



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, February 23, 2022
6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, February 23, 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 February 23, 2022 meeting will be conducted via videoconference.

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

Webinar via the link below:

<https://us02web.zoom.us/j/84936345514?pwd=ay9VVDZEOE5odFdDS2lxOGd2bVVqdz09>

Passcode: 526743

Audio Only Call

Or One tap mobile :

US: +19292056099,,84936345514#,,,,*526743# or +13017158592,,84936345514#,,,,*526743#

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

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) Webinar ID: 849 3634 5514

Passcode: 526743

International numbers available: <https://us02web.zoom.us/j/84936345514?pwd=ay9VVDZEOE5odFdDS2lxOGd2bVVqdz09>

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 Senior Planner 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, Senior Planner. 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 – December 15, 2021
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)
4. Old Business
 - a. **Text Amendment – TXT 22-01.**
Applicant: Bamboo Acquisitions, LLC
Request: Add “*Automobile and light truck rental/rent-a-car services*” to list of Conditional Uses in the “LC” Limited Commercial District, §400.450 of the City’s Zoning Ordinance.
(VOTE REQUIRED)
 - b. **Map Amendment – REZ 22-01.**
Applicant: Neighborhood Properties
Request: A Zoning Map Amendment to rezone approximately 11.0 acres from “PA” Public Activity to “PD-R” Planned Development Residential District, and to further consider approval of Preliminary Site Development Plan for the proposed residential development.
Address: 7701 Canton Avenue
(VOTE REQUIRED)
5. New Business
 - a. **Minor Subdivision – SUB 22-02.**
Applicant: JN Development
Request: Approval of a Minor Subdivision from one (1) lots to two (2).
Address: 6518 Etzel Avenue
(VOTE REQUIRED)
 - b. **Conditional Use Permit – CUP 22-03**
PUBLIC HEARING
Applicant: MACC Boyz Properties, LLC
Request: Approval of a “Banquet/reception halls and bingo halls” use in the GC – General Commercial District
Address: 7271 Olive Boulevard
(VOTE REQUIRED)

- c. **Map Amendment – REZ 22-03.**
PUBLIC HEARING
Applicant: U. City, LLC
Request: A Zoning Map Amendment to rezone approximately 8.18 acres of land, from “PA” Public Activity, “GC” General Commercial and “HR” High-Density Residential to Planned Development Commercial District (PD-C), and to further consider approval of Preliminary Site Development Plan.
Address: 13 parcels of land along Olive Boulevard, west of McKnight Road.
(VOTE REQUIRED)
- d. **Map Amendment – REZ 22-04.**
PUBLIC HEARING
Applicant: Charles Deutsch and Company
Request: A Zoning Map Amendment to rezone 6.2 acres of land associated with 8630 Delmar Boulevard from GC, HRO, SR & MR to Planned Development Mixed-Use (PD-M) District, and to further consider approval of a resolution for a Preliminary and Final Site Development Plan, including the Landscape Plan.
Address: 8630 Delmar Boulevard
(VOTE REQUIRED)
- d. **Conditional Use Permit – CUP 22-04.**
PUBLIC HEARING
Applicant: Charles Deutsch and Company
Request: Approval to allow for an increase in the Floor Area Ratio to 1.09 and a reduction in the west side setback to no less than 24’ feet.
Address: 8630 Delmar Boulevard
(VOTE REQUIRED)
- e. **Major Subdivision – SUB 22-03.**
Applicant: Charles Deutsch and Company
Request: Approval of a Major Subdivision from seventeen (17) lots to one (1).
Address: 8630 Delmar Boulevard. Future location of the Avenir development.
(VOTE REQUIRED)

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report
- b. Committee reports
 - i. Code Review
 - ii. Public Hearing Notice text amendment

8. Adjournment