



Department of Planning and Development

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PLAN COMMISSION MEETING

Via Video Conference

6:30 pm; Wednesday, October 26, 2022

The Plan Commission held its regular session via video conference on Wednesday, October 26, 2022. The meeting commenced at 6:31 pm and concluded at approximately 9:28 p.m.

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

1. Roll Call

Present

Al Fleischer Jr.
Victoria Gonzalez
Mark Harvey
Ellen Hartz
Margaret Holly
Patricia McQueen
Charles Gascon (*joined at 6:37 p.m.*)

Absent

None

Staff Present

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

2. Approval of Minutes

Approval of the August 24, 2022 and September 28, 2022 Plan Commission meetings were postponed to the next meeting.

3. Public Comments

There were no public comments.

4. Old Business – None

5. New Business

1. **Comprehensive Plan Update**

An update on the process and purpose of the comprehensive plan process was presented by Sarah Kelley, Planning NEXT.

2. **Conditional Use Permit – CUP-22-11**

PUBLIC HEARING

Applicant: U. City, 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 A of the Market at Olive, Plat 4, in the "PD-C" Planned Commercial District.

Address: Lot A, Market at Olive, Plat 4
(VOTE REQUIRED)

Ms. Kennedy gave the staff report.

George Stock, consulting engineer for University City, was present.

Public Hearing opened at 7:25 PM. No one spoke. Hearing was closed at 7:26 PM.

A discussion occurred. Topics covered included Alfred Avenue remaining a private drive; the inclusion of "yield to pedestrians" signage; and sidewalk striping at three locations: (1) at the intersection of the east-west access drive and Woodson Road, (2) at the pedestrian crossing from the east-west access drive into the subject property, and (3) within the subject property to designate pedestrian crossing within the parking lot.

Ms. Holly called for a motion to approve CUP-22-11 as written. Mr. Harvey so moved.

Additional discussion ensued.

Mr. Gascon moved to amend CUP-22-11 to reflect the actual reduction in parking as requested by the applicant, rather than the standard "up to 20% reduction." A vote was taken by the Plan Commission 7-0. The amendment was approved.

The approved amendment reads: "To allow a reduction of up to 8.5% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance for Lot A of the Market at Olive, Plat 4, in the "PD-C" Planned Commercial District.

Ms. Holly asked for a motion to approve CUP-22-11. The motion was approved by a vote of 7-0.

3. Final Development Plan – FDP-22-04

Applicant: U. City, LLC

Request: Approval of a Final Development Plan for Lot A, Market at Olive, Plat 4

Address: Lot A, Market at Olive, Plat 4
(VOTE REQUIRED)

Ms. Holly called for a motion to approve the Final Development plan as written, with conditions.

Mr. Fleischer so moved.

Mr. Fleischer moved to amend the motion to read "Lot A and Common Ground 2". The amended motion was approved by a vote of 7-0.

A discussion ensued.

Mr. Gascon moved to amend the plan to require that the final landscape plan be reviewed and approved by the Director of Planning and Development. The amended motion was approved by a vote of 7-0.

A discussion occurred about access to the shared access drive in Common Ground 2 by delivery vehicles. Ms. Holly moved to amend the staff report to include the following condition: "Condition 6. There will be no interference by pick-up delivery, or service vehicles servicing the businesses on Lots A or B with pedestrian or vehicular traffic in the common ground." The amended conditions were approved by a vote of 5-2.

Ms. Holly asked for a motion to approve FDP-22-04. The motion was approved by a vote of 7-0.

4. Map Amendment – REZ-22-09

Applicant: U. City, LLC

Request: Map Amendment to rezone 1.50 acres of land near 8601 Olive Boulevard from "GC" General 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.

Address: Lot B of Market at Olive, Plat 4
(VOTE REQUIRED)

Mr. Gascon asked if there could be a change in the order of business so that there could be a discussion about the related CUP for parking reduction first. All members of the commission agreed. (CUP-22-12, agenda item below, was then discussed prior to REZ-22-09).

Ms. Kennedy gave the staff report.

Mr. Stock was present and available for questions.

Public hearing was opened at 8:50 PM. No one spoke. The public hearing was closed at 8:51 PM.

Ms. Holly called for a motion to approve REZ-22-09. Mr. Harvey so moved.

A discussion ensued.

Ms. Holly called for a vote. The proposed Map Amendment and Preliminary Site Development Plan were approved by a vote of 7-0.

5. Conditional Use Permit – CUP-22-12.

PUBLIC HEARING

Applicant: U. City, LLC

Request: To allow for a reduction of up to 20% in the number of off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance, for Lot B of Market at Olive Plat 4, in the "PD-C" Planned Development Commercial district.

Address: Lot B, Market at Olive Plat 4

(VOTE REQUIRED)

Ms. Holly opened the hearing at 8:59 PM. No one spoke. She closed the hearing at 9:00 PM.

Several questions were asked and discussion ensued.

Ms. Holly asked for a motion to approve CUP-22-12. Ms. Hartz so moved.

A discussion ensued.

Mr. Gascon moved to amend CUP-22-12 to reflect the actual reduction in parking as requested by the applicant, rather than the standard "up to 20% reduction." A vote was taken by the Plan Commission 7-0. The amendment was approved.

The approved amendment reads: "To allow a reduction of up to 16.4% in the number of required off-street parking spaces, as required by Section 400.2140 of the Zoning Ordinance for Lot B of the Market at Olive, Plat 4, in the "PD-C" Planned Commercial District.

Further discussion ensued.

Ms. Holly moved to amend the CUP-22-12 to include code compliance with regard to bicycle racks. The motion was approved by a vote of 7-0.

Ms. Holly asked for a motion to approve CUP-22-12. The motion was approved by a vote of 7-0.

6. Map Amendment – REZ-22-10.

PUBLIC HEARING

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)

This Map Amendment and Preliminary Site Development Plan were pulled from the agenda by the applicant.

7. Other Business

i. 7701 Canton Avenue Work Session

Staff provided an update that the work session would be held at the next Plan Commission Meeting.

ii. November Plan Commission Meeting

A discussion ensued regarding the date of the next Plan Commission Meeting. The Commission decided it would coordinate via email to determine the meeting date.

8. Reports

- i. **Council Liaison Report** – Mr. Hales expressed very strong appreciation for Dr. Wagner and his staff for the tireless work that they have done since the flood in July.
- ii. **Third Ward Housing Task Force Update.** Ms. McQueen reported that the task force has had five meetings and that they are moving forward but progress is slow.

9. Adjournment.

The meeting was adjourned at 9:28 PM.