



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: 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.