



## MEETING MINUTES PLAN COMMISSION

Location: Heman Park Community Center and via Zoom  
Wednesday, July, 24th, 2024 at 6:30pm

The Plan Commission held its regular session on Wednesday, June 26th, 2024 at the Heman Park Community Center (975 Pennsylvania Ave) and via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 8:33 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)  
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 June 26<sup>th</sup>, minutes were approved as presented.

3. **Public Comments** - None

4. **Old Business** - None

#### 5. New Business

##### a. Working Session

Applicant: Jack 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.

Chair Holly introduced the project by describing the various times this site has been addressed over the past 3 years, then Ms. Kennedy introduced the new applicants and presented a brief overview of the proposed development.

The applicants introduced themselves and presented their current site plan, showing proposed streets, unit locations, amenities, parking, detention, utilities, and more. Applicants also showed architectural elevations and renderings.

Commissioners began asking clarifying questions about rent, street width, vouchers, parking, mail, trash, etc. Ms. Kennedy confirmed that the plans would be reviewed by both Public Works and the fire department to ensure safety and compliance with all city codes. Applicants clarified that all 106 units will share a mail room at the entrance to the site which consolidates services and ensures a secure space for packages.



## Department of Planning and Development

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Commissioner Fleischer asked about what type of buffer would be maintained along the western property line. Applicants clarified that the property line has a substantial grade difference, and the existing trees would be maintained as landscape buffer. They also showed the grading plan and explained how the drainage/detention has been designed to not impact any off-site properties.

Commissioner McQueen asked about how the building designs came to be, and expressed concern that the building design and materials may not be a good fit for the third ward of University City, and fears that they may age poorly. Applicants clarified that the properties would be maintained, including street trees and regular grass cutting. They were also receptive to comments about adding windows, changes to materials and architectural elements, and minimizing the visual impact of the garages.

Trash pickup is reserved to several dumpster enclosures, not individual bins for each unit. Councilmember Hales inquired about whether there are enough dumpsters to be practical, as well as concerns about street width as it relates to fire/emergency vehicles on private drives. Applicant's engineer helped clarify that the street width and turnaround designs are all standard for emergency vehicles and should not pose a problem.

They also clarified that each building would vary in exact colors/materials, as well as stepping as necessitated by the site grading, to avoid a "cookie-cutter" appearance.

Commissioner Gascon questioned whether this site was the right location for a new "neighborhood node" as recommended by the comprehensive plan. Applicant clarified that the proposed commercial site (coffee shop) and amenities will be open to the public. Commissioner Gascon asked if they shouldn't be moved off site or to additionally provide amenities in Millar Park down the street.

Commissioner Holly asked if any units would be universally designed for accessibility. Applicants clarified that they aren't required to based on HUD rules, but that the first floor of all units would be ADA accessible and that tenants are welcome to add whatever accommodations they need.

Staff stated that they would review the requirements for private drives compared to public streets as it relates to sidewalks, widths, cross sections, and other standards.

### 6. **Other Business** - None

### 7. **Reports**

- a. **Staff:** Ms. Kennedy presented a possible exterior façade design change for the Subtext Development (6630-6654 Delmar). The Commission agreed the proposed changes were negative and Ms. Kennedy agreed to instruct the applicants to not pursue the change.
- b. **Third Ward Housing Task Force:** Commissioner McQueen reported that the final plan may take as long as September to be presented to the City Council, but that it is coming along.

### 8. **Adjournment** – The meeting was adjourned at 8:33 pm.