



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Wednesday, December 6, 2023 at 6:30 pm

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

City Hall, 5th Floor Council Chambers

6801 Delmar Boulevard

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

1. Roll Call

2. Approval of Minutes

- a. October 25, 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

a. **TXT-23-04 (Revised)**

Applicant: Subtext Acquisitions, LLC

Request: Text Amendment to sections 400.760, 400.780, 400.1190, **400.2130 (revised)** of the zoning code

VOTE REQUIRED

b. **REZ-23-02 Preliminary Development Plan (Revised)**

Applicant: Subtext Acquisitions, LLC

Request: Consider recommendation of a revised Preliminary Development Plan related to REZ-23-02

Location: 6630-6654 Delmar Boulevard

VOTE REQUIRED

5. New Business

a. **CUP-23-07**

Applicant: Hatchet House, LLC (dba Hatchet Haus Axe Throwing)

Request: Conditional Use Permit (CUP) to allow for an indoor amusement center in the “CC” Core Commercial District

Location: 6662 Delmar Boulevard, Suite C

PUBLIC HEARING, VOTE REQUIRED

b. **CUP-23-08**

Applicant: Civil Engineering Design Consultants, Inc. (attn. Paul Boyer, P.E.)

Request: Conditional Use Permit (CUP) to allow for a day care center in the “IC” Industrial Commercial District

Location: 6779-6773, 6771, 6767 Olive Boulevard

PUBLIC HEARING, VOTE REQUIRED

c. **SUB-23-03**

Applicant: Civil Engineering Design Consultants, Inc. (attn. Paul Boyer, P.E.)

Request: Major Subdivision – Lot Consolidation

Location: 6779-6773, 6771, 6767 Olive Boulevard

VOTE REQUIRED

d. **TXT-23-05**

Applicant: City of University City

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

6. Other Business

a. 2024 Plan Commission Meeting Dates:

- January 24, 2024
- February 28, 2024
- March 27, 2024
- April 24, 2024 (During Passover) – move to Wed April 17 instead?
- May 22, 2024
- June 26, 2024
- July 24, 2024
- August 28, 2024
- September 25, 2024
- October 23, 2024
- December 11, 2024 (Wednesday)

7. Reports

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

8. Adjournment



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VIRTUAL MEETING DETAILS

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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/85993633124?pwd=MDBCmNuybm5EbUtzcfIEbGwxaGxkdz09>

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+1 305 224 1968 US

+1 360 209 5623 US

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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 nonagenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.