

**CITY OF OLIVETTE
ZONE 5 PROJECT MANAGEMENT TEAM
MEETING MINUTES
MAY 22, 2018**

The City of Olivette Zone-5 Project Management Team (PMT) met on May 22, 2018, at 5:00 PM in the Large Conference Room of the Olivette City Center addressed as 1140 Dielman Road, Olivette, Missouri.

[It was brought to the City's attention that the main entry doors into the City Center were locked. Any one whom attempted to attend the meeting and arrived after 5:00 PM had no access to enter the building.]

1. ROLL CALL:

On roll call, the following members were present: Bradley Abel of the Planning and Community Design Commission, Jeff Springer of the Economic Development Commission, Council Person J. Gregory Carl, City Manager Barbara Sondag, and Planning Director Carlos Trejo.

A quorum being present, the meeting ensued in session for the transaction of business.

2. MEETING MINUTES:

Meeting minutes for the May 7, 2018, meeting were accepted.

PUBLIC COMMENTS:

There were no comments.

3. CONTINUED DISCUSSION OF CHARGE, SCOPE OF WORK, AND SCHEDULE:

Discussion ensued over the PMTs schedule and assignments. Requests from the previous meeting included obtaining a copy of the Phase II report for 9398 Olive and to inquire with developers and realtors on development opportunities of the site by itself and expanded.

4. UPDATE ON TASKS AND ASSIGNMENTS:

Phase II report. Mr. Trejo noted he reached out to Jeff Neal of Landmark Environmental requesting a copy of the Phase II report. Landmark Environmental was the firm Mr. Burford noted was monitoring the site. As of the meeting time, no copy had been received. It was suggested that a request be made to Mr. Burford directly.

Developer responses. Mr. Trejo noted attempts were made to solicit input from developers regarding the development opportunities for the site alone and as an assembled property. On the site alone, two companies noted a bank or urgent care center, one noted a small retail center but expressed concern about visibility and frontage along Olive. As an assembled site, one response noted a service station and also reiterated the limited amount of frontage the site has on Olive.

Discussion ensued over the following:

- Potential development of only the 9398 Olive site. There was a consensus to a preference of having a more local/neighborhood user anchor the site as oppose to a national chain. There was also a consensus to have a use that provides eating and dining opportunities.
- Types of dining establishments. It was noted the employment population in the City's industrial parks and the need to provide them opportunities for quick dining services.
- Potential uses on the site, both in terms of the type and the quality of the type. Inquiries were made if the City reaches out to users and advocates for locating in Olivette. It was noted that the Economic Development Commission, including the Chair, Mr. Springer, do reach out to local and national businesses and advocate for sites and tenant spaces.
- Family entertainment possibilities. With the extent someone has to drive to go to facilities that host kid birthday parties or events, the site would be ideal for a family entertainment use.
- City Center zoning. Mr. Trejo noted that under the current COR zoning of this site (alone), all of the uses discussed would be prohibited. In an overview of the COR regulations, motor vehicle oriented businesses are prohibited in this area, the lot size dictates the building placement and limits entertainment uses and food establishments. He noted ongoing discussions in the Planning and Community Design Commission regarding the creation of a new zoning district entitled City Center Zoning District. He also noted that zoning is limited in regulating the type of land uses, not necessarily the quality of the land use itself.

The PMT agreed to schedule a meeting for Thursday, May 31st at 4:30 PM, prior to the scheduled Volunteer Appreciation event. Request were made to obtain the Phase II report for 9398 Olive Blvd, discuss redevelopment opportunities of the site and assembled with more developers, and to approach the owner of 9390 Olive about long term plans.

5. ADJOURNMENT:

The meeting adjourned at 5:56 PM.

Carlos Trejo

Prepared by Carlos Trejo, Planning Director

Accepted: 2018 05-31