



Plan Commission

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

Roll Call MEETING OF THE PLAN COMMISSION
VIA VIDEOCONFERENCE
Wednesday, August 24, 2022
6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, August 24, 2022

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings of people and the ongoing efforts to limit the spread of the COVID-19 virus, the August 24, 2022 meeting will be conducted via videoconference.

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

Webinar

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85698072764?pwd=dkZXTEhINHZ3UHA2V1BzTEx2ajRRZz09>

Passcode: 521137

Or One tap mobile :

US: +13092053325,,85698072764#,,,,*521137# or +13126266799,,85698072764#,,,,*521137#

Or Telephone:

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

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 856 9807 2764

Passcode: 521137

International numbers available: <https://us02web.zoom.us/j/85698072764?pwd=dkZXTEhINHZ3UHA2V1BzTEx2ajRRZz09>

Citizen Participation

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

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

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

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

AGENDA

PLAN COMMISSION

1. Roll Call
2. Approval of Minutes – July 27, 2022 Plan Commission meeting.
3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. Old Business
 - a. None
5. New Business
 - a. **Consolidation Plat – SUB 22-09.**
Applicant: 170 and Olive Holdco, LLC
Request: Approval of Lot Consolidation Plat for Lots 6 and 7 of Phase II.
Address: 8630 Olive Boulevard
(VOTE REQUIRED)
 - b. **Record Plat and Right-of-Way Dedication Plat – SUB 22-10.**
Applicant: U-City, LLC
Request: Approval of a Record Plat and Right-of-Way Dedication Plat for Phase IV
Address: Northwest corner of the intersection of Olive Boulevard and Woodson Road.
(VOTE REQUIRED)
 - c. **Right-of-Way Dedication Plat – SUB 22-11.**
Applicant: University Heights Subdivision
Request: Approval of Right-of-Way Dedication Plat
Address: Trinity Avenue, adjacent to City Hall
(VOTE REQUIRED)
 - d. **Conditional Use Permit – CUP 22-07.**
PUBLIC HEARING
Applicant: Bougie Bites STL, LLC
Request: to allow a food truck to operate temporarily at 7001 Olive Boulevard in the “GC” General Commercial District.
Address: 7001 Olive Boulevard
(VOTE REQUIRED)
6. Other Business
 - a. None
7. Reports
 - a. Council Liaison Report
 - b. Comprehensive Plan Update
8. Adjournment



Department of Planning and Development

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

PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Thursday July 27, 2022

The Plan Commission held its regular session via video conference on Wednesday, July 27, 2022. The meeting commenced at 6:31 pm and concluded at approximately 8:45 p.m.

Call to Order – (6:31 pm.) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Al Fleischer Jr.
Ellen Hartz
Victoria Gonzalez
Patricia McQueen
Charles Gascon (*joined at 6:54 p.m.*)

Absent

None

Staff Present

City Manager, Gregory Rose
John Wagner, Acting Director of Planning and Development
John Mulligan, City Attorney

2. Approval of Minutes

Minutes from the February 23, 2022, March 23, 2022, March 31, 2022, April 27, 2022, June 22, 2022 and the July 7, 2022 Plan Commission meetings were approved, with minor corrections.

Chair Holly provided a reminder about the Plan Commission's role in the City Charter.

3. Old Business – None

4. New Business

1. Final Development Plan – FDP-02.
Applicant: TriStar Companies, LLC
Request: Approval of a Final Development Plan for Tru Hotel.
Address: 711 Kingsland Avenue
(VOTE REQUIRED)

Chair Holly introduced the agenda item and Dr. Wagner provided a summary of the Staff Report and the City's position.

A brief discussion ensued.

The Final Development Plan was approved as presented by a vote of 6 – 0.

2. Right-of-Way Dedication Plats – SUB 22-08.
Applicant: Delmar View Properties, LLC, Brentmoor Holdings, LLC
Request: Approval of three (3) Right-of-Way Dedication Plats
Address: McKnight Place
(VOTE REQUIRED)

Chair Holly introduced the agenda item and Dr. Wagner provided a summary of the Staff Report and the City's position.

A brief discussion ensued.

The Right-of-Way Dedication Plats were approved as presented by a vote of 6 – 0.

3. Reconsideration: Development Plan & Blight Study 353 Review /Recommendation.
Applicant: Charles Deutsch and Company
Request: Study and Recommendation of 100% Tax Abatement for 5 Years
Address: 8630 Delmar Blvd
(Two (2) VOTES REQUIRED)

Chair Holly introduced the agenda item.

Commissioner Gascon joined the meeting at 6:54.

City Manager Rose provided a statement regarding the proposed reconsideration of the blight study and Chapter 353 recommendation.

Dr. Wagner provided a summary of the Staff Report and the City's position.

A lively discussion ensued.

Commissioner Gascon asked if the data in the Staff Report provided by the Applicant refers to Net Present Value. City Manager Rose indicated that it did not.

The robust discussion continued.

Chairwoman Holly talked about the discussion that took place at the previous meetings in 2020, including the request at those meetings and how the request has changed to the present proposal.

The Applicant and his representatives provided a presentation.

Chairwoman Holly asked about the ownership names identified on the applications. City Attorney Mulligan provided a brief answer, and then deferred to the Applicant to clarify.

A motion was made to approve the Blight Determination.

The Reconsideration of the Blight Determination was approved by a vote of 5 – 2.

A motion was made to approve the Chapter 353 Tax Abatement.

Chairwoman Holly made a motion to amend the original motion to stop the tax abatement if the property is sold within the abatement period. The amendment passed by a vote of 6 – 1.

The Applicant will provide a Net Present Value (NPS) assessment of the data.

The Reconsideration of the Chapter 353 Tax Abatement was approved by a vote of 4 – 3.

5. **Other Business.**

Chairwoman Holly mentioned that the Commission has not elected new officers in quite some time, and that we should address this at the next meeting.

6. **Reports.**

Council Liaison Report – Councilmember Hales commended the City Staff on the response to the flood earlier in the week.

5. **Adjournment.**

Chairwoman Holly adjourned the meeting at 8:45 pm.



Department of Community Development

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

STAFF REPORT

MEETING DATE: August 24, 2022
FILE NUMBER: SUB 22-09
COUNCIL DISTRICT: 3
Location: 8630 Olive Boulevard
Applicant: 170 and Olive Holdco, LLC
Request: Minor Subdivision – Lot Consolidation
Existing Zoning: PD-C – Planned Commercial District
Existing Land Use: Vacant
Proposed Zoning: No change – PD-C – Planned Commercial District
Proposed Land Use: Commercial, retail

Surrounding Zoning and Land Use:

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

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Lot Consolidation Plat Application
- B. Lot Consolidation Plat

Existing Property and Applicant Request

The subject property is part of Phase II of the Market at Olive Development, on the south side of Olive Boulevard, west of McKnight Road. The record plat for the entirety of Phase II was approved by the Plan Commission on March 23, 2022, and subsequently by the City Council on April 25, 2022 via ordinance number 7177.

The Applicant has submitted this application to consolidate Lots 6 and 7 of the original plat. The original Lot 6 was only 0.148 acres in size and was situated on the western end of the original Lot 7, as illustrated in Figure 1 below, along with the new Adjusted Lot 7.

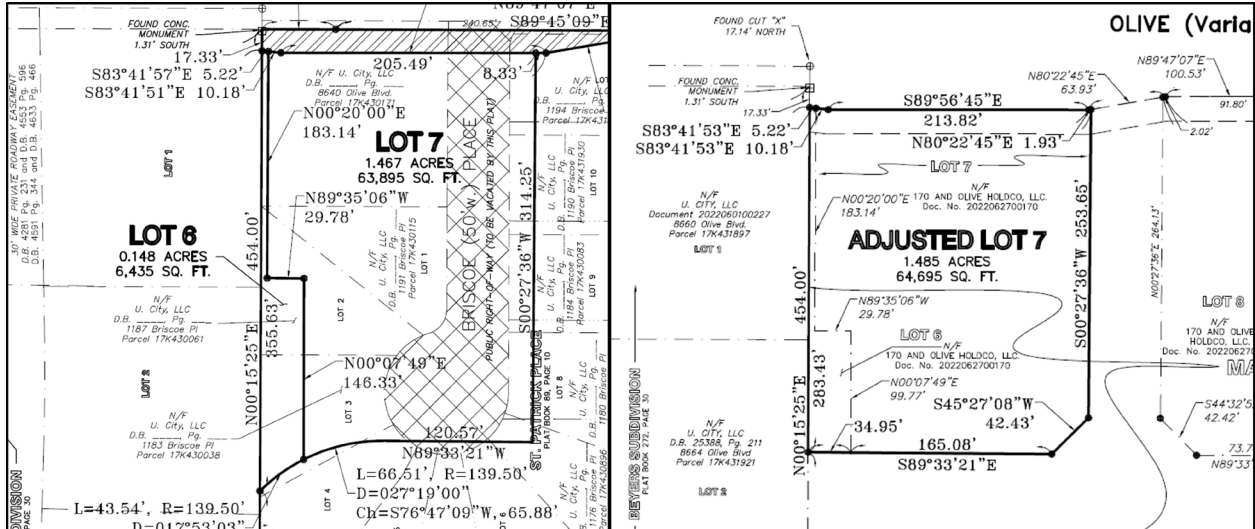


Figure 1. Market at Olive, Phase II: Original Lots 6 and 7 (left) and Adjusted Lot 7 (right).

Staff Review

Staff reviewed this as part of the “Minor Subdivision” process identified in Section 405.170 of the Subdivision regulations.

Analysis

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

Conclusion/Recommendation

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



John, enclosed is the Lot consolidation Plat for Lots 6-7 Market @ Olive Plat 2

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

SUBDIVISION APPLICATION

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

1. Application Type (Check each that apply): Lot Consolidation
- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Right-of-way Vacation |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Plat Vacation |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Dwelling Unit Display |

2. Attachments 3 (#) Folded paper copies of Plat
- Electronic copy
- Improvement Plans
- Other _____

3. Property Owner Information:
- Name: ~~170 and Olive~~ 170 and Olive Holdco, LLC
- Address: c/o Seneca
1401 S. Brentwood, Ste 625 63144


4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner – not applicable to right-of-way vacation application):
- Name: _____
- Address: _____

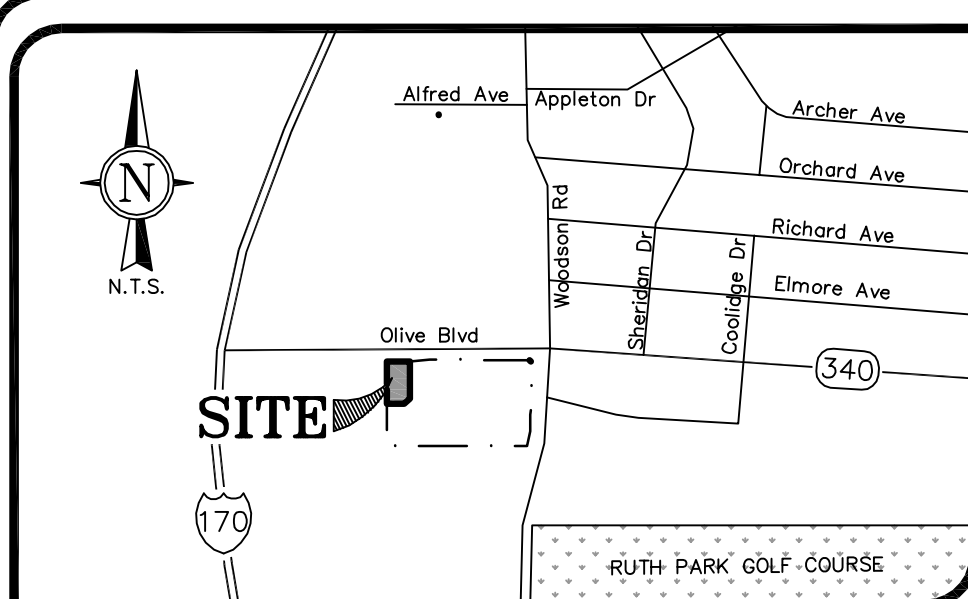
5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):
- Lot Consolidation of Lots 6 and 7

FOR OFFICE USE ONLY

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

$$\begin{array}{r} 200 \\ + 70 \\ \hline \$270. \end{array}$$



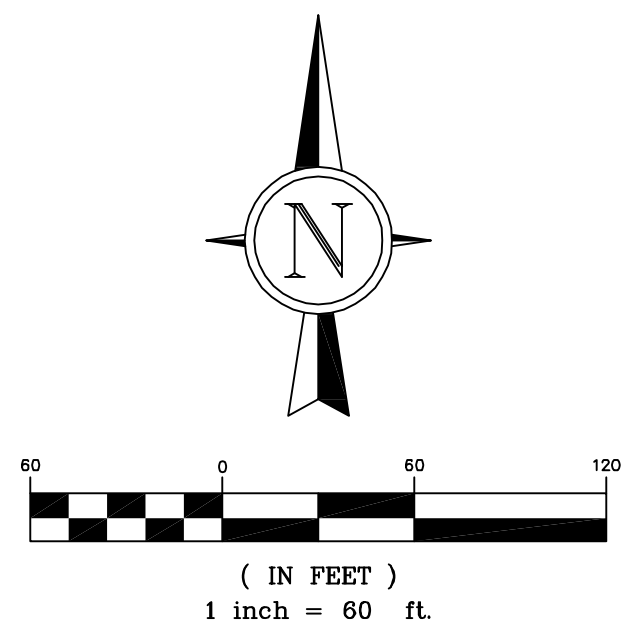


PREPARED FOR:
170 and Olive Holdco, LLC
CONTACT: Larry Chapman
2199 Innerbelt Business Center Drive
St. Louis, MO 63114
E: Lchapman@Seneca-cre.com

MARKET AT OLIVE PLAT 3R

A CONSOLIDATION PLAT

ALL OF LOTS 6 AND 7 OF MARKET AT OLIVE PLAT 2
TOWNSHIPS 45 AND 46 NORTH, RANGE 6 EAST
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



BASIS OF BEARING

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

ABBREVIATIONS

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

LEGEND

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

--- Owner's Certification ---
The undersigned owner of land hereupon platted and further described in the foregoing description, have caused these lots to be consolidated in land area in the manner shown on this plat, which subdivision shall hereafter be known as the "Market at Olive Plat 3R, a consolidation plat".
In witness whereof, I have herewith set my hand this _____ day of _____, 2022.

170 and Olive Holdco, LLC,
a Missouri limited liability company
By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

Lawrence R. Chapman, Jr., Vice-President

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

On this _____ day of _____, 2022 before me did appear Lawrence R. Chapman, Jr. who being by me duly sworn did say that he is the Vice-President of CRG Services Management, LLC, the Manager of 170 and Olive Holdco LLC, a Missouri limited liability company and that said instrument was signed on behalf of said limited liability company and that said Lawrence R. Chapman, Jr. acknowledged said instrument to be the free act and deed of said limited liability company.

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

Notary Public My commission expires: _____

--- Lien Holder's Certificate ---

The undersigned holder or legal owner of notes secured by deed recorded in Document No. 2022062700171, of the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this Subdivision plat.

In witness whereof, I have herewith set my hand this _____ day of _____, 2022.

Peoples National Bank

By: _____
(Name, Title)

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

On this _____ day of _____, 2022 before me did appear _____ who being by me duly sworn did say that he is the _____ of Peoples National Bank, a bank in the State of Missouri and that said instrument was signed on behalf of said bank and that said _____ acknowledged said instrument to be the free act and deed of said bank.

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

Notary Public My commission expires: _____

--- University City, Missouri Certification ---

This is to certify that this plat, "Market at Olive Plat 3R, a consolidation plat", has been approved by the Zoning Administrator for the City of University City, Missouri on the _____ day of _____, 20____ per Section 405.165 of the University City Subdivision Regulations and thereby authorizes the Recording of this Subdivision with the St. Louis County Recorder of Deeds.

LaRette Reese, City Clerk
City of University City, Missouri
John L. Wagner, Ph.D., Acting Director of Planning and Development,
and Zoning Administrator
City of University City, Missouri

This is to certify that this plat of "Market at Olive Plat 3R, a consolidation plat" was approved by the City Council of the City of University City, Missouri on the _____ day of _____, 20____ pursuant to Ordinance # _____

LaRette Reese, City Clerk
City of University City, Missouri

--- Surveyor's Certification ---

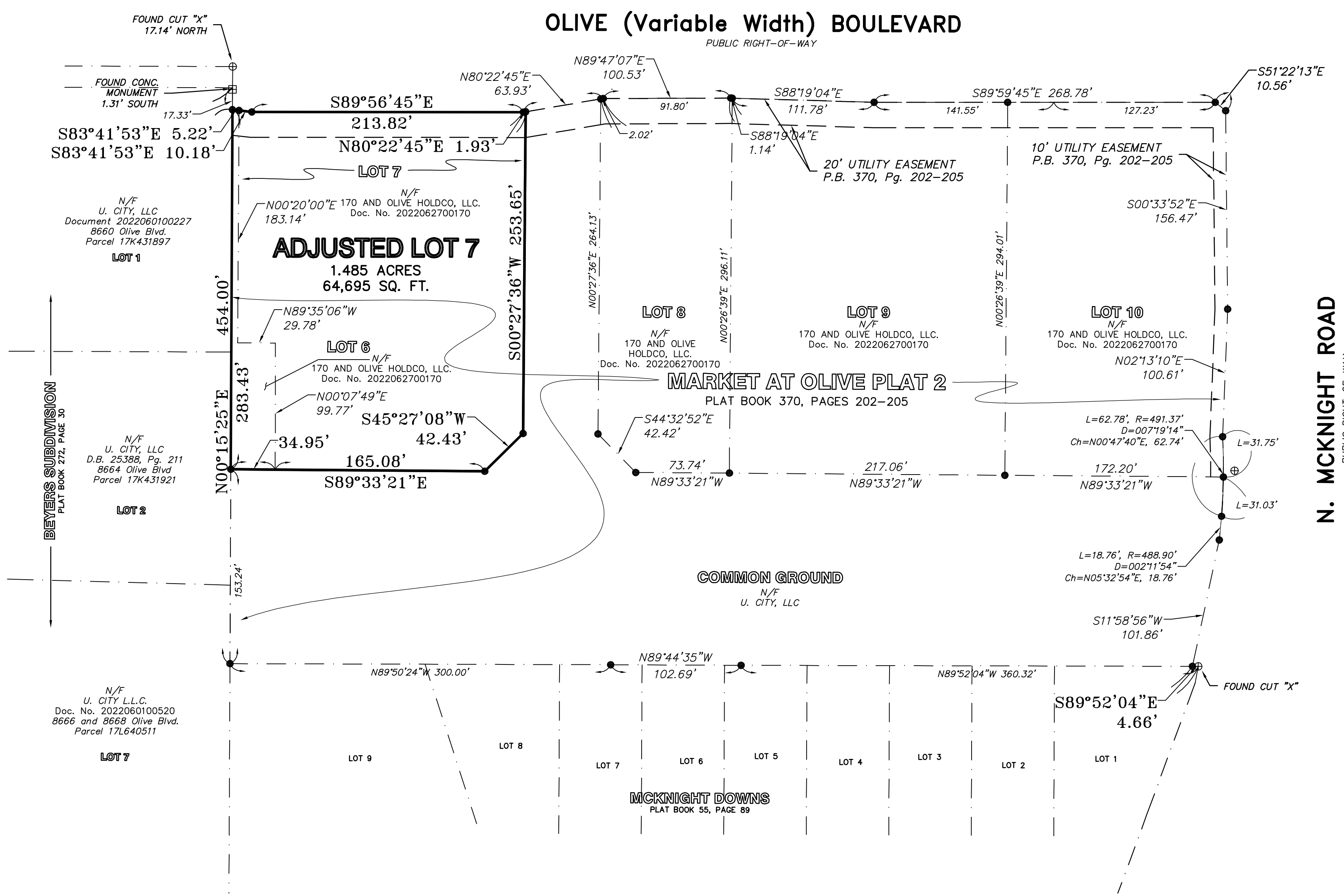
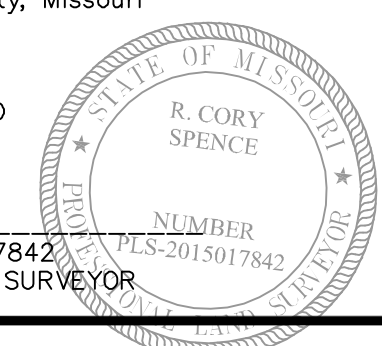
This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Larry Chapman of 170 and Olive Holdco LLC, during the month of June 2022, prepared a consolidation plat, based on field information obtained from field personnel under my direction of a tract of land being part of Townships 45 and 46 North, Range 6 East, University City, St. Louis County, Missouri, and have consolidated said tract in the manner shown hereon.

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

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 12 day of July, 2022.

GRIMES CONSULTING, INC. LS-343-D

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



--- Property Boundary Description ---

All of Lots 6 and 7 of Market at Olive Plat 2, a subdivision filed for record in Plat Book 370, Pages 202-205 of the land records of said St. Louis County, Missouri.



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 3000
ST. LOUIS, MO 63128
PH. (314) 849-6100
FAX. (314) 849-6010
www.grimesconsulting.com
PE COA# E-1403-D
PLS COA# LS-343-D

REV. NO.	REMARKS	DATE
1	Revised lot owners & lender	07/12/22

MARKET AT OLIVE
PLAT 3R
8691 OLIVE BLVD, UNIVERSITY CITY, MO

CONSOLIDATION
PLAT

JOB NUMBER:	3082
DRAWN BY:	MRL/SMT
DATE:	07/12/22
CHECKED BY:	RCS
DATE:	07/12/22
SHEET:	

1 of 1



Department of Community Development

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

STAFF REPORT

MEETING DATE: August 24, 2022

FILE NUMBER: SUB 22-10

COUNCIL DISTRICT: 3

Location: Northwest corner of the intersection of Olive Boulevard and Woodson Road.

Applicant: U-City, LLC.

Request: Major Subdivision – Record Plat and Right-of-Way Dedication

Existing Zoning: “GC” General Commercial, “SR” Single-family Residential.

Proposed Zoning: “PD” Planned Commercial District – Application forthcoming

Existing Land Use: Vacant, demolished residences and vacant commercial.

Proposed Land Use: Commercial

Surrounding Zoning and Land Use:

North: IC – Industrial Commercial

East: “GC” General Commercial, “SR” Single-family Residential

South: “PD” Planned Commercial District

West: “PD” Planned Commercial District

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

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

Existing Property and Applicant Request

The 11.72-acres property currently consists of forty (40) lots that comprise Jeffrey Plaza at Olive Boulevard and Woodson Road, and the residential lots on Orchard, Richard and Elmore Courts, plus some right-of-way that is proposed to be dedicated to the City of University City.

The Applicant is proposing to create three (3) lots for commercial activities in addition to two (2) areas of common ground. Two (2) of the proposed commercial lots are adjacent to Olive Boulevard: Lot A is 1.414 acres and Lot B is 1.500 acres. The larger Lot C is situated north of the smaller parcels and consists of 7.571 acres.

One area of common ground is located on the southwestern portion of the site, accommodating future drive aisles. The other common ground parcel is located at the northern edge of the site. The right-of-way area is located along the southern edge of the, adjacent to Olive Boulevard, and along Woodson Road on the site's eastern border.

Staff Review

Staff reviewed this as part of the "Major Subdivision" process identified in Section 405.165 of the Subdivision regulations and as part of the "Final Plat Submittal Requirements" process identified in Section 405.380.

Analysis

Staff has determined that the Plat meets all requirements of sections 405.165 and 405.380 of the Subdivision and Land Development Regulations.

Conclusion/Recommendation

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



Department of Community Development

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SUBDIVISION APPLICATION

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

1. Application Type (Check each that apply):

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

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

3. Property Owner Information:

Name: _____

Address: _____

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner – not applicable to right-of-way vacation application):

Name: _____

Address: _____

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):

FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + 5 # of lots x \$35.00 = _____

MARKET AT OLIVE PLAT 4

TRACTS OF LAND IN BLOCK 1, 2, AND 3 IN ST. PATRICK COURTS, AS RECORDED IN PLAT BOOK 48
 PAGE 33, PART OF LOTS 1-3 OF CHARLES H GIERS ESTATE, AS RECORDED IN PLAT BOOK 6 PAGE 3
 AND LOT 2 OF MARKET AT OLIVE AS RECORDED IN PLAT BOOK 369, PAGE 124,
 TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

ORIGINAL PROPERTY DESCRIPTIONS

Lots 1-7 and 12-18 in Block 1 and Lots 1-7 and 12-18 in Block 2 and Lots 1-5 and 11-13 in Block 3, and Vacated Orchard Court, Richard Court, Elmore Court all of St. Patrick Courts, as recorded in Plat Book 48 Page 33,
 Part of vacated Alfred Avenue
 Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124
 and
 A tract of land being part of Lots 1, 2 and 3 of the Subdivision of CHARLES H. GIERS ESTATE, Section 4 & 5, Township 45 North, Range 6 East, according to the plat thereof recorded in Plat Book 6 on page 3, of the St. Louis County records, St. Louis County, Missouri, said tract further described as follows:

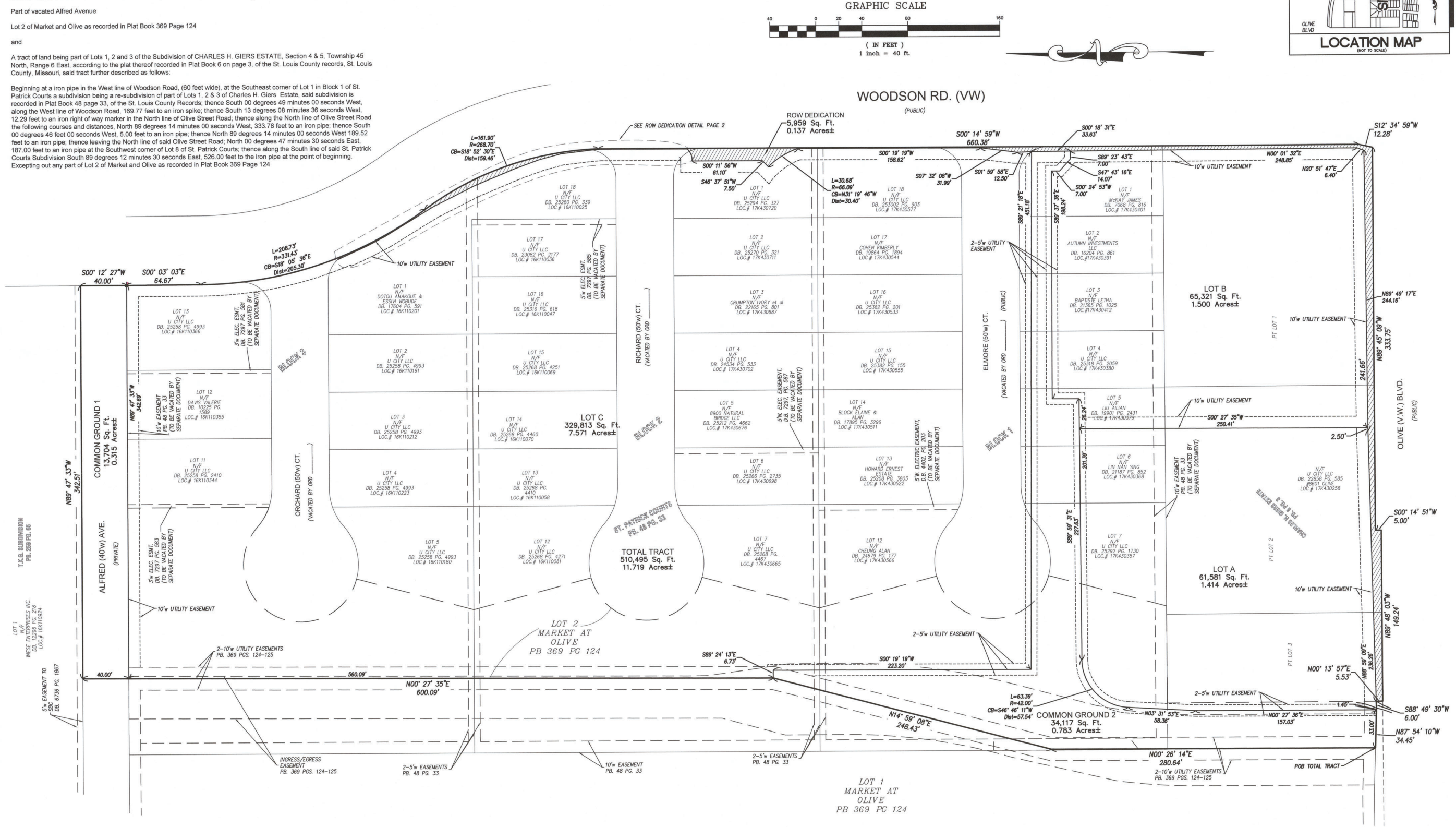
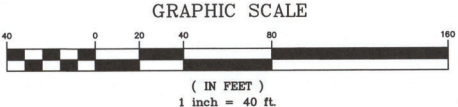
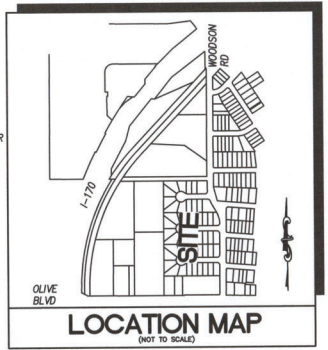
Beginning at an iron pipe in the West line of Woodson Road, (60 feet wide), at the Southeast corner of Lot 1 in Block 1 of St. Patrick Courts a subdivision being a re-subdivision of part of Lots 1, 2 & 3 of Charles H. Giers Estate, said subdivision is recorded in Plat Book 48 page 33, of the St. Louis County Records; thence South 00 degrees 49 minutes 00 seconds West, along the West line of Woodson Road, 169.77 feet to an iron spike; thence South 13 degrees 08 minutes 36 seconds West, 12.29 feet to an iron right of way marker in the North line of Olive Street Road; thence along the North line of Olive Street Road the following courses and distances, North 89 degrees 14 minutes 00 seconds West, 333.78 feet to an iron pipe; thence South 00 degrees 46 feet 00 seconds West, 5.00 feet to an iron pipe; thence North 89 degrees 14 minutes 00 seconds West 189.52 feet to an iron pipe; thence leaving the North line of said Olive Street Road, North 00 degrees 47 minutes 30 seconds East, 187.00 feet to an iron pipe at the Southwest corner of Lot 8 of St. Patrick Courts; thence along the South line of said St. Patrick Courts Subdivision South 89 degrees 12 minutes 30 seconds East, 526.00 feet to the iron pipe at the point of beginning. Excepting out any part of Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124

ABBREVIATIONS

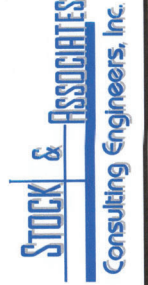
- DB. - DEED BOOK
- FT. - FEET
- FND. - FOUND
- N/F - NOW OR FORMERLY
- PB. - PLAT BOOK
- PG. - PAGE
- SQ. - SQUARE
- (86'W) - RIGHT-OF-WAY WIDTH

LEGEND

- ⊕ - BENCH MARK
- ⊙ - FOUND IRON ROD
- - FOUND IRON PIPE
- △ - RIGHT OF WAY MARKER

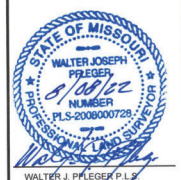


PREPARED BY:



MARKET AT OLIVE PLAT 4

OLIVE BOULEVARD AND WOODSON ROAD
 UNIVERSITY CITY, ST. LOUIS COUNTY MISSOURI



REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 07/07/2022	JOB NO: 217-6193.1
M.S.D. P #: P-XXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T S&P #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

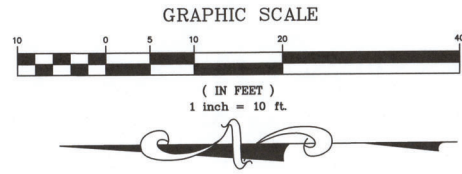
SUBDIVISION PLAT

SHEET NO: 1 of 2

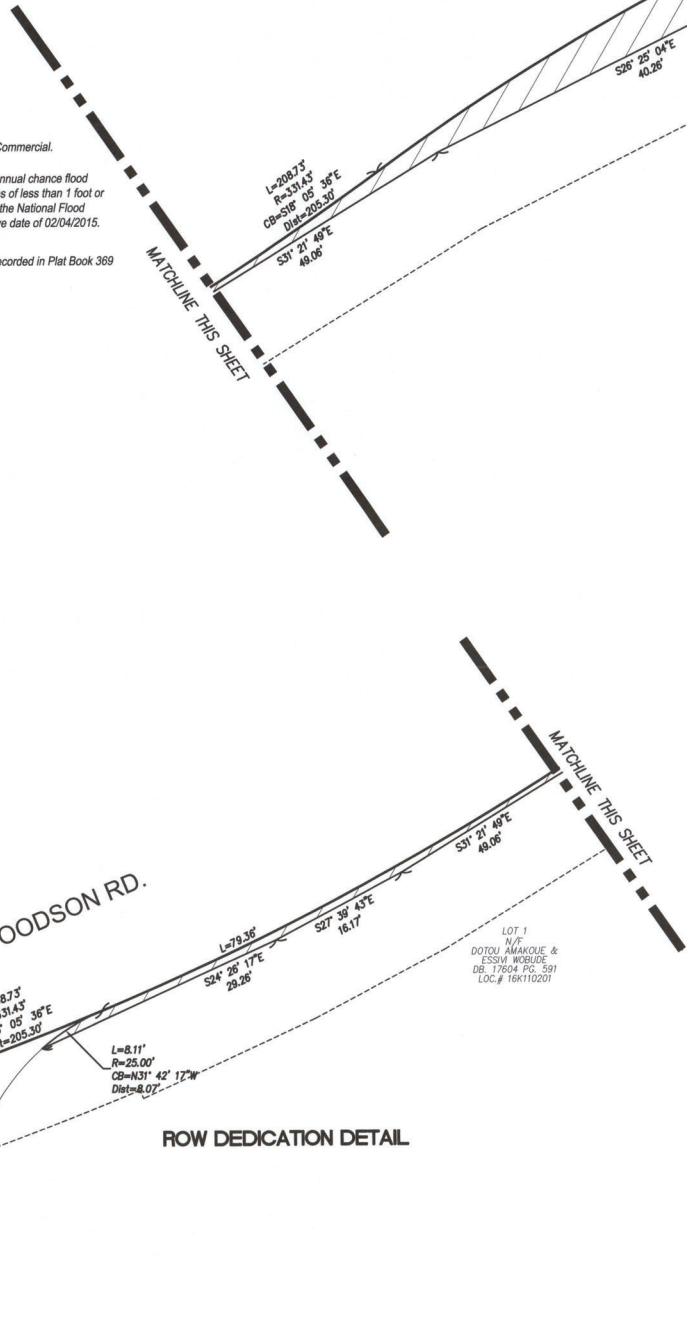
PREPARED FOR:
 U. City, L.L.C.
 1401 South Brentwood, Suite # 625
 ST. LOUIS MO 63144

MARKET AT OLIVE PLAT 4

TRACTS OF LAND IN BLOCK 1, 2, AND 3 IN ST. PATRICK COURTS, AS RECORDED IN PLAT BOOK 48 PAGE 33, PART OF LOTS 1-3 OF CHARLES H GIERS ESTATE, AS RECORDED IN PLAT BOOK 6 PAGE 3 AND LOT 2 OF MARKET AT OLIVE AS RECORDED IN PLAT BOOK 369, PAGE 124, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



- GENERAL NOTES:**
- 1) Subject property is Zoned "PD-C" Planned Development Commercial.
 - 2) Subject property lies within Flood Zone Shaded X (0.2% annual chance flood hazard, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile) according to the National Flood Insurance Rate Map Number 29189C0216K with and effective date of 02/04/2015.
 - 3) Basis of Bearings Subdivision Plat of Market at Olive as recorded in Plat Book 369 Page 124



ROW DEDICATION DETAIL

Total Tract Description

A tract of land being Lots 1-7 and 12-18 in Block 1 and Lots 1-7 and 12-18 in Block 2 and Lots 1-5 and 11-13 in Block 3, and Vacated Orchard Court, Richard Court, Elmore Court all of St. Patrick Courts, as recorded in Plat Book 48 Page 33, and Part of vacated Alfred Avenue, and Lot 2 of Market and Olive as recorded in Plat Book 369 Page 124 and part of Lots 1, 2 and 3 of the Subdivision of CHARLES H. GIERS ESTATE, Section 4 & 5, Township 45 North, Range 6 East, according to the plat thereof recorded in Plat Book 6 on page 3 in Township 45, North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning the southwest corner of above said Lot 2, thence the following courses and distances along the east lines of Lot 1 of said Market at Olive: North 00 degrees 26 minutes 14 seconds East, 280.64 feet; North 14 degrees 59 minutes 08 seconds East, 248.43 feet; and North 00 degrees 27 minutes 35 seconds East, 600.09 feet, to the north right of way line of Alfred Avenue, 40 feet wide; thence South 89 degrees 47 minutes 33 seconds East, along the north right of way line of said Alfred Avenue, 342.51 feet, to the west right of way line of Woodson Road, variable width; thence the following courses and distances along the west right of way line of said Woodson Road: South 00 degrees 12 minutes 27 seconds West, 40.00 feet; South 00 degrees 03 minutes 03 seconds East, 64.67 feet to a curve to the left having a radius of 331.43 feet; along said curve an arc distance of 208.73 feet and a chord which bears South 18 degrees 05 minutes 36 seconds East, 205.30 feet, to a reverse curve to the right having a radius of 268.70 feet; along said curve an arc distance of 161.90 feet, and a chord which bears South 18 degrees 52 minutes 30 seconds East, 159.46 feet; South 00 degrees 14 minutes 59 seconds West, a distance of 660.38 feet; and South 12 degrees 34 minutes 59 seconds West, 12.28 feet, to the north right of way line of Olive Boulevard, variable width; thence the following courses and distances along the north right of way line of said Olive Boulevard: North 89 degrees 45 minutes 09 seconds West, 333.75 feet; South 00 degrees 14 minutes 51 seconds West, 5.00 feet; North 89 degrees 48 minutes 03 seconds West, 149.24 feet; North 00 degrees 13 minutes 57 seconds East, 5.53 feet; South 88 degrees 49 minutes 30 seconds West, 6.00 feet; and North 87 degrees 54 minutes 10 seconds West, 34.45 feet to the POINT OF BEGINNING. Containing 510,495 square feet or 11.719 acres, more or less.

CITY CERTIFICATION

I, LaRette Reese, City Clerk of University City, Missouri, do hereby certify that this Subdivision Plat was reviewed and approved by the City of University City in accordance with Ordinance No. _____.

Name: LaRette Reese, City Clerk
University City, Missouri
Date _____

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. have, during July 2022, by order and for the use of _____

Seneca and Chapman Ventures LLC, executed a Property Boundary Survey and Subdivision Plat of a tracts of land in St. Patricks Courts as recorded in Plat Book 48 Page 33 and Lot 2 of Market at Olive as recorded in Plat Book 369 Page 124, Township 45 North, Range 6 East of the 5th Principal Meridian, City of University City, St. Louis County, Missouri, and that the results of said survey and subdivision are shown hereon. We further certify that the above survey meets or exceeds the current Missouri Standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Land Surveying 20 CSR 2030-16.040 of the Missouri Standards for Property Boundary Surveys and adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
L.C. No. 222-D
By: Walter J. Pflieger
Walter J. Pflieger, Missouri P.L.S. No. 2008-000728

WOODSON RD.

OWNERS CERTIFICATION

We, the undersigned, owners of the tracts of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as:

"Market at Olive Plat 4"

The Right of way dedication, variable width, together with all roundings located at the street intersections, which for better identification are shown cross hatched on this plat, are hereby dedicated to the City of University City, St. Louis County, Missouri for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to University City, St. Louis County, Missouri-American Water Company, Spire, AmerenUE, AT&T, The Metropolitan St. Louis Sewer District, the relevant Cable Company, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

"Common Ground" as shown hereon, are hereby granted to the current and future Lot owners of "Market at Olive Plat 4" a Subdivision Plat, their successors and/or assigns as their interest may appear, and the Current and future owners of Lot 1 of Market at Olive, a Subdivision Plat, a subdivision filed for record in Plat Book 369, page 124-125, for the purposes of perpetual, non-exclusive, mutual cross access, vehicular and pedestrian ingress and egress.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 20____.

By: CRG Services Management, LLC, its Manager

By: _____
Lawrence R. Chapman, Jr., Vice-President

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, _____, a Notary in and for said state appeared Lawrence R. Chapman, Jr., personally known to me, who being by me duly sworn, did say that he is the Vice President of U. City, L.L.C., and he acknowledged to me that the foregoing instrument was signed and sealed on behalf of said limited liability company as the free act and deed of said U. City, L.L.C.

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

Notary Public
My commission expires: _____

The undersigned Owner and Holder of Notes as secured by Deed of Trust recorded in Book _____ Page _____ of the St. Louis County Records, as amended, does hereby join in and approved, in every detail, the foregoing plat of "Market @ Olive Plat 4".

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____ day of _____, 2021

Bank of Washington
By: _____
Print Name: _____
Print Title: _____

STATE OF MISSOURI)
) SS
ST. LOUIS COUNTY)

On this _____ day of _____, 2022, before me _____, a Notary Public in and for said state, personally appeared, Michael Schroeder, a

Managing Director of CIBC Bank USA, an Illinois state chartered bank, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

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

Notary Public

My commission expires: _____

PREPARED BY:

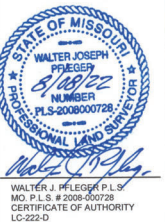
SUBDIVISION PLAT

MARKET AT OLIVE PLAT 4

OLIVE BOULEVARD AND WOODSON ROAD
UNIVERSITY CITY, ST. LOUIS COUNTY MISSOURI

257 Chesterfield Business Parkway
St. Louis, MO 63015 PH. (636) 530-9100 FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.



REVISIONS:	
DRAWN BY:	CHECKED BY:
J.K.	W.J.P.
DATE:	JOB NO:
07/07/2022	217-6193.1
M.S.D. P #	BASE MAP #
P-XXXX-XX	XXX
S.L.C. H&T #	H&T S.U.P. #
XXXX	XX-XXX-XX
M.D.N.R. #	
MO-XXXXXX	
SHEET TITLE:	
SUBDIVISION PLAT	
SHEET NO:	
2 of 2	

CONSULTING ENGINEERS, INC. (PL) 11/21/2022 10:58:26 AM. LAYOUT BY: WJ.P. DATE PLOTTED: 08/08/2022. 9:35 AM. PLOTTED BY: J.K.

PREPARED FOR:
U. City, L.L.C.
1401 South Brentwood, Suite # 625
ST. LOUIS MO 63144



Department of Community Development

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

STAFF REPORT

MEETING DATE: August 24, 2022
FILE NUMBER: SUB 22-11
COUNCIL DISTRICT: 2
Location: Trinity Avenue, adjacent to City Hall
Applicant: University Heights Subdivision
Request: Right-of-Way Dedications – Final Plat
Existing Zoning: N/A
Proposed Zoning: No Change
Existing Land Use: Street
Proposed Land Use: No change

Surrounding Zoning and Land Use:

North: “SR” Single-family Residential
East: “PA” Public Activity
South: “PA” Public Activity
West: “SR” Single-family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

A. R-O-W Dedication Plat

Existing Property and Applicant Request

This plat proposes to dedicate to the City of University City a portion of Trinity Avenue. Both sides of the street would be dedicated to the City up to just past its intersection with Princeton Avenue. From that point, only half the street (the eastern side) would be dedicated to the City. The other (western) portion of Trinity Avenue would remain with the University Heights subdivision.

Also, at the intersection of Trinity and Princeton Avenues, a small portion of the dedicated area has been carved out around the antique light located there. This area would also remain with University Heights, and the subdivision would retain maintenance responsibilities for the light.

Staff Review

Staff reviewed this as part of the “Final Plat Submittal Requirements” process identified in Section 405.380 of the Subdivision regulations.

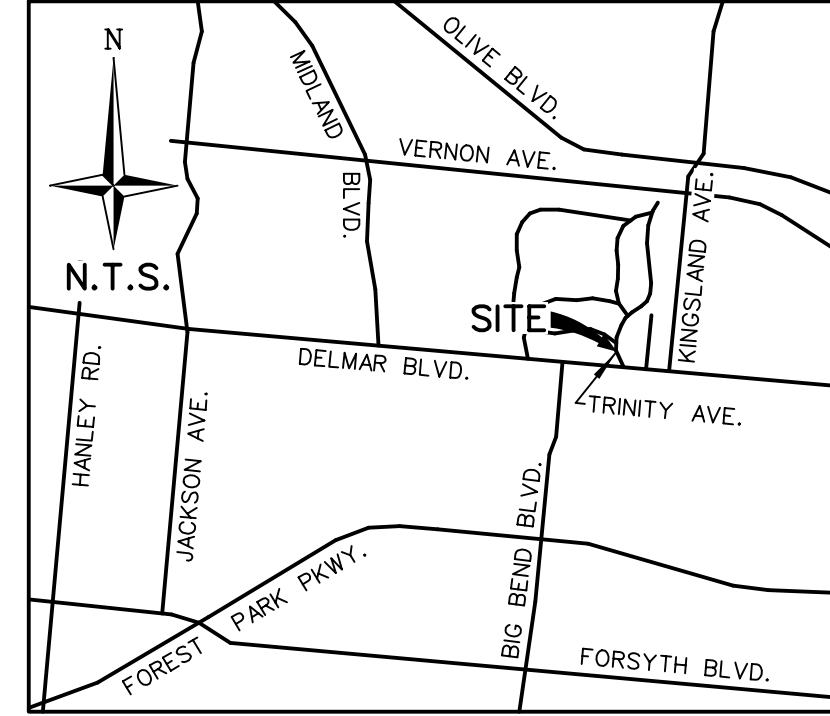
Analysis

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

Conclusion/Recommendation

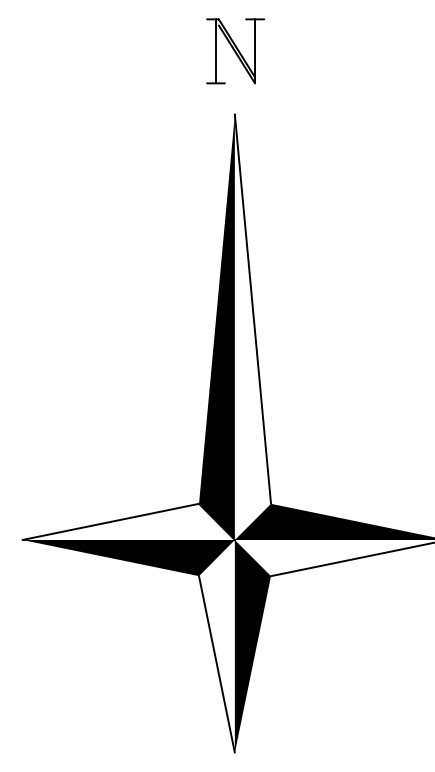
The proposals meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed right-of-way dedication.

LOCATION MAP



TRINITY AVENUE
RIGHT-OF-WAY DEDICATION PLAT

A TRACT OF LAND BEING PART OF
TRINITY AVENUE (FORMERLY HARVARD AVENUE)
OF "UNIVERSITY HEIGHTS" (P.B. 6, PGS. 14 & 15)
IN U.S. SURVEY 378, TOWNSHIP 45 NORTH - RANGE 6 EAST
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



Scale in Feet
Scale: 1"=40'

We, Volz Incorporated, have during July 2022, by order of the University Heights Subdivision No. 1 Trustees, made a survey and prepared a right-of-way dedication plat of "A tract of land being part of Trinity Avenue (formerly Harvard Avenue) of 'University Heights', a subdivision according to the plat thereof recorded in Plat Book 6 pages 14 and 15 of the St. Louis County records, in U. S. Survey 378, Township 45 North - Range 6 East, St. Louis County, Missouri" and the results are shown hereon. This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property. Monumentation shown hereon has been set as of the date of the recording of this plat.

August 5, 2022

Date

Richard G. Norvell, P.L.S.
Professional Land Surveyor
Mo. P.L.S. #200500077

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyor's certificate, have caused a right-of-way dedication plat to be made in the manner shown on this plat, which plat shall hereafter be known as "Trinity Avenue Right-Of-Way Dedication Plat". Trinity Avenue, 50 feet wide, together with all roundings located at the street intersections, which for better identification is shown hachured on this plat, is hereby dedicated to the City of University City, Missouri, for public use forever.

IN WITNESS WHEREOF, I have signed the foregoing this _____ day of _____, 2022.

UNIVERSITY HEIGHTS SUBDIVISION NO. 1

BY: _____

Name Printed: _____

Title: _____

STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

On this _____ day of _____, 2022, before me, a Notary Public in and for said state, personally appeared _____, a Trustee of University Heights Subdivision No. 1, an incorporated association of the State of Missouri, known to me to be the person who executed the within "Trinity Avenue Right-Of-Way Dedication Plat" on behalf of said association, by authority of the Trustees, and the said Trustee acknowledged said instrument to be the free act and deed of said association.

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

Notary Public: _____

Name Printed: _____

My Commission Expires: _____

Property Description:

A tract of land being part of Trinity Avenue, 50 feet wide, (formerly Harvard Avenue), of "University Heights", a subdivision according to the plat thereof recorded in Plat Book 6 pages 14 and 15 of the St. Louis County records, in U.S. Survey 378, Township 45 North - Range 6 East, University City, St. Louis County, Missouri and being more particularly described as:

Commencing at a point in the North line of Delmar Boulevard, 80 feet wide, being the Southwest corner of Lot 1 in Block 5 of said "University Heights"; thence Eastwardly along the South line of said Lot 1, being also the North line of said Delmar Boulevard, 80 feet wide, North 90 degrees 00 minutes 00 seconds East 162.71 feet to the ACTUAL POINT OF BEGINNING; thence along a curve to the left whose radius point bears North 00 degrees 00 minutes 00 seconds East 12.00 feet from the last mentioned point, a distance of 28.49 feet to a point in the Southwest line of Trinity Avenue, 50 feet wide; thence Northwestwardly along said Southwest line, the following courses and distances: along a curve to the right whose radius point bears North 43 degrees 47 minutes 43 seconds East 241.00 feet from the last mentioned point, a distance of 31.74 feet, along a curve to the right whose radius point bears North 51 degrees 11 minutes 31 seconds East 485.00 feet from the last mentioned point, a distance of 127.18 feet and along a curve to the left whose radius point bears South 66 degrees 14 minutes 21 seconds West 377.00 feet from the last mentioned point, a distance of 82.19 feet to a point; thence leaving said Southwest line of Trinity Avenue, North 00 degrees 00 minutes 00 seconds West 52.31 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 10.99 feet to a point; thence along a curve to the left whose radius point bears North 00 degrees 00 minutes 00 seconds West 5.00 feet from the last mentioned point, a distance of 15.71 feet to a point; thence North 90 degrees 00 minutes 00 seconds West 10.99 feet to a point; thence North 00 degrees 00 minutes 00 seconds West 49.56 feet to the P.R.C. rounding in the East line of Lot 1 in Block 6 of said "University Heights"; thence North 88 degrees 30 minutes 00 seconds East 25.00 feet to a point in the centerline of said Trinity Avenue, 50 feet wide; thence Northwardly along said centerline, along a curve to the right whose radius point bears North 88 degrees 30 minutes 00 seconds East 460.00 feet from the last mentioned point, a distance of 106.10 feet and along a curve to the right whose radius point bears South 78 degrees 17 minutes 03 seconds East 295.00 feet from the last mentioned point, a distance of 43.04 feet to a point; thence leaving said centerline, South 69 degrees 55 minutes 28 seconds East 25.00 feet to a point in the East line of said Trinity Avenue, 50 feet wide; thence Southwardly and Southeastwardly along the East and Northeast lines of said Trinity Avenue, 50 feet wide, the following courses and distances: along a curve to the left whose radius point bears South 69 degrees 55 minutes 28 seconds East 270.00 feet from the last mentioned point, a distance of 39.39 feet, along a curve to the left whose radius point bears South 78 degrees 17 minutes 03 seconds East 435.00 feet from the last mentioned point, a distance of 383.65 feet, along a curve to the left whose radius point bears North 51 degrees 21 minutes 39 seconds East 191.00 feet from the last mentioned point, a distance of 25.22 feet and along a curve to the left whose radius point bears North 43 degrees 47 minutes 43 seconds East 203.93 feet from the last mentioned point, a distance of 155.88 feet to a point in the aforesaid North line of Delmar Boulevard, 80 feet wide; thence Westwardly along said North line, North 90 degrees 00 minutes 00 seconds West 184.07 to the point of beginning and containing 24,695 square feet according to a survey by Volz Incorporated during July, 2022.

General Notes:

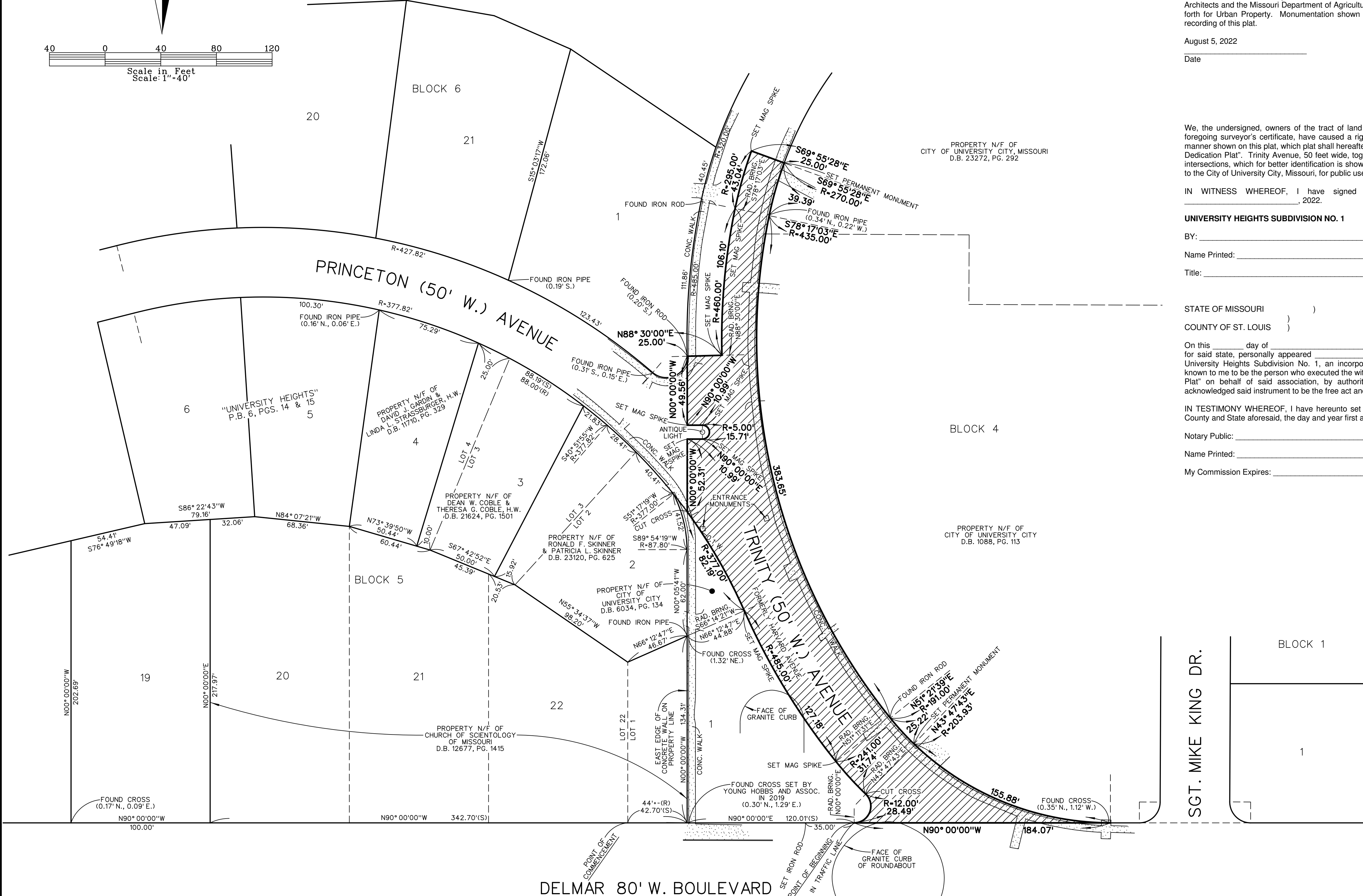
- Bearing system adopted from the plat of "University Heights", recorded in Plat Book 6 pages 14 and 15 of the St. Louis County records.
- A title commitment was not provided to us. This property is subject to easements, restrictions and rights of way of record, if any.

LaRette Reese, City Clerk for the City of University City, Missouri, does hereby certify that the plat of "Trinity Avenue Right-Of-Way Dedication Plat", as shown on this plat, was approved by the City Council of the City of University City, Missouri, under Ordinance No. _____.

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

LaRette Reese, City Clerk

Date



SGT. MIKE KING DR.

VOLZ

Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 000019 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
NO. 000203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

REVIEW COPY

Richard G. Norvell
Professional Land Surveyor
Mo. P.L.S. #200500077

Trinity Avenue
Right Of Way Dedication Plat
University City, MO 63130

22822

Sheet 1 of 1



Department of Planning and Development

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

STAFF REPORT

MEETING DATE: August 24, 2022
FILE NUMBER: CUP 22-07
COUNCIL DISTRICT: 3
Location: 7001 Olive Boulevard
Applicant: Bougie Bites STL, LLC
Property Owner: Bougie Bites STL, LLC
Request: Conditional Use Permit (C.U.P.) The proposed use is to allow a food truck to operate temporarily at 7001 Olive Boulevard.

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

Attachments:

A. Application for Conditional Use Permit

Existing Zoning: GC – General Commercial
Existing Land Use: Vacant – Soon-to-be demolished building
Proposed Zoning: No change – “GC” District
Proposed Land Use: Temporary food truck

Surrounding Zoning and Current Land Use:

North: SR “SR” Single-family Residential District
East: GC “GC” General Commercial District
South: GC “PA” Public Activity District (*South side of Olive Boulevard*)
West: GC “GC” General Commercial District

Existing Property

The existing property at 7001 Olive Boulevard, at the intersection of Olive and Pennsylvania Avenue. The site is triangular in shape, making development on the site difficult. The existing building is only 484 square-feet in size and is located right in the middle of the property, adding to the redevelopment difficulties.

The location and surrounding zoning of the property, as well as an aerial view of the site, are illustrated in Figure 1 below.



Figure 1. 7001 Olive Boulevard.

Applicant's Request

Ms. Latoya Thompson has purchased the property with the intention of having a restaurant on the site. As the building is not in the best location for a restaurant on this lot, she decided to demolish the existing building and erect a building better suited to the shape of the lot. Please see Ms. Thompson's narrative for details on the kind of restaurant she plans to open. Demolition of the existing building is scheduled to occur in the next couple of weeks.

While the permanent restaurant is being built, Latoya would like to temporarily open her restaurant in a food truck she has purchased. As food trucks are not permitted in University City, one way to accommodate her request is through a Conditional Use

Permit. Conditions of the C.U.P. will govern the location of the food truck, the hours of operation and the duration that the food truck will be allowed to operate. These conditions are addressed in the Analysis below. A photo of the food truck can be found below in Figure 2.

Analysis

A Conditional Use Permit in this instance is required per the General Commercial District regulations, section §400.500 – Permitted Uses, note the highlighted section:

In addition to the land uses permitted in this district, certain other uses may be conditionally allowed per Section 400.510. Other uses not listed, which are determined by the Zoning Administrator to be identical or similar to one (1) or more of the following uses, are permitted as well. *When an unlisted use is proposed, which appears to meet the intent of this district but its potential impact is uncertain, then such use shall be considered a conditional use.*



Figure 2. Food truck proposed to temporarily locate at 7001 Olive Boulevard.

Staff Recommendation

Staff is of the opinion that the proposed use of a temporary food truck would not be detrimental to the surrounding area.

Staff is recommending approval of the request, subject to the following conditions:

1. The food truck may be parked on location only for the duration of the construction of the new restaurant.
2. The food truck hours of operation shall not extend past 9:00 p.m. (*Ms. Thompson has asked for hours up to midnight.*)
3. The food truck shall be parked so as not to interfere with construction and shall maintain at least two (2) customer parking spaces.



Department of Community Development

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

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

1. Address/Location of Site/Building: 7001 Olive Blvd University City, MO 63130

2. Zoning District (check one):

SR LR MR HR HRO XGC LC CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: Bougie Bites STL LLC
7001 Olive Blvd University City, MO 63130; 314.489.5215

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

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

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:
Latoya Thompson; 6538 Crest Ave University City, MO 63140; 413.489.5215

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

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

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

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

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

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

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

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

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

7/29/2022
Date

Ral owner
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

_____ Application First Received.

_____ Application Fee in the Amount of \$ _____ Receipt # _____

_____ Application returned for corrections, additional data.

_____ Final complete application received.

_____ File # _____ created.

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

I Latoya Thompson, owner of Bougie Bites STL LLC recently purchased commercial property located at 7001 Olive Blvd University City, MO 63130.

Bougie Bites STL LLC is a plant based restaurant. Bougie Bites will provide plant based food and snacks to customers who are looking for meat alternatives to eat. There is a gap in the St. Louis, Missouri food market for late night options that are also healthy. Meat alternatives will include, but not limited to, vegan options such as: impossible burgers, french fries, salads, tofu. & etc. Some St. Louis area neighborhoods lack assessable healthy food options. Forcing citizens to travel miles beyond their zip codes to shop for fresh food. If said citizen does not have transportation to travel to a grocery store that sells fresh food, the only option is to partake in eating unhealthy, fatty, processed fast food. Obesity in America is a major health concern that can cause an increase in diseases such as: certain types of cancer, coronary artery disease, type 2 diabetes, stroke, cardiovascular disease, as well as significant increases in early mortality.

Bougie Bites will focus on making a contribution to the market place leaving an impact on the lives of others, providing vegan food that actually taste good while economical opportunities for others.

In order to bring the current property (7001 Olive Blvd) up to code and handicap accessible I will have to demolish the current structure and rebuild a new structure thats up to code.

I request a conditional usage permit to be able to operate a temporary food truck on the property while the new structure is being built out.

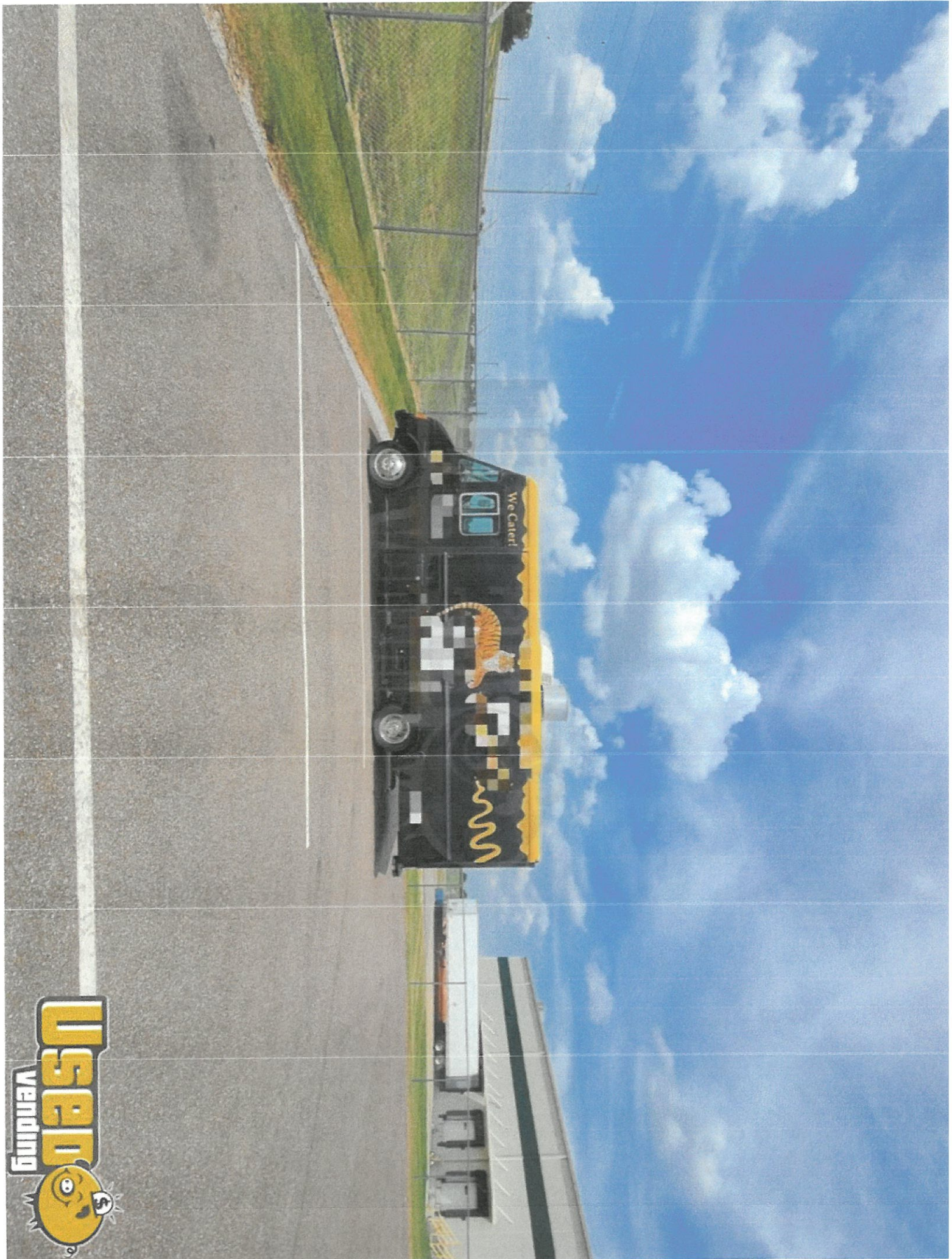
The food truck will have a range of 2 to 4 employees at any given time frame.

The site hours of operation are 11am to 12pm daily

The current property structure is 484 square fee but is not up to code so new construction is required.











State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC014320027
Date Filed: 9/5/2021
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

Bougie Bites STL, LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

The purpose or purposes for which the limited liability company is organized, which may be stated to be, or to include, the transaction of any or all lawful business for which a limited liability company may be organized under sections 347.010 to 347.187 RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

<u>Latoya Thompson</u>	<u>743 Spirit 40 Park Drive #102</u>	<u>Saint Louis, MO 63005</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Thompson, Latoya</u>	<u>743 Spirit 40 Park Dr</u>	<u>Chesterfield MO 63005-1129</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Latoya Thompson

Address: Email: lsrlogisticsllc@gmail.com

City, State, and Zip Code: _____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

111 West Port Plz Floor 6

Saint Louis, MO 63146-3011

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: _____

(Date may not be more than 90 days after the filing date in this office)

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Latoya Thompson

LATOYA THOMPSON

09/05/2021

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Bougie Bites STL, LLC
LC014320027

filed its Articles of Organization with this office on the 5th day of September, 2021, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 5th day of September, 2021, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 5th day of September, 2021.


Secretary of State

