



Department of Planning and Development

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

MEETING MINUTES (APPROVED)

PLAN COMMISSION

Location: Heman Park Community Center (975 Pennsylvania Avenue) and via Videoconference (Zoom)

Wednesday, March 27, 2024 at 6:30 pm

The Plan Commission held its regular session on Wednesday, March 27, 2024 at Heman Park Community Center and via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 7:57 pm.

Call to Order – (6:30 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

Jeff Hales (Council Liaison)

Staff Present

Mary Kennedy, Planner

John Wagner, Director of Planning &
Development

John Mulligan, City Attorney

2. Approval of Minutes

- a. February 28, 2024 – Approved with no corrections

3. Public Comments – None

4. Old Business

a. SUB-22-08

Applicant: City of University City

Request: Major subdivision – lot consolidation

Location: 6801 Delmar Boulevard

Motion to recommend to city council made by Commissioner Fleischer. No further discussion.

Motion passes 5-0.

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 Waterman Avenue

Address was corrected by Mr. Wagner to 7111 Waterman Ave, from the incorrectly listed 7111 Washington Ave. Mr. Wagner described the request to split lot into two and introduced applicants for questioning.

Applicant explained the request to split the lot, stating that the adjoining properties are also 37.5 feet wide lots, and that his request is in keeping with the character of the area.

Motion to recommend to city council made. Commissioner Hartz asked about the side setback with 7109 Waterman, applicant explained that the variance had already been granted.

Applicant clarified that the new building will be sufficiently far from any existing structures.

Commissioner McQueen asked if the architecture will be in keeping with existing community character, applicant showed examples of what the building may look like when finished, but it was clarified that this case is only for the lot split and not the structure.

Applicant again clarified that the neighboring lots are also 37.5 feet wide. Mr. Mulligan explained that the zoning code requires 40-foot-wide lots, and that the variance was only sought for the economic benefit of the applicant, not out of necessity for any use.

Ms. Kennedy commented that the fire marshal has viewed the plans and had no concerns or comments about the lot width.

Applicant presented statistics from nearby streets, demonstrating that many houses in the area already have less than 5-foot setbacks on either side.

Vote taken on motion to recommend to council, vote is approved 5-0.

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

Ms. Kennedy introduced the working session, explaining that the synagogue's existing building was originally purchased in 1989 and renovated for their needs. They have now acquired the neighboring lots and are seeking to build a new synagogue and parking lot at the listed locations. They are seeking a 20,000 sq.ft. building footprint on a 1.1 acre lot. By code they are required 70 parking stalls, but with relevant parking deductions they are required 49 spaces. They are currently providing 38 on site and working toward a shared parking agreement with neighbors to satisfy the 49 space requirement. Parcels are currently zoned LC and SR, and three adjacent lots are vacant. Applicant is seeking to consolidate lots and a CUP for parking reduction.

Ms. Kennedy clarified that 568 Mapleview is zoned LC, and the other two southern lots are zoned SR.

Commissioner Harvey commented that most participants at this congregation walk to the site on the weekends, but parking will still be required during the week. Cars are often left in the parking lot, however, even during the weekends.

Applicant introduced themselves and clarified that they are seeking a rezoning, consolidation, and conditional use permit. Applicant described how their goals align with the comprehensive plan by encouraging walkability, pedestrian safety at the intersection, youth involvement in the community, and low impact development. The site is served by three bus routes, a bike route, and is identified as an Activity Center in the comprehensive plan.

Applicant showed proposed parking layout, proposed landscaping, and architectural elevations. Applicant clarified that the second story will be used for offices, classrooms, and youth activity spaces.

Commissioner McQueen commented that the commercial lots across the street may bring more traffic once developed, and shared concerns about the shared parking agreement.

Applicant clarified that the shared parking agreement is with a different lot and shouldn't be impacted.

Applicant discussed that the angles of the intersection make it particularly difficult for pedestrians, and that they are exploring options for pedestrian safety and encouraging walking in the area. Applicant is also planning a playground and garden area in the rear so that children won't need to play out front near Delmar.

Mr. Hales asked if there were lighting requirements in the parking lot, and applicant confirmed that the official site submission would include a lighting plan. Ms. Kennedy confirmed that there are codes in place to ensure light doesn't adversely affect the neighboring properties.

Mr. Hales then asked how exactly the parking agreements would be recorded, and if they would carry over to a new owner if the property is sold. Applicant's attorney confirmed that the parking agreement should be tied to the land and remain in effect for the full term of the agreement regardless of ownership.

Chair Holly commented that the bus stop on Delmar currently relies on a cut-through rather than the sidewalk for ADA access, and recommended that the access be retained as-is. Applicant agreed and explained that they didn't intend to impact ADA access to the cut-through or bus stop.

No further comments regarding the working session.

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

Chair Holly confirmed that all present are familiar with the review criteria for a conditional use permit.

Ms. Kennedy introduced the case by describing the site, neighboring uses, and building specifications. The zoning code calls for 28 parking stalls based on use and size, but transit, change-of-use, and CUP reductions may be applied, bringing the requirement down to 13 stalls. Applicant has 20 spaces available for this use already on site, and staff would recommend a reduction in parking requirements down to no less than 20. Ms. Kennedy clarified that the banquet space and occupancy limits would be restricted to exactly as shown on the plan, and any expansions would require an amended CUP, and therefore alter the parking requirements.

Staff recommend approval of the conditional use permit with conditions listed in the staff report.

Public hearing was opened and subsequently closed with no comments made.

Motion to recommend approval of the CUP with conditions to council made by Commissioner Hartz.

Vote held, motion unanimously approved by all commissioners present (Commissioner McQueen had left the meeting at this point).

6. Other Business

- a. Council Liaison Report: Mr. Hales reported that he had attended a Flood Task Force meeting regarding the removal of debris from a drainage tunnel.

- b. Chair Holly stated that the boards and commissions of UCity were planning on meeting soon to discuss the structure of the comprehensive plan implementation program and how to move forward.

7. **Reports:** none

8. **Adjournment** – The meeting was adjourned at 7:57 pm.