



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Wednesday, March 27, 2024 at 6:30 pm

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

Heman Park Community Center (975 Pennsylvania Avenue)

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

- 1. Roll Call**
- 2. Approval of Minutes**
 - a. February 28, 2024 Plan Commission Minutes
- 3. Public Comments** – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
- 4. Old Business**
 - a. **SUB-22-08**
Applicant: City of University City
Request: Major Subdivision – Lot Consolidation
Location: 6801 Delmar Boulevard
VOTE REQUIRED
- 5. New Business**
 - a. **SUB-24-01**
Applicant: Pitzman’s Co. of Surveyors and Engineers (attn. William K. Berthold)
Request: Final Plat for Minor Subdivision
Location: 7111 Washington Avenue
VOTE REQUIRED
 - b. **Working Session – Agudas Israel**
Applicant: Agudas Israel of St. Louis Synagogue
Request: Working session to obtain feedback from the Plan Commission on a proposed synagogue
Location: 8200-8206 Delmar Boulevard and 558, 564, and 568 Mapleview Drive
 - c. **CUP-24-01**
Applicant: The Showroom Event Center LLC (attn. Ruby P. Walsh)
Request: Conditional Use Permit (CUP) to allow for a banquet hall in the “GC” General Commercial District
Location: 8348 Olive Boulevard
VOTE REQUIRED
- 6. Other Business**
- 7. Reports**
 - a. Council Liaison Report

- b. Housing & Third Ward Revitalization Task Force Report
- c. Comprehensive Plan Committee
- d. Code Review Committee
- e. Staff Updates

8. Adjournment



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VIRTUAL MEETING DETAILS

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Wednesday, March 27, 2024 at 6:30 pm

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

Heman Park Community Center (975 Pennsylvania Avenue)

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

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/87644895329?pwd=aVRYZ0lBUmZaanY4K3hSYWJrVlZlTQT09>

Passcode: 629181

Or One tap mobile:

+13052241968,,87644895329#,,,,*629181# US

+13092053325,,87644895329#,,,,*629181# US

Or Telephone:

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

+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

+1 929 205 6099 US (New York)

+1 507 473 4847 US

+1 301 715 8592 US (Washington DC)

+1 564 217 2000 US

+1 689 278 1000 US

+1 669 444 9171 US

+1 719 359 4580 US

+1 669 900 6833 US (San Jose)

+1 253 205 0468 US

Webinar ID: 876 4489 5329

Passcode: 629181

International numbers available: <https://us02web.zoom.us/j/87644895329?pwd=aVRYZ0lBUmZaanY4K3hSYWJrVlZlTQT09>

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.



MEETING MINUTES (DRAFT)

PLAN COMMISSION

Location: via Videoconference (Zoom)

Wednesday, February 28, 2024 at 5:00pm

The Plan Commission held its regular session on Wednesday, February 28, 2024 via Videoconference (Zoom). The meeting commenced at 5:02 pm and adjourned at 6:20 pm.

Call to Order – (5:02 pm) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Al Fleischer Jr.

Charles Gascon

Mark Harvey

Ellen Hartz

Margaret Holly

Patricia McQueen

Tori Gonzalez

Jeff Hales (Council Liaison)

Staff Present

Mary Kennedy, Planner

John Wagner, Director of Planning &
Development

John Mulligan, City Attorney

2. Approval of Minutes

- a. December 6, 2023 – Ms. Kennedy stated that she did not have notes of who made the first motion at the December 6, 2023 meeting related to TXT-23-04. Commissioner Fleischer stated he had made that motion. With this correction, the December 6, 2023 minutes were approved.
- b. December 27, 2023 – Chair Holly shared minor grammatical corrections to the minutes with staff prior to the meeting. With those corrections, the December 27, 2023 minutes were approved.
- c. January 24, 2024 – The minutes were approved with no corrections.

3. Public Comments – None

4. Old Business – None

5. New Business

a. Comprehensive Plan Implementation

Commissioner Gascon, Chair of the Comprehensive Plan Committee, led a discussion about the actions that are assigned to the Plan Commission. Most of the actions that identify the Plan Commission as a “Lead Coordinator” also identify the Department of Planning & Development as a “Lead Coordinator.” Many actions involve updates to the zoning code and encouraging development that align with the comprehensive plan.

There was discussion about when it's appropriate for staff and the Code Review Committee to begin working on revising sections of the zoning code to align with the comprehensive plan. One approach is in to work incrementally on sections of the code that are most urgent to address, in the meantime until a consultant is on board to do the full code update. There was concern that the full code update could take a long time, upwards of 1-2 years, and that it's important that development in the meantime not be stalled.

Commissioner Harvey noted that the code update process is also a great time to engage with the private subdivisions in University City, with topics related to allowable housing types, such as accessory dwelling units (ADUs). Commissioner McQueen also reminded the group that the comprehensive plan identifies "Supporting Entities" for each action. The Commission on Senior Issues is a "Supporting Entities" for the accessory dwelling units action.

There was some discussion about getting funds approved through the City Manager and City Council for the zoning code update, and when is best to begin writing an RFP. Commissioners and staff agreed it best to address code updates comprehensively with the support of a consultant; this would be the best use of commissioners' and staff time, and would result in a better, more cohesive product. Staff would begin work to request funds for hiring a consultant to update the zoning code. Then, an RFP would be put together to begin receiving bids for this work.

Commissioner Gascon motioned to recommend to City Council approving funding in the upcoming fiscal year for hiring a consultant to rewrite the City's Zoning Code. Commissioner McQueen seconded the motion. The motion passed with 7 ayes to 0 nays.

Commissioner Gonzalez suggested that the City ask other community members to get involved in the zoning code update process such as by serving on a committee. Commissioner McQueen also suggested that an effort should be made to engage the other boards and commissions in the City in the code update and to kick off comprehensive plan implementation in general.

6. Other Business – none

7. Reports:

- a. Council Liaison Report: Council Member Hales reported that he recently toured Crescent Plumbing and it's coming along very well. He will also be touring the Avenir site. He also shared with the Commission that he plans to run for Missouri State House of Representatives this fall.
- b. Staff Updates: Dr. Wagner shared that an offer of employment has been made for the planner position so that should be finalized soon.
- c. Housing & Third Ward Revitalization Task Force Report: Commissioner McQueen reported that the planning process will now wrap up in June. The consultants will be in town March 20-22 for community engagement. She also shared a reminder that when celebrating Black History Month, we should not view it only through the lens of exploitation and oppression, as that minimizes its importance.

8. Adjournment – The meeting was adjourned at 6:20 pm.



Department of Community Development

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

STAFF REPORT

MEETING DATE: March 27, 2024

FILE NUMBER: SUB 22-08

COUNCIL DISTRICT: 2

Location: 6801 Delmar Boulevard

Applicant: City of University City

Request: Major Subdivision – Lot Consolidation

Existing Zoning: “PA” Public Activity

Proposed Zoning: “PA” Public Activity (*no change*)

Existing Land Use: Civic Complex: City Hall, Library

Proposed Land Use: Government offices, Library

Surrounding Zoning and Land Use:

North: “PA” Public Activity, “HRO” High Density Residential/Office

East: “PA” Public Activity, “CC” Core Commercial

South: “PA” Public Activity, “HR” High Density Residential

West: “PA” Public Activity, “SR” Single-Family Residential

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Subdivision Plat Application
- B. Record Plat

Why this is on the agenda again

This Lot Consolidation Plat was originally approved by the Plan Commission on Jun 22, 2022, and approved by the City Council on August 8, 2022, through Ordinance Number 7189. The plat was not recorded two years ago, and some of the language on the first page of the plat differed from the approved version. For this reason, and because two years has passed, we are asking the Commission to approve the plat again. Nothing on the second page showing the metes and bounds has changed. This is the same plat

that was previously approved. It will be forwarded to the City Council for approval again in April.

Existing Property and Applicant Request

The subject property currently consists of three parcels: 601 Trinity Avenue, 6801 Delmar Boulevard (shown as 6701 Delmar Boulevard on the plat) and 702 Harvard Avenue. This latter parcel is the small piece of land just to the north of 601 Trinity Avenue. The lot consolidation is being done to meet the MSD (Metropolitan St. Louis Sewer District) requirement that private sewers cannot cross property lines.

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 – again – of the proposed Major Subdivision.

Enc:

1. Subdivision Application
2. Record Plat

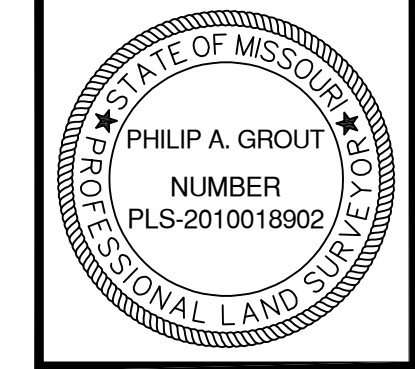
LOT CONSOLIDATION PLAT OF
"UNIVERSITY CITY GOVERNMENT BUILDING"
PART OF BLOCKS 1 & 4 OF "UNIVERSITY HEIGHTS"
ALONG WITH PART OF SGT. MIKE KING DRIVE
U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST, 5TH P.M.
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
 NOT TO SCALE

ORIGINAL LOCATOR NUMBERS 18J620978, 18J621012 AND 18J621276

OWNER:
 CITY OF UNIVERSITY CITY
 6801 DELMAR BOULEVARD
 ST. LOUIS, MISSOURI 63130
 (314) 862-6767



DATE: APRIL 2022
 CDI #: R5085
 DRAWN BY: GWK
 CHECKED BY: PAG

Date	Revision	Script
03/07/24		

MISSOURI
 LAND SURVEYING
 CORPORATION
 LICENSE NUMBER:
2011020042
 EXPIRES: 12-31-2025

5220 Oakland Ave.
 St. Louis, MO 63110
 (314) 868-6370

CIVIL DESIGN, INC.
 MISSOURI

CITY OF UNIVERSITY CITY
6801 DELMAR BOULEVARD
ST. LOUIS, MISSOURI 63130

LOT CONSOLIDATION PLAT

SHEET TITLE

SHEET NO.
 1 OF 2

GENERAL NOTES:

- THIS PROPERTY CLASSIFIES AS AN URBAN SURVEY.
- "R" DENOTES RECORD INFORMATION, "S" DENOTES MEASURED BY SURVEYOR, AND "C" DENOTES CALCULATED.
- THIS PLAT OF SURVEY CONTAINS 240,404 SQ. FT. OR 5.5189 ACRES MORE OR LESS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY; EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS.
- THIS BOUNDARY ADJUSTMENT PLAT DOES NOT VACATE EXISTING EASEMENTS OR RIGHT OF WAY, NOR DOES IT CREATE, GRANT OR ESTABLISH NEW EASEMENTS OR RIGHTS OF WAY.
- A LAND DISTURBANCE PERMIT FOR ANY NEW CONSTRUCTION ON THIS SITE MAY BE REQUIRED. BOUNDARY ADJUSTMENT PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

CONTROL STATEMENT:

MISSOURI STATE PLANE COORDINATES, BEARINGS, AND ELEVATIONS HEREON THIS PROJECT WERE ESTABLISHED UTILIZING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS DURING THE MONTH OF APRIL 2022, AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF NAD1983, ZONE EAST, 2401, GRID NORTH, AND THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).

SOURCE OF TITLE INFORMATION:

NO TITLE INSURANCE COMMITMENT WAS FURNISHED TO THE SURVEYOR; THEREFORE THERE MAY BE OTHER EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

ZONING INFORMATION:

THE AREA(S) SHOWN ON THIS PLAT ARE WITHIN ZONING DESIGNATION "MUNICIPAL" PER THE CITY OF UNIVERSITY CITY ZONING MAP.

FEMA FLOOD ZONE INFORMATION:

FEMA SPECIAL FLOOD HAZARD AREA ZONE "X" - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY (COMMUNITY #290390 PANEL #0216K), MISSOURI PER MAP NO. 29189C0216K WITH A REVISED DATE OF FEBRUARY 4, 2015.

MONUMENT STATEMENT:

PERMANENT MONUMENTS SHALL BE SET AT THE SUBDIVISION CORNERS AND SEMI-PERMANENT MONUMENTS SHALL BE SET AT THE INTERIOR LOT CORNERS UPON COMPLETION OF GRADING OR WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT ACCORDING TO 10 CSR 30-2.080 (DETAIL REQUIREMENTS FOR ORIGINAL SURVEYS).

PROPERTY DESCRIPTION

#601 TRINITY AVENUE (BOOK 23272, PAGE 292)

PART OF BLOCK 4 OF UNIVERSITY HEIGHTS A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGE 14 OF THE ST. LOUIS COUNTY RECORDS, ALONG WITH PART OF SGT. MIKE KING DRIVE, LOCATED IN U.S. 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 NORTHEAST CORNER OF A TRACT OF LAND AS CONVEYED TO THE CITY OF UNIVERSITY CITY, BY INSTRUMENT RECORDED IN BOOK 1088, PAGE 113 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SGT. MIKE KING DRIVE, 50 FEET WIDE, 372.00 FEET DISTANT NORTH OF ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF DELMAR BOULEVARD, 80 FEET WIDE; THENCE ALONG THE NORTHERN LINES OF SAID UNIVERSITY CITY TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, 139.00 FEET; NORTH 00 DEGREES 14 MINUTES 16 SECONDS EAST, 50.00 FEET, TO A FOUND IRON PIPE, AND NORTH 89 DEGREES 45 MINUTES 44 SECONDS WEST, 146.05 FEET TO A FOUND IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE TRINITY AVENUE, 50 FEET WIDE, SAID POINT ALSO BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 435.08 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE WITH AN ARC LENGTH OF 12.76 FEET AND A CHORD WHICH BEARS NORTH 10 DEGREES 52 MINUTES 50 SECONDS EAST, 14.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 270.13 FEET, THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 383.00 FEET, AND A CHORD WHICH BEARS NORTH 52 DEGREES 20 MINUTES 18 SECONDS EAST, 351.71 FEET THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 385.40 FEET; THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 5.17 FEET AND A CHORD WHICH BEARS SOUTH 86 DEGREES 42 MINUTES 18 SECONDS EAST, 5.17 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ABOVE SAID SGT. MIKE KING DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 14 MINUTES 16 SECONDS WEST, 278.31 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

#6701 DELMAR BOULEVARD (BOOK 01088, PAGE 0113)

ALL OF BLOCK FOUR (4) OF UNIVERSITY HEIGHTS ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGES 14 AND 15, SUBJECT TO A CERTAIN DEED OF TRUST DATED MAY 15, 1930 IN THE SUM OF SEVENTY-FIVE THOUSAND (\$75,000.00) DOLLARS, SUBJECT TO CONDITIONS AND RESTRICTIONS ACCORDING TO A PLAT RECORDED IN PLAT BOOK 6, PAGES 14 AND 15 AND ACCORDING TO DEED RECORDED IN BOOK 161, PAGE 37 AND OR AMENDED BY DECREE OF THE CIRCUIT COURT OF ST. LOUIS COUNTY RECORDED IN BOOK 518, PAGE 9.

#702 HARVARD AVENUE (BOOK 06290, PAGE 1392)

BEGINNING AT THE NORTHEAST CORNER OF HARVARD (FORMERLY OBERLIN) AVENUE, A PRIVATE STREET IN UNIVERSITY HEIGHTS, A PRIVATE SUBDIVISION IN THE CITY OF UNIVERSITY CITY, AND DELMAR BOULEVARD, A PUBLIC STREET IN THE CITY OF UNIVERSITY CITY, MISSOURI; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID HARVARD (FORMERLY OBERLIN) AVENUE, A DISTANCE OF THREE HUNDRED SEVENTY-TWO (372.00) FEET TO A POINT; THENCE WESTWARDLY AT A RIGHT ANGLE ACROSS SAID HARVARD (FORMERLY OBERLIN) AVENUE, A DISTANCE OF FIFTY (50) FEET TO A POINT IN THE WEST LINE OF SAID HARVARD (FORMERLY OBERLIN) AVENUE; THENCE SOUTHWARDLY ALONG THE SAID WEST LINE OF HARVARD (FORMERLY OBERLIN) AVENUE TO THE NORTHWEST CORNER OF THE AFORESAID DELMAR BOULEVARD AND HARVARD AVENUE; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID DELMAR BOULEVARD TO THE POINT OF BEGINNING.
 BEGINNING AT A POINT IN THE EAST LINE OF HARVARD (FORMERLY OBERLIN) AVENUE, SAID POINT BEING THREE HUNDRED SEVENTY-TWO (372.00) FEET NORTH OF THE NORTHWEST CORNER OF HARVARD (FORMERLY OBERLIN) AVENUE, A PRIVATE STREET IN UNIVERSITY HEIGHTS, A PRIVATE SUBDIVISION IN THE CITY OF UNIVERSITY CITY, MISSOURI AND DELMAR BOULEVARD, A PUBLIC STREET IN THE CITY OF UNIVERSITY CITY, MISSOURI; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID HARVARD (FORMERLY OBERLIN) AVENUE, A DISTANCE OF FIFTY (50) FEET TO A POINT IN THE SOUTH LINE OF LOT 2 OF BLOCK 2 OF THE AFORESAID UNIVERSITY HEIGHTS SUBDIVISION, SAID POINT BEING THREE (3) FEET MORE OR LESS WEST OF THE SOUTHEAST CORNER OF SAID LOT 2 OF BLOCK 2 OF SAID SUBDIVISION; THENCE IN A STRAIGHT LINE TO THE NORTHWEST CORNER OF SAID LOT 2 OF BLOCK 2 OF SAID SUBDIVISION; THENCE SOUTHWARDLY AND SOUTHWESTWARDLY ALONG A LINE FIFTY (50) FEET EAST OF AND PARALLEL TO THE EAST LINE OF BLOCK 3 OF SAID SUBDIVISION, TO A POINT IN THE NORTH LINE OF BLOCK 4 OF SAID SUBDIVISION, SAID POINT BEING FIFTY (50) FEET AS MEASURED AT RIGHT ANGLES, EAST OF A POINT FIFTY-SIX (56) FEET SOUTH OF THE NORTH LINE OF LOT 1 OF BLOCK 3 OF THE AFORESAID PRIVATE SUBDIVISION; THENCE EASTWARDLY ALONG THE NORTH LINE OF BLOCK 4 OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID BLOCK 4 OF SAID SUBDIVISION; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID BLOCK 4 OF SAID SUBDIVISION, ALSO BEING THE WEST LINE OF AFORESAID HARVARD (FORMERLY OBERLIN) AVENUE TO A POINT IN SAID LINE, SAID POINT BEING THREE HUNDRED SEVENTY-TWO (372.00) FEET NORTH OF THE NORTHWEST CORNER OF HARVARD (FORMERLY OBERLIN) AVENUE AND DELMAR BOULEVARD; THENCE EASTWARDLY AT A RIGHT ANGLE ACROSS SAID HARVARD (FORMERLY OBERLIN) AVENUE, A DISTANCE OF FIFTY (50) FEET TO THE POINT OF BEGINNING.

ADJUSTED LOT DESCRIPTION

PART OF BLOCKS 1 AND 4 OF "UNIVERSITY HEIGHTS" A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 14 AND 15 OF THE ST. LOUIS COUNTY RECORDS, ALONG WITH PART OF SGT. MIKE KING DRIVE, LOCATED IN U.S. 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:

COMMENCING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF UNIVERSITY CITY, BY INSTRUMENT RECORDED IN BOOK 1088, PAGE 113 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF SGT. MIKE KING DRIVE (50 FEET WIDE), 371.81 FEET (372.00 FEET RECORD) DISTANT NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF DELMAR BOULEVARD (80 FEET WIDE); THENCE ALONG SAID WEST LINE OF SGT. MIKE KING DRIVE (50 FEET WIDE), NORTH 07 DEGREES 23 MINUTES 13 SECONDS EAST, 108.01 FEET TO THE NORTH LINE OF SAID SGT. MIKE KING DRIVE (50 FEET WIDE) AND THE POINT OF BEGINNING;
 THENCE ALONG SAID NORTH LINE OF SGT. MIKE KING DRIVE (50 FEET WIDE), SOUTH 81 DEGREES 02 MINUTES 51 SECONDS EAST, 50.02 FEET TO THE EAST LINE OF SAID SGT. MIKE KING DRIVE (50 FEET WIDE); THENCE ALONG SAID EAST LINE OF SGT. MIKE KING DRIVE (50 FEET WIDE), SOUTH 07 DEGREES 23 MINUTES 13 SECONDS WEST, 259.12 FEET, THENCE LEAVING SAID EAST LINE OF SGT. MIKE KING DRIVE (50 FEET WIDE), SOUTH 83 DEGREES 11 MINUTES 45 SECONDS EAST, 280.73 FEET TO THE WEST LINE OF KINGSLAND AVENUE (80 FEET WIDE); THENCE ALONG SAID WEST LINE OF KINGSLAND AVENUE (80 FEET WIDE), SOUTH 07 DEGREES 07 MINUTES 29 SECONDS WEST, 175.11 FEET; THENCE SOUTH 52 DEGREES 04 MINUTES 35 SECONDS WEST, 63.89 FEET TO THE NORTH LINE OF DELMAR BOULEVARD (80 FEET WIDE); THENCE ALONG SAID NORTH LINE OF DELMAR BOULEVARD (80 FEET WIDE), NORTH 82 DEGREES 58 MINUTES 20 SECONDS WEST, 322.23 FEET TO THE EAST LINE OF TRINITY AVENUE (50 FEET WIDE); THENCE ALONG SAID EAST LINE OF TRINITY AVENUE (50 FEET WIDE), ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 202.00 FEET, AN ARC LENGTH OF 179.97 FEET, THE CHORD OF WHICH BEARS NORTH 57 DEGREES 26 MINUTES 55 SECONDS WEST, 174.08 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 434.00 FEET, AN ARC LENGTH OF 370.82 FEET, THE CHORD OF WHICH BEARS NORTH 07 DEGREES 27 MINUTES 39 SECONDS WEST, 359.45 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 435.08 FEET, AN ARC LENGTH OF 13.50 FEET, THE CHORD OF WHICH BEARS NORTH 18 DEGREES 19 MINUTES 25 SECONDS EAST, 13.50 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.13 FEET, AN ARC LENGTH OF 225.44 FEET, THE CHORD OF WHICH BEARS NORTH 42 DEGREES 48 MINUTES 52 SECONDS EAST, 218.95 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 344.00 FEET, AN ARC LENGTH OF 84.43 FEET, THE CHORD OF WHICH BEARS NORTH 59 DEGREES 41 MINUTES 15 SECONDS EAST, 84.22 FEET; THENCE LEAVING SAID EAST LINE OF TRINITY AVENUE (50 FEET WIDE), SOUTH 82 DEGREES 49 MINUTES 57 SECONDS EAST, 89.06 FEET; THENCE SOUTH 07 DEGREES 23 MINUTES 13 SECONDS WEST, 184.95 FEET TO THE POINT OF BEGINNING, CONTAINING 240,404 SQUARE FEET, MORE OR LESS.

OWNER'S CERTIFICATION:

(#601 TRINITY AVENUE, #6701 DELMAR BOULEVARD & #702 HARVARD AVENUE)

WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS THE:

"UNIVERSITY CITY GOVERNMENT BUILDING"

THE BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

ALL EXISTING EASEMENTS ARE SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 2024.

CITY OF UNIVERSITY CITY

BY (SIGNATURE): _____

(PRINT): _____

TITLE: _____

STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____ 2024, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF THE CITY OF UNIVERSITY CITY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATE AND POLITICAL SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN THE CITY OF ST. LOUIS, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CITY APPROVAL

WE, LaRETTE REESE, CITY CLERK AND JOHN WAGNER, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE CITY OF UNIVERSITY CITY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT SHOWN, "UNIVERSITY CITY GOVERNMENT BUILDING", CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI, WAS APPROVED BY THE CITY OF UNIVERSITY CITY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, BY ORDINANCE # 1789 ON THIS 8TH DAY OF AUGUST, 2022.

LaRETTE REESE, CITY CLERK
 CITY OF UNIVERSITY CITY, MISSOURI

JOHN WAGNER, DIRECTOR OF PLANNING AND DEVELOPMENT
 CITY OF UNIVERSITY CITY, MISSOURI

SURVEYOR'S CERTIFICATION:

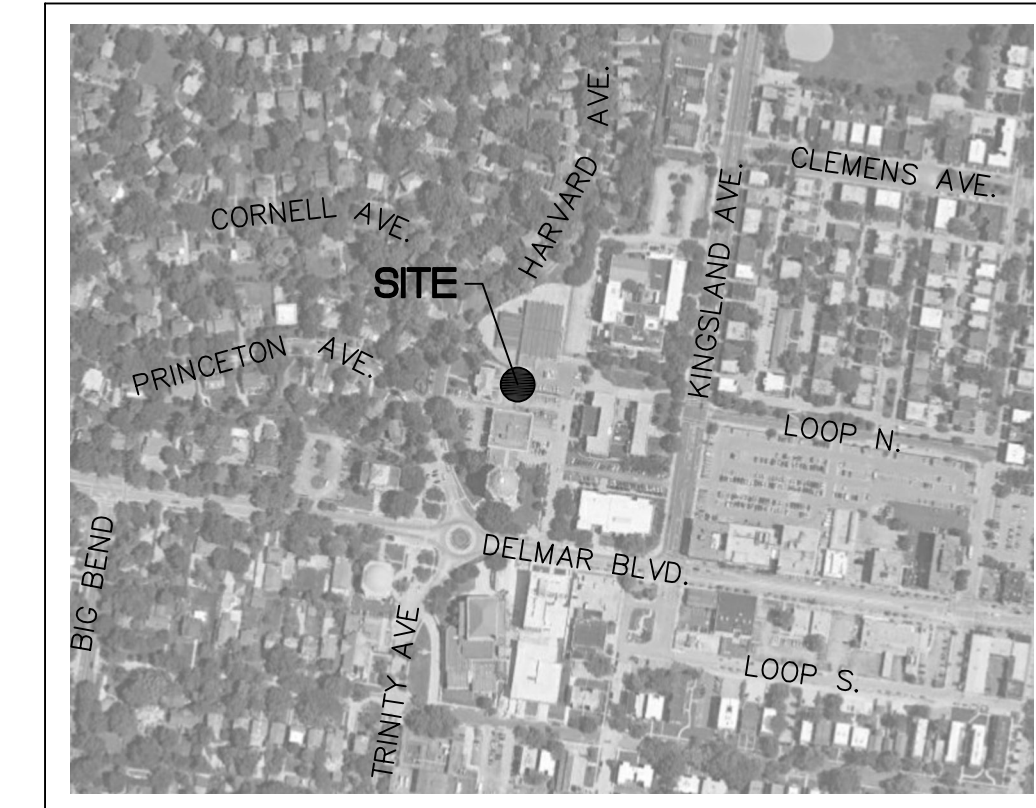
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE CITY OF UNIVERSITY CITY, WE HAVE DURING THE MONTH OF APRIL 2022, EXECUTED A PROPERTY BOUNDARY SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS AND IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LAND SURVEYING PROFESSION CURRENTLY PRACTICING AND IN SIMILAR CIRCUMSTANCES, ON THE TRACT OF LAND SHOWN AND DESCRIBED HEREON AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED UPON THIS PLAT. THIS SURVEY MEETS THE ACCURACY STANDARDS FOR AN URBAN PROPERTY AS DEFINED IN SAID STANDARDS.

CIVIL DESIGN, INC. (CDI)
 5220 OAKLAND AVENUE
 ST. LOUIS, MISSOURI 63110

PHILIP A. GROUT, PLS-2010018902

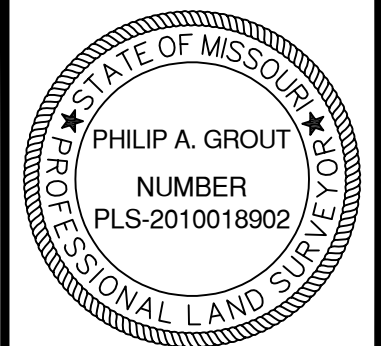
DATE

LOT CONSOLIDATION PLAT OF
"UNIVERSITY CITY GOVERNMENT BUILDING"
PART OF BLOCKS 1 & 4 OF "UNIVERSITY HEIGHTS"
ALONG WITH PART OF SGT. MIKE KING DRIVE
U.S. SURVEY 378, TOWNSHIP 45 NORTH, RANGE 6 EAST, 5TH P.M.
UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

ORIGINAL LOCATOR NUMBERS 18J620978, 18J621012 AND 18J621276
OWNER:
 CITY OF UNIVERSITY CITY
 6801 DELMAR BOULEVARD
 ST. LOUIS, MISSOURI 63130
 (314) 862-6767



DATE: APRIL 2022
 CDI #: R5085
 DRAWN BY: GWK
 CHECKED BY: PAG

No.	Date	Revision	Script
1	03/07/24		

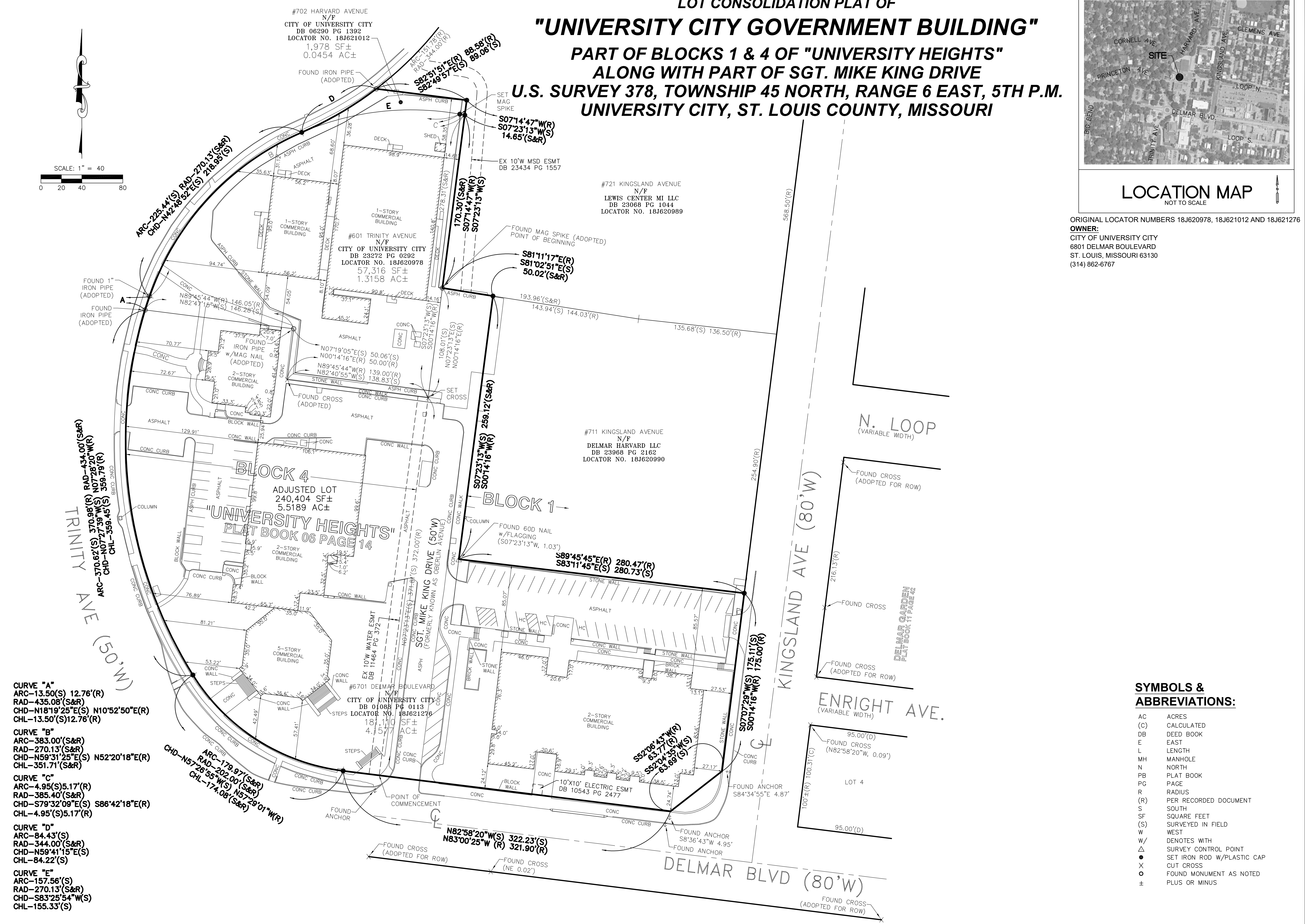
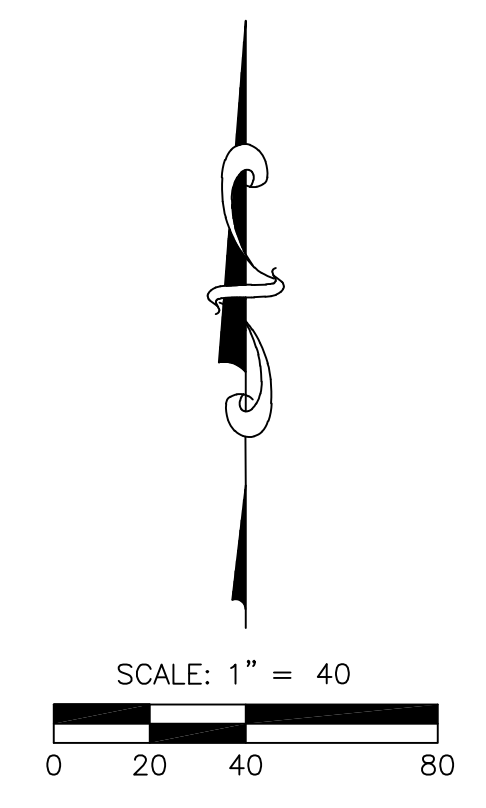
MISSOURI
 LAND SURVEYING
 CORPORATION
 LICENSE NUMBER:
2011020042
 EXPIRES: 12-31-2025

5220 Oakland Ave.
 St. Louis, MO 63110
 (314) 868-3370

CIVIL DESIGN, INC.
 WAREHOUSE

CITY OF UNIVERSITY CITY
6801 DELMAR BOULEVARD
ST. LOUIS, MISSOURI 63130

**LOT CONSOLIDATION
 PLAT**



- CURVE "A"**
 ARC-13.50(S) 12.76'(R)
 RAD-435.08'(S&R)
 CHD-N18°19'25"E(S) N10°52'50"E(R)
 CHL-13.50(S)12.76'(R)
- CURVE "B"**
 ARC-383.00'(S&R)
 RAD-270.13'(S&R)
 CHD-N59°31'25"E(S) N52°20'18"E(R)
 CHL-351.71(S&R)
- CURVE "C"**
 ARC-4.95(S)5.17'(R)
 RAD-385.40'(S&R)
 CHD-S79°32'09"E(S) S86°42'18"E(R)
 CHL-4.95(S)5.17'(R)
- CURVE "D"**
 ARC-84.43'(S)
 RAD-344.00'(S&R)
 CHD-N59°41'15"E(S)
 CHL-84.22'(S)
- CURVE "E"**
 ARC-157.56'(S)
 RAD-270.13'(S&R)
 CHD-S83°25'54"W(S)
 CHL-155.33'(S)

- SYMBOLS & ABBREVIATIONS:**
- AC ACRES
 - (C) CALCULATED
 - DB DEED BOOK
 - E EAST
 - L LENGTH
 - MH MANHOLE
 - N NORTH
 - PB PLAT BOOK
 - PG PAGE
 - R RADIUS
 - (R) PER RECORDED DOCUMENT
 - S SOUTH
 - SF SQUARE FEET
 - (S) SURVEYED IN FIELD
 - W WEST
 - W/ DENOTES WITH
 - △ SURVEY CONTROL POINT
 - SET IRON ROD W/PLASTIC CAP
 - X CUT CROSS
 - FOUND MONUMENT AS NOTED
 - ± PLUS OR MINUS



Department of Planning and Development

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

STAFF REPORT

Meeting Date	March 27, 2023
File Number	SUB-24-01
Council District	1
Location	7111 Washington Avenue
Applicant	Pitzman’s Co. of Surveyors and Engineers (attn. William K. Berthold)
Property Owner	Laurent J. Torno, Jr. and Elizabeth G. Torno
Request	Minor Subdivision – Final Plat; subdivide existing lot into two lots

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Application
- B. Owner Authorization
- C. Subdivision Plat

Applicant Request

The applicant’s request is to subdivide the existing single-family lot into two lots. Once subdivided, the applicant plans to remain in their home at 7111 Waterman Avenue and sell the new lot directly to the east (proposed address: 7109 Waterman Avenue) for a new single-family home to be built. The application is subject to Chapter 400, Zoning Code, and Chapter 405, Subdivision and Land Development Regulations of the University City Municipal Code. The application is being reviewed as a Minor Subdivision because the proposal does not meet any of the characteristics of a Major Subdivision as described in §405.165(A) and is therefore only required to go through the Final Plat process.

Surrounding Land Use and Zoning

The subject property is located on the north side of Waterman Avenue between Williams Avenue and Wellesley Avenue. The property is zoned Single Family Residential (SR). Surrounding properties are also zoned SR, and adjacent land uses to the north, south, east, and west consist only of single-family homes.

Analysis

The subject property is zoned Single Family Residential District (SR) and is located within the West Portland Place subdivision (this is not a private subdivision). Section 400.1020 of the Zoning Code, “Lot Area and Width Exceptions,” establishes the minimum lot areas and minimum lot widths for subdivisions platted prior to the City’s first Zoning Code in 1926. Per this section, properties in the West Portland Place

subdivision shall have a minimum lot area of 5,100 square feet and a minimum lot width of 40 feet.

Subdividing the subject property will result in two 37.5-foot-wide lots, each with 5,250 square feet of lot area. The proposed lot area complies with the requirement for West Portland Place. Because the proposed lot width of 37.5 feet is less than what is required by Section 400.1020, the applicant applied and was successfully approved for a variance by the Board of Adjustment on February 1, 2024.

In addition, subdividing the lot will result in a side yard setback of 1.61 feet for the existing structure at 7111 Waterman Avenue, less than the 5-foot minimum side yard setback. The applicant was also approved for a variance by the Board of Adjustment on February 1, 2024 for this deviation from the code standard. Both approvals were part of the same variance application (BOA-22-02). Any home built on the newly created lot at 7109 Waterman Avenue will be required to comply with all other zoning standards.

Staff Recommendation

The proposal meets all other Zoning Code and Subdivision Regulation requirements for a Final Plat. Prior to any improvements to either of the proposed lots, the property owners will be required to obtain all applicable permits.

Based on the preceding considerations, staff recommends approval of the Final Plat for the proposed Minor Subdivision.



24-0902

Planning and Development
City of University City

Department of Community Development

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

MAR 12 2024

6801 Delmar Blvd
University City MO 63130

SUBDIVISION APPLICATION

The application form must be completed and submitted along with the subdivision plat, letter of authorization (if applicable), fees, and other required attachments on or before the filing deadline. The filing deadline is generally twenty-eight (28) days prior to the Plan Commission meeting.

1. Application Type (Check each that apply):

- Minor Subdivision
- Preliminary Plat
- Final Plat
- Boundary Adjustment
- Preliminary Development Plan
- Final Development Plan
- Right-of-way Vacation
- Plat Vacation
- Dwelling Unit Display

2. Attachments
- 15 (#) Folded paper copies of Plat
 - 1 Electronic copy
 - 1 Improvement Plans
 - Other _____

3. Property Owner Information:

Name: LAURENT J. TORNO, JR.

Address: 7111 WATERMAN BLVD.
UNIVERSITY CITY, MO 63130

4. Authorized Agent (an authorization letter from the current property owner must be submitted if applicant is other than owner – not applicable to right-of-way vacation application):

Name: WILLIAM K. BERTHOLD, PE, PLS
PITZMAN'S CO. OF SURVEYORS & ENGINEERS

Address: 2725 SUTTON BLVD.
ST. LOUIS, MO 63143

5. Project Description (include a brief description of the project, including number of existing lots, number of lots proposed, total acreage, parcel identification, and/or any other applicable information):

SUBDIVISION OF ONE EXISTING 75'x140' LOT
INTO TWO (2) 37.5'x140' LOTS

FOR OFFICE USE ONLY

Fee Calculation: \$200.00 Base Fee + 2 # of lots x \$35.00 = \$270.00

December 14, 2021

24-01902

Planning and Development
City of University City


Zoning Administrator
6801 Delmar Boulevard, 4th Floor
University City, MO 63130

MAR 12 2024
6801 Delmar Blvd
University City MO 63130

**RE: Owner Permission Letter for Zoning Variance
Application – 7111 Waterman Boulevard**

Dear Zoning Administrator:

Please be advised that William K. Berthold of Pitzman's Company of Surveyors & Engineers has the permission of myself and my wife, Elizabeth Torno, to represent us and file our application for zoning variance related to the proposed subdivision of our property at 7111 Waterman Boulevard.


(Signature)

12/14/2021
(Date)

Laurent J. Torno, Jr.
7111 Waterman Boulevard
University City, MO 63130
314-721-3911

CITY CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THE TORNO SUBDIVISION HAS BEEN APPROVED BY THE CITY OF UNIVERSITY CITY, MISSOURI PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2024.

SIGN: _____
PRINT: _____
TITLE: CHAIRMAN, PLANNING AND ZONING COMMISSION

THE TORNO SUBDIVISION HAS BEEN APPROVED IN CONFORMANCE WITH SUBDIVISION REGULATIONS OF THE CITY OF UNIVERSITY CITY CODE OF ORDINANCES BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI ON THE ____ DAY OF _____, 2024, AS RECORDED IN ORDINANCE NO. _____

SIGN: _____ BY: _____
PRINT: _____ PRINT: _____
TITLE: MAYOR, CITY OF UNIVERSITY CITY TITLE: CITY CLERK

DEED DESCRIPTION (BOOK 6361 PAGE 316):

A LOT OF GROUND HAVING A FRONT OF 75 FEET ON THE NORTH LINE OF WATERMAN AVENUE, BEING THE EASTERN 15 FEET OF LOT NUMBER FOURTY-SEVEN (47) AND ALL OF LOTS FORTY EIGHT (48) AND FORTY NINE (49) IN BLOCK NUMBER TWO (2) OF "WEST PORTLAND PLACE", AS DESIGNATED AND LAID DOWN ON THE PLAT OF SAID "WEST PORTLAND PLACE", FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY, MISSOURI ON THE 26TH DAY OF AUGUST, 1908, AND RECORDED IN PLAT BOOK 9, AT PAGE 46, HAVING AN AGGREGATE FRONT OF SEVENTY FIVE (75) FEET ON THE NORTH LINE OF WATERMAN AVENUE, BY A DEPTH NORTHWARDLY OF ONE HUNDRED FORTY (140) FEET, TO A PUBLIC ALLEY; TOGETHER WITH ALL THE IMPROVEMENTS SITUATED THEREON AND KNOWN AS AND NUMBERED 7111 WATERMAN AVENUE.

TITLE NOTES:

- 1. SOURCE OF TITLE: NO TITLE WAS PROVIDED AT TIME OF SURVEY.
2. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SURVEYORS NOTES:

- 1. THE FIELD WORK WAS COMPLETED ON MAY 11, 2018.
2. BEARING BASIS: STATE PLANE NORTH GRID NORTH STATION: SL 14 DATE: JUNE 2012 NORTH=1,028,295.90 (F) EAST=871,182.79 (F)
3. PROPERTY ZONING: "SR" SINGLE FAMILY RESIDENTIAL DISTRICT PER THE CITY OF UNIVERSITY CITY WEBSITE MARCH 26, 2018.
4. FLOOD RISK ZONING: SUBJECT PROPERTY, IS LOCATED ON THE LATEST FLOOD INSURANCE RATE MAP OF CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI COMMUNITY PANEL NO. 29189C0214K DATED FEBRUARY 04, 2015, AS FURNISHED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT. THE FEMA/FIRM INDICATES THAT SUBJECT PROPERTY IS LOCATED IN ZONE "X", WHICH IS MINIMAL RISK AREAS OUTSIDE THE 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
5. MONUMENTS TO BE AFTER THIS PLAT HAS BEEN APPROVED.

THE UNDERSIGNED OWNER OF THE PARCEL OF GROUND DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE, HAS CAUSED SAID PARCEL TO BE SURVEYED AND SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, AND SAID SUBDIVISION SHALL HEREAFTER TO BE KNOWN AS:

"TORNO SUBDIVISION"

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 2024.

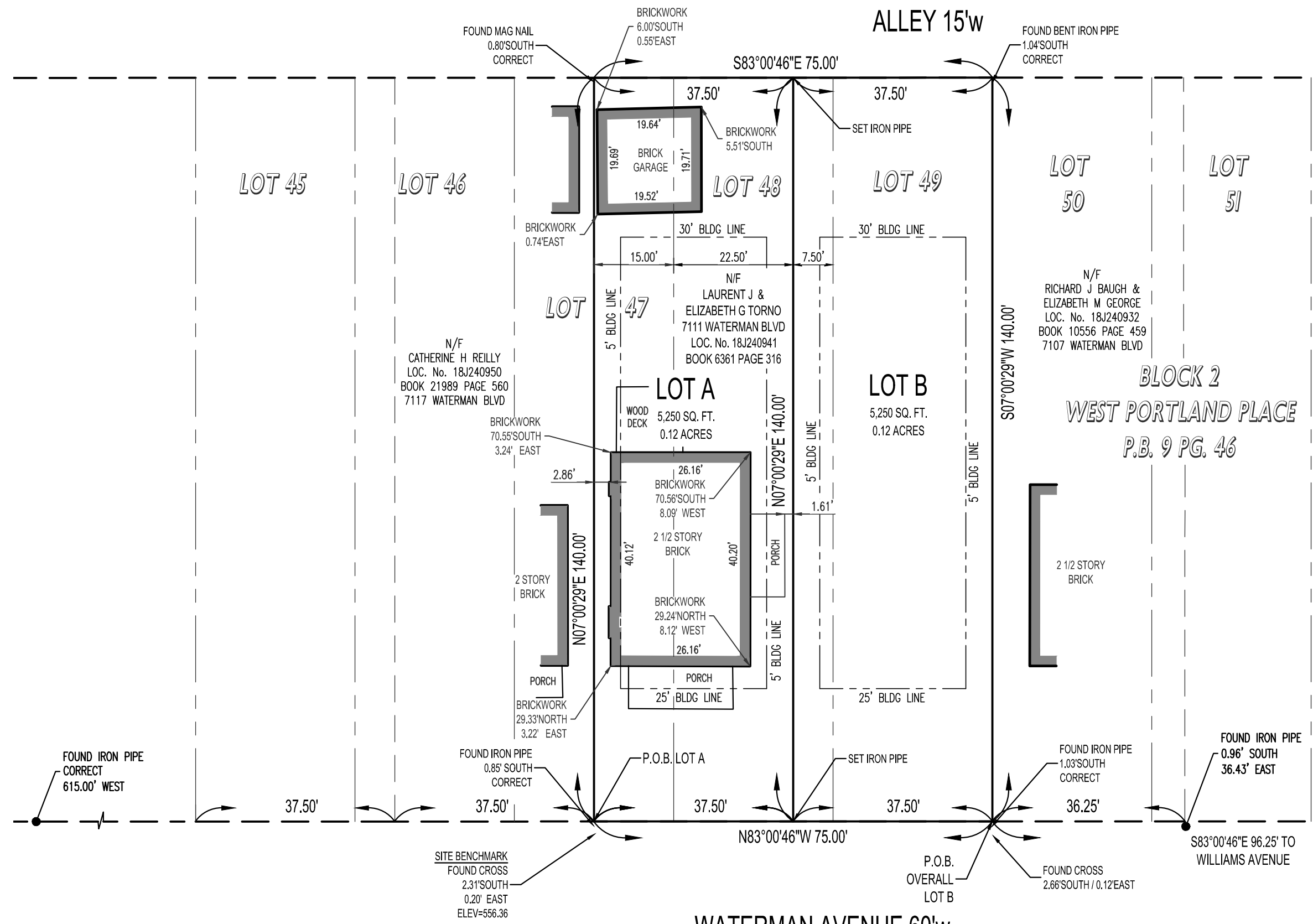
LAURENT J. TORNO, JR. ELIZABETH G. TORNO

STATE OF MISSOURI }
}S.S.
CITY/COUNTY OF ST. LOUIS }

ON THIS ____ DAY OF _____, 2024, BEFORE ME APPEARED LAURENT J. TORNO, JR. & ELIZABETH G. TORNO TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PERSONS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE CITY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____
NOTARY PUBLIC



WATERMAN AVENUE 60'w

OUT-BOUNDARY LEGAL DESCRIPTION:

A PARCEL OF GROUND BEING ALL OF LOTS 48 AND 49 AND THE EASTERN 15 FEET, OF LOT 47, IN BLOCK 2, OF WEST PORTLAND PLACE, RECORDED IN PLAT BOOK 9 PAGE 46, IN ST. LOUIS COUNTY RECORDERS OFFICE, IN UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF WATERMAN AVENUE, 60 FEET WIDE, WITH THE SOUTHEASTERN CORNER OF SAID LOT 49; THENCE NORTH 83 DEGREES 00 MINUTES 46 SECONDS WEST 75.00 FEET, ALONG THE NORTHERN LINE OF SAID WATERMAN AVENUE, TO A POINT BEING 15.00 FEET, WEST OF THE EAST LINE OF SAID LOT 47; THENCE NORTH 07 DEGREES 00 MINUTES 29 SECONDS EAST 140.00 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID LOT 47, TO A POINT IN THE SOUTHERN LINE OF SAID ALLEY, 15 FEET WIDE; THENCE SOUTH 83 DEGREES 00 MINUTES 46 SECONDS EAST 75.00 FEET, ALONG THE SOUTHERN LINE OF SAID ALLEY, TO THE NORTHEASTERN CORNER OF SAID LOT 49, TO A POINT; THENCE SOUTH 07 DEGREES 00 MINUTES 29 SECONDS WEST 140.00 FEET, ALONG EASTERN LINE OF SAID LOT 49 TO THE NORTHERN LINE OF SAID WATERMAN AVENUE TO THE POINT OF BEGINNING AND CONTAINING 10,500 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

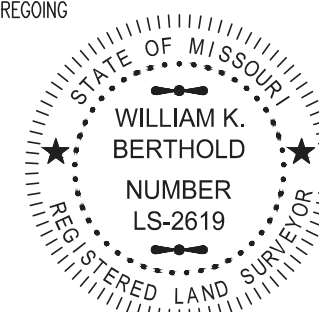
LAURENT J. TORNO, JR. & ELIZABETH G. TORNO:

THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY SURVEY AND SUBDIVISION PLAT OF THE PROPERTY SHOWN HEREON, AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS (10 CSR 30-2.070).

IN WITNESS WHEREOF, I HAVE SIGNED & SEALED THE FOREGOING

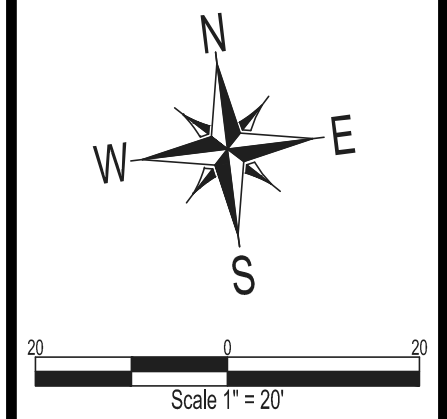
MAY 15, 2018
WILLIAM K. BERTHOLD, MoPLS 2619
PITZMAN'S CO. OF SURVEYORS & ENGINEERS
CORPORATE LICENSE NO. 2007031036

#2725-R SUTTON BOULEVARD
SAINT LOUIS, MISSOURI 63143
T: 314-781-5665
E: BILLB@PITZMANS.COM
REVISED CHANGED DATES NOV. 16, 2021
REVISED ADDED PORCH OCT 25, 2022
REVISED ADDED TIES JAN. 26, 2024



SEAL VALID ONLY WITH SIGNATURE
WILLIAM K. BERTHOLD, REGISTERED LAND SURVEYOR
LICENSE # LS-2619

TORNO SUBDIVISION
LOTS 48, 49 AND PART OF LOT 47
WEST PORTLAND PLACE
PLAT BOOK 9 PAGE 46
CITY OF UNIVERSITY CITY
SAINT LOUIS COUNTY, MISSOURI



Pitzman's Co. of Surveyors & Engineers
2725 Sutton Blvd.
St. Louis, MO 63143
p (314) 781-5665 f (314) 781-1801
www.pitzmans.com
est. 1889



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Table with 2 columns: Field Name and Value. Includes ORDER#, C.B. OR F.P.#, DRAWN BY, DEPUTY, REVIEWED BY, and DATE.

LOCATOR #
18J240941
SHEET
1 of 1



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: March 27, 2024

SUBJECT: Work Session: Proposed Synagogue at 8200-8206 Delmar Boulevard and 558, 564, and 568 Mapleview Drive

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

In a work session at the upcoming March 27, 2024 Plan Commission meeting, Agudas Israel of St. Louis Synagogue will present plans to build a new synagogue located at 8200 Delmar Boulevard. Agudas Israel has been at this location since 1989. The existing building on the property was originally designed for retail and was renovated to become a synagogue. The proposed new synagogue will include a main sanctuary, small chapel, social hall for receptions following Sabbath morning services, and support spaces (offices, storage, classrooms, etc.). The primary use is the main sanctuary, and the applicants have explained that the other spaces will not be used at the same time as the main sanctuary.

The work session is intended to allow Agudas Israel to introduce their proposal and obtain feedback from the Plan Commission prior to submitting an official application. The proposed development will include applications for Map Amendment (rezoning), Conditional Use Permit, and Major Subdivision (lot consolidation). They plan to present these applications at the April 17, 2024 Plan Commission meeting.

Staff has been working with the Agudas Israel development group to provide guidance on the process and advise on code-related questions. Staff has completed a preliminary review of the proposed development and does not currently have any major concerns. A potential concern is complying with the City's parking requirements. The applicants propose an off-street parking area with 38 parking spaces (including two accessible spaces). The code requires 70 spaces, with potential reductions down to 49 required spaces. To cover this gap, the applicants are working on shared parking agreements with neighboring property owners. In addition, the applicants plan to approach St. Louis County to explore possible pedestrian safety improvements at the Delmar & Old Bonhomme intersection.

Attachments:

1. Applicant Narrative
2. Preliminary Site Plan

conditional use permit memo

DATE:	March 2024	CLIENT NAME:	Agudas Israel of St. Louis
ISSUED BY:	Rami Berner, BAS	PROJECT NAME:	New Building
ISSUED TO:	U City Plan Commission	PROJECT NUMBER:	2203

Background: *This memo is part of University City's Conditional Use Permit Application for the Agudas Israel of St. Louis.*

Owner's Agent

Name: Rami Berner, AIA Berner Architecture Studio
 Phone: 216.502.6212

Property Owner

Name: Agudas Israel of St. Louis
 Address: 8202 Delmar Blvd.
 University City, MO 63124
 Phone: 314.863.8978

Legal Description:

A PARCEL OF GROUND BEING A PART OF LOTS 4, 5, 6, & 7, IN BLOCK 2, OF UNIVERSITY VIEW SUBDIVISION, RECORDED IN PLAT BOOK 19 PAGE 45, OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, PART OF THE FORMER MAPLEVIEW DRIVE AND FORMER WESTVIEW DRIVE, 50 FEET WIDE, VACATED BY ORDINANCE 7028, RECORDED IN BOOK 22821 PAGE 343, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, IN UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EASTERN LINE OF DELMAR BOULEVARD, 80.00 FEET WIDE WITH THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE.

THENCE SOUTH 82 DEGREES 52 MINUTES 03 SECONDS EAST 148.5 FEET, ALONG THE EASTERN LINE OF SAID DELMAR BOULEVARD, TO THE SOUTHERN LINE OF OLD BONHOMME ROAD, IRREGULAR WIDTH, TO A POINT;

THENCE SOUTH 37 DEGREES 34 MINUTES 25 SECONDS EAST 279.73 FEET, ALONG THE SOUTHERN LINE OF SAID OLD BONHOMME ROAD, TO A POINT BEING 25.00 FEET EAST OF THE WESTERN LINE OF SAID LOT 4, TO A POINT;

THENCE SOUTH 52 DEGREES 25 MINUTES 35 SECONDS WEST 130.00 FEET, ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF MAPLEVIEW DRIVE, 50 FEET WIDE;

THENCE NORTH 37 DEGREES 34 MINUTES 25 SECONDS WEST 228.32 FEET, ALONG THE NORTHERN LINE OF SAID MAPLEVIEW DRIVE, TO THE WESTERN LINE OF WESTVIEW DRIVE, IRREGULAR WIDTH, TO A POINT;

THENCE NORTH 77 DEGREES 45 MINUTES 10 SECONDS WEST 92.64 FEET, ALONG THE WESTERN LINE OF SAID WESTVIEW DRIVE, TO THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE, TO A POINT;

THENCE NORTH 07 DEGREES 07 MINUTES 57 SECONDS EAST 119.73 FEET, ALONG THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE, TO THE EASTERN LINE OF SAID DELMAR BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 48,050 SQUARE FEET OR 1.10 ACRES AS PREPARED BY PITZMAN'S COMPANY.

Common Street Address:	8200-8206 Delmar Blvd.	25,300 SF (0.58 Acres)
	568 Mapleview Drive	6,500 SF (0.15 Acres)
	564 Mapleview Drive	6,500 SF (0.15 Acres)
	558 Mapleview Drive	9,750 SF (0.22 Acres)
	Total:	48,050 SF (1.10 Acres)

Description of Proposed Conditional Use:

Agudas Israel of St. Louis Synagogue was established in 1980. Since its initial membership of 10 families, it has grown to over 170 member families. From its initial location in a storefront just across Delmar, the Agudas Israel has been in its current location at 8202 Delmar since 1989. Over the last 35 years as the opportunity arose to fill more space in the current building the Agudas Israel has expanded. Today the Agudas Israel remains a vibrant and thriving congregation with almost all of its congregants, residents of University City and residing within a half mile radius. With the opportunity to purchase the empty lots to the south of the current location, Agudas Israel sees the potential to finally build a suitable space for its congregation designed to fit its needs, not compromised to fit into a renovated storefront. Unlike the current location, the proposed building will be able to support its integral programming for the men and women, boys and girls that it serves.

The program of this building will consist of the following primary spaces: Main Sanctuary, Small Chapel (for small weekday prayer services – see below), Social Hall for receptions following Sabbath morning services, and support spaces (offices, storage, classrooms etc.).

As an Orthodox Jewish Synagogue, a typical weekday at Agudas Israel consists of early morning study groups, several consecutive morning services to accommodate different work schedules, small study groups throughout the day, afternoon and evening services, and evening study groups. While the weekday occupancy of the building is relatively low, spread out throughout the day, and almost exclusively adult men, on Sabbath, specifically Saturday morning, men, women and children attend. What is unique is that at these peak occupancy times, driving is not allowed and all congregants without exception walk to synagogue. To illustrate this condition, we have included a log of a typical day's attendance in this submittal.

Employee/Staff that will regularly occupy the building is between 4-6 people.

Impact on the Community:

As Agudas Israel is currently at this location and this project primarily seeks to remedy challenging overlap of uses rather than expansion, there will be no impact to traffic in either volume or peak hours. Access to the site is proposed to be off of Old Bonhomme. This is designed to remedy the current situation where drive access is unusually close to the intersection on both Old Bonhomme and Delmar and dangerous to both pedestrians and vehicles. Additionally, the proposed entrance on Old Bonhomme is entrance only and the exit is exit only further down Old Bonhomme in order to allow for the maximum stacking length at the traffic light for those traveling north on Old Bonhomme, avoiding traffic blocking etc.

Typically the introduction of an Orthodox Synagogue increases property values significantly as the prohibition of using public or private transit on Sabbath requires congregants to walk, and thus requires them to live within a short walking distance. This condition makes housing close to the synagogue extremely desirable. Additionally, this location is identified in the Comprehensive Plan as an "Activity Node" in which a place of worship is a secondary use. The proposal seeks to reinforce Activity Node and puts the building close to the street edge re-enforcing the urban fabric and street experience.

Additional Information:

Parking Approach:

Place of worship 1 space for every 3.5 seats in primary assembly room
Primary assembly room = 3,660 sf
Occupancy type: Assembly - tables and chairs 15 net sf / occupant
3,660 sf / 15 = 244 seats

Initial Space Calc: 244/3.5 =	70 spaces
	10% reduction for transit
	20% reduction for cup process due to unique usage type
<hr/>	<hr/>
=	49 spaces

Spaces provided onsite	=	38 spaces
<u>Shared parking spaces</u>	=	<u>12 spaces (+ 12 additional possible)</u>
<u>Total</u>	=	<u>50 spaces (+ 12 additional possible)</u>

Lot Coverage:

Lot Size:	48,050 SF
Building Footprint:	20,050 SF
<u>Parking:</u>	<u>14,040 SF</u>
TOTAL:	34,090 = 70.9%
Sidewalks:	2,761 SF
<u>Landscape:</u>	<u>11,199 SF</u>
TOTAL:	13,960 = 29.1%

END OF MEMORANDUM



LOT COVERAGE
 LOT SIZE: 48,050 SF
BUILDING: 20,050 SF
PARKING: 14,040 SF
TOTAL: 34,090 = 70.9%

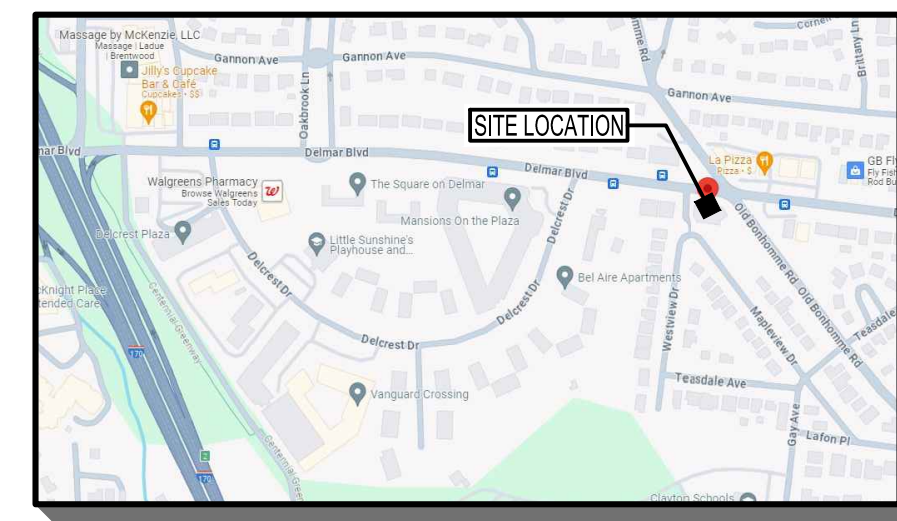
SIDEWALKS: 2,761 SF
LANDSCAPE: 11,199 SF
TOTAL: 13,960 = 29.1%

PARKING CALCULATION
 PLACE OF WORSHIP 1 SPACE FOR EVERY 3.5 SEATS IN PRIMARY ASSEMBLY ROOM

PRIMARY ASSEMBLY ROOM = 3,660 SF
 OCCUPANCY TYPE: ASSEMBLY - TABLES AND CHAIRS 15 NET SF / OCCUPANT
 3,660 SF / 15 = 244 SEATS
 SPACES REQUIRED: 244 / 3.5 = 70 SPACES
 10% REDUCTION FOR TRANSIT
 20% REDUCTION FOR CUP PROCESS DUE TO UNIQUE USAGE TYPE
 = 49 SPACES

SPACES PROVIDED ONSITE = 38 SPACES
 SHARED PARKING SPACES = 12 SPACES

TOTAL = 50 SPACES



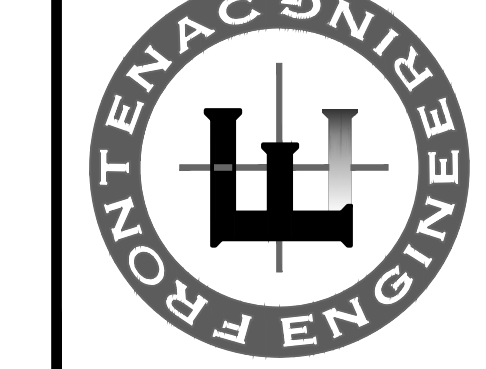
SITE LOCATION MAP
 SCALE: N.T.S.

DAVID G. WELTON, PROFESSIONAL ENGINEER
 LICENSE # PE-200071804

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REVISIONS	
NO.	REMARKS

FRONTENAC ENGINEERING GROUP
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 2725 SUTTON BLVD.
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 MISSOURI STATE BOARD OF PROFESSIONAL ENGINEERS
 CIVIL / STRUCTURAL ENGINEERING: 001225
 LAND SURVEYING: 000282

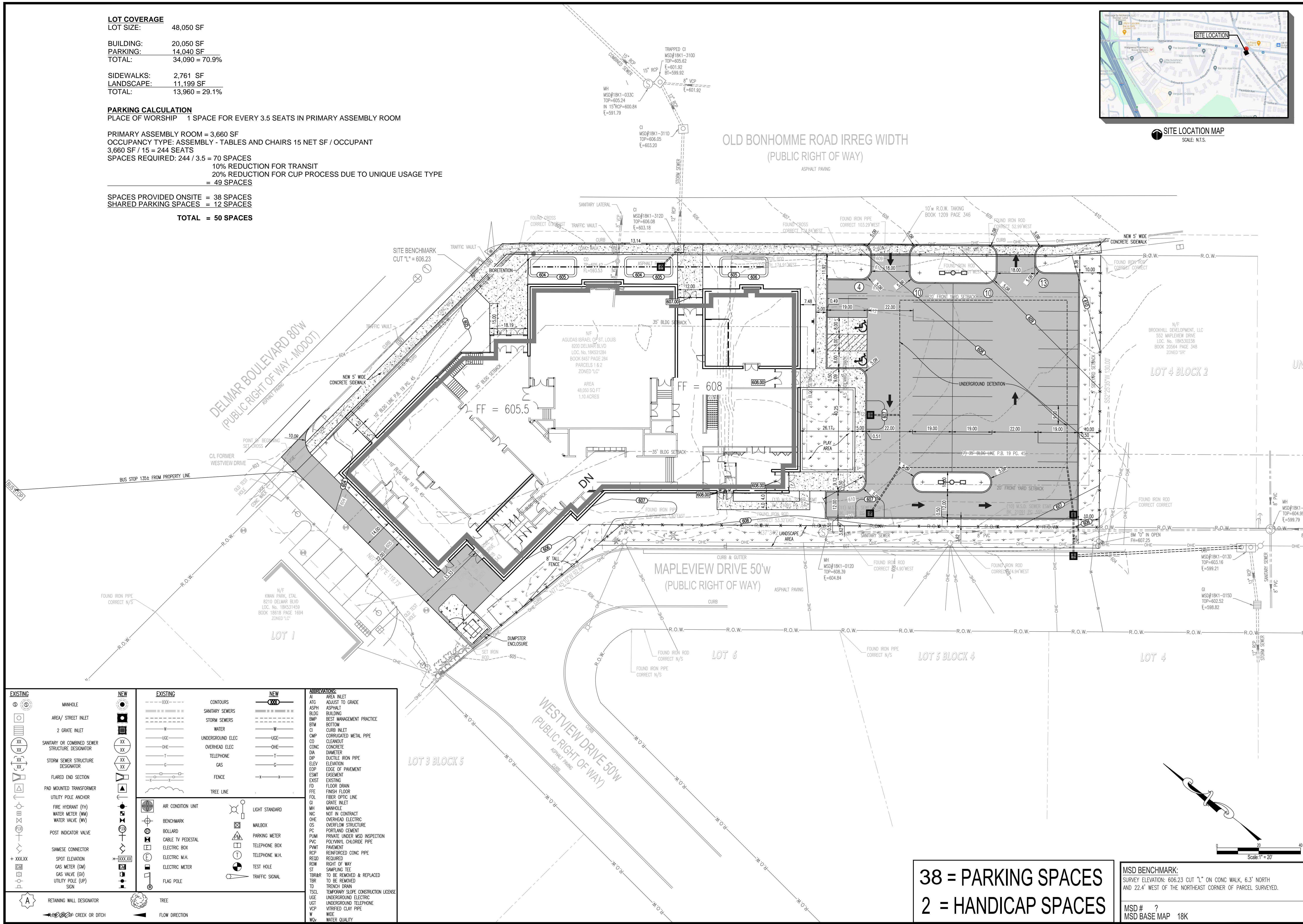


DATE: 2/28/24
 CHECKED: D.C.W.
 DRAWN: D.C.W. & A.P.
 SCALE: 1" = 20'

PRELIMINARY
 SITE DEVELOPMENT PLAN

AGUDAS ISRAEL SYNAGOGUE
 NEW PARKING LOT
 8202 DELMAR BLVD.
 UNIVERSITY CITY, ST. LOUIS COUNTY, MO. 63124

PROJECT NO. 220349
 SHEET NO. **SDP1.0**
 1 OF 1



EXISTING	NEW	EXISTING	NEW	ABBREVIATIONS
				AI AREA INLET
				ADJ ADJUST TO GRADE
				ASPH ASPHALT
				BLDG BUILDING
				BMP BEST MANAGEMENT PRACTICE
				BM BENCHMARK
				CI CURB INLET
				CM CORRUGATED METAL PIPE
				CO CEMENT
				CONC CONCRETE
				DIA DIAMETER
				DIP DUCTILE IRON PIPE
				ELEV ELEVATION
				EOP EDGE OF PAVEMENT
				ESMT EASTMENT
				EXIST EXISTING
				FD FLOOR DRAIN
				FFE FINISH FLOOR
				FOL FIBER OPTIC LINE
				GI GRATE INLET
				MSD MISSOURI STATE DEPARTMENT OF TRANSPORTATION
				NC NOT IN CONTRACT
				OHE OVERHEAD ELECTRIC
				OS OVERFLOW STRUCTURE
				PC PORTLAND CEMENT
				PUM PRIVATE UNDER MSD INSPECTION
				PVC POLYVINYL CHLORIDE PIPE
				PVMT PAVEMENT
				RCP REINFORCED CONC PIPE
				REQ REQUIRED
				ROW RIGHT OF WAY
				SI SAMPLING TEE
				STR TO BE REMOVED & REPLACED
				TBR TO BE REMOVED
				TD TRENCH DRAIN
				TSCL TEMPORARY SLOPE CONSTRUCTION LICENSE
				USE UNDERGROUND ELECTRIC
				UCT UNDERGROUND TELEPHONE
				VCP VITRIFIED CLAY PIPE
				W WIDE
				WQV WATER QUALITY

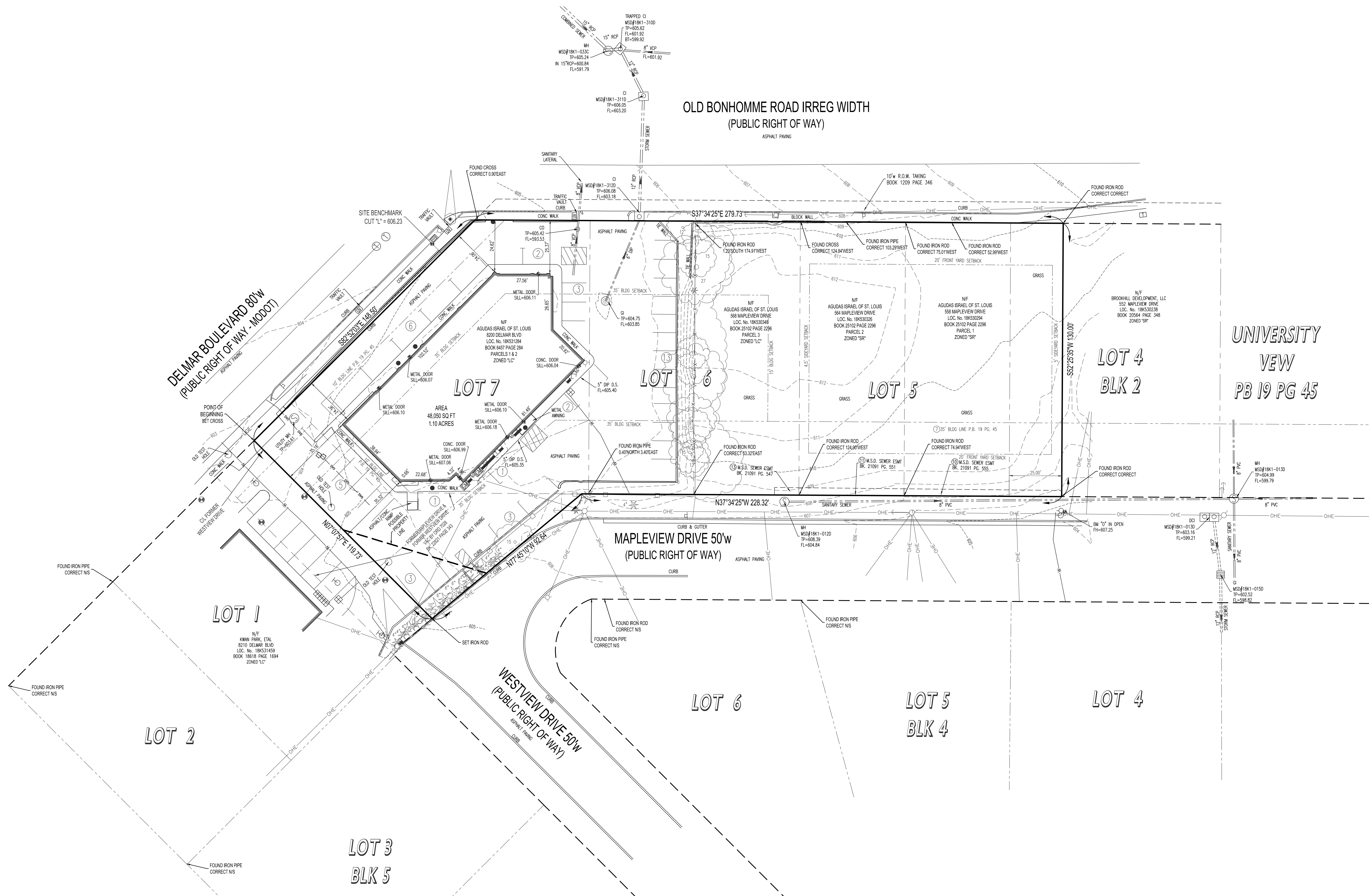
38 = PARKING SPACES
2 = HANDICAP SPACES

MSD BENCHMARK:
 SURVEY ELEVATION: 606.23 CUT "L" ON CONC WALK, 6.3" NORTH AND 22.4' WEST OF THE NORTHEAST CORNER OF PARCEL SURVEYED.

MSD # ?
 MSD BASE MAP 18K

OLD BONHOMME ROAD IRREG WIDTH
 (PUBLIC RIGHT OF WAY)
 ASPHALT PAVING

UNIVERSITY
 VIEW
 PB 19 PG 45



LEGEND	
	CLEAN OUT
	FLARED END SECTION
	SMALL CONCRETE INLET
	SEWER MANHOLE
	INLET MANHOLE
	GRATE INLET
	SANITARY SEWERS
	STORM SEWERS
	FLOW DIRECTION
	UTILITIES
	TREE LINE
	DECIDUOUS TREE
	EVERGREEN TREE
	AIR CONDITION UNIT (A/C)
	BENCHMARK
	BUILDING
	ELECTRIC BOX (E.B.)
	ELECTRIC MANHOLE
	ELECTRIC METER (E.M.)
	ELECTRIC TRANSFORMER
	EXISTING SPOT ELEV.
	FENCE - BAMBOO
	FENCE - CHAINLINK
	FENCE - METAL
	FENCE - PVC
	FENCE - WOOD
	FIBERGLASS MARKER (F.M.)
	FIRE HYDRANT (F.H.)
	FLAG POLE
	GAS METER (G.M.)
	GAS LINE MARKER (G.L.M.)
	GAS VALVE (G.V.)
	LIGHT STANDARD
	IRRIGATION BOX
	MAIL BOX
	PARKING METER (P.M.)
	POST INDOOR WALK (P.I.W.)
	SMOKE CONNECTOR
	SIGN
	TRAFFIC SIGNAL MAST ARM
	TRAFFIC SIGNAL POLE
	TELEPHONE BOX (T.B.)
	TELEPHONE MANHOLE
	TEST HOLE
	UTILITY POLE ANCHOR
	UTILITY POLE (U.P.)
	WATER METER (W.M.)
	WATER VALVE (W.V.)
	WATER MANHOLE (W.M.H.)

TITLE NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SOURCE OF TITLE: INVESTORS TITLE COMPANY AS AGENT FOR ALLIANT NATIONAL TITLE INSURANCE COMPANY IN THEIR COMMITMENT NO. 702853, DATED MAY 07, 2021. EASEMENTS ARE SHOWN AS REPORTED, NO FURTHER INVESTIGATION HAS BEEN MADE BY PITZMAN'S CO. AS TO THE PRESENT STATUS OF OTHER EASEMENTS, RESTRICTIONS, BUILDING OR ZONING SETBACK LINES, AFFECTING THE PARCEL SURVEYED PITZMAN'S CO. HAS ONLY REVIEWED ITEMS 7, 8, 9, 10, 11, 12 & 13 AS RECITED IN SCHEDULE B, SECTION 2 OF SAID TITLE.
 - BUILDING LINES IN PLAT BOOK 19 PAGE 45, AS SHOWN ON PARCEL SURVEYED.
 - M.S.D. SEWER EASEMENT IN BOOK 21091 PAGE 559, IS NOT ON PARCEL SURVEYED.
 - UNION ELECTRIC EASEMENT IN BOOK 837 PAGE 114, IS NON DEFINABLE/PLOTTABLE.
 - M.S.D. SEWER EASEMENT IN BOOK 21091 PAGE 555, AS SHOWN ON PARCEL SURVEYED.
 - M.S.D. SEWER EASEMENT IN BOOK 21091 PAGE 551, AS SHOWN ON PARCEL SURVEYED.
 - FENCE AND DRIVE EASEMENT IN BOOK 11187 PAGE 472, IS NON DEFINABLE/PLOTTABLE. (ALONG THE EASTERN LINE OF LOT 6)
 - M.S.D. SEWER EASEMENT IN BOOK 21091 PAGE 547, AS SHOWN ON PARCEL SURVEYED.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PARCEL DESCRIBED IN INVESTORS TITLE COMPANY AS AGENT FOR ALLIANT NATIONAL TITLE INSURANCE COMPANY IN THEIR COMMITMENT NO. 702853, DATED MAY 07, 2021. ALL THE EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- SURVEYOR RECOMMENDS CONSULTING AN ATTORNEY TO EXPLAIN ALL DOCUMENTS LISTED IN THE TITLE COMMITMENT, ESPECIALLY SCHEDULE B DOCUMENTS.

SURVEYORS NOTES:

- BEARING BASIS: STATE PLANE COORDINATES, BEARINGS AND ELEVATIONS ON THIS SURVEY WERE ESTABLISHED UTILIZING THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION (GSM) NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS DURING THE MONTH OF AUGUST 2022, AND ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF NAD1983, ZONE EAST, 2041, GRID NORTH, NORTH AMERICAN DATUM 1988 (NAD 88).
- STATE PLANE NOTE: THE HORIZONTAL STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS, THESE OBSERVATIONS WERE CONDUCTED USING OF CELLULAR EQUIPPED TRIMBLE R8 GNSS ROVER AND A TRIMBLE TSC7 DATA COLLECTOR.
- SITE BENCHMARK: SUR. ELEV: 606.23 CUT "1" ON CONC. WALK, 6.3' NORTH AND 22.4' WEST OF THE NORTHEAST CORNER OF PARCEL SURVEYED.
- PROPERTY ZONING: "LC" LIMITED COMMERCIAL AND "SR" SINGLE RESIDENTIAL PER THE UNIVERSITY CITY WEB-PAGE ON AUGUST 30, 2022.
- FLOOD RISK ZONING: SUBJECT PROPERTY, IS LOCATED ON THE LATEST FLOOD INSURANCE RATE MAP OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI COMMUNITY PANEL NO. 291860221X DATED FEBRUARY 04, 2015, AS FURNISHED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT. THE FIRM/FIRM INDICATES THAT SUBJECT PROPERTY IS LOCATED IN ZONE "X", WHICH IS MINIMAL RISK AREAS OUTSIDE THE 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
- UTILITY INFORMATION: NO EXISTING UTILITIES WERE FOUND DURING THE PROCESS OF THIS SURVEY TO FIND AND/OR VERIFY BURIED UTILITY LOCATIONS. THE LOCATIONS OF ANY UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND/OR AS MAPPED BY UTILITIES PERSONNEL. THE LOCATIONS AND SIZES OF ANY UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED AND ANY BURIED UTILITIES / STRUCTURES SHOWN HEREON MAY NOT EXIST.
- EXISTING SEWERS AND UTILITIES ARE SHOWN BASED UPON OBSERVABLE FIELD EVIDENCE, ALONG WITH SEWER AND UTILITY PLATS PROVIDED BY SEWER DISTRICT AND UTILITY COMPANIES. THERE MAY BE SOME SEWERS AND UTILITIES LOCATED ON THIS SITE WHICH ARE NOT SHOWN ON THIS PLAT.

NEW LEGAL DESCRIPTION:

A PARCEL OF GROUND BEING PART OF LOTS 4, 5, 6 & 7, IN BLOCK 2, OF UNIVERSITY VIEW SUBDIVISION, RECORDED IN PLAT BOOK 19 PAGE 45, OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, PART OF FORMER MAPLEVIEW DRIVE AND FORMER WESTVIEW DRIVE, 50 FEET WIDE, VACATED BY ORDINANCE VACATED 7026, RECORDED IN BOOK 22821 PAGE 343, IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN LINE OF DELMAR BOULEVARD, 80.00 FEET WIDE WITH THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE;

THENCE SOUTH 82 DEGREES 52 MINUTES 03 SECONDS EAST 148.50 FEET, ALONG THE EASTERN LINE OF SAID DELMAR BOULEVARD, TO THE SOUTHERN LINE OF OLD BONHOMME ROAD, IRREGULAR WIDTH, TO A POINT;

THENCE SOUTH 37 DEGREES 34 MINUTES 25 SECONDS EAST 279.73 FEET, ALONG THE SOUTHERN LINE OF SAID OLD BONHOMME ROAD, TO A POINT BEING 25.00 FEET, EAST OF THE WESTERN LINE OF SAID LOT 4, TO A POINT;

THENCE SOUTH 52 DEGREES 25 MINUTES 35 SECONDS WEST 130.00 FEET, ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF MAPLEVIEW DRIVE, 50 FEET WIDE;

THENCE NORTH 37 DEGREES 34 MINUTES 25 SECONDS WEST 92.84 FEET, ALONG THE WESTERN LINE OF SAID MAPLEVIEW DRIVE, TO THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE, TO A POINT;

THENCE NORTH 77 DEGREES 45 MINUTES 57 SECONDS EAST 119.73 FEET, ALONG THE CENTERLINE OF SAID FORMER WESTVIEW DRIVE, TO THE EASTERN LINE OF SAID DELMAR BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 48,050 SQUARE FEET OR 1.10 ACRES AS PREPARED BY PITZMAN'S COMPANY.

TO: FRONTENAC ENGINEERING.

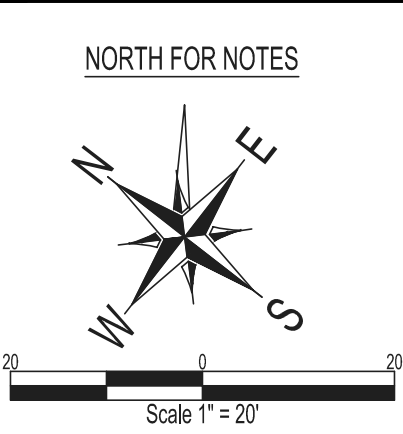
THIS IS TO CERTIFY THAT WE HAVE COMPLETED A BOUNDARY AND IMPROVEMENT SURVEY OF THE PROPERTY SHOWN HEREON, AND THAT THE RESULTS ARE CORRECTLY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY FOR "URBAN" SURVEYS (20 CSR 2030-16.040).

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 20, 2022

WILLIAM K. BERTHOLD, MOLS 2619
 PITZMAN'S CO. OF SURVEYORS & ENGINEERS
 CORPORATE LICENSE NO. 2007031036

#2725-R SUTTON BOULEVARD
 SAINT LOUIS, MISSOURI 63143
 T: 314-781-5665
 E: BILL@PITZMANS.COM



Pitzman's Co.
 of Surveyors & Engineers
 2725 Sutton Blvd.,
 St. Louis, MO 63143
 www.pitzmans.com
 est. 1889






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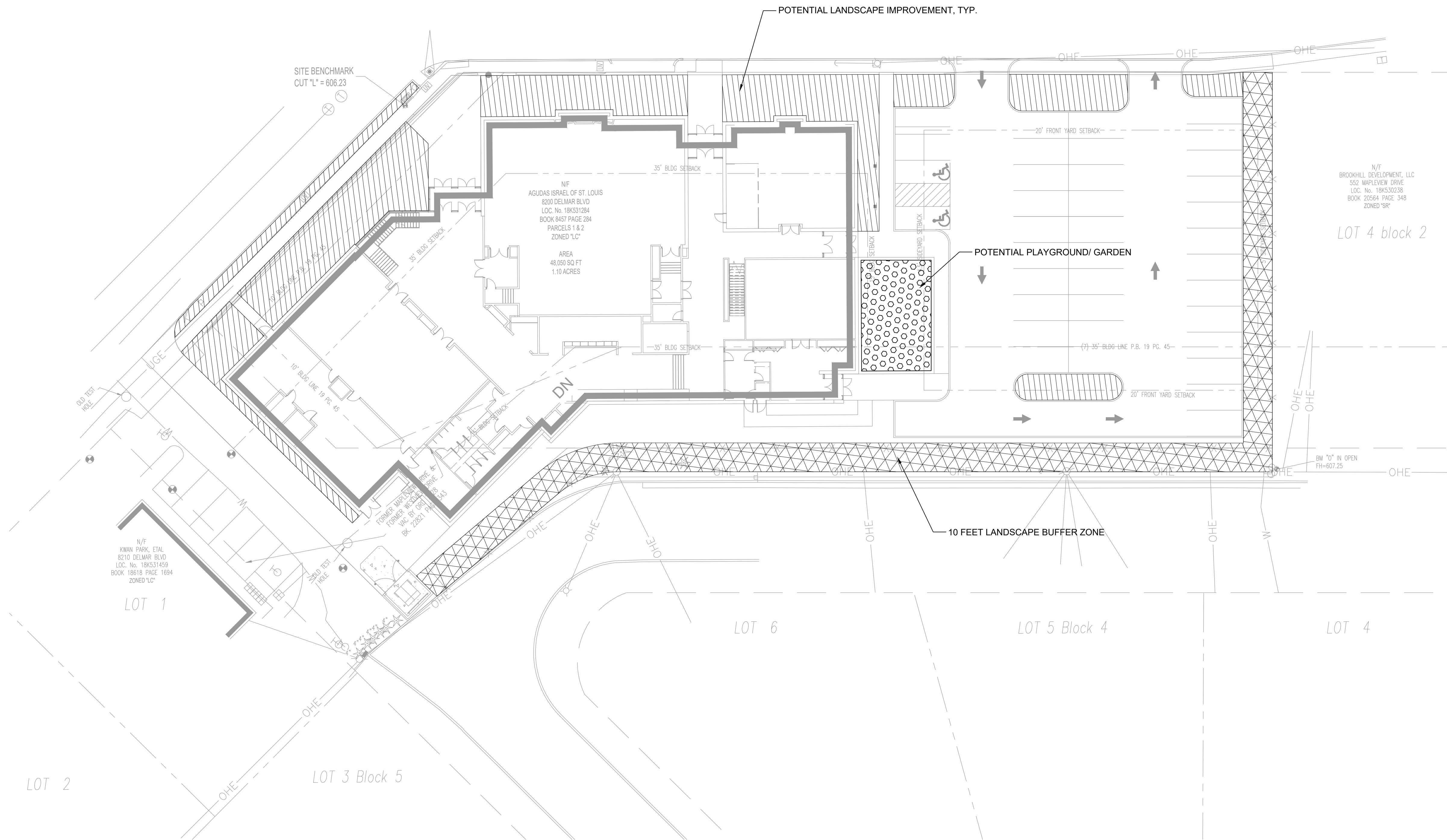
ORDER#: 22-091 SV
 C.B. OR F.P.#: UNIV CITY
 DRAWN BY: A K B
 DEPUTY: S L D
 REVIEWED BY: W K B
 DATE: SEP 20, 2022

LOCATOR#
18K531284

SHEET
 1 of 1

LEGEND

	10 FEET LANDSCAPE BUFFER ZONE
	POTENTIAL LANDSCAPE IMPROVEMENT
	POTENTIAL PLAYGROUND/ GARDEN



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DG2 DESIGN



4835 MO 109, SUITE 102
 ELIZABETH, MO 63005
 TEL: 636.549.9007
 www.dg2design.com

DG2 DESIGN MISSOURI STATE
 CERTIFICATE
 OF AUTHORITY #LC1126925

CONSULTANT

NO.	ISSUED FOR	DATE

STAMP

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Kristy DeGure
 Landscape Architect
 LA-2016000189

DRAWING TITLE

LANDSCAPE SITE PLAN

PROJECT # 24-397

SHEET NUMBER

L100

Date: 01/02/2024
 C:\DG2 DESIGN\PROJECTS\2024\24-397 Agudas Israel of St. Louis\DWG\Sheet\L100_Planing_Plan.dwg

PERENNIALS / ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	REMARKS
	AM2		ALLIUM x MILLENIUM MILLENIUM ORNAMENTAL ONION	1 GAL.	18" o.c.	
	BG		BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	12" o.c.	
	CA5		CAREX ALBICANS WHITE-TINGED SEDGE	1 GAL.	12" o.c.	
	CG2		CAREX GLAUCIA 'BLUE ZINGER' BLUE ZINGER SEDGE	1 GAL.	12" o.c.	
	CP		CAREX PENNSYLVANICA 'STRAW HAT' STRAW HAT PENNSYLVANIA SEDGE	1 QT.	12" o.c.	
	CL		CHASMANTHIUM LATIFOLIUM NORTHERN SEA OATS	1 GAL.	18" o.c.	
	EP		ECHINACEA PALLIDA PALE PURPLE CONEFLOWER	1 GAL.	12" o.c.	
	EU		ECHINACEA x PASTOZOUFF 'JIM DANDY' JIM DANDY WINTERBERRY	1 GAL.	18" o.c.	
	MS2		MATTEUCCIA STRUTHOPTERS OSTRICH FERN	1 GAL.	18" o.c.	
	PVC		PANICUM VIRGATUM 'CHEYENNE SKY' CHEYENNE SKY SWITCH GRASS	1 GAL.	18" o.c.	
	PVS		PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1 GAL.	24" o.c.	
	RFC		RUDBECKIA FULGIDA 'CITY GARDEN' CITY GARDEN CONEFLOWER	1 GAL.	18" o.c.	
	RFE		RUDBECKIA FULGIDA 'EARLY BIRD GOLD' EARLY BIRD GOLD CONEFLOWER	1 GAL.	18" o.c.	
	SS		SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN LITTLE BLUE STEM	1 GAL.	18" o.c.	
	SH		SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSIEED	1 GAL.	12" o.c.	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	REMARKS
	CA4		CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	5 GAL.	42" o.c.	24" MINIMUM HEIGHT
	CH		CLETHRA ALNIFOLIA 'HUMMINGBIRD' HUMMINGBIRD SUMMERSWEET	5 GAL.	30" o.c.	24" MINIMUM HEIGHT
	CR2		CLETHRA ALNIFOLIA 'RUBY SPICE' RUBY SPICE SUMMERSWEET	5 GAL.	24" o.c.	24" MINIMUM HEIGHT
	CF2		CORNUS SERICEA 'ARROW' TM ARCTIC FIRE RED TWIG DOGWOOD	5 GAL.	36" o.c.	24" MINIMUM HEIGHT
	HI		HYDRANGEA ARBORESCENS 'NIHASA' INYNOCIBELLEB WEE WHITE HYDRANGEA	5 GAL.	30" o.c.	
	HP		HYDRANGEA PUNCTATA 'JANE' LITTLE LIME LITTLE LIME FANCIE HYDRANGEA	5 GAL.	30" o.c.	24" MINIMUM HEIGHT
	HS		HYDRANGEA QUERCIFOLIA 'SKE'S DWARF' SKE'S DWARF OAKLEAF HYDRANGEA	5 GAL.	30" o.c.	24" MINIMUM HEIGHT
	IS		ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	5 GAL.	24" o.c.	24" MINIMUM HEIGHT
	IV		ILEX VERTICILLATA 'JIM DANDY' JIM DANDY WINTERBERRY	3 GAL.	30" o.c.	24" MINIMUM HEIGHT
	IN		ILEX VERTICILLATA 'NANA' RED SPRITE WINTERBERRY	5 GAL.	30" o.c.	24" MINIMUM HEIGHT
	IS2		ITEA VIRGINICA 'SPRICH' TM LITTLE HENRY SWEET SPIRE	5 GAL.	24" o.c.	24" MINIMUM HEIGHT
	JO		JUNIPERUS x 'GREY OWL' GREY OWL JUNIPER	5 GAL.	42" o.c.	24" MINIMUM HEIGHT
	MS		MORELLA PENNSYLVANICA 'MORTON SILVER' SPRITE NORTHERN BAYBERRY	5 GAL.	48" o.c.	24" MINIMUM HEIGHT
	RG		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	36" o.c.	24" MINIMUM HEIGHT
	RB		RHUS TYPHINA 'TALL TIGER' TM TIGER EYES STAGHORN SUMAC	5 GAL.	24" o.c.	24" MINIMUM HEIGHT
	VC		VIBURNUM CARLESII 'COMPACTUM' COMPACT KOREAN SPICE VIBURNUM	5 GAL.	36" o.c.	
	VA		VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY' LEATHERLEAF VIBURNUM	5 GAL.	48" o.c.	24" MINIMUM HEIGHT

TREES	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	GAL.	CONT.	HGT
DECIDUOUS TREES		AM		ACER NYRAEDEL 'MORTON' TM STATE STREET MYAIRE MAPLE	2.5' GAL.	B+B	
		GD		CYMOCLADUS DOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5' GAL.	B+B	
		LT		LIRIODENDRON TULIPIFERA 'JFS-OZ' TM EMERALD CITY TULIP POPLAR	2.5' GAL.	B+B	
		PM		PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM EXCLAMATION LONDON PLANE TREE	2.5' GAL.	B+B	
		QB		QUERCUS BICOLOR OR 'GREEN NOVA' TM SUN BREAKER SWAMP WHITE OAK	2.5' GAL.	B+B	
		QP		QUERCUS PHELLOS WILLOW OAK	2.5' GAL.	B+B	
EVERGREEN TREES		TD		TAXODIUM DISTICHUM 'MCKELSON' SHAWNEE BRAVE BALD CYPRRESS	2.5' GAL.	B+B	
		UA		ULMUS AMERICANA 'LEWIS & CLARK' TM PRAIRIE EXPEDITION AMERICAN ELM	2.5' GAL.	B+B	
ORNAMENTAL TREES		JV		JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR EASTERN REDCEDAR	N/A	B+B	8-10'
		PA		PICEA ABIES NORWAY SPRUCE	N/A	B+B	8-10'
		PP		PICEA PUNGENS 'GLAUCA' 'FAT ALBERT' FAT ALBERT COLORADO BLUE SPRUCE	N/A	B+B	8-10'
ORNAMENTAL TREES		CF		CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD		MULTI STEM	B+B 8-10'
		CK		CLADRASTIS KENTUCKEA AMERICAN YELLOWWOOD	2.5' GAL.	B+B	
		CK2		CORNUS KOUSA KOUSA DOGWOOD		MULTI STEM	B+B 8-10'
		CO		COTINUS COCOVATUS AMERICAN SMOKE TREE	2.5' GAL.	B+B	
		NS		NYSSA SYLVATICA 'DAVID ODOM' TM AFTERBURNER TUPELO	2.5' GAL.	B+B	

NO.	ISSUED FOR	DATE
REV	REVISION	REVISION

STAMP

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Kristy DeGure
Landscape Architect
LA-2015000189

POTENTIAL PLANT
PALETTE

PROJECT #: 24-397
SHEET NUMBER

L101



Department of Planning and Development

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

STAFF REPORT

Meeting Date	March 27, 2024
File Number	CUP-24-01
Council District	3
Location	8348 Olive Boulevard
Applicant	The Showroom Event Center LLC (attn. Ruby P. Walsh)
Property Owner	MRD Realty LLC
Request	Conditional Use Permit (CUP) to allow for a banquet hall in the "GC" General Commercial District

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Application
- B. Narrative
- C. Floor Plan
- D. Photos

Applicant Request

The applicant, Ruby P. Walsh of The Showroom Event Center LLC, is requesting a Conditional Use Permit (CUP) to allow for a banquet hall at 8348 Olive Boulevard, located in the "GC" General Commercial District. Ms. Walsh is a co-owner of MRD Realty LLC, which is the property owner of record. The applicant is not proposing any exterior building modifications or expansions. The previous use was office/warehouse.

Existing Property

The subject property is located behind three commercial buildings (8336, 8340, and 8356 Olive Boulevard) which have street frontage. The subject property therefore does not have direct frontage to Olive, so access to the site is via a private drive located between 8340 and 8356 Olive. The building on the subject property was built in 1962 and is about 20,080 square feet. Currently, there are two tenants in the building that are both used as office/warehouse for two construction companies. The proposed banquet hall would occupy the easternmost space in the building, which is about 8,240 square feet.

The property is zoned General Commercial (GC) and is not within any historic district. Most of the property is within the 500-year floodplain, and a small portion of the property near the south property line is within the 100-year floodplain. No structures are located within the 100-year floodplain.

Existing Zoning & Land Use		Surrounding Zoning & Land Use	
Existing Zoning:	General Commercial (CC)	North:	General Commercial (GC); Retail, office, day care center, dance studio
Existing Land Use:	Multi-tenant commercial with office/warehouse uses	East:	General Commercial (GC); Retail, office/warehouse
Proposed Zoning:	<i>No change</i>	South:	Public Activity (PA); Park (Ruth Park Woods)
Proposed Land Use:	Multi-tenant commercial with banquet hall	West:	General Commercial (GC); Auto repair shop, office

Surrounding Zoning



Analysis

Land Use and Zoning

The proposed use of a banquet hall is a conditional use in the “GC” General Commercial District. The applicant’s proposed floor plans for the tenant space include a banquet hall (1,700 sf), showroom (1,500 sf), storage (4,040 sf), and a few ancillary spaces. The total gross square footage being occupied by the applicant is 8,240 sf.

Because the requested Conditional Use Permit is only for a change of use and no exterior modifications or expansions are proposed, any “non-conforming situations” that currently exist with the property are allowed to continue existing unless changes made to the site or building result in an increase in the *degree* of the non-conforming situation. The only standards in the zoning code impacted by the change of use are the off-street parking requirements, described below.

Off-Street Parking and Loading Requirements

The subject property has 34 parking spaces, including two (2) accessible spaces. Of the 34 spaces, nine (9) spaces are reserved for two existing tenants in the building. There is an additional space that is currently vacant but will soon be occupied by the Historical Society of University City, which will use the 4,500 square foot space for storage. Per the parking requirements, this space would require (5) parking spaces. Therefore, of the 34 parking spaces on-site, 14 are dedicated for other tenants, and the remaining 20 parking spaces are available for the proposed banquet hall/showroom.

“Places of public assembly,” which include banquet halls, require one (1) parking space for every 50 square feet of floor area where no fixed seating is provided. The proposed banquet hall will not have fixed seating; rather it will provide rearrangeable tables and chairs for events hosted in the space. With 1,200 square feet of net seating area in the event space, 24 parking spaces are required.

The proposed use also includes 1,500 square feet of showroom area. The zoning code does not specify the parking requirements for a showroom. The closest use in the schedule of off-street parking space requirements would be “furniture or appliance stores,” which require one (1) space for every 400 square feet. Therefore, the showroom portion of the space requires four (4) parking spaces.

After speaking with University City building inspectors, it appears the showroom space may be being set up for banquet hall, which would increase the parking requirements. If the showroom ends up being used as a banquet hall, it will require an additional 23 parking spaces. This is assuming that only 75% (1,125 sf) of that room can be used for tables and seating.

Between the proposed uses of banquet hall (1,200 net sf) and showroom (1,500 sf), 28 parking spaces are required per code. If in the future, the applicant wishes to use the showroom as a banquet hall as well, an amended Conditional Use Permit would be required at that point. The applicant is co-owner of the adjacent property to the east (8312 Olive), where there may be opportunity for a shared parking agreement to satisfy the increased parking requirements.

The zoning code includes a few exceptions to the minimum required parking spaces. The exceptions which are relevant to this CUP are described below.

❖ **400.2130(B) Exception For Change Of Use Of Existing Commercial Buildings**

Through the conditional use permit procedure, the required parking can be reduced by up to 25%, when commercial buildings are being reused, subject to a few conditions:

1. The reduction shall not exceed twenty-five percent (25%) of the off-street parking space requirements for the proposed use.
2. No reduction shall be made in the amount of existing available off-street parking spaces on-site.
3. The proposed use does not involve an expansion of the building that would result in additional parking or loading space requirements.
4. Notwithstanding compliance with other standards contained in this Article (e.g., setbacks and landscaping), any portion of the site that can be reasonably converted to off-street parking shall be so used to satisfy a portion of the parking requirement.
5. The reduction shall not result in spill-over parking on adjacent or nearby properties. In making its determination, the Plan Commission and City Council shall consider information on the parking and loading demand associated with the proposed use as presented by the applicant and City staff.

With this exception, the number of required parking spaces (28) can be reduced by 7.0 spaces.

❖ **400.2130(E) Exception For Uses Located Near Transit Stations And Stops**

For uses located within five hundred (500) feet of a public transit station or stop, the off-street parking requirements may be reduced by ten percent (10%). The Loop Trolley stops and stations shall not be included in this exception.

With this exception, the number of required parking spaces (28) can be reduced by 2.8 spaces.

- ❖ **400.2700(D)(2)** Adjustments to Standards through the CUP Procedure. The City Council, in imposing conditions and restrictions, may adjust the standards set forth in this Chapter when it finds such adjustment will be more effective in achieving the spirit and intent of the Chapter. Such adjustments are permitted to be more restrictive or less restrictive, provided that no dimensional regulations or standard shall become less restrictive by a factor of more than twenty percent (20%).

With this exception, the number of required parking spaces (28) can be reduced by 5.6 spaces.

With the above exceptions, the number of required parking spaces can be reduced to 13 spaces. The subject property has 20 parking spaces available for the proposed banquet hall/showroom. Additionally, staff is of the opinion that the other tenants in the subject property have complimentary peak periods of parking demand. If the Plan Commission recommends and City Council approves the above parking exceptions, the applicant would comply with the parking requirements.

Comprehensive Plan

The future character and land use map of the comprehensive plan identifies the subject property as “Community Corridor”. The proposed uses do not conflict with this character type.

Review Criteria

The applicant is in accordance with the Conditional Use Permit review criteria, as set forth in §400.2710 of the Zoning Code, and listed below:

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle-oriented businesses, if applicable, as contained in Section 400.2730 of this Article.
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment.
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks.
4. Adequate utility, drainage and other such necessary facilities have been or will be provided.
5. The proposed use is compatible with the surrounding area.
6. The proposed use will not adversely impact designated historic landmarks or districts.
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in

- nearby residential areas.
- c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
 - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
 - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
 - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
 - g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact

According to §400.2720, the Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter.

Process – Required City Approvals

Plan Commission. Section 400.2700(C) of the Zoning Code requires that CUP applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700(D) of the Zoning Code requires that CUP applications be reviewed by City Council for final decision, subsequent to a public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed CUP application meets the requirements of the Zoning Code.

Staff Recommendation

Staff recommends approval of the Conditional Use Permit for the property located at 8348 Olive Boulevard, with the following conditions:

1. A banquet hall use is approved for 1,700 square feet (1,200 net square feet of seating area).
2. A reduction in the number of required off-street parking spaces is approved, from 28 spaces to 20 spaces, per Sections 400.2130(B), 400.2130(E), and 400.2700(D)(2).
3. The subject property must be brought into compliance with Article VIII "Sign Regulations" and all building code regulations.
4. The maximum occupant load for the proposed banquet hall (1,200 net square feet) is 80 people.



Department of Planning & Development

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

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article 11 of the Zoning Code of University City, Missouri

1. **Address/Location of Site/Building:** 8348 Olive Blvd, 63132

2. **Zoning District (check one):**

SR LR MR HR HRO GC LC CC IC PA PD

3. **Applicant's Name, Corporate or DBA Name, Address, Phone Number, and Email:** ruby.pradas@gmail.com
The Showroom Event Center LLC Ruby P Walsh, 7567 Cornell Ave 63130
314.920.0580

4. **Applicant's Interest in the Property:** Owner Owner Under Contract Tenant*
 Tenant Under Contract* Other* (explain):

* Zoning Code Section 400.2680 requires that the application come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a signed letter from the property owner stating that they authorize you to file this Conditional Use Permit application on their behalf.

5. **Owner's Name, Corporate or DBA Name, Address, Phone Number, and Email (if other than Applicant):**
Ruby P Walsh MRD Realty LLC 7567 Cornell Ave 63130
314.920.0580

6. **Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.**

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).
See Attached Layout

b) At the specific location will contribute to and promote the community welfare or convenience.
I have been a business owner at this location for over 15 years. My business rents linens and furniture to the public. I love U City and live five minutes from my shop. The community is always knocking on my door asking for small event space for their convenience and I am hoping to be able to accommodate them.

c) Will not cause substantial injury to the value of neighboring property.

My venue is not directly on Olive Blvd, but behind existing business located on Olive. I believe what I have accomplished so far has only added value and substantial improvements and beauty to the City.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

I am proud of what I have accomplished in renovating both of my buildings. Both have been painted, and the new external lighting has reduced crime. Also, the new parking lots have only added to the beautiful appearance. I have received so many compliments.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code


I just completed resurfacing the entire parking lots of both buildings and now have 85 parking spaces with handicap access and loading docks if necessary.

**** In addition to this application form, memo detailing the following information is required:**

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

January 25, 2024
Date


Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Date Application was Received.

Application Fee in the Amount of \$ _____ Receipt # _____

Application returned for corrections or additional data, drawings, etc.

Case # _____ created.

Additional Information: Application for Conditional Use Permit

The Conditional Use Permit is being submitted for The Showroom Event Center (SEC), a single-member LLC, and is located at 8348 Olive Blvd., 63132. The owner is Ruby P. Walsh, who also owns the building next door, 8312 Olive Blvd., where her other business, All Seasons Catering & Buffet, Inc. (ASL), DBA All Seasons Linen Rental, is located. ASL has existed for over twenty years and located at 8312 Olive Blvd. for fifteen of those years.

Ruby purchased the 8312 Olive Blvd. property approximately six years ago and the 8348 Olive Blvd. was purchased with her husband, Derek Young, in August of 2022.

8348 Olive Blvd. was chosen as the site for SEC for many reasons, including the proximity to ASL, customer convenience, proximity to Highway 1-70, and her home at 7567 Cornell Ave. But one of the main reasons for choosing this location is there isn't any event space available near this location in U City, and in doing so, it offers the residents of U City an option to gather for events close to home.

ASL will be the exclusive provider of all necessary upscale furniture, linens, lighting, backdrops, etc., to SEC as necessary, increasing taxable sales benefitting U City. SEC is hoping to employ one manager and three staff positions and begin interviews when the application is approved. Currently, SEC has an individual who is very interested in the management position.

ASL has a website available for viewing at www.allseasonslinen.com. The initial hours of operation will be 4 pm to 11 pm, mostly Friday through Sunday.

Significant interior improvements have been made to 8348 Olive Blvd., including the addition of ADA bathrooms, electrical, and plumbing. New flooring throughout has been added to the entire proposed space, as well as custom woodwork, and the ceilings are graced with beautiful chandeliers throughout. The space is amazing. Ruby wants this space to be the "place people want to go to and talk about." Please come by and visit.

There should be no impact on surrounding businesses or neighborhoods. All activities will be confined to the interior of the building. There is no impact on traffic and no outdoor intercoms. Clients will be evaluated prior to engaging, and event rules/restrictions will be agreed upon prior to allowing any event to proceed. The goal is to attract small wedding receptions, birthdays, galas, trade/fashion shows, Bar/Bat Mitzvahs, dance lessons, etc

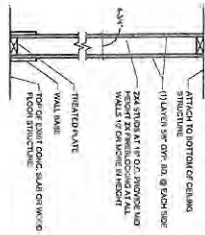
Ruby believes in U City's goals. Since purchasing both buildings, significant improvements have been made to the properties. The entire parking lot of both buildings has been resurfaced, both buildings have been painted, properties have been cleaned, and landscape added. Security lights have been added to both buildings, significantly reducing vehicle break-ins to zero. She takes so much pride in these buildings and wants the public to be impressed when they notice them.

Ruby grew ASL from a garage location in Creve Coeur to what it is today by offering top-tier services. ASL provides services to all of the most prestigious venues in St. Louis. ASL has a reputation unmatched by any other vendors in St. Louis. The goal now is to make The Showroom Event Center is another prestigious venue in St. Louis.

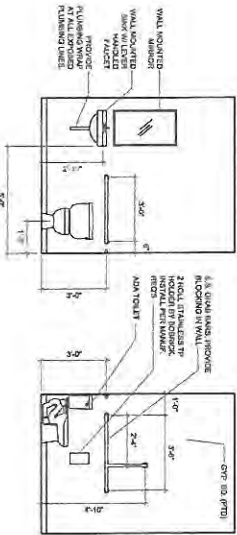


8348 OLIVE BLVD.
8348 OLIVE BLVD.
8350 OLIVE BLVD.

1 AERIAL MAP
NTS



2 TYP. PARTITION DETAIL
1/4\"/>



3 TYP. ADA TOILET ELEVATIONS
3/8\"/>

CODE ANALYSIS

ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION WORK SHALL BE DESIGNATED BY THE ARCHITECT. ALL WORK SHALL BE SUBMITTED BY THE ARCHITECT FOR REVIEW AND APPROVAL BY THE CITY OF SAINT LOUIS.

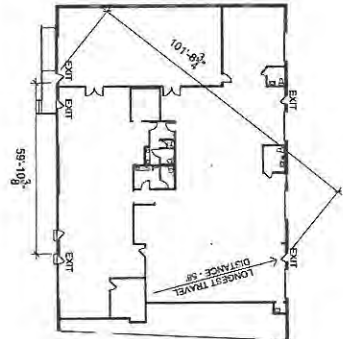
CONSTRUCTION TYPE	SECTION	SECTION
TOTAL NO. OF FLOORS	1	1
USE GROUP	B	B
OCCUPANT LOAD	41 PEOPLE AT 100 SQ. FT. PER PERSON	41 PEOPLE AT 100 SQ. FT. PER PERSON
FLOOR AREA	4,200 SQ. FT.	4,200 SQ. FT.
FIRE PROTECTION	1.5\"/>	
FIRE COMPARTMENTS	1.5\"/>	
EXIT	1.5\"/>	

GENERAL NOTES

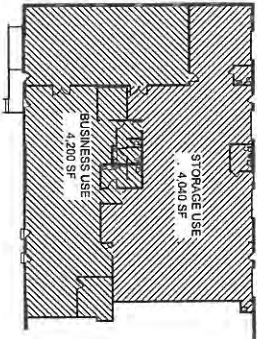
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION CONSULT THE ARCHITECT.
- VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING ARE ACCURATE. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING.
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FLOOR PLAN NOTES

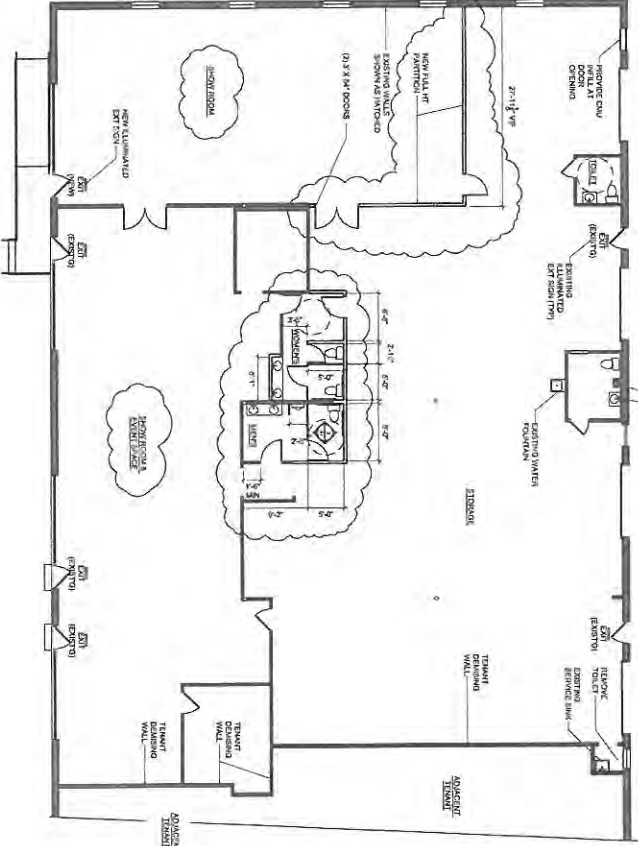
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4 LIFE SAFETY PLAN
NTS



5 USE GROUP PLAN
NTS



6 FLOOR PLAN
1/8\"/>

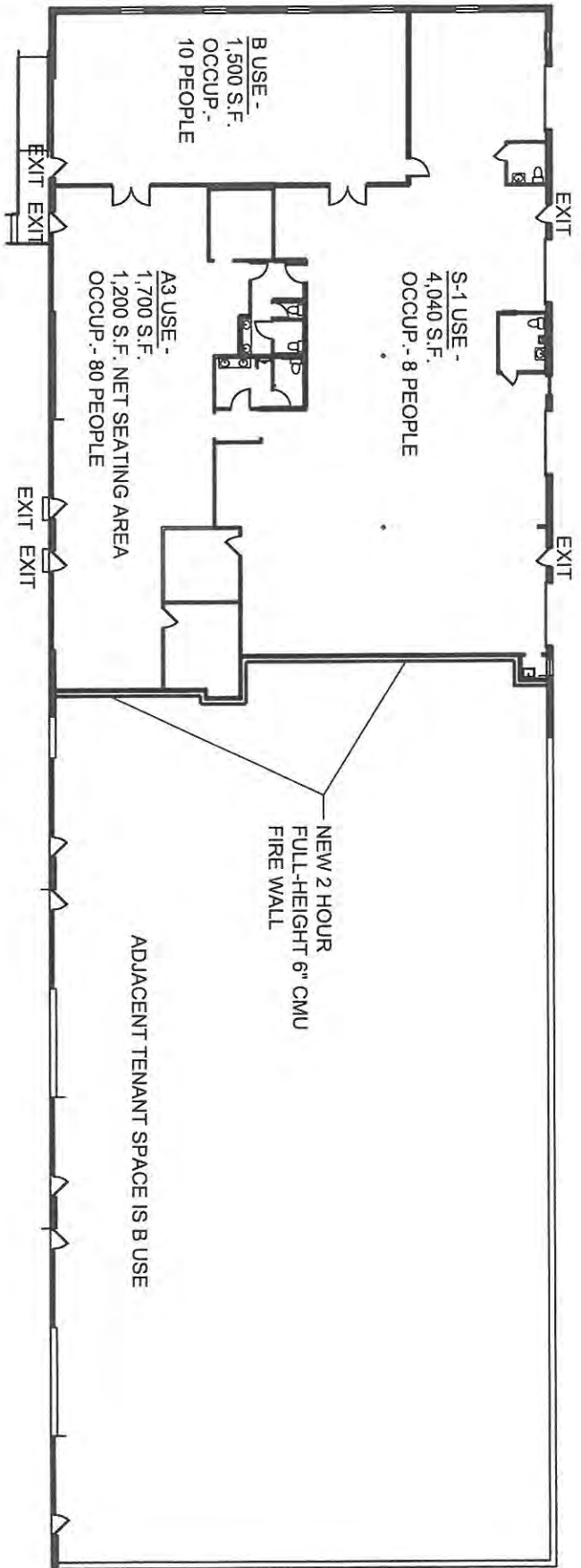
PERMIT SET - REVISED

A1	ISSUE DATE:	18 NOV 2022
	REVISIONS:	21 DEC 2022 9 NOV 2022

RENOVATION AT
8348-8350 OLIVE BLVD.
UNIVERSITY CITY, MISSOURI

LINK architecture
7412 manchester ave.
saint louis, missouri 63143
314.435.7257

MISSOURI LICENSE #2000035588



1 PLAN
 NTS







ALL SEASONS
Party Lines Rental









University City, Missouri

a year ago · [See more dates](#) >

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