



Department of Planning and Development

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

MEETING MINUTES (APPROVED)

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

Commissioner Harvey 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.**"*

Chair Holly called for a vote on the amended motion, and it 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.

Chair Holly called for a vote on the amended motion and it 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.