



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 June 22, 2022

The Plan Commission held its regular session via video conference on Wednesday, June 22, 2022. The meeting commenced at 6:30 p.m. and concluded at approximately 8:11 p.m.

1. Roll Call

Present

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

Absent

None

Staff Present

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

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 – None

5. New Business

- a. Minor Subdivision – SUB 22-08.
Applicant: City of University City
Request: Approval of a Major Subdivision from three (3) lots to one (1).
Address: 6801 Delmar Boulevard
(VOTE REQUIRED)

Dr. Wagner provided a brief summary of the application.

Shea Krotz, the civil engineer representing the City of University City, was present to answer questions.

A brief discussion ensued.

Mr. Harvey made the motion to approve the subdivision.

The Minor subdivision was approved unanimously.

b. Text Amendment – TXT 22-02.

Applicant: City of University City

Request: Amend the Schedule of Off-Street Parking Spaces, §400.2140 of the City's Zoning Ordinance, adding a new category for retail stores over 45,000 square-feet in floor area.

(VOTE REQUIRED)

Dr. Wagner provided a brief summary of the application, indicating that the new category would be 1 parking space for every 250 ft.² of retail and 1 parking space per every thousand square feet of warehouse.

David Hutkin, representing the Market at Olive group was present. He explained that shopping habits are evolving and that brick-and-mortar stores are engaging more in "last mile" distribution. In addition to their on-site shoppers, they are creating warehouse spaces, commonly 20% of their building square feet, to be able to fill these "last mile" distribution needs. Warehouse square-feet do not require the number of parking spots that retail does. This is not the case for Costco. If Costco wanted to change their parking ratio, they would have to submit a new plan. They do not do this kind of distribution and so the parking for them is not an issue and will not be changed by this text amendment. With this text amendment, the amount of green space will remain the same. The buildings will be bigger, but the total number of parking spaces needed will be reduced, thus the total impermeable surface amount will remain the same.

Discussion ensued:

Ms. Gonzalez asked if this is typical for large retail. Mr. Hutkin said that this was a recent development in retail in Planned Development districts. It is an attempt by retailers to "take the battle to Amazon."

Ms. McQueen asked if visions for drones were being made. Mr. Hutkin said none were planned or were being promoted at this time.

Mr. Fleisher had an issue with parking versus Landscape versus building size.

Mr. Gascon said that we could look at green space later and also that businesses decide how to use their green space. He said he was in full support of reduction in parking.

Miss Gonzalez said she was glad that plans for buildings greater than 45,000 ft² would have to be submitted to the plan commission for approval.

Mr. Gascon made a motion to approve the text amendment. TXT 22-02

Discussion continued:

Ms. McQueen questioned the numbers of parking spaces needed.

Mr. Gascon said that we will review preliminary development plans in the RP1 district.

Dr. Wagner said the plan commission put conditions on the preliminary development plans that come before us.

Mr. Mulligan said that Dr. Wagner can also review the plans and administratively add requirements.

Mr. Harvey abruptly called the question. The amendment passed on a vote of 6 to 1.

6. Other Business

- a. None

7. Reports

- a. Council Liaison Report – None
- b. Committee reports: Comprehensive Planning update – Planning NEXT Contract, Schedule, Fee, and Scope of Work.

A formal vote on the report is not required but it was suggested by Ms. Holly that the Commission do so. Mr. Mulligan OK'd the contract with the stipulation that there be a cap on reimbursement. The target amount should be carefully monitored by staff. There was a discussion of many aspects of the project. Commissioner Gascon moved that the plan next project contract be approved. The motion passed unanimously.

8. Adjournment

Chairwoman Holly adjourned the meeting at approximately 8:11 pm.