

SPECIAL MEETING OF THE UNVIERSITY CITY PLAN COMMISSION

VIA VIDEOCONFERENCE

Friday, February 24, 2023

3:00 p.m.

IMPORTANT NOTICE REGARDING PUBLIC ACCESS TO THE PLAN COMMISSION MEETING & PARTICIPATION

Topic: University City Plan Commission – Comprehensive Plan Update

Date and Time: February 24, 2023 at 3:00 PM Central Time (US and Canada)

Location: Virtual (Zoom) – see details below for attending virtually.

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86956667053?pwd=azRGMkRFaXNCcmwyMHpDd01ZK2QxQT09>

Passcode: 345922

Or One tap mobile :

US: +19292056099,,86956667053#,,,,*345922# or +13017158592,,86956667053#,,,,*345922#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +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 +1 669 900 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 or +1 507 473 4847 or +1 564
217 2000 or +1 669 444 9171

Webinar ID: 869 5666 7053

Passcode: 345922

International numbers available: <https://us02web.zoom.us/j/kcJ2UV4r2f>

Citizen Participation

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 Meeting #3

DATE: February 24, 2023

TIME: 3:00-4:30 pm

LOCATION: Zoom

Purpose:

- *To present highlights of existing conditions*
- *To share the character-based approach to land use*
- *To gain insight on the direction for the future character and land use work*

- | | | |
|--|----------------------------|----------------|
| 1. WELCOME | Staff | 3:00 pm |
| 2. FOUNDATION FOR LAND USE WORK | planning NEXT | 3:05 pm |
| a) Review existing land use and key conditions | | |
| b) Review character-based approach to future land use | | |
| c) Discuss preliminary engagement results | | |
| 3. DISCUSSION OF FUTURE LAND USE DIRECTION | planning NEXT / All | 3:35 pm |
| a) Discuss assets and opportunities clusters and map | | |
| b) Discuss potential future character and land use change | | |
| • <i>Where do you most want to see change in the City?</i> | | |
| • <i>What character do you want that change to take?</i> | | |
| • <i>Do existing land use policies and regulations support the desired character and land use?</i> | | |
| 4. NEXT STEPS / ADJOURN | planning NEXT | 4:20 pm |



We Make UCITY



Resilient. Livable. Prosperous.

Plan Commission Meeting

February 24, 2023

Welcome



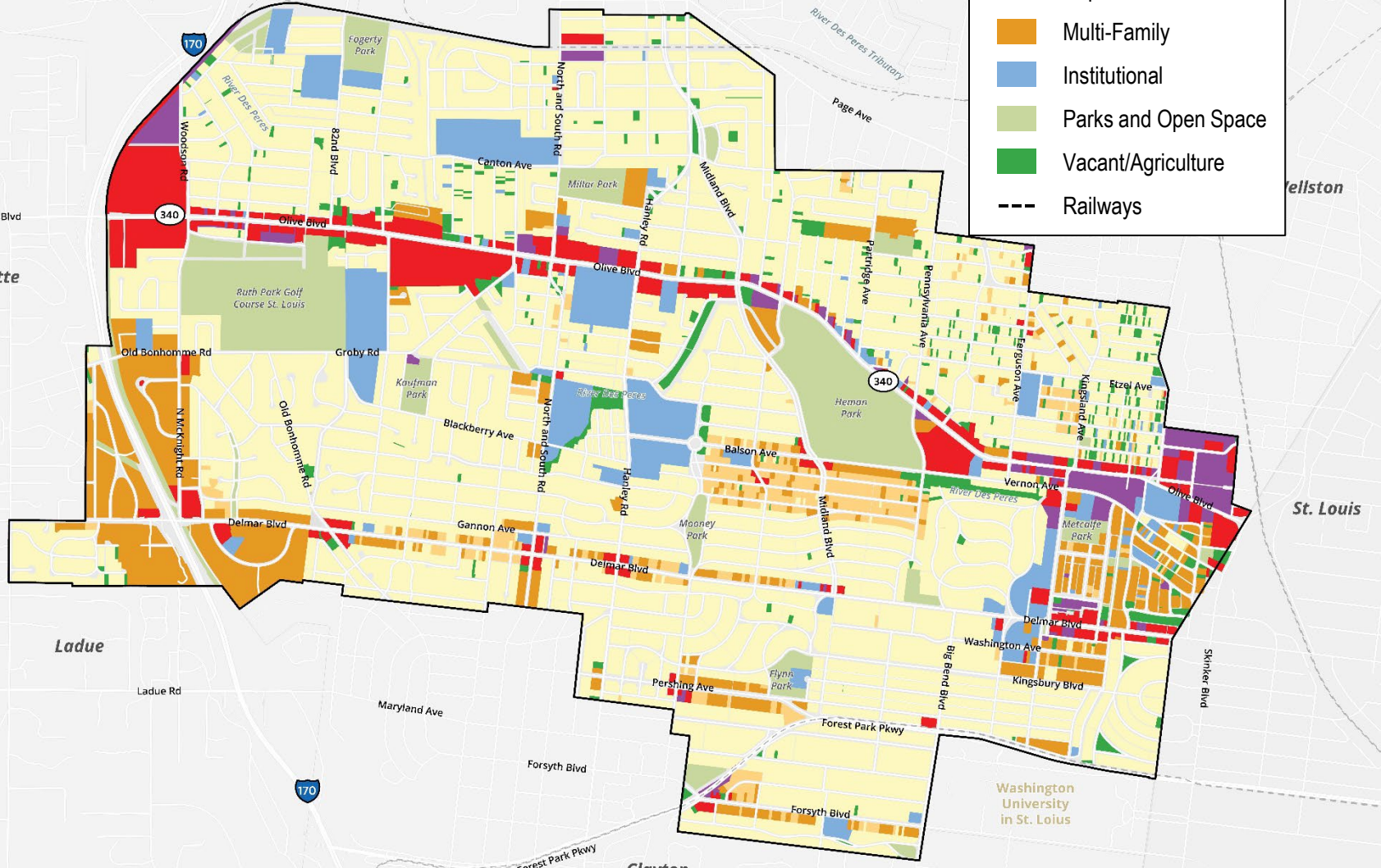
Purpose

- To present highlights of existing conditions
- To share the character-based approach to land use
- To gain insight on the direction for the future character and land use work

Foundation for Land Use Work



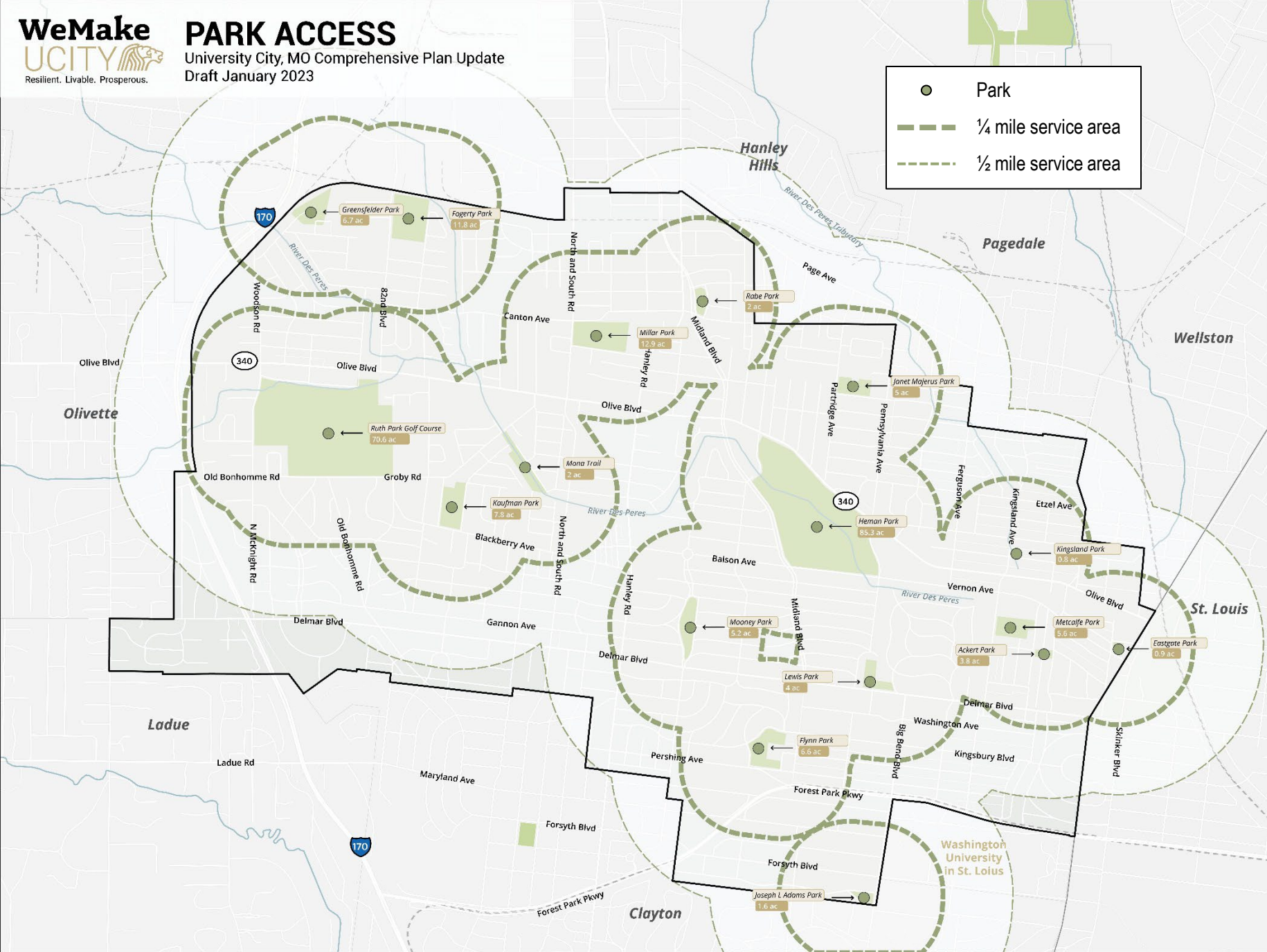
■	Commercial
■	Industrial/Utility
■	Single Family
■	Duplex/Townhome
■	Multi-Family
■	Institutional
■	Parks and Open Space
■	Vacant/Agriculture
---	Railways



Existing Land Use highlights:

- Significant variance in vacancy by ward
- Major corridors vary in use (Olive primarily commercial and Delmar primarily residential)
- Single-family residential is the primary land use

- Park
- ¼ mile service area
- ½ mile service area



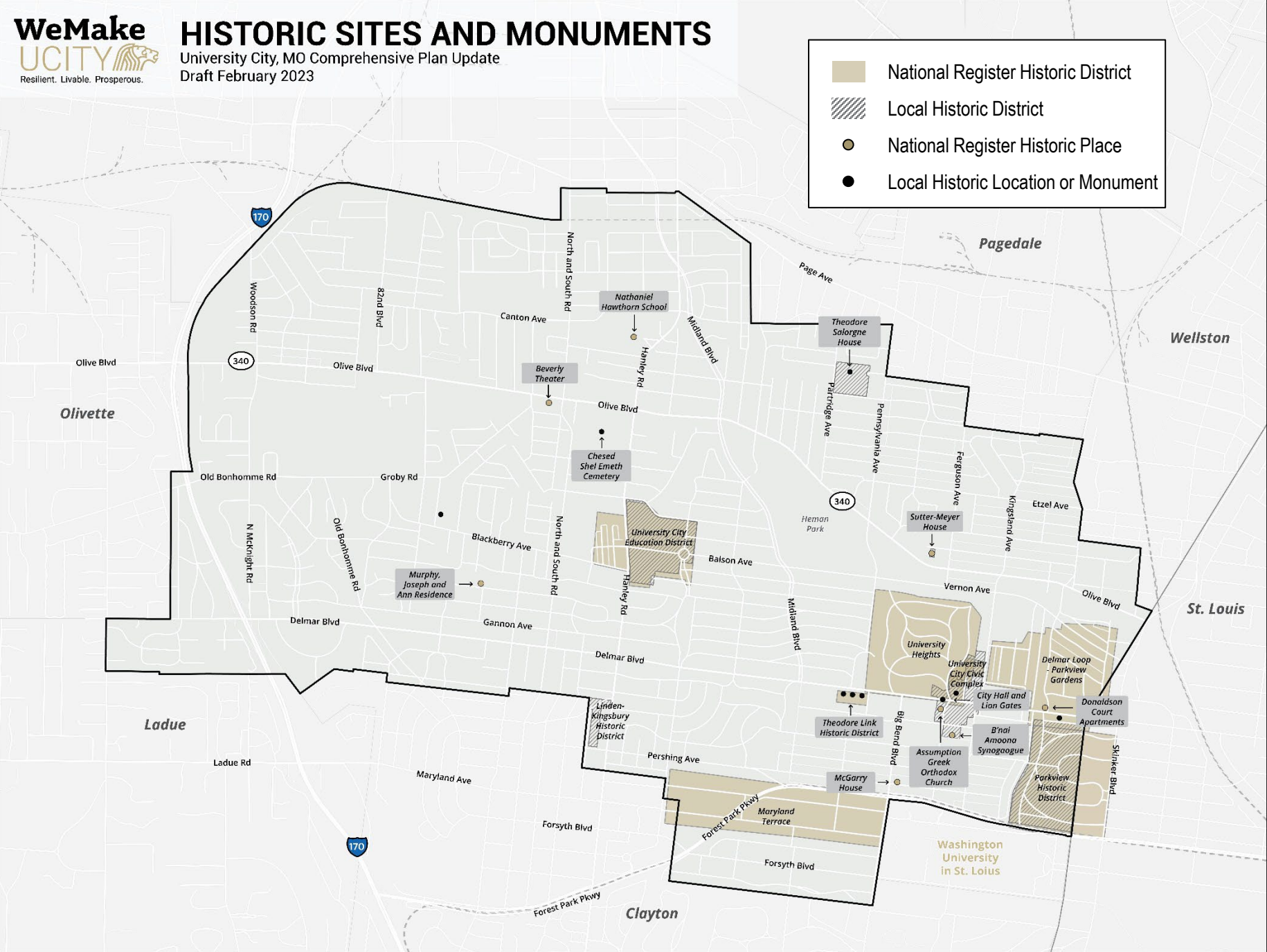
Total Parks:

21

Total Park
Acreage:

260

National Register Historic District
 Local Historic District
 National Register Historic Place
 Local Historic Location or Monument

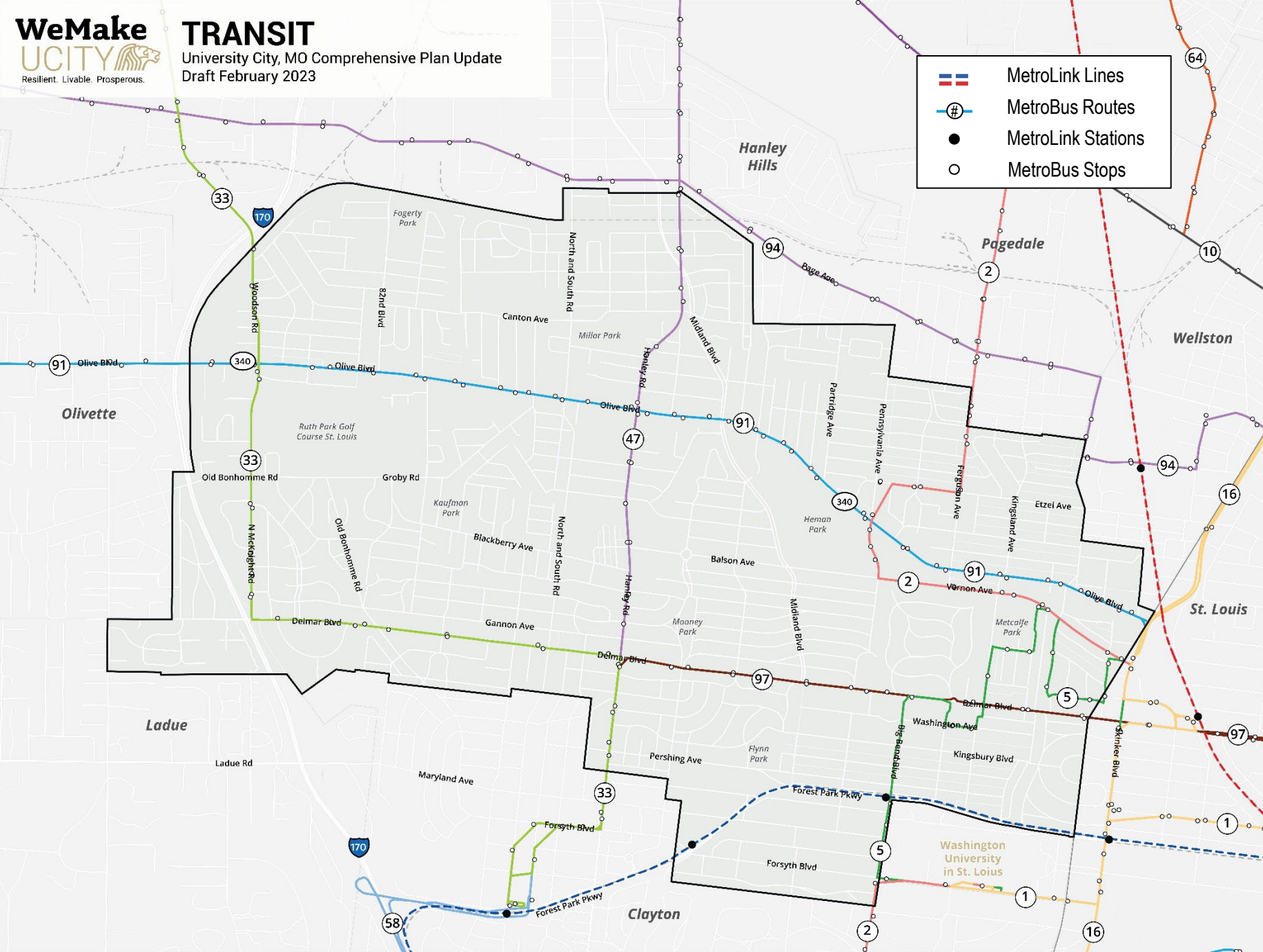


National Register
 Historic Districts:
7

National Register
 Historic Sites
8

Local Historic
 Districts:
6

Local Historic Sites
 and Monuments:
12



MetroBus Routes:

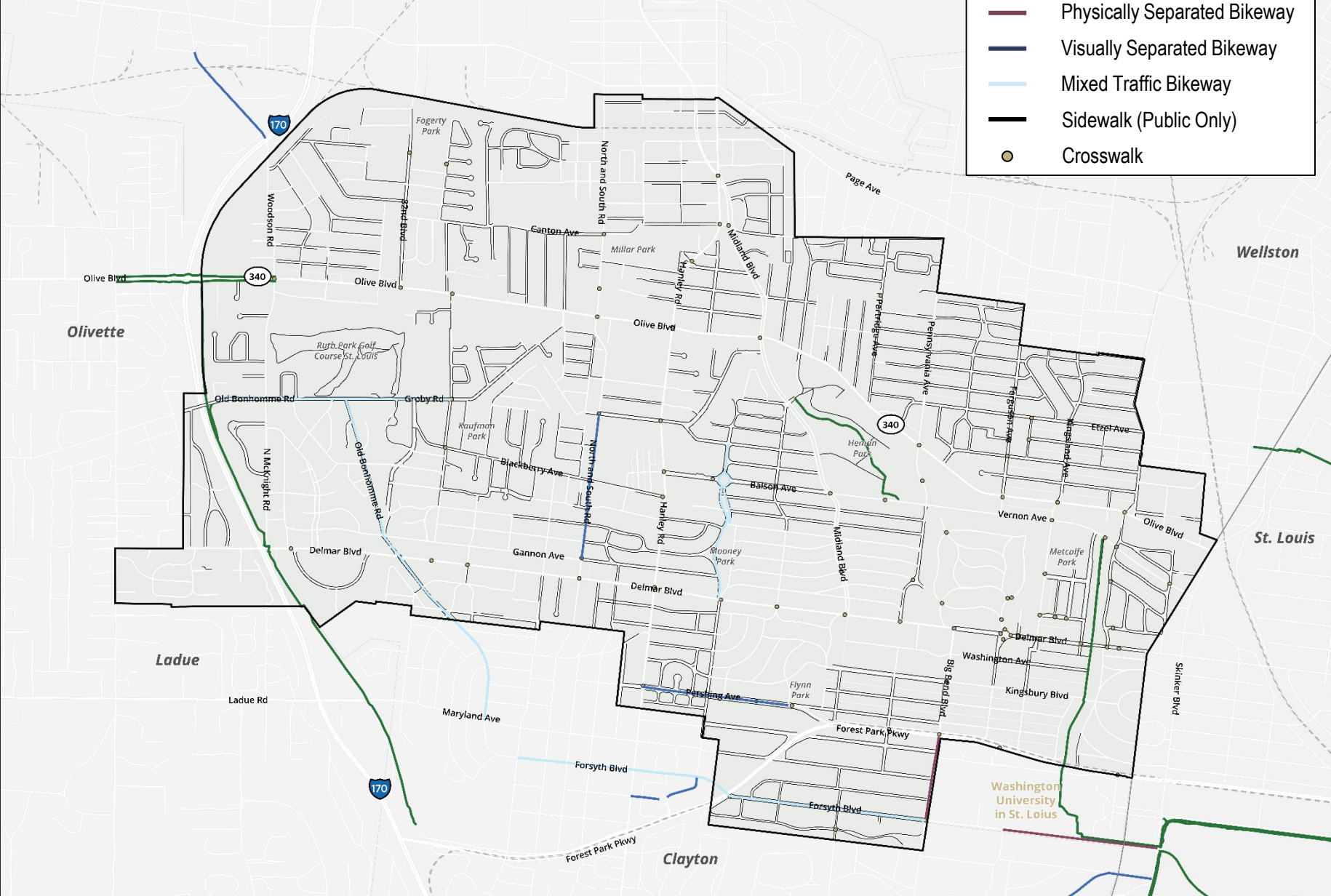
7

MetroBus Stops:

138

MetroLink Stations:

2



Miles in U City:

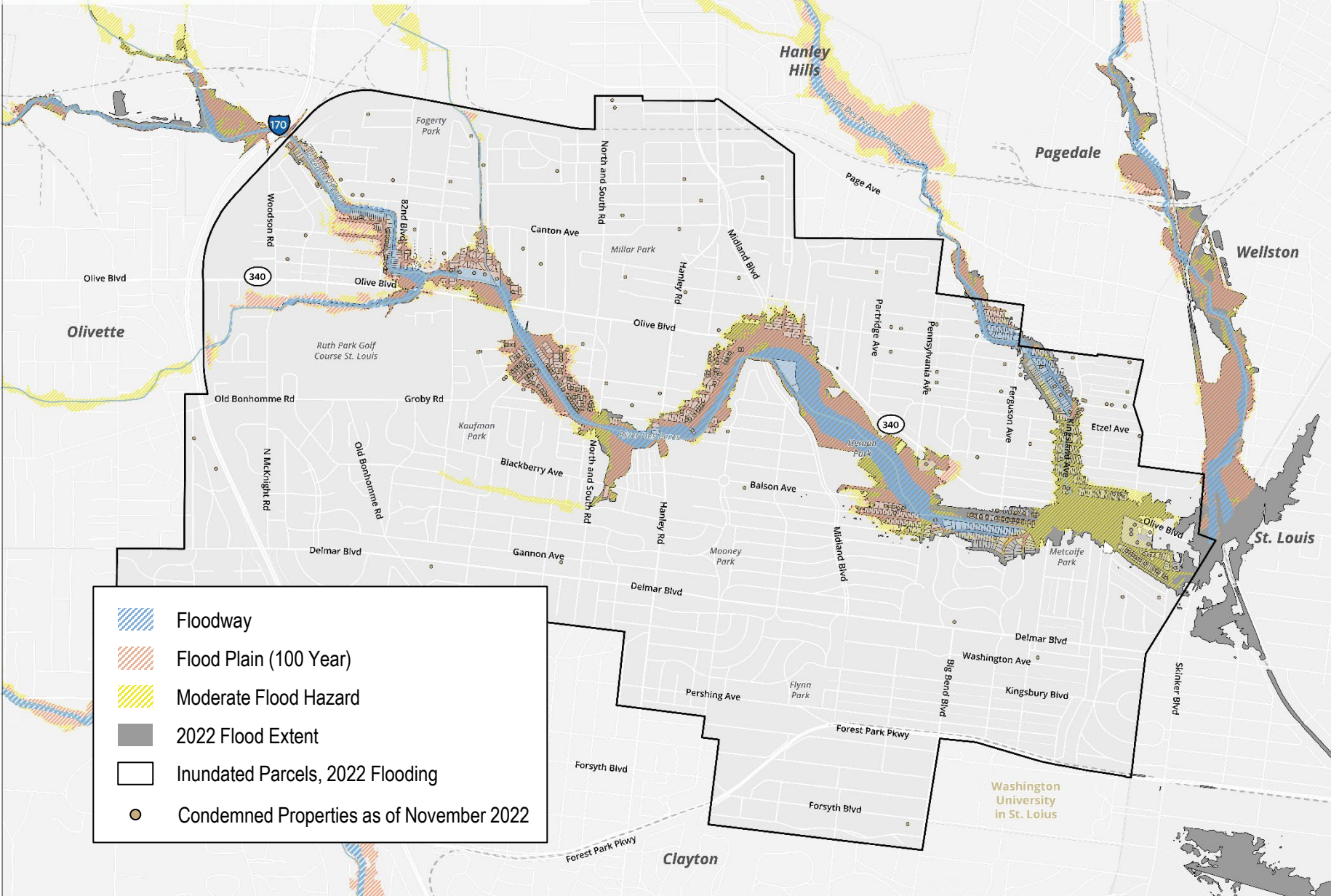
Shared Use Paths:
8.2

Physically Separated Bikeway:
0.3

Visually Separated Bikeway:
1

Mixed Traffic Bikeway:
3.4

Sidewalks:
110



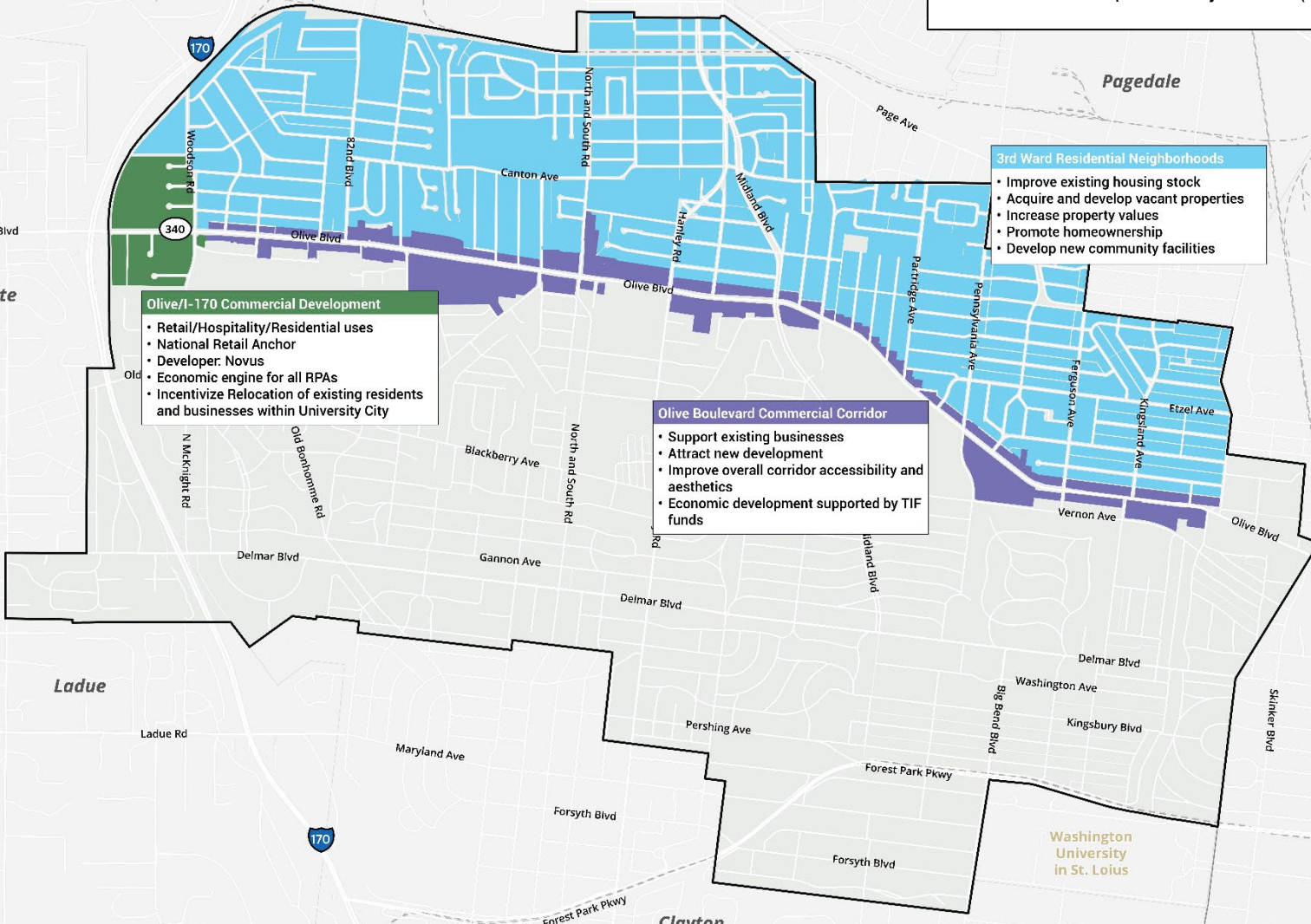
Condemned
 Properties
 within Flood
 Extent:
256

Inundated
 Parcels:
685

TAX INCREMENT FINANCE (TIF) DISTRICTS

University City, MO Comprehensive Plan Update
 Draft February 2023

- Redevelopment Project Area (RPA) 1
- Redevelopment Project Area (RPA) 2
- Redevelopment Project Area (RPA) 3



Olive/I-170 Commercial Development

- Retail/Hospitality/Residential uses
- National Retail Anchor
- Developer: Novus
- Economic engine for all RPAs
- Incentivize Relocation of existing residents and businesses within University City

Olive Boulevard Commercial Corridor

- Support existing businesses
- Attract new development
- Improve overall corridor accessibility and aesthetics
- Economic development supported by TIF funds

3rd Ward Residential Neighborhoods

- Improve existing housing stock
- Acquire and develop vacant properties
- Increase property values
- Promote homeownership
- Develop new community facilities

RPA 1:
 Economic engine for all RPAs

RPA 2:
 3rd Ward Residential

RPA 3:
 Olive Boulevard Commercial

Future Land Use Direction



Reminder: Draft Goal Statements

- 1. Preserve and enhance great places.** *Maintain existing character, while encouraging creative development, and building resilient, vibrant places.*
- 2. Advance shared prosperity.** *Support and expand a diverse local economy, quality education, and a strong workforce that improves opportunities for all residents.*
- 3. Connect community.** *Invest in community connection to increase mobility options, improve social cohesion, and encourage civic involvement.*
- 4. Leverage assets.** *Capitalize on University City's diverse cultural, historical, and physical assets while investing in new amenities.*
- 5. Strengthen livability.** *Enhance neighborhoods as the building block of the community and center of day-to-day life.*
- 6. Improve collaboration.** *Prioritize commitment to action through responsive governance and strategic partnerships to realize the community's vision.*

Traditional vs Character-based Approach

Traditional

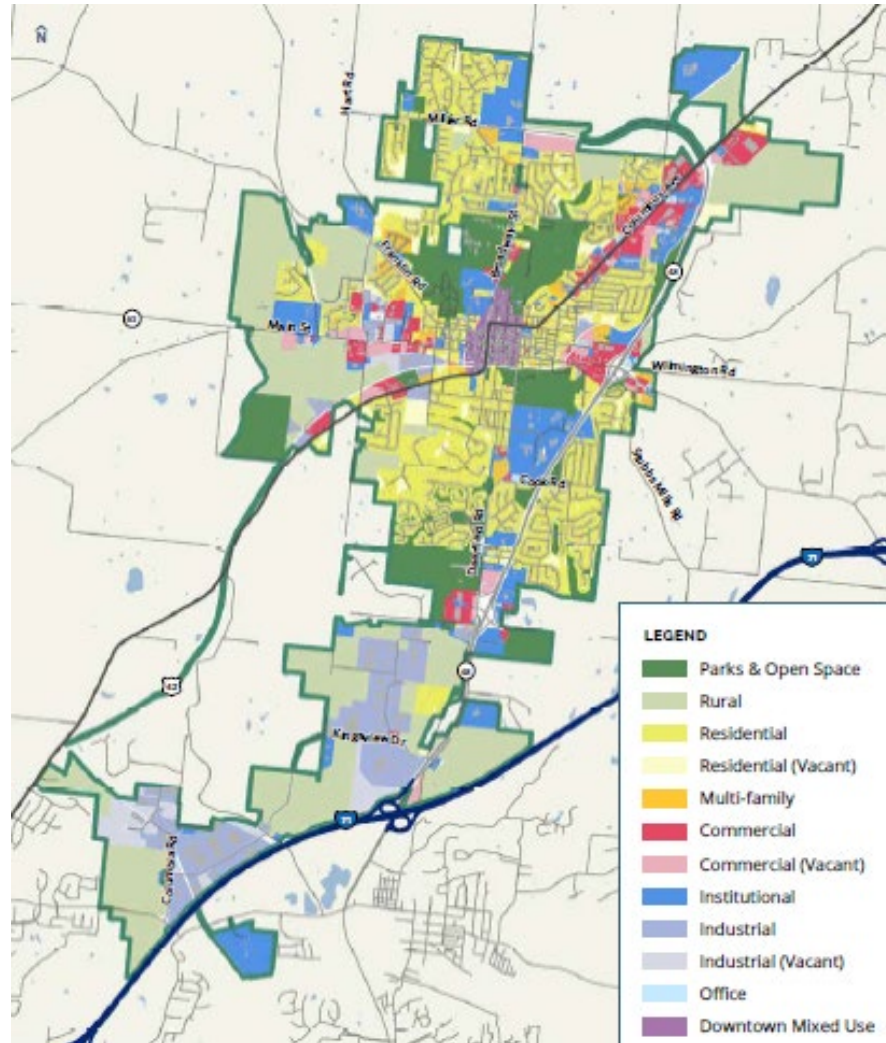
1. Focused on uses, not type and quality of development
2. More separation of uses
3. Designed for staff and commissions, less for public
4. Intent is often lost

Character-based

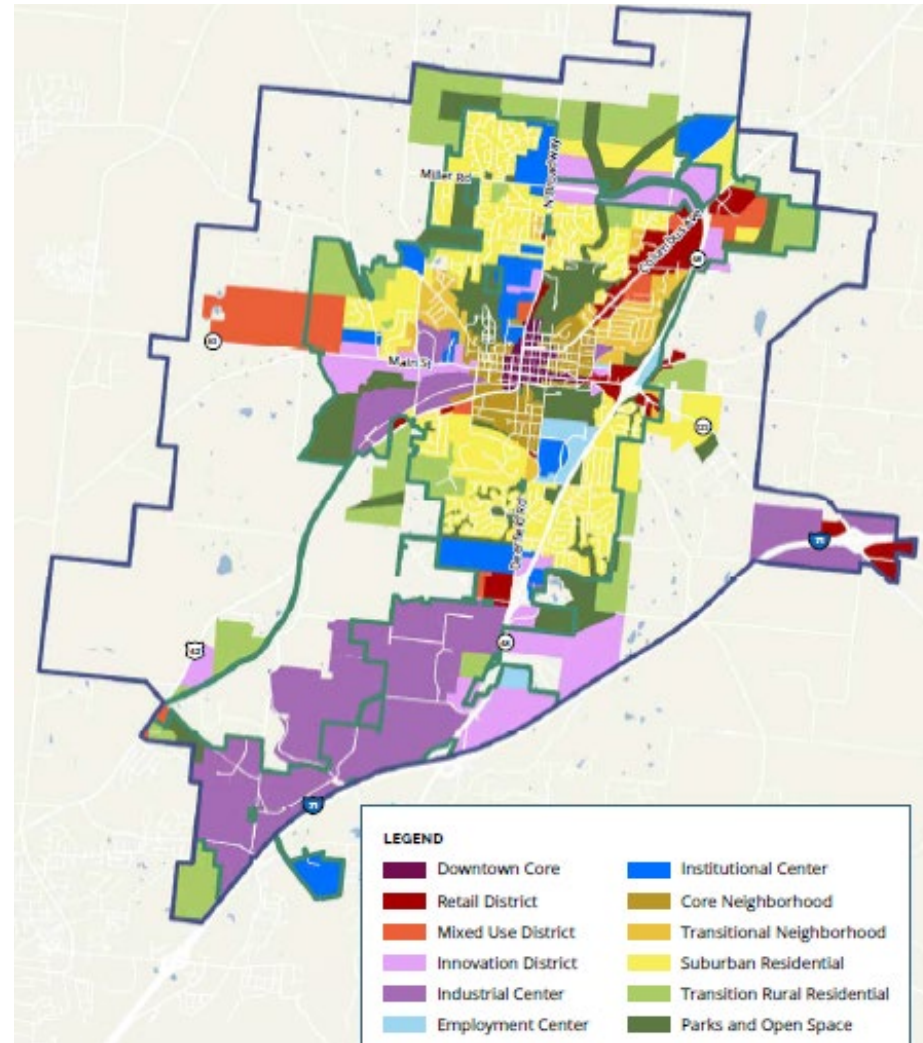
1. Outlines the intent for how properties are treated (building form, land uses, etc.)
2. Captures not just use but also qualities of each place
3. Is easy to understand / visualize

From Use to Character: An Example

Existing Land Use



Future Character



From Use to Character: An Example

(From current University City Comprehensive Plan)

**TABLE 19
LAND USE**

Category	Purpose/Intent
Single-Family	<ul style="list-style-type: none"> Areas where single-family residential currently exists and should continue. Principal land use activities include housing units.
Multi-Family	<ul style="list-style-type: none"> Areas where multi-family residential currently exists and should continue. Principal land use activities typically include apartments, two and four family dwellings.
Commercial	<ul style="list-style-type: none"> Areas where general commercial development should occur and be maintained. Principal land use activities typically include sales, retail, restaurants, personal services, and parks.
Institution	<ul style="list-style-type: none"> Areas where institutional uses should be maintained. Principal land use activities are government, schools, churches and other religious uses.
Industrial/Utility	<ul style="list-style-type: none"> Areas where industrial/utility uses should occur and be maintained. Principal industrial land use activities typically include manufacturing, warehousing and distribution facilities. Utility uses include transmission stations, sanitary and storm sewers, drinking water, cable.
Park, Recreation and Open Space	<ul style="list-style-type: none"> Areas where park and recreational uses should occur and be maintained. Principal land use activities typically include open space, City-owned parks, ball fields, playgrounds, golf courses, fitness clubs and private sports (athletic) facilities.
Mixed-Use/Transit Oriented Development	<ul style="list-style-type: none"> Areas where a combination of commercial, professional and/or residential uses should occur or be encouraged. Areas where employment, retail and services should support and be integrated into the transit system. Land use activities should be neighborhood serving or community serving, depending on the location and intensity of adjacent land uses. Mixed uses may be a single building, a group of buildings or a multiple block district. Land use activities include a range of retail, service, commercial, professional, entertainment, other uses.



MIXED-USE DISTRICT

Mixed-Use Districts are major activity centers that integrate places to live, work, and shop. These areas may include a variety of commercial (retail and restaurant), office, and residential uses, arranged in a compact, walkable pattern. These are located along commercial corridors or at major intersections in the community and represent locations for strategic development or redevelopment. They are characterized by vertical mixed-use buildings where residential or office uses exist above ground-floor retail or horizontal mixed-use where uses exist adjacent to one another in a connected development. These areas may be anchored by a single, large commercial, major office, or institutional employer with pocket parks or plazas incorporated as public amenities.

Existing Pattern



Example Character



INTENT

- Promote infill development or redevelopment to create walkable activity centers that are connected to surrounding development and include a mix of complementary uses.
- Support integrated mixed-use development, both horizontal and vertical mixed-use buildings, along commercial corridors to revitalize major activity centers.
- Encourage high quality architecture and material standards for prominent, visible sites.
- Integrate public open space and recreational areas into new developments such as trail networks, streetscapes, and greenways.
- Reduce access points into developments and encourage shared access to improve pedestrian and vehicular safety.
- Reduce and consolidate surface parking (encourage shared parking).

PRIMARY USES

- Vertical Mixed-Use
- Horizontal Mixed-Use
- Community Commercial
- Community Multi-family Residential

SECONDARY USES

- Civic / Institutional
- Parks and Open Space

BUILDING BLOCKS

Building blocks, described below, serve as a general guide to the intended scale and character of development. Specific standards including building height, setback, lot size, and lot coverage (among other standards) are defined in the Zoning Ordinance and may vary by zoning district.

Height Range	2-stories minimum. Heights should be cognizant of surrounding character transitioning between commercial corridors and residential neighborhoods.
Building Form	Mix of large footprint buildings and smaller buildings that may be occupied by multiple tenants.
Building Setback	0-30 feet (varies along a streetscape to create pocket parks and plazas).
Open Space	Neighborhood/community parks; pocket parks/plazas; passive open space; public realm along the primary street.
Streets	Blocks are small and walkable in new development. Infill or redevelopment consolidates access drives to encourage safe pedestrian movement; primary streetscape supports outdoor activity.
Parking	On-street parking; shared parking areas located behind buildings; structured parking (where feasible).

More examples of character type

NEIGHBORHOOD RESIDENTIAL, CORE

Neighborhood Residential, Core areas are found in the central City adjacent to Downtown Lebanon. These include early historic residential neighborhoods with a diversity of housing styles within each subdivision. They are characterized by grid-like street networks with multiple intersections that connect between neighborhoods. Homes have side-loaded garages or are accessible by an alley serving the entire block with both single-family and multi-family units. This area reinforces the downtown character and is reminiscent of the City's original town center.

Existing Pattern



Example Character



INTENT

- Allow residential infill that complements the existing character (building scale, placement, design, etc.).
- Encourage multi-family housing such as townhomes, duplexes, and small multi-family buildings to support a range of living options.
- Support more intense residential infill and redevelopment adjacent to downtown or along major commercial / mixed-use corridors.
- Continue historic preservation efforts to maintain the existing neighborhood character within the City's center.
- Encourage integrated neighborhoods through shared open space amenities and vehicular/pedestrian connectivity.
- Maintain and expand public realm features including street trees, lighting, and sidewalks.

PRIMARY USES

- Attached Residential
- Small Lot Single-family Residential
- Medium Lot Single-family Residential
- Neighborhood Office

SECONDARY USES

- Neighborhood Commercial
- Civic / Institutional
- Parks and Open Space

BUILDING BLOCKS

Building blocks, described below, serve as a general guide to the intended scale and character of development. Specific standards including building height, setback, lot size, and lot coverage (among other standards) are defined in the Zoning Ordinance and may vary by zoning district.

Height Range	1-2 stories (generally up to 35 feet).
Building Form	Variety of types and sizes as attached or detached buildings linked by a connected street network.
Building Setback	0-20 feet (generally consistent within a block)
Open Space	Neighborhood/community parks; pocket parks; private yards; connections to schools.
Streets	Blocks are small and walkable. Streets generally form a grid pattern within the neighborhood; alleys are common.
Parking	On-street and private off-street; typically includes alley-loaded garages.

DOWNTOWN DISTRICT

Downtown Lebanon is the historic, civic, and cultural center of the community. The area is defined by a grid street pattern composed of short blocks with several intersections providing access to the surrounding area. Streets accommodate moderate traffic at slow speeds with on-street parking on both sides. Buildings are located close to one another or directly attached near the street frontage with a pedestrian area defined between the building and right-of-way. Many buildings contain multiple uses with restaurants or retail on the ground floor and office space or residential units above.

Existing Pattern



Example Character



INTENT

- Promote infill development on undeveloped lots or underutilized lots.
- Support vertical mixed-use development (residential or office above commercial space).
- Retain historic character through adaptive reuse of existing buildings.
- Reduce and consolidate surface parking (encourage shared parking).
- Maintain and expand public realm features including street trees, lighting, wayfinding signs, and outdoor seating areas.

PRIMARY USES

- Vertical Mixed-Use
- Horizontal Mixed-Use
- Neighborhood Commercial
- Neighborhood Office
- Civic / Institutional

SECONDARY USES

- Attached Residential
- Small Lot Single-family Residential
- Parks and Open Space

BUILDING BLOCKS

Building blocks described below serve as a general guide to the intended scale and character of development. Specific standards including building height, setback, lot size, and lot coverage (among other standards) are defined in the Zoning Ordinance and may vary by zoning district.

Height Range	2-3 stories (generally up to 35 feet).
Building Form	Variety of types from freestanding buildings to attached. Civic uses may have varying building form and placement to accommodate their functions.
Building Setback	0-10 feet (generally consistent within a block). Greater setbacks for civic / institutional uses are appropriate.
Open Space	Plazas, pocket parks, formal parks. Public realm (space between buildings and streets) acts as open space.
Streets	Gridded street pattern with short, walkable block lengths (around 350 feet). 8 to 10-foot wide sidewalks; crosswalks; traffic calming measures, and other streetscape amenities.
Parking	Share surface parking located behind buildings; on-street parking.

Based on existing and desired character, we can define future character types for U City



Considerations:

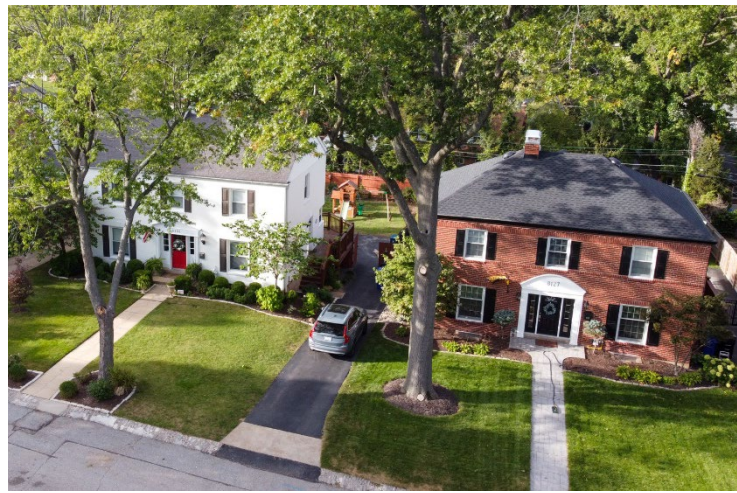
- Lot size
- Height
- Building form
- Setbacks
- Street patterns
- Parking (on/off street)

Are there any desired character types that are *missing*?

Potential character types for areas with some residential land uses



- Large lot single family / suburban
- Small lot single family / suburban
- Mixed residential
- Traditional urban core / activity center



Potential character types for areas with some commercial land uses



- Traditional urban core / activity center
- Mixed use corridor
- Corridor commercial
- Professional office
- Flex office / innovation district
- Industrial hub

Other potential character types



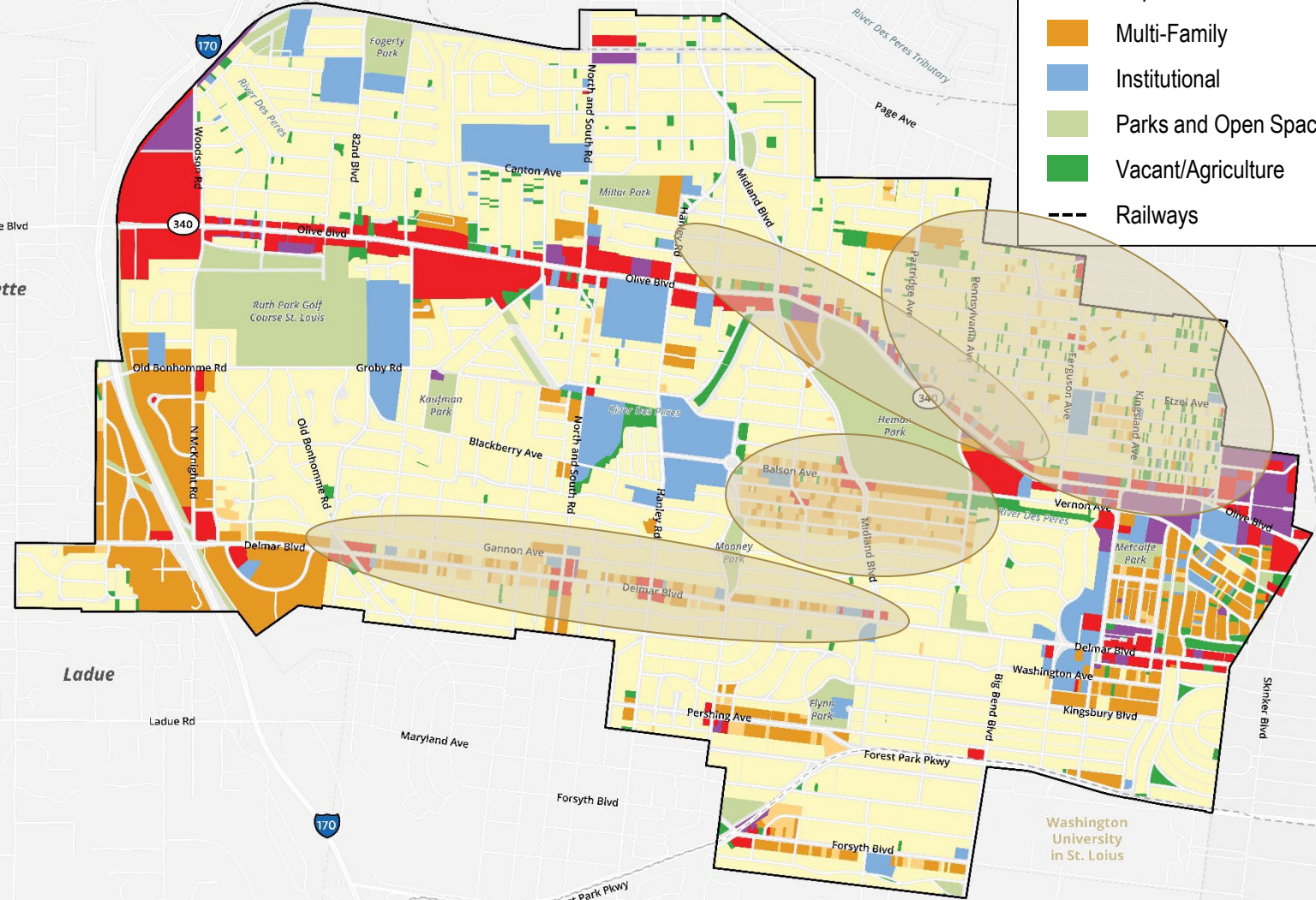
- Civic / Institutional campus
- Parks and open space



Economic Development Strategy provides a foundation (in some locations)



- Commercial
- Industrial/Utility
- Single Family
- Duplex/Townhome
- Multi-Family
- Institutional
- Parks and Open Space
- Vacant/Agriculture
- Railways



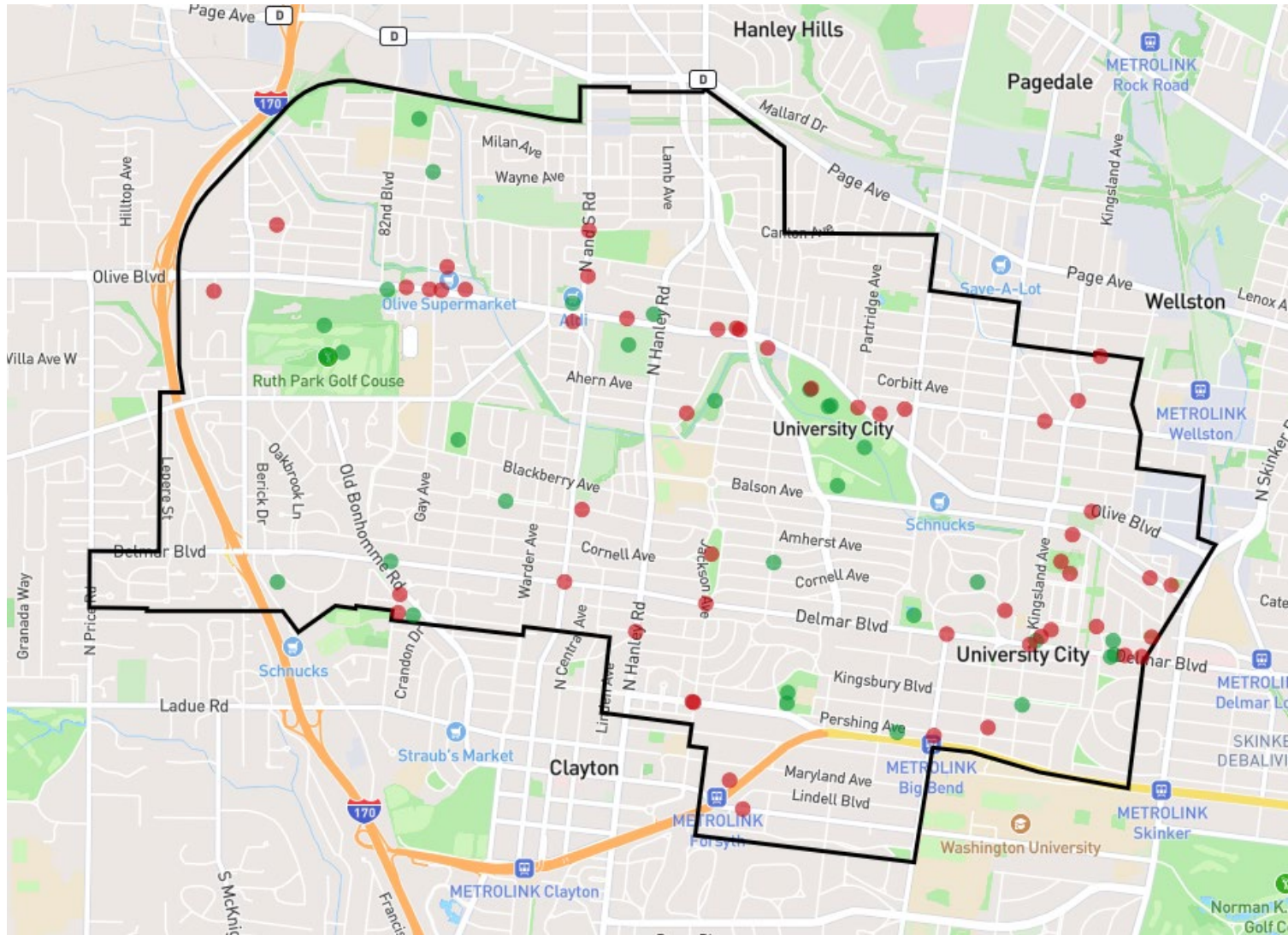
Example application of character types

Mixed use corridors

Small lot single family

Mixed residential

Assets and Opportunities



Community Vision 2040 Topics

- Neighborhood activity centers (areas with concentrated businesses and services)
- Pedestrian and bicycle infrastructure
- Resilient and sustainable infrastructure
- Recreation and green space
- Housing options and residential character
- Street appeal

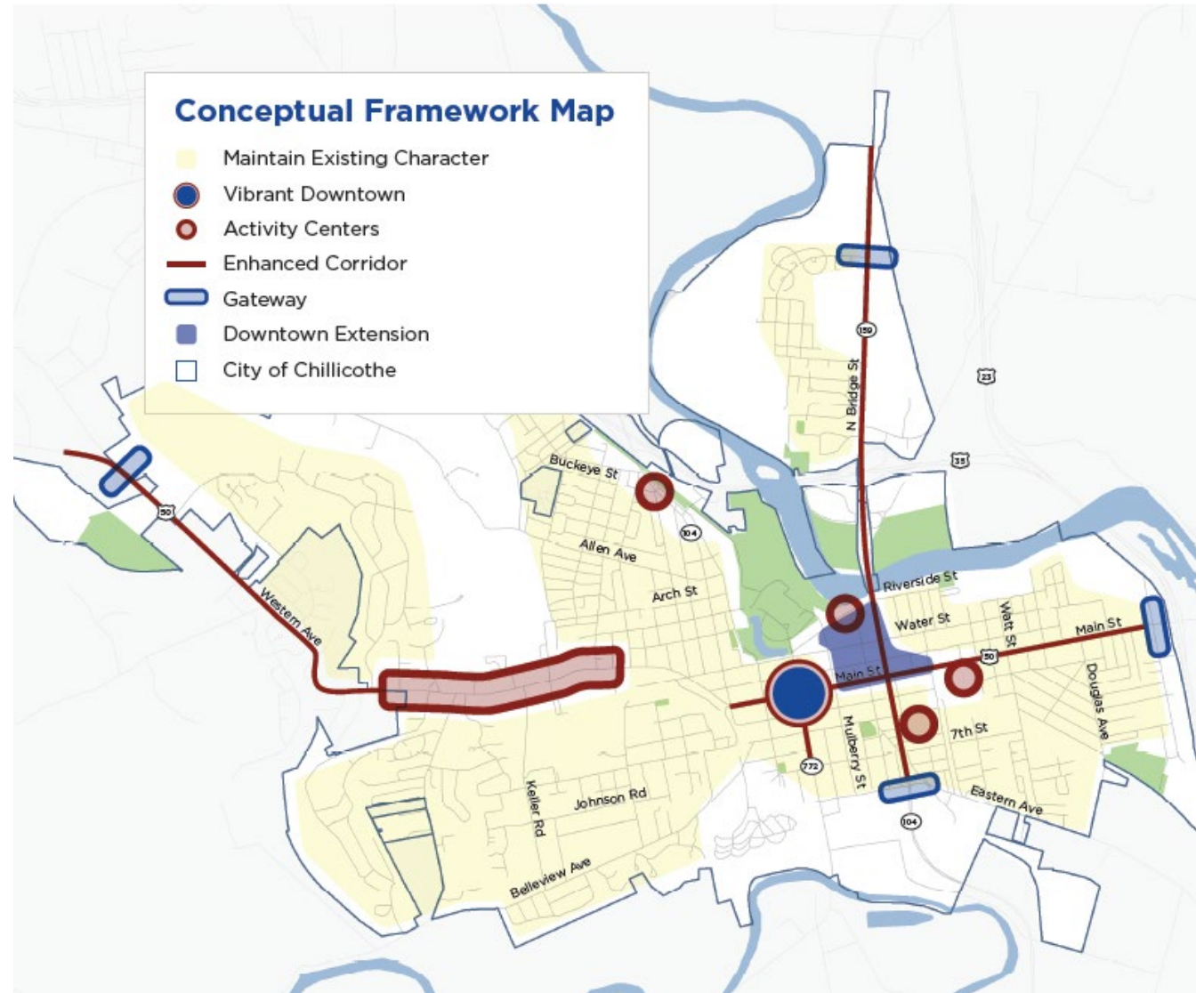
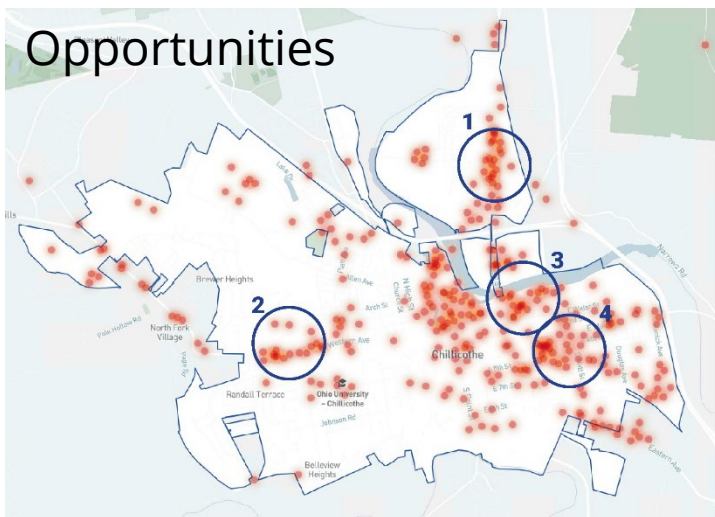
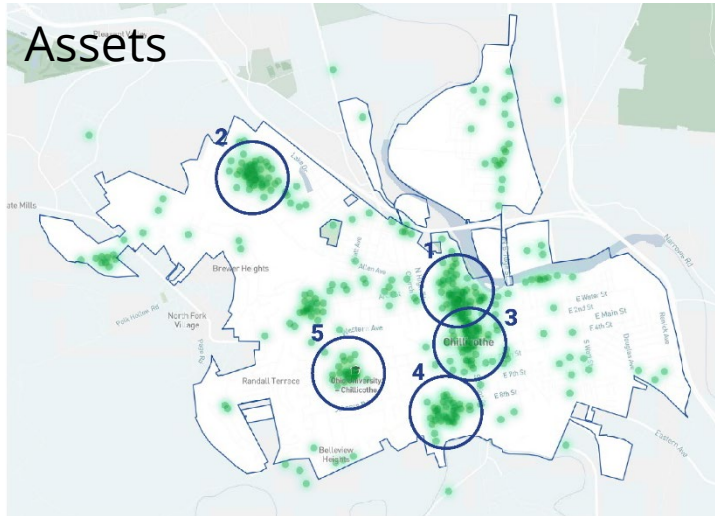
Assets are where these key topics are already addressed and you are happy with how the area looks and feels today.

Opportunities are places where you would like to see these key topics addressed in the future or where you would like to see changes or improvements.

Preliminary observations

- Many participants marked opportunities for improved pedestrian and bike infrastructure
- Some saw the Loop as an asset and activity center while others desired improvements (e.g., the trolley, variety of businesses, type of development)
- Participants see parks and recreation as an asset, but many want improved amenities
- People like the residential character in U City
- Existing or potential activity centers: The Loop, Olive/Hafner, Olive/Midland, Jackson/Pershing, Delmar/North and South, Forsyth/Forest Park Parkway

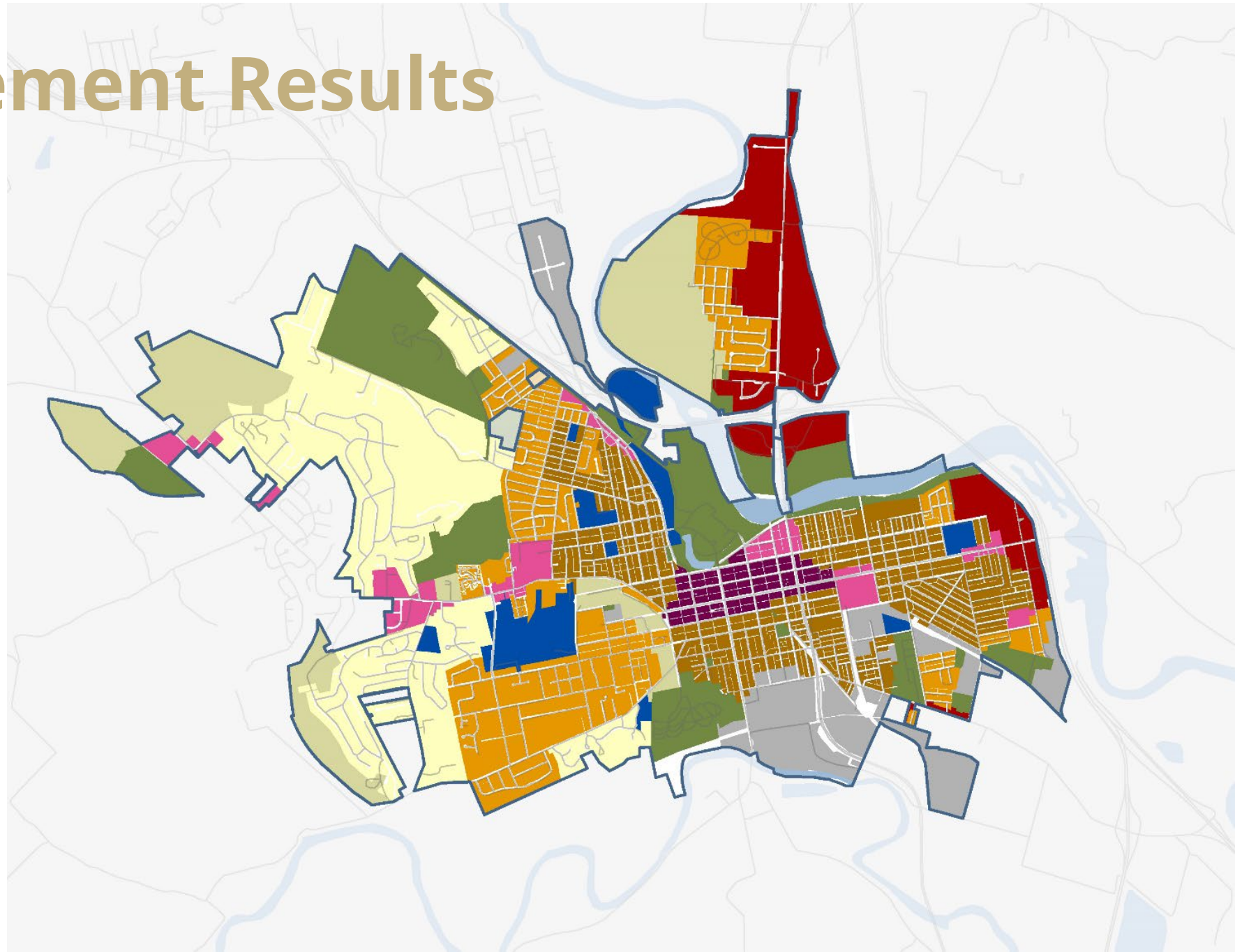
Using Engagement Results



Using Engagement Results

Future Character Areas

- Downtown District
- Corridor Commercial
- Mixed Use Center
- Industrial
- Civic and Institutional
- Open Space Recreation
- Traditional Neighborhood, Core
- Traditional Neighborhood, Edge
- Suburban Neighborhood
- Rural Edge



Discussion Questions

In light of existing land use and development constraints:

1. Where do you most want to see change in the City?
2. What character do you want that change to take?
3. Do existing land use policies and regulations support the desired character and land use?

Next Steps



Next Steps

1. Do your “homework” (please!)

We will be sending you:

- A link to an interactive online map of existing land use with so you can add geographic-specific comments.
- A static map (hard copies can be picked up at City Hall) with worksheet so that you can provide comments that way if you prefer.

Please provide comments by Friday, February 17

2. Join us at a workshop and help spread the word

Thurs., 3/2, 6:30-7:30 or Sat. 3/4, 10-11:30
Heman Park Community Center

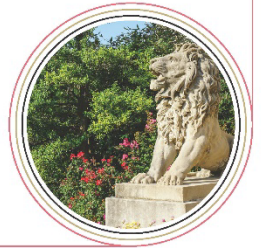
3. Reserve March 30 for our next meeting

- Discuss preliminary future character and land use map
- Discuss focus on Olive Blvd. and Third Ward

Shape the Future of University City

We Make U City is a special opportunity for everyone to share their ideas about the future of University City through a new comprehensive plan. The plan will address how land is used, how retail and office is developed, the look and feel of neighborhoods, public services and amenities, and more.

Join us for the first round of engagement and help shape your community!



Three Ways to Get Involved!

In-Person Events

Thursday, March 2 6:00 - 7:30 pm Heman Park Community Center	Saturday, March 4 10:00 - 11:30 am Heman Park Community Center
---	---

Registration Recommended – Visit WeMakeUCity.com

Online Activities

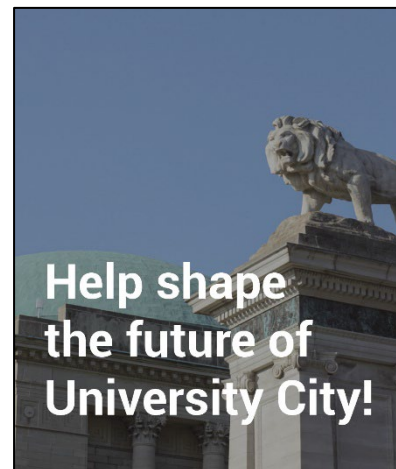
Complete interactive online activities at WeMakeUCity.com

Paper Surveys

Fill out a paper version of the activities at **City Hall, the Public Library, or the University City Schools District Office**

WeMake UCITY
Resilient. Livable. Prosperous.

Learn more, visit: WeMakeUCity.com



Help shape the future of University City!

There are many ways to get involved!

Visit WeMakeUCity.com for more information.

Thank you!

WeMake
UCITY 

Resilient. Livable. Prosperous.