



**Plan Commission**

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

Roll Call MEETING OF THE BOARD OF ADJUSTMENT  
**VIA VIDEOCONFERENCE**  
**Wednesday August 21, 2014**  
**6:00 p.m.**

**IMPORTANT NOTICE REGARDING**  
**PUBLIC ACCESS TO THE BOARD OF ADJUSTMENT MEETING & PARTICIPATION**

**Board of Adjustment will Meet Electronically on August 21 2024**

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

**Webinar** via the link below:

<https://us02web.zoom.us/j/87198767782?pwd=P1riUJTdJxQHE7GyAuRzYtaVThe5um.1>

Passcode: 741423

Or One tap mobile :

+13092053325,,87198767782#,,,,\*741423# US

+13126266799,,87198767782#,,,,\*741423# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location): +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 564 217 2000 US, +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

Webinar ID: 871 9876 7782

Passcode: 741423

International numbers available: <https://us02web.zoom.us/j/87198767782?pwd=P1riUJTdJxQHE7GyAuRzYtaVThe5um.1>

**Citizen Participation**

Those who wish to provide a comment during the “Public Comment” and/or “Public Hearing” portions of the agenda: may provide written comments or request video participation invites to the Senior Planner ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Senior Planner. 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 non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

## **AGENDA**

### **BOARD OF ADJUSTMENT**

1. Roll Call
2. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)
3. Old Business
  - a. None
5. New Business
  - a. **Variance Request – BOA 24-05.**

**Applicant:** Rosemann and Associates, P.C., on behalf of Crown Center Phase II, L.P.

**Request:** Variance to maintain a parking ratio of 0.48 spaces per dwelling unit for a Senior Living Facility, in lieu of 0.75 parking spaces per dwelling unit, as required by §400.2140 of the University City Zoning Code.

**Address:** 8350 Delcrest Drive  
(VOTE REQUIRED)
  - b. **Variance Request – BOA 24-06.**

**Applicant:** Brandon A. Harp of Civil Engineering and Design Consultants, Inc., on behalf of Royal Banks of Missouri.

**Request:** Variance to maintain a side lot coverage of 114 feet, in lieu of 150 feet, as required by §400.2140(2)(1)(b) of the University City Zoning Code.

**Address:** 8350 Delcrest Drive  
(VOTE REQUIRED)
6. Other Business
  - a. None
7. Reports
  - a. Council Liaison Report
8. Adjournment



**Department of Planning and Development**

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

**Staff Report**

Meeting Date: August 21, 2024  
Case Number: BOA – 24-05  
Location: 8350 Delcrest Drive  
Applicant: Rosemann and Associates, P.C., on behalf of Crown Center Phase II, L.P.  
Property Owner: Crown Center Phase II, L.P,  
Request: Variance from parking for Senior Living Facilities

**Applicant’s Request**

The applicant is requesting a variance to maintain a parking ratio of 0.48 spaces per dwelling unit for a Senior Living Facility, in lieu of 0.75 parking spaces per dwelling unit, as required by §400.2140 of the University City Zoning Code, as follows:

**Section 400.2140 Schedule of Off-Street Parking Space Requirements.**

**Senior living facilities                      0.75 spaces per dwelling unit.**

*\* There are over sixty (60) uses listed in the Schedule of Off-Street Parking Space Requirements in §400.2140. I only listed the pertinent requirement in this Staff Report.*

**Standards For Granting Variances**

When considering a variance, the Board must consider the following standards as identified in Section 400.2950, Subsection A of the code. The standards are as follows;

- A. The Board of Adjustment shall not grant a variance unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support the following conclusions:
  - 1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant;
  - 2. The strict application of the provisions of this Chapter from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application;
  - 3. The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience or general welfare of the community; and
  - 4. Granting the variance desired will not violate the general spirit and intent of this Chapter.

**Background**

The Applicant is asking for a variance to the required parking for Phase II of the Crown Center senior apartment development. As noted on the attached Site Development Plan, and in the application, the site is bisected by an MSD easement that cannot be built on. Consequently, the usable area of the site has been greatly reduced.

Phase I of the development, already built, contains 170 dwelling units, 166 of which are occupied.

Phase II would provide for an additional 68 dwelling units. Per the parking schedule, §400.2140, Senior living facilities require 0.75 spaces per dwelling unit, equating to 179 parking spaces required for both Phase I and Phase II of the development, or 0.75 spaces/unit. The Applicant is proposing to provide 115 parking spaces, 64 less than what is required, or 0.48 spaces/unit.

The Applicant believes that the 115 parking spaces they propose to provide will be sufficient for the Crown Center development. The attached Parking Analysis by CBB validates the Applicant's assessment. The study indicates that 110 to 115 spaces would suffice to accommodate the 238 senior apartments, and they are providing 115.

Exhibits: Public Hearing Notice  
Submitted Application Packet  
Site Development Plan  
CBB Parking Analysis

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## Department of Planning & Development

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

Dear Property Owner or Occupant,

A public hearing before the University City Board of Adjustment is scheduled concerning a matter associated with the parcel located at 8350 Delcrest Drive, which is 300 feet or less from the properties identified in the map on the next page. Only properties within that distance, including those identified on the map, have been notified. Therefore, some of your neighbors will not receive notice. Feel free to inform your neighbors of this public hearing.

### Notice of Public Hearing

(Case Number: BOA 24-05)

Notice is hereby given that the Board of Adjustment of University City will hold a public hearing on **Wednesday, August 21, 2024 at 6:00 pm via Video Conference**, to consider the application of **Rosemann and Associates, P.C.**, on behalf of **Crown Center Phase II, L.P.**, requesting a variance to §400.2140 of the University City Zoning Code, Schedule of Off-Street Parking Spaces, requiring that senior living facilities maintain 0.75 parking spaces per dwelling unit.

The Applicant would like to maintain a parking ratio of 0.48 spaces per dwelling unit at the Crown Center Senior Living facility at 8350 Delcrest Drive. If you have any questions, please contact John Wagner, Director of Planning and Development, at 314-505-8501. All interested parties are invited to attend. Webinar information can be found on the online calendar at <https://www.ucitymo.org/>

Procedure for submitting Public Hearing Comments: All written comments must be received no later than 12:00 p.m. the day of the meeting. Comments may be sent via email to: [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or mailed to City Hall – 6801 Delmar Blvd. – Attention John Wagner, Director of Planning and Development. Such comments will be provided to Board of Adjustment 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, a name and address must be provided. Please also note if a name and address are not provided, the provided comment will not be recorded in the official record.

Please contact John Wagner, Director of Planning, at 314-505-8501 or email at [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) with questions about the proposed application. All interested parties are invited to attend.

John Wagner  
Director of Planning & Development





## Department of Community Development

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

### Application to the Board of Adjustment For a Variance from the Requirements of the University City Zoning Code

Address of the Subject Property: 8350 Delcrest Drive; University City, MO 63124

Owner of the Subject Property: Crown Center Phase II, L.P. Day Phone: (314) 991-2055 Zoning District: PD-M

Address of the Owner: 8350 Delcrest Drive; University City, MO 63124 Lot Size: 1.3 acres

Appellant's Name (if other than owner): Rosemann & Associates, P.C. Day Phone: 314-678-1448

Appellant's Address: 168 N. Meramec Ave, Suite 200; Clayton, MO; 63105

I. a. Relevant Zoning Code Section(s): Section 400.2140 - Schedule of Off-Street Parking Spaces

b. Please explain what is proposed:

Construct 68 housing units, utilizing both federal and state low-income housing tax credits (LIHTC), Affordable Housing Assistance Program tax credits (AHAP), and low interest loans available for affordable housing.

II. Please describe the following as fully as possible:

a. State the particular requirements of the Zoning Code which prevent the proposed use or construction:

Per the parking schedule, Senior living facilities require 0.75 spaces per dwelling unit. Based on the proposed plan for Phase 2, the property would contain 238 apartments equating to 179 required parking spaces.

b. Explain the unique characteristics of the subject property which prevent compliance with the requirements of this chapter:

The property is bounded by public streets to the east and west, and private property on the north and south. MSD installed a deep storm-water sewer that bisects the site, from east to west; an associated easement was recorded. Additionally, at the time of the PD-M approval for this project, a 35' buffer yard was required on the north side of the site.



- c. Explain the practical difficulty or particular hardship which would result if the particular requirements of the Zoning Code were applied to the subject property:

Per the MSD easement and setback on the north, the usable area of the site has been greatly reduced. To provide the required parking, multiple stories of parking would be required, greatly increasing the cost of construction. The Crown Center mission to provide affordable, quality living and services to seniors would be diminished.

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- d. State the reduction in the minimum requirements of the Zoning Code which would be necessary to permit the proposed use or construction:

Utilizing the available site area and providing parking on the 1st floor of the Phase 2 building, the proposed site plan contains 115 parking spaces, a reduction of 64 spaces from the ordinance. Based on the current automobile ownership rate, we consider this parking stall count to be appropriate. Attached is a parking study report from the owners consultant, CBB, summarizing this.

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I, the undersigned understand that I must prove the following to the Board prior to them granting a variance: 1) The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant; 2) The strict application of the provisions of the Zoning Code from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application; 3) The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience, or general welfare of the community; and 4) Granting the variance desired will not violate the general spirit and intent of the Zoning Code. I further understand that the concurring vote of at least four (4) of the five (5) members of the Board of Adjustment is necessary for the Board to grant a Variance of the Zoning Code.

I have read and fully understand the above paragraph and state that all claims made in this application are true.

Signature of the Applicant:  Date: June 18, 2014

Douglas McElvain - Rosemann & Associates, P.C.

Representing (if applicable): Crown Center Phase II, L.P.

**Do Not Write Below This Line - For Office Use Only**

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Appellant \_\_\_\_\_ Address \_\_\_\_\_

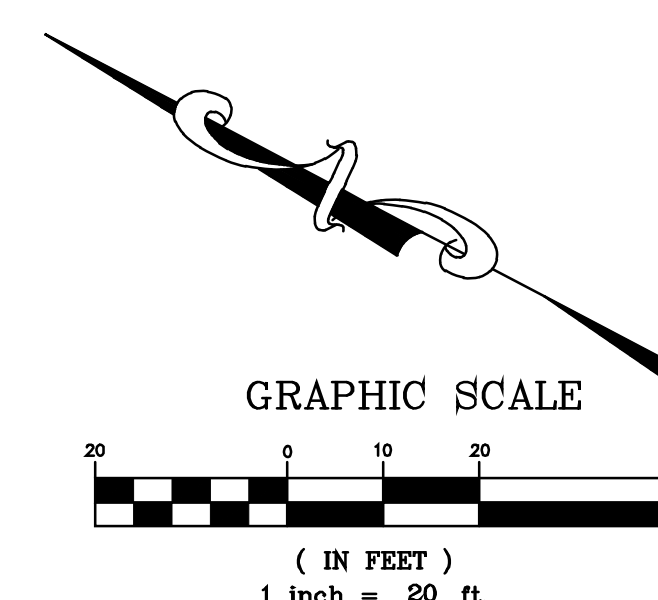
Telephone \_\_\_\_\_

Cash \_\_\_ Check \_\_\_ Received of \_\_\_\_\_

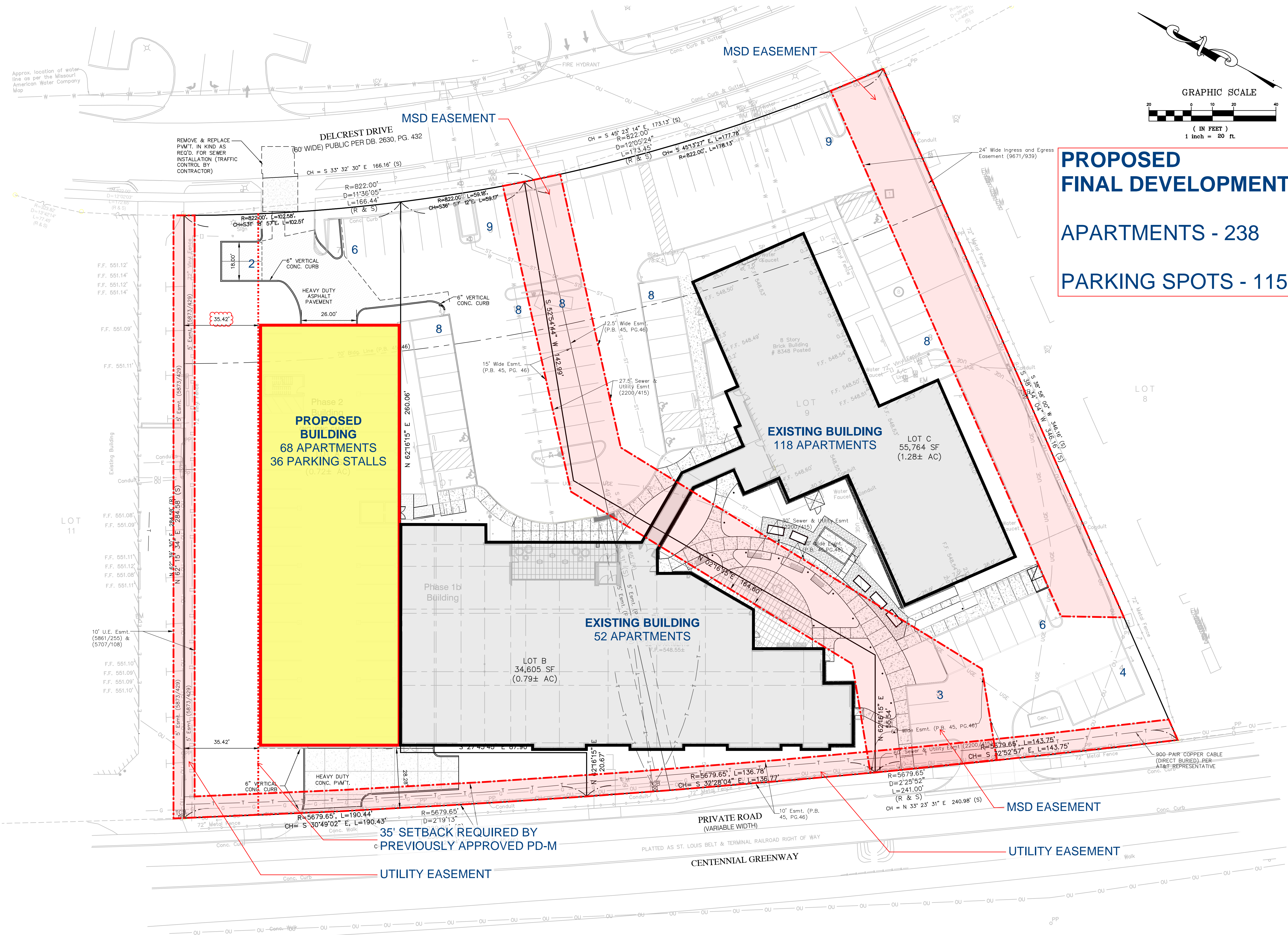
Amount \_\_\_\_\_ Date \_\_\_\_\_

Clerk's Initials \_\_\_ Receipt No. \_\_\_\_\_





**PROPOSED  
FINAL DEVELOPMENT**  
**APARTMENTS - 238**  
**PARKING SPOTS - 115**



**CROWN CENTER FOR SENIOR LIVING  
PHASE II  
UNIVERSITY CITY, MO**

SHEET TITLE  
PHASE II  
PROPOSED SITE PLAN  
PROJECT NUMBER: 23139

SHEET NUMBER:



June 12, 2024

Mr. Tim Vohsen  
Director of Operations  
Crown Center for Senior Living  
8350 Delcrest Drive  
University City, Missouri 63124

RE: Parking Reduction Study  
Proposed Crown Center Phase Two  
Delcrest South of Delmar  
University City, Missouri  
CBB Job Number 048-24

Dear Mr. Vohsen:

As requested, CBB has prepared the following parking reduction study related to a proposed expansion of the current Crown Center senior living development in University City, Missouri. It is our understanding that there are currently 170 dwelling units, and the expansion would add 68 units. The owner has indicated that 166 of the available 170 units are occupied, and there are currently 64 registered vehicles for those 166 occupied units.

The purpose of this parking study was to identify an appropriate number of parking stalls to serve the expanded site, based on the City code as well as forecasted demands based on industry standard data. The site is currently under construction, so CBB is not able to directly investigate typical parking patterns of the existing tenants and staff.

### **Basic Parking Terminology and Concepts**

When describing parking characteristics, it is important to understand the terminology. This section defines common parking terms to clarify certain parking topics. The **parking ratio** is the number of parking spaces provided per unit of land use (i.e., spaces per 1,000 gross s.f. or per residential unit). The **parking demand** is the number of parking spaces being occupied by vehicles at a specific land use for a specific moment in time, typically addressing a peak time period. **Parking Supply** is the total number of marked spaces provided or available to serve the site.

Parking facilities are generally perceived to be full by users and illegal parking and cross-parking increase when more than 85-95% of the parking spaces supplied are full. It is generally appropriate to supply 5-15% more parking than the peak parking demand depending on the land use with lower levels for longer durations/lower turnover land uses.



The cushion (or surplus) reduces the need to circulate and search the entire area for the last few available parking spaces, reduces user frustration, provides for recurring peak operating load fluctuations, visitors, misparked vehicles, snow cover, vehicle maneuvering, and vacancies created by reserving spaces for specific users. The supply cushion also provides for unusual peaks in activity on the site.

### **Standard Parking Requirements per City Zoning Ordinance**

The City's Zoning Ordinance provides minimum off-street parking requirements for a variety of different land uses. The City code does not distinguish between standard apartments and senior living. The applicable rate for the proposed use is summarized as follows:

#### **Residential (170 Units Existing and 68 Units Proposed)**

The "senior living facilities" rate would apply for the senior living development, which require three-fourths space for each dwelling unit. The existing 170 units would require 128 spaces. The proposed 238 units (total) would require 179 spaces.

### **Estimated Parking Demand Based on Available Reference Materials**

Industry standard parking data from the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI) was investigated in more detail.

#### **ITE Parking Method**

In order to quantify the anticipated parking needs for the existing/proposed use, the Institute of Transportation Engineers (ITE) *Parking Generation* Manual (6<sup>th</sup> Edition) was utilized. This manual provides peak parking demand rates for various land uses based on empirical nationwide studies. The ITE Land Use 252 – Senior Adult Housing-Multifamily (on a weekday, in a general urban/suburban area, >1/2 mile to rail transit) was utilized for the 238 total residential units.

ITE provides an average (50<sup>th</sup> percentile) peak parking demand rate of 0.61 spaces per unit for the senior living development, while the 85<sup>th</sup> Percentile parking demand increases the rate to 0.67 spaces per unit. Generally, ITE provides data regarding parking demands by time of day as a percentage of peak parking, but the current database for this land use does not have sufficient data for parking demand by time of day. However, it would be assumed that the peak period for parking demand for this land use is between late evening to early morning. Based on the ITE data, the proposed site is expected to reach a peak parking demand between 145 to 159 parking spaces occupied (average to 85<sup>th</sup> percentile demand range).



### ULI Parking Method

The Urban Land Institute (ULI) Shared Parking Manual is another commonly used source for estimating parking demands of different land uses which also provides hourly and seasonal fluctuations in parking demand for several different land uses based on numerous parking studies across the United States.

ULI has elected to adopt the 85<sup>th</sup> percentile peak hour observations in developing their recommended parking supply ratios. ULI indicates that the 85<sup>th</sup> percentile will provide an adequate supply cushion in most locations, but actual demand could be more or less based on a variety of regional/local factors.

ULI recommends a base parking supply ratio of 0.85 spaces per unit and 0.30 spaces per unit for visitors for a senior living center. Based on the ULI data, a peak parking supply of 203 spaces would be recommended.

### Estimated Parking Demand Based on Existing Facility

The owner provided information on the current number of registered vehicles and the maximum number of employees on-site as another way to determine parking demand for the proposed site. The owner indicated that the current site has 64 registered vehicles for the 166 occupied units. Based on this data, the parking demand for an occupied unit is 0.39 parking stalls. With the proposed expansion project, it is anticipated the site would provide a total of 238 dwelling units, and a maximum of 15 employees are anticipated to be on-site during the day. Thus, the empirical data indicates the site has an anticipated peak parking demand of 107 parking stalls with the proposed expansion.

### Peak Parking Comparison of Various Results

**Table 1** compares the City Parking code to the calculated peak parking demands based on ITE, ULI's recommended parking, and the existing site operations methodologies. As previously mentioned, the parking supply provided on site should be 5-10 percent higher than the forecasted demand to provide for circulation and peaks in parking. A 5% supply cushion was applied to the 85<sup>th</sup> Percentile parking demand estimates from ITE and the existing site data, and the ULI recommended parking supply was utilized as-is since their methodology includes the supply cushion. **Table 1** summarizes the estimated parking supply based on the different methods.



**Table 1: Peak Parking Forecast Comparison Proposed Crown Center Phase Two**

Method	Estimated Parking Demand	Estimated Parking Supply		
		Utility Rate	Surplus Spaces	Total Supply
City Code	---	---	---	179
ITE (85 <sup>th</sup> Percentile)	159	95%	9	168
ULI (85 <sup>th</sup> Percentile)	--	---	---	203
Empirical Data	107	95%	6	113

### Parking Summary

Considering the reference materials (City Code, ITE, ULI, and site empirical data), CBB estimates that the proposed development should provide between 110 and 115 spaces to accommodate the senior living development. A “comfortable number” of parking spaces to be supplied should be in the range of 113 spaces to serve the proposed senior living development. The current site plan shows a total of 115 parking spaces supply as part of the proposed development, which relates to a parking supply of 0.48 parking spaces per unit.

In summary, the proposed site will not require the 179 off-street parking spaces typically calculated using the City’s Standard Zoning Code. Based on CBB’s application of various projection methods, it appears that the proposed 115 spaces will be an adequate parking supply to serve the proposed senior living development.

We trust that this report adequately addresses the parking needs associated with the proposed Crown Center senior living Phase 2 development. Please contact me at (314) 308-6547 or via email at [Lcannon@cbbtraffic.com](mailto:Lcannon@cbbtraffic.com) should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE  
Principal - Traffic Engineer