



**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)  
Wednesday, October 25, 2023 at 6:30pm

The Plan Commission held its regular session on Wednesday, October 25, 2023 at Heman Park Community Center and via Zoom. The meeting commenced at 6:30 pm and concluded at 8:01 pm.

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

**1. Roll Call**

Present

Al Fleischer Jr.

Charles Gascon (joined at 6:41 pm)

Tori Gonzalez (joined via Zoom at 7:22 pm)

Ellen Hartz

Mark Harvey

Margaret Holly

Patricia McQueen

Jeff Hales (Council Liaison)

Staff Present

John Wagner, Director of Planning & Development

John Mulligan, City Attorney

Mary Kennedy, Planner

**2. Approval of Minutes**

- a. September 27, 2023 – Approved with no corrections

**3. Public Comments – none**

**4. Old Business – none**

**5. New Business**

a. **TXT-23-04**

Applicant: Subtext Acquisitions, LLC

Request: Text Amendment to sections 400.760, 400.780, 400.1190, 400.2130 of the zoning code

*VOTE REQUIRED*

Mary Kennedy, Planner, presentation the staff reports for all three agenda items, which are related to the same development proposal. Ms. Kennedy explained that recommendation of TXT-23-04 would be necessary to allow the Plan Commission to recommend approval of the other agenda items.

John Wagner, Director of Planning & Development, added that the Code Review Subcommittee of the Plan Commission met the day prior to review the proposed Text Amendment and were unanimously in favor of the amendment.

Commissioner Gascon asked whether the 50 parking spaces for the commercial uses is what is required per code. Ms. Kennedy clarified that 50 spaces is an adjustment to the required

spaces, and what is proposed in the Preliminary Development Plan. Mr. Gascon asked what the code would require, without reductions, for those uses. Staff and the applicant said they would provide that number.

Chair Holly expressed some confusion about the numbers stated in the applicant's parking memo. Ryan Bumb, applicant, explained that they based the proposed parking on the "average peak demand", not the "85<sup>th</sup> percentile peak demand." Staff stated that they would work with the applicant to address the confusion and will send the Plan Commission the updated Parking Sufficiency Memo, which was received the day prior. (The updated memo is attached to these minutes as "Attachment A".)

Ryan Bumb of Subtext Acquisitions, LLC (3000 Locust Street, St. Louis, MO), applicant, presented the proposed development. Mr. Bumb was joined by Neil Reardon and Laura Eder of ESG Architects, the applicant's architects. Ms. Eder answered the Commissioner Gascon's earlier question regarding the number of required parking spaces for the commercial uses—it would be 92 spaces for the retail, restaurant, and residential visitor spaces.

Commissioner Fleischer, Chair of the Code Review Subcommittee of the Plan Commission, reported that he and Commissioners Hartz and Gonzalez had met the previous day with staff to discuss the proposed text amendment. The Code Review Subcommittee was unanimously in favor of the text amendment.

Commissioner Fleischer motioned to recommend TXT-23-04 to the City Council. The motion passed unanimously with 6 ayes and 0 nays.

b. **REZ-23-02**

Applicant: Subtext Acquisitions, LLC

Request: Map Amendment from Core Commercial District (CC) to Planned Development – Mixed-Use District (PD-M) and to further consider approval of a Preliminary Development Plan

Location: 6630-6654 Delmar Boulevard

*VOTE REQUIRED*

The staff report for this agenda item was presented along with the staff report for TXT-23-04 above.

Commissioner Harvey motioned to recommend to City Council REZ-23-02, rezoning the subject property from "CC" Core Commercial District to "PD-M" Planned Development – Mixed-Use District, with the condition in the staff report, and an additional condition to read, "The development shall be subject to the standards set forth in 400.590(C) through 400.590(F)." The motion passed unanimously with 6 ayes and 0 nays.

Commissioner Fleischer motioned to recommend to City Council the Preliminary Development Plan associated with REZ-23-02, with the conditions in the staff report.

Commissioner Harvey shared with the Commission he has heard some residents are opposed to the development because they are concerned that the character of the development is not consistent with the Delmar Loop.

Mr. Wagner reported that Cirri Moran, Trustee of Ames Place, sent an email stating she had spoken individually with the applicant and that she is in support of the proposed development. (Ms. Moran's letter is attached to these minutes as "Attachment B.")

Chair Holly asked the applicant if they had done outreach to University Heights No. 2 (private subdivision). Mr. Bumb stated that he was given contacts of the three representatives of University Heights No. 2 and shared with them the project website and general information about the project and offered to meet with them or anyone in their community. He received one email back from one of the representatives stating that he was not concerned about the

development, particularly since they were not close enough to the development to be impacted. Mr. Bumb did not hear anything back from the other two representatives of University Heights No. 2.

Chair Holly mentioned that there is an existing sculpture on the subject property, and it's unclear who the owner of the sculpture is or what agreements with the City or property owners are in place. Staff said they would research this question and report back to the Plan Commission.

Jeff Hales, City Council Liaison, stated he was concerned about the amount of parking provided, particularly for the 2-bedroom and 3-bedroom units, which may have more than one car per household. Mr. Hales also asked if the parking garage would be open to the public. Mr. Bumb, applicant, responded that 77 spaces would be open to the public, and 302 spaces would be secured, gated, and reserved for apartment residents. Ms. Eder, applicant's architect, described the most recent research on parking demand, which points toward requiring fewer parking spaces to reflect changing preferences among younger generations particularly in denser urban areas. She stated that the Delmar Loop is a highly walkable neighborhood with many amenities and services within a short walking distance, attracting people who want to live car-optional or car-light lifestyles.

Commissioner Fleischer asked how the reserved spaces would be managed. Mr. Reardon, applicant's architect, explained that each space in the reserved area would be assigned to a resident.

Ms. Kennedy stated that coming from the subject property, it would be inconvenient to park in the neighborhoods to the south of the Loop due to dead end streets. If there will be overflow parking generated by the development, she expects people to use the on-street parking on Delmar or in Municipal Parking Lot No. 4. Finally, Ms. Kennedy stated that most of the existing parking issues in Ames Place stem from the 560 Music Center/COCA and existing multifamily within Ames Place. Mr. Bumb added that one of the Traffic Commissioners, who is a long-term resident of Ames Place, noted that there has been a notable reduction in parked cars overnight in the last 10 years.

Mr. Hales asked if parking spaces will be reallocated if one unit does not have a car. Mr. Bumb explained that yes, they will have the ability to manage the parking needs for all residents. He stated that parking will be an additional cost to the rent.

Mr. Wagner mentioned that the City will be hiring a separate consultant to review the proposed parking and Parking Sufficiency Memo.

Commissioner Gascon motioned to add a condition to the Plan Commission's recommendation of the Preliminary Development Plan that reads, "The recommendation of the Preliminary Development Plan is contingent upon the City verification of the parking analysis prior to the Preliminary Development Plan being presented to City Council." The motion passed unanimously with 6 ayes and 0 nays.

Mr. Bumb stated his concern that these analyses can be very time consuming. Ms. Kennedy suggested that the condition instead read that the analysis be required before the Final Development Plan is presented to Council. This would prevent the project from being delayed. Mr. Harvey motioned to revise the condition accordingly. Commissioner Gascon stated he believes it's important that the Council have a chance to review the parking analysis with the Preliminary Development Plan. Mr. Wagner clarified that it will not be a full parking study, but just a review of the applicant's Parking Sufficiency Memo, which would only take a week or two. Mr. Harvey withdrew his motion.

John Mulligan, City Attorney, asked what the plan for security for the building would be. Mr. Bumb responded that there will be a full-time staff member at the building, and that they

generally do not have full-time security officers at their properties. He stated that it will be the full-time staff member's responsibility to manage issues with people parking in the public spaces who are not visiting one of the uses in the building. They will also be responsible for monitoring if residents are using the public parking spots in the building.

Commissioner McQueen asked whether the tenants will be required to provide their license plate number and vehicle information to help with monitoring and managing the use of parking spaces. Mr. Bumb confirmed that yes, they will be requiring that information from their tenants and that information will be used in monitoring and managing the parking use.

The motion to recommend the Preliminary Development Plan with the conditions approved above passed unanimously with 6 ayes and 0 nays.

c. **SUB-23-02**

Applicant: Subtext Acquisitions, LLC

Request: Approval of a consolidation plat

Location: 6630-6654 Delmar Boulevard

**VOTE REQUIRED**

Dr. Wagner presented the staff report and clarified that while the staff report refers to four parcels on the subject property, the applicant's engineer identified five parcels. The legal descriptions and boundaries of the subject property with all five parcels are described in the subdivision plat.

Commissioner McQueen motioned to recommend SUB-23-02 to City Council. The motion passed unanimously with 6 ayes and 0 nays.

Ms. Kennedy noted that Commissioner Gonzalez had been present for a portion the meeting via Zoom. Commissioner Gonzalez chose to abstain from voting since she missed some of the discussion for the agenda items and the votes were unanimous.

**6. Other Business**

- a. Chair Holly reported that Commissioners Gascon and Fleischer will be up for a second term on the Plan Commission as of January 2024. Mr. Hales confirmed that they will be nominated for their second terms at the November 13, 2023 City Council meeting.
- b. The next Plan Commission meeting will be on December 6, 2023 at 6:30pm. This meeting will be in lieu of individual November and December meetings.
- c. Commissioner Gascon requested that future packets be shared with the Plan Commission via a link instead of attachments to emails.

**7. Reports**

- a. Comprehensive Plan Subcommittee – Commissioner Gascon (Chair of the Subcommittee) thanked the commissioners for their work on the comprehensive plan. Mr. Wagner added that staff will present the plan to City Council at their next study session on November 13, 2023. Approval of the plan would likely be at a later meeting.
- b. Council Liaison Update – Mr. Hales did not have an update for the commission beyond what had already been discussed.
- c. Housing & Third Ward Revitalization Task Force – Commissioner McQueen reported that the Task Force has completed the first phase of their plan, and the consultants produced a "Summary of Understanding" to capture the work and feedback gathered to date. She also noted that there has been discussion on how to best engage residents.

**8. Adjournment** – The meeting was adjourned at 8:01 pm.



## Parking Sufficiency Memorandum

**Date:** September 22, 2023 (updated October 24, 2023)

**To:** Mr. Ryan Bumb, Subtext Living

**From:** Mr. Srinivasa Yanamanamanda, P.E., PTOE, PTP  
Mr. Brian Rensing, P.E., PTOE

**CBB Job Number:** 2023-053

**Project:** Proposed Mixed-Use Residential Development  
University City, Missouri

As requested, CBB has completed a parking sufficiency assessment pertaining to the proposed mixed-use development in University City, Missouri. The location of the site relative to the surrounding area is depicted in **Figure 1**.

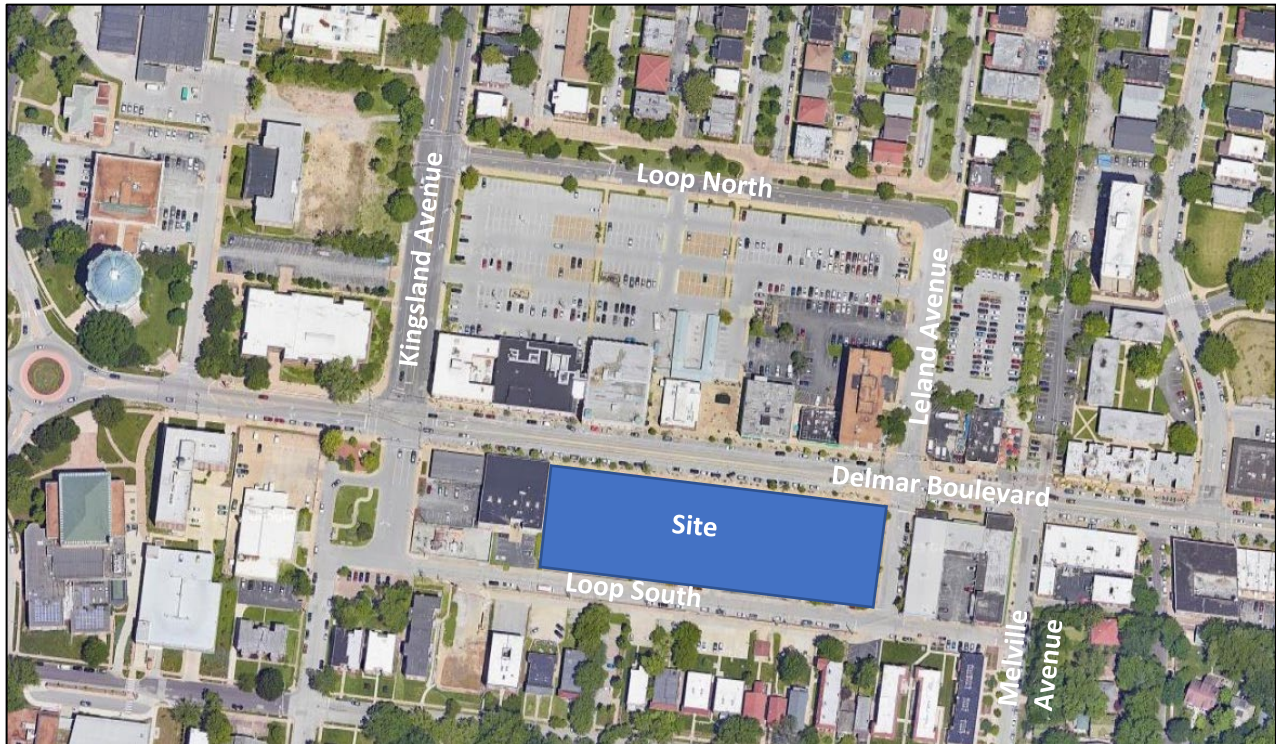


Figure 1: Project Location Map





Based on the preliminary site plan provided by you, the development will consist of a 329-unit mixed-use residential building with proposed retail, bank, and restaurant on the first two levels. Access to the development is proposed as three curb cuts on Loop South.

### **Basic Parking Terminology and Concepts**

When describing parking characteristics, it is important to understand the terminology. This section defines common parking terms to clarify certain parking topics. The parking ratio is the number of parking spaces provided per unit of land use (i.e. 1,000 gross s.f. or per residential unit). The parking demand is the number of parking spaces being occupied by vehicles at a specific land use for a specific moment in time, typically addressing a peak time period. Parking Supply is the total number of spaces provided or available to serve the site.

Parking facilities are generally perceived to be full by users and illegal parking and cross-parking increases when more than 85-95% of the parking spaces supplied are full. It is generally appropriate to supply 5-10% more parking than the peak parking demand. The cushion (or surplus) reduces the need to circulate and search the entire area for the last few available parking spaces, reduces user frustration, provides for recurring peak operating load fluctuations, visitors, misparked vehicles, snow cover, vehicle maneuvering, and vacancies created by reserving spaces for specific users. The supply cushion also provides for unusual peaks in activity on the site.

### **Estimated Parking Demand**

In order to forecast the anticipated parking needs for the proposed mix of uses, the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition) was referenced. This manual provides peak parking demand rates for various land uses based on empirical nationwide studies. **Table 1** at the end of this memorandum summarizes the estimated parking demand for the proposed development.

### **SUMMARY**

Based on ITE's estimated parking demand for the proposed development, it is our opinion that 255 spaces be provided to meet the average parking demand and 425 spaces be provided to meet the 85<sup>th</sup> percentile parking demand.

We trust that this memorandum adequately addresses the parking demands associated with the proposed development. If additional information is desired, please contact me at [yanamanamanda@cbbtraffic.com](mailto:yanamanamanda@cbbtraffic.com).



**Table 1: Weekday Parking Demand Projection**  
**ITE’s Parking Generation Manual (5th Edition)**

Hour Beginning	Land Use 221 – Mid Rise Apartments			Land Use 876 – Apanel Store			Land Use 932 – High Turnover Sit-Down Restaunt			Land Use 912 - Bank			Total		
	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile	% of Peak Period	Ave. ITE Peak Demand	85 <sup>th</sup> %-tile ITE Peak Demand	Ave to 85 <sup>th</sup> %-tile Peak Demand		
		0.71	1.17		1.13	1.13		6.47	12.37		3.72	6			
		Per Unit	Per Unit		Per 1000 SF	Per 1000 SF		Per 1000 SF	Per 1000 SF		Per 1000 SF	Per 1000 SF			
12:00 4:00 AM	100%	234	385	-				0	0	0%	0	0	234	to	385
5:00 AM	94%	220	362	-				0	0	-	0	0	220	to	362
6:00 AM	83%	194	320	-				0	0	-	0	0	194	to	320
7:00 AM	71%	166	274	-				0	0	7%	1	2	167	to	276
8:00 AM	61%	143	235	-				0	0	24%	3	5	146	to	240
9:00 AM	55%	129	212	-				0	0	62%	8	12	137	to	224
10:00 AM	54%	127	208	-			26%	7	13	82%	10	15	144	to	236
11:00 AM	53%	124	205	-			43%	12	22	90%	11	17	147	to	244
12:00 PM	50%	117	193	-			95%	25	48	85%	10	16	152	to	257
1:00 PM	49%	115	189	82%	2	2	49%	13	25	88%	10	17	140	to	233
2:00 PM	49%	115	189	88%	2	2	39%	11	20	92%	11	17	139	to	228
3:00 PM	50%	117	193	100%	2	2	37%	10	19	100%	12	19	141	to	233
4:00 PM	58%	136	224	65%	1	1	62%	17	31	92%	11	17	165	to	273
5:00 PM	64%	150	247	65%	1	1	99%	26	49	72%	9	14	186	to	311
6:00 PM	67%	157	258	47%	1	1	100%	26	50	36%	5	7	189	to	316
7:00 PM	70%	164	270	59%	1	1	83%	22	42	9%	2	2	189	to	315
8:00 PM	76%	178	293	47%	1	1	51%	14	26	-	0	0	193	to	320
9:00 PM	83%	194	320	-			28%	8	14	-	0	0	202	to	334
10:00 PM	90%	211	347	-			10%	3	5	-	0	0	214	to	352
11:00 PM	93%	218	358	-			0%	0	0	-	0	0	218	to	358
													<b>Max Demand</b>		<b>max demand</b>
													<b>234</b>	<b>to</b>	<b>385</b>

## Mary Kennedy

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**From:** John Wagner  
**Sent:** Tuesday, October 24, 2023 10:41 AM  
**To:** Cirri Moran  
**Cc:** Mary Kennedy  
**Subject:** RE: SubText Delmar Project

Thank you Cirri.

John L. Wagner, Ph.D.  
Director of Planning and Development

-----Original Message-----

**From:** Cirri Moran <cirrikr@gmail.com>  
**Sent:** Tuesday, October 24, 2023 10:08 AM  
**To:** John Wagner <jwagner@ucitymo.org>  
**Cc:** Jeff Hales <halesforucity@gmail.com>; Steve McMahon <steve\_mcmahon@att.net>  
**Subject:** SubText Delmar Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi John,

I won't be able to make tomorrow night's Plan Commission meeting discussing the SubText project on the Agenda. However I would like to share that Ryan Bumb has reached out and done his "outreach" due diligence. No-one in Ames Place has shared concerns with me about the project. In fact, most of the comments I hear circle around the continued degradation of the Loop — both visually and commercially — and how it doesn't meet the needs of the established near neighborhoods. In fact, most homeowners and families frequent the Loop infrequently or just visit or focus on the very few neighborhood-friendly events and stores that are left after Craft Alliance and Panera Bread have exited. No-one goes to just "shop" or "stroll". In fact, most neighbors I talk to avoid the Loop altogether.

Hopefully the SubText project will bring life back to the western end of the Loop. But once again, the devil will be in the details, and we leave that in the hands of Plan Commission and City Council. As long as it doesn't specifically market itself to dormitory living and can sustain a possibility of attracting a more diversified generational clientele (rather than students), it could become a positive anchor and catalyst for positive change.

Cirri Moran  
6652 Kingsbury  
Ames Place