

SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor



Wednesday March 4, 2015



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – February 4, 2015

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

PDA-155-04-CMP Strategic Land Use Plan
- Amendment #13

Forest Park Southeast Neighborhood

Strategic Land Use Plan -- Amendment #13

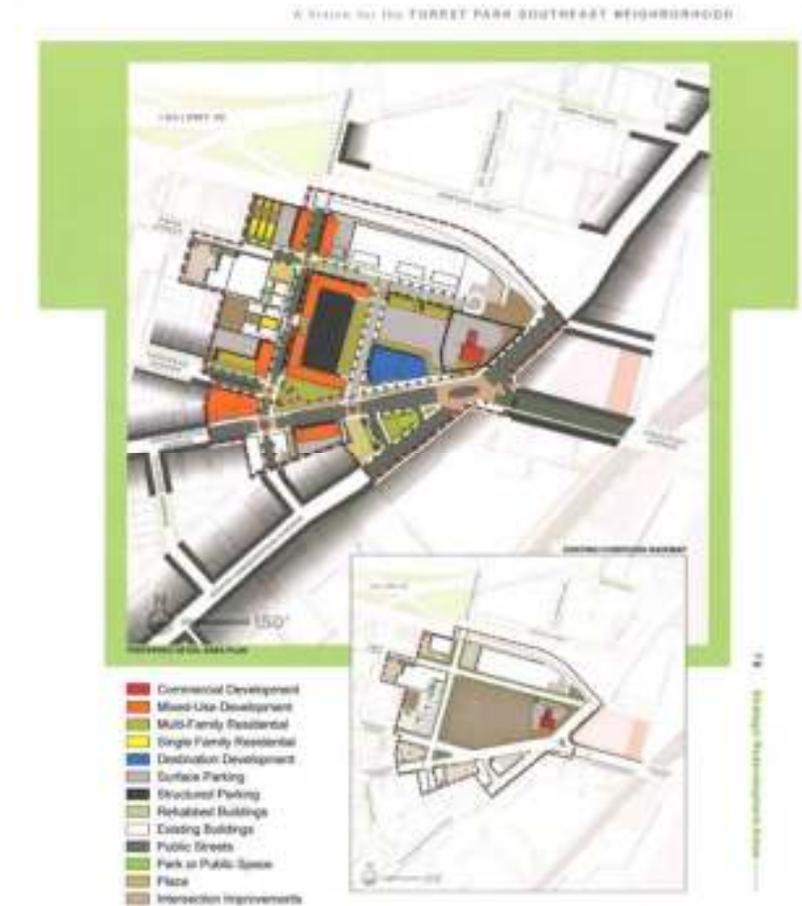
Approval of P.C. to Conduct a Presentation & Public Hearing at a Future P.C. Meeting

- Proposed SLUP amendment is based on a planning process for a new vision for the FPSE neighborhood
- SLUP amendment will propose changes that will reflect the neighborhood vision's proposed land uses & character



Strategic Land Use Plan -- Amendment #13

- Park Central Development
- H3 Studio
- FPSE
- Midtown & Botanical Heights
- Chouteau Gateway
- Chouteau's Grove development project
- Remainder of study area
- Proposed FBD



Agenda

ZONING

Review of Petition for Zoning Amendment and Initiation for Zoning Amendment

PDA-031-15-REZ

19-43 N. Grand
Frost Campus

CB 1959, 1960 & 3928

'E & H' to 'H'

'E' to 'H'

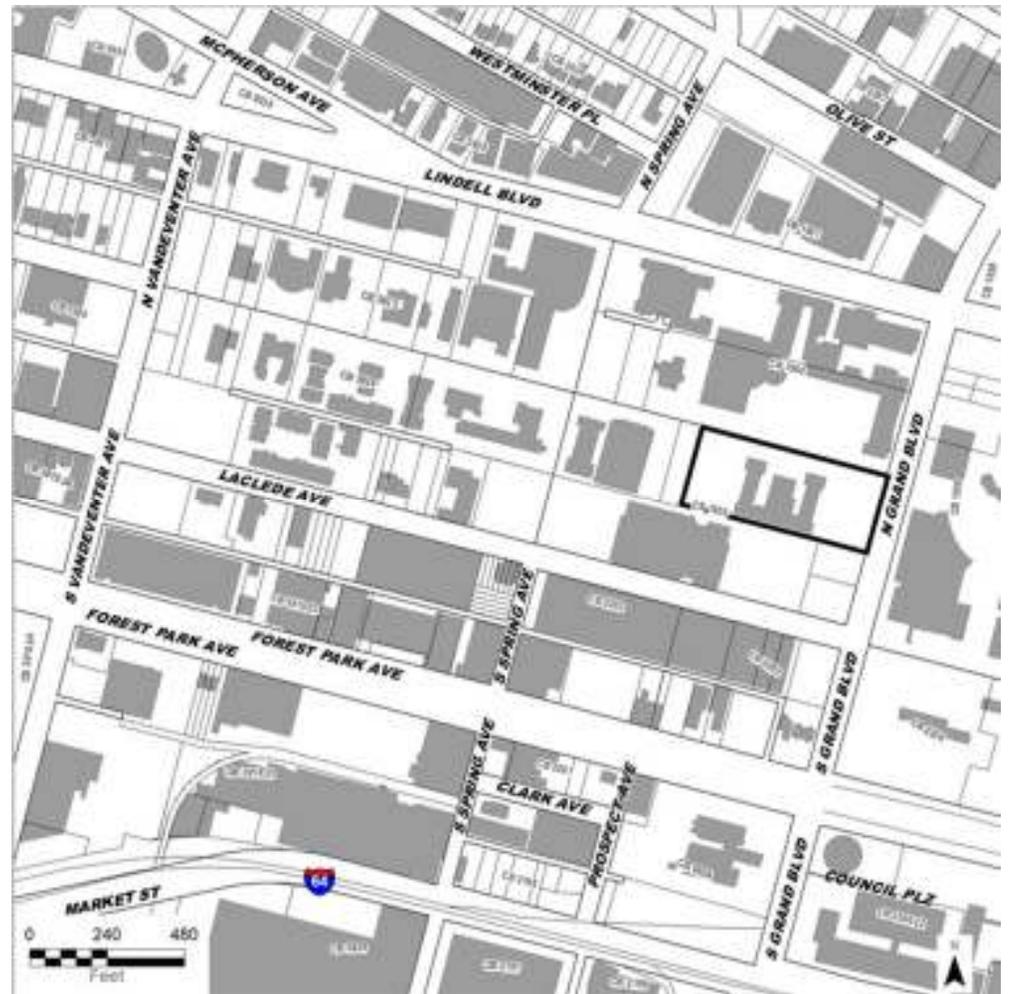
'J' to 'H'

Midtown Neighborhood

Petition for Zoning Amendment

Rezoning from 'E & H' to 'H'

- The 3.53 acre Petition Rezoning Area is the northern part of a large student housing project
- The Dormitory site is on Grand & Laclede on SLU's Frost Campus in Midtown Neighborhood
- Rezoning changes from dual "E" & "H" to "H" Area Commercial.
- Part of Rezoning Area is consolidated with 3 parcels to the south for a 154,000 sq. ft. student dormitory.
- 'Mr. Dave Florek & Ald. Marlene Davis support.



Aerial Photograph



SLU Frost Campus – west of Grand Blvd.

Rezoning Petition Area



19-43 N. Grand – Rezoning Petition Area Outlined



Parking along Laclede & Greenspace along Grand



Greenspace in Rezoning Petition Area on Grand.



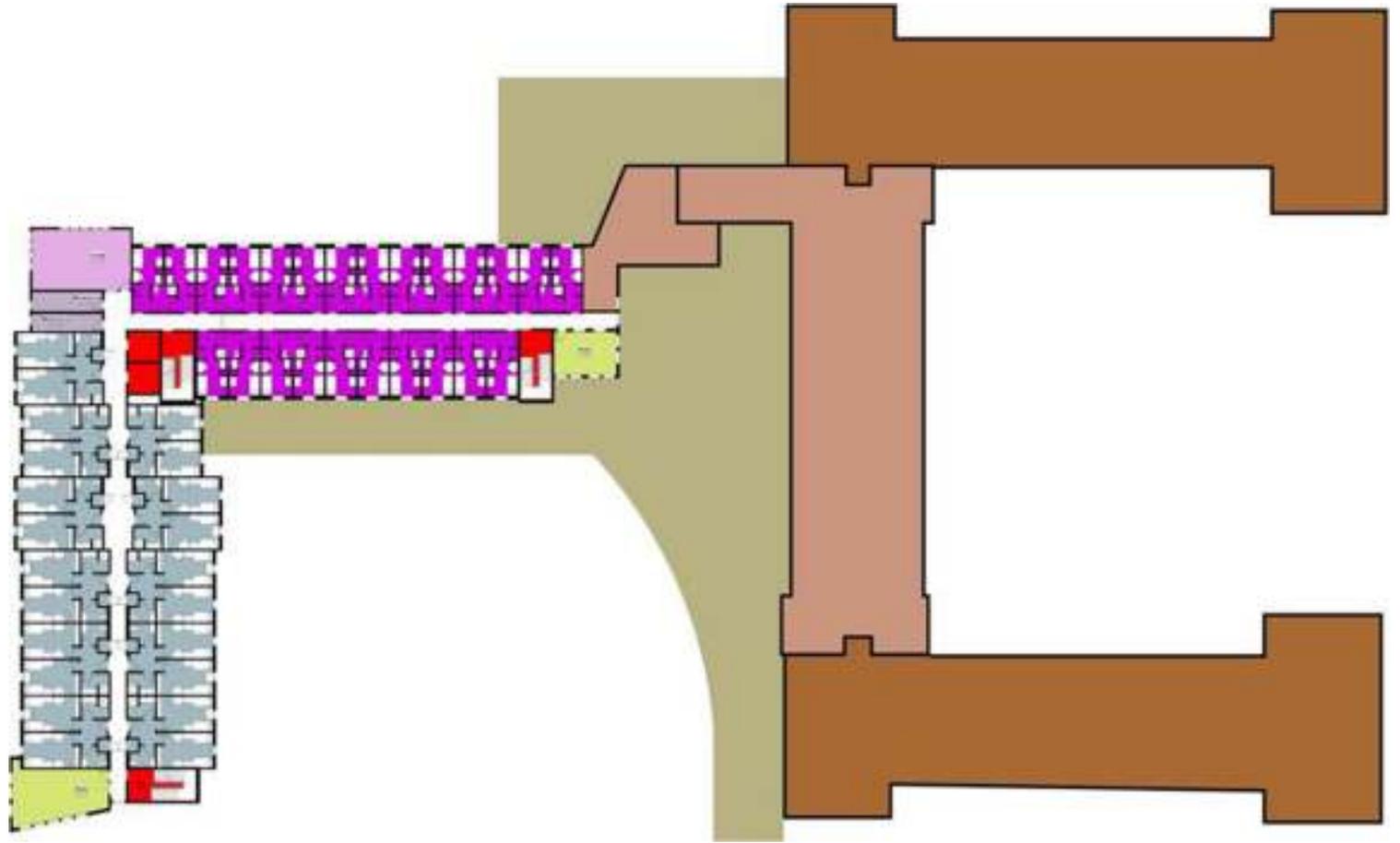
Dormitory Building Site (now parking lot)

Petition for Zoning Amendment



Conceptual Rendering of Proposed Dormitory

Petition for Zoning Amendment

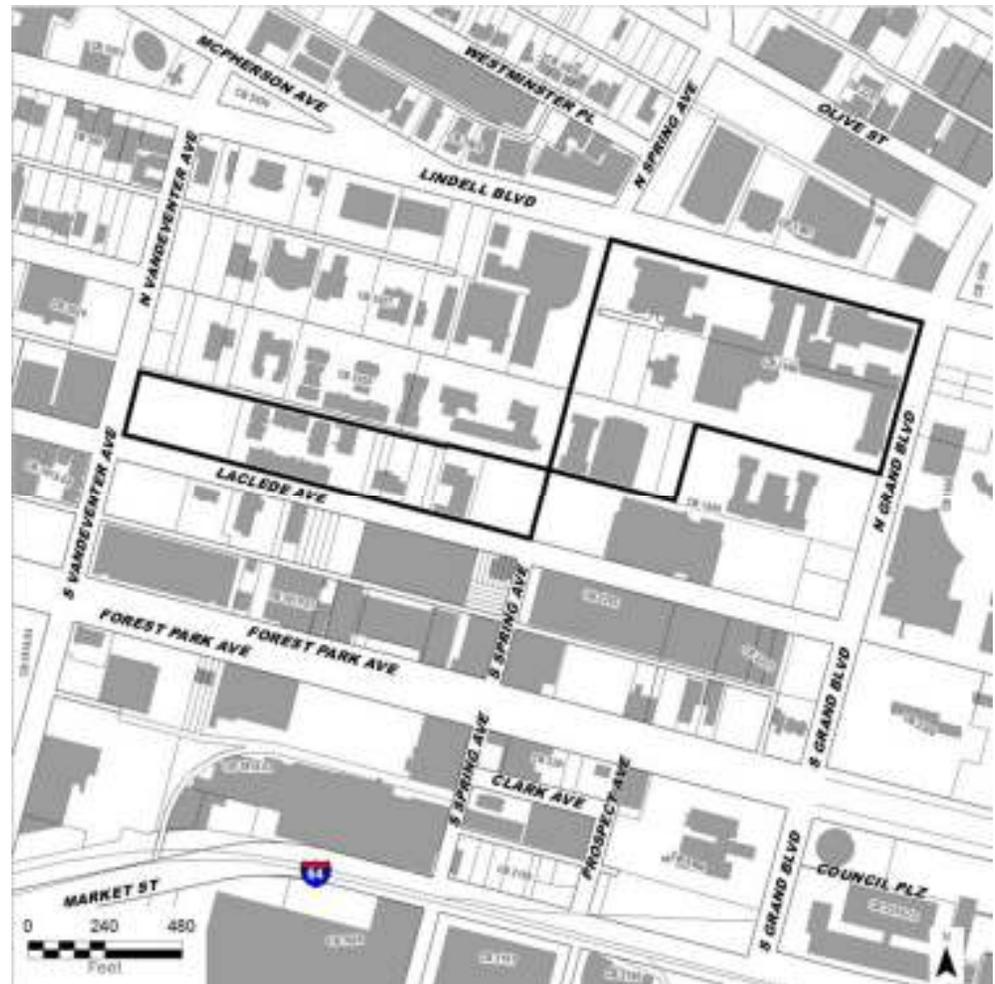


Conceptual Site Plan of Proposed Dormitory & Existing Griesedieck Hall

Initiation for Zoning Amendment

Rezoning from 'E' , 'E & H' and 'J' to 'H'

- Staff proposes Initiation of Rezoning for the two remaining areas of the Frost Campus west of Grand to "H" Area Commercial District.
- The area north & west of the Petition Area would change from "E" and "E & H" to "H".
- The area fronting on Laclede would change from "J" to 'H' District.
- Initiation avoids dual zoning & "J" Industrial which does not allow residential uses.



Rezoning Initiation Area – North & West of REZ Area



DuBourg Hall & St. Francis Xavier College Church



Pius XII Memorial Library



Cook Hall & Davis-Shaughnessy Hall



Des Peres Hall & * Bauman-Eberhardt Center

Rezoning Initiation Area – Northside of Laclede



Student Village Apartments – 3757-59 Laclede Ave.



Beracha Hall – 3721-27 Laclede Ave.



Private 2-family & Laclede Houses – 374i-47 Laclede Ave.



Aerial View of Vicinity of Rezoning Area

Petition & Initiation Zoning Amendment

Existing “E” Multiple-Family, “H” Area Commercial & “J” Industrial

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Vicinity of the Dormitory Site



Busch Student Center
(west façade faces Dormitory Site)



Marchetti Towers
(towers catty-corner from Dormitory Site)



Grand Blvd. Greenspace & Laclede Garage
(north façade of garage faces Dormitory Site)



Simon Recreation Center
(east façade of center faces Dormitory Site)

Petition & Initiation Zoning Amendment

Strategic Land Use Plan (Institutional Preservation & Development Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



Comments

- PDA staff recommends approving the petition to change the zoning to 'H' Area Commercial District as being in conformity with the Strategic Land Use Plan's Institutional Preservation and Development Area.
- The Zoning Administrator recommends that the subject area in City Block 1959 (19-43 N. Grand) be rezoned to 'H' Area Commercial District.
- PDA Staff commends the Rezoning Petition for approval.
- Staff also recommends approving the initiation to change the zoning to 'H' Area Commercial District as being in conformity with the SLUP.
- Saint Louis University joins PDA staff in favoring the Initiation and Recommendation for Approval for the remaining portions of the Frost Campus west of N. Grand that are not yet zoned "H" Area Commercial District, which is good zoning district for colleges & universities.

Agenda

Action Items:

Preservation Board Review

PDA-008-15-PRS Demolition Decision Review from
Preservation Board
(2225 Chippewa in CB 1655)

Marine Villa Neighborhood



Cultural Resources Office

PRESERVATION

Board Meeting

OCTOBER 27, 2014



2225 CHIPPEWA STREET

2225 CHIPPEWA





FRONT & WEST ELEVATIONS



FRONT & EAST ELEVATION



DETAIL OF FRONT DORMER



**DETAIL OF WEST UPPER STORY
WINDOWS**



REAR ELEVATION



**WEST ELEVATION FROM ALLEY SHOWING
ROOF DAMAGE**



2225 CHIPPEWA



Agenda

Delegated Items

**PDA-003-15-RDRA through PDA-004-15-RDRA and
PDA-005-15-RDMA through PDA-006-15-RDMA**
Chapter 99 Redevelopment Areas under One Acre

▪ **Street Vacations: PDA-009-15-VACA, PDA-010-15-VACA
and PDA-011-15-VACA**

Adjournment

Informational Items

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