



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

FRANCIS G. SLAY, Mayor

File No. PDA-033-16-REZ

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Resolution for Initiation and Recommendation of Zoning District Map Amendment (Rezoning) – Downtown & LaSalle Park Neighborhoods: Rezone from J, K, D & B to I (CB 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 & 469)

Date: April 1, 2016

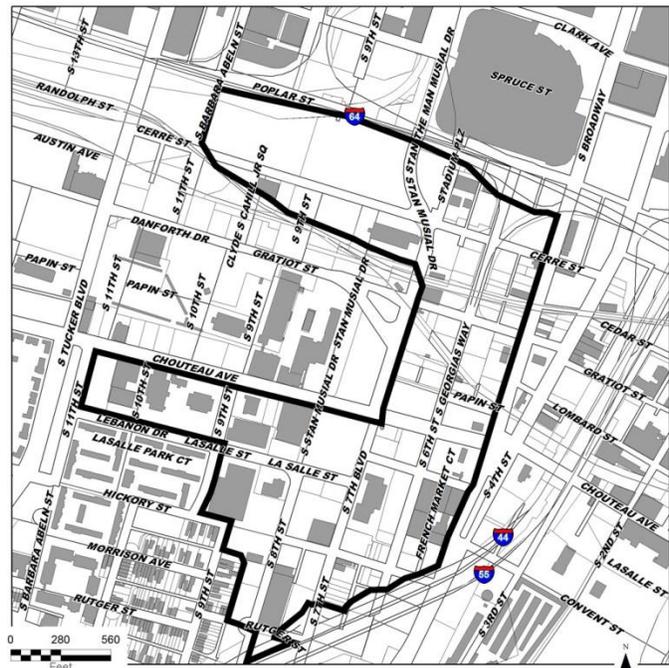
Summary

Submittal: Proposed amendment of the Zoning District Map for Planning Commission initiation and recommendation.

Site: The 144 parcels in the Rezoning Area are located on 26 city blocks generally bound by Poplar St. (north), S. Broadway (east) Interstate-44-55 (south), and a western line formed by the Terminal Railroad r.o.w. and S. 7th St. in the Downtown Neighborhood and east of residential areas in the LaSalle Park Neighborhood.

Intent: Rezoning the subject parcels in the “South of Busch Stadium Zoning Study Area” from industrial (“J” & “K”) and residential zoning (“D” & “B”) **1)** reflects existing land uses, **2)** creates one (1) non-conforming parcel and **3)** conforms to the Strategic Land Use Plan.

Proposal: The amendment allows residential, commercial, mixed and warehouse/office uses while prohibiting manufacturing uses.



Land Use: Existing uses include commercial (office & retail including restaurants & bars), mixed uses (commercial & residential or commercial & warehouse), and under-developed land (parking & vacant lots).

Support Letters: Aldermen Jack Coatar (7th Ward) requested /supports the proposed rezoning (Exhibit “C”).

Recommended Action

That the Planning Commission finds the rezoning of the 144 parcels in 26 city blocks in the Downtown & LaSalle Park Neighborhoods – as detailed in the attached exhibits -- to be in conformity with the City’s Strategic Land Use Plan’s Specialty Mixed Use Area, initiates an amendment of the Zoning District Map, and **recommends to approve** to the City’s Board of Aldermen.

1.0 Background

- In late 2014, Alderwomen Phyllis Young (7th Ward) requested a rezoning study of the area immediate area south of new Busch Stadium in the Downtown Neighborhood and south of Chouteau Ave. between S. Broadway (east) and 7th Street (west) to I-55 in the LaSalle Park Neighborhood. The premise was to study potential rezoning to encourage development of denser and higher land uses in an area dominated by bars, parking lots, vacant land and vacant industrial buildings.
- Concurrently PDA staff was beginning a land use study of “Opportunity Areas” throughout the city. The Strategic Land Use Plan categorizes the entire “South of Busch Stadium Zoning Study Area” as an Opportunity Area which is “key underutilized locations where the use of land is in transition” and “specific development proposals will be entertained as they present themselves.”
- In late 2015 at Alderman Jack Coatar (7th Ward) suggestion the study of zoning and land use in the area was restarted. Mary Burton performed field work to see if any conditional uses and legal non-conforming uses are created by rezoning to “I” Central Business District. Dick Zerega drafted the Exhibit “A” existing & proposed maps and the Exhibit “B” table list by parcels and city blocks.
- These exhibits were the basis for the related Proposed Strategic Land Use Plan Amendment #16 for Opportunity Area #29 – “East Chouteau Corridor”. The SLUP Change scheduled for the April 2016 meeting recommends “Specialty Mixed-Use Area (SMUA) which is defined as “Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed”.
- During the last month Alderman Coatar suggested expanding the initial rezoning area west to include portions of the LaSalle Park Neighborhood that are zoned “J” Industrial District, some of which are experiencing residential development (Art of Living) and residential proposals (Ice House #6).
- The initial rezoning area is expanded west of 7th St. between Chouteau Ave. and Park Ave to include St. Raymond’s Maronite Cathedral, offices and warehouses in the LaSalle Park Neighborhood. The rezoning area is bound on the west by residential areas (LaSalle Park Village and historic residences along S. 9th St.). See Exhibit “A” map.
- See Exhibit “B” table for specific current use descriptions of commercial, warehouse, institutional, residential and vacant land uses. The table presents ‘current zoning’ (J, K, D & B zoning) and ‘proposed zoning’ (‘I’ Central Business District & ‘D’ District) for all parcels in the rezoning area.
- The proposed rezoning of industrial and dual zoned residential/industrial zoned parcels to commercial and residential zoned parcels reflects the existing commercial, warehouse and residential land uses in the Rezoning Area. ‘D’ Multiple-Family Dwelling District is proposed for one state-owned vacant parcel located between I-55 and open space (berms) protecting adjacent residences.
- No conditional uses and only one legal non-conforming use are created by the proposed rezoning from J, K, D & B to I & D. (see Zoning Administrator’s letter) Also, the rezoning protects existing commercial and residential uses from inappropriate industrial development in the future.
- Alderman Jack Coatar, cites in the attached letter (see Exhibit ‘C’) that *“I am writing in support of the proposed rezoning of 26 city blocks within the 7th Ward.... to the “I” Central Business District and one parcel to “D” Multiple-Family Dwelling District. I understand that the purpose of the rezoning of all of these parcels is to protect the existing and future residential and commercial uses throughout the area. Further, no existing uses in this area will require a conditional use hearing.”*

- The City’s Zoning Administrator, Mary Hart Burton, cites in the attached letter (see Exhibit ‘D’) that. ” *After our discussion at our initial meeting and a number of site visits, I have concluded that the rezoning would not result in any existing uses requiring a conditional use hearing. Also, the rezoning of all parcels, would only result in one legal non-conforming use, which would be the outside storage associated with Lohr Distributing. The office and warehousing distribution aspects of this business is a use-by-right. Therefore, it would be appropriate to rezone these parcels in the interest of protecting existing and future development within the Rezoning Area* ”
- Photographs of the rezoning site and vicinity are included in Exhibit ‘E’.

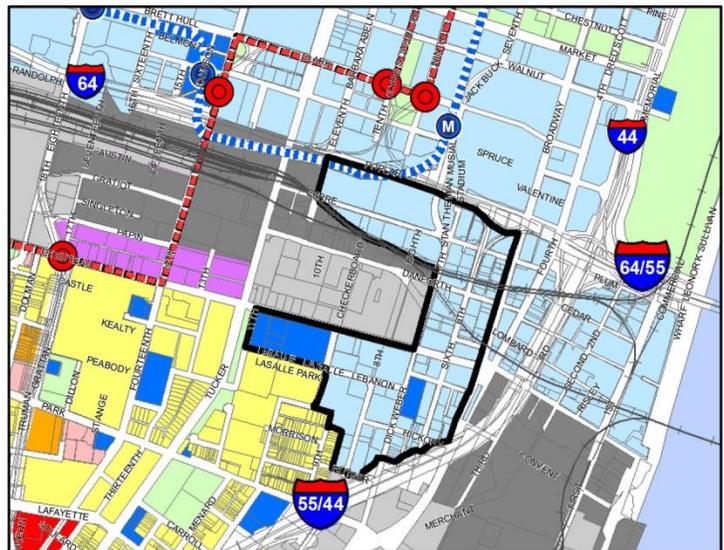
2.0 Comments

Staff has reviewed the proposed amendment of the Zoning District Map for the 144 parcels in 26 city blocks for conformity with the City’s Strategic Land Use Plan (SLUP).

The SLUP designates the 144 parcels as Specialty Mixed Use Area (SMUA) per SLUP Amendment #16 (under consideration earlier at the April 6, 2016 commission meeting).

SMUA: “Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed”

The proposed rezoning of commercial, mixed uses and under-developed land uses (parking lots & vacant land) from industrial zoning reflects the SLUP’s intent to support denser mixed-use and residential development and renovation in the area south of Busch Stadium in the Downtown & LaSalle Park Neighborhoods.



The proposed “I” Central Business District zoning for the 143 parcels in the Rezoning Area will allow residential and mixed-use development, while excluding incompatible industrial uses. One (1) parcel at the south-end of the Area, which is open space is proposed “D” Multiple-Family Dwelling District zoning. PDA Staff finds the proposed rezoning of the South of Busch Stadium Zoning Study Area in conformity with the City’s Strategic Land Use Plan’s Specialty Mixed Use Area.

2.1 Public Input

The Housing, Urban Development and Zoning (HUDZ) Committee of the Board of Aldermen will conduct a public hearing as part of the Board of Aldermen legislative process.

2.2 Previous Commission Action

The Planning Commission is acting on the related SLUP Amendment #16 at this April 2016 meeting Strategic Land Use Plan, which changes the land use from Opportunity Area and Business/Industrial Preservation Area to Specialty Mixed-Use Area, prior to taking up this rezoning.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance # 64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

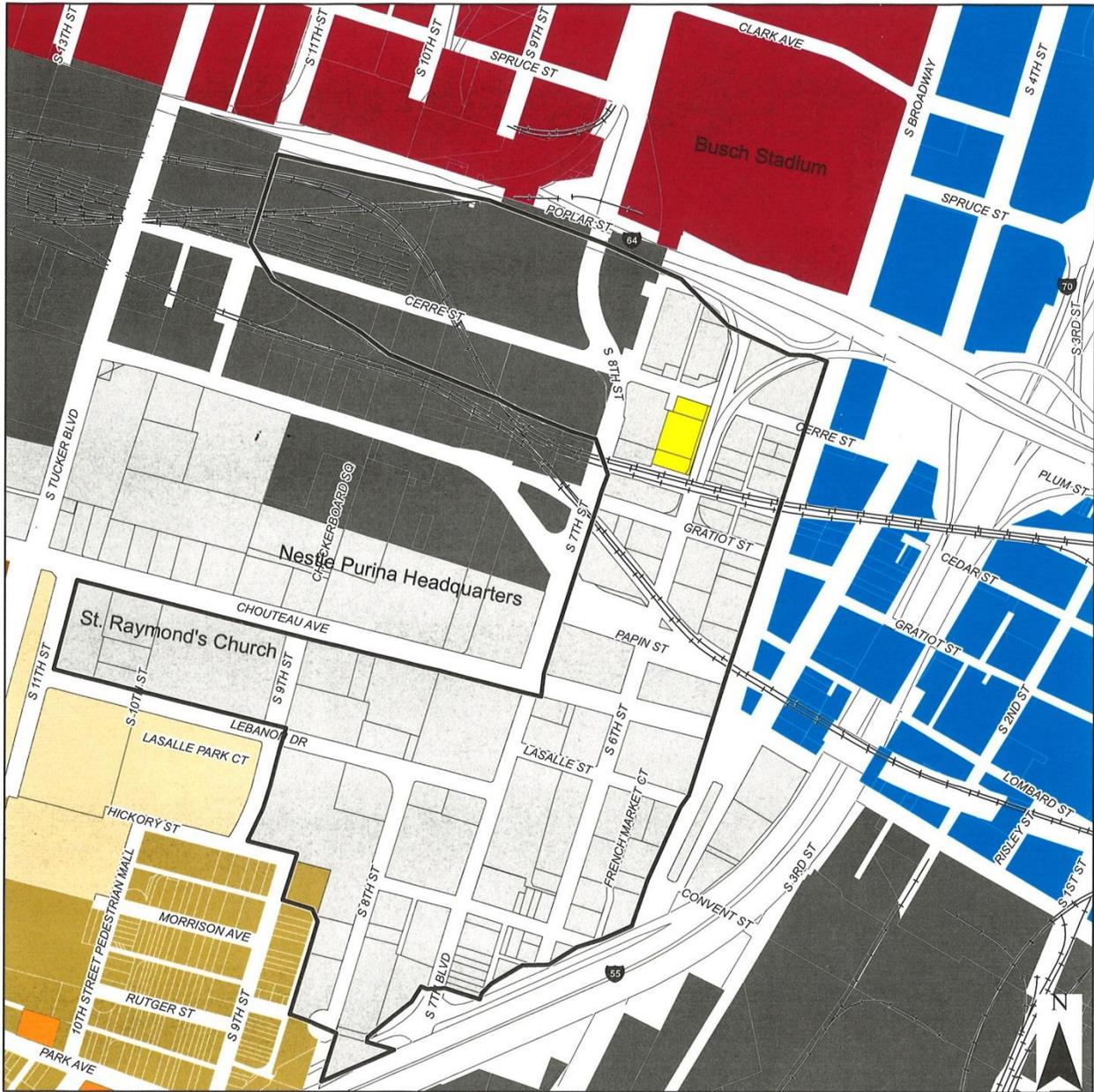
Requested Recommendation

That the Planning Commission finds the rezoning of the 144 parcels in 26 city blocks in the Downtown & LaSalle Park Neighborhoods – as detailed in the attached exhibits -- to be in conformity with the City's Strategic Land Use Plan's Specialty Mixed Use Area, initiates an amendment of the Zoning District Map, and **recommends to approve** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The amendment of the Zoning District Map for 143 parcels in 25 city blocks in the Downtown & LaSalle Park Neighborhoods to 'I' Central Business District and 1 parcel in 1 city block to 'D' Multiple-Family Dwelling District -- as detailed in the attached exhibit -- is hereby found to be in conformity with the City's Strategic Land Use Plan's Specialty Mixed Use Area.
2. The amendment of the Zoning District Map for 143 parcels in 25 city blocks in the Downtown & LaSalle Park Neighborhoods to 'I' Central Business District and 1 parcel in 1 city block to 'D' Multiple-Family Dwelling District -- as detailed in the attached exhibit -- is hereby initiated.
3. The amendment of the Zoning District Map for 143 parcels in 25 city blocks in the Downtown & LaSalle Park Neighborhoods to 'I' Central Business District and 1 parcel in 1 city block to 'D' Multiple-Family Dwelling District -- as detailed in the attached exhibit -- is hereby recommended for approval.
4. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis of this initiation and recommendation.

EXHIBIT A DISTRICT MAP



Legend

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

 Rezoning Area

South of Busch Stadium
Zoning Study Area
'J' 'K' 'D' & 'B' to 'I' & 'D'

PDA-033-16-REZ

Existing Zoning

EXHIBIT A DISTRICT MAP



Legend

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

 Rezoning Area

South of Busch Stadium
Zoning Study Area
'J' 'K' "D" & 'B' to "I" & "D"

PDA-033-16-REZ

Proposed Zoning

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING	PROPOSED ZONING	CREATES		NOTES
						NONC	FRM	
147	600 S. 7th Street	State of Missouri	Right-of-way			No	No	
	606 S. 7th Street	LCRA	Power Generators			No	No	
	612-18 S. 7th Street	RCDL LLC	Commercial - Bar	J	I	No	No	
	638 S. 7th Street	Southwestern Bell (ATT)	Utility Equipment	J	I	No	No	
	615 S. 6th Street	State of Missouri	Right-of-way			No	No	
	619 S. 6th Street	Knuckle Ball LLC	Right-of-way sliver			No	No	
	619R S. 6th Street	Knuckle Ball LLC	Commercial	J	I	No	No	
	627 S. 6th Street	State of Missouri	Right-of-way			No	No	
	627R S. 6th Street	Ballpark Parking LLC	Parking	J	I	No	No	
	637 S. 6th Street	State of Missouri	Right-of-way			No	No	
	611 Cerre Street	Ballpark Parking LLC	Parking	J	I	No	No	
	619 Cerre Street	Ballpark Parking LLC	Parking	J	I	No	No	
148	700-18 S. 7th Street	Seventh & Cerre LLC	Parking	J	I	No	No	
	720 S. 7th Street	Randall, Arthur & Brenda	Commercial - Bar	J	I	No	No	
	722-30 S. 7th Street	Terminal Railroad	Railroad Trestle			No	No	
	734-40 S. 7th Street	Randall, Arthur & Brenda	Commercial	J	I	No	No	
	701 S. 6th Street	State of Missouri	Right-of-way			No	No	
	701R S. 6th Street	Ballpark Parking LLC	Parking	B	I	No	No	
	715R S. 6th Street	Seventh & Cerre LLC	Parking	B	I	No	No	
	721 S. 6th Street	Randall, Arthur & Brenda	Parking	B	I	No	No	
	723-25 S. 6th Street	Union Pacific Railroad	Railroad Trestle			No	No	
	735 S. 6th Street	State of Missouri	Right-of-way			No	No	
149	800 S. 7th Street	800 4th Street LLC	Commercial - Bar	J	I	No	No	
	808 S. 7th Street	City of St. Louis	Railroad Trestle			No	No	
	810-38 S. 7th Street	H G Warmann 1 & 11 LP	Parking	J	I	No	No	
	850-58 S. 7th Street	City of St. Louis	Bridge Right-of-way			No	No	
	860-98 S. 7th Street	City of St. Louis	Bridge Right-of-way			No	No	
	610-14 Gratiot Street	800 4th Street LLC	Parking	J	I	No	No	
	801-9 S. 6th Street	Gardenia Parking LLC	Parking	J	I	No	No	
	811-17 S. 6th Street	Gardenia Parking LLC	Parking	J	I	No	No	
	819 S. 6th Street	H G Warmann 1 LP	Parking	J	I	No	No	
	825 S. 6th Street	City of St. Louis	Bridge Right-of-way			No	No	
	829 S. 6th Street	City of St. Louis	Bridge Right-of-way			No	No	
150.05	908 S. 7th Street	7th St. Chouteau PRKG LLC	Parking	J	I	No	No	
150.06	1050-98 S. 7th Street	Board of Education	Parking	J	I	No	No	

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT PROPOSED		CREATES		NOTES
				ZONING	ZONING	NONCFRM	NONCFRM	
	1001-13 S. 6th Street	Chouteau Property Partners	Parking	J	I		No	
	614 Chouteau Avenue	Chouteau Property Partners	Parking	J	I		No	
	622 Chouteau Avenue	Chouteau Property Partners	Parking	J	I		No	
151	1118 S. 7th Street	Board of Education	Madison School	J	I		No	
	1146 S. 7th Street	Schmitt Properties 2 LLC	Parking	J	I		No	
	1103-19 S. 6th Street	Chouteau Property Partners	Parking & Vacant Land	J	I		No	
	1139 S. 6th Street	Chouteau Property Partners	Parking	J	I		No	
	601-5 Hickory Street	Chouteau Property Partners	Utility Building	J	I		No	
	607 Hickory Street	Chouteau Property Partners	Utility Building	J	I		No	
	609 Hickory Street	Schmitt Properties 2 LLC	Parking	J	I		No	
	611 Hickory Street	Schmitt Properties 2 LLC	Parking	J	I		No	
152	1200 S. 7th Street	Schmitt Properties 1 LLC	Commercial - Bar/Rest.	J	I		No	
	1202-4 S. 7th Street	Schmitt Properties 1 LLC	Utility Building	J	I		No	
	1212-14 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1216 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1218-20 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1222 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1224 S. 7th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1201-3 S. 6th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1205-11 S. 6th Street	Drury Displays Inc	Billboard	J	I		No	
	1217 S. 6th Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	608 Hickory Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	610 Hickory Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
153.05	500-6 Hickory Street	Schmitt Properties 1 LLC	Vacant Parcel	J	I		No	
	1201 S. Broadway	State of Missouri	Right-of-way				No	
155	1100 S. 6th Street	Sixth & LaSalle Corporation	Stable & Tram Storage	J	I		No	
	1120-30 S. 6th Street	D W Ryckman & Assoc Inc	Commercial - Office	J	I		No	
	1134-42 S. 6th Street	D W Ryckman & Assoc Inc	Parking	J	I		No	
	1148 S. 6th Street	D W Ryckman & Assoc Inc	Parking	J	I		No	
	510 LaSalle Street	Ice House #6 of St. Louis LLC	Residential Apartments	J	I		No	
	1101-17 S. Broadway	Ice House #6 of St. Louis LLC	Residential Apartments	J	I		No	
	1119-27 S. Broadway	Rosina Inseerra-Meyer	Commercial - Vacant	J	I		No	
	1129-31 S. Broadway	Ream LLC	Commercial - Bar	J	I		No	
	1133-49 S. Broadway	Ream LLC	Parking	J	I		No	
156.05	901-15 S. Broadway	Realty Income Properties LLC	Commercial Restaurant	J	I		No	
156.06	1001-19 S. Broadway	Chouteau Property Partners	Commercial Restaurant	J	I		No	

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT PROPOSED ZONING		CREATES		NOTES	
				ZONING	ZONING	NONC	FRM		
<u>159</u>	800-18 S. 6th Street	Union Electric (Ameren MO)	Electric Substation	J	I	No	No		
	820 S. 6th Street	Union Electric (Ameren MO)	Electric Substation	J	I	No	No		
	824 S. 6th Street	Terminal Railroad	Railroad Trestle			No	No		
	828 S. 6th Street	Terminal Railroad	Railroad Building	J	I	No	No		
	832 S. 6th Street	Terminal Railroad	Railroad Trestle			No	No		
	838 S. 6th Street	Union Pacific Railroad	Railroad Trestle			No	No		
	801-5 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	No		
	807-9 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	No		
	811-23 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	No		
	827-31 S. Broadway	Union Electric (Ameren MO)	Electric Substation	J	I	No	No		
	835 S. Broadway	Terminal Railroad	Railroad Trestle			No	No		
	<u>161</u>	700-8 S. 6th Street	State of Missouri	Right-of-way			No	No	
		710R S. 6th Street	O'Toole Thomas J Sr TRS	Parking	J	I	No	No	
	718R S. 6th Street	O'Toole Thomas J Sr TRS	Parking	J	I	No	No		
	728 S. 6th Street	State of Missouri	Right-of-way	J	I	No	No		
	728R S. 6th Street	Union Electric (Ameren MO)	Transmission Tower	J	I	No	No		
	730 S. 6th Street	Union Pacific Railroad	Railroad Trestle			No	No		
	732 S. 6th Street	Union Pacific Railroad	Vacant Parcel	J	I	No	No		
	734-6 S. 6th Street	State of Missouri	Right-of-way	J	I	No	No		
	515 Gratiot Street	Gardenia Parking LLC	Parking	J	I	No	No		
	516 Cerre Street	Cherrick, Adele K TRS	Parking	J	I	No	No		
	701 S. Broadway	Cherrick, Adele K TRS	Commercial - Bar	J	I	No	No		
	705-9 S. Broadway	O'Toole Thomas J Sr TRS	Parking	J	I	No	No		
	705R S. Broadway	Cherrick, Adele K TRS	Parking	J	I	No	No		
	711 S. Broadway	Cherrick, Adele K TRS	Parking	J	I	No	No		
	715 S. Broadway	Sunset Properties LLC	Commercial Auto Repair	J	I	No	No		
	719R S. Broadway	Terminal Railroad	Railroad Trestle			No	No		
	723 S. Broadway	Union Pacific Railroad	Railroad Trestle			No	No		
	725 S. Broadway	Gardenia Parking LLC	Parking	J	I	No	No		
	727-33 S. Broadway	Gardenia Parking LLC	Parking	J	I	No	No		
<u>162</u>	600 S. 6th Street	State of Missouri	Right-of-way			No	No		
	620-38 S. 6th Street	Broadway Group LLC	Parking	J	I	No	No		
	601 S. Broadway	State of Missouri	Right-of-way			No	No		

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT ZONING		PROPOSED ZONING		CREATES NONCNFRM	NOTES
				ZONING	ZONING	ZONING	ZONING		
	619-41 S. Broadway	Broadway Group LLC	Parking		J	I		No	
	521 Cerre Street	State of Missouri	Right-of-way					No	
418	611-3 S. 7th Street	State of Missouri	Right-of-way		K			No	
	615 S. 7th Street	LCRA	Parking		K	I		No	
	611 S. 8th Street	Metropolitan Park & Recreation	Parking		K	I		No	
	1100 Poplar Street	Bi State Development	Metro Link Right-of-Way		K	I		No	
	1100R Poplar Street	Metropolitan Park & Recreation	Parking		K	I		No	
419	700 Cerre Street	Redburds 1 LLC	Right-of-way		K			No	
	714 Cerre Street	Ballpark Parking 11 LLC	Parking		K	I		No	
422	850 Cerre Street	Ballpark Parking 11 LLC	Parking		K	I		No	
429	910 Cerre Street	Ballpark Parking 11 LLC	Parking		K	I		No	
	950 Cerre Street	Ballpark Parking 11 LLC	Parking		K	I		No	
	960-1012 Cerre Street	Streeter, Gregory	Horse Stable		K	I		No	
461	700-16 Chouteau Ave	Nestle Purina	Parking		J	I		No	
	1105-7 S. 7th Street	Nestle Purina	Parking		J	I		No	
	1151 S. 7th Street	Schmitt Properties 2 LLC	Com. Office/Residential		J	I		No	
	1100-30 S. 8th Street	Nestle Purina	Parking		J	I		No	
462.05	800-12 Chouteau Ave	Nestle Purina	Commercial - Office		J	I		No	
	816-24 Chouteau Ave	Nestle Purina	Commercial - Office		J	I		No	
	801 Lebanon Drive	Nestle Purina	Parking		J	I		No	
	809 Lebanon Drive	laocono Family(Garda Security)	Parking		J	I		No	
	1000 S. 9th Street	Nestle Purina	Commercial - Office		J	I		No	
	1022 S. 9th Street	laocono Family(Garda Security)	Commercial Warehouse		J	I		No	
462.06	804 Lebanon Drive	S & R Realty (Lohr Distributing)	Commercial - Office		J	I		No	
	1100-30 S. 9th Street	S & R Realty (Lohr Distributing)	Commercial Warehouse		J & D			No	
463.03	1201-9 S. 7th Street	S & R Realty (Lohr Distributing)	Parking		J	I		No	
	1221-7 S. 7th Street	BKF LLC (4 Hands Brewery)	Parking		J	I		No	
	1229 S. 7th Street	State of Missouri	Right-of-way					No	
	1200-6 S. 8th Street	S & R Realty (Lohr Distributing)	Parking		J	I		No	
	1210 S. 8th Street	S & R Realty (Lohr Distributing)	Commercial Warehouse		J	I		No	
	1216-40 S. 8th Street	BKF LLC (4 Hands Brewery)	Commercial Warehouse		J	I		No	
	1246 S. 8th Street	BKF LLC (4 Hands Brewery)	Parking		J	I		No	
463.04	1209 S. 8th Street	S & R Realty (Lohr Distributing)	Parking		J	I		Yes	associated outside storage
	1231-45 S. 8th Street	BKF LLC (4 Hands Brewery)	Parking		J	I		No	
464.03	1301-23 S. 7th Street	State of Missouri	Right-of-way		J	D		No	adjacent to open space

EXHIBIT B: South of Busch Stadium Study Area

CITY BLOCK	PARCEL ADDRESS	OWNER OF RECORD	CURRENT USE	CURRENT PROPOSED		CREATES		NOTES
				ZONING	ZONING	NONCNFRM	NONCNFRM	
468.05	919 Lebanon Drive	Eparchy of Our of Lady Lebanon	Church & Banquet Hall	J	I	No	No	
469	1004-12 Chouteau Ave	Eparchy of Our of Lady Lebanon	Pastoral Center	J	I	No	No	
	1017-23 S 10th Street	Eparchy of Our of Lady Lebanon	Pastoral Center	J	I	No	No	
	1025-27 S 10th Street	Eparchy of Our of Lady Lebanon	Parking	J	I	No	No	
	1020-44 S 11th Street	Eparchy of Our of Lady Lebanon	Open Space	J	I	No	No	

Exhibit C



John J. Coatar
Alderman, 7th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
Convention, Tourism, Arts & Humanities
Public Safety
Streets, Traffic & Refuse
Housing, Urban Development & Zoning

March 31, 2016

David Visintainer
Chairman
City of St. Louis Planning Commission
1520 Market Street, Suite 2000
Saint Louis, MO 63103

Re: Rezoning – South of Busch Stadium Study Area - Downtown/LaSalle Park (City Blocks 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469)

Chairman Visintainer:

I am writing in support of the proposed rezoning of 26 city blocks within the 7th Ward (147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469), from “B” Two-Family Dwelling District, “D” Multiple-Family Dwelling District, “J” Industrial District, and/or “K” Unrestricted District to the “I” Central Business District and one parcel to the “D” Multiple-Family Dwelling District.

After speaking with the Zoning Commissioner and her staff, I understand that the purpose of the rezoning of all of these parcels is to protect the existing and future residential and commercial uses throughout the area. Further, no existing uses in this area will require a conditional use hearing.

I hope the Planning Commission will favorably consider this rezoning proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Jack Coatar
7th Ward Alderman





RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

Exhibit D
City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
FRANCIS G. SLAY
MAYOR



FRANK OSWALD
BUILDING COMMISSIONER

April 6, 2016

Mr. Don Roe, Director
Planning & Urban Design Agency
1520 Market, 2nd Floor
St. Louis, MO 63103

RE: Rezoning – South of Busch Stadium Study Area - Downtown/LaSalle Park (City Blocks 147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469) see attached spreadsheet, Exhibit B.

Dear Mr. Roe;

I am in receipt of your request to consider rezoning of 26 city blocks (147, 148, 149, 150.05, 150.06, 151, 152, 153.05, 155, 156.05, 156.06, 159, 161, 162, 418, 419, 422, 429, 461, 462.05, 462.06, 463.03, 463.04, 464.03, 468.05 and 469), from "B" Two-Family Dwelling District, "D" Multiple-Family Dwelling District, "J" Industrial District, and/or "K" Unrestricted District to the "T" Central Business District only. I understand that the purpose of the rezoning of all of these parcels is to protect the existing and future residential and commercial uses throughout the area.

The initial study of this area commenced in the later part of 2014 under the direction of the former Alderwoman, Phyllis Young. At that time we were looking at the more immediate area surrounding the new baseball stadium. Due to changes in development patterns, the current Alderman, Jack Coatar, requested during the last month that we expand the area west to include portions of the LaSalle Park neighborhood that are zoned "J" Industrial District, but have recently seen residential as well as commercial development.

After our discussion at our initial meeting and a number of site visits, I have concluded that the rezoning would not result in any existing uses requiring a conditional use hearing. Also the rezoning of all parcels, would only result in one legal non-conforming use, which would be the outside storage associated with Lohr Distributing. The office and warehousing distribution aspect of this business is a use-by-right. Therefore, it would be appropriate to rezone these parcels in the interest of protecting existing and future development within the Rezoning Area.

Building Safety is NO Accident

Please feel free to contact me at 622-3666 should you need any additional information regarding this matter.

Sincere regards,

Mary Hart Burton

Mary Hart Burton
Zoning Administrator

Cc: Alderman Jack Coatar, 7th Ward
Frank Oswald, Building Commissioner

Exhibit E

South of Busch Stadium Rezoning Area Part 1 – South of Poplar – West of S. 7th



1) 611 S 8th St. parking (Rezoning Area)
(Great Rivers Greenway District – view west)
C.B. 418



2) 714 Cerre St. warehouse / parking (REZ Area)
(Ballpark Parking 11 LLC – view west)
C.B. 419



3) 960 Cerre St. trolley bus parking (REZ Area)
(Gregory Streeter – view west)
C.B. 429



4) 1012 Cerre St. horse stable (Rezoning Area)
(Gregory Streeter – view south)
C.B. 429

Exhibit E

South of Busch Stadium Rezoning Area Part 2 – South of Poplar – East of S. 7th



5) 720 S 7th St. bar (Rezoning Area)
(Paddy O's Bar – view north)
C.B. 147



6) 700 S 7th St. parking (Rezoning Area)
(STL Parking – view north)
C.B. 148



7) 720 S 7th St. bar (Rezoning Area)
(Kilroy's Bar – view south)
C.B. 148



8) 740-800 S 7th St. warehouse/bar (REZ Area)
(vacant warehouse & vacant Red Bird House Bar)
C.B. 148 149

Exhibit E

South of Busch Stadium Rezoning Area & Vicinity Part 3 – South of Poplar – On S. Broadway



9) 619-34 S. Broadway parking (Rezoning Area)
(Broadway Group LLC – view north)
C.B. 162



10) 701-15 S. Broadway commercial (REZ Area)
(Beale on Broadway bar & Dobbs Tire – view south)
C.B. 161



11) 634 S. Broadway (East of REZ Area)
(Eugene Field House & Museum – view east)
C.B. 109



12) 730-38 S. Broadway (East of REZ Area)
(Angry Beaver Bar & Broadway Oyster Bar/Rest.)
C.B. 160

Exhibit E

South of Busch Stadium Rezoning Area & Vicinity Part 4 – East of 7th – Near Chouteau Ave



13) 622 Chouteau restaurant (Rezoning Area)
(Eat-Rite Diner restaurant & parking – view east)
C.B. 150.06



14) 901-15 S. Broadway restaurant (REZ Area)
(Taco Bell restaurant – view west)
C.B. 156.05



15) 1001-19 S. Broadway (Rezoning Area)
(Rally's restaurant & Phillips 66 Gas Station)
C.B. 156.06



16) 1000 S. 4th St. commercial (East of REZ Area)
(STILL630 Distillery – view east)
C.B. 73.03

Exhibit E

South of Busch Stadium Rezoning Area Part 5 – S. Broadway & French Market Court



17) 1101-17 S. Broadway (Rezoning Area)
(Ice House #6 of St. Louis LLC – proposed lofts)
C.B. 155



18) 1129-31 S. Broadway (Rezoning Area)
(Shamrock Pub & Stadium Liquor – view west)
C.B. 155



19) 1100 S. 6th St. (Rezoning Area)
(Sixth & LaSalle Corp. vacant warehouse – view west)
C.B. 155



20) 1120-30 S. 6th St. offices (Rezoning Area)
(REACT Environmental / vacant offices – view north)
C.B. 155

Exhibit E

South of Busch Stadium Rezoning Area Part 6 – South of Chouteau on S. 7th St.



21) 700-16 Chouteau Ave. parking (Rezoning Area)
(Nestle Purina parking lot south along S. 7th St.)
C.B. 461



22) 1118 S. 7th St. school (Rezoning Area)
(Board of Education – Madison School – view south)
C.B. 151



23) 1151 S. 7th St. mixed-use (Rezoning Area)
(Art of Living mixed-use building – view south)
C.B. 461



24) 1200-04 S. 7th St. bar (Rezoning Area)
(Old Rock House bar & restaurant – view south)
C.B. 152

Exhibit E

South of Busch Stadium Rezoning Area Part 7 – South of Lebanon on S. 8th St.



25) 1216-40 S. 8th brewery (Rezoning Area)
(Lohr left, 4-Hands Brewery center – view east)
C.B. 463.03



26) 1216-40 S. 8th brewery (Rezoning Area)
(The Pump Shop – view east)
C.B. 463.03



27) 1100-30 S. 9th warehouse (Rezoning Area)
(Lohr Distributing warehouse / parking – view west)
C.B. 462.06



28) 1209 S. 8th parking (Rezoning Area)
(Lohr Distributing parking / storage beer-tap trailers)
C.B. 463.04

Exhibit E

South of Busch Stadium Rezoning Area Part 8 – Chouteau Ave. & S. 9th St.



29) 800-12 Chouteau offices (Rezoning Area)
(Nestle Purina Tax Department Offices – view west)
C.B. 462.05



30) 1000 S. 9th St. (Rezoning Area)
(Nestle Purina Daycare Center – view south)
C.B. 462.05



31) 1022 S. 9th St. warehouse (Rezoning Area)
(Elena Iacono Family (Garda Security) – view east)
C.B. 462.05



32) 1100-30 S. 9th offices (Rezoning Area)
(Lohr Distributing offices / parking – view south)
C.B. 463.03

Exhibit E

South of Busch Stadium Rezoning Area Part 9 – Chouteau & Lebanon West of S. 9th St.



33) 900-40 Chouteau church (Rezoning Area)
(St. Raymonds Maronite Cathedral – view south)
C.B. 468.05



34) 900-40 Chouteau church (Rezoning Area)
(St. Raymonds The Cedars Banquet Hall –view north)
C.B. 468.05



35) 1004-12 Chouteau church (Rezoning Area)
(St. Raymonds Maronite Pastoral Center – view south)
C.B. 463.03



36) 800-12 Chouteau offices (North of REZ Area)
(Nestle Purina Headquarters – view north at 9th St.)
C.B. 462.05