



CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN
 AMENDMENT NO. 09/11
 Per 89.340 RSMo (2000) As Amended
 CERTIFIED COPY**

Susan A. Stauder

SUSAN A. STAUDER, CHAIRMAN
 PLANNING COMMISSION
 File No. PDA-155-04-CMP

10/24/11
 DATE

To: City of St. Louis Planning Commission
From: Don Roe, Acting Director
Subject: Public Hearing & Resolution for Amendment of the Strategic Land Use Plan (2005) of the St. Louis Comprehensive Plan - Amendment # 9 (1. CWE Form-Based Code Area; 2. N Kingshighway TIF Area; & 3. Annual Map Update – various City Blocks)
Date: October 5, 2011

Executive Summary

The first two Areas in this resolution deal with specific areas of the City where planning or development procedures have created a reason to amend the Strategic Land Use Plan (SLUP).

In Area 1, SLUP changes make it compatible with the community vision created during the community planning process that has been developing proposed changes to the Zoning Code for an area generally bounded by Lindell, Vandeventer, Forest Park and Kingshighway in part of the Central West End Neighborhood.

In Area 2, SLUP revisions update two areas to match with intended development for an area generally bounded by N. Kingshighway, Warwick, N. Euclid, and Delmar in portions of the Fountain Park and Kingsway East Neighborhoods. This Area’s development will potentially be stimulated by designation as a new Tax Increment Finance (TIF) Area.

Area 1 is identified in this resolution as the CWE Form-Based Code Area, while Area 2 is identified as the N. Kingshighway TIF Area.

The third part of this resolution seeks a general amendment by the Planning Commission to the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan as an annual update of the SLUP map maintained in the file and in the City’s computer based Geographic Information System (GIS) for various areas-blocks in the City.



In these areas the Planning Commission has reviewed and approved as a matter of course a land use action in conformity with provisions of the Strategic Land Use Plan of the St. Louis Comprehensive Plan but the SLUP map has not been updated prior to this resolution. This part of the resolution is a map update, not a review of an updated SLUP for all city blocks.

Background

The Strategic Land Use Plan was initially adopted on January 5, 2005 and has been amended subsequently as part of the St. Louis Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that “the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof.” Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000).

The changes now proposed to the plan are consolidated into one amendment which includes two specific geographic locations and scattered sites in multiple locations (annual update) on the SLUP map. The changes enumerated on **Attachment ‘A’** are of three types.

- 1. The proposed change of SLUP land use is based on proposed large-scale rezoning or planning under consideration for adoption by the City of St. Louis in the near future that should be reflected in the general land use categories of the SLUP (*CWE/Midtown Sustainable Development Form-Based Code; and N. Kingshighway Tax Increment Finance Area*). (see Items #1 & #2)**
- 2. The proposed change of SLUP land use is based directly on action items approved by the Planning Commission (*Chapter 99 Plan, Adopted Plan or Rezoning*) generally during the last year where development is completed or the adjacency provision is invoked. (see Items #3-8, #10-13 & #15)**
- 3. The proposed change of SLUP land use (*Opportunity or Development Areas*) is based on suitable development having occurred over time and action items approved by the Planning Commission on the same City Block (*Chapter 99 Plan, Adopted Plan, Rezoning or Vacation*) have been approved. (see Items #9 & #14)**

Color maps of the 15 Items listed in **Attachment A** of this resolution can be viewed on the City’s Website at <http://stlcin.missouri.org/landuse/amendments.cfm>. Also, attached to this resolution is narratives and color maps dealing with Items #1 and #2. Prior to the Public Hearing to be conducted by the Planning Commission, presentations on Items #1 and #2 will be made, and individual area maps will be presented and discussed. On approval of Amendment #9 (1, 2 & 3) will be placed in the Commission files and the City’s computer based Geographic Information System (GIS) will be updated with the changes.

Notification of Amendment #9 to the SLUP Map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City Entities: Board of Aldermen, City Register, and Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire city which reflects all the amendments.

COMMENTS

We promote the use of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan - as a city-wide document and the published printed map has stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

We are also a technology- and information-oriented agency and city. We encourage people to access our information via the internet, and the SLUP is available on the web. The printed version directs one to the web for updates. Our technology also allows us to let people zoom in to view specific areas of the city as viewing the entire city is difficult on the computer. This update will make close-in views accurate and up to date. Printed map copies are available at a fee.

REQUESTED ACTION

That the Planning Commission approves the Strategic Land Use Plan of the St. Louis Comprehensive Plan – Amendment #9 (1. CWE Form-Based Code Area, 2. N. Kingshighway TIF Area and 3. Annual Map Update – October 2011 for areas listed in Attachment “A” inclusive of all prior amendments but for changes specifically superseded by Amendment #9.

NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan but for changes specifically superseded by Amendment #9 are ratified.
2. Having conducted a Public Hearing regarding Strategic Land Use Plan -- Amendment #9 (1. CWE Form-Based Code Area, 2. N. Kingshighway TIF Area & Annual Map Update – October 2011) for areas listed in Attachment “A” this amendment is approved.
3. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies and distribute copies of the materials to the Board of Alderman of the City of St. Louis, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan.

**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.

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**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. ¼ 5638	NDA	NPA	039-09-RDR
5	Residential redevelopment (Safisbury Park)	Hyde Park	65	S ¼ 1246 S ¼ 1744	NDA	NPA	001-10-RDR
6	New industrial development (201 E. Steins)	Patch	2	W ¼ 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 ¼ 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)	Kosclusko	20	696 W ¼ 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.

2011 Strategic Land Use Plan Approved Amendment SLUP Amendment #9 - Area 1



Strategic Land Use Categories

- Neighborhood Preservation Area
- 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 Amendment #9 – Area 2
of the Strategic Land Use Plan (SLUP)
of the St. Louis Comprehensive Plan**

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 a TIF Redevelopment Plan.

Roberts Village Redevelopment Corporation has submitted an application for Tax Increment Financing (TIF) to the St. Louis Development Corporation (SLDC). The application review is underway with a preliminary meeting scheduled for October 4, 2011.

The proposed TIF area boundary is shown with Phases A, B, C and D in the Proposed Land Use map. The TIF Area contains about 68 acres (295 parcels). The application states that there is about 169,000 square feet of commercial space (26% vacant) and about 315 residential units (57 % vacant).

Existing retail is very limited with no grocery store and no retail centers or nodes. The customers for commercial uses proposed in the TIF Area is based on providing the retail services not currently provided in the general area of the City.

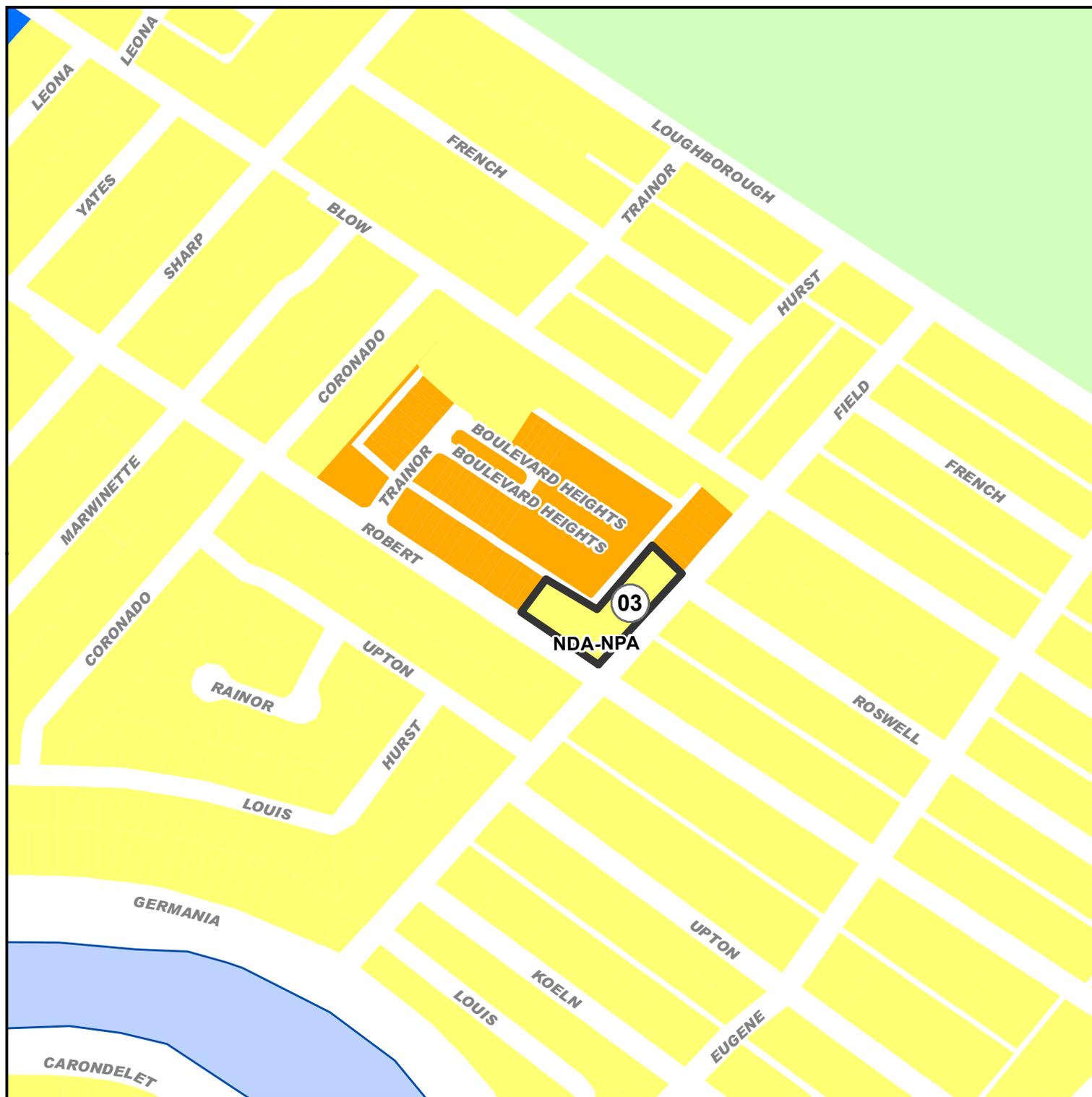
The Phase A Area includes the former Schnucks grocery store site on the northeast corner of Delmar and N. Kingshighway, which is proposed to be renovated for a Shop N Save grocery store. A new McDonald restaurant is proposed on N. Kingshighway, north of Delmar. Phase A is scheduled to start in the Spring of 2012 and be completed by Winter of 2014.

A major retail focused Commercial Node featuring new retail space is proposed in Phase B for the general area bound by Enright on the south, N. Kingshighway on the west, the Suburban Tracks on the north, and the north/south alley between Aubert and Euclid on the east. Phase B is scheduled to start in the spring of 2012 and be completed by Winter 2016.

The southern part of the SLUP Area 02 changing to Regional Commercial Area is comprised of the Phase A city block with the grocery store south of Enright and the Phase B proposed commercial node north of Enright.

The northern part of the SLUP Area 02 changing to Regional Commercial Area is comprised of the Phase D area east of N. Kingshighway and north of Dr. Martin Luther King (near Aldine). New retail construction is proposed in Phase D, which is scheduled to start in Spring 2015 and be completed by Winter 2020.

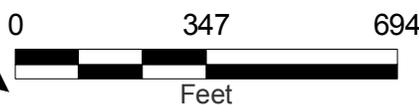
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Strategic Land Use Categories

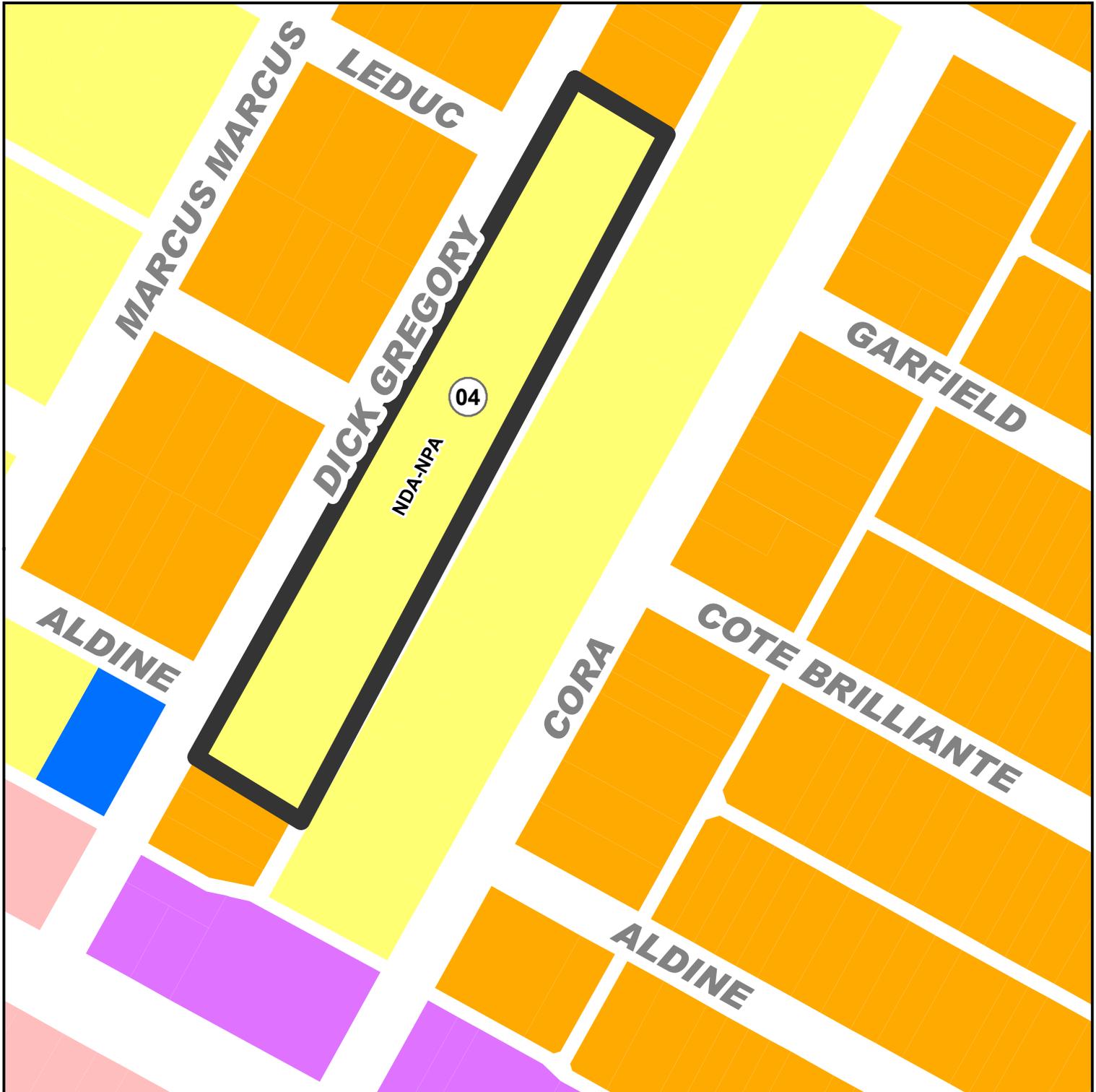
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- Opportunity Area

Area
03



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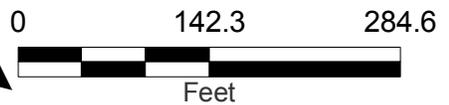
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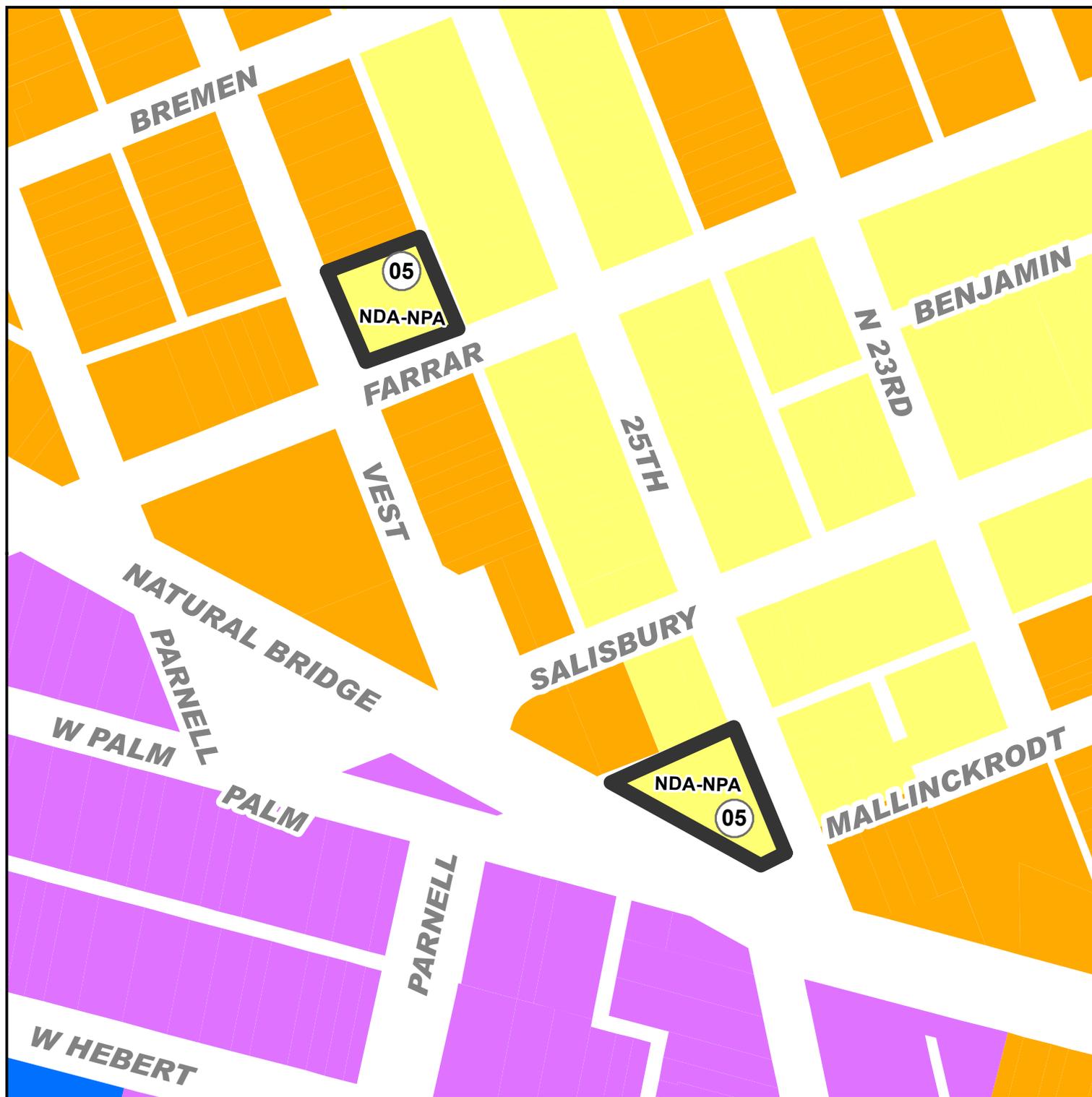
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Area
04



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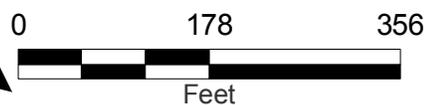
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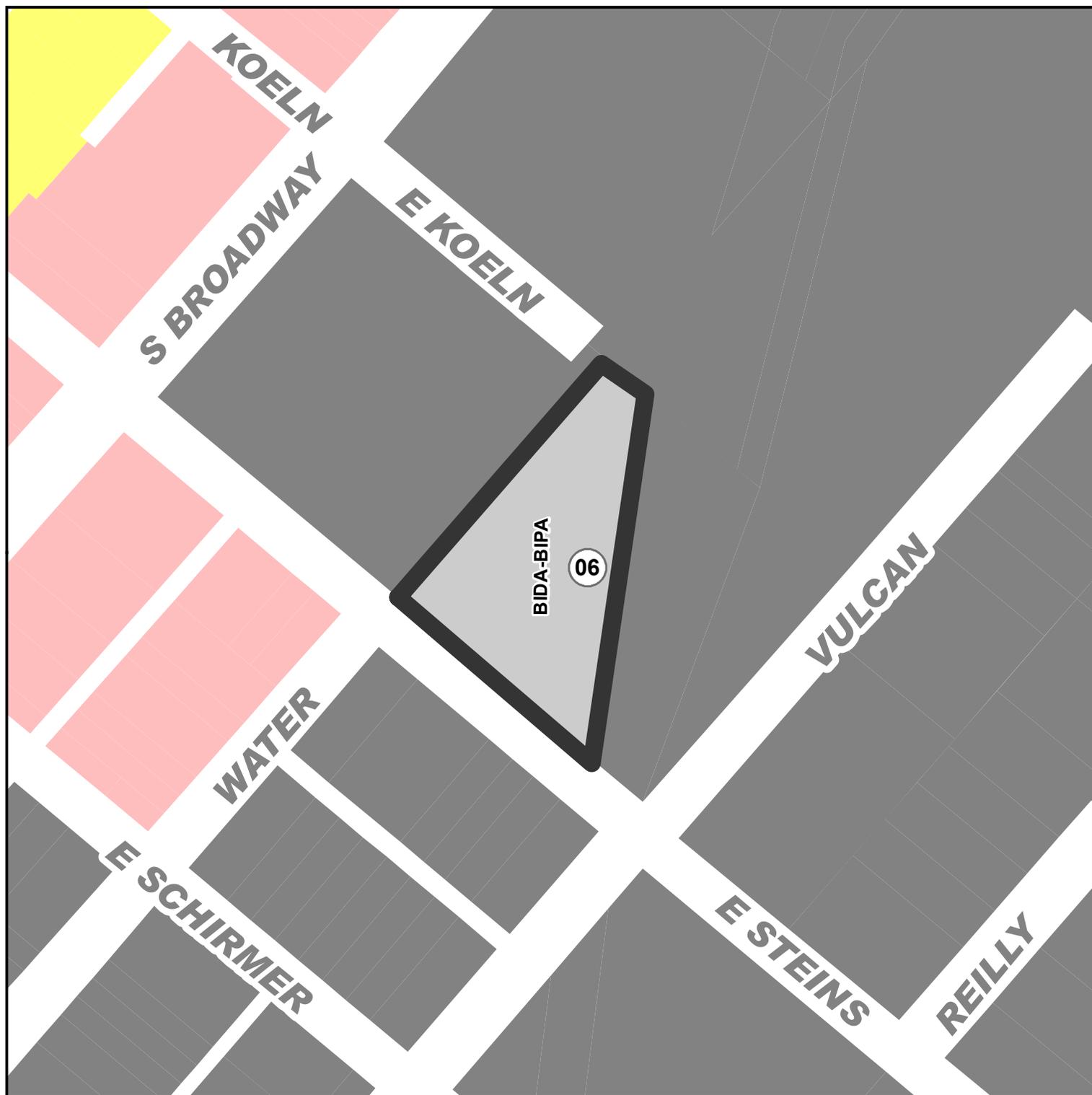
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Area
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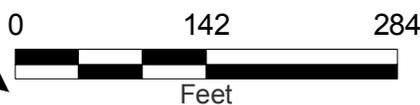
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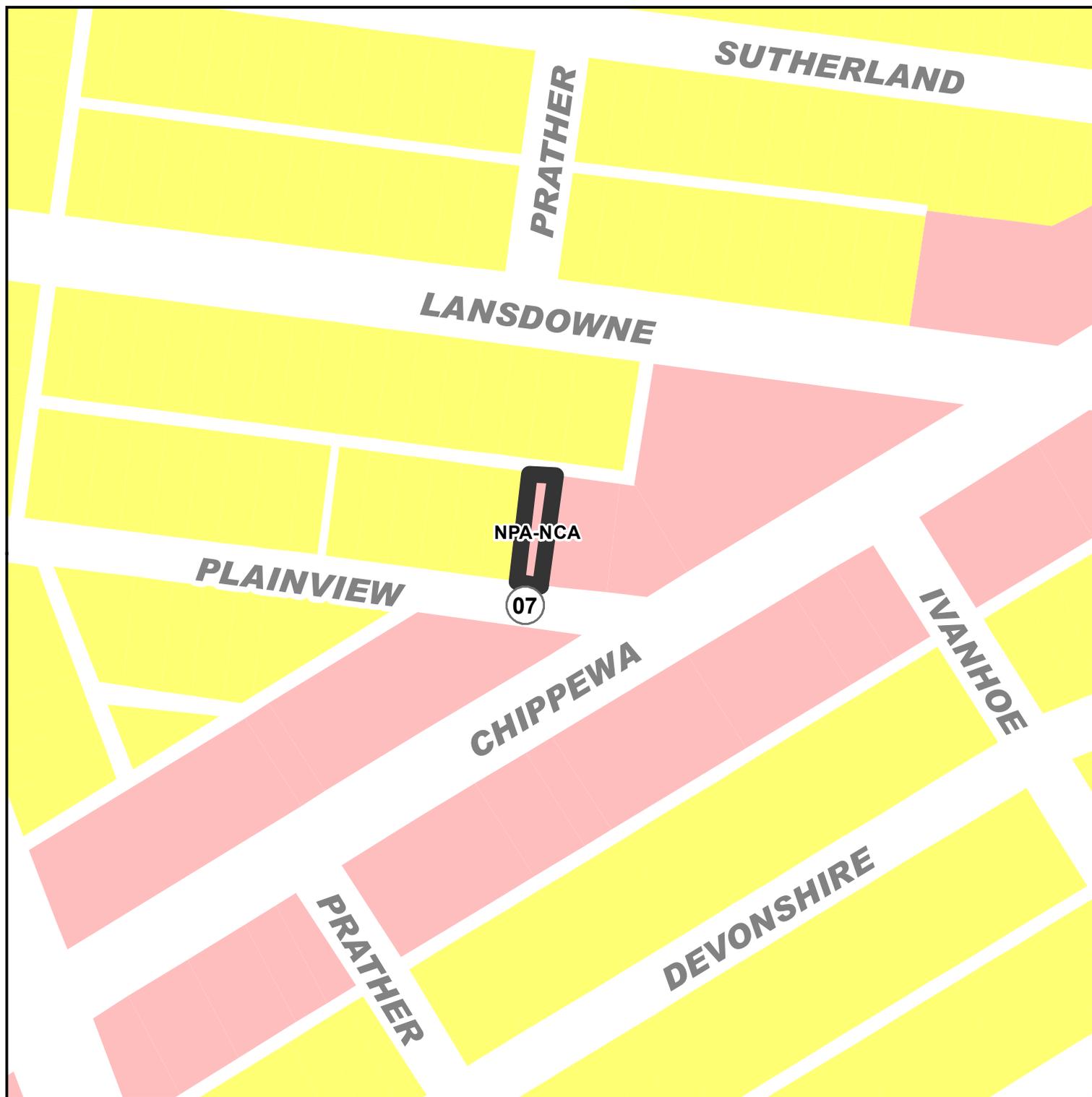
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Area
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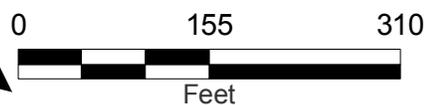
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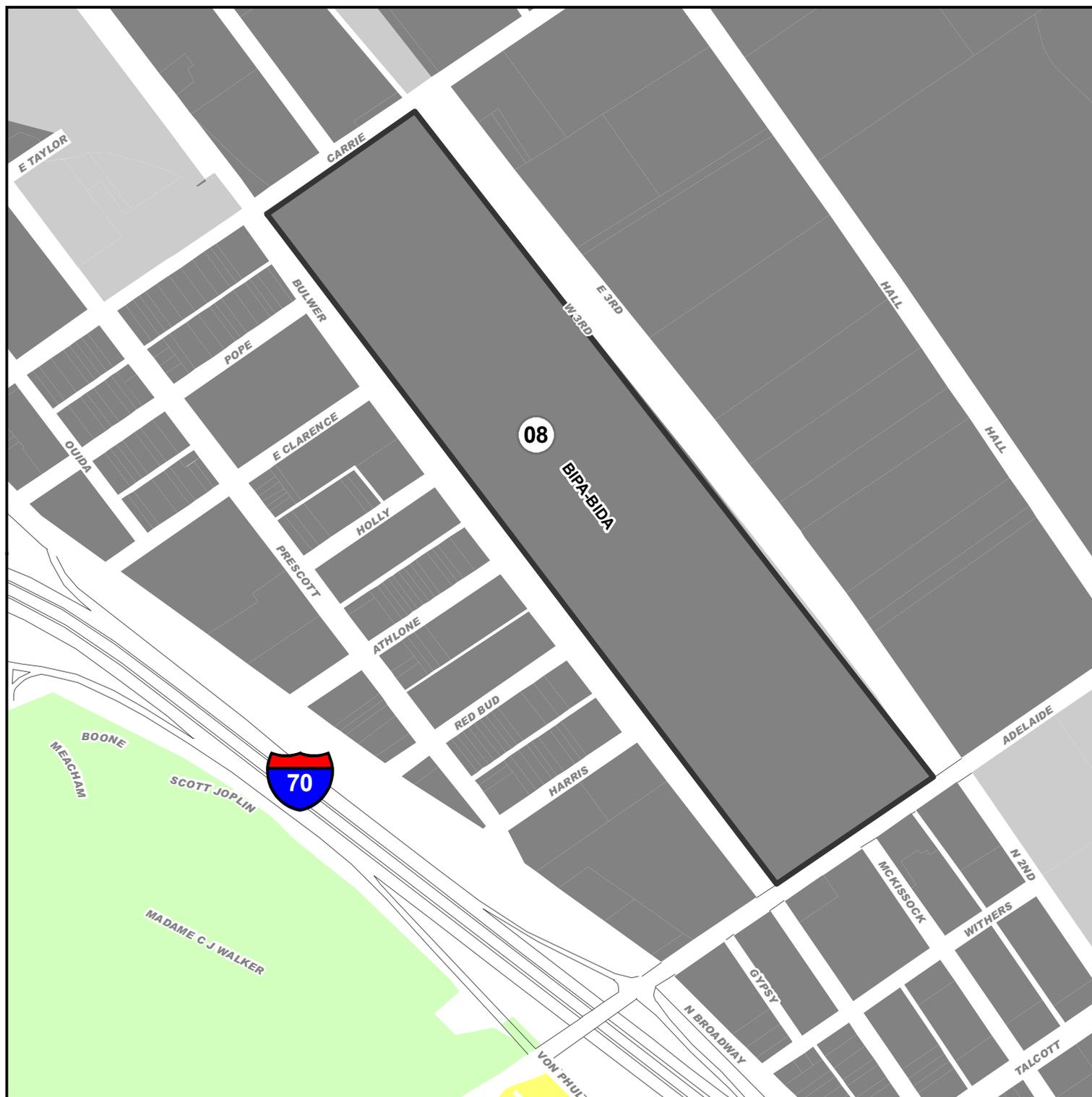
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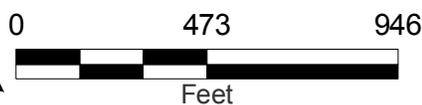
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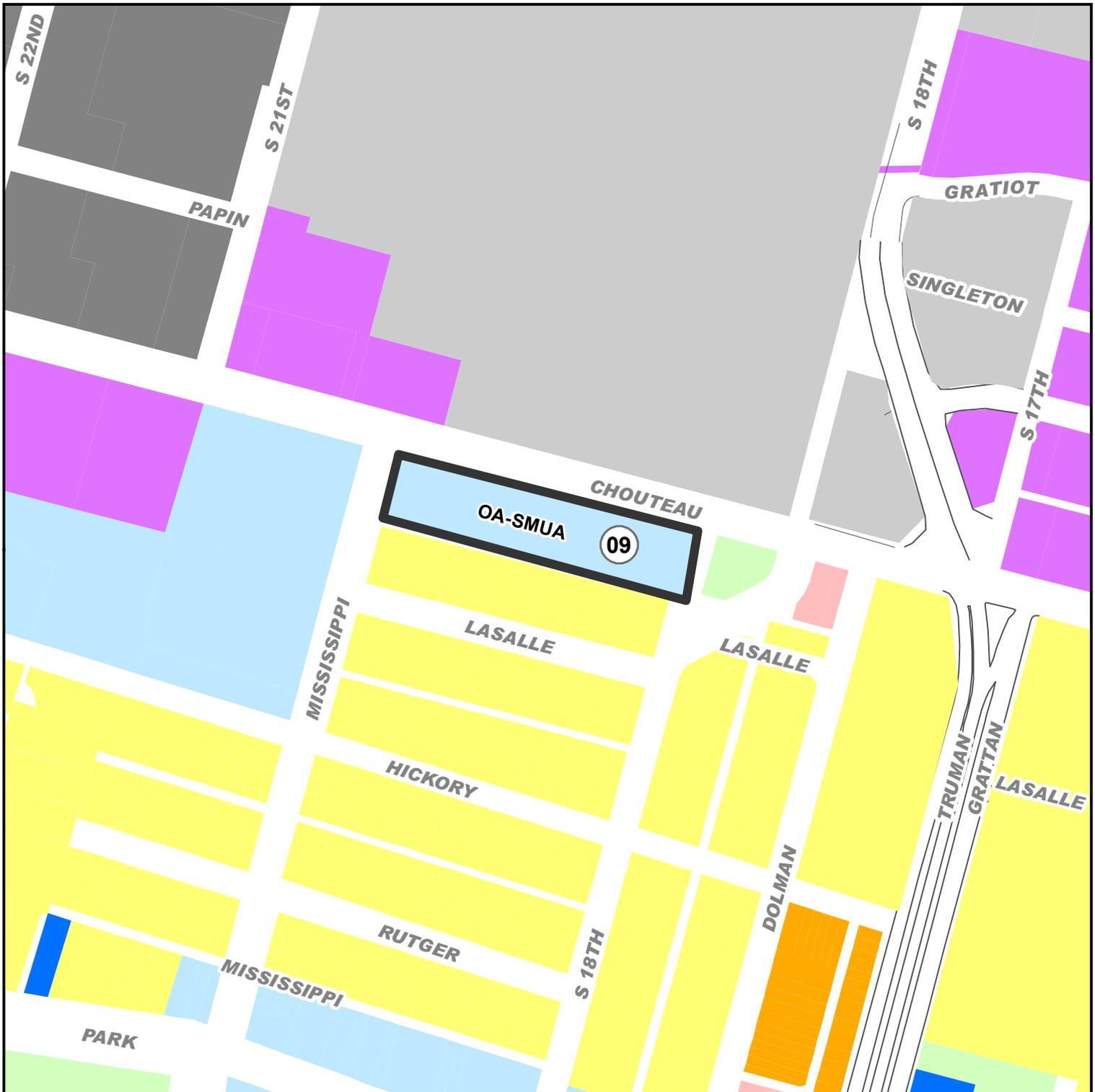
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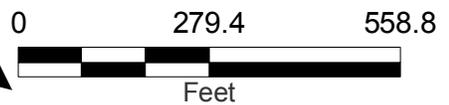
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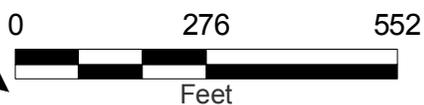
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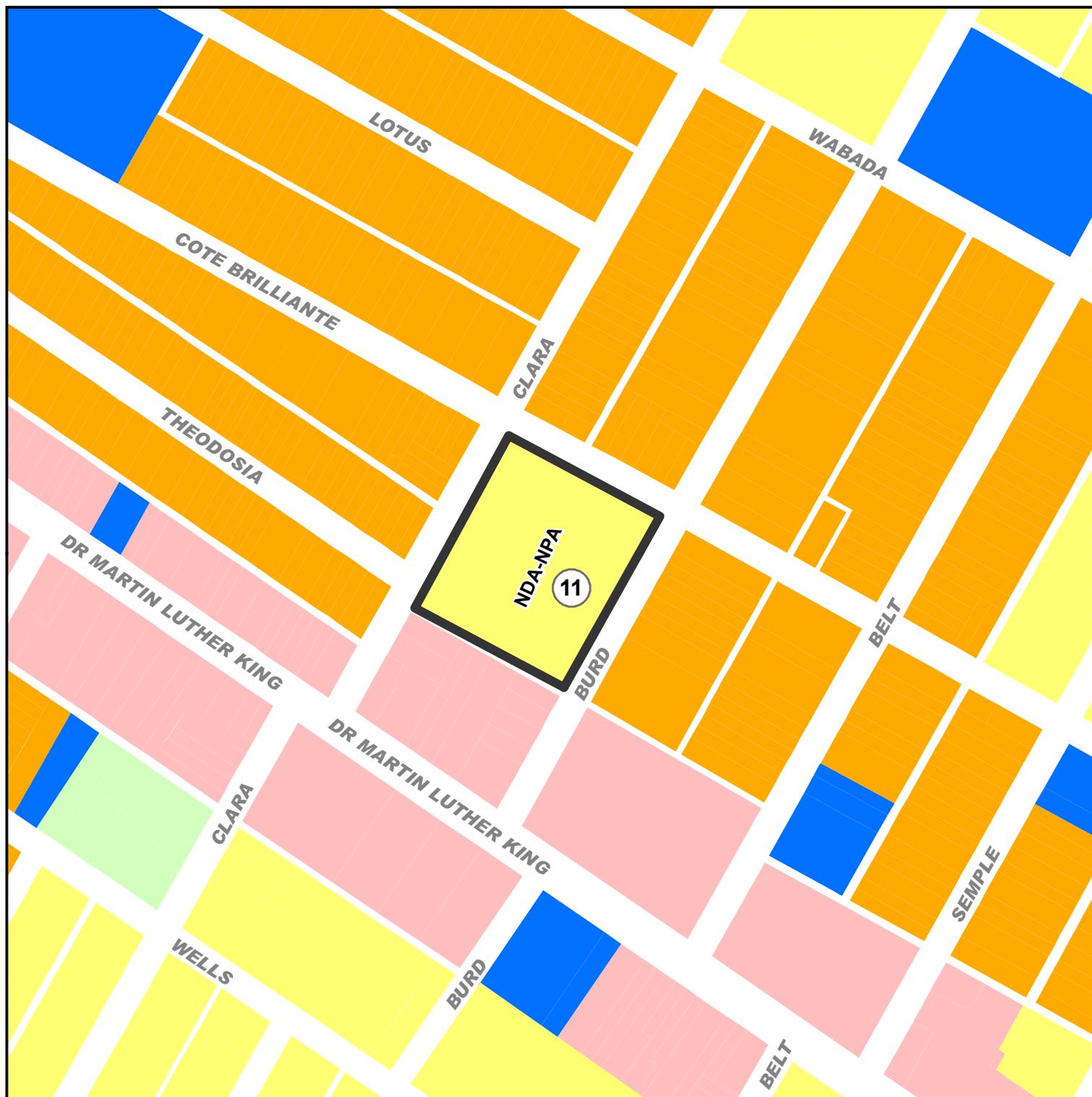
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Area 10



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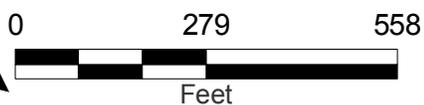
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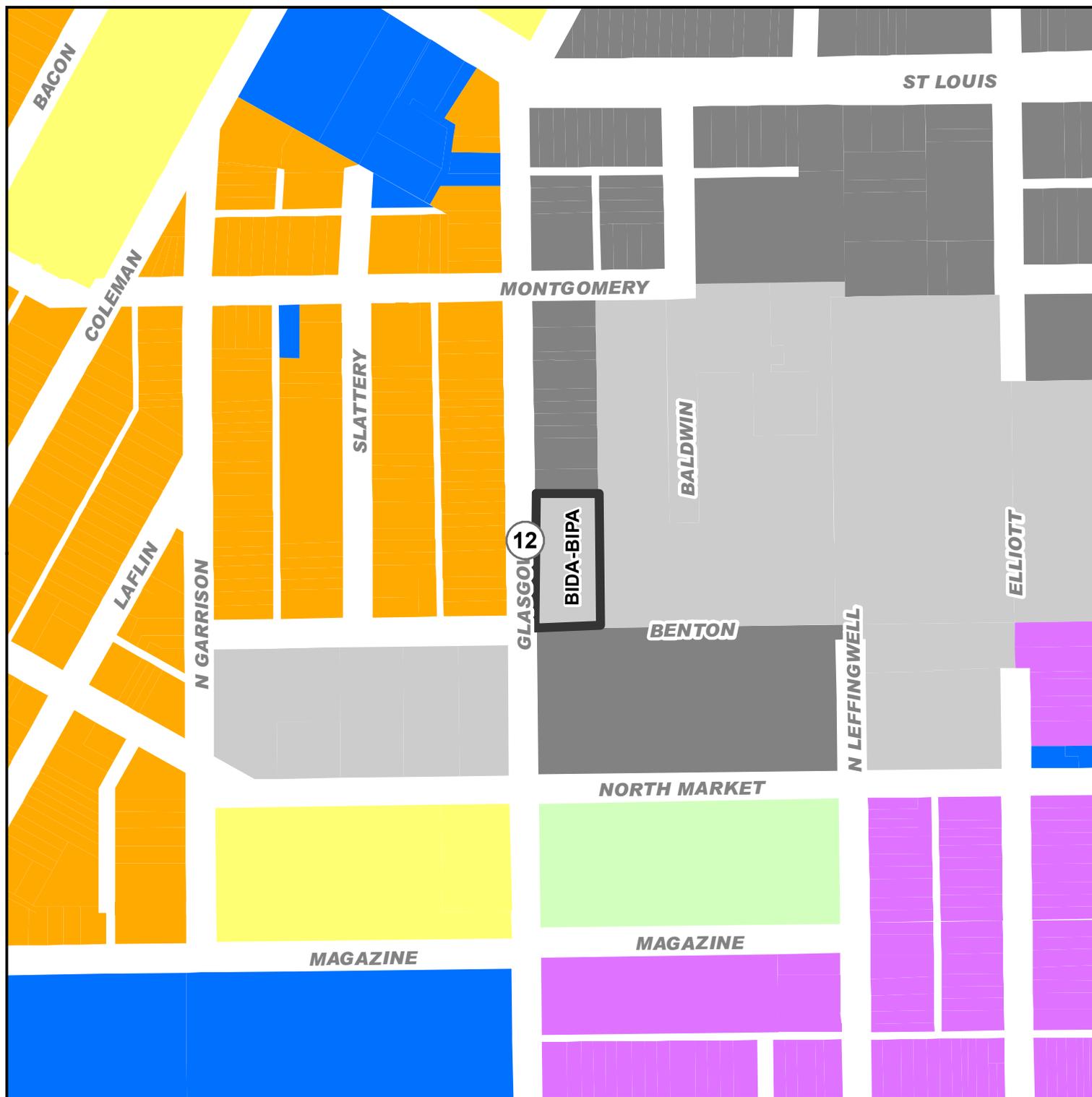
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Area 11



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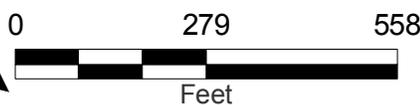
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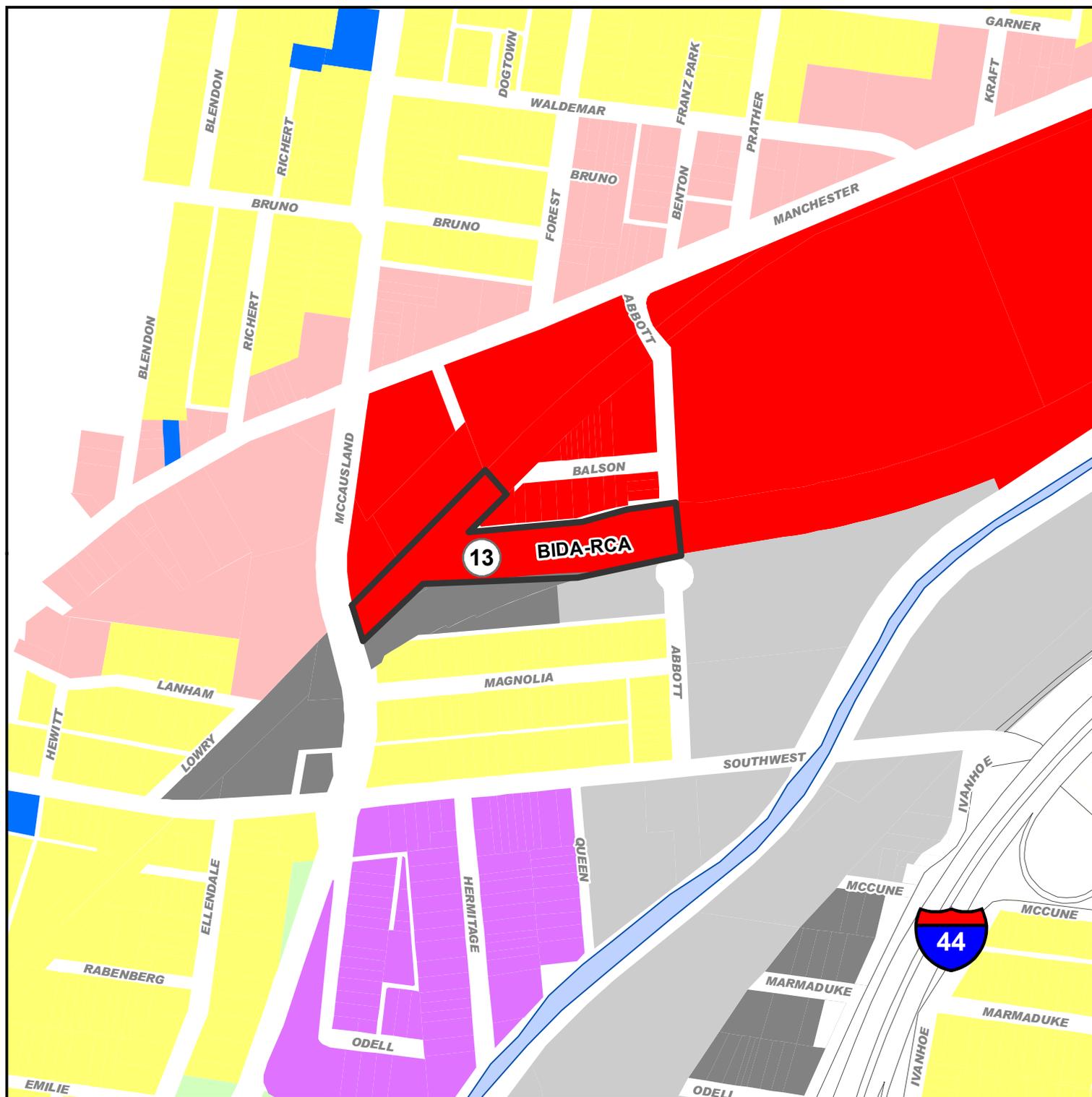
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Area 12



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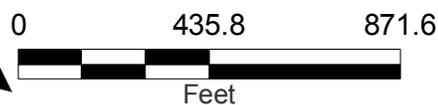
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- Regional Commercial Area
- Recreational and Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area

Area 13



CITY OF ST. LOUIS
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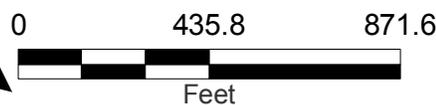
2011 Strategic Land Use Plan Approved Amendments



Strategic Land Use Categories

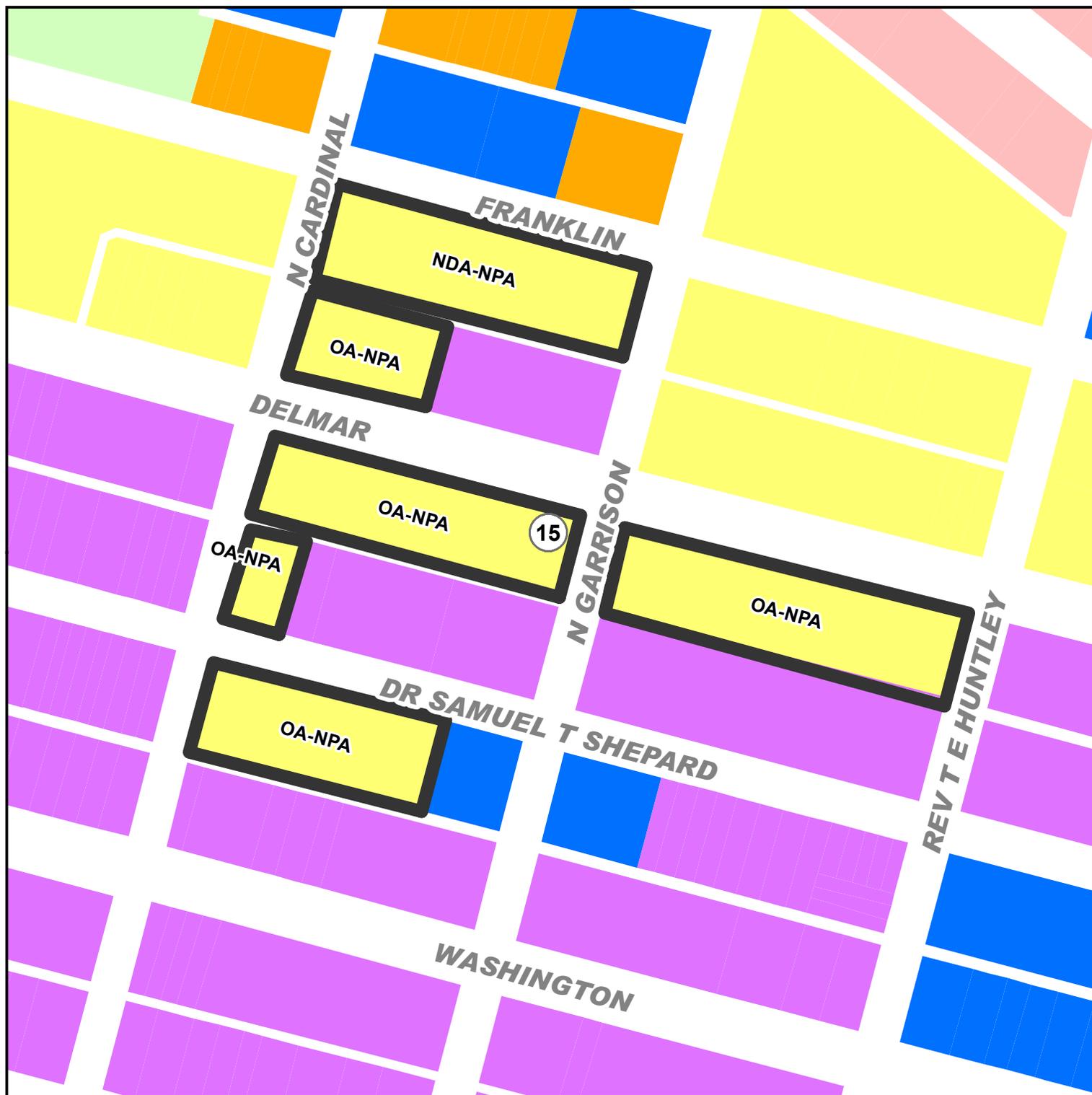
- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
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Area
14



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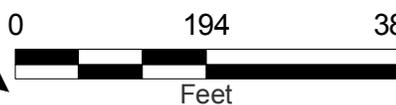
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Strategic Land Use Categories

- Neighborhood Preservation Area
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Area
15



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