



SPECIAL MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
VIA VIDEOCONFERENCE
Wednesday, December 20, 2022
5:30 p.m.

**IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE CITY COUNCIL MEETING & PARTICIPATION**

City Council will Meet Electronically on December 20, 2023

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Webinar via the link below:

<https://us02web.zoom.us/j/84451675597?pwd=K21Pc3ovcVdxV2ZqbTFwOXM4VUcrQT09>
Passcode: 668278

Live Stream via YouTube:

https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

Audio Only Call

Or One tap mobile :

+19292056099,,84451675597# US (New York)

+13017158592,,84451675597# US (Washington DC)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

Webinar ID: 844 5167 5597

International numbers available: <https://us02web.zoom.us/j/84451675597>

Citizen Participation and/or Public Hearing Comments:

Those who wish to provide a comment during the "Citizen Participation" portion as indicated on the City Council agenda; may provide written comments to the City Clerk ahead of the meeting.

ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.**

Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council 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, a **name and address must be provided.** Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.



SPECIAL MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
VIA VIDEOCONFERENCE
Wednesday, December, 2023
5:30 p.m.

AGENDA

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. PROCLAMATIONS** (Acknowledgement)
- E. APPROVAL OF MINUTES**
- F. APPOINTMENTS to BOARDS AND COMMISSIONS**
- G. SWEARING IN TO BOARDS AND COMMISSIONS**
- H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)**

The public may also submit written comments must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council 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, a **name and address must be provided**. Please also not if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.

- I. COUNCIL COMMENTS**
- J. PUBLIC HEARINGS**
- K. CONSENT AGENDA (1 voice vote required)**
 - 1. MS Office 365 Renewal
- L. CITY MANAGER'S REPORT – (voice vote on each item as needed)**
- M. UNFINISHED BUSINESS (2nd and 3rd readings – roll call vote required)**
- N. NEW BUSINESS**

Resolutions (voice vote required)

Bills (Introduction and 1st reading - no vote required)

- 1. **BILL 9532** - AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.760.D, 400.780.E, 400.1190.B AND 400.2130 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING OR APPLICABLE TO PLANNED DEVELOPMENTS, BY ADDING PROVISIONS ON MINIMUM OFF-STREET PARKING AND LOADING SPACES IN ALL PLANNED DEVELOPMENT DISTRICTS ("PD"), AND PROVISIONS ON FLOOR AREA RATIOS, MINIMUM PERIMETER BUFFER AREAS AND SETBACKS AND SCREENING IN PLANNED DEVELOPMENT - MIXED USE DISTRICTS ("PD-M")
- 2. **BILL 9533** - AN ORDINANCE AMENDING SECTION 400.070 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6630-6654 DELMAR BOULEVARD FROM CORE COMMERCIAL DISTRICT ("CC") TO PLANNED DEVELOPMENT - MIXED USE DISTRICT ("PD-M").
- 3. **BILL 9534** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "LOCAL UNIVERSITY CITY."

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION (*roll call vote required*)

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

S. ADJOURNMENT

The public may also observe via:

Live Stream via YouTube:

https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	CA20231220-01
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SUBJECT/TITLE: MS Office 365 Renewal			
PREPARED BY: Brooke A. Smith		DEPARTMENT / WARD IT	
AGENDA SECTION:	Consent	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval.			
FISCAL IMPACT: The Technology Services account will be reduced by \$40,921.37			
AMOUNT:	\$40,921.37	ACCOUNT No.:	01-18-11 6560
FROM FUND:	Technology Services	TO FUND:	Technology Services
EXPLANATION: This is a contract renewal for year two of a three year contract for MS Office 365 licenses.			

STAFF COMMENTS AND BACKGROUND INFORMATION: This agenda item asks the Council to approve the year 2 renewal of MS Office 365 suite of services which include email and Microsoft Office Suite applications.
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CIP No.	
RELATED ITEMS / ATTACHMENTS: Renewal Invoice	

LIST CITY COUNCIL GOALS (5): Prudent Fiscal Management			
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose	MEETING DATE:	December 20, 2023



Federal tax ID: 22-3009648
 290 Davidson Ave.
 Somerset, NJ 08873
 Phone: 888-235-3871
 Fax: 732-805-9669

Please remit payment to:
 SHI International Corp
 P.O. Box 952121
 Dallas, TX 75395-2121
 Wire information: Wells Fargo Bank
 Wire Rf# 121000248
 ACH Rf# 021200025
 Account#2000037641964
 SWIFT Code: WFBIUS6S
 For W-9 Form, www.shi.com/W9
 Send remittances to - remittance@shi.com

Invoice No. B17679711

Invoice date 11/30/2023
 Customer number 1083469
 Sales order S56989335

Finance charge of 1.5% per month will be charged on past due accounts - 18%/yr.
 All returns require an RMA# supplied by your SHI Sales team.

Bill To
 City of University City
 6801 Delmar Blvd.
 Saint Louis, MO 63130
 USA

Ship To
 City of University City
 6801 Delmar Blvd.
 Saint Louis, MO 63130
 USA
 O3652022/Michael Carlin

Ship Date	Salesperson	Purchase Order	Ship Via	FOB	Terms
11/30/2023	PSI - Gov MOKA - MS	O3652022	ESD	FOB DEST	NET 30

Item No. Mfg Part No.	Description	Qty Ordered	Qty Shipped	Unit Price	Extended Price
27269204 U4S-00002 ESD Microsoft Select	Office365PlanG1 ShrdSvr ALNG SubsVL MVL PerUsr Windows - Multiple Windows Platform All Languages ESD Software Agreement No.: 7084786 Agreement Name: State of Missouri, Division of Purchasing Enrollment No.: 57620387 Enrollment Name: City of University City, MO Country of Usage: USA Maintenance From date: 12/1/2023 Maintenance To date: 11/30/2024	169	169	94.77	16,016.13
30448741 AAA-11894 ESD Microsoft Select	O365GovE3 ShrdSvr ALNG SubsVL MVL PerUsr Windows - Multiple Windows Platform All Languages ESD Software Agreement No.: 7084786 Agreement Name: State of Missouri, Division of Purchasing Enrollment No.: 57620387 Enrollment Name: City of University City, MO Country of Usage: USA Maintenance From date: 12/1/2022 Maintenance To date: 11/30/2023	100	100	248.58	24,858.00
34472107 HWT-00001 ESD Microsoft Select	VisioOnlnP1G ShrdSvr ALNG SubsVL MVL PerUsr Windows - Multiple Windows Platform All Languages ESD Software Agreement No.: 7084786 Agreement Name: State of Missouri, Division of Purchasing Enrollment No.: 57620387 Enrollment Name: City of University City, MO Country of Usage: USA Maintenance From date: 12/1/2023 Maintenance To date: 11/30/2024	1	1	47.24	47.24



Federal tax ID: 22-3009648
 290 Davidson Ave.
 Somerset, NJ 08873
 Phone: 888-235-3871
 Fax: 732-805-9669

Please remit payment to:
 SHI International Corp
 P.O. Box 952121
 Dallas, TX 75395-2121
 Wire information: Wells Fargo Bank
 Wire Rt# 121000248
 ACH Rt# 021200025
 Account#2000037641964
 SWIFT Code: WFBIUS6S
 For W-9 Form, www.shi.com/W9
 Send remittances to - remittance@shi.com

Invoice No. B17679711

Invoice date 11/30/2023
 Customer number 1083469
 Sales order S56989335
 Finance charge of 1.5% per month will be charged on past due accounts - 18%/yr.
 All returns require an RMA# supplied by your SHI Sales team.

Bill To
 City of University City
 6801 Delmar Blvd.
 Saint Louis, MO 63130
 USA

Ship To
 City of University City
 6801 Delmar Blvd.
 Saint Louis, MO 63130
 USA
 O3652022/Michael Carlin

44559985 NYH-00001 ESD Microsoft Select	Audio Conferencing Select Dial Out GCC Sub Add-on Windows - Multiple Windows Platform All Languages ESD Software Agreement No.: 7084786 Agreement Name: State of Missouri, Division of Purchasing Enrollment No.: 57620387 Enrollment Name: City of University City, MO Country of Usage: USA Maintenance From date: 12/1/2023 Maintenance To date: 11/30/2024	269 269 0.00 0.00
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Quote: 22560932

Sales Balance	40,921.37
Freight	0.00
Recycling Fee	0.00
Sales Tax	0.00
Total	40,921.37
Currency	USD

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	NB20231220-01
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SUBJECT/TITLE: TXT 23-04 – Application for a Zoning Text Amendment to amend sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD: Planning and Development	
AGENDA SECTION:	New Bus - Bill 9532	CAN ITEM BE RESCHEDULED?	yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: I recommend approval of the four text amendments, as reflected in the attached letter from the developer if they intend to meet our parking standards (see attached). The letter from Subtext was received after the Planning Commission considered the proposed text amendments.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION: At the Plan Commission meeting on December 6, 2023, the Plan Commission voted unanimously to approve the first three (3) of the four text amendments in TXT 23-04. The fourth amendment, relative to Section 400.2130G, was not recommended for approval by the Plan Commission, affirming the October 25, 2023, recommendation on Section 400.2130G.
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CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Letter from Subtext, the Plan Commission Transmittal Letter, Staff Report from the December 6, 2023 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance.	

LIST CITY COUNCIL GOALS (5): Economic Development, Encourage High-quality Growth, Improved Infrastructure,	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	December 20, 2023

DECEMBER 15, 2023

SPECIAL MEETING REQUEST

subtext

3000 LOCUST ST.
ST. LOUIS, MO 63103

(314) 502-1020

SUBTEXTLIVING.COM

VIA EMAIL: grose@ucitymo.org

The City of University City, Missouri
6801 Delmar Boulevard
St. Louis, Missouri 63130
Attn: Gregory Rose, City Manager

Re: TXT-23-04; REZ-23-02; SUB-23-02

Dear City Manager,

Please allow this letter to express Subtext Acquisitions, LLC (the "Applicant")'s support in approving the following text amendment to the City's Zoning Code that allows for procedural flexibility in obtaining the necessary approvals to provide parking for planned district developments:

New Section 400.2130.G. Planned Developments. Exceptions in this Section authorized under the conditional use procedure may be authorized for planned developments under the planned development procedure in Article IV, Division 11 of this Chapter, and the same exception standards and maximum reductions in parking and loading spaces shall apply under either procedure and may be adjusted by the City Council to the same extent allowed under Section 400.2700.D.2 for conditional uses.

The Plan Commission, on December 6, 2023, recommended a text amendment that in addition to procedural flexibility allows for modifications to current off-street parking requirements through the planned development procedure. Please note that Subtext agrees to comply with the parking calculations and requirements as set forth in the current Zoning Code for its development of 6630-6654 Delmar Boulevard (the "Site"), so the Plan Commission's recommendation on such modifications is not needed nor requested by the Applicant.

The Applicant respectfully requests the immediate introduction of legislation adopting the above new Section 400.2130.G at a special meeting held before the end of the year, so that the City Council may consider final passage of such legislation at its meeting on January 8, 2024. The Applicant also respectfully requests that at the same special meeting, the City Council introduce legislation amending the Zoning Map for the Site (REZ 23-02) and approving a final plat for lot consolidation at the Site (SUB-23-02), as recommended by the Plan Commission on October 25, 2023, and that a resolution approving the preliminary development plan for the Site be introduced at the special meeting or on January 8, 2024 (REZ 23-02) and passed on January 8, 2024, as recommended by Plan Commission on December 6, 2023.



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

December 6, 2023

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Zoning Text Amendment – TXT 23-04

Dear Ms. Reese,

At a regularly scheduled meeting on December 6, 2023, at 6:30 p.m. in the 5th Floor Council Chambers at City Hall (6801 Delmar Boulevard) the Plan Commission considered the application of Subtext Acquisitions, LLC for a Zoning Text Amendment to amend sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code.

The Plan Commission voted unanimously to approve the first three (3) of the four text amendments in TXT 23-04. The fourth amendment, relative to Section 400.2130G, was not recommended for approval by the Plan Commission, affirming the October 25, 2023 recommendation on Section 400.2130G.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Planning and Development

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

MEMO (UPDATED FOR DECEMBER 6, 2023)

Updates to this staff report are indicated in bold, blue text

City Council

Meeting Date	December 20, 2023 (Presented October 25, 2023 and December 6, 2023)
File Number	TXT-23-04
Council District	n/a
Applicant	Subtext Acquisitions, LLC
Request	Approval of Text Amendment to sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Proposed Text Amendment (**only Section 400.2130 is attached to this revised memo, since the other Sections in the amendment are not affected**)

Request

The applicant, Subtext Acquisitions, LLC, is requesting approval of a text amendment to various sections of the zoning code. A recommendation and action are needed in advance of Plan Commission and City Council recommendation of REZ-23-02, an application for Planned Development – Mixed-Use. Below is a summary of each provision proposed to be amended and the purpose:

- **400.760(D)** – This subsection describes the permitted uses for Planned Development – Mixed-Use (PD-M). Currently, there is no provision for allowing elevator-type dwellings with a floor area ratio (FAR) of greater than three (3.0). The applicant is concurrently proposing a mixed-use development (PD-M) with elevator-type dwellings and an overall FAR of 3.69. The proposed text amendment would allow elevator-type dwellings with an FAR of greater than 3.0 to be designated as permitted uses only through the PD-M procedure. The Plan Commission and City Council will retain their authority to evaluate the appropriateness of the use and intensity and determine whether to approve or deny, or approve with conditions, the use and intensity.
- **400.780(E)** – This subsection describes the dimensional regulations for Planned Development – Mixed-Use (PD-M). The proposed amendment would allow the Plan Commission and City Council to waive perimeter buffer requirements (which can be up to 50 feet wide) for PD-M developments specifically in the Delmar Loop, when deemed appropriate. This proposed amendment recognizes that requiring such buffers can be burdensome for development in the Delmar Loop, where space



Department of Planning and Development

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

is limited, and that the buffers are not compatible with the character of the Delmar Loop. The proposed amendment also defines the Delmar Loop for the purposes of the subsection.

- **400.1190(B)** – This subsection requires an increase in setbacks (10') and screening (privacy fence) when residential developments or multi-family developments abut commercial uses. The proposed amendment would allow the Plan Commission and City Council to waive the increased setback and screening for developments in the Delmar Loop when deemed appropriate. Similar to the above reasoning, this proposed amendment recognizes that requiring increased setbacks and screening in the Delmar Loop is not consistent with the character of existing development in the Delmar Loop. The proposed amendment also defines the Delmar Loop for purposes of the subsection.
- **400.2130** – This section sets forth various exceptions to the minimum off-street parking requirements. The proposed amendment allows the Plan Commission and City Council to modify the parking requirements for developments going through the Planned Development procedure without also requiring a Conditional Use Permit (CUP). As currently written, most of the exceptions in 400.2130 can only be granted with a CUP, even if a proposed development is already going through the Planned Development process. The amendment would also allow the Plan Commission and City Council to approve greater modification of parking requirements based on evidence provided by the applicant, including industry data and analysis of parking demands for the specific uses. While Planned Developments requesting modification to the parking requirements would not be required to obtain a CUP for a parking reduction, they would still be required to meet the CUP review criteria.

The proposed text amendment has been revised (see attached) to change this provision, which would allow greater modification from the parking requirements beyond what is currently allowed in the code. Instead, this provision will simply allow existing parking reductions in Section 400.2130 to be authorized under the Plan Development procedure. Currently, the code only allows some of these reductions through the Conditional Use Permit procedure.

Process – Required City Approvals

Plan Commission. Section 400.3180 of the zoning code requires that the Plan Commission report to the City Council its recommendation on any application after receipt of the staff review report. The Zoning Administrator shall forward a copy of the Plan Commission's recommendation to the Historic Preservation Commission.

City Council. Section 400.3190 of the zoning code requires that text amendment applications be reviewed by City Council for final decision, subsequent to a recommendation from Plan Commission. The City Council shall hold a public hearing before acting on any application for amendment.

Plan Commission Meeting

At the Plan Commission meeting on December 6, 2023, the Plan Commission voted unanimously to approve the first three (3) of the four text amendments in TXT 23-04. The fourth amendment, relative to Section 400.2130G, was not recommended for approval by the Plan Commission, affirming the October 25, 2023, recommendation on Section 400.2130G.



Department of Planning and Development

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

Amend Section 400.760.D:

D. Planned Development — Mixed Use (PD-M).

1. Permitted land uses and developments shall be established in the conditions of the ordinance adopted by the City Council governing the particular planned development — mixed use district. Specific uses shall include those uses designated as permitted, accessory, or conditional uses in any of the residential districts, and/or in the "LC", "GC" and "CC" commercial districts.
2. In addition to those uses included in Subsection (D)(1) of this Section, the following uses may be designated as permitted uses and established as such in the ordinance governing the particular planned development — mixed use district:
 - a. Attached single-family dwellings;
 - b. Patio dwellings;
 - c. Zero lot line residential developments;
 - d. Dwellings, elevator-type, with a F.A.R. greater than three (3).
3. It is anticipated that the above uses will be combined in order to qualify as "PD-M" district.

Amend Section 400.780.E:

- E Planned Development — Mixed Use (PD-M). "PD-M" developments shall incorporate the regulations set forth in both Subsections dealing specifically with "PD-R" and "PD-C" developments, **except that the minimum perimeter buffer area may be reduced or not required if the "PD-M" development is on Delmar Boulevard between Kingsland Avenue and the eastern municipal limits, the broadly described boundaries of the University City Loop special business district established in Section 120.900.** If an unresolved conflict between those regulations occurs (such as between common open space versus site coverage), the applicant shall set forth the reasons for such discrepancy and the proposed resolution. Any discrepancies between the two (2) sets of regulations and the resolution thereof shall be set forth in the map amendment ordinance and/or the resolution approving the development. The resolution thereof shall be pursuant to staff recommendation or as set forth by the Plan Commission in the map amendment ordinance.

Amend Section 400.1190.B:

- B. In situations where a residential subdivision (more than three (3) lots) or other multiple dwelling unit development is constructed on a site that is abutting or adjacent to commercial or an "IC" zoned lot, the developer of the residential subdivision or development shall provide the following increase in setbacks and screening:
 1. The minimum setback for the principal residential buildings shall be increased by ten (10) feet along the common property line separating the residential and commercial or "IC" Zoning District. A permanent buffer strip of a minimum of ten (10) feet shall be established adjacent to and parallel to said common property line(s). This strip shall be



Department of Planning and Development

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

indicated on the approved subdivision plat and/or development plan and annotated with the following statement: "This strip is reserved for landscape screening. The placement of buildings or other structures hereon is prohibited."

2. Within this buffer strip, there shall be a landscaped area planted with one (1) evergreen tree for every twenty (20) lineal feet of common property line. In addition, combinations of canopy trees, ornamental trees and shrubs shall be provided as approved by the Zoning Administrator, provided that such landscaping will effectively screen the non-residential uses from the view of the abutting residential zoned properties.
3. In addition, there shall be placed at the property line a neat, clean and maintained sight-proof fence or wall having a minimum height of six (6) feet, but not more than eight (8) feet.

The setbacks and screening in this Subsection may be reduced or not required under the planned development procedure in Article IV, Division 11 of this Chapter provided the development is on Delmar Boulevard between Kingsland Avenue and the eastern municipal limits, the broadly described boundaries of the University City Loop special business district established in Section 120.900.

Add Section 400.2130.G:

- G. Planned Developments. Exceptions in this Section authorized under the conditional use procedure may be authorized for planned developments under the planned development procedure in Article IV, Division 11 of this Chapter, and the same exception standards shall apply under either procedure and may be adjusted the City Council to the same extent allowed under Section 400.2700.D.2 for conditional uses.

Staff Recommendation

Staff recommends approval of the text amendment as amended above.

INTRODUCED BY:

DATE:

BILL NO.: 9532

ORDINANCE NO.:

AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.760.D, 400.780.E, 400.1190.B AND 400.2130 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING OR APPLICABLE TO PLANNED DEVELOPMENTS, BY ADDING PROVISIONS ON MINIMUM OFF-STREET PARKING AND LOADING SPACES IN ALL PLANNED DEVELOPMENT DISTRICTS ("PD"), AND PROVISIONS ON FLOOR AREA RATIOS, MINIMUM PERIMETER BUFFER AREAS AND SETBACKS AND SCREENING IN PLANNED DEVELOPMENT - MIXED USE DISTRICTS ("PD-M").

WHEREAS, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City of University City, Missouri (City) into several zoning districts and establishes standards therein to which land, buildings, structures and their uses must conform; and

WHEREAS, in a meeting held on December 6, 2023, the City Plan Commission examined Zoning Code text amendments to Sections 400.760.D, 400.780.E, 400.1190.B and 400.2130 that added provisions on minimum off-street parking and loading spaces in all Planned Development Districts ("PD"), and provisions on floor area ratios, minimum perimeter buffer areas and setbacks and screening in Planned Development - Mixed Use Districts ("PD -M"), and recommended to the City Council that the text amendments to Sections 400.760.D, 400.780.E, 400.1190.B be approved and the text amendment to Section 400.2130 not be approved; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m. on January 8, 2024, was duly published on December 22, 2023 in the St. Louis Countian, a newspaper of general circulation within the City; and

WHEREAS, the public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning the text amendments to the Zoning Code of the City were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Zoning Code Sections 400.760.D, 400.780.E and 400.1190.B of the University City Municipal Code, relating or applicable to planned developments, are hereby amended by adding provisions therein, so that said Sections, as so amended, shall read as follows:

Section 400.760 Permitted Uses:

D. Planned Development — Mixed Use (PD-M).

1. Permitted land uses and developments shall be established in the conditions of the ordinance adopted by the City Council governing the particular planned development — mixed use district. Specific uses shall include those uses designated as permitted, accessory, or conditional uses in any of the residential districts, and/or in the "LC", "GC" and "CC" commercial districts.

2. In addition to those uses included in Subsection (D)(1) of this Section, the following uses may be designated as permitted uses and established as such in the ordinance governing the particular planned development — mixed use district:
 - a. Attached single-family dwellings;
 - b. Patio dwellings;
 - c. Zero lot line residential developments;
 - d. Dwellings, elevator-type, with a F.A.R. greater than three (3).
3. It is anticipated that the above uses will be combined in order to qualify as "PD-M" district.

Section 400.780 Density and Dimensional Regulations and Performance Standards:

- E. Planned Development — Mixed Use (PD-M). "PD-M" developments shall incorporate the regulations set forth in both Subsections dealing specifically with "PD-R" and "PD-C" developments, except that the minimum perimeter buffer area may be reduced or not required if the "PD-M" development is on Delmar Boulevard between Kingsland Avenue and the eastern municipal limits, the broadly described boundaries of the University City Loop special business district established in Section 120.900. If an unresolved conflict between those regulations occurs (such as between common open space versus site coverage), the applicant shall set forth the reasons for such discrepancy and the proposed resolution. Any discrepancies between the two (2) sets of regulations and the resolution thereof shall be set forth in the map amendment ordinance and/or the resolution approving the development. The resolution thereof shall be pursuant to staff recommendation or as set forth by the Plan Commission in the map amendment ordinance.

Section 400.1190 Screening Between Non-Residential and Residential Zoning Districts:

- B. In situations where a residential subdivision (more than three (3) lots) or other multiple dwelling unit development is constructed on a site that is abutting or adjacent to commercial or an "IC" zoned lot, the developer of the residential subdivision or development shall provide the following increase in setbacks and screening:
 1. The minimum setback for the principal residential buildings shall be increased by ten (10) feet along the common property line separating the residential and commercial or "IC" Zoning District. A permanent buffer strip of a minimum of ten (10) feet shall be established adjacent to and parallel to said common property line(s). This strip shall be indicated on the approved subdivision plat and/or development plan and annotated with the following statement: "This strip is reserved for landscape screening. The placement of buildings or other structures hereon is prohibited."
 2. Within this buffer strip, there shall be a landscaped area planted with one (1) evergreen tree for every twenty (20) lineal feet of common property line. In addition, combinations of canopy trees, ornamental trees and shrubs shall be provided as approved by the Zoning Administrator, provided that such landscaping will effectively screen the non-residential uses from the view of the abutting residential zoned properties.
 3. In addition, there shall be placed at the property line a neat, clean and maintained sight-proof fence or wall having a minimum height of six (6) feet, but not more than eight (8) feet.

The setbacks and screening in this Subsection may be reduced or not required under the planned development procedure in Article IV, Division 11 of this Chapter provided the development is on Delmar Boulevard between Kingsland Avenue and the eastern municipal limits, the broadly described boundaries of the University City Loop special business district established in Section 120.900.

Section 2. Zoning Code Section 400.2130 of the University City Municipal Code, relating or applicable to planned developments, is hereby amended by adding Subsection G therein, which shall read as follows:

- G. Planned Developments. Exceptions in this Section authorized under the conditional use procedure may be authorized for planned developments under the planned development procedure in Article IV, Division 11 of this Chapter, and the same exception standards and maximum reductions in parking and loading spaces shall apply under either procedure and may be adjusted by the City Council to the same extent allowed under Section 400.2700.D.2 for conditional uses.

Section 3. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Sections 400.760.D, 400.780.E, 400.1190.B or 400.2130 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 5. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 8th day of January, 2024.

Mayor

ATTEST:

City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

City Attorney

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	NB20231220-02
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SUBJECT/TITLE: REZ 23-02– Application for a Zoning Map Amendment and approval of a Preliminary Development Plan for Subtext Acquisitions, LLC at 6630, 6640, 6650, 6654 Delmar Boulevard.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	New Bus - Bill 9533	CAN ITEM BE RESCHEDULED?	yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval. Subtext developers submitted a letter indicating their intention to meet our parking standards. The letter was received after the Planning Commission considered the amendments.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION: At the Plan Commission meeting on December 6, 2023, the Plan Commission did not take any action on REZ 23-02, affirming the October 25, 2023, meeting decision. The Commission also did not take action on the Preliminary Development Plan at the December 6, 2023 meeting, again affirming its October 25, 2023 meeting decision regarding the Preliminary Development Plan. Since the Plan Commission meeting on December 6, 2023, the Applicant has agreed to comply with the City's parking regulations and have proposed a new Section 400.2130G. See attached letter from Subtext to the City Manager dated December 15, 2023.

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the December 6, 2023 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, Preliminary Development Plan, and a Draft Ordinance and the letter from Subtext to the City Manager dated December 15, 2023.	

LIST CITY COUNCIL GOALS (5): Economic Development, Encourage High-quality Growth, Improved Infrastructure,	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	December 20, 2023



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

December 6, 2023

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Zoning Map Amendment – Subtext Acquisitions, LLC (REZ 23-02)

Dear Ms. Reese,

At a regularly scheduled meeting on October 25, 2023 at 975 Pennsylvania Avenue (Community Center) and on December 6, 2023, at 6:30 p.m. in the 5th Floor Council Chambers at City Hall (6801 Delmar Boulevard), the Plan Commission considered the application of Subtext Acquisitions, LLC for a Zoning Map Amendment for 6630, 6640, 6650, 6654 Delmar Boulevard (a.k.a. The Commerce Bank Site), and to further consider approval of a Preliminary Development Plan.

By a vote of 6 to 0, the Plan Commission did not take any action on REZ 23-02 at the December 6, 2023 meeting, affirming the October 25, 2023, meeting decision. The Commission also did not take action on the Preliminary Development Plan at the December 6, 2023, meeting, again affirming its October 25, 2023 meeting decision regarding the Preliminary Development Plan.

Sincerely,

Margaret Holly, Chairperson
University City Plan Commission



Department of Planning and Development

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

STAFF REPORT (UPDATED FOR DECEMBER 6, 2023)

Updates to this staff report are indicated in bold, blue text

City Council

Meeting Date	December 20, 2023 (Presented October 25, 2023 and December 6, 2023)
File Number	REZ-23-02
Council District	1
Location	6630, 6640, 6650, 6654 Delmar Boulevard
Applicant	Subtext Acquisitions, LLC
Property Owner	6630, 6650 Delmar Blvd: Commerce Bank 6640, 6654 Delmar Blvd: Washington University in St. Louis
Request	Map Amendment from Core Commercial (CC) to Planned Development – Mixed-Use (PD-M) and to further consider approval of a Preliminary Development Plan

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Application
- B. Property Owner Authorizations
- C. Narrative
- D. Site Plans
- E. Geotechnical Report
- F. Architectural Plans & Renderings
- G. Landscape Plans
- H. Traffic Impact Study
- I. Parking Sufficiency Memo
- J. **Exhibit A – Parking Analysis**

Applicant Request

The applicant, Subtext, LLC, is requesting a Map Amendment rezoning from Core Commercial (CC) to Planned Development Mixed-Use (PD-M) and further approval of a Preliminary Development Plan for a mixed-use development at 6630-6654 Delmar Boulevard. The development would include 329 dwelling units and approximately 8,000 square feet of retail/restaurant space.

Existing Property

The subject property consists of four parcels located at 6630, 6640, 6650, and 6654 Delmar Boulevard. There are two existing commercial buildings on the property, one of which is a one-story former Commerce Bank retail location with additional retail and restaurant tenant space. The Commerce Bank building was originally built in 1953, according to St. Louis County Assessor data. The other existing building is the former Craft Alliance building, built in 1930. Commerce Bank owns a majority of the property (6630 and 6650 Delmar), and Washington University owns the Craft Alliance site (6640 Delmar) and the small parcel adjacent to it (6654 Delmar). Both buildings on the property are vacant, and remaining areas of the parcels are occupied by parking lots. There is on-street parking available on three sides of the property (Delmar, Leland, and Loop South).

The entire property is zoned Core Commercial (CC) and consists of 1.98 acres. Neither of the existing buildings are designated historic sites nor is any part of the property in a historic district. However, the site is within 300 feet of three historic districts: University City Civic Complex Historic District (Local), Delmar Loop – Parkview Gardens Historic District (National), and Parkview Historic District (Local). When properties are within 300 feet of a historic district, the code requires building permits to be forwarded to the Historic Preservation Commission for interpretation, advice and recommendations. No part of the property is within a floodplain.

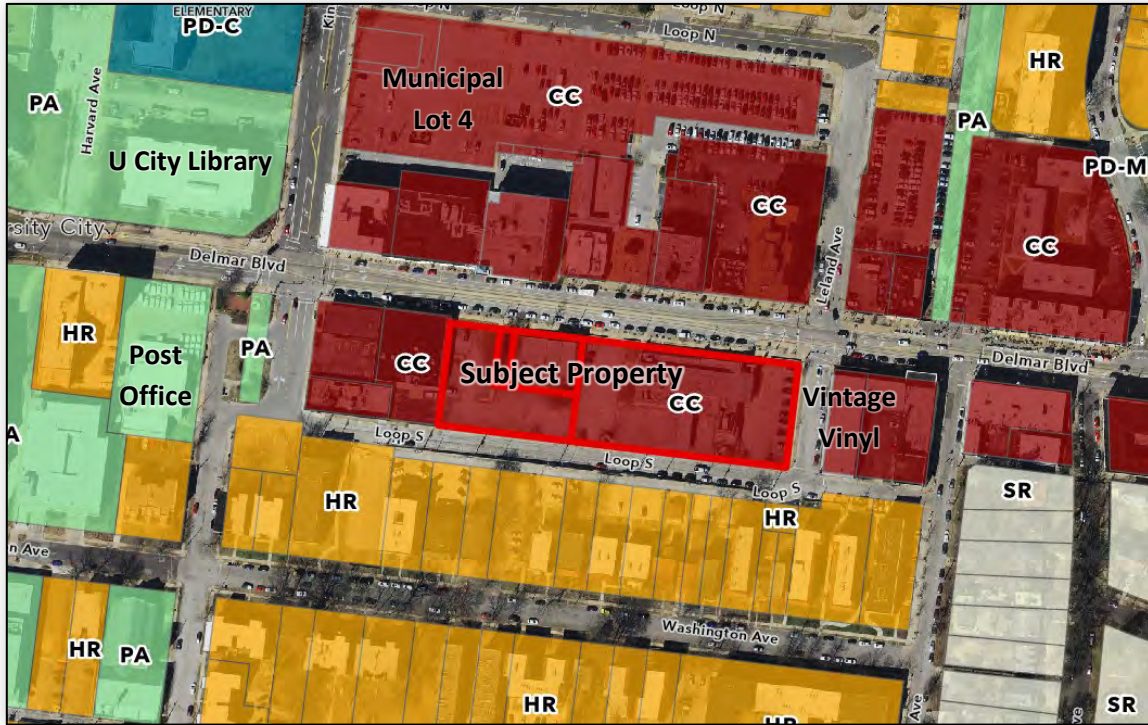


Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	Core Commercial (CC)	North:	Core Commercial (CC); Elevator apartments, restaurant, retail
Existing Land Use:	Vacant (formerly occupied by bank, retail, and restaurant)	East:	Core Commercial (CC); Retail, restaurant, and office
Proposed Zoning:	Planned Development – Mixed-Use (PD-M)	South:	High Density Residential (HR); Elevator apartments, garden apartments, attached single-family, single-family

Proposed Land Use: Mixed-use: residential (elevator apartments, townhomes), retail, restaurant

West: Core Commercial (CC); Retail, restaurant

Surrounding Zoning



Analysis

Land Use and Zoning

The proposed development includes 329 dwelling units, 3,644 square feet of restaurant space, and 4,466 square feet of retail space. Of the 329 dwelling units, 319 are elevator-type dwellings on the floors above ground level: 54 studios, 49 one-bedroom units, 140 two-bedroom units, and 76 three-bedroom units. The remaining ten dwelling units are two-story town-house dwellings with two bedrooms and two bathrooms each, with direct access from the ground level and internal access from inside the building.

The above uses are considered permitted uses in the Planned Development – Mixed-Use District per §400.760(D). However, the zoning code does not currently address elevator-type dwellings that exceed a floor area ratio (FAR) of 3.0. As currently proposed, the overall FAR of the mixed-use building is 3.69. Therefore, a Text Amendment would be required to permit an elevator-type dwelling with an FAR greater than 3.0 (see concurrently proposed TXT-23-04).

Dimensional Regulations

PD-M developments are subject to the dimensional regulations set forth for Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-C), and if there is an unresolved conflict between the PD-R and PD-C regulations, those discrepancies are required to be explained and a resolution proposed. In addition, there are relevant dimensional regulations in Article V, Division 4 (Supplementary Residential Development Standards) and Article V, Division 6 (Landscaping and Screening Requirements). The proposed PD-M development meets the dimensional regulations in the code sections listed above, with two exceptions that are described below.

1. Conflict with Perimeter Buffer Requirements per §400.780(C)(6)(b) and §400.780(D)(4)

PD-R and PD-C developments require perimeter buffers in certain situations. PD-R developments require a 30-foot-wide buffer when abutting a commercial or industrial use or zoning district. Abutting is defined in Article II Definitions as “having a common border with, or being separated from such a common border by a right-of-way or easement for a street, alley, pedestrian way, utilities or storm drainage.” By this definition, the proposed PD-M development abuts commercial uses and zoning districts at its west, north, and east property lines. Therefore, the 30-foot-wide buffer would be required along those three sides of the property. Additionally, PD-C developments require a 50-foot-wide buffer when abutting a residential zoning district. Therefore, the proposed PD-M development would require a 50-foot-wide buffer along its south property line where it abuts a High Density Residential (HR) zoning district, with the Loop South right-of-way in between. These buffers require dense landscaping and screening between the abutting uses/zoning districts.

With the above requirements, the development would require buffers on all four sides of the property, decreasing the buildable area of the property from 86,297 square feet of total lot area to 39,227 square feet of buildable lot area (54.5% reduction). It is staff’s opinion that these buffers are not appropriate for the proposed development for three reasons. First, the required buffers are not consistent with the existing character of the Delmar Loop and abutting properties. Second, requiring a 30-foot-wide buffer at the north and east property lines (fronting Delmar and Leland) with landscaping and permanent screening from the “abutting” commercial uses across Delmar and Leland, would block visibility into the proposed ground floor retail and restaurant storefronts. This screening would have adverse impacts on maintaining and promoting an active streetscape that supports retail and restaurant businesses. Finally, the buffers would significantly limit buildable area and could potentially threaten the economic feasibility of redeveloping the subject property.

Therefore, a Text Amendment is recommended to address these perimeter buffer conflicts (see concurrently proposed TXT-23-04).

2. Conflict with Landscaping & Screening Requirements per §400.1190(B)(1)

Article V, Division 6 (Landscaping and Screening Requirements) of the zoning code requires an increase in setbacks (10-foot increase) and screening (dense evergreen tree plantings and a minimum 6-foot-tall privacy fence) when multi-family developments abut commercial zoning districts. It is staff’s opinion that these requirements are not appropriate for the proposed development for similar reasons described above for the perimeter buffer conflict.

Therefore, a Text Amendment is recommended to address these increased landscaping and screening conflicts (see concurrently proposed TXT-23-04).

Finally, Article V, Division 4 (Supplementary Residential Development Standards) sets forth additional dimensional regulations for elevator-type dwellings and town-house dwellings. A few of the standards set forth in this Division of the zoning code are not met by the proposed development. However, deviation from the strict application of these supplementary residential standards is permitted under the provisions of a planned development per §400.1110. The purpose of planned development districts is to:

“provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development.” (§400.720(A))

Off-Street Parking Requirements

Without any of the reductions allowed in the zoning code, the proposed development requires a total of 699 parking spaces, 607 of which are required for the residential uses, 20 for visitors of the building's residents, 49 for the restaurant use, and 23 for the retail use. The applicant is requesting a reduction in the required number of parking spaces to a total of 379 parking spaces (1 per dwelling unit plus 50 spaces for the retail, restaurant, and visitor parking combined).

As currently written in the zoning code, reductions in parking (or exceptions to the minimum number of required parking spaces) can be granted through a few provisions. These include when a development is within 500 feet of a transit stop/station (10% reduction); shared parking arrangements (when different uses have different peak parking periods); when public parking is allocated for the development (with a fee per parking space allocated); and/or through Conditional Use Permit (up to 20% reduction).

In late 2019, the Plan Commission recommended, and City Council approved, the removal of a provision exempting redevelopments (including the construction of new buildings) in the Core Commercial (CC) zoning district from meeting the minimum number of required parking spaces. The original intent of this provision was to encourage redevelopment in the Delmar Loop and promote a walkable environment. When the provision was removed, the intent was to "effectively address the negative impacts of excessive on-street parking demands" (staff memo to City Council). Since 2019, no new construction redevelopments have been approved in the Delmar Loop. This trend may be a sign that the City's parking standards can be a deterrent in the Delmar Loop, where space is tight and the proximity of restaurants, shops, and entertainment venues, and overall walkable environment are one of its main attractions.

The existing provisions for parking reduction are not sufficient to approve the proposed number of parking spaces (329 ~~329~~ 379). Therefore, a Text Amendment would be necessary to permit the proposed reduction in parking spaces (see proposed TXT-23-04). TXT-23-04 would create a provision that allows modification of the off-street parking requirements through the Planned Development procedure if the modification meets the conditional use permit review criteria set forth in §400.2710. The applicant has included with their application a parking sufficiency memo from CBB Transportation Engineers stating that the proposed number of parking spaces meets the average parking demand. This opinion is based on parking demand data from the Institute of Traffic Engineers (ITE) Parking General Manual for the proposed uses.

Since the October 25, 2023 meeting, the City hired two transportation engineering firms to review the results of the Parking Sufficiency Memo (attached to this staff report) which was prepared by the applicant's consultant. Both firms confirmed that the methodology in the Parking Sufficiency Memo is sound and advised that 425 parking spaces is sufficient for the proposed development.

In addition, the viability of the Preliminary Development Plan recommended on 10/25/23 relative to the recommended provisions in TXT-23-04 related to parking requirements has become problematic. The proposed development must comply with the existing parking requirements and existing provisions for parking reductions outlined in Section 400.2130. TXT-23-04 has been amended (see separate staff report) to reflect this, and additional analysis has been provided on the authorized parking reductions (see Exhibit A, attached to this staff report).

It is staff's opinion that the CUP review criteria (400.2710) and the General Standards for approval of a development plan (400.780(A)) are satisfied for the requested modification to the parking requirements, and that the reduction in the required parking would be appropriate, given the following:

- CBB Transportation Engineer's parking sufficiency memo (attached)
- Good access to public transportation:

- 14-minute walk to University City-Big Bend MetroLink Station (Blue Line)
- 15-minute walk to Delmar Loop MetroLink station (Red Line)
- 0-minute walk to bus stop for MetroBus Route 97 (connections to Downtown St. Louis and Downtown Clayton)
- 4-minute walk to bus stop for MetroBus Route 5 (connections to Washington University facilities)
- Highly walkable location (Walk Score of 90 – “Walker’s Paradise”)
- Bicycle friendly location (Bike Score of 70 – “Very Bikeable”)
- Regional and national trends towards more flexible parking requirements, especially in denser, mixed-use environments. For example, neighborhoods such as Forest Park Southeast in St. Louis limit how much off-street parking a developer can build to one space per dwelling unit (regardless of the number of bedrooms), with the intent of encouraging density and foot traffic to support businesses, amenities, and services in the neighborhood.

Bicycle Parking

The proposed development appears to provide sufficient off-street bicycle parking spaces per §400.2145. A dedicated bicycle storage room is provided on the ground floor with direct access from the sidewalk along Leland Avenue.

Loading

Off-street loading spaces have been provided per the requirements set forth in §400.2150.

Site Coverage

Planned Development – Commercial (PD-C) developments are limited to a site coverage of 70%, but if the proposed development can demonstrate compliance with four or more of the performance criteria set forth in §400.780(D)(2), site coverage can be increased to 90% maximum. The proposed development has 86.6% site coverage. Site coverage is defined in the zoning code as “the area of the site which is covered by buildings, driveways, parking lots, loading areas, but excluding open spaces, plazas, pedestrian circulation, and buffer areas.” The applicant has demonstrated compliance with the following criteria:

- Install storm drainage detention facilities underground
- Providing for screened loading and unloading areas
- Providing for mixed-use developments that include community facilities that further the goals, objectives and policies of the Comprehensive Plan
- Demonstration of a development using innovative architectural, site planning and land use design and of such quality as to set an excellent example for subsequent development or redevelopment projects

2005 Comprehensive Plan

The future land use map of the Comprehensive Plan identifies the subject property as “Mixed-Use/Transit Oriented Development”. The intended land uses for this category include a combination of commercial, professional and/or residential uses should occur or be encouraged. Land use activities in “Mixed-Use/Transit Oriented Development” should be neighborhood serving or community serving; mixed uses may be a single building, a group of buildings or a multiple block district. The proposed use of the subject property is consistent with the purpose and intent of this land use category.

2023 Comprehensive Plan

The 2023 Comprehensive Plan was unanimously adopted by the Plan Commission by resolution on September 27, 2023. Once approved by the City Council, the 2023 Comprehensive Plan will go into full effect and will replace the 2005 Comprehensive Plan. The proposed development furthers the 2023 plan’s

emphasis on encouraging denser, mixed-use development, particularly in Activity Centers, and reducing parking requirements where appropriate. The future character and land use map of the 2023 plan identifies the subject property as an “Activity Center” and is within the “Loop Activity Center Overlay”. The uses and character of the proposed development are consistent with both place types.

Previously Held Public Meetings for the Proposed Development

Below is a summary of previously held public meetings and events to obtain feedback on the proposed development from City Boards & Commissions and neighboring residents.

- July 26, 2023 – Plan Commission working session
- August 11, 2023 – Community open-house event
- September 19, 2023 – Community open-house event
- September 27, 2023 – Plan Commission working session
- October 10, 2023 – Loop Special Business District Board meeting
- October 11, 2023 – Traffic Commission meeting

Plan Commission Meeting

At the Plan Commission meeting on December 6, 2023, the Plan Commission did not take any action on REZ 23-02, affirming the October 25, 2023, meeting decision. The Commission also did not take action on the Preliminary Development Plan at the December 6, 2023 meeting, again affirming its October 25, 2023 meeting decision regarding the Preliminary Development Plan.

Staff Recommendation

Staff recommends approval of the Map Amendment and Preliminary Development Plan as presented in the attached documents, with the following conditions:

1. The recommendation is contingent upon City Council approval of TXT-23-04.
2. **The development shall be subject to the standards set forth in 400.590(C) through 400.590(F).**
3. **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.**
4. **A reduction in the number of parking spaces is approved, from 699 to 461 required spaces, per analysis in Exhibit A, attached to this staff report, with the following conditions:**
 - a. **All 461 parking spaces shall be made available to all uses within the development. In the event some spaces are restricted for a particular use, the development must comply with the shared parking table requirements to reflect that some of the spaces will not be shared among all uses.**
 - b. **The applicant shall satisfy the 461 required parking spaces by either providing all the required spaces on-site, or by paying to the City a fee for pro rata share of the cost of constructing and maintaining Municipal Lot No. 4.**
 - c. **In the event the final development plan has changes to the Preliminary Development Plan that affect the minimum number required by Chapter 400, Article VII, the minimum number shall increase or decrease accordingly.**

LOCAL UNIVERSITY CITY

A TRACT OF LAND BEING PART OF LOTS 6-11 AND 15 AND PART OF LOTS 5, 12-14 OF ROSEDALE HEIGHTS AS RECORDED IN PLAT BOOK 2, PAGE 60 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN/PLAT

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PC	PIPE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(88'W)	RIGHT-OF-WAY WIDTH

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



SITE INFORMATION

OWNER UNDER CONTRACT = SUBTEXT ACQUISITIONS, LLC
 SITE ACREAGE = 1.98 Acres ±
 SITE ADDRESS = 6630, 6640, 6650 and 6654 Delmar Blvd.
 ZIP CODE = 63130
 LOCATOR No. = 18H411713, 18H412466, 18J620923, 18J621166
 FIRE DISTRICT = University City
 SCHOOL DISTRICT = University City
 SEWER DISTRICT = Metropolitan St. Louis Sewer District
 WATER SERVICE = Missouri-American Water Company
 GAS SERVICE = Spire
 ELECTRIC SERVICE = Ameren UE
 PHONE SERVICE = At&t
 EXISTING ZONING = CORE COMMERCIAL
 PROPOSED ZONING = PLANNED DEVELOPMENT
 FIRM = 29189C0218K

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING ALTA SURVEY
- C3.0 PRELIMINARY DEVELOPMENT PLAN
- C4.0 SITE SECTIONS
- C5.0 EXISTING RUNOFF MAP
- C6.0 PROPOSED RUNOFF MAP

TOTAL TRACT DESCRIPTION

A tract of land being part of lots 5 through 15 of Rosedale Heights, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 60 of the St. Louis County records, located in US Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of south right-of-way line of Delmar Boulevard, 80 feet wide, as established by Book 3811, Page 382 of above said records with the west right-of-way line of Leland Ave, 55 feet wide; thence along said west right-of-way line, South 03 degrees 00 minutes 32 seconds West, 164.34 feet to its intersection with the north right-of-way line of a South Loop Street, 55 feet wide; thence along said right-of-way line, North 87 degrees 14 minutes 00 seconds West, 525.11 feet to the east line of a tract of land as conveyed to BST Delmar, LLC by instrument recorded in Book 19826, Page 1172 of above said records; thence along said east line, North 03 degrees 00 minutes 32 seconds East, 164.34 feet to the south right-of-way line of above said Delmar Boulevard; thence along said right-of-way line, South 87 degrees 14 minutes 0 seconds East, 525.11 feet to the POINT OF BEGINNING.

Containing 86,294 square feet or 1.981 acres, more or less.

PARKING REQUIREMENTS:

RESTAURANT: 3,644 S.F. (1 SPACE PER 75 S.F.) = 49 REQUIRED

RETAIL: 4,466 S.F. (1 SPACE PER 200 S.F.) = 23 REQUIRED

RESIDENTIAL: 103: 1 BEDS (1.5 SPACE PER BED) = 155 REQUIRED
 226: 2 BED OR GREATER (2 SPACE PER BED) = 452 REQUIRED

VISITORS: 1 SPACE PER 6 UNITS FOR THE FIRST 30 UNITS
 AND 1 SPACE PER 20 UNITS THEREAFTER FOR = 20 REQUIRED

TOTAL PARKING SPACES REQUIRED = 699 SPACES
 TOTAL PARKING SPACES REQUIRED CODE ALLOWABLE REDUCTIONS = 461 SPACES
 TOTAL PARKING SPACES PROVIDED = 379 SPACES

GROSS FLOOR AREAS:

RETAIL: 8,110 S.F.
 RESIDENTIAL: 309,862 S.F.
 GARAGE: 122,657 S.F.

TOTAL GSF: 317,972 S.F. (INCLUDING GARAGE = 440,629 S.F.)

F.A.R. = $\frac{317,972 \text{ S.F.}}{(1.98 \text{ Ac.})(43,560 \text{ S.F.})} = 3.69$

FLOOD MAP INFORMATION:

SUBJECT PROPERTY LINES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 2981C0218K, AN UNPRINTED MAP.

EXISTING SITE RESOURCES SUMMARY TABLE		
NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
WETLANDS	NO	NONE IDENTIFIED ON SITE.
STREAMS AND FLOODPLAIN	NO	FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA MAP NUMBER: 29189C0218K, AN UNPRINTED MAP
KARST	NO	NONE IDENTIFIED ON SITE.
PONDS	NO	NONE IDENTIFIED ON SITE.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan/Plat from record survey information only and does not represent a property boundary survey. The existing and proposed subdivision are shown hereon.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 L.S. No. 222-D

By: *Walter Joseph Pfeiffer*
 Walter Joseph Pfeiffer, Missouri P.L.S. No. 2008000728



CONTRACTOR NOTE:
 PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 14264
 NOV29 Elev = 542.02
 "Standard Table" stamped 1234 75 S.L.C. set in north end of [concrete wall for] window well [16.5' north of the main or] east entrance to Trinity Presbyterian Church; at intersection of Kingsland Avenue and Washington Avenue [54' west of the centerline of Kingsland Avenue and 134' south of the centerline of Washington Avenue].

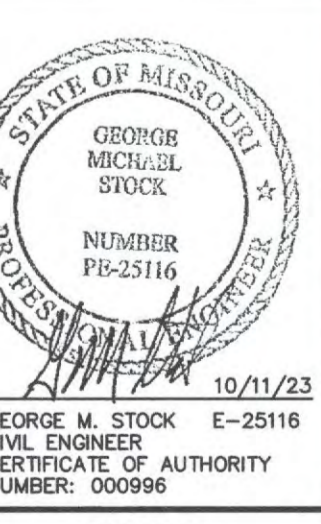
SITE BENCHMARK

ELEV=526.29
 CUT CROSS AS SHOWN HEREON.

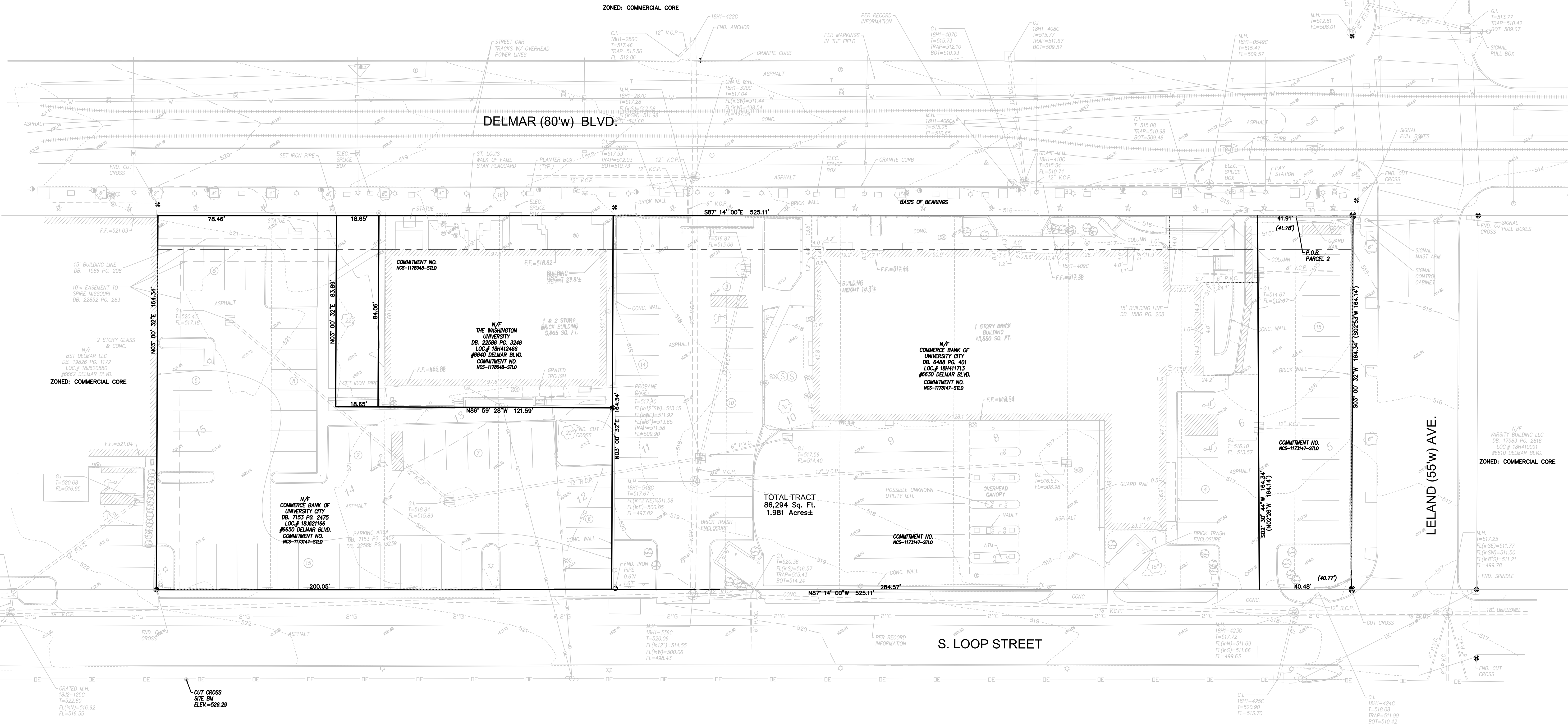
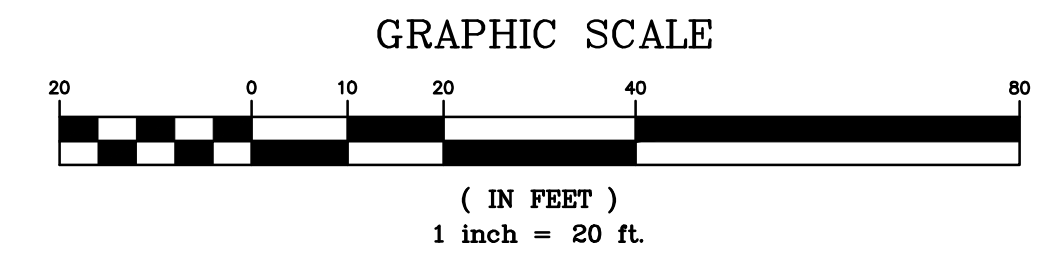
PREPARED FOR:
 SUBTEXT ACQUISITIONS, LLC
 3000 LOCUST STREET
 ST. LOUIS, MO 63103
 C/O RYAN BUMB

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockinc.com
 Web: www.stockinc.com

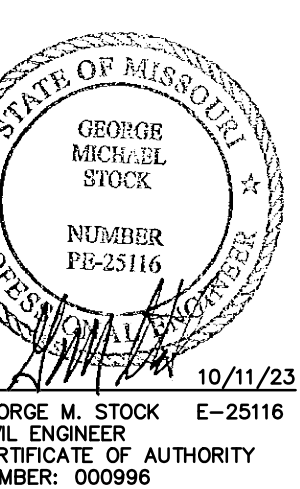
PRELIMINARY DEVELOPMENT PLAN/PLAT FOR:
LOCAL UNIVERSITY CITY
 DELMAR BOULEVARD & LELAND AVENUE
 UNIVERSITY CITY, MO 63130



REVISIONS:	
DATE	BY
10/11/23	J.E.B.
10/11/23	G.M.S.
NO. OF SHEETS	TOTAL SHEETS
221	6681.4
NO. OF SHEETS	TOTAL SHEETS
18-1, 18-1	18-1, 18-1
SHEET NO.	TITLE SHEET
C1.0	TITLE SHEET



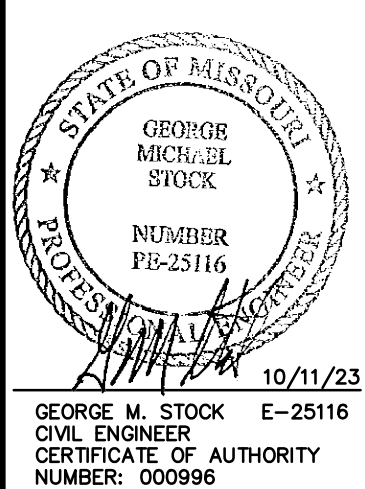
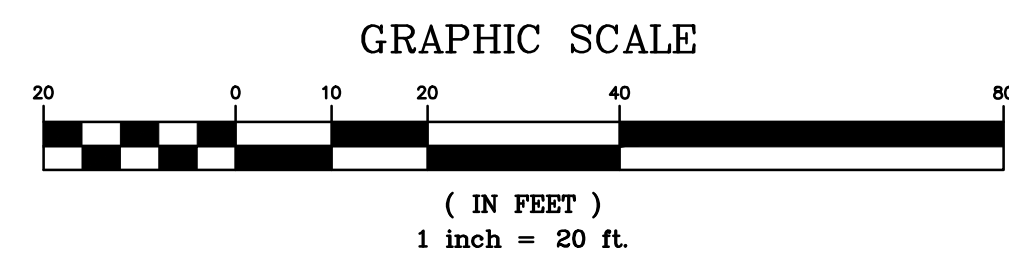
PRELIMINARY DEVELOPMENT PLAN/PLAT FOR:
LOCAL UNIVERSITY CITY
DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130



10/11/23

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 10/11/23	JOB NO.: 221-6681.4
Civil Engineer	RISE MAP #
230NCPB-00058	18-H, 18-J
S.L.C. MAT #	MAT SUP. #
XXXX	XX-XXXX-XX
M.D.N.R. #	MO-XXXXXXX
SHEET TITLE: EXISTING ALTA SURVEY	
SHEET NO.: C2.0	



10/11/23

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

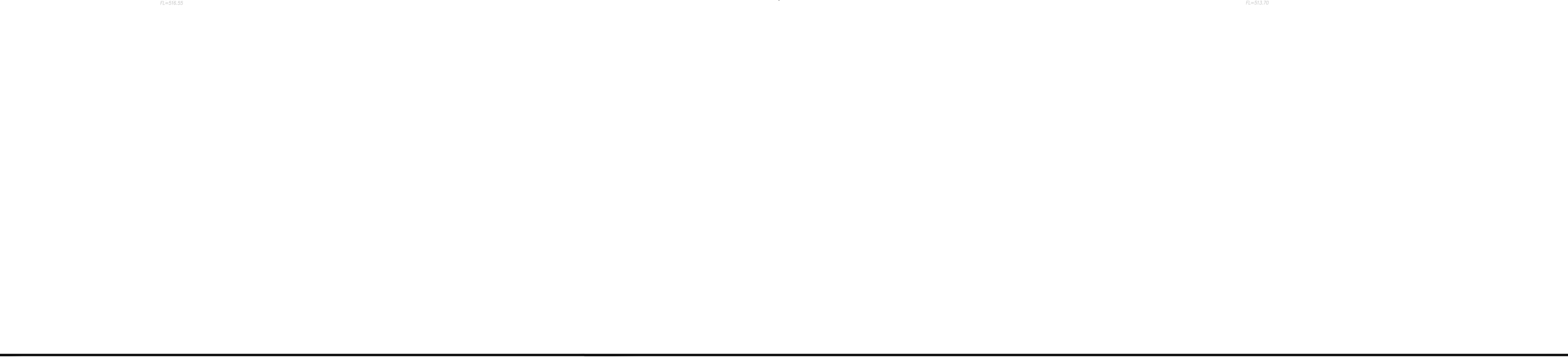
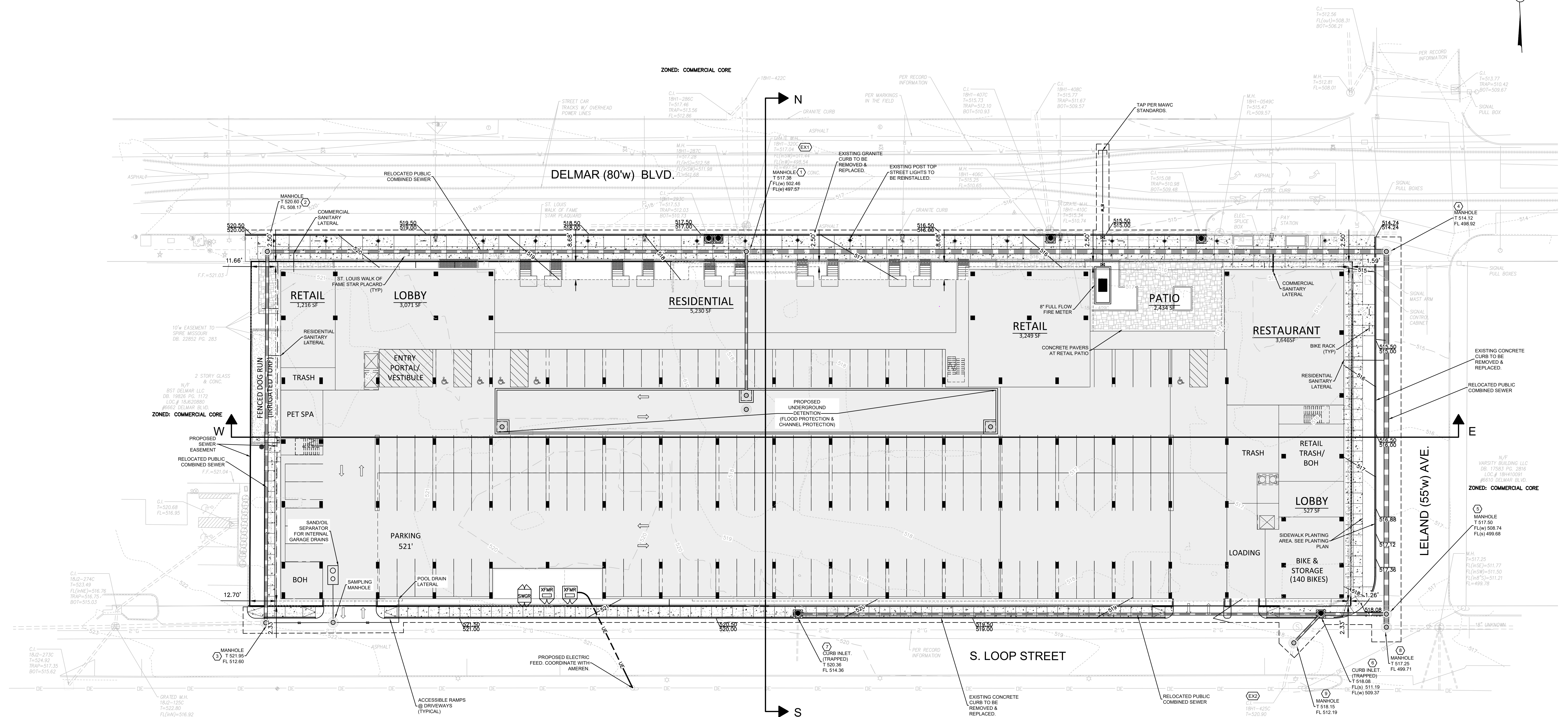
REVISIONS:

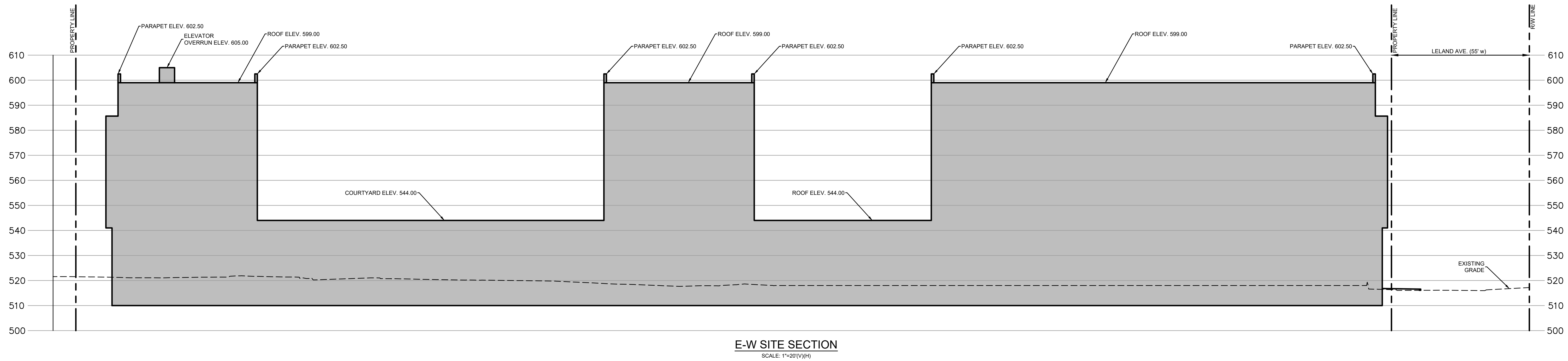
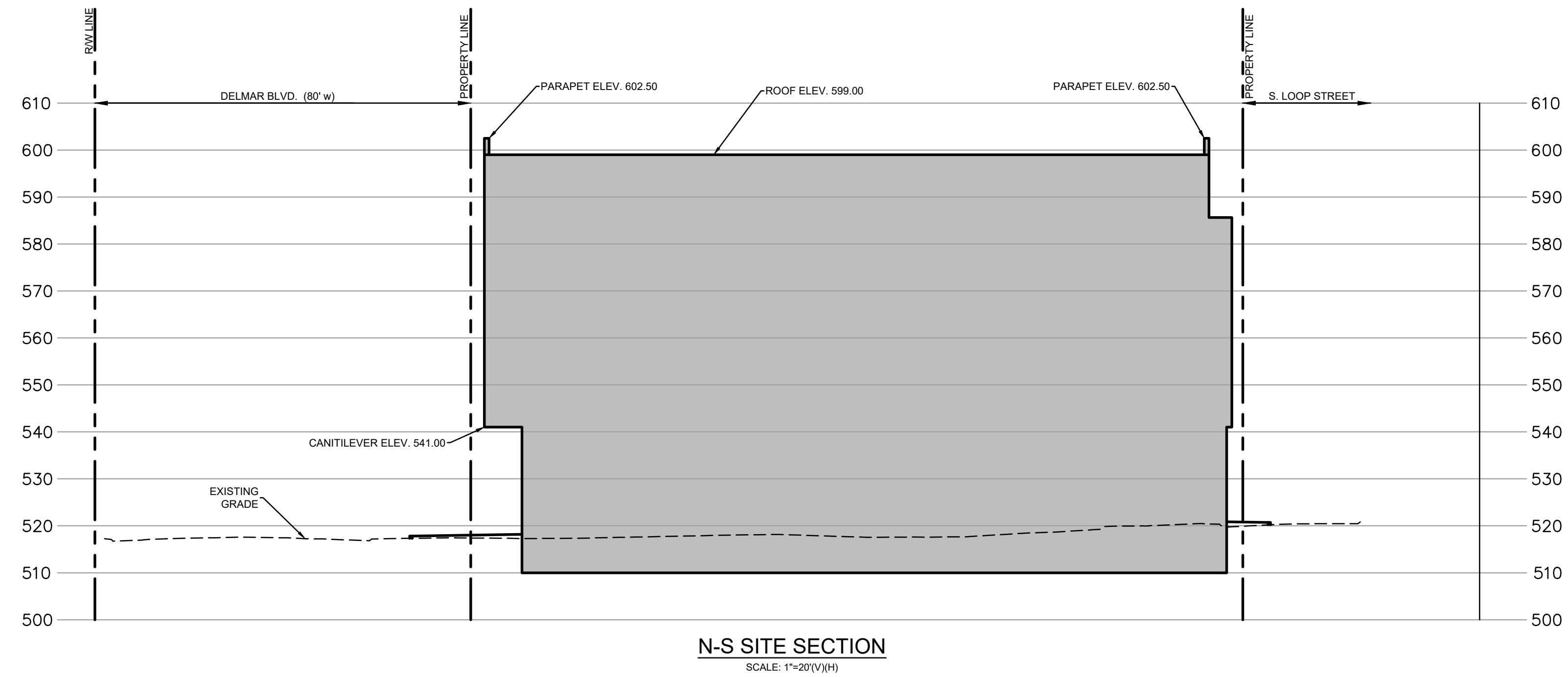
NO.	DATE	DESCRIPTION
1	10/11/23	ISSUE FOR PERMIT

DRAWN BY: J.E.B. CHECKED BY: G.M.S.
DATE: 10/11/23 JOB NO: 221-6681.4
K.S. CONCRETE BASE MAP #
230NCPB-00058 18-H, 18-J
S.L.C. MAT # MAT SUP. #
XXXX XXXX

SHEET TITLE:
PRELIMINARY DEVELOPMENT PLAN

SHEET NO.:
C3.0





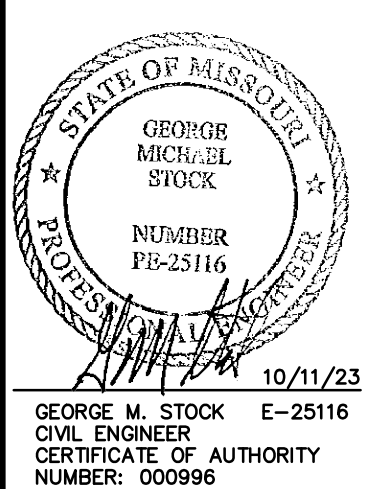
PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN/PLAT FOR:

LOCAL UNIVERSITY CITY

DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 10/11/23	JOB NO: 221-6681.4
K.S.G. CONCRETE 230NCPB-00058	RISE MAP # 18-H, 18-J
S.L.C. MAT # XXXX	MAT SUP. # XX-XXXX-XX
M.D.N.R. # MO-XXXXXXX	

SHEET TITLE:
SITE SECTIONS

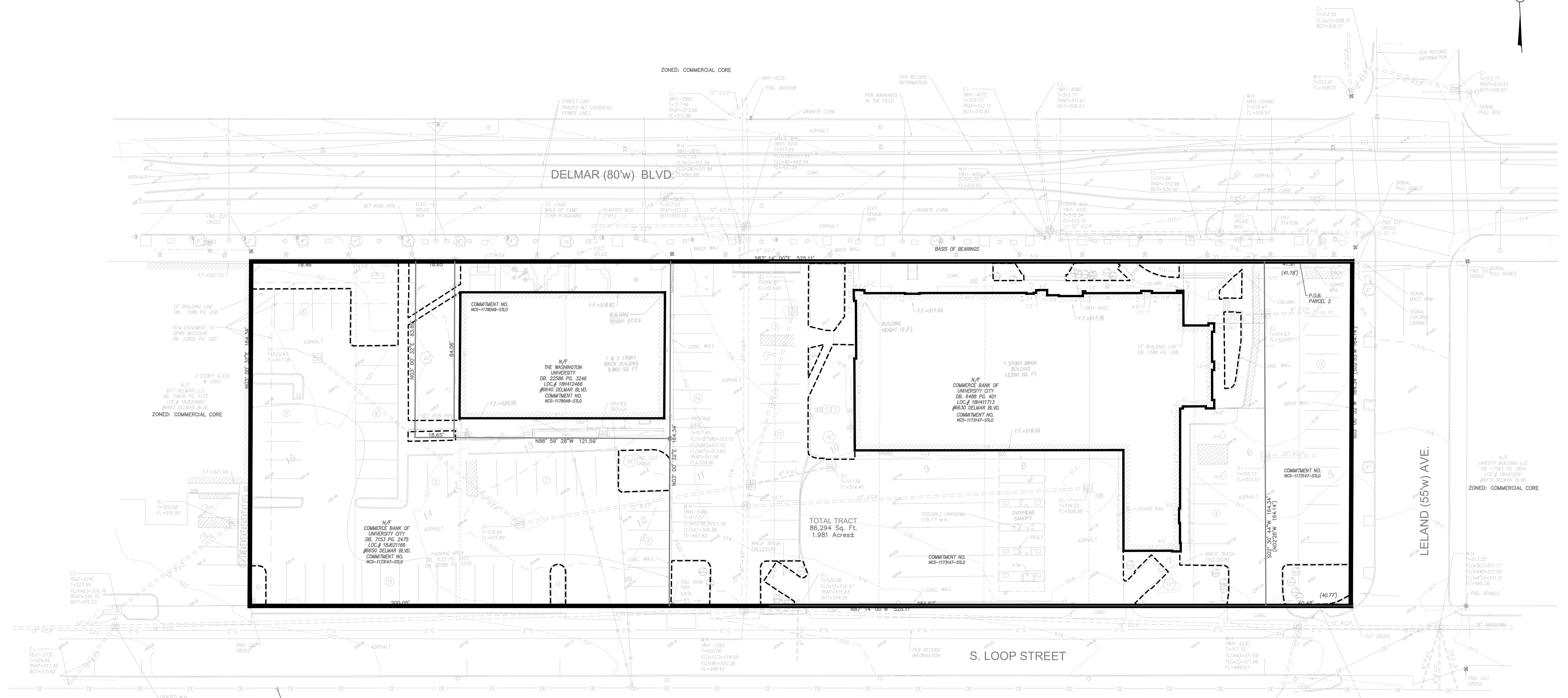
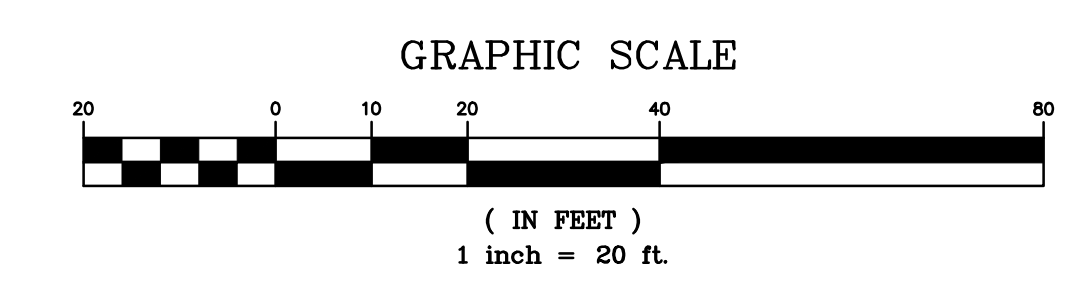
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C4.0

PRELIMINARY DEVELOPMENT PLAN/PLAT FOR:
LOCAL UNIVERSITY CITY
DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130

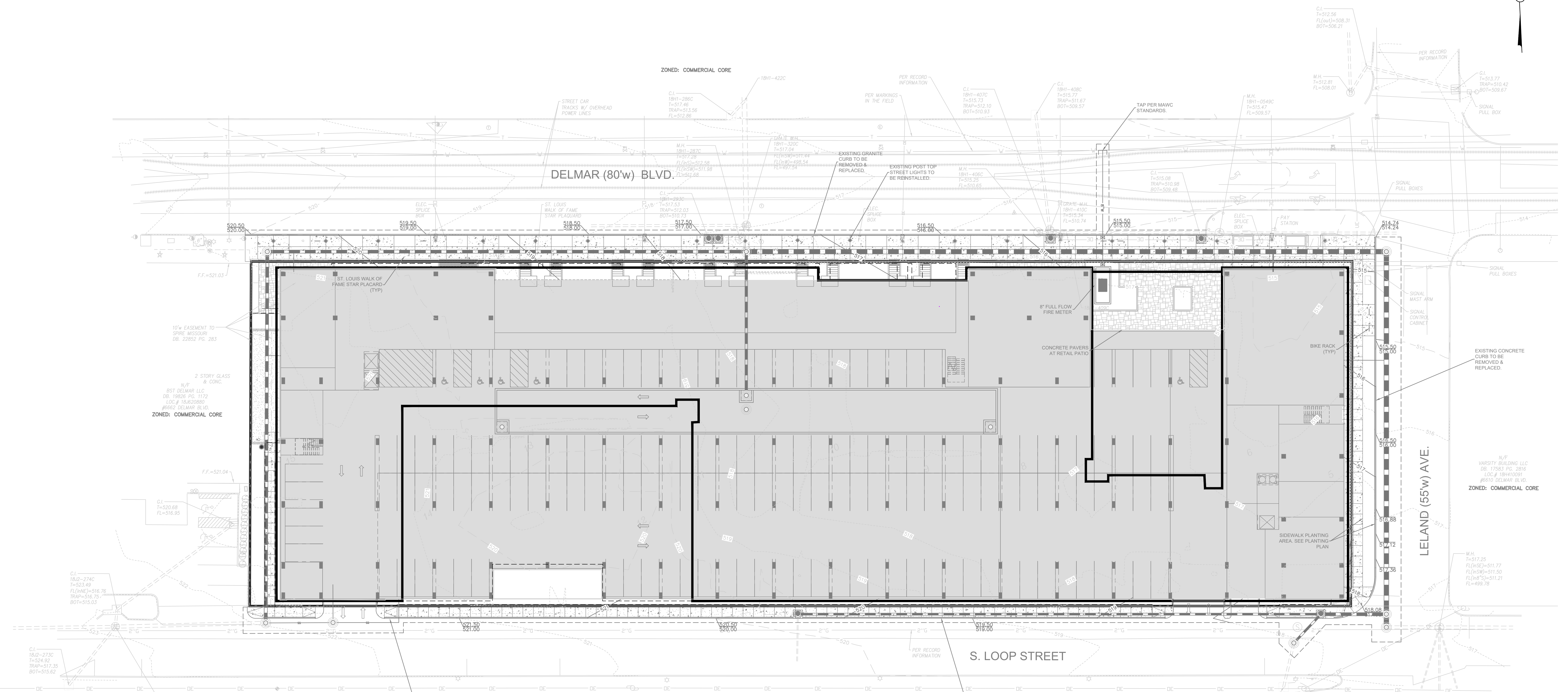
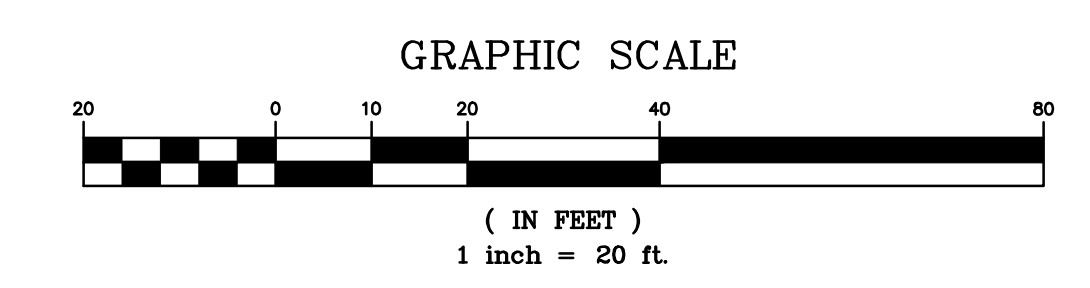
10/11/23
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:	

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 10/11/23	JOB NO: 221-6681.4
K.S. CONERT 230NCPB-00058	BASE MAP: 18-H, 18-J
S.L.C. MAT # XXXX	MAT SUP. XX-XXXX-XX
M.D.N.R. # MO-XXXXXX	
SHEET TITLE: EXISTING RUNOFF MAP	
SHEET NO.: C5.0	



STOCK & ASSOCIATES, INC. 257 CHESTERFIELD BUSINESS PARKWAY, ST. LOUIS, MO 63105 PH: (636) 530-5300 FAX: (636) 530-9300



2 STORY GLASS & CONC.
 N/P
 1812 DELMAR LLC
 DB: 181205 PG. 1172
 LOC # 18120880
 #6102 DELMAR BLVD.
 ZONED: COMMERCIAL CORE

W/F
 VARSITY BUILDING LLC
 DB: 17583 PG. 2816
 LOC # 18140081
 #810 DELMAR BLVD.
 ZONED: COMMERCIAL CORE

POST-DEVELOPED RUNOFF: 20-yr; 20-min STORM

PAVEMENT = 0.47 Ac x 3.70 cfs/Ac = 1.74 cfs
 ROOF = 1.42 Ac x 6.00 cfs/Ac = 8.52 cfs
 GRASS = 0.09 Ac x 1.78 cfs/Ac = 0.16 cfs

TOTAL PROPOSED RUNOFF = 10.42 c.f.s.

DIFFERENTIAL RUNOFF = 10.42 cfs - 7.98 cfs = 2.44 cfs

PURSUANT TO MSD CONCEPTUAL REVIEW - 'BACK TO GRASS' EVALUATION REQUIRED

EXISTING BACK TO GRASS = 1.98 Ac x 1.78 cfs = 3.52 cfs

DIFFERENTIAL RUNOFF ' BACK TO GRASS' = 10.42 cfs - 3.52 cfs = 6.90 cfs.

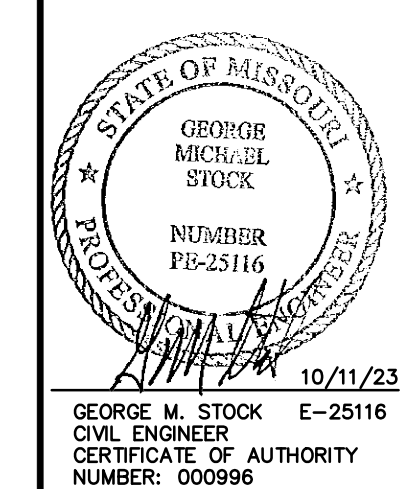
STORMWATER DETENTION REQUIRED FOR 2-yr; 24-hr & 100-yr; 24-hr STORM EVENTS.

CHANNEL PROTECTION NOT REQUIRED BY MSD, BUT TO BE PROVIDED .

PRELIMINARY DEVELOPMENT PLAN/PLAT FOR:

LOCAL UNIVERSITY CITY

DELMAR BOULEVARD & LELAND AVENUE
 UNIVERSITY CITY, MO 63130



GEORGE M. STOCK CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 500996	
REVISIONS:	
DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 10/11/23	JOB NO: 221-6681.4
K.S. CONCRETE 230NCPB-00058	RISE MAP # 18-H, 18-J
S.L.C. MAT # XXXX	MAT SUP. # XX-XXXX-XX
M.D.N.R. # MO-XXXXXXX	
SHEET TITLE: PROPOSED RUNOFF MAP	
SHEET NO.: C6.0	

INTRODUCED BY: _____

DATE: _____

BILL NO.: 9533

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 400.070 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6630-6654 DELMAR BOULEVARD FROM CORE COMMERCIAL DISTRICT ("CC") TO PLANNED DEVELOPMENT - MIXED USE DISTRICT ("PD-M").

WHEREAS, Chapter 400 (Zoning Code) of the University City Municipal Code divides the City of University City, Missouri (City) into several zoning districts and establishes standards therein to which land, buildings, structures and their uses must conform; and

WHEREAS, in a meeting held on October 25, 2023, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 6630-6654 Delmar Boulevard from Core Commercial District ("CC") to Planned Development - Mixed Use District ("PD-M"), and recommended to the City Council that the amendment be approved; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m. on January 8, 2024, was duly published on December 22, 2023 in the St. Louis Countian, a newspaper of general circulation within the City; and

WHEREAS, the public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning the amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Section 400.070 of the University City Municipal Code, relating to the Official Zoning Map, is hereby amended by amending the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070, for property at 6630-6654 Delmar Boulevard, so as to change the classification of said property from Core Commercial District ("CC") to Planned Development - Mixed Use District ("PD-M"). The following land uses and developments may be permitted in said PD-M District, subject to approval of a final development plan: retail stores, banks, restaurants, elevator-type dwellings and town-house dwellings.

Section 2. The property at 6630 Delmar, totaling approximately 1.981 acres, is more fully described with a legal description, attached hereto, marked "Exhibit A" and made a part hereof.

Section 3. By Resolution No. 2023-___, the City Council approved a preliminary development plan known as "Local University City," and authorized the preparation of a final development plan. A final development plan and plat must be approved by the City Council prior to the issuance of any building permits in connection with the development. A landscape plan shall be submitted for review and approval with the final development plan. The number of dwelling units shall not exceed 329.

Section 4. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Section 400.070 of the University City Municipal Code, nor bar the prosecution of any such violation.

Section 5. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Section 400.2570 of the University City Municipal Code.

Section 6. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2024.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

EXHIBIT A – LEGAL DESCRIPTION FOR REZONING

A tract of land being part of lots 5 through 15 of Rosedale Heights, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 60 of the St Louis County records, located in US Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:

Beginning at the intersection of south right-of-way line of Delmar Boulevard, 80 feet wide, as established by Book 3811, Page 352 of above said records with the west right-of-way line of Leland Ave, 55 feet wide; thence along said west right-of-way line, South 03 degrees 00 minutes 32 seconds West, 164.34 feet to its intersection with the north right-of-way line of a South Loop Street, 55 feet wide; thence along said right-of-way line, North 87 degrees 14 minutes 00 seconds West, 525.11 feet to the east line of a tract of land as conveyed to BST Delmar, LLC by instrument recorded in Book 19826, Page 1172 of above said records; thence along said east line, North 03 degrees 00 minutes 32 seconds East, 164.34 feet to the south right-of-way line of above said Delmar Boulevard; thence along said right-of-way line, South 87 degrees 14 minutes 0 seconds East, 525.11 feet to the POINT OF BEGINNING.

Containing 86,294 square feet or 1.981 acres, more or less.

DECEMBER 15, 2023

SPECIAL MEETING REQUEST

subtext

3000 LOCUST ST.
ST. LOUIS, MO 63103
(314) 502-1020
SUBTEXTLIVING.COM

VIA EMAIL: grose@ucitymo.org

The City of University City, Missouri
6801 Delmar Boulevard
St. Louis, Missouri 63130
Attn: Gregory Rose, City Manager

Re: TXT-23-04; REZ-23-02; SUB-23-02

Dear City Manager,

Please allow this letter to express Subtext Acquisitions, LLC (the "Applicant")'s support in approving the following text amendment to the City's Zoning Code that allows for procedural flexibility in obtaining the necessary approvals to provide parking for planned district developments:

New Section 400.2130.G. Planned Developments. Exceptions in this Section authorized under the conditional use procedure may be authorized for planned developments under the planned development procedure in Article IV, Division 11 of this Chapter, and the same exception standards and maximum reductions in parking and loading spaces shall apply under either procedure and may be adjusted by the City Council to the same extent allowed under Section 400.2700.D.2 for conditional uses.

The Plan Commission, on December 6, 2023, recommended a text amendment that in addition to procedural flexibility allows for modifications to current off-street parking requirements through the planned development procedure. Please note that Subtext agrees to comply with the parking calculations and requirements as set forth in the current Zoning Code for its development of 6630-6654 Delmar Boulevard (the "Site"), so the Plan Commission's recommendation on such modifications is not needed nor requested by the Applicant.

The Applicant respectfully requests the immediate introduction of legislation adopting the above new Section 400.2130.G at a special meeting held before the end of the year, so that the City Council may consider final passage of such legislation at its meeting on January 8, 2024. The Applicant also respectfully requests that at the same special meeting, the City Council introduce legislation amending the Zoning Map for the Site (REZ 23-02) and approving a final plat for lot consolidation at the Site (SUB-23-02), as recommended by the Plan Commission on October 25, 2023, and that a resolution approving the preliminary development plan for the Site be introduced at the special meeting or on January 8, 2024 (REZ 23-02) and passed on January 8, 2024, as recommended by Plan Commission on December 6, 2023.

DECEMBER 15, 2023

SPECIAL MEETING REQUEST

subtext

PAGE 2

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Bumb', with a long horizontal stroke extending to the right.

Ryan Bumb
Development Manager
Subtext Acquisitions, LLC

c.c. John Mulligan, Esq., City Attorney
Rob Klahr, Esq., Counsel for Subtext

**CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM**



NUMBER: <i>For City Clerk Use</i>	NB20231220-03
---	----------------------

SUBJECT/TITLE: SUB 23-02 – Application for a Application for a Major Subdivision - Consolidation Plat for 6630-6654 Delmar Boulevard.			
PREPARED BY: John L. Wagner		DEPARTMENT / WARD Planning and Development	
AGENDA SECTION:	New Bus - Bill 9534	CAN ITEM BE RESCHEDULED?	yes
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: I concur with the Planning Commission's recommendation.			
FISCAL IMPACT: N/A			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: N/A			

STAFF COMMENTS AND BACKGROUND INFORMATION:
The Plan Commission considered the Consolidation Plat for the Subtext development at the October 25, 2023 meeting. Staff indicated that the Final Plat meets all requirements of Sections 405.165 and 405.380 of the Subdivision and Land Development Regulations and recommended approval. The plat to consolidate the five (5) lots into one lot was approved unanimously by the Plan Commission.

CIP No.	
RELATED ITEMS / ATTACHMENTS: Attached are the Plan Commission Transmittal Letter, Staff Report from the October 25, 2023 Plan Commission meeting - amended to include for the City Council the Plan Commission's recommendation, and a Draft Ordinance.	

LIST CITY COUNCIL GOALS (5): Economic Development, Encourage High-quality Growth, Improved Infrastructure,	
RESPECTFULLY SUBMITTED:	City Manager, Gregroy Rose
MEETING DATE:	December 20, 2023



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

October 25, 2023

Ms. LaRette Reese
City Clerk
City of University City
6801 Delmar Boulevard
University City, MO 63130

RE: Major Subdivision – Record Plat (SUB 23-02)

Dear Ms. Reese,

At a regularly scheduled meeting on October 25 25, 2023, at 6:30 p.m. at 975 Pennsylvania Avenue (Community Center), the Plan Commission considered the application of Subtext Acquisitions, LLC for Final Plat Approval of a proposed major subdivision for 6630-6654 Delmar Boulevard.

By a vote of 7 to 0, the Plan Commission recommended approval of said major subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Holly".

Margaret Holly, Chairperson
University City Plan Commission



Department of Community Development
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

STAFF REPORT

City Council

MEETING DATE: December 20, 2023

FILE NUMBER: SUB 23-02

COUNCIL DISTRICT: 1

Location: 6630-6654 Delmar Boulevard

Applicant: Subtext, LLC

Request: Major Subdivision – Lot Consolidation

Existing Zoning: “CC” Core Commercial

Proposed Zoning: “PD-M” District (via REZ 23-02)

Existing Land Use: Vacant, commercial

Proposed Land Use: Multi-family residential, Elevator Apartments

Surrounding Zoning and Land Use:

North: CC – Core Commercial

East: CC – Core Commercial

South: HR – High Density Residential

West: CC – Core Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

A. Preliminary Plat

Existing Property and Applicant Request

The subject property is 1.981 acres in size. There are five (5) parcels that are proposed to be consolidated into a single lot to accommodate the Subtext Multi-family development.

Staff Review

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.165 of the Subdivision regulations.

Analysis

Staff has determined that the Plat meets all requirements of 405.380 of the Subdivision and Land Development Regulations.

Conclusion/Recommendation

The proposal meets the intent of all Zoning Code and Subdivision Regulation requirements for a Final Plat. Thus, staff recommends approval of the proposed Major Subdivision.

Plan Commission Meeting

At the Plan Commission meeting on October 25, 2023, the Plan Commission voted unanimously to approve SUB 23-02.

INTRODUCED BY: _____

DATE: _____

BILL NO.: 9534

ORDINANCE NO.

AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "LOCAL UNIVERSITY CITY."

WHEREAS, an application was submitted by Subtext Acquisitions, LLC for the approval of a final subdivision plat of a tract of land at 6630-6654 Delmar Boulevard to be known as "Local University City"; and

WHEREAS, at its meeting on October 25, 2023, the University City Plan Commission reviewed the final plat for the major subdivision and determined that the final plat is in substantial compliance with the requirements of the University City Municipal Code and recommended to the City Council approval of the final plat; and

WHEREAS, the final plat for the major subdivision application, including all required documents submitted therewith, is before the City Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Attached, marked "Exhibit A", and made a part hereof is a final subdivision of a tract of land to be known as "Local University City."

Section 2. It is hereby found and determined that the final plat for the major subdivision is in full compliance with the University City Municipal Code, including Sections 405.380 and 405.390. Accordingly, the final plat for the major subdivision marked "Exhibit A" is hereby approved.

Section 3. The City Clerk is hereby directed to endorse upon the final plat for the major subdivision the approval of the City Council under the hand of the City Clerk and the seal of the City of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 8th day of January, 2024.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

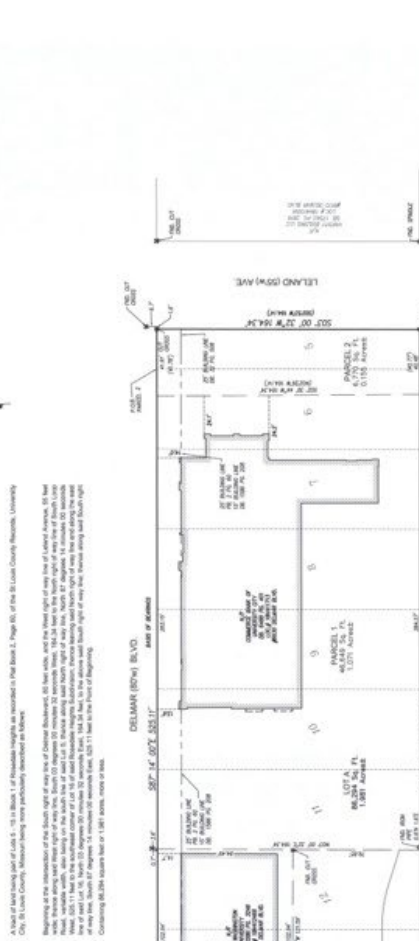
Exhibit A



DATE	NOVEMBER 1, 2011
PROJECT	CONSOLIDATION PLAN
CLIENT	ST. LOUIS COUNTY
PREPARED BY	DAVID J. STINSON
CHECKED BY	DAVID J. STINSON
DATE	NOVEMBER 1, 2011
SCALE	AS SHOWN
PROJECT NO.	11-000000000
DATE	NOVEMBER 1, 2011
SCALE	AS SHOWN
PROJECT NO.	11-000000000
DATE	NOVEMBER 1, 2011
SCALE	AS SHOWN
PROJECT NO.	11-000000000



BEING A CONSOLIDATION PLAN OF PART OF LOTS 5-16 IN BLOCK 1 OF ROSEDALE HEIGHTS A SUBDIVISION ACCORDING TO THE PLAT THEREON RECORDED IN PG 2 PG 80 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI. THIS PLAT CONTAINS 1081 AC. ± ZONED 'CC' CORE COMMERCIAL.



GENERAL NOTES:
 1. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 2. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 3. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 4. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 5. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 6. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 7. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 8. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 9. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.
 10. The project is located in the City of University City, Missouri, and is subject to the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.

CONSOLIDATION PLAN
 LOCAL UNIVERSITY CITY
 6630 AND 6640 DELMAR BLVD
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

DATE: _____
 BY: _____
 PROJECT NO.: _____

STATE OF _____
 COUNTY OF _____

By _____
 David J. Stinson
 Professional Engineer
 No. 000000000
 State of Missouri

By _____

By _____

By _____

By _____

By _____

By _____

CITY CERTIFICATION
 I, _____, Mayor of the City of University City, Missouri, do hereby certify that this Consolidation Plan has been approved and is in accordance with the provisions of the City of University City Code of Ordinances, Chapter 14.0, and the provisions of the Missouri State Constitution, Article X, Section 2.0.

SURVEYOR CERTIFICATION
 This is to certify that I have personally supervised the surveying work shown on this plan, and that the same is a true and correct representation of the actual conditions on the ground. I am a duly licensed Professional Engineer in the State of Missouri, and I am duly qualified to perform the duties of a Professional Engineer in the State of Missouri.

DATE: _____
 BY: _____

DATE: _____
 BY: _____

DATE: _____
 BY: _____

DATE: _____
 BY: _____

DATE: _____
 BY: _____

DATE: _____
 BY: _____

DATE: _____
 BY: _____

DATE: _____
 BY: _____

PREPARED FOR
 SHARITAT ACQUISITIONS, LLC
 8. LOUIS, MO 63103
 C/O Ryan Burns

