

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT UPDATES:

Dawn begins a new day. The Senior Planner position has been offered to, and accepted by, Dawn Doty. Mrs. Doty will begin Monday, May 3rd. She brings a wealth of talent to Department, with vast experience in economic development and strong analytical skills that we look forward to putting to use.

Planning Division:

- **Urban Agriculture.** Adopted as Ordinance #2719, staff is preparing to initiate notifications and begin to register properties that are impacted by the new standards. An article will be drafted for the May community newsletter to provide residents with information.
- **Stormwater Management Plan and Strategic Plan Update.** With full staffing capacity, both of these items will be brought back for Commission discussion June 3rd.
- **Business Licenses.** Notifications for license renewals has been issued in phases, starting with the industrial parks. Several applications have already been received and new licenses issued.
- **Petition Plan Reviews.** The following petitions have been submitted for PCDC of Board of Adjustment review. These are currently under review by staff and have not been assigned a scheduled date.
 - **9 Bon Price Lane.** Construction of a new single family homes.

Building Division

• **Noteworthy Activities.**

- **ISO has called.** The City's response has been submitted. The review should take about 30 to 60-days.
- **Occupancies**
 - **Open! Open! Open!** The following businesses were granted Occupancy Certificates and Business Licenses:
 - **AccuCare Home Health Car of St. Louis,** 1185 North Price Road.
 - **Astonishing In-Home Care, LLC,** 9378 Olive Boulevard, Ste 104B.
 - **Falcon Investigations, LLC,** 9378 Olive Boulevard, Ste 304.
 - **Educational Equity Consultants, LLC,** 9378 Olive Boulevard, Ste 206.
 - **9601 Dielman Rock, LLC,** 9619-21 Dielman Rock Island Industrial Drive.
 - **GoodFaith, LLC BP AMOCO,** 9680 Olive Boulevard.
- **MSD and utility activities:**
 - **82nd Street Sanitary Relief Line.** Works appears to be complete. Additional information and updates have been provided by the Public Works Director.



- **Lindley Sanitary Relief Line.** Work continues to progress on the 6,200 linear foot sewer extension from I-170 to west of Dielman Road. The utility trench permit has been issued to Unnertall Contracting Co, LLC. Initial work has begun at I-170, extend south of the Stoneleigh Towers Subdivision, and the proceed along Bon Price Lane. Additional information may be accessed from MSD's website at <https://msdprojectclear.org/projects/new-construction/lindley-drive-sanitary-relief-12329/>.



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- **Pioneer-Price Sanitary Relief Line.** There is no further progress to report.



- **Cherry Tree Lane Storm Improvement.** Works is moving quickly. Public Works has monitored progress and may have additional information on their report.

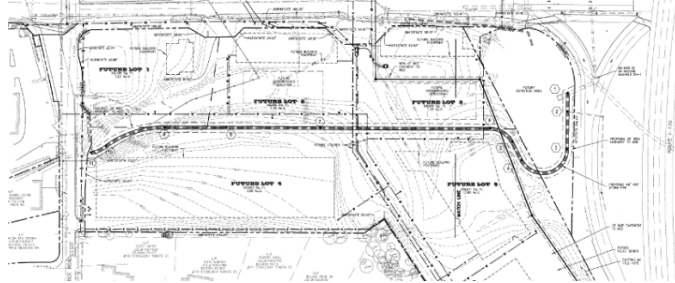


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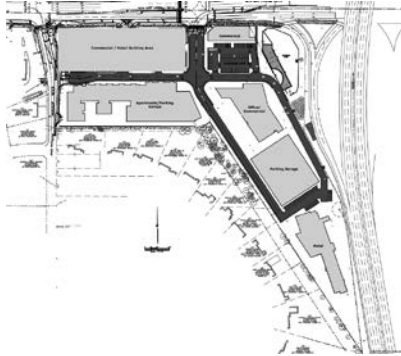
Development Projects:

- **Olive Crossing (south 9000-9100 block along Olive Boulevard):**

- Staff is reviewing preliminary grading plans, including the improvement plans for the channeling of the ravine extending from Price Road to the I-170 detention basin. Work on the channeling of the ravine is anticipated to begin mid-May.



- The amendment to the approved Master Development Plan has been submitted. This amendment will be forwarded to the City's Planning and Community Design Commission for review and recommendation. The tentative scheduled meeting date is May 20th.



- **City Center Redevelopment Area (9473/9495/9499 Olive):**

- Construction continues on the site.



- **Planthave (9514 Olive):**

- Work has commenced. MSD permits have been issued.



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• **Firestone (9398 Olive):**

- The contract for purchase has been extended to June. In discussions with GBT Realty, the proposed purchaser, they are hoping that closing will occur by mid May.



• **EZ Storage (9538 Olive):**

- No updates as of the writing of this report.

• **39 North and the DD Plant Science Center**

- Work has commenced on the Lindbergh/Olive interchange. The current interchange configuration will be modified, removing the loop ramps north of Olive and creating two new signalized intersections on Olive, east and west of Lindbergh.



- were issued by the SLEDP on December 17, 2020, with a deadline date of January 12, 2021 (the original date anticipated for this was June 26, 2020). No updates have been provided regarding the award.
- SLDEP submitted a grant request on behalf of the 39N to the Department of Commerce for construction associated with the greenway extension and Phase II of the Great Streets Plan.

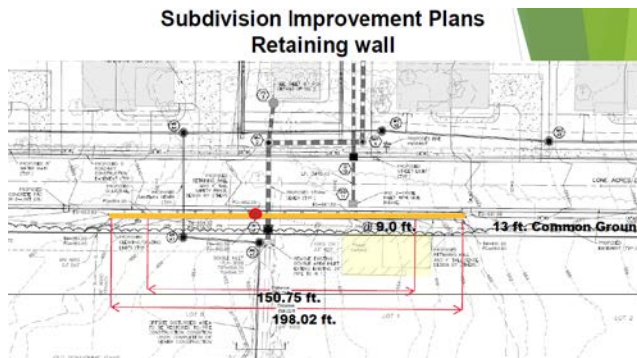
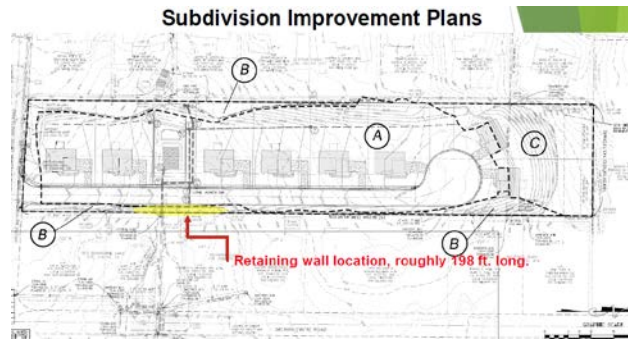
**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
BOARDS AND COMMISSIONS**

Board of Adjustment

- There is **ONE** vacancy on the Board, that is for an alternate member. Board members serve 5-year terms. The table below notes each board member and the term expiration.

Full Members	Full Members	Alternate Members
Larry Gerstein (2021)	Rob Jurgiel (2024)	Adrian Hartman (2021)
Ted Cicero (2022)	Omar Malik (2025)	Dawn Weber (2025)
David Zobel (2023)		VACANCY

- The Board held a videoconference meeting on April 22nd. A meeting is tentatively being considered for May 27th.
- At the April 22nd meeting, the Board considered an appeal requesting a variance for a retaining wall height. The property was 9411 Old Bonhomme Road, which is part of a proposed subdivision entitled Birdie Lane Subdivision. The PCDC has approved an 8-lot single family detached preliminary subdivision plat. In submission of the Subdivision Improvement Plans, a proposed retaining was in excess of the 5-foot limitation under Chapter 405. The Board granted the variance to authorize the excess height.



Economic Development Commission

- EDC Membership terms are for 3-years. The City Council shall appoint three (3) voting members who shall be residents of the City and two (2) voting members who shall be representatives of businesses located in the City. The table below notes each member and term expiration year.

2021 Term Expiration	2022 Term Expiration	2023 Term Expiration
David Moons	Rodney O. Patershuk (Local Business Representative)	Rodney P. Cousins
Jeffrey Springer (Local Business Representative)		Nate Zelinske

- Commission held a meeting on April 5th. The meeting was primarily a closed session for attorney-client matters and contract negotiations. No actions were taken.

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Planning and Community Design Commission

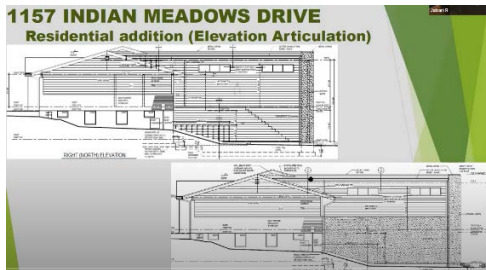
- PCDC Membership terms are for 4-years. The table below notes each PCDC member and term expiration year.

2021 Term Expiration	2022 Term Expiration	2023 Term Expiration	2024 Term Expiration
Carol Waggoner (Planner)	Jodie Rich (IS Consultant)	Robert Jurgiel (Engineer-specialty environmental)	Richard Brophy (Attorney)
Bryan Lewis (Facilities Manager)	Tim Spiegelglass (Construction Manager)		V A C A N C Y

- There is one vacancy on the Commission. Per Section 125.050 of the Olivette Municipal Code:

...The Planning and Community Design Commission shall consist of seven (7) members who shall be appointed by the Mayor and approved by the City Council. Each member so appointed shall be a resident of the City. At least four (4) members of the Commission shall have extensive experience in and/or be licensed to practice in the fields of architecture, landscape architecture, engineering, urban planning, construction management, real estate development or other fields related thereto...

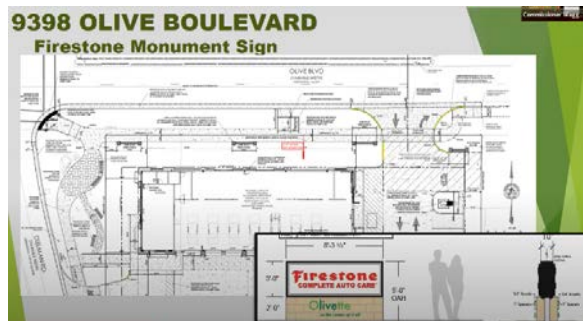
- Next scheduled meeting date is May 6th.
- A videoconference meeting was held on April 15th. The April first meeting was cancelled.
- On the meeting of April 15th, the Commission:
1157 Indian Meadows. Reconsidered and amended an-approved Community Design Review and Concept Stormwater Management Plan for residential addition.



- **9661 Old Bonhomme Road (Old Bonhomme Elementary School)**. Approved parking lot modifications for the proposed east lot.

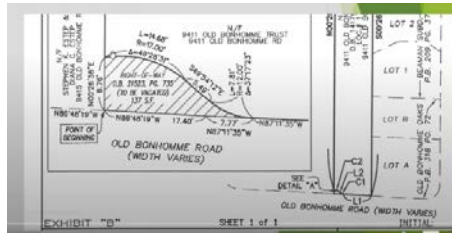


- **9398 Olive Blvd, Firestone**. Approved the placement of a monument sign along Olive.



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Vacation plat of excess ROW at Birdie Lane Subdivision. Held a public hearing and forwarded a recommendation to the City Council to vacate 137 sf. of excess ROW along Old Bonhomme Road.



The Opus Redevelopment project at Irvington and Reym Cts. Began the Development Review for the 5 acre redevelopment project. This is the second part of a 3-part process. The Concept Review was conducted back in January. Under the Development Review, the Commission will review and forward recommendation to the City Council to rezone the property to a MU-Gateway PDD (Planned Development District).



Olive & 170 Multifamily Housing



Gary Schuberth

