

Summary of Action on Redevelopment Plans
 Planning Commission Meeting

PDA- #	LCRA-#	Plan Type	Address	Neighborhood	Description	Tax Incentive (yrs based on % of assessed value of incremental improvements)	SLUP Designation	SLUP Compliance	If yes, Outright or Adjacency?	Neighborhood Plan	N.hood Plan Compliance
061-19-RDCA	19-10477	-1 acre & +1 Mil.	3974 Sarpy Ave	Forest Park Southeast	Renovation of the former Rock Spring School for 17,500SF of office space	10 years based on 90%	Opportunity Area	Yes	Outright	N/A	N/A
062-19-RDRA	19-10478	-1 acre & -1 Mil.	3426 S Compton Ave	Gravois Park	Renovation of an existing two-family into a single-family residence	10 years based on 95%	Neighborhood Preservation Area	Yes	Outright	Gravois-Jefferson Historic Neighborhoods Plan	Yes
0063-19-RDRA	19-10485	-1 acre & -1 Mil.	5476 Dempsey Ave & 5027 Daggett Ave	The Hill	Construction of two single-family homes	5 years based on 40%	Neighborhood Preservation Area	Yes	Outright	N/A	N/A
064-19-RDRA	19-10488	-1 acre & -1 Mil.	3529 Nebraska Ave	Gravois Park	Renovation of an existing two-family into a single-family residence	10 years based on 95%	Neighborhood Preservation Area	Yes	Outright	Gravois-Jefferson Historic Neighborhoods Plan	Yes
065-19-RDMA	19-10489	-1 acre & -1 Mil.	3400 Chippewa St & 3809 Louisiana Ave	Dutchtown	Renovation of an existing building for 6 apartments and 3 commercial units	10 years based on 95%	Neighborhood Preservation Area	Yes	Outright	Gravois-Jefferson Historic Neighborhoods Plan	Yes
066-19-RDRA	19-10487	-1 acre & +1 Mil.	3765 Lindell Blvd	Covenant Blu-Grand Center	Renovation of the former Oddfellow Association office building for 26 residential units	5 years based on 90%	Specialty Mixed Use Area	Yes	Outright	N/A	N/A

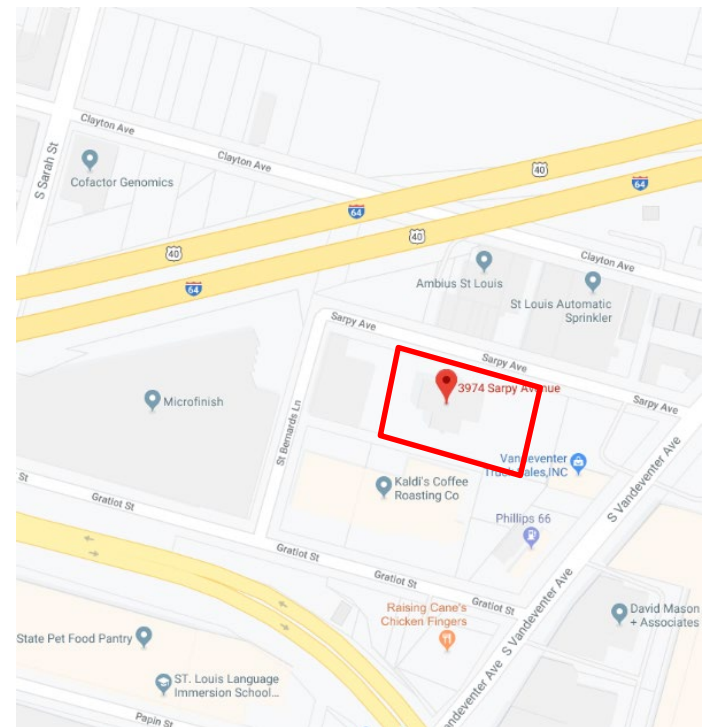
Summary of Action on Redevelopment Plans

From: Don Roe,
 Executive Director

Date: August 30, 2019

Under 1-acre Over \$1 million

PDA- #	19-LCRA- #	Prospective Use	Address	Neighborhood
061-19-RDCA	10477	17,500 SF of Office	3974 Sarpy Ave	Forest Park Southeast
Description			Tax Incentive	SLUP
<p>This is a redevelopment plan for 3974 Sarpy, also known as the former Rock Spring School. The amendment would allow for the renovation of the school into 17,500 square feet of office space.</p> <p>The Strategic Land Use Plan (SLUP) designation is Opportunity Area (OA). The SLUP states that this is where “a range of characteristics including challenges/opportunities could be advantageous to a range of development activity” Given that this designation is flexible and the project aims to move a vacant old school building among industrial type properties into a highly utilized office building, staff finds the request to be in compliance with the OA designation.</p>			10 years based on 90%	Opportunity Area



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Under 1-acre Over \$1 million

PDA- #	19-LCRA- #	Prospective Use	Address	Neighborhood
066-19-RDRA	10487	Renovation of the former Oddfellow Association office building for 26 residential units	3765 Lindell Blvd	Covenant Blu-Grand Center
Description			Tax Incentive	SLUP
<p>This is a redevelopment plan for 3765 Lindell, also known as the former Oddfellow Association office building. The amendment would allow for the renovation of the office building into 16,546 square feet of residential space, which is intended to provide 26 units.</p> <p>The Strategic Land Use Plan (SLUP) designation is Specialty Mixed Use Area (SMUA). The SLUP states that this is where “it is intended that a unique mix of uses be preserved and developed” Given that this designation is intended to accommodate a mix of uses in and around the site and the site currently sits amidst a movie theater, office uses, and near the SLU campus, staff finds the request to be in compliance with the SMUA designation.</p>			5 years based on 90%	Specialty Mixed Use Area

