



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Wednesday, May 2, 2024 at 6:00 pm

Location: Videoconference (Zoom)

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

1. **Roll Call**
2. **Approval of Minutes**
 - a. None
3. **Public Comments** – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. **Old Business - None**
5. **New Business**
 - a. **SUB-24-03**
Applicant: U. City, LLC
Request: Major Subdivision – Record Plat
Location: 8676 Olive Boulevard
VOTE REQUIRED
6. **Other Business**
7. **Reports**
 - a. Council Liaison Report
 - b. Housing & Third Ward Revitalization Task Force Report
 - c. Code Review Committee
 - d. Staff Updates
8. **Adjournment**



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VIRTUAL MEETING DETAILS

PLAN COMMISSION MEETING

Wednesday, May 2, 2024 at 6:00 pm

Location: Videoconference (Zoom)

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/87646768620?pwd=VmVCalhINndJWUZaZnZaN1FUdmpiUT09>

Passcode: 686043

Or One tap mobile :

+13017158592,,87646768620#,,,,*686043# US (Washington DC)

+13052241968,,87646768620#,,,,*686043# US

Or Telephone:

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

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Webinar ID: 876 4676 8620

Passcode: 686043

International numbers available: <https://us02web.zoom.us/j/87646768620>

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.



Department of Community Development

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

STAFF REPORT

MEETING DATE: May 2, 2024
FILE NUMBER: SUB-24-03
COUNCIL DISTRICT: 3
Location: 8676 Olive Boulevard
Applicant: U. City, LLC
Request: Major Subdivision - Lot Consolidation
Existing Zoning: PD – C, Planned Development Commercial
Existing Land Use: Vacant
Proposed Zoning: No change
Proposed Land Use: Nothing proposed yet

Surrounding Zoning:

North: **PD-C** – Planned Development Commercial District
East: **SR** – Single-Family Residential /
PD-C – Planned Development Commercial District
South: **SR** – Single-Family Residential
West: **N/A** – City of Olivette

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions Denial

ATTACHMENTS

- A. Lot Consolidation Plat Application
- B. Lot Consolidation Plat

Existing Property and Applicant Request

The subject property is Phase III of the Market at Olive Development, on the south side of Olive Boulevard, across from Costco.

The applicant has submitted this application to re-subdivide the existing Market at Olive adjusted Lot 5, totaling approximately 7.50 acres, into four lots. Lot 1 will encompass much of the rear of the site, at 5.402 acres, and lots 2-4 will have frontage along Olive Boulevard, at 1.039, 0.565, and 0.493 acres, respectively.

These lots were previously consolidated following a recommendation from the City Planning Commission on January 25, 2023, and then approved in City Council at a meeting on February 27, 2023.

Staff Review

Staff reviewed this as part of the “Major Subdivision” process identified in Section 405.170 of the Subdivision regulations.

Analysis

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

Conclusion/Recommendation

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



24-02477

TRANSMITTAL:

TO: Seneca Commercial Real Estate
1401 S Brentwood, STE 625,
St Louis, MO 63144

314-370-6801

DATE: 03/26/24

JOB NO. 3082S

ATTN: Larry Chapman

RE: Market at Olive Plat 6

TRANSMITTED AS CHECKED

WE ARE SENDING YOU

- Attached
- Under Separate Cover
- For Execution
- As Requested
- For Review and Comment
- For Your Information
- For Approval

- Shop Drawing
- Prints
- Plans
- Samples
- Specifications
- Change Order
- Check
- Easement
- Proposal

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
5	03/26/24		Market at Olive Plat 6
1			Subdivision Application

Larry, attached are 5 copies of Market at Olive Plat 6 for subdivision application per Caroline Saunders request.

COPY TO: File

JRG

SIGNED: 

Scott M Telfhorst



Department of Community Development

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Planning and Development
City of University City

MAR 28 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 5 (#) Folded paper copies of Plat
- Electronic copy
 - Improvement Plans
 - Other Cover Letter

3. Property Owner Information:

Name: U. City, L.L.C

Address: 1401 S. Brentwood Blvd Ste 625
Brentwood, mo 63144

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: Caroline Saunders

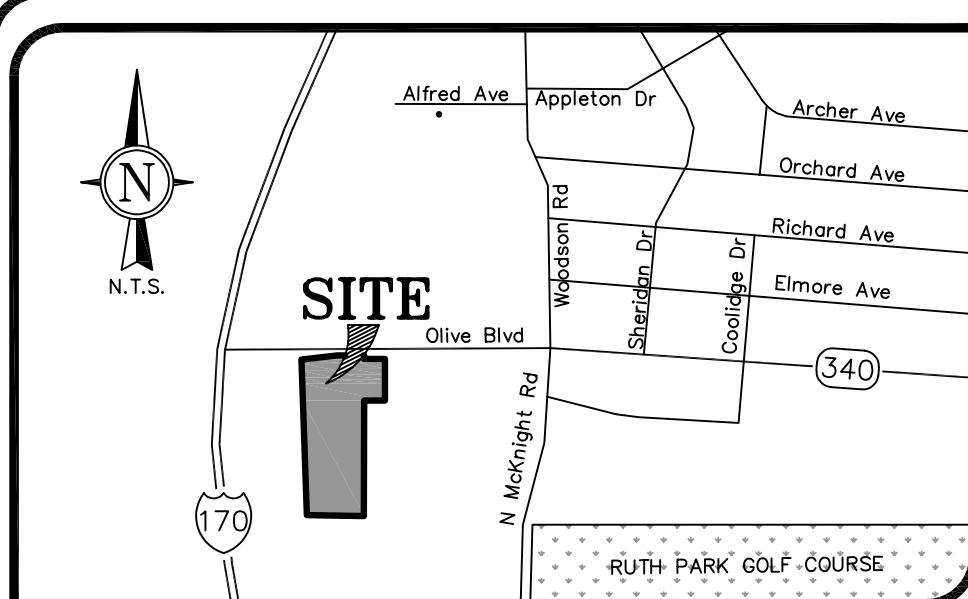
Address: U. City, L.L.C.

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):

Re-Subdivision of Adjusted Lot 5
at Market at Olive

FOR OFFICE USE ONLY

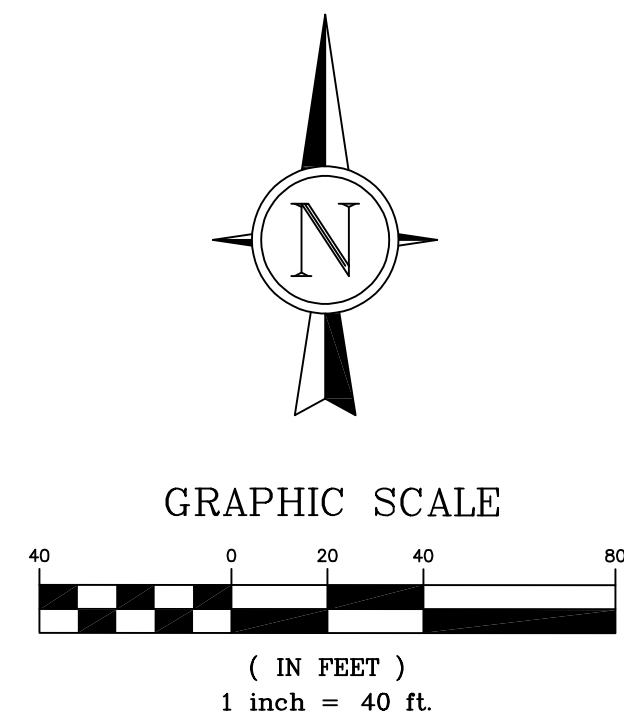
Fee Calculation: \$200.00 Base Fee + 4 # of lots x \$35.00 = 340.00



PREPARED FOR:
 U. City, LLC
 CONTACT: Larry Chapman
 2199 Innerbelt Business Center Drive
 St. Louis, MO 63114
 E: Lchapman@Seneca-cre.com

MARKET AT OLIVE PLAT 6 A SUBDIVISION PLAT

ALL OF ADJUSTED LOT 5,
 MARKET AT OLIVE PLAT 5 – PLAT BOOK 371 PAGES 221–223
 SECTION 05, TOWNSHIP 45 NORTH, RANGE 6 EAST
 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI



BASIS OF BEARING
 MISSOURI STATE PLANE GRID
 NORTH FROM STATIC GPS TIES
 TO GEOGRAPHIC REFERENCE
 SYSTEM MONUMENTS

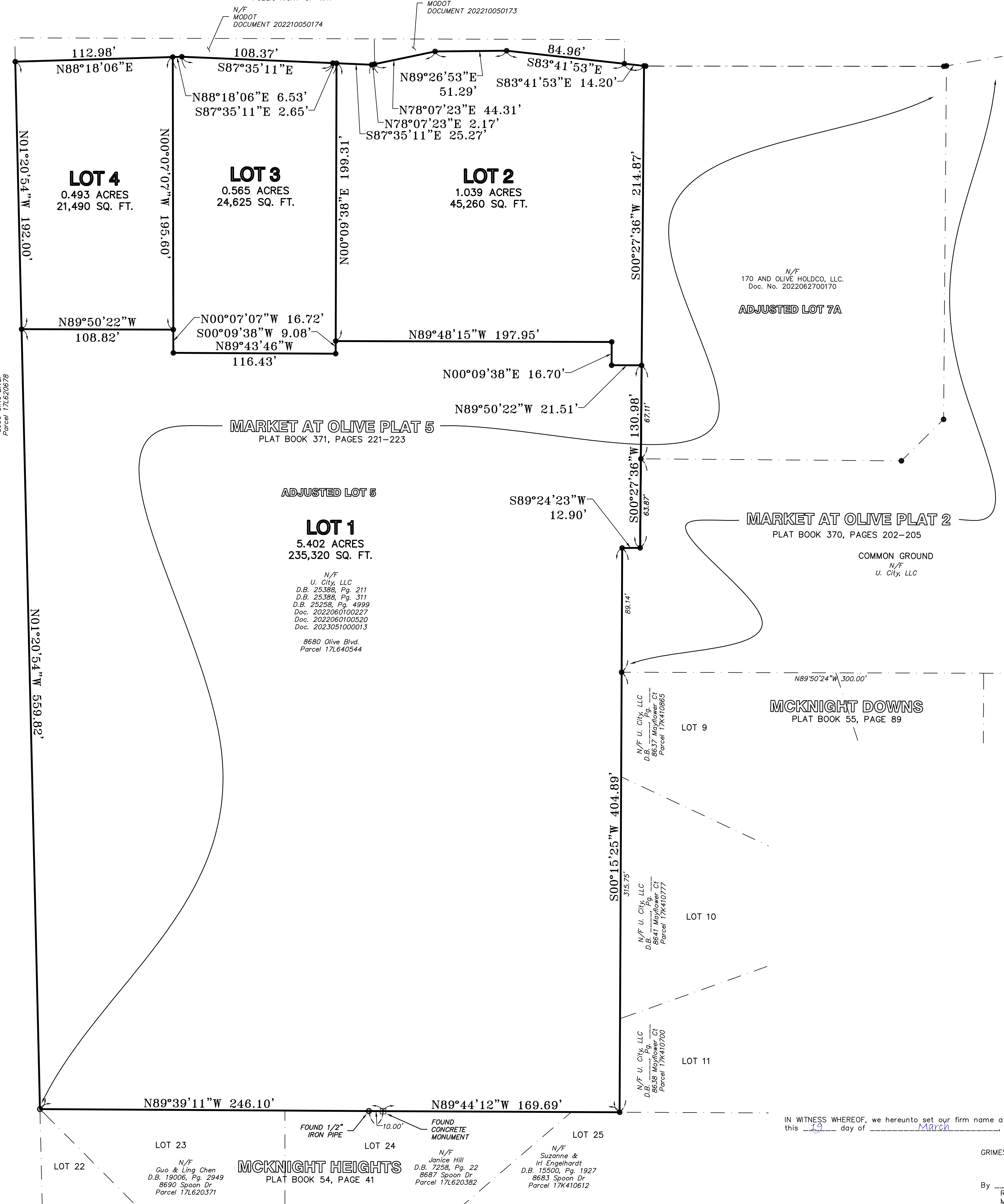
ABBREVIATIONS

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
Pg.	PAGE
w/	WITH
(TYP.)	TYPICAL
P.O.B.	POINT OF BEGINNING
Doc.	DOCUMENT
T.B.V.	TO BE VACATED BY SEPARATE DOCUMENT

LEGEND

○	FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
○	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
⊕	FOUND CUT CROSS
⊗	FOUND COTTON PICKER SPINDLE
⊙	FOUND RAILROAD SPIKE
⊞	FOUND CONCRETE MONUMENT
□	FOUND STONE
⊠	FOUND R.O.W. MARKER
⊘	FOUND AXLE
●	SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

OLIVE (Variable Width) BOULEVARD



I-170 (Variable Width)
 PUBLIC RIGHT-OF-WAY

N/F
 Bi State Dev. Agency of Mo. - Metro Dist.
 D.B. 25388, Pg. 211
 8630 Olive Blvd.
 Parcel 17L620678

N/F
 170 AND OLIVE HOLDCO, LLC.
 Doc. No. 2022062700170

N/F
 U. City, LLC
 D.B. 25388, Pg. 211
 D.B. 25388, Pg. 311
 D.B. 25258, Pg. 4999
 Doc. 2022060100227
 Doc. 2022060100920
 Doc. 2023051000013
 8680 Olive Blvd.
 Parcel 17L640544

N/F U. City, LLC
 D.B. 8637 Maplewood Ct
 Parcel 17K410865

N/F U. City, LLC
 D.B. 8641 Maplewood Ct
 Parcel 17K410777

N/F U. City, LLC
 D.B. 8638 Maplewood Ct
 Parcel 17K410700

N/F
 Guo & Ling Chen
 D.B. 19006, Pg. 2949
 8692 Spoon Dr.
 Parcel 17L620371

MCKNIGHT HEIGHTS
 PLAT BOOK 54, PAGE 41

N/F
 Janice Hill
 D.B. 7258, Pg. 22
 8687 Spoon Dr.
 Parcel 17L620382

N/F
 Suzanne & In Engelhardt
 D.B. 15500, Pg. 1927
 8683 Spoon Dr.
 Parcel 17K410612

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri, this 19 day of March, 2024.

GRIMES CONSULTING, INC. LS-343-D

By R. CORY SPENCE, PLS-2015017842
 MISSOURI PROFESSIONAL LAND SURVEYOR



GRIMES CONSULTING, INC.
 SUITE 3000
 ST. LOUIS, MO 63128
 PH. (314) 849-6100
 FAX. (314) 849-6010
 www.grimesconsulting.com
 PE COA# E-1470-D
 PLS COA# LS-343-D

REV. NO.	DATE	REMARKS

MARKET AT OLIVE
 PLAT 6
 OLIVE BLVD, UNIVERSITY CITY, MO

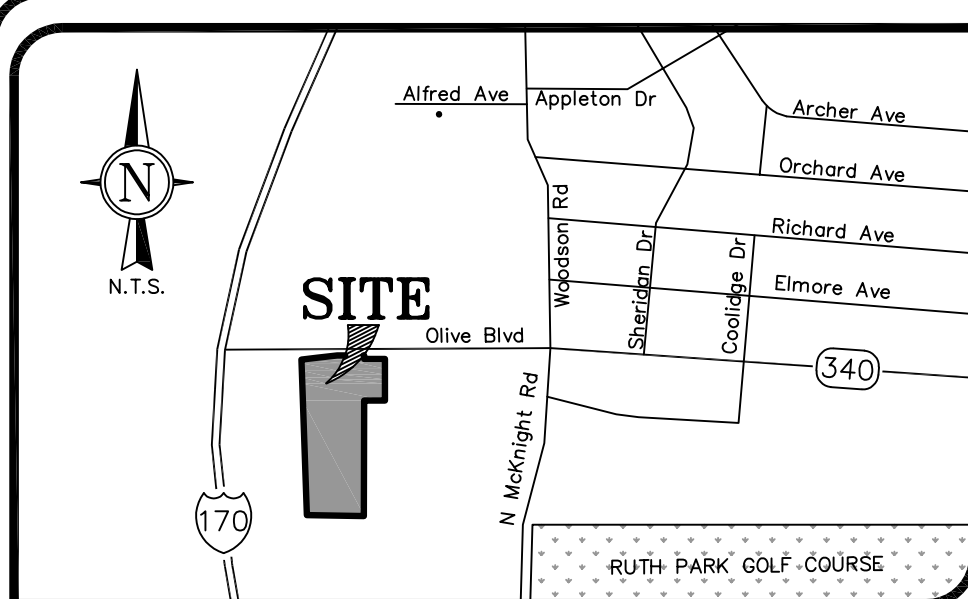
SUBDIVISION
 PLAT

SHEET TITLE
 JOB NUMBER: 3082S
 DRAWN BY: SMT
 DATE: 03/19/24
 CHECKED BY: RCS
 DATE: 03/19/24
 SHEET:

1 of 3

J:\3082\3082_S\Drawings\Survey\3082S_Subdivision.dwg 3/19/2024 12:01 PM Scott T. Johnson

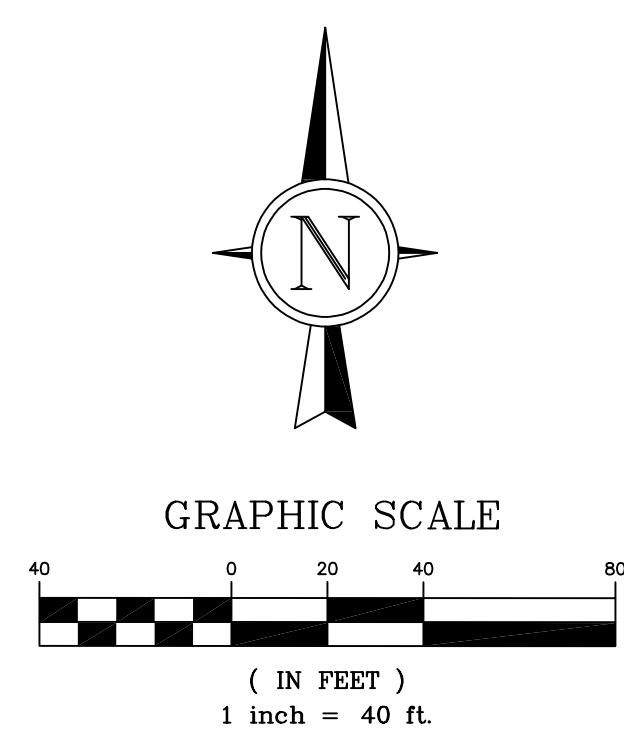
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PREPARED FOR:
 U. City, LLC
 CONTACT: Larry Chapman
 2199 Innerbelt Business Center Drive
 St. Louis, MO 63114
 E: Lchapman@Seneca-cre.com

MARKET AT OLIVE PLAT 6 A SUBDIVISION PLAT

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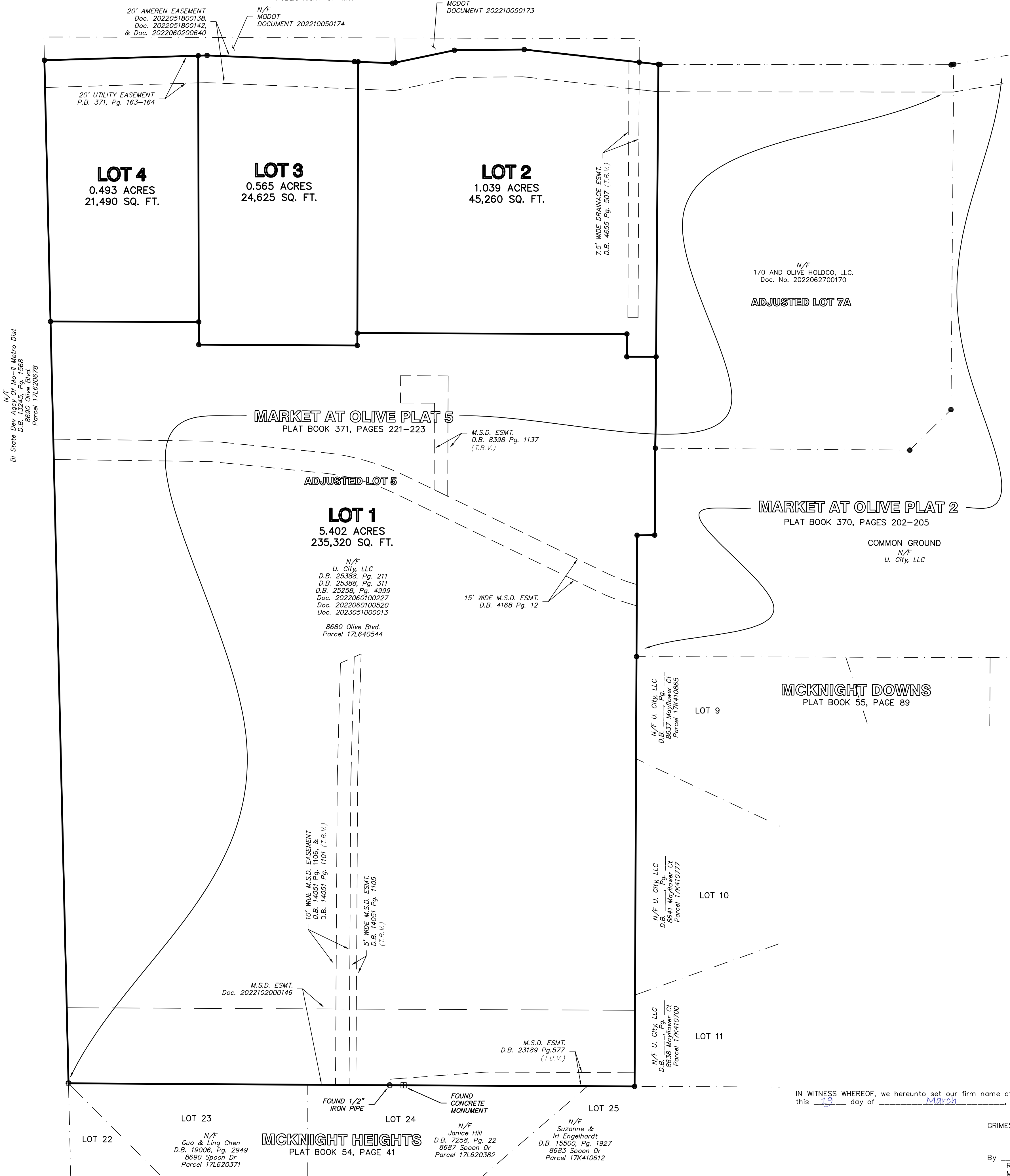
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REV. NO.	DATE	REMARKS

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 PLAT 6**
 OLIVE BLVD, UNIVERSITY CITY, MO

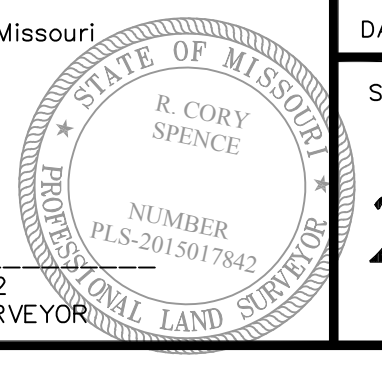
SUBDIVISION
 PLAT

JOB NUMBER: 3082S
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 DATE: 03/19/24
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SHEET:
2 of 3

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri, this 19 day of March, 2024.

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 By R. CORY SPENCE, PLS-2015017842
 MISSOURI PROFESSIONAL LAND SURVEYOR

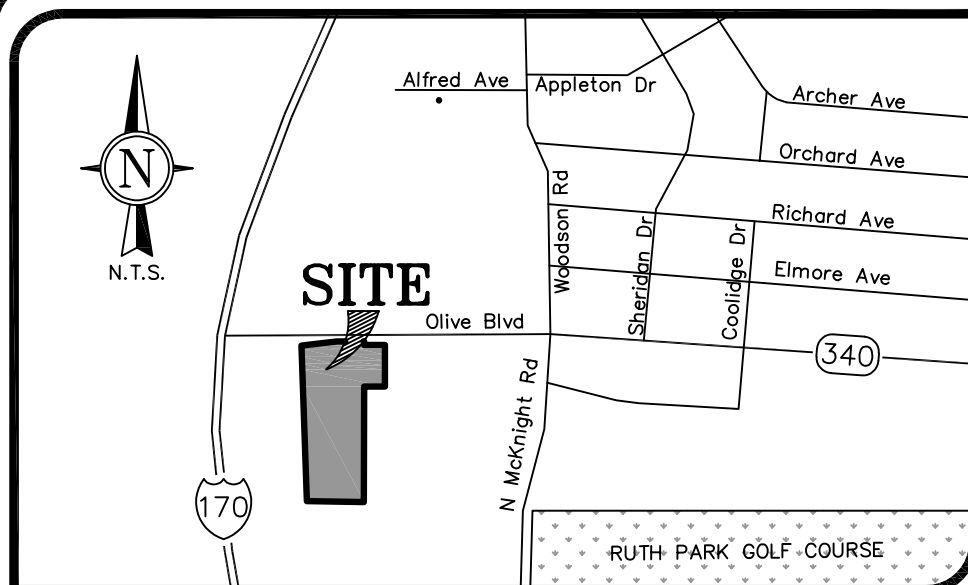


J:\3082\3082_S\Drawings\Survey\3082S_Subdivision.dwg 3/19/2024 12:01 PM Scott Taltorant

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A SUBDIVISION PLAT

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PREPARED FOR:
U City, LLC
CONTACT: Larry Chapman
2199 Innerbelt Business Center Drive
St. Louis, MO 63114
E: Lchapman@Seneca-cre.com

--- Owner's Certification ---

The undersigned owner of land hereupon platted and further described in the foregoing description, have caused these lots to be adjusted in land area in the manner shown on this plat, which subdivision shall hereafter be known as the "Market at Olive Plat 6, a Subdivision Plat".

In witness whereof, I have herewith set my hand this _____ day of _____, 2024.

U City, LLC,
a Missouri limited liability company
By: CRG Services Management, LLC, a Missouri limited liability company, its Manager

Lawrence R. Chapman, Jr., Vice-President

State of Missouri)
County of St. Louis)SS.

On this _____ day of _____, 2024 before me did appear Lawrence R. Chapman, Jr. who being by me duly sworn did say that he is the Vice-President of CRG Services Management, LLC, the Manager of U City, LLC, a Missouri limited liability company and that said instrument was signed on behalf of said limited liability company and that said Lawrence R. Chapman, Jr. acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

My commission expires: _____
Notary Public

--- Lien Holder's Certificate ---

The undersigned holder or legal owner of notes secured by deed recorded in Book _____, Page _____ of the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this subdivision plat.

In witness whereof, I have herewith set my hand this _____ day of _____, 2024.

Bank of Washington,
a Missouri banking corporation

Print name, _____ Title _____

State of Missouri)
County of St. Louis)SS.

On this _____ day of _____, 2024 before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of Bank of Washington, a banking corporation in the State of Missouri, and that said instrument was signed on behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

My commission expires: _____
Notary Public

--- University City, Missouri Certification ---

This is to certify that this plat, "Market at Olive Plat 6, a Subdivision Plat", has been approved by the Zoning Administrator for the City of University City, Missouri on the _____ day of _____, 20____ per Section 405.165 of the University City Subdivision Regulations and thereby authorizes the Recording of this Subdivision with the St. Louis County Recorder of Deeds.

LaRette Reese, City Clerk
City of University City, Missouri

John L. Wagner, Ph.D., Acting Director of Planning and Development,
and Zoning Administrator
City of University City, Missouri

This is to certify that this plat of "Market at Olive Plat 5, a boundary adjustment plat" was approved by the City Council of the City of University City, Missouri on the _____ day of _____, 20____ pursuant to Ordinance # _____.

LaRette Reese, City Clerk
City of University City, Missouri

--- Lien Holder's Certificate ---

The undersigned holder or legal owner of notes secured by deed recorded in Book _____, Page _____ of the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this subdivision plat.

In witness whereof, I have herewith set my hand this _____ day of _____, 2024.

Peoples National Bank, N.A.,
a national banking association

Print name, _____ Title _____

State of Missouri)
County of St. Louis)SS.

On this _____ day of _____, 2024 before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of Peoples National Bank, N.A., a national banking association, and that said instrument was signed on behalf of said national banking association and that said _____ acknowledged said instrument to be the free act and deed of said national banking association.

In testimony whereof, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.

My commission expires: _____
Notary Public

--- Surveyor's Certification ---

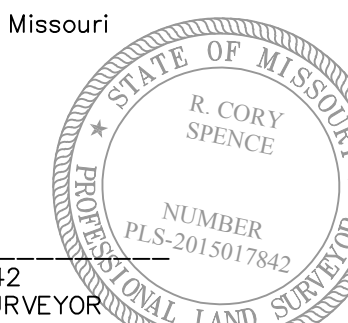
This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Lawrence R. Chapman, Jr. of U. City, LLC, during the month of March 2024, prepared a subdivision plat, based on field information obtained from field personnel under my direction of a tract of land being part of Section 05, Township 45 north, Range 6 East, University City, St. Louis County, Missouri, and have adjusted said tract in the manner shown hereon.

I declare that under my supervision and to the best of my professional judgment that this survey and the results shown hereon are made in accordance with the current Standards For Property Boundary Surveys for Urban Class Property as set forth by the Missouri Department Of Agriculture, Land Survey Program, and rules promulgated by The Missouri Board For Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects effective June 30, 2022.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 19 day of March, 2024.

GRIMES CONSULTING, INC. LS-343-D

By _____
R. CORY SPENCE, PLS-2015017842
MISSOURI PROFESSIONAL LAND SURVEYOR



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2	Attorney comments.	04/18/23

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3 of 3