

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Monday, March 13, 2017 at 4:00 P.M
1520 Market St – Suite 2000 – Conference Room “B”

Commissioners Present: Chair Dave Visintainer, Ald. Jeffrey Boyd, Rich Bradley, Patrick Brown, Denise Peeples, Mary Ries, Tracy Boaz, Ametra Harris

Commissioners Absent: Ald. Lyda Krewson, Earl Strauther
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Emily Joy Lucas, Don Taylor, Michelle Carter, Dan Krasnoff; Mary Hart Burton, Rebecca Wright (Zoning)

Counsel Present: David Meyer, City Counselor’s Office

Guests: Michael Gerke, James Wood, Mark Repking, Bill Kuehling

At 4:15 p.m., Director Don Roe addressed the Commissioners and informed Chair Visintainer a quorum was present.

Chair Visintainer called the meeting to order and asked for a motion on the minutes from the February 1, 2017 meeting. Commissioner Harris moved to approve; Commissioner Brown seconded. The following commissioners present voted to approve by roll call vote: Rich Bradley, Patrick Brown, Denise Peeples, Mary Ries, Tracy Boaz, and Ametra Harris; Dave Visintainer abstained.

The Commission took up item 4, *PDA-014-17-REZ-11110-80, 11110R & 11192 Riverview Dr. - Rezoning by Petition – Rezone "A" to "H" - Riverview Neighborhood (CB 9121)*. Roman Kordal presented the resolution. Bill Kuehling, counsel for the prospective redeveloper, provided an overview of the site plan and vision for a Riverwalk along the eastern edge of the project as a stream setback buffer and a bicycle path on the parcel to the north of the project as a buffer. He reported that his client anticipates the use of the property to be enhanced because the river is smoother in this location than elsewhere and there is no commercial barge use. The project will be approximately \$300 million, and \$18 million will be for infrastructure. Alderman Boyd arrived at 4:38. Commissioner Brown inquired about the project’s phasing. Mr. Kuehling responded that based on current economic conditions, it will take five years to phase in, with the I-270 area as the first phase. Further discussion included the property’s stormwater plan, involving discharge into the Mississippi River after treatment. The prospective marina was also discussed. The redeveloper noted that sales tax sharing will be sought under terms of a cooperative agreement with the City and sales tax growth funds would be used for infrastructure, as well as a potential CID and TDD. Streets will be private. Alderman Boyd inquired about green infrastructure and Mark Repking responded that that is still under investigation. Mr. Kuehling noted that development of a master plan is underway in conjunction with Alderwoman Flowers, with a community benefits agreement.

Mr. Roe suggested the Commission consider the next item in conjunction with this item because the subject matter overlaps.

Accordingly, the Commission took up item 5, *PDA-015-17 -SUD - 11110-80, 11110R & 11192 Riverview Dr. - Rezoning by Initiation – Establish Lighthouse Area Special Use District (SUD) - Riverview Neighborhood (CB 9121)*. Roman Kordal presented background of SUDs in general and the purpose of this SUD, which is designed to restrict certain uses and reserve two corridors for recreational uses. Emily Joy Lucas reviewed the action proposed by the Resolution. She presented additional background on the site and the reasons for the new SUD's regulations and the balance between developer needs and environmental requirements. She reviewed the regulations specific to recreational uses. Commissioner Boaz expressed concern with the project, noting that the language in Section 8(a) of the draft Board Bill attached to the resolution suggesting that the setback zone would restore the zone to an "ecologically healthy state" is patently false. She believes it is more accurate to say the zone is attempting to "mitigate the negative effects of floodplain development." Don Roe explained the intent of the statement is not to imply the condition would be returned to pre-human disturbance status, but rather to use the zoning tools as best they could for activities associated with returning native vegetation. Commissioner Boaz added that she believes this project is a missed opportunity and could have been an asset for the community and the owner, rather than a suburban-style development. Mr. Kordal clarified that City staff is proposing additional restrictions for the SUD beyond zoning provisions associated with the "H" Area Commercial District. Commissioner Boaz added that based on the maps, some portions of the site up to the Riverwalk will flood. Chair Visintainer explained additional details about the river in this section. Alderman Boyd inquired about the source of buffer district prohibitions in the draft Board Bill, and Ms. Lucas explained a model stream setback ordinance was adapted for this site and additional language was customized for the site. It was noted that the process did not incorporate direct community engagement, but Alderwoman Flowers, working with the Chain of Rocks Community Association, has provided input. Setback zones were proposed by the City's planning department and were not part of the original proposal. In response to a question on whether gaming would be allowed, Mary Hart Burton responded that gaming is controlled by the State of Missouri, but additional language could be included depending upon general intent. Utility prohibitions, stormwater disposition, and Great Rivers Greenway easements were also discussed.

Following discussion, Commissioner Brown moved to approve the Resolution for Item 4, and Commissioner Bradley seconded. The motion passed by roll call vote with the following commissioners present voted to approve by roll call vote: Rich Bradley, Patrick Brown, Denise Peoples, Mary Ries, Ametra Harris and Dave Visintainer. Tracy Boaz voted not to approve the resolution.


Alderman Boyd moved to approve the Resolution for Item 5, and Commissioner Brown seconded. Previous roll was requested, and hearing no objection, the motion passed with the following Commissioners voting in favor: Rich Bradley, Patrick Brown, Denise Peoples, Mary Ries, Ametra Harris and Dave Visintainer. Tracy Boaz voted not to approve the resolution.

The Commission next took up item 3, *PDA-012-17-REZ - Rezoning by Initiation – Citywide: a. Amend Ordinance #62588 - Change of Zoning Text, Conditional Uses in "A" Single Family*

Dwelling District- Rear Yard Accessory Structures and Churches; b. Amend Ordinance #59979, - Change of Zoning Text, Area Exceptions for Conditional Uses; c. Amend Ordinance #67607 - Change of Zoning Text, "H" Area Commercial District. Emily Joy Lucas presented the resolution and outlined the components of the proposed ordinance changes and the background and reasons for undertaking the modifications. Mary Hart Burton provided additional background about Board of Adjustment experiences regarding these code requirements. Following discussion and staff answers to Alderman Boyd's questions regarding property maintenance agreements and associated requirements and other aspects of present and proposed regulations, Alderman Boyd moved to approve the resolution and Commissioner Brown seconded. The following commissioners present voted to approve by roll call vote: Alderman Boyd, Rich Bradley, Patrick Brown, Denise Peoples, Mary Ries, Tracy Boaz, Ametra Harris, and Dave Visintainer.

Chair Visintainer noted that Don Roe was available to discuss the list of items delegated to him for approval with his analysis and recommendations, which were included with the materials provided to the Commissioners.

Chair Visintainer asked for a motion to adjourn. A motion to adjourn was made by Commissioner Brown. Hearing no objection, the meeting adjourned at 6:17 PM.

 05/03/2017

Dave Visintainer, Chair