



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, December 14, 2022
6:30 p.m.**

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

Plan Commission will Meet Electronically on Wednesday, December 14, 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 December 14, 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/86871219858?pwd=cXZuZFNYRE9CQzdkUFJGNW5UMnBFZz09>

Passcode: 844558

Or One tap mobile:

US: +13017158592,,86871219858#,,,,*844558# or +13052241968,,86871219858#,,,,*844558#

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

US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847

Webinar ID: 868 7121 9858

Passcode: 844558

International numbers available: <https://us02web.zoom.us/j/86871219858?pwd=cXZuZFNYRE9CQzdkUFJGNW5UMnBFZz09>

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, September 28, 2022 and October 26, 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. Other Business
 - a. Comprehensive Plan Update: planning NEXT
5. Old Business
 - a. **7701 Canton Avenue** – Informal review of revised site plan
5. New Business
 - b. **Final Development Plan – FDP-05.**
Applicant: U-City, LLC
Request: Approval of a Final Development Plan for Lot B, Market at Olive North, Plat 4
Address: Lot B, Market at Olive North, Plat 4
(VOTE REQUIRED)
 - c. **Map Amendment – REZ 22-11.**
PUBLIC HEARING
Applicant: U-City, LLC
Request: Map Amendment to rezone 7.81 acres of land near 8601 Olive Boulevard, Phase IV of the Market at Olive development, from “PD-C” Planned Development 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 C of Market at Olive North, Plat 4
(VOTE REQUIRED)
 - d. **Conditional Use Permit – CUP 22-13 – Informal Review**
Applicant: Washington University – St. Louis
Request: Allow “Schools, private; including college or university-level facilities” in the University City Civic Complex Historic District on lots less than 0.45-acre in area.
 - e. **Text Amendment – TXT 22-04.**
Applicant: City of University City
Request: Amend §400.030 of the City’s Zoning Ordinance, Definitions, to change the definition of “Dormitory.”
(VOTE REQUIRED)

7. Reports

- a. Council Liaison Report
- b. Plan Commission By-Laws
- c. Third Ward Housing Task Force Update

8. Adjournment