

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT UPDATES:

Senior Planner Doty has updated our market and community profiles (See attached behind the Status Report). The profile was initially prepared by Mr. Roper in 2018. Dawn has updated these with current available data as of 2020.

Planning Division.

- Streets Map – Working on a city-wide street map for new police officers to familiarize themselves ingress and egress throughout the city. This map focuses on streets and greenways as a means of public transportation, and features points of interest, including parks, city buildings, places of worship, and schools, which are destinations for public congress. Building structures are symbolized by their land use as a means of delineating between individual properties while calling out residential from commercial usage, as they relate to peaks and lulls in public movement. This map is still in draft form as it is currently being vetted in the field. Until this draft, officers were using xerox copies of a 2016 street guide.
- Shape file was created for the Communications Manager for utilization on Nextdoor.
- Data Transfer – A shapefile and spreadsheet including all 4,064 address points, which capture all single and multi-tenant real estate tax records has been assembled. The data was derived from a combination of the County's current address points overlaid with the County's current tax parcels and internal zoning data then reduced to specific fields, provided by GovSense. This data will serve as the platform by which all data entered into GovSense will be related to spatially.
- Business Licenses – Solution-mining in progress to utilize GovSense to the best of its abilities.

Building Division.

Nonresidential permit reviews continue with the following:

- New Community Center plans.
- GRG Centennial Trail plans.
- Firestone building and site plans. A partial permit will be issued to commence work on the footing/foundation portion of the building.
- Birdie Lane subdivision improvement plans, including demolition work, site clearing and grading, street improvements, detention improvements, and retaining wall.

Residential permit reviews continue on the following:

- 4 Planters Lane
- 1113 Collingwood Lane
- 1115 Collingwood Lane

June Permits:

- Residential
 - **Issued:** 18 totaling \$615,655 in valuation (includes one new home)
 - **Submitted:** 30 under review totaling \$1,357,487 in valuation (Includes one new home)
- Commercial
 - **Issued:** 4 totaling \$17,227,727 in valuation (includes Old Bonhomme Elementary addition)
 - **Submitted:** 6 under review totaling \$17,255,106 (includes Old Bonhomme Elementary addition)
- Occupancy Inspections
 - Commercial: 5
 - Residential:
 - 11-house sales
 - 13-multi-family
 - Rentals:
 - 9-new occupants
 - 13-biennial renewals

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For July 27, 2021

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• Noteworthy Activities.

• **MSD and utility activities:**

- **Lindley Sanitary Relief Line.** Work continues to progress on the 6,200 linear foot sewer extension from I-170 to west of Dielman Road. Most of the work being conducted to date is between Price Road and Dielman Road. Additional information may be accessed from MSD's website at <https://msdprojectclear.org/projects/new-construction/lindley-drive-sanitary-relief-12329//>.



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



Development Projects:

- **Olive Crossing (south 9000-9100 block along Olive Boulevard):**
 - Grading work continues on site. The PCDC is reviewing Development Plans for Lot 4.



- **City Center Redevelopment Area (9473/9495/9499 Olive):**
 - Construction continues on the site.



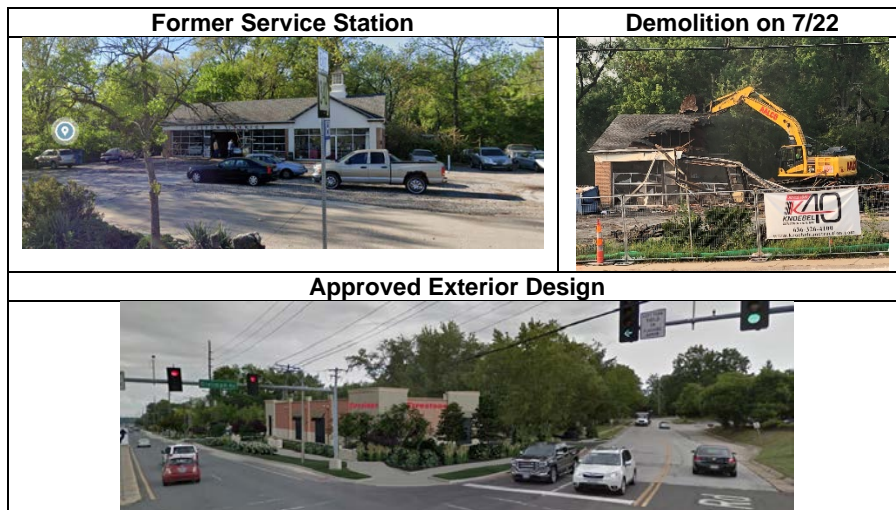
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- **Planthave (9514 Olive):**
 - No updates to report.



- **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 continues 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.



- Staff met with representatives of 39North and the Plant Science Center to discuss occupancy availability in Olivette for lab space.

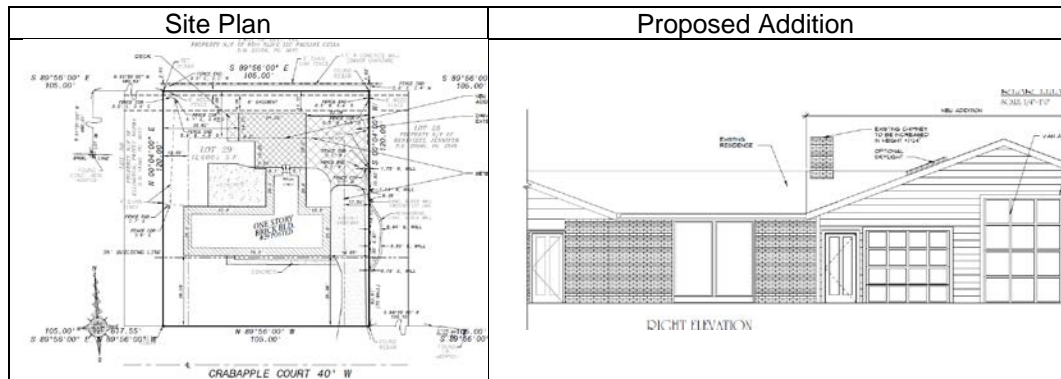
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BOARDS AND COMMISSIONS

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 July 8th. All seven current members were in attendance.
- At the April 22nd meeting, the Board considered an appeal requesting a rear yard variance for a residential addition at 29 Crabapple Court. The appeal was denied.
- The required rear yard setback is 24 feet. The Petitioner sought a 13.0 foot variance to permit the back of the addition to be 11.0 feet from the rear property line.



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

- No meeting was held in July.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Planning and Community Design Commission

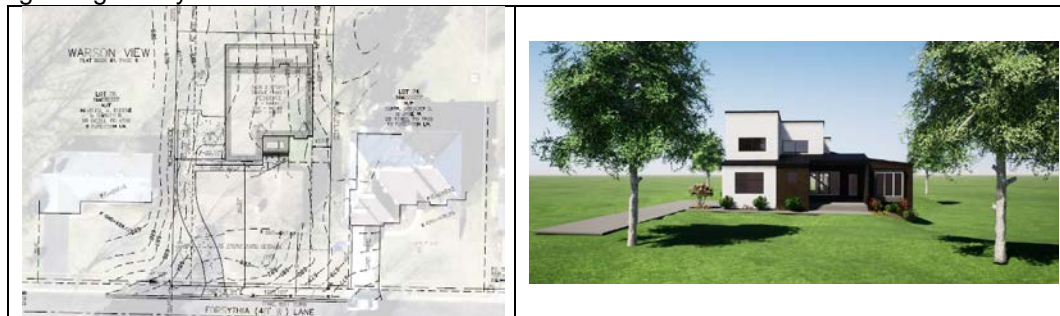
- PCDC Membership terms are for 4-years. The table below notes each PCDC member and term expiration year.

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

- Updates:
 - 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...
 - The meeting for September 16, 2021, will be cancelled in observance of the last day of Yom Kippur.
 - Next scheduled meeting date is August 5th. Tentative items included in the agenda include: continued review of the proposed multifamily residential apartment structure on Lot 4 of the Olive Crossing PDD and the new single family home at 11 Forsythia Lane.
- Summary of the July 15th meeting:
 - 1113 and 1115 Collingwood Drive – two new Single Family Homes were approved.



- 11 Forsythia Lane – continued deferral on proposed new Single Family Home. Issue regarding front yard setback had not been resolved.



- 9 Bon Price Terrace – Approved new Single Family Home.



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- Lot #4 – Olive Crossing - 5-story, 188-unit multifamily residential apartment building with attached garage structure. Deferred action. This item was before the Commission for Design Review. Design Review is the “Community Design Review” of the MU Gateway District. This is where the Commission reviews the application for compliance with the approved Master Development Plan and digs deeper into the architecture aesthetics, materials, landscaping, buffer mitigations, lighting, etc.

