



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor



Wednesday September 2, 2015



CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – July 1, 2015

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

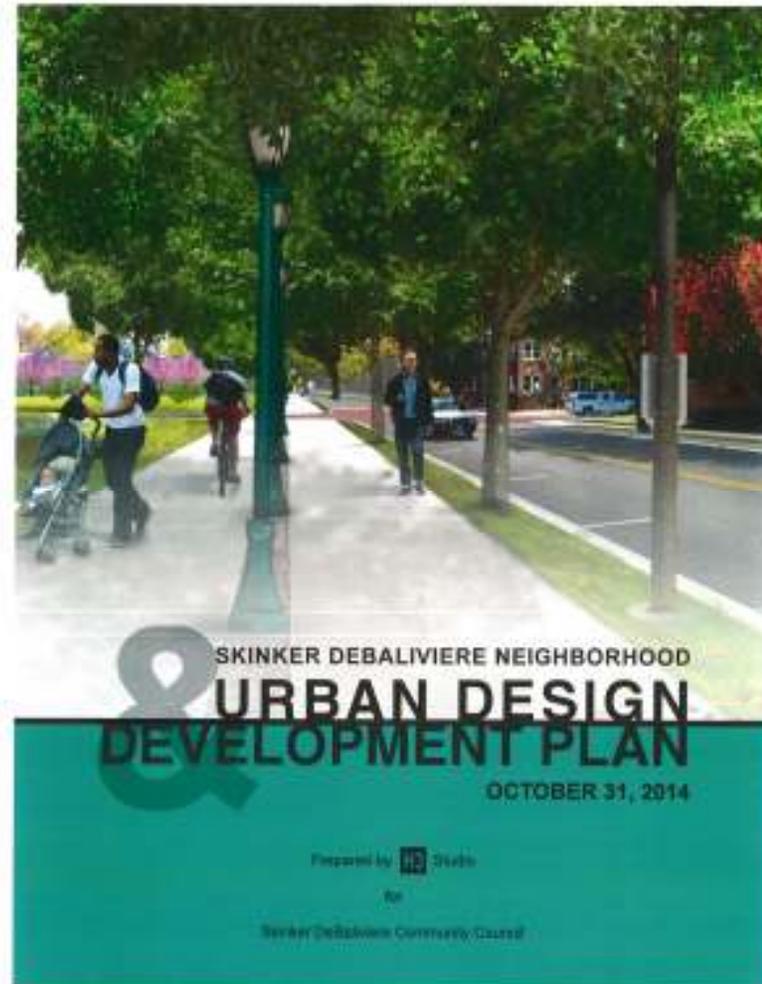
PDA-101-15-NBD Skinker DeBaliviere Neighborhood Plan

Skinker DeBaliviere Neighborhood

Skinker DeBaliviere Neighborhood Urban Design & Dev. Plan

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

- Neighborhood Plan for Skinker DeBaliviere neighborhood was initiated in 2012 to prepare a long-term vision for the neighborhood.
- Neighborhood Plan was completed in Oct. 2014.
- Plan was prepared by H3 Studio for the Skinker DeBaliviere Community Council.



Skinker DeBaliviere Neighborhood Urban Design & Dev. Plan



- This resolution takes no action on the adoption of the Neighborhood Plan.
- It approves conducting a Presentation and Public Hearing at a future P.C. meeting & authorizes staff to advertise (public notices) for the Public Hearing.

Agenda

ZONING

Initiate & Recommend Zoning Text Change / Amendment

PDA-091-15-ZTX

Regulation of Home Occupations
in the Zoning Code and the
Related Business Taxes

Citywide

Amendment / Text Change

Regulation of Home Occupations in the Zoning Code & Related Business Taxes for Home Occupations

Goal: Through this amendment/text change reduce City barriers to entry for small home-based businesses by reducing the overall cost and delays associated with registering home occupations under the existing ordinances.

Recommended Action: Planning Commission initiates amendment / change of the Zoning Code & recommends approval of Zoning Code amendment as detailed in the draft Board Bill (Exhibit “A”) to the Board of Aldermen.



CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY
FRANCIS G. SLAY, Mayor

File No. PDA-091-15-ZTX

To: City of St. Louis Planning Commission
From: Don Roe, Director
Subject: Resolution for Initiation and Recommendation of Zoning Text Change / Amendment, pertaining to the regulation of home occupations in the Zoning Code and related Recommendation of Change / Amendment to business taxes for home occupations.
Date: August 28, 2015

Summary

The goal of this change / amendment is to reduce City barriers to entry for small home-based businesses by reducing the overall cost and delays associated with registering home occupations under existing ordinances.

By this resolution the Planning Commission recommends the initiation of and approval on an amendment/change of the Zoning Code text. The proposed amendment 1) repeals the Zoning Code as codified in Section 26.080.060 and enacts new provisions pertaining to permitted home occupations; and 2) repeals the Zoning Code as codified in Section 26.98 and enacts a new chapter pertaining to zoning fee schedules.

This resolution also recommends repeal of Section 8.07.042(A) and 8.07042(B) of the Revised Code and enacts new provisions pertaining to registration in lieu of business license fees for home occupations.

Recommended Action

That the Planning Commission initiates an amendment/change of the Zoning Code and recommends approval of the Zoning Code amendment – as detailed and in substantially the same form as in the attached draft Board Bill identified as Exhibit “A” – to the Board of Aldermen of the City of St. Louis. These changes to the text of the Zoning Code are straightforward in that they

- 1) replace existing Paragraphs A, B, C, D and E of Section 26.80.060 of the Zoning Code with new Paragraphs A, B, C and D in order to reduce the time and number of occasions that a home occupancy applicant has to go to a conditional use hearing as well as reduce the cost associated with registering a small home-based business, while improving requirements that protect residents
- 2) replace the existing zoning fee schedule of Section 26.98.010 with a schedule raising the Home Occupancy Waiver fee to cover more staff time and costs associated with the process of taking Home Occupancy Waivers live on the City’s permit website, making it more convenient for the public to start a new business or grow an existing business.

The Commission also recommends approval of the related amendment/change to replace Paragraphs A and B of Section 8.07.042 of the Revised Code for the registration in lieu of business license fees for home occupations (raise the taxpayer’s allowed gross earnings attributable to a home occupation from \$20,000 to \$100,000 and lower the home occupancy registration fee from \$50.00 to \$25.00).

Zoning Code Text Changes

Replace old Paragraphs A, B, C, D & E with new Paragraphs A, B, C & D

- To reduce the time and number of occasions that a home occupancy applicant has to go to a conditional use hearing (*\$50.00 cost and 4 to 6 weeks wait time*)
- To reduce the cost of registering a small home-based business while improving requirements that protect nearby residents

Replace zoning fee schedule with a higher Home Occupancy Waiver fee

- To cover more staff time & costs associated with the process of taking Home Occupancy Waivers live on the City's permit website (*\$20.00 fee raised to \$50.00*)
- To make process more convenient to start or grow a business

Related Business Taxes for Home Occupations

Recommended Action: Planning Commission recommends approval of the related amendment / change to Section 8.07 of the Revised Code (**Graduated Business License Tax**)

- **Replace** Paragraphs A & B of Section 8.07.042 of the Revised Code (Registration in lieu of Graduate Business License Tax for home occupations)
- The proposed amendment / change raises the taxpayer's allowed gross earnings attributed to a home occupation from \$20,000 to \$100,000 and lowers the home occupancy registration fee from \$50.00 to \$25.00
- Smaller home businesses will pay greatly reduce annual fees (\$25.00 home occupancy registration fee in lieu of a \$200.00 graduated business license tax)

Improvements to Home Occupation Process

- Allows newly created occupations that meet the requirements to avoid an unnecessary conditional use process
- Three (3) types of home occupations (cooking, daycare and recording / film studios) require conditional use process
- Updating of requirements for home occupations include:
 - not changing primary use of house from residential
 - not generate traffic, sewage, refuse ... in excess of normal
 - no flammable or hazardous materials
 - applicant resides at the home
 - do not routinely accept customers into the home
 - property has a valid Certificate of Inspection
- Add to list of prohibited uses:
 - boarding facilities, including kenneling and day care
 - sales of new or used autos and auto detailing /washing

Comments

- The City has experienced an increase in home based businesses from 1.74% in 2000 to 3.27 % in 2013
- A working group clarified concerns with cost and processing time for residents to get a home occupancy waiver and business license
- The City Counselor's Office and the Zoning Administrator drafted the proposed Board Bill (Exhibit "A")
- PDA Staff finds 1) the amendment to the Zoning Code pertaining to home occupancy and 2) the amendment pertaining to business license fees to be in conformity with the goals of the Strategic Land Use Plan and recommends approval of the proposed Board Bill

Agenda

ZONING

Review of Petition for Zoning Amendment

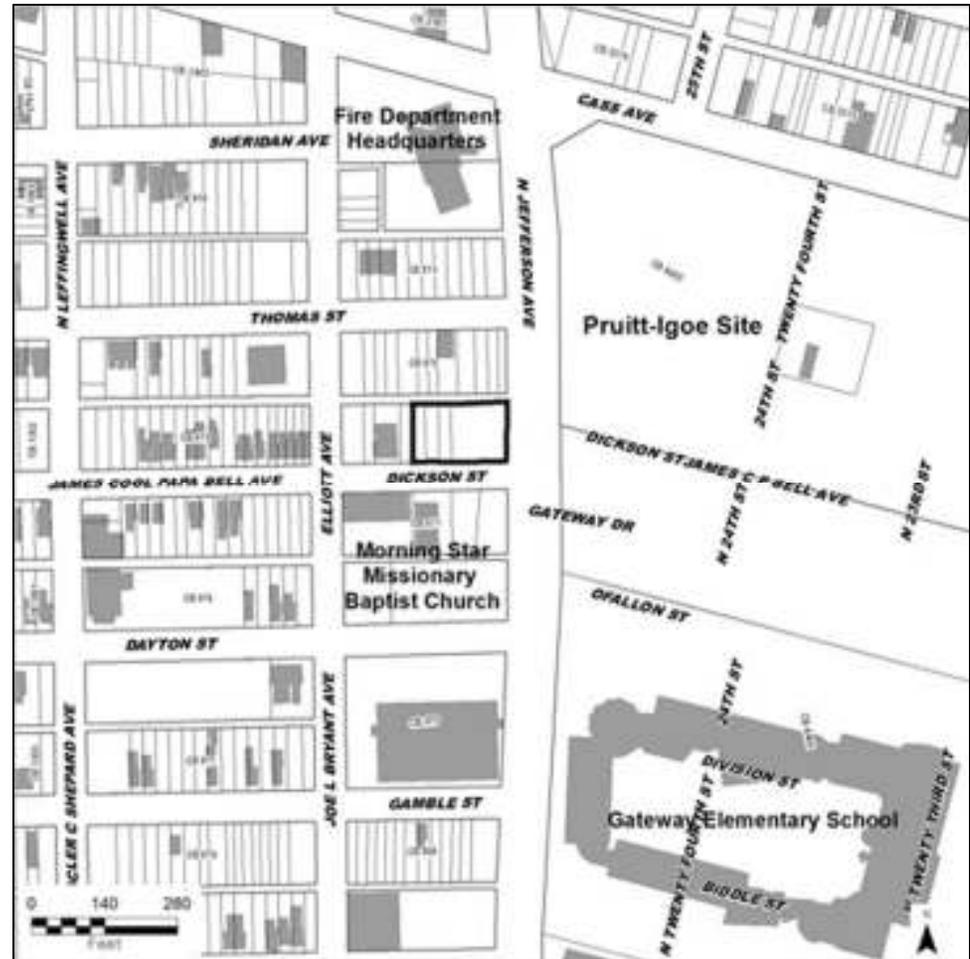
PDA-092-15-REZ	1301-13 N. Jefferson, 2615, 2617 & 2619 James Cool Papa Bell
PDA-093-15-REZ	8975 & 8979 Riverview
PDA-094-15-REZ	4110 & 4136 Evans
PDA-104-15-REZ	4960R Fountain
PDA-105-15-REZ	2117-31 S. 7 th
PDA-106-15-REZ	4232 W. Dr. Martin Luther King

Jeff VanderLou, Baden, Vandeventer & Fountain Park & Souldard Neighborhoods

Petition for Zoning Amendment

1301-13 N. Jefferson & 2615, 2617 & 2619 James Cool Papa Bell

- Rezoning of 4 vacant parcels from “C” & “CG” to “G” only
- 0.50-acre Rezoning Area is located on James ‘Cool Papa’ Bell north of Morning Star Missionary Baptist Church in Jeff Vander Lou Neighborhood
- Rezoning avoids a dual zoned parcel.
- Consolidation of the rezoning site allows construction of the Church’s proposed off-street parking lot.



Petition for Zoning Amendment

Existing Zoning

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



Rezoning Area & Morning Star M. B . Church



View of Rezoning Area across from church.
(Looking northward)



Morning Star Missionary Baptist Church.
(Looking southward)

Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Commercial Area)

Legend

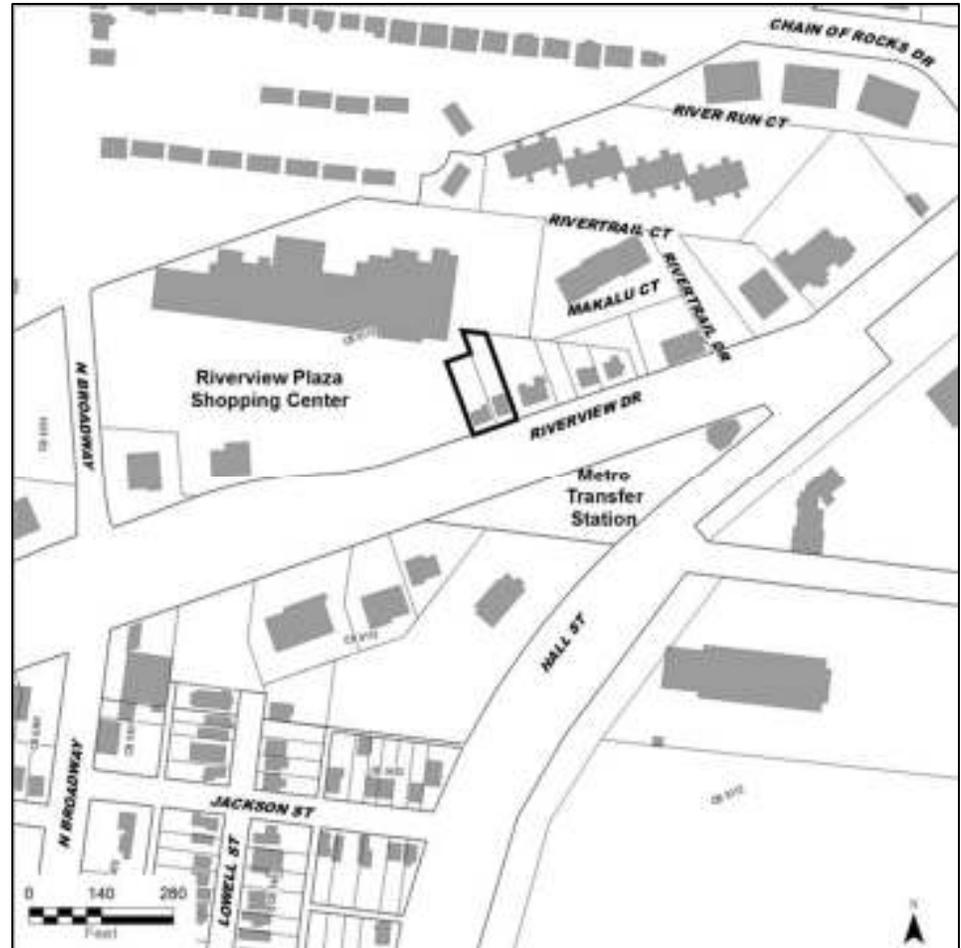
- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development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



Petition for Zoning Amendment

8975 & 8979 Riverview – Metropolitan Sewer District (MSD)

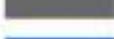
- Rezoning of 2 parcels from “A” & “F” to “F”
- 0.35-acre Rezoning Area is two MSD parcels with houses on Riverview Dr. next to Riverview Plaza Shopping Center in the Baden Neighborhood
- Rezoning avoids a dual zoned parcel.
- Consolidation of the rezoning area with four adjacent MSD parcels to the east creates the construction site of the proposed pump station.

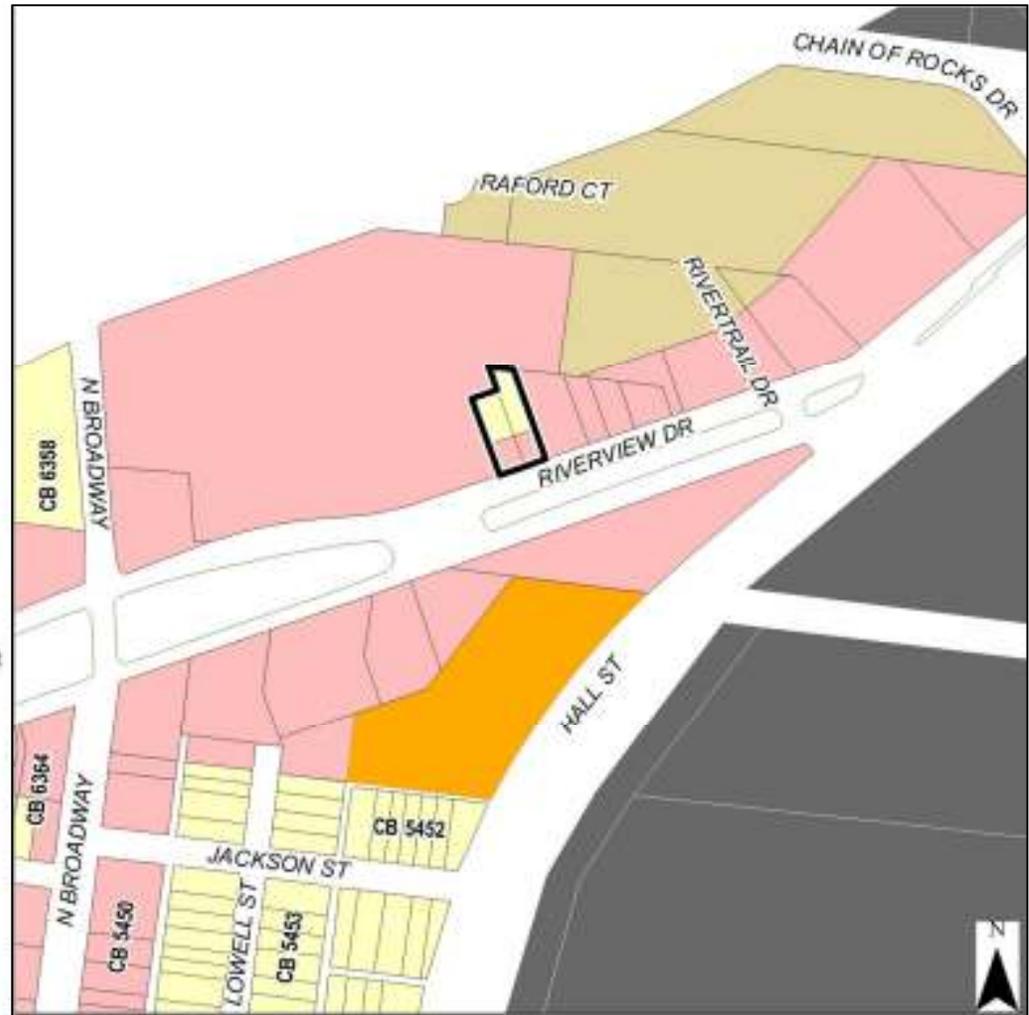


Petition for Zoning Amendment

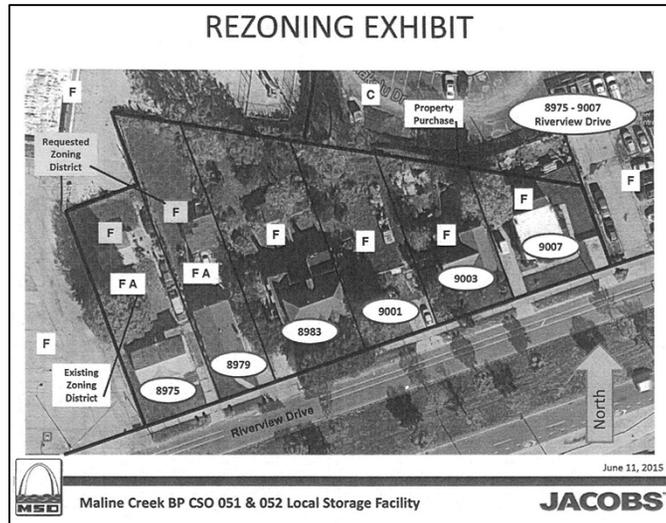
Existing Zoning

Legend

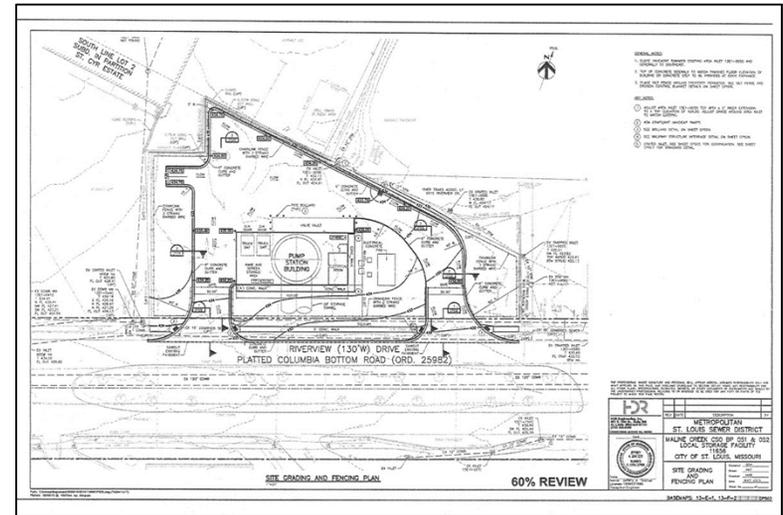
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Rezoning Area & Proposed Pump Station Site



Aerial View of Rezoning Area (left) and the four MSD parcels to the east.



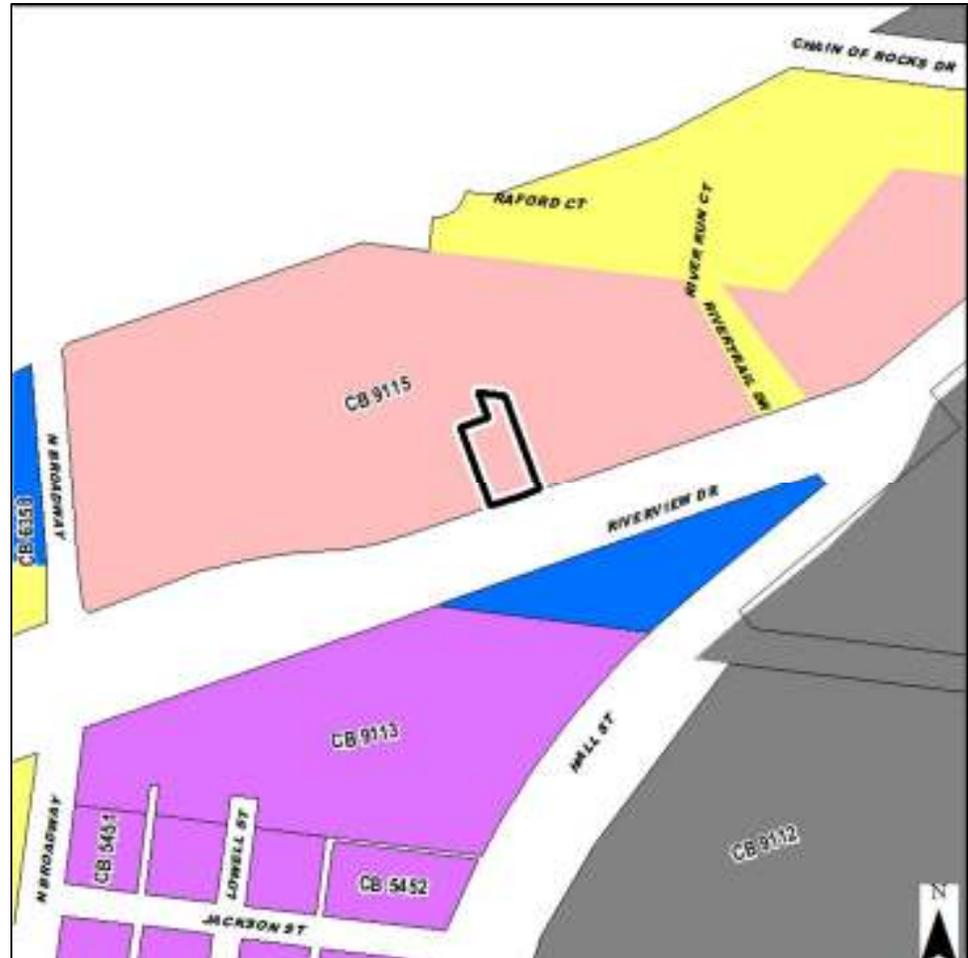
Site Plan of Proposed MSD Pump Station

Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Commercial Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
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- Business/Industrial Development Area
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- Specialty Mixed Use Area
- Opportunity Area



Petition for Zoning Amendment

4110 & 4136 Evans – Transformation Christian Church

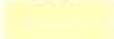
- Rezoning of 2 vacant parcels from “C” to “F”
- 1.37-acre Rezoning Area is located on the south side of Evans & one block north of the Church in Vandeventer Neighborhood.
- Rezoning avoids a dual zoned parcel.
- Consolidation of the rezoning site with four church parcels to the east (zoned “F”) allows construction of the Church’s proposed off-street parking lot.

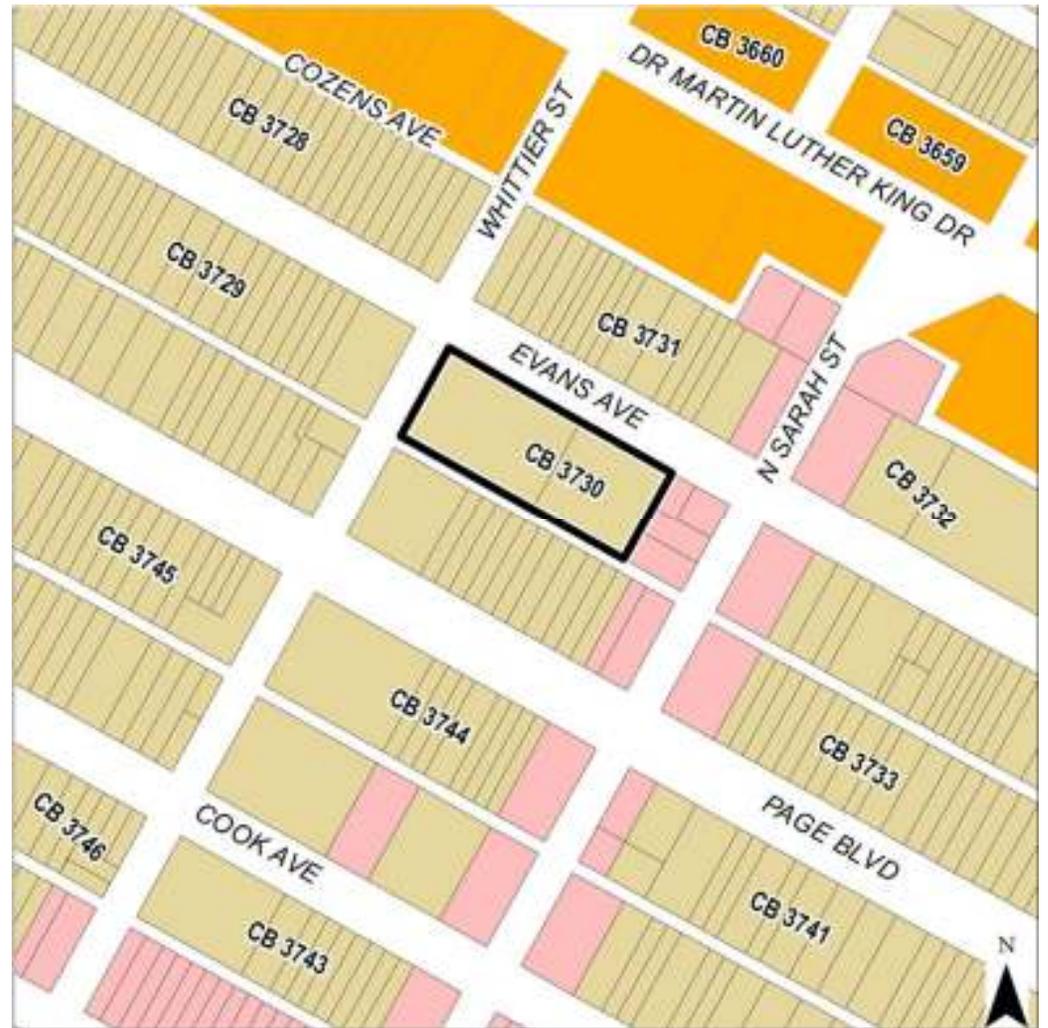


Petition for Zoning Amendment

Existing Zoning

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
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-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Area & Transformation Christian Church



View south of Rezoning Area with church on Page Boulevard in background.



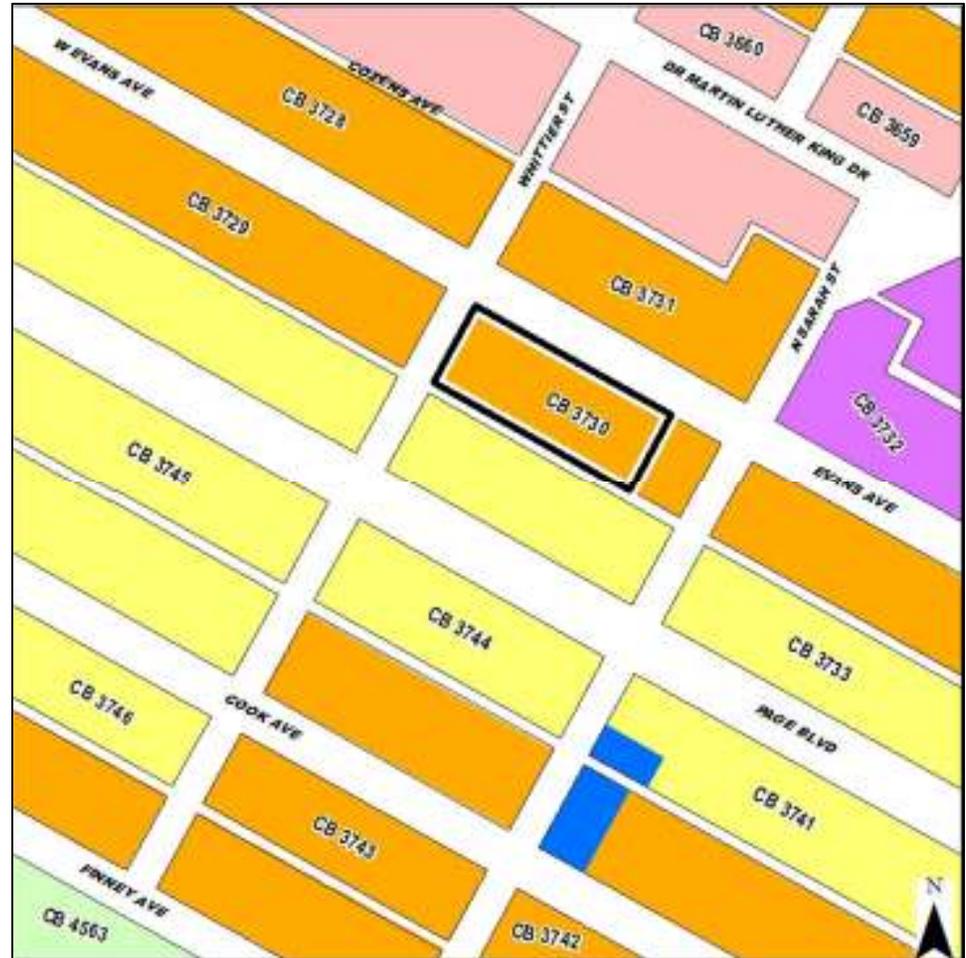
Transformation Christian Church and World Outreach Center

Petition for Zoning Amendment

Strategic Land Use Plan (adj. Neighborhood Preservation Area)

Legend

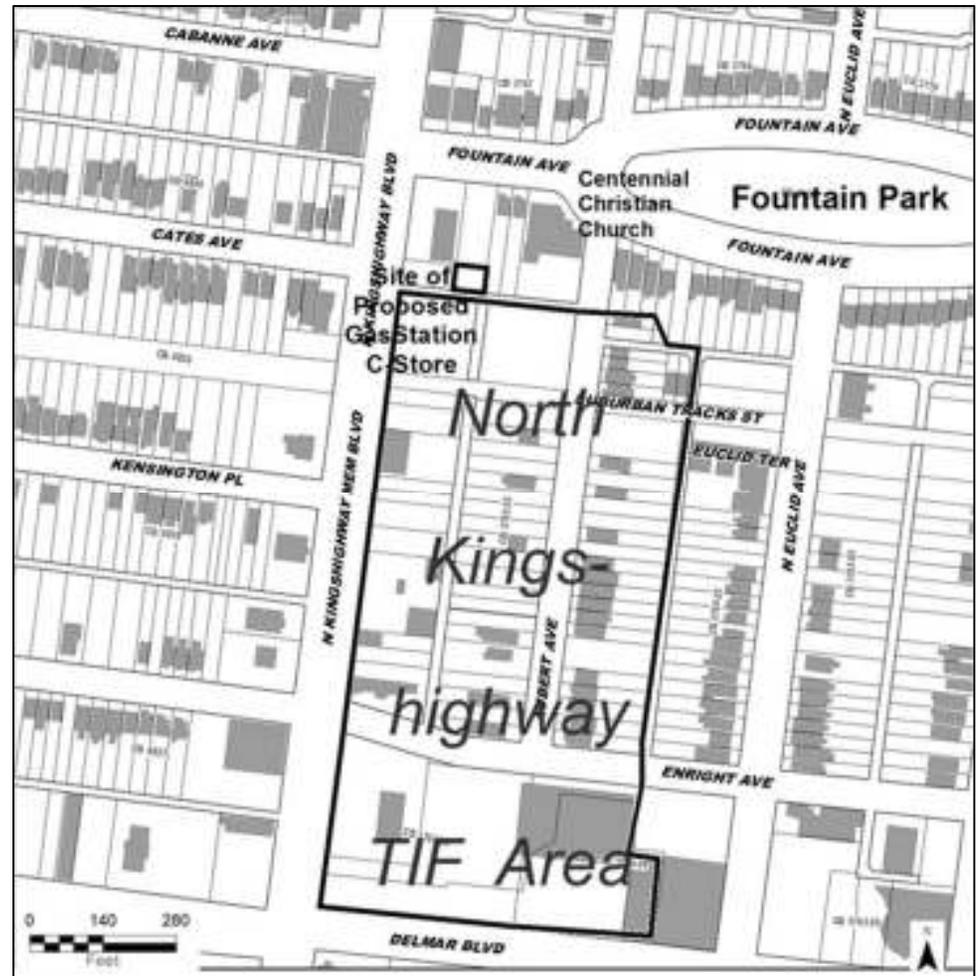
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- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
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- Business/Industrial Preservation Area
- Business/Industrial Development Area
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- Specialty Mixed Use Area
- Opportunity Area



Petition for Zoning Amendment

4960R Fountain – Proposed Gas Station / Crown Mart C-Store

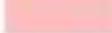
- Rezoning of 1 parcel from “B” to “F”
- 0.066-acre Rezoning Area is the northeast piece of a $\frac{3}{4}$ acre proposed gas station & convenience store site in the Fountain Park Neighborhood
- Rezoning avoids a dual zoned parcel.
- Consolidation of the rezoning site with the parcels at 930 & 936-938 N. Kingshighway allows construction of the proposed buildings.



Petition for Zoning Amendment

Existing Zoning

Legend

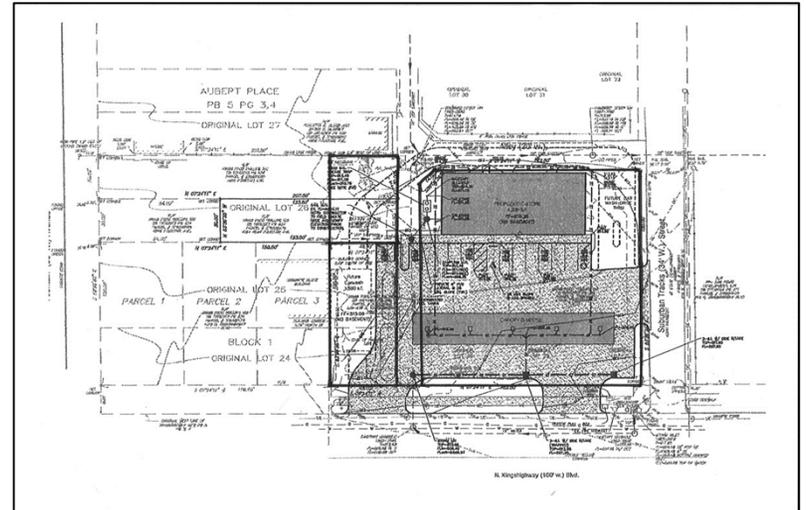
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-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business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



Rezoning Area & Proposed Development Site



View east of the Proposed Development Site and Rezoning Area from N. Kingshighway.



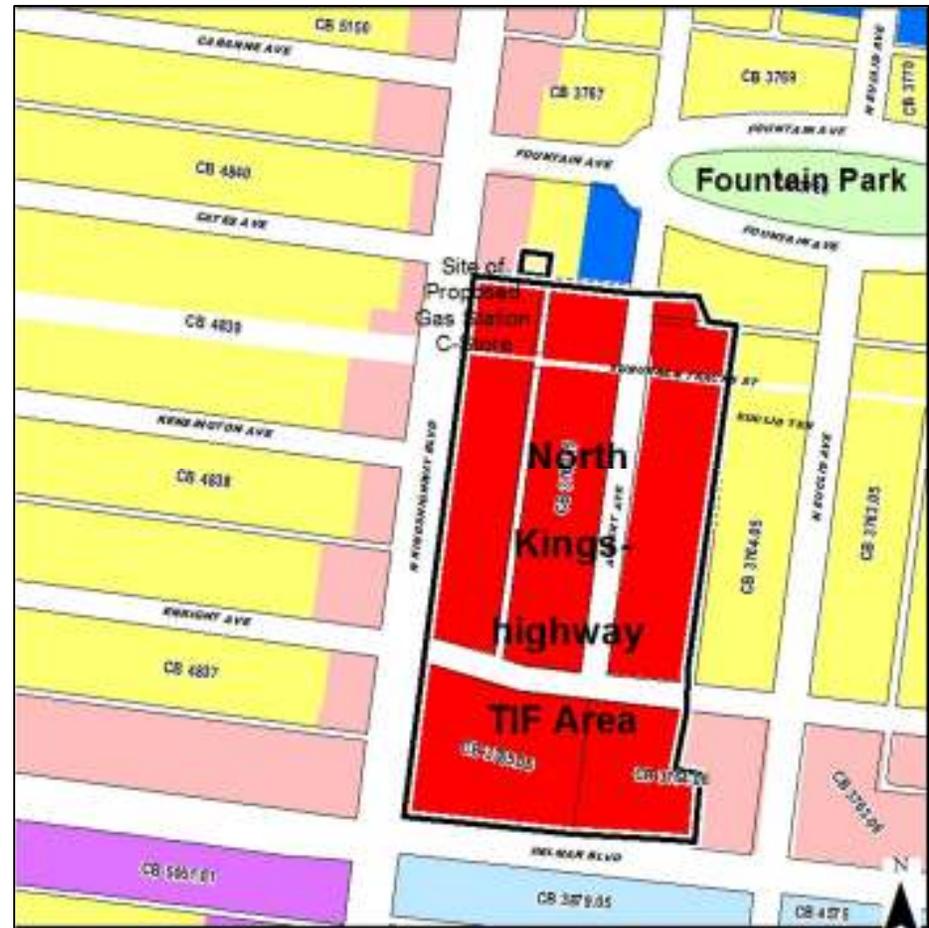
Site plan of Proposed Gas Station / C-Store with existing parcel boundaries.

Petition for Zoning Amendment

Strategic Land Use Plan (adj. Regional Commercial Area)

Legend

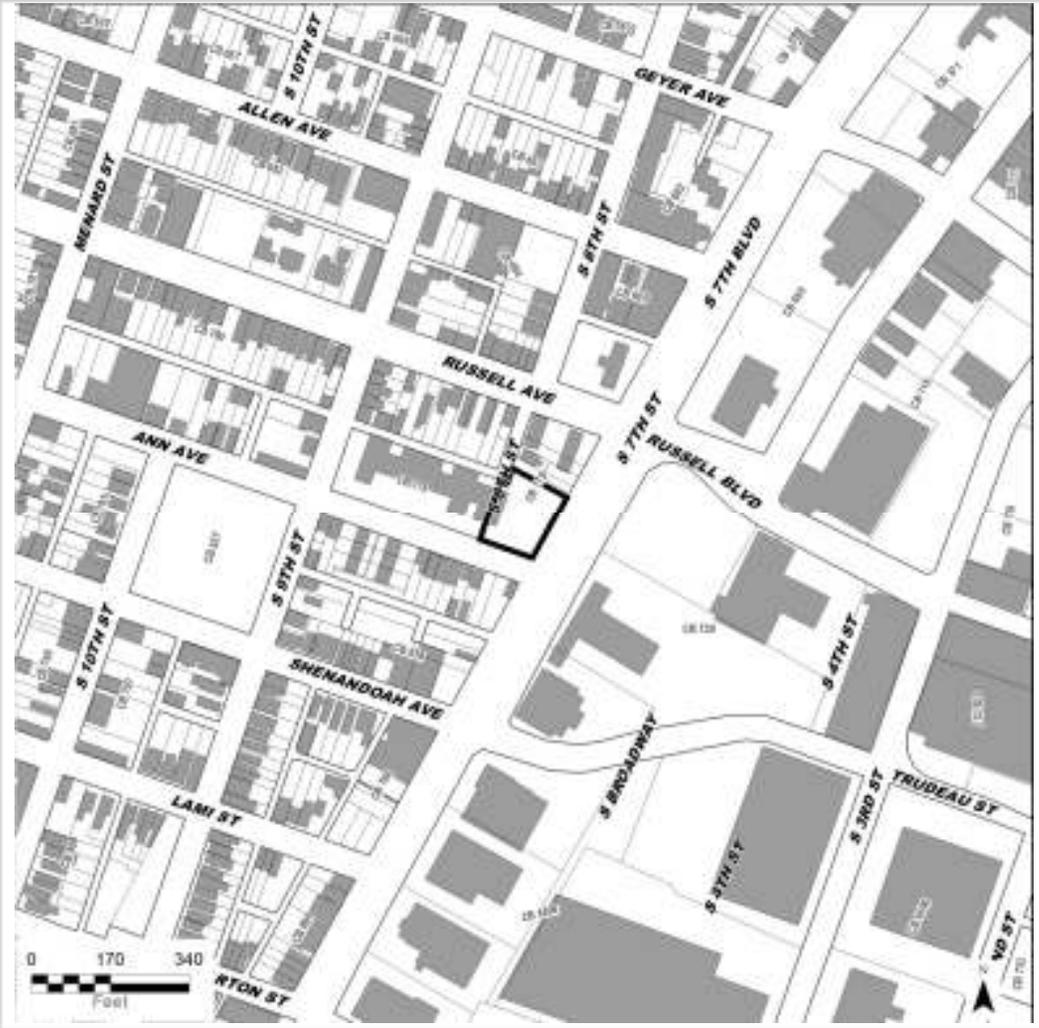
- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development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



Petition for Zoning Amendment

2117-31 S. 7th St.

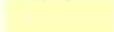
- Rezoning of 1 parcel from “G” to “D”
- 0.50-acre site located at NW corner of S. 7th St. & Ann Ave. in Souldard neighborhood
- Former parking lot
- Consolidate rezoning site with adjacent parcel (801-25 Ann Ave., w/ vacant school building) to convert building into 36 apartments w/ 50 off-street parking spaces
- 815 Ann, LLC
- Advantes Development



Petition for Zoning Amendment

Existing Zoning

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
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-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Site/Adjacent Parcel



Former parking lot, 2117-31 S. 7th St.
(Looking northward)



Lafayette School building, 801-25 Ann Ave.
(Looking northeastward)

Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Commercial 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
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Petition for Zoning Amendment

4232 W. Dr. Martin Luther King Drive – “Vandeventer Place”

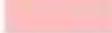
- Rezoning of 1 parcel from “G” to “C”
- The 1.26-acre vacant Rezoning Area on Dr. Martin Luther King Drive extends south to the vacated W. Cozens Ave. in the Vandeventer Neighborhood
- Down zoning avoids a dual zoned parcel.
- Consolidation of the rezoning parcel with the two parcels to the south allows construction of a 3-story 54 unit multiple-family building called “Vandeventer Place”.



Petition for Zoning Amendment

Existing Zoning

Legend

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-  B Two-Family Dwelling District
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-  G Local Commercial and Office District
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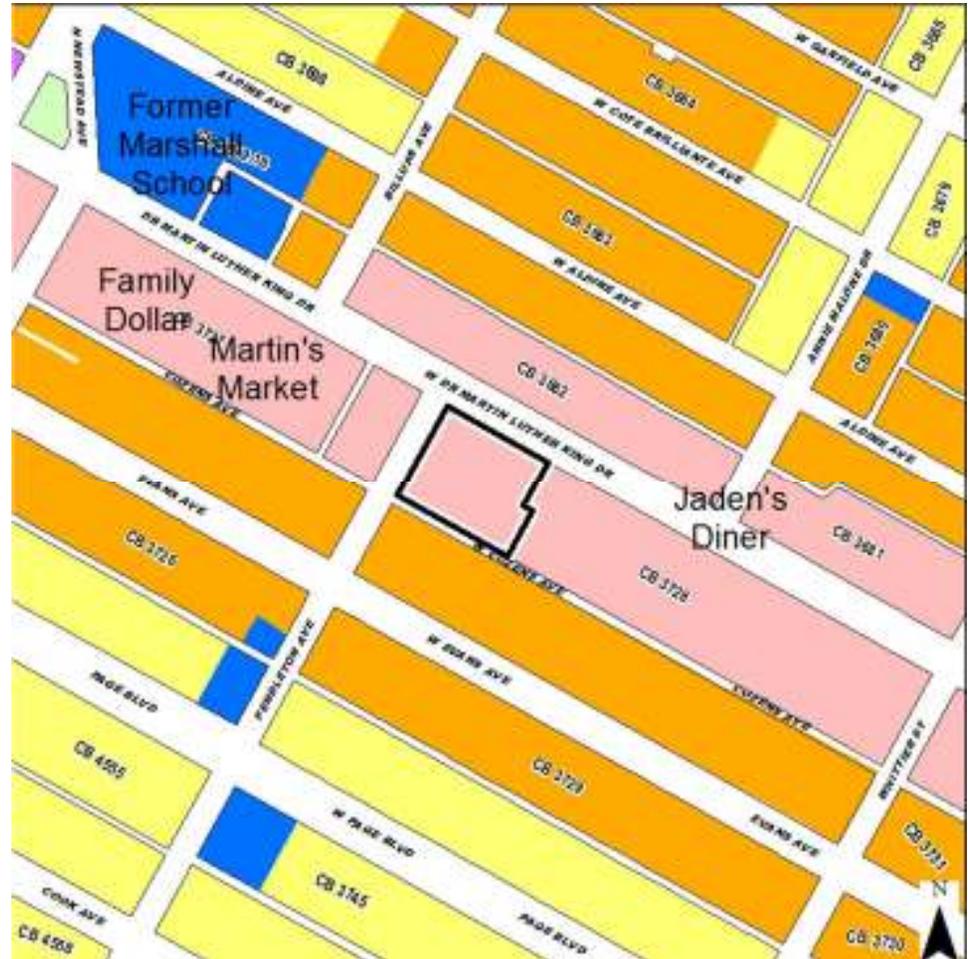


Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Commercial 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
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- Opportunity Area



Agenda

Chapter 353 Blighting Study

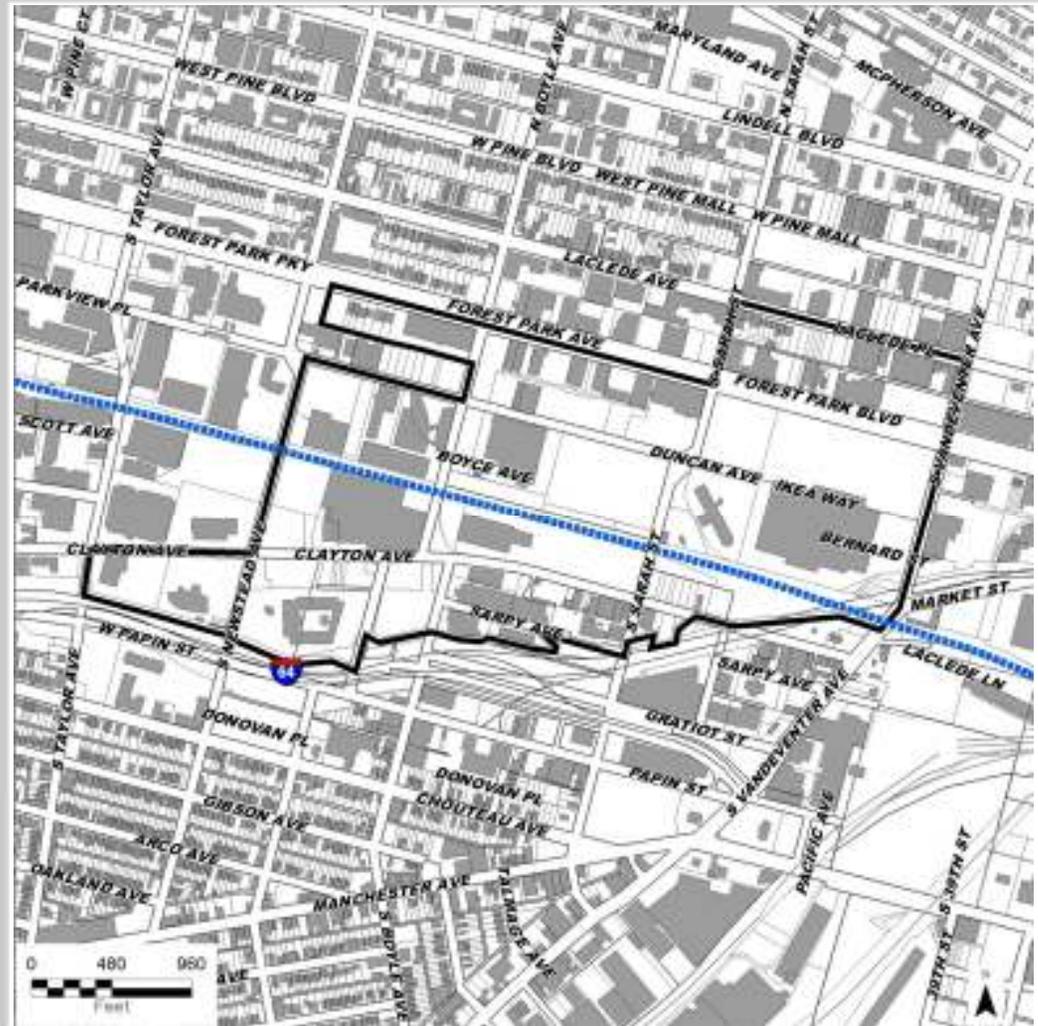
PDA-107-05-RDX

CORTEX West Redevelopment Area
Chapter 353 Blighting Study

Central West End Neighborhood

CORTEX West Redev. Area Chapter 353 Blighting

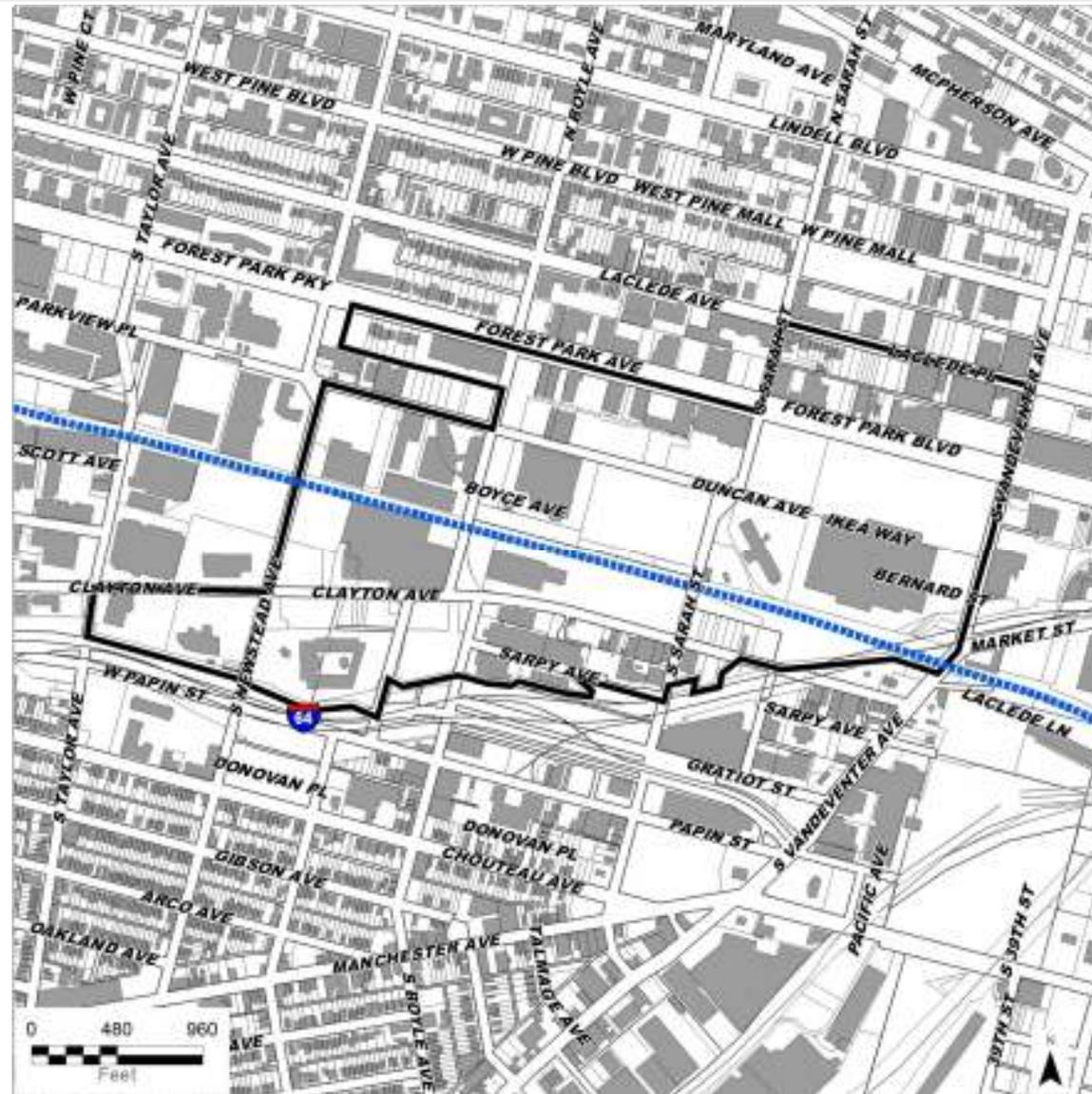
- 173-acre site -- 135 parcels -- in CWE
- Wide mix of medical, research, institutional, industrial & other uses -- including vacant lots
- Ch. 353 Redev. Plan process different than for Ch. 99/100 Redev. Plans
- CORTEX West Redev. Corp. is & will continue to be developer
- Blighting Study report prepared by Dev. Strategies
- P.C. must make a determination as to whether site is a blighted area



Background

- Site previously blighted under Chapter 353 by Ord. 66847 in July 2005.
- Site reaffirmed as blighted & CORTEX West Redevelopment Corp. designated as developer by Ord. 66985 in February 2006.
- State legislation effective in August 2006 requires that use of eminent domain to acquire property must be initiated within 5 years of blighting of property. However, the blighting may be renewed for successive 5-year periods by the City.
- Site reaffirmed as blighted by Ord. 68754 in October 2010.
- State legislation has prompted the preparation of this latest blighting study. The proposed renewal of the blighting designation would provide the developer with the opportunity to use eminent domain to acquire property for an additional 5 years.
- “Blighted area” -- “that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.” (Section 353.020 of Revised Statutes of Missouri, 2000)
- City’s definition of “blighted area” is virtually the same.

CORTEX West Redev. Area Chapter 353 Blighting



Background

Since 2010:

- Planning Commission approved Amendment #10 of the SLUP (from BIPA & BIDA to SMUA).
- CORTEX established a TIF District.
- Many development projects completed or proposed:
 - @4240, office & laboratory space , 4240 Duncan Ave.
 - BJC @ The Commons, 5-story office building, 4249 Clayton Ave.
 - Shriners Hospitals for Children – St. Louis, 4400 Clayton Ave.
 - IKEA store, 1 Ikea Way
 - Proposed CORTEX building, 4260 Forest Park Ave.
 - Proposed MetroLink station (near Boyle Ave.)

CORTEX West Redev. Area Chapter 353 Blighting



@4240,
4240 Duncan Ave.



BJC @ The Commons,
4249 Clayton Ave.



Shriners Hospitals for Children – St.
Louis, 4400 Clayton Ave.



IKEA,
1 Ikea Way

CORTEX West Redev. Area Chapter 353 Blighting



Proposed CORTEX building,
4260 Forest Park Ave.



Proposed MetroLink station
(Near Boyle Ave.)

Selected Findings of Blighting Study

- 53% of the buildings were constructed prior to 1940.
- Significant number of buildings are vacant or partially occupied.
- Existing combined sewer system is very old, deteriorating and inadequate for today's requirements.
- 39% of the buildings are in "fair" or "poor" condition, requiring extensive rehabilitation.
- The site condition of 70% of the parcels is "fair" or "poor" condition.
- Given the strategic location of the Redev. Area between WUMC and SLU, there is extensive economic under-utilization.
- High costs of assembling efficient development sites from parcels under different and often absentee ownership, demolishing or extensively rehabilitating old and functionally obsolete buildings, and remediating environmental hazards resulting from their former industrial occupants.
- The extensive vacancy of structures and parcels fosters crime, particularly against property.
- Since 2010, the taxable assessed value of commercial property in the Redev. Area has declined in assessed value while the commercial assessed value for the City as a whole has increased.
- **When looked at on a parcel-by-parcel basis, 87% of the parcels in the Redev. Area are blighted.**

CORTEX West Redev. Area Chapter 353 Blighting



Vacant lots,
4000-30 Laclede Ave.



Vacant 1-family building,
4046 Laclede Ave.

CORTEX West Redev. Area Chapter 353 Blighting



Commercial building,
4007 Forest Park Ave.



Under-utilized grain elevator,
4040-44 Duncan Ave.

CORTEX West Redev. Area Chapter 353 Blighting



Warehouse building,
4239 Duncan Ave.



Vacant warehouse building,
4340 Duncan Ave.

CORTEX West Redev. Area Chapter 353 Blighting



Vacant lot,
4001 Clayton Ave.



Metal Masters,
4007-17 Clayton Ave.

CORTEX West Redev. Area Chapter 353 Blighting



Vacant lot with billboard,
4020-30 Clayton Ave.



Vacant lots,
4019-49 Clayton Ave.

Comments

- Blighting Study prepared by Development Strategies was reviewed by PDA staff.
- Staff conducted its own research and verification of conditions in the area -- including a site survey and photos of selected parcels.
- CORTEX West Redevelopment Area is a blighted area in accordance with the definitions in the Revised Code of the City of St. Louis and the Revised Statutes of Missouri, 2000.
- A preponderance of the CORTEX West Redevelopment Area is blighted in accordance with Section 523.274 of the Revised Statutes of Missouri, 2000.
- CORTEX West Redevelopment Area is recommended for redevelopment under the Revised Statutes of Missouri, 2000 and the Revised Code of the City of St. Louis and is necessary and in the public interest.
- Staff recommends approval of Blighting designation.

Agenda

Chapter 99 Redevelopment Area Plans

Over One acre

PDA-108-15-RDR Tower Grove East / Fox Park
Scattered Sites Area

PDA-109-15-RDM 5215 Manchester Ave. Area

Tower Grove East, Fox Park & Kings Oak Neighborhoods

Tower Grove East/Fox Park Scattered Sites Redevelopment Area



2801-03 Magnolia Ave.
(9 living units + 2250 sq. ft. commercial space)



2833-35 Magnolia Ave.
(4 living units)



2850 Magnolia Ave.
(2 living units)



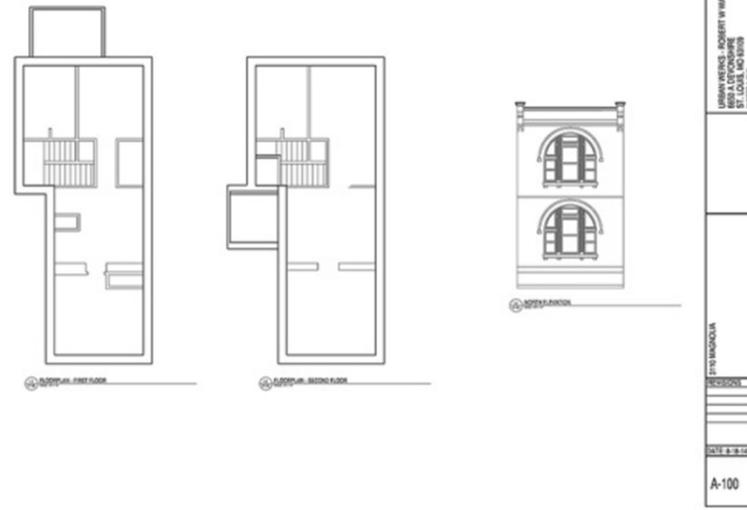
2922-24 Magnolia Ave.

Tower Grove East/Fox Park Scattered Sites Redevelopment Area



Elevation Drawings for:
2833-35 Magnolia Ave.

Interior Floor Plans and
Elevation Drawing for:
3110 Magnolia Ave.



Tower Grove East/Fox Park Scattered Sites Redevelopment Area



3110 Magnolia Ave.
(2 living units)



3114-16 Arsenal St.
(4 living units)



View of 3152-54 Arsenal St.
(4 living units)



View of 3114-16 Sidney St.
(4 living units)

Tower Grove East/Fox Park Scattered Sites Redevelopment Area



2128-30 Oregon Ave.
(4 living units)



2644-46 Accomac St.
(4 living units)



3000-02 Pennsylvania Ave.



2625-27 Texas Ave.
(2 living units)

Tower Grove East/Fox Park Scattered Sites Redevelopment Area

Strategic Land Use Plan (Neighborhood 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 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

5215 Manchester Avenue Redevelopment Area



Aerial view of the Redevelopment Area

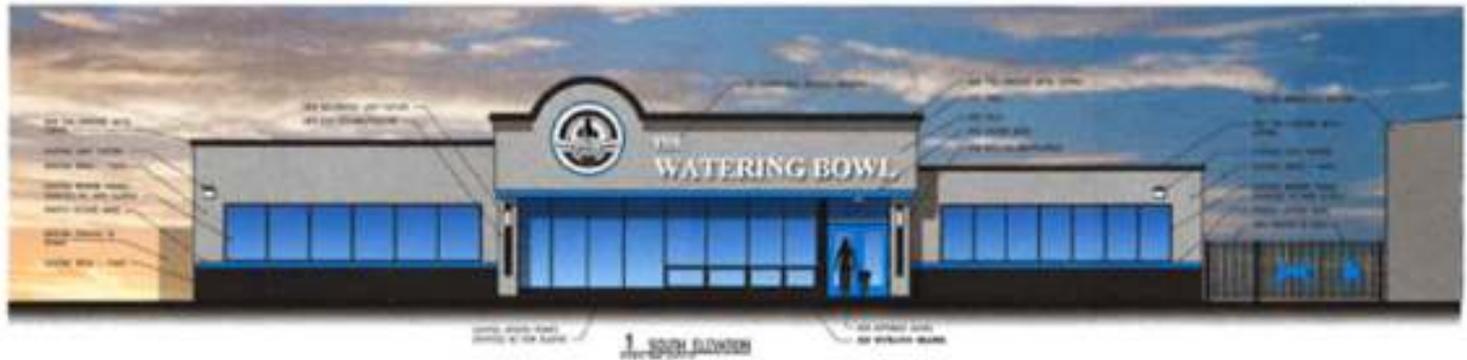
5215 Manchester Avenue Redevelopment Area

View of 5215 Manchester Ave. from Manchester Avenue.



5215 Manchester Avenue Redevelopment Area

Proposed rendering of 5215 Manchester Ave.



5215 Manchester Avenue Redevelopment Area



View of neighboring businesses to the west.



View of railroad and industrial area across Manchester Ave.

5215 Manchester Avenue 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 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

Street Renaming

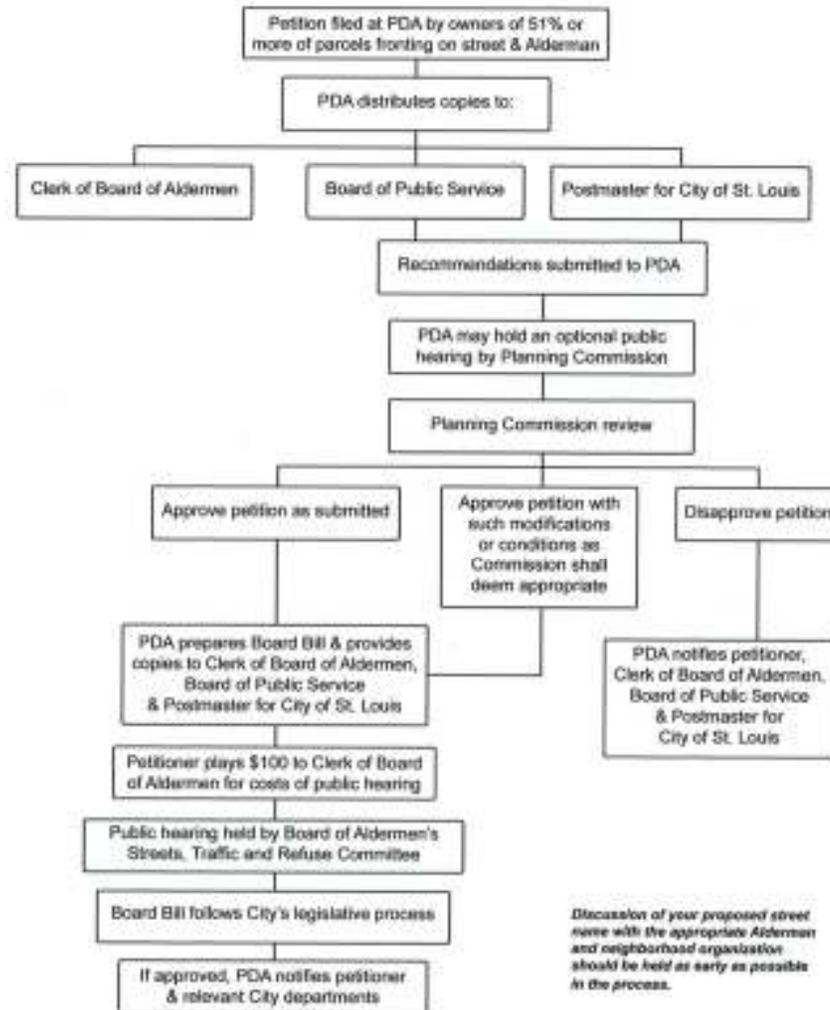
Renaming of an Existing Public Street

PDA-102-15-STP

Renaming of North 3rd Street
to Lumiere Place Boulevard

***Downtown, Near North Riverfront & Columbus Square
Neighborhoods***

Process for Renaming an Existing Public Street



Discussion of your proposed street name with the appropriate Alderman and neighborhood organization should be held as early as possible in the process.



N. 3rd St.



- Confusing street for drivers
- North of O'Fallon St. is N. Broadway
- South of Washington Ave. is N. Memorial Dr.
- Runs parallel to & under I-44
- # of lanes varies
- Various medians separate northbound & southbound vehicular traffic
- Access points to Eads & MLK Bridges

N. 3rd St.



Highway exit sign for 3rd St.
(Along I-44 East)



Sign for 3rd St.
(South of Washington Ave. & Eads Bridge)

N. 3rd St.



N. 3rd St.
(North of Washington Ave.)



N. 3rd St.
(South of Carr St.)

N. 3rd St.



Hampton Inn,
333 Washington Ave.



Parking lot,
700-16 N. 3rd St.

N. 3rd St.



Lumiere Place Casino & Hotels,
999 N. 2nd St.



America's Best Value Inn,
1100 N. 3rd St.

N. 3rd St.



Warehouse building,
1124 N. 3rd St.



Ameren Missouri transmission facilities,
1228-98 N. 3rd St.

Renaming of an Existing Public Street

Petition Requirements:

- Proposed name of street
- General location map of street
- Statement documenting the proposed street name's significance
- Statement documenting the existing street name's significance

N. 3rd St.



- **25 parcels front on N. 3rd St. (owned by 14 different entities)**
- 6 – State of Missouri
- 5 – Drury Dev. Corp.
- 3 – City of St. Louis
- 11 – Other Owners
- **Owners of 16 parcels signed petition (64%)**
- 5 – Drury Dev. Corp.
- 3 – City of St. Louis
- 8 – Other Owners
- **Owners of 9 parcels didn't sign petition**
- 6 – State of Missouri
- 3 – Other Owners

Renaming of an Existing Public Street

- **Statement documenting the proposed street name's significance (Lumiere Place Blvd.)**
 - “Lumiere” is a French word meaning “light”
 - Proposed street name acknowledges the City's French heritage (including Laclede's Landing)
 - It pays tribute to Lumiere Place Casino & Hotels, a \$0.5 billion development project
 - 1,500 jobs
 - \$19 million in tax revenues to City of St. Louis over the last 4 years
 - It would assist customers and visitors in more easily finding the entertainment complex through revised street signs & highway exit signage
- **Statement documenting the existing street name's significance (N. 3rd St.)**
 - 3rd St. only signifies the street's location on the City's original grid
 - A portion of 3rd St. was already renamed to Memorial Dr.
 - 3rd St. doesn't have any specific ties to the City's heritage

Criteria for Street Names

- A. It is conducive to good city planning, contributes to the conservation of property values and to the protection of the equity invested by residents and owners of property fronting on said street, as well as the general interests of the other citizens of the City.
 - It would enhance the visibility and competitiveness of the Lumiere Place Casino & Hotels with revised street signs and highway exit signage.
 - Entertainment complex provides significant jobs and tax revenue to the City.
 - Property owners of 16 of the 25 parcels (64%) signed the petition, indicating their support.
- B. It has significance or value as part of the development, heritage or other cultural characteristics of the City, state or nation and contributes to civic pride and wider public knowledge and appreciation of the heritage and history of St. Louis.
 - Lumiere Place Blvd. would acknowledge the City's French heritage and history.

Criteria for Street Names

- C. It does not detract from our historical heritage by renaming a street whose name has greater significance than the proposed name.
 - City's original street grid pattern had its N-S streets named after numbers and its E-W streets named after trees.
 - Numbered street names are practical and makes navigation easier for residents and visitors.
 - Some streets have already been renamed over time (12th St. to Tucker Blvd.).
 - Renaming the street would assist customers in accessing Lumiere Place Casino & Hotels and would acknowledge the City's French heritage and history.
- D. It names or renames all segments of the same street within the boundaries of the City of St. Louis ...
 - Entire length of N. 3rd St. would be renamed -- between O'Fallon St. and Washington Ave.
 - S. 3rd St. would not be affected.
 - E. 3rd St. and W. 3rd St. would not be affected.

Comments

- Staff finds that proposed street name meets criteria for street names
- Staff has reviewed the recommendations from BPS & Postmaster -- both of which recommended approval
- Staff recommends approval of the petition as submitted to the City's Board of Aldermen of the proposed renaming of N. 3rd St. -- extending between O'Fallon St. on the north to Washington Ave. on the south -- to Lumiere Place Blvd.

Agenda

Delegated Items

**PDA-095-15-RDMA through PDA-100-15-RDRA and
PDA-111-15-RDRA through PDA-120-15-RDMA**
Chapter 99 Redevelopment Areas under One Acre

▪ **Street Vacations: PDA-071-15-VACA, PDA-072-15-VACA
and PDA-073-15-VACA**

Adjournment

Informational Items

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