



**SLUP**



**ZONING**



# Planning Commission Meeting

Francis G. Slay, Mayor



**Wednesday July 1, 2015**



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



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – June 3, 2015

# Agenda

## ZONING

### Review of Petition & Initiation of Zoning Amendment

- PDA-089-15-REZ**      1) 4146, 4148-4200 & 4204 Finney  
Rezone 'F' and 'C&F' to 'C' by Petition  
2) 4202 Finney Rezone C&F to C  
by Initiation

### Review of Petition for Zoning Amendment

- PDA-090-15-REZ**      1607R & 1617 Tower Grove  
Rezone 'C' to 'J' by Petition

***Vandeventer & Botanical Heights Neighborhoods***

# Zoning Amendment by Petition & Initiation

Rezoning from 'F' and dual 'C & F' to 'C' only

- North Sarah Phase III is a joint development of McCormack Baron Salazar & the St. Louis Housing Authority.
- 0.5 acre Rezoning Area is 4 parcels on Finney: 3 owned by Kingsway Baptist Church (4163, 4148-4200 & 4204) and 1 parcel owned by Paul & Lois Thompson (4202)
- Initiation of 4202 Finney, acquisition in negotiation
- Consolidate Rezoning parcels with 15 other parcels to form site of North Sarah Phase III (avoid dual C&F zoning)



North Sarah Project Phase III  
Rezoning Boundary  
Kingsway Baptist Church  
Paul and Lois Thompson



PLANNING & URRAN  
DESIGN AGENCY

# Aerial Photograph



Rezoning Area & Phase III Area – left    Phase I & II Areas – right

# Rezoning Area



4148-4200, 4202, 4204 Finney – Kingsway Bapt. Church



Kingsway Baptist Church & 2 vacant lots - right



4202 & 4204 Finney - 2-story garage & vacant lot

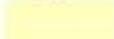


Thompson's 2-story garage from C. D. Banks

# Zoning Amendment by Petition & Initiation

“F” Neighborhood Commercial, Dual “F” & “C” Multiple-Family Dwelling

## 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 Rezoning Area on CB 4563 (Phase III Site)



4208-12 Finney (west of Rezoning Area)



LRA vacant land (west of Rezoning Area)



4134-44 Finney (east of Rezoning Area)



North Sarah Phase I & II (east of Rezoning Area)

## Vicinity of Rezoning Area on CB 4563 (Phase III Site)



4174 C. D. Banks (southwest of Rezoning Area)



4150-54 C. D. Banks (south of Rezoning Area)



4130-38 C. D. Banks (southeast of Rezoning Area)



4130-38 C. D. Banks (blighted conditions)

## Vicinity of Rezoning Area – outside Phase III Site



4201-07 Finney – warehouse (north of REZ Area)



Greater Purpose Christian Fellowship  
(Southeast of Rezoning Area)



Stephens Center for Academic Development  
(Southwest of Rezoning Area)



Turner Park (SE of Rezoning Area)

# Strategic Land Use Plan

Adjacent Neighborhood Development Area (NDA)  
to Recreation / Open Space Preservation & Development Area (ROSPDA)

## 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



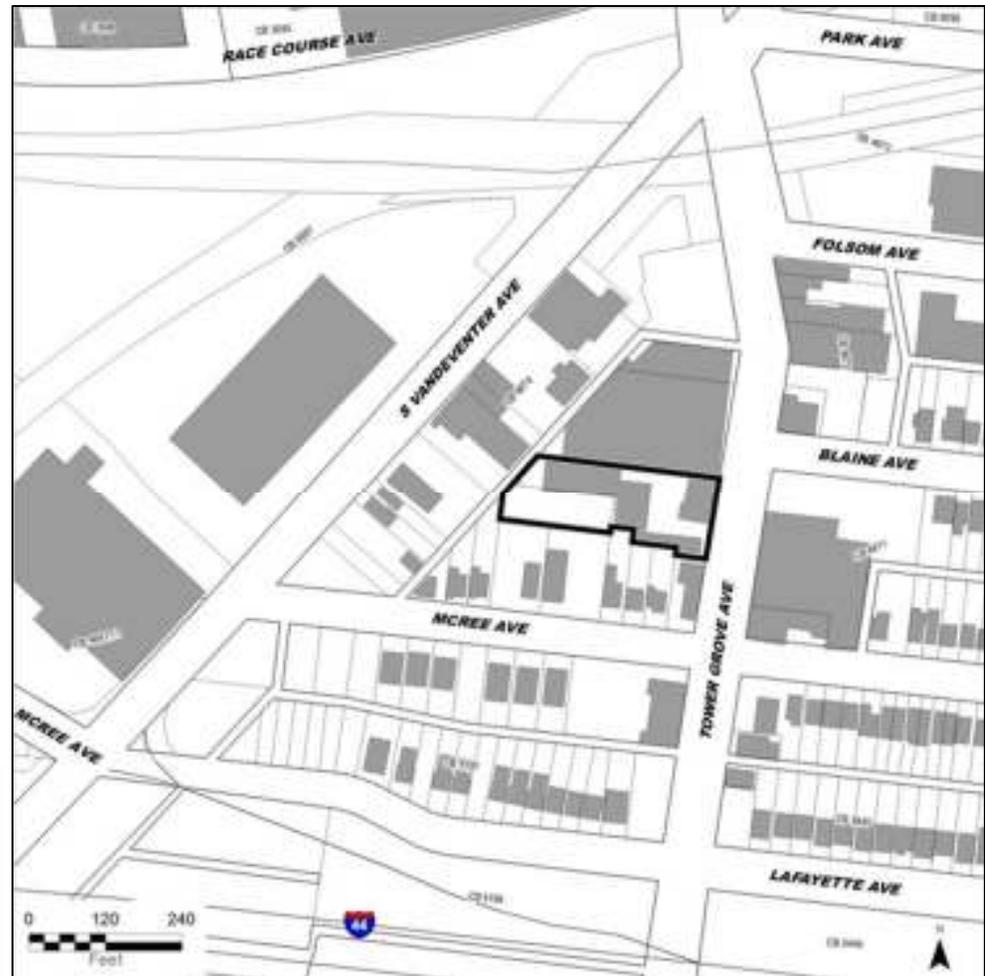
## Comments

- The Rezoning Area is within the Vandeventer / Finney / Washington / Taylor Chapter 99 Redevelopment Area (July 2005 PC meeting).
- The Zoning Administrator recommends that the subject areas in City Block 4563 (4146, 4148-4200, 4202 & 4204 Finney Ave.) be rezoned from the current classifications of 'C' Multiple-Family Dwelling District and 'F' Neighborhood Commercial District to the 'C' District only.
- PDA staff recommends approving the petition to change the zoning to 'C' District for 3 parcels (4146, 4148-4200 & 4204 Finney) as being in conformity with the SLUP's Neighborhood Development Area.
- Staff recommends the petition to change the zoning to 'C' District for 3 parcels (4146, 4148-4200 & 4204 Finney) for approval.
- Staff recommends initiation to change the zoning to 'C' District for one parcel (4202 Finney) as being in conformity with the SLUP's NDA.
- PDA recommends initiation to change the zoning to 'C' District for one parcel (4202 Finney) for approval.

# Petition for Zoning Amendment

## Rezoning from 'C' and 'J' to 'F' Neighborhood Commercial District

- The 0.84 acre Area is located west of Tower Grove in the Botanical Heights Neighborhood.
- The Rezoning Area consists of 2 parcels: 1617 Tower Grove (zoned 'J' Industrial) contains 2 mixed-use buildings & parking lot; while 1607R Tower Grove (zoned 'C' Multiple-Family) is a rear parking lot.
- Rezoning to 'F' allows current and future mixed-uses with commercial spaces and residential units.



## Aerial Photograph – Tower Grove Mews



**front building & parking (center)** Union Studio gift shop and SLAM Advertising Agency, Old Standard Fried Chicken (left), and  
**rear building & parking (top)** Urban Improvement Construction – UIC and the ten (10) residential units

# Rezoning Area



1717 Tower Grove – commercial front facades



1717 Tower Grove – two mixed-use buildings



1717 Tower Grove – rear building & front parking

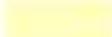


1707R Tower Grove – rear parking & building

# Petition for Zoning Amendment

Existing “J” Industrial & “C” Multiple-Family Dwelling Districts

## 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 Rezoning Area



Kasco Corporation – industrial uses  
– north of Rezoning Area



City Garden Montessori School  
- east of Rezoning Area



4300 block of McRee Ave. – residential uses  
– south of Rezoning Area



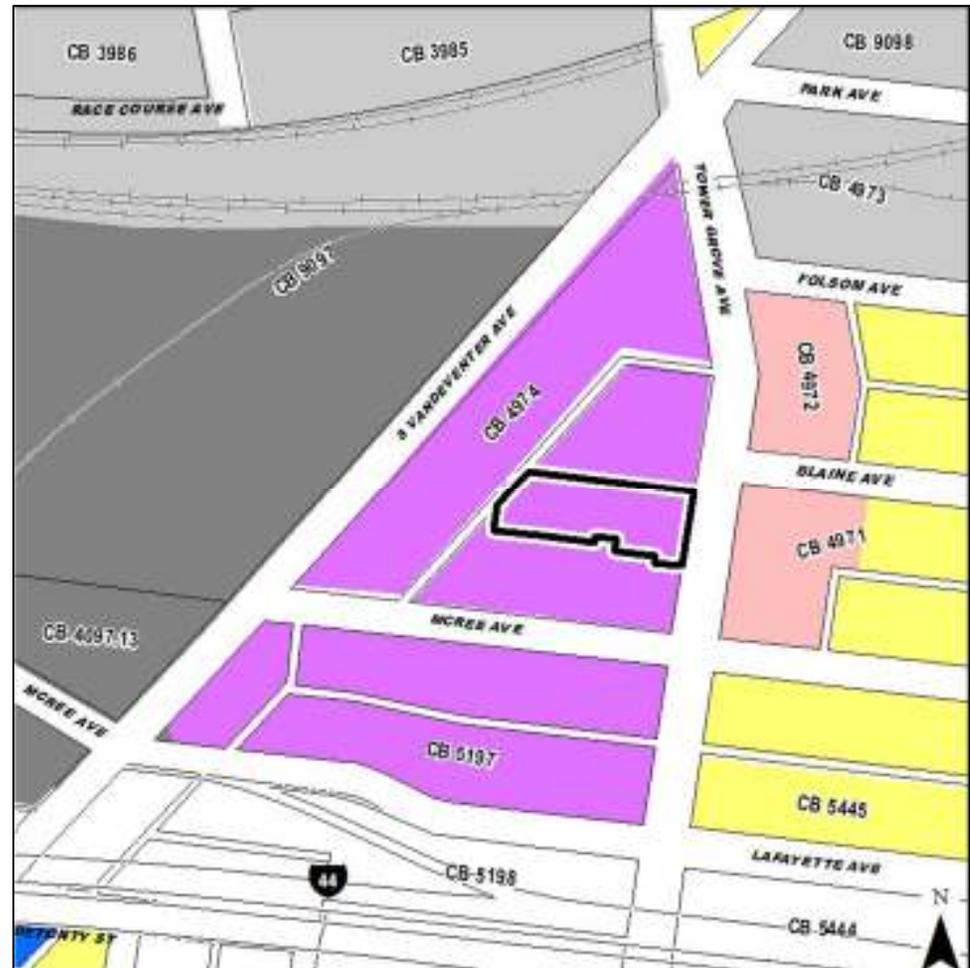
1500 block of S. Vandeventer Ave. – industrial uses  
-west of Rezoning Area

# Petition for Zoning Amendment

Strategic Land Use Plan (Opportunity 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

- Metropolitan St. Louis Sewer District (MSD) requires lot consolidation
- The Zoning Administrator recommends “that the subject parcels in City Block 4974 be rezoned to ‘F’ Neighborhood Commercial District.”
  - The proposed consolidation of these parcels would create a dual zoned parcel, with the “C” District guidelines prevailing.
  - In the “C” District, office and commercial types uses are prohibited, therefore resulting in a non-conforming use.
  - Rezoning permits the petitioner to bring the zoning of these parcels into conformance with current and intended future use.
- The proposed rezoning is in conformity with the City’s Strategic Land Use Plan’s Opportunity Area, which encourages a range of development activity including mixed uses.
- PDA staff recommends approval of proposed rezoning

# Agenda

## Chapter 99 Redevelopment Area Plans

### Over One acre

**PDA-075-15-RDR**      S Broadway / Dakota / Osceola /  
Nebraska Area

**PDA-076-15-RDM**      825-855 East Taylor Area

**PDA-077-15-RDM**      Chouteau / Sarah / Papin Area

***Mount Pleasant, North Riverfront & Forest Park Southeast  
Neighborhoods***

## S Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area

### LCRA Plan # 1992

- The 8.20-acre Area is a 7 parcel site located on Osceola St. between S. Broadway and Nebraska St. in the Mount Pleasant Neighborhood
- 1- to 3-story institutional/residential building vacant since 2012 and rated fair by LCRA was acquired for \$1.6 million.
- Charless Home Developers LLC plans to renovate the existing building and build a new 3-story addition for about \$8.5 million using MHDC Low Income Tax Credits. The project will provide a total of 75 senior living units.



## S Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area



Aerial view of the Redevelopment Area showing approximate site of new addition

## § Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area



Charless Home— view of the Main Historic Wing from S. Broadway



View of the North Wing



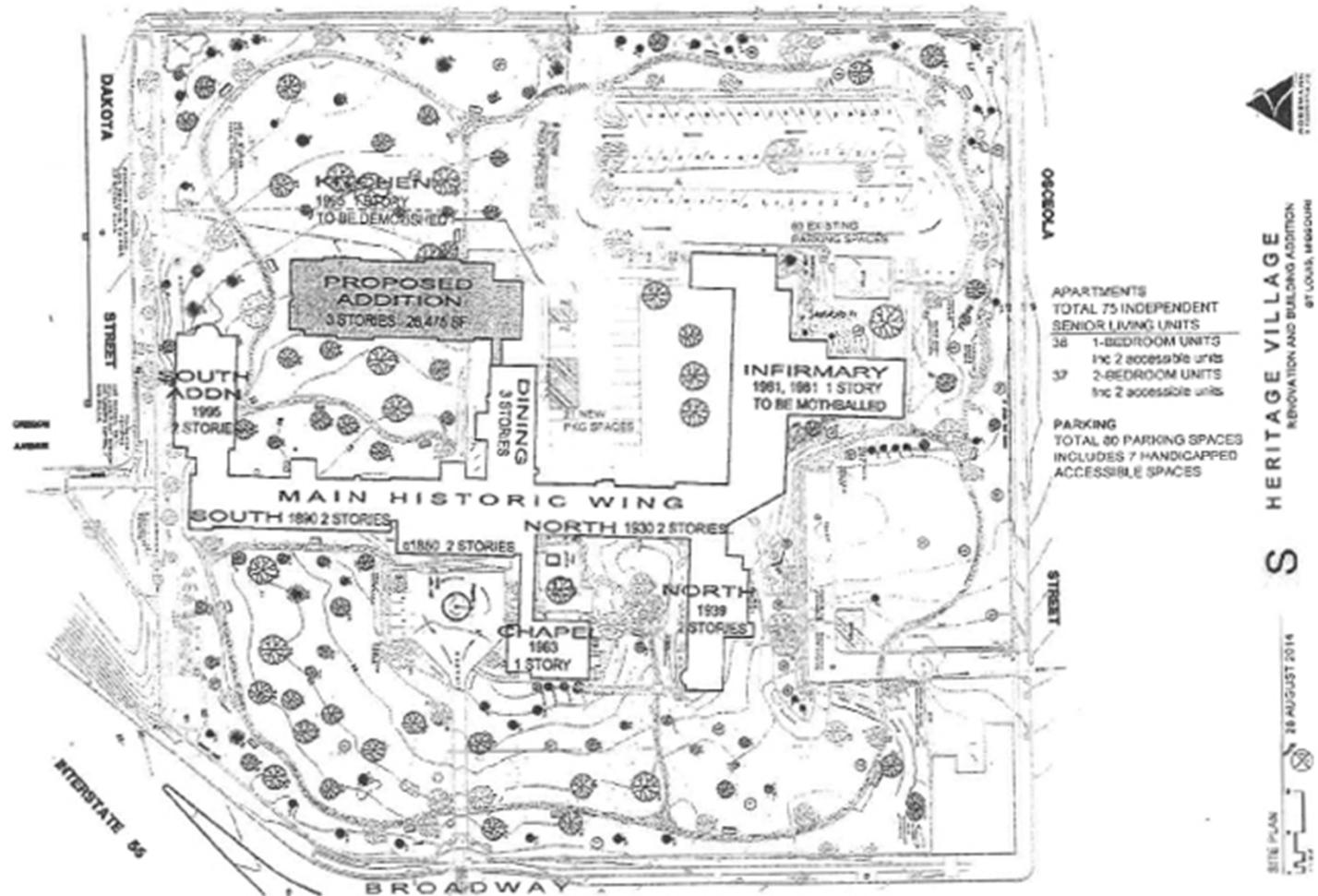
View of the Infirmary Wing with the Dining Wing in the background



View of the South Addition

# S Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area

Site Plan showing the Historic Building and the location of the Proposed Addition

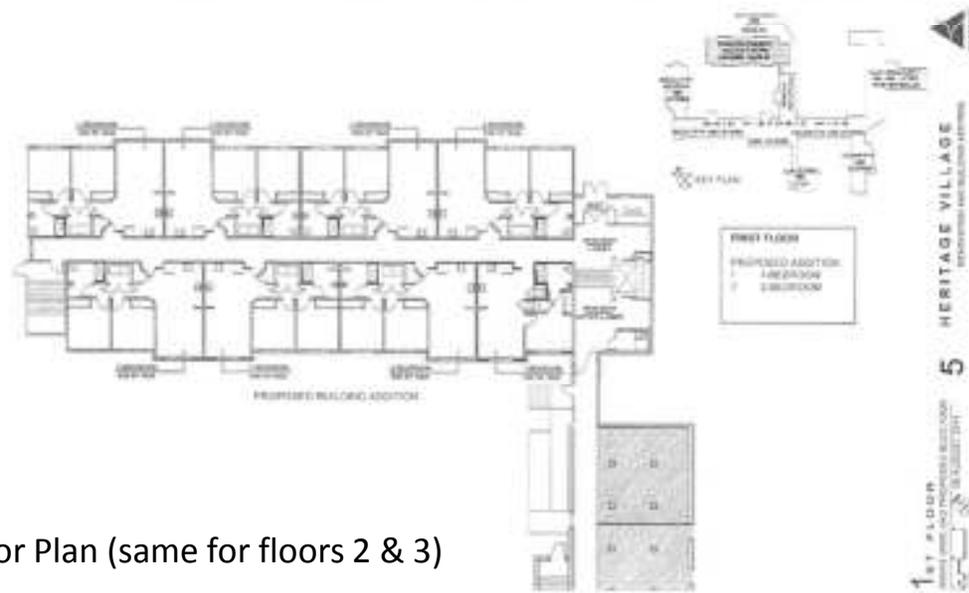


# S Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area

## Elevation and Typical Layout of the Proposed Addition



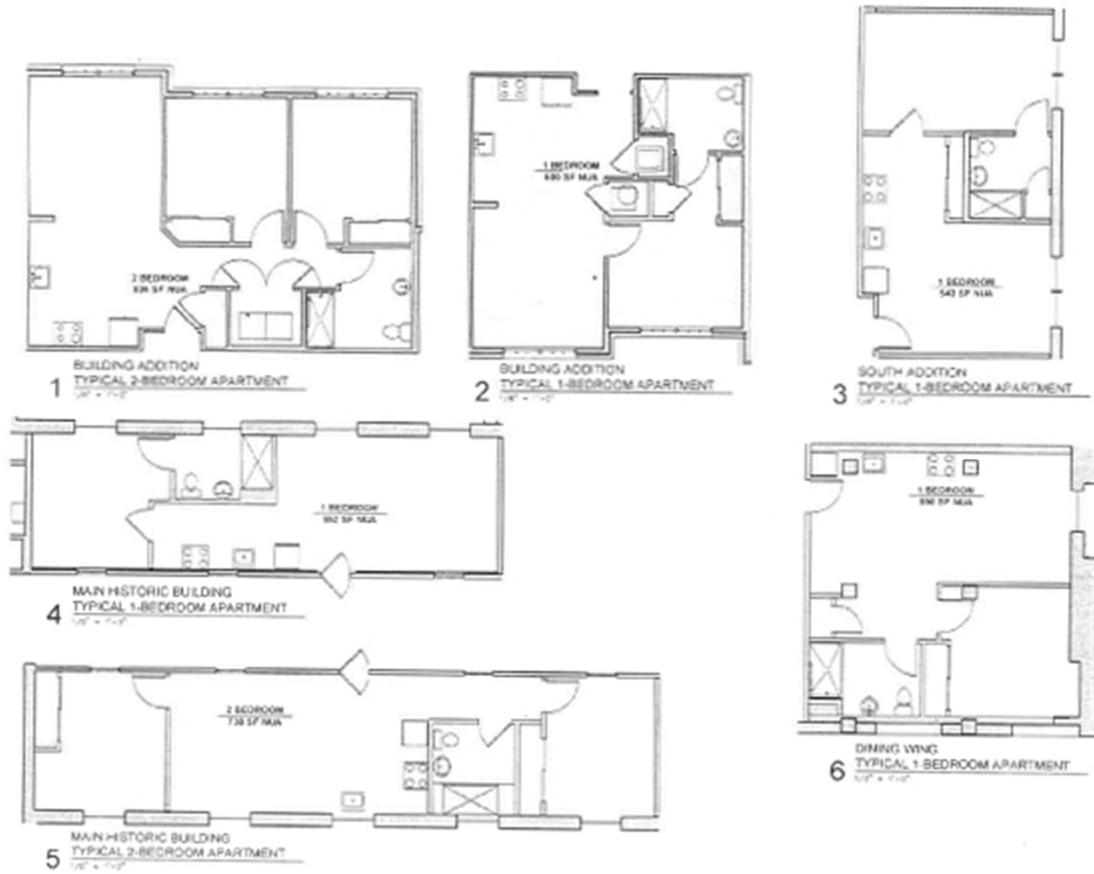
Elevation



Ground Floor Plan (same for floors 2 & 3)

# S Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area

## Typical 1 & 2 bedroom layouts (Historic and Proposed Wings)



12 HERITAGE VILLAGE  
RENOVATION AND BUILDING ADDITION  
ST LOUIS, MISSOURI

28 AUGUST 2014

TYPICAL ENLARGED APARTMENTS



## S Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area



View of McDonald's across S. Broadway (east)



View of the S. Broadway/I-55 interchange (south)



View of S Broadway & Osceola corner parcel that is not included in the Chapter 99 Area



View of Conoco gas station across Osceola St. (north)

## § Broadway/Dakota St/Osceola St/Nebraska St Redevelopment Area



View of corner commercial across Osceola St. (north)



View of residential across Osceola St. (north)



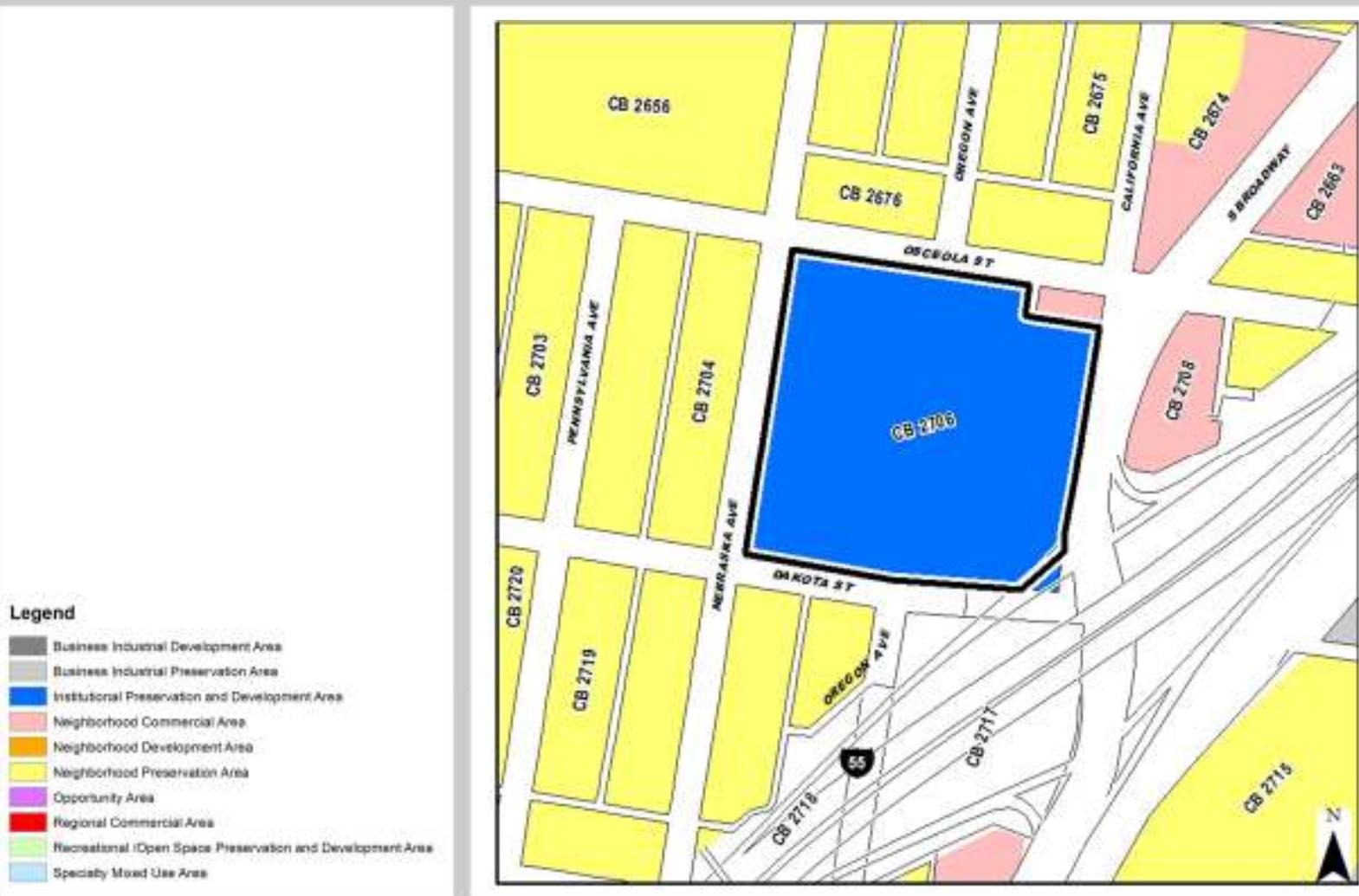
View of residential across Nebraska St. (west)



View looking east on Dakota St. (Chap 99 area on the left & residential on right)

# Strategic Land Use Plan

## Adjacent Neighborhood Preservation Area (NPA) to Institutional Preservation & Development Area (IPDA)



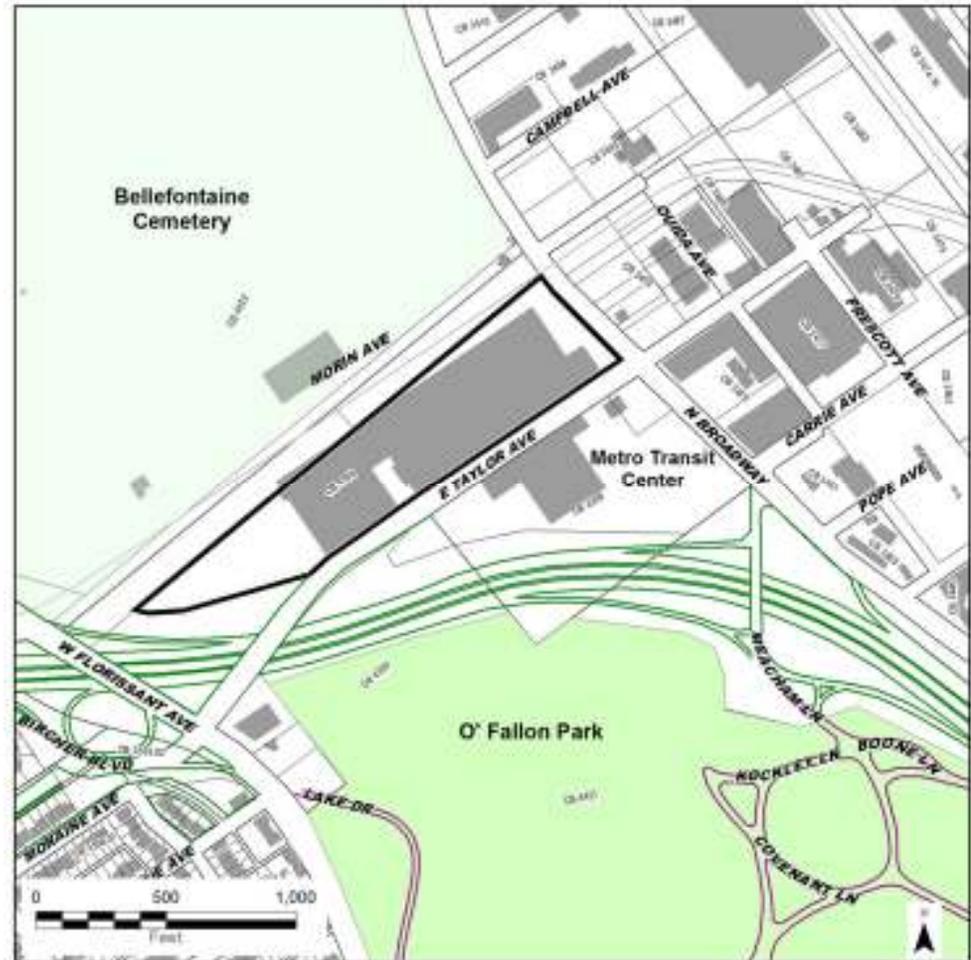
## Comments

- Conformity with City's Strategic Land Use Plan's Neighborhood Preservation Area.
- Provides for the use of 15 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

# 825-855 East Taylor Redevelopment Area

LCRA Plan # 1981

- The 14.68-acre Area on the north-west corner of Broadway & E. Taylor is in the North Riverfront Neighborhood.
- A vacant 400,000 sq. ft. obsolete & deteriorated industrial building was a Wonder Bread bakery.
- Mark Cusumano has acquired the site for \$2.6 million and plans to convert into warehouse for about \$800,000.
- The site is near I-70 Entrance & Exit ramps and Love's Travel Stop.



## 825-855 East Taylor Redevelopment Area



Aerial view of the I-70, N. Broadway & Carrie and N. Broadway & E. Taylor Intersections

## 825-855 East Taylor Redevelopment Area



825-855 East Taylor Ave.  
(Northwest corner of N. Broadway & East Taylor)



N. Broadway Facade



East Taylor Facade

## Vicinity of Redevelopment Area – N. Broadway



Bellefontaine Cemetery  
– north of Ch. 99 Area



Western Star Freightliner Truck Center  
– east of Ch.99 Area



Metro Transit Center  
– south of Ch.99 Area



Shoe manufacturing building  
– southeast of Ch. 99 Area

## Vicinity of Redevelopment Area – E. Taylor & I-70



Warehouse - left – Raben Tire – right  
south of Ch. 99 Area



Warehouse – left – O'Fallon Park – right  
across I-70 from Ch.99 Area



Warehouse west façade  
from E. Taylor bridge at I-70



Warehouse west façade  
from W. Florissant exit at I-70

# 825-855 East Taylor Redevelopment Area

Strategic Land Use Plan (Business/Industrial Preservation Area)

## Legend

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



## Comments

- Conformity with City's Strategic Land Use Plan's Business/Industrial Preservation Area.
- Provides for the use of 5 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan



# Chouteau Ave./Sarah St./Papin St. Redev. Area



## Chouteau Ave./Sarah St./Papin St. Redev. Area



Commerce Bank building (prior to recent demolition), (Looking northward)



Vacant lot (after demolition) (Looking northward)

## Chouteau Ave./Sarah St./Papin St. Redev. Area



Vacant lot  
(Looking eastward)

## Chouteau Ave./Sarah St./Papin St. Redev. Area



Commerce Bank, 901 S. Vandeventer Ave.  
(Looking northward)

## Chouteau Ave./Sarah St./Papin St. Redev. Area



Armor Door & Key, 4014 Chouteau Ave., &  
Chouteau Building, 4030 Chouteau Ave.  
(Looking westward)



Parking lot, 4036 Chouteau Ave.  
(Looking southward)

## Chouteau Ave./Sarah St./Papin St. Redev. Area



Entry sign for "The Grove"  
(Looking westward)



Parking lot, 4101 Manchester Ave.  
(Looking westward)



ZX gas station/Chouteau Mini Mart,  
4105 Chouteau Ave.



4 multiple-family buildings,  
907-27 S. Sarah St.

## Chouteau Ave./Sarah St./Papin St. Redev. Area



Merlin Stelzer Sales Company, Inc.  
4109 Papin St.  
(Looking northwestward)



St. Louis Language Immersion Schools  
4011 Papin St.  
(Looking northward)

# Chouteau Ave./Sarah St./Papin St. Redev. Area

## 4001 Chouteau Avenue Preliminary Site Plan



# Chouteau Ave./Sarah St./Papin St. Redev. Area

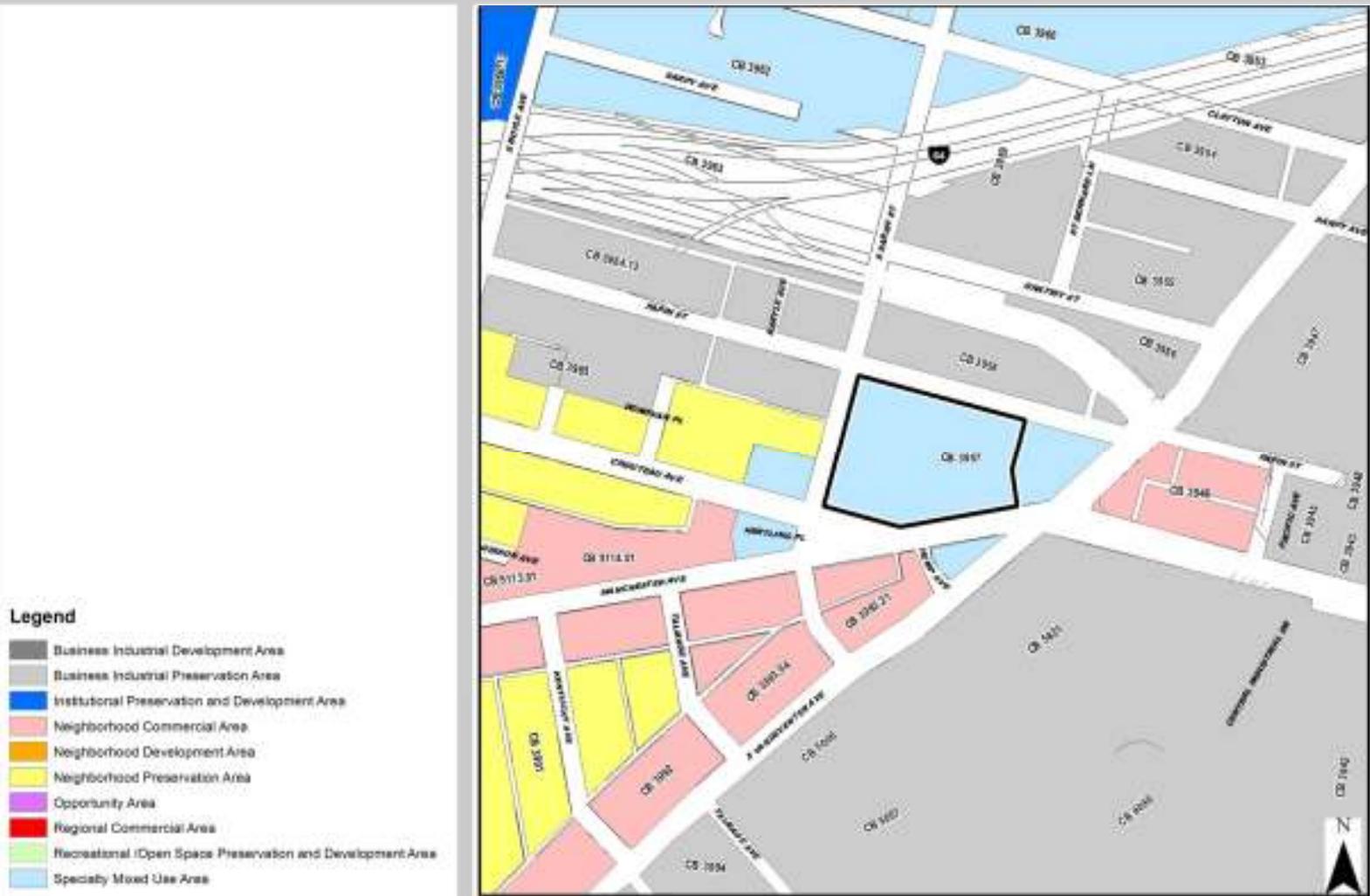
4001 Chouteau Avenue  
Preliminary Rendering

Below: 4001 Chouteau Avenue as shown from Manchester Avenue looking Northeast.



# Chouteau Ave./Sarah St./Papin St. Redev. Area

Strategic Land Use Plan (Specialty Mixed Use Area)



## Comments

- Conformity with City's Strategic Land Use Plan
- Provides for the use of 10 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

# Agenda

## Delegated Items

**PDA-078-15-RDMA through PDA-079-15-RDMA**  
And **PDA-080-15-RDMA through PDA-088-15-RDMA**  
Chapter 99 Redevelopment Areas under One Acre

# Adjournment

## Informational Items

Information on Zoning Text Change - Home Occupations in Zoning Ordinance.

- Staff research on best practices for Zoning Notifications for rezoning property
- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment