Proposed Amendment #2 of
A Plan for the Neighborhoods of the 5th Ward

The City of St. Louis Planning Commission commenced a Presentation and Public Hearing on the proposed Amendment #2 of A Plan for the Neighborhoods of the 5th Ward at its regular meeting on Wednesday, November 2, 2011 at 5:30 p.m. at 1015 Locust St. in the 12th Floor Board Room. The Planning Commission voted to continue the Presentation and Public Hearing to its next regular meeting on Wednesday, December 7, 2011 at 5:30 p.m. at 1015 Locust St. in the 12th Floor Board Room. At its December 7, 2011 regular meeting, the Planning Commission voted to continue the Presentation and Public Hearing to its next regular meeting on Wednesday, January 4, 2012 at 5:30 p.m. at 1015 Locust St. in the 12th Floor Board Room.

Proposed Amendment #2 involves selected parcels located in City Block 1115 -- which is bounded by Warren St., Blair Ave., Benton St. and N. Florissant Ave. -- in the Old North St. Louis neighborhood. (See the attached map.) The Neighborhood Plan includes four entire neighborhoods -- St. Louis Place, Carr Square, Columbus Square and Old North St. Louis -- and portions of other neighborhoods.

The first amendment of the 2002 Neighborhood Plan was approved by the Planning Commission on June 2, 2004. The amendment allowed for the development of a multi-family residential complex reserved for elderly persons.

Proposed Amendment #2 was triggered by a proposed development project and a related rezoning petition, which would facilitate the development project. The proposed development project is a transitional living facility for homeless men and would occupy most of City Block 1115. A one-story building would occupy much of City Block 1115's southern blockface and include sleeping rooms, a cafeteria, a chapel, and office space for life skills training and administrative staff. The facility would also include parking spaces, a garden area and other elements on a portion of the block's northern blockface. An existing building located at the western end of the northern blockface would be renovated later for commercial use.

The rezoning petition was deferred by the Planning Commission at its November 2, 2011 meeting and will be reviewed at its December 7, 2011 meeting. Much of the background information on the proposed development project was compiled by the Planning and Urban Design Agency (PDA) as part of its review of the rezoning petition.

A Plan for the Neighborhoods of the 5th Ward made the following recommendations for the eastern portion of City Block 1115:

- *“There is opportunity for residential infill on these existing 25 foot wide lots. If there is a new subdivision development with re-platting, new sub-dividable 50 foot wide lot sizes are allowable.”*
- *“No removal of existing structures is recommended.”*
- The Proposed Land Use map calls for Single Family.
- The Proposed Zoning map calls for “D” Multiple-Family Dwelling District.

The Neighborhood Plan made the following recommendations for the western portion of City Block 1115:

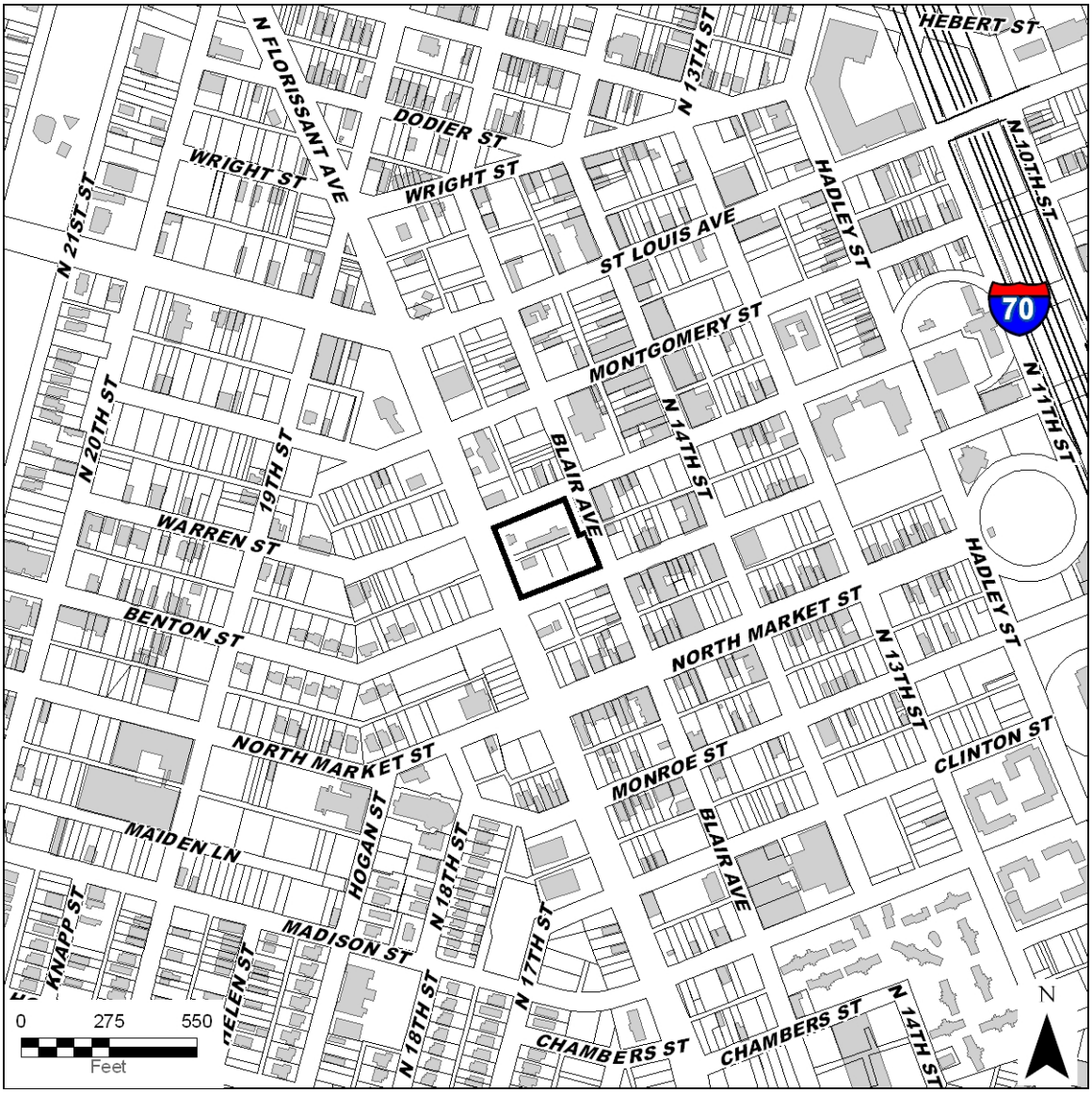
- *“The linear 7.8-acre district is proposed for mixed-use development. Existing historical brick buildings should remain if future MetroLink plans can be accommodated. The existing buildings will help to define the proposed mixed-use infill.”*
- *”Recommend two and a half story buildings with 60’ retail depths to provide opportunity for 105,000 SF of retail/commercial within seven buildings and a 140 potential apartments above. Small retail stores, restaurants and service-oriented businesses will provide a unique opportunity for lively development along North Florissant.*
- *“The buildings should allow for pedestrian connections from North Florissant into ONSL and parking to the east.”*
- *“Through streets should be reduced to North Florissant to accommodate a more pedestrian friendly and safer environment in combination with MetroLink.”*
- *“The development should be mixed-use development along North Florissant.”*
- The Proposed Land Use map calls for Parks & Recreation.
- The Proposed Zoning map calls for “F” Neighborhood Commercial District.

The following recommendations in A Plan for the Neighborhoods of the 5th Ward would need to be amended for text and maps related to the following elements. The amendment would apply to all parcels in City Block 1115 except for two parcels -- 2515-17 and 2519 Blair Ave. -- which are not part of the proposed development project.

- Proposed Land Use. The text and maps in the Neighborhood Plan should be changed to allow for medium- and high-density residential uses, commercial uses and institutional uses -- in addition to those uses currently recommended in the Neighborhood Plan.
- Proposed Zoning. The text and maps in the Neighborhood Plan should be changed so that the proposed zoning would be the “G” Local Commercial and Office District.
- Recommendations for Development Districts (regarding elements such as land use, density, character, demolition, building heights, etc.) In general, any proposed use should be designed in such a manner that it would

become an asset for N. Florissant Ave. and the possible development of a MetroLink route along the N. Florissant Ave. corridor.

Written and oral comments on the proposed Amendment #2 of A Plan for the Neighborhoods of the 5th Ward can be made at the Public Hearing on Wednesday, December 7, 2011. Written comments can also be made prior to the Public Hearing by fax in care of Roman Kordal at (314) 259-3406 or by e-mail at kordalr@stlouiscity.com by Wednesday, December 7, 2011 at 5:00 p.m. Copies of all submitted written comments will be forwarded to the Planning Commission at the Public Hearing for its review.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