



Department of Planning and Development

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PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday, March 23, 2022

The Plan Commission held a special session via video conference on Wednesday, March 23, 2022. The meeting commenced at 6:30 pm and concluded at approximately 8:45 pm.

1. Roll Call

Present

Margaret Holly
Mark Harvey
Ellen Hartz
Charles Gascon
Patricia McQueen
Al Fleischer Jr.
Victoria Gonzalez

Absent

None

Staff Present

John Wagner, Acting Director of Planning and Development
John Mulligan, City Attorney

Councilmembers Present

Jeff Hales, Ward I – Council Liaison

Call to Order – (6:30 pm.) Chairwoman Holly called the meeting to order.

2. Approval of Minutes – None

3. Public Comments

There were no public comments for non-agenda items from the public.

4. Old Business

- a. Map Amendment – REZ 22-01.
Applicant: Neighborhood Properties
Request: A Zoning Map Amendment to rezone approximately 11.0 acres from “PA” Public Activity to “PD-R” Planned Development Residential District, and to further consider approval of Preliminary Site Development Plan for the proposed residential development.
Address: 7701 Canton Avenue

(VOTE REQUIRED)

Chairwoman Holly introduced the agenda item.

Dr. Wagner provided an overview of the of the Application as it stands now. Revised plan shows 111 units, consistent with “LR” zoning, should the Commission and Applicant change the request to that zoning category.

Lauren Talley and Fernando Cepeda represented the Application. They looked at the “LR” zoning category and submitted a plan based on those specifications.

General discussion ensued.

A motion was made to rezone the property from PA” Public Activity to “LR” Limited Residential. A second was made.

General discussion continued among the Commission members.

The motion to rezone to “LR” was approved by a vote of 5 yes and 2 no.

5. New Business

- a. Minor Subdivision – SUB 22-04.
Applicant: Elianna Axelbaum
Request: Approval of a Minor Subdivision from one (1) lots to two (2).
Address: 7939 Stanford Avenue
(VOTE REQUIRED)

This item has been pulled/postponed from the agenda at the request of the Planning and Development department.

- b. Major Subdivision – SUB 22-05.
Applicant: U. City, LLC
Request: Approval of a Major Subdivision from thirteen (13) lots to six (6).
Address: 13 parcels of land along Olive Boulevard, west of McKnight Road.
(VOTE REQUIRED)

Dr. Wagner provided an overview of the of the Staff Report.
This is for Phase II of the Market at Olive development.
David Hutkin was available for questions.
General discussion ensued.

A motion was made to approve the Major Subdivision. The Motion was seconded.

The motion was approved unanimously by a vote of 7 yes and 0 no.

- c. Development Plan & Blight Study 353 Review/Recommendation.
Applicant: Charles Deutsch and Company
Request: Study and Recommendation of 100% Tax Abatement for 5 Years
Address: 8630 Delmar Blvd

(VOTE REQUIRED)

Dr. Wagner provided an overview of the of the request.

Mr. Mulligan provided a legal perspective on what was required of the Commission on this agenda item, including what was done on previous applications on blight and tax abatement requests.

Mr. William Ash made a request to speak.

General discussion ensued.

A motion was made to postpone the request until a later meeting. The motion was seconded. Motion passed unanimously: 7 yes, 0 no.

A motion was made to continue this item to a special meeting of the Commission. The motion passed, with a date to be determined.

c. Map Amendment – REZ 22-05

PUBLIC HEARING

Applicant: Opus Development Company, L.L.C.

Request: A Zoning Map Amendment to rezone 3.76 acres of property from “GC” General Commercial District to “IC” Industrial Commercial District.

Address: 6610 Olive Boulevard

(VOTE REQUIRED)

Dr. Wagner provided an overview of the of the Application.

Joe Kelley and others on the Development Team spoke on behalf of the Applicant and Crescent Plumbing.

Dr. Wagner added that the Board of Adjustment for the variance request for this project is scheduled for April 13th.

Mark Winchell (6920 Pershing in Ames Place) spoke in favor of the application.

General discussion ensued.

Site will “IC” District open space requirements and follow the Olive Boulevard Design Guidelines.

A motion was made to approve the Map Amendment. The motion was seconded. Motion passed unanimously: 6 yes, 0 no. (Commissioner Gonzalez needed to leave the meeting.)

d. Conditional Use Permit – CUP 22-05.

PUBLIC HEARING

Applicant: Opus Development Company, L.L.C.

Request: To allow a proposed building to be located two (2) feet from the adjacent property owned by the City of University City at 6664 Olive Boulevard, and to allow the proposed building to maintain a height of 42 feet above the average grade of the site.
Address: 6610 Olive Boulevard, 6662 Olive Boulevard and 950 Kingsland Avenue.
(VOTE REQUIRED)

Dr. Wagner provided an overview of the of the Application.

Chairwoman Holly outlined the requirements for a Conditional Use Permit.

The Public Hearing was opened by Commissioner Holly.

As there were no other speakers beyond those who spoke at the PH for the map amendment, the public hearing was closed.

General discussion ensued.

Commissioner Hartz made a recommendation to make changes to the Landscape Plan, replacing Feather Reed for Little Blue Stem. This was incorporated into the motion to approve.

A motion was made to approve the Conditional Use Permit. The motion was seconded. Motion passed unanimously: 6 yes, 0 no.

- e. Major Subdivision – SUB 22-06.
Applicant: Opus Development Company, L.L.C.
Request: Approval of a Major Subdivision from three (3) lots to one (1).
Address: 6610 Olive Boulevard, 6662 Olive Boulevard, and 950 Kingsland Avenue.
(VOTE REQUIRED)

Dr. Wagner provided an overview of the of the Application.

There was very little discussion on this matter.

A motion was made to approve the Major Subdivision. The motion was seconded. Motion passed unanimously: 6 yes, 0 no.

6. Other Business

- a. Commissioner Holly thanked everyone for attending the Visioning Sessions.
- b. The High School is conducting focus groups to complement the Visioning Sessions.
- c. Commissioner Gascon will contact SHED to make sure they are part of the process.

7. Reports

- a. Council Liaison Report – Commissioner Hales mentioned that SHED and the City work closely on inspections for residential properties. He also mentioned that the 3rd Ward Task Force is going to get started soon.
- b. Committee reports
 - i. Comprehensive Plan Subcommittee (*Not discussed*)

8. Adjournment

Chairwoman Holly adjourned the meeting at approximately 8:45 pm.