

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, January 29, 2014 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Patrick Brown, Ivy Pinkston, Dan Jay, Ted Spaid

Commissioners Absent: Dave Visintainer, Michael Powers
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Adona Buford, Don Taylor

Counsel Present: David Meyer, City Counselor's Office

Guests: Tom Ray

At 5:30 p.m., Director Don Roe addressed the Commissioners, informed Chair Stauder a quorum was present, and introduced the staff members who were present.

Chair Stauder called the meeting to order and asked for a motion on the minutes from the December 4, 2013 meeting. Commissioner Cohn moved to approve; Alderwoman Krewson seconded. The seven Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Ivy Pinkston, Dan Jay, Ted Spaid.

Dick Zerega presented item 3, *PDA-001-14-RDR – Dolman Street Scattered Sites Area (Lafayette Square & Peabody Darst Webbe Neighborhoods) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1820 (CB 482.03, 482.09, 483.03 & 483.04)*. After discussion among the Commissioners and questions of staff, Commissioner Pinkston moved to approve the resolution as presented and Commissioner Brown seconded the motion. All Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Ivy Pinkston, Patrick Brown, Dan Jay, Ted Spaid.

Roman Kordal presented item 4, *PDA-005-14-RDMA – 4643 Lindell Area (Central West End Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1813 (CB 3894)*. The Commissioners made observations and had a general discussion about the redevelopment area and the project. Alderwoman Krewson, who as the representative for the area is sponsoring the pending board bill declaring the blight and establishing the redevelopment joined in the later part of the overall discussion. The lengthy discussion addressed the term of the tax abatement, the current understanding of the project's compliance with the Sustainability Plan and the conclusions reflected in the sustainability impact statement included as part of the redevelopment plan, and the parking in and around the project. Tom Ray of Armstrong Teasdale was present on behalf of the developer, Opus Development Company, L.L.C, and explained the financing of the project. Alderwoman Krewson summarized her primary concerns with the plan and project as currently presented and, although she supports the project, she expressed her considerations regarding its ultimate approval, noting that she will be making changes to the use

section of the Redevelopment Plan pertaining to the limitation on commercial uses under the Zoning Code.

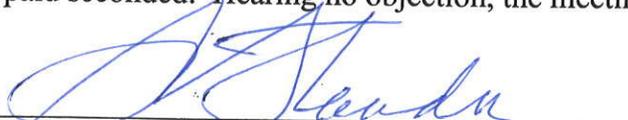
After discussion and questions from the Commissioners, Commissioner Jay moved to recommend approval with conditions and modifications. The motion included a recommendation to limit tax abatement duration to no more than ten years. The motion also included a recommendation to modify the sustainability impact statement effectuating the Sustainability Plan to acknowledge those elements that the development project will achieve as well as those items the development project should strive to comply with: items C1, C5, G2, G3, G4, G6, G8, J4, J5, and J8. The motion included an expression of concern regarding the adequacy of parking in and adjacent to the project for commercial customers, employees, and guests of residents. To incorporate this concern, the motion also included a recommendation to delete the language "...including PDA standards. This will provide adequate vehicular parking for the Area" in Section 9 of the Redevelopment Plan. Alderwoman Krewson seconded the motion. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes. The Commission also requested a response from the the applicant to LCRA and prospective redeveloper, Opus Development Company, L.L.C., regarding their intentions regarding compliance with the sustainability impact statement objects listed above.

Dick Zerega presented item 5, *Strategic Land Use Plan – Presentation of Trends in the Development of Opportunity Areas since 2005*. After the staff presentation, the Commissioners agreed that staff should proceed to analyze the opportunity areas as presented and report back to the Commission regarding staff's findings.

Other business for this meeting:

Don Roe noted that the list of items delegated to him for approval with his analysis and recommendations was included with the materials provided to the Commissioners and invited Commissioners who wish to discuss those items with him to do so at their convenience.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Jay; Commissioner Spaid seconded. Hearing no objection, the meeting adjourned at 7:32 PM.



Susan Stauder, Chair