



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, September 28, 2022
6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, September 28, 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 September 28, 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/86909429144?pwd=L3pGRzZpbmV5UnBacWphUHhxRkVIQT09>

Passcode: 846155

Or One tap mobile :

US: +13092053325,,86909429144#,,,,*846155# or +13126266799,,86909429144#,,,,*846155#

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 +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 869 0942 9144

Passcode: 846155

International numbers available: <https://us02web.zoom.us/j/86909429144?pwd=L3pGRzZpbmV5UnBacWphUHhxRkVIQT09>

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 – None. August and September Minutes will be on the October 26, 2022 agenda.
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. **Text Amendment – TXT 22-03.**
Applicant: City of University City
Request: Add “Schools, private; including college or university-level facilities, provided that such buildings shall be located upon sites containing 0.45 or more acres when located in the University City Civic Complex Historic District.” to list of Conditional Uses in the “PA” Public Activity District, §400.690 of the City’s Zoning Ordinance.
(VOTE REQUIRED)
 - b. **Final Development Plan – FDP-03.**
Applicant: 170 and Olive Holdco, LLC
Request: Approval of a Final Development Plan for the Market at Olive, Phase Two Development.
Address: 8630 Olive Boulevard
(VOTE REQUIRED)
 - c. **Conditional Use Permit – CUP 22-08.**
PUBLIC HEARING
Applicant: Wallis Companies, dba Wallis Petroleum, LC
Request: to allow a gasoline station and convenience store at 7360 Forsyth Boulevard in the “GC” General Commercial District
Address: 7360 Forsyth Boulevard
(VOTE REQUIRED)
 - d. **Conditional Use Permit – CUP 22-09.**
PUBLIC HEARING
Applicant: 170 and Olive Holdco, LLC
Request: to allow a reduction of up to 20% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot 9 of the Market at Olive, Plat 2, in the “PD-C” Planned Commercial District
Address: Lot 9 of the Market at Olive, Plat 2
(VOTE REQUIRED)

e. **Conditional Use Permit – CUP 22-10.**

PUBLIC HEARING

Applicant: 170 and Olive Holdco, LLC

Request: to allow a reduction of up to 20% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot 10 of the Market at Olive, Plat 2, in the “PD-C” Planned Commercial District

Address: Lot 10 of the Market at Olive, Plat 2

(VOTE REQUIRED)

f. **Map Amendment – REZ 22-07.**

PUBLIC HEARING

Applicant: U-City, LLC

Request: to rezone 2.28 acres of land from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Site Development Plan and Final Site Development Plan for the proposed commercial development.

Address: Lot A and Common Ground, Market at Olive North

(VOTE REQUIRED)

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report

8. Adjournment