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

File No. PDA-001-02-NBD

To: City of St. Louis Planning Commission

From: Rollin Stanley, Director

Subject: Amend adopted Neighborhood Plan
(The Plan for the Neighborhoods of the 5th Ward)

Date: June 4, 2004

Summary/ Background

The Plan for the Neighborhoods of the 5th Ward was adopted as a neighborhood plan in March of 2002. The plan covers four entire neighborhoods and portions of others. The St. Louis Place Neighborhood at the time had one of the highest percentages of LRA and other vacant lots/properties in the City. Most of the neighborhood was either proposed as future areas for single family homes or placed in a special category of to be determined later. Currently five developers are creating residential projects in the neighborhood. One of those developers with property options on lots north of St. Louis Avenue has been exploring with funding sources and the neighborhood groups constructing both single family homes and a multifamily elderly facility. The elderly project is being presented to the Planning Commission as a zoning (P.U.D.) item and a Chapter 99 Redevelopment Plan that encompasses an area of one and a half city blocks. A segment of street and alley would be closed to accommodate the project. The plan as adopted designates these blocks as single family.

Recommended Action/ Comments

That the Planning Commission familiarize itself with the project proposed in the P.U.D.. and Chapter 99. Conduct the usual review of project. Staff has noted in the items that the proposed actions conflict with the adopted plan. To remove that conflict the procedural step would be to amend the plan doing so my adopting this resolution. The instructions of this resolution is to recommend that the plan be modified to allow the multifamily facility, but structured in such a way to allow single family homes if this project is withdrawn or performance doesn't occur within the P.U.D. performance period. Meaning the companion action is a P.U.D. overlay - not a change to the basic zoning. In essence by combining these items you are reviewing a project and maintaining the integrity of our processes.

Public Input

Two formal opportunities for the public to comment one at the June 4th commission meeting and at the Board of Alderman HUDZ committee hearing.

Previous Commission Action

March 6, 2002 adoption of the Plan for the Neighborhoods of the 5th Ward

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Requested Action

That the Planning Commission approves and directs the staff to amend, modify and otherwise update materials, computer files and other records pertaining to the Plan for the Neighborhoods of the 5th Ward to allow for City Blocks 1087.05 and 1088, and public Rights of Way between or within the City Blocks to be developed for residential purposes including multifamily structures.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Planning Commission approves and directs the staff to amend, modify and otherwise update materials, computer files and other records pertaining to the Plan for the Neighborhoods of the 5th Ward to allow for City Blocks 1087.05 and 1088, and public Rights of Way between or within the City Blocks to be developed for residential purposes including multifamily structures.

2. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Clerk of theBoard of Aldermen of the City of St. Louis of the adoption of this amendment to the Plan for the Neighborhoods of the 5th Ward. .