolution.

Margaret Holly, Chairperson
University City Plan Commission

RESOLUTION 2022-4

WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development plan. Section 400.760 of the Zoning Code requires that the permitted land uses and developments shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Commercial Use District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

The City Council hereby authorizes the preparation of the final development plan for a development at 1170 – 1194 Briscoe Place and 8612 – 8640 Olive Boulevard, to be known as “Market at Olive Phase II”. The proposed structures shall be developed with the following conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and attached as “Exhibit A” to this resolution. The footprint and general layout are subject to the plans dated April 20, 2022. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The land uses associated with this development shall be those permitted in the GC – General Commercial District.
3. A detailed construction traffic and parking plan shall be submitted for review and approval with the Site Plan.
4. Off-street parking and loading requirements shall be provided as required by Chapter 400, Article VII of the University City Zoning Code.
5. A landscape plan shall be submitted for review and approval with the Final Development Plan.
6. A lot consolidation shall be completed, and final plat recorded prior to issuance of building permits.
7. Pylon signs for the development shall be those approved by the Plan Commission on April 27, 2022. There shall be no monument signs for individual buildings. Directional signage for individual stores shall be as approved on the Final Development Plan and tenant finishes.
8. Approval of the Preliminary Development Plan shall be valid for a period of two years from the date of City Council approval. A Final Development Plan shall be submitted within the said two-year period per Sections 400.860 and 400.870 of the Zoning Code.

PASSED and RESOLVED this _____ day of _____, 2022

Mayor

ATTEST

City Clerk

MARKET AT OLIVE PHASE II

PART OF LOTS 1-7 AND 26-29 OF CHARLES H. CIERS ESTATE, PLAT BOOK 6 PAGE 3
TOWNSHIPS 45 AND 46, RANGE 6
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN



LOCATOR MAP

PROPERTY OWNER
U CITY LLC

EXISTING ZONING
IC - INDUSTRIAL COMMERCIAL
PA - PUBLIC ACTIVITY
HR - HIGH DENSITY RESIDENTIAL
GC - GENERAL COMMERCIAL

PROPOSED ZONING
PD-C PLANNED DEVELOPMENT COMMERCIAL

SITE ACREAGE
8.178 ACRES

SITE ADDRESS
OLIVE BLVD AT I-70

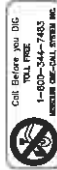
M.S.D. #
TBD

LEGEND

EXISTING	PROPOSED
UTILITY POLE	UTILITY POLE
CITY WIRE	CITY WIRE
LENTY STANDARD	LENTY STANDARD
STANDARD	STANDARD
ELECTRIC MANHOLE	ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
PHONE MANHOLE	PHONE MANHOLE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
WATER MANHOLE	WATER MANHOLE
WATER LINE	WATER LINE
GAS VALVE	GAS VALVE
GAS LINE	GAS LINE
SEWER MANHOLE	SEWER MANHOLE
SEWER LINE	SEWER LINE
SEWER ON POOT	SEWER ON POOT
SEWER	SEWER
STORM SEWER	STORM SEWER
STORM DRAIN AREA INLET	STORM DRAIN AREA INLET
STORM SEWER MANHOLE	STORM SEWER MANHOLE
STORM SEWER	STORM SEWER
STORM DRAIN LINE ON WIRE	STORM DRAIN LINE ON WIRE
PRICE WOOD CONSTRUCTION	PRICE WOOD CONSTRUCTION
QUADRANT	QUADRANT
SECTION INTERVAL	SECTION INTERVAL
MAJOR CONTROL INTERVAL	MAJOR CONTROL INTERVAL
SPOT ELEVATION	SPOT ELEVATION
SPOT	SPOT
THREE W/ APPROXIMATE DIAMETER SIZE	THREE W/ APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED	FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED	SET SURVEY MONUMENT AS NOTED
CHAIN/POST/STAKE/SPUR	CHAIN/POST/STAKE/SPUR
UTILITY EASEMENT	UTILITY EASEMENT

BENCHMARK: BENCHMARK FOR THIS PROJECT - City corners in the vicinity of the site are marked with metal pins in the ground. The benchmark is located at the intersection of the 1-70 and Olive Boulevard, and is 27 feet of the 1-70 and Olive Boulevard, and is 27 feet of the 1-70 and Olive Boulevard, which is the reference to the City of St. Louis.

SITE BENCHMARK: BENCHMARK FOR THIS PROJECT - City corners in the vicinity of the site are marked with metal pins in the ground. The benchmark is located at the intersection of the 1-70 and Olive Boulevard, and is 27 feet of the 1-70 and Olive Boulevard, and is 27 feet of the 1-70 and Olive Boulevard, which is the reference to the City of St. Louis.



Call Before you Dig
1-800-544-7433
MISSOURI ONE-CALL SYSTEM INC.

Unapproved building, structure, or utility lines are shown on this plan. The owner is responsible for verifying the location and depth of all existing utilities and structures. The owner is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for ensuring that all construction is in accordance with the applicable codes and standards. The owner is also responsible for ensuring that all construction is completed within the specified time frame. The owner is also responsible for ensuring that all construction is completed in accordance with the applicable codes and standards. The owner is also responsible for ensuring that all construction is completed in accordance with the applicable codes and standards.

PREPARED FOR:
U CITY, LLC
1000 S. BIRKENHEAD BLVD SUITE 602
ST. LOUIS, MO 63114
DATE: 10/11/2011



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Division
1100 OLD BRICK ROAD
SUITE 2000
ST. LOUIS, MO 63114
PH: (314) 991-8100
FAX: (314) 991-8101
WWW.GRIMESCONSULTING.COM

DATE	DESCRIPTION
10/11/2011	PRELIMINARY PLAN

PRELIMINARY PLAN FOR
MARKET AT OLIVE
UNIVERSITY CITY, MO 63122

TITLE SHEET
SHEET NO. 3023
DATE: 10/11/21
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/19/21
SCALE: AS SHOWN
PROJECT: MARKET AT OLIVE
C1.0

M.S.D. BASE MAP 17L/17K
MOBILE PARCELS 8685
TOWNSHIP 45
RANGE 6
ZIP CODE 63132

UTILITY/AGENCY CONTACTS

SEWER DISTRICT:
METROPOLITAN ST. LOUIS SEWER DISTRICT
1000 N. 11TH ST.
ST. LOUIS, MO 63103
(314) 796-4200

STATE GAS COMPANY:
UNIVERSITY CITY FIRE DEPT.
UNIVERSITY CITY, MO 63130
(314) 200-0001

ELECTRIC:
EUREKA ELECTRIC
1100 LUDLUM STREET
ST. LOUIS, MO 63103
(314) 274-1100

ATTENTION ENGINEERING DEPT.

ATLANTIC COMMUNICATIONS:
ST. LOUIS, MO 63103
(314) 307-4633

ABBREVIATIONS

AC - APPROXIMATE
AL - ALIEN
AN - ANCHOR
AS - AS SHOWN
B - BENCHMARK
C - CENTER
C.A. - CLEAR AREA
C.C. - CONCRETE
C.D. - CONCRETE DRIVE
C.F. - CONCRETE FOOTING
C.L. - CENTER LINE
C.M. - CONCRETE MASONRY
C.P. - CENTER POINT
C.S. - CONCRETE SURFACE
C.V. - CONCRETE VALVE
D - DRIVE
D.C. - DOUBLE CURVE
D.P. - DOUBLE POINT
D.R. - DRIVE RIGHT
D.L. - DRIVE LEFT
D.M. - DRIVE MANHOLE
D.S. - DRIVE SURFACE
D.T. - DRIVE TIE
D.V. - DRIVE VALVE
E - ELEVATION
E.M. - ELEVATION MARK
E.P. - ELEVATION POINT
E.S. - ELEVATION SURFACE
E.T. - ELEVATION TIE
E.V. - ELEVATION VALVE
F - FLOOR
F.L. - FLOOR LINE
F.M. - FLOOR MARK
F.P. - FLOOR POINT
F.S. - FLOOR SURFACE
F.T. - FLOOR TIE
F.V. - FLOOR VALVE
G - GROUND
G.C. - GROUND CENTER
G.P. - GROUND POINT
G.S. - GROUND SURFACE
G.T. - GROUND TIE
G.V. - GROUND VALVE
H - HORIZONTAL
H.C. - HORIZONTAL CENTER
H.P. - HORIZONTAL POINT
H.S. - HORIZONTAL SURFACE
H.T. - HORIZONTAL TIE
H.V. - HORIZONTAL VALVE
I - IRON
I.C. - IRON CENTER
I.P. - IRON POINT
I.S. - IRON SURFACE
I.T. - IRON TIE
I.V. - IRON VALVE
J - JUNCTION
J.C. - JUNCTION CENTER
J.P. - JUNCTION POINT
J.S. - JUNCTION SURFACE
J.T. - JUNCTION TIE
J.V. - JUNCTION VALVE
K - KURVE
K.C. - KURVE CENTER
K.P. - KURVE POINT
K.S. - KURVE SURFACE
K.T. - KURVE TIE
K.V. - KURVE VALVE
L - LUMBER
L.C. - LUMBER CENTER
L.P. - LUMBER POINT
L.S. - LUMBER SURFACE
L.T. - LUMBER TIE
L.V. - LUMBER VALVE
M - MARK
M.C. - MARK CENTER
M.P. - MARK POINT
M.S. - MARK SURFACE
M.T. - MARK TIE
M.V. - MARK VALVE
N - NORTH
N.C. - NORTH CENTER
N.P. - NORTH POINT
N.S. - NORTH SURFACE
N.T. - NORTH TIE
N.V. - NORTH VALVE
O - OAK
O.C. - OAK CENTER
O.P. - OAK POINT
O.S. - OAK SURFACE
O.T. - OAK TIE
O.V. - OAK VALVE
P - PLYWOOD
P.C. - PLYWOOD CENTER
P.P. - PLYWOOD POINT
P.S. - PLYWOOD SURFACE
P.T. - PLYWOOD TIE
P.V. - PLYWOOD VALVE
R - RAILROAD
R.C. - RAILROAD CENTER
R.P. - RAILROAD POINT
R.S. - RAILROAD SURFACE
R.T. - RAILROAD TIE
R.V. - RAILROAD VALVE
S - SAND
S.C. - SAND CENTER
S.P. - SAND POINT
S.S. - SAND SURFACE
S.T. - SAND TIE
S.V. - SAND VALVE
T - TIE
T.C. - TIE CENTER
T.P. - TIE POINT
T.S. - TIE SURFACE
T.T. - TIE TIE
T.V. - TIE VALVE
U - UTILITY
U.C. - UTILITY CENTER
U.P. - UTILITY POINT
U.S. - UTILITY SURFACE
U.T. - UTILITY TIE
U.V. - UTILITY VALVE
V - VALVE
V.C. - VALVE CENTER
V.P. - VALVE POINT
V.S. - VALVE SURFACE
V.T. - VALVE TIE
V.V. - VALVE VALVE
W - WOOD
W.C. - WOOD CENTER
W.P. - WOOD POINT
W.S. - WOOD SURFACE
W.T. - WOOD TIE
W.V. - WOOD VALVE
X - X
X.C. - X CENTER
X.P. - X POINT
X.S. - X SURFACE
X.T. - X TIE
X.V. - X VALVE
Y - Y
Y.C. - Y CENTER
Y.P. - Y POINT
Y.S. - Y SURFACE
Y.T. - Y TIE
Y.V. - Y VALVE
Z - Z
Z.C. - Z CENTER
Z.P. - Z POINT
Z.S. - Z SURFACE
Z.T. - Z TIE
Z.V. - Z VALVE



GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 1500 S. GARDNER ROAD
 SUITE 200
 UNIVERSITY CITY, MO 63122
 PHONE: (314) 848-8100
 FAX: (314) 848-8102
 www.grimconsulting.com

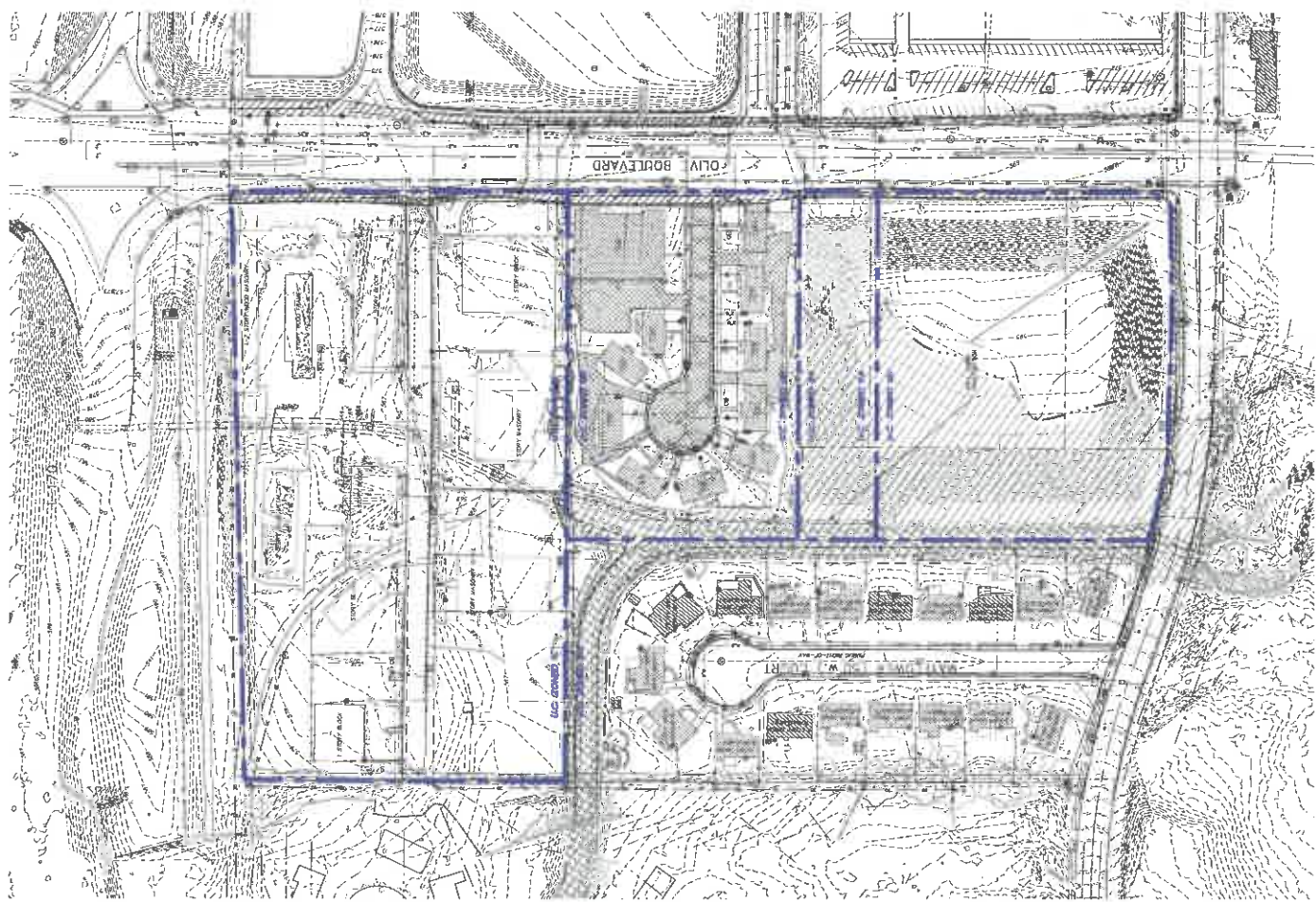
**PRELIMINARY PLAN FOR
 MARKET AT OLIVE**
 UNIVERSITY CITY, MO 63122

**EXISTING SITE
 PLAN**

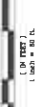
JOB NUMBER: 2007
 SHEET NO.: 11/18/21
 DATE: 11/18/21
 DRAWN BY: W
 CHECKED BY: J
 DATE: 11/18/21
 SHEET: C2.0

M.S.D. BASE MAP 17L/17K
 LOC. N 17K-30885
 ZONING-TBD
 ZIP CODE 63132

- EXISTING ZONING**
 IC - INDUSTRIAL COMMERCIAL
 PA - PUBLIC ACTIVITY
 RF - HIGH DENSITY RESIDENTIAL
 GC - GENERAL COMMERCIAL



GRAPHIC SCALE
 1" = 50' FT.



NOTES:
 1. THIS PLAN IS PREPARED FOR THE PROJECT DESCRIBED ABOVE AND IS NOT TO BE USED FOR ANY OTHER PROJECT.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 5. THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

PREPARED FOR:
 J CITY, LLC
 CONTACT: MERRY CHAPMAN
 10000 MARKET AT OLIVE SUITE 605
 ST. LOUIS, MO 63144
 EMAIL: LOHMAN@JMCITY-LLC.COM

LEGEND

(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED WALKWAY
(Symbol)	EXISTING WALKWAY
(Symbol)	PROPERTY LINE
(Symbol)	TRUST
(Symbol)	PROPOSED BICYCLE TRAIL
(Symbol)	EXISTING BICYCLE TRAIL
(Symbol)	ADDITIONAL PARKING
(Symbol)	CONCRETE PAVEMENT



PERTINENT DATA
 PROPERTY OWNER: 1401 S. BIRCHWOOD BLVD
 ST. LOUIS, MO 63144

EXISTING ZONING
 20MSD-TBD
 17K4308B5
 17N4308B5

LOCAL, STATE, FEDERAL, AND OTHER REGULATIONS
 LOCAL: 17N4308B5, 17N4308B5
 STATE: 17N4308B5, 17N4308B5
 FEDERAL: 17N4308B5, 17N4308B5
 OTHER: 17N4308B5, 17N4308B5

ADDITIONAL DATA
 PROJECT: MARKET AT OLIVE
 SHEET: 3082
 DATE: 11/19/21
 DESIGNER: LW
 CHECKER: LW/21

EXISTING ZONING

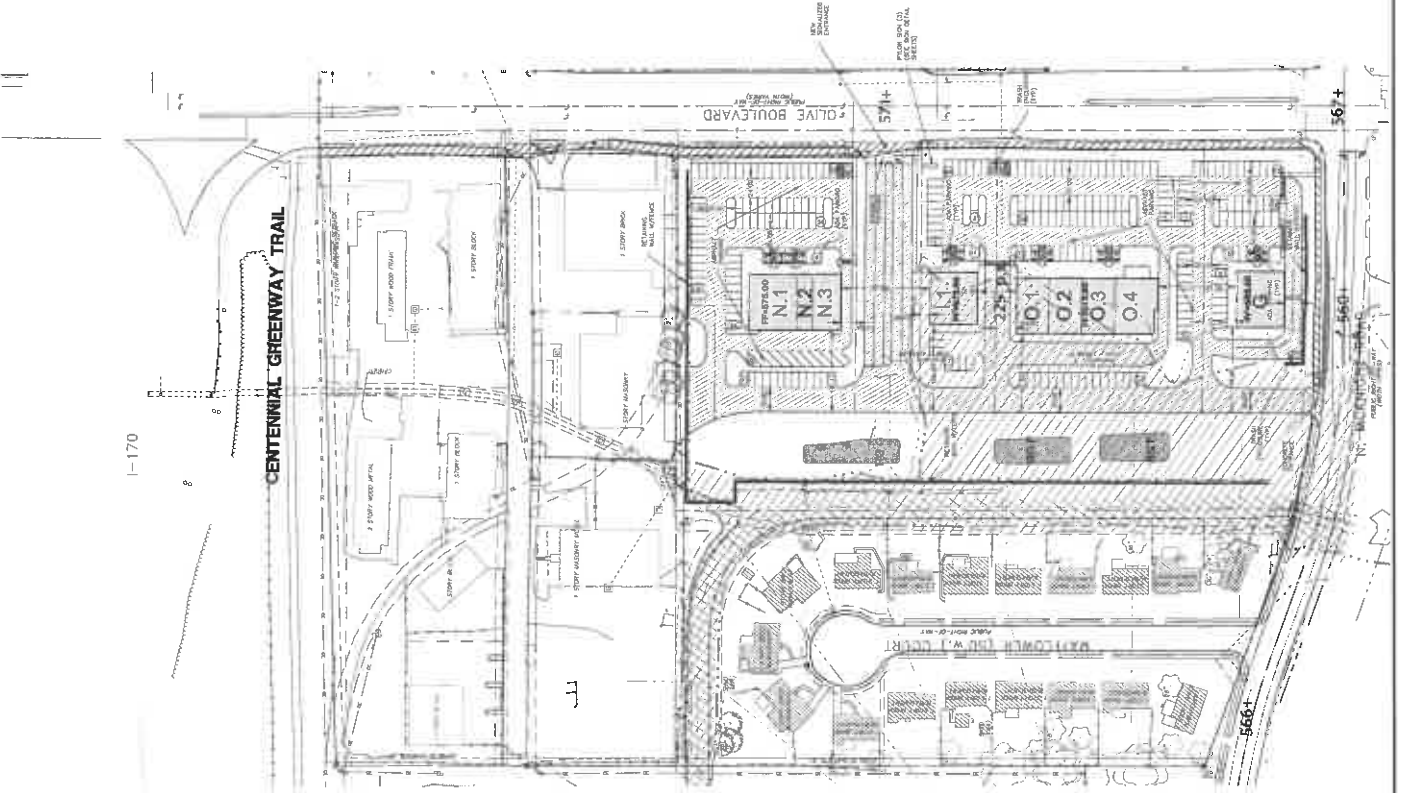
Category	Area (sq. ft.)
20MSD-TBD	384,384
17N4308B5	384,384
17N4308B5	384,384
17N4308B5	384,384
17N4308B5	384,384

PROJECT DATA

G RETAIL	4,200 S.F.	@P4S/1,000S.F.	21 P.S.
I RETAIL	3,900 S.F.	@P4S/1,000S.F.	20 P.S.
N RETAIL	8,050 S.F.	@P4S/1,000S.F.	41 P.S.
O RETAIL	12,000 S.F.	@P4S/1,000S.F.	60 P.S.
SUB-TOTAL:	28,150 S.F.		142 P.S.
PARKING PROVIDED:			287 P.S.

PARKING SUMMARY

SECTOR	3082
DATE	11/19/21
DESIGNED BY	LW
CHECKED BY	LW/21
DRAWN BY	LW
SCALE	1" = 50'



PREPARED FOR:
 UNIVERSITY CITY, MO
 CONTACT: LARRY CHAPMAN
 1401 S. BIRCHWOOD BLVD SUITE 625
 ST. LOUIS, MO 63144
 EMAIL: LCHAPMAN@ENRCA-COE.COM



GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 1100 OLD BRICK HOUSE ROAD
 SUITE 2000
 UNIVERSITY CITY, MISSOURI 63122
 PHONE: (314) 899-8100
 FAX: (314) 899-8102
 MISSOURI LICENSE NO. ME 10000
 MECHANICAL ENGINEERING - 12/11/12

NO.	REVISIONS
1	ISSUED SITE/PLANNING PLAN
	DATE: 12/11/12

**PRELIMINARY PLAN FOR
 MARKET AT OLIVE**

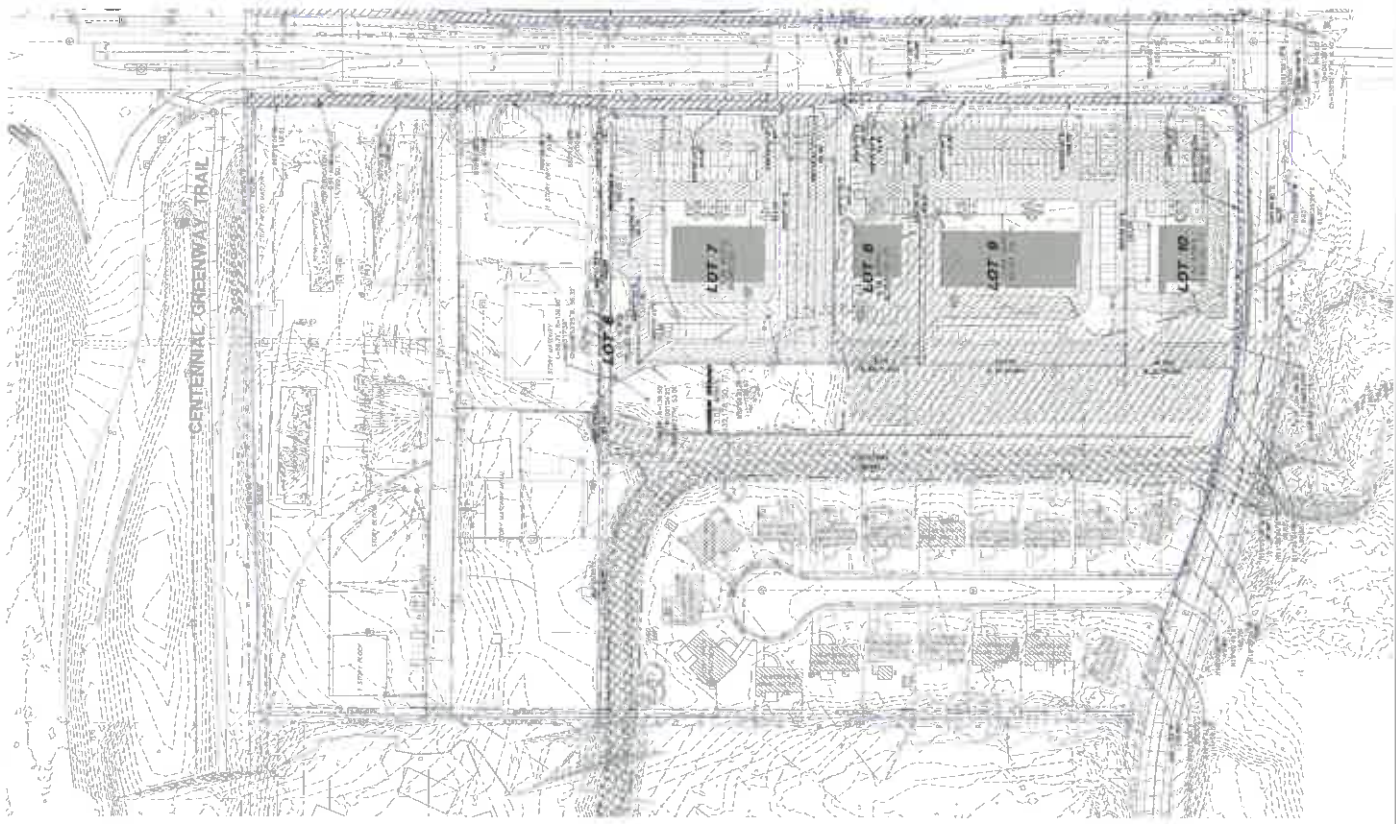
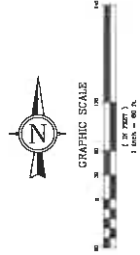
UNIVERSITY CITY, MO 63132

SITE BOUNDARY

JOB NUMBER: 30493
 SHEET NO.:
 DRAWN BY: JWG
 DATE: 12/11/12
 CHECKED BY: JWG
 DATE: 12/19/12
 REVISIONS:

C4.1

M.S.D. BASE MAP 17L/17K
 LOC. NO. 17K430885
 20MSD-T80
 ZIP CODE 63132



PREPARED FOR:
 U CITY, LLC
 LARRY CHAPMAN
 1401 S. BRENTWOOD BLVD SUITE 603
 ST. LOUIS, MO 63114
 EMAIL: LCHAPMAN@U-CITY.COM



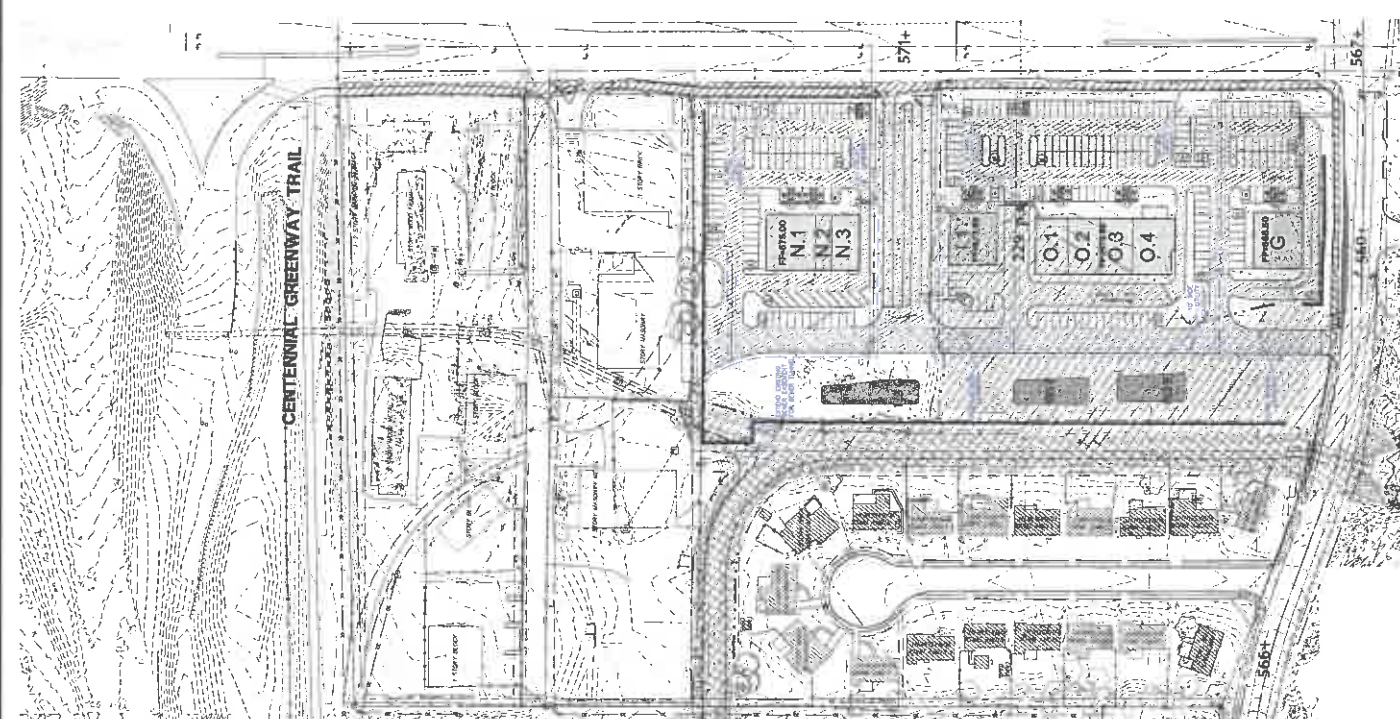
GRIMES CONSULTING, INC.
 (Civil) Engineering & Surveying Services
 1200 G.A. BISHOP ROAD
 SUITE 2000
 ANNAPOLIS, MD 21403
 TEL: 410-291-8100
 FAX: 410-291-8102
 WWW.GRIMESCONSULTING.COM

NO. 3082
 SHEET TITLE: EASEMENT PLAN
 DATE: 11/19/21
 DRAWN BY: JWB
 CHECKED BY: JWB

UNIVERSITY CITY, MD 63132
MARKET AT OLIVE
 PRELIMINARY PLAN FOR

C4.2
 SHEET TITLE: EASEMENT PLAN
 SHEET NO.: 3082
 DATE: 11/19/21
 DRAWN BY: JWB
 CHECKED BY: JWB

M.S.D. BASE MAP 171-/17K
 LOCAL NO. 7K430885
 30' CORNER
 ZIP CODE 63132



PREPARED FOR:
 U CITY, LLC
 CONTACT: LARRY CHAPMAN
 1000 UNIVERSITY CITY BLVD SUITE 605
 ST. LOUIS, MO 63114
 EMAIL: LCHAPMAN@U-CITY-LLC.COM



GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Division
 1000 N. KENNESAW BLVD., SUITE 200
 ANNAPOLIS, MD 21403
 PHONE: (410) 291-1000
 FAX: (410) 291-1005
 WWW.GRIMESCONSULTING.COM

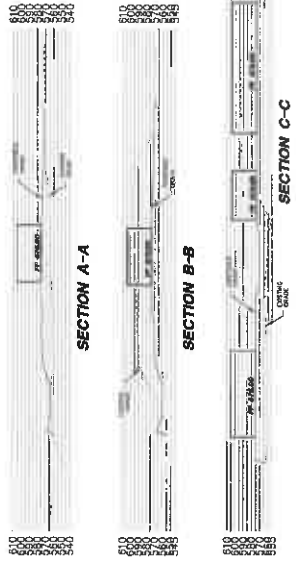
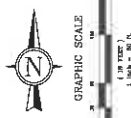
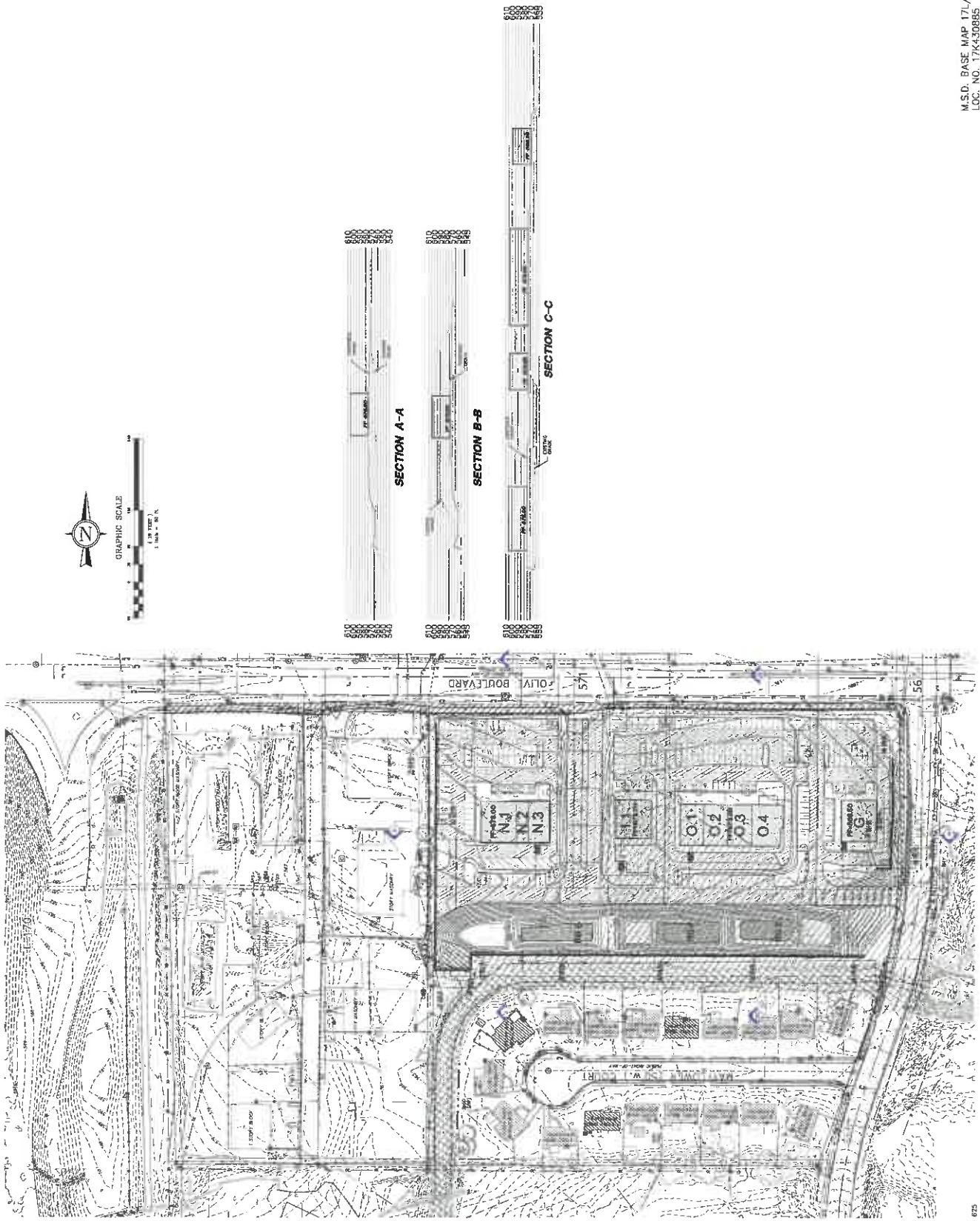
PROJECT: MARKET AT OLIVE
 SHEET NO.: 3082
 DATE: 10/19/21
 DRAWN BY: J.W.
 CHECKED BY: J.W.
 SCALE: AS SHOWN

UNIVERSITY CITY, MD 63132
**PRELIMINARY PLAN FOR
 MARKET AT OLIVE**

GRADING PLAN
 SHEET 3082

C5.0

M.S.D. BASE MAP 17L/17K
 LOC. NO. 17K-430885
 ZONING: TBD
 ZIP CODE: 63132

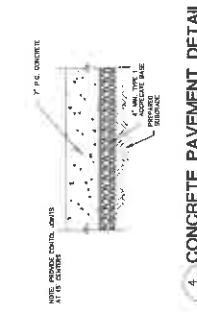


PREPARED FOR:
 U CITY, LLC
 1401 E. BREWSTER BLVD. SUITE 625
 ST. LOUIS, MO 63114
 EMAIL: LOUISIANA@UCC-LLC.COM

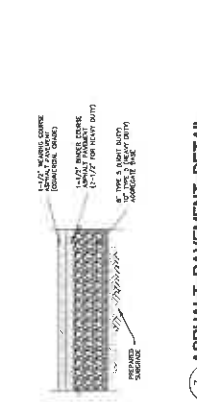


GREINER CONSULTING, INC.
 Civil Engineering & Surveying Services
 3800 N. MISSOURI AVE.
 ST. LOUIS, MO 63110
 PHONE: 314.848.8300
 FAX: 314.848.8301
 WWW.GREINERCONSULTING.COM

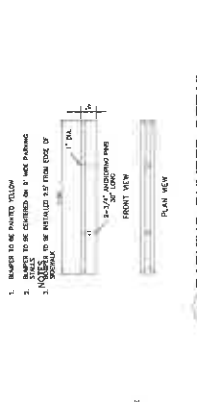
DATE: 07/17/23



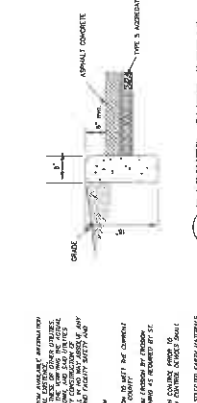
1 BARRIER CURB DETAIL
 SCALE: 1/8" = 1'-0"



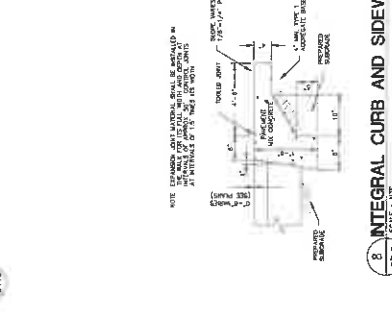
2 PARKING BUMPER DETAIL
 SCALE: 1/8" = 1'-0"



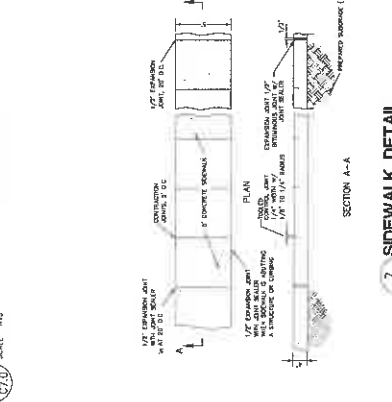
3 ASPHALT PAVEMENT DETAIL
 SCALE: 1/4" = 1'-0"



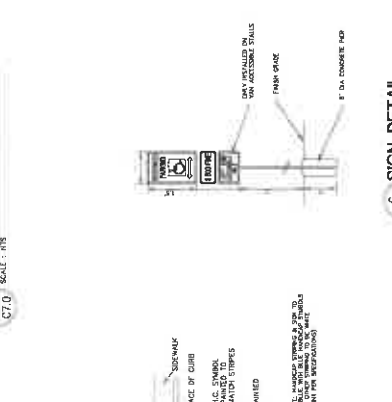
4 CONCRETE PAVEMENT DETAIL
 SCALE: 1/4" = 1'-0"



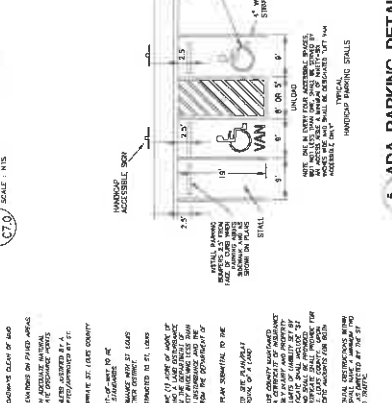
5 ADA PARKING DETAIL
 SCALE: 1/4" = 1'-0"



6 SIGN DETAIL
 SCALE: 1/8" = 1'-0"



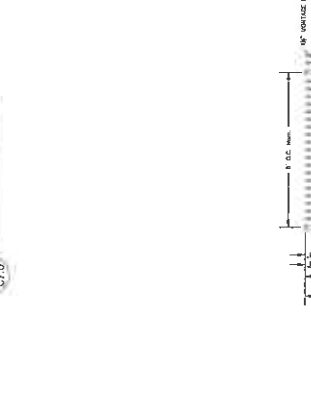
7 SIDEWALK DETAIL
 SCALE: 1/4" = 1'-0"



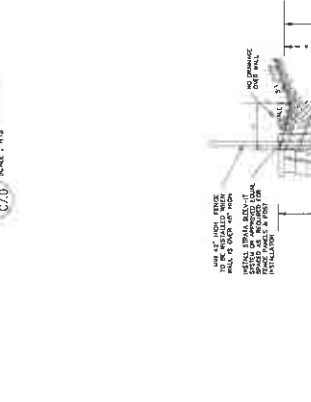
8 INTEGRAL CURB AND SIDEWALK
 SCALE: 1/4" = 1'-0"



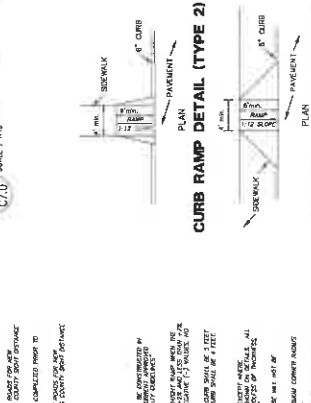
9 CURVED RAMP DETAIL (TYPE 2)
 SCALE: 1/8" = 1'-0"



10 VERTICAL CURB
 SCALE: 1/8" = 1'-0"



11 PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10)
 SCALE: 1/8" = 1'-0"



12 VERSA-LOK RETAINING WALL
 SCALE: 1/8" = 1'-0"



13 DECORATIVE FENCE DETAIL
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS FOR HIGHWAYS, BRIDGES AND STRUCTURES.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION TO BE USED SHALL BE APPROVED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 3. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT DOCUMENTS.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 5. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 6. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 7. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 8. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 9. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 10. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 11. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 12. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 13. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 14. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 15. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 16. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 17. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 18. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 19. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 20. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 21. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 22. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 23. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 24. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 25. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 26. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 27. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 28. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 29. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
 30. ALL WORK SHALL BE SUBJECT TO THE SUPERVISION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.

PREPARED FOR:
 U CITY, LLC
 CONTACT: LARRY CHAFMAN
 205 S. UNIVERSITY BLVD SUITE 625
 ST. LOUIS, MO 63104
 EMAIL: LOHMAN@RENEGADE-CRE.COM

IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.



St. Louis Metro Area -
2935 Arnold Tenbrook Rd.
Arnold, MO 63010
636-282-1300

CLIENT
MARKET @ OLIVE

LOCATION
Market @ Olive

PROJECT
Pylon Sign Family

SAVED AS
Market at Olive / 3 PYLONS

DRAWING NO.
BB033422.1-B

DATE
03.29.2022

REVISION
040222 HILLER HWY PYLON

REVISION
040222 PROJECT PYLONS CONFIG

REVISION
041722 ANC | SAME AS A & B

REVISION
040222 ADD ID TO SOUTH PYLON

REVISION

DESIGNED BY
Scott Wynn

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THIS SIGN IS INTENDED TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE REGULATIONS INCLUDING PROPER GROUNDING AND BONDING OF THE SIGN.



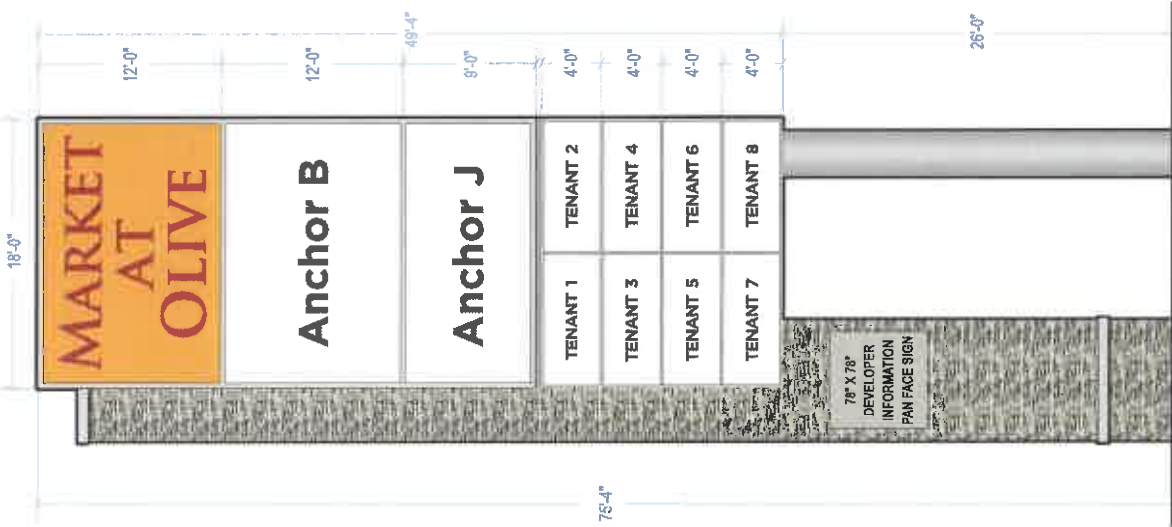
efficient signs with a...

WarrenSign.com

1 HIGHWAY PYLON - OPTION A

SCALE: 1/8" = 1'

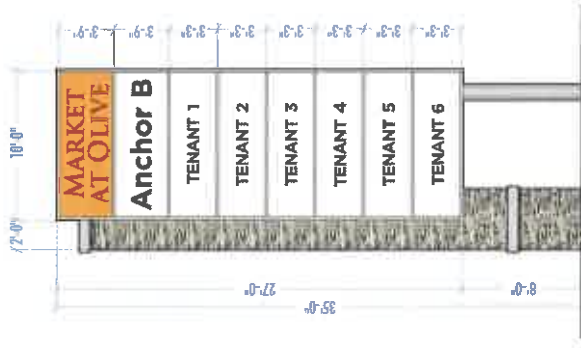
SIGN AREA: 49'-4" (592") x 18'-0" (216") = 127,872.144 = 888sf



2 NORTH PROJECT PYLON - OPTION A

SCALE: 1/8" = 1'

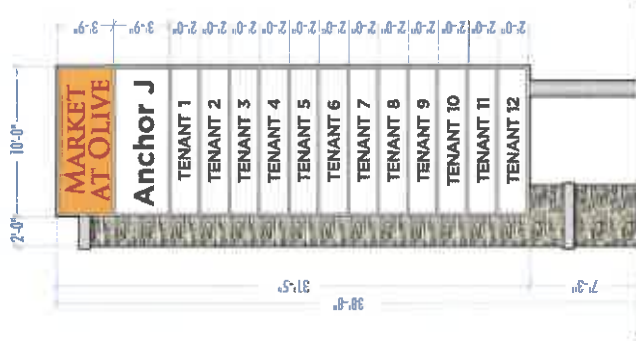
SIGN AREA: 27' x 10' = 270sf



3 SOUTH PROJECT PYLON - OPTION A

SCALE: 1/8" = 1'

SIGN AREA: 31'-5" (377") x 10'-0" (120") = 45,240.144 = 314.2sf



IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.

IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.



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

CLIENT
MARKET @ OLIVE

LOCATION
Market @ Olive

PROJECT
Pylon Sign Family

SAVED AS
Market at Olive
/3 PYLONS

DRAWING NO.
BB033422.1-C

DATE
03.29.2022

REVISION
0622 TALLER HWY PYLON

REVISION
0622 PROJECT PHONS CONFIC

REVISION
0722 (ANC) SAME AS A & B

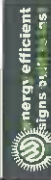
REVISION
0822 REMOVE ANCHOR A

REVISION

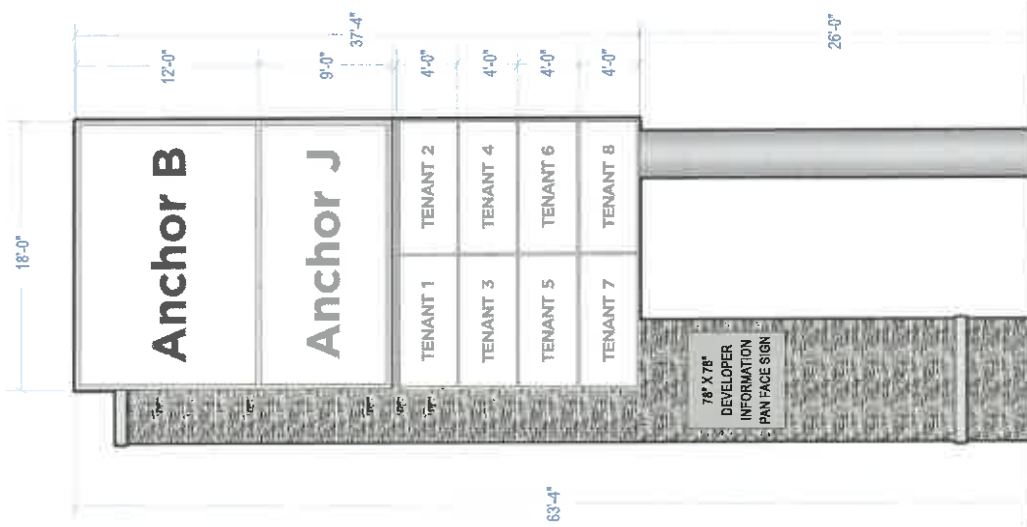
DESIGNED BY
Scott Wynn

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND/OR ANY APPLICABLE LOCAL CODES. THIS SIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY OTHER TYPE OF SIGNAGE.



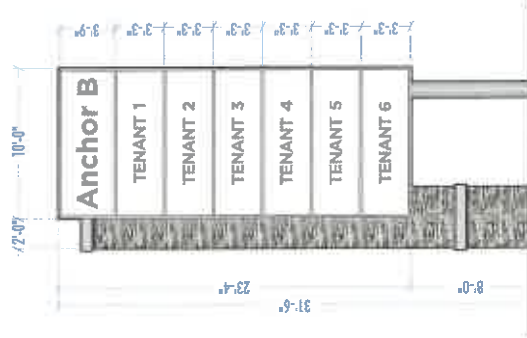
WarrenSign.com



1 HIGHWAY PYLON - OPTION B

SCALE: 1/8" = 1'

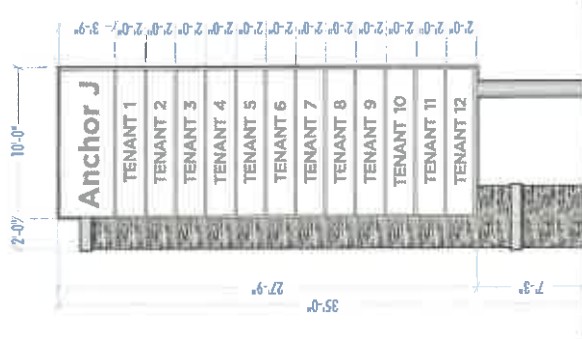
SIGN AREA: 37'-4" (448") x 18'-0" (216") = 96,768 / 144 = 672sf



2 NORTH PROJECT PYLON OPTION B

SCALE: 1/8" = 1'

SIGN AREA: 23'-4" (280") x 10' (120") = 33,600 / 144 = 233.38sf



3 SOUTH PROJECT PYLON OPTION B

SCALE: 1/8" = 1'

SIGN AREA: 27'-9" (333") x 10'-0" (120") = 39,960 / 144 = 277.5sf

IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.



**WARREN
SIGN**

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

CLIENT
MARKET @ OLIVE

LOCATION
Market @ Olive

PROJECT
Pylon Sign Family

SAVED AS
Market at Olive
/ 3 PYLONS

DRAWING NO.
BB033422.2

DATE
03.29.2022

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION

DESIGNED BY
Scott Wynn

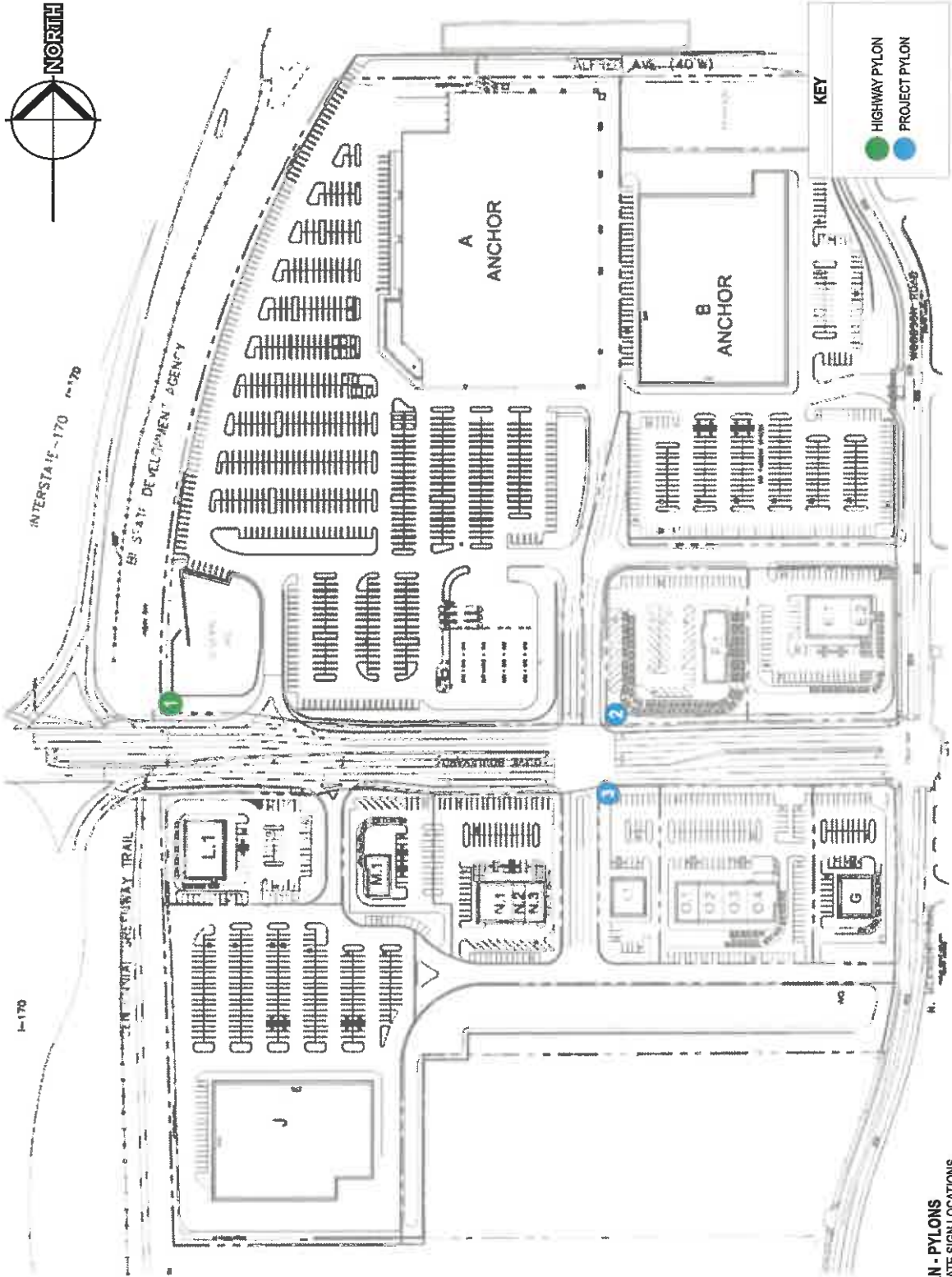
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THIS SET OF DRAWINGS IS INTENDED TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL SIGNAGE BOARD AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GRADING AND BIDDING OF THE SIGN.



efficient signs

WarrenSign.com



IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.

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SITE PLAN - PYLONS
APPROXIMATE SIGN LOCATIONS



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

NUMBER: <i>For City Clerk Use</i>	NB20220509-02
--------------------------------------	---------------

SUBJECT/TITLE: AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER PASSAGE, AND REPEALING ORDINANCE NO. 7170			
REQUESTED BY: Amy Williams and Sinan Alpaslan		DEPARTMENT / WARD Human Resources and Public Works	
AGENDA SECTION:	New Business - Bill 9464	CAN ITEM BE RESCHEDULED?	Yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends updating the Pay Ordinance to change the Senior Public Works Manager (Grade 12) to the Public Works Assistant Director (Grade 13).			
FISCAL IMPACT: Senior Public Works Manager, Grade 12, Step A = \$61,744.88 Assistant Director, Grade 13, Step A = \$69,771.71			
AMOUNT:	\$8,026.83	ACCOUNT No.:	NA
FROM FUND:	General Fund – 01	TO FUND:	General Fund – 01
EXPLANATION: The proposed ordinance changes the job title of the Senior Public Works Manager to the Public Works Assistant Director. The City Manager recommends approval.			
STAFF COMMENTS AND BACKGROUND INFORMATION: Director Sinan Alpaslan requests a senior manager, as well as an expert in project management, construction, and engineering. This position will provide a higher level of expertise on his team and the ability to focus on highly visible projects in the queue. The proposed change seeks only to upgrade an existing position on the team, not to add an entirely new position.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: Draft Ordinance No 9464			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	April 25, 2022

INTRODUCED BY:

DATE: May 9, 2022

BILL NO.

ORDINANCE NO:

AN ORDINANCE FIXING THE COMPENSATION TO BE PAID TO CITY OFFICIALS AND EMPLOYEES AS ENUMERATED HEREIN FROM AND AFTER PASSAGE, AND REPEALING ORDINANCE NO. 7170.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. From and after passage, City employees within the classified service of the City, hereinafter designated, shall receive as compensation for their services such amounts as may be fixed by the City Manager in accordance with Schedule A (Base Pay), included herein, with a salary not less than the lowest amount and not greater than the highest amount set forth in Schedule A, and shall additionally receive as compensation for their services such benefits generally provided in the Administrative Regulations and Civil Service Rules now in effect, all of which are hereby adopted, approved, and incorporated herein by this reference.

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES

Steps

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J	
1		Annually	\$27,849.95	\$29,242.45	\$30,704.57	\$32,239.80	\$33,851.79	\$35,544.38	\$37,321.60	\$39,187.68	\$41,147.06	\$43,204.42	
		Monthly	\$2,320.83	\$2,436.87	\$2,558.71	\$2,686.65	\$2,820.98	\$2,962.03	\$3,110.13	\$3,265.64	\$3,428.92	\$3,600.37	\$3,780.37
		Bi-Weekly	\$1,071.15	\$1,124.71	\$1,180.95	\$1,239.99	\$1,301.99	\$1,367.09	\$1,435.45	\$1,507.22	\$1,582.58	\$1,661.71	\$1,744.80
		Hourly	\$13.3894	\$14.0589	\$14.7618	\$15.4999	\$16.2749	\$17.0886	\$17.9431	\$18.8402	\$19.7822	\$20.7714	\$21.8100
2		Annually	\$29,242.51	\$30,704.64	\$32,239.87	\$33,851.86	\$35,544.46	\$37,321.68	\$39,187.76	\$41,147.15	\$43,204.51	\$45,364.73	
		Monthly	\$2,436.88	\$2,558.72	\$2,686.66	\$2,820.99	\$2,962.04	\$3,110.14	\$3,265.65	\$3,428.93	\$3,600.38	\$3,780.39	\$3,969.43
		Bi-Weekly	\$1,124.71	\$1,180.95	\$1,239.99	\$1,301.99	\$1,367.09	\$1,435.45	\$1,507.22	\$1,582.58	\$1,661.71	\$1,744.80	\$1,832.04
		Hourly	\$14.0589	\$14.7618	\$15.4999	\$16.2749	\$17.0887	\$17.9431	\$18.8403	\$19.7823	\$20.7715	\$21.8100	\$22.9006
3		Annually	\$30,704.75	\$32,239.99	\$33,851.99	\$35,544.59	\$37,321.82	\$39,187.91	\$41,147.30	\$43,204.67	\$45,364.90	\$47,633.16	
		Monthly	\$2,558.73	\$2,686.67	\$2,821.00	\$2,962.05	\$3,110.15	\$3,265.66	\$3,428.94	\$3,600.39	\$3,780.41	\$3,969.43	\$4,167.90
		Bi-Weekly	\$1,180.95	\$1,240.00	\$1,302.00	\$1,367.10	\$1,435.45	\$1,507.23	\$1,582.59	\$1,661.72	\$1,744.80	\$1,832.04	\$1,923.65
		Hourly	\$14.7619	\$15.5000	\$16.2750	\$17.0887	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456
4	Parking Attendant Police/Fire Cadet Clerk Typist	Annually	\$32,240.00	\$33,852.00	\$35,544.60	\$37,321.83	\$39,187.92	\$41,147.32	\$43,204.68	\$45,364.92	\$47,633.16	\$50,014.82	
		Monthly	\$2,686.67	\$2,821.00	\$2,962.05	\$3,110.15	\$3,265.66	\$3,428.94	\$3,600.39	\$3,780.41	\$3,969.43	\$4,167.90	\$4,376.30
		Bi-Weekly	\$1,240.00	\$1,302.00	\$1,367.10	\$1,435.46	\$1,507.23	\$1,582.59	\$1,661.72	\$1,744.80	\$1,832.04	\$1,923.65	\$2,019.83
		Hourly	\$15.5000	\$16.2750	\$17.0888	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456	\$25.2479
5	Custodian	Annually	\$33,852.00	\$35,544.60	\$37,321.83	\$39,187.92	\$41,147.32	\$43,204.68	\$45,364.92	\$47,633.16	\$50,014.82	\$52,515.56	
		Monthly	\$2,821.00	\$2,962.05	\$3,110.15	\$3,265.66	\$3,428.94	\$3,600.39	\$3,780.41	\$3,969.43	\$4,167.90	\$4,376.30	\$4,595.11
		Bi-Weekly	\$1,302.00	\$1,367.10	\$1,435.46	\$1,507.23	\$1,582.59	\$1,661.72	\$1,744.80	\$1,832.04	\$1,923.65	\$2,019.83	\$2,120.82
		Hourly	\$16.2750	\$17.0888	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456	\$25.2479	\$26.5103
6	Laborer Compliance Officer	Annually	\$35,544.60	\$37,321.83	\$39,187.92	\$41,147.32	\$43,204.68	\$45,364.92	\$47,633.16	\$50,014.82	\$52,515.56	\$55,141.34	
		Monthly	\$2,962.05	\$3,110.15	\$3,265.66	\$3,428.94	\$3,600.39	\$3,780.41	\$3,969.43	\$4,167.90	\$4,376.30	\$4,595.11	\$4,828.82
		Bi-Weekly	\$1,367.10	\$1,435.46	\$1,507.23	\$1,582.59	\$1,661.72	\$1,744.80	\$1,832.04	\$1,923.65	\$2,019.83	\$2,120.82	\$2,231.81
		Hourly	\$17.0888	\$17.9432	\$18.8403	\$19.7824	\$20.7715	\$21.8101	\$22.9006	\$24.0456	\$25.2479	\$26.5103	\$27.8236

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES

Steps

Grade	Position Title	Pay Frequency	Steps									
			A	B	C	D	E	F	G	H	I	J
7	Advanced Clerk Typist	Annually	\$37,321.65	\$39,187.73	\$41,147.12	\$43,204.47	\$45,364.70	\$47,632.93	\$50,014.58	\$52,515.31	\$55,141.07	\$57,898.13
	Laborer-Light Equipment Operator	Monthly	\$3,110.14	\$3,265.64	\$3,428.93	\$3,600.37	\$3,780.39	\$3,969.41	\$4,167.88	\$4,376.28	\$4,595.09	\$4,824.84
		Bi-Weekly	\$1,435.45	\$1,507.22	\$1,582.58	\$1,661.71	\$1,744.80	\$1,832.04	\$1,923.64	\$2,019.82	\$2,120.81	\$2,226.85
		Hourly	\$17,9431	\$18,8403	\$19,7823	\$20,7714	\$21,8100	\$22,9004	\$24,0455	\$25,2477	\$26,5101	\$27,8356
8	Administrative Secretary	Annually	\$39,560.98	\$41,539.02	\$43,615.98	\$45,796.77	\$48,086.61	\$50,490.94	\$53,015.49	\$55,666.27	\$58,449.58	\$61,372.06
	Assistant to the Prosecutor	Monthly	\$3,296.75	\$3,461.59	\$3,634.66	\$3,816.40	\$4,007.22	\$4,207.58	\$4,417.96	\$4,638.86	\$4,870.80	\$5,114.34
	Court Clerk II	Bi-Weekly	\$1,521.58	\$1,597.65	\$1,677.54	\$1,761.41	\$1,849.49	\$1,941.96	\$2,039.06	\$2,141.01	\$2,248.06	\$2,360.46
	Equipment Operator Account Clerk II	Hourly	\$19,0197	\$19,9707	\$20,9692	\$22,0177	\$23,1186	\$24,2745	\$25,4882	\$26,7626	\$28,1008	\$29,5058
9	Administrative Assistant	Annually	\$43,559.86	\$45,737.85	\$48,024.74	\$50,425.98	\$52,947.28	\$55,594.64	\$58,374.38	\$61,293.09	\$64,357.75	\$68,724.43
	Accounts Payable Specialist	Monthly	\$3,629.99	\$3,811.49	\$4,002.06	\$4,202.17	\$4,412.27	\$4,632.89	\$4,864.53	\$5,107.76	\$5,363.15	\$5,727.04
	Dispatcher	Bi-Weekly	\$1,675.38	\$1,759.15	\$1,847.11	\$1,939.46	\$2,036.43	\$2,138.26	\$2,245.17	\$2,357.43	\$2,475.30	\$2,603.25
	Executive Secretary to the Director Executive Secretary to the Police Chief General Maintenance Worker Heavy Equipment Operator Inspector I Mechanic Print Shop Operator Recreation Supervisor I Tree Trimmer	Hourly	\$20,9422	\$21,9894	\$23,0888	\$24,2433	\$25,4554	\$26,7282	\$28,0646	\$29,4678	\$30,9412	\$33,0406

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES

Steps

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J
10	Accountant	Annually	\$48,787.04	\$51,226.39	\$53,787.71	\$56,477.10	\$59,300.95	\$62,266.00	\$65,379.30	\$68,648.27	\$72,080.68	\$76,971.35
	Crew Leader	Monthly	\$4,065.59	\$4,268.87	\$4,482.31	\$4,706.42	\$4,941.75	\$5,188.83	\$5,448.28	\$5,720.69	\$6,006.72	\$6,414.28
	Lead Dispatcher - Supervisor	Bi-Weekly	\$1,876.42	\$1,970.25	\$2,068.76	\$2,172.20	\$2,280.81	\$2,394.85	\$2,514.59	\$2,640.32	\$2,772.33	\$2,960.44
	Lead Mechanic	Hourly	\$23.4553	\$24.6281	\$25.8595	\$27.1525	\$28.5101	\$29.9356	\$31.4324	\$33.0040	\$34.6542	\$37.0055
	Public Works Parks Inspector											
	Recreation Supervisor II											
	Crime Analyst											
	Lead Inspector											
	Administrative Analyst											
	Human Resources Generalist											
	Budget Analyst-Purchasing Specialist											
	Information Technology Specialist											
11	Court Administrator	Annually	\$54,641.49	\$57,373.56	\$60,242.24	\$63,254.35	\$66,417.07	\$69,737.92	\$73,224.82	\$76,886.06	\$80,730.36	\$86,207.91
	Fleet Manager	Monthly	\$4,553.46	\$4,781.13	\$5,020.19	\$5,271.20	\$5,534.76	\$5,811.49	\$6,102.07	\$6,407.17	\$6,727.53	\$7,183.99
	Forestry Supervisor	Bi-Weekly	\$2,101.60	\$2,206.68	\$2,317.01	\$2,432.86	\$2,554.50	\$2,682.23	\$2,816.34	\$2,957.16	\$3,105.01	\$3,315.69
	Golf Manager	Hourly	\$26.2699	\$27.5834	\$28.9626	\$30.4107	\$31.9313	\$33.5278	\$35.2042	\$36.9645	\$38.8127	\$41.4461
	Golf Superintendent											
	Multi-Discipline Inspector											
	Project Manager I											
	Financial Analyst											
	Senior Accountant											
	Facilities Manager											
	Parks Supervisor											

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED EMPLOYEES

Steps

Grade	Position Title	Pay Frequency	Steps																	
			A	B	C	D	E	F	G	H	I	J								
12	Parks Supervisor																			
	Planning- Zoning Administrator	Annually	\$61,744.88	\$64,832.12	\$68,073.73	\$71,477.41	\$75,051.29	\$78,803.85	\$82,744.04	\$86,881.24	\$91,225.31	\$95,968.31	\$100,919.24	\$106,888.04	\$113,174.84	\$119,889.64	\$127,032.44	\$134,714.24	\$142,946.04	\$151,727.84
	Project Manager II	Monthly	\$5,145.41	\$5,402.68	\$5,672.81	\$5,956.45	\$6,254.27	\$6,566.99	\$6,895.34	\$7,240.10	\$7,602.11	\$7,982.41	\$8,381.11	\$8,798.41	\$9,234.41	\$9,690.41	\$10,167.41	\$10,666.41	\$11,188.41	\$11,742.41
	Sanitation Superintendent	Bi-Weekly	\$2,374.80	\$2,493.54	\$2,618.22	\$2,749.13	\$2,886.59	\$3,030.92	\$3,182.46	\$3,341.59	\$3,508.67	\$3,682.11	\$3,862.41	\$4,049.11	\$4,242.81	\$4,443.11	\$4,650.41	\$4,864.41	\$5,086.11	\$5,314.41
13	Senior Planner	Hourly	\$29.6850	\$31.1693	\$32.7278	\$34.3641	\$36.0823	\$37.8865	\$39.7808	\$41.7698	\$43.8583	\$46.0511	\$48.3424	\$50.7381	\$53.2341	\$55.8364	\$58.5411	\$61.3541	\$64.2711	\$67.2981
	Senior Public Works Manager																			
	Street Superintendent																			
	Information Technology Manager																			
13	Senior Building Inspector-Plan Reviewer																			
	Human Resources Manager																			
	Deputy Director of Recreation	Annually	\$69,771.71	\$73,260.30	\$76,923.31	\$80,769.48	\$84,807.95	\$89,048.35	\$93,500.77	\$98,175.81	\$103,084.60	\$108,238.11	\$113,644.31	\$119,312.11	\$125,242.41	\$131,444.11	\$137,917.11	\$144,662.11	\$151,688.11	\$159,004.11
	Deputy Director of Parks Maintenance	Monthly	\$5,814.31	\$6,105.02	\$6,410.28	\$6,730.79	\$7,067.33	\$7,420.70	\$7,791.73	\$8,181.32	\$8,590.38	\$9,028.41	\$9,495.11	\$9,990.11	\$10,513.11	\$11,064.11	\$11,643.11	\$12,250.11	\$12,885.11	\$13,548.11
14	Deputy Dir. of Planning & Dev./Bldg. Commissioner	Bi-Weekly	\$2,683.53	\$2,817.70	\$2,958.59	\$3,106.52	\$3,261.84	\$3,424.94	\$3,596.18	\$3,775.99	\$3,964.79	\$4,162.11	\$4,367.41	\$4,580.11	\$4,800.11	\$5,027.41	\$5,261.11	\$5,501.11	\$5,747.11	\$6,000.11
	Assistant Director of Public Works	Hourly	\$33.5441	\$35.2213	\$36.9824	\$38.8315	\$40.7731	\$42.8117	\$44.9523	\$47.1999	\$49.5599	\$52.0381	\$54.6311	\$57.3341	\$60.1411	\$63.0511	\$66.0611	\$69.1711	\$72.3811	\$75.6911
	Assistant Director of Finance	Annually	\$80,237.47	\$84,249.34	\$88,461.81	\$92,884.90	\$97,529.15	\$102,405.60	\$107,525.88	\$112,902.18	\$118,547.29	\$124,468.11	\$130,674.11	\$137,174.11	\$143,977.11	\$151,092.11	\$158,528.11	\$166,294.11	\$174,400.11	\$182,857.11
	Assistant Director of Finance	Monthly	\$6,686.46	\$7,020.78	\$7,371.82	\$7,740.41	\$8,127.43	\$8,533.80	\$8,960.49	\$9,408.51	\$9,878.94	\$10,379.11	\$10,911.11	\$11,474.11	\$12,068.11	\$12,693.11	\$13,349.11	\$14,036.11	\$14,754.11	\$15,503.11
14	Assistant Director of Finance	Bi-Weekly	\$3,086.06	\$3,240.36	\$3,402.38	\$3,572.50	\$3,751.12	\$3,938.68	\$4,135.61	\$4,342.39	\$4,559.51	\$4,786.11	\$5,032.11	\$5,298.11	\$5,584.11	\$5,890.11	\$6,216.11	\$6,562.11	\$6,928.11	\$7,315.11
	Assistant Director of Finance	Hourly	\$38.5757	\$40.5045	\$42.5297	\$44.6562	\$46.8890	\$49.2335	\$51.6951	\$54.2799	\$56.9939	\$59.8411	\$62.8141	\$65.9141	\$69.1441	\$72.5011	\$76.0811	\$79.8811	\$83.8911	\$88.1111

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED UNIFORMED POLICE EMPLOYEES

Grade	Position Title	Pay Frequency	Steps					
			A	B	C	D	E	F
P-1	Police Officer Trainee	Annually	\$53,136.00	\$55,792.80	\$58,582.44	\$61,511.56	\$64,587.14	\$68,969.38
		Monthly	\$4,428.00	\$4,649.40	\$4,881.87	\$5,125.96	\$5,382.26	\$5,747.45
		Bi-Weekly	\$2,043.69	\$2,145.88	\$2,253.17	\$2,365.83	\$2,484.12	\$2,652.67
		Hourly	\$25.5462	\$26.8235	\$28.1646	\$29.5729	\$31.0515	\$33.1584
P-2	Police Officer	Annually	\$61,374.95	\$64,443.70	\$67,665.88	\$71,049.18	\$74,601.64	\$79,663.16
		Monthly	\$5,114.58	\$5,370.31	\$5,638.82	\$5,920.76	\$6,216.80	\$6,638.60
		Bi-Weekly	\$2,360.58	\$2,478.60	\$2,602.53	\$2,732.66	\$2,869.29	\$3,063.97
		Hourly	\$29.5072	\$30.9825	\$32.5317	\$34.1583	\$35.8662	\$38.2996
P-3	Police Sergeant	Annually	\$75,450.25	\$79,222.76	\$83,183.90	\$87,343.10	\$91,710.25	\$97,932.79
		Monthly	\$6,287.52	\$6,601.90	\$6,931.99	\$7,278.59	\$7,642.52	\$8,161.07
		Bi-Weekly	\$2,901.93	\$3,047.03	\$3,199.38	\$3,359.35	\$3,527.32	\$3,766.65
		Hourly	\$36.2742	\$38.0879	\$39.9923	\$41.9919	\$44.0915	\$47.0831
P-4	Police Lieutenant	Annually	\$87,037.88	\$91,389.77	\$95,959.26	\$100,757.22	\$107,593.59	
		Monthly	\$7,253.16	\$7,615.81	\$7,996.60	\$8,396.44	\$8,966.13	
		Bi-Weekly	\$3,347.61	\$3,514.99	\$3,690.74	\$3,875.28	\$4,138.22	
		Hourly	\$41.8451	\$43.9374	\$46.1343	\$48.4410	\$51.7277	
P-5	Police Captain	Annually	\$96,907.60	\$101,752.98	\$106,840.63	\$112,182.66	\$119,794.25	
		Monthly	\$8,075.63	\$8,479.42	\$8,903.39	\$9,348.56	\$9,982.85	
		Bi-Weekly	\$3,727.22	\$3,913.58	\$4,109.25	\$4,314.72	\$4,607.47	
		Hourly	\$46.5902	\$48.9197	\$51.3657	\$53.9340	\$57.5934	
P-6	Deputy Police Chief	Annually	\$105,582.18	\$110,861.28	\$116,404.35	\$122,224.57	\$130,517.50	
		Monthly	\$8,798.51	\$9,238.44	\$9,700.36	\$10,185.38	\$10,876.46	
		Bi-Weekly	\$4,060.85	\$4,263.90	\$4,477.09	\$4,700.94	\$5,019.90	
		Hourly	\$50.7607	\$53.2987	\$55.9636	\$58.7618	\$62.7488	

SCHEDULE A - BASE PAY STEPS FOR CLASSIFIED UNIFORMED FIRE EMPLOYEES

Steps

Grade	Position	Pay Frequency	A	B	C	D	E	F
F-1	Paramedic Firefighter	Annually	\$64,481.73	\$67,705.81	\$71,091.10	\$74,645.66	\$78,377.94	\$83,695.88
		Monthly	\$5,373.48	\$5,642.15	\$5,924.26	\$6,220.47	\$6,531.49	\$6,974.66
		Bi-weekly	\$2,480.07	\$2,604.07	\$2,734.27	\$2,870.99	\$3,014.54	\$3,219.07
		Hourly	\$22.1434	\$23.2506	\$24.4132	\$25.6338	\$26.9155	\$28.7417
F-2	Paramedic Fire Captain	Annually	\$75,563.00	\$79,539.63	\$83,725.93	\$88,132.55	\$92,771.11	\$99,313.91
		Monthly	\$6,296.92	\$6,628.30	\$6,977.16	\$7,344.38	\$7,730.93	\$8,276.16
		Bi-weekly	\$2,906.27	\$3,059.22	\$3,220.23	\$3,389.71	\$3,568.12	\$3,819.77
		Hourly	\$25.9488	\$27.3144	\$28.7520	\$30.2653	\$31.8582	\$34.1051
F-3	Batallion Chief	Annually	\$88,924.90	\$93,605.46	\$98,532.11	\$103,718.01	\$111,032.86	
		Monthly	\$7,410.41	\$7,800.46	\$8,211.01	\$8,643.17	\$9,252.74	
		Bi-weekly	\$3,420.19	\$3,600.21	\$3,789.70	\$3,989.15	\$4,270.49	
		Hourly	\$30.5374	\$32.1447	\$33.8366	\$35.6174	\$38.1294	
F-4		Annually	\$88,924.90	\$93,605.46	\$98,532.11	\$103,718.01	\$111,032.86	
		Monthly	\$7,410.41	\$7,800.46	\$8,211.01	\$8,643.17	\$9,252.74	
		Bi-weekly	\$3,420.19	\$3,600.21	\$3,789.70	\$3,989.15	\$4,270.49	
		Hourly	\$42.7524	\$45.0026	\$47.3712	\$49.8644	\$53.3812	
F-5	Deputy Fire Chief	Annually	\$100,485.88	\$105,774.37	\$111,341.45	\$117,201.52	\$125,467.32	
		Monthly	\$8,373.82	\$8,814.53	\$9,278.45	\$9,766.79	\$10,455.61	
		Bi-weekly	\$3,864.84	\$4,068.25	\$4,282.36	\$4,507.75	\$4,825.67	
		Hourly	\$48.3105	\$50.8531	\$53.5295	\$56.3469	\$60.3208	

Section 2. From and after passage, seasonal and part-time employees of the City may be employed at an hourly rate in accordance with the following Schedule B (hourly pay rates for seasonal and part-time employees).

SCHEDULE B - HOURLY PAY RATES FOR SEASONAL AND PART-TIME EMPLOYEES

Steps

Grade	Position Title	A	B	C	D	E	F	G	H	I	J
P01		\$15	\$15.7500	\$16.5375	\$17.3644	\$18.2326	\$19.1442				
P02	Cashier	\$15.50	\$16.2750	\$17.0888	\$17.9432	\$18.8403	\$19.7824				
	Control Desk Associate										
	Facility Attendant										
	Child Care Assistant										
	Camp Counselor										
	Golf Course Attendant										
	Park Attendant										
	Youth Job Corps Worker										
P03	Lifeguard	\$15.75	\$16.5375	\$17.3644	\$18.2326	\$19.1442	\$20.1014				
	Recreation Program Leader										
	Traffic Escort										
P04	Inclusion Counselor	\$16.25	\$17.0625	\$17.9156	\$18.8114	\$19.7520	\$20.7396				
	Facility Attendant II										
P05	Pool Technician	\$16.50	\$17.3250	\$18.1913	\$19.1008	\$20.0559	\$21.0586				
P06	Head Lifeguard	\$17.0000	\$17.8500	\$18.7425	\$19.6796	\$20.6636	\$21.6968				
	Swim Instructor										
P07	Assistant Pool Manager	\$18.19	\$19.10	\$20.05	\$21.06	\$22.11	\$23.22				
	Assistant Camp Director										
	Facility Monitor										
	Intern										
P08	Camp Director	\$19.80	\$20.7900	\$21.8295	\$22.9210	\$24.0670	\$25.2704				
	Pool Manager										
	Golf Shop Supervisor										
	Recreation Program Supervisor										

SCHEDULE B - HOURLY PAY RATES FOR SEASONAL AND PART-TIME EMPLOYEES

Grade	Position Title	Steps									
		A	B	C	D	E	F	G	H	I	J
P20		\$14,7619	\$15,5000	\$16,2750	\$17,0887	\$17,9432	\$18,8403	\$19,7824	\$20,7715	\$21,8100	\$22,9006
P21	PT Clerk Typist PT Court Clerk PT Parking Controller PT Police/Fire Cadet	\$15,5000	\$16,2750	\$17,0888	\$17,9432	\$18,8403	\$19,7824	\$20,7715	\$21,8101	\$22,9006	\$24,0456
P22	PT Custodian	\$16,2750	\$17,0888	\$17,9432	\$18,8403	\$19,7824	\$20,7715	\$21,8101	\$22,9006	\$24,0456	\$25,2479
P23	PT Laborer	\$17,0888	\$17,9432	\$18,8403	\$19,7824	\$20,7715	\$21,8101	\$22,9006	\$24,0456	\$25,2479	\$26,5103
P24	PT Advanced Clerk Typist	\$17,9431	\$18,8403	\$19,7823	\$20,7714	\$21,8100	\$22,9004	\$24,0455	\$25,2477	\$26,5101	\$27,8356
P25	PT Administrative Secretary	\$19,0197	\$19,9707	\$20,9692	\$22,0177	\$23,1186	\$24,2745	\$25,4882	\$26,7626	\$28,1008	\$29,5058
P26	PT Dispatcher PT Senior Coordinator	\$20,9422	\$21,9894	\$23,0888	\$24,2433	\$25,4554	\$26,7282	\$28,0646	\$29,4678	\$30,9412	\$33,0406
P27	PT Paramedic Firefighter	\$22,1434	\$23,2506	\$24,4132	\$25,6338	\$26,9155	\$28,7417				
P28	PT Public Works Inspector	\$23,4553	\$24,6281	\$25,8595	\$27,1525	\$28,5101	\$29,9356	\$31,4324	\$33,0040	\$34,6542	\$37,0055

Section 3. From and after passage, City employees in the unclassified service of the City, except as otherwise noted, shall receive as compensation for their services the amounts hereinafter set forth, or where a grade in salary is specified, such amounts as may be fixed by the City Manager within the specified grade in accordance with the following Schedule C (base pay rates for unclassified full-time, part-time, temporary or grant-funded employees) and shall additionally receive as compensation for their services such benefits generally provided in the Administrative Regulations now in effect, all of which are hereby adopted, approved, and incorporated herein by this reference.

SCHEDULE C - BASE PAY RATES FOR UNCLASSIFIED FULL-TIME, PART-TIME, TEMPORARY OR GRANT-FUNDED EMPLOYEES

Steps

Grade	Position Title	Pay Frequency	A	B	C	D
S04	Judge of City Court (Substitute)	Monthly	\$266.50			
S05	Judge of City Court	Monthly	\$2,523.55	\$2,656.80	\$2,796.20	\$2,993.84
S06	Prosecuting City Attorney (Substitute)	Per Session	\$512.50			
S07	Prosecuting City Attorney	Monthly	\$3,735.10	\$3,991.90	\$4,137.93	\$4,431.35

Steps

Grade	Position Title	Pay Frequency	A	B	C	D	E	F	G	H	I	J
9	Secretary to the City Manager	Annually	\$43,559.86	\$45,737.85	\$48,074.74	\$50,425.98	\$52,947.28	\$55,594.64	\$58,374.38	\$61,293.09	\$64,357.75	\$68,724.43
		Monthly	\$3,629.99	\$3,811.49	\$4,002.06	\$4,202.17	\$4,412.27	\$4,632.89	\$4,864.53	\$5,107.76	\$5,363.15	\$5,727.04
		Bi-Weekly	\$1,675.38	\$1,759.15	\$1,847.11	\$1,939.46	\$2,036.43	\$2,138.26	\$2,245.17	\$2,357.43	\$2,475.30	\$2,643.25
		Hourly	\$20.9422	\$21.9894	\$23.0888	\$24.2433	\$25.4554	\$26.7282	\$28.0646	\$29.4678	\$30.9412	\$33.0406
13	City Clerk	Annually	\$69,771.71	\$73,260.30	\$76,923.31	\$80,769.48	\$84,807.95	\$89,048.35	\$93,500.77	\$98,175.81	\$103,084.60	\$110,078.89
		Monthly	\$5,814.31	\$6,105.02	\$6,410.28	\$6,730.79	\$7,067.33	\$7,420.70	\$7,791.73	\$8,181.32	\$8,590.38	\$9,173.24
		Bi-Weekly	\$2,683.53	\$2,817.70	\$2,958.59	\$3,106.52	\$3,261.84	\$3,424.94	\$3,596.18	\$3,775.99	\$3,964.79	\$4,233.80
		Hourly	\$33.5441	\$35.2213	\$36.9824	\$38.8315	\$40.7731	\$42.8117	\$44.9523	\$47.1999	\$49.5599	\$52.9225

		<i>Salary Range</i>			
<i>Grade</i>	<i>Position Title</i>	<i>Pay Frequency</i>	<i>Minimum</i>	<i>Midpoint</i>	<i>Maximum</i>
E-1	Assistant City Manager	Annually	\$81,443.43	\$99,768.38	\$120,100.91
		Monthly	\$6,786.95	\$8,314.03	\$10,008.41
		Bi-weekly	\$3,132.44	\$3,837.25	\$4,619.27
		Hourly	\$39.1555	\$47.9656	\$57.7408
E-2	Director of Human Resources Director of Parks, Recreation & Forestry Director of Planning & Development Director of Public Works	Annually	\$97,732.73	\$119,722.05	\$144,120.47
		Monthly	\$8,144.39	\$9,976.84	\$12,010.04
		Bi-weekly	\$3,758.95	\$4,604.69	\$5,543.10
		Hourly	\$46.9869	\$57.5587	\$69.2887
E-3	Deputy City Manager/Dir. Of Economic Development Director of Finance Fire Chief Police Chief	Annually	\$106,732.23	\$134,669.63	\$157,392.62
		Monthly	\$8,894.35	\$11,222.47	\$13,116.05
		Bi-weekly	\$4,105.09	\$5,179.60	\$6,053.56
		Hourly	\$51.3136	\$64.7450	\$75.6695
E-4	City Manager	Annually	\$130,746.95	\$168,336.78	\$199,454.47
		Monthly	\$10,895.58	\$14,028.06	\$16,621.21
		Bi-weekly	\$5,028.73	\$6,474.49	\$7,671.33
		Hourly	\$62.8591	\$80.9311	\$95.8916

Section 4. From and after passage, all full-time non-executive, non-administrative or non-professional employees shall be subject to the work week or work cycle and regulations relating to overtime work, except as noted. A listing of executive, administrative, and professionally designated employees or positions shall be issued by the City Manager.

1. Department directors shall not be paid overtime nor receive compensatory time for hours worked in excess of 40 per week.
2. Department directors may grant compensatory time on a straight time basis to their designated executive, administrative, or professional employees for hours worked in excess of 40 hours per week. Such employees are exempt from Fair Labor Standards Act provisions.
3. The normal work week for full-time office, field, maintenance, and non-commissioned police personnel, and for police and fire executive and administrative employees, is set at 40 hours per week.
4. Hours worked in excess of 40 hours per week, when authorized in advance by department directors, may be paid at the rate of time and one-half or in lieu thereof, department directors in their discretion may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under Fair Labor Standards Act provisions.
5. Hours worked in excess of 160 hours in a 28-day period by commissioned police personnel who are not exempt from Fair Labor Standards Act maximum hours provisions, when authorized in advance by the Police Chief, may be paid at the rate of time and one-half or in lieu thereof, in the Police Chief's discretion, the Police Chief may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under Fair Labor Standards Act provisions.
6. Hours worked in excess of 212 hours in a 28-day period by uniformed fire personnel who are not exempt from Fair Labor Standards Act maximum hours provisions, when authorized in advance by the Fire Chief, may be paid at the rate of time and one-half or in lieu thereof, in the Fire Chief's discretion, the Fire Chief may grant compensatory time off also at the rate of time and one-half up to an accumulation allowable under Fair Labor Standards Act provisions.
7. The average work week of Battalion Chiefs shall be 56 hours. They shall not be compensated for any hours in excess of 56 hours.

Section 5.

- A. From and after passage, the commissioned police personnel, in the pay grades shown, shall receive compensation for five years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from the sixth (6th) year through the seventh (7th) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-3	Police Sergeant	\$63
P-4	Police Lieutenant	67
P-5	Police Captain	71

- B. From and after passage, the commissioned police personnel, in the pay grades shown, shall receive compensation for seven years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the eighth (8th) year through the tenth (10th) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-2	Police Officer	\$49
P-3	Police Sergeant	123
P-4	Police Lieutenant	132
P-4	Police Captain	142

- C. From and after passage, the commissioned police personnel, in the pay grade shown, shall receive compensation for ten years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the eleventh (11th) year through the fourteenth (14th) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-2	Police Officer	\$80

- D. From and after passage, the commissioned police personnel, in the pay grade shown, shall receive compensation for fourteen years consecutive City service, with the exception of military leave of absence, in their present classification in the following amounts, from and after the fifteenth (15th) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
P-2	Police Officer	\$92

- E. From and after passage, Paramedic Firefighters and Paramedic Fire Captains, in the pay grades shown, shall receive compensation for seven (7) years consecutive City service, excepting military leave of absence, in their present classification in the following amounts, from the eighth (8th) year through the tenth (10th) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
F-1	Paramedic Firefighters	\$77
F-2	Paramedic Fire Captains	86

- F. From and after passage, Paramedic Firefighters and Paramedic Fire Captains, in the pay grades shown, shall receive compensation for ten (10) years consecutive City service, excepting military leave of absence, in their present classification in the following amounts, from the eleventh (11th) year through the twentieth (20th) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
F-1	Paramedic Firefighters	\$133
F-2	Paramedic Fire Captains	133

G. From and after passage, Paramedic Firefighters and Paramedic Fire Captains, in the pay grades shown, shall receive compensation for twenty (20) years consecutive City service, excepting military leave of absence, in their present classification in the following amount, from the twenty-first (21st) year:

<u>In Pay Grade</u>		<u>Monthly Amount</u>
F-1	Paramedic Firefighters	\$168
F-2	Paramedic Fire Captains	168

For the purpose of calculating consecutive service in this section, time served in the classifications of Firefighter and Paramedic Firefighter is combined for the same person.

Section 6. From and after passage, all full-time employees shall have their hourly rate computed as follows:

1. The hourly rate for all full-time employees, who, according to Section 4, have a set or average work week of 40 hours, shall have their hourly rate computed by multiplying the monthly rate by 12, dividing that product by 2,080.
2. The hourly rate for full-time Paramedic Firefighters, Paramedic Fire Captains and Battalion Chiefs of the Fire Department, shall have their hourly rate computed by multiplying the monthly rate by 12, dividing that product by 2,912.

Section 7. Ordinance No. 7170 and all ordinances in conflict herewith are repealed.

Section 8. This ordinance shall take effect and be in force from its passage as provided by law.

PASSED and ADOPTED this 23rd day of May, 2022.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY



CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER:
For City Clerk Use NB20220509-03

SUBJECT/TITLE:
SUB 22-07 Application for a Major Subdivision/Lot Consolidation to consolidate five (5) existing parcels into two (2) lots for the property at 711 Kingsland Avenue.

REQUESTED BY: John Wagner DEPARTMENT / WARD: Community Development/Ward 2

AGENDA SECTION: New Business Bill 9465 CAN ITEM BE RESCHEDULED? Yes

CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION:
The City Manager concurs with 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 April 27, 2022 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance with the Plat.

LIST CITY COUNCIL GOALS (5):

RESPECTFULLY SUBMITTED: City Manager, Gregroy Rose MEETING DATE: May 9, 2022



Plan Commission

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

April 27, 2022

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Major Subdivision – Lot Consolidation (SUB-07)

Dear Ms. Reese,

At a regularly scheduled meeting on April 27, 2022, at 6:30 p.m. via videoconference, the Plan Commission considered the application of Delmar Harvard, LLC for Final Plat Approval of a proposed major subdivision to consolidate five (5) existing parcels into two (2) lots for the property at 711 Kingsland

By a vote of 5 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development

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

STAFF REPORT

City Council

MEETING DATE: May 9, 2022

FILE NUMBER: SUB 22-07

COUNCIL DISTRICT: 2

Location: 711 Kingsland Avenue

Applicant: Delmar Harvard, LLC

Request: Major Subdivision – Lot Consolidation

Existing Zoning: “PD” Planned Development Commercial.

Proposed Zoning: No Change

Existing Land Use: Vacant lot and Office building

Proposed Land Use: Hotel and Office

Surrounding Zoning and Land Use:

North: HRO – High Density Residential/Office

East: HR – High Density Residential & CC – Core Commercial

South: PA – Public Activity

West: PA – Public Activity

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Subdivision Plat Application
- B. Preliminary Plat

Existing Property and Applicant Request

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

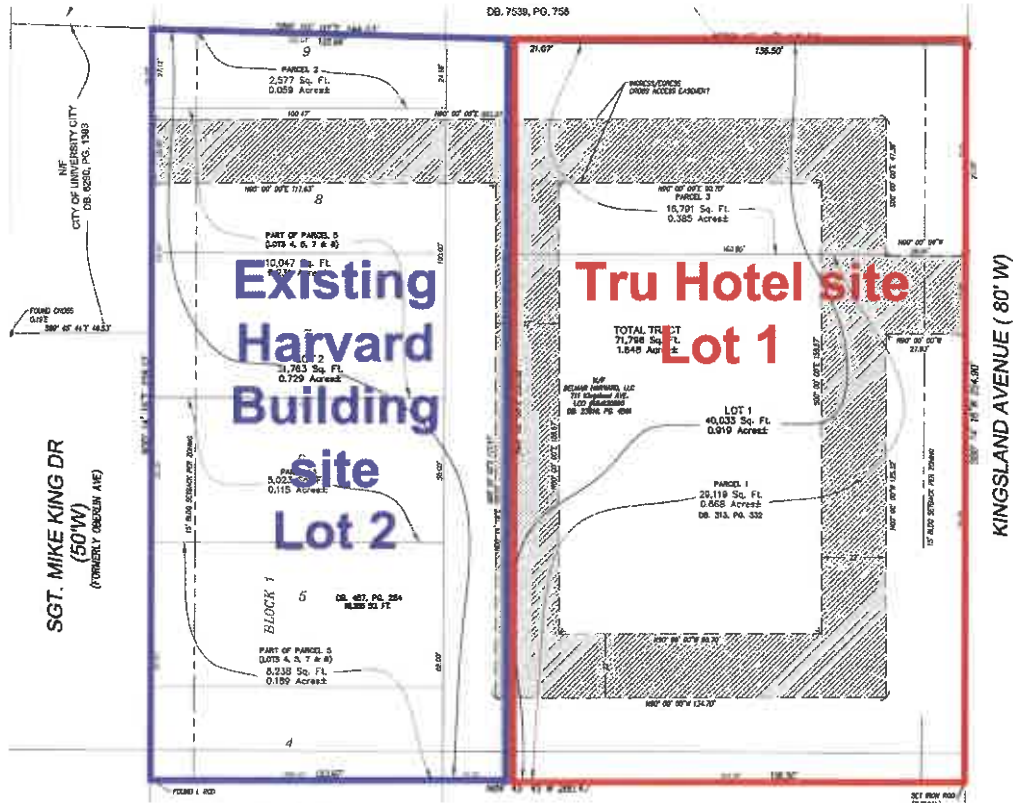


Figure 1. Tru Hotel Record Plat.

Staff Review

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

Analysis

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

Plan Commission Meeting

At the Plan Commission meeting on April 27, 2022, the Plan Commission voted unanimously to approve the Major Subdivision – Lot Consolidation for the Tru Hotel development at 711 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.

Attachments:

- Subdivision Application
- Subdivision Plat

INTRODUCED BY: _____

DATE: _____

BILL NO.

ORDINANCE NO.

**AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION
OF A TRACT OF LAND TO BE KNOWN AS “711 KINGSLAND AVENUE”**

WHEREAS, an application was submitted by Delmar Harvard, LLC on April 13, 2022, for the approval of a final subdivision plat of a tract of land to be known as 711 Kingsland Avenue; and

WHEREAS, at its meeting on April 27, 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 “711 Kingsland Avenue.”

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

