



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, October 26, 2022
6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, October 26, 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 October 26, 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/82568152995?pwd=T1dnYWp5TzIzGLzYwVDdYdThoM255QT09>

Passcode: 532214

Or One tap mobile :

US: +13017158592,,82568152995#,,,,*532214# or +13092053325,,82568152995#,,,,*532214#

Or Telephone:

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

US: +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 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 +1 360 209 5623 or +1 386 347 5053 or +1 564 217 2000 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 825 6815 2995

Passcode: 532214

International numbers available: <https://us02web.zoom.us/j/kuKPqZlqc>

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 – Approval of the August 24, 2022 and September 28, 2022 Plan Commission meeting minutes.
3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. Old Business
 - a. None
5. New Business
 - a. **Comprehensive Plan Update:** planning NEXT
 - c. **Conditional Use Permit – CUP 22-11**
PUBLIC HEARING
Applicant: U-City, 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 A of the Market at Olive North, Plat 4, in the “PD-C” Planned Commercial District
Address: Lot A, Market at Olive North, Plat 4
(*VOTE REQUIRED*)
 - b. **Final Development Plan – FDP-04.**
Applicant: U-City, LLC
Request: Approval of a Final Development Plan for Lot A, Market at Olive North, Plat 4
Address: Lot A, Market at Olive North, Plat 4
(*VOTE REQUIRED*)
 - d. **Map Amendment – REZ 22-09.**
PUBLIC HEARING
Applicant: U-City, LLC
Request: Map Amendment to rezone 1.50 acres of land near 8601 Olive Boulevard from “GC” General Commercial District and “SR” Single-family Residential District to Planned Development Commercial District (PD-C), and to further consider approval of a Preliminary Site Development Plan for the proposed commercial development.
Address: Lot B of Market at Olive North, Plat 4
(*VOTE REQUIRED*)

e. **Conditional Use Permit – CUP 22-12.**

PUBLIC HEARING

Applicant: U-City, 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 B of the Market at Olive North, Plat 4, in the “PD-C” Planned Commercial District.

Address: Lot B, Market at Olive North, Plat 4

(VOTE REQUIRED)

f. **Map Amendment – REZ 22-10.**

PUBLIC HEARING

Applicant: D3 Commercial Realty Group, LLC

Request: Map Amendment to rezone 7.39 acres of land from 8610 to 8660 Olive Boulevard, from “IC” Industrial Commercial District to Planned Development Commercial District (PD-C), and to further consider approval of a Preliminary Site Development Plan for the proposed commercial development.

Address: 8610 to 8660 Olive Boulevard

(VOTE REQUIRED)

6. Other Business

- a. 7701 Canton Avenue Work Session
- b. November Plan Commission Meeting

7. Reports

- a. Council Liaison Report
- b. Third Ward Housing Task Force Update

8. Adjournment