



Department of Planning and Development

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PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; September 28, 2022

The Plan Commission held its regular session via video conference on Wednesday, September 28, 2022. The meeting commenced at 6:32 pm and concluded at approximately 9:27 p.m.

Call to Order – (6:32 pm.) Acting Chairwoman McQueen called the meeting to order.

1. Roll Call

Present

Al Fleischer Jr.
Ellen Hartz
Patricia McQueen
Charles Gascon

Absent

Victoria Gonzalez
Margaret Holly
Mark Harvey

Staff Present

John Wagner, Director of Planning and Development
John Mulligan, City Attorney
Jeff Hales City Council Liaison

2. Approval of Minutes

None – approval of August and September meeting minutes will be approved at a later meeting.

Commissioner Gascon moved that the agenda items be re-ordered. b. moved to after e. Ms. McQueen asked for a vote on the motion. Motion passed unanimously. 4-0. Motion approved.

3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.) There were no comments from the public.

4. Old Business – None

5. New Business

- a. Text Amendment – TXT 22-03.
Applicant: City of University City
Request: Add “Schools, private; including college or university-level facilities, provided that such buildings shall be located upon sites containing 0.45 or more acres when located in the University City Civic Complex Historic District.” to list of Conditional Uses in the “PA” Public Activity District, §400.690 of the City’s Zoning Ordinance.
(VOTE REQUIRED)

Dr. Wagner provided a summary of the Staff Report and the City’s position.

Two representatives of Washington University were present for comments and questions, as was Stacey Wehe representing Washington University.

Ms. Wehe provided a short presentation to the Commission.

Commissioner Gascon asked several questions.

Dr. Wagner reported that this proposal went before the code review committee on September 12th and passed 4 – 0.

A discussion ensued.

Commissioner Gascon thought the text amendment was too narrow in scope.

Motion:

Amend §400.690 of the City’s Zoning Ordinance A(12) to read:

“Schools, private; including college or university-level facilities.” (the remainder of the existing part is deleted: “~~provided that such buildings shall be located upon sites containing two and one-half (2½) or more acres.~~”

Amend Section §400.700 of the City’s Zoning Ordinance to read:

Density and Dimensional Regulations.

A. Minimum Lot Size.

1. Permitted and conditional uses. Lot area and lot dimensions shall be adequate to provide the minimum setbacks required by this Section and required parking, as established under Article VII "Off-Street Parking and Loading Requirements", but in no instance shall a lot be less than two (2) acres in area, except as provided for in paragraph (2) below, provided that in the University City Civic Complex Historic District, in no instance shall a lot be less than 0.45-acre in area.

Commissioner Gascon moved as stated by Mr. Mulligan.

Measure passed unanimously. 4 – 0 motion. Motion approved.

b. Conditional Use Permit – CUP 22-08.

PUBLIC HEARING

Applicant: Wallis Companies, dba Wallis Petroleum, LC

Request: to allow a gasoline station and convenience store at 7360 Forsyth Boulevard in the “GC” General Commercial District

Address: 7360 Forsyth Boulevard

(VOTE REQUIRED)

Acting Chairwoman McQueen outlined the C.U.P review criteria, §400.2710.

Dr. Wagner provided a summary of the Staff Report and the City’s position.

Kevin Kamp of Civil and environmental Consultants was present on behalf of the applicant. Discussion occurred. Mark Jordan from Wallis Company provided additional details regarding the application.

Discussion ensued.

Public hearing opened. Ms. Tracy Whelpley asked two questions regarding the site’s operating hours and whether a traffic study was done. The public hearing closed at 7:53 pm.

Commissioner McQueen asked Dr. Wagner if this sets any precedents. The response was ‘no’.

Additional discussion followed.

Commissioner Gascon asked about lighting, signage and hours. Any changes to signage size should come back to the Commission.

Commissioner Gascon moved to approve the CUP with the conditions noted in the Staff Report, with the addition that signage other than what is in the application should come back to the Plan Commission for approval.

Motion passed unanimously, 4 – 0. Motion approved.

c. Conditional Use Permit – CUP 22-09.

PUBLIC HEARING

Applicant: 170 and Olive Holdco, LLC

Request: to allow a reduction of up to 20% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot 9 of the Market at Olive, Plat 2, in the “PD-C” Planned Commercial District

Address: Lot 9 of the Market at Olive, Plat 2

(VOTE REQUIRED)

Dr. Wagner provided a summary of the Staff Report and the City’s position.

Caroline Saunders and David Hutkin presented their report on behalf of the Applicant.

8:16 pm Public hearing opened. No speakers. Closed at 8:17.

Commissioner McQueen asked for a motion to approve the CUP reduction of 10.75% or 10 spaces. Commissioner Gascon so moved.

Discussion ensued. Motion passed unanimously, 4 – 0.

d. Conditional Use Permit – CUP 22-10.

PUBLIC HEARING

Applicant: 170 and Olive Holdco, LLC

Request: to allow a reduction of up to 20% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot 10 of the Market at Olive, Plat 2, in the “PD-C” Planned Commercial District

Address: Lot 10 of the Market at Olive, Plat 2

(VOTE REQUIRED)

Dr. Wagner provided a summary of the Staff Report and the City’s position.

8:31 opened public hearing. No speakers. Closed at 8:32 pm.

Commissioner McQueen asked Dr. Wagner if this sets a precedent. He stated that it does not.

Caroline Saunders spoke for the developer.

Discussion ensued.

Commissioner McQueen asked for a motion to approve the CUP reduction of 12.77% or 6 spaces. Commissioner Gascon so moved. Motion passed unanimously, 4 – 0.

e. Final Development Plan – FDP 22-03.

Applicant: 170 and Olive Holdco, LLC

Request: Approval of a Final Development Plan for the Market at Olive, Phase Two Development.

Address: 8630 Olive Boulevard

(VOTE REQUIRED)

Dr. Wagner provided a summary of the Staff Report and the City’s position.

Caroline Sanders spoke for the developer.

Commissioner McQueen asked for a motion to approve the FDP.

Commissioner Fleischer so moved.

Commissioner Hartz proposed an Amendment: Landscape plan must be approved by Director of Planning and Development. Passed 4 – 0 Unanimously. Amendment approved.

Commissioner McQueen called for a vote on the motion. Motion passed with the Staff Report conditions, with the Landscape Plan amendment included. Passed unanimously, 4 – 0.

f. Map Amendment – REZ 22-07.

PUBLIC HEARING

Applicant: U-City, LLC

Request: to rezone 2.28 acres of land from Planned Development Commercial District (PD-C), General Commercial District (GC) and Single-family Residential District (SR), to Planned Development Commercial District (PD-C) and to further consider approval of a Preliminary Site Development Plan and Final Site Development Plan for the proposed commercial development.

Address: Lot A and Common Ground, Market at Olive North
(*VOTE REQUIRED*)

Dr. Wagner provided a summary of the Staff Report and the City's position.

George Stock presented a short power point on behalf of the Applicant.

Public hearing opened at 9:06 pm. Justin Lurk. Representative of Chick-fil-A spoke in favor of the application. Hearing closed at 9:07 pm.

Commissioner McQueen asked for a motion to approve REZ 22-07 plan development commercial district. Gascon so moved. Vote passed unanimously. 4 – 0. Motion approved.

Motion to approve the preliminary site development plan. Mr. Gascon asked about the drive-through. (*The Final Development Plan was not considered this evening at the request of the Applicant.*)

Commissioner McQueen asked for a motion to approve the Planned Development Commercial District (PD-C). Mr. Gascon so moved.

Vote was requested. Passed unanimously, 4 – 0.

6. Other Business.

None

7. Reports.

None

8. Adjournment.

Acting Chairwoman McQueen adjourned the meeting at 9:27 pm