



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



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday, December 14, 2022

The Plan Commission held its regular session via video conference on Wednesday, December 14, 2022. The meeting commenced at 6:31 pm and concluded at approximately 9:42 p.m.

Call to Order – (6:31 pm.) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Al Fleischer Jr.
Charles Gascon
Ellen Hartz
Mark Harvey (joined at 6:49)
Margaret Holly
Patricia McQueen
Jeff Hales, City Council Liaison

Absent

Victoria Gonzalez

Staff Present

John Wagner, Director of Planning and Development
Mary Kennedy, City Planner
John Mulligan, City Attorney

2. Approval of Minutes

The minutes from August 24, September 28, and October 26 Plan Commission Meetings were approved with no changes.

3. Public Comments

None.

4. Other Business

a. Comprehensive Plan Update – Planning NEXT

Shelby Oldroyd of Planning NEXT presented the draft vision, goals, and the key takeaways from listening and learning sessions with key stakeholders, as well as two cross-cutting themes that are applicable to all goals: equity and sustainability. These draft statements were shared with the Plan Commission. Shelby asked the Plan Commission for their feedback so that they can begin getting public input on the statements.

Ms. McQueen, Mr. Fleischer, and Ms. Hartz all stated that these statements resonated.

Mr. Gascon motioned to allow Planning NEXT to proceed and solicit public input. The motion passed unanimously.

5. Old Business

a. 7701 Canton Avenue – Informal review of revised site plan

Notes: Dr. Wagner gave the staff report presentation. LR zoning is what the

applicant would still like to request. The proposed development was initially proposed as a 119-unit development and has since been reduced to 100 units.

Fernando Cepeda joined the meeting and thanked the PC for their consideration. Cepeda stated that they have been working to revise the plan to address the PC's concerns and would like to hear their feedback.

Ms. Hartz asked a question about on-street parking and was concerned with there being sufficient space for emergency vehicles. Cepeda clarified that they widened the street to the City's 30' standard and added a cul-de-sac for vehicles to turn around.

Dr. Wagner stated that next steps would be for applicant to formally submit a REZ and CUP application.

Ms. McQueen stated her appreciation for renderings showing many trees and sought confirmation that the applicant provided more space between each unit. Cepeda confirmed that is correct.

Mr. Gascon stated he would like the applicant to provide additional information on building layout and building material to ensure this development is of good quality to last.

Cepeda – 3 bedroom, 2.5 bath units, 1,800 square feet. Standard construction meeting code, French modern style that is popular. Cost savings from having to do less site work, which will require fewer trees to be torn down.

Mr. Fleischer was interested in how the west side of the property with significant elevation drop will be treated in regards to drainage and aesthetics. Cepeda responded that they are improving that part of the site to address drainage issues that neighbors have been experiencing.

Ms. Hartz asked whether these units will be rental units. Cepeda confirmed they are rental units and that one of the units will be designated as a full-time rental office.

Ms. Holly reiterated Mr. Harvey's concerns about topography of the site and reminded the applicant of preliminary site development plan submittal requirements includes site cross-sections.

Mr. Mulligan clarified that since this project will not involve a PD, it will go through Site Plan Review, and that the applicant would provide drawings that meet the SPR requirements along with their CUP and REZ applications. Dr. Wagner confirmed.

6. New Business

a. 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)

Notes: Ms. Kennedy presented the staff report.

The applicant, George Stock, clarified that the additional striping for pedestrian crossings has been provided in the presented drawings.

Ms. Holly asked for a motion to recommend the FDP with the conditions in the staff report. Ms. McQueen motioned.

A discussion ensued about pedestrian safety between the subject property and the future Lot C development. The applicant/owner, Larry Chapman stated that they are open to providing and funding pedestrian improvements on Woodson Road as long as the County permits it.

Mr. Stock stated that they are planning internal signage between the three lots for pedestrians. Mr. Chapman reiterated that they want this to be a safe environment for all and that they are willing to what is needed to ensure it is safe. All agreed that the applicants, city staff, and Plan Commissioners will need to advocate for these improvements when approaching the County.

Ms. Hartz referenced concerns on page L2 in the packet: maintenance procedures (#4: we should only allow pruning in the spring, #8 mowers should not be allowed in the bioretention basins, unless it's a weed wacker, it should not be something with weight that you sit on and drive). Mr. Stock agreed and said he would share these with their landscape architect. Mr. Chapman reiterated that they should verify with MSD.

Mr. Chapman addressed concerns about delivery vehicles blocking traffic by stating that the majority of deliveries will occur outside of business hours.

Motion to approve the Final Development Plan. Vote passed unanimously.

b. 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.

(VOTE REQUIRED)

Ms. Kennedy presented the staff report and explained the rationale for staff's recommendations.

Mr. Gascon noted, in regard to the bicycle parking requirements, the Applicant can refer to recently approved Planned Developments, such as Costco, for a precedent on the appropriate amount of parking. Mr. Gascon also advised the applicant to show the additional sidewalk and the crosswalk on Woodson Road in the Final Development Plan, as recommended by staff.

Ms. Hartz asked to clarify a 15-foot dimension shown at the northeast corner of

the site plan. Staff and the applicants clarified that this dimension is from the northeast corner of the building to the property line.

Ms. Holly opened the public hearing at 7:42 pm. No one spoke, and the public hearing was closed at 7:43 pm.

Ms. Hartz motioned to recommend the Map Amendment application, REZ-22-11. The motion passed unanimously.

Mr. Fleischer then motioned to recommend the Preliminary Development Plan associated with REZ-22-11. The motion passed unanimously.

c. 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.

Ms. Holly introduced the informal review of CUP and reminded the Plan Commission of conditional use permit review criteria.

Mr. Hales asked whether the CUP would go to the Historic Preservation Commission and Traffic Commission before officially coming to the Plan Commission. Mr. Wagner confirmed.

Stacey Wehe, architect and representative for the applicant, Washington University in St. Louis, presented the renovation plans and CUP application.

Ms. Holly asked if any members of the public had comments.

Ben Ellermann (6911 Washington Avenue) expressed a few concerns. Option 2 restricts and narrows access to the roundabout and doesn't relate to the historic nature of the site. Option 1 crosswalk needs more attention. General concerns in the neighborhood are related to parking, particularly when the applicant's building at 560 Trinity hosts concerts or events, there is insufficient parking in the COCA Garage and creates overflow parking issues in the neighborhood. Mr. Ellermann emphasized the need for a traffic study.

Ms. McQueen asked a site plan would be presented for Option 1. Mr. Wagner and Ms. Holly clarified that these plans are still in-process and that when it comes to the Plan Commission for official action, the applicants will have incorporated recommendations from the completed traffic study.

Mr. Gascon asked if staff anticipates any additional conditions in the forthcoming CUP.

Mr. Harvey asked whether they have considered long-term planning for the area. He also applauded the applicant's decision to reuse the church.

Mr. Fleischer asked if bike racks will be required.

Ms. Holly asked whether the university will provide shuttle transportation to the site, and reiterated that most students will travel to the site by bicycle, foot, or

shuttle. Ms. Wehe confirmed.

Mr. Mulligan asked whether the parking requirements have been reviewed for 560 Trinity. Mr. Wagner clarified that 560 will need to be sufficiently parked. Ms. Holly added that. Mr. Mulligan added that the parking garage is not completely available to the 560 Building—more than 100 spaces are reserved for COCA’s parking needs. He also recommended that the CUP and SPR be submitted simultaneously.

Mr. Harvey asked whether the playground would remain. Ms. Wehe stated that the daycare has ceased operation and that they haven’t discussed the playground, but that they will explore the option of keeping the playground for neighborhood use.

Steve Condrin (6014 Delmar), of Washington University, stated that the university does not have a 50-year plan for the site, in response to Mr. Harvey’s question.

Mr. Fleischer stated that he will be opposed to eliminating green space in front of the music building.

Mr. Hales shared several concerns about the proposed reuse of the subject site, which included impacts on the neighborhood in the long term, considering the university’s growth patterns; the impact of shuttles on the neighborhood; and concerns about adding a crosswalk and narrowing Trinity Avenue, a busy road.

Ms. Holly offered a couple notes for staff’s review of the CUP when the time comes. First, the 560 Building has several event spaces which can be rented out for private events, with a total capacity of more than 1,000 people. Ms. Holly also suggested including a condition that the subject site not be permitted for uses that would host events (auditoriums, music halls, etc.), but only permitted for classrooms and academic offices. Ms. Holly also urged the applicant to continue building trust and work toward solutions with the surrounding neighborhood.

d. 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).

Ms. Holly reminded the Plan Commission of the existing definition of “Dormitory” as well as the proposed definition. Mr. Wagner presented the staff report and added that dormitories are conditional uses in several zoning districts.

Mr. Harvey observed that the proposed definition excludes a number of persons living in the unit. The proposed definition change would require CUP for single-family homes or any other units under the existing threshold.

Ms. Hartz questioned including “accredited” in the definition, because theoretically non-accredited institutions could propose dormitories. She added that in the proposed definition, “and” be changed to “or”.

Mr. Gascon asked what the intent of this amendment is. He believes the definition

is an improvement but still has some grey area.

Mr. Hales provided some explanation that the definition is to provide more oversight on the impact of students, faculty, and staff associated with institutions living in a concentrated area of the City. The proposed definition of dormitories would require that institutional-related housing would be subject to a CUP.

Mr. Gascon raised the issue of privately-owned rental units.

Mr. Fleischer asked what the end game is.

Ms. Holly asked stated that she believes it is to better control for parking issues as well as the sheer number of young people in an environment where permanent residents have conflicting needs and desires in their neighborhood.

Ms. Holly shared again the proposed definition as well as neighboring municipalities' definitions.

Mr. Hales requested staff to research past CUPs, occupancy permits, and inspections for dormitories to determine what is being enforced under the current definition of dormitory.

Mr. Gascon stated that there would be benefits of expanding the definition to have more oversight. He presented a suggested revised definition:

“A building or portion thereof which contains living quarters for students, staff or members of a college, university, boarding school, theological school, hospital, religious order, or other comparable organization. This includes the following types of housing: student housing, fraternity/sorority house, home, or apartment, designed for those residents above.”

Mr. Hales stated that more work is needed on the definition. Ms. Holly agreed and stated that the proposed definition change could be a temporary measure to control for dormitory uses until a larger zoning code overhaul is complete which more comprehensively address the issue.

Mr. Mulligan stated that he and staff will study the definition and its impacts.

The Plan Commission did not act on the item.

7. Reports

a. Council Liaison Report

Mr. Hales stated his appreciation for the conversation on the final business item.

b. Plan Commission By-Laws

Ms. Holly asked the Plan Commission if there is any feedback on the bylaws. Mr. Harvey moved to adopt the presented bylaws.

The motion passed unanimously.

c. Third Ward Housing Task Force Update

Ms. McQueen noted that today, the task force released an RFP for consultants. RFPs are due January 17, 2023.

Mr. Hales confirmed that Ms. McQueen, Mr. Harvey, and Ms. Hartz have all been nominated and unanimously confirmed for an additional term on the Plan Commission. Ms. McQueen and Mr. Harvey will be entering their second terms, and Ms. Hartz will be on her special third term.

Election of officers will happen in January.

8. Adjournment.

The meeting was adjourned at 9:42 pm.

DRAFT



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: January 25, 2022

FILE NUMBER: FDP-23-01

COUNCIL DISTRICT: 3

Applicant: U. City, LLC

Location: Lot C and Common Ground 1, Market at Olive North (IV) –
Near 8601 Olive Blvd

Request: Final Development Plan Approval

Existing Zoning: Planned Development Commercial District (PD-C) and
Single-Family Residential District (SR)

Proposed Zoning: Planned Development Commercial District (PD-C)

Existing Land Use: Vacant land; single-family homes to be demolished

Proposed Land Use: Large retail development

Surrounding Zoning:

North: **IC** – Industrial Commercial

East: **SR** – Single-Family Residential /
GC – General Commercial District

South: **PD-C** – Planned Development Commercial District

West: **PD-C** – Planned Development Commercial District

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

ATTACHMENTS

- A. Final Development Plan
- B. Renderings of Northeast Corner
- C. Building Elevations
- D. Landscaping Plan
- E. Photometric Plans

Applicant Request

The Applicant, U. City, LLC, is requesting approval of a Final Development Plan for a large retail development, for which the rezoning petition was recommended by the Plan Commission

unanimously on December 14, 2022.

The proposed final development plan is for Lot C of Market at Olive Phase IV, a 7.5-acre site which includes a 148,095-square foot retail store, as well as Common Ground 1 of Market at Olive Phase IV (0.3 acres). The retail building will be served by a two-level parking deck, which is described in more detail below in the analysis section of this report.

Analysis

The attached plans have been modified to address the concerns of the Plan Commission from the rezoning petition. These modifications include:

1. A preliminary pedestrian crosswalk is shown on the site plan at Richard Avenue. Preliminary conversations with St. Louis County regarding the crosswalk have been positive according to the Applicant.
2. Extension of the internal pedestrian route at the southwest corner of the parking garage. The Applicant added a staircase at this corner of the garage to connect the route for pedestrians walking to/from Lot C and Lots A & B. An accessible route will be achieved by taking the elevator from within the retail building to the lower level of the parking garage, then out to the sidewalk along the southern portion of the site.
3. Pedestrian-scaled lighting has been provided along the west side of Woodson Road to create a more secure walking environment.
4. Renderings of the northeast corner of the building have been provided, illustrating a revised retaining wall. This revised retaining wall will increase the landscaping provided and provides necessary emergency egress from the building.

The proposed Final Development Plan complies with §400.870, which states that final plan shall be in substantial compliance with the approved preliminary development plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

1. A change in the use or character of the development;
 2. An increase in building or site coverage or increase in building height;
 3. An increase in the intensity of use (e.g., number of dwelling units);
 4. An increase in vehicular traffic generation or significant changes in traffic access and circulation; and
 5. A reduction in approved open space or required buffer areas.
-

Conclusion/Recommendation

Based on this report's analysis Staff recommends approval of the Applicant's proposed Final Development Plan with the following conditions:

1. The applicant shall continue to work with St. Louis County to provide a safe pedestrian crossing on Woodson Road and Richard Avenue. In addition, the Applicant shall continue exploring the feasibility of providing sidewalk along the east side of Woodson Road from Richard Avenue to Olive Boulevard.
2. Further analysis of the proposed development's impact to Woodson Road, given the changes proposed since the 2020 traffic impact study, as discussed in the report above.
3. Bicycle parking spaces must be provided and approved by the Department of Planning and Development.

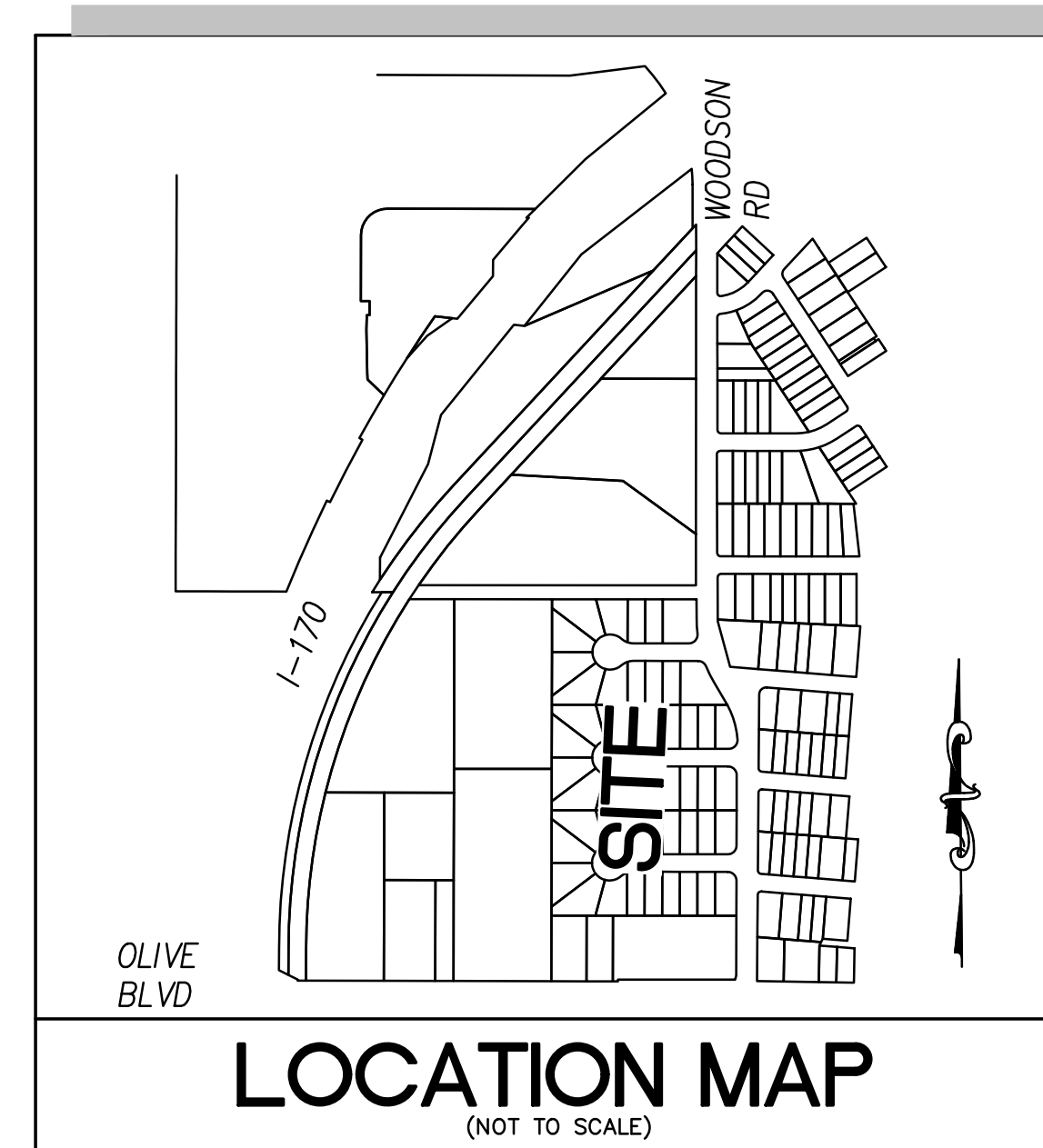
MARKET AT OLIVE NORTH- LOT C AND COMMON GROUND 1

A TRACT OF LAND BEING LOT C AND A TRACT OF LAND BEING COMMON GROUND 1 OF MARKET AT OLIVE PLAT 4
RECORDED IN PLAT BOOK 370 PAGES 516-517
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPICE BOX
	ELECTRIC BREAKER
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PS	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SC	SQUARE
T	TELEPHONE CABLE
TBR	TO BE REMOVED
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



SHEET INDEX

C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS/DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	SITE & GRADING PLAN
C5.0	SITE UTILITY PLAN

SITE COVERAGE

PROPOSED SITE COVERAGE=	88.99%
6.95 AC BUILDING/DRIVES/PARKING	
7.81 ACRES TOTAL	
6.95 AC/7.81 AC=	88.99%

SITE INFORMATION

OWNER	= U CITY LLC
CITY	= UNIVERSITY CITY
FIRE DISTRICT	= UNIVERSITY CITY FIRE DEPARTMENT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T
FLOOD MAPS	= 29189C0211K
EXISTING ZONING	= SR SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	= PD-C PLANNED DEVELOPMENT COMMERCIAL
SITE AREA	= 7.492 AC (LOT C)
	= 0.135 AC (COMMON GROUND 1)
	= 11.72 ACRES (ENTIRE MARKET AT OLIVE PLAT 4)

PARKING CALCULATIONS

ANCHOR B (LOT C)

REQUIRED PARKING:	
LARGE FORMAT RETAIL	
RETAIL SPACE OPEN TO PUBLIC	
1 SPACE PER 250 SQUARE FEET FLOOR AREA	
107,850 SQ FT/250=431.40 SPACES	
SPACES REQUIRED:	432 SPACES
WAREHOUSE/OTHER SPACES NOT OPEN TO PUBLIC	
1 SPACE PER 1000 SQUARE FEET FLOOR AREA	
40,150 SQ FT/1000=40.15 SPACES	
SPACES REQUIRED:	40 SPACES
TOTAL REQUIRED	472 SPACES

PROPOSED PARKING:	
MINIMUM*	472 SPACES

INCLUDING 9+* ADA SPACES PER ADA STANDARDS
*NUMBER OF PROVIDED PARKING STALLS PENDING FINAL GARAGE DESIGN
MINIMUM OF 472 STALLS TO BE PROVIDED PER CITY CODE
PROVIDED ADA STALLS TO BE INCREASED AS NEEDED TO MEET ADA STANDARDS

ST. LOUIS COUNTY BENCHMARK

BENCHMARK#14511 N141088 Euv = 567.33
Cut "L" on the northeast corner of the easternmost of two traffic signal control boxes situated southwest of the intersection of Olive Boulevard with McKnight Road from the south and Woodson Road from the north, roughly 51' west of centerline McKnight Road and 41' south of centerline Olive Boulevard.

GENERAL NOTES:
1) Basis of Bearings Missouri State Plane Grid North

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



MoDOT LOCATE (314) 340-4100

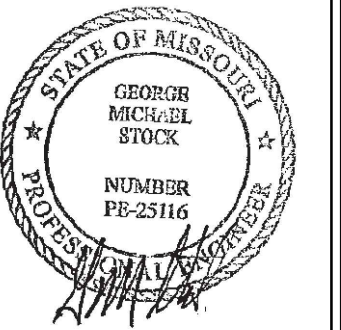
PREPARED FOR:
SENEGA & CHAPMAN VENTURES LLC
1600 S. BRENTWOOD BLVD., SUITE 625
ST. LOUIS, MO. 63144
ATTN: MR. LARRY CHAPMAN-PRINCIPAL

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
267 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9300
530-9300 FAX: (636) 530-9300
e-mail: general@stockinc.com
Web: www.stockinc.com

FINAL DEVELOPMENT PLAN FOR:
**MARKET AT OLIVE NORTH-
LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI

DATE: 01/13/2023



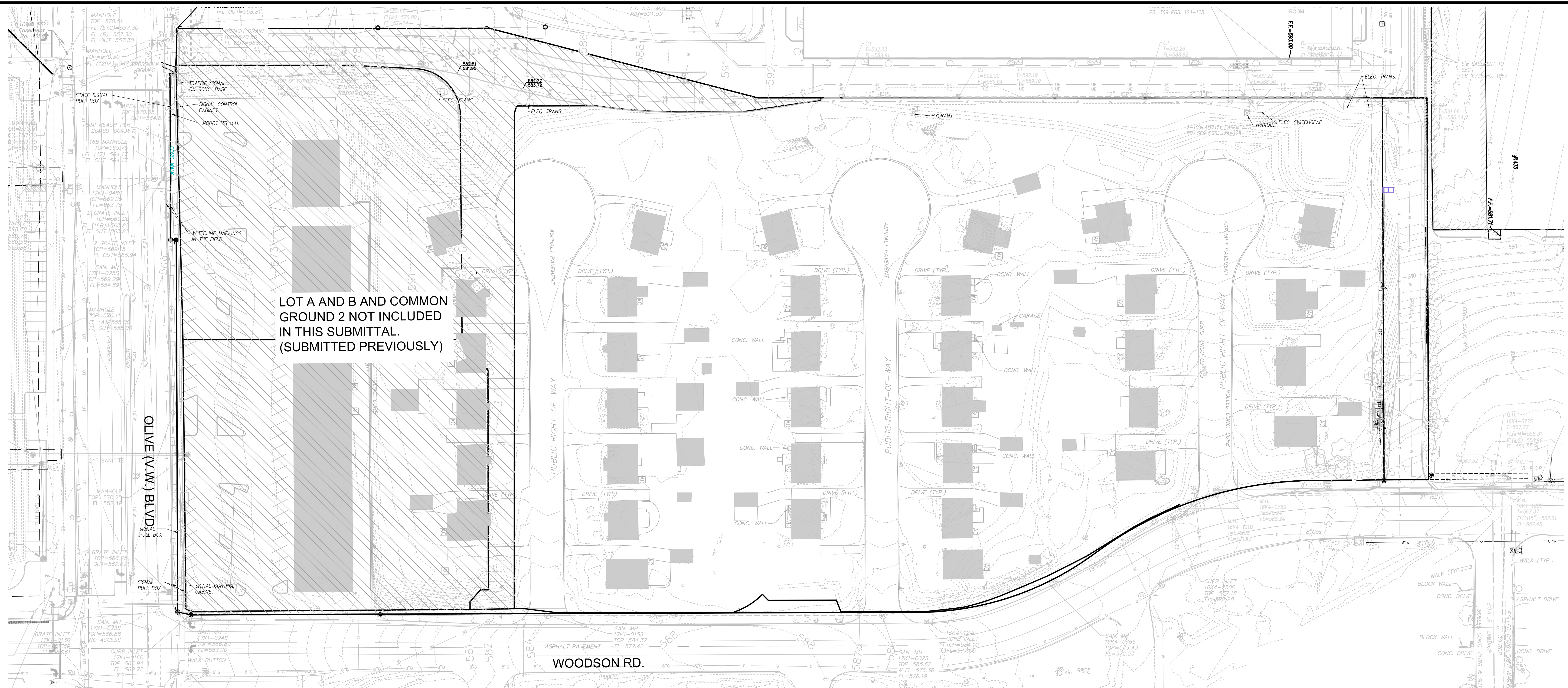
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DATE:	JOB NO.:
01/13/2023	217-6193
REV. #	DATE
P-XXXX-XX	XX
S.L.C. HMT #	HMT SUP. #
XXXX	XX-XXX-XX
M.D.N.R. #	XX

SHEET TITLE:

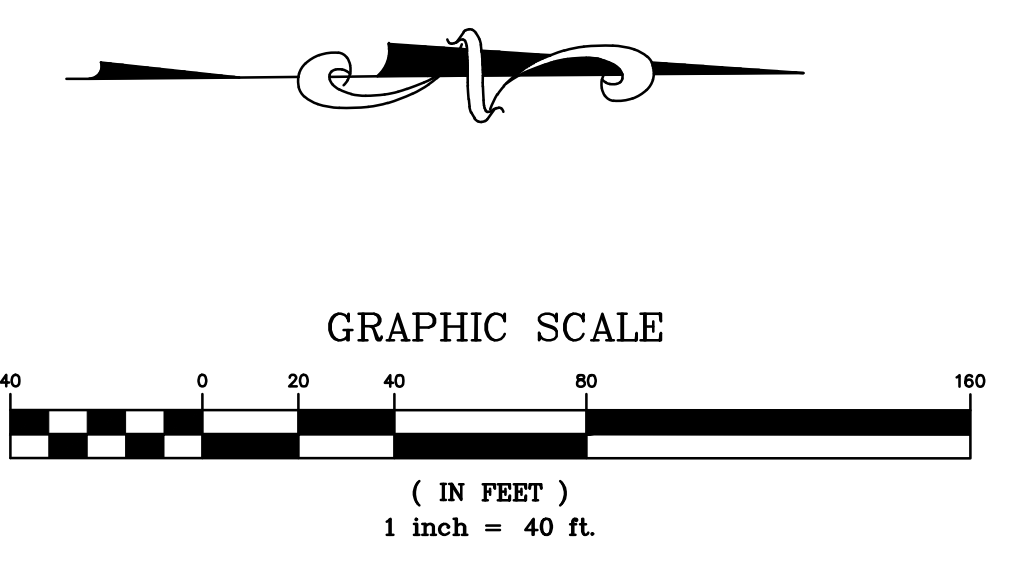
SHEET NO.:
C1.0



LOT A AND B AND COMMON GROUND 2 NOT INCLUDED IN THIS SUBMITTAL (SUBMITTED PREVIOUSLY)

OLIVE (N.W.) BLVD

WOODSON RD.



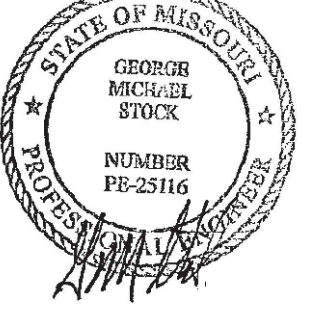
UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..

FINAL DEVELOPMENT PLAN FOR:
**MARKET AT OLIVE NORTH-
 LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI

DATE: 01/13/2023

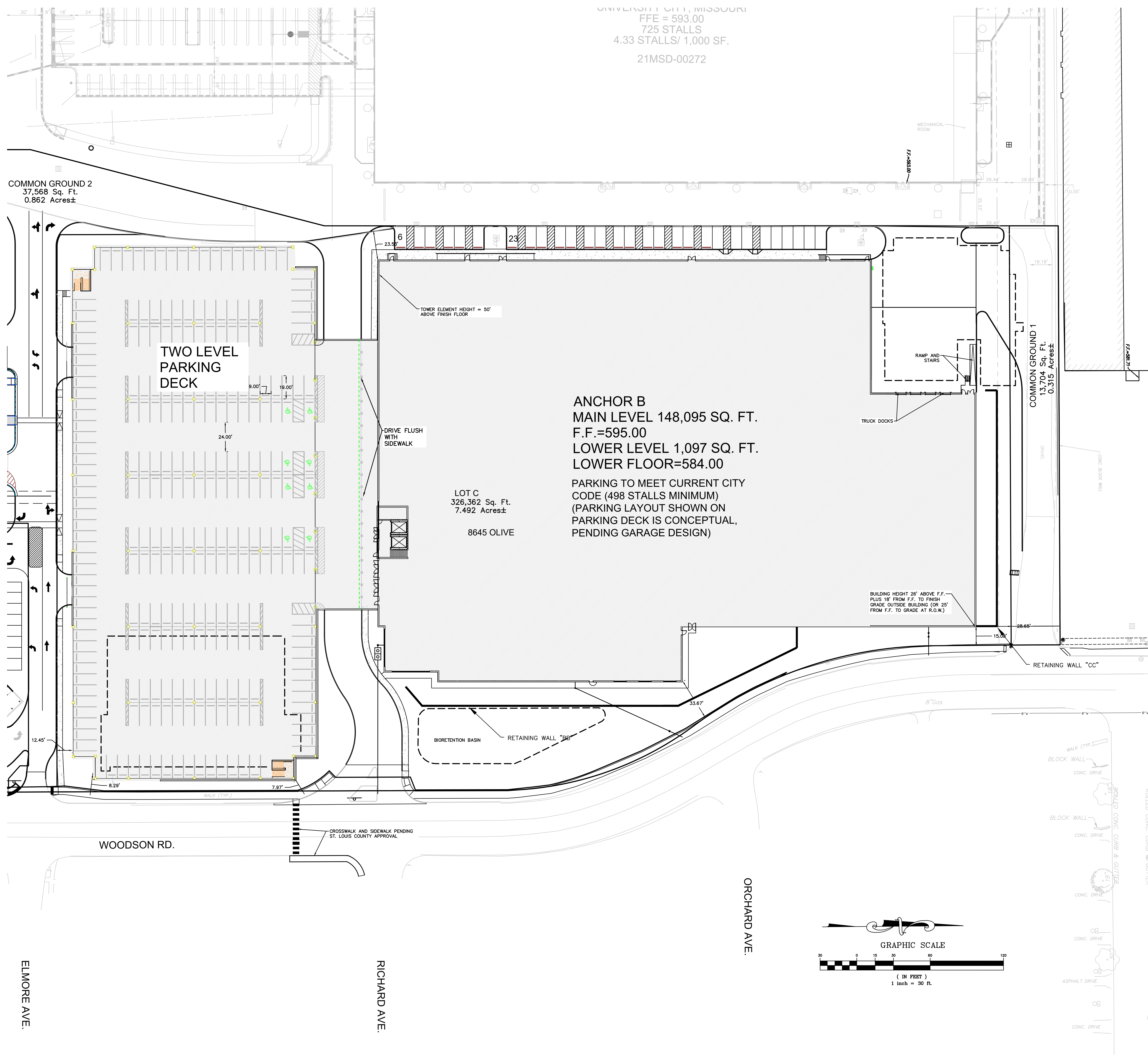


GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 01/13/2023	JOB NO: 217-6193
KEY: P # P-XXXX-XX	BASE MAP # XX
S.L.C. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:
 EXISTING
 CONDITIONS/
 DEMOLITION PLAN
 SHEET NO.:
C2.0



UNIVERSITY CITY, MISSOURI
 FFE = 593.00
 725 STALLS
 4.33 STALLS/ 1,000 SF.
 21MSD-00272

COMMON GROUND 2
 37,568 Sq. Ft.
 0.862 Acres±

TWO LEVEL
 PARKING
 DECK

ANCHOR B
 MAIN LEVEL 148,095 SQ. FT.
 F.F.=595.00
 LOWER LEVEL 1,097 SQ. FT.
 LOWER FLOOR=584.00
 PARKING TO MEET CURRENT CITY
 CODE (498 STALLS MINIMUM)
 (PARKING LAYOUT SHOWN ON
 PARKING DECK IS CONCEPTUAL,
 PENDING GARAGE DESIGN)

LOT C
 326,362 Sq. Ft.
 7.492 Acres±
 8645 OLIVE

BUILDING HEIGHT 26' ABOVE F.F.
 PLUS 18' FROM F.F. TO FINISH
 GRADE OUTSIDE BUILDING (OR 25'
 FROM F.F. TO GRADE AT R.O.W.)

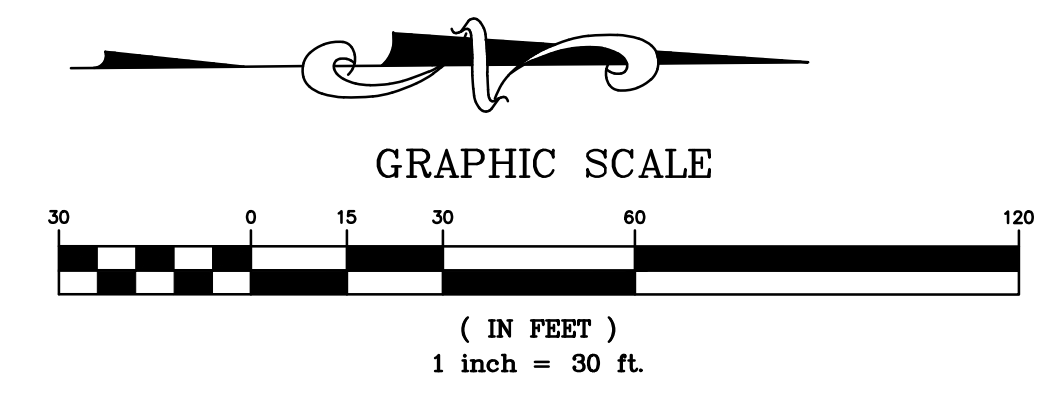
COMMON GROUND 1
 13,704 Sq. Ft.
 0.315 Acres±

WOODSON RD.

ELMORE AVE.

RICHARD AVE.

ORCHARD AVE.



PREPARED BY:

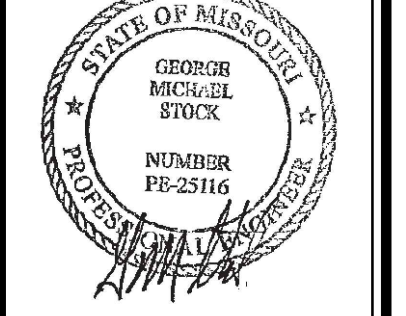


FINAL DEVELOPMENT PLAN FOR:

MARKET AT OLIVE NORTH-
 LOT C AND COMMON GROUND #1

UNIVERSITY CITY, MISSOURI

DATE: 01/13/2023



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 01/13/2023	JOB NO: 217-6193
KEY: P # P-XXXX-XX	BASE MAP # XX
S.L.C. MAT # XXXX	MAT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:

SITE PLAN

SHEET NO.:
C3.0

WHOLESALE
 UNIVERSITY CITY, MISSOURI
 FFE = 593.00
 725 STALLS
 4.33 STALLS/ 1,000 SF.
 21MSD-00272

FF=593.00

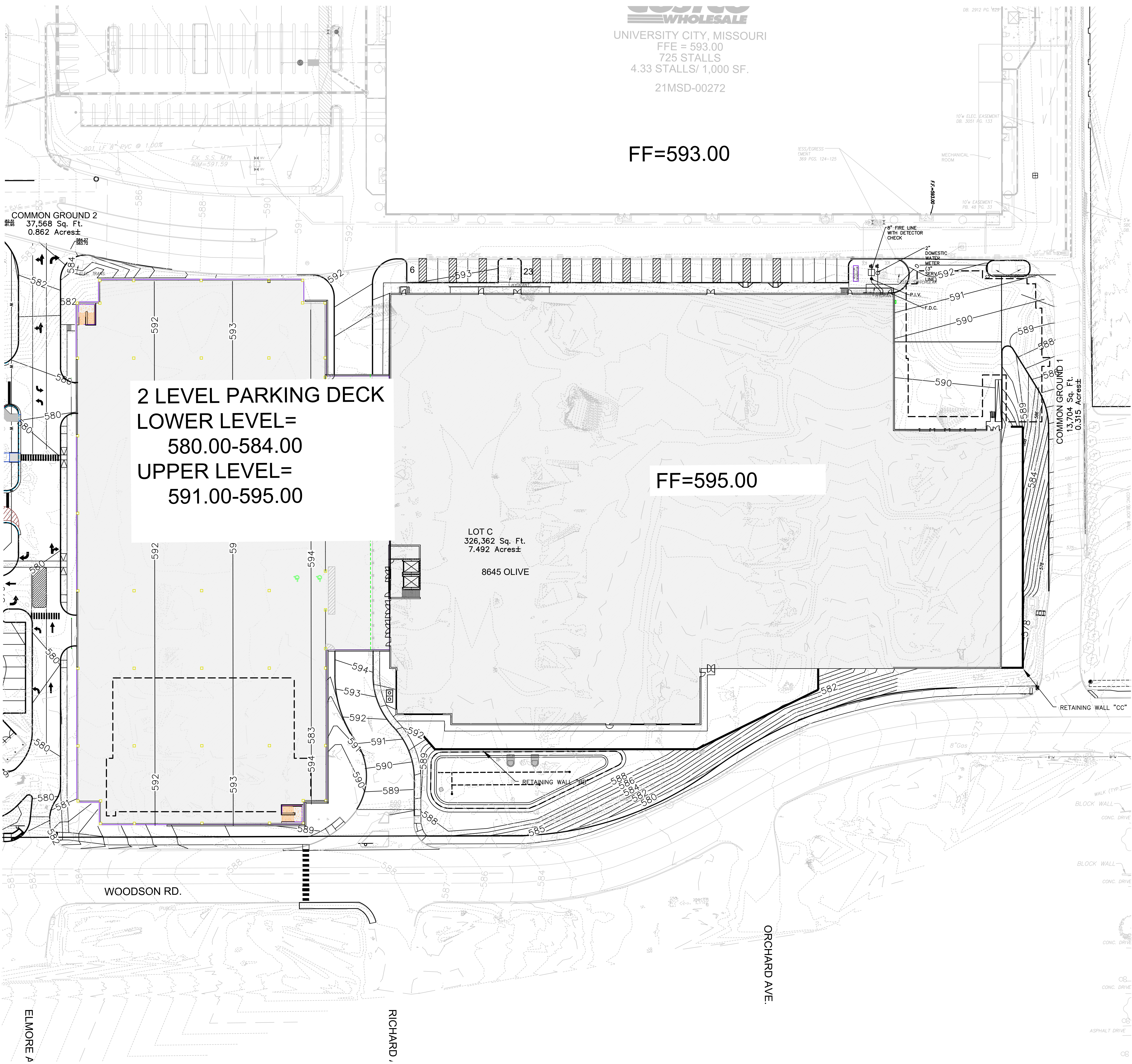
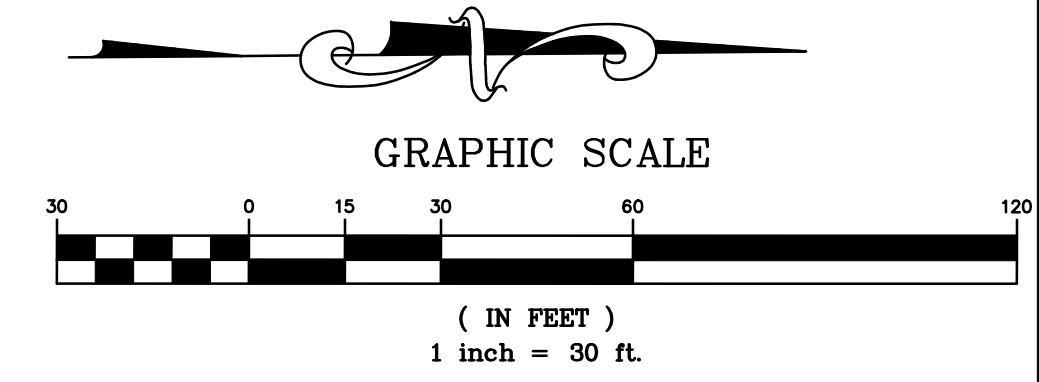
2 LEVEL PARKING DECK
 LOWER LEVEL=
 580.00-584.00
 UPPER LEVEL=
 591.00-595.00

FF=595.00

LOT C
 326,362 Sq. Ft.
 7.492 Acres±
 8645 OLIVE

COMMON GROUND 2
 37,568 Sq. Ft.
 0.862 Acres±

COMMON GROUND 1
 13,704 Sq. Ft.
 0.315 Acres±



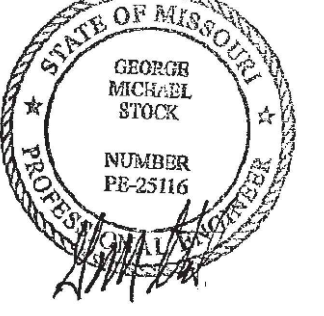
PREPARED BY:



FINAL DEVELOPMENT PLAN FOR:
**MARKET AT OLIVE NORTH-
 LOT C AND COMMON GROUND #1**

UNIVERSITY CITY, MISSOURI

DATE: 01/13/2023



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:

DRAWN BY: A.M.G.	CHECKED BY: G.M.S.
DATE: 01/13/2023	JOB NO: 217-6193
REV. # P-XXXX-XX	DATE XX
S.L.C. HMT # XXXX	HMT SUP. XX-XXX-XX
M.D.N.R. # XX	

SHEET TITLE:
**SITE &
 GRADING PLAN**
 SHEET NO.:
C4.0



Digital Render



24" H x 18'-3 3/4" W
Internal illuminated face lighted sign

4'-2 7/16" H x 19'-10 3/4" W
Internal illuminated face lighted sign

10'-0" H x 10'-0" W
Internal illuminated face lighted sign

EL= 50'-0"

12" H x 10'-11 1/2" W
Internal illuminated face lighted sign

16' 2 7/8" H x 12'-0" W
Internal illuminated face lighted sign

2'-0" H x 2'-0" W
Internal illuminated face lighted sign

EL= 32'-0"
EL= 26'-0"

Front Elevation

EL= 32'-0"
EL= 26'-0"



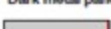
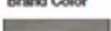
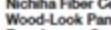
EL= 50'-0"

EL= 22'-0"

Rear Elevation



color key

-  Light Gray
-  Dark Gray
-  Dark metal panel
-  Brand Color
-  Nichiha Fiber Cement
Wood-Look Panels
Roughsawn-Smoke
-  Green Screen

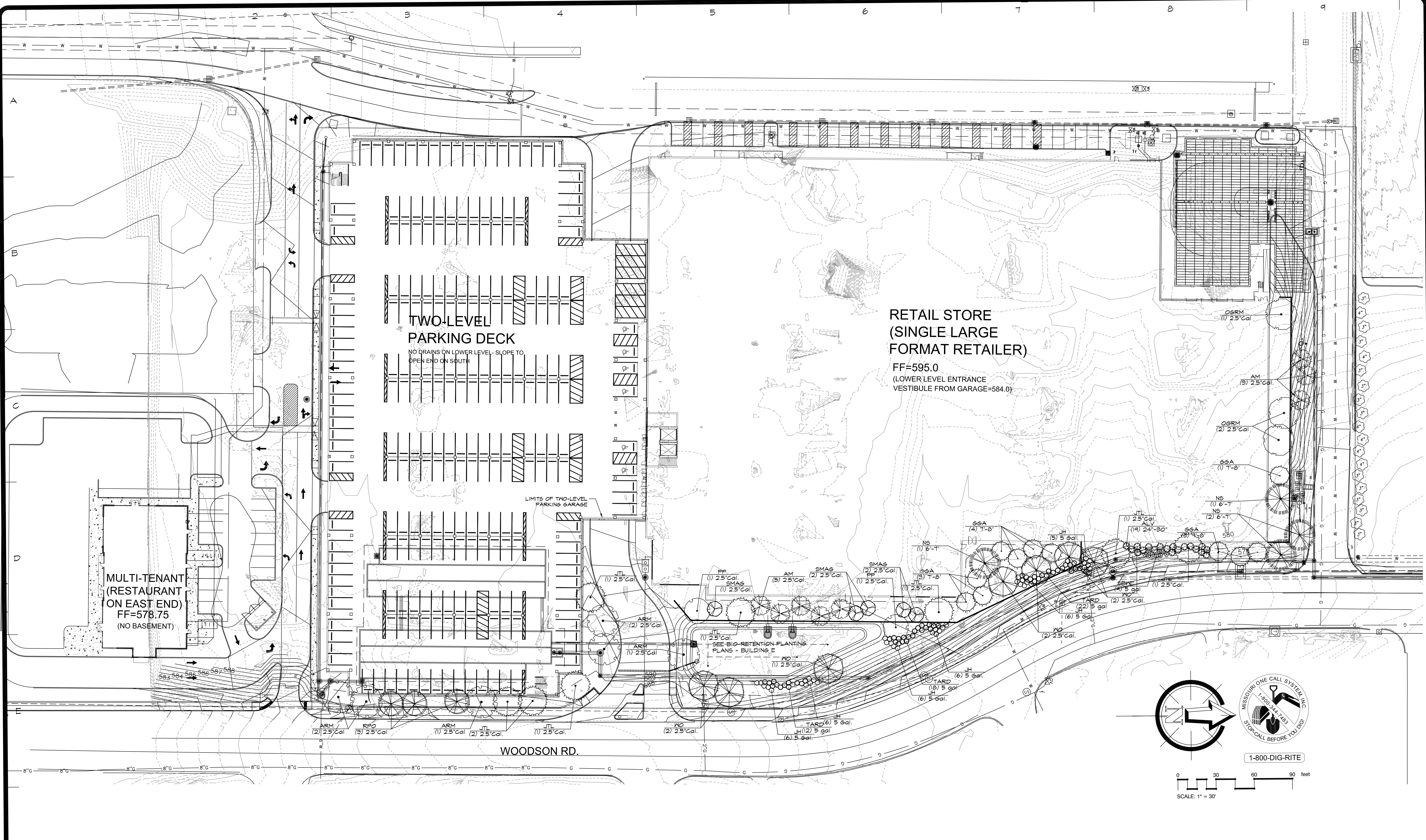
REVISIONS	BY
1/1/2022	RVM

landscape TECHNOLOGIES
 67 Jacobs Creek Drive
 St. Charles, Missouri 63304
 Tel: 636.428.4593
 Fax: 636.428.4593
 MO Landscape Architectural Corporation #200001012

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 RANDALL A. MARDIS
 MISSOURI ARCHITECT #000014
 DATE: 11/2/2022

PLANTING PLAN FOR THE PROPOSED
Market at Olive North-Bldg. B
 UNIVERSITY CITY, MISSOURI

DRAWN
 R. MARDIS
 CHECKED
 RVM/EL
 DATE
 12/8/2022
 SCALE
 1"=30'-0"
 JOB No.
 2022-101
 SHEET
L-1
 OF TWO SHEETS



LANDSCAPE REQUIREMENTS:

- REQUIRED MINIMUM PLANT SIZES: EVERGREEN TREES 6' HGT., DECIDUOUS CANOPY TREES 2.5" CALIPER, DECIDUOUS ORNAMENTAL TREES 1.5" CALIPER, ALL SHRUBS 24" HGT.
- WHERE A PARKING LOT ADJUTS A STREET, THE ENTIRE FRONTAGE SHALL CONTAIN ONE (1) CANOPY TREE AND FOUR (4) SHRUBS FOR EACH THIRTY (30) FEET OF FRONTAGE, THEREFORE, ALONG WOODSON ROAD, WITH 850 LIN. FT. FRONTAGE, TWENTY NINE (29) TREES (CANOPY + EVERGREEN) & ONE HUNDRED FOURTEEN (114) SHRUBS ARE REQUIRED AND PROVIDED.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW USING 6' HIGH SOLID WALL OR DENSE LANDSCAPING.
- ALL LANDSCAPE AREAS EXCEEDING 300 SQ. FT. SHALL BE PROVIDED AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM (By Others).
- NO AREAS WITHIN THESE PLANS ADJUTS A RESIDENTIALLY ZONED PROPERTY AND, THEREFORE, NO BUFFERYARD PLANTING IS REQUIRED.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	6	ARMSTRONGS RED MAPLE / ACER RUBRUM 'ARMSTRONG'	2.5" CAL.
PP	2	PERSIAN PARROTIA / PARROTIA PERSICA	2.5" CAL.
RPO	3	REGAL PRINCE OAK / QUERCUS WAREII 'LONG' TM	2.5" CAL.
NO	7	NILLOW OAK / QUERCUS PHELLOS	2.5" CAL.
AM	8	'FLAME' AMUR MAPLE / ACER GINNALA 'FLAME'	2.5" CAL.
OGRM	3	'OCTOBER GLORY' MAPLE / ACER RUBRUM 'OCTOBER GLORY'	2.5" CAL.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GSA	11	GREEN GIANT ARBORVITAE / THUJA PLIGATA 'GREEN GIANT'	7'-0"
NS	4	NORWAY SPRUCE / PICEA ABIES	6'-1"
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
JTL	5	IVORY SILK JAPANESE TREE LILAC / SYRINGA RETICULATA 'IVORY SILK'	2.5" CAL.
SMAG	5	SAUCER MAGNOLIA / MAGNOLIA X SOULANGIANA	2.5" CAL.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	19	ALLEGHANY LEATHERLEAF VIBURNUM / VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	24"-30"
JH	47	HUGHES CREEPING JUNIFER / JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.
SBWE	9	SONIC BLOOM WEIGELA / WEIGELA FLORIDA 'SONIC BLOOM'	5 GAL.
TARD	57	TARDIVA HYDRANGEA / HYDRANGEA PANICULATA 'TARDIVA'	5 GAL.

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 1) Base map information is accurate as of the date of drawing printed in this package.
- 2) It shall be the landscape contractor's responsibility to:
 - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 3) The contractor shall be in compliance with all codes applicable to this work.
- 4) Clean all planting beds of debris, rock, building material, etc. prior to adding / spreading topsoil or mulch.
- 5) All annual and/or perennial beds are to be roto-tilled at a depth of 12" and amended with peat moss or organic material prior to planting. All grass and/or weeds shall be killed / removed from new planting beds of any kind.
- 6) Remove all debris and rock in parking lot islands shall be removed / disposed and new topsoil provided to a depth of 8" with a berm 4" higher than the adjacent curbing.
- 7) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Any damage to the existing improvements shall be the responsibility of the contractor. It shall be the responsibility of the contractor to restore all areas of the site when disturbed by said contractor. Refer to additional drawings for further coordination of work to be done.
- 8) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- 9) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 10) Plant material shall be typical in shape and form for species specified. Plants planted in groupings and masses shall also be matched. Container grown plant material shall not be root-bound and ball-and-burlapped material shall have root balls as dictated by American Standard for Nursery Stock.
- 11) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 12) Provide single-stem trees unless otherwise noted in plant schedule.
- 13) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 14) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 15) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 16) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- 17) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- 18) Keep all plant material (except turf) a minimum of 36' clear of fire hydrants.
- 19) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 20) Landscape contractor shall be in compliance with all Federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 21) All substitutions of plant material shall be submitted to landscape architect for approval.
- 22) Tree protection fencing is to be installed prior to any grading operations and inspected daily / maintained in place until completion of the project.
- 23) No parking, storage of materials or any other construction activities are to occur within tree protection areas.

PRUNING:

- 1) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- 2) All pruning shall comply with ANSI A300 standards.

INSURANCE:

- 1) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafil fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- 1) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- 3) Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

SIGHT TRIANGLES:

- 1) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- 1) Topsoil mix for all proposed landscape plant material (excluding turf areas) shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

PLUG PLANTING NOTES:

- 1) All plugs to be 4-1/2" deep x 2" diameter minimum.
- 2) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
- 3) Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
- 4) Obtain plugs from a reputable nursery.
- 5) Water plugs upon completion of planting so that soil is moist but not saturated. If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

WARRANTY:

- 1) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price. All plant material deemed unhealthy, unsightly or having undue amounts of dead branches by the landscape architect shall be replaced under this warranty.
- 2) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- 4) Landscape contractor shall not be liable due to acts of God or vandalism.
- 5) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 6) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

TURF:

- 1) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2) Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- 3) Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- 4) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- 5) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- 6) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 7) All sod shall be placed a maximum of 24 hours after harvesting.
- 8) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 9) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

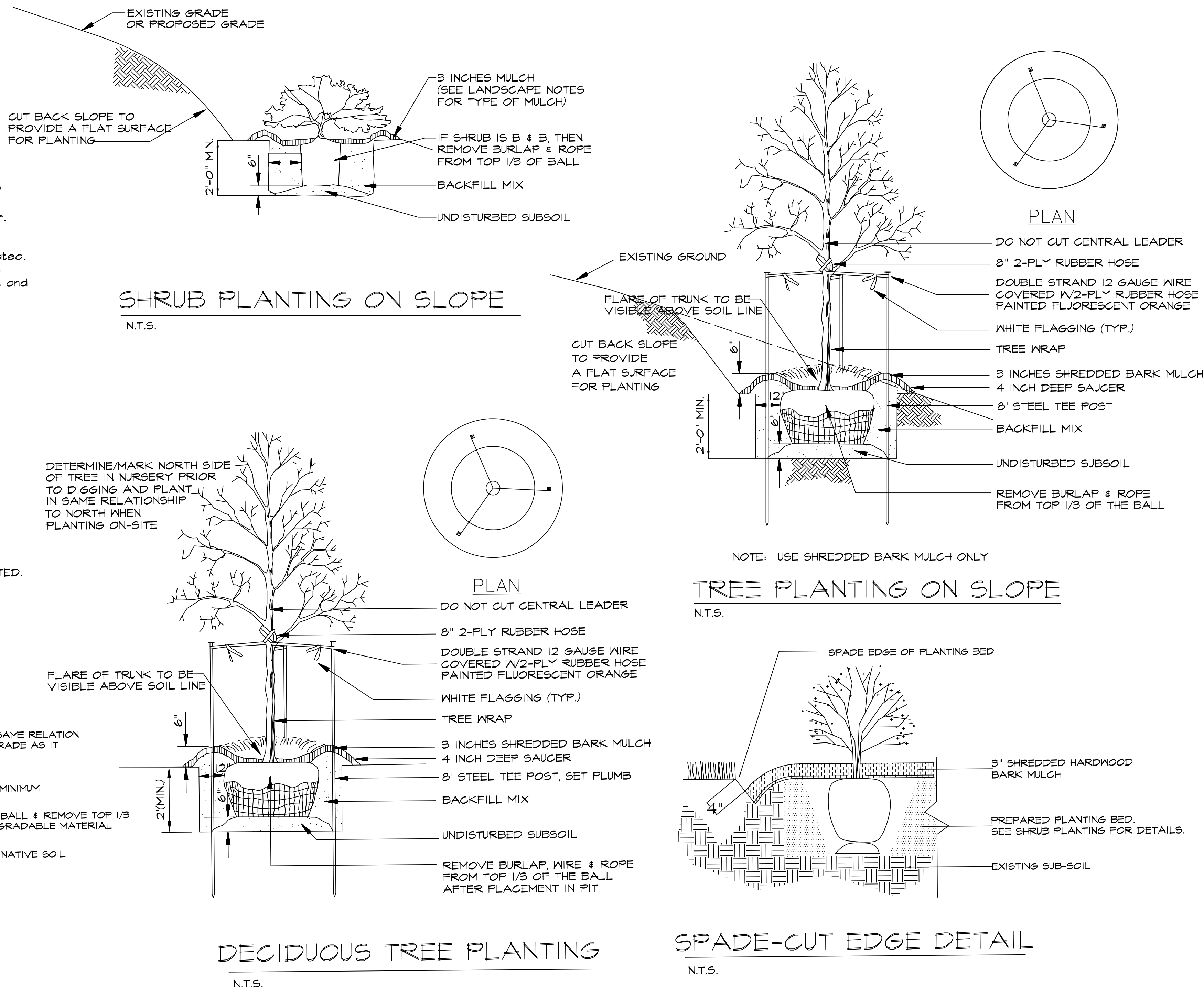
IRRIGATION GUIDELINE SPECS:

GENERAL:

- 1) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- 2) Exact tap, backflow and controller location to be coordinated with owner or owner's representative.
- 3) All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- 4) All piping to be sleeved in SCH40 F.V.C. when passing under hardscape. F.V.C. Sleeve to be a minimum of twice the size of pipe(s) running through.
- 5) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 6) It shall be the irrigation contractor's responsibility to:
 - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- 7) All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.

PLEASE NOTE:

- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.



REVISIONS	BY
1/9/2022	RVM

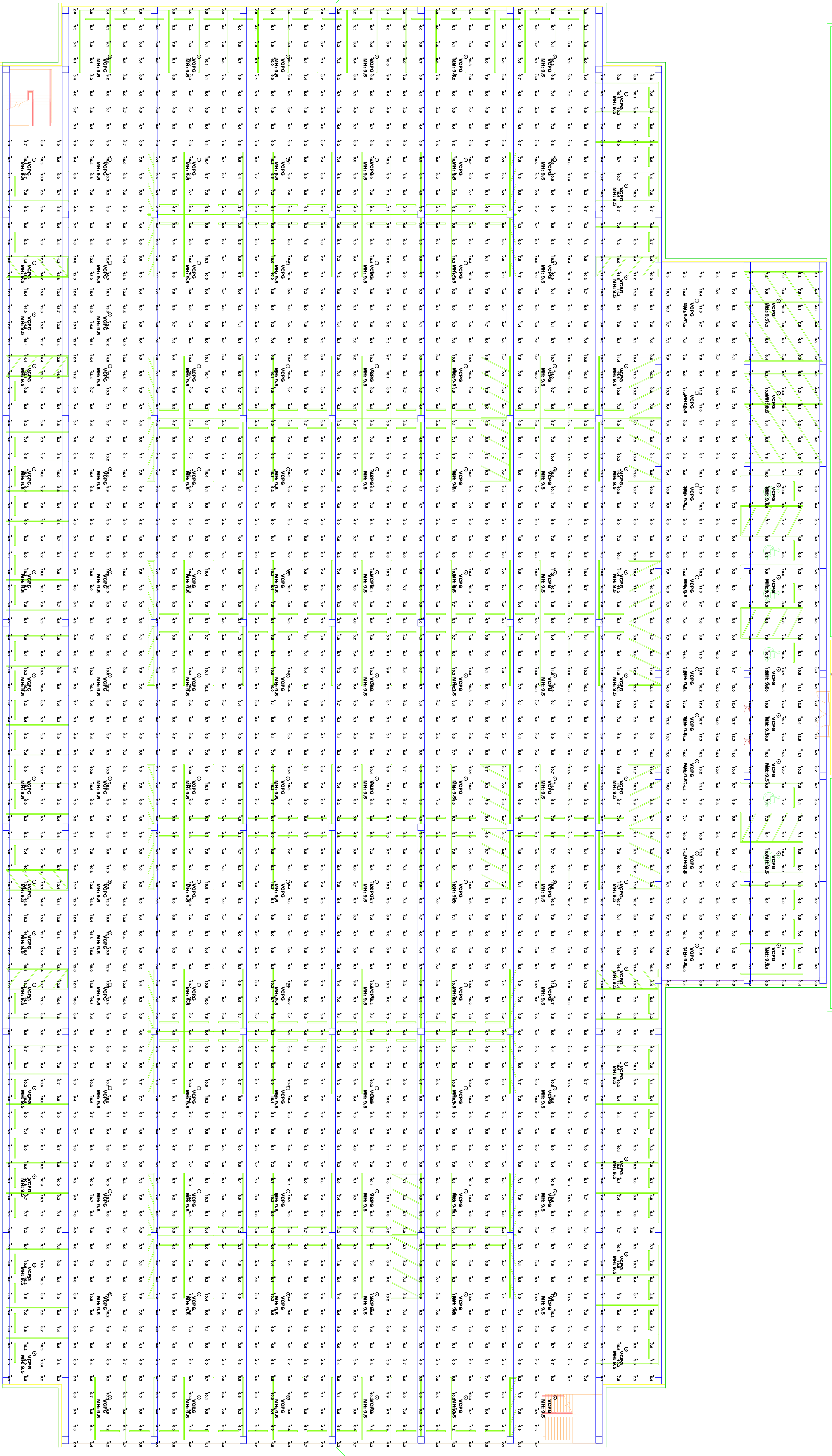
Landscape TECHNOLOGIES
 67 Jacobs Creek Drive
 St. Charles, Missouri 63304
 Tel: (636) 428-4499
 Fax: (636) 428-4499
 140 Landscape Architectural Corporation #200000102

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000014
 RANDALL A. MARDIS
 11/15/2016
 11/15/2016
 DATE: 11/20/2022

PLANTING PLAN FOR THE PROPOSED Market at Olive North-Bldg. B UNIVERSITY CITY, MISSOURI

DRAWN	R. MARDIS
CHECKED	RVM/EL
DATE	12/8/2022
SCALE	N.A.
JOB No.	2022-01
SHEET	

L-2
 OF TWO SHEETS



#	Date	Comments

REVISIONS

Date: 1/11/2023

UNIVERSITY CITY, MO

Luminaire Schedule					
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts
⊙	133	VCPG	VCPG LED P3 40K T5W MVOLT UPL1 DWHXD MEZ140718 272GG1	6724	43.37

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Room_1_Workplane	Illuminance	Fc	7.55	17.4	2.0	3.78	8.70

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
 (800)325-0693
 www.villalighting.com

GC to field verify ceiling heights for stem/cord mounted fixtures.

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

**Reflectance values of 30-30-15
 Light level calculated on the ground**



#	Date	Comments

Revisions	

UNIVERSITY CITY, MO

TWO-LEVEL PARKING DECK

NO DRAINS ON LOWER LEVEL - SEGRETE TO OPEN END ON SOUTH

RETAIL STORE (SINGLE LARGE FORMAT RETAILER)

FF=595.0

(LOWER LEVEL ENTRANCE VESTIBULE FROM GARAGE=584.0)

WOODSON RD.

#	Date	Comments

Revisions



Luminaire Schedule					
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts
⊕	10	T4-E04	EMM-E01-LED-480-T4-SO-BL-BK VA6111 PER7U-MS/DIM-L40	2876	24.7
⊕	6	5WQ-08	TAR-GLEON-SA8B-740-8-5WQ-DP- DIM10-PER7N-MS/DC-L40W	48241	334
⊕	5	T2R-10	TAR-GLEON-SA0B-740-8-T2R-DP- DIM10-PER7N-MS/DC-L40W	58929	419
⊕	3	T4FT-04 (WM)	TAR-GLEON-SA4B-740-8-T4FT-DP- DIM10-PER7N-MS/DC-L40W-WM	23190	171
⊕	3	T4W-06	TAR-GLEON-SA6B-740-8-T4W-DP- DIM10-PER7N-MS/DC-L40W	33940	249
⊕	2	T4W-05	TAR-GLEON-SA5B-740-8-T4W-DP- DIM10-PER7N-MS/DC-L40W	28363	210

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Up Lanes	Illuminance	Fc	10.24	13.1	4.4	2.33	2.98
Front of Store Drive	Illuminance	Fc	3.81	5.9	1.6	2.38	3.69
Main Parking	Illuminance	Fc	2.39	6.1	1.1	2.17	5.55
Rear of Store	Illuminance	Fc	3.17	8.8	0.2	15.85	44.00
Woodson Rd	Illuminance	Fc	0.79	2.0	0.1	7.90	20.00

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
 (800)325-0693
 www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Light level calculated on the ground

#	Date	Comments

Revisions

Date: 1/11/2023

UNIVERSITY CITY, MO



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: January 25, 2023

FILE NUMBER: REZ 22-10

COUNCIL DISTRICT: 3

Applicant: D3 Commercial Realty Group, LLC

Location: 8610-8660 Olive Boulevard

Request: Zoning Map Amendment from Industrial Commercial (IC) to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Development Plan for The Market at Olive (Phase III) Development

Existing Zoning: IC – Industrial Commercial

Proposed Zoning: PD-C Planned Development Commercial

Existing Land Use: Vacant

Proposed Land Use: Grocery store and two multi-tenant retail buildings with drive thru

Surrounding Zoning:

North: **PD-C** – Planned Development Commercial District

East: **SR** – Single-Family Residential / **PD-C** – Planned Development Commercial District

South: **SR** – Single-Family Residential

West: **SR** – Single-Family Residential / **PD-C** – Planned Development Commercial District

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

ATTACHMENTS

- A. Application
- B. Narratives
- C. Preliminary Site Plan
- D. Landscape Plan
- E. Elevations
- F. Renderings
- G. Signage
- H. Photometric Plan

Applicant's Request

The Applicant is requesting that the site be rezoned from Industrial Commercial District (IC) to Planned Development Commercial District (PD-C), and to further consider approval of a Preliminary Development Plan for the proposed commercial development: a large grocery store (~75,000 square feet), and two multi-tenant retail buildings (4,200 square feet and 7,000 square feet) with a combination of restaurant, business, and retail uses. The two retail buildings will have one drive-thru each. The site is 7.39 acres.

This rezoning petition is concurrent with two other related petitions before the Plan Commission. The first concurrent application is a lot consolidation plat for the subject property, which currently consists of several parcels that will be consolidated into "Lot 5", Market at Olive Phase III. The Applicant proposes to develop on Lot 5 a new grocery store (Dierbergs) and two multi-tenant retail buildings fronting Olive Blvd, both with one drive-thru. The second concurrent application is to rezone three parcels abutting the property; the purpose and intent is explained in more detail below in the analysis section.

Existing Property

Until recently, the site contained industrial and commercial buildings. These buildings have been demolished in preparation for the subject proposed development and preliminary grading has begun. The proposed retail and restaurant uses are consistent with the overall Market at Olive development plan.

Analysis

Land Use & Dimensional Regulations

The proposed land uses—grocery store, retail, business, and restaurant with drive thru are permitted uses within the GC – General Commercial district and are therefore appropriate uses in the PD-C district. The specific uses in the multi-tenant retail/restaurant buildings have not yet been determined, but the Applicant is planning for "restaurant, business, and small retail." The number of parking spaces provided, discussed in the section below, corresponds to these uses.

Site Coverage & Stormwater Management

Section 400.780 of the Zoning Code establishes a maximum site coverage of 70% for development in PD-C districts. Site coverage is defined as "the area of the site which is covered by buildings, driveways, parking lots, loading areas, but excluding open spaces, plazas, pedestrian circulation, and buffer areas." Developments in the PD-C district are offered a site coverage "bonus" of up to 90% coverage if at least 4 of 11 site design criteria are met according to § 400.780(D)(2).

The proposed site plan has 87.93% site coverage, and the Applicant has demonstrated that 3 of the 11 criteria have been met. To qualify for the increased site coverage, staff recommends that the Applicant satisfy criterion "d" in red below.

- a) Incorporate storm drainage detention/retention facilities as a site amenity.

Stormwater from the site will be managed by the shared rain gardens between Phase II and Phase III. The Applicant will be partially responsible for maintaining these detention facilities.

- d) Increasing parking lot landscaping by fifty percent (50%) more than otherwise required.
- e) Submitting for approval developments on tracts that are five (5) or more acres in size. *The proposed development is 7.39 acres.*
- f) Design of principal access to the development tract at an approved location that allows for shared access by an adjacent property. *There is only one direct access point from Olive for the site, which also provides access to Phase II of Market at Olive, helping to manage traffic between these properties.*

According to the Applicant's narratives (attached), all stormwater will be diverted through a network of private underground storm sewers to the existing rain garden/detention basins in Phase II, for treatment prior to entering the existing creek.

Access & Circulation

For cars, one direct access point off Olive Boulevard is proposed for the development. This access point will be a right in, right out entry/exit, preventing left turns at this location. Phase II of the Market at Olive development will have a signalized intersection on Olive Boulevard, providing additional access to the subject site (Phase III).

For pedestrians, there is a sidewalk along Olive Boulevard, but currently no sidewalks are provided in the proposed site plan. The Applicant will need to provide sidewalks from the public sidewalk to each building and shall utilize striped crossings within the parking lots to designate pedestrian ways.

Landscaping

Section 400.780(D)(4) of the Zoning Code states that when a Planned Development – Commercial District (PD-C) abuts residentially zoned properties, a minimum 50-foot landscaping buffer is required. This buffer is required and provided at the southern property line, where the site abuts property zoned Single Family Residential (SR). A buffer is not required at the southeast property line, where the three parcels currently zoned SR are proposed to be rezoned to Public Activity (PA) at the same time as this rezoning petition. Rezoning to PA eliminates the buffer requirement at the southeast property line.

Dense landscaping is recommended at the south property line to screen the back of the Dierbergs building from the existing single-family homes. Additional landscaping throughout the site to satisfy the conditions for increased site coverage as discussed above will be required, including natural ground cover (grass, etc.) at parking lot islands. Finally, the subject property's landscaping along Olive Blvd shall match the landscaping scheme along Olive in Phase II for continuity.

Staff will work with the Applicant to ensure these landscaping requirements are demonstrated in the Final Development Plan.

Parking

The submitted preliminary development plan provides 335 parking spaces for the entire site. With a recently approved text amendment reducing the parking requirement for commercial buildings greater than 45,000 square feet, the site meets the minimum number of required off-street parking spaces for all three buildings. Parking will be shared for all three buildings.

Photometric Plan

A photometric plan was provided with the preliminary development plan submittal, which appears to generally meet codes addressing lighting in parking lots and private drives. There are a few locations however that exceed the maximum illumination of 8 footcandles from the base of the light fixture. The plans shall be revised to comply with these standards, which are referenced in §400.2110(A).

Comprehensive Plan

It is staff's opinion that the proposed development is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion include:

Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy, states, "*will encourage the design of commercial and retail structures along major corridors for multiple tenants and mixed uses.*"

Conclusion/Recommendation

Based on this report's analysis Staff recommends approval of the Applicant's proposed Map Amendment and Preliminary Site Development Plan with the following conditions:

1. The use associated with this development shall be for a grocery store and two multi-tenant retail/office/restaurant buildings with drive thru.
2. Accessible pedestrian ways shall be provided from the public sidewalk to each building.
3. Final landscaping plan, demonstrating compliance with all landscaping regulations and providing additional landscaping elements as required in the above report, shall be approved by the Department of Planning & Development.
4. Lighting standards and illumination levels shall meet the requirements per § 400.2110(A).
5. Bicycle parking is required for each building per §400.2145.
6. The buildings and property shall be developed, constructed, and maintained in compliance with the plans submitted and attached, as well as the conditions stated in the staff recommendation.
7. A detailed construction traffic control and parking plan shall be submitted to the Director of Planning & Development for approval.



Department of Community Development

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

OCT 03 2022

22-08815

APPLICATION FOR ZONING MAP AMENDMENT:
Address / Location / Site of Building

1. Current Zoning District (Check one):

CC GC HR HRO IC LC LR MR PA PD SR

2. Proposed Zoning District (Check one):

CC GC HR HRO IC LC LR MR PA PD SR

3. State proposed use:

PD-C = Main building is a supermarket with two small secondary buildings for potential mercantile/business/restaurant use

4. Describe existing premises:

Existing rough graded vacant site

5. Describe proposed construction (please attach additional narrative):

Site development for a 75,000+/- supermarket and two out lot buildings totaling 11,500 s.f.+/-

6. State applicant's name, address and daytime telephone number:

D3 Commercial Realty Group, LLC - Drew Bextermueller - Director of Real Estate

16690 Swingley Ridge Rd. 4th flr, Chesterfield, MO 63017 (636) 812-1360

7. Applicant's interest in the property (check one):

Owner Tenant Under contract to purchase Under contract to lease
 Other (specify):

8. State name and address and daytime telephone number of owner, if other than applicant:

U.City, LLC - c/o Seneca 1401 S. Brentwood Bvd, Ste 625 St. Louis, MO 63144 (314) 730-1000

Other (specify):

The undersigned hereby makes application for a Site Plan Review and requests the authorization of the City Council to proceed with the activities described in this application.

9/29/22
Date

[Signature]
Applicant's Signature and Title

D3 Commercial Realty Group, LLC
Director of Real Estate

FOR OFFICE USE ONLY

Date: _____ Application first received of _____

Application fee in the amount of \$ 200.00 Receipt # _____

Market at Olive Phase 2

Project Narrative:

The Market at Olive Phase 2 project is a continuation of the Market at Olive Development that is taking place on the north and south side of Olive Boulevard just east of I-170. This project consists of redeveloping existing commercial and residential buildings into new retail development. Future buildings will consist of retail, commercial, restaurants, etc.

The design includes grading to “pad ready” for future buildings, access drives, and all utilities; storm, sanitary, and water, that will be needed for the future buildings. These utilities have been designed to work with the ultimate buildout of the development. Basins will be constructed and sized for the water quality, channel protection, and flood protection storms for the ultimate buildout of the development. The design of the proposed stormwater control system has been in accordance with the regulations of the Metropolitan St. Louis Sewer District (MSD) and, as such, has been approved by MSD under P# 22MSD-00015.

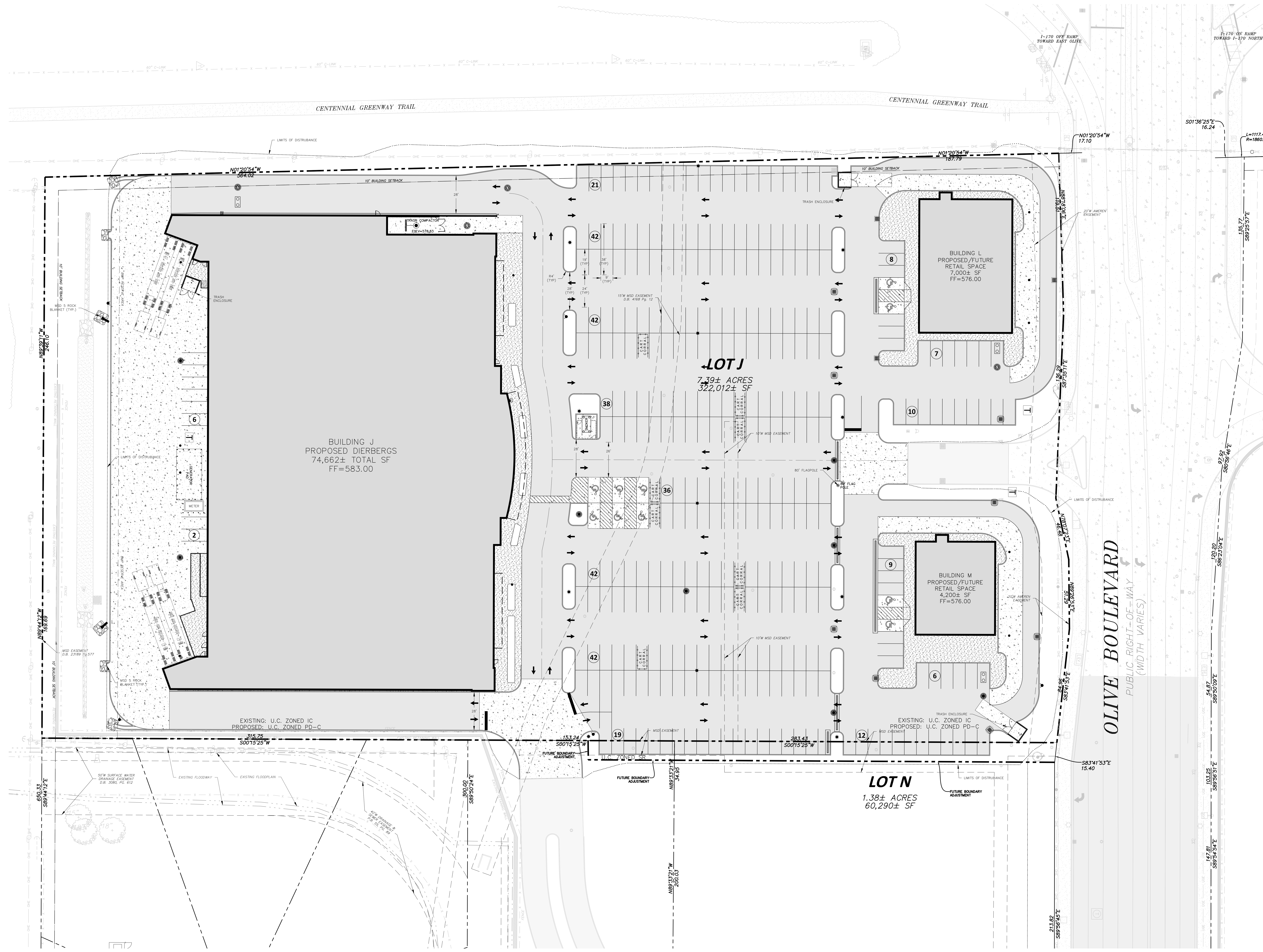
The retaining wall along the creek required for the South side of Olive development is a modular concrete block retaining wall ranging in height for 1’ to 22’ feet inn height. The wall is approximately 1325’ long. The wall consists of stacked concrete modular blocks with geo-grid reinforcing behind the wall for stability. The grid ranges in lengths of 4’ to 13.5’ behind the face of the wall and is installed every 2’ of wall height. The wall is being constructed by Retaining Wall Solutions with the design of the wall provided by Engineering Solutions, P.C. The design has been coordinated with the global stability analysis provided by ABNA Corporation. The design is in accordance with the requirements of St. Louis County and University City building codes and the permit for wall construction has been issued.

Market at Olive Phase 3

Project Narrative:

The Market at Olive Phase 3 project is a continuation of the Market at Olive Development that is taking place on the north and south side of Olive Boulevard, east of I-170. The Phase 3 design consists of the build-out of one of the pad-ready lots designed and constructed under Phase 2, and will include the construction of a new Dierbergs grocery store, two retail/commercial outlot buildings, and the associated parking lots and infrastructure.

As noted in the Market at Olive Phase 2 narrative, all utilities were designed and approved by the Metropolitan St. Louis Sewer District (MSD) for the ultimate buildout of the development under P#22MSD-00015. All stormwater will be diverted through a network of private underground storm sewer to the existing basins, constructed during Phase 2, for treatment prior to entering the existing creek. Water Quality, Channel Protection, and Flood Protection have been designed within the existing basins under P#22MSD-00015. No additional storm water BMPs or detention storage will be designed or constructed as part of the Phase 3 design. Construction documents and calculations for the additional private storm sewers and sanitary sewers will be designed and submitted for review and approval by MSD. The scope of design will not include any additional public sewers or easements, but only private connections to the existing infrastructure.



RETAINING WALL NOTE
ALL EXISTING RETAINING WALLS SHOWN ARE PROPOSED IN PLANS TITLED "MARKET AT OLIVE PHASE II - PHASE II IMPROVEMENT PLANS" AND MSD PROJECT 22MSD-00015 PREPARED BY GRIMES CONSULTING, INC. NO NEW RETAINING WALLS ARE PROPOSED IN THIS PROJECT.

FLOODWAY AND FLOODPLAIN NOTE
ALL WATER QUALITY, CHANNEL PROTECTION, AND FLOOD PROTECTION TO BE PROVIDED BY EXISTING STORMWATER MANAGEMENT FACILITIES PROPOSED IN PLANS TITLED "MARKET AT OLIVE PHASE II - PHASE II IMPROVEMENT PLANS" AND MSD PROJECT 22MSD-00015 PREPARED BY GRIMES CONSULTING, INC.

	Total		Previous		Impervious		Total Impervious Percentage
	Area (sf)	Area (ac)	Area (sf)	Area (ac)	Area (sf)	Area (ac)	
Lot J	322,012	7.39	37,323	0.86	284,689	6.54	87.93%
Boundary Adjustment	4,991	0.11	2,159	0.05	2,832	0.07	
Total Lot Area	327,003	7.53	39,482	0.91	287,521	6.60	

PAVEMENT LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK

PARKING CALCULATIONS

BUILDING USAGE:

BUILDING J - 74,622± SF TOTAL
52,713± SF - RETAIL
21,909± SF - STORAGE
1 SPACE PER 250 SF

BUILDING L - 7,000± SF TOTAL
3,000± SF - BUSINESS
1 SPACE PER 200 SF
1,500± SF - BUSINESS
1 SPACE PER 200 SF
2,500± SF - RESTAURANT
1 SPACE PER 75 SF

BUILDING M - 4,200± SF TOTAL
2,000± SF - BUSINESS
1 SPACE PER 200 SF
2,200± SF - RESTAURANT
1 SPACE PER 75 SF

MUNICIPALITY REQUIRED PARKING:

BUILDING J - PROPOSED DIERBERGS
(52,713± SF / 250 SF) = 210.85 = 211
(21,909± SF / 1,000 SF) = 21.91 = 22
= 233 TOTAL SPACES REQUIRED

BUILDING L - 7,000± SF TOTAL
(3,000± SF / 200 SF) = 15
(1,500± SF / 75 SF) = 33.33 = 33
= 56 TOTAL SPACES REQUIRED

BUILDING M - 4,200± SF TOTAL
(2,000± SF / 200 SF) = 10
(2,200± SF / 75 SF) = 29.33 = 29
= 39 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED
233 SPACES REQUIRED
+ 56 SPACES REQUIRED
+ 39 SPACES REQUIRED
= 328 TOTAL SPACES REQUIRED

TOTAL PARKING PROVIDED:

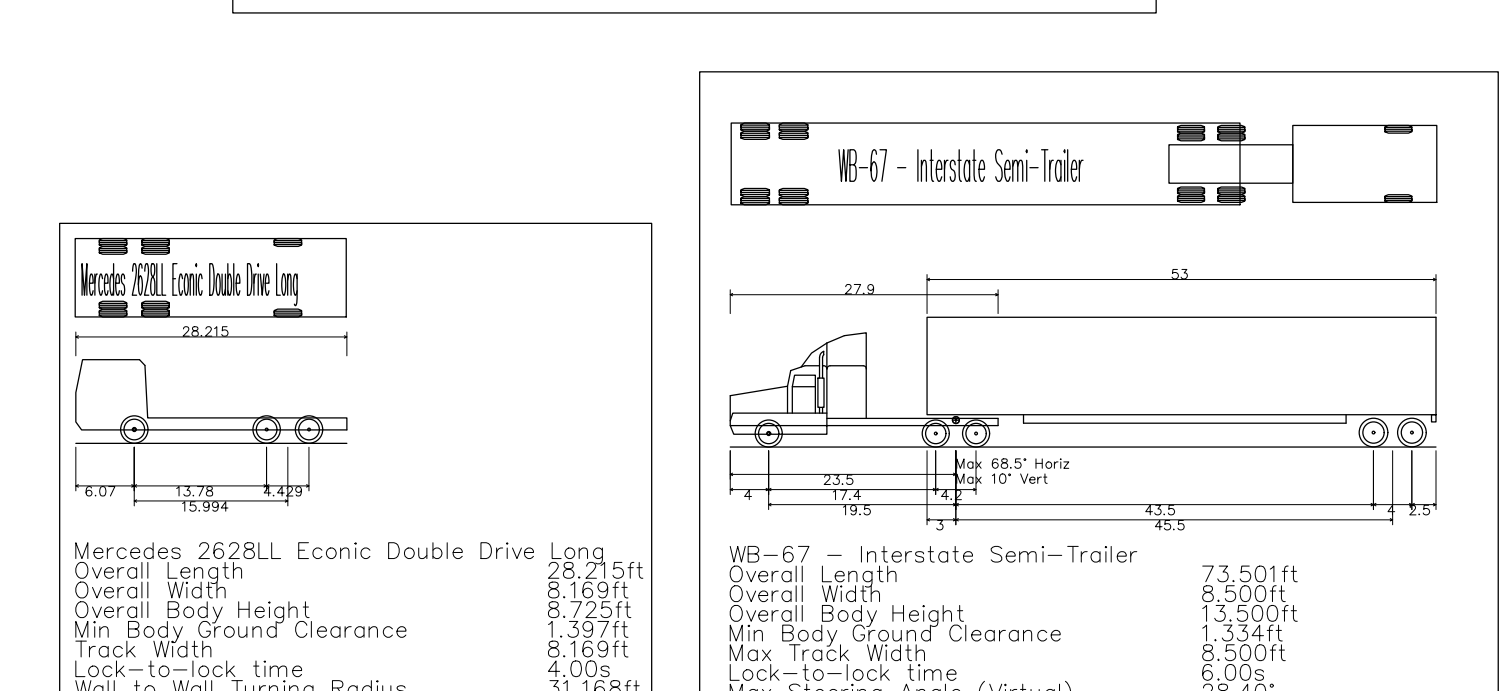
332 STANDARD SPACES
+ 10 ACCESSIBLE SPACES
= 342 SPACES PROVIDED

- 8 CART CORRALS
= 334 TOTAL SPACES PROVIDED

ACCESSIBLE PARKING ANALYSIS:

301-400 PROPOSED PARKING SPACES REQUIRE 8 ACCESSIBLE PARKING SPACES

8 ACCESSIBLE SPACES REQUIRED
10 ACCESSIBLE SPACES PROVIDED



TREE NOTE
ALL EXISTING TREES OUTSIDE OF PROJECT BOUNDARIES AND LIMITS OF DISTURBANCE SHALL REMAIN.

PHASING NOTE
THERE IS NO PROPOSED CONSTRUCTION PHASING ASSOCIATED WITH THIS PROJECT.

FLOODWAY AND FLOODPLAIN NOTE
THERE IS NO PROPOSED ALTERATION, ADJUSTMENT, OR CHANGE IN THE ELEVATION OR TOPOGRAPHY OF ANY FLOODPLAIN OR FLOODWAY AS DESIGNATED ON THE FEMA FLOODPLAIN AND FLOODWAY MAP.

SETBACK NOTE
BUILDING SETBACKS:
FRONT: 35 FEET
REAR: 25 FEET
SIDE(W): 25 FEET
SIDE(E): 10 FEET
LANDSCAPE BUFFER:
FROM ROW: 35 FEET
ELSE: 10 FEET

EXISTING CONDITIONS NOTE
THE EXISTING TOPOGRAPHIC DATA, UTILITY LOCATIONS AND ELEVATIONS, AND ALL OTHER EXISTING SITE FEATURES SHOWN IN THIS PLAN SET ARE BASED ON THE AUTOCAD FILE PROVIDED BY GRIMES CONSULTING, INC. RECEIVED OCTOBER 21, 2022.

SCALE: 1" = 50'

CALL BEFORE YOU DIG - DRILL - BLAST
1-800-344-7483
MSD/CASCO/CIVIL SYSTEMS, INC.

CONSTR. DOC. & REVISIONS

No. Description Date

01 - Preliminary Development Plan 01-03-23

PRELIMINARY DEVELOPMENT PLAN
FOR UNIVERSITY CITY RECORD

PROFESSIONAL OF RECORD

Drawn By/Checked By: MEB/SB
Project Number: 2202549
PDP Date: 10-03-22
FDP Date:

SITE PLAN

C2.0

22MSD-xxxx | MSD Base Map 17L/17K
Existing Conditions: 22MSD-00015



NORTH ELEVATION
REV. 08/11/17



EAST ELEVATION
REV. 08/11/17



WEST ELEVATION
REV. 08/11/17



SOUTH ELEVATION
REV. 08/11/17





EXTERIOR RENDERING FRONT
Sheet 1 of 11



EXTERIOR RENDERING
Sheet 1 of 11

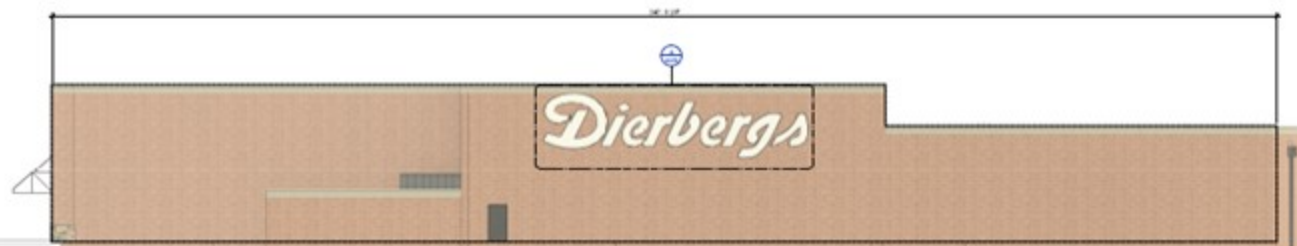


EXTERIOR RENDERING - VIEW FROM I-170 EXIT RAMP
Sheet 1 of 11





1 NORTH ELEVATION
DATE: 07/17/17



1 WEST ELEVATION
DATE: 07/17/17

FRONT FACADE:	11,509.1 FT ²
FRONT SIGNAGE:	50.4 FT ²
	70.3 FT ²
	59.4 FT ²
	64.1 FT ²
	358.5 FT ²
	98.3 FT ²
FRONT SIGNAGE RATIO:	0.43%
WEST BUILDING SIDE:	6,843.6 FT ²
WEST SIGNAGE:	358.5 FT ²
WEST SIGNAGE RATIO:	5.2%



1 BOB'S BARN SIGN: 10.4 FT²
MERCY PHARMACY
DATE: 07/17/17



1 FLOWERS & GIFTS SIGN: 10.4 FT²
FLOWERS & GIFTS
DATE: 07/17/17



1 DIERBERGS SIGN: 107.8 FT²
1 DIERBERGS SIGN CALCULATION PER UNIVERSITY CITY ZONING CODE SECTION 406.0200: 107.8 FT² x 12.0 FT = 1294.56 FT²
1 MARKET FRESH FOODS SIGN: 147.4 FT²
1 MARKET FRESH FOODS SIGN CALCULATION PER UNIVERSITY CITY ZONING CODE SECTION 406.0200: 147.4 FT² x 12.0 FT = 1768.8 FT²
1 DIERBERGS - NORTH
DATE: 07/17/17



1 BOB'S BBQ SIGN: 75.4 FT²
BOB'S BBQ
DATE: 07/17/17



1 D KITCHEN SIGN: 64.1 FT²
D KITCHEN
DATE: 07/17/17



1 DIERBERGS SIGN: 107.8 FT²
1 DIERBERGS SIGN CALCULATION PER UNIVERSITY CITY ZONING CODE SECTION 406.0200: 107.8 FT² x 12.0 FT = 1294.56 FT²
1 DIERBERGS - WEST SIDE
DATE: 07/17/17



DATE: 07/17/17

1

NOT FOR CONSTRUCTION

Johnnie & Associates

Johnnie & Associates
2000 S. W. 10th St.
Fort Lauderdale, FL 33304
Tel: 954.333.3333

SIGNAGE

A103



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: January 25, 2023
FILE NUMBER: SUB-23-01
COUNCIL DISTRICT: 3
Location: 8610-8660 Olive Boulevard
Applicant: D3 Commercial Realty Group, LLC
Request: Major Subdivision - Lot Consolidation
Existing Zoning: IC – Industrial Commercial
Existing Land Use: Vacant
Proposed Zoning: (concurrent Map Amendment application to rezone to PD-C – Planned Commercial District)
Proposed Land Use: Grocery store and two multi-tenant retail buildings with drive thrus

Surrounding Zoning:

North: **PD-C** – Planned Development Commercial District
East: **SR** – Single-Family Residential /
PD-C – Planned Development Commercial District
South: **SR** – Single-Family Residential
West: **SR** – Single-Family Residential /
PD-C – Planned Development Commercial District

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Lot Consolidation Plat Application
- B. Lot Consolidation Plat

Existing Property and Applicant Request

The subject property is Phase III of the Market at Olive Development, on the south side of Olive Boulevard, across from Costco.

The Applicant has submitted this application to consolidate eight lots in Beyers Subdivision. The new, consolidated lot, “Lot 5”, will be approximately 7.39 acres and will

be developed into a grocery store and two multi-tenant retail buildings (see case # REZ-22-10). Additionally, a minor boundary line adjustment will be made to the adjacent property, which is part of the Market at Olive Phase II development. This boundary line adjustment will give an additional 10'-wide section of land to the subject property (Dierbergs site/Phase III Market at Olive) for the required parking area.

Staff Review

Staff reviewed this as part of the "Major Subdivision" process identified in Section 405.170 of the Subdivision regulations.

Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

SUBDIVISION APPLICATION

The application form must be completed and submitted along with the subdivision plat, letter of authorization (if applicable), fees, and other required attachments on or before the filing deadline. The filing deadline is generally twenty-eight (28) days prior to the Plan Commission meeting.

1. Application Type (Check each that apply):

- Minor Subdivision, Preliminary Plat, Final Plat, Boundary Adjustment, Preliminary Development Plan, Final Development Plan, Right-of-way Vacation, Plat Vacation, Dwelling Unit Display

2. Attachments

2 (#) Folded paper copies of Plat, Electronic copy, Improvement Plans, Other 2 smaller 11x8 copies

3. Property Owner Information:

Name: U. City, LLC, Address: 1401 S. Brentwood Ste 625, 63144

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner - not applicable to right-of-way vacation application):

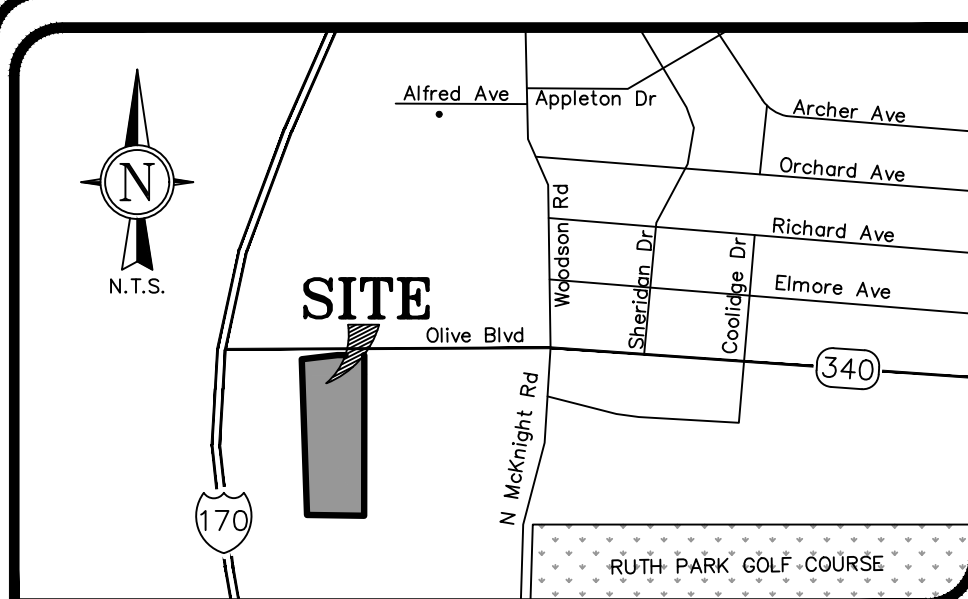
Name: Caroline Saunders, Address: (314) 323-0581, 1401 S. Brentwood, Ste 625, 63144

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):

Lot Consolidation Plat, market at one Plat 3

FOR OFFICE USE ONLY

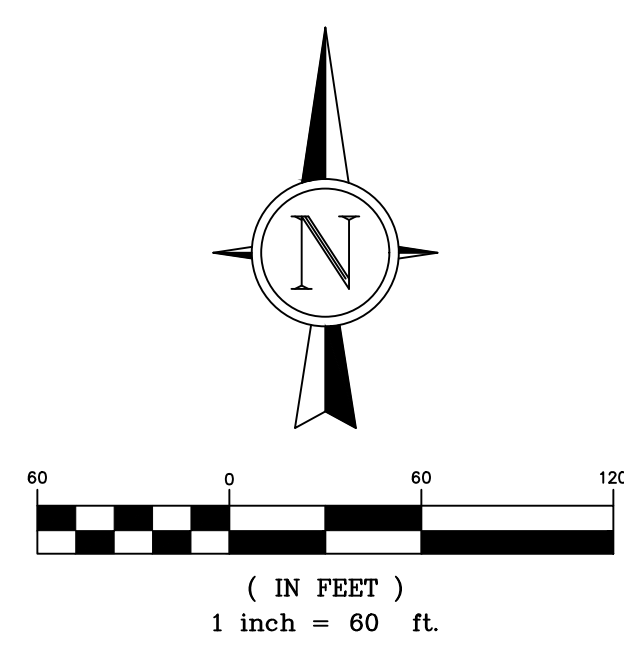
Fee Calculation: \$200.00 Base Fee + 1 # of lots x \$35.00 = 235.00



PREPARED FOR:
 U. City, LLC
 CONTACT: Larry Chapman
 2199 Innerbelt Business Center Drive
 St. Louis, MO 63114
 E: Lchapman@Seneca-cre.com

MARKET AT OLIVE PLAT 3

A CONSOLIDATION PLAT
 PART OF BEYERS SUBDIVISION PB 272 PG 30 &
 ALL OF RESUBDIVISION OF LOTS 3 & 4 OF BEYERS SUBDIVISION
 PB 297 PG 24
 SECTION 05, TOWNSHIP 45 NORTH, RANGE 6 EAST UNIVERSITY
 CITY, ST. LOUIS COUNTY, MISSOURI



BASIS OF BEARING
 MISSOURI STATE PLANE GRID
 NORTH FROM STATIC GPS TIES
 TO GEOGRAPHIC REFERENCE
 SYSTEM MONUMENTS

ABBREVIATIONS

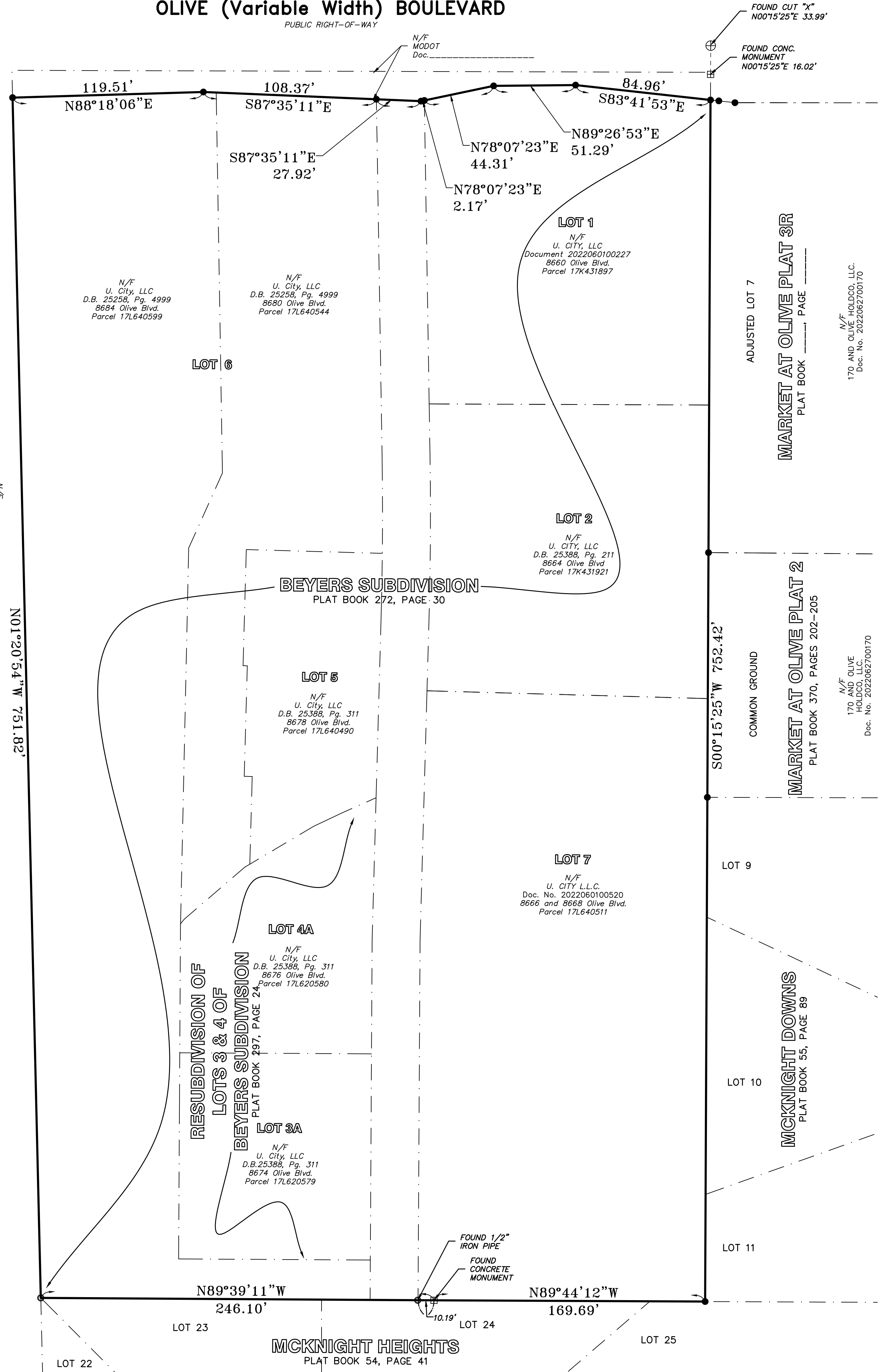
- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- Pg. PAGE
- w/ WITH
- (TYP.) TYPICAL
- P.O.B. POINT OF BEGINNING
- Doc. DOCUMENT
- T.B.V. TO BE VACATED BY SEPARATE DOCUMENT

LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- ⊙ FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊕ FOUND CUT CROSS
- ⊗ FOUND COTTON PICKER SPINDLE
- ⊚ FOUND RAILROAD SPIKE
- ⊞ FOUND CONCRETE MONUMENT
- ▣ FOUND STONE
- ⊠ FOUND R.O.W. MARKER
- ⊙ FOUND AXLE
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

OLIVE (Variable Width) BOULEVARD

PUBLIC RIGHT-OF-WAY



--- Property Boundary Description ---
 A tract of land situated in the City of University City, the County of St. Louis, and the State of Missouri, lying in part of Section 05, Township 45 North, Range 6 East, being part of Beyers Subdivision, a subdivision filed for record in Plat Book 272, Page 30 of the Land Records of St. Louis County, Missouri, and all of Resubdivision of Lots 3 & 4 of Beyers Subdivision, a subdivision filed for record in Plat Book 297, Page 24 of said Land Records, and being more particularly described as follows:

BEGINNING at the Northwest corner of McKnight Heights, a subdivision filed for record in Plat Book 54, Page 41 of said Land Records, said corner also being the Southwest corner of said Beyers Subdivision; thence along the Western line of said Beyers Subdivision, North 01 degrees 20 minutes 54 seconds West, a distance of 751.82 feet to the Southern right-of-way of Olive Boulevard as widened; thence leaving said Western line and along said Southern right-of-way, the following courses and distances: North 88 degrees 18 minutes 06 seconds East, a distance of 119.51 feet, South 87 degrees 35 minutes 11 seconds East, a distance of 108.37 feet, South 87 degrees 35 minutes 11 seconds East, a distance of 27.92 feet, North 78 degrees 07 minutes 23 seconds East, a distance of 46.48 feet, North 89 degrees 26 minutes 53 seconds East, a distance of 51.29 feet, South 83 degrees 41 minutes 53 seconds East, a distance of 84.96 feet to the Northwest corner of Market at Olive Plat 3R, a subdivision filed for record in Plat Book _____, Page _____ of said Land Records; thence leaving said Southern right-of-way and along the Western line of said Market at Olive Plat 3R, the Western line of Market at Olive Plat 2, a subdivision filed for record in Plat Book 370, Pages 202-205 of said Land Records and the Western line of McKnight Downs, a subdivision filed for record in Plat Book 55, Page 89 of said Land Records, South 00 degrees 15 minutes 25 seconds West, a distance of 752.42 feet to the Southwest corner of said McKnight Downs subdivision, said corner also being the Southeast corner of said Beyers Subdivision; thence West along the Northern line of the McKnight Heights subdivision, North 89 degrees 44 minutes 12 seconds West, a distance of 169.69 feet; thence North 89 degrees 39 minutes 11 seconds West, a distance of 246.10 feet to the Point of Beginning.



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 PLS COA# LS-343-D

REV. NO.	DATE	REMARKS

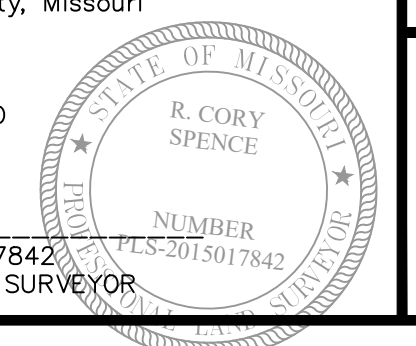
**MARKET AT OLIVE
 PLAT 3**
 8684 OLIVE BLVD, UNIVERSITY CITY, MO

**CONSOLIDATION
 PLAT**

SHEET TITLE
 JOB NUMBER: 3082
 DRAWN BY: SMT
 DATE: 09/28/22
 CHECKED BY: RCS
 DATE: 09/28/22
 SHEET:

1 of 2

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 28 day of September, 2022.



GRIMES CONSULTING, INC. LS-343-D
 By R. CORY SPENCE, PLS-2015017842
 MISSOURI PROFESSIONAL LAND SURVEYOR

J:\3082\3082\Drawings\Survey\3082_Consolidation_Dierbergs.dwg 10/28/2022 2:52 PM Scott Telthorst



Department of Community Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

MEETING DATE: January 25, 2023
FILE NUMBER: REZ 23-01
COUNCIL DISTRICT: 3
Applicant: City of University City
Location: 8637, 8638, 8641 Mayflower Court
Request: Zoning Map Amendment from Single Family Residential (SR) to Public Activity (PA)
Existing Zoning: SR – Single Family Residential
Proposed Zoning: PA – Public Activity
Existing Land Use: Single-family homes and protected floodway
Proposed Land Use: Single-family homes and protected floodway

Surrounding Zoning:

North: **PD-C** – Planned Development Commercial District
East: **SR** – Single-Family Residential
South: **SR** – Single-Family Residential
West: **PD-C** – Planned Development Commercial District

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

PLAN COMMISSION RECOMMENDATION

Approval Approval with Conditions in Resolution Denial

Applicant's Request

The Applicant, in this case, the City of University City, is requesting that the site be rezoned from Single Family Residential (SR) to Public Activity (PA). The purpose for the rezoning is to ensure a permanent buffer zone between the residential uses to the east and the proposed commercial development to the west, protecting the floodway along the creek.

Existing Property

The three properties proposed for rezoning contain single-family homes, one of which is owned by U. City, LLC, the development group which is currently in the process of purchasing the other homes on Mayflower Court with plans to eventually develop apartments on the site.

The backyards of the three residential parcels to be rezoned contain land designated as floodway and covered by a drainage easement.

Analysis

The proposed rezoning to Public Activity (PA) is appropriate and will protect the buffer zone and designated floodway. The change in zoning district does not create any conflicts with the existing uses; both single-family homes and floodplains are permitted uses in this district.

Conclusion/Recommendation

Based on this report's analysis Staff recommends approval of the Applicant's proposed Map Amendment.



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

MEMORANDUM

TO: Plan Commission

FROM: John Wagner, Ph.D., Director of Planning and Development

DATE: January 25, 2023

SUBJECT: TXT 23-01 Conditional Use Permit (C.U.P.) Criteria Zoning Text Amendment

This text amendment to the Conditional Use Permit (C.U.P.) decision criteria is in response to a Missouri Supreme Court ruling in December of 2022. The Court sided with the City of Creve Coeur in its fight to deny QuikTrip permission to open a gas station-convenience store. This amendment to Section 400.2700.D.1 would allow the City of University City more discretion in deciding whether a Conditional Use Permit is appropriate.

The entirety of Section 400.2700 is outlined below for the Commission's information; the amendment is in bold, red font in the second-to-last paragraph, §400.2700.D.1. The text of a St. Louis Business Journal article dated December 20, 2022 summarizing the decision is also included below.

Section 400.2700 Conditional Use Permit Review Procedure.

- A. *Submission By Applicant.* The applicant shall submit one (1) copy of the completed application and twelve (12) copies of the other information required by Section 400.2690 to the Zoning Administrator. In the case of applications for a conditional use for a historic landmark or conditional use within a historic district, the applicant shall submit nine (9) additional copies of this same information.
- B. Zoning Administrator And Staff Review.
 1. Completeness of submittal. Upon receipt of the conditional use permit application and associated information, the Zoning Administrator shall review the documents to determine acceptability for submission. If the Zoning Administrator determines the submittal is complete, then the submittal shall be date stamped.
 2. Distribution. After formal acceptance of the application, the Zoning Administrator shall distribute copies of the documentation to the Director of Community Development and other City staff as appropriate. In the case of applications for a conditional use pertaining to an established historic landmark or it is within an established historic district, the Zoning Administrator shall also forward a copy of the same documentation to the Historic Preservation Commission.

3. Staff review. The Director of Community Development shall review the proposed conditional use, and solicit comments from other City staff with respect to meeting the requirements of this Chapter, other applicable City regulations, and with respect to good site planning, and measures taken to avoid or mitigate impacts of the proposed use on the surrounding area. The results of this review shall be reported to the Plan Commission within sixty (60) days of formal acceptance of the application.

C. Plan Commission.

1. Public hearing. The Plan Commission shall hold a public hearing on the application at such time that is mutually agreeable between the Commission and the applicant and which complies with the public notice requirements contained in Article XV of this Chapter. In addition, the Historic Preservation Commission shall be notified of the public hearing, when a proposed conditional use pertains to an established historic landmark or is within an established historic district, and given the opportunity to present its recommendation to the Plan Commission at the hearing.
2. Plan Commission recommendation. Once the Plan Commission is satisfied that they have heard all relevant facts, it shall recommend to the City Council that the conditional use permit be approved, denied or approved with conditions. Such conditions may include, but are not limited to, one (1) or more of the following: size, height and location of proposed buildings and structures; landscaping and screening; parking and loading requirements; signage; traffic flow and access requirements; lighting; hours of operation; open-space areas; drainage and storm water facilities; or architectural and engineering features. These conditions shall be in addition to any regulations contained in the applicable zoning district or other applicable regulations of the City.

D. City Council Action.

1. After receipt of the Plan Commission's recommendation and report, the City Council shall consider the proposed conditional use permit. The Council may deny, approve or approve with conditions, including the adoption of the Plan Commission's recommendations on conditions of use or a modified version thereof. The City Council may refer the application back to the Plan Commission for further study before making its final decision. **The City Council reserves full authority to deny any application for a conditional use permit.**
2. The City Council, in imposing conditions and restrictions, may adjust the standards set forth in this Chapter when it finds such adjustment will be more effective in achieving the spirit and intent of the Chapter. Such adjustments are permitted to be more restrictive or less restrictive, provided that no dimensional regulations or standard shall become less restrictive by a factor of more than twenty percent (20%).

Original Article from the St. Louis Business Journal:

Missouri Supreme Court sides with Creve Coeur in fight with QuikTrip
Dec 20, 2022, 2:39pm CST

The Missouri Supreme Court in a ruling Tuesday sided with Creve Coeur in its fight to deny QuikTrip permission to open a gas station-convenience store.

Two entities — both tied to Karen Stern — own property at the southwest corner of Olive Boulevard and North Graeser Road that houses vacant stores. They sought to sell to QuikTrip so it could build the station at the site, but the city denied the Tulsa, Oklahoma, company's bid for a condition use permit, after hearing from residents who opposed the development.

The property owners sued, and a state-court judge found for them, ordering the city to issue a conditional use permit because there was evidence supporting the six standards in the city's zoning code that its refusal was unlawful.

After an appeal, though, the state Supreme Court said Tuesday that the state court was prohibited from "substituting its discretion for discretion legally vested in such administrative officer or body," and cited city ordinance stating that the city "reserves full authority to deny any request for a conditional use."

"The circuit court should have reviewed the City's determination based upon the evidence rather than making its own independent decision regarding issuance of the CUP," the Supreme Court ruling stated. "In reaching its decision to issue the CUP, the circuit court had to ignore part of the same City ordinance it relied upon."

A QuikTrip spokesperson didn't immediately respond to a request for comment.

Jacob Kirn
Managing Editor
St. Louis Business Journal



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

M E M O R A N D U M

TO: Plan Commission
FROM: John Wagner, Ph.D., Director of Planning and Development
DATE: January 25, 2023
SUBJECT: TXT 23-02 Recreational Marijuana Zoning Text Amendment

Section 1 of Article XIV of the Missouri Constitution, effective December 6, 2018, made medical marijuana legal in Missouri. Missouri voters approved Amendment 3 on November 8, 2022, effective December 8, 2022, amending Section 1 and adding Section 2 to Article XIV. Section 2 made marijuana legal for adults 21 years of age or older. The marijuana made legal by Section 2 is commonly referred to as recreational marijuana.

Under Section 2, medical marijuana dispensaries licensees have had the right to request a conversion of their license to a comprehensive license for both medical marijuana and recreational marijuana. Conversion requests not processed within 60 days of Missouri Department of Health and Senior Services receipt shall be deemed approved. This means that requests made on December 8, 2022 shall be deemed approved on February 6, 2023 if not processed by the Department.

In response to Section 1, the City Council passed Ordinance No. 7102 on May 28, 2019, amending Zoning Code Sections 400.030, 400.510, 400.570, 400.620 and 400.630, to establish medical marijuana facilities as conditional uses, and adding Section 400.1495 to establish standards for such facilities. There are four medical marijuana facilities permitted as conditional uses, each defined in Section 400.030:

1. Medical Marijuana Cultivation Facility,
2. Medical Marijuana Dispensary Facility,
3. Medical Marijuana Infused Products Manufacturing Facility, and
4. Medical Marijuana Testing Facility.

There are two Medical Marijuana Dispensary Facilities in University City: Star Buds at 7555 Olive and Jane Dispensary at 6662 Delmar. Both are operating under Conditional Use Permits approved by the City Council: July 13, 2020 (CUP) and September 29, 2020 (Parking Agreement) for 6662 Delmar; and September 14, 2020 (CUP) for 7555 Olive. There are no other medical marijuana facilities in University City.

To add recreational marijuana to the Zoning Code and conform to the amendments to Section 1 on medical marijuana, the Zoning Code Section 400.030 (Definitions) should be amended as follows:

New definitions:

COMPREHENSIVE MARIJUANA CULTIVATION FACILITY

A facility licensed by the State of Missouri to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls, but shall not include the manufacture of marijuana infused products.

COMPREHENSIVE MARIJUANA DISPENSARY FACILITY

A facility licensed by the State of Missouri to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient or primary caregiver, as those terms are defined in Section 1 of Article XIV of the Missouri Constitution, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of Article XIV and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet, including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana, but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in Article XIV and provided for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.

COMPREHENSIVE MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the State of Missouri to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.

MICROBUSINESS DISPENSARY FACILITY

A facility licensed by the State of Missouri to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as that term is defined in Section 1 of this Article XIV of Missouri Constitution, or primary caregiver, as that term is defined in Section I, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of Article XIV and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet, including from a

third party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.

MICROBUSINESS WHOLESALE FACILITY

A facility licensed by the State of Missouri to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana-infused products to a microbusiness dispensary facility, other microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and infused prerolls.

Amended definitions:

MEDICAL MARIJUANA CULTIVATION FACILITY

A facility licensed by the State of Missouri to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, and marijuana vegetative cuttings (also known as clones) to a medical marijuana dispensary facility, medical marijuana testing facility, medical marijuana cultivation facility, or to a medical marijuana-infused products manufacturing facility. A medical marijuana cultivation facility's authority to process marijuana shall include the production and sale of prerolls, but shall not include the manufacture of marijuana-infused products.

MEDICAL MARIJUANA DISPENSARY FACILITY

A facility licensed by the State of Missouri to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, anywhere on the licensed property or to any address as directed by the patient or primary caregiver, so long as the address is a location allowing for the legal possession of marijuana, another medical marijuana dispensary facility, a marijuana testing facility, a medical marijuana cultivation facility, or a medical marijuana-infused products manufacturing facility. Dispensary facilities may receive transaction orders at the dispensary in person, by phone, or via the internet, including from a third party. A medical marijuana dispensary facility's authority to process marijuana shall include the production and sale of prerolls, but shall not include the manufacture of marijuana infused products.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the State of Missouri to acquire, process, package, store on site or off site, manufacture, transport to or from, and sell marijuana-infused products to a medical marijuana dispensary facility, a marijuana testing facility, a medical marijuana cultivation facility, or to another medical marijuana-infused products manufacturing facility.

MARIJUANA TESTING FACILITY

A facility certified by the State of Missouri to acquire, test, certify, and transport marijuana, including those originally certified as a medical marijuana testing facility.

Zoning Code Sections 400.510 (GC District Conditional Uses), 400.570 (CC District Conditional Uses), 400.620 (IC District Permitted Uses), and 400.630 (IC District Conditional Uses) should be amended (and correctly alphabetized) as follows:

Section 400.510 (GC District Conditional Uses)

Add:

- ✓ Comprehensive Marijuana Cultivation Facility
- ✓ Comprehensive Marijuana Dispensary Facility
- ✓ Comprehensive Marijuana-Infused Products Manufacturing Facility
- ✓ Microbusiness Dispensary Facility
- ✓ Microbusiness Wholesale Facility

400.570 (CC District Conditional Uses)

Add:

- ✓ Comprehensive Marijuana Dispensary Facility
- ✓ Microbusiness Dispensary Facility

400.620 (IC District Permitted Uses)

Add:

- ✓ Comprehensive Marijuana Dispensary Facility
- ✓ Microbusiness Dispensary Facility

400.630 (IC District Conditional Uses)

Add:

- ✓ Comprehensive Marijuana Cultivation Facility
- ✓ Comprehensive Marijuana-Infused Products Manufacturing Facility
- ✓ Microbusiness Wholesale Facility

Zoning Code Division 15 (Medical Marijuana Regulations) and Section 400.1495 (Standards for Dispensary, Cultivation, Infused Manufacturing and Testing Facilities) should be amended to read as follows:

Division 15. Marijuana Regulations

Section 400.1495. Standards for Cultivation, Dispensary, Infused Product Manufacturing, Testing, and Warehouse Facilities.

- A. Standards for Marijuana Dispensary Facility. No building shall be constructed, altered, or used for a marijuana dispensary facility without complying with the following regulations:
1. Buffer Requirement. No marijuana dispensary facility shall be located within five hundred (500) feet of an existing elementary or secondary school, licensed child day-care center, or church. In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the

property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

2. Residential Zoning Buffer Requirement. No marijuana dispensary facility shall be located within one hundred fifty (150) feet of a residential zoning district. Measurements shall be made in a straight line, without regard to intervening structures, from the main public entrance of the marijuana dispensary facility to the nearest property line of the residential zoning district.
 3. Outdoor Operations or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.
 4. Hours of Operation. All marijuana dispensary facilities shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 p.m. and 8:00 a.m.
 5. Display of License Required. The marijuana dispensary facility license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
 6. Residential Dwelling Units Prohibited. No marijuana dispensary facility shall be located in a building that contains a residence.
 7. Ventilation Required. All marijuana dispensary facilities shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the facility. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the marijuana dispensary facility is located.
- B. Standards for Marijuana Cultivation, Infused Product Manufacturing, Testing and Warehouse Facilities. No building shall be constructed, altered, or used for a marijuana cultivation, infused product manufacturing, testing for warehouse facility without complying with the following regulations:
1. Buffer Requirement. No marijuana cultivation, infused product manufacturing, testing or warehouse facility shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day-care center, or church. In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure,

such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.

2. Residential Zoning Buffer Requirement. No marijuana cultivation, infused product manufacturing, testing or warehouse facility shall be located within one thousand (1,000) feet of a residential zoning district. Measurements between the facility and the residential zoning district shall be measured from the property line of the facility to the closest point of the property line of the residential zoning district. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot.
3. Outdoor Operations or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.
4. Hours of Operation. All marijuana cultivation, infused product manufacturing, testing or warehouse facilities shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 p.m. and 8:00 a.m.
5. Display of License Required. The marijuana cultivation, infused product manufacturing, testing or warehouse license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
6. Residential Dwelling Units Prohibited. No marijuana cultivation, infused product manufacturing, testing or warehouse facility shall be located in a building that contains a residence.
7. Ventilation Required. All marijuana cultivation, infused product manufacturing, testing or warehouse facilities shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the facility. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.