

**NOTICE OF STUDY SESSION**  
**Comprehensive Plan Briefing to Council No. 1**  
CITY HALL, Fifth Floor  
6801 Delmar Blvd., University City, Missouri 63130  
**Monday, November 13, 2023**  
**5:00 p.m.**

**AGENDA**

1. Meeting called to order
2. Changes to Regular Agenda
3. Comprehensive Plan Briefing to Council No. 1
4. Adjournment

The public may also observe via:

Live Stream via YouTube:

[https://www.youtube.com/channel/UCyN1EJ\\_-Q22918E9EZimWoQ](https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ)

Posted 9<sup>th</sup> day of November, 2023.

LaRette Reese  
City Clerk, MRCC



# WeMake UCITY

Resilient. Livable. Prosperous.

## City Council Briefing

November 13, 2023

# Agenda

1. Process Highlights
2. Discussion of Plan Content and Implementation
3. Next Steps

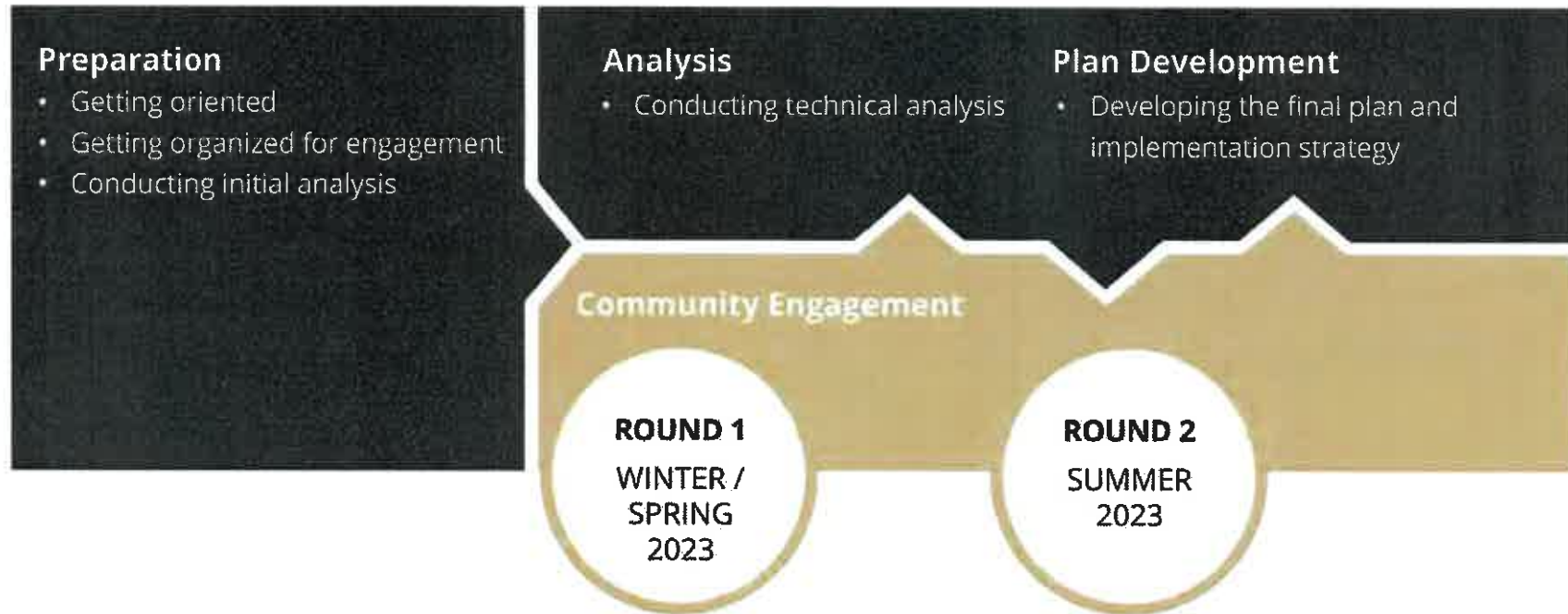
# Process Highlights



# Overview

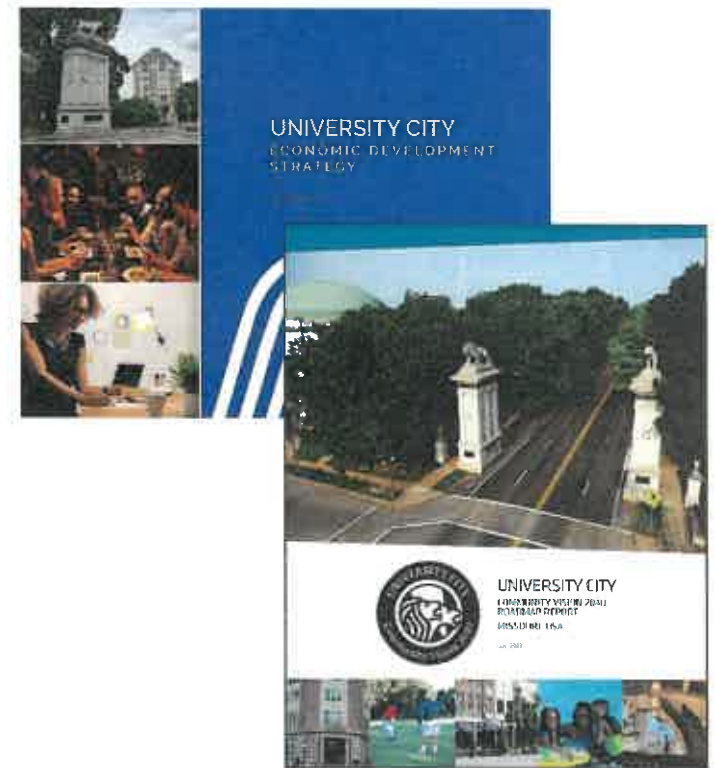
July - September 2022

October 2022 - October 2023



# Broad involvement, feedback, and support

- Strong Plan Commission leadership
- Synthesized previous work & plans (2040 Vision, EDS)
- Multifaceted public engagement
- Support and constructive feedback from Boards & Commissions (see next slide)



# Boards, Commissions, Task Forces

- Incorporated direct feedback
- Endorsements to-date:
  - Park Commission
  - Senior Commission
  - Library Board
  - Green Practices Commission
  - Urban Forestry Commission
  - Commission on Stormwater Issues

**WeMake UCITY**  
Sustainable Future Program

**1.2c. Agree**

The City should proactively manage vacant sites to facilitate maintenance of properties and potential infill or redevelopment. Strategies such as land banking allow the City to hold land for future uses, which could include consolidation of lots for redevelopment, lot sales to adjacent property owners, "adapt-or-let" maintenance programs, or reuse for green space. These strategies can also address odd lots (oddly shaped lots) that are especially challenging to redevelop.

**2. No. Agree. Could**

The City should identify vacant lots that are not suitable for infill development, particularly those at risk of flooding, and utilize these lots to expand the open space network. Green reuse strategies could support a range of kinds of spaces such as community gardens, rock gardens, pollinator gardens, natural play areas, low-maintenance trails, or pocket parks. Green reuse strategies can improve stormwater management, protect property values, and enhance neighborhood character, quality of life, and environmental stewardship. The process of designing and/or making physical improvements to such spaces can also be a community-building opportunity, bringing residents from different parts of the city together.

**3. No exception**

3. Create attractive, safe, and vibrant residential areas throughout the city.

- Encourage infill and redevelopment in strategic locations to restore and/or create more vibrant, walkable neighborhoods that meet the needs of households at a variety of income levels.
- Monitor conditions at larger, aging multi-family developments and support redevelopment potential.
- Selectively encourage increased residential density on main connecting streets, including on lots that were formerly occupied by single-family homes.

4. Remove barriers that limit vibrant commercial and mixed-use districts.

- Encourage the creation of neighborhood-scale commercial uses.
- Explore the use of parking maximums and mandatory shared parking in higher density, mixed-use areas (e.g., Activity Centers).

5. Promote sustainable development.

- Continue ensuring new construction and substantial renovation additions comply with the Energy Conservation Code.
- Promote existing programs for construction that meets Energy Star or similar energy efficiency standards.
- Update the Urban Forestry Strategic Plan to include a tree canopy planting plan. Trees serve many beneficial purposes, including minimizing the impacts of flooding, improving air and water quality, and reducing the urban heat island effect (decrease in temperatures in urban areas). A citywide tree canopy plan could establish replacement requirements when trees are removed, set quantitative goals for a tree canopy, and outline strategies for removal of dead and low-quality trees. To maximize effectiveness,

**4c. Agreed.** For example, phantom parking stormwater Best Management Practices Post Construction Recommendations, Address Legal Impediments and Mandated Impervious Areas" (February 2011)

Feedback received from Commission on Stormwater Issues

# Recommendations Focused on Community Priorities

- Addressing history of segregation
- Planning for land uses in flood prone areas
- Proactively addressing vacancy and property maintenance
- Strengthening Olive Blvd.
- Promoting walkability and safety
- And more...





# Plan Document

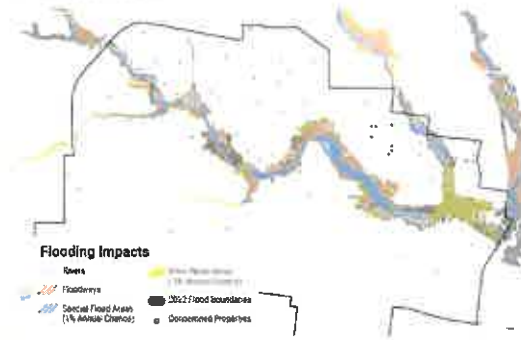
- Articulates specific actions the City should take to realize the community's vision
- Responds to challenges and opportunities identified in the process just described
- Incorporates national best practices in planning & land development

## GOAL E: STRENGTHEN LIVABILITY.

Enhance neighborhoods as the building block of the community and center of day-to-day life and provide community members with choice in where they live in the city.

### EXISTING CONDITIONS

Following is a description of existing conditions that provide important context for Goal E. All maps presented represent best information available in 2023.



### Flood Prone Areas And Flooding Impacts

Recent flooding in University City has not aligned with FEMA flood zones. In order to anticipate areas that could be vulnerable to flooding in the future, it's important to also look at recent inundation. This map displays the floodway, 100-year flood plan and the 500-year (moderate flood hazard area) as well as the 2022 flood extent and parcels inundated during the 2022 flood. It also shows all properties condemned in University City from January through November 2022, including those condemned due to flooding. Data for flood inundation extent was provided by the University City Commission on Storm Water Issues and may need to be updated after future flooding events. This composite map can serve as a basis for understanding areas in the city where potential impacts should impact or future development.

WeMakeItCity

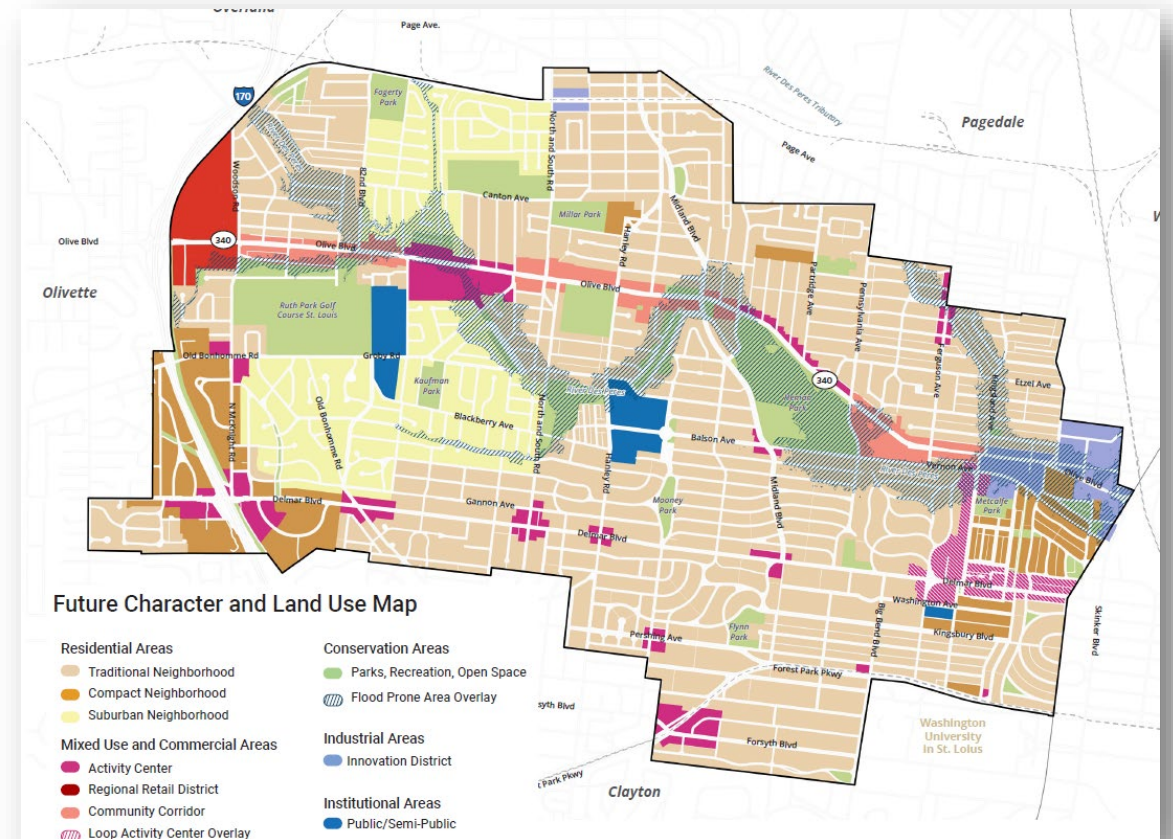
### OBJECTIVES AND ACTIONS

- C.1 Create "equity of mobility" within University City.**
  - C.1.1 Implement a street and sidewalk repair and improvement program for city streets.** Some existing sidewalks and some streets in the city's older neighborhoods need repair. A City program should be established to repair existing streets and sidewalks and prioritize new sidewalk connections. Such a repair program could be part of the City's regular capital improvements effort or could be a matching grant program whereby the City shares the cost with adjacent property owners. Sidewalks also should be a standard and sufficient width (minimum of five feet wide).
  - C.1.2 Work with neighborhoods, businesses, and community groups to promote streetscape projects and corridor improvements.** Beyond the traffic Commission's focus on roadway safety and functionality, the City should directly engage neighborhoods to explore opportunities in the future for updating design standards for aesthetic regulations for streets that could be improved with respect to their overall character. This should include how certain buildings must respond visually to the street, and how landscaping within the right-of-way responds to the building. This information could be used to refine how the zoning code addresses building placement in relation to streets to ensure adequate space is provided for landscaping, pedestrian facilities, and parking, depending on the context of a street.
  - C.1.3 Identify and prioritize low-cost improvements at key locations which are currently unsafe for those getting around without a car.** Infrastructure improvements that are low-cost can also improve connectivity. Maintaining and completing sidewalks, upgrading streetscape facilities such as street lighting, introducing traffic calming measures, and completing crossing improvements can help people to navigate to and through different neighborhoods by foot or bicycle.



# Future Character and Land Use Map

- Provides guidance on potential future change
- Informed by input and Plan Commission expertise / experience
- Balances guidance with need for flexibility
- Can be a foundation for code updates (separate process)



# Discussion of PI Implementation

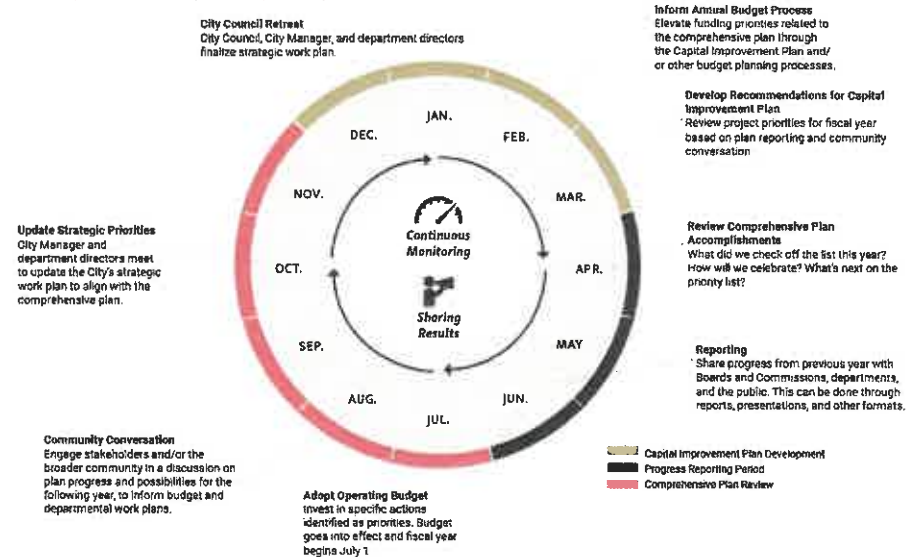


# Implementation Strategy

- Monitor regularly for performance and relevancy
- Collaborate on implementation with individuals and organizations in private, public, and civic sectors
- Updates should be considered at least every 5 years, but can be sooner

## PLAN MANAGEMENT

*The comprehensive plan should be fully integrated into yearly planning processes for the City and its departments. The diagram below illustrates how the plan could be integrated into the City's existing annual processes.*



# Integration into City Operations + Processes

- Regulatory updates
- Development approvals
- Capital improvement budgeting
- Annual strategic planning
- Private development decisions
- Economic incentives
- Future partnerships



# Implementation Matrix

- Most actions require further Council input/action during implementation (i.e., code updates)
- Identifies timeframes, lead coordinators and supporting entities
- Metrics will be developed when implementation begins
- Lead coordinators will identify funding sources

Code	Action	Timeframe	Lead Coordinator	Supporting Entities
A.1.3	Regularly update building codes to: i. Align with most recent International Code Council (ICC) Codes. ii. Implement universal design in keeping with the City's demographics toward an aging population.	O	Dept of Planning & Development, Building Commissioner	Plan Commission, Fire Dept
A.1.4	Revise the zoning and building codes to remove barriers to green energy and green development (e.g., residential solar panels, electric vehicle charging stations).	S	Dept of Planning & Development	Plan Commission, Green Practices Commission
A.1.5	Update the Urban Forestry Strategic Plan and Building and Construction code to include a citywide tree planting plan and replacement standards for tree removal associated with private development.	S	Dept of Parks, Recreation, and Forestry, Urban Forestry Commission	Dept of Public Works, Dept of Planning & Development
Code	Action	Timeframe	Lead Coordinator	Supporting Entities
<b>OBJECTIVE A.2: ENSURE THAT CITY SERVICES (INCLUDING, BUT NOT LIMITED TO, PUBLIC INFRASTRUCTURE, LIBRARY, SCHOOLS, AND EMERGENCY RESPONSE) MEET THE CITY'S NEEDS AS NEW DEVELOPMENT ADVANCES IN THE CITY.</b>				
A.2.1	Regularly evaluate the need for new city services and infrastructure (police, fire, library, schools) based on the type and the amount of development taking place and the depreciation of capital over time.	M	Police Dept, Fire Dept, UC Public Library	City Manager's Office, Library Board, Dept of Planning & Development
A.2.2	Utilize impact fees as a supplemental funding source to support infrastructure improvements and public safety.	S	Dept of Planning & Development, City Manager's Office	Plan Commission, EDRST
A.2.3	Expand fiber network and cellular reception, prioritizing city facilities such as schools, libraries, and community centers.	O	Dept of Public Works	Utility Partners

# Actions Assigned to City Council

Code	Action	Timeframe	Lead Coordinator	Supporting Entities
C.4.1	Realign citizen opportunities for government participation and engagement with the priorities of the comprehensive plan.	S	City Council	City Manager's Office, Board & Commission Chairs
C.4.3	Establish a volunteer Community Leadership or Neighborhood Liaison program.	M	Dept of Planning & Development, Police Department	City Council, Boards & Commissions, Communications Manager

## Actions Assigned to City Council (cont.)

Code	Action	Timeframe	Lead Coordinator	Supporting Entities
F.4.2	<p>Leverage the expertise in University City's boards, commissions, task forces and authorities through:</p> <ul style="list-style-type: none"> <li>i. Conducting a review of all City boards and commissions to ensure adequate, but not duplicative, responsibilities and sufficient staffing capacity.</li> <li>ii. Developing and implementing formal training programs for board, commission, and council members.</li> <li>iii. Creating a forum for regular communication among boards and commissions to address long-term issues that impact multiple boards or commissions.</li> </ul>	S	City Clerk	City Manager's Office, City Council, Boards & Commissions, City Staff Liaisons



# Discussion

- What key topic(s) were you expecting the plan to address? Did you find it?
- Are there topics you'd like additional material about?
- What is important for successful implementation?
- Are council priorities aligned with the implementation timelines?



# Next Steps



## Next Steps

- **November 22, 2023** – Submit requested changes to staff
- **November 27, 2023** – (Study Session) Discuss and consider requested changes
- **December 6, 2023** – Plan Commission discuss and consider requested changes by Council and vote to recommend amended plan
- **December 11, 2023** – City Council vote on plan approval
- **December 2023** – Share plan document broadly by posting on websites, sending emails with links, printing hard copies
- **January 2024** – Move forward with implementation, develop metrics to monitor performance

An aerial photograph of a city neighborhood, likely Atlanta, Georgia. The foreground shows residential houses and lush green trees. In the background, a dense urban skyline with various skyscrapers is visible under a clear blue sky. The text 'Thank you!' is overlaid in the center of the image.

Thank you!

**WeMake**  
**UCITY** 

Resilient. Livable. Prosperous.