



**Plan Commission**

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

**AGENDA**

**PLAN COMMISSION MEETING**

Wednesday, January 24, 2024 at 6:30 pm

Location: via Videoconference\*

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

- 1. Roll Call**
- 2. Approval of Minutes**
  - a. December 6 and December 27, 2023 minutes will be presented at next 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 – Revised adoption resolution  
*VOTE REQUIRED*
- 5. New Business**
  - a. Election of 2024 Plan Commission officers
  - b. Working Session  
Applicant: Subtext, LLC  
Request: Working session to obtain feedback on a forthcoming Final Development Plan for the mixed-use development in the Delmar Loop known as LOCAL U City  
Address: 6630-6654 Delmar Boulevard  
*NO VOTE REQUIRED*
- 6. Other Business**
- 7. Reports**
  - a. Council Liaison Report
  - b. Housing & Third Ward Revitalization Task Force Report
- 8. Adjournment**



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**VIRTUAL MEETING DETAILS**

**PLAN COMMISSION MEETING**

Wednesday, January 24, 2024 at 6:30 pm

Location: via Videoconference\*

*\*For virtual meeting details, see below.*

**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/88966315255?pwd=MjlnelNPU0FGbUY3a08wQ0Y5a1J1UT09>

Passcode: 346273

Or One tap mobile:

+19292056099,,88966315255#,,,,\*346273# US (New York)

+13017158592,,88966315255#,,,,\*346273# US (Washington DC)

Or Telephone:

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

+1 929 205 6099 US (New York)

+1 719 359 4580 US

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 646 931 3860 US

+1 386 347 5053 US

+1 669 444 9171 US

+1 507 473 4847 US

+1 669 900 6833 US (San Jose)

+1 564 217 2000 US

+1 689 278 1000 US

Webinar ID: 889 6631 5255

Passcode: 346273

International numbers available: <https://us02web.zoom.us/j/88966315255?pwd=MjlnelNPU0FGbUY3a08wQ0Y5a1J1UT09>

**Citizen Participation**

Comments may be sent via email to: [jwagner@ucitymo.org](mailto: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.



## PLAN COMMISSION

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

### MEMORANDUM

**TO:** Plan Commission  
**FROM:** Department of Planning & Development  
**DATE:** January 22, 2024  
**SUBJECT:** Revised Resolution #PC-2023-01 (Adopting the Comprehensive Plan)  
**CC:** Gregory Rose, City Manager  
John Mulligan, City Attorney

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A revised resolution adopting the comprehensive plan is being presented to the Plan Commission to reflect that changes to the plan were recommended by the Plan Commission on December 27, 2023 and thereafter approved by the City Council on January 8, 2024. At the January 8, 2024 meeting, the City Council also made one minor modification, described below.

Language recommended by the Plan Commission on December 27, 2023:

**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~~ Creating a source of income discrimination ordinance.

Language modified and approved by the City Council on January 8, 2024:

**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~~ Exploring a source of income discrimination ordinance.

Adoption of the attached resolution would formally approve the revised comprehensive plan, including the City Council's modification described above, and the changes recommended by the Plan Commission on December 27, 2023.

**Attachments:**

1. Revised comprehensive plan adoption resolution

**RESOLUTION #PC-2023-01**

**RESOLUTION OF THE CITY OF UNIVERSITY CITY PLAN COMMISSION  
APPROVING THE 2023 COMPREHENSIVE PLAN**

**WHEREAS**, the City of University City Plan Commission (“Plan Commission”), pursuant to Section 62 of the Charter of the City of University City, “shall have the authority to prepare and submit to the council for its approval a master plan for the physical development of the city...and shall recommend such modifications of said plan, from time to time, as it deems in the city’s interest”; and

**WHEREAS**, the Plan Commission may also be authorized by Section 89.340 of the Missouri Revised Statutes to “make and adopt a city plan for the physical development of the municipality”; and

**WHEREAS**, a master plan (comprehensive plan) is an official policy guide for future development and redevelopment of a city; and

**WHEREAS**, the current comprehensive plan for the City of University City, Missouri (“City”) was adopted in 2005 and thereafter amended, most recently in 2020; and

**WHEREAS**, the comprehensive plan is an official policy guide for future development and redevelopment of the City; and

**WHEREAS**, the City is committed to retaining and enhancing the resilience, livability, and prosperity of its community, and has sought to create a vision of the community through the development of the 2023 Comprehensive Plan; and

**WHEREAS**, the 2023 Comprehensive Plan, with accompanying maps, charts, and descriptive and explanatory matter, shows the Plan Commission’s recommendations for the physical development and uses of land; and

**WHEREAS**, due notice of a public hearing on the 2023 Comprehensive Plan to be held by the Plan Commission in the Heman Park Community Center at 6:30 p.m. on September 27, 2023, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on September 11, 2023; and

**WHEREAS**, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning the 2023 Comprehensive Plan were duly heard and considered by the Plan Commission; and

**WHEREAS**, the Plan Commission, at a meeting on December 27, 2023, unanimously recommended to the City Council of University City (“City Council”) that it approve the 2023 Comprehensive Plan, including all revisions to the draft document through that date; and

**WHEREAS**, the City Council, at its meeting on January 8, 2024, unanimously approved the 2023 Comprehensive Plan after making a minor revision; and

**WHEREAS**, the Plan Commission desires to approve and adopt the 2023 Comprehensive Plan as revised by the City Council on January 8, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:**

The City of University City Plan Commission hereby approves and adopts the 2023 Comprehensive Plan as revised by the City Council of University City on January 8, 2024.

This Resolution shall be in full force and effect from and after its passage by the Plan Commission.

Adopted this 24<sup>th</sup> day of January, 2024.

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Margaret Holly, Chairperson

ATTEST:

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Patricia McQueen, Vice Chair



## PLAN COMMISSION

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

### MEMORANDUM

**TO:** Plan Commission  
**FROM:** Department of Planning & Development  
**DATE:** January 22, 2024  
**SUBJECT:** Work Session: Proposed Mixed-Use Development at Delmar & Leland (“LOCAL U City”)  
**CC:** Gregory Rose, City Manager  
John Mulligan, City Attorney

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In a work session at the upcoming January 24, 2024 Plan Commission meeting, Subtext, a St. Louis-based development group will present an update on their proposed mixed-use development at 6630-6654 Delmar (former Commerce Bank and Craft Alliance sites), known as “LOCAL U City”. The Map Amendment ordinance, Preliminary Development Plan resolution, and Text Amendment ordinance related to the proposed development were approved by the City Council on January 8, 2024. These approvals allow the applicant to proceed with developing a Final Development Plan. Before submitting a Final Development Plan application, the applicant would like to get the Plan Commission’s feedback on some design changes since the preliminary development plan was approved.

The most notable changes since the preliminary development plan include:

1. Reduction in the number of dwelling units from 329 to 260.
2. Reduction in building height from 75’-85’ to 65’-80’ and reduction from 7 stories to 5 stories.
3. Increase in the number of parking spaces provided to reflect the proposed residential and commercial uses and to accommodate the existing parking requirements. For context, the preliminary development plan was proposed in conjunction with a text amendment to allow further modification of the parking requirements. Because this text amendment was not approved, the development is required to comply with the existing requirements and existing exceptions from the parking requirements.

Table 1 on the next page shows a summary of the required parking with the new dwelling unit count and revised retail/restaurant square footages. Included in this table is amount of parking the applicant will be proposing in the Final Development Plan, subject to feedback from the Plan Commission. The proposed parking complies with the minimum required off-street parking and loading spaces set forth in Article VII, Division 4 of the zoning code.

**It is staff’s expectation, based on the attached draft plans, that the Final Development Plan will be in substantial compliance with the approved preliminary development plan.** According to §400.870(B), modifications and refinements, resulting from the final design process, may be approved, but in no event shall any modification of the development plan result in the following:

1. A change in the use or character of the development;
2. An increase in building or site coverage or increase in building height;
3. An increase in the intensity of use (e.g., number of dwelling units);
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas.

**Attachments:**

1. Updated presentation package including renderings, site plans, unit floor plans, site metrics, updated parking counts.



**PLAN COMMISSION**

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**TABLE 1. Parking Calculations**

	Quantity	Parking Ratio	Spaces Req'd (no reductions)	10% Transit Reduction	20% CUP Reduction	Spaces Required (w reductions)		Spaces Provided
<b>Residential</b>								
Studio	40	1.5 per du	60.0	6.0	12.0	42.0	} <b>340.0</b> Residential	<b>350</b>
1-Bedroom	30	1.5 per du	45.0	4.5	9.0	31.5		
2-Bedroom	127	2.0 per du	254.0	25.4	50.8	177.8		
3-Bedroom	63	2.0 per du	126.0	12.6	25.2	88.2		
Res. Visitor Parking			17.0	1.7	3.4	11.9	} <b>12.0</b> Res. Visitor	<b>12</b>
Retail and Bank	3,152 SF	1 per 200 SF	15.8	1.6	3.2	11.0	} <b>48.0</b> Commercial	<b>49</b>
Restaurant	3,884 SF	1 per 75 SF	51.8	5.2	10.4	36.3		
<b>TOTAL</b>			569.5	57.0	113.9	398.7	<b>399</b>	<b>411</b>

subtext

| **esg**  
ARCHITECTURE & DESIGN

Delmar Blvd & Leland Ave Concept | January 19, 2023



# Preliminary Site Plan to Final Site Plan

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**Compliance With Approved Preliminary Development Plan.** The final development plan shall be in substantial compliance with the approved preliminary development plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

1. A change in the use or character of the development;
2. An increase in the building or site coverage or increase in building height;
3. An increase in the intensity of use (e.g., number of dwelling units);
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas.

# Metrics Overall - Comparison

	CURRENT DESIGN	PREVIOUS DESIGN
NUMBER OF STORIES	5	7
BUILDING HEIGHT	65-80'	75-85'
UNIT COUNT	260	329
RETAIL SF	7,036 SF	8,110 SF
REQUIRED PARKING (WITH TRANSIT + CUP REDUCTION, NO SHARED PARKING)	411	502

# Metrics Overall - Parking

<b>PARKING</b> <small>(WITH 10% TRANSIT + 20% CUP REDUCTIONS,            NO SHARED PARKING)</small>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>RETAIL</b>	<b>11</b>	<b>11</b>
<b>RESTAURANT</b>	<b>38</b>	<b>38</b>
<b>VISTOR</b>	<b>12</b>	<b>12</b>
<b>TOTAL COMMERCIAL</b>	<b>61</b>	<b>61</b>
<b>RESIDENTIAL SECURED</b>	<b>350</b>	<b>334</b>
<b>RESIDENTIAL UNSECURED</b>	<b>*</b>	<b>16</b>
<b>TOTAL RESIDENTIAL</b>	<b>350</b>	<b>350</b>
<b>TOTAL PARKING</b>	<b>411</b>	<b>411</b>



# Renderings



CURRENT DESIGN



PREVIOUS DESIGN



# Renderings



CURRENT DESIGN



PREVIOUS DESIGN





# Renderings



CURRENT DESIGN



PREVIOUS DESIGN

# Elevations



DELMAR ELEVATION



LOOP STREET ELEVATION



# Renderings



CURRENT DESIGN



PREVIOUS DESIGN



# Renderings



CURRENT DESIGN



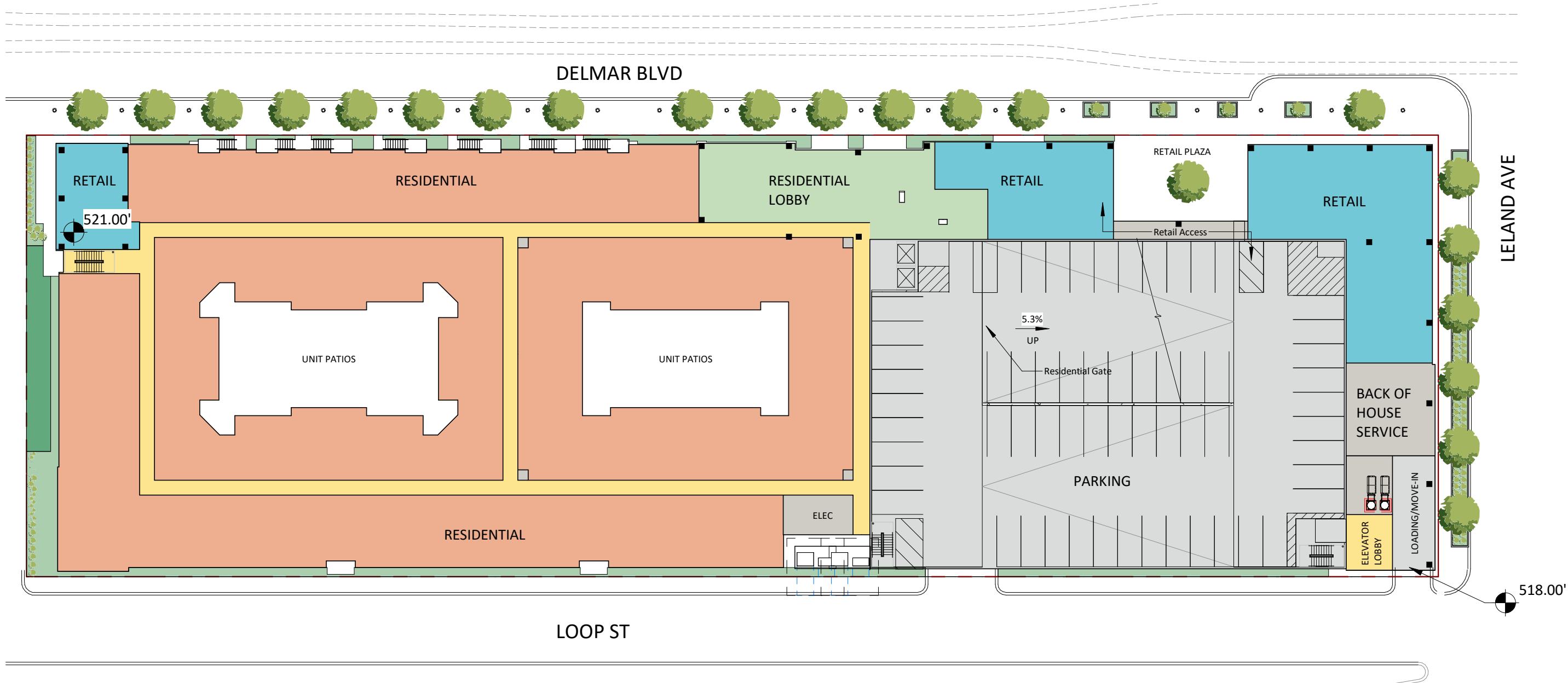
PREVIOUS DESIGN





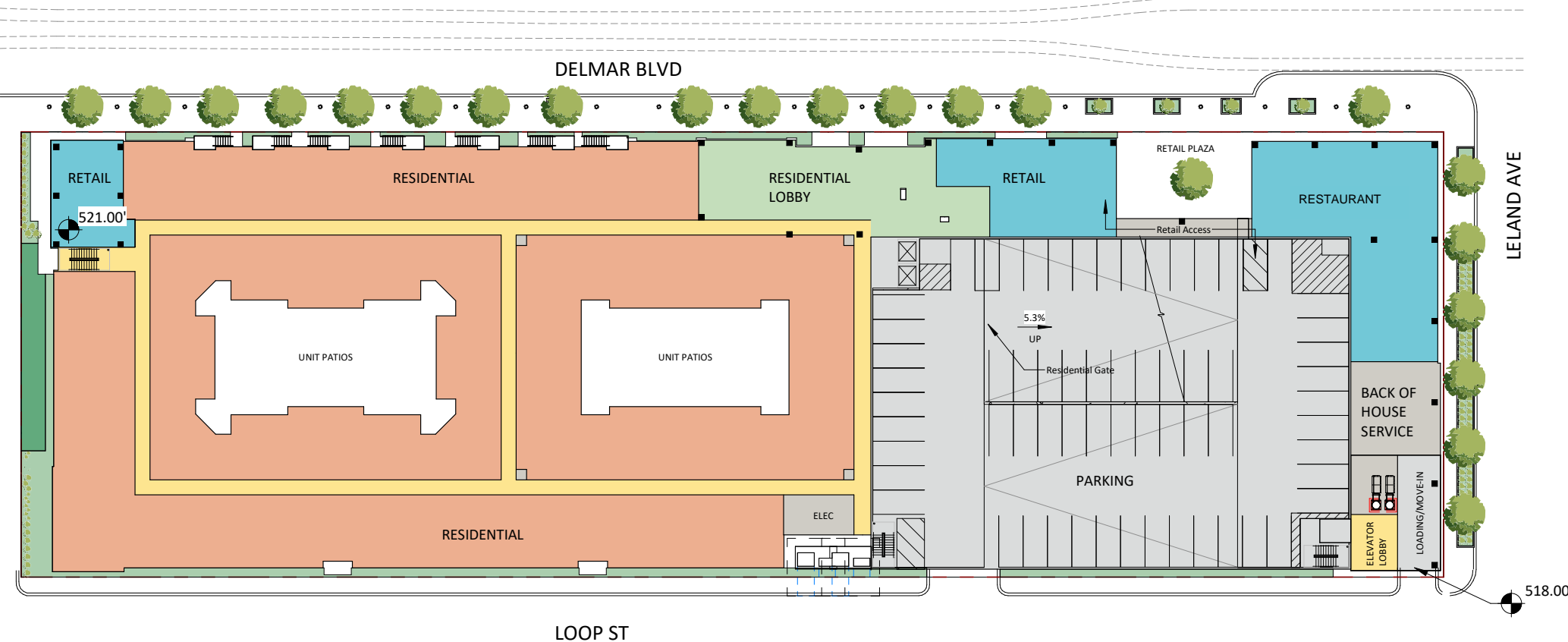


# Street Level - Concept Plan

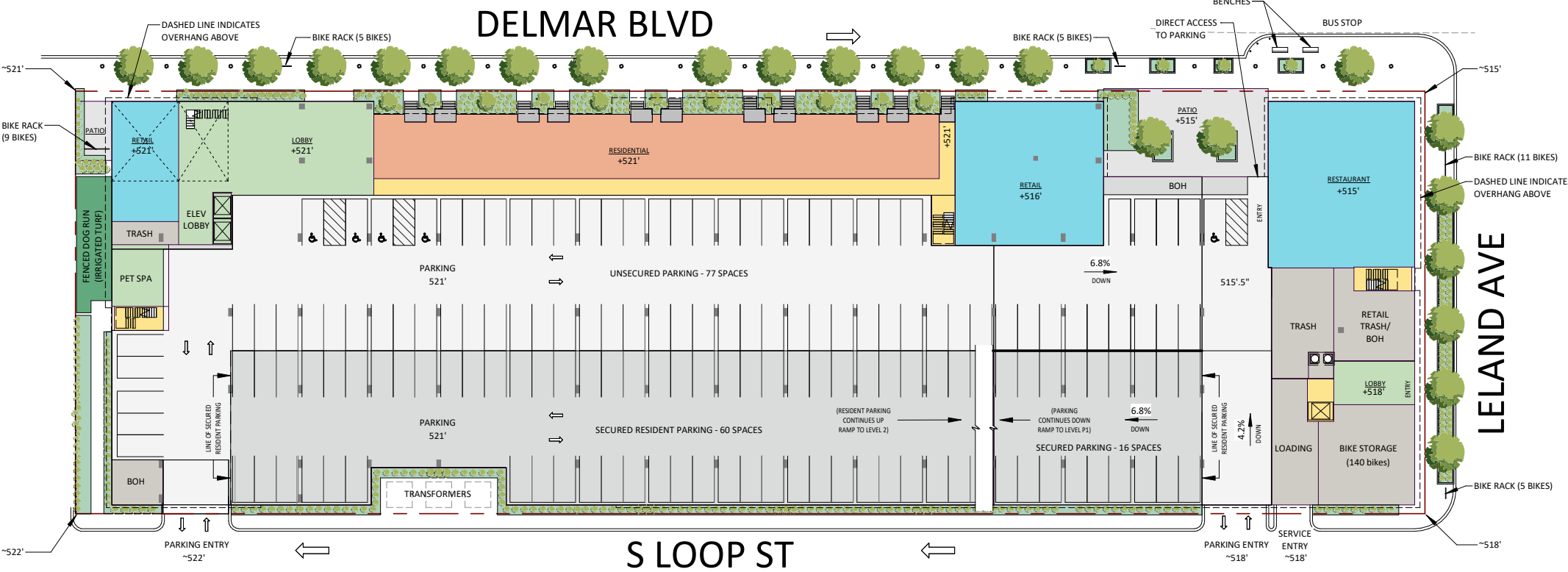


# Street Level - Comparison

CURRENT DESIGN



PREVIOUS DESIGN



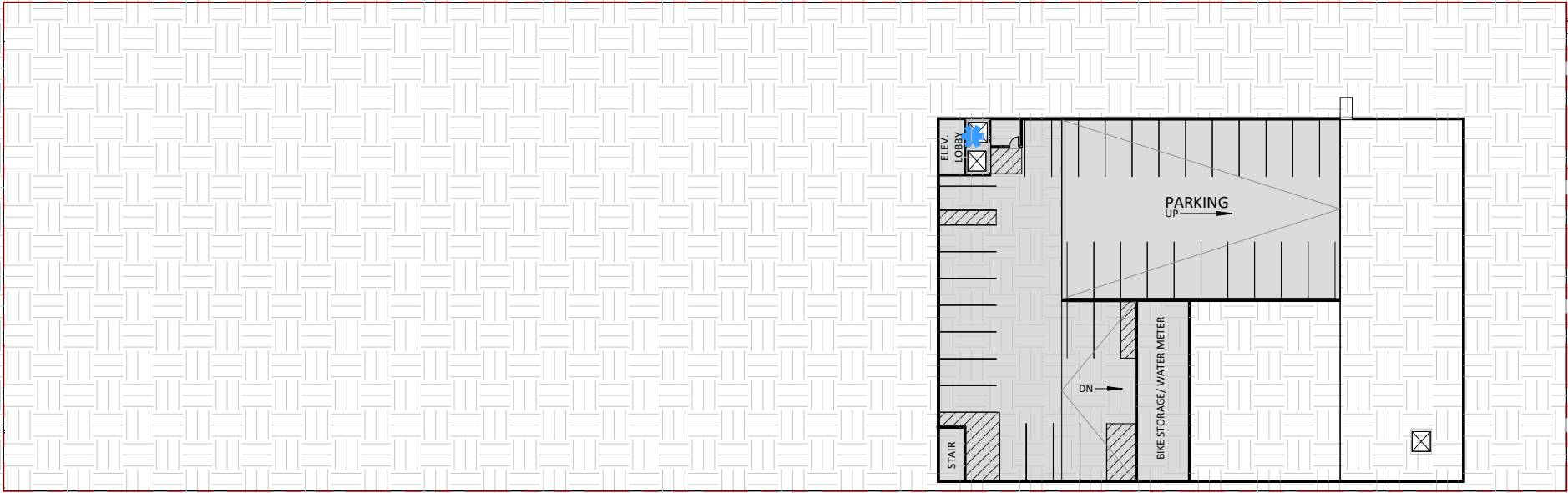
# Level P1 - Concept Plan



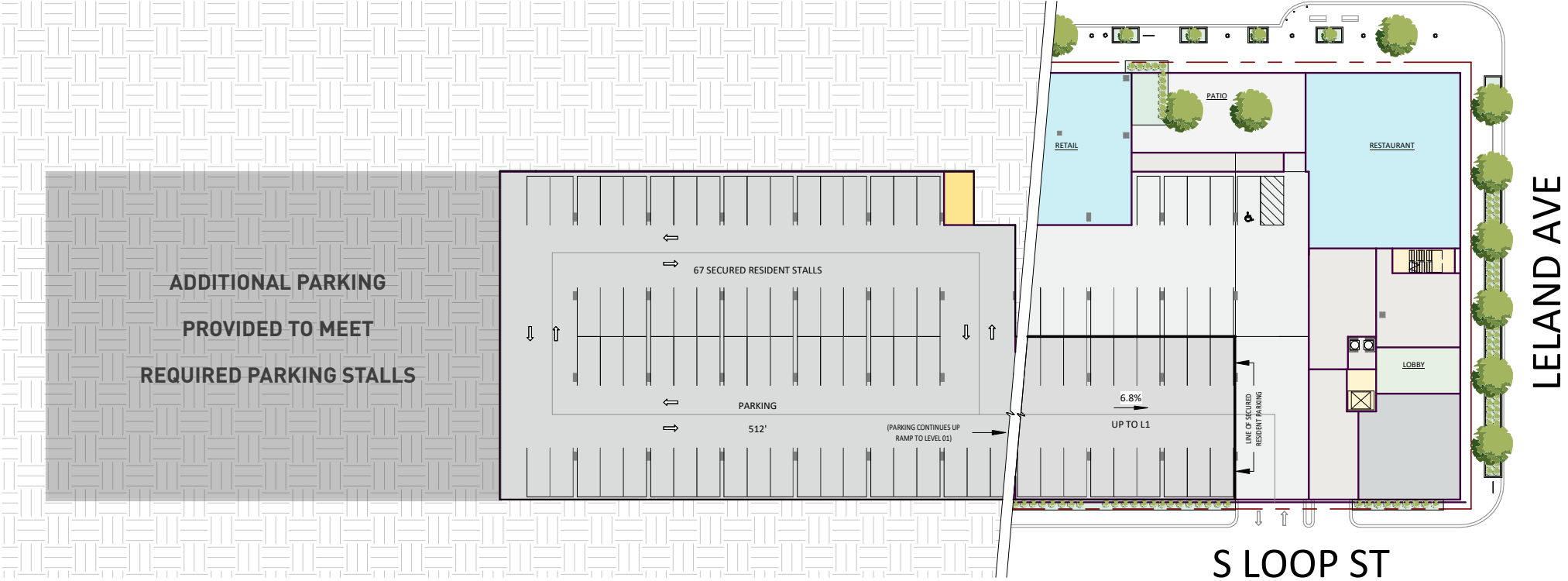
Scale: 1" = 40'-0"

# Lower Level - Comparison

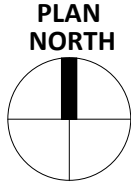
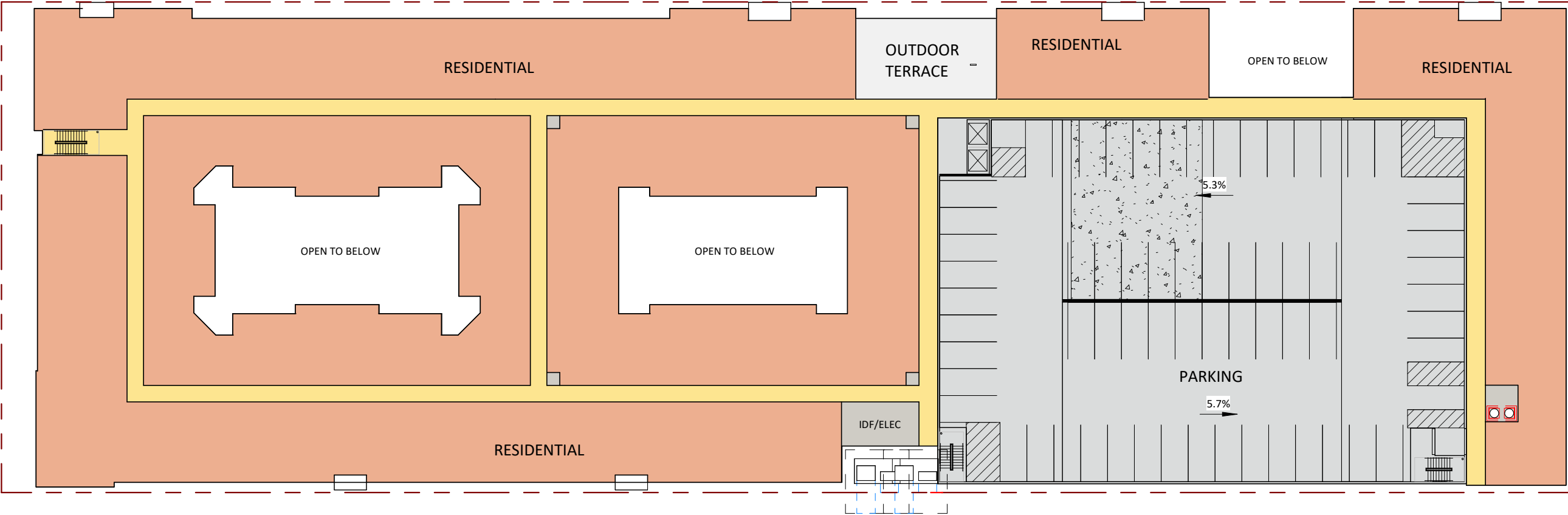
CURRENT DESIGN



PREVIOUS DESIGN



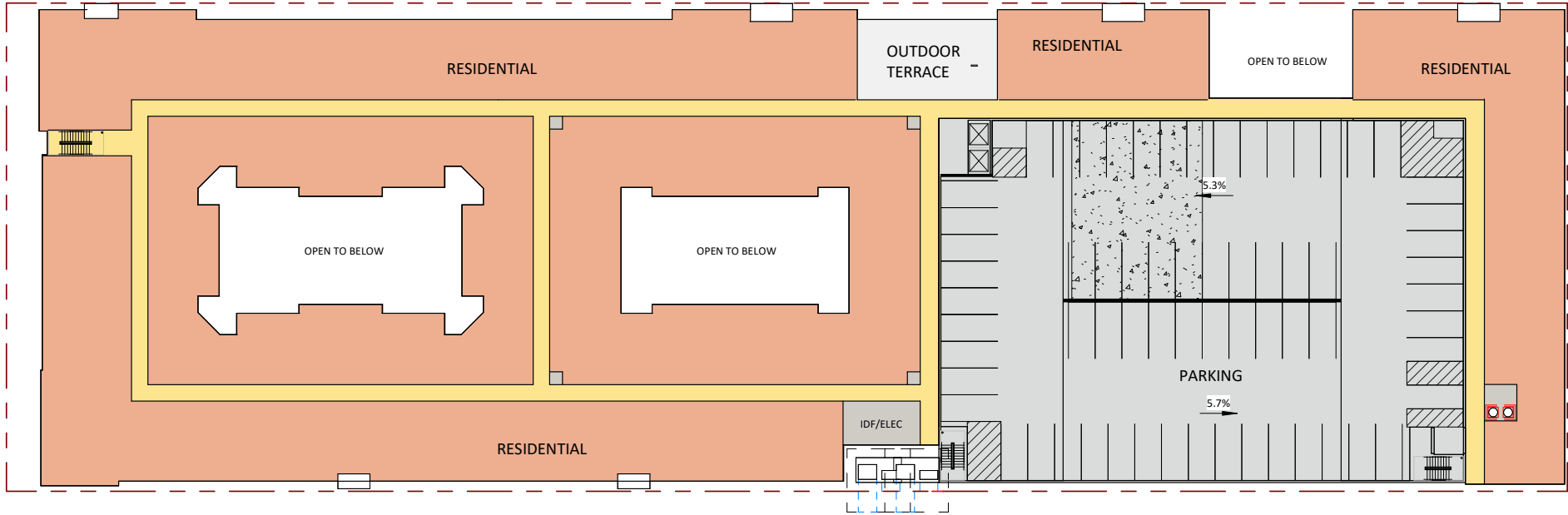
# Typical Level - Concept Plan



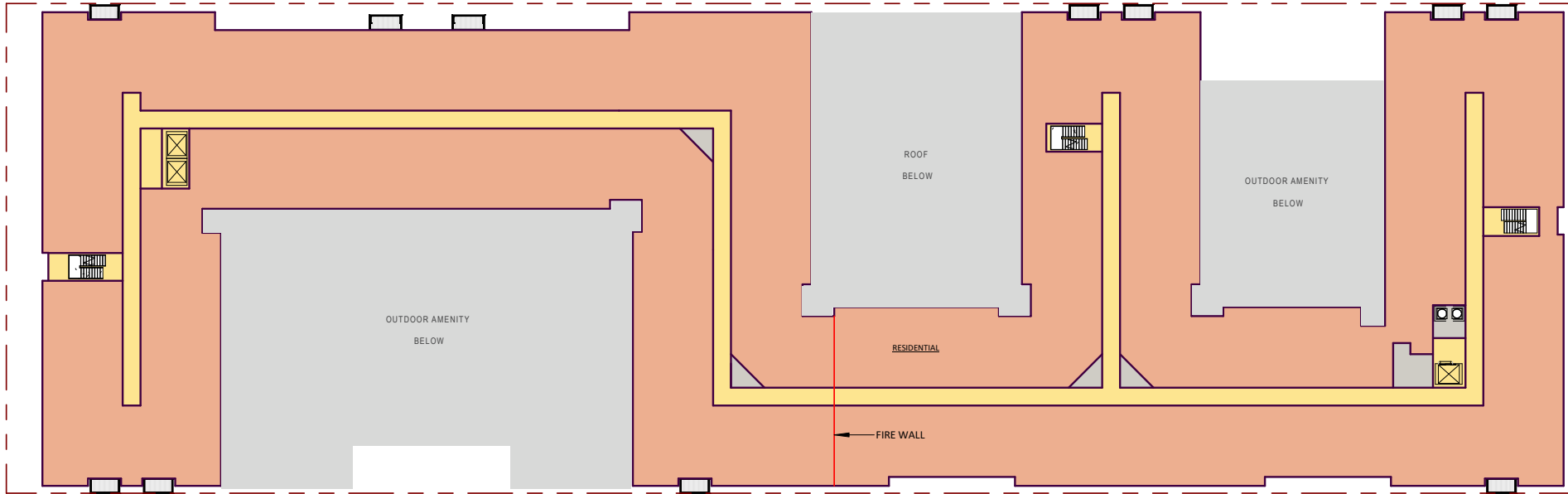
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# Typical Level - Comparison

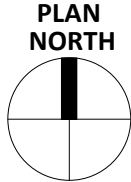
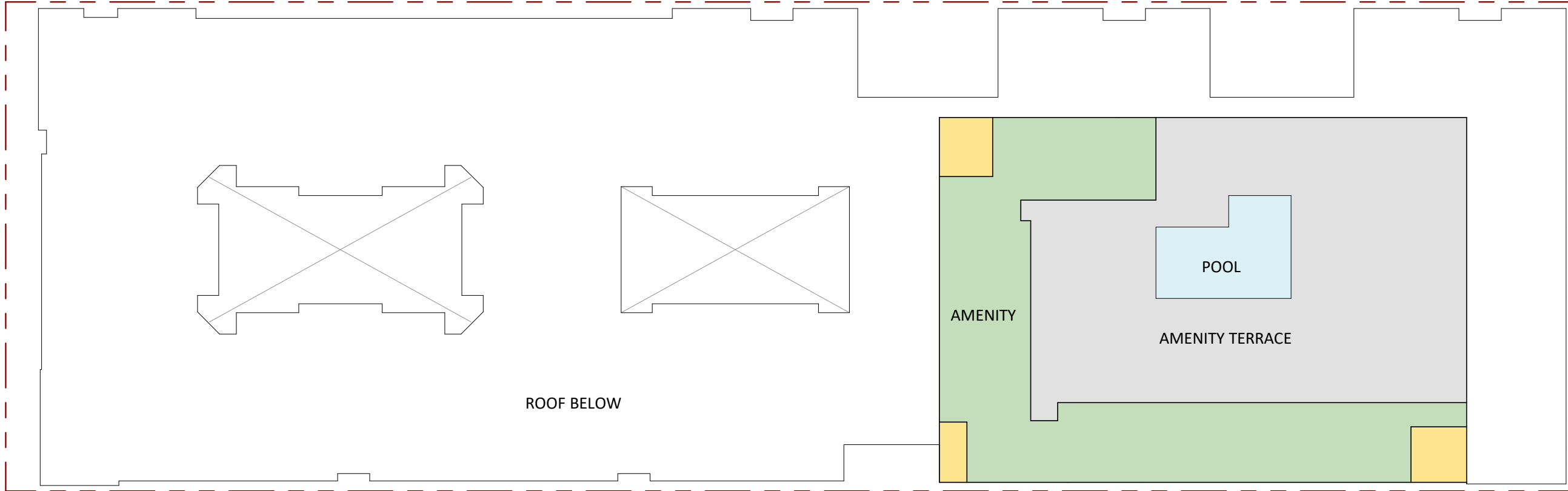
CURRENT DESIGN  
LEVELS 2-5



PREVIOUS DESIGN  
LEVELS 3-7



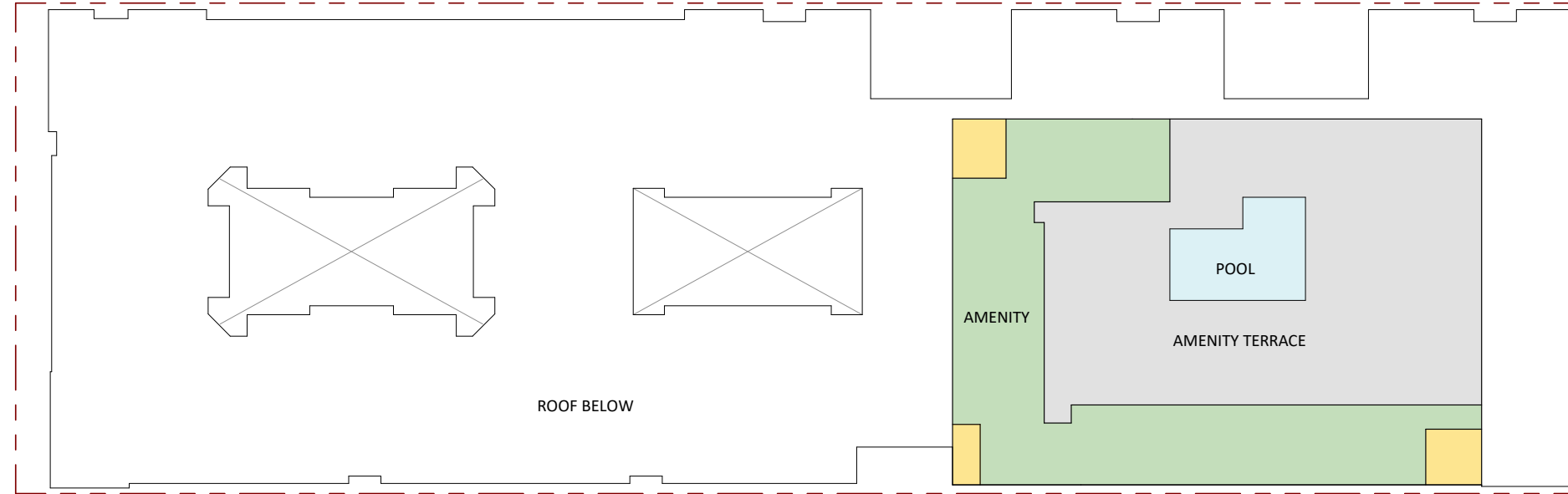
# Level 6 Amenity Level- Concept Plan



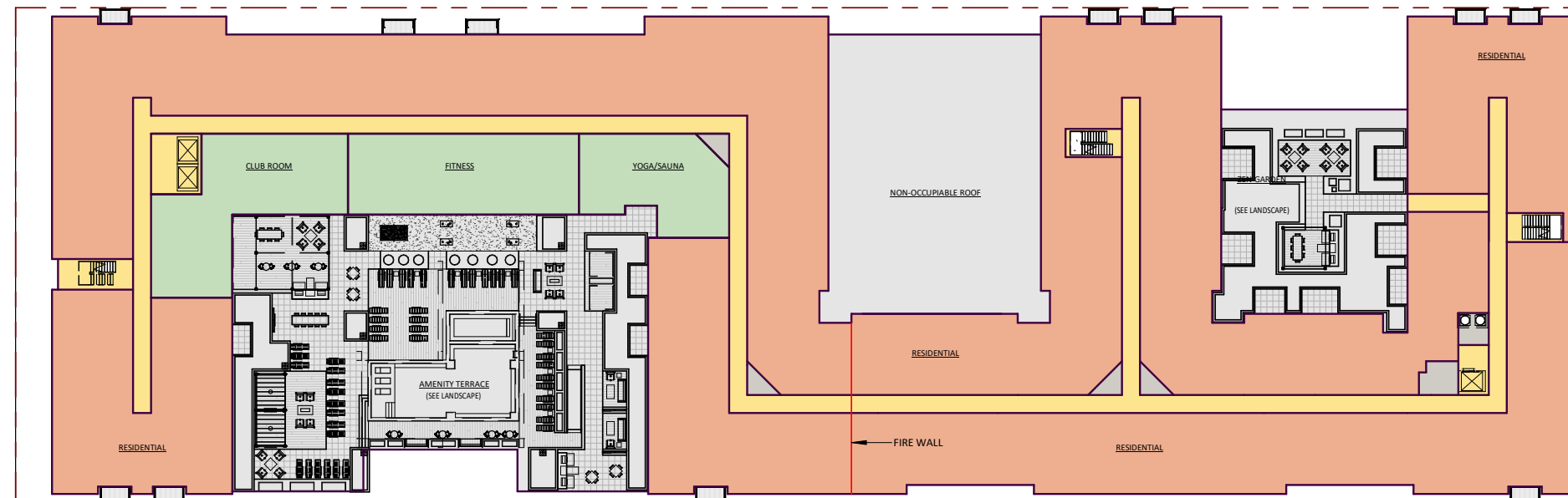
Scale: 1" = 40'-0"

# Amenity Level - Comparison

CURRENT DESIGN  
LEVEL 6



PREVIOUS DESIGN  
LEVEL 3





subtext

| **esg**  
ARCHITECTURE & DESIGN

# Metrics - Comparison

Levels	Gross SF	Parking GSF	Commercial	Residential GSF	Commercial Parking Stalls	Res. Enclosed Stalls	Res. Units
0.5 Parking	13,505	12,376	-	-	35	-	0
1 Commercial / Lobby / Parking	71,792	21,718	7,036	43,038	42	20	44
1.5 Parking	21,718	21,718	-	-	-	67	0
2 Apartments / Parking	70,822	21,718	-	49,104	-	67	54
3 Apartments / Amenities	70,822	21,718	-	49,104	-	67	54
4 Apartments	70,822	21,718	-	49,104	-	67	54
5 Apartments	65,091	15,987	-	49,104	-	46	54
6 Apartments	8,780	-	-	8,780	-	-	-
<b>Total</b>	<b>393,352</b>	<b>136,953</b>	<b>7,036</b>	<b>248,234</b>	<b>77</b>	<b>334</b>	<b>260</b>

Unit Mix	# of Units	Unit SF	NLSF
Studio	40	414	16,560
One Bedroom	30	510	15,300
Two Bedroom	127	759	96,393
Three Bedroom	63	1045	65,835
<b>Total</b>	<b>260</b>	<b>763</b>	<b>194,088</b>

Site Metrics	
Site SF	86,297
Applicable FAR SF	256,399
Site Acreage	1.98
Dwelling Unit / Acre	131
FAR	2.97

Parking	
Total Parking Required:	570
Total Parking with Shared Reductions:	411
Total Parking Provided:	411

Common Open Space	
Total Open Area SF	24,823
Total Gross Residential Area SF	248,234
<b>15% Required</b>	<b>10.00%</b>

\*ALLOWED TO REDUCE TO 5% FOR HIGH DENSITY RESIDENTIAL

## CURRENT DESIGN

Levels	Gross SF	Parking GSF	Commercial	Residential GSF	Commercial / Visitor Stalls	Res. Enclosed Stalls	Res. Units
0.5 Parking	60,000	60,000	-	-	-	190	0
1 Commercial / Lobby / Parking	75,544	50,377	8,110	12,997	77	76	10
2 Apartments / Parking	75,770	49,625	-	24,445	-	159	13
3 Apartments / Amenities	53,590	-	-	47,901	-	-	54
4 Apartments	53,590	-	-	53,590	-	-	63
5 Apartments	53,590	-	-	53,590	-	-	63
6 Apartments	53,590	-	-	53,590	-	-	63
7 Apartments	52,300	-	-	52,300	-	-	63
<b>Total</b>	<b>477,974</b>	<b>160,002</b>	<b>8,110</b>	<b>298,413</b>	<b>77</b>	<b>425</b>	<b>329</b>

Unit Mix	# of Units	Units SF	NLSF
Studio	54	414	22,356
One Bedroom	49	510	24,990
Two Bedroom	150	759	117,260
Three Bedroom	76	1045	79,420
<b>Total</b>	<b>329</b>	<b>731</b>	<b>244,026</b>

Site Metrics	
Site SF	86,294
Applicable FAR SF	317,972
Site Acreage	1.98
Dwelling Unit / Acre	166
FAR	3.68

Parking	
Total Parking Required:	698
Total Parking with shared reductions:	502
Total Parking Provided:	502

Common Open Space	
Total Open Area SF	33,409
Total Gross Residential Area SF	298,413
<b>15% Required</b>	<b>11.20%</b>

\*ALLOWED TO REDUCE TO 5% FOR HIGH DENSITY RESIDENTIAL

## PREVIOUS DESIGN