



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

FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN  
 AMENDMENT NO. 11/2014  
 Per 89.340 RSMo (2000) As Amended  
 CERTIFIED COPY**

*Susan A. Stauder* 5 Mar 2014  
 SUSAN A. STAUDER, CHAIRMAN DATE  
 PLANNING COMMISSION  
 File No. PDA-155-04-CMP

**Revised & Final March 5, 2014**

**To:** City of St. Louis Planning Commission  
**From:** Don Roe, Director  
**Subject:** Public Hearing & Resolution for Amendment of the Strategic Land Use Plan (2005) of the St. Louis Comprehensive Plan – Amendment # 11 (Annual Map Update – March 2014 – various City Blocks)  
**Date:** March 5, 2014

**Executive Summary**

The Public Hearing for Amendment #11 was held at the March 5<sup>th</sup> meeting, which ending the public review period (no comments).

This resolution seeks a general amendment by the Planning Commission to the Strategic Land Use Plan (SLUP) 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.

These are areas where 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 but the SLUP map has not been updated prior to this resolution. Then, 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 scattered sites in multiple locations (annual update) on the SLUP map. The changes enumerated on **Attachment ‘A’** are of two types.

- 1. 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 #1 - #7)**
- 2. 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 #8 - #11)**

Color maps of the 11 Items listed in **Attachment A (As Approved)** of this resolution can be viewed on the City’s Website at <http://www.stlouis-mo.gov/pda/planning/adopted-plans/strategic-land-use/Amendments.cfm>. At the Public Hearing conducted by the Planning Commission, maps of individual areas or projects are presented and discussed. On March 5<sup>th</sup> Dick Zerega presented a description for Annual Items including individual area maps and photographs which were discussed by the Planning Commission.

The Public Hearing was opened, held and closed on March 5, 2014 when no persons were interested in speaking relative to Amendment #11 of the SLUP of the Comprehensive Plan and no comments on Amendment #11 were received by the March 5, 2014 deadline.

On approval of Amendment #11, all approved items 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 #11 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 SLUP information via the internet. 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.

At the January 29<sup>th</sup> meeting Dick Zerega made a presentation on Trends in the Development Opportunity Areas of the Strategic Land Use Plan since 2005. The Planning Commission agreed that staff should proceed to analyze the opportunity areas as presented and report back to the Commission regarding staff's findings.

At the March 5<sup>th</sup> meeting, staff noted Item #10 (Commercial redevelopment of 4632-42 W. Florissant) is adjacent to a Opportunity Area and thus will be analyzed for the staff findings. Therefore staff recommends dropping Initial Item #10 from approval in Amendment #11. Initial Numbers (#1 through #12) are used in Attachment A (Commission Decisions) while Attachment A (As Approved) utilizes Final Numbers #1 through #11.

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## REQUESTED ACTION

That the Planning Commission approves the Strategic Land Use Plan of the St. Louis Comprehensive Plan – Amendment #11 (Annual Map Update – March 2014) for areas listed in Attachment “A” (As Approved) as revised and final inclusive of all prior amendments but for changes specifically superseded by Amendment #11.

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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 #11 are ratified.
2. Having conducted a Public Hearing regarding Strategic Land Use Plan - Amendment #11 (Annual Map Update – March 2014) for 12 Items listed in Attachment “A” (Commission Decisions), with the dropping of Initial Item #10 this amendment is approved and revised and finalizes as Amendment “A” (As 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.

The motion before the Planning Commission approved Resolution PDA-155-04-CMP was approved by a vote of eight in favor, none against, no abstentions on March 5, 2014

BY THE PLANNING COMMISSION

 Chair

Dated at St. Louis, Missouri on March 5, 2014

**Attachment A (Commission Decisions)  
Strategic Land Use Map Changes  
Amendment 11**

Loc.- Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #	Approve Drop
1	Love's Travel Stop development (N Broadway Carrie Bulwer Harris Area)	North Riverfront	79	3458 3459 3461 3462 3463	BIDA	RCA	006-08-RDM 031-11-REZ	Approve
2	New residential development (Boulevard Heights PUD)	Boulevard Heights	4	SE ¼ 6401	NDA	NPA	047-06-PUD	Approve
3	Adjacency Rule New residential development (N Sarah W Belle CD Banks Finney Area – Phase 2)	Vandeventer	58	4563 4564 4565	NDA & ROSP	NPA	005-11-RDR 006-11-REZ	Approve
4	Adjacency Rule Commercial development 6726-28-30 Garner (Copying Concepts)	Franz Park	43	4620	NPA	NCA	029-13-REZ	Approve
5	Adjacency Rule Industrial development 917-19-21-23-25 Kentucky (Swiss International)	Forest Park Southeast	39	3965	NPA	BIPA	036-13-REZ	Approve
6	Commercial development 5220-24 Shaw (Shaw-Marconi comm. node)	The Hill	12	4075 4076 4081 4082	NPA	NCA	038-13-REZ	Approve
7	Industrial development 1301 S. Wharf (Redbird Carriers)	Kosciusko	20	858 860	BIDA	BIPA	051-13-RDM	Approve
8	Industrial development 1320 S Broadway (M & L Frozen Foods)	Kosciusko	20	692	BIDA	BIPA	199-05-RDM	Approve
9	New single-family residential development (1600 block N. 17 <sup>th</sup> )	St. Louis Place	60	W ½ 618 E ½ 2337	NCA & NDA	NPA	077-00-RDC	Approve
10	Commercial redevelopment 4632-40-42 W. Florissant (EDCO Realty Co.)	Mark Twain	71	4395	IPDA	OA	038-08-RDM	Drop
11	New single-family residential development (4900 block Davidson)	Walnut Park East	72	NE ¼ 5291	NDA	NPA	003-06-RDR	Approve
12	Commercial Development 3939-53 Chouteau (Quiktrip)	Midtown	37	3946	BIPA	NCA	100-07-SUD	Approve

**STRATEGIC LAND USE PLAN**

**AMENDMENT NO. 11/2014**

**Per 89.340 RSMo As Amended**

**CERTIFIED COPY**

*Susan A. Stauder*

*5/11/2014*

**SUSAN A. STAUDER**

**DATE**

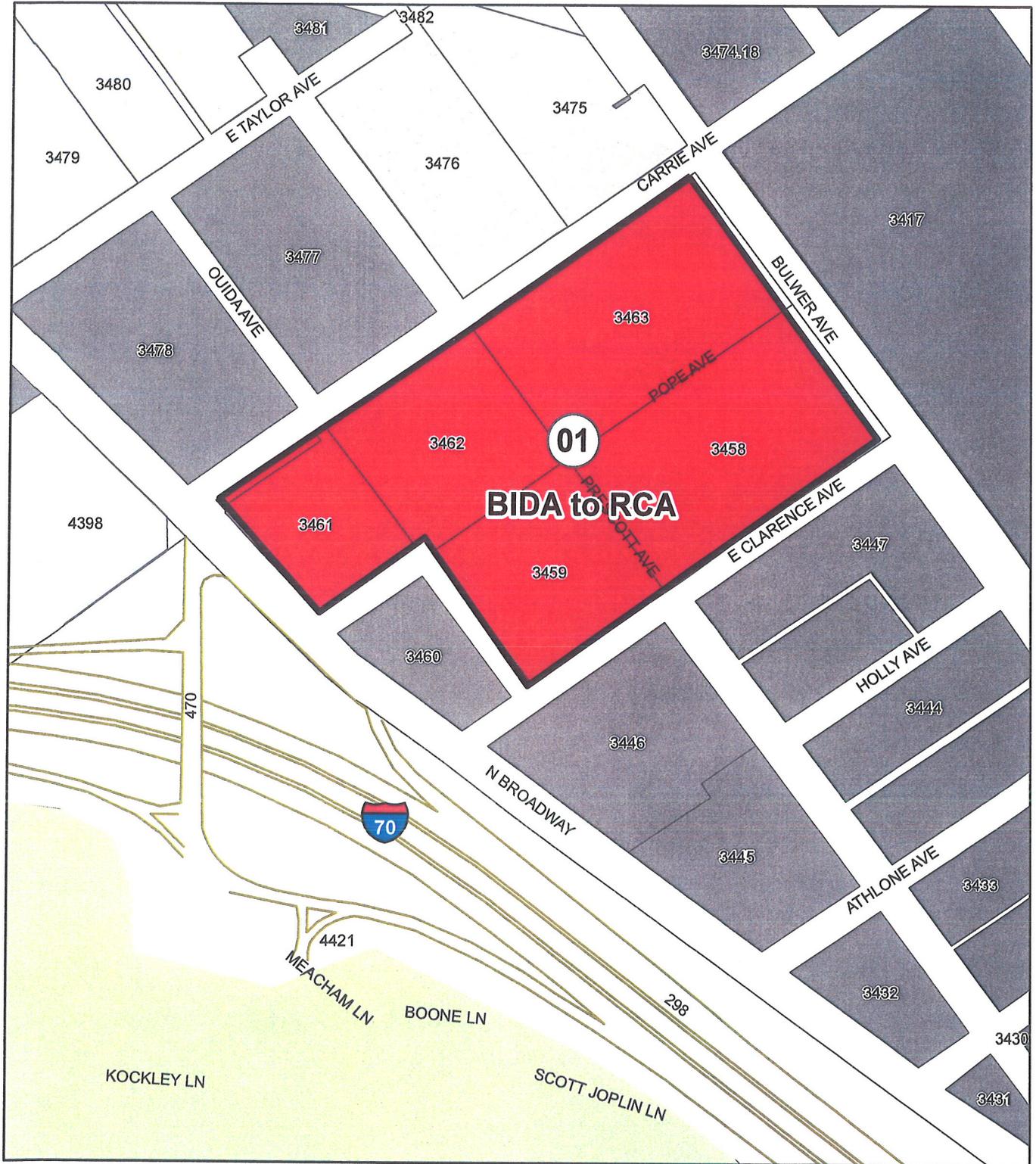
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**Attachment A (As Approved)  
Strategic Land Use Map Changes  
Amendment 11**

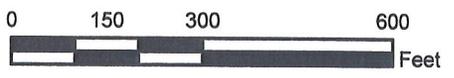
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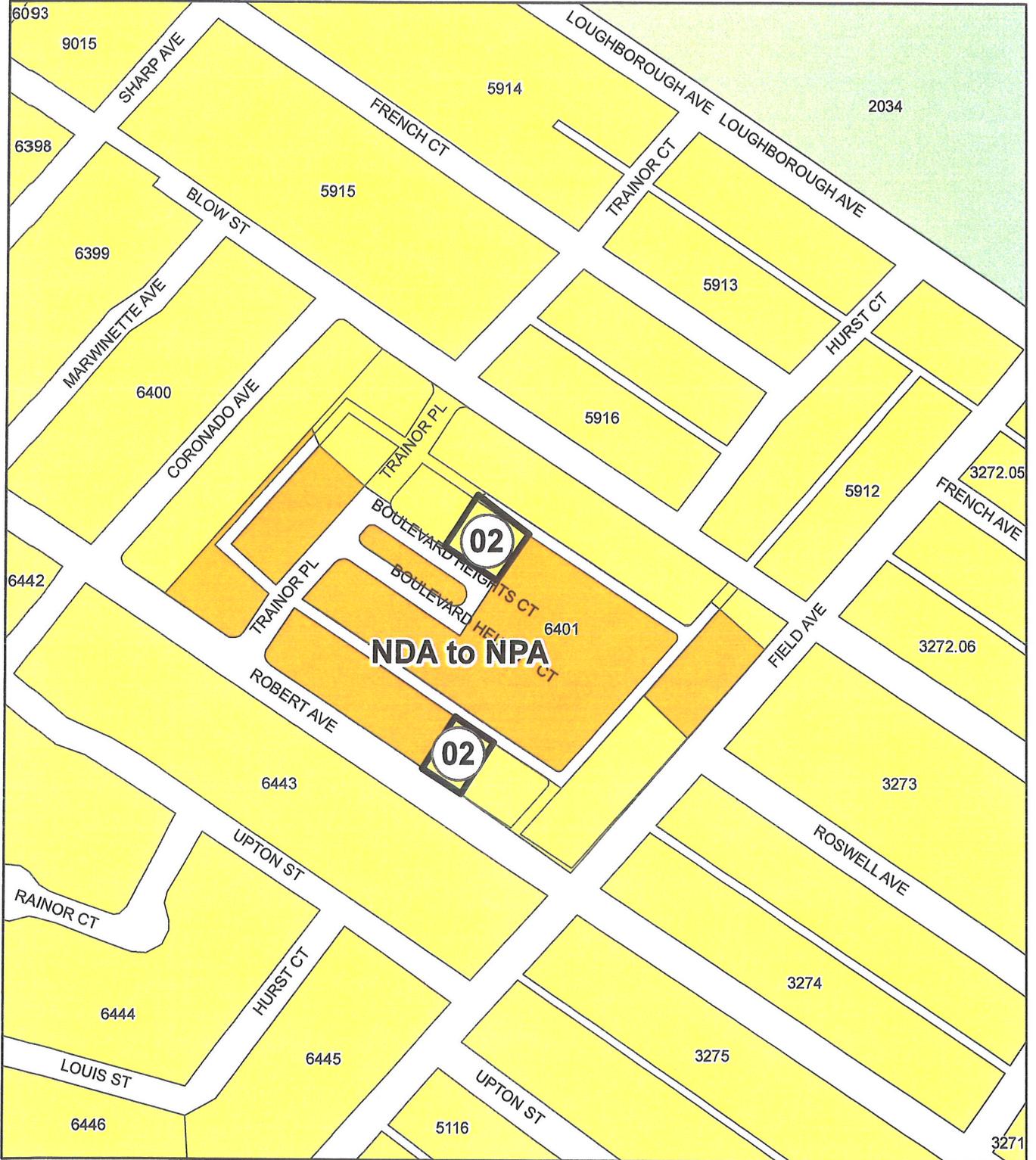
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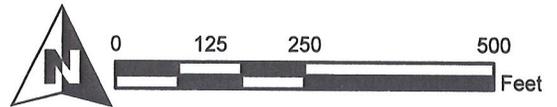


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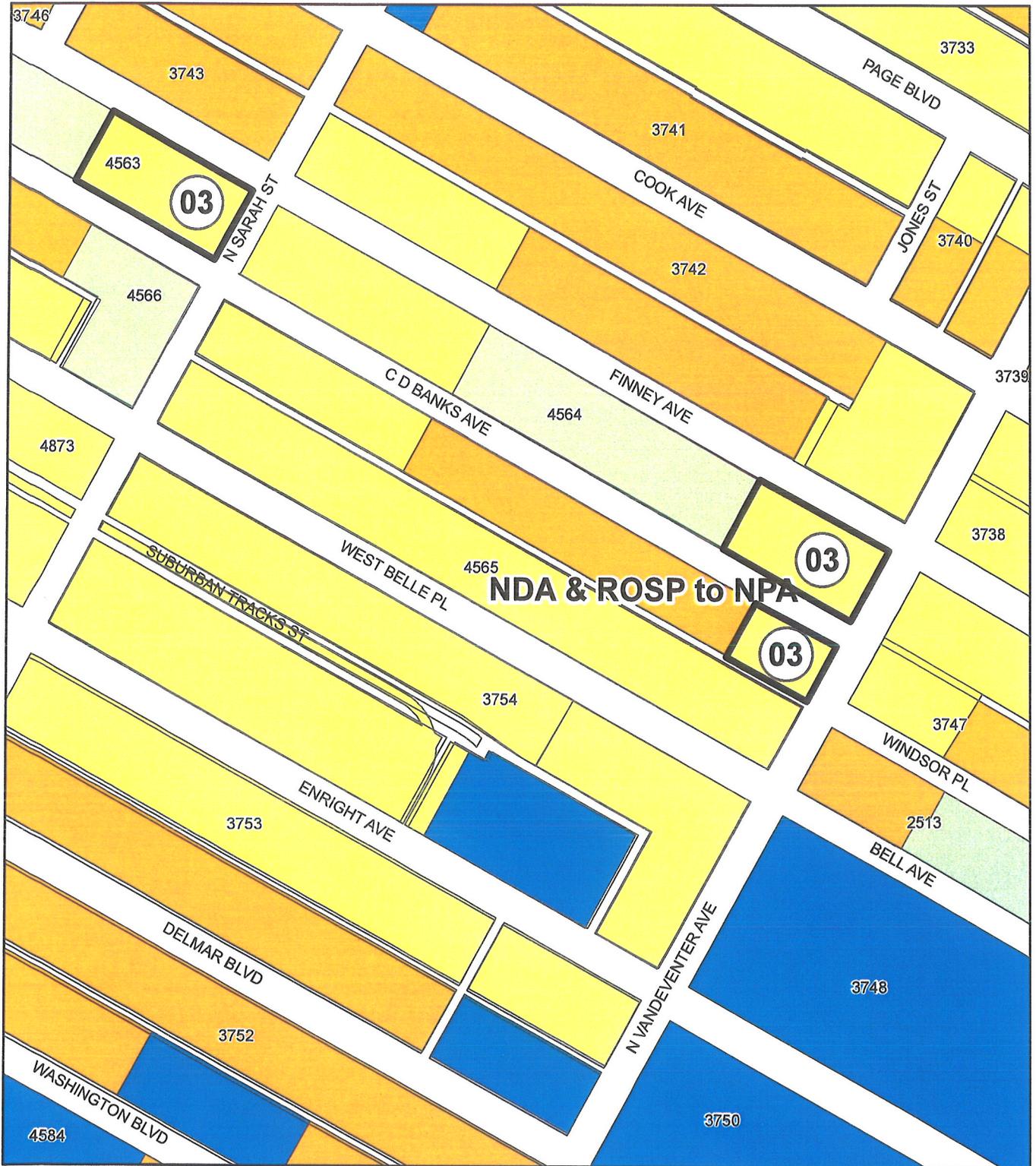
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**Area  
02**

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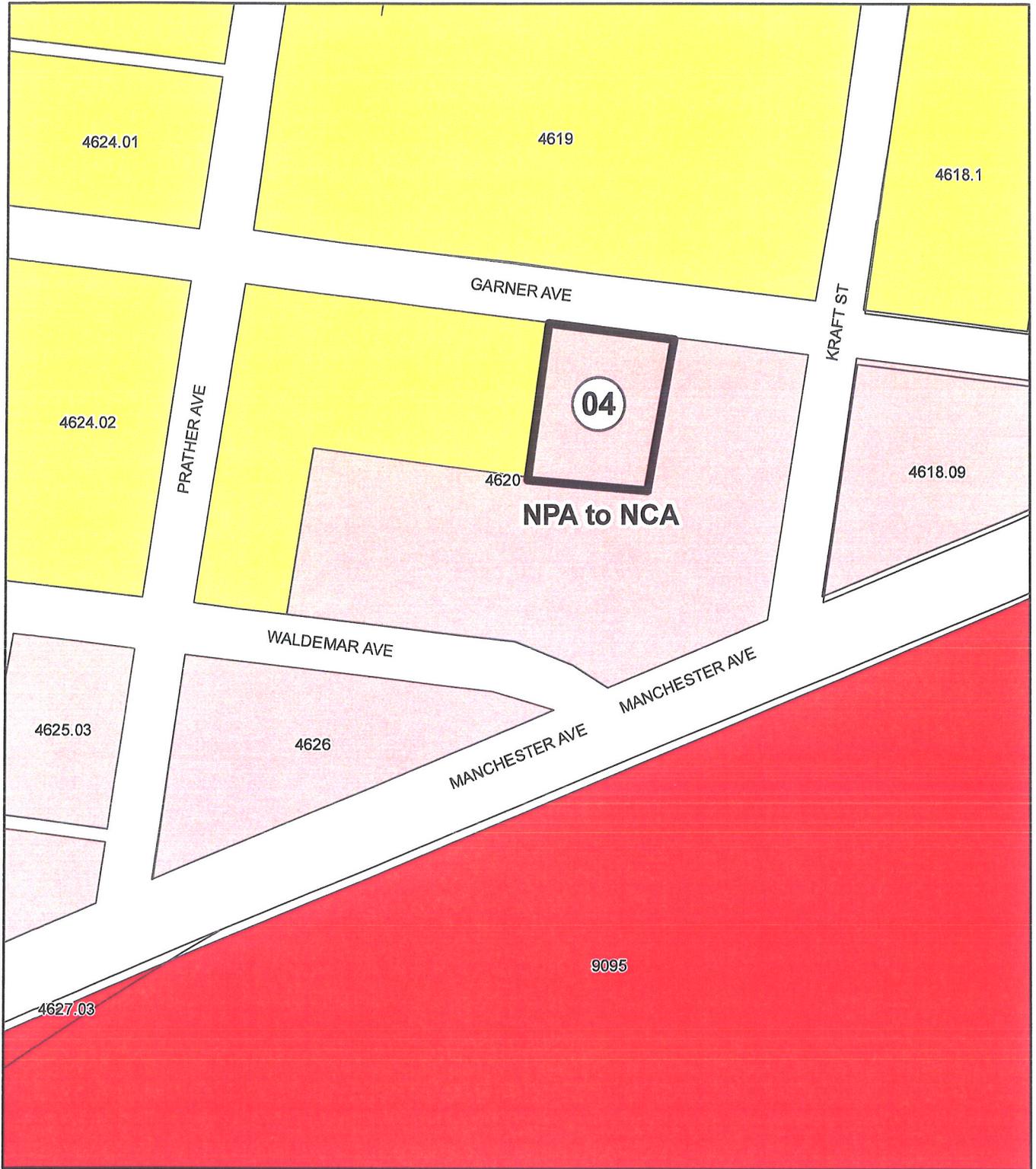


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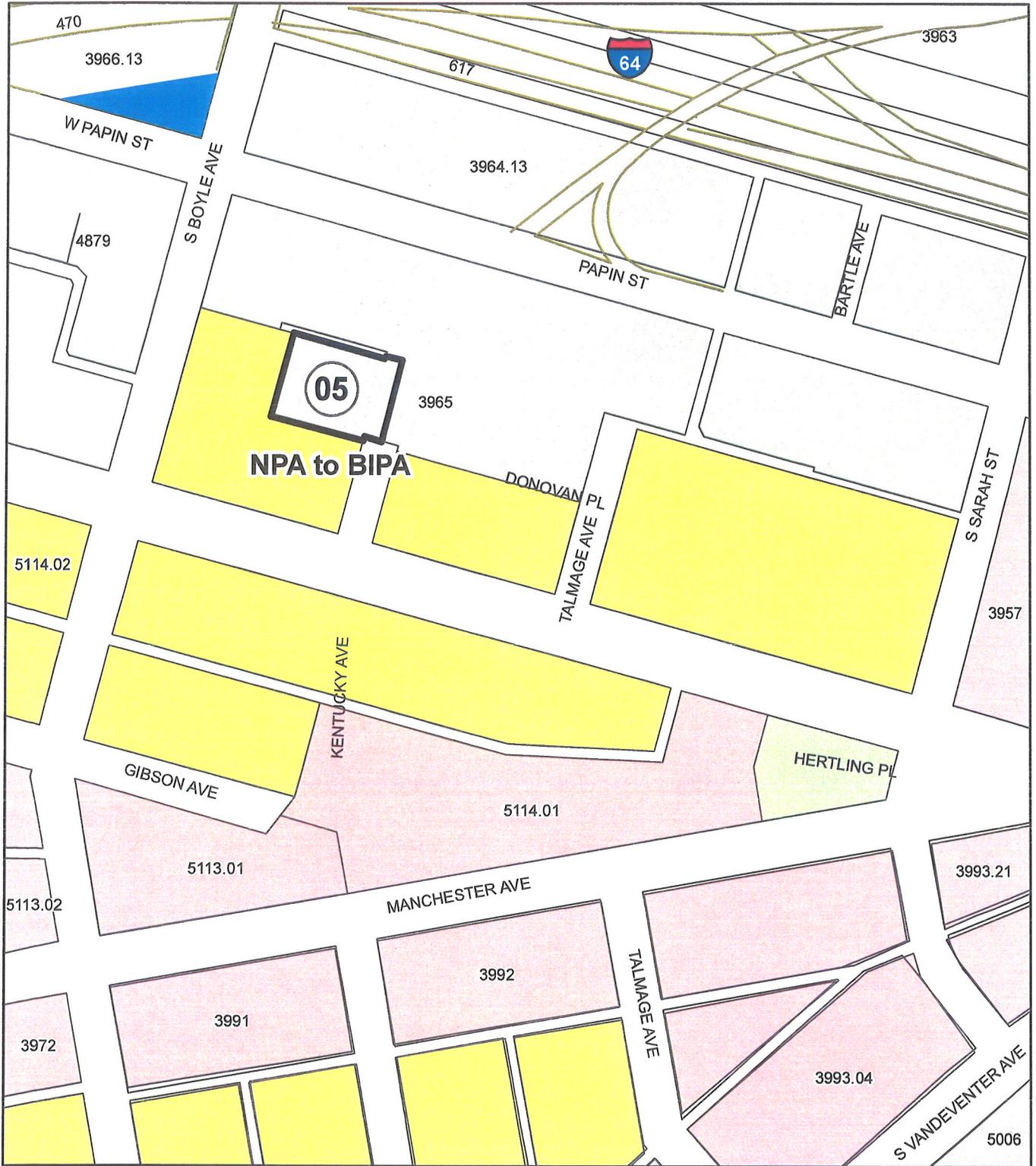
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**Area**  
**04**



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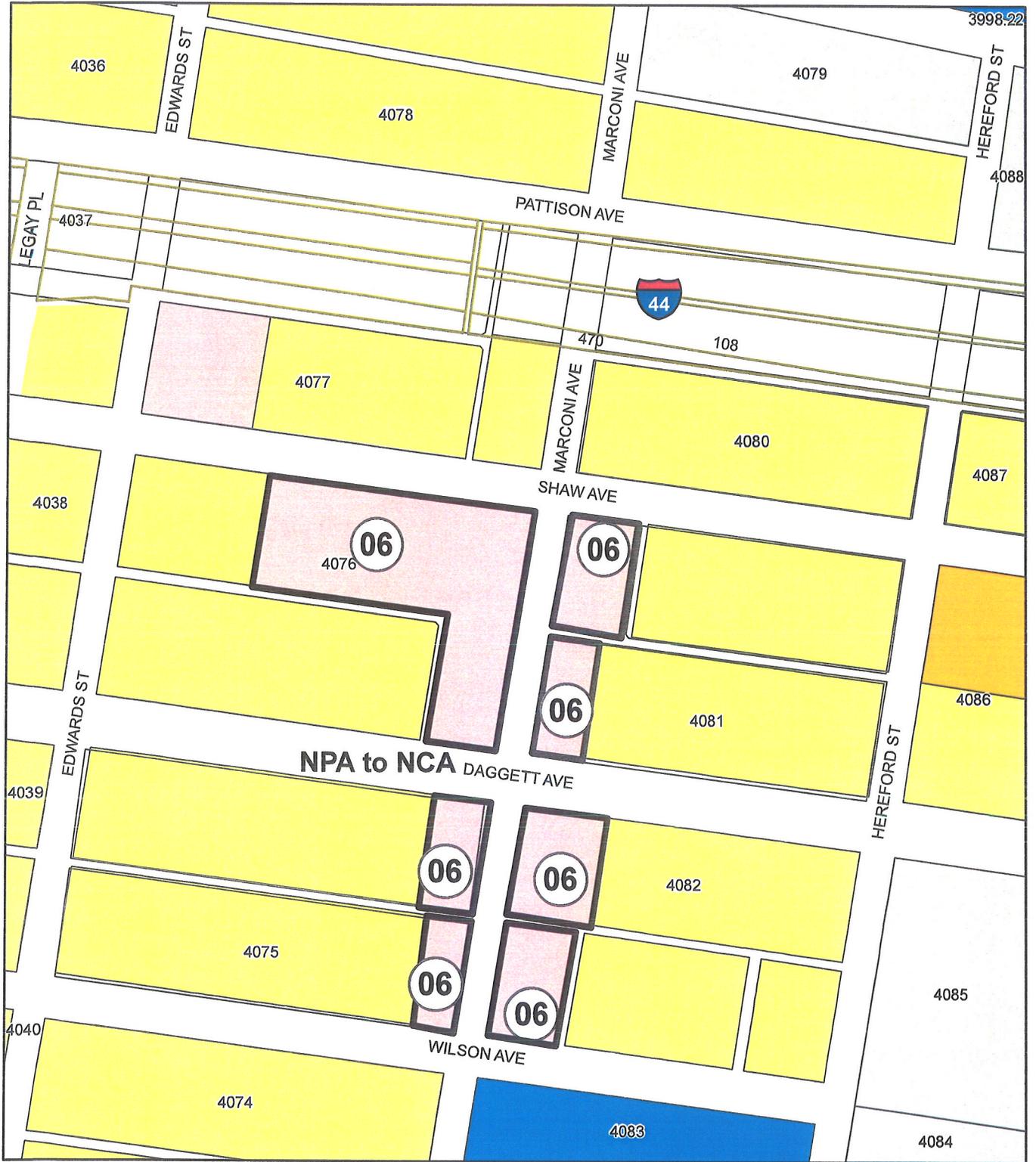
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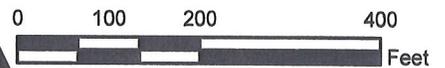
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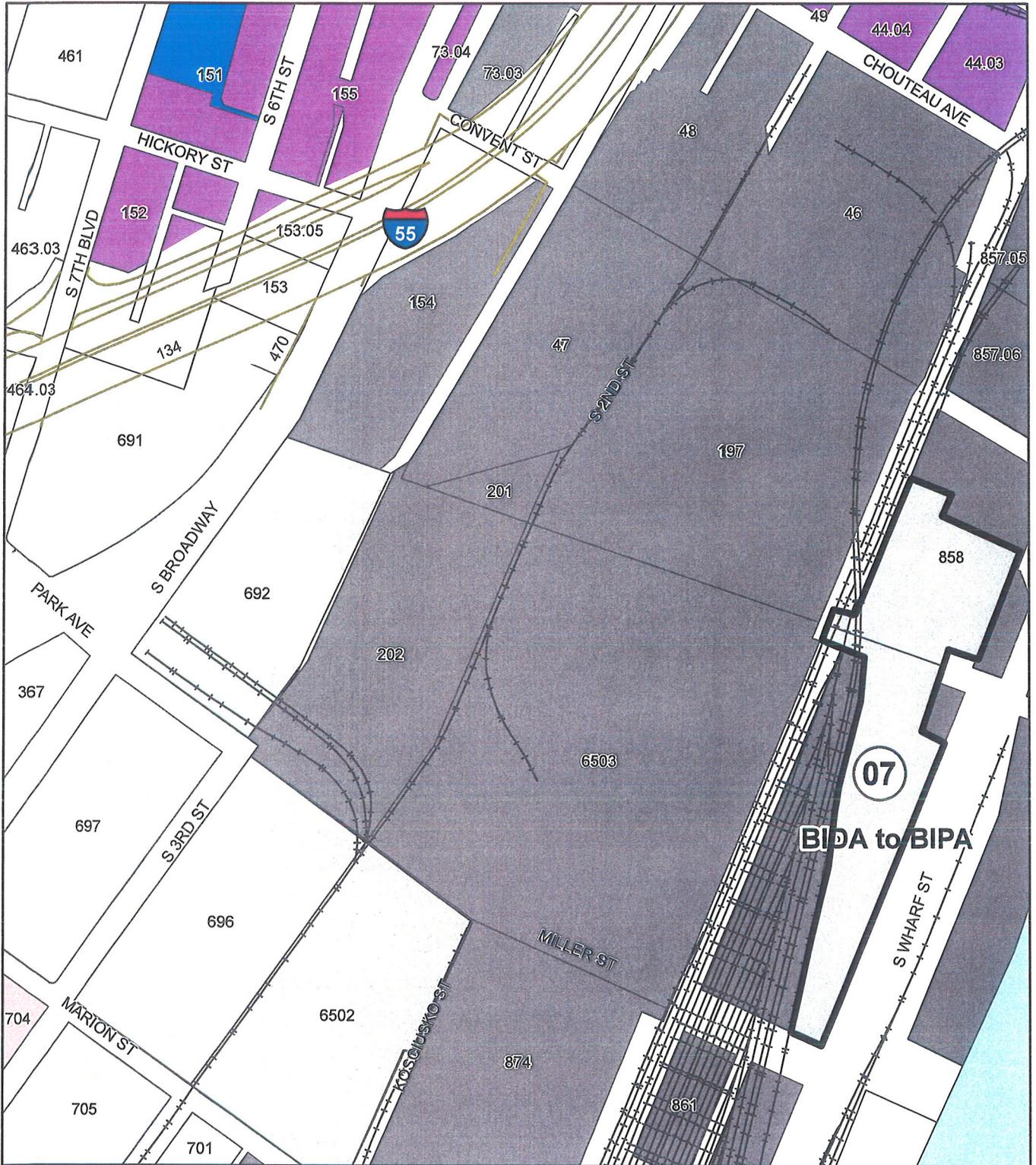
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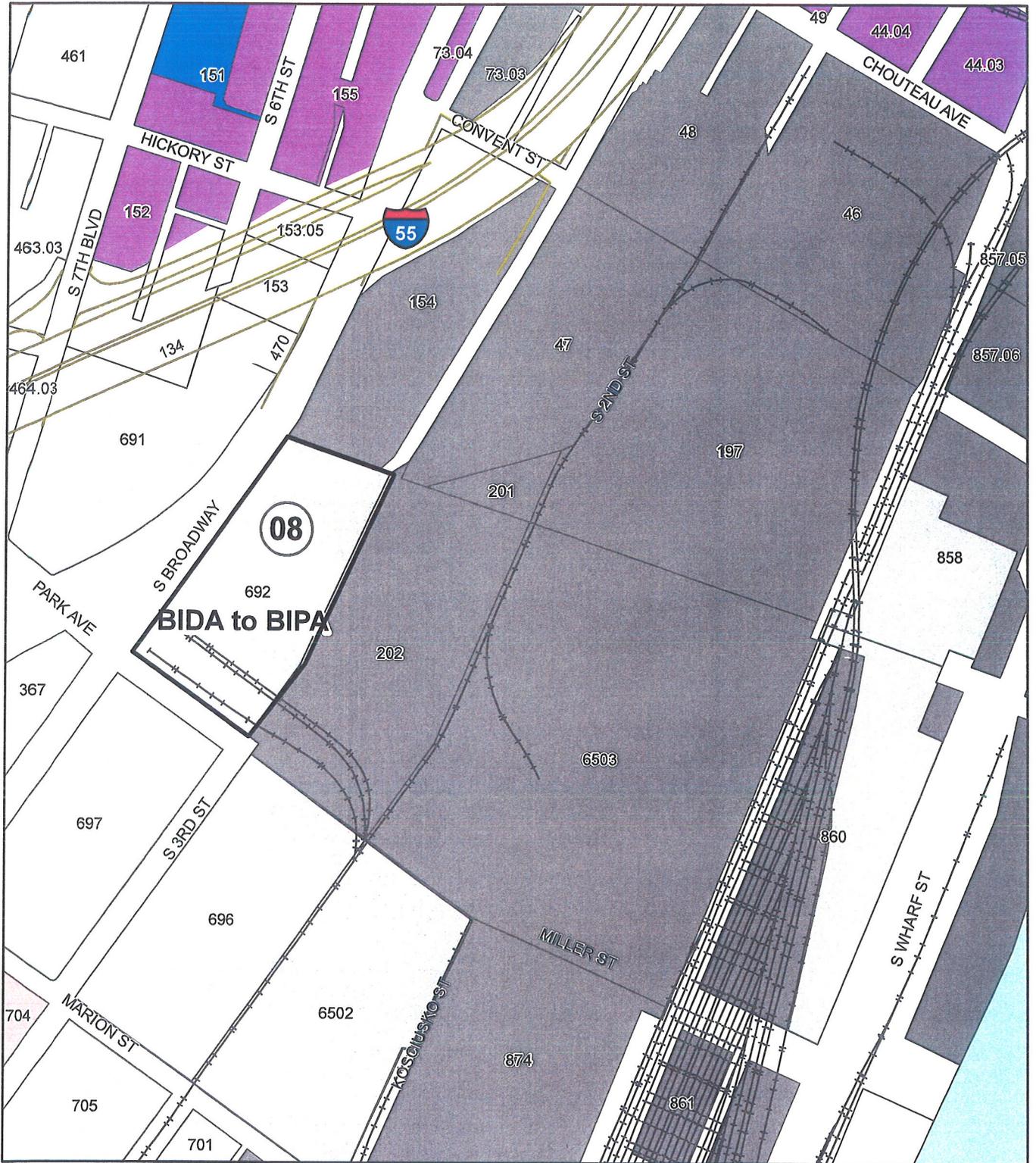
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**Area**  
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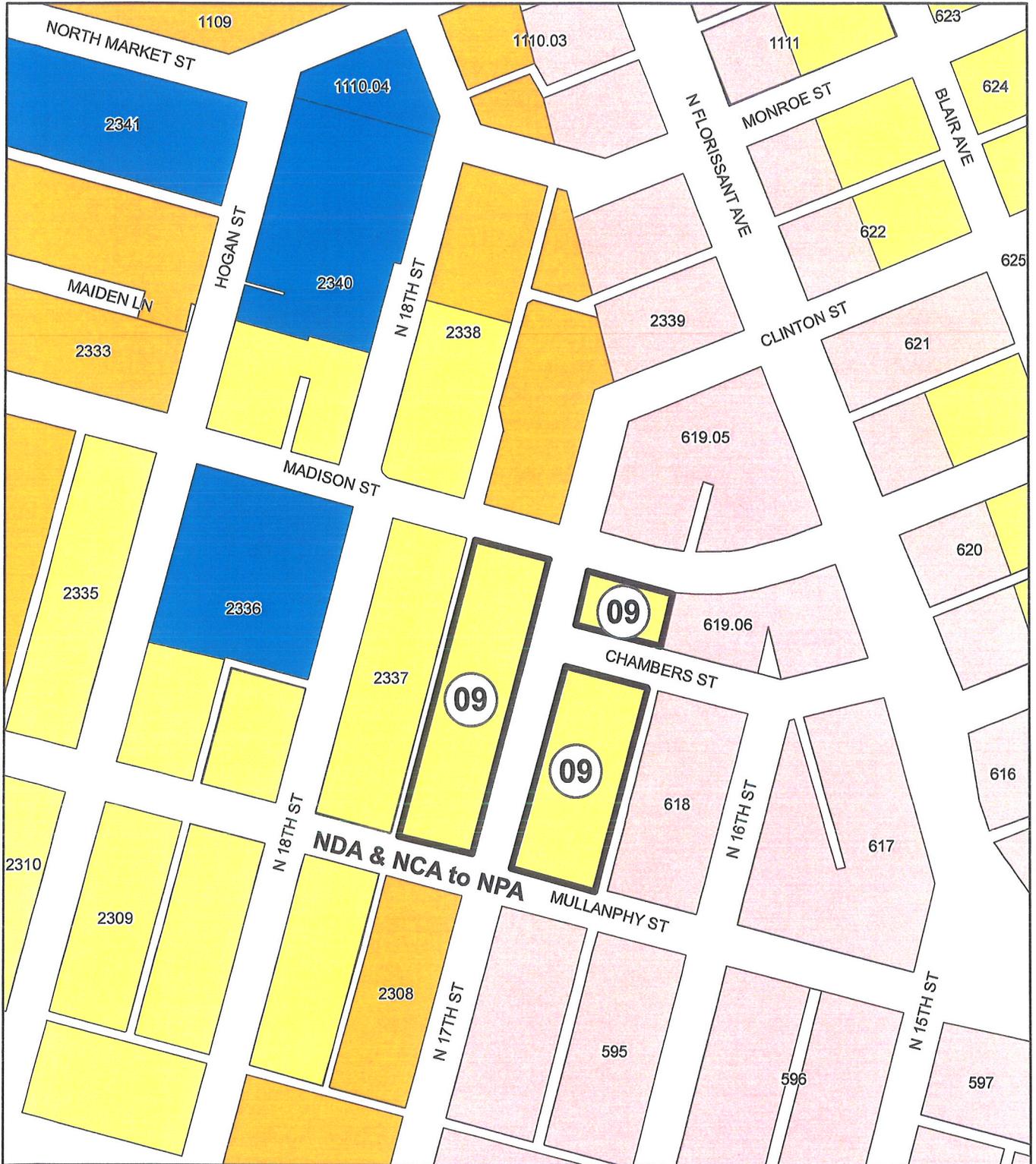
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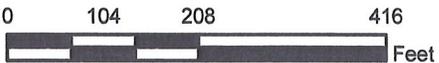
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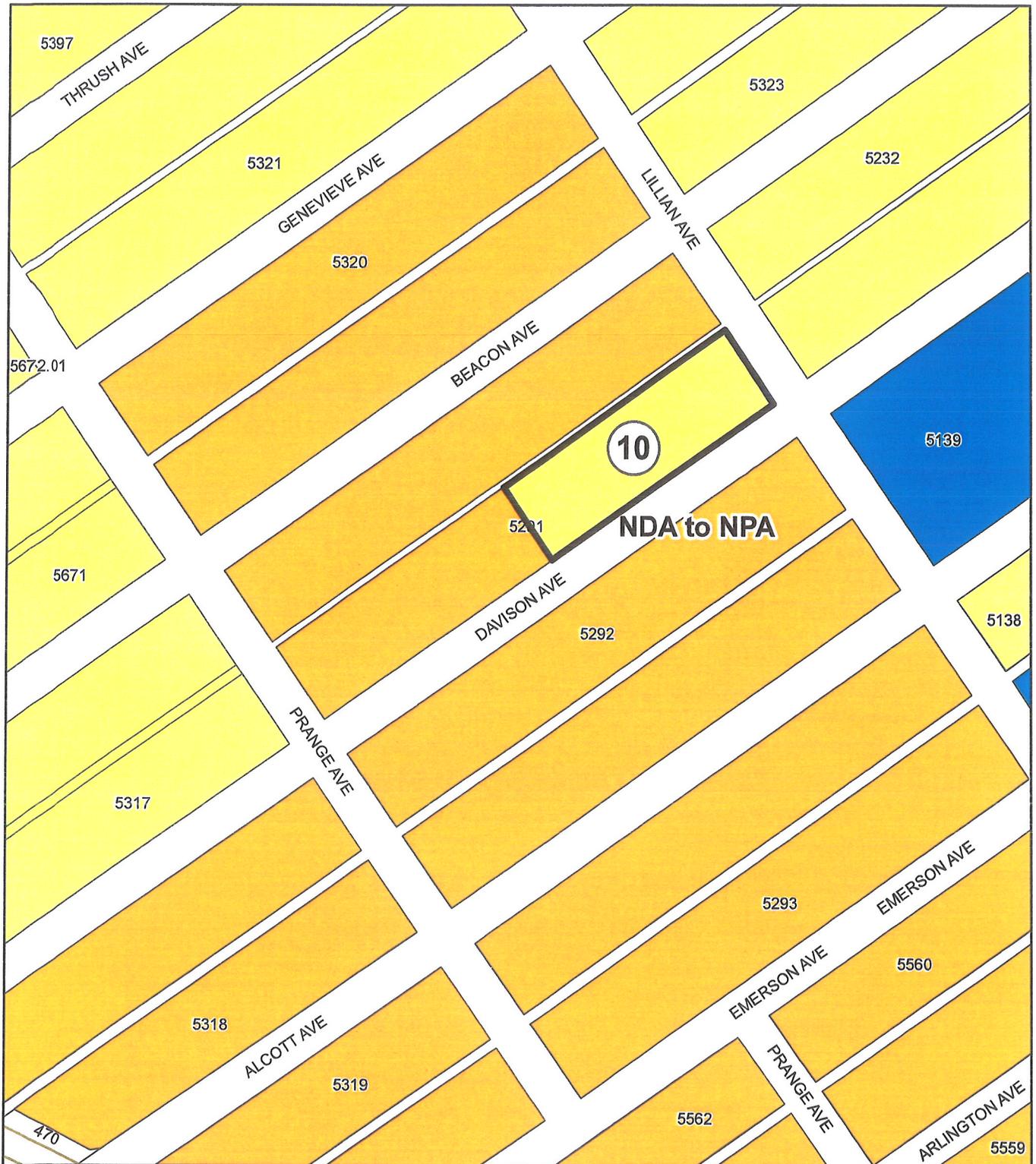
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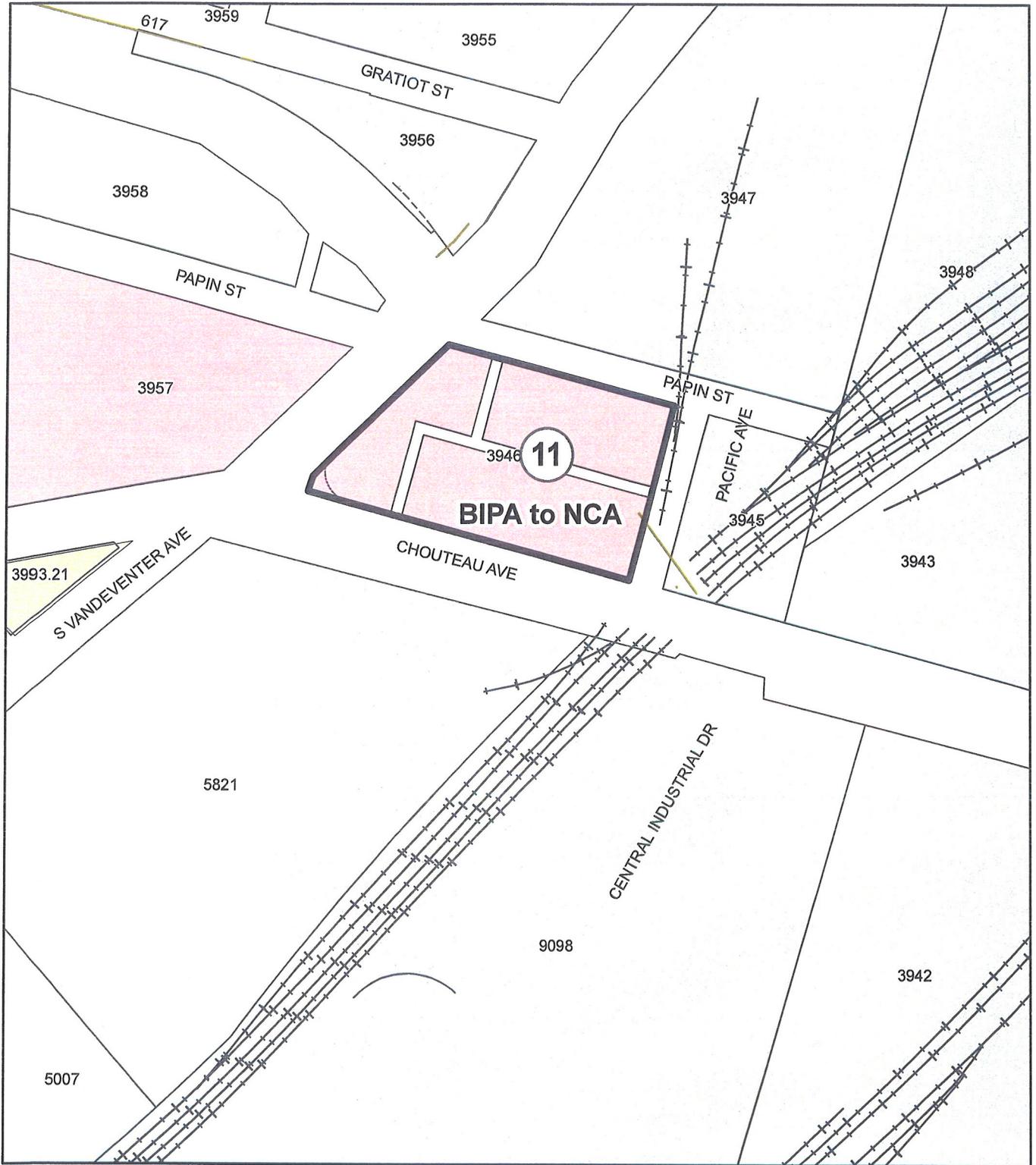
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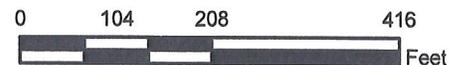
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**Area**  
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