



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, January 25, 2023

6:30 p.m.

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

Plan Commission will Meet Electronically on Wednesday, January 25, 2023

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 January 25, 2023 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/83922967926?pwd=aFZVN1E5MkJKaWt5U1RNU2RZTGFKUT09>

Passcode: 362502

Or One tap mobile :

US: +13017158592,,83922967926#,,,,*362502# or +13052241968,,83922967926#,,,,*362502#

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 +1 507 473 4847 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

Webinar ID: 839 2296 7926

Passcode: 362502

International numbers available: <https://us02web.zoom.us/j/83922967926?pwd=aFZVN1E5MkJKaWt5U1RNU2RZTGFKUT09>

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 – December 14, 2022 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. **Final Development Plan – FDP 23-01.**
Applicant: U-City, LLC
Request: Approval of a Final Development Plan for Lot C and Common Ground 1, Market at Olive North (IV).
Address: Near 8601 Olive Blvd
(VOTE REQUIRED)
 - b. **Map Amendment – REZ 22-10.**
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)
 - c. **Major Subdivision/Consolidation Plat – SUB 23-01.**
Applicant: D3 Commercial Realty Group, LLC
Request: Approval of a Major Subdivision from eight (8) lots to one (a).
Address: 8610 to 8660 Olive Boulevard
(VOTE REQUIRED)
 - d. **Map Amendment – REZ 23-01**
Applicant: City of University City
Request: Zoning Map Amendment from Single Family Residential (SR) to Public Activity (PA).
Address: 8637, 8638, and 8641 Mayflower Court
(VOTE REQUIRED)

e. **Text Amendment – TXT 23-01.**

Applicant: City of University City

Request: Amend §400.2700(D)(1) of the City's Zoning Ordinance, Conditional Use Permit (C.U.P.) to allow the City of University City more discretion in deciding whether a Conditional Use Permit is appropriate.

(VOTE REQUIRED)

f. **Text Amendment – TXT 23-02.**

Applicant: City of University City

Request: Amend various sections of the City's Zoning Ordinance to add provisions for recreational marijuana.

(VOTE REQUIRED)

6. Other Business

- a. Election of Plan Commission officers
- b. 2023 Plan Commission meeting dates
- c. Open-ended presentations by staff on various planning topics

7. Reports

- a. Council Liaison Report

8. Adjournment