

**PLANNING COMMISSION OF THE CITY OF ST. LOUIS**  
**Regular Meeting – Minutes**  
**Wednesday, June 1, 2016 at 5:30 P.M**  
**1520 Market St – Suite 2000 – Conference Room B**

Commissioners Present: Chair Dave Visintainer, Rich Bradley, Patrick Brown, Ald. Lyda Krewson, Tracy Boaz, Denise Peoples, Earl Strauther

Commissioners Absent: Ald. Jeffrey Boyd, Michael Powers, Jennifer Allen  
(3 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor; Terrill Eiland, Michael Visintainer (Zoning Section)

Counsel Present: David Meyer, City Counselor’s Office

Guests: Jon Giokas, Brian Kern, Matthew Green, Bob Sager

At 5:35 p.m., Director Don Roe addressed the Commissioners and informed Chair Visintainer a quorum was present. Chair Visintainer called the meeting to order and took up the first portion of item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Part 2 – 1) Opportunity Areas (OA) Analysis Study (large-scale SLUP map changes from OA to other land use categories) and 2) Review Existing & New Definitions of SLUP Categories (proposed text changes to the ten existing land use categories and a new category for “Innovation Districts”)*. Don Roe noted that the second portion of this item – the definition review – would be discussed at the end of the meeting. Commissioner Brown moved to open the public hearing and Commissioner Strauther seconded the motion. The motion passed by roll call vote with all Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peoples, Tracy Boaz, Earl Strauther and Dave Visintainer.

Don Roe provided an overview of the staff’s activities and Dick Zerega summarized the status of the process undertaken to date by the Commission. He reviewed the five categories of Opportunity Areas and noted that the Commission had concluded its work on the first group last month. He began by reviewing the sites in the second group, “Hot Spots.” He clarified the nature of the change in designations, stating that there is still an opportunity for development, but now with sharper focus on the recommended types of development. He then reviewed the sites in the third group, “Mid-Range.” Then he reviewed the sites in the fourth group, “Plan Concepts,” and the fifth group, “Remaining Opportunity Areas.” He also summarized areas with no changes and still under study.

As no members of the public were present who wished to speak, Commissioner Brown moved to close the public hearing at 6:27 and the motion was seconded by Commissioner Strauther. Previous roll was requested, and hearing no objection, the motion passed with all Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peoples, Tracy Boaz, Earl Strauther and Dave Visintainer.

The Commission next took up item 7, *PDA-057-16-RDM – 400-421 S. 9th St. and 815R-909 Poplar Area (Downtown Neighborhood) – Ch. 99 Blighting Study & Redevelopment Plan – LCRA #2103 (CB 417 & 427) “Cupples X.”* Roman Kordal presented the resolution. Jon Giokas of Husch Blackwell was present on behalf of the redeveloper and answered questions regarding the project. The nature of the definition of blight and its impact was raised by Commissioner Strauther. Commissioner Brown moved to approve the resolution as presented and Commissioner Peeples seconded the motion. The motion passed by roll call vote with the following Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz and Dave Visintainer. Earl Strauther abstained.

The Commission took up item 6, *PDA-066-16-REZ – 3700, 3702, 3702H, 3704 & 3710 Laclede and 11 S. Spring – Rezoning by Petition and 13 S. Spring – Initiation of Rezoning – Rezone J to G – Midtown Neighborhood (CB 3919.03).* Dick Zerega presented the resolution and explained the motivation for initiating the rezoning on the additional parcel. Brian Kern of Oculus Architects was present and answered questions. Commissioner Strauther moved to approve the resolution as presented and Alderwoman Krewson seconded the motion. The motion passed by roll call vote with all Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz, Earl Strauther and Dave Visintainer.

The Commission took up item 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Part 2 – Adoption of Plan Amendment for 1) Opportunity Areas (OA) Analysis Study (large-scale SLUP map changes from OA to other land use categories).* Don Roe and Dick Zerega briefly summarized the presentation from the last meeting and earlier during this meeting and Commissioner Strauther moved to approve the modifications to the Strategic Land Use Plan outlined on pages 2, 13, 26 and 37 of the Resolution as presented, which were the second, third, fourth and fifth categories of Opportunity Areas presented as part of the public hearing earlier in the meeting; Alderwoman Krewson seconded. Previous roll was requested, and hearing no objection, the following Commissioners present voted to approve by roll call vote: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz, Earl Strauther and Dave Visintainer.

At 7:01, Chair Visintainer and asked for a motion on the minutes from the May 4, 2016 meeting. Commissioner Brown moved to approve; Commissioner Strauther seconded. The following Commissioners present voted to approve by roll call vote: Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz, Earl Strauther and Dave Visintainer. Rich Bradley abstained.

The Commission next took up item 5, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #14 – Adoption of Plan Amendment – Forest Park Southeast study area (portions of Forest Park Southeast, Botanical Heights and Midtown Neighborhoods).* Roman Kordal presented the resolution and provided a review of the process undertaken to date regarding the plan amendment. He noted no further comments had been received following the public hearing held by the Commission at its May 2016 meeting. He reviewed the areas under consideration. If approved, he indicated that the Commissioners could expect a form-based code application to be submitted in the near future for their consideration. Matt Green from Park Central Development was also present for questions from the Commissioners. Don Roe noted these are aspirational

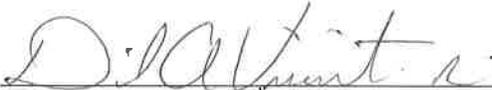
changes now, with more to come. Roman Kordal explained the status of the Missouri Department of Transportation parcels located near I-64 and S. Kingshighway Blvd. regarding the former property owners who have a right of first refusal to acquire the parcels. Commissioner Brown moved to approve the resolution as presented and Commissioner Strauther seconded the motion. The motion passed by roll call vote with all Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz, Earl Strauther and Dave Visintainer.

The Commission now returned to the second part of item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #16 – Part 2 – 1) Opportunity Areas (OA) Analysis Study (large-scale SLUP map changes from OA to other land use categories) and 2) Review Existing & New Definitions of SLUP Categories (proposed text changes to the ten existing land use categories and a new category for “Innovation Districts”)*. Commissioner Brown moved to open the public hearing regarding the definitions review, and Commissioner Strauther seconded the motion. The motion passed by roll call vote with all Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz, Earl Strauther and Dave Visintainer. Dick Zerega provided an overview of potential changes to language and purpose. He also discussed a potential new category, Innovation District Mixed Use Area (IDMUA).

As no members of the public were present who wished to speak, Alderwoman Krewson moved to close the public hearing and the motion was seconded by Commissioner Brown. Previous roll was requested, and hearing no objection, the motion passed with all Commissioners present voting yes: Rich Bradley, Patrick Brown, Alderwoman Krewson, Denise Peeples, Tracy Boaz, Earl Strauther 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.

With no further business before the Commission, Commissioner Brown moved to adjourn the meeting and Commissioner Boaz seconded, and hearing no objection, Chair Visintainer adjourned the meeting at 7:44 PM.

  
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Dave Visintainer, Chair