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

File No. PDA-155-04 CMP

TO: City of St. Louis Planning Commission

FROM: Rollin Stanley, Director

RE: Adoption of the Strategic Land Use Plan

DATE: December 30, 2004

EXECUTIVE SUMMARY

This resolution seeks the adoption by the City of St. Louis Planning Commission of the Strategic Land Use Plan as the city wide Land Use Plan component of the City of St. Louis Comprehensive Plan and replacing all previous city wide land use plans adopted by the Planning Commission or its predecessors.

CITY OF ST. LOUIS
Strategic Land Use Plan
Connecting the City

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 process began in the Fall of 2002, with a Request for Proposals issued by the Planning and Urban Design Agency for a consultant team to assist in the preparation of the plan. Following a formal selection process a team led by Woolpert LLC and including David Mason and Associates, Terrence Beiter and Associates, CLG Enterprises and HOK Planning worked closely with staff to prepare the plan. Funding for the consulting services came from the City's Community Development Block Grant allocation from the United States Department of Housing and Urban Development and a grant from what is now U.S. Bank.

The development of the plan blended three methodologies. They were; one, a commitment through the consultant team and agency staff to apply contemporary professional planning practices to the preparation of the plan; two, to make extensive use of Geographic Information System Technology in the preparation and delivery of the plan, and a third where the team provided for and met as frequently as needed with all the alderman to make recommendations and to gather input regarding all areas of the City. This process is documented in Exhibit A – PowerPoint Presentation to the Planning Commission.

The Planning Commission formally set a public hearing for September 9, 2004 and advertised the location and time 21 days in advance. Copies of the Draft Strategic Land Use Plan were made available at all St. Louis Public Libraries for public preview. The entire plan document was also posted to the City's web site for public viewing, download, and comments.

On September 9, 2004 before the Planning Commission, the planning consultant and staff made a presentation of the Plan and a Public Hearing was held to solicit public comments. Staff and/or the consultant team have presented the plan to various groups during the comment period including presentations to members of the press, the development community, the design profession and other civic groups. Public comments were accepted until December 31st. These comments will be summarized and presented at the January 5, 2005 planning commission meeting.

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COMMEMTS

The Strategic Land Use Plan is generally at the block level and designates each city block as being in one of ten land use – development categories. Designed as a guide to development it is expected to be changed and revised as conditions and opportunities change. Public comment has not been extensive, but has been nearly unanimous in support of the plan and the effort. We have received and incorporated comments on various specific aspects of wording and coding of specific blocks.

<u>Staff does recommend additional clarifying text to the description of Institutional Preservation and Development Area. Our recommendation is to add the following text to the legend description; The Land Use Map also identifies individual parcels as Institutional Preservation and Development Areas on the basis of the Assessor's classification as</u>

Institutional (Codes 6700-7290) in the Assessor's Land Use Coding for that particular parcel. This individual parcel coding is a guide and the proposed future use of the site may, at the discretion of the Planning Commission, also be considered as in compliance with the plan when the proposed use/project/development is allowed under the Land Use Designation for directly abutting areas.

REQUESTED ACTION

That the Planning Commission adopts the Strategic Land Use Plan - Connecting the City as the Land Use component of the Comprehensive Plan of the City of St. Louis. As the adopted city-wide land use plan it shall replace all city-wide land use plans previously adopted by the Planning Commission or its predecessors as the official plan.

Ordinance 64687 allows for the adoption of such a plan to be used as planning guidance and for various regulatory purposes under Ordinance 64687 and pursuant to Section 89.340 RSMo as amended. Reference and use of the plan shall be in conjunction with adopted Neighborhood Plans, Topical Plans, and other adopted elements, either by topic or specific geography, of the City's Comprehensive Plan as prescribed In Ordinance 64687. Recognizing that the Land Use Plan map assigns general land use categories to blocks and parcels based on current projections for development and preservation and recognizing that these designations are not exact, the Planning Commission may, in its discretion, consider a use/development/project to be in conformance with the plan when the proposed use/development/project is allowed under the Plan in a directly abutting area. The plan maybe changed or otherwise amended by action of the Planning Commission in accordance with Ordinance 64687.

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 inclusive of a presentation document in PowerPoint format attached as Exhibit A, a plan map identified as Side 1 of a two sided brochure attached as Exhibit B, the content of Side 2 of Exhibit B, and Exhibit C: electronic versions in ArcGIS shapefile formats is hereby adopted as a part of the City of St. Louis Comprehensive Plan to be used as described above.

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 Alderman of the City of St. Louis and any other entities required notification under Ordinance 64687 and Section 89.340 RSmo of the adoption of the Strategic Land Use Plan as the part of the City's Comprehensive Plan.