



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Heman Park Community Center
975 Pennsylvania Ave., University City, MO 63130
6:30 pm; Wednesday, October 23, 2019

1. **Roll Call**
2. **Approval of Minutes** – August 28, 2019 Plan Commission meeting
3. **Hearings** - None
4. **Old Business**
 - a. None
5. **New Business**
 - a. **Conditional Use Permit** – PC 19-06
PUBLIC HEARING
Applicant: GBG Transportation LLC
Request: Approval for a Conditional Use Permit to establish and operate a Vehicle Service Facility with Accessory Used Car Sales
Address: 8550 Olive Boulevard
(VOTE REQUIRED)
 - b. **Conditional Use Permit** – PC 19-07
PUBLIC HEARING
Applicant: Green To Cure, Inc.
Request: Approval for a Conditional Use Permit to establish and operate a Medical Marijuana Dispensary
Address: 6800 Olive Boulevard
(VOTE REQUIRED)
 - c. **Conditional Use Permit** – PC 19-08
PUBLIC HEARING
Applicant: Sprint
Request: Approval for a Conditional Use Permit to Upgrade Equipment to Existing MonoPole
Address: 7547 Olive Boulevard
(VOTE REQUIRED)

- d. **Map Amendment & Preliminary Development Plan Approval - PC 19-09**
Applicant: ALP Acquisition LLC
Request: Approval of a Zoning Map Amendment from General Commercial (PC) to Planning Development – Mixed Use PDM. Approval of a Preliminary Development Plan.
Address: 8400 Delmar Boulevard
(VOTE REQUIRED)

- e. **Text Amendment – PC 19-10**
Parking Exceptions Text Amendment pertaining to Section 400.2130 – Exceptions to Minimum Off-Street Parking and Loading Space.
(VOTE REQUIRED)

6. Other Business

- a. Comprehensive Plan – Submittals Received
- b. Planning Commission Retreat

7. Reports

- a. Council Liaison Report

8. Adjournment

PLAN COMMISSION

Heman Park Community Center

975 Pennsylvania Ave., University City, MO 63130

6:30 pm; Wednesday, August 28, 2019

The Plan Commission held their regular meeting at Heman Park Community Center located at 975 Pennsylvania Avenue, University city, Missouri on Wednesday, August 28, 2019. The meeting commenced at 6:33pm and concluded at 7:51pm.

1. Roll Call

Voting Members Present

Michael Miller

Judith Gainer

Cirri Moran – Chair

Margaret Holly

Ellen Hartz

Voting Members Absent

Cynthia Head

Non-Voting Council Liaison

Paulette Carr (Absent)

Staff Present

Gregory Rose, City Manager

John Mulligan, City Attorney

Clifford Cross, Director of Planning and Development

Adam Brown, Planner

Mr. Cross proposed a change in the agenda. He noted that the CUP application for Canine Corner LLC (PC 19-03), which was on the agenda for this meeting, was heard by the traffic commission. However, as the owner of the property had withdrawn permission for the application, staff recommended tabling the request.

There was discussion between the City Attorney, staff, and the Commission about the appropriate course of action regarding this CUP. Mr. Mulligan stated that at some point the matter should be brought to closure either by the applicant withdrawing the application, or through vote to deny the application by the Plan Commission.

Mr. Cross advised that should the public hearing be closed, but the case re-opened, staff could send notice for a new public hearing to allow comments. He stated that he agreed with closing the public hearing at this meeting.

Ms. Moran asked if there were any public comments on the matter. Hearing none, Ms. Holly moved to close the public hearing. Ms. Gainer seconded the motion. The Commission voted unanimously to close the public hearing.

Ms. Hartz moved to table the CUP application until the September meeting, and Ms. Gainer seconded the motion. There was no discussion and the motion carried unanimously. CUP case PC 19-03 was tabled.

Mr. Cross then explained that staff is further evaluating the state statutes in regards to administrative approval of minor subdivision, in regards to PC 19-05. Mr. Cross explained that this would speed up the process and that, in effect, the Plan Commission is approving cases they cannot deny. Ms. Moran stated she felt this should be discussed with the Code Committee.

Ms. Gainer moved to submit review of 19-05 to committee for review. Mr. Miller seconded. The motion carried unanimously.

2. Approval of Minutes

Ms Hartz moved to approve the April 24 minutes with corrections submitted by Ms. Holly for staff to make. Mr. Miller seconded. The motion carried unanimously.

Mr. Miller moved to approve the July 24, 2018 minutes with corrections submitted by Ms. Holly. Ms. Gainer seconded. The motion carried unanimously.

3. New Business

a. Conditional Use Permit – PC 19-04

Applicant: Brothers Market

Request: Approval for a Conditional Use Permit to establish a convenience store

Address: 883 Kingsland Avenue

Mr. Cross presented the case and existing conditions. A CUP would be required for the establishment of a convenience store within the Industrial Commercial (IC) zoning district. The

name of the business would change at the request of Washington University. The property at 883 Kingsland is owned by MD Jones LLC. The existing zoning would not change.

The property is a 1.45 acre tract at the intersection of Vernon and Kingsland, which has 15,000 square feet of retail and 85 parking spaces on the front and side of the building. The business proposes to use about 2,000 square feet in a currently vacant suite in the building. The building houses a restaurant, two retail areas (vacant), a nail salon, and a laundromat.

Based on the input from the applicants about their business, Mr. Cross interpreted the use to be a convenience store as stated in section 400.630 of the zoning code.

Mr. Cross reviewed the steps by which a Conditional Use Permit is considered, involving staff review, Plan Commission review and recommendation to Council, and finally Council approval or denial. He also reviewed the six points of criteria on which the review would be based.

Mr. Cross described the proposed use for this property from the Comprehensive Plan update of 2005, which was retail use. He provided Table 19 from the Comprehensive Plan which demonstrated recommended uses in commercial districts. He also reviewed the surrounding land uses which are Commercial, Industrial, Planned Development, and Single-Family Residential.

Mr. Cross stated he had received no concerns from the public. The only staff concern was in regards to peak parking. The land use proposed – continuing a commercial use – is compatible with the current use, and would not be an increase in the intensity of the use. The parking problem during peak hours would be no different for any other proposed business even if it was defined as a by-right use.

Mr. Cross laid out the options for the Plan Commission, and the process of Findings of Fact (section 400.270) on which they should base their recommendation. He stated that properties within 300 feet were duly noticed, this distance being beyond what is required by code.

Ms. Moran clarified that if parking was an issue it would be an issue no matter what went in the space. The options would be for a business to occupy the space or not. Mr. Cross noted that when an existing business goes into a building that was a similar use, the Plan Commission has the option to reduce the parking requirements by 25% through the CUP process.

Ms. Moran asked if there was an opportunity for shared parking or re-striping the lot to accommodate more vehicles. Mr. Cross said staff could look into these options but the lot already appeared to be at capacity.

Ms. Holly asked what the proposed hours of the business would be, and Mr. Cross said that the hours should remain within those that already exist with other businesses in the area. This could be specified in the CUP.

The applicants presented their business idea, which consists of a family-owned market with sandwiches, desserts, candy, juices, tobacco products, and free food delivery. The proposed hours are Sunday through Thursday, 7am to 11pm, and Friday and Saturday, 7am to midnight. The applicants plan to talk to the restaurant and laundromat about reserving a section of parking for the deli, and added that most of their customers would not stay long at the store.

Ms. Moran asked if the sandwiches would be made on site. The applicants said they would. Ms.

Gainer asked if there would be tables, and the applicants said there would be one or two tables, but they would not encourage large numbers of people to stay. Peak times would be between 11am and 1pm, and between 5-7pm. Opening early would be for afternoon prep.

Mr. Miller asked if there would be two dedicated parking spaces. Mr. Cross explained there would be no change in the overall number of spaces for the plaza, and that any arrangement for dedicated spaces would be part of the lease agreement with the building owners.

No alcohol will be sold at this location. The applicants stated the new name would be WattanMart. They said they would carry groceries that would cater to multi-cultural Wash U students. They also plan to carry milk, bread, vegetables, deli meats, eggs, etc.

There was no public comment on this application.

Ms. Gainer said she had heard from residents in the neighborhood about the concern of more trash being generated. Mr. Cross stated that staff would work with the property owner to insure compliance with property maintenance codes, including trash.

Ms. Gainer recommended using recyclable containers, no Styrofoam, and a minimum of hard plastic, and stated that City staff would be willing to work with the business owners to find ways to increase sustainability. This could also be used to help the image of the business with a community that is concerned with sustainability.

Ms. Holly asked about whether this project would conflict with an earlier CUP granted by the Plan Commission for a convenience store located as an extension of the BP gas station on Olive and Kingsland. Mr. Cross said staff would check if this CUP was still active. Ms. Holly recalled the two main issues raised with that CUP being trash and impervious surface being added.

Mr. Rose asked if the applicant could give information on their anticipated food sales as a percentage of total sales. Ms. Holly also asked how the store would differentiate itself from other convenience stores. The applicant responded that food sales would be estimated at 80% or more, and that gas stations have uniform offerings, while their store would offer a variety of ethnic foods. Mr. Rose asked which countries would be represented based on the food, and the applicant responded that Arabic, Greek, Middle Eastern, Chinese, and American food would be offered.

Ms. Gainer moved to approve the request for a CUP. Ms. Holly seconded the motion. The motion carried unanimously. Plan Commission will recommend a CUP in the case of PC 19-04, and Mr. Cross explained that this could be on the Council Agenda for September 9, 2019.

Mr. Miller suggested that the building owner could place trash receptacles outside the store.

4. Other Business

Mr. Cross updated the Plan Commission on the Request for Proposal for a consultant to assist with the City's comprehensive plan, which will be released on September 13.

Mr. Cross stated that Plan Commission retreat would be in order to meet and discuss issues and general principles going forward. He also said that at the retreat the role of the Code Committee could be discussed.

Mr. Rose said Council had given direction to move forward with a storm water run-off study with the Army Corps of Engineers and Metropolitan St. Louis Sewer District. The September 9 council agenda will contain two items, one extending the study with MSD and one modifying the agreement with the Army Corps of Engineers from 2004.

Mr. Rose also reported that EMS is back in the City's control and that joint agreements with surrounding municipalities for service had been reinstated.

Ms. Hartz asked for an update on the Olive/170 Development. Mr. Rose said it is progressing. Novus Development are in the process of acquiring property, which could take 6-18 months. Mr. Rose stated that he felt Costco would be a good amenity for the community as well as bringing quality jobs.

Ms. Moran asked if any businesses would be relocated within University City. Mr. Rose stated that City Council had approved a relocation process which will try and incentivize those businesses to stay in U City. This process would not begin until Novus has executed contracts for all the property needed for the development. Ms. Hartz asked if City Council had approved eminent domain for the storage facility, and Mr. Rose said this had not happened yet, but is not off the table.

Mr. Miller suggested that Costco may not serve all 3rd Ward residents due to the annual membership fee, but suggested perhaps the City could negotiate a lower fee or waiver for City residents. Mr. Rose again highlighted that quality jobs would be made available, with the City strongly encouraging Costco to offer the residents a first chance at these jobs.

Ms. Holly motioned to adjourn the meeting. Mr. Miller seconded. The meeting was adjourned at 7:51pm.

Prepared by Adam Brown, Planner



Department of Community Development

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

STAFF REPORT

MEETING DATE: October 23, 2019
FILE NUMBER: PC 19-06
COUNCIL DISTRICT: 3
Location: 8550 Olive Boulevard
Applicant: GBG Transportation LLC
Property Owner: 8550 Olive LLC
Request: Conditional Use Permit (C.U.P.) for a proposed
(Vehicle Service Facility with Accessory Used Car Sales)

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Attachment A Denial

ATTACHMENTS:

A. Application Packet

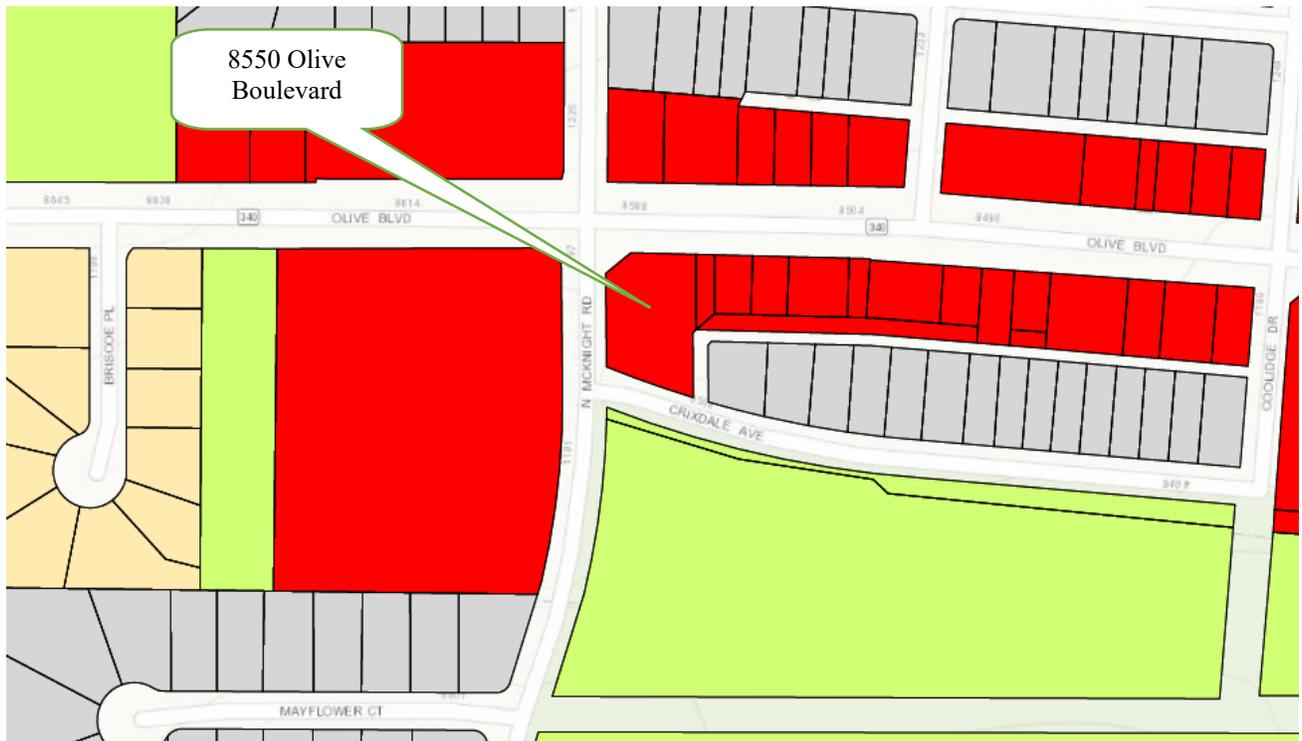
Existing Zoning: GC – General Commercial
Existing Land Use: Unoccupied Building – Former Gas Station/Service Facility
Proposed Zoning: No change – “GC” District
Proposed Land Use: No change – Commercial

Surrounding Zoning and Current Land Use:

North: GC: Commercial, (Commercial - FLU)
East: GC/SR: Commercial/Residential (Commercial/Residential - FLU)
South: PA: Woodlands/Golf Course (Parks/Recreation/Open Space - FLU)
West: GC: Commercial

Existing Property

The existing building at 8550 Olive Boulevard consists of an approximate 2,800 square foot commercial building that was originally constructed and housed a gas station and repair facility. The building currently consists of an office area and three accessible repair bays. The fuel pumps have been removed from the facility. The parcel is approximately .48 acres with an impervious parking area of approximately 16,000 square feet. The property is zoned General Commercial and abuts commercial and residential uses.





8550 Olive
Boulevard



Applicant's Request

The applicant is requesting a Conditional Use Permit for a "Vehicle Service Facility with Accessory Used Auto Sales". The proposed use is listed as a conditional use in the General Commercial (GC) District per section 400.510, Subsection A(26): Vehicle Service Facilities. Automobile and light truck sales and leasing is also listed as a conditional use in the General Commercial (GC) District per section 400.510, Subsection A.

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Other Processes

Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis

The potential "Vehicle Service Facility" use would appear to have minimal impact on the surrounding neighborhood and uses based upon its location and original use. As a result, the use impact of the use itself seems to be minimal because of the existing commercial uses associated with the site. However, hours of operation of the business would need to be identified to further evaluate the potential impact of the new business.

The Automobile Sales would further intensify the original use of the building. In addition, Section 400.530 (Other Development Standards) of the zoning code states that *"Used automobiles, trucks, trailers, boats or recreational vehicles may be sold only in conjunction with, and on the same lot or site as the sale of new vehicles and under the same business ownership or management."* Based upon the non-presence of a new vehicle dealership waiver of this requirement would have to be a condition of approval.

If approved the projected parking for the combined "Vehicle Service Facility and Used Auto Sales Use" would be approximately 15 required spaces. That ratio is based upon 2 spaces for the Auto Sales, 12 spaces for the vehicle repair and one additional space for operations.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

Public Involvement

A public hearing at a regular Planning Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 300 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Planning Commission meeting.

Review Criteria

When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts; and
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;
 - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
 - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;

- e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
- f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
- g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)

The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article VII of this Chapter

Staff Recommendation

Based on the preceding considerations, staff is of the opinion that the proposed use of this property to accommodate the “Vehicle Service Facility” would not be detrimental to the surrounding parcels. The proposed use is consistent with the intended use of the building and would not impact neighboring properties. However, approval of the vehicle service facility should have restrictions on the number of vehicles that can be stored on-site and require appropriate screening. Staff further believes the accessory used auto sales would not be consistent with the intent of the zoning ordinance.

Staff is recommending denial of the request based upon the “Accessory Use Auto Sales” component that would further intensify the outdoor operations.



19-08294

Received

Department of Community Development

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

SEP 3 0 2019
Department of Community Development
City of University City
6801 Delmar
University City MO 63130

APPLICATION FOR CONDITIONAL USE PERMIT
Under Article II of the Zoning Code of University City, Missouri

1. Address/Location of Site/Building: 8550 Olive Boulevard, University City, Missouri 63132

2. Zoning District (check one):

SR LR MR HR HRO X GC LC CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:
GBG Transportation LLC, 1215 Bluegrass Dr, St Louis, MO 63137 (314) 884-0748

4. Applicant's Interest in the Property: Owner Owner Under Contract Tenant*
X Tenant Under Contract* Other* (explain):

* Please Note: Zoning Code Section 34-131.1 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

Owners name: 8550 Olive LLC, 1780 Burns Avenue, St Louis MO 63114

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

Yes, please see attachment.

b) At the specific location will contribute to and promote the community welfare or convenience.

Our planned use for the above listed property will enhance community welfare by providing a convenient

location for light vehicle service and repair as well as vehicle sales.

c) Will not cause substantial injury to the value of neighboring property.

No, we believe the planned use of this property will enhance the value of neighboring properties.

Please see attached notes.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

Yes, we believe the planned use is consistent with planning and development policies.

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

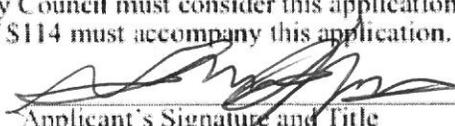
Yes, off street parking and loading areas will be provided and comply with zoning standards.

Please see attached notes.

**** Please Note:** You should also submit twelve (12) copies of a memo detailing the following information: 1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$114 must accompany this application.

9-30-19
Date

 EXECUTIVE DIRECTOR
Applicant's Signature and Title

Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.
Application Fee in the Amount of \$ _____ Receipt # _____
Application returned for corrections, additional data.
Final complete application received.
File # _____ created. K:\wpoffice\wpdata\0-cupfm.doc

8550 Olive, LLC.

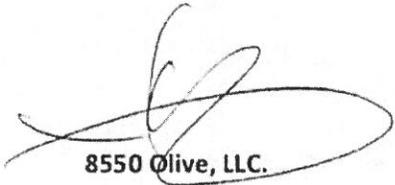
1780 Burns Ave.

St. Louis, MO, 63114

Date: 9/27/2019

Property: 8550 Olive Blvd. St. Louis, MO, 63132

The intention of this letter is to give GBG Transportation, LLC. Authorization on behalf of the 8550 Olive, LLC. The permission to apply for a conditional use permit on the property 8550 Olive Blvd. St. Louis MO, 63132.

A handwritten signature in black ink, appearing to be 'Max Tsai', written over the text '8550 Olive, LLC.'.

8550 Olive, LLC.

Max Tsai

Owner

Knowing What to Look For (Before You Even Begin) Will Save You Time, Effort and Money

Researcher's Profile



"No statement was ever truer"

I have spent the last 18 years in the Automotive Industry working in sales and finance. Over the course of my career I have had extensive training and have gained many useful skills. I feel that the last ten years have been the most rewarding and has prepared me for my desire to go to the next level in the Financial Industry.

As manager of the Finance & Insurance Departments at several automotive dealerships, I was responsible for "Special Finance" catering to the sub-prime clientele where I quickly developed the skills of matching the right person to the right vehicle with the right lending source. I became known as a "Special Finance Guru". I spent a considerable amount of time managing leads and creating new business. My Experience has taught me that **Knowing what to look for**, not only saves time and money. It helps to increase the bottomline.

I have developed a strategy and GAME Plans to accomplish desired goals. I will refer to this plan as the "Gold Plan". The chart below represent a snap shot and timeline of this "GAME PLAN".



1st Ninety Days

Team	Units Sold	Profits
2	15	\$48,000-\$68,000

2nd Ninety Days

Team	Units Sold	Profits
2	25	\$80,000-\$105,000

3rd Ninety Days

Team	Units Sold	Profits
3	40	\$128,000-\$168,000

GAME PLAN continued

Implementing the GAME PLAN is not complete without applying the principles of a well thought out customer strategy. There are five key elements of my strategy that has proven to be very effective over the years. I believe that this is one of the components that separate me from the crowd. My process:

1. Prepare for the customer interview by having a thorough knowledge of my financing sources and taking a few moments to complete a preliminary review of the customer's application and credit report.
 2. Orient the customer to what the financing process entails, what it will accomplish, and how long it will take.
 3. Validate the application with the customer line-by-line to confirm its completeness and accuracy.
 4. Review credit reports with customers (again, line-by-line) to learn the story behind the data, and to give them a clear understanding of how their past actions will affect their present options.
 5. Prepare the customers for the sale and close based on what will now be my complete understanding of income, credit, vehicle needs, down payment and trade equity.
- Using this strategy 100% of the time with 100% of the customers will insure a greater closing ratio and increased profits and customer satisfaction.

Developing New Business

Special finance is the fastest growing profit center in dealerships today. These departments can increase vehicle deliveries by 25% with an average gross of \$2,500 per unit. As subprime lending conditions have improved, some dealerships haven't had the proper tools or training to fully take advantage of this opportunity. This is the perfect time to bring in new customers (new business) who otherwise would not have walked through the door and also sale more, particularly used inventory. Special finance is a very complex business. There are many vital key components to a special finance department that have to be managed and monitored daily to achieve success, and without a team that is prepared for those challenges, the department will suffer.

Increased Profits

A well-run special finance department works like a franchise within a franchise. The special finance department will give customers more financing options and bring in an additional \$100,000-\$200,000 gross profit monthly with a 50 percent net profit. Plus, increase business for parts and service.

As your Sub-prime Guru I will:

- Implement your program or one of my "Game Plans"
- Generate new business
- Be personal and transparent
- Relentlessly follow-up on unsold opportunities

Please review my resume below.

Resume

Objective

To obtain the position of Sales Account Manager, utilizing my strong negotiating skills, superior interpersonal skills, unwavering tenacity to complete tasks, and solid knowledge of various technological software.

Profile

Extremely adept sales professional with strong liberal arts education and ability to learn and manage myriad marketing and sales strategies. Diplomatic and enthusiastic personality that lends well to team building efforts as well as organizational achievements. Demonstrates loyalty to organization through hard work and analytical thinking.

Education

University of Iowa (Iowa City, Iowa)
Bachelor of Science, Sociology
The College of Automotive Management (Santa Ana, CA)
Certificate Obtained

Professional Experience

2011 -2012 Special Finance Manager
Autenberg Auto Group (O'Fallon, Illinois)

Regularly coached sales teams, structured and customized automotive financing, lease programs, aftermarket products, and sustained successful advertising campaigns, which included internet marketing and promotion of special events.

Resume - continued

2007 - 2011 Special Finance Manager
Allen III Auto Sales (St. Louis, Missouri)

Structured and customized automotive financing and aftermarket products for varied buyer base.

Generated nearly \$30,000 in monthly revenue by appropriately costing special finance packages for those with subprime credit history.

Created and sustained successful advertising campaigns, which included internet marketing and promotion of special events.

Knowledgeable of state regulations regarding current financial trends and lender programs.

Regularly coached sales team of new finance and lease programs, particularly the benefits of dealership's financing and extended warranties.

2005 - 2007 Special Finance Manager
Pacific Honda (San Diego, CA)

Completed full sales lifecycle for client base, which included securing approved financing for clientele.

Maintained over 90% CSI and was one of the top producers in the department.

Maintained a low denial ratio, resulting in preferred referrals and fortitude of existing relationships, and consistently strived to reach a more expanded market.

SOFTWARE KNOWLEDGE

Dealer Track Sales and F&I, Sales Maker, ProMax, Reynolds & Reynolds, Word, Excel and ADP operating systems.

George Hopper
8352 Archer Drive, University City, MO 63132
Phone: 619.647.9179
Email: ghop86@gmail.com

REFERENCES: Available Upon Request



To Hire George Hopper

- 1 Unyielding personal values and ethics
- 2 Ability to build strong rapport with internal and external customers
- 3 Strong selling skills with creativity to differentiate myself from the competition
- 4 Reliability and dependability
- 5 Ability to generate profit and create loyal customers
- 6 Unmistakeable knowledge of the products and myself
- 7 Commitment to succeed
- 8 Constant production of results
- 9 Quick thinking, quick acting and placing the right action to the right situation
- 10 Finding solutions to overcome problems

Growing the Bottom line



George Hopper

Brian Gilbert is a St Louis native who grew up in University City. Upon graduation from University City High School, Brian went to Xavier University of Louisiana and graduated with a degree in Accounting. Shortly after graduation, Brian worked for Anheuser Busch Inc as a

**marketing
representative in
Chicago. Later, he
continued his sales &
marketing career in
car sales. In 2002 he
returned to St Louis
and has remained in
the auto industry in
sales as well as
finance.**



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McKnight Rd

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GBG Automotive
8550 Olive Blvd

I Care We Care
Home Care

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Department of Community Development

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

STAFF REPORT

MEETING DATE: October 23, 2019

FILE NUMBER: PC 19-07

COUNCIL DISTRICT: 2

Location: 6800 Olive Boulevard

Applicant: Green To Cure, Inc.

Property Owner: Mubeen Investment Group, Inc.

Request: Conditional Use Permit (C.U.P.) for a proposed (Medical Marijuana Dispensary)

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Attachment A Denial

ATTACHMENTS:

- A. Application Packet
- B. Floor Plan

Existing Zoning: GC – General Commercial

Existing Land Use: Multi-Tenant Commercial

Proposed Zoning: No change – “GC” District

Proposed Land Use: No change – Commercial

Surrounding Zoning and Current Land Use:

North: GC: Commercial, (Commercial - FLU)

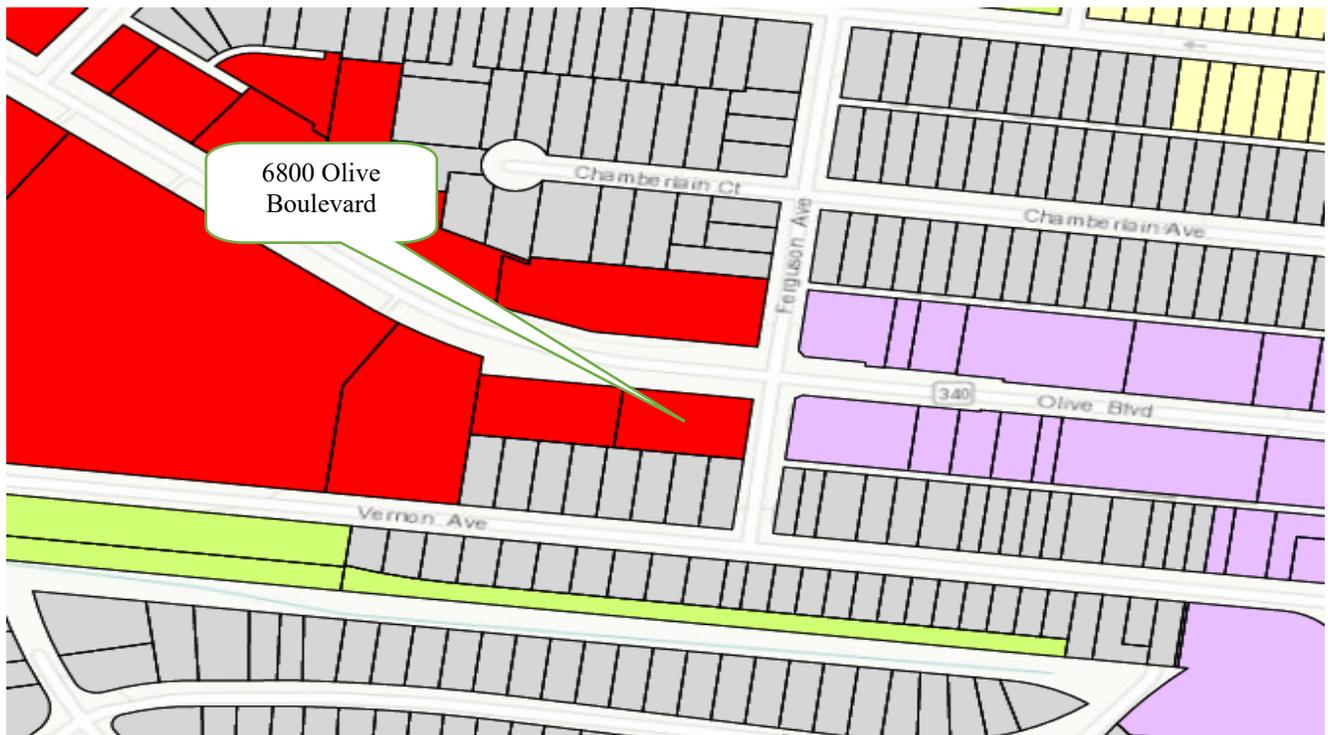
East: IC: Commercial, (Commercial- FLU)

South: SF: Residential (Residential - FLU)

West: GC: Commercial, (Commercial – FLU)

Existing Property

The existing building at 6800 Olive Boulevard consists of an approximate 6,000 square foot commercial building that consists of 6 individual suites. The largest of the 6 suites is 6800(A) which houses an approximate 1400 square foot retail store. The remaining 5 suites are approximately 900 square feet and house a small restaurant, hair salon, cell phone shop, tax service and vacant suite. The site currently has 26 on-site available parking spaces. The property is zoned General Commercial and abuts commercial and residential uses.





Applicant's Request

The applicant is requesting a Conditional Use Permit for a "Medical Marijuana Dispensary". The proposed use is listed as a conditional use in the General Commercial (GC) District per section 400.510, Subsection A(32): Medical Marijuana Dispensary Facility.

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Other Processes

Traffic Commission - The review criteria for a C.U.P. includes the impact of projected vehicular traffic volumes and site access with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment. In its capacity as an advisory commission on traffic related matters as per Section 120.420 of the Municipal Code, the Traffic Commission may be concerned with the parking and traffic impact of the project.

Analysis

The potential "Medical Marijuana Dispensary" use would appear to have minimal impact on the surrounding neighborhood and uses based upon the retail use. As a result, the use impact, of the retail operations, is consistent with the trend of development because of the existing commercial uses associated with the site. However, approval of Conditional Use Permits, for a "Medical Marijuana Dispensary", is subject to Section 400.1495 (Supplementary Regulations) which identify the following standards;

No building shall be constructed, altered, or used for a Medical Marijuana Dispensary without complying with the following regulations.

- 1. Buffer Requirement. No Medical Marijuana Dispensary shall be located within Five Hundred (500) feet of an existing elementary or secondary school, licensed child day care center, or church. Measurements shall be made in a straight line, without regard to intervening structures, from the nearest point on the exterior building wall of the school, child care center, or church, to the main public entrance of the medical marijuana business.*
- 2. Residential Zoning Buffer Requirement. No Medical Marijuana Dispensary shall be located within One Hundred Fifty (150) feet of a residentially zoned district. Measurements shall be made in a straight line, without regard to intervening structures, from the main public entrance of the medical marijuana business to the nearest property line of the residentially zoned district.*

3. *Outdoor Operations or Storage Prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.*
4. *Hours of Operation. All Medical Marijuana Dispensaries shall be closed to the public, no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises or by delivery from the premises between the hours of 10:00 P.M. and 8:00 A.M.*
5. *Display of License Required. The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.*
6. *Residential Dwelling Units Prohibited. No Medical Marijuana Dispensary shall be located in a building that contains a residence.*

Ventilation Required. All medical marijuana businesses shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the business. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

In evaluating the request the site does appear to be eligible for approval with the exception that the primary entrance of the building is approximately 50 feet from residentially zoned lots to the South. Approval of the request would require a waiver to the 150 foot "Residential Zoning Buffer" requirement. If a waiver is considered additional vertical buffering should be considered as part of the approval.

Furthermore, in evaluating the parking requirements the site would require approximately 35 on-site spaces. Those spaces would consist of approximately 12 for the restaurant, 3 for the salon and 20 for the remaining retail. However, the retail use of the proposed suite has not discontinued so the non-conforming parking ratios can continue without further action.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

Public Involvement

A public hearing at a regular Planning Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 300 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Planning Commission meeting.

Review Criteria

When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts; and
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;
 - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;
 - d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
 - e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
 - f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and

- g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)

The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

1. Complies with all applicable provisions of this Chapter;
2. At the specific location will contribute to and promote the community welfare or convenience;
3. Will not cause substantial injury to the value of neighboring property;
4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
5. Will provide off-street parking and loading areas in accordance with the standards contained in Article **VII** of this Chapter

Staff Recommendation

Based on the preceding considerations, staff is of the opinion that the proposed use of this property to accommodate a retail type of use would not be detrimental to the surrounding parcels. The proposed use is consistent with the intended use of the building and would not impact neighboring properties. However, approval of the “medical marijuana dispensary” would require a waiver to the “Residential Buffer” provisions.

Staff is recommending denial of the request based upon the buffering separation requirements. Staff would only be in support of a waiver, to these provisions, if the applicant can demonstrate physical buffering alternatives that would mitigate the potential encroachment of the buffer requirement.



Department of Community Development

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

APPLICATION FOR CONDITIONAL USE PERMIT Under Article 11 of the Zoning Code of University City, Missouri

1. Address/Location of Site/Building: 6800 Olive Blvd

2. Zoning District (check one):

SR LR MR HR HRO GC LC CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone: Green To Cure, Inc. 11662 Gravois Rd unit 29181 St. Louis, Mo 63126-4004 Tel: 314. 503. 3203

4. Applicant's Interest in the Property: Tenant Under Contract* Other* (explain): Rubina Harder: Authorized Officer

* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant: Mubeen Investment Group, Inc. Authorized Officer: Mubeen Mahmood. 10111 Laclede Dr, MO-63131 Tel: 314. 727. 4000

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.). See attached

b) At the specific location will contribute to and promote the community welfare or convenience. See attached.

Received

SEP 06 2019

Department of Community Development City of University City 6801 Delmar University City MO 63130

19-07727

c) Will not cause substantial injury to the value of neighboring property.

See Attached.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

For See Attached

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

See Attached.

** Please Note: You should also submit twelve (12) copies of a memo detailing the following information:

- 1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions.
- 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties.
- 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

Date 9/5/19.

[Signature]
Applicant's Signature and Title

Green to City, Inc.

Representing (if applicable) _____

FOR OFFICE USE ONLY

_____ Application First Received.

_____ Application Fee in the Amount of \$ _____ Receipt # _____

_____ Application returned for corrections, additional data.

_____ Final complete application received.

_____ File # _____ created.

Received

TO,

SEP 06 2019

Department of Community Development
City of University City
6801 Delmar
University City MO 63130

Department of Community Development,
6801 Delmar Boulevard, University City, MO

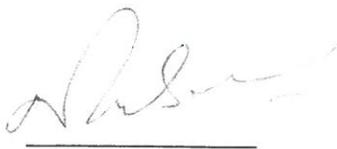
REF: CONDITIONAL USE PERMIT AND/OR VARIANCE REQUEST APPLICATION

TO WHOM IT MAY CONCERN

IT IS HEREBY stated, affirmed and confirmed that Mubeen Investment Group, Inc., (Through its Authorized/Principal Officer: Mubeen Mahmood-1ST PARTY) has entered into a binding covenant with Green To Cure, Inc., (Through its Principal Officer: Rubina Haider-2ND PARTY) to lease 1ST PARTY's REO/Building located at 6800 Olive Blvd, University City, MO 63130 to the 2nd PARTY for 2nd PARTY's Medical Marijuana Dispensary operations at the said location AFTER all relevant licenses have been obtained from DHSS/STATE OF MISSOURI.

IT IS FURTHER stated that 2nd PARTY or its successors, assigns or representatives are authorized to submit CONDITIONAL USE PERMIT application with City of University City, MO. Mubeen Investment Group, Inc., sees such a project in our community as a positive development for the area and extends its full co-operation to our future tenant and the city of University City.

Kindly contact us anytime should there be a need for further clarification.

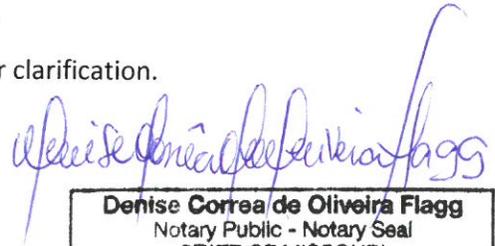


Mubeen Mahmood

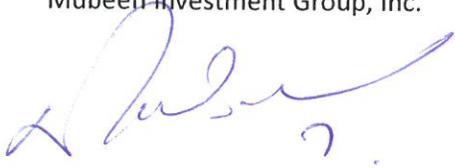
Authorized/Principal Officer

Mubeen Investment Group, Inc.

SEP 7 / 5 / 2019



Denise Correa de Oliveira Flagg
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
Commission Number 18778968
My commission expires February 28, 2022



Received

SEP 06 2019

August 16, 2019

Department of Community Development
City of University City
6801 Delmar
University City MO 63130

TO: DEPARTMENT OF HEALTH AND SENIOR SERVICES JEFFERSON CITY, MO

RE: Medical Marijuana DISPENSARY FACILITY Approval Process

To Whom It May Concern

To the governing/licensing authorities of the State of Missouri that the owners of the property/building located 6800 Olive Blvd, University City, MO 63130 is Mubeen Investment Group, Inc. (Mubeen Mahmood, Principal).

The undersigned affirm and acknowledge the following:

- a.) The Landlord(s)/Owner(s) are aware of tenant/applicant; ("GTC")'s application with the state of Missouri Department of Health and Senior Services (DHSS) for license to operate a medical marijuana dispensary and related activities (not excluding storage/distribution of cannabis/hemp/marijuana infused products).
- b.) In the event the application is approved by the DHSS, the landlord authorizes the Tenant ("GTC") to use the property in the operation of a marijuana dispensary operations and other related operations as approved by the DHSS.
- c.) I, as an owner of the property and member of the community further state that the proposed project in our community will accomplish several key objectives for deserving patient population in and around University City. Dispensary Facility would certainly be a positive development for the entire city providing much needed help to qualifying patients & referring physicians. I wish "GTC" success in this endeavor. Please feel free to reach out to me for clarifications, if any.

Sincerely,



Mubeen Investment Group, Inc.
6800 Olive Blvd, University City, MO 63130
Mubeen Mahmood
[CEO]

AUG 16 2019
Date:

**Title 19 – DEPARTMENT OF HEALTH AND
SENIOR SERVICES
Division 30 – Division of Regulation and Licensure
Chapter 95 – Medical Marijuana**

EMERGENCY RULE

19 CSR 30-95.080 Dispensary Facility

PURPOSE: Under Article XIV of the Missouri Constitution, the Department of Health and Senior Services has the authority to regulate and control Medical Marijuana Facilities. This rule explains what regulations apply only to Dispensary Facilities.

*EMERGENCY STATEMENT: This emergency rule informs the public of what regulations for the implementation of Article XIV apply only to dispensary facilities. This rule is necessary to comply with Article XIV, Section 1 of the Missouri Constitution, which became effective on December 6, 2018. Article XIV requires that the department make available to the public application forms and instructions for qualifying patient, primary caregiver, and patient cultivation identification cards, as well as for medical marijuana cultivation, testing, dispensary, and infused products manufacturing facilities. In order to make available the forms and instructions for all of these types of applications, it is necessary to promulgate rules for the processes and regulatory functions related to these applications. Without such rules, the department will be unable to efficiently regulate and control the cultivation, manufacturing, and sale of marijuana for medical use or provide a mechanism and regulatory structure through which qualified patients and their caregivers may access medical marijuana. As a result, the department finds a compelling governmental interest in promoting the health and safety of Missouri residents who wish to use marijuana for medical purposes, requiring this emergency action. A proposed rule, which covers the same material, is published in this issue of the **Missouri Register**. The scope of this emergency rule is limited to the circumstances creating the emergency and complies with the protections extended in the **Missouri and United States Constitutions**. The Department believes this emergency rule is fair to all interested persons and parties under the circumstances. This emergency rule was filed May 24, 2019, becomes effective June 3, 2019, and expires February 27, 2020.*

(1) Access to Dispensary Facility Licenses.

(A) The number of dispensary facility licenses will be limited to one hundred ninety-two (192) unless the department determines the limit must be increased in order to meet the demand for medical marijuana by qualifying patients.

(B) Dispensary facility licenses will be limited to twenty-four (24) in each of the eight (8) United States congressional districts in the state of Missouri as drawn and in effect on December 6, 2018. A map of the state of Missouri showing the applicable boundary lines of Missouri's congressional districts will be available on the department's website at <http://medicalmarijuana.mo.gov>.

(C) A facility license will be issued for a single facility in a single location. Combinations of licenses at the same location must be approved pursuant to 19 CSR 30-95.040(4)(C).

(2) Dispensary Facility Requirements. In addition to the requirements of 19 CSR 30-95.040, dispensary facilities shall also comply with the following:

(A) Dispensary facilities must ensure all facility employees are trained in at least the following:

1. The use of security measures and controls that have been adopted by the facility for the prevention of diversion, inversion, theft, or loss of marijuana;
2. Proper use of the statewide track and trace system;
3. Procedures for responding to an emergency, including severe weather, fire, natural disasters, and unauthorized intrusions;
4. Standards for maintaining the confidentiality of information related to the medical use of marijuana, including but not limited to compliance with the Health Insurance Portability and Accountability Act;
5. Procedures for verifying the identity and purchase limitations of qualifying patients and primary caregivers;
6. The differences in the purported effects and effectiveness of the strains of medical marijuana available for purchase at that dispensary and the methods of their use; and
7. Recognizing signs of medical marijuana abuse in patients.

(B) Dispensary facilities must make available to all customers patient education materials that include at least the following:

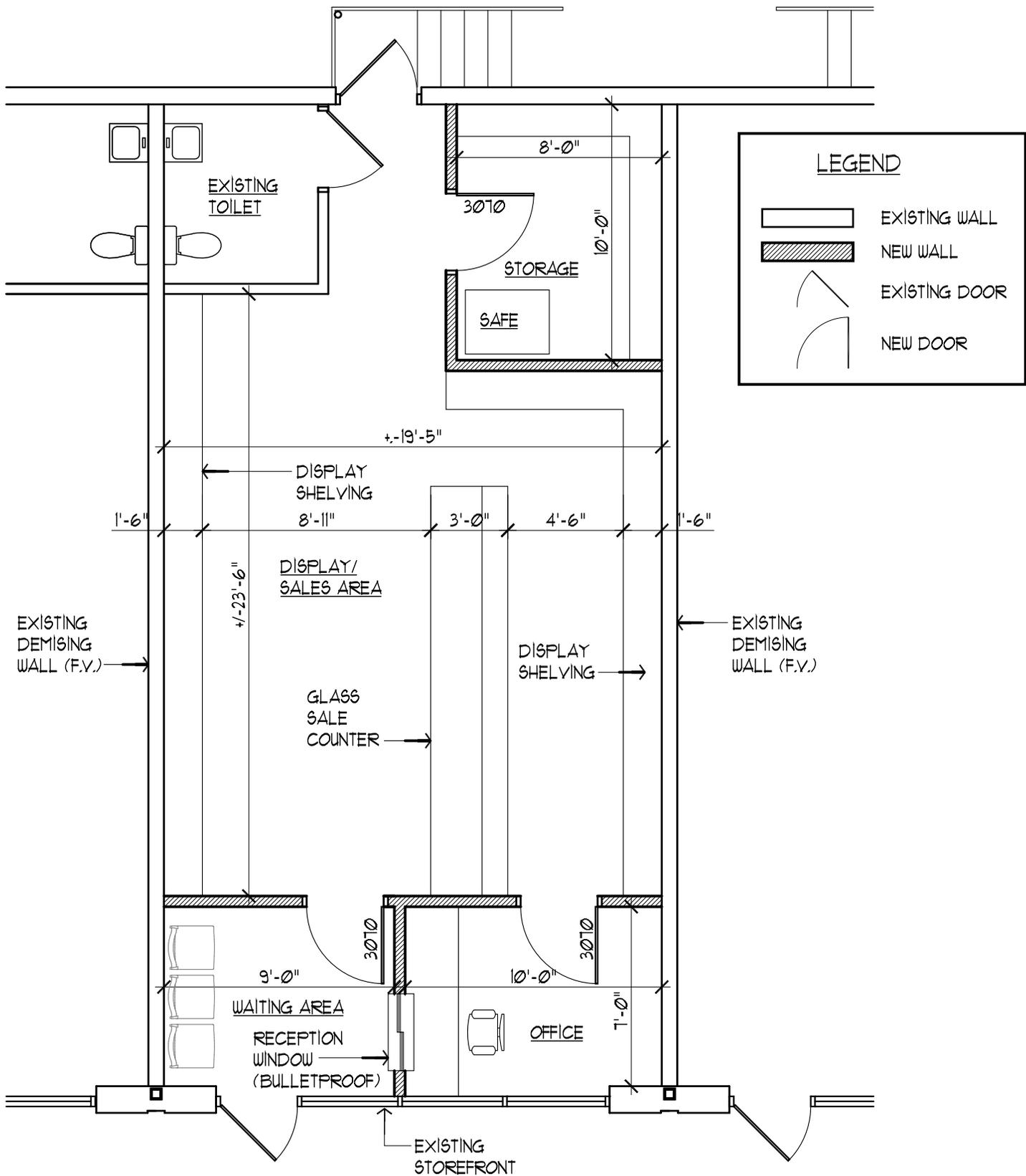
1. Local resources for concerns about addiction, as well as the phone number for the Substance Abuse and Mental Health Services Administration's National Helpline;
2. Information about the different strains of medical marijuana available at that dispensary and the purported effects of the different strains;
3. Information about the purported effectiveness of various methods, forms, and routes of administering medical marijuana;
4. Information about potential risks and possible side effects of medical marijuana use, including risk of poisoning and the phone number for the closest poison control center; and
5. The prohibition on consuming marijuana for medical use in a public place, including the definition of what constitutes a public place pursuant to this rule.

(C) Dispensary facilities must, for every transaction—

1. Receive the transaction order at the dispensary directly from the qualifying patient or primary caregiver in person, by phone, or via the internet, and not from a third party;
2. At the time of sale, verify through the statewide track and trace system that the qualifying patient or primary caregiver is currently authorized to purchase the amount of medical marijuana requested and, in the case of a seed purchase, that the patient or primary caregiver is currently authorized to cultivate medical marijuana;
3. In the case of a delivery order, receive payment before the medical marijuana leaves the dispensary, subject to refund if the delivery cannot be completed; and
4. At the time of sale or delivery, require production of a qualifying patient or primary caregiver identification card, a government-issued photo ID, and in the case of medical marijuana seed purchases, a patient cultivation identification card.

(D) Dispensary facilities must report any incident of theft or attempted theft of medical marijuana to the department within twenty-four (24) hours of the incident.

(E) Dispensary facilities must design their facility and staffing in such a way as to accomplish the following:



INTERIOR FINISH OUT FOR:
GREEN TO CURE INC.

6800 OLIVE ST, UNIT #C
 ST. LOUIS, MO

10-16-19

FLOOR PLAN

SCALE: 3/16" = 1'-0"

RANGWALA ARCHITECTS

ARCHITECTURE SITE PLANNING
 PHONE: 314-863-6661



Department of Community Development

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

STAFF REPORT

MEETING DATE: October 23, 2019
FILE NUMBER: PC 19-08
COUNCIL DISTRICT: 3
Location: 7547 Olive Boulevard
Applicant: Sprint
Property Owner: American Tower
Request: Conditional Use Permit (C.U.P.) for a proposed
(Upgrade of Equipment to Existing MonoPole)

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Attachment A Denial

ATTACHMENTS:

- A. Application Packet
- B. Applicant Project Information

Existing Zoning: GC – General Commercial
Existing Land Use: Existing MonoPole (Flagpole)
Proposed Zoning: No change – “GC” District
Proposed Land Use: No change – Commercial

Surrounding Zoning and Current Land Use:

North: SR: Residential, (Residential - FLU)
East: GC: Commercial (Commercial - FLU)
South: PA: Cemetery (Institution - FLU)
West: GC: Commercial (Institution – FLU)

Existing Property

The existing structure consists of an approximate 120 foot high Monopole at 7547 Olive Boulevard. The existing infrastructure is within the Antenna.





Applicant's Request

The applicant is requesting a Conditional Use Permit for the construction of exterior co-locate antennas on an existing Monopole. The current antennas are camouflaged within the existing pole. The new antennas are proposed to be located on the exterior of the pole and visible to the public eye. As a result, the replacement of these antennas are not permitted per Section 400.1390 of the code which reads the following;

“Antennas On Existing Buildings/Structures. In all districts, except not on single-family residential or two-family dwellings, the mounting of antennas on any existing and conforming building or structure (other than a support structure or utility pole) provided that the presence of the antenna and equipment is concealed by architectural elements or fully camouflaged or concealed by painting a color identical to the surface to which they are attached, and further provided that all requirements of this Division and the underlying zoning ordinance are met.”

Based upon the inability to meet the requirements of Section 400.1390 the replacement/upgrading of these antennas require the issuance of a Conditional Use Permit per Section 400.1395 which reads the following;

“Conditional Use Permit Required. All proposals to construct or modify a wireless communications facility not permitted by Section 400.1390 (Permitted Use) or Section 400.1392 (Administrative Approval) or not fully complying with the general requirements of this Division shall be permitted only upon the approval of a conditional use permit authorized consistent with Article XI of this Zoning Code, subject to the following additional requirements, procedures, and limitations:”

Process – Required City Approvals

Plan Commission. Section 400.2700.C of the Zoning Code requires that C.U.P. applications be reviewed by Plan Commission. The Plan Commission shall make a recommendation to the City Council for their consideration. A public hearing is required at the Plan Commission meeting.

City Council. Section 400.2700.D of the Zoning Code requires that C.U.P. applications be reviewed by City Council for the final decision, subsequent to the public hearing and recommendation from Plan Commission. In conducting its review, City Council shall consider the staff report, Plan Commission's recommendation, and application to determine if the proposed C.U.P. application meets the requirements of the Zoning Code.

Analysis

The proposed antennas will be visible but the color coding of the additions will be consistent with the existing pole. The proposed locations do not exceed 91 feet which will allow for the continued use of the pole as a flag pole.

Public Works & Parks: NA

Fire Department: NA

Police Department: NA

Public Involvement

A public hearing at a regular Planning Commission meeting is required by the Zoning Code. The public hearing notice for the current proposal was published in the newspaper 15 days prior to the meeting date and was mailed to property owners within 300 feet of the subject property, exceeding the required distance of 185 feet. Signage was also posted on the subject property with information about the public hearing. Any member of the public will have an opportunity to express any concerns by writing in or attending the Planning Commission meeting.

Review Criteria

When evaluating a Conditional Use Permit the applicant is required to ensure that the following criteria is being met in accordance to the provisions set forth in Section 400.2710 of the Zoning Code. The Criteria is as follows;

1. The proposed use complies with the standards of this Chapter, including performance standards, and the standards for motor vehicle oriented businesses, if applicable, as contained in Section **400.2730** of this Article;
2. The impact of projected vehicular traffic volumes and site access is not detrimental with regard to the surrounding traffic flow, pedestrian safety, and accessibility of emergency vehicles and equipment;
3. The proposed use will not cause undue impacts on the provision of public services such as police and fire protection, schools, and parks;
4. Adequate utility, drainage and other such necessary facilities have been or will be provided;
5. The proposed use is compatible with the surrounding area;
6. The proposed use will not adversely impact designated historic landmarks or districts; and
7. Where a proposed use has the potential for adverse impacts, sufficient measures have been or will be taken by the applicant that would negate, or reduce to an acceptable level, such potentially adverse impacts. Such measures may include, but not necessarily be limited to:
 - a. Improvements to public streets, such as provision of turning lanes, traffic control islands, traffic control devices, etc.;
 - b. Limiting vehicular access so as to avoid conflicting turning movements to/from the site and access points of adjacent properties, and to avoid an increase in vehicular traffic in nearby residential areas;
 - c. Provision of cross-access agreement(s) and paved connections between the applicant's property and adjacent property(ies) which would help mitigate traffic on adjacent streets;

- d. Provision of additional screening and landscape buffers, above and beyond the minimum requirements of this Chapter;
- e. Strategically locating accessory facilities, such as trash storage, loading areas, and drive-through facilities, so as to limit potentially adverse impacts on adjacent properties while maintaining appropriate access to such facilities and without impeding internal traffic circulation;
- f. Limiting hours of operation of the use or certain operational activities of the use (e.g., deliveries); and
- g. Any other site or building design techniques which would further enhance neighborhood compatibility.

Findings of Fact (Section 400.2720)

The Plan Commission shall not recommend approval of a conditional use permit unless it shall, in each specific case, make specific written findings of fact based directly upon the particular evidence presented to it supporting the conclusion that the proposed conditional use:

- 1. Complies with all applicable provisions of this Chapter;
- 2. At the specific location will contribute to and promote the community welfare or convenience;
- 3. Will not cause substantial injury to the value of neighboring property;
- 4. Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), the Olive Boulevard Design Guidelines (if applicable), and any other official planning and development policies of the City; and
- 5. Will provide off-street parking and loading areas in accordance with the standards contained in Article **VII** of this Chapter

Staff Recommendation

Staff is recommending approval of the request if the same color pattern is utilized and consistent with the existing pole.



Department of Community Development

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

Received

19-07961

SEP 17 2019

Department of Community Development

City of University City

APPLICATION FOR CONDITIONAL USE PERMIT Under Article 11 of the Zoning Code of University City, Missouri

6801 Delmar University City MO 63130

1. Address/Location of Site/Building: 7547 Olive Blvd.

2. Zoning District (check one):

SR LR MR HR HRO GC LC X CC IC PA PD

3. Applicant's Name, Corporate or DBA Name, Address and Daytime Telephone:

Priya Patel (agent of Sprint)

1125 Apricot St., Hoffman Estates, IL 60169 (773) 573-4493

4. Applicant's Interest in the Property: Owner Owner Under Contract X Tenant* Tenant Under Contract* Other* (explain):

* Please Note: Zoning Code Section 400.2680 requires that the application may only come from one (1) or more of the owners of record or owners under contract of a lot of record (or zoning lot), or their authorized representative. If you are applying as a tenant, tenant under contract or other, you must attach a letter from the owner stating you are an authorized representative of them and they give you permission to file this application for Conditional Use on their behalf.

5. Owner's Name, Corporate or DBA Name, Address and Daytime Telephone, if other than Applicant:

American Tower Corporation; Attn: Jessica Scott

10 Presidential Way, Woburn, MA 01801

(781) 926-7192

6. Please state, as fully as possible, how each of the following standards are met or will be met by the proposed development or use for which this application is being made. Attach any additional information to this application form.

a) Complies with all applicable provisions of the University City Zoning Code (e.g. required yards and setbacks, screening and buffering, signs, etc.).

Attached proposed plans and structural analysis.

b) At the specific location will contribute to and promote the community welfare or convenience.

Upgrade equipment at existing telecomm facility to provide better coverage.

c) Will not cause substantial injury to the value of neighboring property.

modifying existing telecomm facility.

d) Is consistent with the Comprehensive Plan, neighborhood development plan (if applicable), and any other official planning and development policies of the City.

N/A

e) Will provide off-street parking and loading areas in accordance with the standards contained in Article 7 of the University City Zoning Code

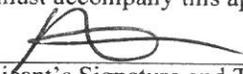
N/A

**** Please Note:** You should also submit twelve (12) copies of a memo detailing the following information:

1) Description of the proposed Conditional Use, in narrative form. Please include historical information about the applicant, the company and/or the organization. Explain why this particular site was chosen for the proposal, state the number of employees that will be working at the site, state the hours of operation, explain other features unique to the proposed use and submit any other information that will help the Plan Commission and City Council in their decisions. 2) Estimated impact of the conditional use on the surrounding properties and adjacent streets, including, but not limited to, average daily and peak hour traffic generation, existing traffic volumes of adjacent streets, if available, use of outdoor intercoms, and any other operational characteristics of the proposed use that may have impacts on other adjacent or nearby properties. 3) Legal description of the property(s) proposed for the Conditional Use Permit, when the proposed use involves a substantial addition or new construction.

A Public Hearing before the Plan Commission is required by Ordinance. Notice of such Public Hearing must be published in a newspaper of general circulation at least fifteen (15) days in advance. Upon receipt of a Plan Commission Recommendation, the City Council must consider this application and supporting information before a Use Permit may be granted. A fee of \$250 must accompany this application.

8/1/2019
Date

 Priya Patel, agent
Applicant's Signature and Title

Sprint
Representing (if applicable)

FOR OFFICE USE ONLY

Application First Received.

Application Fee in the Amount of \$ _____ Receipt # _____

Application returned for corrections, additional data

Final complete application received

File # _____ created



KGP Co
Trusted Solutions for Your Network

Received

19-0796
SEP 17 2019

July 29, 2019

University City
Department of Community Development
6801 Delmar Blvd.
University City, MO 63130

Department of Community Development
City of University City
6801 Delmar
University City, MO 63130

Re: 7547 Olive Blvd., University, MO 63130 (SPRINT #ST23XC258)

To Whom It May Concern:

Sprint is proposing to upgrade equipment at an existing telecommunication facility. This is an existing monopole owned by American Tower Corporation. Sprint is a long-term tenant. The surrounding properties will not be impacted by the proposed equipment upgrade.

Thank you,

Priya Patel
Site Acquisition Specialist
priya.patel@kgpco.com
773-573-4493

Received

19-07961
SEP 17 2019

Department of Community Development
City of University City
6801 Delmar
University City MO 63130

PROJECT INFORMATION:

TOWER INFORMATION
LAT: 38° 42' 20.96"
LONG: 90° 20' 0.99"
GROUND ELEV.: 572
SITE TYPE: FLAGPOLE
COUNTY: ST. LOUIS
JURISDICTION: UNIVERSITY CITY
Client site #: 93994

PROJECT DESCRIPTION
NEW EQUIPMENT TO BE INSTALLED
(1) 2500 ANTENNAS
(1) 2500 MHz RELIS 42
(1) HYBRID CABLES
(1) UNIVERSAL RING MOUNT
(1) STAND-OFF ARM WITH U-BOLTS

APPLICANT
SPRINT
6580 SPRINT PARKWAY
OVERLAND, KS 66251-6110

PROJECT MANAGER
BLUESTREAM
3309 HWY 60 WEST
FAIRBANKS, MN 55021
800-328-5142

A&E FIRM
FULLERTON ENGINEERING
1100 E. WOODFIELD ROAD, STE. 500
SCHAMBERG, ILLINOIS 60173
PHONE: 847-908-8400

TOWER OWNER
AMERICAN TOWER CORPORATION
116 BUNTINGTON AVE.,
BOSTON, MA 02116

CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF SPRINT SUPPLIED MATERIAL. ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.

PROJECT:
DO MACRO

SITE CASCADE ID:
ST23XC258

SITE NAME:
VOICESTREAM/AMERICAN TOWER CO.

SITE ADDRESS:
**7547 OLIVE BLVD.
UNIVERSITY CITY, MO 63130**

PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

BLUESTREAM
TELECOMMUNICATIONS SERVICES
1316 HWY. 60 WEST
FAIRBANKS, MN 55021
TEL: 800-328-5142

PLANS PREPARED BY:

FULLERTON
ENGINEERING DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAMBERG, ILLINOIS 60173
TEL: 847-908-8400
COAP E-201(000400)
www.fullertonengineering.com

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SHEET INDEX:

SHEET NUMBER	SHEET DESCRIPTION	REVISION
T-1	COVER SHEET	3
C-1	SITE PLAN	3
C-2	TOWER ELEVATION AND EQUIPMENT DETAILS	3
C-3	EQUIPMENT DETAILS	3
C-4	EQUIPMENT DETAILS	3
C-5	EQUIPMENT DETAILS	3
SP-1	SPRINT SPECIFICATIONS	3
SP-2	SPRINT SPECIFICATIONS	3



CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE

ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- ADA ACCESS REQUIREMENTS ARE NOT REQUIRED.
- THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.

DRIVING DIRECTIONS:

SCAN QR CODE FOR LINK TO SITE LOCATION MAP

DRAWING SCALES ARE FOR 11"x17" SHEETS

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FINAL REV.		07/15/18	MK	3
FINAL REV.		07/27/18	MK	2
FINAL REV.		07/27/18	MK	1
FINAL		07/16/18	AA	0
ISD REVIEW		07/10/18	LA	A

SITE CASCADE:
ST23XC258

SITE NAME:
VOICESTREAM/AMERICAN TOWER CO.

SITE ADDRESS:
7547 OLIVE BLVD.
UNIVERSITY CITY, MO 63130

PROJECT:
DO MACRO

SHEET DESCRIPTION:
COVER SHEET

DWG INFORMATION: — SHEET NUMBER:
DRAWN BY: LA
CHECKED BY: MK
T-1

PROJECT #: 2017.0291.0119

Received

19-07961

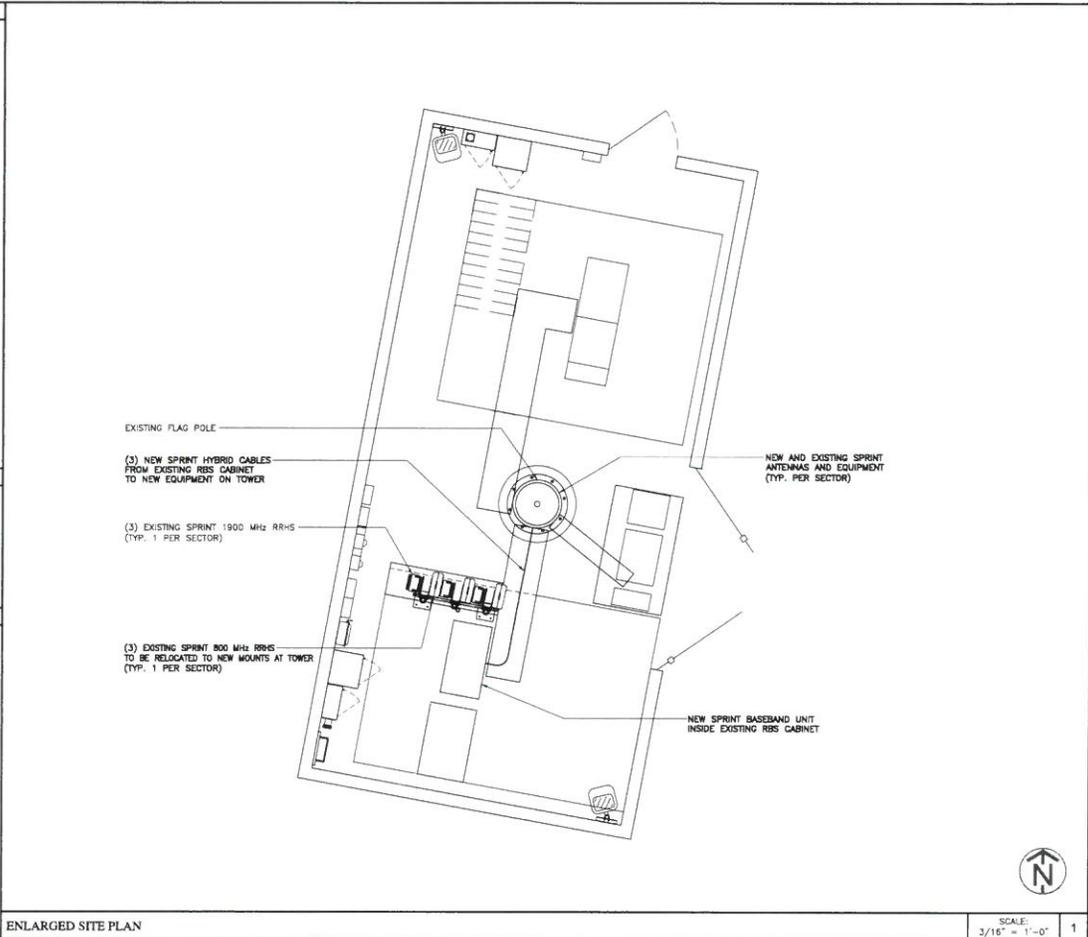
SEP 17 2019

Department of Community Development
 City of University City
 6801 Delmar
 University City MO 63130

GENERAL ABBREVIATIONS	
AFB	ABOVE FINISHED FLOOR
ACL	ABOVE GRADE LEVEL
AMS	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
B	BENT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
COND	CONDUIT
DIA	DIAMETER
DWG	DRAWING
FT	FOOT(FEET)
EOB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
EX	EXISTING
EXT	EXTERIOR
FOUND	FOUNDATION
F	FIBER
GA	GALVANEZED
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GRD	GROUND
LIQ	LIQUID PROPANE
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
PPC	POWER PROTECTION CABINET
PRP	PROPERTY LINE
RGS	RIGID GALVANIZED STEEL
R	RICHES
INT	INTERIOR
LB(S)	POUNDS(S)
SF	SQUARE FOOT
ST	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
W/T	WITH TRANSFORMER

TELECOM ABBREVIATIONS	
BBS	BATTERY BACKUP STATION
BSU	BASE BAND UNIT
MBS/MBTS	MULTIMEDIA BASE STATION
MW	MICROWAVE
NV	NETWORK VISION
ODU	OUTDOOR UNIT
RBS	RADIO BASE STATION
RET	REMOTE ELECTRIC TILT
RH/RRU	REMOTE RADIO HEAD
TMA	TOWER MOUNTED AMPLIFIER

SYMBOLS	
REVISION	WORK POINT
UTILITY POLE	BRICK
COMPRESSED STONE	CONCRETE
EARTH	GRAVEL
CENTERLINE	PROPERTY LINE
LEASE LINE	EASEMENT LINE
FENCE	CHAINLINK
WOOD	WROUGHT IRON
ELECTRIC	OVERHEAD
UNDERGROUND	UNDERGROUND
FIBER	OVERHEAD
UNDERGROUND	UNDERGROUND
TELEPHONE	OVERHEAD
UNDERGROUND	UNDERGROUND
DOPOWER	



PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:
BLUESTREAM
 PROFESSIONAL SERVICES
 4338 HWY. 66 WEST
 FARMVILLE, VA 22431
 TEL: 803-328-4142

PLANS PREPARED BY:
FULLERTON
 ENGINEERING DESIGN
 1100 E. WOODFIELD ROAD, SUITE 500
 SCHALPBURG, ILLINOIS 60173
 TEL: 847-708-8400
 COAP E-20-1000401
 www.fullertonengineering.com

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FINAL REV.		07/15/18	MK	3
FINAL REV.		08/23/18	MK	2
FINAL REV.		07/27/18	MK	1
FINAL		07/18/18	AA	D
SDX REVIEW		01/16/18	LA	A

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SITE USAGE:	
ST23XC258	
SITE NAME: VOICESTREAM/AMERICAN TOWER CO.	
SITE ADDRESS: 7547 OLIVE BLVD. UNIVERSITY CITY, MO 63130	
PROJECT: DO MACRO	
SHEET DESCRIPTION: ENLARGED SITE PLAN	
DWG INFORMATION: DRAWN BY: LA, CHECKED BY: MA, SHEET NUMBER: C-1	

PROJECT: DO MACRO

SHEET DESCRIPTION: ENLARGED SITE PLAN

DWG INFORMATION: DRAWN BY: LA, CHECKED BY: MA, SHEET NUMBER: C-1

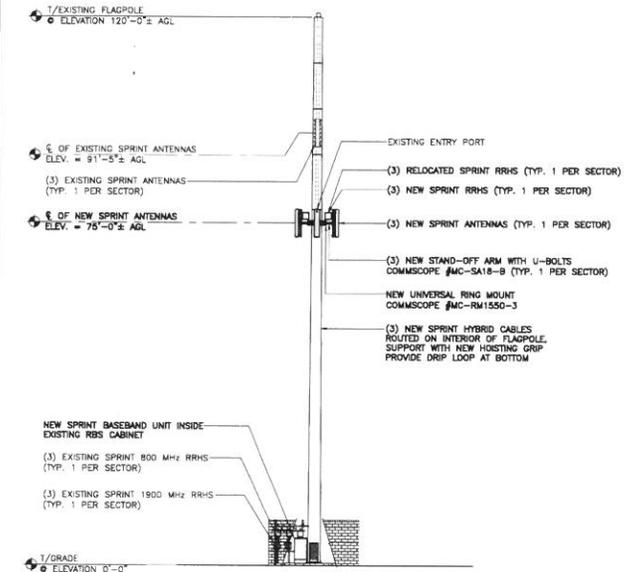
PROJECT # 2017.0291.0119

ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0"

1

- NOTES:**
1. CALCULATIONS FOR THE STRUCTURE WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
 2. CALCULATIONS FOR THE ANTENNA MOUNTS WERE PREPARED BY FULLERTON AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
 3. CABLES NOT SHOWN FOR CLARITY
 4. CONTRACTOR SHALL REMOVE EXISTING FLAG FROM FLAGPOLE



SITE ELEVATION

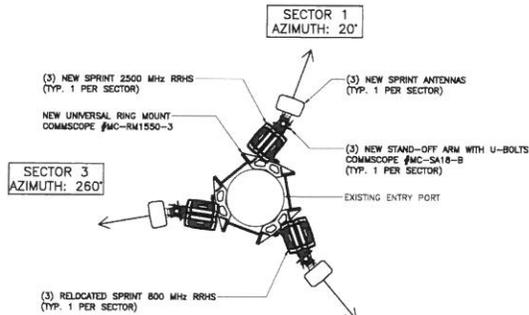
SCALE: 1" = 20'-0"

1 NEW ANTENNA AND EQUIPMENT LAYOUT AT ELEV. 75'-0" AGL

SCALE: 1/4" = 1'-0"

2

NOTE:
INSTALL (3) NEW GALV. MOUNTING PIPE(S) 2.5 STD. (2-7/8" O.D.)



PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:
BLUESTREAM
PROFESSIONAL SERVICE
2025 HWY 40 WEST
FAIRBALL, MN 55210
TEL: 952.835.1111

PLANS PREPARED BY:
FULLERTON
ENGINEERING DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHLAUMBURG, ILLINOIS 60173
TEL: 847.708.8400
COMM: 630.0060051
www.FullertonEngineering.com

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FINAL REV.		03/27/18	MAK	1
FINAL		07/17/18	ASJ	0
BOX REVIEW		07/10/18	LA	A

SITE NAME:
ST23XC258
VOLLESTREAM/AMERICAN TOWER CO.

SITE ADDRESS:
7547 OLIVE BLVD.
UNIVERSITY CITY, MO 63130

PROJECT:
DO MACRO

SHEET DESCRIPTION:
TOWER ELEVATION AND EQUIPMENT DETAILS

DWG INFORMATION	SHEET NUMBER
DRAWN BY: LA CHECKED BY: MAK	C-2

PROJECT# 2017.0281.0119

SECTOR	NEW OR EXIST	ANTENNA MFR	ANTENNA MODEL NUMBER	ANTENNA DIM HxWxD (IN)	ANT QTY	AZIMUTH (DEG)	RAD CENTER (FT)	FREQ (MHz)	RRH MFR	RRH MODEL	RRH DIM HxWxD (IN)	RRH QTY	CABLE TYPE	CABLE QTY	CABLE DIA (IN)	CABLE LENGTH + 10% (FT)
1	EXISTING	EMS	RR90-17-02DP	EXISTING	1	0	91'-5"	1900	EXISTING	EXISTING	EXISTING	1	EXISTING COAX	2	EXISTING	EXISTING
	NEW	COMMSCOPE	DT465B-2XR	71.9 x 13.8 x 8.2	1	20	75	800	EXISTING	EXISTING	EXISTING	1	HYBRID	1	1.3	100
								2500	ERICSSON	RRUS82	23.8 x 15.0 x 7.0	1				
2	EXISTING	EMS	RR90-17-02DP	EXISTING	1	120	91'-5"	1900	EXISTING	EXISTING	EXISTING	1	EXISTING COAX	2	EXISTING	EXISTING
	NEW	COMMSCOPE	DT465B-2XR	71.9 x 13.8 x 8.2	1	140	75	800	EXISTING	EXISTING	EXISTING	1	HYBRID	1	1.3	100
								2500	ERICSSON	RRUS82	23.8 x 15.0 x 7.0	1				
3	EXISTING	EMS	RR90-17-02DP	EXISTING	1	240	91'-5"	1900	EXISTING	EXISTING	EXISTING	1	EXISTING COAX	2	EXISTING	EXISTING
	NEW	COMMSCOPE	DT465B-2XR	71.9 x 13.8 x 8.2	1	260	75	800	EXISTING	EXISTING	EXISTING	1	HYBRID	1	1.3	100
								2500	ERICSSON	RRUS82	23.8 x 15.0 x 7.0	1				

PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

PLANS PREPARED BY:

FULLERTON

ENGINEERING DESIGN

1100 E. WOODFIELD ROAD, SUITE 500
SCARLETT, ILLINOIS 60173
TEL: 847.908.8400
COCM: 6-20-0000001
www.FullertonEngineering.com

ANTENNA AND EQUIPMENT SCHEDULE SCALE: N.T.S. 1

TABLE 20-5
HYBRID CABLE ID COLOR CODE

SECTOR	CABLE	FIRST RING	SECOND RING	THIRD RING
1 ALPHA	1		NO TAPE	NO TAPE
1	2	BLUE	NO TAPE	NO TAPE
1	3	BROWN	NO TAPE	NO TAPE
1	4	WHITE	NO TAPE	NO TAPE
1	5	RED	NO TAPE	NO TAPE
1	6	GREY	NO TAPE	NO TAPE
1	7	PURPLE	NO TAPE	NO TAPE
1	8	ORANGE	NO TAPE	NO TAPE
2 BETA	1		NO TAPE	NO TAPE
2	2	BLUE	BLUE	NO TAPE
2	3	BROWN	BROWN	NO TAPE
2	4	WHITE	WHITE	NO TAPE
2	5	RED	RED	NO TAPE
2	6	GREY	GREY	NO TAPE
2	7	PURPLE	PURPLE	NO TAPE
2	8	ORANGE	ORANGE	NO TAPE
3 GAMMA	1		NO TAPE	NO TAPE
3	2	BLUE	BLUE	BROWN
3	3	BROWN	BROWN	WHITE
3	4	WHITE	WHITE	RED
3	5	RED	RED	GREY
3	6	GREY	GREY	PURPLE
3	7	PURPLE	PURPLE	ORANGE
3	8	ORANGE	ORANGE	

NOTES:

- HYBRID CABLE WILL BE MARKED IN A SIMILAR MANNER AS COAX CABLE DESCRIBED IN NOTES 2-9. THE MAIN TRUNK OF THE HYBRID CABLE WILL NOT BE MARKED WITH THE FREQUENCY CODE AS THE HYBRID CABLE CAN CONTAIN ALL FREQUENCIES. THE MAIN TRUNK OF THE HYBRID CABLE WILL BE MARKED TO INDICATE THE SECTOR IT SERVES. THE INDIVIDUAL POWER PAIRS AND FIBER CABLE PAIRS WILL BE LABELED WITH DISTINCT COLOR BAND SECTIONS. THE CABLE ID BANDS (DETERMINED BY TERMINATING RADIO), THE FREQUENCY/RADIO ID BANDS (ALSO DETERMINED BY TERMINATING RADIO) AND FIBER/DC COUNT BANDS (SEE FIGURES 20-3, 20-4 AND 20-5). TO ACCOMMODATE THE INCREASED NUMBER OF COLOR BANDS, BAND WIDTH AND SPACING CAN BE PROPORTIONALLY REDUCED FROM THE STANDARDS DESCRIBED IN NOTE 2-9 AS SHOWN IN FIGURE 20-3.
- ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH COLORED TAPE, OR COLORED HEAT SHRINK TUBING.
- COLORED TAPE (2, 1, 3/4 AND 1/2 IN) MAY BE OBTAINED FROM GRAYBAR ELECTRONIC. UV STABILIZED TAPE OR HEAT SHRINK ARE PREFERRED.
- THE FIRST COLOR BAND SHALL BE 2 IN FROM THE WEATHERPROOFING AT THE END OF THE CABLE AND THERE SHALL BE 1 IN SPACES BETWEEN EACH COLOR BAND FOR FEEDERS AND 1/2 IN SPACES FOR JUMPERS.
- THE CABLE COLOR CODE SHALL BE APPLIED IN ACCORDANCE TO TABLE 20-5. TABLE 20-5 ONLY SHOWS 3 SECTORS, BUT ADDITIONAL SECTORS ARE EASILY SUPPORTED BY ADDING THE APPROPRIATE NUMBER OF COLORED BANDS TO THE CABLE COLOR CODE.
- AFTER THE CABLE COLOR CODE IS APPLIED, THE FREQUENCY BAND/RADIO IN USE ON A GIVEN LINE.
- A 2 IN GAP SHALL SEPARATE THE CABLE COLOR CODE FROM THE FREQUENCY COLOR CODE. THIS GAP SHALL BE 1 IN ON JUMPERS.
- THE 2 COLOR BANDS FOR THE FREQUENCY/RADIO CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES. THE COLOR BANDS SHALL BE 1 IN FOR JUMPERS.
- WRAP COLORED TAPE A MINIMUM OF 3 TIMES AROUND THE CABLE AND KEEP THE TAPE IN THE SAME AREA AS MUCH AS POSSIBLE. THIS WILL ALLOW REMOVAL OF TAPE THAT FADES OR DISCOLORS DUE TO WEATHER.

TABLE 20-6
HYBRID FREQUENCY COLOR CODE

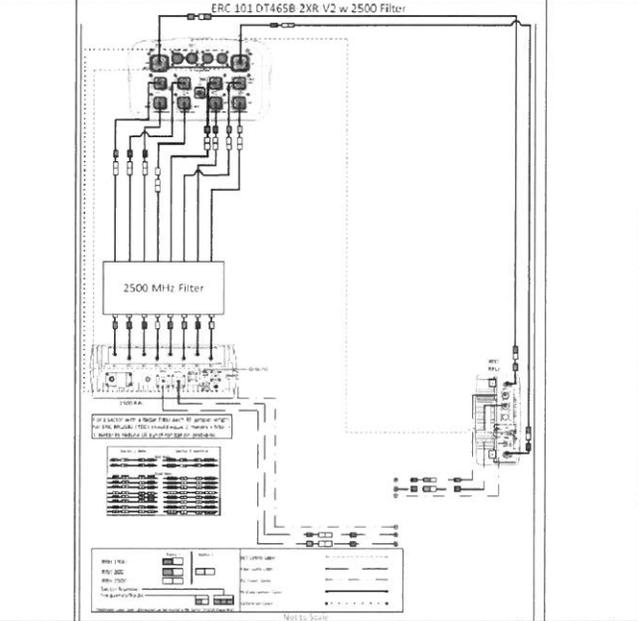
FREQUENCY	INDICATOR (1ST RING)	ID (SECOND RING)
800-1	YEL	
800-1	YEL	ORG
1900-1	YEL	RED
1900-2	YEL	BRN
1900-3	YEL	BLU
1900-4	YEL	GRY
2500-1	YEL	WHT
2500-2	YEL	PPL

TABLE 20-7
HYBRID FIBER/DC COUNT CODE

HYBRID FIBER/DC COUNT	HYBRID COLOR
1	
2	BLU
3	BRN
4	WHT
5	RED
6	GRY
7	PPL
8	ORG

INFORMATION TAKEN FROM SPRINT'S TECHNICAL SPECIFICATIONS "ANTENNA TRANSMISSION LINE ACCEPTANCE STANDARDS," IS-0200, ISSUE 8, SEPTEMBER 2015, COPYRIGHT © 2015 SPRINT CORPORATION.

COLOR CODING SCALE: N.T.S. 2



CABLE JUMPER DIAGRAM SCALE: N.T.S. 3

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FINAL REV.		06/29/16	MAK	2
FINAL REV.		03/22/16	MAK	1
FINAL		07/15/16	MAK	0
BOOK REVIEW		07/30/16	LA	A

SITE GARAGE: ST23XC258

SITE NAME: VOICESTREAM/AMERICAN TOWER CO.

SITE ADDRESS: 7547 OLIVE BLVD. UNIVERSITY CITY, MO 63130

PROJECT: DO MACRO

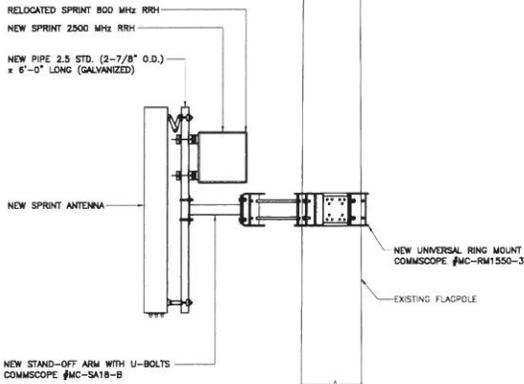
SHEET DESCRIPTION: EQUIPMENT DETAILS

DWG INFORMATION: DRAWN BY: LA, CHECKED BY: MA

SHEET NUMBER: C-3

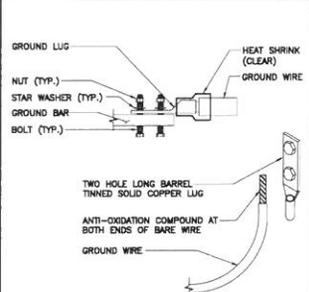
PROJECT#: 2017.0291.0119

NOTES:
 1. INSTALL NEW GALV. MOUNTING PIPES(2.5 STD. (2--7/8" O.D.)
 2. CABLES NOT SHOWN FOR CLARITY. ALL EXCESS CABLE TO BE NEATLY COILED AND SECURED.



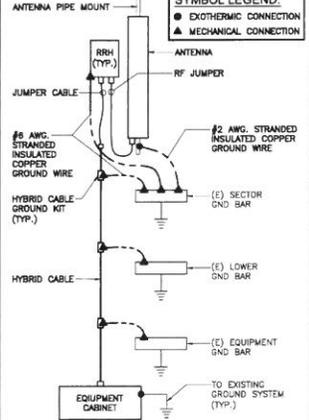
ANTENNA ELEVATION

SCALE: N.T.S. 1



NOTES:
 1. ALL HARDWARE SUCH AS BOLTS, NUTS, STAR WASHERS SHALL BE 18-8 STAINLESS STEEL.
 2. APPLY ANTI-OXIDATION COMPOUND TO MATING SURFACE OF LUG AND BETWEEN DISSIMILAR METALS. Wipe CLEAN EXCESS COMPOUND.
 3. ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MECHANICAL LUG CONNECTION SCALE: N.T.S. 2



GROUNDING DIAGRAM SCALE: N.T.S. 3

PLANS PREPARED FOR:
Sprint

PROJECT MANAGER:
BLUESTREAM
 CONSULTING SERVICES
 1234 HWY 44 WEST
 FAIRBANKS, AK 99701
 TEL: 907.452.8100

PLANS PREPARED BY:
FULLERTON
 ENGINEERING DESIGN
 1108 E. WOODFIELD ROAD, SUITE 500
 SCHALMERSBURG, ILLINOIS 60171
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 COACH E-251000000
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FINAL		07/15/18	MR	1
BOX REVIEW		07/19/18	LA	A

SITE CASCADE:
ST23XC258

SITE NAME:
VOICESTREAM/AMERICAN TOWER CO.

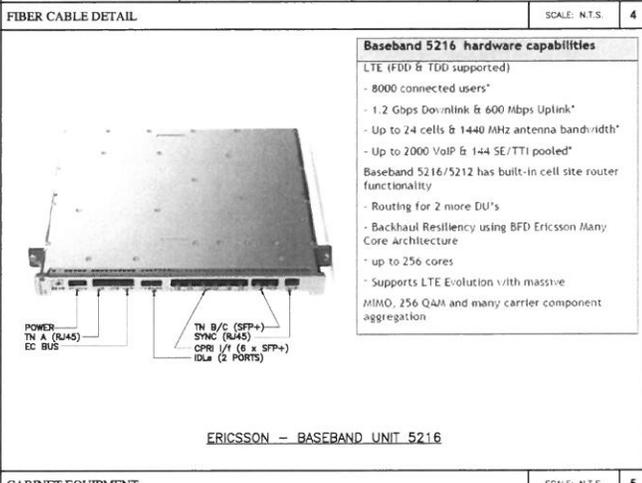
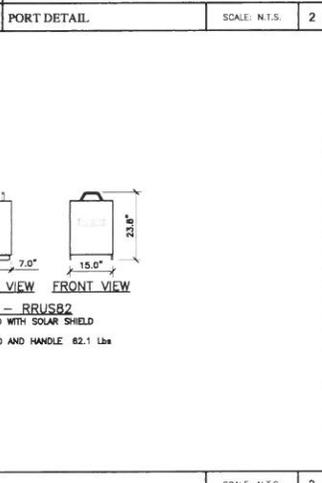
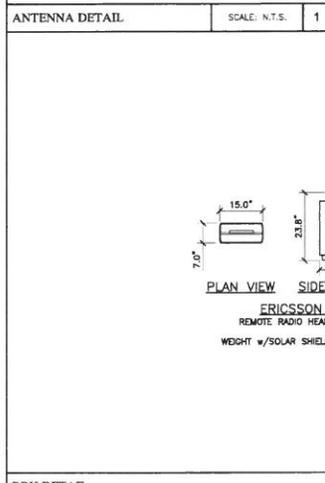
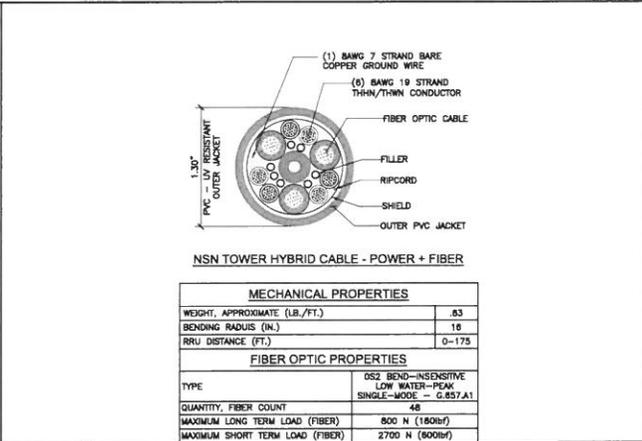
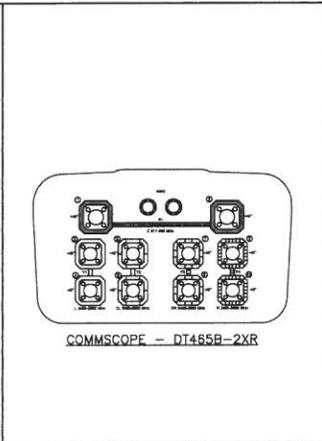
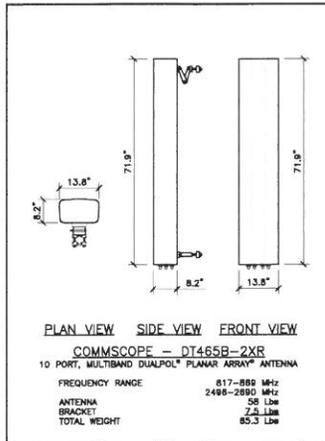
SITE ADDRESS:
**7547 OLIVE BLVD.
 UNIVERSITY CITY, MO 63130**

PROJECT:
DO MACRO

SHEET DESCRIPTION:
EQUIPMENT DETAILS

DWG INFORMATION: DRAWN BY: LA, CHECKED BY: MA, SHEET NUMBER: C-4

PROJECT# 2017.0291.0119



PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

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REVISIONS	DESCRIPTION	DATE	BY	REV
FINAL REV		07/17/18	MK	1
FINAL REV		09/20/18	MK	2
FINAL REV		03/22/18	MK	1
FINAL		07/19/18	RA	0
ISSUE REVIEW		07/19/18	LA	A

- BITE CABINETS:

ST23XC258

BITE NAME:
VOLCESTREAM/AMERICAN TOWER CO.

BITE ADDRESS:
**7547 OLIVE BLVD.
 UNIVERSITY CITY, MO 63130**

PROJECT:

DO MACRO

SHEET DESCRIPTION:

EQUIPMENT DETAILS

DWG INFORMATION:

DRAWN BY	LA
CHECKED BY	RA

SHEET NUMBER:
C-5

PROJECT # 2017.0291.0119

ANTENNA DETAIL SCALE: N.T.S. 1

PORT DETAIL SCALE: N.T.S. 2

FIBER CABLE DETAIL SCALE: N.T.S. 4

RRH DETAIL SCALE: N.T.S. 3

CABINET EQUIPMENT SCALE: N.T.S. 5

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SECTION 01 100 - SCOPE OF WORK

THE WORK:
SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:
SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:
CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:
THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:
CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN

- A. COAX COLOR CODING SWEEPS AND FIBER TESTING TS-0200 AND EL-0568
- B. CABLE LABELING EN-2012-00
- C. APPLICABLE INSTALLATION MOPS IDENTIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS
- D. SPRINT GROUNDING SPECIFICATION NE-312-201
- E. SPRINT INTEGRATED CONSTRUCTION STANDARDS VERSION 4.0

SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 - CELL SITE CONSTRUCTION

NOTICE TO PROCEED:
NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:
CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

ALTERNATES: SECTION 01 400 - SUBMITTALS & TESTS

AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINT'S CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED.

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 1. COAX SWEEPS AND FIBER TESTS PER THE CURRENT VERSION OF SPRINT TS-0200 ANTENNA LINE ACCEPTANCE STANDARDS.
 - 2. AZL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERA USING A COMMERCIAL MADE-FOR-THE-PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA.
 - 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
 - 4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - 1. AZIMUTH, DOWNTILT, AZL FROM SUNSIGHT INSTRUMENTS - ANTENNA/AZL ALIGNMENT TOOL (AAT)
 - 2. SWEEP AND FIBER TESTS
 - 3. SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
 - 4. ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION
 - 5. PDF SCAN OF REDLINE PRODUCED IN FIELD
 - 6. A PDF SCAN OF REDLINE MARK-UPS INSTALLED FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
 - 7. UEN WAIVERS
 - 8. FINAL PAYMENT APPLICATION
 - 9. REQUIRED FINAL CONSTRUCTION PHOTOS
 - 10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
 - 11. APPLICABLE POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERA (SPRINT'S DOCUMENT REPOSITORY OF RECORD).
 - 12. CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE

SECTION 11 700 - ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION SUMMARY.

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:

HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 840, OR FXL 840. SUPER-DUX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE, MIN LENGTH FOR JUMPER SHALL BE 10'-0".

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:

INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE AS DESIGNATED ON THE CONSTRUCTION DRAWINGS.

A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.

B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

HYBRID CABLE INSTALLATION:

A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADIUS.

C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.

1. FASTENING MAN HYBRID CABLES: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT GRIPS AS REQUIRED BY THE MANUFACTURER.

2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MIBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:

- a. FIBER: SUPPORT FIBER BUNDLES USING NY VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" DC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TETCO, OR APPROVED EQUAL.
- b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.

3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.

CABLE INSTALLATION:

a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.

b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSOVERS.

c. HOST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM BEND RADIUS.

5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.

6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN THE CURRENT VERSION OF SPRINT TS-0200.

7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.

B. WEATHERPROOFING USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.

1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.

2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.

3. 3M SLJM LOCK CLOSURE 718: SUBSTITUTIONS WILL NOT BE ALLOWED.

4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

PLANS PREPARED FOR:

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REVISIONS	DESCRIPTION	DATE	BY	REV
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FINAL REV.		06/29/18	MK	2
FINAL REV.		07/27/18	MK	1
FINAL		07/15/18	PA	0
BOOK REVIEW		07/10/18	LA	A

SITE GARAGE:
ST23XC258

SITE NAME:
VOICESTREAM/AMERICAN TOWER CO.

SITE ADDRESS:
7547 OLIVE BLVD. UNIVERSITY CITY, MO 63130

PROJECT:
DO MACRO

SHEET DESCRIPTION:
SPRINT SPECIFICATIONS

DWG INFORMATION	SHEET NUMBER
DRAWN BY: LA CHECKED BY: PA	SP-1

PROJECT#: 2017.0281.0119

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SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFD).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRED BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. NEW DC CIRCUIT IS REQUIRED IN MMBS CABINET SHALL BE CLEARLY IDENTIFIED AS TO RRU BEING SERVICED

SECTION 26 100 – BASIC ELECTRICAL REQUIREMENTS

SUMMARY:

THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS. QUALITY ASSURANCE:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
 1. ALLIED TUBE AND CONDUIT
 2. B-LINE SYSTEM
 3. SUNSTRUT OVERSIZED PRODUCTS
 4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
 2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
 5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
 6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
 7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
 - D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
 - E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 – ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS (C90.1), FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.
- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILING. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C90.3, FEDERAL SPECIFICATION WW-C-583, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION, SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.
- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 8-FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRED BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CARLO, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.
- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKOUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 100 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL BY ROX TEC.
 2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO - CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM B OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE TOP, CROUSE-HINDS, DOOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM TO THE EXTENT INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS EXCEPTED AS OTHERWISE NOTED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER. AT GROUND BARS USE TWO HOLE SPADGES WITH NO OX.
- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKOUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

PLANS PREPARED FOR:

Sprint

PROJECT MANAGER:

 4340 HWY 41 WEST
 FAIRBANKS, AK 99701
 TEL: 907.258.1101

PLANS PREPARED BY:

 1100 E. WOODFIELD ROAD, SUITE 500
 SCHULZBERG, ILLINOIS 60171
 TEL: 847.908.8400
 COAH: 6-25-1000000
 www.FullertonEngineering.com

ENGINEERING LICENSE & SEAL:
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

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REVISIONS	DESCRIPTION	DATE	BY	REV
FINAL REV		07/15/14	mk	1
FINAL REV		08/29/14	mk	2
FINAL REV		03/27/16	mk	1
FINAL REV		07/19/16	sk	3
SKB REVIEW		07/19/16	la	A

SITE NAME:
ST23XC258
 VOICESTREAM/AMERICAN TOWER CO.

SITE ADDRESS:
 7547 OLIVE BLVD.
 UNIVERSITY CITY, MO 63130

PROJECT:
DO MACRO

SHEET DESCRIPTION:
SPRINT SPECIFICATIONS

DWG INFORMATION	SHEET NUMBER
DRAWN BY: LA	SP-2
CHECKED BY: MK	

PROJECT# 2017.02910119



Department of Community Development

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

STAFF REPORT

MEETING DATE: October 23, 2019

FILE NUMBER: PC 19-09

COUNCIL DISTRICT: 1

Applicant: ALP Acquisition LLC

Location: 8400 Delmar Boulevard (Delcrest Plaza)

Request: 1) A Zoning Map Amendment from General Commercial (GC) to PD-M Planned Development-Mixed Use District; and
2) Preliminary Development Plan approval

Existing Zoning: General Commercial

Proposed Zoning: PD-M Planned Development-Mixed Use District

Existing Land Use: Office Building/Commercial

Proposed Land Use: Mixed-Use Development with Commercial, Hotel & Multi-Family Residential Uses

Surrounding Zoning and Land Use

North:	GC-General Commercial	Commercial
	MR – Medium Density Residential	Multi-Family Residential
East:	GC-General Commercial	Commercial, Walgreens
South:	PD-Planned Development Mixed Use	Residential/Commercial, (Crown)
West:	GC-Industrial Commercial District	P-ROW/170

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

STAFF RECOMMENDATION

Approval Approval with Conditions in Resolution (Attachment B) Denial

ATTACHMENTS

- A. Application Documents
- B. Draft Resolution
- C. Preliminary Development Plan
- D. Draft Ordinance

Existing Property

St. Louis County Locator ID: 18K430172 The subject property is approximately 2.19 acres and is currently houses an older office building and a small commercial building. It is located at the southwest corner of Delmar Boulevard and Delcrest Drive.

Background

The subject property has housed an approximate 100,000 square foot office building that has been on site for approximately 50 years. The site also contains an approximate 2500 square foot commercial building that primarily has housed commercial businesses thru the years. The current site conditions, associated with the property, consists of a 100% Impervious Surface Ratio that houses the aforementioned buildings and approximately 200 on-site parking spaces. It is currently zoned GC-General Commercial and continues to operate under that zoning classification. The property is not currently within a historic district, defined on the national register or part of an identified overlay district.

Applicant's Request

The applicant is requesting that the subject property be rezoned from General Commercial (GC) to Planned Development Mixed Use PD-M in conjunction with approval of a preliminary development plan for a mixed-use development.

The proposed development proposes a new upscale mixed-use development that will include corner retail with outside dining, a 5-story Element by Westin Hotel, one of Marriott's "distinctive stay" brands, and a luxury 4-story apartment building. The combination of uses are all built over a 2 level podium garage that is buried on the Delmar and Delcrest sides, and is semi-open but screened with landscaping to the West and to the South. The exterior materials consist of 2 colors of grey brick with accents of soldier coursing and rowlocks at windows and doors, smooth fiber cement panels, "wood look" fiber cement panels, and pre-finished metal. Both residential buildings will offer lots of amenities including pools, outdoor living areas, grills, lounges, bars, and fitness centers. The developer has site control and intends to start the 18-24 month construction projects upon receiving zoning and building permit approval.

The hotel component, of the development,t will consist of 133 units that contain 41 Kings, 26 Studio Kings, 14 Studio Queens, 40 One Bedroom, 4 Conference Suite, 6 Commons "A" and 2 Commons "B". The various units will be located on floors 2 thru 6 of the development totaling an approximate square footage of 89,916 square feet with an average of approximately 16,000 square feet per floor.

The multi-family residential component will consist of approximately 160 units that will contain 29 studio units, 102 one bedroom units and 29 two bedroom units. These units will total approximately 160,134 square feet and be located on floors 2 thru 5 of the proposed development. The average square footage per floor will be approximately 37,916 square feet.

The remaining breakdown, of utilized space, will be accessory uses associated with the hotel and apartment complex. Specifically, Level 1 will consist of an approximate 8650 square foot restaurant, 8650 square foot apartment common area, hotel lobby and meeting rooms. In addition, Level 1 will also provide 134 interior parking spaces. The

lower level of the development will consist of 204 interior parking spaces. Level 1 parking will be entered by a grade access point on Delmar Boulevard and the lower level parking area will be entered by a grade access point on Delcrest Drive.

The preliminary development plan shows the proposed complex's front yard setback at approximately 15 feet from right-of-way along Delmar Boulevard. The southern section of the proposed complex is shown to be located approximately 15 feet from the south property line and the western most portion of the complex is approximately 9 feet from the western property line. The eastern portion of the complex is shown to be up to the eastern property line along Delcrest Drive.

Surrounding Zoning and Land Use

The subject property is located at the southwest corner of Delmar Boulevard and Delcrest Drive. The properties surrounding the development consist of a mix of commercial, office and residential uses. Specifically, to the east there is an existing commercial use (Walgreens), to the south there is a mixed use development (Crown Center) and to the north a multi-tenant commercial development containing restaurants, salons, etc. Future Land Use (FLU) Designations, per Map 23 of the 2005 Comprehensive Plan, identify the subject property as having a Mixed-Use/Transit Oriented Development designation. The properties to the north, south and west have the same FLU and the Walgreens property has a Commercial FLU. In addition, to the north east of the subject property there is also an identified Multi-Family FLU.

Analysis

Zoning

Article 14, Section 400.3180 of the Zoning Code requires that Plan Commission review a request for a map amendment and forward its recommendation to City Council. A public hearing will be conducted at the City Council level.

The purpose of "PD" Planned Development Districts, as set forth in Section 400.720, of the Zoning Code, is "to provide a means of achieving greater flexibility in development of land in a manner not always possible in conventional zoning districts; to encourage a more imaginative and innovative design of projects; to promote a more desirable community environment; and to retain maximum control over both the design and future operation of the development." The Code further states, "The city council, upon review by the plan commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a planned development district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of standard zoning districts."

It is important to note, especially as it relates to PD-M designated developments, that the purpose for allowing flexibility through Planned Developments is to create developments that adapt better to site conditions and the relation to surrounding properties otherwise not possible under traditional district regulations, thus resulting in developments that are more compatible and consistent with surrounding neighborhoods.

The relationship of planned development districts to the zoning map is set forth in Section 400.730 of the Zoning Code, which states in paragraph 1, "The "PD" designation, as detailed in this section, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment." However, in addition to the rezoning of a parcel of land, development plan approval is required. Section 400.730, paragraph 2 states, "It is the intent of this chapter that no development or redevelopment of the property encompassed by the "PD" designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this section, Article 14, "Amendments," of this chapter and applicable sections of Chapter 405, "Subdivision and Land Development Regulations," of the University City Municipal Code."

Uses

The proposed mix of uses can be accommodated under the proposed PD-M District Zoning. In staff's opinion, a mixed-use development containing residential and commercial uses is appropriate for this site. It is located at the signalized intersection of two major streets. Additional residents on the site will result in additional patronage for the surrounding commercial uses. The proposed mix of residential and commercial uses would also be compatible with the surrounding uses which include commercial and residential uses. The residential portion of the development is compatible and consistent with the residential neighborhood to the south which contains many four story apartment buildings.

Section 400.760 of the Zoning Code establishes the permitted uses within a "PD-M" District. The specific permitted land uses shall be established in the resolution adopted by the City Council governing the particular PD-M District. Specific uses may include those uses designated as permitted, accessory, or conditional uses in any of the residential districts, and/or in the "LC" – Limited Commercial District, "GC" – General Commercial District, and "CC" – Core Commercial District. The proposed uses comply with those set forth in the Zoning Code.

Minimum Site Size

The minimum site size for developments in any planned development district is one (1) acre. The Code states that the minimum site size may be waived by the City Council upon report by the Plan Commission; if it is determined that the uses proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the city council should determine such waiver to be in the general public interest. The subject site is situated in close proximity to other commercial uses and medium to high density multi-family dwellings to the east, south, northwest, and west. Thus, the proposal would be compatible with the existing pattern of development and existing surrounding uses. Also, the proposed development could be an impetus for further redevelopment of properties centering this intersection into a node for this neighborhood. There is no need for a waiver based upon the site containing more than one (1) acre.

Density and Dimensional Regulations

Density and dimensional regulations for PD-M Planned Development-Mixed Use District developments are set forth in Section 400.780 of the Zoning Code and are to incorporate the regulations set forth in both subsections dealing specifically with "PD-R" and "PD-C" developments. Any discrepancies between the two sets of regulations and

resolutions thereof shall be set forth in the map amendment ordinance and/or the resolution approving the development plan. Section 400.780 of the Zoning Code also states that the approval of a development plan may provide for exceptions from the regulations associated with traditional zoning districts as may be necessary to achieve the objectives of the proposed planned development.

Density under the “PD-R” regulations in Section 400.780 states that the density may be limited to that which is established in the original residential district or which is consistent with nearby existing developed areas. Density is not addressed in the “PD-C” regulations. The density for the proposed development is 73.05 units per acre. The density is below the maximum allowed 87 units per acre for elevator apartment buildings as set forth in the Zoning Code and is compatible with the neighborhoods to the south which is approximately 62 units per acre.

Floor Area Ratio is not addressed in the “PD” Section of the Zoning Code. The HR – High Density Residential District allows for elevator apartment developments with a Floor Area Ratio of up to 2.0 when developed on a lot of at least one acre in area. The Floor Area Ratio for the proposed development is 3.68 and thus would require a waiver to accommodate the approximate 160,314 square feet of multi-family residential use.

Site coverage regulations state that total site coverage by uses permitted in the “PD-C” or “PD-I” districts shall be seventy (70) percent. Maximum site coverage may be increased up to ninety (90) percent if the development plan complies with four or more criteria from a list of eleven listed in the Zoning Code. Site coverage is not addressed in the “PD-R” regulations. Among the criteria listed for granting an increase in site coverage are providing a mixed use development, and any other performance criteria that further the goals, objectives and policies of the comprehensive plan. The site coverage for the proposed mixed-use development is 86.5 percent (Approximately 95,400 / 12,900). Thus, the site coverage of the proposed mixed-use development would reduce the existing 100% site coverage and is reasonable.

Building Setbacks and Buffers

Required building setbacks or buffers shall be as specifically established in the governing ordinances and resolutions for PD-M Developments on a case by case basis. A perimeter buffer of fifty (50) feet is required when a PD-C or a PD-I development abuts a residential district. It is noted that the subject property does not abut any residential district. Where a PD-R development abuts a commercial or industrial use or district, a thirty (30) – foot wide buffer is required with landscaping and screening.

If the applicable setback was contingent upon the current underlying General Commercial (GC) district then the setbacks would be based upon Chapter 400, Article IV, Division 8, Section 400.580, Subsection B of the zoning code. Therefore, if applicable, the required front and side yard setbacks would be 15 feet from the applicable right-of-way (ROW) lines assuming there are no parking areas located between the ROW and principle building. Additionally, the rear property line setback would be a minimum of 5 feet based upon the non-residential Planned Development Mixed-Use district located to the south of property.

Building Height

The proposed building is five stories above grade and approximately 65 feet in height. It is noted that there is no maximum building height typically established for elevator apartment buildings. Being located at the intersection of two major roads, the subject site is an ideal node for dense development. The neighborhoods to the south and east are predominately four-story apartment buildings. It is staff's opinion that the proposed building height is reasonable and appropriate for this location.

Landscaping/Screening

The Preliminary Development Plan shows the areas of open space being along the landscape buffers, of the property, and within Level 2 of the plan. Landscaping is proposed along all boundaries of the subject property. Staff will require an acceptable detailed landscape plan during the land disturbance review process. Based upon the layout staff has not identified the need for additional screening.

Vehicular Access/Circulation

Vehicular access to the parking garage serving the development is provided by two grade level access point. All parking will be located within the development and cancelled from public view. The lower level parking area will contain 204 parking spaces and be accessible from Delcrest Drive. The level 1 parking area will contain 134 parking spaces and be accessible by a proposed right in / right out design. Existing curb cuts on both Delmar and Delcrest exist and can be utilized as part of the design.

Sidewalks

At the location of the proposed development, it is staff's opinion that promoting a pedestrian-friendly and walkable environment is of the utmost importance. The proposed development is at a signalized intersection of two major roads. The development is within close proximity to the Centennial Greenway Trail and the site is well-served by mass transit routes.

Parking

Under the PD – Planned Development District regulations, relief from conventional zoning standards may be provided when the proposed development warrants greater flexibility than afforded under the general regulations. The preliminary development plan shows a total of 338 off-street parking spaces.

Based on preliminary parking analysis, and consideration of the characteristics of the proposed development and the surrounding area, staff has verified the following parking would be required. The parking requirements are based upon the current code that would require approximately 559 spaces (266 Residential and 293 Commercial). The specific calculations for each use would be as follows;

- 160 Residential Units
 - 29 Two Bedroom Units @ 2 spaces per unit = 58
 - 131 One Bedroom/Studio Units @ 1.5 spaces per unit = 196.5
 - Plus 1 Space for Every 6 Units up to 30 Units = 5
 - 1 Space for additional 20 after 30 for 130 Units = 6.5

- Hotel Use
 - 133 Units @ 1.5 per unit = 199.5
 - Approximate 4,500 gross floor area @ 1 per 75 = 60
 - Approximate 1,700 square foot meeting area @ 1 per 50 = 34

In evaluating the shared parking options, pertaining to the site, staff has verified that the parking demand ranges would be from 230.25 spaces required to 502.3 spaces. The utilization of shared parking would allow for an approximate 10% reduction in required parking. The individual ratios are as follows;

- 6 am – 5 pm M-T = 230.25 spaces
 - 66.5 Residential
 - 30 Restaurant
 - 34 Meeting
 - 99.75 Hotel
- 5 pm – 1 am M-T = 482.35 Spaces
 - 239.4 Residential
 - 60 Restaurant
 - 3.4 Meeting
 - 179.55 Hotel
- 6 am – 5 pm F-S = 331 Spaces
 - 133 Residential
 - 45 Restaurant
 - 3.4 Meeting
 - 149.6 Hotel
- 5 pm – 1 am F-S = 502.3 Spaces
 - 239.4 Residential
 - 60 Restaurant
 - 3.4 Meeting
 - 199.5 Hotel
- Night Time = 482.2 Spaces
 - 266 Residential
 - 15 Restaurant
 - 1.7 Meeting
 - 199.5 Hotel

Based on the proposed mix of uses, within the development, the proposed parking associated with the plan would require an approximate 32.5% reduction to the required parking (approximately 163 spaces). The proximity of the development to transit locations would allow for a 10% reduction. To accommodate the proposed use a waiver granting a 32.5% reduction in the parking would be required.

Building Design

No set building design is required per the current code but the applicant has proposed an architectural design that can be locked in as part of the approval. The proposal is a proposed prescriptive “Formed Based Code” concept.

Sustainability

Additional sustainability measures should be incorporated into the proposed development for environmental considerations and to compensate for the 86.5% of site coverage proposed for the development.

Comprehensive Plan

It is staff’s opinion that the proposed mixed-use development, as shown on the Preliminary Development Plan submitted, is consistent with the goals and objectives of the University City Comprehensive Plan Update of 2005. Applicable sections from the Plan Update that support this opinion are included below:

In Chapter 3 of the Comprehensive Plan Update of 2005, under Housing, as an implementation action it states, *“Encourage new housing development that is mixed-use and supports pedestrian oriented activities. Encourage planned housing developments to integrate different types, densities and income levels.”* It goes on further to state, *“Ensure flexibility in land use regulations so that a variety of developments are more feasible. Ensure that the Zoning Code permits mixed-use activities and amenities. For example, review the parking requirements and investigate the possibility of parking credits if located near commercial or employment activities, on-street parking, or transit stations (such as the proposed MetroLink stations); review design elements to ensure flexible development standards for creating various positive attributes of mixed use housing such as open spaces; allow flexibility in lot sizes; review the possibility of allowing additional non-residential uses in planned residential developments.”*

Also in Chapter 3, of the Comprehensive Plan Update of 2005, under Land Use and Redevelopment, as a general policy it states, *“The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City.”*

Conclusion/Recommendation

Based on the preceding considerations, staff would recommend 1) approval of the Zoning Map Amendment from General Commercial to PD-M Planned Development-Mixed Use District; and 2) approval of the Preliminary Development Plan based upon the following;

- 1) Waiver of Parking Regulations by 32.5% if Mitigating Factors Can Eliminate Potential Parking Issues.
- 2) Waiver to Floor Area Ratio by 1.68 to accommodate the proposed 3.68 FAR.
- 3) Lot Consolidation Required As Part of the Subdivision Process

RESOLUTION # _____

WHEREAS, Section 400.850 of the University City Zoning Code requires that a preliminary development plan be approved by the City Council by adoption of a resolution approving said preliminary development plan, with conditions as may be specified and authorizing the preparation of the final development plan. Section 400.760 of the Zoning Code requires that the permitted land uses and developments shall be established in the conditions of the ordinance adopted by the City Council governing the particular Planned Development-Mixed Use District.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MO AS FOLLOWS:

The City Council hereby authorizes the preparation of the final development plan for the proposal for this map amendment and resolution, to be known as “Delcrest Plaza.” The proposed structures shall be developed with the following conditions:

1. The building and property shall be developed, constructed and maintained in compliance with the plans submitted and dated on October 3, 2019 with the approved application. The height and mass shall be restricted to that shown on the preliminary development plan.
2. The specific uses of “all permitted uses and/or conditional uses as set forth in the LC – Limited Commercial District, GC – General Commercial District, and CC – Core Commercial District, elevator apartment dwellings, and residential units” are designated as the permitted and conditional uses.
3. The maximum number of dwelling units permitted shall be limited to 160 units.
4. The minimum number of parking spaces allowed is reduced to 338 spaces.
5. The maximum Floor Area Ratio (FAR) allowed cannot exceed 3.68.
6. A detailed landscape plan shall be submitted to the Director of Community Development for approval, in conjunction with a review by the City Forestry Supervisor.
7. A detailed construction traffic control and parking plan should be submitted to the Director of Community Development for approval. Said plan shall set forth details pertaining to worker and resident parking during all phases of the proposed construction. It shall further detail solutions to public property maintenance issues such as street cleaning and traffic diversion. Said plan shall be finalized prior to the issuance of a building permit. It shall be the applicant’s responsibility to obtain those approvals in written form in a timely manner prior to issuance of the building permit.

8. A Lot Consolidation shall be completed and Final Plat Recorded Prior to issuance of building permits.
9. Approval of the Preliminary Development Plan shall be valid for a period of two years from the date of City Council approval. A Final Development Plan shall be submitted within the said two-year period per Sections 400.860 and 400.870 of the Zoning Code.

Moved by Council member _____.

Seconded by Council member _____ and carried.

Adopted this _____ day of _____, 2019.

I hereby certify that the above is a true excerpt from the minutes of the meeting of the City Council held on the _____ day of _____, 2019.

City Clerk



DELCREST STREET ELEVATION

A NEW MIXED-USE DEVELOPMENT

gray

SCALE: 1" = 20'-0"

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI

27119266.00
10.03.2019



DELMAR BLVD STREET ELEVATION

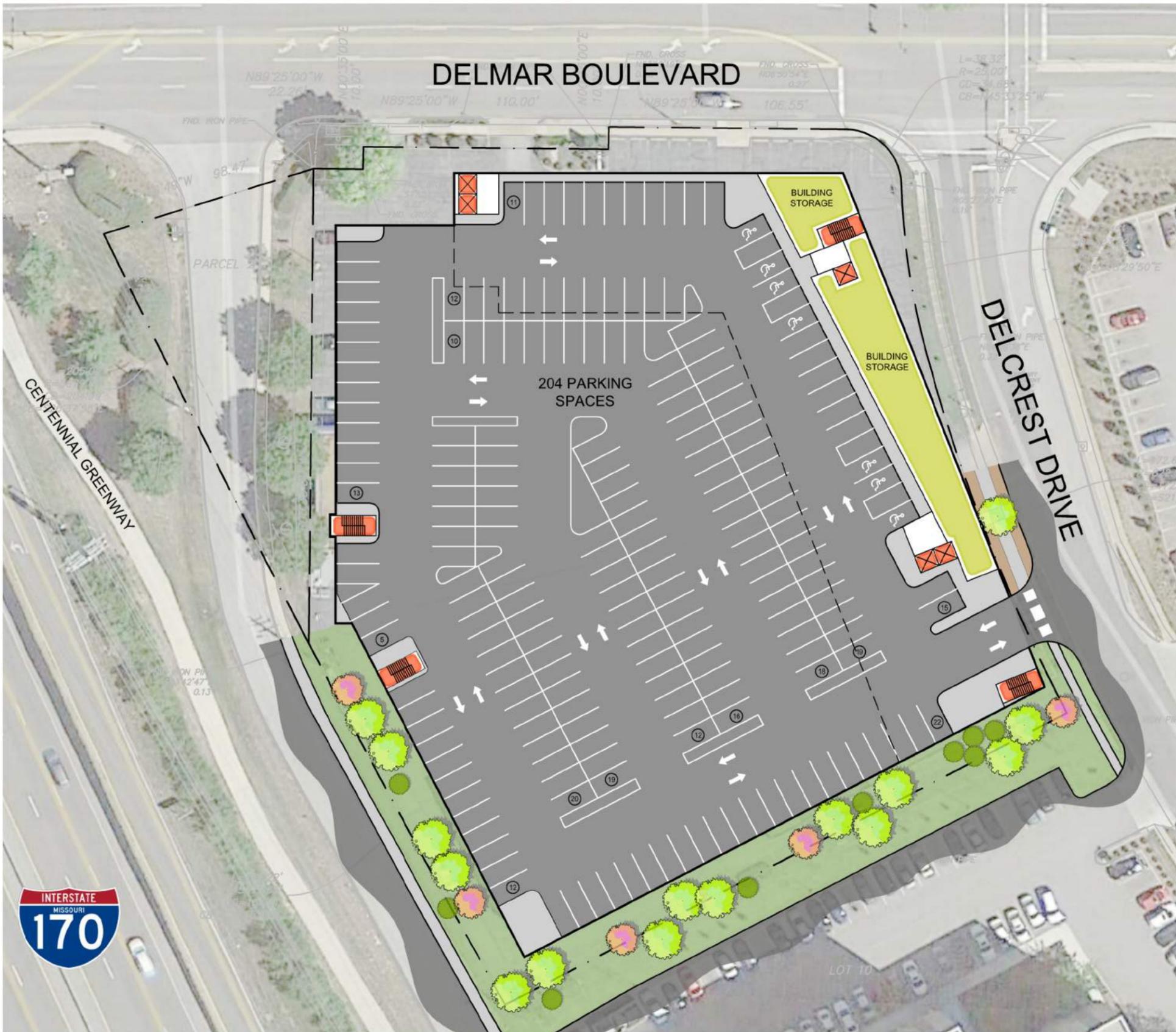
A NEW MIXED-USE DEVELOPMENT



SCALE: 1" = 20'-0"

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI

27119266.00
10.03.2019



HOTEL Guest Room Count Breakdown							
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING		7	9	9	8	8	41
STUDIO KING		6	6	6	4	4	26
STUDIO QO		2	3	3	3	3	14
ONE BEDROOM		2	10	10	9	9	40
CONFERENCE SUITE			1	1	1	1	4
COMMONS K "A"					3	3	6
COMMONS K "B"					1	1	2
AREA CALCULATION	6719 SF	20,009 SF	15,797 SF	15,797 SF	15,797 SF	15,797 SF	89,916 SF
TOTAL		17	29	29	29	29	133 KEYS

APARTMENT Count Breakdown							
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR		TOTAL
STUDIO		8	8	8	5		29 (18%)
1-BEDROOM		28	26	26	18		102 (64%)
2-BEDROOM		8	8	8	5		29 (18%)
AREA CALCULATION	8,650 SF	37,916 SF	37,913 SF	37,916 SF	37,916 SF		160,314 SF
TOTAL		44	44	44	28		160 UNITS

Parking Tabulations					
	LOWER LEVEL	LEVEL 01			PROVIDED:
PARKING SPACES	204	134			338 SP

Restaurant Required Parking: 1 space per 75 SF Net 4500 SF / 75 = 60 spaces
 Hotel Required Parking: 1 spaces per key 133 x 1.0 = 133 spaces
 Meeting Room Req Parking: 1 space per 50 SF 1700 sf / 50 = 34 spaces
 Apartment Req Parking: 1 space per unit 160 x 1.0 = 160 spaces
TOTAL REQ 387 SPACES



LOWER LEVEL CONCEPTUAL PLAN

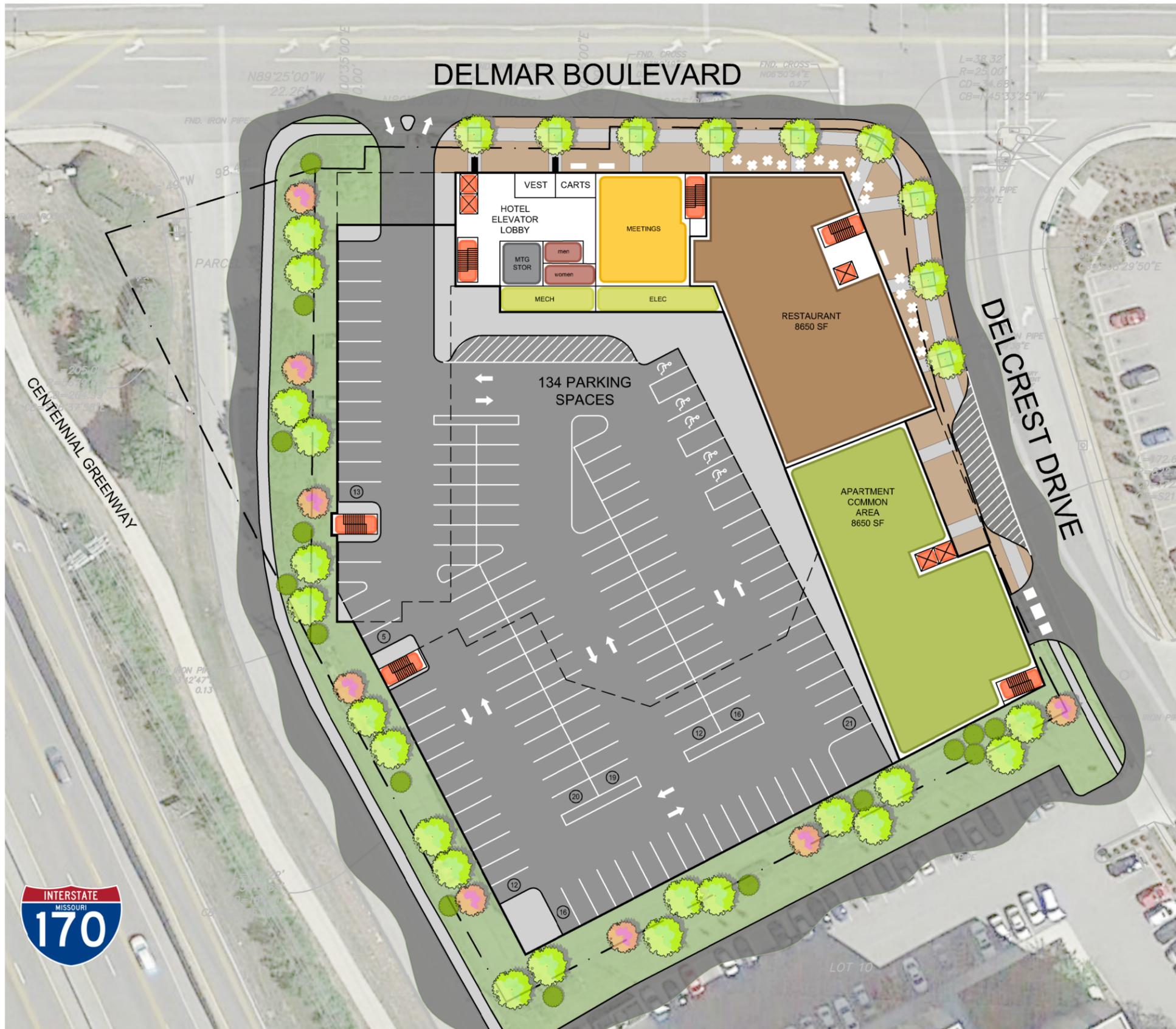
A NEW MIXED-USE DEVELOPMENT

SCALE: 1" = 50'-0"

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI

27119266.00
06.27.2019





HOTEL Guest Room Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING		7	9	9	8	8	41
STUDIO KING		6	6	6	4	4	26
STUDIO QO		2	3	3	3	3	14
ONE BEDROOM		10	10	10	9	9	40
CONFERENCE SUITE			1	1	1	1	4
COMMONS K "A"					3	3	6
COMMONS K "B"					1	1	2
AREA CALCULATION	6719 SF	20,009 SF	15,797 SF	15,797 SF	15,797 SF	15,797 SF	89,916 SF
TOTAL		17	29	29	29	29	133 KEYS

APARTMENT Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO		8	8	8	5	29 (18%)
1-BEDROOM		28	26	28	18	102 (64%)
2-BEDROOM		8	8	8	5	29 (18%)
AREA CALCULATION	8,650 SF	37,916 SF	37,916 SF	37,916 SF	37,916 SF	160,314 SF
TOTAL		44	44	44	28	160 UNITS

Parking Tabulations	LOWER LEVEL	LEVEL 01	PROVIDED:
Restaurant Required Parking: 1 space per 75 SF Net 4500 SF / 75 = 60 spaces Hotel Required Parking: 1 space per key 133 x 1.0 = 133 spaces Meeting Room Req Parking: 1 space per 50 SF 1700 sf / 50 = 34 spaces Apartment Req Parking: 1 space per unit 160 x 1.0 = 160 spaces TOTAL REQ 387 SPACES	204	134	338 SP

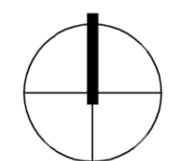


LEVEL 01 CONCEPTUAL PLAN

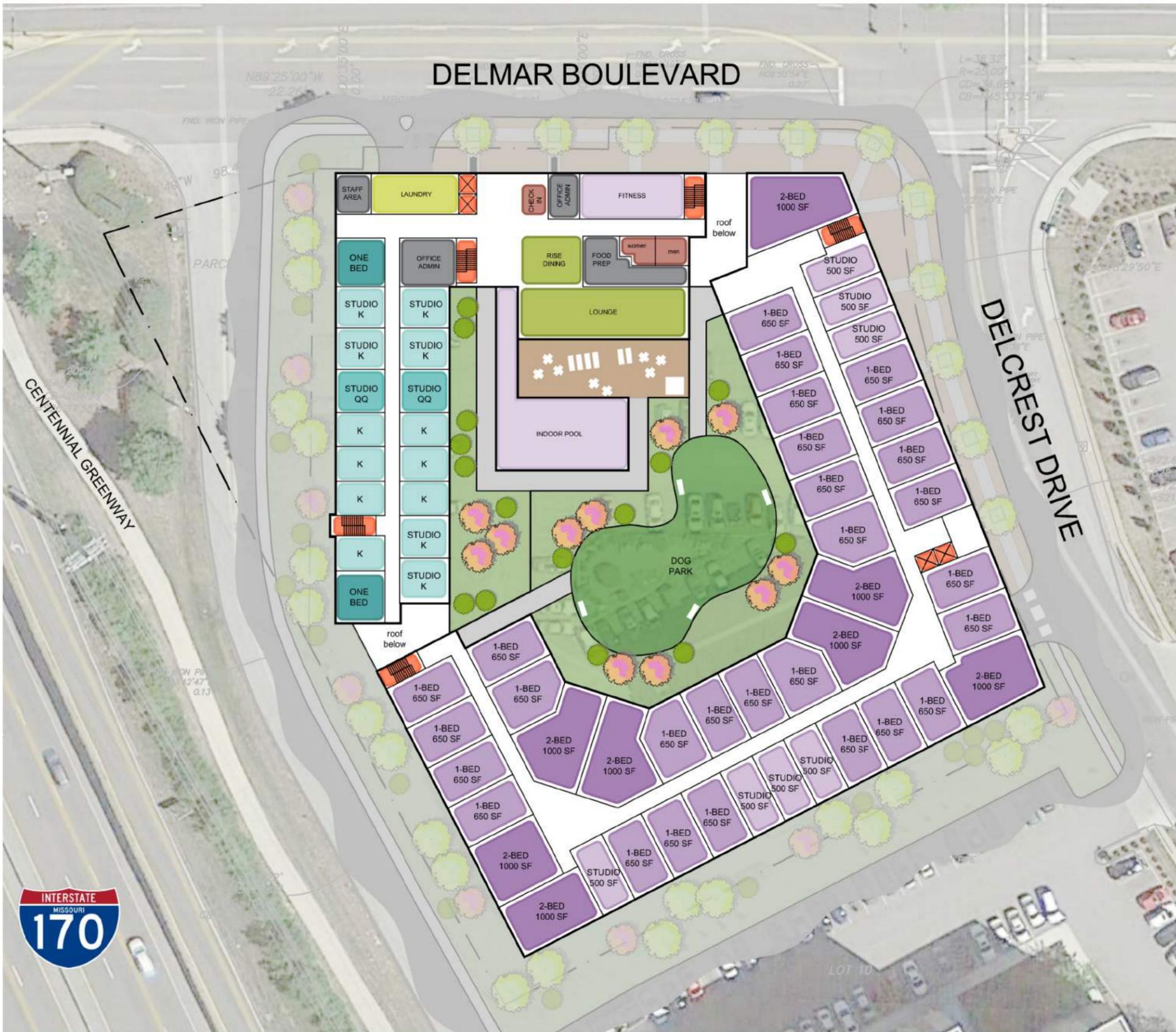
SCALE: 1" = 50'-0"

A NEW MIXED-USE DEVELOPMENT

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI



27119266.00
10.04.2019



HOTEL Guest Room Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING		7	9	9	8	8	41
STUDIO KING		6	6	6	4	4	26
STUDIO QQ		2	3	3	3	3	14
ONE BEDROOM		2	10	10	9	9	40
CONFERENCE SUITE			1	1	1	1	4
COMMONS K "A"					3	3	6
COMMONS K "B"					1	1	2
AREA CALCULATION	6719 SF	20,009 SF	15,797 SF	15,797 SF	15,797 SF	15,797 SF	89,916 SF
TOTAL		17	29	29	29	29	133 KEYS

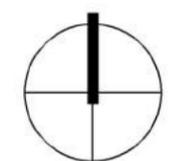
APARTMENT Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO		8	8	8	5	29 (18%)
1-BEDROOM		28	26	26	18	102 (64%)
2-BEDROOM		8	8	8	5	29 (18%)
AREA CALCULATION	8,650 SF	37,916 SF	37,913 SF	37,916 SF	37,916 SF	160,314 SF
TOTAL		44	44	44	28	160 UNITS

Parking Tabulations

Restaurant Required Parking:	1 space per 75 SF Net	4500 SF / 75 = 60 spaces	
Hotel Required Parking:	1 spaces per key	133 x 1.0 = 133 spaces	TOTAL REQ
Meeting Room Req Parking:	1 space per 50 SF	1700 sf / 50 = 34 spaces	387 SPACES
Apartment Req Parking:	1 space per unit	160 x 1.0 = 160 spaces	

	LOWER LEVEL	LEVEL 01	PROVIDED:
PARKING SPACES	204	134	338 SP



LEVEL 02 CONCEPTUAL PLAN

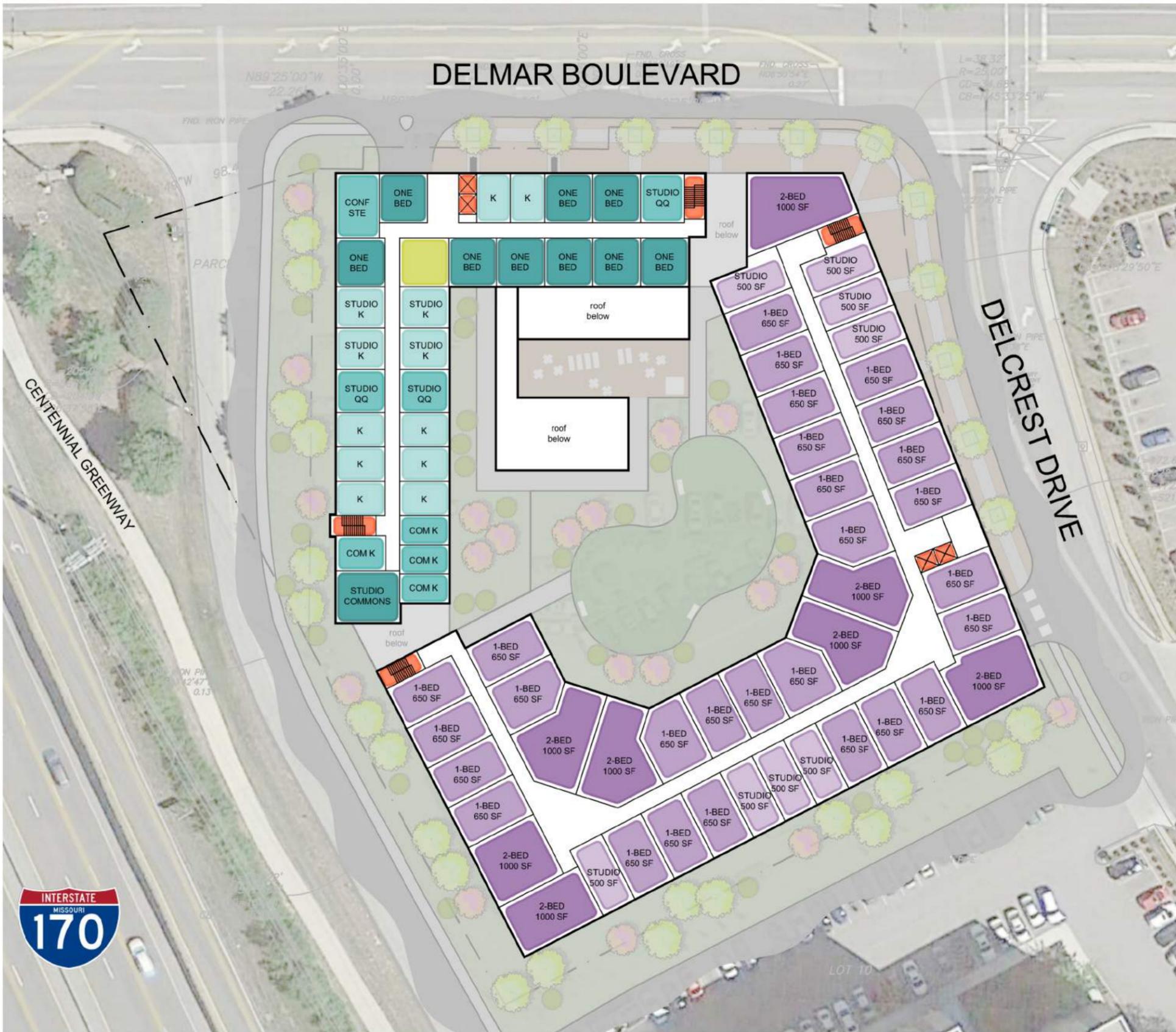
A NEW MIXED-USE DEVELOPMENT

SCALE: 1" = 50'-0"

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI



27119266.00
06.27.2019



HOTEL Guest Room Count Breakdown

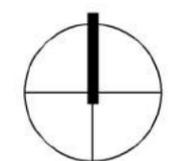
	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING		7	9	9	8	8	41
STUDIO KING		6	6	6	4	4	26
STUDIO QQ		2	3	3	3	3	14
ONE BEDROOM		2	10	10	9	9	40
CONFERENCE SUITE			1	1	1	1	4
COMMONS K "A"					3	3	6
COMMONS K "B"					1	1	2
AREA CALCULATION	6719 SF	20,009 SF	15,797 SF	15,797 SF	15,797 SF	15,797 SF	89,916 SF
TOTAL		17	29	29	29	29	133 KEYS

APARTMENT Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO		8	8	8	5	29 (18%)
1-BEDROOM		28	26	26	18	102 (64%)
2-BEDROOM		8	8	8	5	29 (18%)
AREA CALCULATION	8,650 SF	37,916 SF	37,913 SF	37,916 SF	37,916 SF	160,314 SF
TOTAL		44	44	44	28	160 UNITS

Parking Tabulations		Restaurant Required Parking:	1 space per 75 SF Net	4500 SF / 75 = 60 spaces	TOTAL REQ 387 SPACES
		Hotel Required Parking:	1 space per key	133 x 1.0 = 133 spaces	
		Meeting Room Req Parking:	1 space per 50 SF	1700 sf / 50 = 34 spaces	
		Apartment Req Parking:	1 space per unit	160 x 1.0 = 160 spaces	

	LOWER LEVEL	LEVEL 01	PROVIDED:
PARKING SPACES	204	134	338 SP



LEVEL 03 AND 04 CONCEPTUAL PLAN

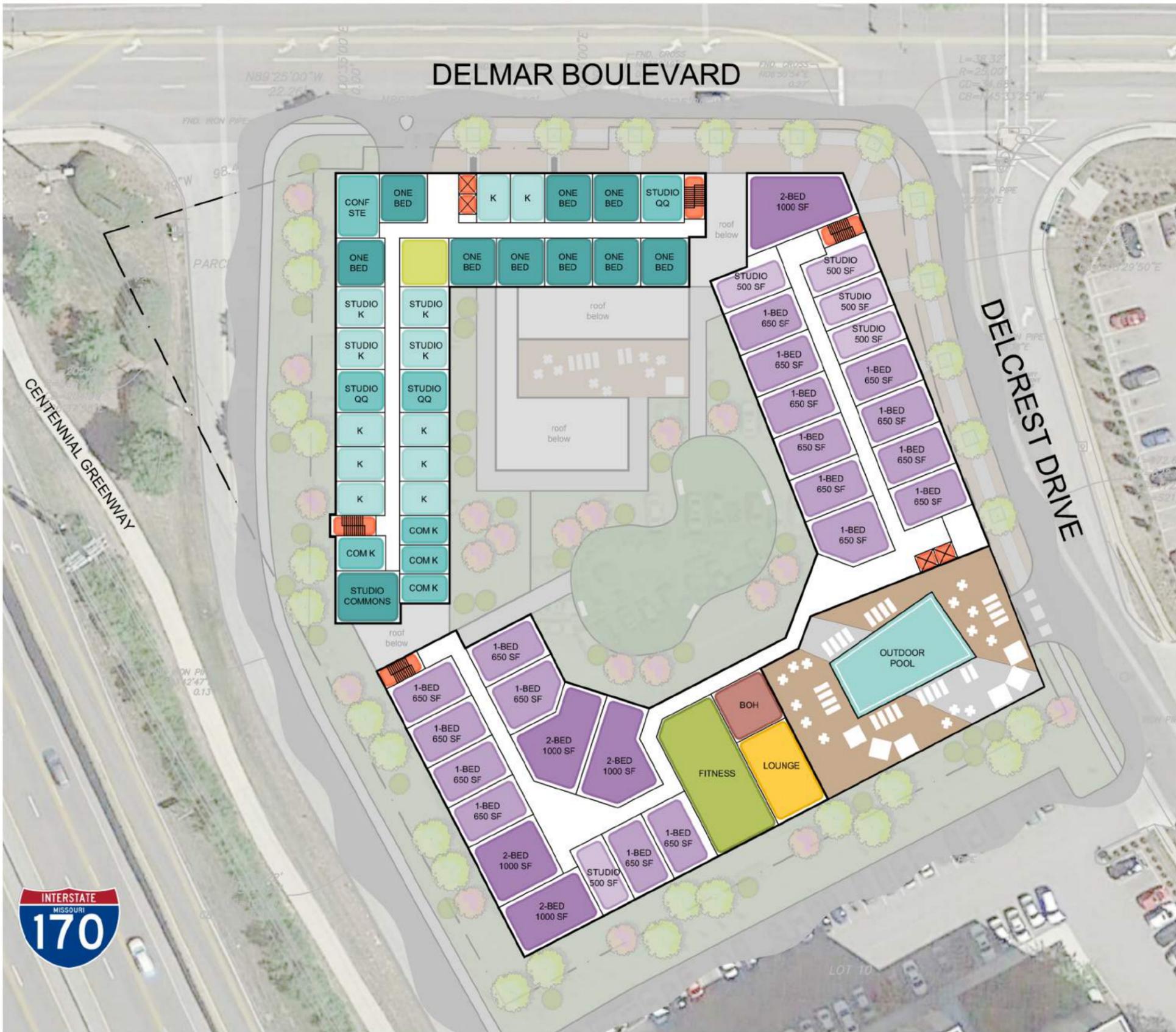
A NEW MIXED-USE DEVELOPMENT

SCALE: 1" = 50'-0"

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI



27119266.00
06.27.2019



HOTEL Guest Room Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING		7	9	9	8	8	41
STUDIO KING		6	6	6	4	4	26
STUDIO QQ		2	3	3	3	3	14
ONE BEDROOM		2	10	10	9	9	40
CONFERENCE SUITE			1	1	1	1	4
COMMONS K "A"					3	3	6
COMMONS K "B"					1	1	2
AREA CALCULATION	6719 SF	20,009 SF	15,797 SF	15,797 SF	15,797 SF	15,797 SF	89,916 SF
TOTAL		17	29	29	29	29	133 KEYS

APARTMENT Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO		8	8	8	5	29 (18%)
1-BEDROOM		28	26	26	18	102 (64%)
2-BEDROOM		8	8	8	5	29 (18%)
AREA CALCULATION	8,650 SF	37,916 SF	37,913 SF	37,916 SF	37,916 SF	160,314 SF
TOTAL		44	44	44	28	160 UNITS

Parking Tabulations		Restaurant Required Parking:	1 space per 75 SF Net	4500 SF / 75 = 60 spaces	TOTAL REQ
		Hotel Required Parking:	1 space per key	133 x 1.0 = 133 spaces	387 SPACES
		Meeting Room Req Parking:	1 space per 50 SF	1700 sf / 50 = 34 spaces	
		Apartment Req Parking:	1 space per unit	160 x 1.0 = 160 spaces	

	LOWER LEVEL	LEVEL 01	PROVIDED:
PARKING SPACES	204	134	338 SP

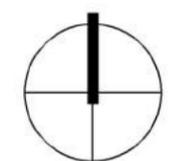


LEVEL 05 CONCEPTUAL PLAN

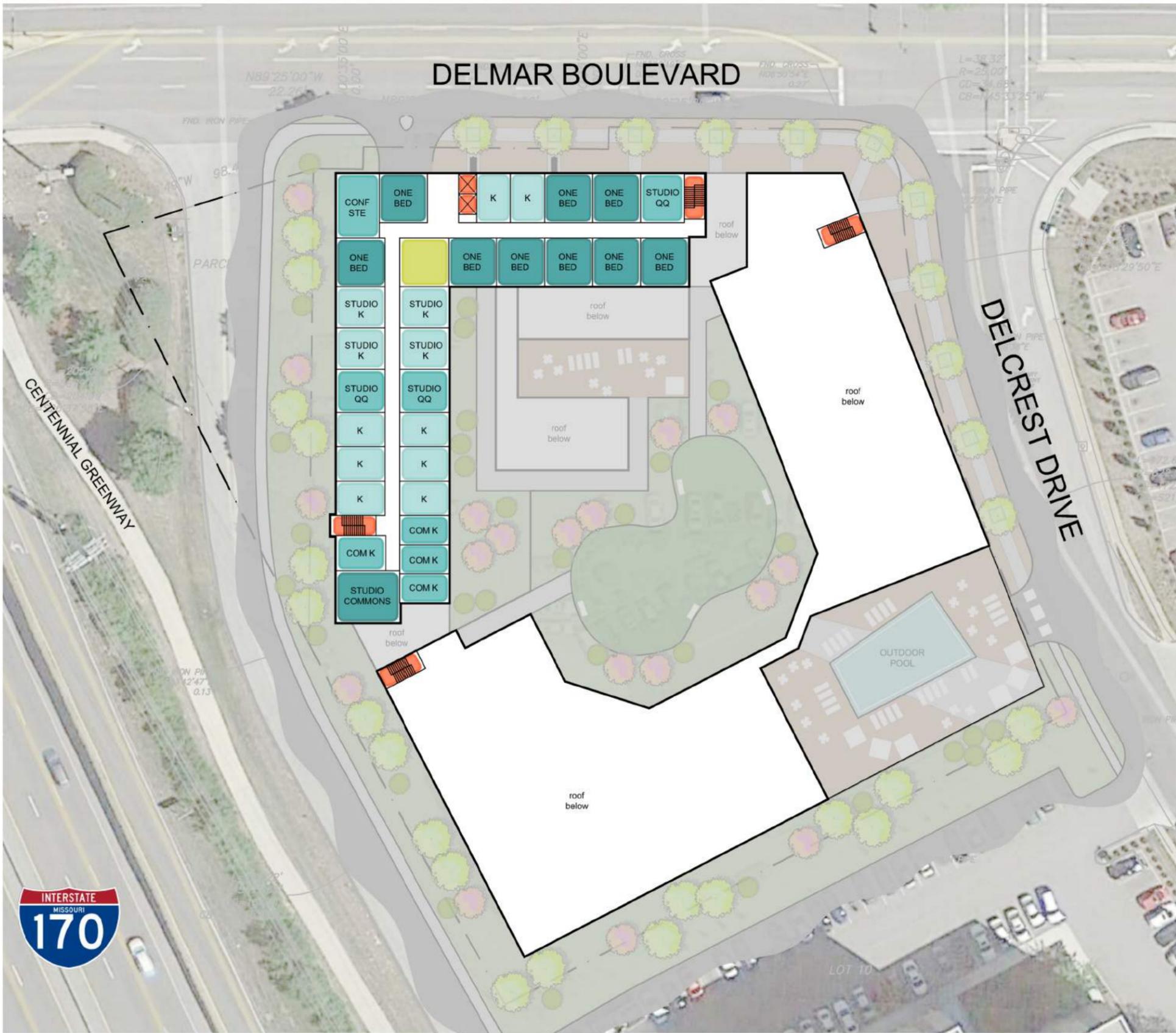
SCALE: 1" = 50'-0"

A NEW MIXED-USE DEVELOPMENT

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI



27119266.00
06.27.2019



HOTEL Guest Room Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
KING		7	9	9	8	8	41
STUDIO KING		6	6	6	4	4	26
STUDIO QQ		2	3	3	3	3	14
ONE BEDROOM		2	10	10	9	9	40
CONFERENCE SUITE			1	1	1	1	4
COMMONS K "A"					3	3	6
COMMONS K "B"					1	1	2
AREA CALCULATION	6719 SF	20,009 SF	15,797 SF	15,797 SF	15,797 SF	15,797 SF	89,916 SF
TOTAL		17	29	29	29	29	133 KEYS

APARTMENT Count Breakdown

	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO		8	8	8	5	29 (18%)
1-BEDROOM		28	26	26	18	102 (64%)
2-BEDROOM		8	8	8	5	29 (18%)
AREA CALCULATION	8,650 SF	37,916 SF	37,913 SF	37,916 SF	37,916 SF	160,314 SF
TOTAL		44	44	44	28	160 UNITS

Parking Tabulations		Restaurant Required Parking:	1 space per 75 SF Net	4500 SF / 75 = 60 spaces	TOTAL REQ 387 SPACES
		Hotel Required Parking:	1 space per key	133 x 1.0 = 133 spaces	
		Meeting Room Req Parking:	1 space per 50 SF	1700 sf / 50 = 34 spaces	
		Apartment Req Parking:	1 space per unit	160 x 1.0 = 160 spaces	

	LOWER LEVEL	LEVEL 01			PROVIDED:
PARKING SPACES	204	134			338 SP

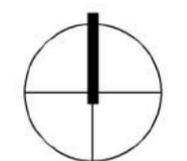


LEVEL 06 CONCEPTUAL PLAN

SCALE: 1" = 50'-0"

A NEW MIXED-USE DEVELOPMENT

DELMAR BOULEVARD AND I-170
UNIVERSITY CITY, MISSOURI



27119266.00
06.27.2019

INTRODUCED BY: _____

DATE: _____

BILL NO.

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, MISSOURI, RELATING TO ZONING DISTRICTS ESTABLISHED PURSUANT TO SECTION 34-22 THEREOF, AND ENACTING IN LIEU THEREOF A NEW OFFICIAL ZONING MAP, THEREBY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 8400 DELMAR BOULEVARD TO “PD-M” PLANNED DEVELOPMENT-MIXED USE DISTRICT; AND ESTABLISHING PERMITTED LAND USES AND DEVELOPMENTS THEREIN; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

WHEREAS, Chapter 400 of the University City Municipal Code divides the City in to several zoning districts, and regulates the character of buildings which may be erected in each of said districts, and the uses to which the buildings and premises located therein may be put; and

WHEREAS, the City Plan Commission examined an amendment of the Official Zoning Map of the City which changes the classification of property at 8400 Delmar Boulevard from General Commercial (GC) to Planned Development-Mixed Use District (“PD-M”); and

WHEREAS, the City Plan Commission, in a meeting at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on October 24, 2019, considered said amendment and recommended to the City Council that it be enacted into an ordinance; and

WHEREAS, due notice of a public hearing to be held by the City Council in the City Council Chambers at City Hall at 6:30 p.m., on November 11, 2019, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on October 24, 2019; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Official Zoning Map of the City were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Chapter 400 of the University City Municipal Code, relating to zoning, is hereby amended by repealing the Official Zoning Map illustrating the zoning districts established pursuant to Section 400.070 thereof, and enacting in lieu thereof a new Official Zoning Map, thereby amending the Official Zoning Map so as to change the classification of property at 8400 Delmar Boulevard General Commercial (GC) to Planned Development-Mixed Use District (PD-M); The following land uses and developments may be permitted in said PD-M District, subject to approval of a final development plan: The specific uses of “all permitted uses and/or

conditional uses as set forth in the LC – Limited Commercial District, GC – General Commercial District, and CC – Core Commercial District, elevator apartment dwellings, and work/live units” are designated as the permitted and conditional uses.

Section 2. Said property at 8400 Delmar Avenue Boulevard, totaling 2.19 acres, is more fully described with legal descriptions, attached hereto, marked Exhibit “B” and made a part hereof.

The above described tract having St. Louis County locator number of:
8400 Delmar Boulevard – 18K430172

Section 3. The new Official Zoning Map of the City is attached hereto, marked Exhibit “A”, and incorporated herein by this reference thereto.

Section 4. By Resolution No. _____, the City Council approved a preliminary development plan for 8400 Delmar Boulevard, known as “Delcrest Plaza,” and authorized the preparation of a final development plan. A final development plan and plat (if applicable) must be approved by the City Council prior to the issuance of any building permits in connection with the development. The number and type of dwelling units authorized, including the number of bedrooms per dwelling unit by type, shall be as permitted for the zoning classification of “all permitted uses and/or conditional uses as set forth in the LC – Limited Commercial District, GC – General Commercial District, and CC – Core Commercial District, elevator apartment dwellings, and work/live units” and consistent with the Preliminary Development Plan Application PC 19-09; except that the maximum number of dwelling units shall not exceed 160 units.

Section 5. This ordinance shall not be construed so as to relieve any person, firm or corporation from any penalty incurred by the violation of Chapter 400, nor bar the prosecution of any such violation.

Section 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be subject to the penalties provided in Chapter 400, Section 400.2560 of the University City Municipal Code.

Section 7. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this _____ day of _____, 2019.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

EXHIBIT B – LEGAL DESCRIPTIONS FOR REZONING – DELCREST PLAZA

Parcel ID 18K430172 8400 Delmar Boulevard



Department of Community Development

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

DRAFT M E M O R A N D U M

TO: Plan Commission Members

CASE: PC 19-10

FROM: Clifford Cross, Director of Planning

DATE: October 16, 2019

SUBJECT: October 23, 2019 Plan Commission meeting – Proposed Text Amendment relating to parking exceptions to off-street parking requirements (*SECTION 400.2130 - Exceptions to minimum off-street parking and loading space*)

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

At the upcoming Plan Commission meeting, members will consider a text amendment to the zoning code pertaining to exceptions associated with off-street parking requirements *SECTION 400.2130 - Exceptions to minimum off-street parking and loading space*.

This code revision is a proposed solution to address concerns to appropriately allow for continued adaptive re-use of commercial buildings that have limited on-site parking. Furthermore, the revision is also intended to better meet the Zoning Code's intent that all new development, throughout the City, will be required to meet on-site or shared parking requirements. The intent, of this proposed amendment, is to effectively address limited parking obstacles associated with established multi-unit commercial buildings while preventing the negative impact of excessive on street parking demands that result from new developments that do not provide the appropriate number of approved on-site or off-site parking spaces. Staff believes these amendments provide appropriate exceptions to accommodate existing commercial establishments while addressing the potential negative impacts of on-street parking for new developments that do not provide an appropriate number of approved on-site or off-site parking.

Summary of Amendment #1. The Zoning Code currently allows for an exception to meeting the current parking requirements identified within Section 400.2140 of the Code. This section eliminated the requirement to meet current parking requirements for new construction, re-construction or additions within the Core Commercial District. This proposed amendment eliminates that exception. The remaining amendments reorganize the letters associated with the "Exceptions" based upon removal of letter "A" in its entirety.

~~A. *Parking Exception For The "CC" District.* Division 4 of this Article shall not apply to any re-occupancy or redevelopment of existing buildings or structures, whether or not the new use is similar to the previously permitted use, when located within the "CC" Core Commercial District as indicated on the official Zoning Map of University City. For the purposes of this Section, the term "redevelopment" shall mean:~~

- ~~1. The construction of a new building, or~~
- ~~2. An addition to an existing building that increases the gross floor area of that building by more than ten percent (10%) of the original gross floor area.~~

Summary of Amendment #2. The Zoning Code currently does not provide an exception on how to address existing suites within a multi-unit commercial building. This amendment addresses non-conforming situations where the parking has become non-conforming based upon a change in the parking requirements or was approved with a dimensional non-conformity. As a result, this amendment is intended to address multi-unit buildings that cannot accommodate a permitted or conditional use due to the lack of parking. The goal of this amendment is to insure that a vacancy, for a period exceeding 12 months, does not discontinue the non-conforming status of a buildings originally approved intent. This amendment provides for that opportunity in that a previously approved building, which has an approved "Site Plan Development" approval, can accommodate uses that it was intended for. In summary, this amendment locks in the originally approved number of parking spaces that can be considered non-conforming, with a specific suite/use, during the occupancy permit approval process. The key note is that this exemption only applies if the proposed use does not further intensify the parking demand associated with the originally proposed site plan and specific use designations. This amendment is added as "Article 7, Division 4, Section 400.2130, Subsection F".

F. Exception For Individual Permitted and Conditional Use Classifications Identified Within Previously Approved Site Plan Developments. These individual uses are only exempt from the provisions of Section 400.2140 if they do not further intensify the individual use parking requirements approved as part of the original Site Plan Development. This provision only applies to the establishment of an individual use within an existing suite located within a multi-tenant commercial building.

INTRODUCED BY: _____

DATE: _____

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 400 OF THE MUNICIPAL CODE OF THE CITY OF UNIVERSITY CITY, RELATING TO ZONING, BY AMENDING SECTION 400.2130 THEREOF, RELATING TO OFF-STREET PARKING AND LOADING REGULATIONS; CONTAINING A SAVINGS CLAUSE AND PROVIDING A PENALTY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI AS FOLLOWS:

WHEREAS, Chapter 400 of the Municipal Code of the City of University City, Missouri divides the City into several zoning districts and regulates the uses and off-street parking on which the premises located therein may be put; and

WHEREAS, the City Plan Commission in a meeting held at the Heman Park Community Center located at 975 Pennsylvania Avenue, University City, Missouri on October 23, 2019, at 6:30 pm recommended an amendment of Section 400.2130 of the University City Zoning Code, and

WHEREAS, due notice of a public hearing to be held by the City Council in the 5th Floor City Council Chambers at City Hall at 6:30 pm, November 11, 2019, was duly published in the St. Louis Countian, a newspaper of general circulation within said City on October 28, 2019; and

WHEREAS, said public hearing was held at the time and place specified in said notice, and all suggestions or objections concerning said amendment of the Zoning Code were duly heard and considered by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Chapter 400 of the Municipal Code of the City of University City, Missouri, relating to zoning, is hereby amended, by amending the following Section and relating to the descriptions thereafter 400.2130 – Off-Street Parking and Loading Regulations; and as so amended shall read as follows (where applicable, underlined text is added text and stricken text is removed):

Article 7, Division 4, Section 400.2130

Exceptions To The Minimum Off-Street Parking and Loading Space Requirements.

[R.O. 2011 §34-94.1; Ord. No. 6139 §1(Exh. A (part)), 1997; Ord. No. 6401 §1(part), 2002]

~~A. *Parking Exception For The "CC" District.* Division 4 of this Article shall not apply to any re-occupancy or redevelopment of existing buildings or structures, whether or not the new use is similar to the previously permitted use, when located within the "CC" Core Commercial District as indicated on the official Zoning Map of University City. For the purposes of this Section, the term "redevelopment" shall mean:~~

~~1. The construction of a new building, or~~

~~2. An addition to an existing building that increases the gross floor area of that building by more than ten percent (10%) of the original gross floor area.~~

~~*B. A. Exception For Places Of Worship.*~~ On-site parking facilities required for places of worship may be reduced by not more than fifty percent (50%) where such facilities are located in a non-residential district and within five hundred (500) feet of public or private parking lots having sufficient spaces to make up for the reduction. The use of an off-site public parking lot may only be authorized under the conditional use permit procedure (see Article XI). The use of an off-site private parking lot shall comply with Section 400.2010(B)(1), and be subject to the approval of the Zoning Administrator.

~~*B. B. Exception For Change Of Use Of Existing Commercial Buildings.*~~ A reduction in the number of required off-street parking and loading spaces for the re-use of a commercial building, existing prior to the effective date of this Chapter, may be authorized under the conditional use permit procedure (see Article XI), subject to the following conditions:

1. The reduction shall not exceed twenty-five percent (25%) of the off-street parking space requirements for the proposed use;

2. No reduction shall be made in the amount of existing available off-street parking spaces on-site;

3. The proposed use does not involve an expansion of the building that would result in additional parking or loading space requirements;

4. Notwithstanding compliance with other standards contained in this Article (e.g., setbacks and landscaping), any portion of the site that can be reasonably converted to off-street parking shall be so used to satisfy a portion of the parking requirement; and

5. The reduction shall not result in "spill-over" parking on adjacent or nearby properties.

In making its determination, the Plan Commission and City Council shall consider information on the parking and loading demand associated with the proposed use as presented by the applicant and City staff.

~~*C. C. Exception Where Public Parking Is Allocated For Use.*~~ The City Council may allow a reduction in the number of on-site parking spaces required when the building served by such parking is located within five hundred (500) feet of a public parking facility or lot provided a fee is paid to the City for pro rata share of the cost of constructing and maintaining such facility or lot. [Ord. No. 6989 §1, 4-27-2015]

~~*C. D. Exception for Shared Parking Arrangements.*~~ Shared parking is an arrangement in which two or more uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements. Up to 100% of the parking required for one use may be supplied by the off-street parking spaces provided for another use.

1. By conditional use permit, a reduction in the number of parking spaces may be authorized. In issuing a conditional use permit, the City will consider whether the uses;

- a. Are located within 500 (five hundred) feet as the crow flies of the shared parking as measured from the entrance of the use to the nearest point on the property;
- b. Have no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed (see shared parking table in Section 400.2130.E.3 as a guide);
- c. Do not adversely affect surrounding neighborhoods;
- d. Do not adversely affect traffic congestion and circulation; and
- e. Have a positive effect on the economic viability or appearance of the project or on the environment.
- f. Relieved spaces or off-site shared parking spots cannot be located within the SR, LR, MR or HR Zoning Districts.

2. *Application Requirements for Shared Parking.* As a part of the application materials required for a conditional use permit, the applicant seeking shared parking shall submit to the Zoning Administrator the following information as a part of the conditional use permit application:

- a. Proof that the uses of the shared spaces will reflect different peak hours of operation at different times of the day, week, month or year (see shared parking table below);
- b. Proof of the size and types of proposed development or substantial changes, size and type of activities, composition of tenants, rate of turnover for parking spaces, and anticipated peak parking and traffic loads;
- c. Proof that the route from required ADA accessible spaces in shared parking area to the nearest ADA accessible entrance follows an accessible route as defined by the most recent ADA standards;
- d. An agreement providing for the shared use of parking areas, executed by the parties involved including owners of record, that shall include provisions for maintenance, snow removal, ownership, liability and duration of the agreement, and must be filed with the Department of Planning and Development in a form approved by the Planning and Development Director.

3. *Shared Parking Table.* The following table shall be used to determine peak hours of operation for proposed shared parking. Parking requirements shall be the cumulative requirements of the uses sharing the parking, except where different categories of uses (retail or service, employment, civic, or dwellings) are participating in the sharing agreement and are likely to generate distinctly different times of peak parking demand. Each use should provide a percentage of parking required by these regulations according to the shared parking table below. Whichever time period column requires the highest total parking spaces among the various uses should be the amount of parking provided subject to the shared parking agreement and Plan Commission review. Alternative parking allocations may be approved as a function of the conditional use permit based on industry data or other sufficient evidence and analysis of peak parking demands for specific uses.

Land Use	Percentage of Required Parking Spaces by Period				
	Monday-Thursday Day and Evening		Friday-Sunday Day and Evening		Nighttime
	6 AM to 5 PM	5 PM to 1 AM	6 AM to 5 PM	5 PM to 1 AM	1 AM to 6 AM
EMPLOYMENT	100%	10%	5%	5%	5%
RETAIL OR SERVICE	75%	75%	100%	90%	5%
RESTAURANT	50%	100%	75%	100%	25%
ENTERTAINMENT and RECREATION	30%	100%	75%	100%	5%
PLACE OF WORSHIP*	5%	25%	100%	50%	5%
SCHOOL	100%	10%	10%	10%	5%
DWELLING	25%	90%	50%	90%	100%
LODGING	50%	90%	75%	100%	100%

*Place of Worship parking needs will be considered on a case by case basis as different faiths gather at different days and times during the week.

4. *Duration of agreement.* Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking.

5. *Recording of Agreement.* The agreements must be recorded with the County Recorder. If the uses of either party changes, the CUP is no longer valid unless the Zoning Administrator authorizes the new uses and determines there is compliance with the shared parking table (Section 400.2130.E.3). If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this article.

6. *Revocation of permits.* Failure to comply with the shared parking provisions of the shared parking plan shall constitute a violation of the Zoning Code and shall be cause for revocation of a certificate of zoning compliance and/or building permit.

~~F. Exception For Uses Located Near Transit Stations and Stops.~~ For uses located within five hundred (500) feet of a public transit station or stop, the off-street parking requirements may be reduced by ten percent (10%). The Loop Trolley stops and stations shall not be included in this exception.

F. Exception For Individual Permitted and Conditional Use Classifications Identified Within Previously Approved Site Plan Developments. These individual uses are only exempt from the provisions of Section 400.2140 if they do not further intensify the individual use parking requirements approved as part of the original Site Plan Development. This provision only applies to the establishment of an individual use within an existing suite located within a multi-tenant commercial building.

Section 2. This ordinance shall not be construed to so as to relieve any person, firm or corporation from any penalty heretofore incurred by the violation of said Sections mentioned above, nor bar the prosecution for any such violation.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance, shall upon conviction thereof, be subject to the penalty provided in Title 1 Chapter 1.12.010 of the Municipal Code of the City of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this _____ day of _____, _____.

MAYOR

ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY