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*05-10-06*  
 DATE

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

**To:** City of St. Louis Planning Commission

**From:** Rollin Stanley, Director

**Subject:** Public Hearing & Resolution for Amendment of the Strategic Land Use Plan 2005 – Amendment #3 – Portion of City Block 2022 that is east of Kingshighway Blvd and north of Interstate 64.

**Date:** May 3, 2006

**Executive Summary**

This resolution seeks an amendment by the Planning Commission to revise the Strategic Land Use Plan for a portion of City Block 2022 in the Central West End Neighborhood. The area is in Forest Park with portions currently under lease to Barnes Jewish Hospital.



**Background**

Ordinance #64687, Section II, states 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. The Planning Commission shall conduct a public hearing as part of the review and approval process.

The current designation is **Recreational & Open Space Preservation & Development Areas (ROSPDA)** (Exhibit A – Current Plan ) *“Areas including the existing network of parks, open space and recreational facilities within the City that should be preserved and enhanced, as well as locations for new permanent green space, including planned new greenways and permanent locations for some community gardens.”*

The purpose for the amendment to the Strategic Land Use Plan, is to designate the portion of City Block 2022 as **Institutional Preservation & Development Area (IPDA)** (Exhibit B – Amendment 3 ) *“Areas where significant nodes of educational, medical, religious or other institutional uses currently exist and are appropriately situated, as well as areas for expansion of such institutional uses. These large-scale institutional centers are intended to positively influence the enhancement of surrounding areas.”*

This area is in the section of Forest Park east of Kingshighway Blvd, a portion of which is currently under lease to Barnes Jewish Hospital. Barnes Jewish Hospital and related entities are the primary users of properties to the North and East. These areas are currently designated **Institutional Preservation and Development Areas ( IPDA)**. Current uses in the area covered by this amendment include an underground parking garage, tennis courts, playground and open space.

## COMMENTS

This portion of Forest Park was separated from the main body of the park by the rerouting of Kingshighway Blvd. Adjacent areas to the North and East are currently designated IPDA and intensely used by a variety of institutions. Designation of this area as IPDA would allow for the potential expansion of these institutional uses.

Upon review of the Strategic Land Use Plan, the staff recommends to the Planning Commission that they designate the area of Forest Park east of Kingshighway Blvd and north of the primary traffic lanes of Interstate 64 in City Block 2022 as **Institutional Preservation & Development Area (IPDA)**

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## REQUESTED ACTION

That the Planning Commission approves Strategic Land Use Plan –Amendment #3 for a portion of City Block 2022 to be designated Institutional Preservation and Development Area ( IPDA) .

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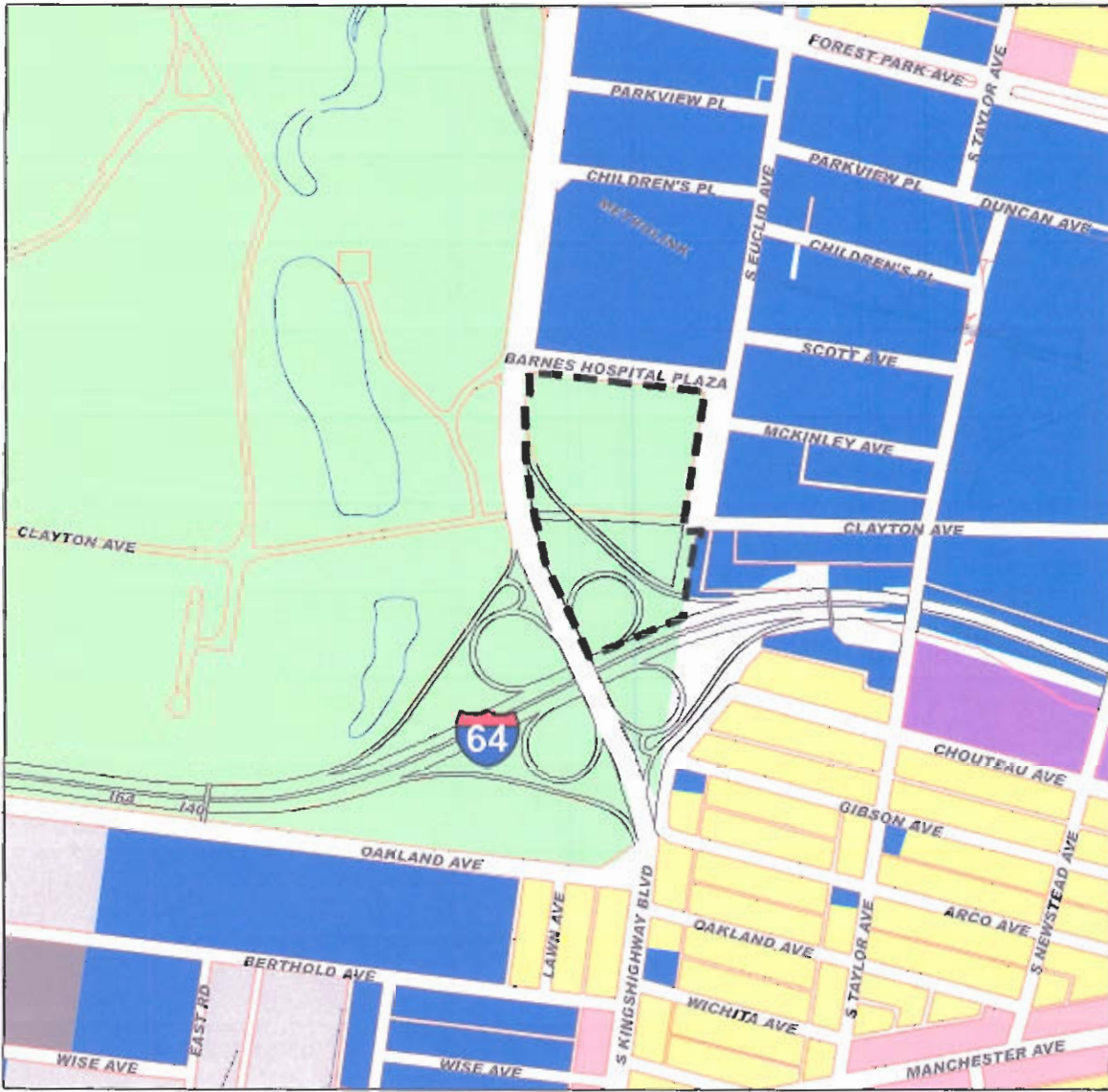
NOW, WITH ALL PROCEDURAL REQUIREMENTS COMPLIED, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Strategic Land Use Plan -- Amendment #3 – designating an area of Forest Park east of Kingshighway Blvd and north of the primary traffic lanes of Interstate 64 in

City Block 2022 as Institutional Preservation & Development Area (IPDA) is approved.

2. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis and make any other required notifications of this amendment as a part of the Strategic Land Use Plan.

**Exhibit A**  
**Current Plan**  
**Strategic Land Use Categories**



**Strategic Land Use Categories**

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreational and Open Space Preservation
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty 'Need' Use Area
- Opportunity Area
- City Block**
- City Block

Area of Ammendment

0 300 600

1 inch equals 600 feet

**PLANNING & URBAN  
 DESIGN AGENCY**  
PHILIP G. BLAK, Mayor



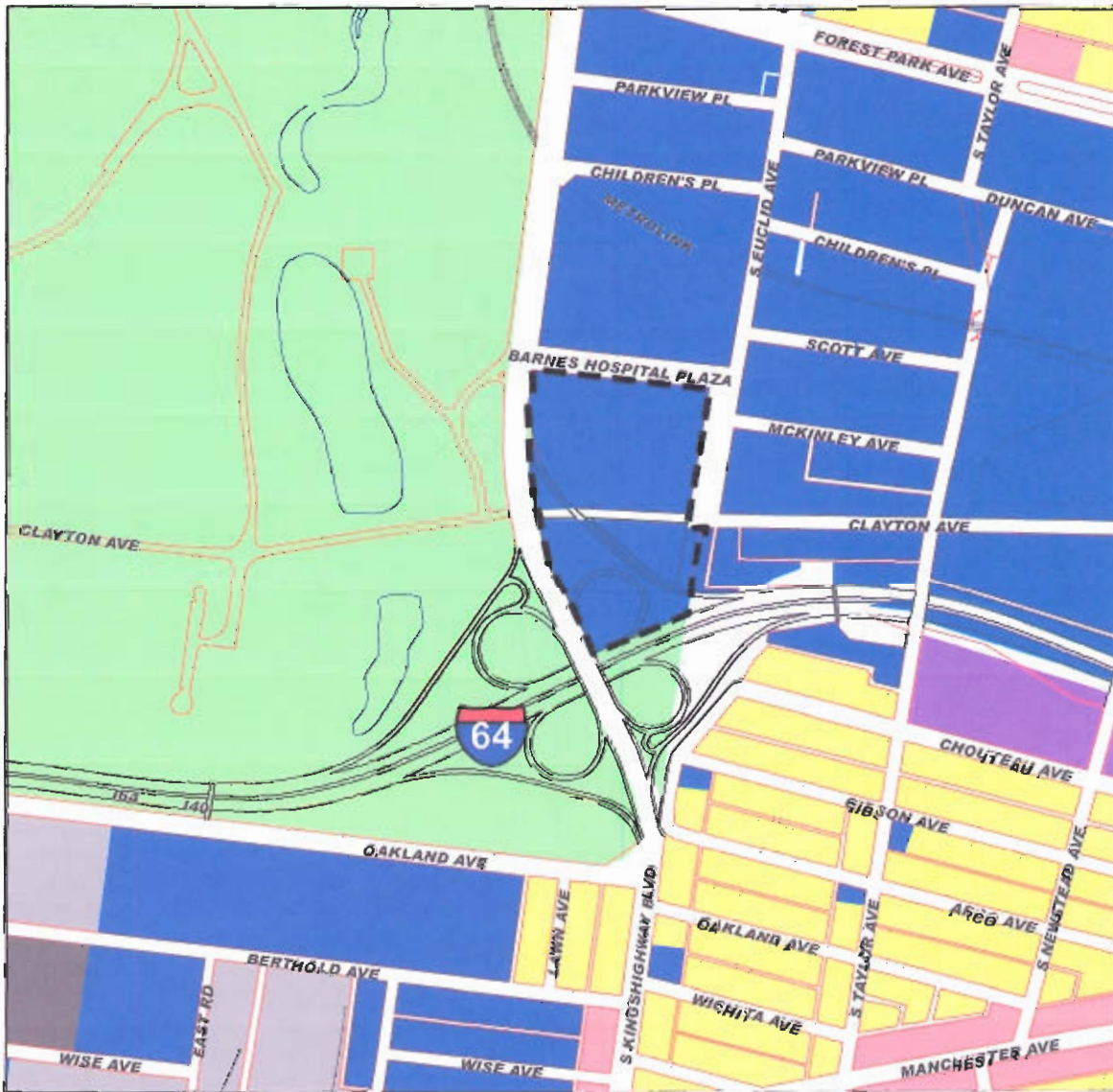
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**Exhibit B  
 Amendment 3  
 Strategic Land Use Categories**



- Strategic Land Use Categories**
- Neighborhood Preservation Area
  - Neighborhood Development Area
  - Neighborhood Commercial Area
  - Regional Commercial Area
  - Recreational and Open Space Preservation
  - Business/Industrial Preservation Area
  - Business/Industrial Development Area
  - Institutional Preservation and Development Area
  - Specialty Mixed Use Area
  - Opportunity Area
- City Block**
- City Block

Area of Amendment



0 300 600

1 inch equals 605 feet

