



**Department of Planning and Development**

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**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 22<sup>nd</sup>, 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 Maplevue 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.