



Plan Commission

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

AGENDA

PLAN COMMISSION (SPECIAL MEETING)

Wednesday, December 27, 2023 at 3:00 pm

Location: via Videoconference (Zoom)

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

1. **Roll Call**
2. **Approval of Minutes** – none (December 6 meeting minutes will be presented at the January meeting)
3. **Public Comments** – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. **Old Business**
 - a. Comprehensive Plan Revisions
5. **New Business**
6. **Other Business**
7. **Reports**
 - a. Council Liaison Report
 - b. Housing & Third Ward Revitalization Task Force Report
8. **Adjournment**



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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83174850795?pwd=L1UzTW9mUW94OGpneE8vaCt2ZndLZz09>

Passcode: 143560

Or One tap mobile:

+13126266799,,83174850795#,,,,*143560# US (Chicago)

+16469313860,,83174850795#,,,,*143560# US

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+1 360 209 5623 US

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Webinar ID: 831 7485 0795

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Citizen Participation

Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or nonagenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

Comprehensive Plan Revisions

December 22, 2023

During the November 13 and December 11, 2023 study sessions, the City Council, Mayor, and City Manager provided feedback on the comprehensive plan. The City Council, Mayor, and City Manager requested several revisions to the plan. Staff has worked with the Plan Commission to address those requests and propose revised text. In the document below, each revision includes a description, proposed language, and background/justification for the revision.

Item #1 – Related to Source of Income Discrimination Ordinance

Original language in black text, proposed revisions in red text below:

- E.2.5** Protect non-homeowner citizens (renters) through such measures as:
- i. Improving the rental inspection program to ensure safe, habitable, and fair housing.
 - ii. Creating a renter protection program.
 - iii. ~~Adopting a source of income discrimination ordinance.~~²⁴

Item #2 – Related to the forthcoming Storm Water Master Plan

Original language in black text, proposed revisions in red text below:

E.3.1 ~~Implement the Commission on Storm Water Issues' Master Plan recommendations and engage the Plan Commission in updates to the City's code.~~ Implement a Storm Water Master Plan or take such measures as directed by the City Council, which may include recommendations by the Commission on Stormwater Issues, and engage the Plan Commission in updates to the City's Code. ~~Implement the Commission on Storm Water Issues' Master Plan recommendations and engage the Plan Commission in updates to the City's code.~~ The Commission on Storm Water Issues is in the process of creating a Storm Water Master Plan, which ~~will~~ may recommend and prioritize certain stormwater mitigation projects for the City, as well as changes to standards in codes related to site coverage, impervious surface specifications, etc. These code changes ~~will~~ may require that future development in the city occur in a resilient manner that avoids worsening the city's flooding challenges. Grants and other funding/~~binding~~ bonding will be needed for more buyouts. It will be critical for the Commission on Storm Water Issues to design a Master Plan that is consistent with and supports the other goals and vision of this plan. ~~to be consulted in any updates to the City codes.~~

Background/Justification:

Minor Edits: The second sentence in the paragraph is proposed to be removed is duplicative of the action text. Bonding was spelled incorrectly.

The commission on stormwater issues has not completed the Storm Water Master plan. The action item states that the city should implement the recommendations. However, it is possible that the recommendations are in some way: not aligned with the community vision outlined in the Comp plan, not allowed under existing current city or county law, or not fiscally appropriate given city resources.

The proposed revision provides additional direction to the Commission on Stormwater issues to design a Master Plan that is consistent with and supports the goals of Comprehensive Plan. City council should feel comfortable adopting the plan if it meets the goals in the Comprehensive Plan. Council should expect that the Master Plan will explicitly highlight the Master Plan's alignment with Comprehensive plan.

Item #3 – Related to the forthcoming Flood Mitigation Plan

Original language in black text, proposed revisions in red text below:

E.3.2 Implement a flood mitigation plan for the River Des Peres and its tributaries or take such measures as directed by the City Council, which may include recommendations by the Commission on Stormwater Issues. ~~Implement the flood mitigation plan for the River Des Peres and its tributaries, as recommended by the Commission on Storm Water Issues.~~

Mitigation of flooding in University City will require a complex combination of engineering and policy measures. The flood mitigation plan that is currently underway is taking a holistic look at how flooding can be mitigated and ~~will~~may include specific recommendations for action to be taken. Implementation of the plan will require cooperation between the City and State and Federal agencies.

Item #4 – Related to the forthcoming Housing & Third Ward Revitalization Task Force Plan.

Original language in black text, proposed revisions in red text below:

E.1.2 Implement a Housing and Third Ward Revitalization plan or take such measures as directed by the City Council, which may include recommendations by the Housing and Third Ward Revitalization Task Force. ~~Implement the recommendations of the Housing and Third Ward Revitalization Task Force.~~

The redevelopment agreement for the Market at Olive includes a TIF District that dedicates \$10 million to the Third Ward neighborhoods, and \$5 million to the Olive corridor. The funds are allocated to housing stock improvements, vacant property acquisitions, homeownership efforts, streetscaping and revitalization efforts on Olive, and other initiatives developed in accordance with the work of the Housing and Third Ward Revitalization Task Force. The Task Force's work commenced during the time frame in which this comprehensive plan was being conducted and will be completed after the comprehensive plan is adopted. The Task Force should prioritize recommendations that are consistent with and support the other goals and vision of this plan.

Background/Justification:

The Housing and Third Ward Revitalization Task Force has not completed the Housing and Third Ward plan. The action item states that the city should implement the recommendations. However, it is possible that the recommendations are in some way: not aligned with the community vision outlined in the Comp plan, not allowed under existing current city or county law, or not fiscally appropriate given city resources.

The proposed revision provides additional direction to the Housing and Third Ward Revitalization Task Force issues to design a Plan that is consistent with the Comprehensive Plan and for the City council to adopt the plan if it meets the relevant goals related to 3rd ward outlined in the Comprehensive Plan. Council should expect that the Task force plan will explicitly highlight the alignment with Comprehensive plan.

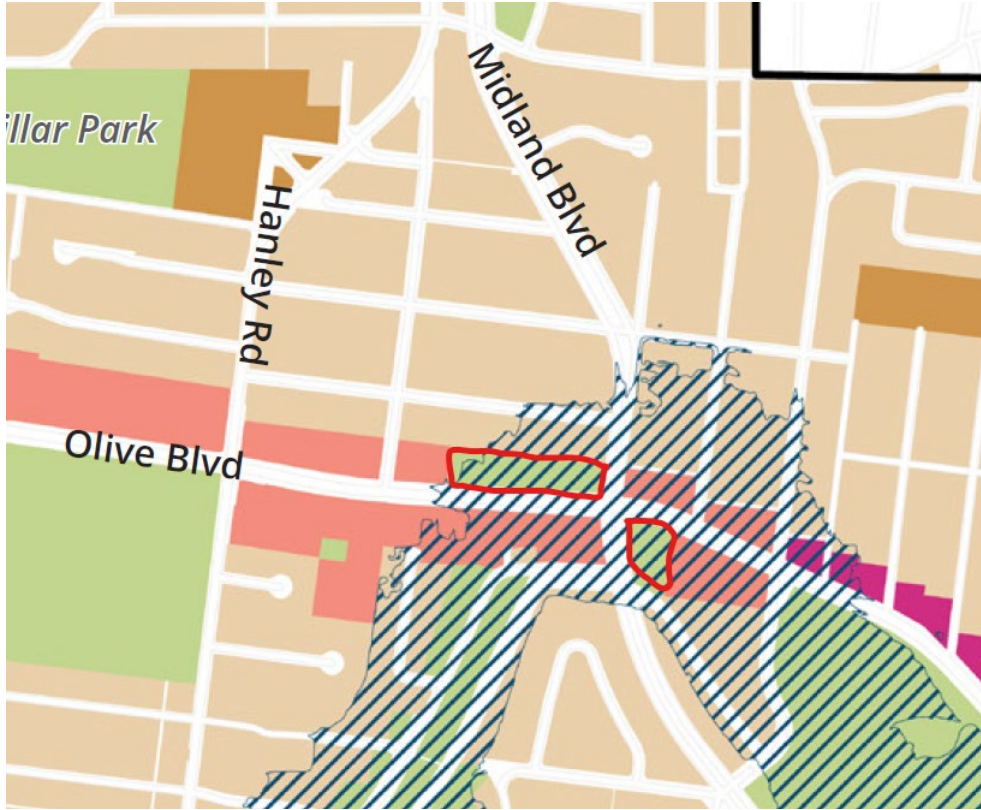
Background/Justification:

As written the Comprehensive Plan to does explicitly assign a responsible party for proposing metrics for each action item, a date as to when these metrics should be defined, and the frequency in the metrics should be updated and provided to City Council. Metrics are essential for accountability, efficacy of the policy, and ultimately tracking progress of achieving the goals of the community.

Item #5 – Related to the Future Character and Land Use Map

Proposed revision to the map described below:

The properties at the northwest and southeast corners of Olive and Midland (outlined in red in the below map) should be changed from “Parks, Recreation, and Open Space” to “Community Corridor”.



Item #6 – Related to traffic crash data on Olive Boulevard

Original language in black text, proposed revisions in red text below:

In University City, 3147% of traffic crashes on Olive result in an injury, compared to 1927% in the rest of University City.

Background/Justification:

During the December 11, 2023 Council Study Session, Mayor Crow asked for clarification on the above figures related to traffic crashes. Staff reevaluated the data and found that these figures were inaccurately described. Of the 987 traffic crashes on Olive Boulevard between 2013 and 2023, 466 people were injured (47%). However, multiple people can be injured in one accident. Staff found that of those 987 crashes, 310 resulted in personal injuries (31%). Of all other 4,512 crashes in University City that occurred during that time frame, 878 resulted in personal injury (19%).