



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Wednesday, July 24, 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. June 26, 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

5. New Business

- a. **Working Session**

Applicant: Jack Ehlers and Mike Ehlers of William James Capital, LLC

Request: Working session to get feedback from the Plan Commission on a proposed 106-unit townhome development (“The Enclaves at Canton Avenue”) at 7701 Canton Ave

6. Other Business

7. Reports

- a. Council Liaison Report
- b. Code Review Committee
- c. Comprehensive Plan Committee
- d. Housing & Third Ward Revitalization Task Force Report
- e. Staff Updates
 - i. Discuss possible exterior façade design change in Subtext development (Local University City, 6630-6654 Delmar)

8. Adjournment



Plan Commission

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VIRTUAL MEETING DETAILS

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Wednesday, July 24, 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 below:*

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89263126862?pwd=pptz12yoheBDoboQO4jXXNgSiQWkmg.1>

Passcode: 878918

Or One tap mobile:

+16469313860,,89263126862#,,,,*878918# US

+19292056099,,89263126862#,,,,*878918# US (New York)

Or Telephone:

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

+1 646 931 3860 US

+1 564 217 2000 US

+1 929 205 6099 US (New York)

+1 669 444 9171 US

+1 301 715 8592 US (Washington DC)

+1 669 900 6833 US (San Jose)

+1 305 224 1968 US

+1 689 278 1000 US

+1 309 205 3325 US

+1 719 359 4580 US

+1 312 626 6799 US (Chicago)

+1 253 205 0468 US

+1 360 209 5623 US

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

Webinar ID: 892 6312 6862

Passcode: 878918

International numbers available: <https://us02web.zoom.us/j/knK3VTrHS>

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.



DRAFT MEETING MINUTES

PLAN COMMISSION

Location: Videoconference (Zoom)

Wednesday, June, 26th, 2024 at 6:30pm

The Plan Commission held its regular session on Wednesday, June 26th, 2024 via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 7:54 pm.

Call to Order – (6:30 pm)

1. Roll Call

Present

Margaret Holly (Chair)

Al Fleischer Jr.

Mark Harvey

Patricia McQueen

Tori Gonzalez

Ellen Hartz

Jeff Hales (Council Liaison)

Absent

Charles Gascon

Staff Present

Mary Kennedy, Planner

Noah Chapin, Planner

John Wagner, Director of Planning & Development

John Mulligan, City Attorney

2. Approval of Minutes – No corrections to minutes from May 22nd, minutes were approved as presented.

3. Public Comments - None

4. Old Business

a. **CUP-24-02**

Applicant: Agudas Israel of St. Louis Synagogue

Request: Continued action to revise conditions of the previously approved CUP with minor amendments to site plan.

Location: 8200-8206 Delmar Boulevard and 558, 564, and 568 Mapleview Drive

VOTE REQUIRED

The landscape buffer required by code was originally shown on the applicant’s side of the property line in some sections and on the public side in some sections. The applicant revised the site plan to show all the landscape buffer on their property, ensuring that it will be properly owned and maintained by the applicant.

No other parts of the site plan were impacted by the relocation of the buffer.

Applicant also submitted their bicycle parking plan and trash enclosure plans, as previously conditioned. These conditions should then be removed from the CUP.

Discussion of the pedestrian cut-through followed. The architect of this project, Rami Berner, explained that the synagogue wants to accommodate the cut-through, but the safety and security implications had not yet been studied, and therefore it is not shown on the plans. Chair Holly remarked that the cut-through has been there for over 25 years and is an existing feature of the landscape, and that the feedback from the community was in favor of maintaining it. The synagogue intends to further study the implications and to ensure safety.

Commissioner Fleischer proposed a motion to recommend the CUP to council with the previously mentioned satisfied conditions removed, and to add a condition that the synagogue preserve the cut-through.

Motion was approved 5-0.

5. New Business

a. TXT-24-02

Applicant: Caroline Saunders of behalf of U. City, LLC.

Request: Text Amendment to §400.2730(A) and §400.780(A) related to Motor Vehicle Oriented Business standards (MVOBs)

VOTE REQUIRED

Ms. Kennedy introduced the text amendments by explaining the existing code requirements for MVOBs and why they are challenging for the developments at Market at Olive to satisfy. The two requirements in question are a minimum 150 ft lot width on Olive, and 100 ft minimum separation between MVOB uses. The requested text amendment would create an exception for the entire Market at Olive area from these specific dimensional standards.

Ms. Kennedy explained why the Market at Olive development is sufficiently different from other developments and that these text amendments do not conflict with the Comprehensive Plan's recommendations for the site.

Ms. Saunders explained that one of the text amendments is to create the exception for the site, and that the other is simply to fix a reference error that pertains to the first code section.

Commissioner Fleischer explained that the Code Review Committee previously discussed this amendment, and agreed that this development is sufficiently unique, and that their main concern is ensuring adequate traffic control within the site.

Commissioner Harvey discussed that the access to these specific lots is internal and *not* from Olive Boulevard, so the Olive dimensional standards are not likely to be the main problem. He continued by questioning if the intent of the 150 ft width requirement is to maintain future developability of these lots, since very few uses would be able to fit into the smaller lots should the original development cease operation. Commissioner Fleischer countered by arguing that this is an appropriate use of the site, and that if the traffic and pedestrian circulation is safe then it should be allowed.

Commissioner Gonzalez added that she generally disapproves of writing exceptions into the code.

Mr. Mulligan explained that the MVOB code contains other dimensional standards than just the two that apply to this site, and wondered whether the amendment should be more specific in scope as to not have unintended side effects on other lots within the development.

Commissioner Fleischer proposed a motion to recommend the text amendment to council.

The motion was approved 5-1, with a nay vote by Commissioner Harvey.

b. **REZ-24-02**

Applicant: Caroline Saunders, on behalf of U City LLC

Request: Map Amendment and Preliminary Development Plan approval

Location: Market at Olive Plat 6, Lot 4, Near 8680 Byers Industrial Ct.

VOTE REQUIRED

Ms. Kennedy introduced the case by explaining that the preliminary development plan and the final development plan are being sought simultaneously by the applicant and will be discussed together. Much of the discussion for this site was held previously during the previous agenda item. Ms. Kennedy explained that this development is slightly exceeding the site coverage limit, and that they could either improve their pedestrian zones or add additional landscaped area to come into compliance.

The commissioners discussed pedestrian access to the site, concluding that pedestrian access from the greenway west of the site may be impractical due to topography and ownership, and that the sidewalk/trail along Olive was likely sufficient.

The engineer for the development was present and provided further details about 7Brew's specific designs. He indicated that walk up orders are acceptable at this location, and they would agree to add a picnic table and other pedestrian amenities on the site.

Commissioner Harvey inquired about the 109-foot lot width, and whether that was a problem for the building and drive through design. The engineer explained that 109 feet was more than enough for a 7Brew and that the double-lane drive through design on similar sites is a consistent model for this company.

A motion to recommend to council the proposed map amendment, conditional to the approval of TXT-24-02, was made by Commissioner Fleischer.

The motion was approved 6-0.

A motion to recommend to council the preliminary development plan with conditions was made by Commissioner McQueen.

Chair Holly inquired about the traffic circulation specific to the 7Brew site, and the apparent points of conflict for cars entering and exiting the double drive through configuration. The engineer explained the layout of the internal drive aisles, and the different paths customers can take into the site. Chair Holly was satisfied with the explanation of the engineer.

The motion was approved 6-0.

c. **FDP-24-02**

Applicant: Caroline Saunders, on behalf of U City LLC

Request: Final Development Plan approval associated with REZ-24-02

Location: Market at Olive Plat 6, Lot 4, Near 8680 Byers Industrial Ct.

VOTE REQUIRED

Discussion for this case was held simultaneously with the map amendment and preliminary development plan. No further discussion was had.

Motion to recommend to council the final development plan with conditions was made by commissioner Gonzalez. Motion was approved 6-0.

6. Other Business - None

7. Reports

- a **Staff:** Ms. Kennedy reported that staff is working on an RFP for a zoning code rewrite that is included in the budget for the upcoming fiscal year. She also introduced the idea of purchasing American Planning Association memberships for the commissioners as a means of furthering education and accessing valuable planning resources.

8. Adjournment – The meeting was adjourned at 7:54 pm.

DRAFT



MEMORANDUM

TO: Plan Commission

FROM: Department of Planning & Development

DATE: July 19, 2024

SUBJECT: Work Session: Proposed Townhome Development at 7701 Canton Avenue
("The Enclaves at Canton Avenue")

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

In a work session at the upcoming July 24, 2024 Plan Commission meeting, Jack Ehlers and Mike Ehlers of William James Capital, LLC will present their proposed townhome development at 7701 Canton Avenue. The subject property is currently owned by United Hebrew Congregation of St. Louis, who is interested in selling the western portion of their cemetery property. The western portion of the property is a wooded area that has not been developed; the only structure on the site is a cell tower. The developers are requesting preliminary feedback on their plans from the Commission.

The development would involve the subdivision of United Hebrew’s property into three parcels: the eastern half would still be owned by United Hebrew, and the western half would be subdivided into two parcels, the larger portion for the development of 106 townhomes, and a small commercial parcel for a neighborhood retail/coffee shop. Originally, the developer had planned for developing only townhomes, but after meeting with the City and consultants leading the Housing & Third Ward Revitalization Task Force plan (Yard & Company), the developers responded to feedback heard from Ward 3 residents about wanting to foster neighborhood nodes. Neighborhood nodes are places within walking distance of people’s homes which provide amenities, services, and/or gathering spaces, such as a coffee shop, barber/salon, exercise studio, etc. The developers are planning for a small locally owned coffee shop (900 square feet) to be located on the commercial parcel.

The proposed development would require a subdivision application (described above) and rezoning application. The residential portion would be rezoned to Limited Residential District (LR) and the small commercial portion would be rezoned to Limited Commercial District (LC). In addition, townhomes are a conditional use in the LR zoning district, so a conditional use permit would also be required. Per the dimensional regulations of the LR district, the subject property could accommodate up to 111 townhomes with CUP approval (the developer proposes 106 units). The total lot area is 10.9 acres.

In 2022, a different development group had proposed townhomes on the same property. The Plan Commission recommended rezoning the property to LR, but the developer put the project on hold and the City Council never took action on the proposed rezoning nor the related conditional use permit application. Staff would recommend a new rezoning application be submitted and the previous one voided.

Attachments:

1. Site Plans
2. Building Elevations & Renderings

GENERAL NOTES:

- 1. THIS SITE IS WITHIN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS: METROPOLITAN ST. LOUIS SEWER DISTRICT UNIVERSITY CITY FIRE PROTECTION DISTRICT UNIVERSITY CITY SCHOOL DISTRICT MISSOURI AMERICAN WATER COMPANY AMEREN UE SBC COMPANY SPIRE CHARTER COMMUNICATIONS
2. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
3. STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF UNIVERSITY CITY AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF UNIVERSITY CITY.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
6. GRADING SHALL BE PER CITY OF UNIVERSITY CITY STANDARDS. SOURCE OF TOPOGRAPHY- LIDAR.
7. NEAREST MAJOR INTERSECTION IS OLIVE BLVD. AND I-170.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND THE CITY OF UNIVERSITY CITY STANDARDS.
9. ALL PROPOSED IMPROVEMENTS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
10. ALL GRADING AND DRAINAGE WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
11. NO SLOPE(S) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
12. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AND IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
13. MAIL BOXES WILL BE PROVIDED WITHIN CLUB HOUSE BUILDING.

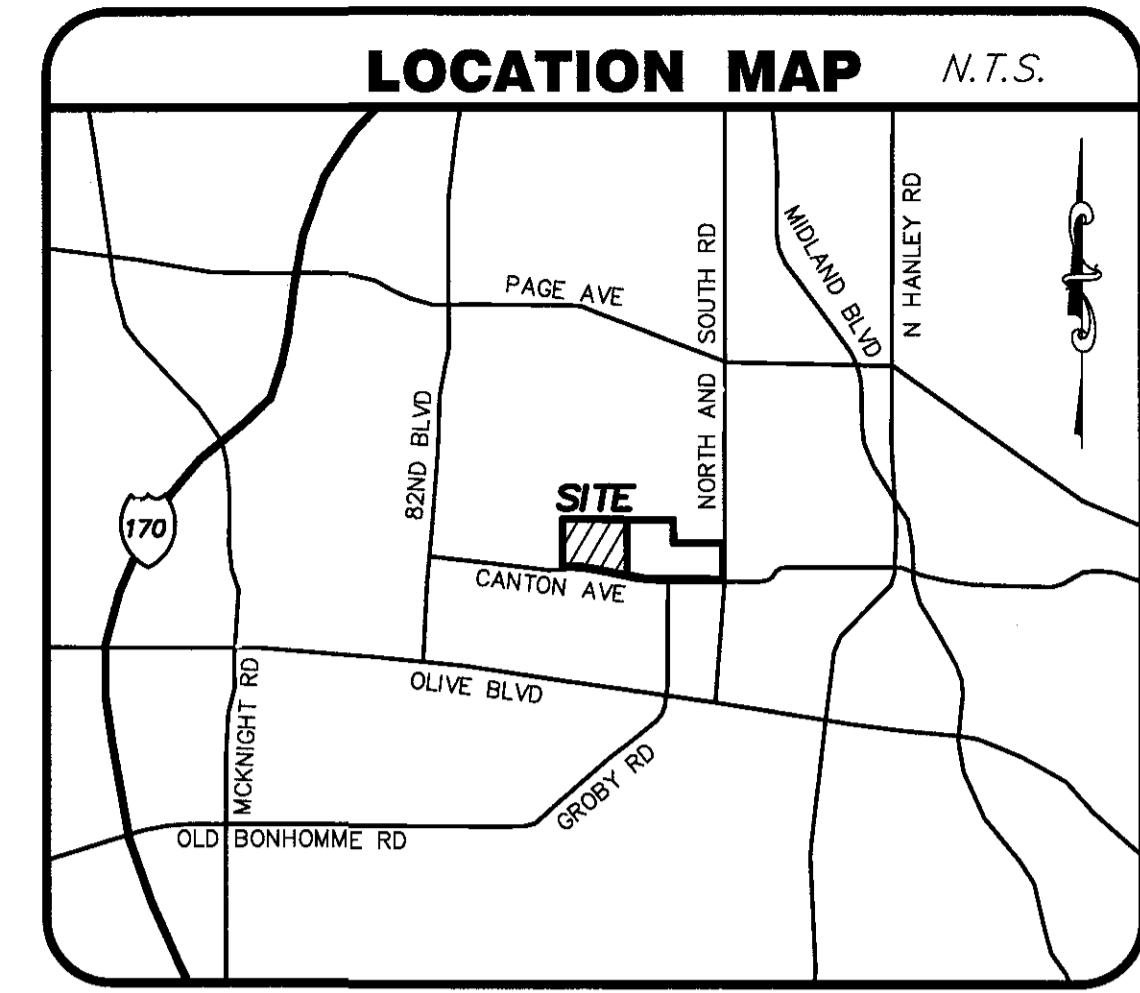
SITE INFORMATION

LOCATOR NUMBER: 16K310885
EXISTING ZONING: PA (PUBLIC ACTIVITY)
PROPOSED ZONING: PD-M (PLANNED DEVELOPMENT MIXED USE)
PROPOSED USE: SINGLE-FAMILY ATTACHED RESIDENTIAL, COFFEE SHOP
GROSS AREA OF SITE: 26.38 ACRES PER RECORD, 26.04 ACRES AS PLOTTED
AREA OF DEVELOPMENT: 10.9 ACRES TOTAL
AREA OF R.O.W.: 1.9 ACRES
NET AREA: 9.0 ACRES
NUMBER OF UNITS PROPOSED: 106
LOT DEVELOPMENT REQUIREMENTS: FRONT YARD SETBACK=20', REAR YARD SETBACK=20'
FLOOD MAP: NO FLOODPLAIN IS PRESENT ON THIS PARCEL PER FEMA PANEL 29189C0212K DATED: FEB. 4, 2015
PARKING SPACES REQUIRED: 227 SPACES TOTAL
SINGLE FAMILY (106 UNITS): 212 SPACES
COFFEE SHOP/CLUB HOUSE: 15 SPACES
TOTAL PARKING PROVIDED: 227 SPACES

The Enclaves at Canton Avenue

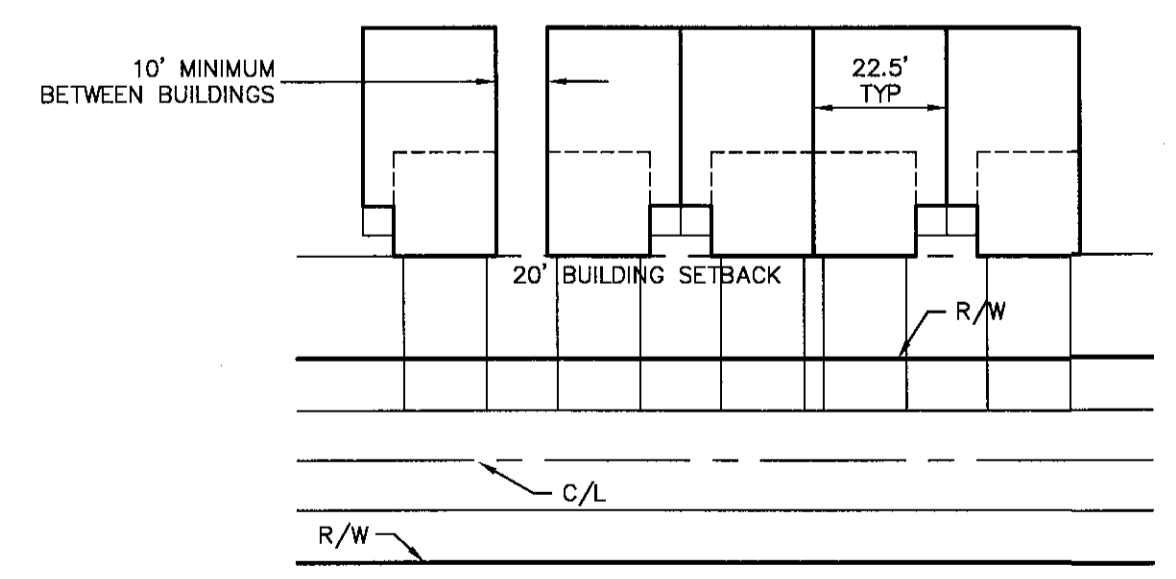
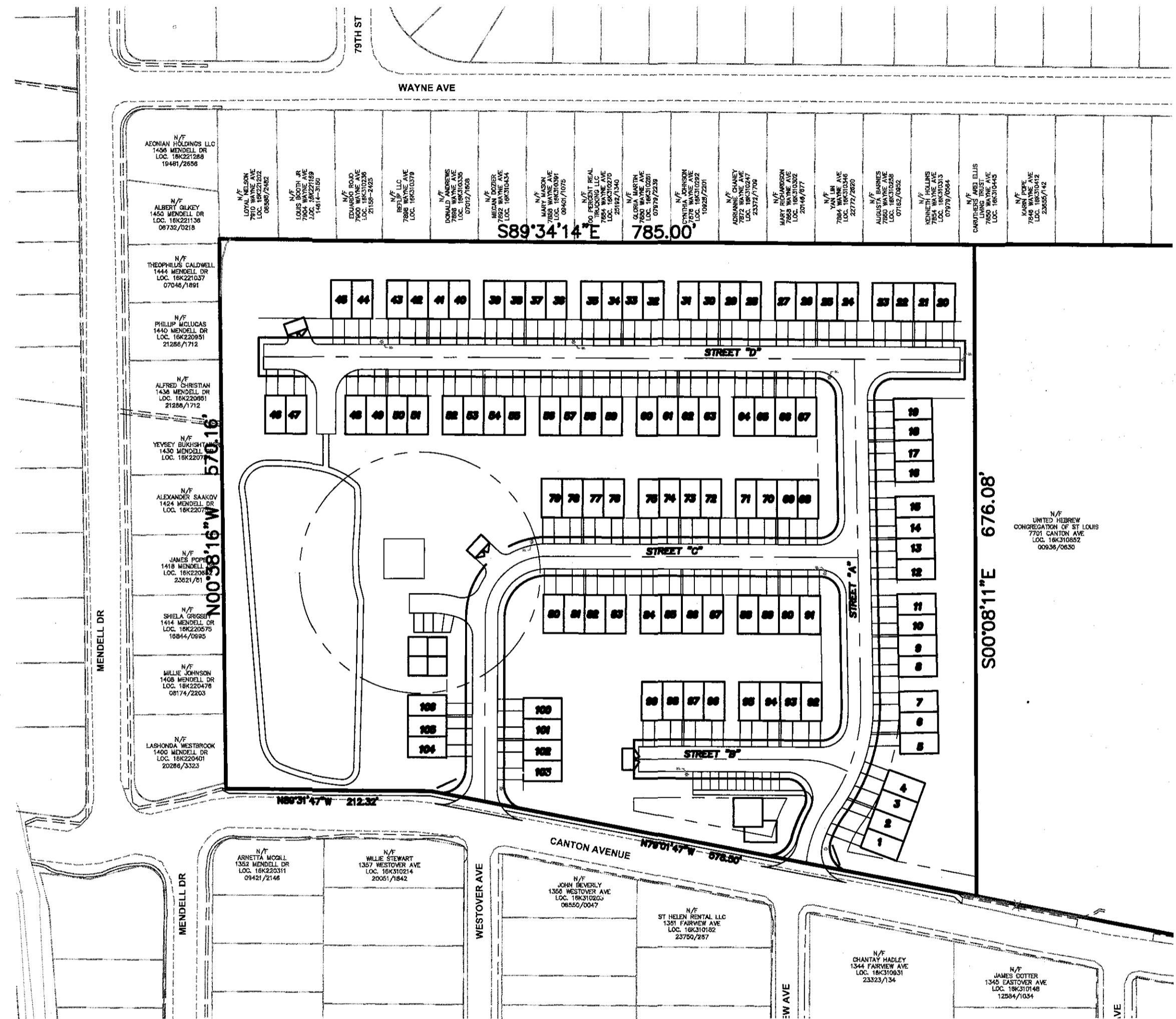
A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 6 EAST CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAN



PROJECT ZIP CODE 63130

LEGEND table with columns for EXISTING and PROPOSED symbols and their corresponding descriptions like CONTOURS, SPOT ELEVATIONS, CENTER LINE, BUILDINGS, ETC., FENCE, TREE LINE, STORM SEWERS, SANITARY SEWERS, CATCH BASIN, AREA INLET, GRATED INLET, STORM MANHOLE, SANITARY MANHOLE, FLARED END SECTION, CLEANOUT, LATERAL CONNECTION, UTILITY OR POWER POLE, FIRE HYDRANT, TEST HOLE, PAVEMENT, GAS MAIN & SIZE, WATER MAIN & SIZE, TELEPHONE, ELECTRIC (U) UNDERGROUND, ELECTRIC (O) OVERHEAD, FLOW LINE, TO BE REMOVED, TOP OF CURB, SWALE, LIGHT STANDARD.



PROPERTY DESCRIPTION: A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 6 EAST CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

SURVEYOR CERTIFICATION: THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY 2024, AT THE REQUEST OF WILLIAM JAMES CAPITAL, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "THE ENCLAVES AT CANTON AVENUE" A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"(10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
JAMEY A. HENSON
NUMBER PLS-2007017963
DATE 7-19-2024
MO. REG. L.S. #2007017963



SHEET INDEX table with columns for sheet number and description: 1.1 COVER SHEET, 2.1 GRADING PLAN, 2.2 SITE PLAN

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

MSD Base Map 16K
MSD P#
Highway & Traffic #

ISSUE REMARKS/DATE table with multiple empty rows.

William James Capital, LLC
830 WESTWOOD DRIVE
BALLWIN, MISSOURI 63011

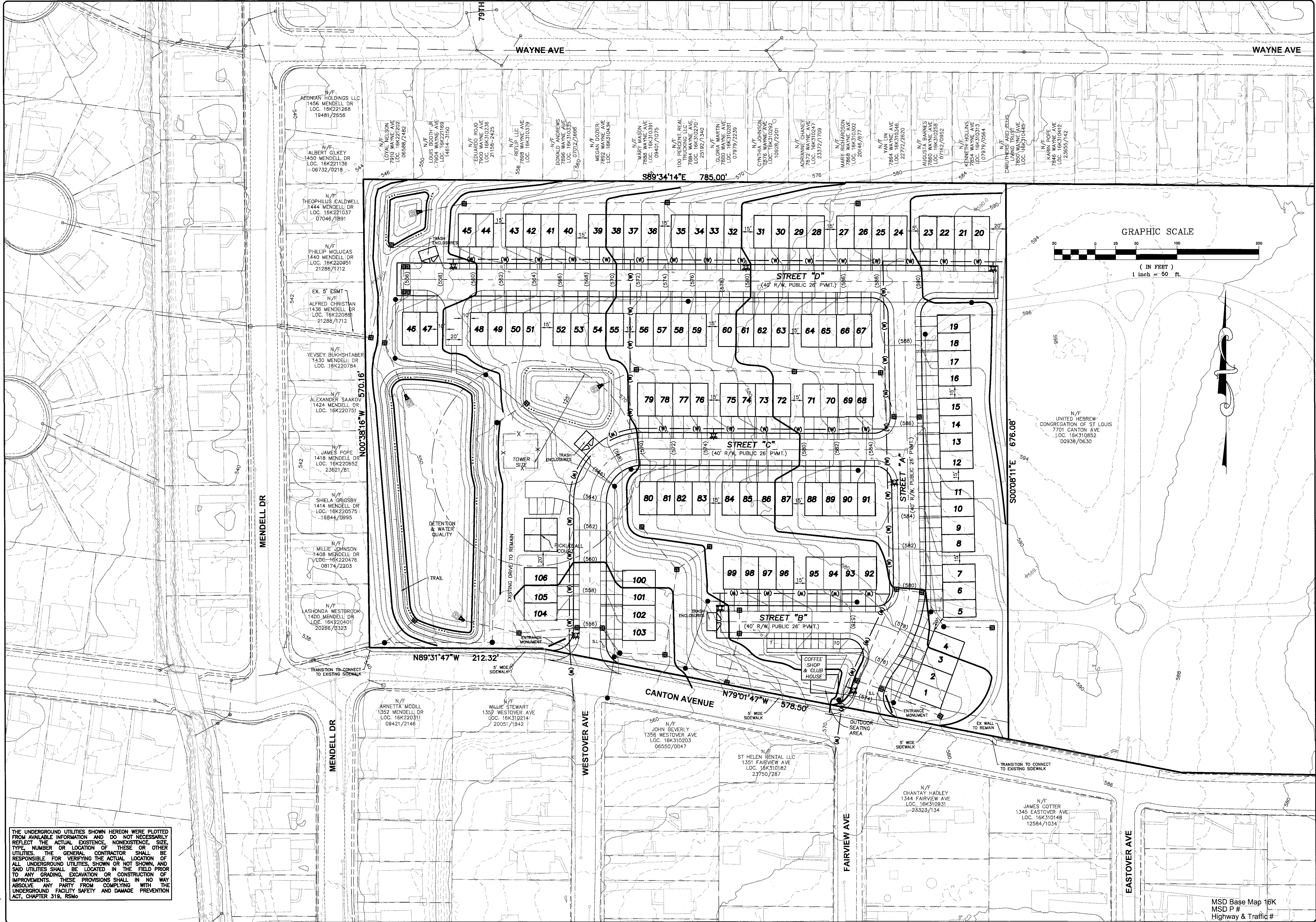
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0040 Fax 314-487-9944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Enclaves at Canton Avenue
UNIVERSITY CITY, MISSOURI
PRELIMINARY PLAN
COVER SHEET

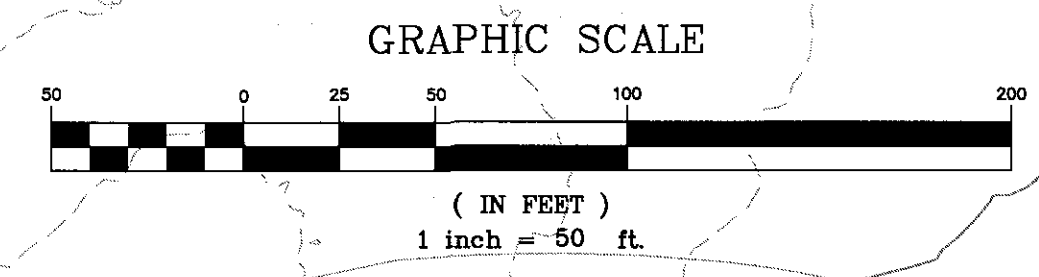
PRELIMINARY PLAN
Date: 7/11/2024
MICHAEL G. BOERDING
License No. MO E-28843
Professional Engineer

Job Number 23-09-234
Date July 19, 2024
Designed: MF Sheet
Drawn: 1.1
Checked: PRE

Drawing name: C:\Users\AAL\OneDrive\Desktop\AAL\Temp\AAL\AAL.dwg Plotted on: Jul 19, 2024 - 11:22am Plotted by: mabudant



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE REMARKS/DATE table with 2 columns and 10 rows.

William James Capital, LLC
830 WESTWOOD DRIVE
BALLWIN, MISSOURI 63011

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph: 314-961-1400 Fax: 314-961-8944
www.sterlingco.com Corporate Certificate of Authority #001348

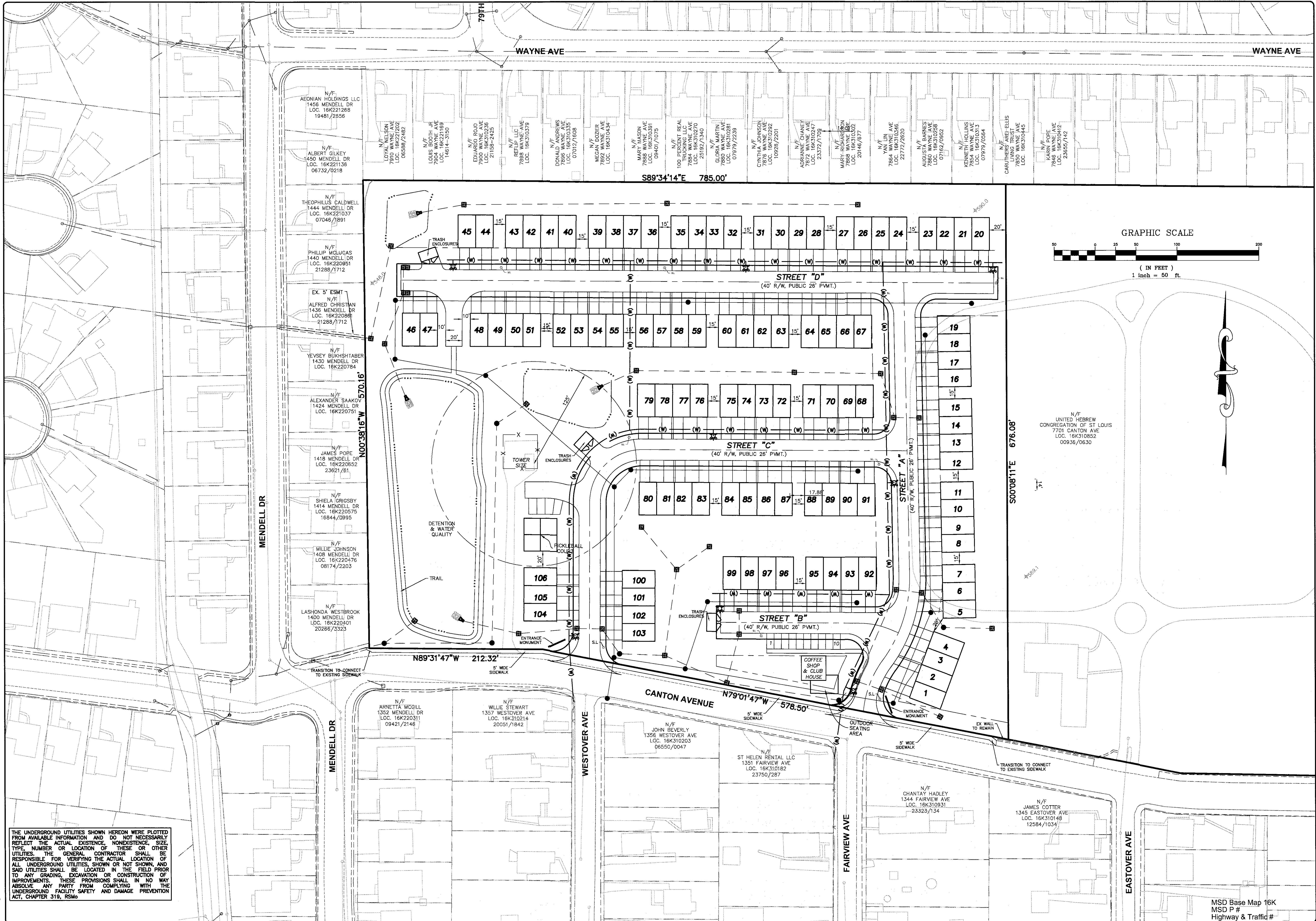
The Enclaves at
Canton Avenue
UNIVERSITY CITY, MISSOURI
PRELIMINARY PLAN
GRADING PLAN

Professional Engineer's seal and signature of Michael G. Boerding, Missouri Professional Engineer No. 28843.

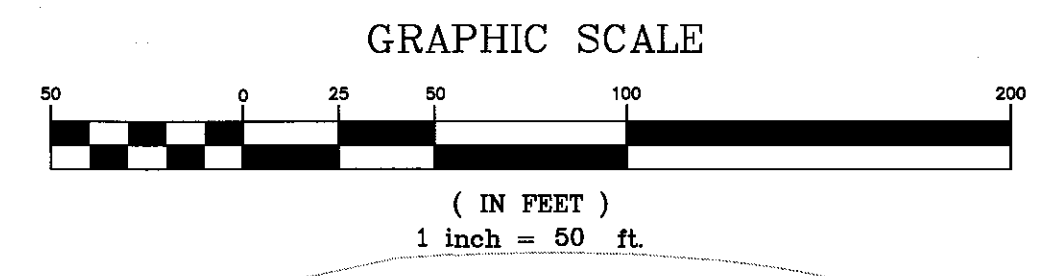
PRELIMINARY PLAN
Date: 7/11/2024
MICHAEL G. BOERDING
License No. MO E-28843
Professional Engineer
Job Number: 23-09-234
Date: July 19, 2024
Designed: MF Sheet
Drawn: 2.1
Checked: PRE

MSD Base Map 16K
MSD P #
Highway & Traffic #

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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



ISSUE/REMARKS/DATE

William James Capital, LLC
830 WESTWOOD DRIVE
BALLWIN, MISSOURI 63011

THE STERLING CO.
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Corporate Certificate of Authority #001348

The Enclaves at
Canton Avenue
UNIVERSITY CITY, MISSOURI
PRELIMINARY PLAN
SITE PLAN

The Professional Engineer's seal and signature shall be on this sheet. All drawings, specifications or other documents or materials shall be prepared, checked and approved by the engineer, prepared by his engineer, and the engineer's approval shall be on all drawings, specifications or other documents or materials not including this seal and signature.

PRELIMINARY PLAN
Date: 7/11/2024
MICHAEL G. BOERDING
License No. MO E-28643
Professional Engineer

Job Number
23-09-234
Date
July 19, 2024
Designed: MF Sheet
Drawn: 2.2
Checked: PRE

MSD Base Map 16K
MSD P #
Highway & Traffic #



AMERICAN CONSULTING ENGINEERS, INC

8615 Gravois Road, Saint Louis, MO 63123

www.ace-inc.us, 314 899 0599, info@ace-inc.us



3D FRONT VIEW



AMERICAN CONSULTING ENGINEERS, INC

8615 Gravois Road, Saint Louis, MO 63123

www.ace-inc.us, 314 899 0599, info@ace-inc.us



3D FRONT VIEW



AMERICAN CONSULTING ENGINEERS, INC

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3D FRONT VIEW



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FRONT ELEVATION



AMERICAN CONSULTING ENGINEERS, INC

8615 Gravois Road, Saint Louis, MO 63123

www.ace-inc.us, 314 899 0599, info@ace-inc.us



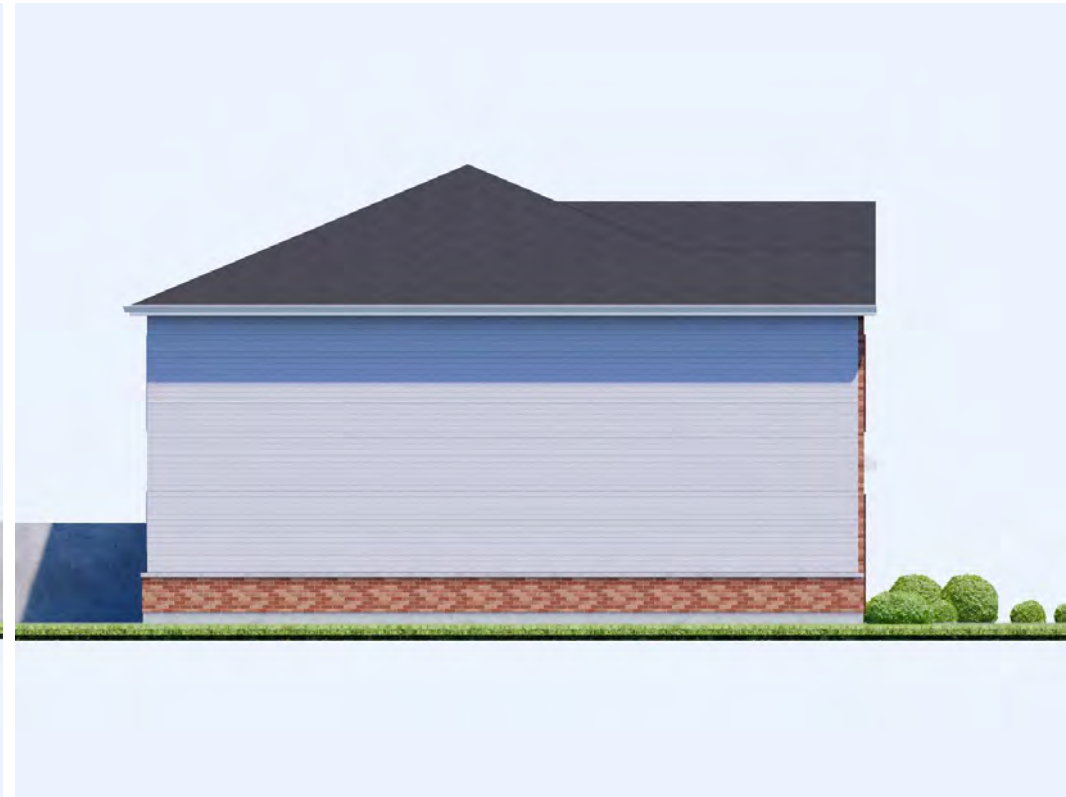
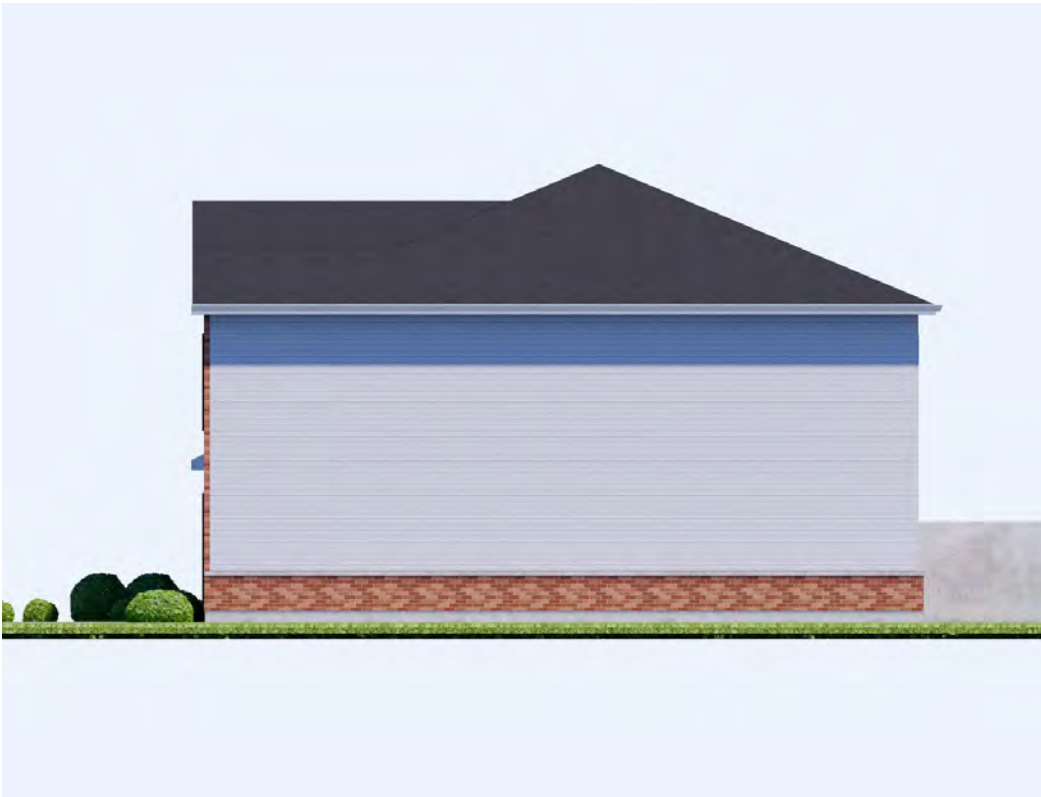
REAR ELEVATION



AMERICAN CONSULTING ENGINEERS, INC

8615 Gravois Road, Saint Louis, MO 63123

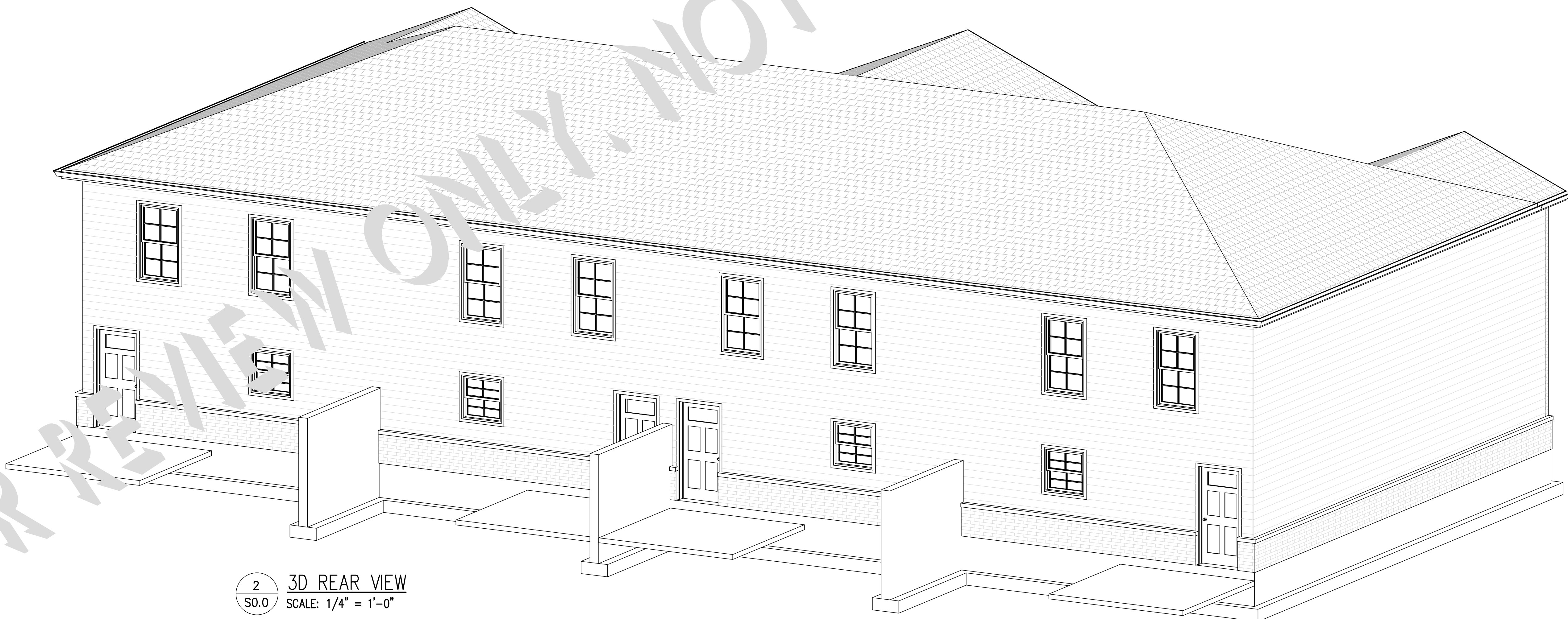
www.ace-inc.us, 314 899 0599, info@ace-inc.us



SIDE ELEVATIONS



3D FRONT VIEW
SCALE: 1/4" = 1'-0"



2 3D REAR VIEW
S0.0 SCALE: 1/4" = 1'-0"



AMERICAN Consulting Engineers

8615 Gravois Rd, St. Louis, MO 63123
Website: www.ace-inc.us
Email: info@ace-inc.us
Phone: (314) 899 0599

Engineer of Record

DONG P. HUYNH, PE
MO License #: 2019017835

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Drawings and Specifications as instruments of service are and shall remain the property of the Engineer. They are not to be used on other projects or extensions to this project except by agreement in writing with appropriate compensation to the Engineer.
Contractor is responsible for construction means methods and techniques, sequence or procedures or for safety precautions and programs in connection with the project.

APARTMENT BUILDING

University City,
Missouri 63130

3D VIEWS

Finished on 07.02.24

Project #: 07246022

Drawings are for building permit applications only. Not for construction until a permit issued

SHEET NUMBER:

S0.0

PERMIT DRAWINGS



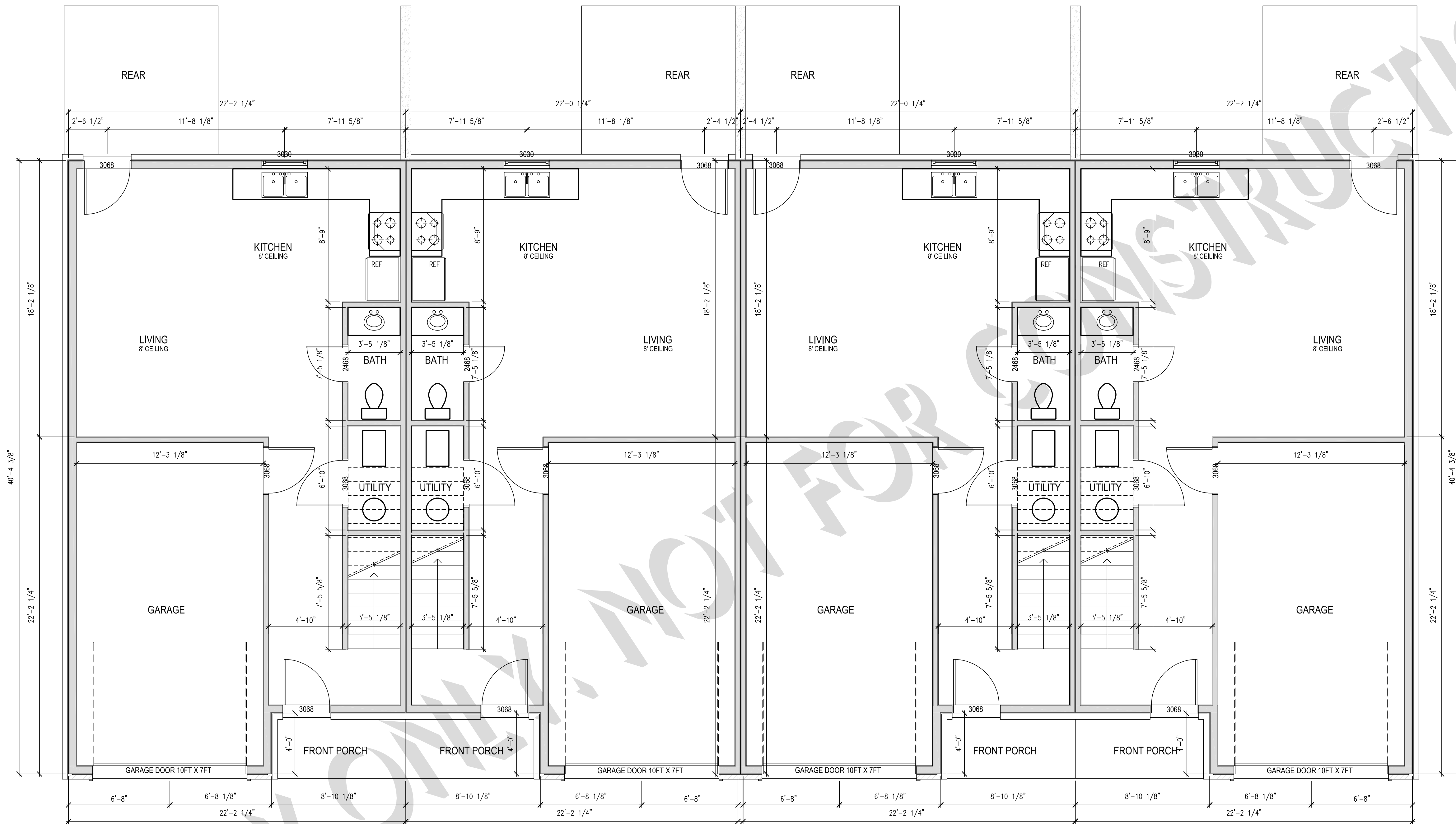
AMERICAN Consulting Engineers

8615 Gravois Rd, St. Louis, MO 63123
Website: www.ace-inc.us
Email: info@ace-inc.us
Phone: (314) 899 0599

Engineer of Record

DONG P. HUYNH, PE
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Contractor is responsible for construction means methods and techniques, sequence or procedures or for safety precautions and programs in connection with the project.



1 FLOOR PLAN
S1.0 SCALE: 1/4" = 1'-0"

APARTMENT BUILDING

University City,
Missouri 63130

FLOOR PLAN

Finished on 07.02.24

Project #: 07246022

Drawings are for building permit applications only. Not for construction until a permit issued

SHEET NUMBER:

S1.0

PERMIT DRAWINGS



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APARTMENT BUILDING

University City,
Missouri 63130

SECOND FLOOR PLAN

Finished on 07.02.24

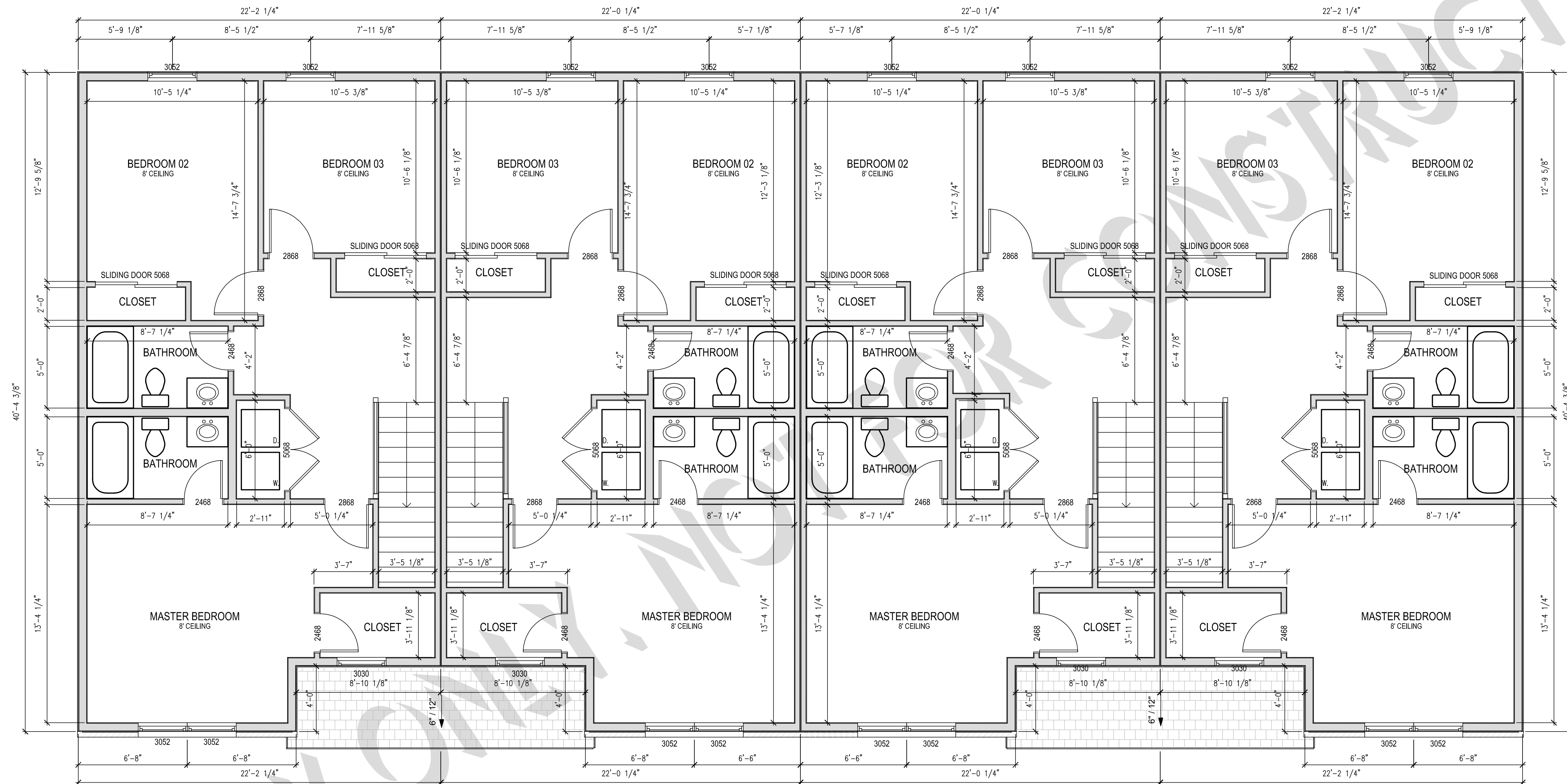
Project #: 07246022

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SHEET NUMBER:

S2.0

PERMIT DRAWINGS



1 SECOND FLOOR PLAN
S2.0 SCALE: 1/4" = 1'-0"

FOR REVIEW



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**APARTMENT
BUILDING**

University City,
Missouri 63130

ROOF PLAN

Finished on 07.02.24

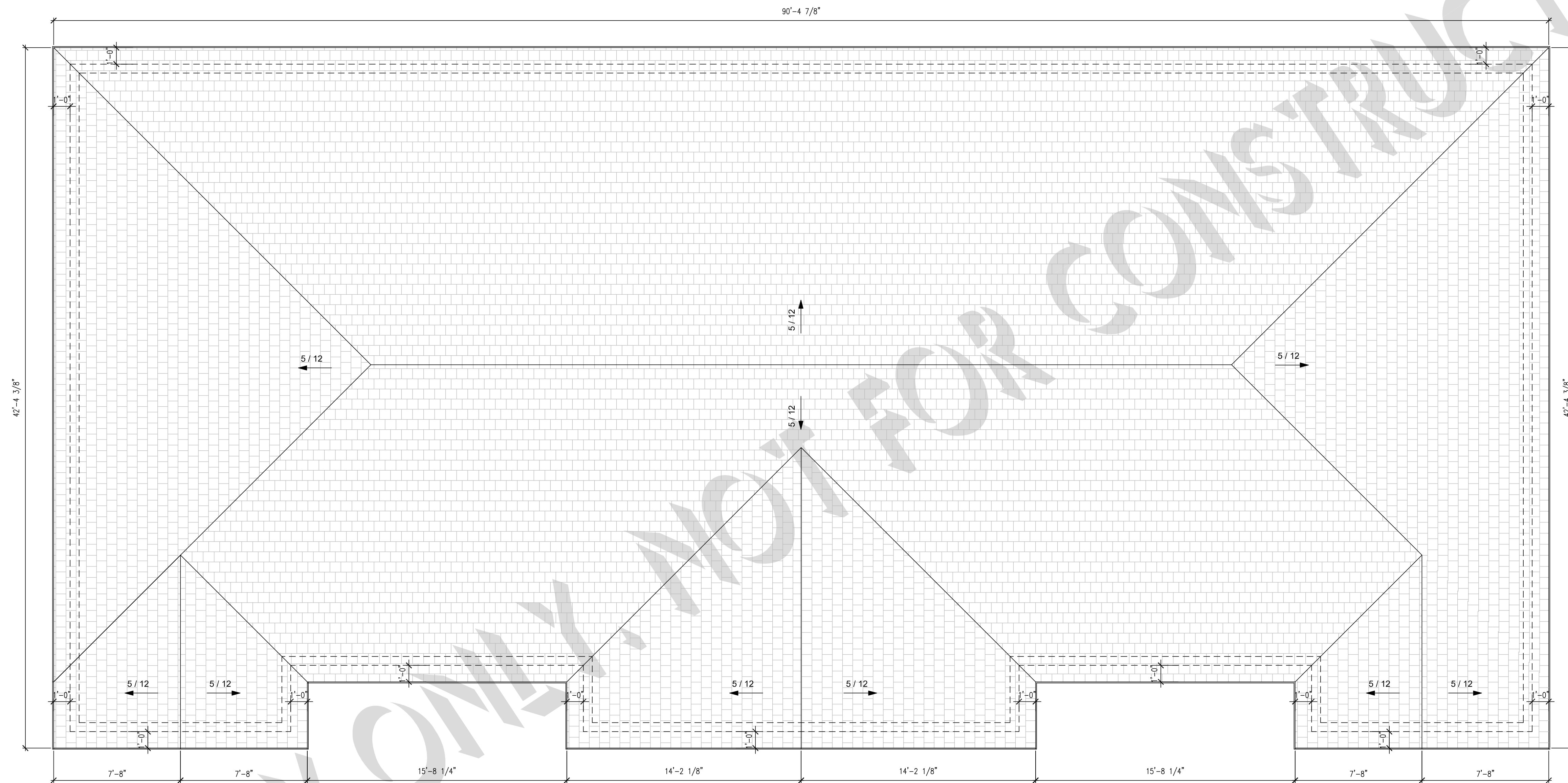
Project #: 07246022

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SHEET NUMBER:

S3.0

PERMIT DRAWINGS



1 ROOF PLAN
S3.0 SCALE: 1/4" = 1'-0"



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APARTMENT BUILDING

University City,
Missouri 63130

EXTERIOR ELEVATIONS

Finished on 07.02.24

Project #: 07246022

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SHEET NUMBER:

S4.0

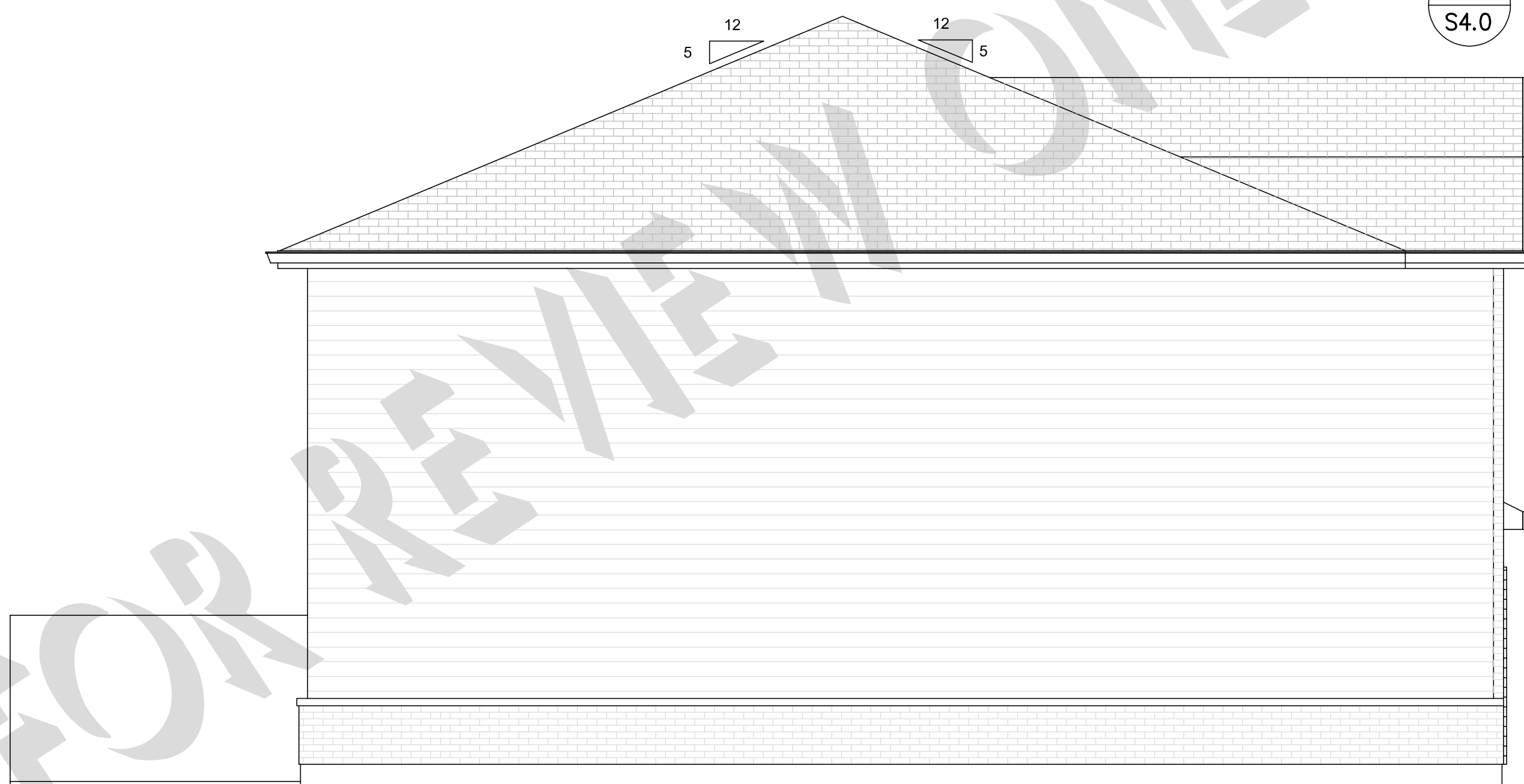
PERMIT DRAWINGS



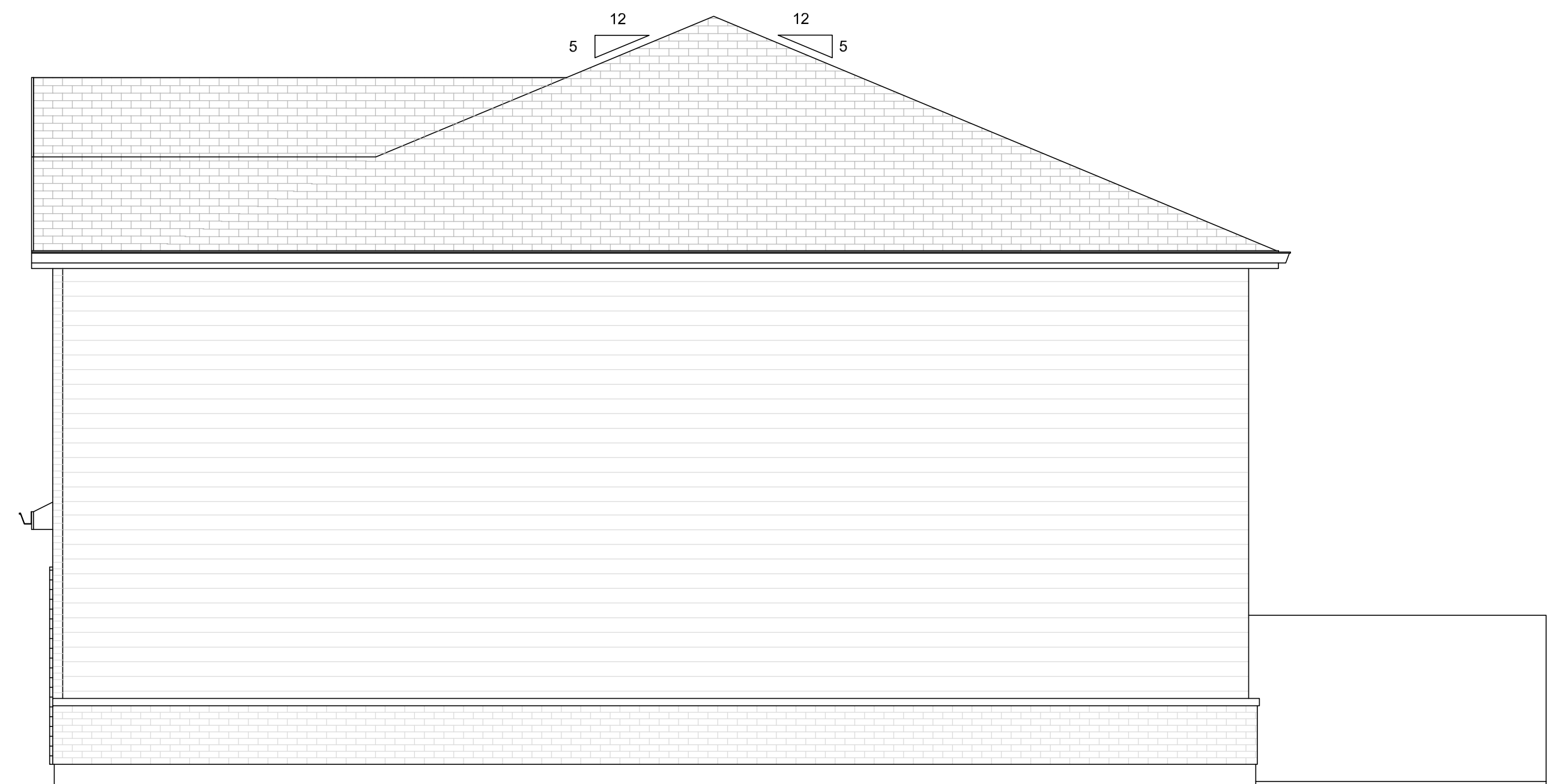
1 FRONT ELEVATION
S4.0 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
S4.0 SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION 01
S4.0 SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION 02
S4.0 SCALE: 1/4" = 1'-0"