



## Plan Commission

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

# **AGENDA**

## **PLAN COMMISSION MEETING**

Wednesday, January 22, 2025 at 6:30 pm

Location: via Videoconference (Zoom)\*

*\*For virtual meeting details, see next page.*

- 1. Roll Call**
- 2. Approval of Minutes**
  - a. October 23, 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. **Welcome new commissioner, Matt Belz**
  - b. **Election of 2025 Plan Commission officers:**
    - i. Chair
    - ii. Vice Chair
    - iii. First Alternate
  - c. **Committee appointments (Chair to make appointments):**
    - i. Code Review Committee
    - ii. Comprehensive Plan Committee
  - d. **TXT-25-01**

Applicant: City of University City  
Request: Consider proposed text amendments regarding code sections 400.160, 400.1020, and 400.1050 regarding prevailing pattern determination

*VOTE REQUIRED*
- 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
- 8. Adjournment**



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**VIRTUAL MEETING DETAILS**

**PLAN COMMISSION MEETING**

Wednesday, January 22, 2025 at 6:30 pm

Location: via Videoconference (Zoom)\*

*\*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/81634190719?pwd=v3mrcDl3BUnZxa4SHZAc9MbsFnRa9e.1>

Passcode: 088301

Phone one-tap:

+19292056099,,81634190719#,,,,\*088301# US (New York)

+13017158592,,81634190719#,,,,\*088301# US (Washington DC)

Join via audio:

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+1 309 205 3325 US

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 646 931 3860 US

+1 386 347 5053 US

+1 669 444 9171 US

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**Citizen Participation**

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, 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 non-agenda 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: Heman Park Community Center and via Videoconference (Zoom)  
Wednesday, October 23, 2024 at 6:30pm

The Plan Commission held its regular session on Wednesday, October 23, 2024 at the Heman Park Community Center and via Videoconference (Zoom). The meeting commenced at 6:30 pm and adjourned at 7:36 pm.

**Call to Order – (6:30 pm)**

**1. Roll Call**

Present

Margaret Holly (Chair)  
Mark Harvey  
Patricia McQueen  
Ellen Hartz  
Charles Gascon  
Jeff Hales (Council Liaison)

Excused

Tori Gonzalez  
Al Fleischer Jr.

Staff Present

Mary Kennedy, Planner  
John Wagner, Director of Planning & Development  
John Mulligan, City Attorney

**2. Public Comments – None**

**3. Approval of Minutes – No corrections to minutes from September 25<sup>th</sup>, minutes were approved as presented.**

**4. Old Business - None**

**5. New Business**

**a. REZ-24-03**

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Map Amendment, Preliminary Development Plan, Comprehensive Sign Plan approval

Location: 8676-8684 Olive Boulevard (Market at Olive Plat 6, Lot 1)

**VOTE REQUIRED**

Ms. Kennedy introduced the project, including the proposed boundary adjustment that will be finalized between Plan Commission and City Council. Discussion took place regarding the site access, future plans for the remaining lots, and general history of the site.

The three components of this agenda item were voted on separately.

A motion to recommend the map amendment to City Council was made by Commissioner McQueen and approved unanimously 5-0.

A motion to recommend the preliminary development plan with conditions to City Council was made by Commissioner Harvey. A question was raised by Commissioner Gascon related to whether there will be sufficient traffic control signage in the parking lot. The motion was amended to include a condition that stop signs be installed at each indicated location in the parking lot. Another question was raised by Commissioner Hartz about



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landscaping along the west property line adjacent to the Centennial Greenway, but it was found that the space she was referring to is not located within the subject property. Councilman Hales raised a question about an offshoot path from the greenway. Applicant explained that they have explored that idea, but the grading/landscape and potential parking issues make the connection unfeasible. The motion was approved 5-0.

A motion to recommend the comprehensive sign plan to City Council was made by Commissioner Hartz and approved 5-0.

b. **FDP-24-04**

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Final Development Plan Approval associated with REZ-24-03

Location: 8676-8684 Olive Boulevard (Market at Olive Plat 6, Lot 1)

*PUBLIC HEARING, VOTE REQUIRED*

Chair Holly raised a question about sidewalks within the site, and whether pedestrians have a safe path from the right-of-way to the business. The applicants clarified that the intended pedestrian path was from the signalized intersection, but commissioners indicated that they think pedestrians would likely end up just walking through the parking lot.

A motion to recommend approval of the final development plan to City Council, with the conditions in the staff report plus the same conditions that were added to REZ-24-03, was made by Commissioner Harvey and approved 5-0.

6. **Other Business**

- a. Plan Commission meeting dates for 2025 were discussed.

7. **Reports**

8. **Adjournment** – The meeting was adjourned at 7:36 pm.



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**MEMO**

**Meeting Date:** January 22, 2025

**To:** Plan Commission

**From:** Department of Planning & Development

**Case Number:** TXT-25-01

**Council District:** n/a

**Applicant:** City of University City

**Request:** Consider proposed text amendments regarding code sections 400.160, 400.1020, and 400.1050 regarding prevailing pattern determination

At the upcoming Plan Commission meeting, commissioners will consider a text amendment to the zoning code pertaining to prevailing pattern determination for minimum lot width, minimum lot area, and side setbacks. The Code Review Committee met on January 9, 2025 and voted in favor of recommending the amendment to the full Plan Commission.

**Background**

On January 28, 2019, the City amended the zoning code to allow SR- and LR-zoned subdivisions platted prior to 1926, when the City adopted its first zoning code, to deviate from the minimum lot width of 50 feet and the minimum lot area of 6,000 square feet. Staff at the time analyzed each subdivision platted prior to 1926 and came up with appropriate minimum lot widths and areas for each pre-1926 subdivision based on the subdivision’s prevailing dimensions. See excerpt from Section 400.1020(C) as it reads today:

C. Table I. Subdivisions and their prevailing pattern dimensions for lots in subdivisions platted prior to the City’s first Zoning Code in 1926.

Table 1		
Subdivision	Minimum Area (SF)	Minimum Width (feet)
Alta Dena	4600	45
Ames Place	5600	50
Balson’s at Olive	3700	30
Balson’s at Shaftesbury Heights	5100	50
Bellemoor Park	4200	40
Darstdale No. 3	3200	40
De Soto Place	3200	30
Delmar Garden	3500	40
Eastover	4600	30



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The result of this amendment was to allow infill homes to be built on lots that were previously non-conforming but were consistent with their surrounding character. It also allows new lots to be created that match their subdivision's character. For SR- and LR-zoned subdivisions platted *after* 1926, lots can deviate from the 50-foot minimum lot width and 6,000-square-foot minimum lot area, *only if* the prevailing pattern of the 10 closest lots supports a smaller dimension (see excerpt below from 400.1020(B) as it reads today):

- B. For lots within "SR" and "LR" Districts that are not within subdivisions platted prior to 1926, a reduction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision. In determining the prevailing pattern, the lot area and/or width of at least ten (10) of the closest lots shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the lots on the block frontage shall be considered.

**Summary of Proposed Amendment**

The proposed amendment before the Plan Commission would allow lots in pre-1926 subdivisions to have a reduced minimum lot width/area *either* according to Table 1 in 400.1020(C) or the prevailing pattern methodology in 400.1020(B), whichever is less. The goal of this amendment is to afford pre-1926 platted lots the same flexibility that is afforded to post-1926 lots.

The proposed amendment also clarifies the methodology for determining "prevailing pattern." As currently written, the code says to consider at least 10 of the closest lots to the subject site, or if there are fewer than 10 lots, only the lots on the same block frontage shall be considered, but it does not elaborate on how to calculate the prevailing dimension – is it the average, mode, majority, etc. of the 10 closest lots? The current code also does not set a maximum number of lots to consider, so it's possible that properties farther away with inconsistent character could be considered.

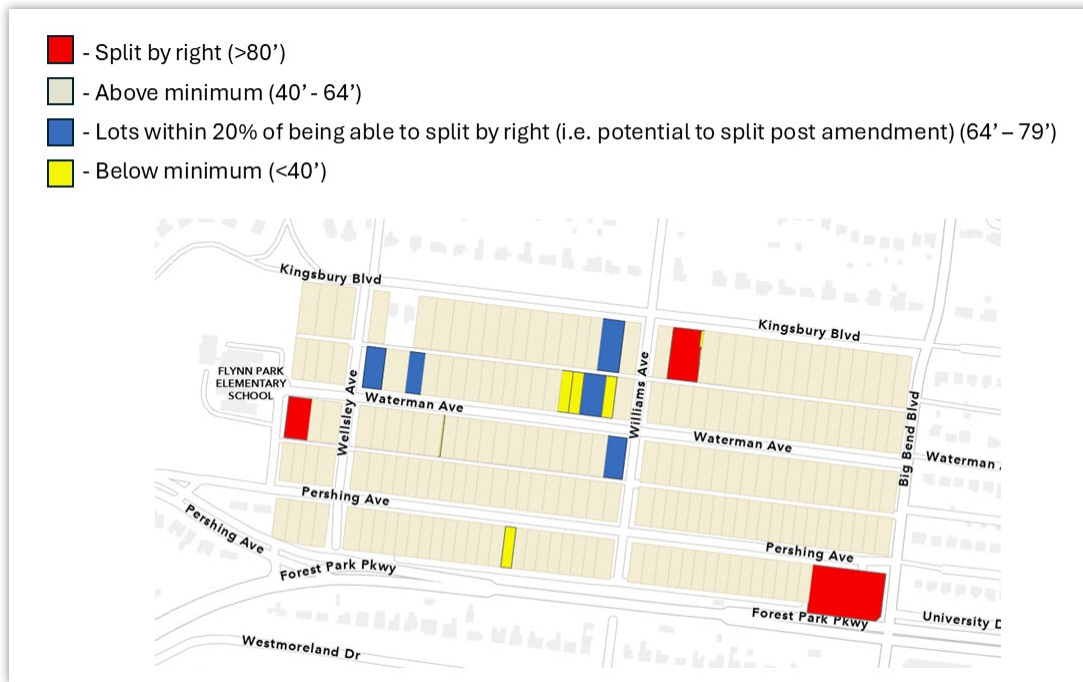
The proposed methodology sets 10 lots as the maximum number of lots to be considered, not the minimum, so that the only the nearest properties to the subject site help determine the minimum dimensions. Of those 10 lots, the average of the three smallest or narrowest lots shall determine the minimum lot area or width, respectively, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots. The rationale for the average of the three smallest lots is to set a minimum dimension common among the nearest properties. To avoid outlier lots skewing the average, such as a 5-foot-wide parcel, only lots that are 25 feet wide or 2,900 square feet in area can be used. The 25-foot and 2,900-square foot dimensions are the smallest lots allowed according to Table 1 in 400.1020(C), which are the smallest lots that University City's code currently permits.

Staff believes the proposed amendment would further promote infill homes in a pattern consistent with the character of nearby lots. On the following page are two maps that help illustrate the potential impact of the proposed amendment in one pre-1926 subdivision.

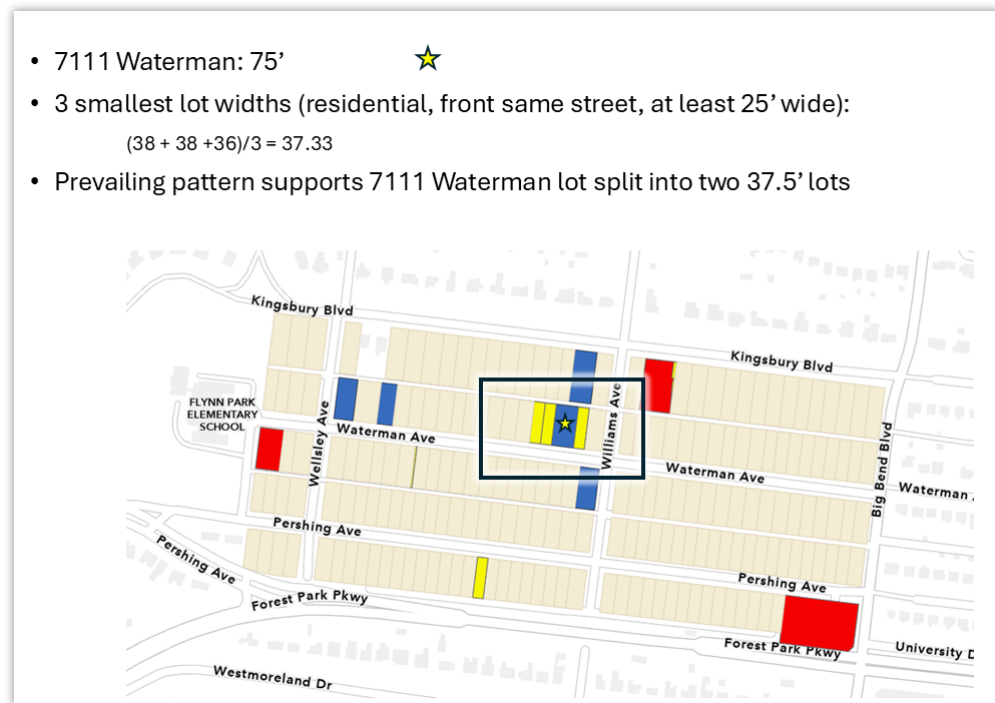


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*Figure 1. In West Portland Place (above), the minimum lot width according to 400.1020(C) is 40 feet. Lots less than 40 feet wide are shown in yellow; lots more than 80 feet wide could be split according to the current zoning code, are shown in red; and lots within 20% of being able to split by right, so 64 feet to 79 feet wide, are shown in blue. The proposed amendment could potentially allow the yellow lots to become conforming lots, and the blue lots to be split as long as the surrounding 10 lots support a reduced dimension.*



*Figure 2. In the map above, the starred property is 75 feet wide and therefore currently too narrow to be split by right. The proposed amendment would support a minimum lot width of 37.33 for the starred site, because of the 10 closest lots, the three smallest lots are 38, 38, and 36 (average 37.33).*



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Attached to this report are additional maps of the potential impact of the proposed amendment to two other pre-1926 subdivisions.

**Comprehensive Plan**

The proposed text amendment is aligned with the comprehensive plan, which encourages residential infill (see Action A.4.1: “Encourage residential infill and redevelopment to restore and/or create more vibrant, walkable neighborhoods.”). In addition, residential infill is encouraged specifically in the “Traditional Neighborhood” and “Suburban Neighborhood” land use categories in the comprehensive plan, which almost exactly align with SR- and LR-zoned areas.

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**Staff Recommendation**

Staff recommends approval of the text amendment.

**Attachments:**

1. TXT-25-01
2. Supporting maps



## TXT-25-01 Proposed text amendment

January 22, 2025

### Section 400.1020 Lot Area and Width Exceptions.

- A. Within the "SR" and "LR" districts, the minimum lot area and/or lot width for detached single-family and two-family (duplex) dwellings in subdivisions platted prior to the City of University City's first Zoning Code in 1926 shall be the prevailing pattern the subdivision in which the lot is located as specified in Table 1 or as determined in the manner provided in Subsection B of this Section, whichever is less.
- B. For lots within "SR" and "LR" Districts that are not within subdivisions platted prior to 1926, a ~~redaction~~ reduction in the minimum lot width for detached single-family and two-family (duplex) dwellings shall be granted by the Zoning Administrator if the lot area and/or width are consistent with the prevailing pattern of the subdivision in the manner described in Subsection C of this Section.
- B.C. *Prevailing Pattern.* In determining the prevailing pattern, the lot area and/or width of ~~the at least ten (10) of the~~ closest residential lots fronting the same street as the subject site shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of the residential lots on the block frontage shall be considered. Of the ten (10) closest lots, the average of the three (3) smallest or narrowest lots shall determine the minimum lot area or width, respectively, for the subject site, provided that lots with less than 2,900 square feet of lot area or less than 25 feet of lot width shall not be included in the three lots.
- E.D. Table I. Subdivisions and their prevailing pattern dimensions for lots in subdivisions platted prior to the City's first Zoning Code in 1926.

### Section 400.160 Density and Dimensional Regulations.

- A. *Minimum Lot Size.*
1. *Single-family detached dwellings.* Except as provided for in Article V "Supplementary Regulations", Section 400.1020, the minimum lot area and width for single-family detached dwellings shall be as follows:
    - a. *Minimum lot area.* Six thousand (6,000) square feet.
    - b. *Minimum lot width.* Fifty (50) feet.
    - c. *Prevailing pattern.* If a lot is located within a subdivision where the prevailing pattern of development has lot areas greater than six thousand (6,000) square feet or lot widths greater than fifty (50) feet, the minimum lot area or width shall conform to that prevailing pattern in the subdivision. See 400.1020(C) for instructions on determining prevailing pattern. ~~†~~ determining the prevailing pattern of a subdivision, the lot area or lot width of at least ten (10) of the closest lots on the same block frontage in the subdivision shall be considered or, if there are fewer than ten (10) lots;

additional lots on the nearest intersecting block frontage, that is "around the corner", may be considered.

**Section 400.1050 Side Yard Setback Exception For Detached Single-Family Dwellings.**

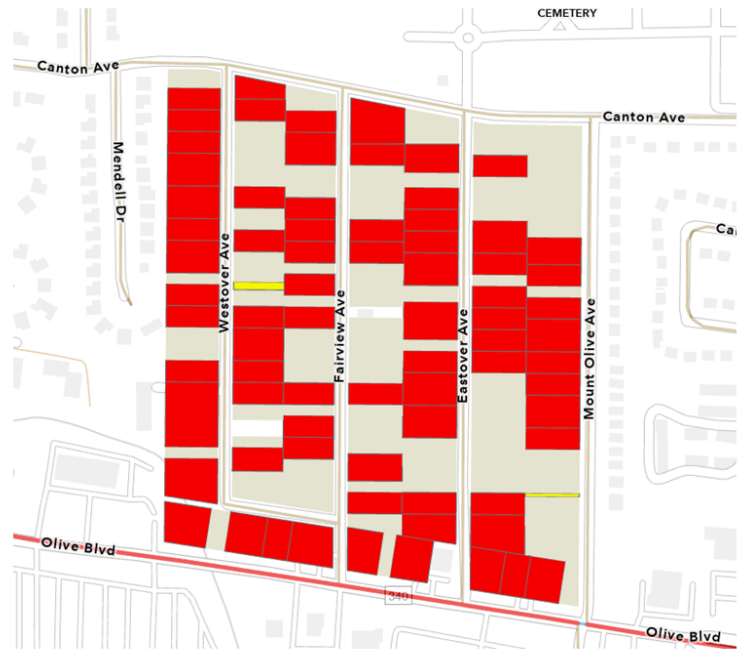
- A. Within the "SR" and "LR" districts, a reduction in the minimum side yard setback for detached single-family dwellings may be granted by the Zoning Administrator if the side yard widths are consistent with the prevailing pattern of the subdivision in which the lot is located. ~~See 400.1020(C) for instructions on determining prevailing pattern. In determining the prevailing pattern of a subdivision, the side yards of at least ten (10) of the closest lots shall be considered or, if there are fewer than ten (10) lots, the prevailing pattern of side yards on the block frontage shall be considered.~~ In no case shall an exception be granted which eliminates all off-street parking back of the required front building setback line and which does not meet the following minimum standards:
1. A side yard of not less than four (4) feet in width.
  2. A combined width of not less than nine (9) feet for both side yards of the lot.
  3. A combined width of not less than nine (9) feet for the adjoining side yards of adjoining lots.

## Supporting maps for TXT-25-01

January 22, 2025

- Subdivision: Eastover (30 ft)
- Total lots: 174
- Lots **below** minimum width: 2
- Lots **above 2x** minimum (split by right): 75

- - Can split by right (>60')
- - 30' – 59'
- - Below stated min (<30')



- Subdivision: Alta Dena (45 ft)
- Total lots: 155
- Lots **below** minimum width: 7
- Lots **above 2x** minimum (split by right): 7

- - Can split by right (>90')
- - 45' – 89'
- - Below stated min (<45')




- Subdivision: West Portland (40 ft)
- Total lots: 204
- Lots **below** minimum width: 6
- Lots **above 2x** minimum (split by right): 3

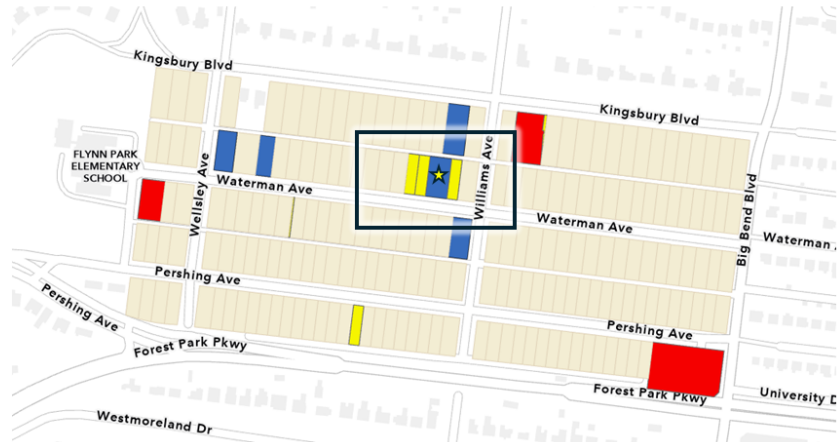
- - Can split by right (>80')
- - 40' – 79'
- - Below stated min (<40')




- - Split by right (>80')
- - Above minimum (40' - 64')
- - Lots within 20% of being able to split by right (i.e. potential to split post amendment) (64' – 79')
- - Below minimum (<40')



- 7111 Waterman: 75' 
- 3 smallest lot widths (residential, front same street, at least 25' wide):  
 $(38 + 38 + 36)/3 = 37.33$
- Prevailing pattern supports 7111 Waterman lot split into two 37.5' lots



 - Can utilize prevailing pattern to split lot

