



**Department of Planning and Zoning**

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

**MEETING MINUTES (APPROVED)**  
**PLAN COMMISSION**

Location: Heman Park Community Center (975 Pennsylvania Ave)  
Wednesday, March 26, 2025, at 6:30pm

The Plan Commission held its regular session on Wednesday, March 26, 2025, at Heman Park Community Center. The meeting commenced at 6:31 pm and adjourned at 7:21 pm.

**Call to Order – (6:31 pm)**

**1. Roll Call**

Present

Matt Belz

Mark Harvey

Charles Gascon, Chair

Al Fleischer Jr.

Patricia McQueen (arrived 6:47 pm)

Absent

Ellen Hartz

Tori Gonzalez

Staff Present

Mary Kennedy, Planner

Noah Chapin, Planner

John Mulligan, City Attorney

**2. Public Comments – None**

**3. Approval of Minutes – Minutes from February 26, 2025, approved as printed.**

**4. Old Business - None**

**5. New Business**

**a. REZ-25-01**

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Approval of a Map Amendment from Industrial Commercial (IC) to Planned Development – Commercial (PD-C), and Approval of Preliminary Development Plan

Location: Market at Olive Plat 7, Lots 2 and 3

**VOTE REQUIRED**

Ms. Kennedy introduced the item, explaining the background of these lots, showing the proposed site plan, and explaining the zoning analysis. Staff recommended a condition stating that the applicant must record the parking agreement across these lots to ensure the required parking numbers are maintained in the future.

Commissioner Harvey clarified that the parking agreement would stay intact regardless of future potential change in ownership or use on the site.

Brent Beumer, representing the applicant, added additional details about the phasing of construction and potential tenants.

Commissioner Fleischer asked about the construction timeline. The applicant team expects to start work shortly after approval and is aiming to be open by spring 2026.

City Attorney John Mulligan clarified that the required parking totals are based on the future uses of the site, and if changes in use occur during leasing, the applicant will be required to amend their final development plan.



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Motion to recommend approval with conditions of map amendment (rezoning) and preliminary development plan made by Commissioner Fleischer, seconded by Commissioner Harvey, and passed unanimously 5-0.

### b. FDP-25-01

Applicant: Drew Bextermueller (Dierbergs University City, LLC)

Request: Approval of a Final Development Plan

Location: Market at Olive Plat 7, Lots 2 and 3

**VOTE REQUIRED**

The presentation for REZ-25-01 also applies to this application. Commissioners discussed the rendering and elevations of the buildings, responding positively to the design, materials, and street presence of the development.

Motion to recommend approval of the final development plan was made by commissioner Harvey and seconded by commissioner Fleischer, vote passed unanimously 5-0.

### 6. Other Business - none

### 7. Reports

- a. Staff Updates: Staff reported that the contract with zoning code consultants has been finalized, and the project will be kicking off sometime in May.

### 8. Adjournment – The meeting was adjourned at 7:21 pm.