

**SLUP**



**ZONING**



# Planning Commission Meeting

Francis G. Slay, Mayor



**Wednesday March 2, 2016**



CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – February 3, 2016

# Agenda

## Presentation & Public Hearing

### SLUP Amendment #16 – Part 1



City Wide

## Amendment #16 of Strategic Land Use Plan (SLUP)

- Presentation by PDA staff – Dick Zerega
  - Large-scale land use changes in SMUA Corridors & Nodes
  - General SLUP Map update per action items since March 2014
- Planning Commission to conduct a Public Hearing
- Public comment & review period opened on Feb. 10, 2016 and ends today on March 2, 2016
  - Public Notices in City Journal on Feb. 9<sup>th</sup> & St. Louis Daily Record on Feb. 10<sup>th</sup>
  - Background information & recommendations for Amendment #16 are available at PDA website (<http://www.stlouis-mo.gov/planning/>)
- Planning Commission to vote on adoption

# Opportunity Area Analysis Study

**Pro-actively recommend large-scale transitions from vague Opportunity Areas to more specific SLUP land use categories based on**

- 1)** analyzing building permits and market value for OA clusters and within a 1/10 mile buffer area
- 2)** identify common characteristics of land use transition
- 3)** recommend new land uses based on land use trends, development patterns and planning principles

# Recommended SLUP Land Use Changes

## Cluster #26 – Midtown Corridor

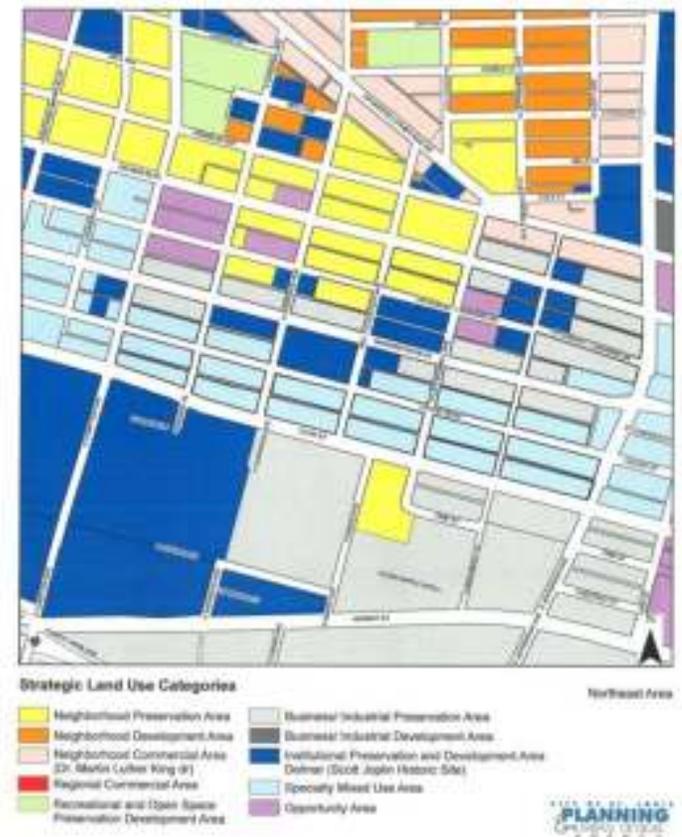
Based on renovation trend on Locust & Olive & George Walsh bldg. **OA to SMUA**

Based on renovation of multiple family housing units in Lucas Heights **OA to NPA**

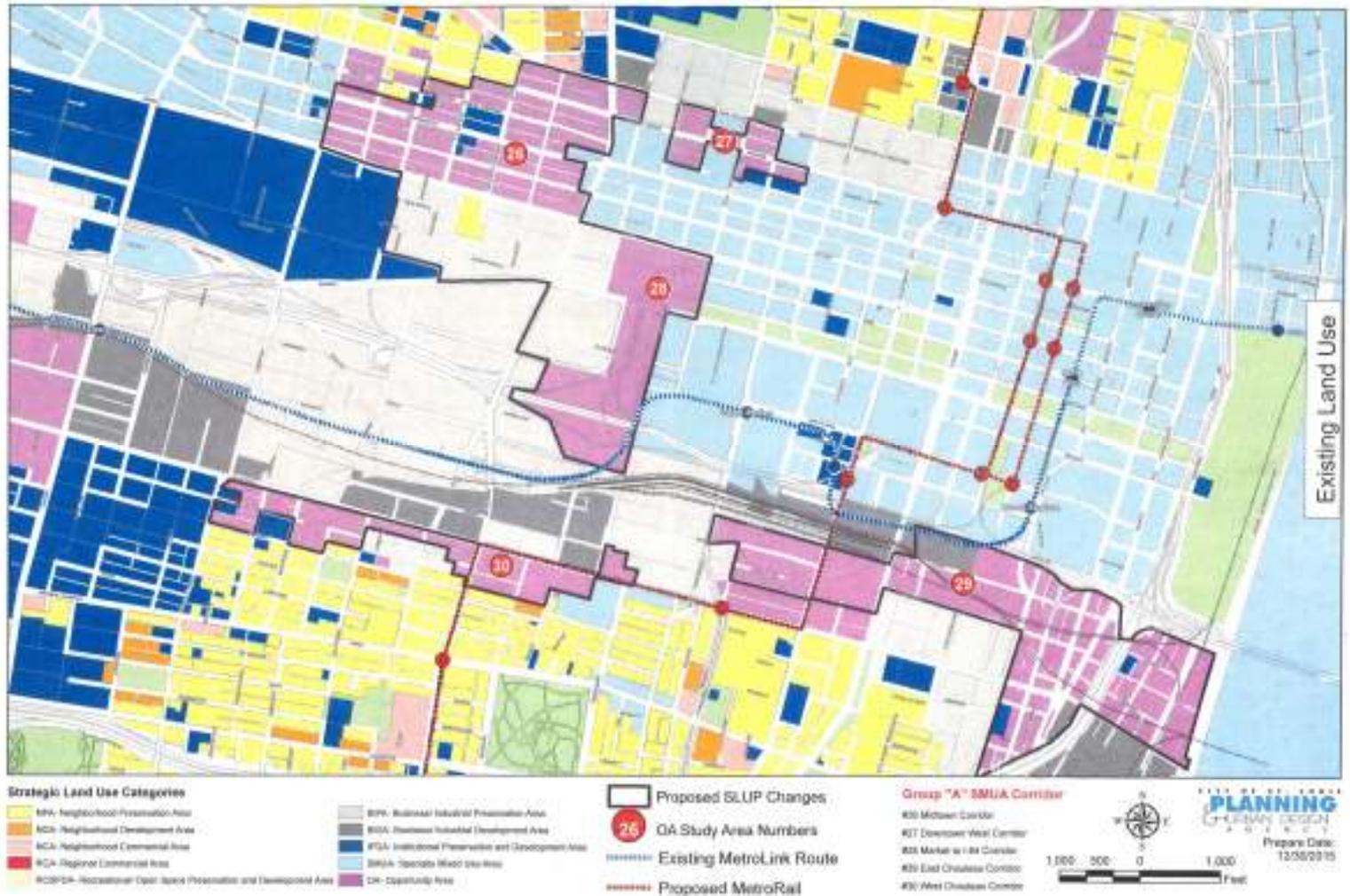
Based on renovation and new 1-story warehouse and commercial buildings near Jefferson and on Washington **OA to BIPA**

Based on Scott Joplin Historic Site on Delmar & Salvation Army facilities on Washington **OA to IPDA**

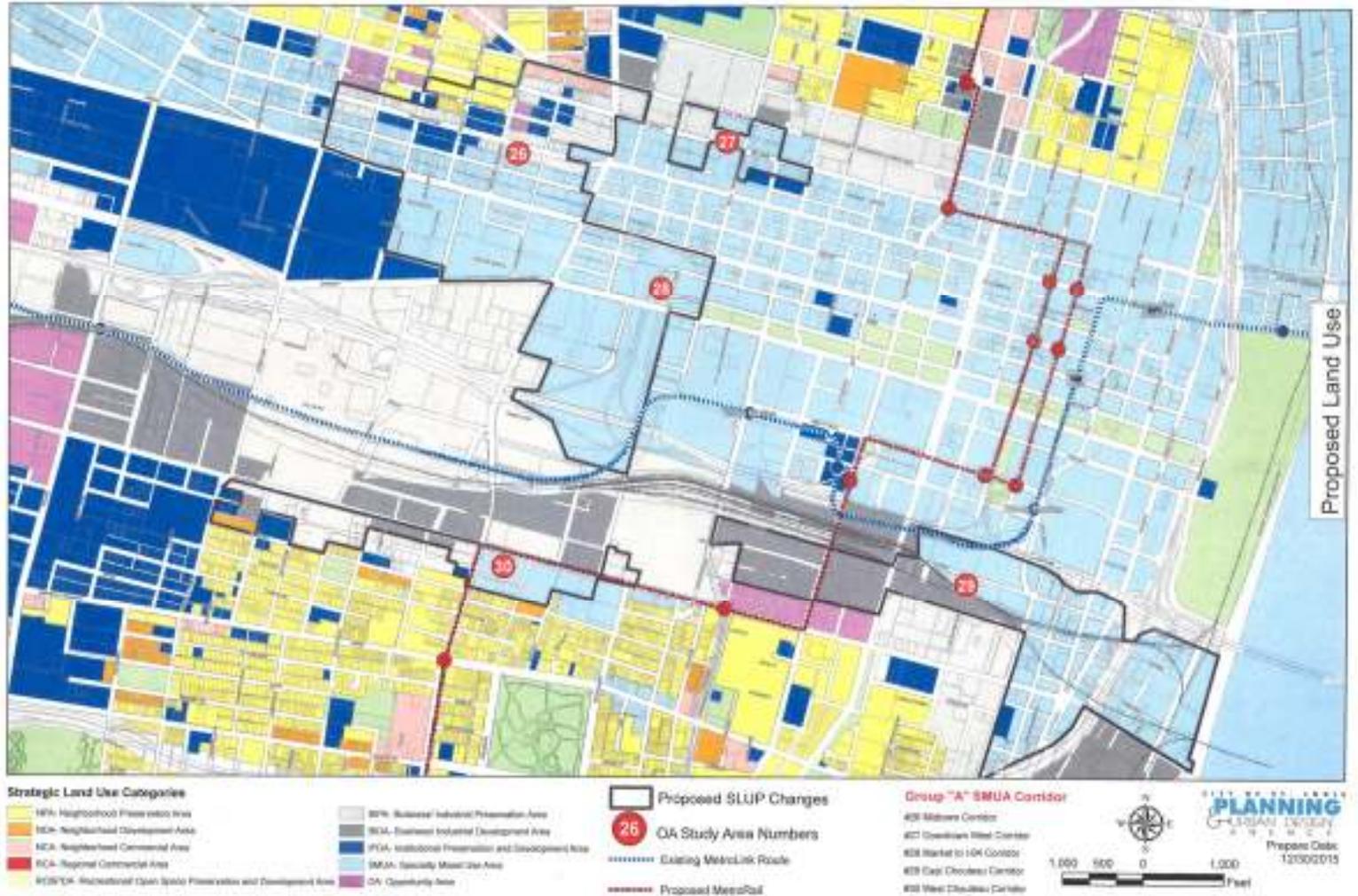
Commercial use recommended along Dr. Martin Luther King Dr. **OA to NCA**



# SMUA Corridors – Existing Land Use



# SMUA Corridors – Proposed Land Use

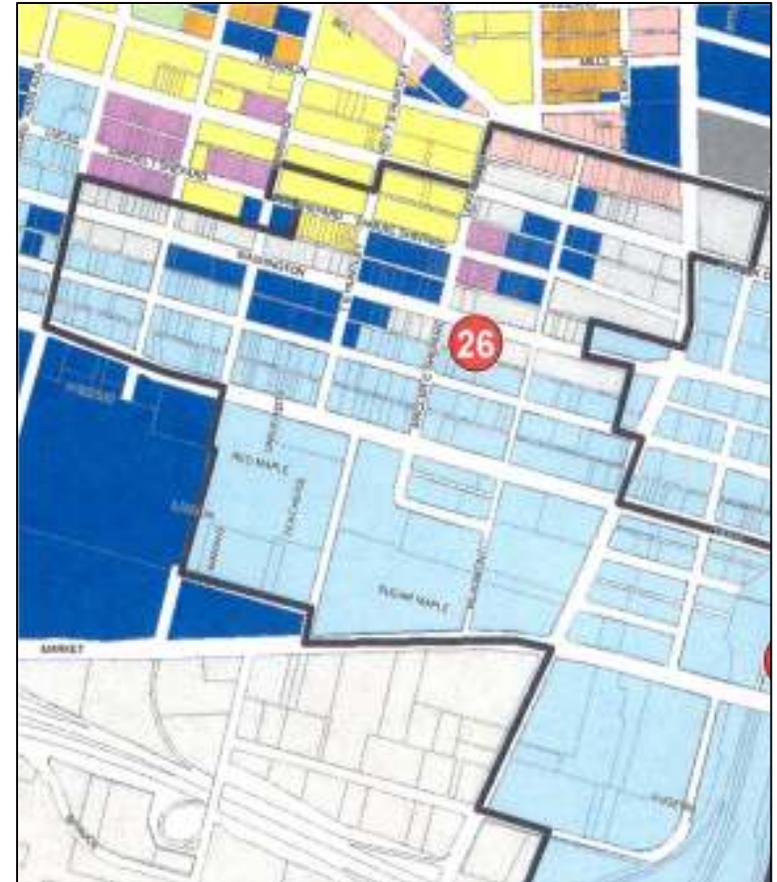


# SLUP Amendment #16 – SMUA Corridors

Attachment A  
 Strategic Land Use Map Changes – Amendment 16  
 SMUA Corridors – March 2016

Loc. Item #	Description of Area	Neighborhood Name	Nbr #	Current SLUP	Proposed SLUP
	<b>SMUA CORRIDORS</b>				
OA #26	Midtown Corridor	Midtown Jeff Vanderlou Downtown West	37 59 36	OA BIPA NPA	SMUA BIPA IPDA NPA NCA OA
OA #27	Downtown West Corridor	Downtown West	36	OA	SMUA BIPA
OA #28	Market to I-64 Corridor	Downtown West	36	OA BIPA	SMUA
OA #29	East Chouteau Corridor	Lafayette Square Downtown West	32 36	OA BIDA	SMUA BIDA OA
OA #30	West Chouteau Corridor	The Gate District	31	OA	BIPA BIDA IPDA NDA

# OA #26 – Existing & Proposed Land Use



Midtown Corridor

## OA #26 – Midtown Corridor & Vicinity



Market & Olive Street – Specialty Mixed-Use west of Jefferson  
(south of OA #26 – Wells Fargo Advisors & Sigma Chemical)

# OA #27 – Existing & Proposed Land Use



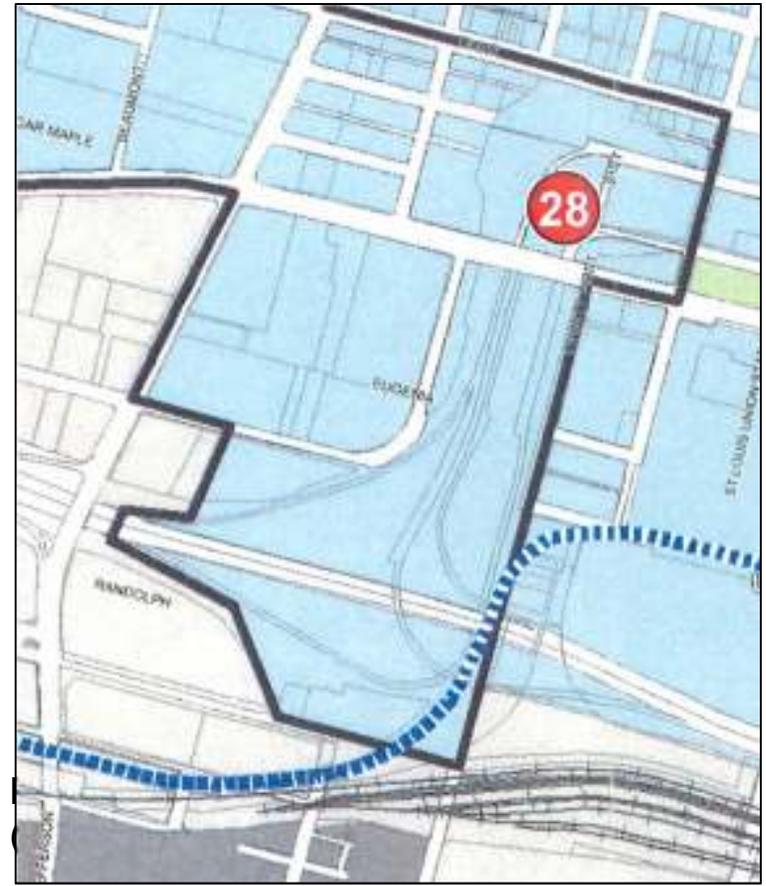
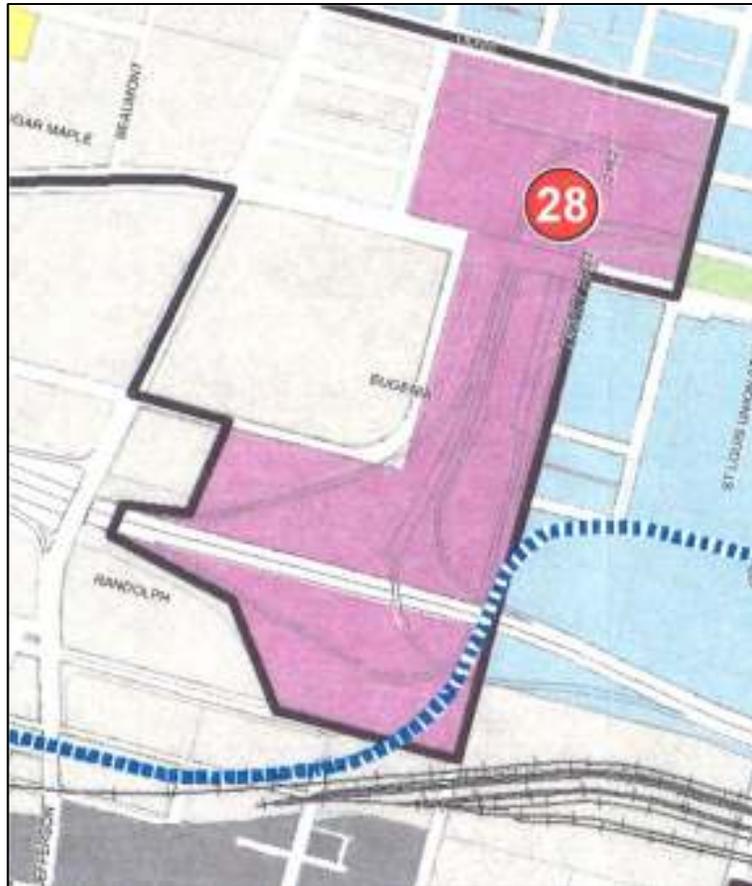
Downtown West Corridor

## OA #27 – Downtown West Corridor



Specialty Mixed-Use in foreground & Business / Industrial in distance  
(looking north)

# OA #28 – Existing & Proposed Land Use



Market to I-64 Corridor

## OA #28 – Market to I-64 Corridor



Specialty Mixed-Use & Developable Land in right-of-way  
(looking north)

# OA #29 – Existing & Proposed Land Use



East Chouteau Corridor

## OA #29 – East Chouteau Corridor



Specialty Mixed-Use south of Busch Stadium  
(looking north)

# OA #30 – Existing & Proposed Land Use



West Chouteau Corridor

## OA #30 – West Chouteau Corridor



Future Specialty Mixed-Use – east of Jefferson  
(Prax Air site looking north)



Business & Industrial – west of Jefferson  
(Thermo King looking west)

# SLUP Amendment #16 – SMUA Nodes

Attachment A  
 Strategic Land Use Map Changes – Amendment 16  
 SMUA Nodes – March 2016

Loc.- Item #	Description of Area	Neighborhood Name	Nbr #	Current SLUP	Proposed SLUP	
	<b>SMUA NODES</b>					
OA #18	Skinker Delmar Station	West End	48	OA IPDA	SMUA BIDA IPDA	
OA #33	Forest Park & Spring	Midtown	37	OA BIPA	SMUA	
OA #42	Cherokee & Lemp	Marine Villa Benton Park	18 22	OA BIPA	SMUA NCA	

# OA #18 – Existing & Proposed Land Use



Metro Parking Lot & business adjacent to Delmar Metro Station

## OA #18 – Skinker Delmar Station



Specialty Mixed Use – along Delmar & near Metro Station  
(looking north)

# OA #33 – Existing & Proposed Land Use



Federal Mogul site & vicinity located east of CORTEX (Ikea Site)

## OA #33 – Forest Park & Spring



Future Specialty Mixed-Use  
(Federal Mogel site looking south)



Standard Apartments– north-side Forest Park  
(looking east)

# OA #42 – Existing & Proposed Land Use



Lemp Brewery & the east-end of Cherokee Street

## OA #42 – Cherokee & Lemp



Future Specialty Mixed-Use  
(Lemp Brewery site looking north)

# SLUP Amendment #16 – General Items

## Attachment A Strategic Land Use Map Changes – Amendment 16 General Items – March 2016

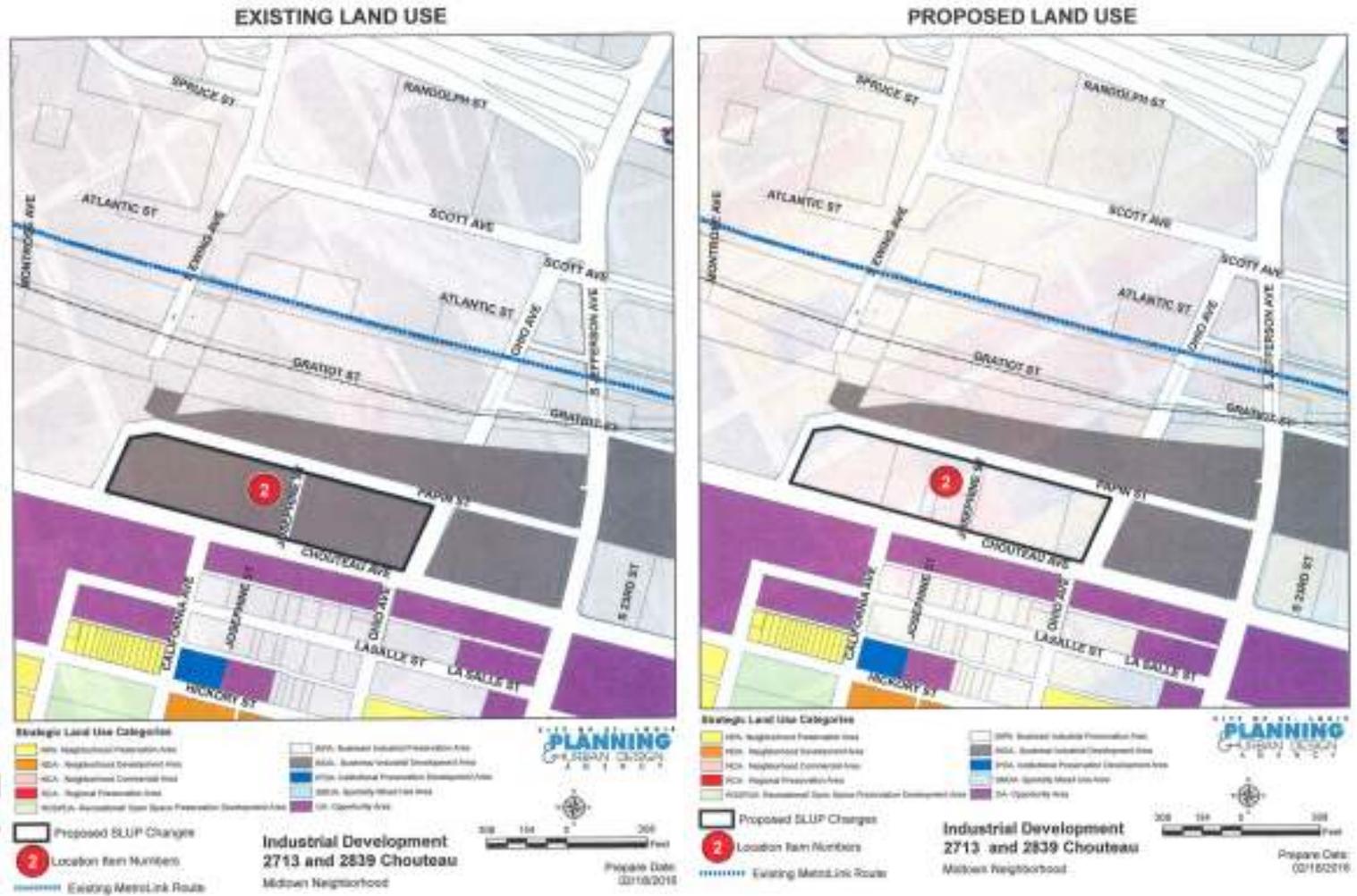
Loc.-Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #
1	Industrial development 1300 & 1250 S 3 <sup>rd</sup> (Kirberg Roofing & Public Storage)	Kosciusko	20	47 202	BIDA	BIPA	084-10-SUD
2	Industrial development 2713-2839 Chouteau (Federal Express, Auto Plus Auto parts, Andy's Seasoning)	Midtown	37	2250 2259	BIDA	BIPA	197-05-RDM
3	Residential & commercial development / redevelopment 3900-4017 Delmar (Freedom Place Veteran Apartments, SF houses & Happy Spirit Adult Day Care)	Vandeventer	58	3752 3753	NDA	NPA	155-04-CMP
4	Institutional development 1500 Park (A T Still University of Health Science)	Peabody Darst Webbe	33	1251	NDA	IPDA	017-08-REZ
5	Adjacency Rule Open space preservation Soulard Dog Park 821Park (LaSalle Park Redev. Corp.)	LaSalle Park	34	464.04	BIPA	ROSPA	038-13-REZ
6	Industrial development Manufacturing addition 2524-2630 Glasgow (Sensient Colors Inc.)	JeffVanderLou	59	1898	BIDA	BIPA	045-15-REZ

# Item #1 – Existing & Proposed Land Use



Kirberg Roofing & Public Storage (1200 & 1300 S. 3rd St.)

# Item #2 – Existing & Proposed Land Use



Federal Express, Auto Plus Auto Parts & Andy's Seasoning (2700-2800 Chouteau)

# Item #3 – Existing & Proposed Land Use



Freedom Place Veterans Apts, Houses & Happy Spirit Adult Day Care (3900-4000 Delmar)

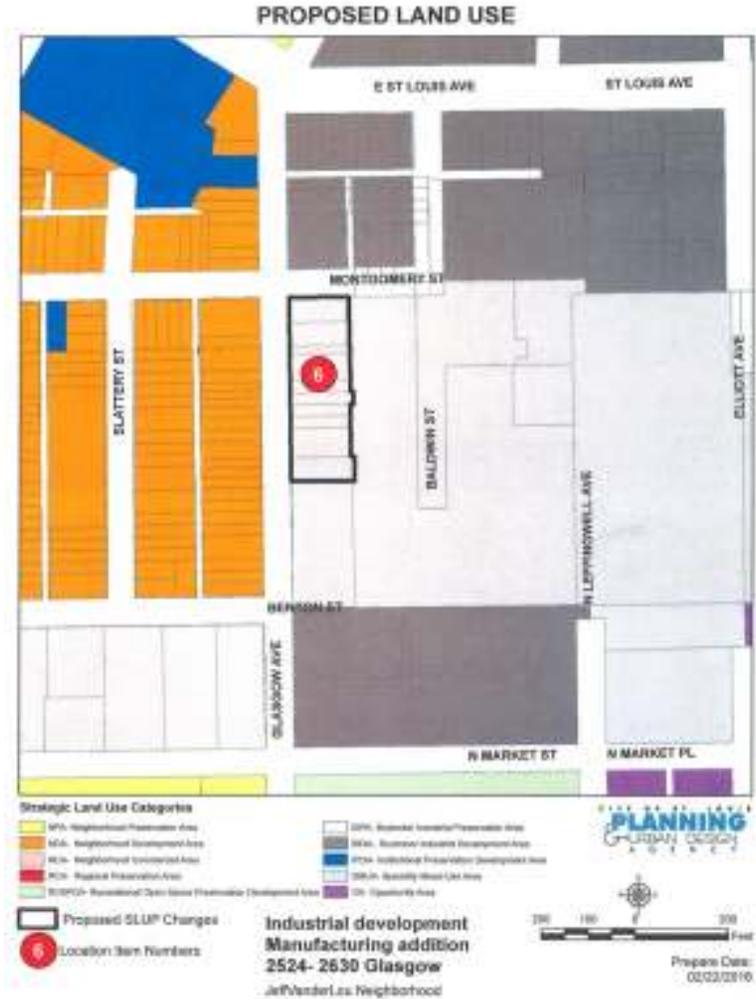


# Item #5 – Existing & Proposed Land Use



Soulard Dog Park owned by LaSalle Park Redevelopment Corp. (I-55 & Park)

# Item #6 – Existing & Proposed Land Use



Sensient Colors Inc's. manufacturing addition (Glasgow south of St. Louis Ave.)

# Agenda

## Strategic Land Use Plan Amendment #16 – Part 1

### ACTION ITEM

- No comments were received during the public review period prior to the public hearing.
- Review any comments made at this evening's public hearing
- Discussion of SLUP Amendment #16
- Vote on Adoption of SLUP Amendment #16



## SMUA Corridors & Nodes, General Map Update - City Wide

# Agenda

## Action Items:

### Preservation Board Review

**PDA-021-16-PRS**      Demolition Decision Review from  
Preservation Board  
(2711-13 Gravois in CB 2069.02)

*Fox Park Neighborhood*

# Agenda

## Delegated Items

- **PDA-022-16-RDMA** through **PDA-023-16-RDMA**  
& **PDA-024-16-RDRA** through **PDA-032-16-RDRA**  
Chapter 99 Redevelopment Areas under One Acre

# Adjournment

## Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment