

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, April 11, 2018 at 5:30 P.M.**  
**1520 Market St. – Suite 2000 – Board Room**

Commissioners Present: Chair Earl Strauther (by telephone), Ald. Jeffrey Boyd, Dan Krasnoff (for Alderman Marlene Davis), Rich Bradley, Patrick Brown, Tracy Boaz, Denise Peoples

Commissioners Absent: Mary Ries, Randy Vines  
(Four Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Michelle Carter, Don Taylor; Terrill Eiland (Zoning); Zachary Wilson (LCRA)

Counsel Present: David Meyer, City Counselor’s Office

Guests: Austin Barzantny, Bill Odell, Craig Heller, Shariq Mansuri, Carrick Reddin, Neil Chace, Suzanne Sessions, Matt Negri, Houston Smith, Elizabeth Odell, Leonard Adewunmi, Julianne Stone, Sally and Ron Gorman, Cecilia Dvorak

At 5:40 p.m., Mr. Roe addressed the Commissioners, and informed the Commission that a quorum was present.

Chair Strauther called the meeting to order and asked for a motion on the minutes from the March 7, 2018 regular session meeting. Commissioner Brown moved to approve; Commissioner Bradley seconded. The motion passed by roll call vote with all Commissioners present voting aye: Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peoples, Tracy Boaz, Dan Krasnoff, Earl Strauther.

First the Commission took up item 5, *PDA-020-18-FBD – 4117R West Pine Blvd. – Rezoning by Petition – Central West End Form-Based District – Rezone Neighborhood General Type 1 (“NG1”) to Neighborhood Center Type 1 (“NC1”) – Central West End Neighborhood (CB 3914)*. Roman Kordal presented the resolution. Austin Barzantny on behalf of the petitioner answered questions. Commissioner Brown moved approval and Commissioner Boaz seconded. Previous roll was requested and hearing no objections, the motion passed with all Commissioners present (Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peoples, Tracy Boaz, Dan Krasnoff, Earl Strauther) voting aye.

The Commission next took up item 6, *PDA-016-18-RDR – 3450 Wisconsin Ave. Area – Marine Villa Neighborhood (CB 1551)*. Commissioner Brown moved to take the item off the table from the March docket and Commissioner Bradley seconded. Previous roll was requested and hearing no objections, the motion passed with all Commissioners present (Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peoples, Tracy Boaz, Dan Krasnoff, Earl Strauther) voting aye.

Roman Kordal briefly summarized the resolution. Commissioner Bradley noted that Alderman Guenther's support letter was now included. Prospective redeveloper Shariq Mansuri was present. Commissioner Brown moved to approve the resolution and Commissioner Boaz seconded. Previous roll was requested and hearing no objections, the motion passed with all Commissioners present (Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Dan Krasnoff, Earl Strauther) voting aye.

The Commission next took up item 3, *PDA-078-01-NBD - Presentation and Public Hearing for Amendment #2 of Lafayette Square Neighborhood – Urban Plan – Lafayette Square Neighborhood (Multiple CBs)*. Mr. Roe introduced the item and explained the details of the plan amendment. The redeveloper's representative, Bill Odell, presented the proposed project. He showed a presentation including the redeveloper's draft master plan for the project and other visuals. Mr. Odell introduced another member of his team, Craig Heller. He also introduced Suzanne Sessions, Matt Negri, Houston Smith, Elizabeth Odell, Leonard Adewunmi, Julianne Stone, and Sally and Ron Foreman from the neighborhood. Mr. Roe noted that the plan was originally adopted in 2001 and recounted a history of the plan and the first amendment.

Chair Strauther opened the public hearing at 6:27 p.m. Suzanne Sessions spoke first. She provided a history of her experience with the former Praxair site. She has spent extensive time talking to Lafayette Square neighborhood entities and what the neighborhood would like to see. She explained why she would like to see two areas of development changed. Her request is based upon comments from neighbors, and is to keep the Hickory property ("Sherwood Forest") as well as CB2263 zoned as "C" Multiple-Family Dwelling District because they are both contiguous to existing historical properties. She suggested the two sites should remain as a buffer between the new redevelopment and the historic Lafayette Square building structures.

Julianne Stone spoke next. She expressed her appreciation that the present developers were looking at the larger site, not just the Praxair site, and that they were not developing on a piecemeal basis. A comprehensive land use plan for the area as a whole is preferred, especially with multiple redevelopers. She also explained that the Lafayette Square Historic District covers the area and that the proposed scope and scale of the project is not consistent with what has been developed around Lafayette Park. Acknowledgement of the historic character of the neighborhood is important. However, she agreed that the Chouteau corridor will be different and a buffer, even as consideration must be given to a connection to the historic nature of the properties in the neighborhood. She noted that the area now under consideration was an industrial area in 2001 and was not a major focus of the plan, but now that the industrial use has exited, further planning was always anticipated to be necessary. She supports the amendments because they open the opportunity to consider further planning for the area.

Leonard Adewunmi added that he is doing development at the top of the street. He assured the prior speakers that his development would be consistent with the neighborhood's consensus. He did not wish to have large scale development inconsistent with the historic district as part of his project. Mr. Roe noted that the historic district code is in flux and that the LSRC is presently

reviewing changes. The code only provides for mixed use redevelopment on undeveloped land, and historic properties. The neighborhood is considering amendments to those provisions.

With no further members of the public wishing to speak, Chair Strauther closed the public hearing at 6:47 p.m.

The Commission then took up item 4, *PDA-078-01-NBD – Adoption of Amendment #2 of Lafayette Square Neighborhood – Urban Plan – Lafayette Square Neighborhood (Multiple CBs)*. Alderman Boyd inquired whether design was also in play as part of the review and approval process of this item. Mr. Roe indicated that the geography of the area in consideration included a diverse number of uses and that has led to the broad range of items in consideration, but that design was not part of the present item. Mr. Odell explained that Mr. Adewunmi's project would have a positive impact on his project. Mr. Odell added that the modifications being proposed at this time are broad enough to be consistent with scenarios that may play out as the development becomes further refined. Mr. Roe also reiterated that the historic district standards will continue to apply regardless of any action on this item.

Ms. Sessions interjected that Mr. Adewunmi's development, which she had not reviewed, would have to be consistent with the current plan or whatever plan was in effect when it goes through for approval.

Commissioner Brown moved to approve the resolution as submitted, and Commissioner Boaz seconded. Roll call vote was requested. The motion passed with six commissioners present voting aye (Ald. Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Tracy Boaz, Earl Strauther) and Dan Krasnoff abstaining.

Chair Strauther asked for a motion to adjourn. A motion to adjourn was made by Commissioner Brown and seconded by Alderman Bradley. Hearing no objection, the meeting adjourned at 7:01 p.m.

  
Earl Strauther, Chair