



Plan Commission

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

AGENDA

PLAN COMMISSION MEETING

Wednesday, September 27, 2023 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual* attendance options)

Heman Park Community Center

975 Pennsylvania Avenue

**For virtual meeting details, see next page.*

1. Roll Call

2. Approval of Minutes

- a. July 26, 2023 Plan Commission Minutes
- b. August 16, 2023 Plan Commission Minutes

3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)

4. Old Business

5. New Business

a. **Draft 2023 Comprehensive Plan**

Request: Recommendation of the draft 2023 Comprehensive Plan

(link to plan here: https://wemakeucity.com/wp-content/uploads/2023/09/Ucity-comp-plan_DRAFT_230922_small.pdf)

PUBLIC HEARING, VOTE REQUIRED

b. **Working Session**

Applicant: Subtext, LLC

Request: Working session to obtain feedback from the Plan Commission on a proposed mixed-use development in the Delmar Loop

Address: 6630-6654 Delmar Boulevard

c. **CUP 23-05**

Applicant: Malika Johnson, Morning Star Academy

Request: Conditional Use Permit (CUP) to allow for the operation of a day care center at 6523 Olive Boulevard

Address: 6523 Olive Boulevard

PUBLIC HEARING, VOTE REQUIRED

6. Other Business

7. Reports

- a. Council Liaison Report
- b. Housing & Third Ward Revitalization Task Force Report

8. Adjournment



Plan Commission

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VIRTUAL MEETING DETAILS

PLAN COMMISSION MEETING

Wednesday, September 27, 2023 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual* attendance options)

Heman Park Community Center

975 Pennsylvania Avenue

**For virtual meeting details, see below:*

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/83866756298?pwd=a3RCa0NTMURDam1kMFpjOGNCL24xZz09>

Passcode: 412849

Or One tap mobile:

+16469313860,,83866756298#,,,,*412849# US

+19292056099,,83866756298#,,,,*412849# US (New York)

Or Telephone:

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

+1 646 931 3860 US

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 719 359 4580 US

+1 305 224 1968 US

+1 253 205 0468 US

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

+1 360 209 5623 US

+1 564 217 2000 US

+1 386 347 5053 US

+1 669 444 9171 US

Webinar ID: 838 6675 6298

Passcode: 412849

International numbers available: <https://us02web.zoom.us/j/83866756298>

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.



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

MEETING MINUTES (DRAFT)

PLAN COMMISSION

Location: Heman Park Community Center (975 Pennsylvania Ave) and via Videoconference (Zoom)
6:30 pm; Wednesday, July 26, 2023

The Plan Commission held its regular session on Wednesday, July 26, 2023 at Heman Park Community Center and via Zoom. The meeting commenced at 6:30 pm and concluded at 8:04 pm.

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

1. Roll Call

Present

Al Fleischer Jr.

Ellen Hartz

Margaret Holly

Patricia McQueen

Tori Gonzalez

Mark Harvey

Jeff Hales (Council Liaison)

Absent

Charles Gascon

Staff Present

John Wagner, Director of Planning & Development

Mary Kennedy, Planner

John Mulligan, City Attorney

2. Approval of Minutes

a. May 31, 2023 – Approved with one correction (misspelling of John Wagner’s name)

b. June 28, 2023 – Approved with one correction (misspelling of John Wagner’s name)

3. Public Comments – none

4. Old Business – none

5. New Business

a. Working Session

Applicant: Subtext, LLC

Request: Working session to obtain feedback from the Plan Commission on a proposed mixed-use development in the Delmar Loop

Address: 6630-6654 Delmar Boulevard

Mary Kennedy, Senior Planner, introduced the work session and explained that staff has met with the applicant a couple times in preparation for the work session to advise them on how the Planned Development process works and which applications would be necessary for planning & zoning approvals.

The applicants, including Ryan Bumb, Nick Swoboda, and Mitchell Korte of Subtext, LLC, Neil Reardon of ESG Architecture & Design (applicant’s architect), and Josh Barcus of Stock & Associates (applicant’s civil engineer), gave an overview of their development group and the conceptual design for the site. The presentation shown was updated from what was included in the original meeting packet. Those updated slides are [available here](#).

Plan Commissioners had the following comments and questions for the applicants:

- Layout of apartment units, specifically whether bathtubs would be provided in more of the units so that they can be more marketable to families with young children. Applicant response: They will incorporate tubs in their unit layouts.
- Accessibility is important for the aging population. Applicant response: They agreed and will ensure the building meets all ADA accessibility standards and where feasible, go above and beyond the requirements.
- Whether parking is available only for residents or if there will also be parking for the retail/restaurant uses. Applicant response: There will be secured parking for residents, and there will also be additional parking spaces for the retail/restaurant uses.
- Whether they've confirmed a bank tenant for the space identified as "retail bank" on the site plans. Applicant response: That space is a placeholder for now.
- Co-working space available to residents and/or publicly available for non-residents. Applicant response: Yes, only available to residents.
- Bicycle parking is required. Applicant response: Yes, bicycle parking is required and there will be a dedicated, secured bike storage room on the first floor for residents.
- Visibility from neighborhood to the south of the site, particularly on Washington. Washington is higher in elevation than Delmar.
- Ownership and management of the building. Applicant response: They have sold properties in the past, but only to private companies. Going forward, their business model is to maintain ownership of their buildings and not sell.
- Possible zoning conflicts, and that it's important when considering text amendments that the Commission keep the long-term vision of the community in mind. Staff response: Ms. Kennedy listed the potential conflicts with the zoning code that may need text amendments for the development to proceed as currently proposed. When drafting text amendments, it's important that they align with the in-progress comprehensive plan recommendations.
- Target demographics for the apartments; it's important that the building serve a range of household needs/demographics, not just young professionals but also families and 55+ active. Applicant response: Agreed, their intent is for this development to appeal to a range of tenants.
- Availability of subsidized units. Applicant response: They will explore this.
- Space to entertain within the apartment units, such as a dining table, is important. Applicant response: Agreed, and they supplement with shared amenities within the apartment building.
- Electric vehicle charging availability. Applicant response: They typically provide EV charging stations at 5% of parking spaces, and make 25% of parking spaces capable of installing charging stations in the future.
- Maximum of three unrelated persons are allowed to live in the same dwelling unit. Applicant response: There will not be an issue with this.
- Traffic/parking study availability and industry standards. Applicant response: They have initiated a parking study for the proposed development and will share the results at their next working session. ITE industry standards for parking requirements are out of date and do not accurately reflect parking demand in urban contexts.
- On-site property manager. Applicant response: Yes, there will be an on-site manager.

6. Other Business – none

7. Reports – none

8. Adjournment – The meeting was adjourned at 8:04 pm.



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

MEETING MINUTES (DRAFT)

PLAN COMMISSION

Location: City Hall, 5th Floor Council Chambers (8601 Delmar Blvd) and via Videoconference (Zoom)
Wednesday, August 16, 2023 at 6:30pm

The Plan Commission held its regular session on Wednesday, August 16, 2023 at City Hall in the 5th Floor Council Chambers and via Zoom.

The meeting commenced at 6:30 pm and concluded at 8:04 pm.

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

1. Roll Call

Present

Al Fleischer Jr.

Ellen Hartz

Margaret Holly

Patricia McQueen

Tori Gonzalez

Mark Harvey (via Zoom)

Charles Gascon (joined 7:19 pm)

Jeff Hales (Council Liaison)

Comprehensive Plan Advisory Committee (Non-Plan Commissioners)

Tricia Sanders

Staff Present

John Wagner, Director of Planning & Development

Mary Kennedy, Planner

John Mulligan, City Attorney

2. Approval of Minutes – none

3. Public Comments – none

4. Old Business – none

5. New Business

a. Comprehensive Plan Update with Advisory Committee

Sarah Kelly of Planning NEXT (comprehensive plan consultant) and Margaret Holly (Chair of the Plan Commission) gave a presentation on the comprehensive plan update. Ms. Kelly and Chair Holly highlighted key changes to the future character and land use map since the last update meeting and asked the Plan Commissioners and Advisory Committee members to provide their feedback on the draft action items. The commissioners and Advisory Committee members shared their comments on the draft actions and discussed possible ways to address those comments. Additional comments not received during the meeting were requested to be shared with staff and the consultants by end of day Friday, August 18, 2023.

b. TXT-23-03

Applicant: Max Sassouni (President), Stone & Alter Real Estate Co

Request: Approval of Text Amendment to (1) allow for a reduction in the number of required off-street parking spaces for older, existing commercial or mixed-use buildings; and (2) exempt existing mixed-use buildings in the Core Commercial (CC) zoning district from the minimum lot area per dwelling unit standard

VOTE REQUIRED

Mary Kennedy, Senior Planner, gave an overview of the staff reports for both TXT 23-03 and CUP 23-04, which are related applications.

Max Sassouni (Applicant) introduced himself to the Plan Commission, described his business of owning and managing several apartment buildings in and near the University City Loop, and described the proposed reuse of the building at 608 Kingsland, which is owned by the company that he is the president of. Plan Commissioners shared several comments and asked questions of Mr. Sassouni, related to: the layout of the dwelling units, specifications of the kitchenettes, amenities in the shared common areas, target tenants (graduate students), expected lease length, the rationale for increasing the number of efficiency dwelling units, accessibility requirements for the renovation of the building, subleasing, and economic vitality of the Loop.

Council Member Jeff Hales (Council Liaison) asked staff for clarity on the boundaries of the University City Civic Complex Historic District and if there are any additional mixed-use buildings in that district. Ms. Kennedy responded that she believes there are no other mixed-use buildings in this historic district. Mr. Hales also asked for clarification from the applicant on the privacy of the common areas and who would be responsible for maintaining those areas. Mr. Hales also shared his concern about this development setting a precedent for other buildings and expressed a preference that any text amendments that would enable the CUP to proceed be more specific and limited to mixed-use buildings in the historic district mentioned above.

The applicant proposed to amend two provisions in the zoning code. The first is related to minimum parking requirements (referred to as TXT 23-03 Issue 1), and the second is related to minimum lot area per dwelling unit for elevator apartments (referred to as TXT 23-03 Issue 2). Issue 2 includes two amendment options, and the applicant requested that the Plan Commission recommend one of the two options in Issue 2, but not both.

Action on TXT 23-03 Issue 2

Chair Holly motioned to recommend Option 1 of TXT 23-03 Issue 2, amending Section 400.1140(A)(1)(b) of the zoning code. The motion failed with 1 aye and 6 nays.

Commissioner Gascon motioned to recommend Option 2 of TXT 23-03 Issue 2, amending the definition of "Dwelling, Elevator-Type" in Article II of the zoning code. Additional discussion was had on the meaning of "effective date of this chapter." Commissioner Gascon motioned to amend the proposed text in Option 2 of TXT 23-03 Issue 2 to read as follows:

Article II, Definitions

*"A type of multi-storied, multiple-family dwelling of more than three (3) stories in height or containing more than twelve (12) dwelling units with primary access to each floor, above the first floor, provided by means of an elevator. **Mixed-use buildings, which contain dwelling units above the first floor and which existed prior to January 1, 1930, shall not be considered elevator-type dwellings under the meaning of this definition.**"*

The motion to amend Option 2 of TXT 23-03 Issue 2 passed with 7 ayes and 0 nays.

Chair Holly motioned to recommend Option 2 of TXT 23-03 Issue 2, as amended above. The motion passed with 7 ayes and 0 nays.

Action on TXT 23-03 Issue 1

Commissioner Hartz moved to recommend TXT 23-03 Issue 1, amending Section 400.2130(B). Additional discussion was had about adding the date January 1, 1930 in lieu of "the effective date of this Chapter". Commissioner Gascon motioned to amend the proposed text in TXT 23-

03 Issue 1 to read as follows:

Section 400.2130:

- B. ~~Exception For Change Of Use Of Existing Commercial~~ **or Mixed-Use Buildings**. A reduction in the number of required off-street parking and loading spaces for the reuse of a commercial **or mixed-use** building, existing prior to the effective date of this Chapter, may be authorized under the conditional use permit procedure. (see Article XI), subject to the following conditions:
1. The reduction shall not exceed twenty-five percent (25%) of the off-street parking space requirements for the proposed use, **except for buildings which existed prior to January 1, 1930:**
 2. No reduction shall be made in the amount of existing available off-street parking spaces on-site;
 3. The proposed use does not involve an expansion of the building that would result in additional parking or loading space requirements;
 4. Notwithstanding compliance with other standards contained in this Article (e.g., setbacks and landscaping), any portion of the site that can be reasonably converted to off-street parking shall be so used to satisfy a portion of the parking requirement; and
 5. The reduction shall not result in spill-over parking on adjacent or nearby properties. In making its determination, the Plan Commission and City Council shall consider information on the parking and loading demand associated with the proposed use as presented by the applicant and City staff.

The motion to amend TXT 23-03 Issue 1 passed with 7 ayes and 0 nays.

Chair Holly motioned to recommend TXT 23-03 Issue 1, as amended above. The motion passed with 7 ayes and 0 nays.

Action taken on TXT 23-03 as a whole

Chair Holly motioned to recommend TXT 23-03 as a whole, as amended above. The motion passed with 7 ayes and 0 nays.

c. **CUP 23-04**

Applicant: Jay Schoessel of Architextures SP (owner's representative)

Request: Conditional Use Permit (CUP) to allow for the conversion of the second, third, and fourth floors of the existing building located at 608 Kingsland Avenue from 36 efficiency dwelling units to 48 efficiency dwelling units

Address: 608 Kingsland Avenue/6687 Delmar Boulevard

PUBLIC HEARING, VOTE REQUIRED

Staff and the applicant described the above requested Conditional Use Permit during business item #b above. Ms. Kennedy reminded the Plan Commission that all written comments received as of 12pm that day were shared with the Plan Commission. One additional letter was received later in the day and will be shared with the Commission.

Chair Holly opened the public hearing at 8:57pm.

Cirri Moran (6652 Kingsbury, Trustee and Agent for Ames Place Subdivision). Ms. Moran

expressed her concerns with allowing more residential developments catered to university students in and near the Loop, citing the changes and issues she has witnessed over the years living in Ames Place, as the student body of Washington University has grown. Mr. Sassouni responded to Ms. Moran's concerns. The public hearing was closed.

Council Member Jeff Hales (Council Liaison) asked whether it would be the purview of the Plan Commission and Council to add a condition to approval of the CUP, allowing the City to reserve the right to inspect the dwelling units, with due notice, to ensure occupancy of each dwelling unit does not exceed one resident. An alternative approach could be having the owner provide occupancy records, upon reasonable request, to the City. Commissioners expressed concern about the scope of this oversight from the City expanding over time.

Commissioner Fleischer motioned to recommend the Conditional Use Permit. The motion passed 7 ayes to 0 nays.

6. Other Business – none

7. Reports

- a. Council Liaison Update – none
- b. Housing & Third Ward Revitalization Task Force – Commissioner McQueen reported that the Task Force is in the process of hiring Community Ambassadors to solicit input from residents in the Third Ward.

8. Adjournment – The meeting was adjourned at 9:26 pm.



PLAN COMMISSION

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

M E M O R A N D U M

TO: Plan Commission
FROM: Department of Planning & Development
DATE: September 27, 2023
SUBJECT: Draft 2023 Comprehensive Plan
CC: Gregory Rose, City Manager
John Mulligan, City Attorney

We are pleased to present a full draft of the 2023 Comprehensive Plan to the Plan Commission for their review and consideration. This draft reflects the hard work of the Plan Commission, Advisory Committee, Boards & Commissions, consultants, staff, and the public who participated in its formation over the last 15 months.

Feedback on the full draft from the Plan Commission, Boards & Commissions, and City departments was collected over the last two weeks and the majority of that feedback has been incorporated into the draft plan [linked here](#). Any additional feedback that is received before or during the September 27, 2023 Plan Commission meeting will be discussed and considered during the meeting. According to Section 63 of the City Charter and Section 120.280 of the City Code, the Plan Commission has the authority to adopt the 2023 Comprehensive Plan by resolution (see attached) and recommend to City Council enactment of the plan by ordinance.

Attachments/Links:

1. Proposed resolution adopting the 2023 Comprehensive Plan.
2. Draft 2023 Comprehensive Plan, dated September 21, 2023. ([link](#))

RESOLUTION #PC-2023-01

**RESOLUTION OF THE CITY OF UNIVERSITY CITY PLAN COMMISSION
APPROVING THE 2023 COMPREHENSIVE PLAN**

WHEREAS, the *City of University City* (“the City”) is committed to retaining and enhancing the resilience, livability, and prosperity of its community, and has sought to create a vision of the community through the development of the *2023 Comprehensive Plan* (“the Plan”); and

WHEREAS, the *City of University City Plan Commission* (“the Plan Commission”), is required by Section 89.340 of the Missouri Revised Statutes to “make and adopt of a city plan for the physical development of the community”; and

WHEREAS, the Plan Commission, per Section 63 of the City’s Charter “shall have the authority to prepare, adopt and recommend to the council for enactment into an ordinance a comprehensive plan for the zoning of the city”; and

WHEREAS, the most recently enacted comprehensive plan for the City was adopted in 1999 and thereafter amended several times, most recently in 2009; and

WHEREAS, the Plan is an official policy guiding document for the City. It provides a concise statement of the City’s policy guiding objectives and implementation measures for future development and redevelopment within the City. It replaces the previously adopted 1999 Comprehensive Plan and amendments thereto; and

WHEREAS, the Plan, with accompanying maps, charts, and descriptive and explanatory matter, contains a statement of goals, objectives, and actions based on broad public input and shows the Plan Commission’s recommendations for the physical development and uses of land; and

WHEREAS, due notice of a public hearing to be held by the Plan Commission in the Heman Park Community Center at 6:30 pm on September 27, 2023, was duly published in the *St. Louis Countian*, a newspaper of general circulation within said City on September 11, 2023; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said resolution approving the Plan were duly heard and considered by the Plan Commission; and

WHEREAS, the Plan Commission further recommends to the City Council of University City enactment of the Plan by ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

The *City of University City Plan Commission* hereby adopts the *2023 Comprehensive Plan*, as amended per discussion during the September 27, 2023 Plan Commission meeting, and recommends to the City Council of University City enactment of the Plan by ordinance.

This Resolution shall be in full force and effect from and after its passage by the Plan Commission and signature by the Chairperson.

Adopted this 27th day of September 2023.

(SEAL)

Margaret Holly, Chairperson

ATTEST:

City Clerk

DRAFT



PLAN COMMISSION

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

MEMORANDUM

TO: Plan Commission

FROM: Department of Planning & Development

DATE: September 27, 2023

SUBJECT: Work Session: Proposed Mixed-Use Development at Delmar & Leland (“LOCAL University City”)

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

In a work session at the upcoming September 27, 2023 Plan Commission meeting, Subtext, a St. Louis-based development group will present an update on their proposed mixed-use development at 6630-6654 Delmar (former Commerce Bank and Craft Alliance sites). The development group first presented to the Plan Commission their proposed development at a work session during the July 26, 2023 Plan Commission Meeting. At the July meeting, the Plan Commission generally had positive feedback for the applicants and asked that they explore some minor changes to the plans (please refer to meeting minutes and audio recording for those details).

The proposed plans have not changed significantly since the last work session. However, the applicants have completed a traffic impact study that they would like to briefly describe to the Commission, in addition to feedback obtained from the September 21, 2023 Historic Preservation Commission, and input obtained from community outreach thus far. The applicants have also begun to develop, with guidance from staff, possible text amendments, which will be discussed generally (not in detail) at the September 27 meeting.

The applicants plan to come before the Plan Commission with official applications for Map Amendment (Planned Development – Mixed-Use), Preliminary Development Plan, Text Amendment, and Subdivision at the October 25, 2023 Plan Commission meeting.

Attachments:

1. Updated presentation package including renderings, site plans, unit floor plans, site metrics, updated parking counts.

subtext

| **esg**
ARCHITECTURE & DESIGN

Delmar Blvd & Leland Ave Concept | September 27, 2023

Community Benefits



Community Focused Retail

LOCAL University City will provide over 8,000 SF of modern retail space, reconnecting existing retail along Delmar.

Enhanced Streetscape

An enhanced pedestrian and patio dining experience will allow residents to experience everything The Loop has to offer, while attracting new visitors from outside the area.

Urban Residential Experience

LOCAL University City will offer a unique urban residential experience, featuring a variety of options from Townhomes to Studios.

Redevelopment of Vacant Space

LOCAL University City will replace vacant retail and surface parking lots to bring a renewed vitality to the block and increased revenue to the tax rolls.



Site Context Diagram



Existing Conditions



Birdseye of Site



View along Delmar Blvd

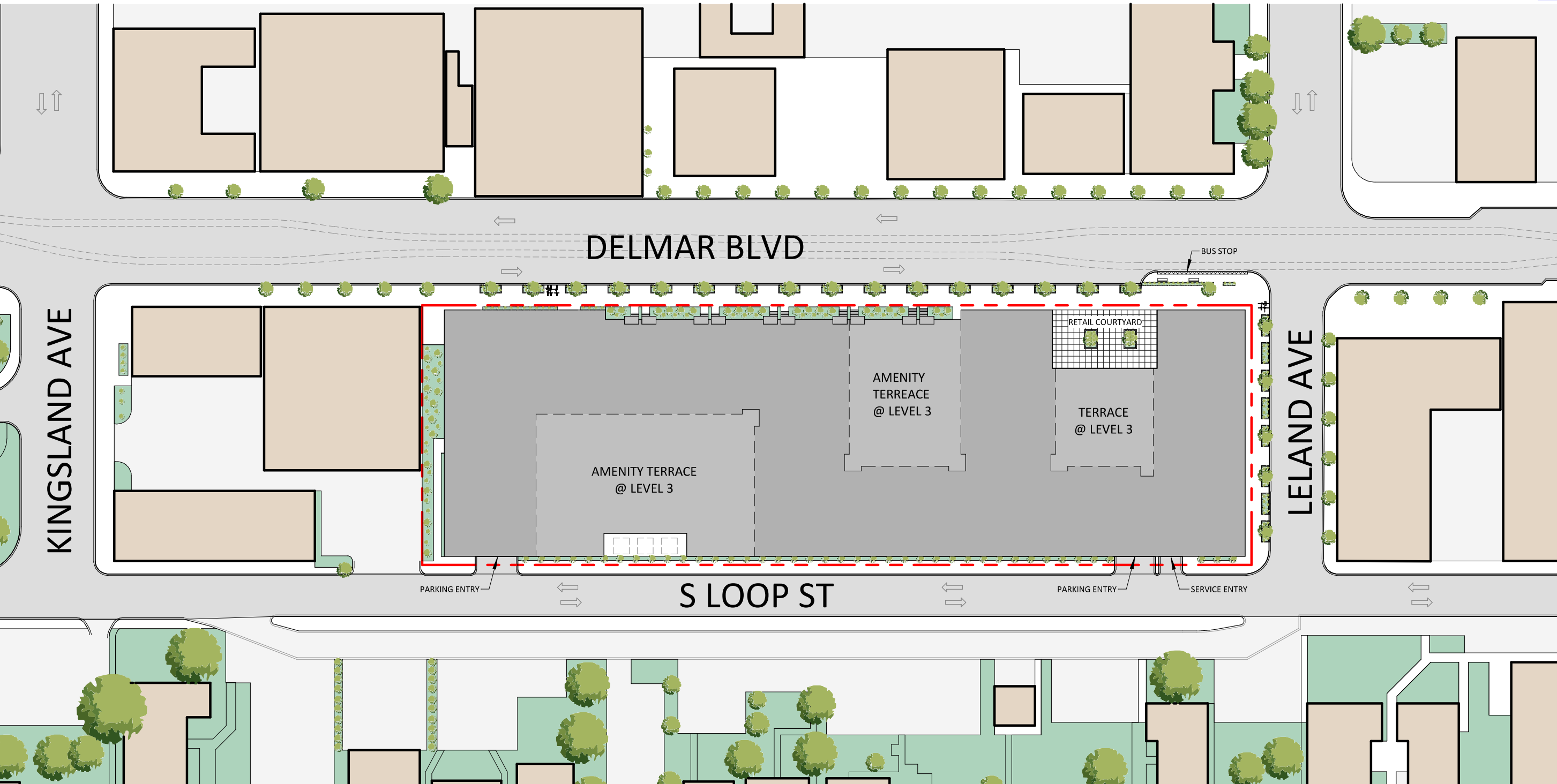


View along Loop St.

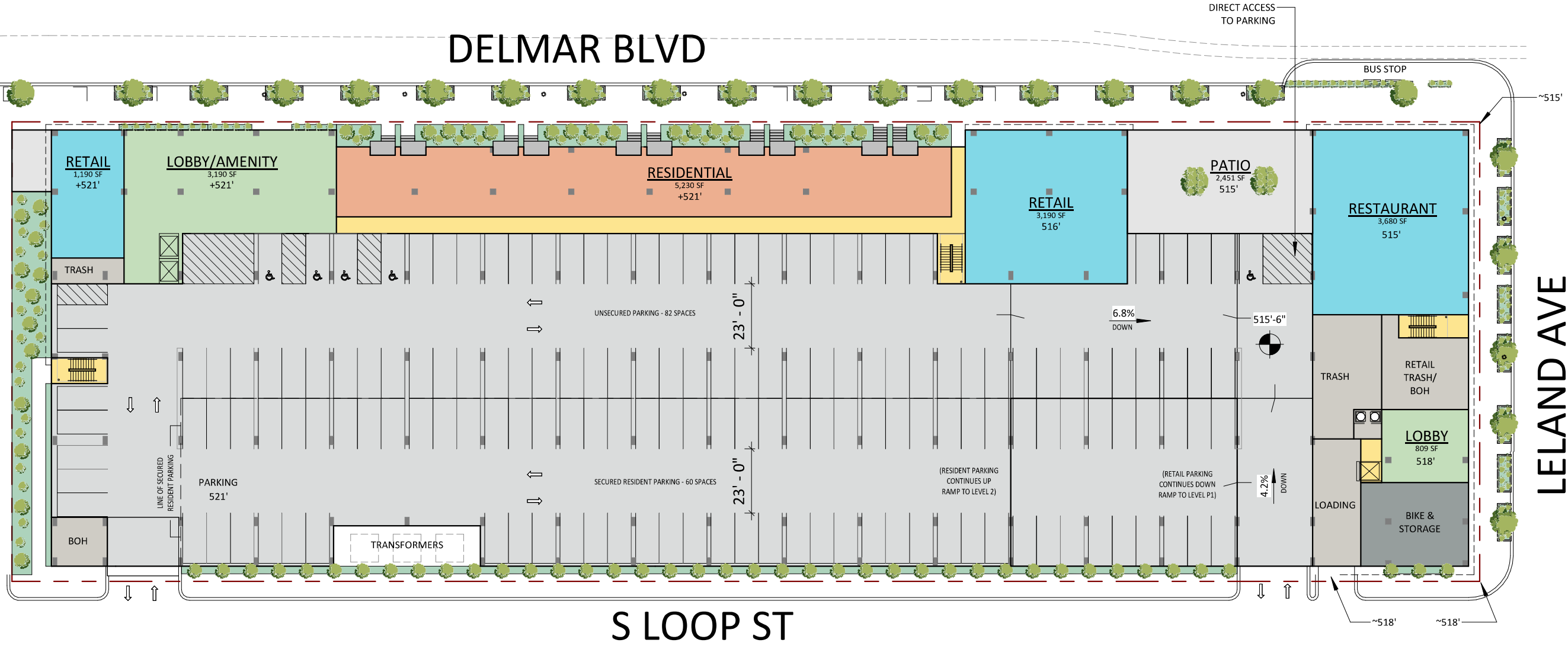


View at Loop St. & Leland Ave.

Concept Site Plan

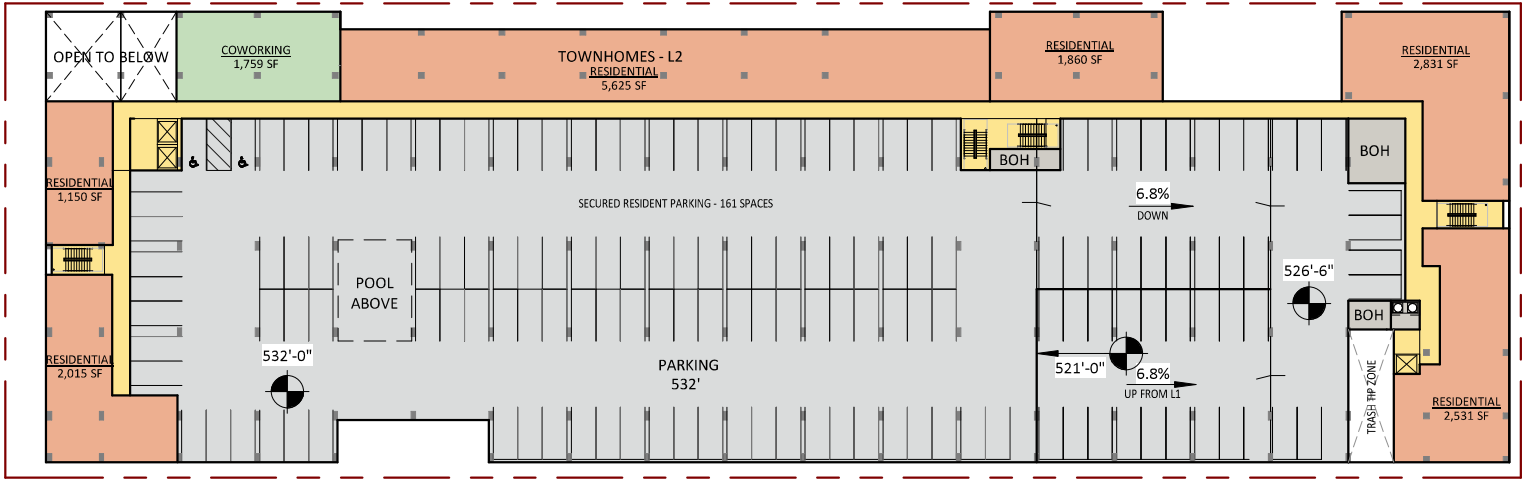


Concept Street Level Plan

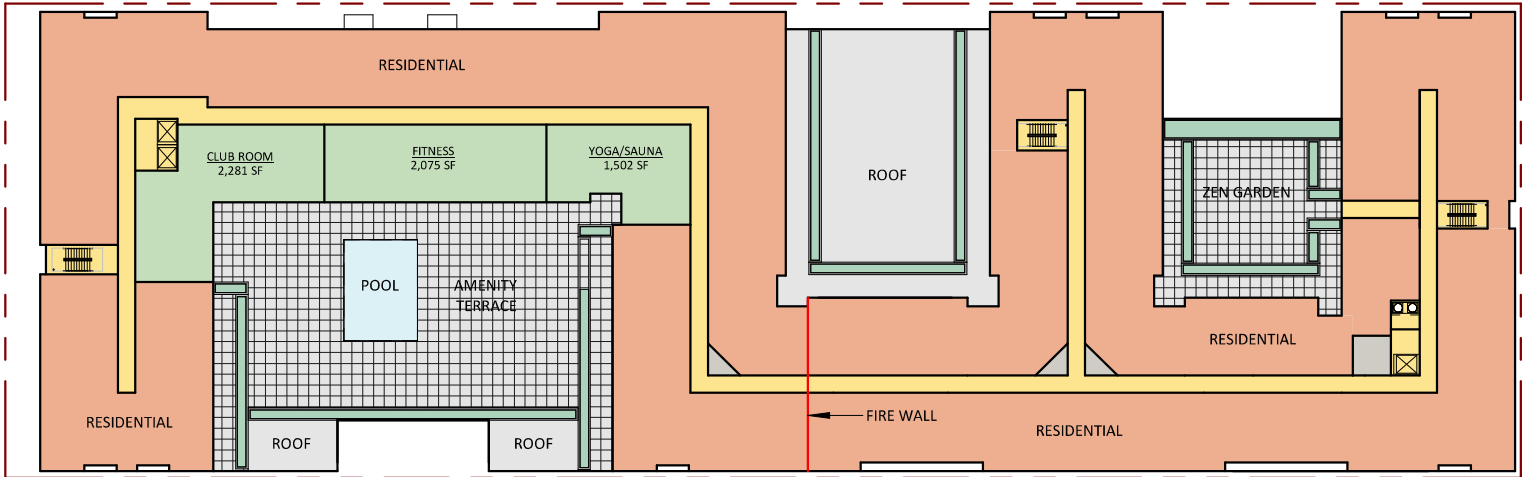


STREET LEVEL

Concept Building Plans

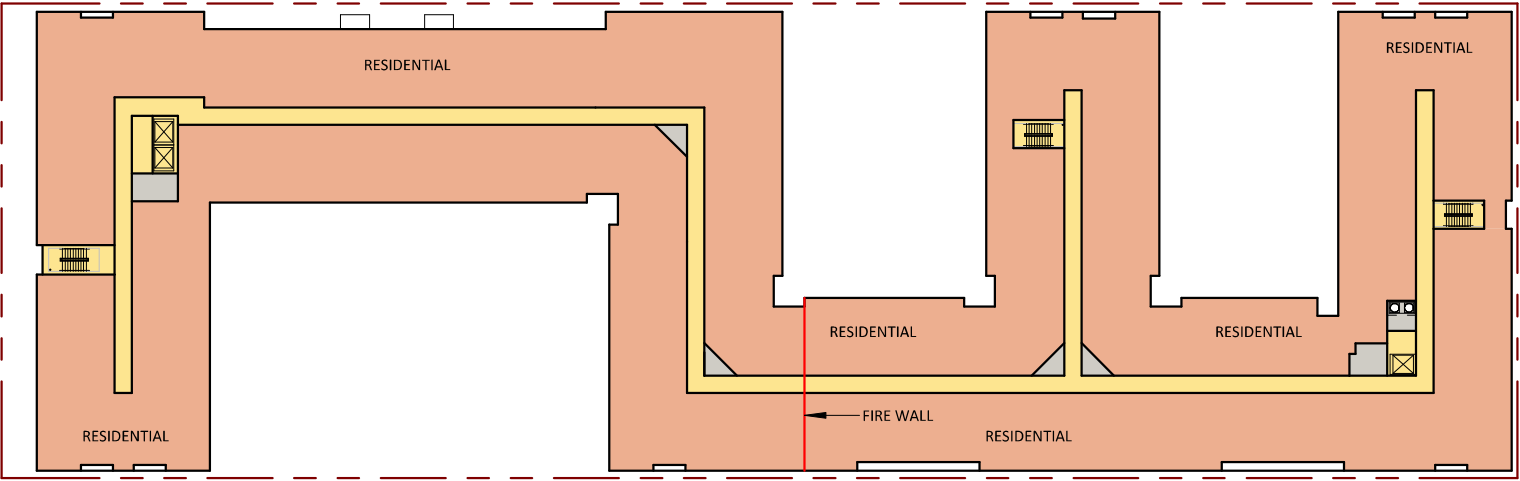


LEVEL 2 PLAN

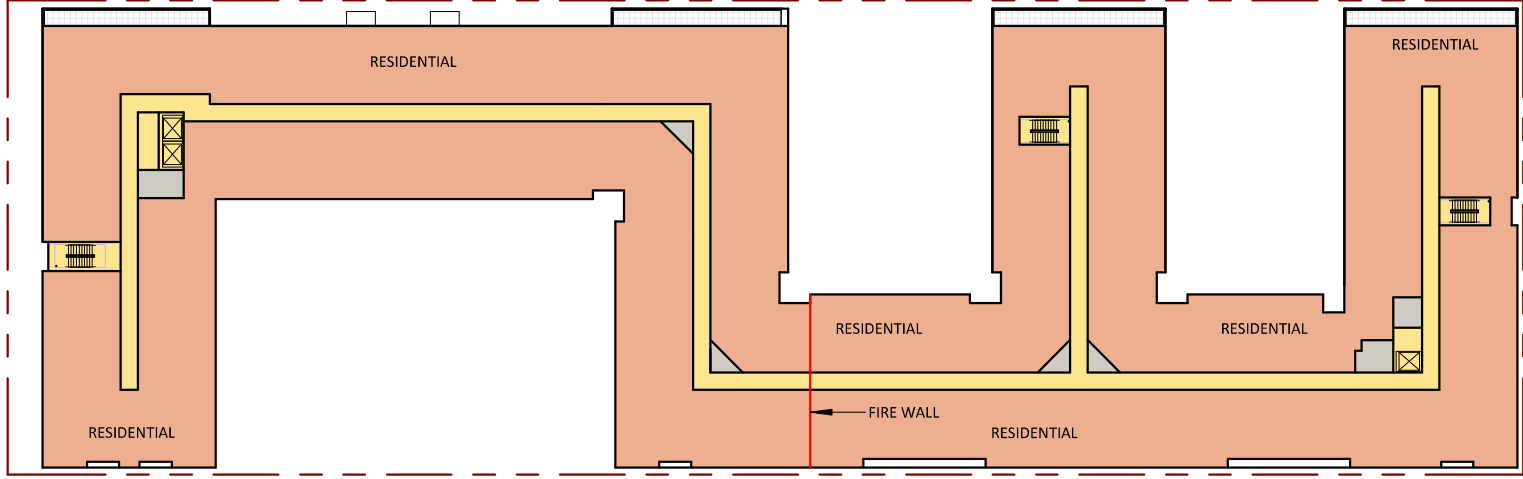


LEVEL 3 PLAN

Concept Building Plans

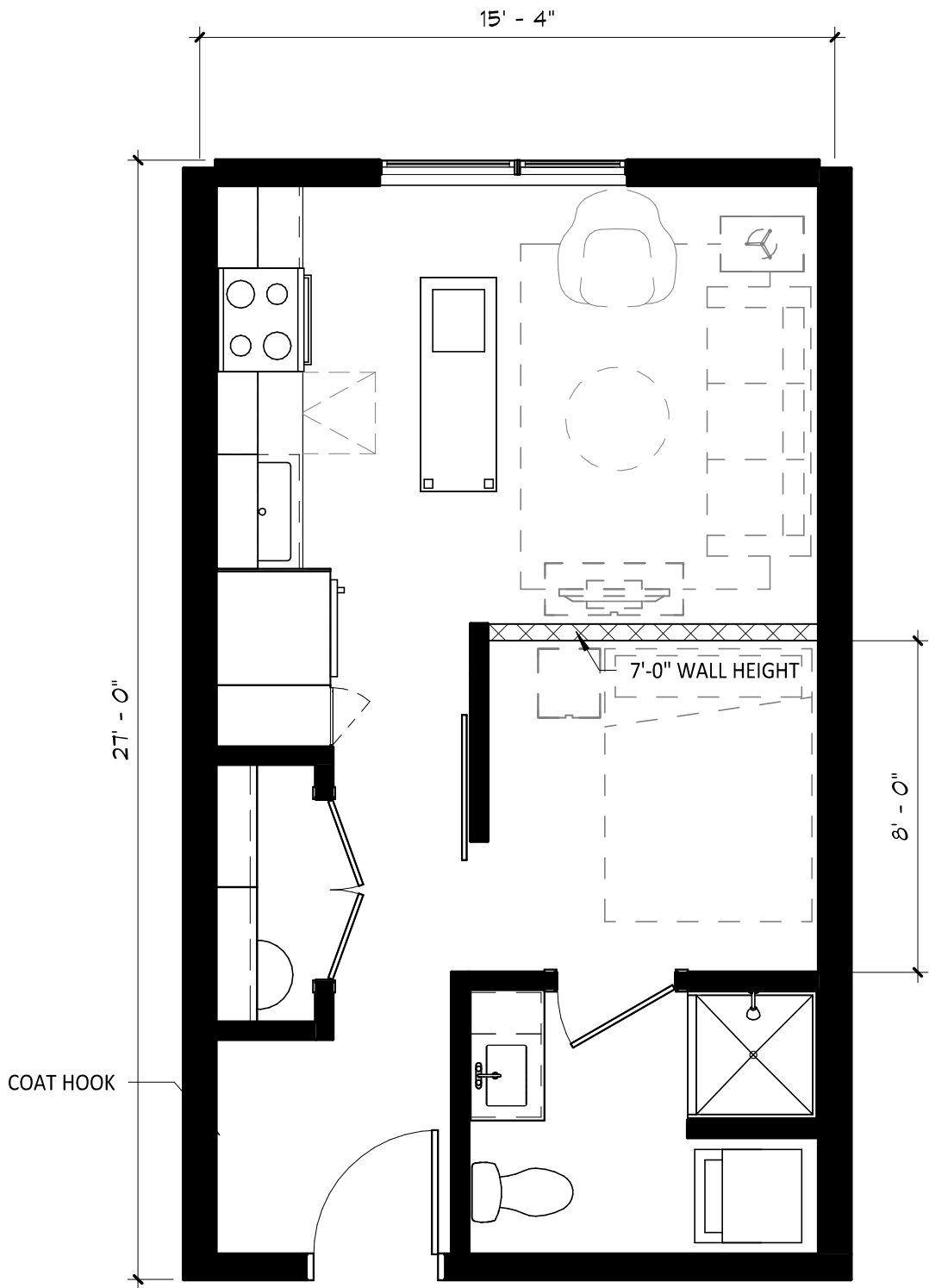


LEVELS 4-6 PLANS

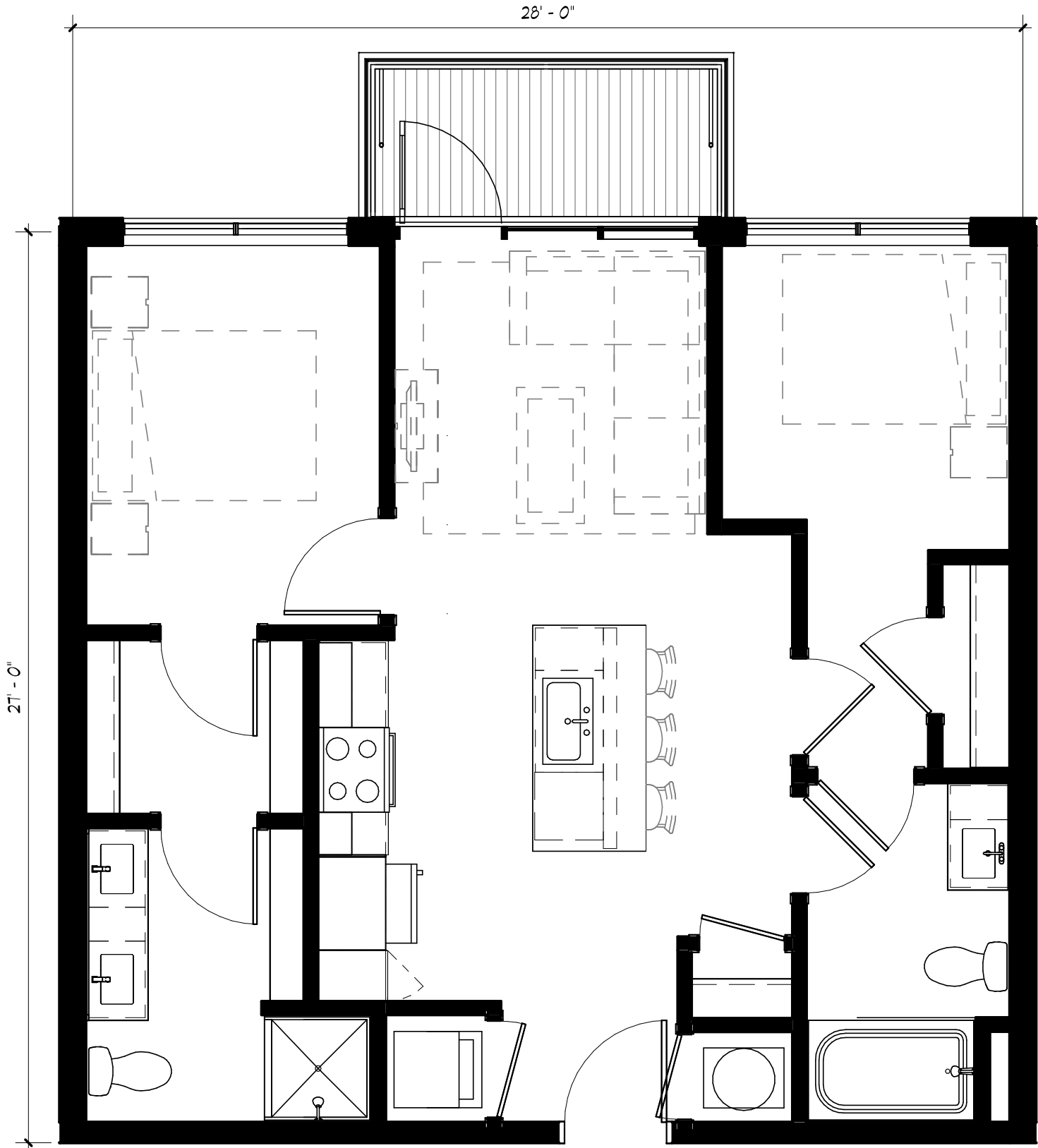


LEVEL 7 PLAN

Concept Design - Typical Unit Plans

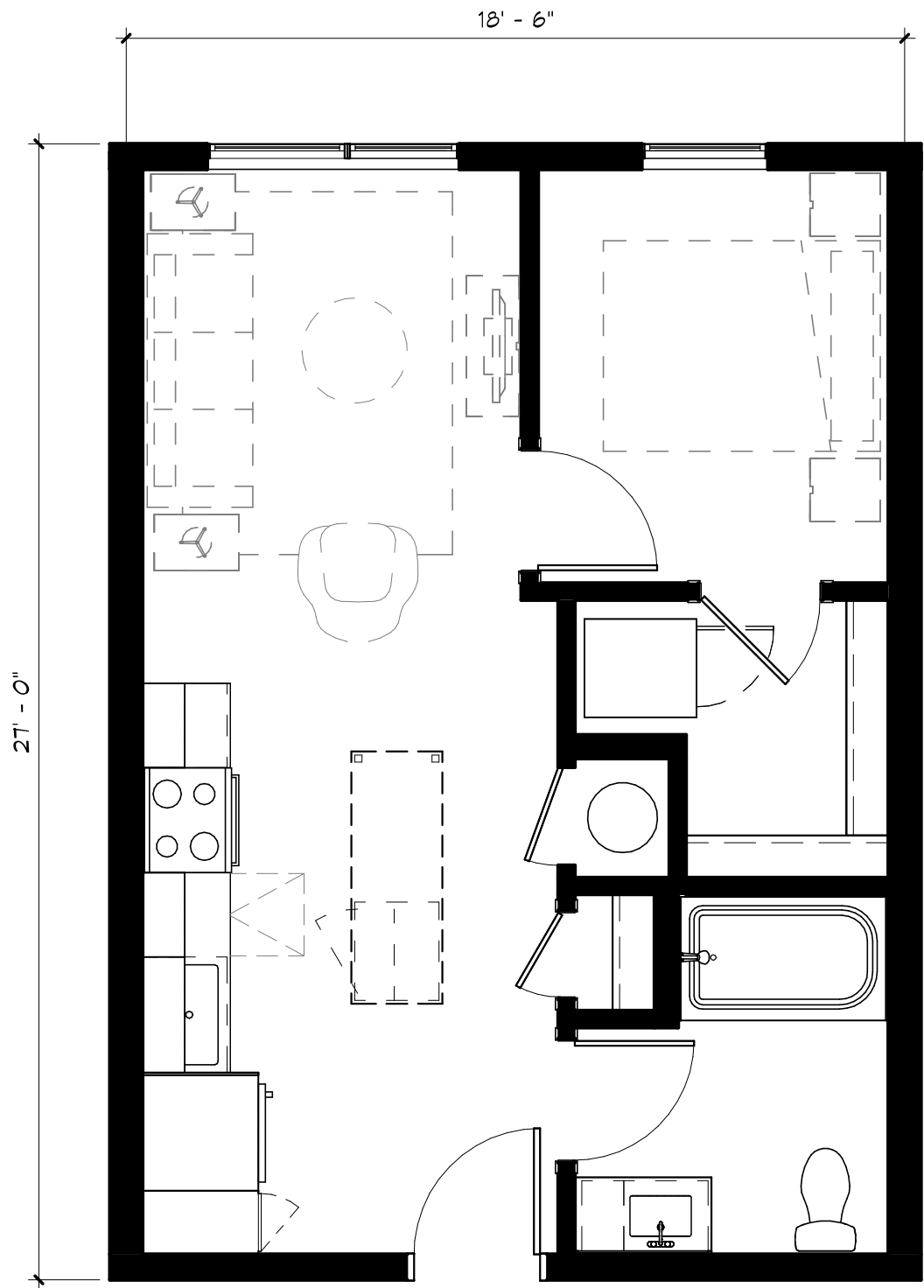


Alcove Unit - 415 sf

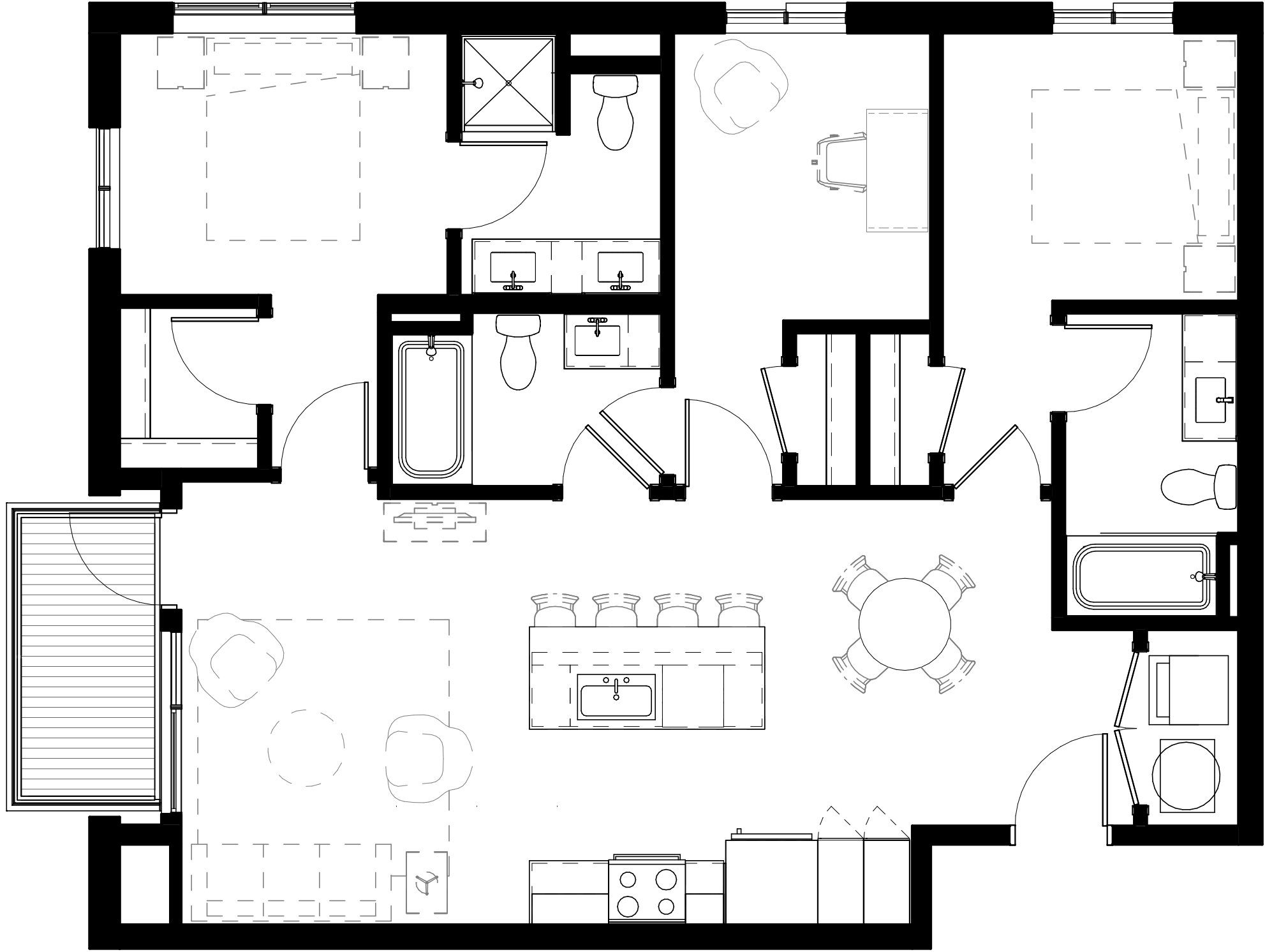


2 Bedroom Unit - 750 sf

Concept Design - Typical Unit Plans

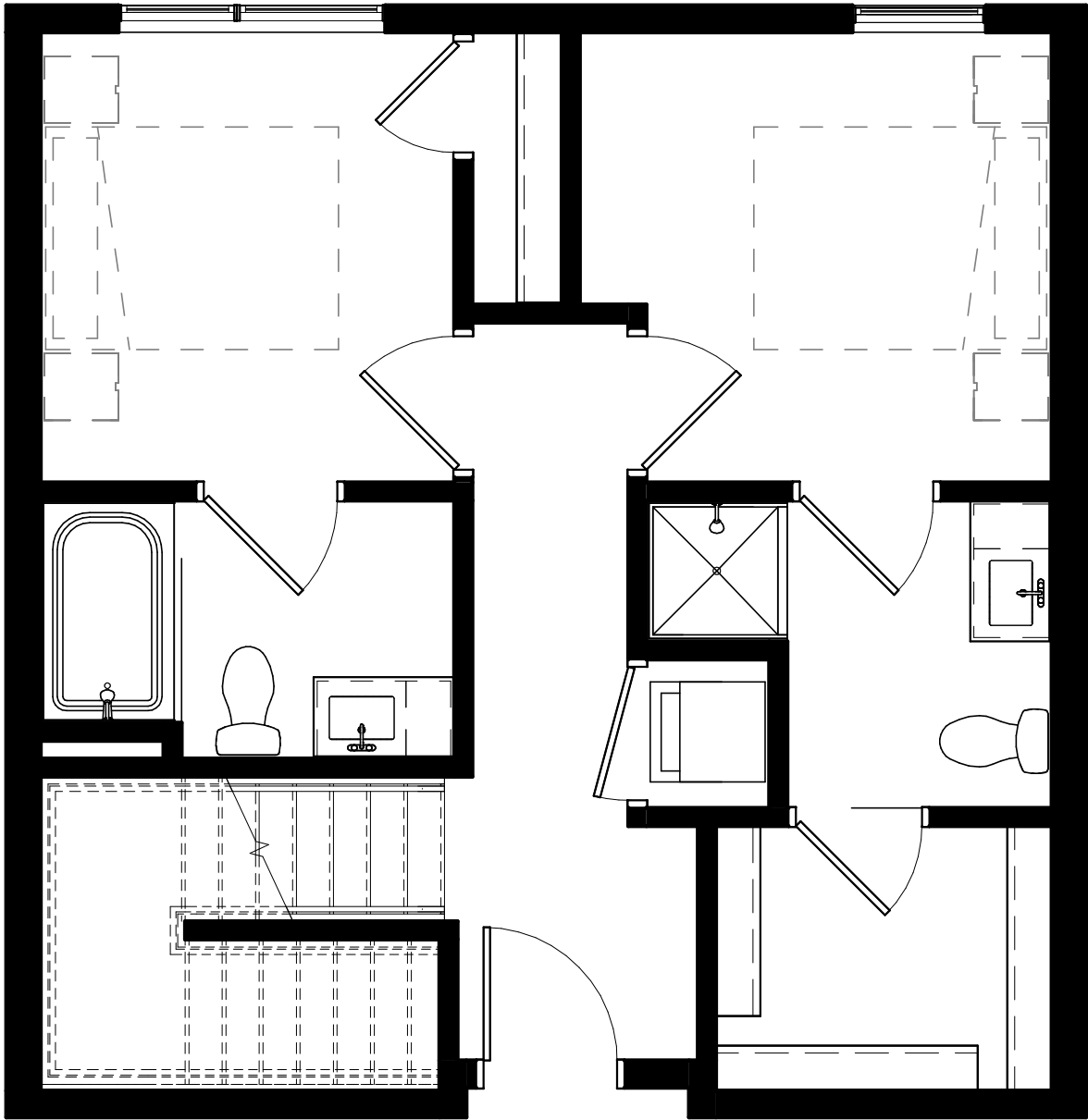


One Bedroom Unit - 500 sf

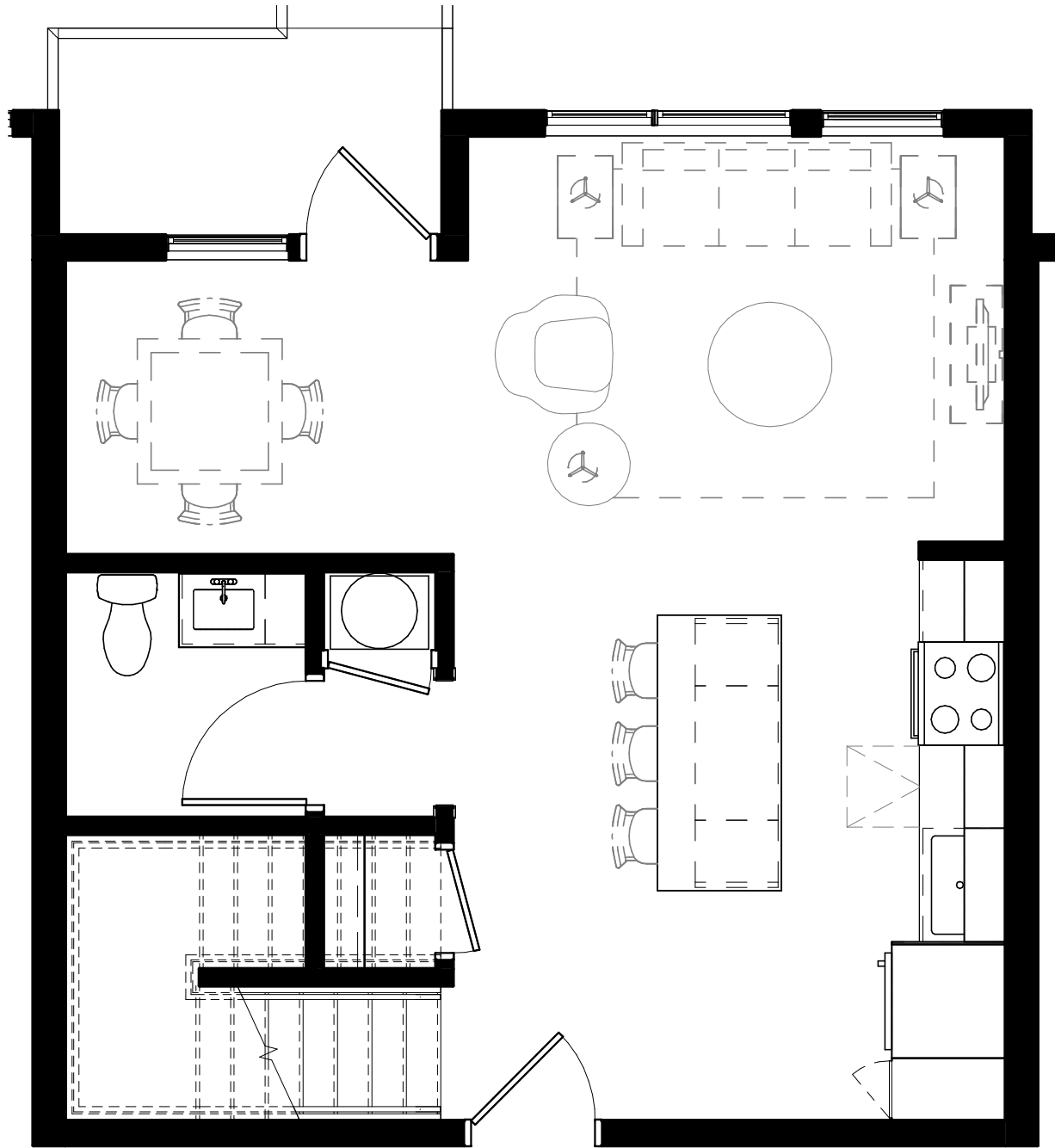


Three Bedroom Unit - 1070 sf

Concept Design - Typical Unit Plans



LEVEL 2



LEVEL 1

Townhome Unit - 1150 sf

Building Metrics

**329
UNITS**

**8,000+
SF RETAIL**

**379
PARKING SPACES**

Preliminary Metrics: University City

ESG Architecture & Design

9/20/2023

Levels	Gross SF	Parking GSF	Commercial	Residential GSF	Res. Units
0.5 Parking	22,108	22,108	-	-	0
1 Commercial / Lobby / Parking	74,259	49,800	8,048	11,879	10
2 Apartments / Parking	76,943	50,546	-	24,638	13
3 Apartments / Amenities	53,672	-	-	47,814	54
4 Apartments	53,672	-	-	53,672	63
5 Apartments	53,672	-	-	53,672	63
6 Apartments	53,672	-	-	53,672	63
7 Apartments	53,672	-	-	53,672	63
Total	441,670	122,454	8,048	299,019	329

Unit Mix	# of Units
Studio	54
One Bedroom	49
Two Bedroom	144
Three Bedroom	82
Total	329

Parking	
Total Parking Required:	696
Total Parking Provided:	379

Site Metrics	
Site SF	86,297
Applicable FAR SF	319,216
Site Acreage	1.98
Dwelling Unit / Acre	166
FAR	3.70

Building Height		
Level	Elevation	Floor Height
Level 1	521' - 0"	11' - 0"
Level 2	532' - 0"	10' - 0"
Level 3	542' - 0"	10' - 8"
Level 4	552' - 8"	10' - 8"
Level 5	563' - 4"	10' - 8"
Level 6	574' - 0"	10' - 8"
Level 7	584' - 8"	10' - 8"
Top of Parapet	588' - 8"	4' - 0"

Building Height at Delmar & Leland: **85' - 8"**

Proposed Setbacks	
North (Delmar Blvd at Lobby/Amenity/Retail)	4' - 6"
North (Delmar Blvd at Townhomes)	10' - 6"
East (Leland Ave)	4' - 0"
South (S Loop St)	3' - 6"
West	13' - 6"

Site Coverage: 86.60%

Off -Street Loading Space	
Apartment Buildings	2
Business/ Commerical	1

Common Open Space	
Total Open Area SF	33,409
Total Gross Residential Area SF	299,019
15% Required	11.17%

Parking Required by Code

Required Spaces per Code by Use Category	
<i>Residential</i>	607
<i>Visitor Parking</i>	20
<i>Restaurant Space</i>	49
<i>TBD Commercial Space</i>	22
TOTAL REQUIRED SPACES PER CODE	698

- Residential Parking: 1.5 stalls per Studio/1 Bed & 2 stalls per any unit over 1 bedroom. Based on overall unit mix at 329 units.
- Visitor Parking: 1 per 6 units for the first 30 units, 1 per 20 units thereafter. Base on overall unit mix at 329 units
- Restaurant Space: 1 per 75 square feet of floor area. Based on 3,680 square feet of floor area.
- TBD Commercial Space: 1 per 200 square feet of floor area. Based on 4,380 square feet of floor area.

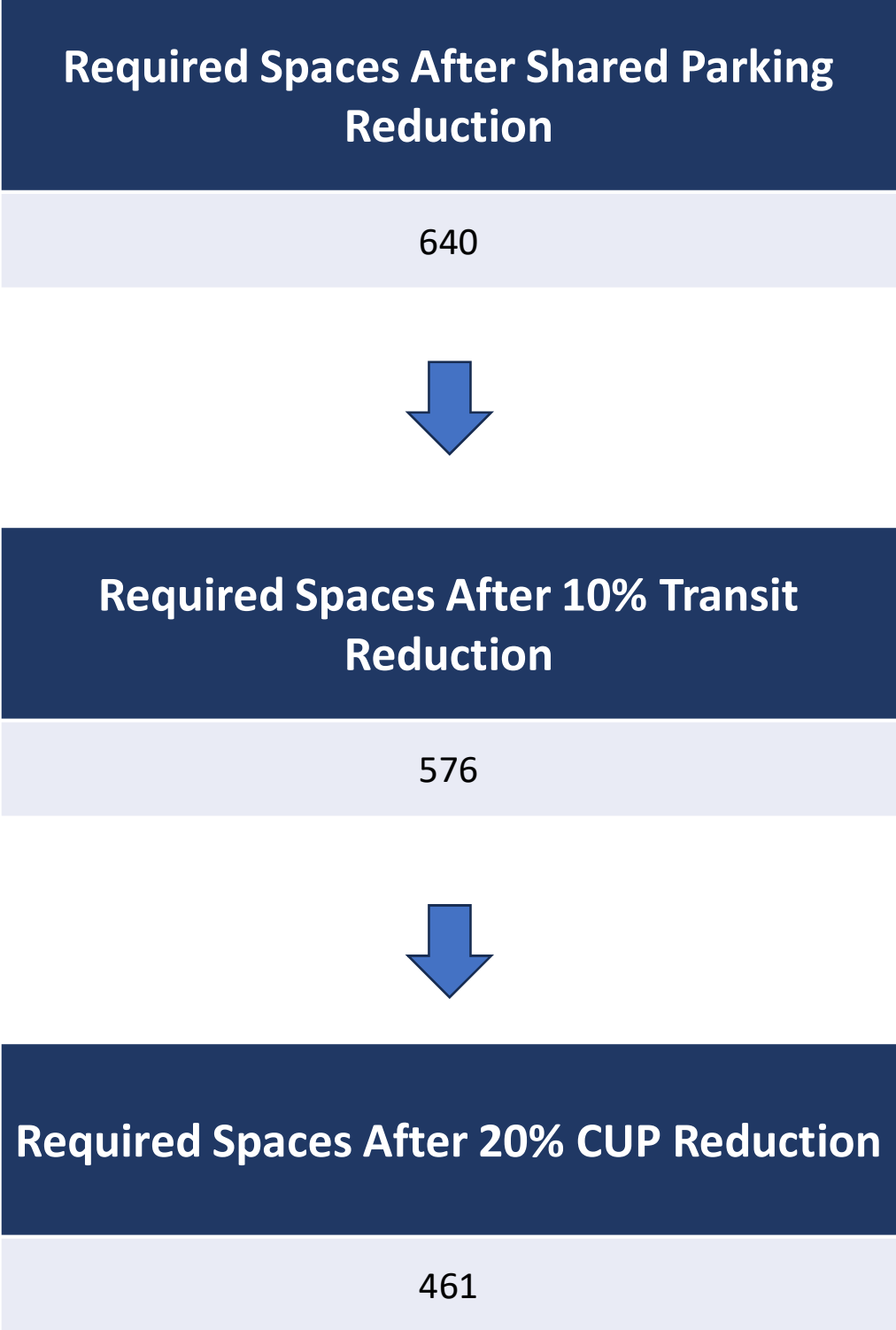
Shared Parking Reduction

Monday-Thursday				
Day and Evening				
Land Use	6:00 A.M. to 5:00 P.M.	Required Spaces	5:00 P.M. to 1:00 A.M.	Required Spaces
Employment	100%		10%	
Retail or service	75%	17	75%	17
Restaurant (Retail Tenant)	50%	25	100%	49
Entertainment and recreation	30%		100%	
Place of worship*	5%		25%	
School	100%		10%	
Dwelling (329 units)	25%	157	90%	564
Lodging	50%		90%	
MAX REQUIRED SPACES		199		630

Friday through Sunday						
Land Use	Day and Evening			Nighttime		
	6:00 A.M. to 5:00 P.M.	Required Spaces	5:00 P.M. to 1:00 A.M.	Required Spaces	1:00 A.M. to 6:00 A.M.	Required Spaces
Employment	5%		5%		5%	
Retail or service	100%	22	90%	20	5%	1
Restaurant (Retail Tenant)	75%	37	100%	49	25%	12
Entertainment and recreation	75%		100%		5%	
Place of worship*	100%		50%		5%	
School	10%		10%		5%	
Dwelling (329 units)	50%	314	90%	564	100%	627
Lodging	75%		100%		100%	
MAX REQUIRED SPACES		373		633		640

Parking Reductions allowed by Zoning

Transit Reduction & CUP Reduction



Proposed Parking Count

Designated Spaces per Use	
<i>Residential Parking</i>	329
<i>Estimated Retail Parking</i>	50
TOTAL PARKING SPACES PROVIDED	379

ITE Parking Demand Projection

Institute of Traffic Engineers (ITE) Average Peak Demand by Use		
	ITE Projection	LOCAL U City Provided
<i>Mid-Rise Apartment Demand</i>	223	329
<i>High Turnover Restaurant Demand</i>	24	30
<i>Bank/Retail Demand</i>	16	20
TOTAL PARKING SPACES PROVIDED	263	379

Parking Comparables - Multifamily

STL - Multifamily Parking Comps						
Property Info	Property	<i>LOCAL University City</i>	The Hudson	The Expo*	Chelsea STL	The Mckenzie
	Address	6630 Delmar	5655 Pershing Ave	299 De Baliviere Ave	5539 Pershing Ave	8400 Delmar Blvd
	Year Built	2026	2021	2022	2021	2023
	Units	329	153	287	152	252
Parking	Total Parking Spaces	379	164	342	152	372
	Ratio by Unit	115%	107%	119%	100%	148%

* Includes 15,000 square feet of retail space

Parking Comparables - LOCAL Projects

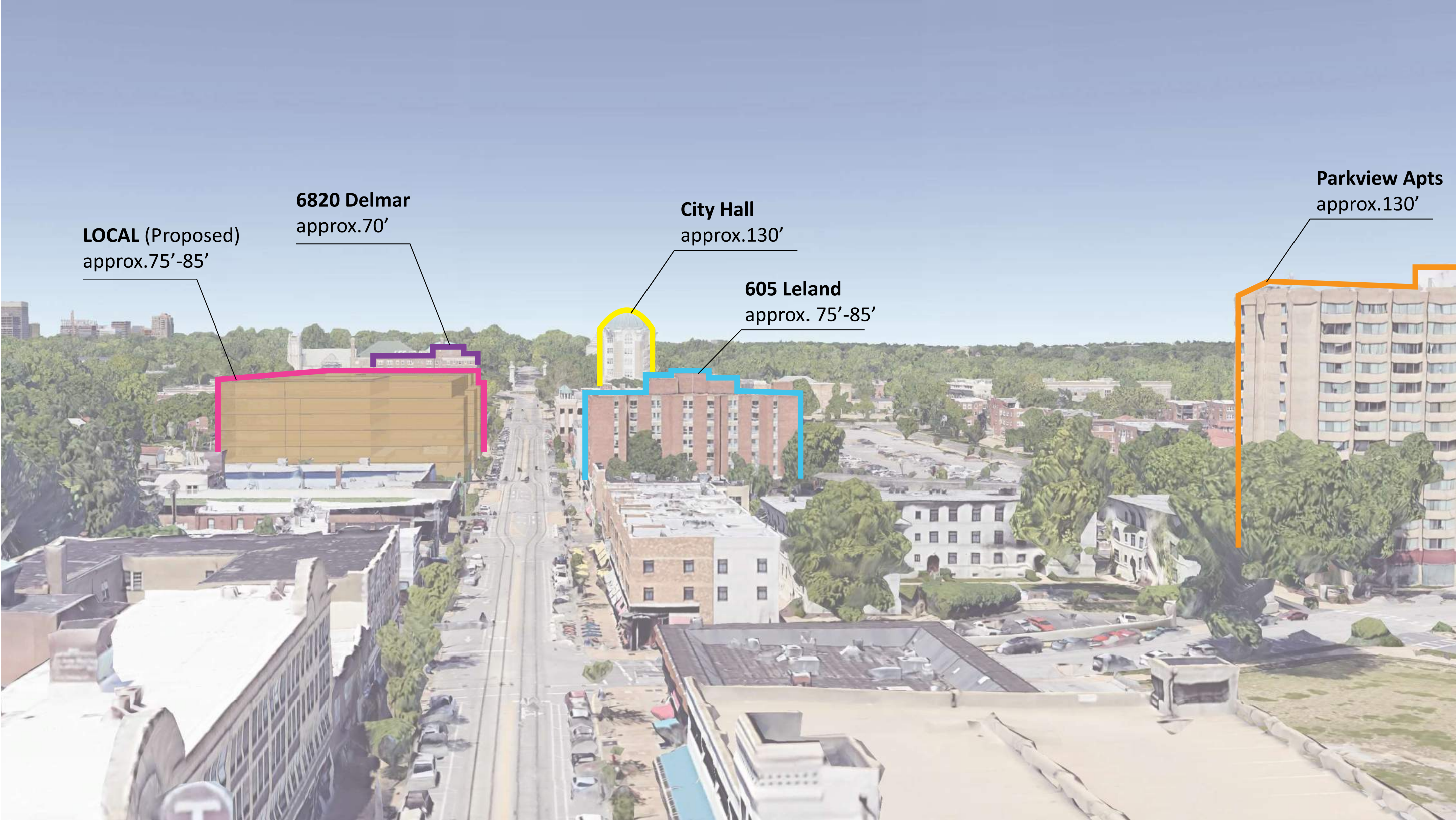
LOCAL – Parking Comps				
Property Info	Property	LOCAL University City	LOCAL Boise	LOCAL Nashville
	Address	6630 Delmar	204 E Myrtle	1918 Hayes St
	Year Built	2026	2022	2024
	Units	329	252	307
Parking	Total Residential Parking Spaces	329	282	341
	Total Retail Parking Spaces	50	74	0
	Total Spaces by Unit	115%	141%	111%
Total Residential Spaces by Unit	100%	111%	111%	

Traffic Impact Study Summary

CBB Traffic Engineers:

- “The proposed mixed use is estimated to generate 175 new trips in the AM peak hour and 130 new trips in the PM peak hours to the adjacent roadways.”
- “All approaches at the study intersections, as well as the proposed site driveway approaches, would continue to operate at favorable levels of service for the Build condition during the AM and PM peak periods with negligible differences in the forecasted delay as compared to the Existing conditions.”

Massing Context Diagram



Renderings



Renderings



Renderings



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subtext



esg
ARCHITECTURE & DESIGN



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

STAFF REPORT

Meeting Date	September 27, 2023
File Number	CUP 23-05
Council District	3
Location	6523 Olive Boulevard
Applicant	Malikah Johnson, on behalf of Morning Star Academy – West
Property Owner	Jennifer Nam, Baiks Total Group, LLC
Request	Conditional Use Permit (CUP) to allow a Day Care Center in the “IC” Industrial Commercial District at 6523 Olive Boulevard.

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Application
- B. Narrative
- C. Owner Authorization for Application

Applicant Request

The applicant, Malikah Johnson, on behalf of Morning Star Academy – West, is requesting a Conditional Use Permit (CUP) to allow a Daycare Center in the “IC” Industrial Commercial District at 6523 Olive Boulevard.

Existing Property

The subject property is 3,350 square-feet in size and is zoned Industrial Commercial (IC). The existing building was constructed 1925. Only the first floor of the two-story building is proposed for the day care facility. The building was used a day care center – Maryam’s Infant and Toddler Center – until March of 2023. There are no parking spaces on the property. But there are several spaces on the 6527 Olive Boulevard lot immediately to the west of this site.

Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Industrial Commercial (IC)	North:	Limited Residential (LR); Residential
Existing Land Use:	Vacant	East:	Industrial Commercial (IC); Vacant
Proposed Zoning:	No change	South:	Industrial Commercial (IC); Vacant
Proposed Land Use:	Day Care Center	West:	Industrial Commercial (IC); Commercial (Day Care Center)

Analysis

The most important issue with this request for a Conditional Use Permit (C.U.P.) is the parking. As required by §400.2140 of the Zoning Ordinance, Day Care Centers require 1 space for every 5 individuals cared for as authorized by State licensing. The State of Missouri license obtained by the Applicant allows for eighteen (18) individuals to be cared for at this facility. Consequently, the facility would need four (4) parking spaces.

As there is limited or no parking on the site, the Applicant would need to secure in writing an agreement with the owner of 6527 Boulevard to use four (4) parking spaces for this use prior to obtaining a Commercial Occupancy Permit. There appears to be plenty of parking spaces available for the proposed day care facility, depending on how many of the parking spaces on the 6527 lot are already accounted for. The same entity – Baiks Total Group, LLC – owns both the 6527 and 6523 Olive Boulevard properties.

Review Criteria

The applicant is in accordance with the Conditional Use Permit review criteria, as set forth in §400.2710 of the Zoning Code, and listed below:

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section 400.2730 of this Article.
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment.
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks.
4. Adequate utility, drainage and other such necessary facilities have been or will be provided.
5. The proposed use is compatible with the surrounding area.
6. The proposed use will not adversely impact designated historic landmarks or districts.
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas.
 - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
 - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
 - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
 - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
 - g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact

According to §400.2720, the Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter.

Process – Required City Approvals

Plan Commission. Section 400.2700(C) of the Zoning Code requires that CUP applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700(D) of the Zoning Code requires that CUP applications be reviewed by City Council for final decision, subsequent to a public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed CUP application meets the requirements of the Zoning Code.

Staff Recommendation

Staff recommends approval of the Conditional Use Permit for the property located at 6523 Olive Boulevard with the following conditions:

1. A written agreement for the required number of parking spaces be submitted prior to issuance of a Commercial Occupancy Permit.
2. That portion of the fence surrounding the back of the property, and the short portion on the eastern edge, be repaired or replaced prior to issuance of a Commercial Occupancy Permit.



Department of Planning & Development

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri

1. Address/Location of Site/Building: 6523 Olive Blvd FL
2. Zoning District (check one):
 SR LR MR HR HRO GC LC CC IC PA PD
3. Applicant's Name, Corporate or DBA Name, Address, Phone Number, and Email: Malikah Johnson,
Morning Star Academy - West, 3502 Osage St FL,
314-745-9134, morningstaracademywest@gmail.com
4. Applicant's Interest in the Property: Owner Owner Under Contract Tenant*
 Tenant Under Contract* Other* (explain):

* Zoning Code Section 400.2680 requires that the application come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a signed letter from the property owner stating that they authorize you to file this Conditional Use Permit application on their behalf.

5. Owner's Name, Corporate or DBA Name, Address, Phone Number, and Email (if other than Applicant):
Jennifer Nam, Baiks Total Group LLC, 10200 page ave
St. Louis, MO 63132, 314-313-0841, firechickenpage@gmail.com
6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

Lawn will be cut every 2 weeks by lawn service,
sign will be simple with no light and very
minimum color.

b) At the specific location will contribute to and promote the community welfare or convenience.

Morning Star Academy - West will offer child care
for families in the university city area.

c) Will not cause substantial injury to the value of neighboring property.

No. We are offering child care, if any thing it should help the residents.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

Yes.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

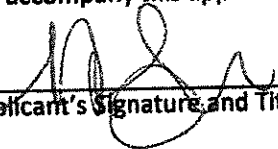
Yes, off-street parking will be provided. There is a lot on the side of building.

** In addition to this application form, memo detailing the following information is required:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

08/22/23
Date

 owner of business
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Date Application was Received.
Application Fee in the Amount of \$ _____ Receipt # _____
Application returned for corrections or additional data, drawings, etc.
Case # _____ created.

Malikah Johnson is the owner of Morning Star Academy and Goodfellow Child Development. She has been in the daycare business for 6 years. This will be her 3rd location for daycare business. The new site location will be "Morning Star Academy - West" expanding off of "Morning Star Academy", which has been open for 2 years now in the city of Woodson Terrace. This site was chosen for the proposal because the owner felt a location in the west of Saint Louis area was needed, also the site was already a childcare center up until March 2023. There will be three employees working at this facility with the hours of 6am-6pm. There should be minimum impact to the surrounding property. It sits off the street of Olive Blvd, and has a parking lot on the side of the property. The property will have no new construction, with it already being a childcare center it isn't required.

Jennifer Nam
Baiks Total Group LLC
10200 Page Ave
Saint Louis, Mo 63132

8/25/2023

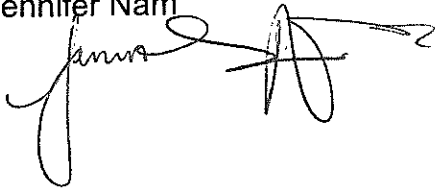
City of University City
6801 Delmar Blvd
Saint Louis, Mo 63130

To the City of University City:

Malikah Johnson owner of Morning Star Academy is currently renting at our commercial property (6523 Olive Blvd. Fl 1). I Jennifer Nam, Baiks Total Group LLC authorize this business to file a Conditional Use Permit Application to start the process of getting the business up and running.

Sincerely,

Jennifer Nam

A handwritten signature in black ink, appearing to read 'Jennifer Nam', with a stylized flourish extending to the right.

Owner of Baiks Total Group LLC