

**Proposed Amendment #9
of the Strategic Land Use Plan (SLUP)
of the St. Louis Comprehensive Plan**

The City of St. Louis Planning Commission is holding a Public Hearing on the proposed Amendment #9 of the Strategic Land Use Plan (SLUP) at its regular meeting on Wednesday, October 5, 2011 at 5:30 p.m., in the 12th floor boardroom at 1015 Locust St.

The SLUP is the City's general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use /development category, known as a Strategic Land Use Category.

Attachment A is a Table containing descriptions and information on proposed changes for Area 1, Area 2 and Areas 3-15. There are one or more maps showing the geographic boundaries of proposed land use changes for each Area.

More specific planning and other regulations may also cover a specific area. Such is the case for Area 1 and Area 2. A narrative on Area 1 follows this introduction page.

Proposed SLUP Amendment #9 – Area 1 CWE/Midtown Sustainable Development Form-Based Code is a proposal to amend the City's SLUP for an area generally bounded by Lindell Blvd., Vandeventer Ave., Forest Park Ave. and Kingshighway Blvd. in the Central West End neighborhood.

Proposed SLUP Amendment #9 – Area 2 Potential North Kingshighway TIF Area is a proposal to amend the City's SLUP for an area generally bounded by N. Kingshighway Blvd., Warwick Ave., N. Euclid Ave. and Delmar Blvd. in the Fountain Park and Kingsway East neighborhoods.

Proposed SLUP Amendment #9 – Areas 3 through Area 15 are scattered sites in multiple city blocks for the annual SLUP map update.

Written and oral comments on the proposed Amendment #9 can be made at the Public Hearing. Written comments also can be made prior to the hearing by fax in care of Dick Zerega at 314-259-3406, or by e-mail at zeregad@stlouiscity.com by Wednesday October 5, 2011 at 5:00 p.m. which will be forwarded to the Planning Commission for their review at the public hearing.

Attachment A
Strategic Land Use Map Changes – Amendment 9

Loc.-Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #	
1A	Between Kingshighway Blvd. & Taylor Ave.; along Lindell Blvd. & Forest Park Ave; along Taylor Ave. & Sarah St.	Central West End	38	3884.23 3885 3891 3892 3893 3894 3899 3900 3901 3902 3907 3914 3915 3916	NPA	SMUA		
1B	Along Lindell Blvd., McPherson Ave. & Forest Park Ave.	Central West End	38	3902 3908 3913.01 3914 3922 4877.01 4877.02	NCA	SMUA		
1C	Along Forest Park Ave.	Central West End	38	3916	BIPA	SMUA		
1D	Along Forest Park Ave. & Laclede Ave.	Central West End	38	3919.04	BIDA	SMUA		
2	New commercial development (N. Kingshighway TIF Area)	Fountain Park Kingsway East	51 52	3764.05 3764.06 3765.05 3784 4989.06	NPA NCA IPDA	RCA	209-04-REZ	
3	New residential development (Boulevard Heights PUD)	Boulevard Heights	4	SE ¼ 6401	NDA	NPA	047-06-PUD	
4	Residential redevelopment (Dick Gregory Place)	Greater Ville	56	W. ½ 5638	NDA	NPA	039-09-RDR	
5	Residential redevelopment (Salisbury Park)	Hyde Park	65	S ½ 1246 S ½ 1744	NDA	NPA	001-10-RDR	
6	New industrial development (201 E. Steins)	Patch	2	W ½ 3085	BIDA	BIPA	142-07-RDM	
7	Adjacency Rule Office expansion (6711 Plainview)	Lindenwood Park	9	1 lot 5940	NPA	NCA	001-08-REZ	
8	Adjacency Rule Industrial development site (Carrie Bulwer Adelaide 3 rd)	North Riverfront	79	3417	BIPA	BIDA	060-08-RDM	
9	Mixed use redevelopment (Chouteau Truman Compton)	Lafayette Square	32	2281	OA	SMUA	204-05-VACA	
10	Industrial redevelopment (Chouteau Crossing)	Downtown West	36	2261.21 2270	BIDA	BIPA	052-09-RDM	
11	Residential conversion & mixed use development (Arlington Grove)	Wells Goodfellow	50	N ½ 4530	NDA	NPA	110-09-REZ 015-10-RDR	
12	Industrial plant expansion (Sensient Colors Inc.)	Jeff Vander Lou	59	S 1/2 1898	BIDA	BIPA	076-10-REZ	
13	Commercial redevelopment (OK Used Cars Expansion)	Ellendale	10	S 1/2 4809	BIDA	RCA	077-10-REZ 077-09-REZ	
14	Industrial redevelopment (warehouses, training center)	Kosciusko	20	696 W ½ 701 705 6502	BIDA	BIPA	084-10-SUD	
15	Residential redevelopment (Lucas Heights)	Midtown	37	1011 1023.03 1024 1025	OA NDA	NPA	085-10-RDR	

**Proposed SLUP Amendment #9 – Area 1
CWE/Midtown Sustainable Development Form-Based Code
Background Information and Process**

Proposed Strategic Land Use Plan Amendment #9 – Area 1 is a proposal to amend the City’s Strategic Land Use Plan (SLUP) for an area located in the Central West End neighborhood.

The SLUP is the City’s general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use/development category, known as a Strategic Land Use Category. More specific planning and other regulations may also cover a specific area.

For an area generally bounded by Lindell Blvd., Vandeventer Ave., Forest Park Ave. and Kingshighway Blvd., a community group, the non-profit Park Central Development Corporation (PCDC) -- formerly known as the Central West End Midtown Development Corporation -- with the support of its aldermen, has been conducting community visioning with an ultimate goal of amending the City’s Zoning Code.

Since 2003, the CWE/Midtown Development Committee (as part of the former development corporation and current PCDC) -- a group of community volunteers comprised of residents, property owners and representatives of institutions -- has reviewed proposed development projects in portions of the CWE and Midtown neighborhoods generally bounded by Lindell Blvd., Grand Blvd., Forest Park Ave. and Kingshighway Blvd.

During that time, PCDC felt it was being reactive in attempting to ensure that proposed development projects would be developed in harmony with the neighborhood’s development goals. PCDC contracted with H3 Studio, a planning/design firm, and Polsinelli Shughart, a law firm, to provide expertise in drafting a plan which would articulate those neighborhood goals and provide a vision for the study area. This new vision for the neighborhood will require amending the City’s Strategic Land Use Plan, a component of the City’s Comprehensive Plan. The new vision for the neighborhood will also be ultimately be codified (legally established) and regulated by amending the City’s Zoning Code and establishing a form-based code (FBC), an emerging alternative approach to zoning that emphasizes physical form -- rather than land uses -- in its regulations.

The project has been guided by a 16-member Stakeholder Committee -- which consists of residents, and representatives of institutions, real estate development firms and investment property owners -- as well as the aldermen of the three wards that are included in the study area -- Ald. Terry Kennedy (18th ward), Ald. Lyda Krewson (28th ward) and Ald. Joseph Roddy (17th ward).

Two neighborhood-wide public meetings were held to solicit input from the general public, and a series of open house meetings with property owners in the study area were also held. A City Technical Committee, comprised of representatives from various City departments, has assisted PCDC and its consultants during the course of its work.

In general, the neighborhood vision is to:

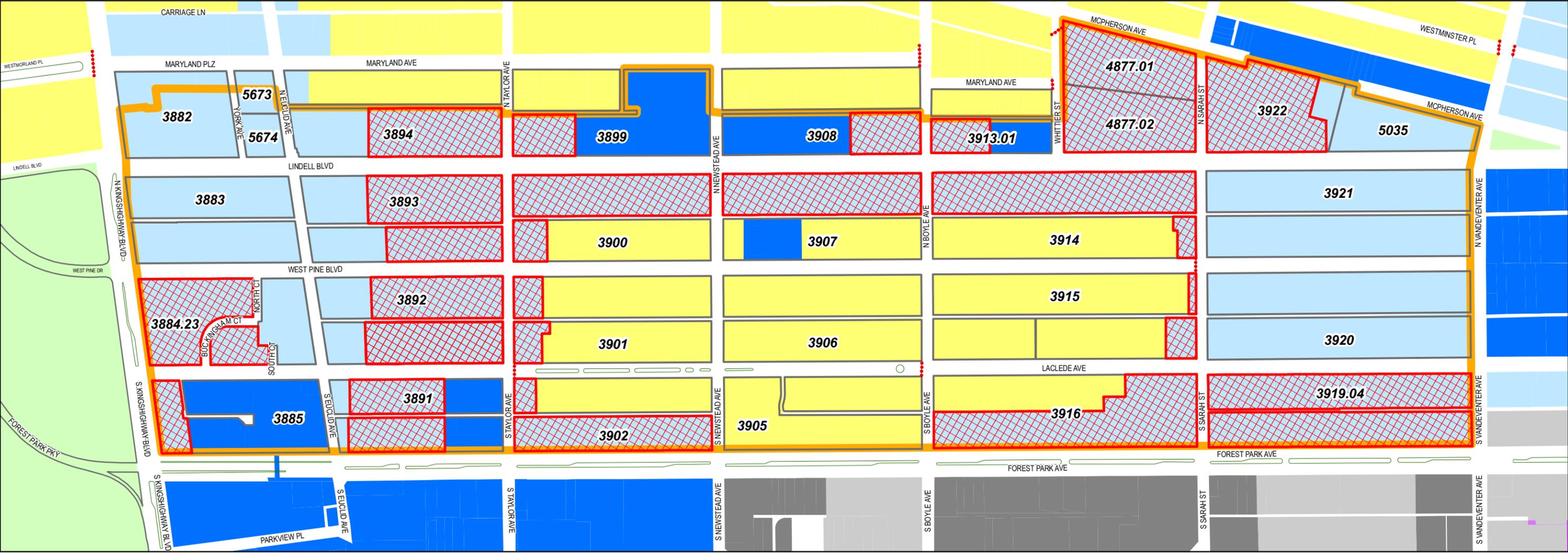
- Ensure the urban character of the neighborhood is enhanced through careful attention to building heights, setbacks, bulk, uses and design.
- Encourage higher-density development and a wider mix of land uses in appropriate locations (e.g, between Kingshighway Blvd. and Taylor Ave., between Sarah St. and Vandeventer Ave., and along Lindell Blvd. and Forest Park Ave.).
- Promote additional commercial development along Euclid Ave. and Sarah St.
- Preserve and enhance the integrity and quality of the primarily residential area generally located between Taylor Ave. and Sarah St.

In order to reflect this neighborhood vision, a number of changes are proposed in the City's SLUP. All of the revisions involve changing some of the existing Strategic Land Use Categories to the Specialty Mixed Use Area (SMUA), which is defined as "... where it is intended that a unique mix of uses be preserved and developed". Maps showing the study area's current SLUP ("Existing SLUP") and proposed SLUP ("Proposed SLUP Amendment #9 – Area 1"), as well as four maps showing a breakdown of the proposed changes, are included for review.

If the proposed SLUP Amendment for the study area (Area 1) is approved by the Planning Commission, a number of key steps would remain in order to enact the FBC. These include:

- Finalization of FBC regulations in conjunction with City departments.
- Approval of proposed zoning changes by the Planning Commission.
- Public hearing regarding proposed zoning changes to be held by Board of Aldermen's Housing, Urban Development and Zoning (HUDZ) Committee.
- Approval of ordinance(s) regarding proposed zoning changes by the Board of Aldermen and Mayor.

Proposed SLUP Amendment #9 - Area 1



Strategic Land Use Categories

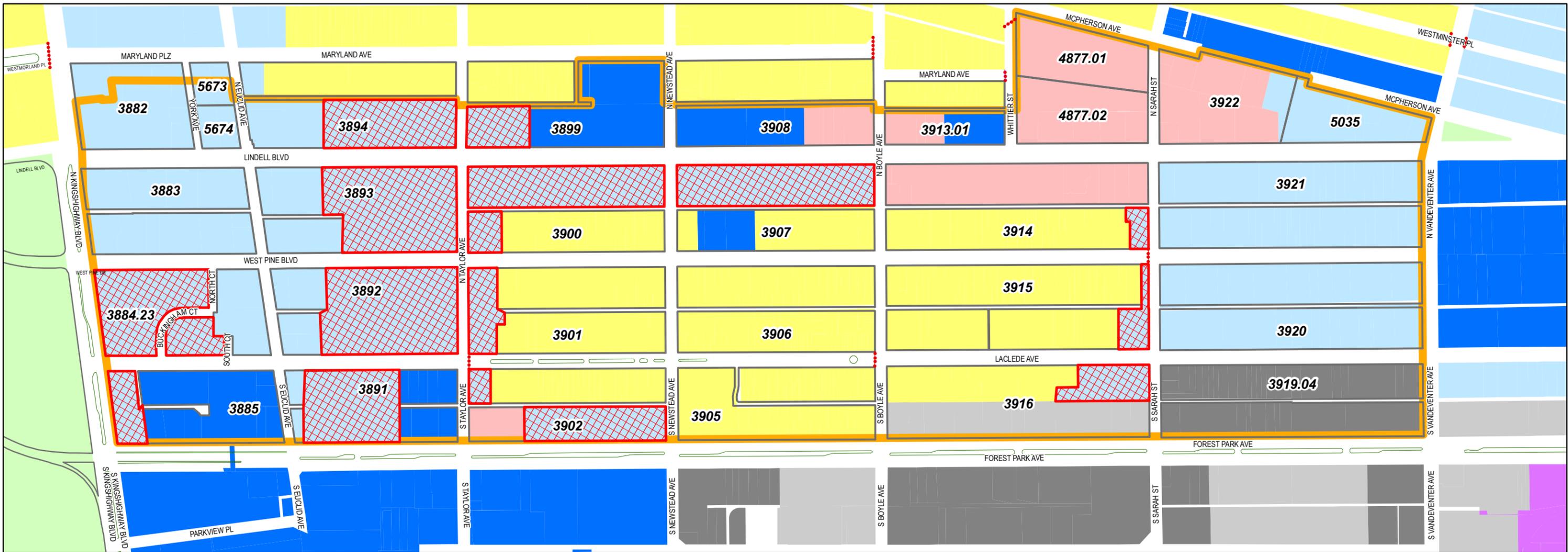
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- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreational and Open Space Preservation and Development Area

- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area
- Study Area Boundary
- Proposed SLUP Amendment #9 - Area 1



DATE: 07-11-2023
 PLANNING & URBAN DESIGN AGENCY
 1000 N. WASHINGTON ST., SUITE 200
 CHICAGO, IL 60610
 TEL: 312.463.1000
 WWW.PUDAGENCY.COM
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Proposed SLUP Amendment #9 - Area 1A (NPA to SMUA)



Strategic Land Use Categories

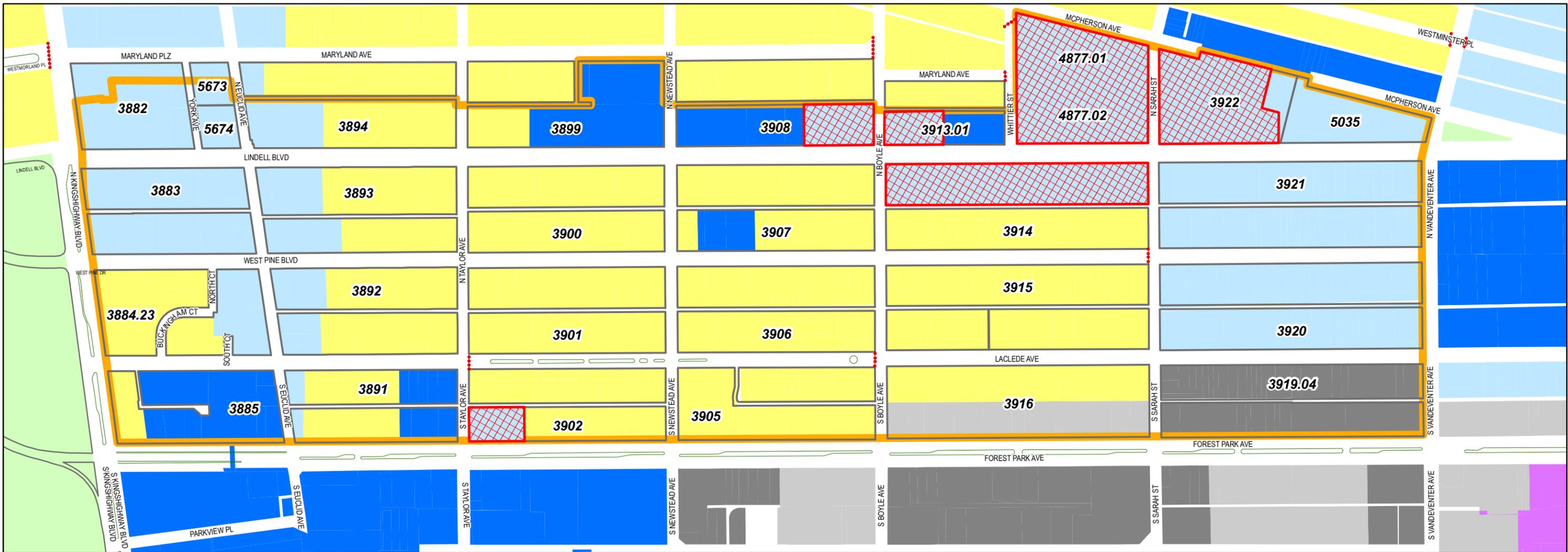
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- Study Area Boundary
- Proposed SLUP Amendment #9 - Area 1A (NPA to SMUA)



Proposed SLUP Amendment #9 - Area 1B (NCA to SMUA)



Strategic Land Use Categories

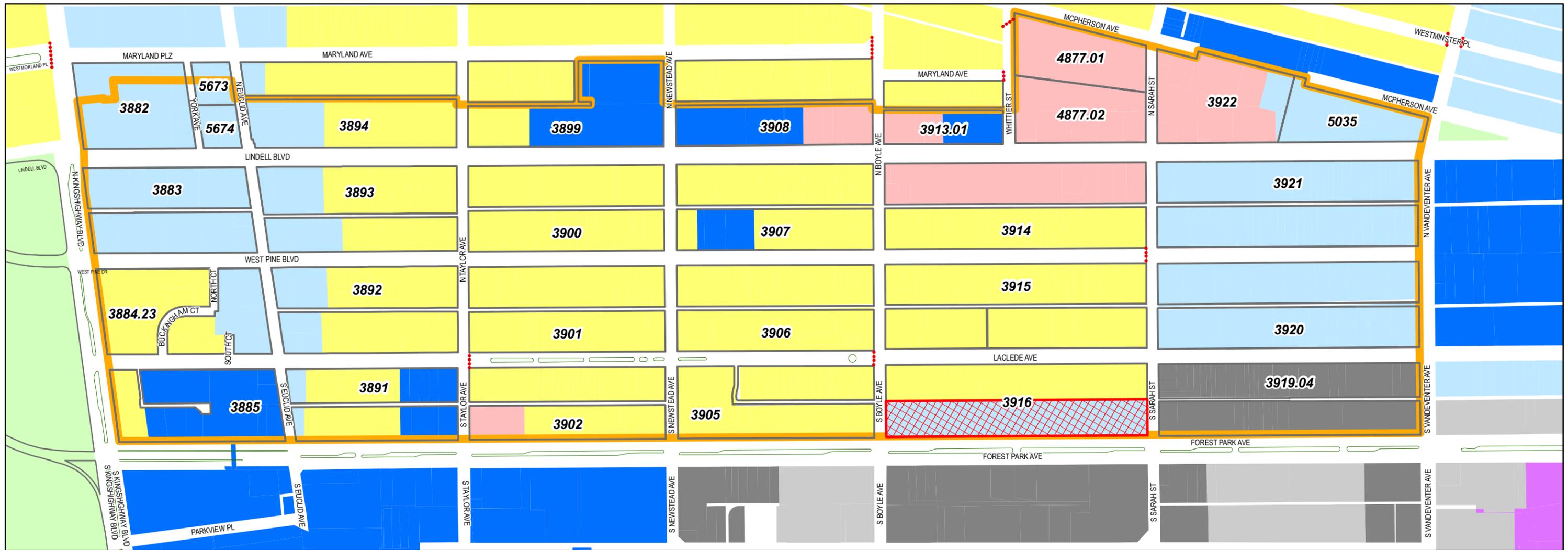
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- Opportunity Area

- Study Area Boundary
- Proposed SLUP Amendment #9 - Area 1B (NCA to SMUA)



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1900 S. MICHIGAN
CHICAGO, IL 60605
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Proposed SLUP Amendment #9 - Area 1C (BIPA to SMUA)



Strategic Land Use Categories

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- Opportunity Area

- Study Area Boundary
- Proposed SLUP Amendment #9 - Area 1C (BIPA to SMUA)



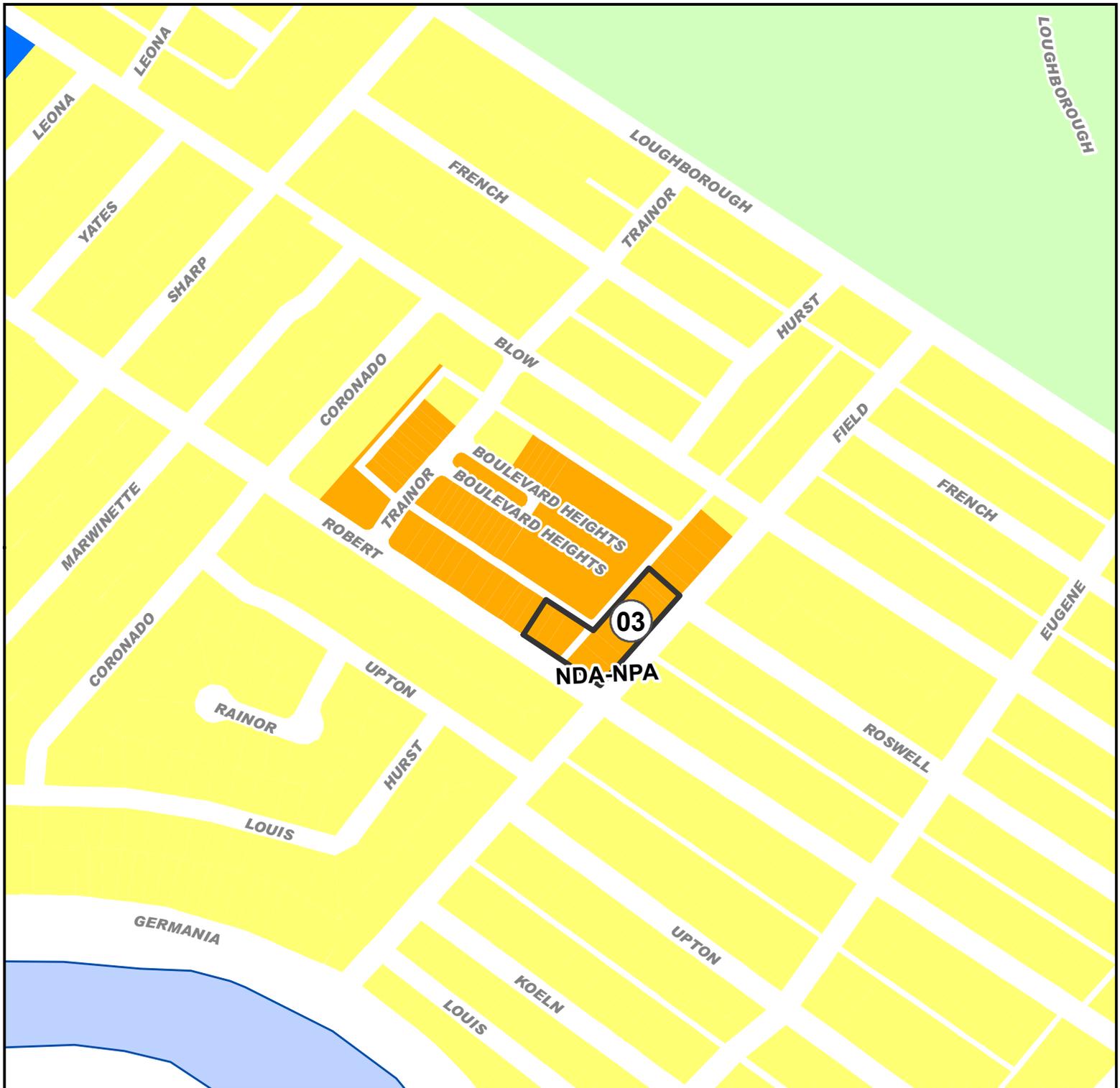
**Proposed Amendment #9 – Area 2
of the Strategic Land Use Plan (SLUP)
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Proposed Strategic Land Use Plan Amendment #9 – Area 2 is a proposal to amend the City's Strategic Land Use Plan (SLUP) for portions of the area along Kingshighway Blvd. from Delmar Blvd. to just north of Dr. Martin Luther King Dr. These changes are in keeping with plans for additional commercial activity in the area which will ultimately be defined in TIF Redevelopment Plan.

**Proposed Amendment #9 – Areas 3-15
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Proposed Strategic Land Use Plan Amendment #9 – Areas 3 through Area 15 are scattered sites in multiple city blocks for the annual SLUP map update.

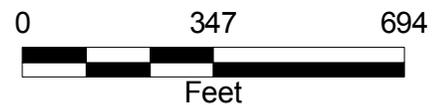
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Strategic Land Use Categories

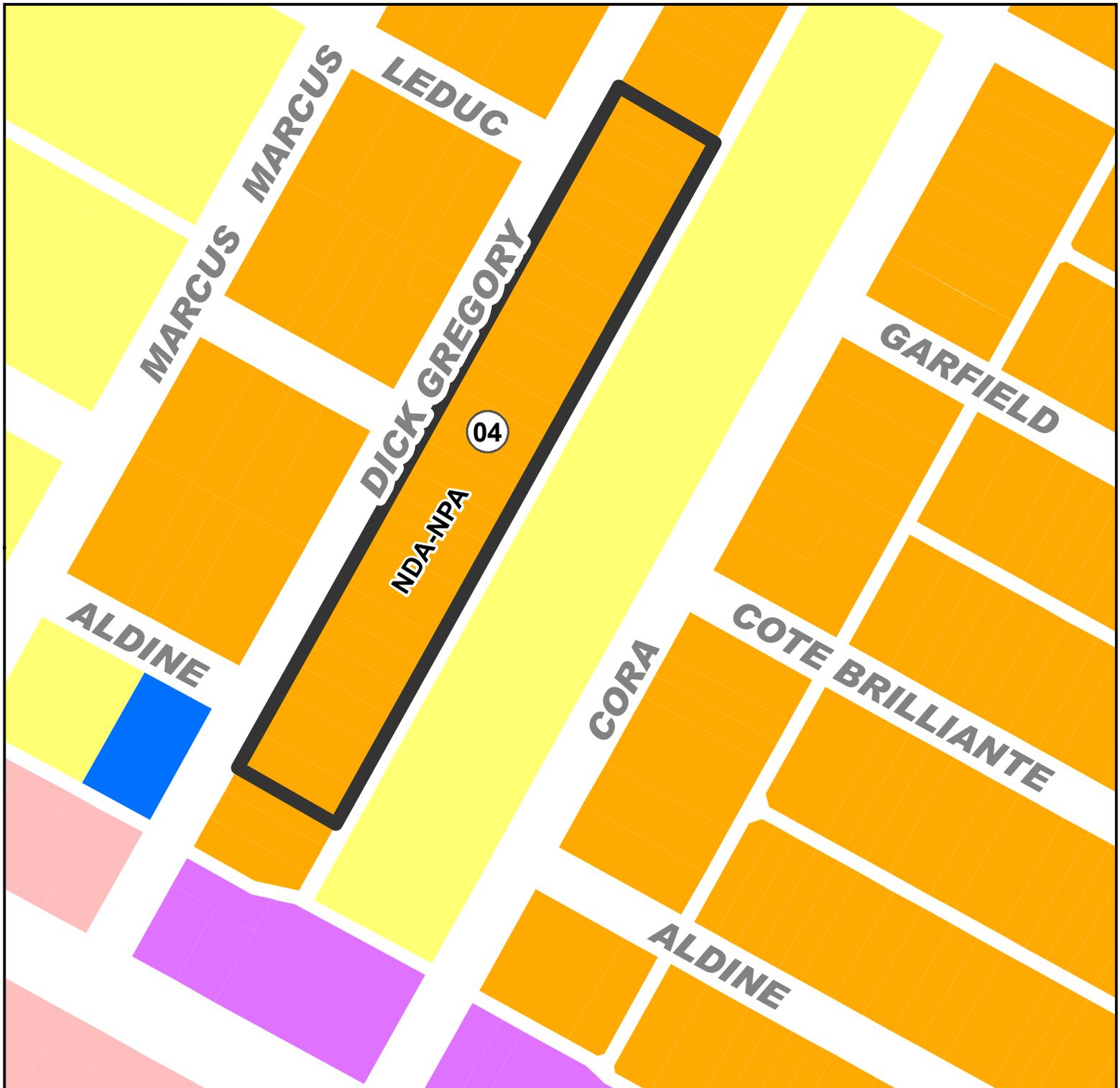
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- Opportunity Area

Area
03



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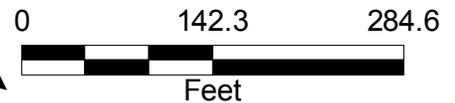
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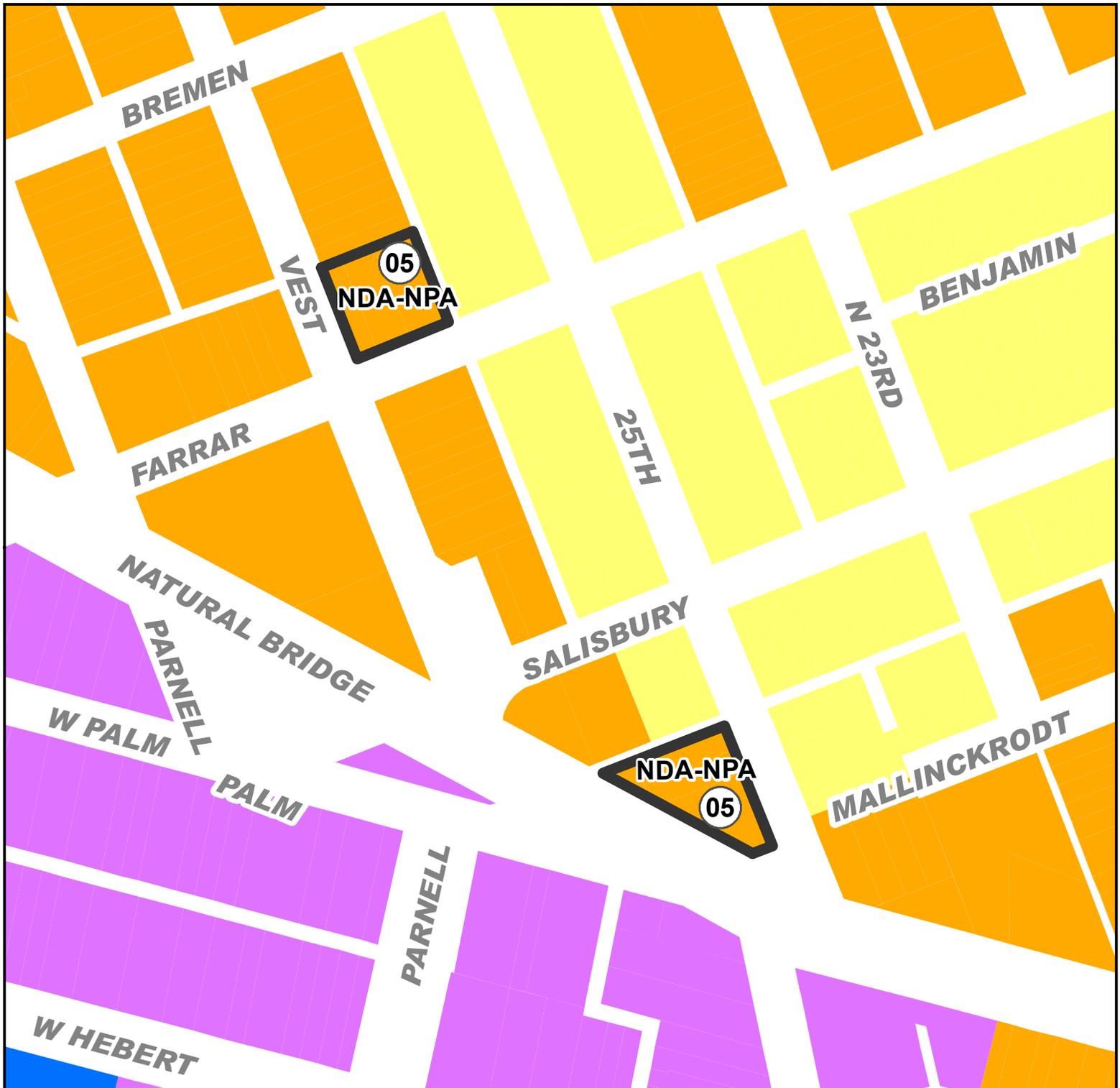
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Area
04



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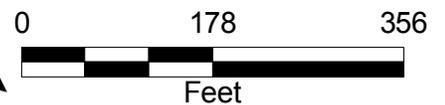
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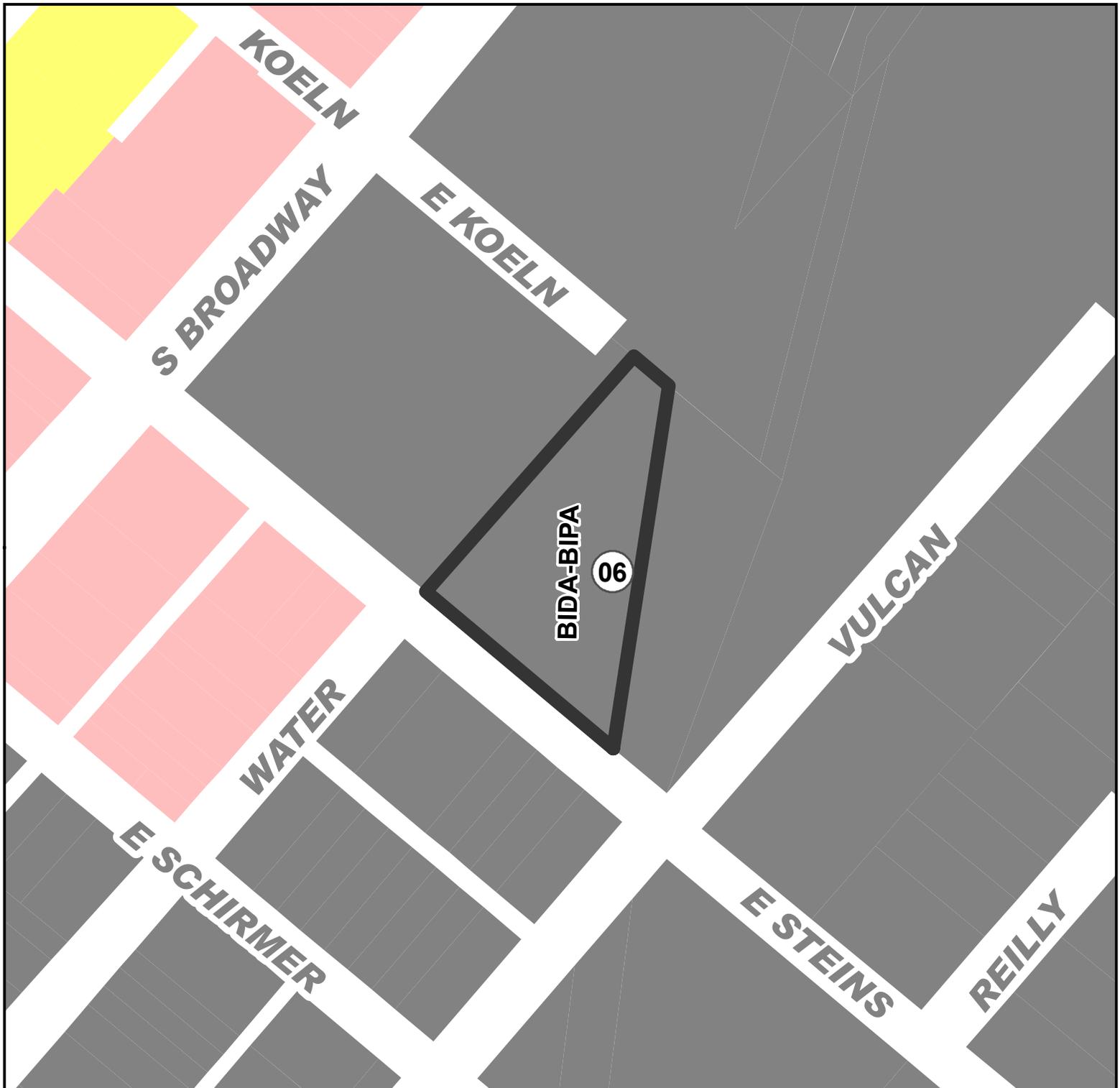
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Area
05



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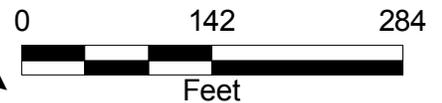
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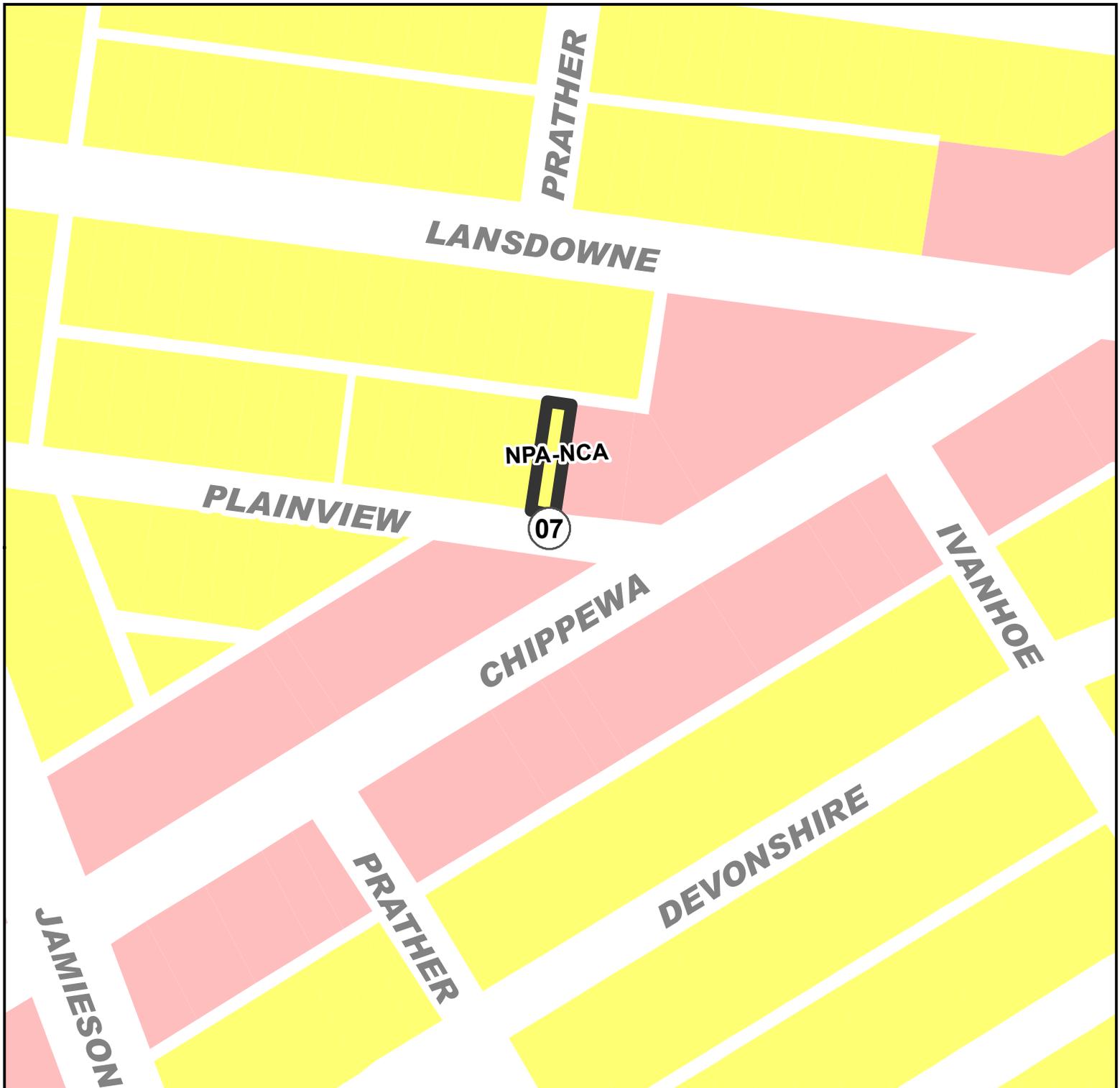
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Area
06



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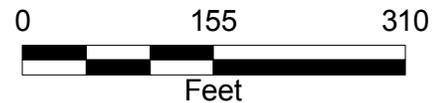
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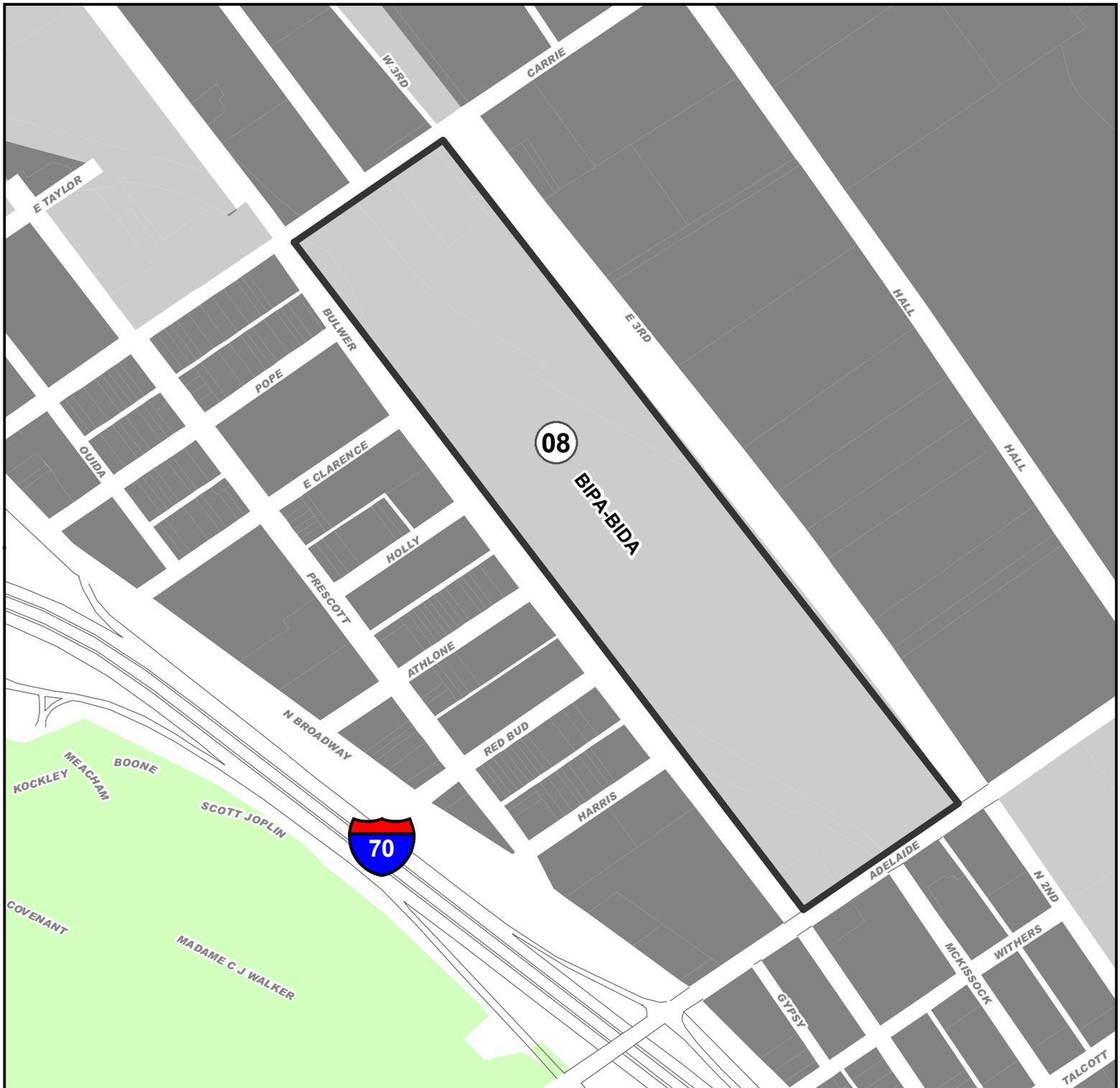
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Area
07



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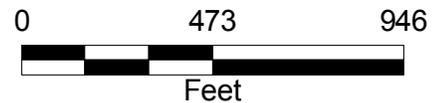
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Area **08**



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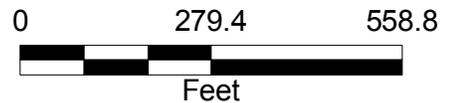
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Area
09



CITY OF ST. LOUIS
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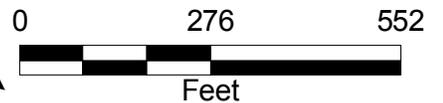
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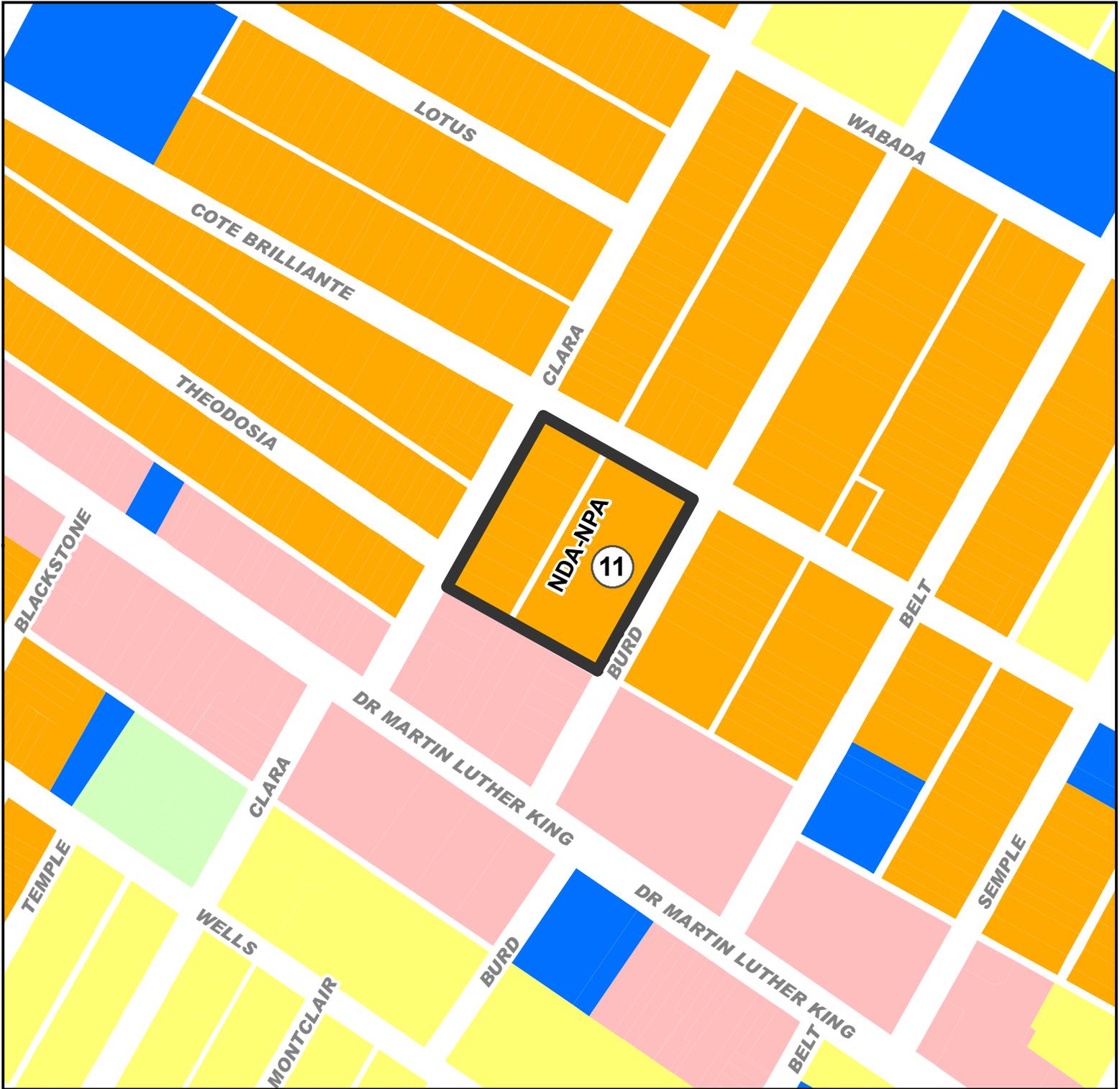
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Area
10



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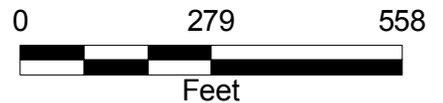
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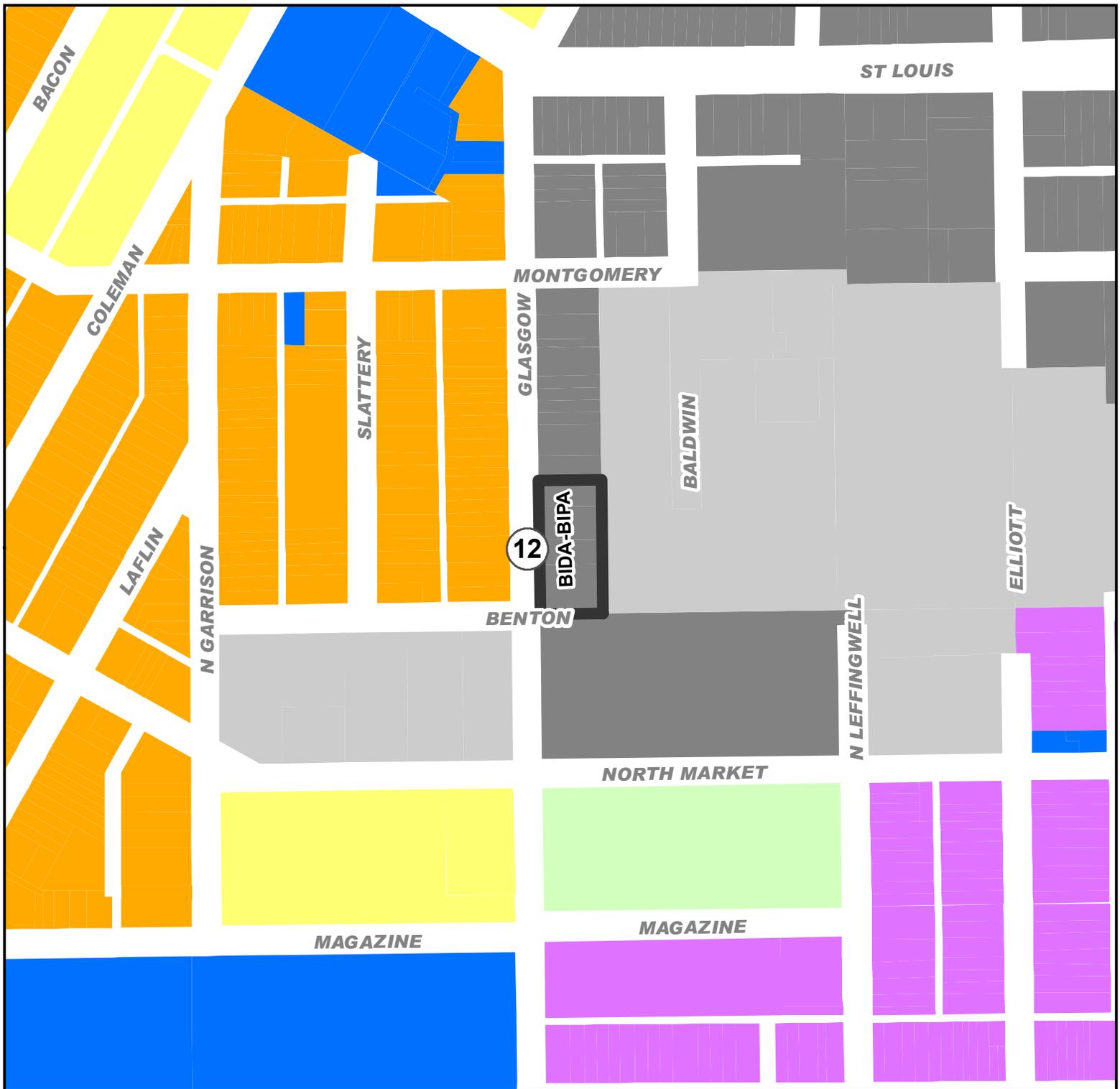
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Area
11



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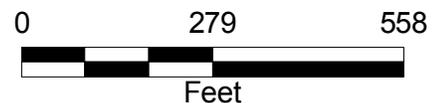
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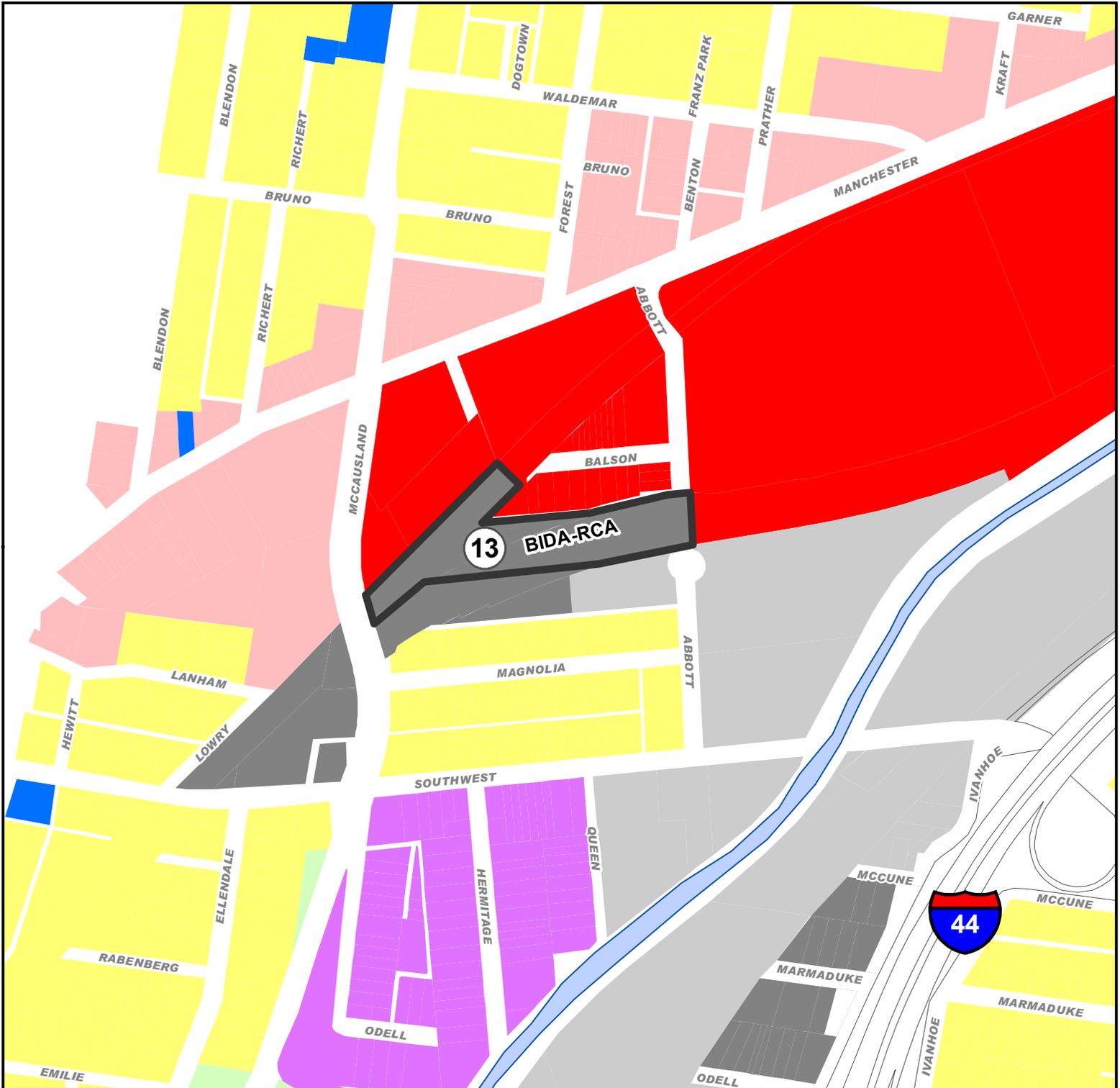
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Area
12



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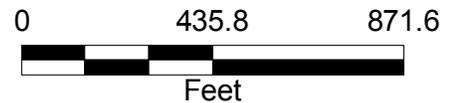
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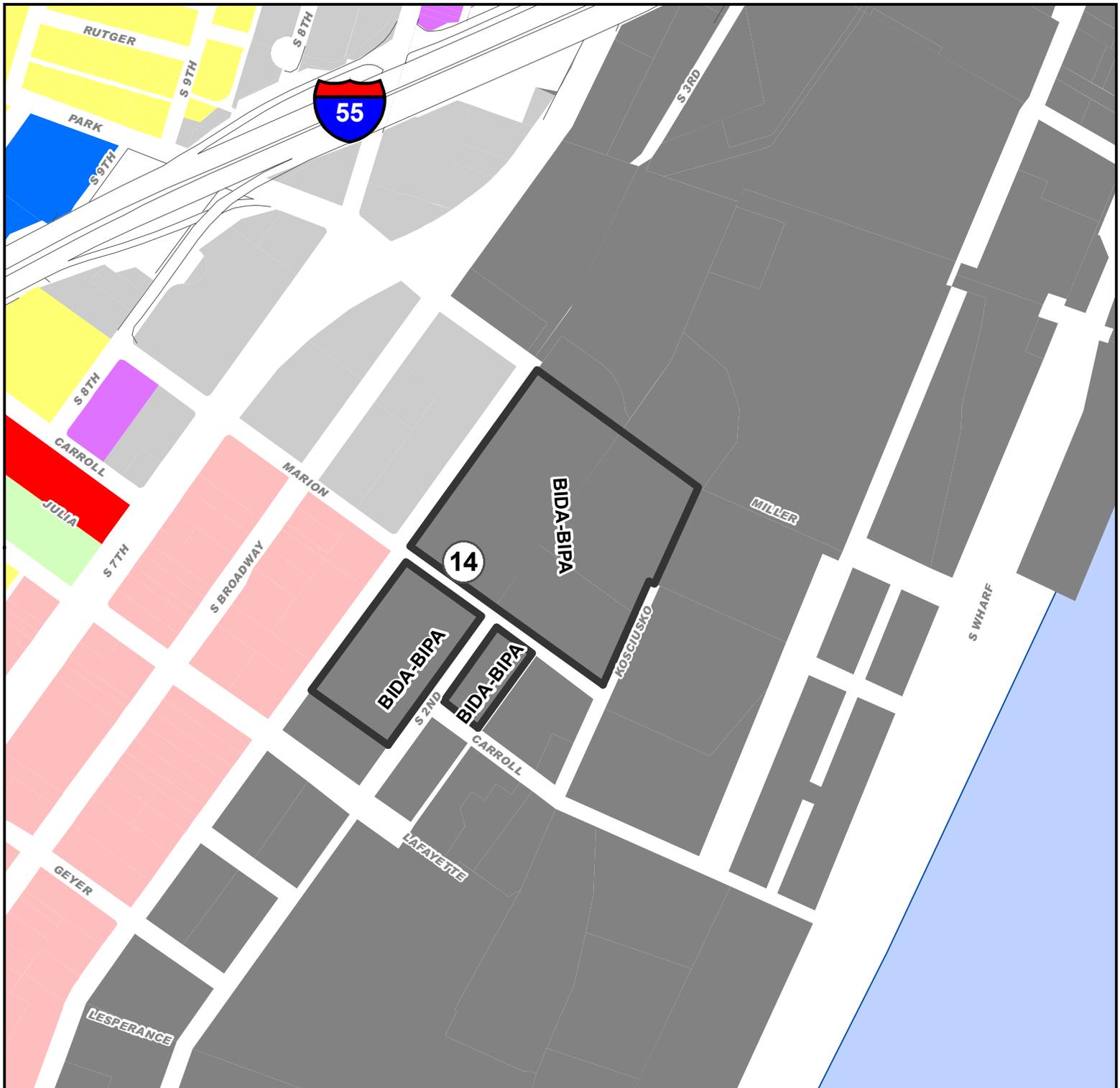
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Area
13



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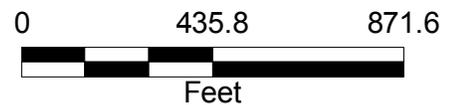
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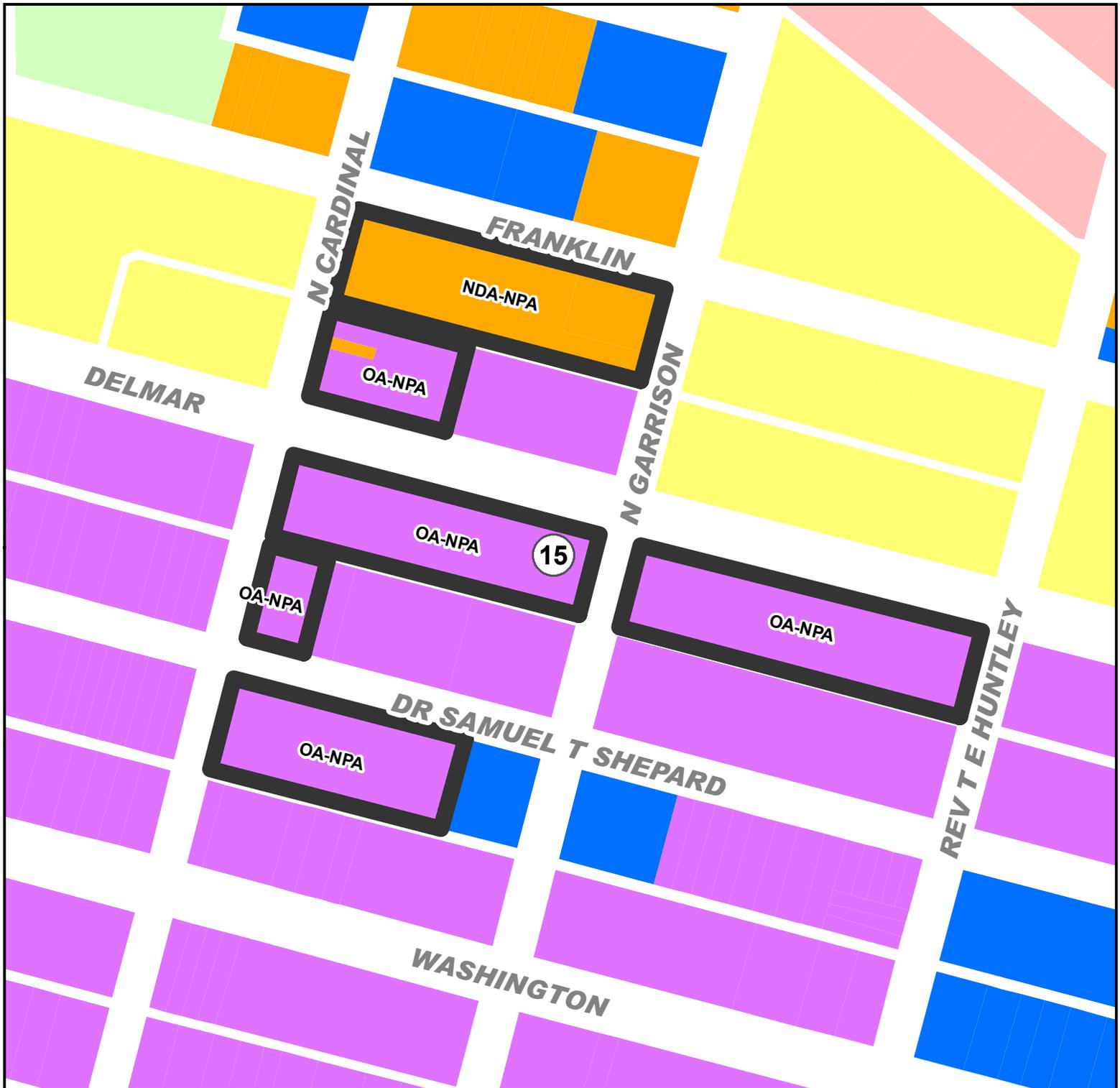
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Area
14



CITY OF ST. LOUIS
**PLANNING & URBAN
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FRANCIS G. SLAY, Mayor

2011 Strategic Land Use Plan Proposed Amendments



Strategic Land Use Categories

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Area **15**

