
EARL STRAUTHER, CHAIRMAN
PLANNING COMMISSION
File No. PDA-155-04-CMP

9/24/20
DATE

Final version approved on September 2, 2020

To: City of St. Louis Planning Commission
From: Don Roe, Executive Director
Subject: Adoption of Amendment #20 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan
Date: August 28, 2020

Summary

A Presentation and Public Hearing regarding proposed Amendment #20 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan will be conducted at the September 2, 2020 Planning Commission meeting.

The proposed SLUP amendment is for a portion of City Block 1648 in the Gravois Park neighborhood. It is based on a proposed development project, but it is not tied exclusively to the proposed development. The SLUP changes were originally proposed in the Gravois-Jefferson Historic Neighborhoods Plan, which was adopted as a Neighborhood Plan by the Planning Commission on May 2, 2018. Approval of the SLUP amendment -- as well a subsequent zoning change, which will be presented to the Planning Commission for its review at the same September 2, 2020 Planning Commission meeting -- would facilitate the construction of a 12-unit apartment building at 3620 Texas Ave. The proposed residential use is in conflict with the existing SLUP. The SLUP amendment would also allow a greater variety of land uses along S. Jefferson Ave. than the existing SLUP category.



The public comment review period began on Friday, August 14, 2020 and will extend through the Public Hearing at the September 2, 2020 Planning Commission meeting. Background information and recommendations regarding SLUP Amendment #20 (see Exhibit "A") has been available on PDA's website since Friday August 14, 2020. The meeting will be accessible for online viewing and comments from the public on any Internet device. The Public Hearing will follow PDA's standard rules and regulations.

Following the Presentation and Public Hearing, a vote will be taken by the Planning Commission regarding the Adoption (approval) of SLUP Amendment #20 at this meeting.

Recommended Action

That the Planning Commission **adopts and approves Amendment #20 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan** -- as listed in the table in Exhibit "A" -- inclusive of all prior amendments.

Background

- The Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan is the City's general land use plan. It categorizes each city block in the City into one (sometimes more) broad land use development/category, known as a SLUP category. The SLUP was initially adopted on January 5, 2005 and has been amended 19 times since then.
- Ordinance 64687 requires that an amendment to the City's Comprehensive Plan be preceded by at least one Public Hearing, and that the advertising (public notice) for the Public Hearing be published in a daily newspaper of general circulation in the City and in The City Journal at least 20 days in advance of the Public Hearing. The public comment review period began on Friday, August 14, 2020 and will extend through the Public Hearing at the September 2, 2020 Planning Commission meeting. (Public notice ads were published in the Tuesday, August 11, 2020 issues of The City Journal and St. Louis Daily Record.) Background information and recommendations regarding proposed SLUP Amendment #20 was posted for public review on PDA's website -- <http://www.stlouis-mo.gov/planning/> -- on Friday, August 14, 2020, and is attached to this resolution. (See Exhibit "A".)
- Proposed SLUP Amendment #20 focuses on a portion of City Block 1648 in the Gravois Park neighborhood. The block is bounded by Miami St., S. Jefferson Ave., Winnebago St., and Texas Ave. It is based on a proposed development project, but it is not tied exclusively to the proposed development. The SLUP changes were originally proposed in the Gravois-Jefferson Historic Neighborhoods Plan, which was adopted as a Neighborhood Plan by the Planning Commission on May 2, 2018. Approval of SLUP Amendment #20 -- as well a subsequent zoning change, which will be presented to the Planning Commission for its review at the same September 2, 2020 Planning Commission meeting -- would facilitate the construction of a 12-unit apartment building at 3620 Texas Ave. The proposed residential use is currently in conflict with the existing SLUP. The SLUP amendment would also allow a greater variety of land uses along S. Jefferson than the existing SLUP category.
- Background information and recommendations regarding SLUP Amendment #20 is provided in Exhibit "A", which has been available on PDA's website since Friday August 14, 2020. Exhibit "A" includes additional information regarding the proposed apartment building and the Gravois-Jefferson Historic Neighborhoods Plan. Exhibit "A" also includes information on the 11 parcels located in City Block 1648, including their addresses and existing uses, as well as the current SLUP categories and proposed SLUP categories for the nine parcels recommended to have their SLUP categories changed.
- At the September 2, 2020 Planning Commission meeting, a Presentation will be made by PDA staff regarding proposed SLUP Amendment #20. A Public Hearing will then be conducted. Due to the COVID-19 pandemic and subsequent Public Health Orders, the Public Hearing will be

conducted by videoconference. The meeting will be accessible for online viewing and comments from the public on any Internet device. The Public Hearing will follow PDA's standard rules and regulations. Following the Presentation and Public Hearing, a vote will be taken by the Planning Commission on the Adoption of SLUP Amendment #19 at this meeting. Unlike most Planning Commission actions -- where the Planning Commission is making its recommendation to the Board of Aldermen -- the power to amend the SLUP rests solely with the Planning Commission.

Comments

If SLUP Amendment #20 is adopted, all approved items will be placed in the Planning Commission files and on PDA's website, and the City's Geographic Information System (GIS) will be updated with the changes. Notification of the adoption of Amendment #20 of the SLUP map, along with an updated SLUP map of the entire City which reflects all previous SLUP amendments, will be certified by the Chairman of the Planning Commission 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: the Board of Aldermen, the City Register, and the Recorder of Deeds.

PDA promotes the use of the Strategic Land Use Plan of the St. Louis Comprehensive Plan as a citywide document. It 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.

Detailed information regarding the SLUP -- including the current SLUP map, previous SLUP amendments, definitions of the SLUP categories, and background information -- is available on PDA's website.

The Presentation, Public Hearing and Adoption vote regarding Amendment #20 of the SLUP occurred at the September 2, 2020 Planning Commission meeting. An account of the Presentation, Public Hearing and Adoption vote is available in the attached excerpt from the meeting minutes for the September 2, 2020 Planning Commission meeting. (See Exhibit "B".)

Public Input

A Public Hearing regarding proposed Amendment #20 of the SLUP will be conducted at the September 2, 2020 Planning Commission meeting.

Requested Action

That the Planning Commission **adopts and approves Amendment #20 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan** -- as listed in the table in Exhibit "A" -- inclusive of all prior amendments.

NOW, 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 of the St. Louis Comprehensive Plan are hereby ratified.

2. Having conducted a Public Hearing, Amendment #20 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan -- as listed in the table in Exhibit "A" -- is hereby adopted and approved.

3. The Executive Director of Planning of the Planning and Urban Design Agency 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 Aldermen, the City Register, and the Recorder of Deeds, and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan of the St. Louis Comprehensive Plan.

The motion before the Planning Commission approving Resolution PDA-155-04-CMP was approved at its September 2, 2020 meeting.

BY THE PLANNING COMMISSION

 Chair

Dated at St. Louis, Missouri on September 2, 2020

Exhibit "A"
Proposed SLUP Amendment #20
A Portion of City Block 1648
Background Information and Recommendations

Proposed Strategic Land Use Plan Amendment #20 is a proposal to amend the City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan for a portion of City Block 1648 in the Gravois Park neighborhood.

Proposed SLUP Amendment #20 is based on a proposed development project, but it is not tied exclusively to the proposed development. The SLUP changes were originally proposed in the Gravois-Jefferson Historic Neighborhoods Plan, which was adopted as a Neighborhood Plan by the Planning Commission on May 2, 2018.

City Block 1648 is bounded by Miami St. on the north, S. Jefferson Ave. on the east, Winnebago St. on the south, and Texas Ave. on the west. It is located along the eastern boundary of the Gravois-Jefferson Historic Neighborhoods Plan planning area. Most of the block is also located within the boundaries of the Gravois-Jefferson Streetcar Suburb National Historic District, which is listed on the National Register of Historic Places. The block is located near a few large neighborhood anchors, many of which are institutional uses. These include St. Alexius Hospital's Jefferson Campus, 2639 Miami St.; Lutheran School of Nursing, 3547 S. Jefferson Ave.; Concordia Publishing House, 3558 S. Jefferson Ave.; German Cultural Society of St. Louis, 3652 S. Jefferson Ave.; Eagle College Preparatory School, 3630 Ohio Ave.; and Holy Cross Evangelical Lutheran Church, 2650 Miami St.

City Block 1648 includes 11 parcels, but only nine parcels are proposed to have their SLUP categories changed. A summary of information on the 11 parcels in City Block 1648 -- including their addresses, existing uses, current SLUP categories and proposed SLUP categories -- including is displayed in the table below. An aerial photo of City Block 1648 -- including the corresponding parcel addresses -- is attached.

Address	Existing Use	Current SLUP	Proposed SLUP
3601-03 S. Jefferson Ave.	Vacant lot	IPDA	SMUA
3607 S. Jefferson Ave.	Vacant lot	IPDA	SMUA
3609 S. Jefferson Ave.	Vacant lot	IPDA	SMUA
3611 S. Jefferson Ave.	Vacant lot	IPDA	SMUA
3617 S. Jefferson Ave.	Vacant lot	IPDA	SMUA
3621 S. Jefferson Ave.	1-family building	IPDA	SMUA
3636 Texas Ave.	Multi-use building	IPDA	NPA/IPDA
3641-59 S. Jefferson Ave.	Vacant lot	IPDA	SMUA
2615 Winnebago St.	Commercial building	IPDA	SMUA
3620 Texas Ave.	Vacant lot	IPDA	IPDA
3600 Texas Ave.	Apartment building	IPDA	IPDA

As the table's Existing Use column and attached aerial photo show, seven of the 11 parcels are currently vacant lots. The other uses include:

- A large single-family building located at 3621 S. Jefferson Ave.
- A large, three-story multi-use building located at 3636 Texas Ave. This former school building's existing tenants include the Holy Cross Evangelical Lutheran Church's office and the Intersect Arts Center.
- A commercial building located at 2615 Winnebago St. The building is occupied by Big Heart Tea Co., a food company.
- A large, 15-unit apartment building located at 3600 Texas Ave. The building was recently converted from a publishing company into an apartment building.

The developer of the 15-unit apartment building at 3600 Texas Ave., Blackline Investments, LLC, has proposed to construct a 12-unit apartment building at an adjacent parcel, 3620 Texas Ave., which is currently a vacant lot. The renovation of the apartment building at 3600 Texas Ave. required a variance from the City's Board of Adjustment as part of its approval process. The proposed development of the 12-unit apartment building at 3620 Texas Ave. will require a rezoning of the parcel from the "B" Two-Family Dwelling District to the "D" Multiple-Family Dwelling District. Following the Planning Commission's review of proposed SLUP Amendment #20, this rezoning will then be reviewed at the same September 2, 2020 meeting.

The proposed 12-unit apartment building would be a two-story structure with parking at the rear. A conceptual site plan of the \$950,000 development project is attached.

In order for the rezoning to be found in conformity with the Strategic Land Use Plan -- a requirement for all proposed rezonings -- a portion of the city block will need to have its SLUP categories changed. The current SLUP category doesn't allow the proposed apartment building. Thus, the proposed development project has prompted SLUP Amendment #20.

These SLUP changes were originally proposed in the Gravois-Jefferson Historic Neighborhoods Plan, which was prepared by Rise Community Development and adopted as a Neighborhood Plan by the Planning Commission on May 2, 2018. The Gravois-Jefferson Historic Neighborhoods Plan includes portions of four struggling neighborhoods -- all of Benton Park West and Gravois Park, and portions of Dutchtown and Mount Pleasant. The Neighborhood Plan was prepared to provide a long-range development guide for elected officials and community development groups.

As indicated in the table's Current SLUP and Proposed SLUP columns, most of the proposed SLUP changes call for eight of the 11 parcels to have their SLUP categories changed from Institutional Preservation and Development Area (IPDA) to Specialty Mixed Use Area (SMUA). If SLUP Amendment #20 and the subsequent rezoning is approved, the construction of the 12-unit apartment building at 3620 Texas Ave. could proceed.

In addition to facilitating the development of the 12-unit apartment building, the SLUP amendment would allow a greater diversity of land uses -- including residential, commercial and mixed-use buildings -- along S. Jefferson Ave. than the existing IPDA SLUP category, which encourages the preservation and development of institutional uses, such as educational, medical or religious uses. This is in keeping

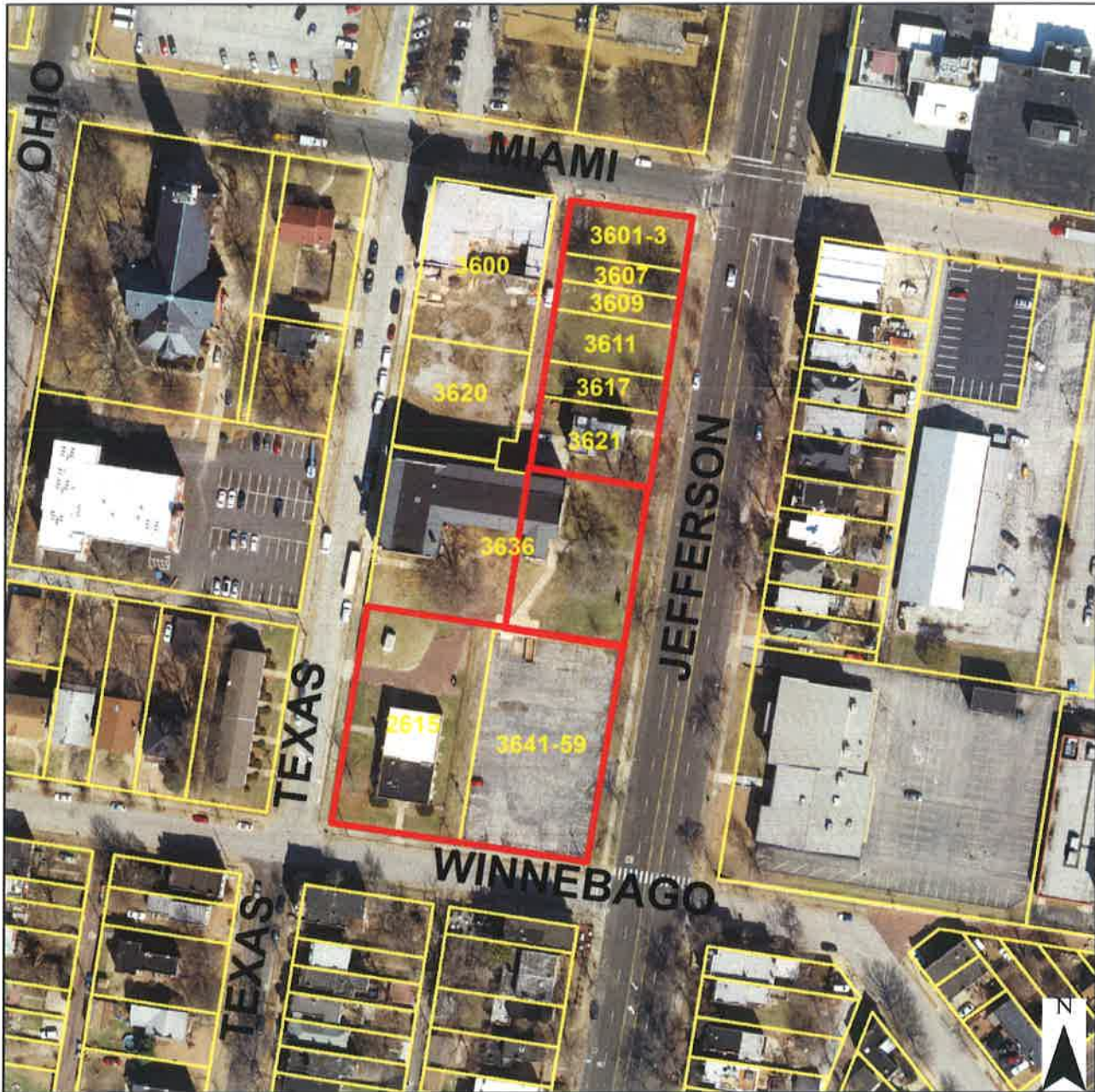
with the Neighborhood Plan's recommendation to promote the expansion of MetroLink with a new north-south route along S. Jefferson Ave.

Thus, in summary -- as indicated in the table and on the attached Existing Strategic Land Use Plan and Proposed Strategic Land Use Plan Amendment #20 Maps -- PDA staff recommends the following SLUP changes:

- Changing the existing Institutional Preservation and Development Area (IPDA) SLUP category to the Specialty Mixed Use Area (SMUA) SLUP category for the following eight parcels: 3601-03, 3607, 3609, 3611, 3617, 3621, and 3641-59 S. Jefferson Ave., and 2615 Winnebago St.
- Changing the existing Institutional Preservation and Development Area (IPDA) SLUP category to the Neighborhood Preservation Area (NPA) SLUP category and Institutional Preservation and Development Area (IPDA) SLUP category for the following parcel: 3636 Texas Ave.

If proposed SLUP Amendment #20 is approved, the proposed rezoning will then be reviewed by the Planning Commission at the same meeting.

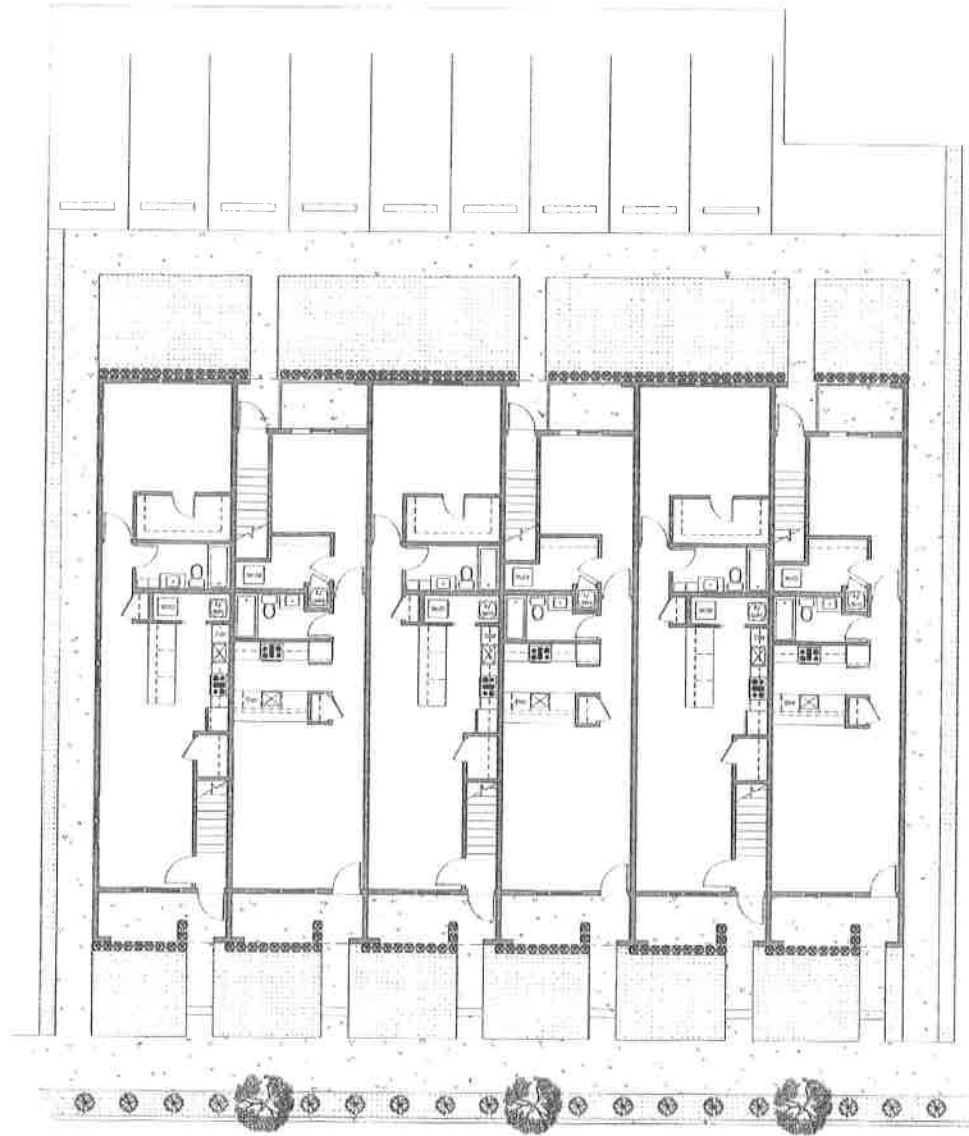
Aerial Photo: 2018



Legend

-  Portion of City Block 1648
-  Parcel Lines

CONCEPTUAL SITE PLAN OF NEW CONSTRUCTION AT 3620 TEXAS AVE.



① GROUND FLOOR PLAN

Existing Strategic Land Use Plan



Portion of City Block 1648

Strategic Land Use Categories

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

Proposed Strategic Land Use Plan Amendment #20



Portion of City Block 1648

Strategic Land Use Categories

- | | |
|---|--|
| <ul style="list-style-type: none"> Neighborhood Preservation Area Neighborhood Development Area Neighborhood Commercial Area Regional Commercial Area Recreational and Open Space Preservation and Development Area | <ul style="list-style-type: none"> Business/Industrial Preservation Area Business/Industrial Development Area Institutional Preservation and Development Area Specialty Mixed Use Area Opportunity Area |
|---|--|

EXHIBIT "B"

The following is an excerpt from the meeting minutes of the September 2, 2020 Planning Commission meeting:

The Commission took up item 3, *PDA-155-04-CMP - Strategic Land Use Plan Amendment #20 - Conduct Presentation and Public Hearing - Gravois Park (CB 1648)*. Roman Kordal provided background regarding the public hearing process and purpose for this item. Chair Strauther requested a motion to open the public hearing. Randy Vines moved to open the public hearing and Mary Goodman seconded. The motion passed with the following Commissioners voting aye: Alderman Boyd, Alderman Cohn, Tracy Boaz, Jacob Long, Denise Peeples, Mary Goodman, Randy Vines, Chair Strauther.

Michael Schwartz, developer, asked why the property he owns is not included in the change. Cecilia Dvorak indicated the modification is being made to comply with the Gravois-Jefferson Historic Neighborhoods Plan and use of the adjacency rule is anticipated to address the actual project at hand.

Randy Vines moved to close the public hearing and Mary Goodman seconded. Previous roll was requested and the motion passed with the following Commissioners voting aye: Alderman Boyd, Alderman Cohn, Tracy Boaz, Jacob Long, Denise Peeples, Mary Goodman, Randy Vines, Chair Strauther.

The Commission moved to the action item 4 which is associated with item 3, *PDA-155-04-CMP - Strategic Land Use Plan Amendment #20 - Adoption of Plan – Gravois Park (CB 1648)*). Roman Kordal briefly summarized the item. Alderman Boyd moved to approve the resolution and Randy Vines seconded. Previous roll was requested, and the motion passed with the Commissioners voting aye: Alderman Boyd, Alderman Cohn, Tracy Boaz, Jacob Long, Denise Peeples, Mary Goodman, Randy Vines, Chair Strauther.