



**To:** City of St. Louis Planning Commission

**From:** Don Roe, Director

**Subject:** Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 2178 (1315-39 S. Grand Blvd. & 3632 Rutger St.), City Block 2181.06 (3656 Hickory St.), and City Block 2180 (1101 & 1121-27 S. Grand Blvd. & 1126 Motard Ave.)

**Date:** September 2, 2016

## Summary

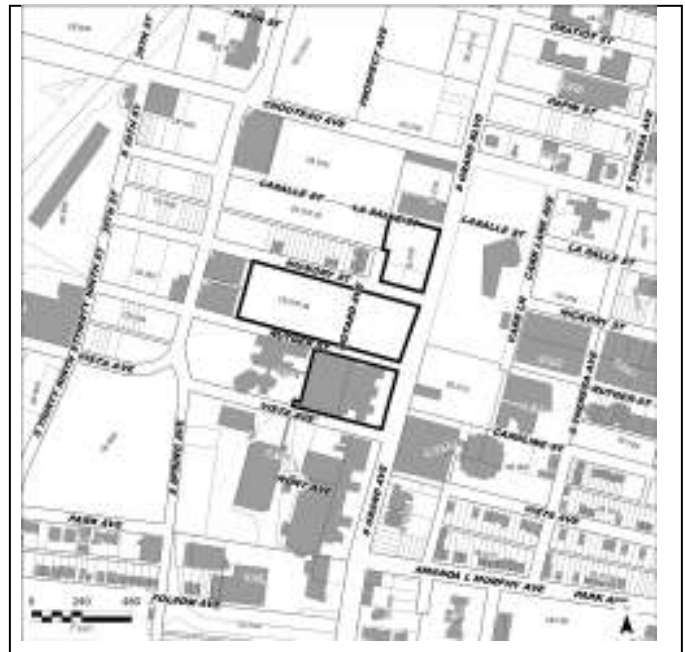
**Submittal:** Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

**Site:** 9.77-acre site -- consisting of 6 parcels -- generally located along the western side of S. Grand Blvd. between Chouteau Ave. and Vista Ave. in the Tiffany neighborhood.

**Proposal:** Rezoning 6 parcels from the “H” Area Commercial District and “C” Multiple-Family Dwelling District to the “J” Industrial District.

**Land Use:** 2 of the parcels are occupied by buildings making up a portion of the SSM Health Saint Louis University Hospital campus. The remaining four parcels are vacant lots. The petitioner would like to consolidate the parcels to develop a \$550 million expansion of the hospital campus, including the construction of a new hospital and ambulatory care center and new structured parking facilities north of Rutger St. and the adaptive reuse of some of the existing hospital structures for professional office, education and conference space. Consolidation of the parcels would create a single large parcel with multiple zoning districts, with the zoning regulations of the most restrictive zoning district -- the “C” Multiple-Family Dwelling District -- prevailing. The proposed development project would not be allowed in the “C” zoning district as a use by right. (It would require multiple conditional use permits.) The proposed rezoning of the 6 parcels to the “J” Industrial District would allow the development project to be built as a use by right and in compliance with the provisions of the Zoning Code.

**Petitioner:** SSM-SLUH Inc. and Saint Louis University, which own the 6 parcels. The petitioner is represented by Michael Schnaare, of Lawrence Group.



**Support Letter:** The petitioner is seeking a support letter from Alderman Joseph Roddy (17th Ward).

## **Recommended Action**

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for two parcels located in City Block 2178 (1315-39 S. Grand Blvd. and 3632 Rutger St.), one parcel in City Block 2181.06 (3656 Hickory St.), and three parcels in City Block 2180 (1101 and 1121-27 S. Grand Blvd. and 1126 Motard Ave.) to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

## **1.0 Background**

- The approximately 9.77-acre rezoning site consists of six parcels -- not all of which are contiguous -- which are generally located along the western side of S. Grand Blvd. between Chouteau Ave. and Vista Ave. in the Tiffany neighborhood.
- The rezoning site currently consists of two parcels occupied by buildings making up a portion of the SSM Health Saint Louis University Hospital campus and four vacant lots. The petitioner would like to consolidate the parcels with adjacent parcels and rights-of-way (to be vacated) to develop a \$550 million expansion of the hospital campus, including the construction of a new hospital and ambulatory care center and new structured parking facilities north of Rutger St. and the adaptive reuse of some of the existing hospital structures for professional office, education and conference space. Consolidation of the parcels and rights-of-way would create a single large parcel with multiple zoning districts, with the zoning regulations of the most restrictive zoning district -- the "C" Multiple-Family Dwelling District -- prevailing. The proposed development project would not be allowed in the "C" zoning district as a use by right. The proposed rezoning of the 6 parcels to the "J" Industrial District would permit the development project to be built in compliance with the provisions of the Zoning Code.
- The amendment proposes changing the zoning for three of the parcels from the "H" Area Commercial District and three of the parcels from the "C" Multiple-Family Dwelling District to the "J" Industrial District. As Exhibit "A" shows, much of the existing SSM Health Saint Louis University Hospital campus -- including its facilities located on the eastern side of Grand Blvd. -- are already zoned "J" Industrial District.
- The \$550 million development project would include the construction of a new 10-story hospital, a new four-story ambulatory care center and two new parking garages with a capacity of about 1,000 parking spaces. The parking garage fronting on S. Grand Blvd. may include ground-floor commercial space. As shown on the conceptual site plan (included in the rezoning petition), these new structures would be built on a tract bounded by a re-opened LaSalle St., Grand Blvd., Rutger St. and Spring Ave. (Several existing buildings on this tract -- with the exception of Drummond Hall, located at the northeast corner of Spring Ave. and Rutger St. -- would be demolished.) Two of the existing hospital structures in the rezoning site (Firmin Desloge Tower and Bordley Tower) would likely remain and be adaptively reused for professional office, education and conference space, while the hospital building addition to the west would likely be demolished.
- The petitioner is SSM-SLUH Inc. and Saint Louis University, which own the six parcels. The petitioner is represented by Michael Schnaare, of Lawrence Group. The latter firm is the lead architect for the proposed development project.
- Existing land uses adjacent to the rezoning site primarily include medical and educational uses related to SSM Health Saint Louis University Hospital. A small number of residential, commercial and industrial uses are also located nearby. Photos of the rezoning site and adjacent areas are included in Exhibit "D".

- In its rezoning petition (see Exhibit “B”), the petitioner states as its Grounds for Petition: “We respectfully request rezoning the specified properties from H, Area Commercial District, and C, Multiple-Family Dwelling District to J, Industrial District. The surrounding partners that are owned by SSM Health and Saint Louis University surrounding the proposed new medical campus are zoned J, Industrial District. These properties are primarily medical and academic facilities. The West Pavilion Hospital directly south of the proposed development will have indoor passageways connected to it. The current zoning designation for the West Pavilion is J, Industrial District. We have also reviewed the current Strategic Land Use Plan and believe the proposed development is consistent with the Institutional Preservation and Development and Opportunity Areas currently designated for the overall property areas.”
- The City’s Zoning Administrator cites in the attached letter (see Exhibit “C”) that: “The subject parcels would provide for the needed improvements and expansion of an existing hospital campus. The proposed expansion would bring a beneficial development to the City and would promote and conserve property values of the area. She further states that: “After studying the request and investigating the context and other relevant considerations reviewed above, it is the recommendation of the Zoning Administrator that the subject parcels listed above in City Blocks #2178 (1315-39 S. Grand Blvd. & 3632 Rutger Street), #2181.06 (3656 Hickory Street) and #2180 (1101 & 1121-27 S. Grand Blvd. and 1126 Motard Avenue), be rezoned from the current classification of “H” Area Commercial District and “C” Multiple-Family Dwelling District to the “J” Industrial District, so as to permit the petitioner to develop the proposed project in compliance with the provisions of the Zoning Code.”
- The petitioner is seeking a support letter from Alderman Joseph Roddy (17th Ward).

## 2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for six parcels generally located along the western side of S. Grand Blvd. between Chouteau Ave. and Vista Ave. and recommends approval of the rezoning to the “J” Industrial District. This recommendation is based on the reasons cited in the Zoning Administrator’s letter and the proposed rezoning’s conformity with the City’s Strategic Land Use Plan.

The Strategic Land Use Plan designates the rezoning site, as well as most of the adjacent area, as an Institutional Preservation and Development Area (IPDA). This Strategic Land Use Category is defined as: *“Areas where significant nodes of educational, medical, religious or other institutional uses currently exist and are appropriately situated, as well as areas for expansion of such institutional uses. These large-scale institutional centers are intended to positively influence the enhancement of surrounding areas.”*

The proposed rezoning would facilitate a \$550 million expansion of the SSM Health Saint Louis



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

University Hospital campus. The campus, which includes both medical and educational uses, would certainly benefit from this major investment. It would also likely enhance and may lead to additional development in adjacent areas in the future. As stated in its definition, the IPDA Strategic Land Use Category clearly provides for the expansion of large-scale institutional centers. Although the name of the “J” Industrial District implies a strong preference for industrial uses, this zoning district would allow the hospital to expand its campus and provide for future building alterations and renovation projects without having to apply for conditional use permits, which may not be as appropriate or needed in a campus setting with a common mission and a single property owner. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.

## 2.1 Public Input

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

## 2.2 Previous Commission Action

At its May 6, 2015 meeting, the Planning Commission recommended approval of a rezoning of 35 parcels located at 3632-78 Hickory St. and 3633-81 Rutger St. (which were subsequently consolidated into what is now part of the 3656 Hickory St. parcel, one of the parcels proposed to be rezoned by this rezoning petition) from the “J” Industrial District to the “H” Area Commercial District. This rezoning was approved by Ordinance 70023.

## 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

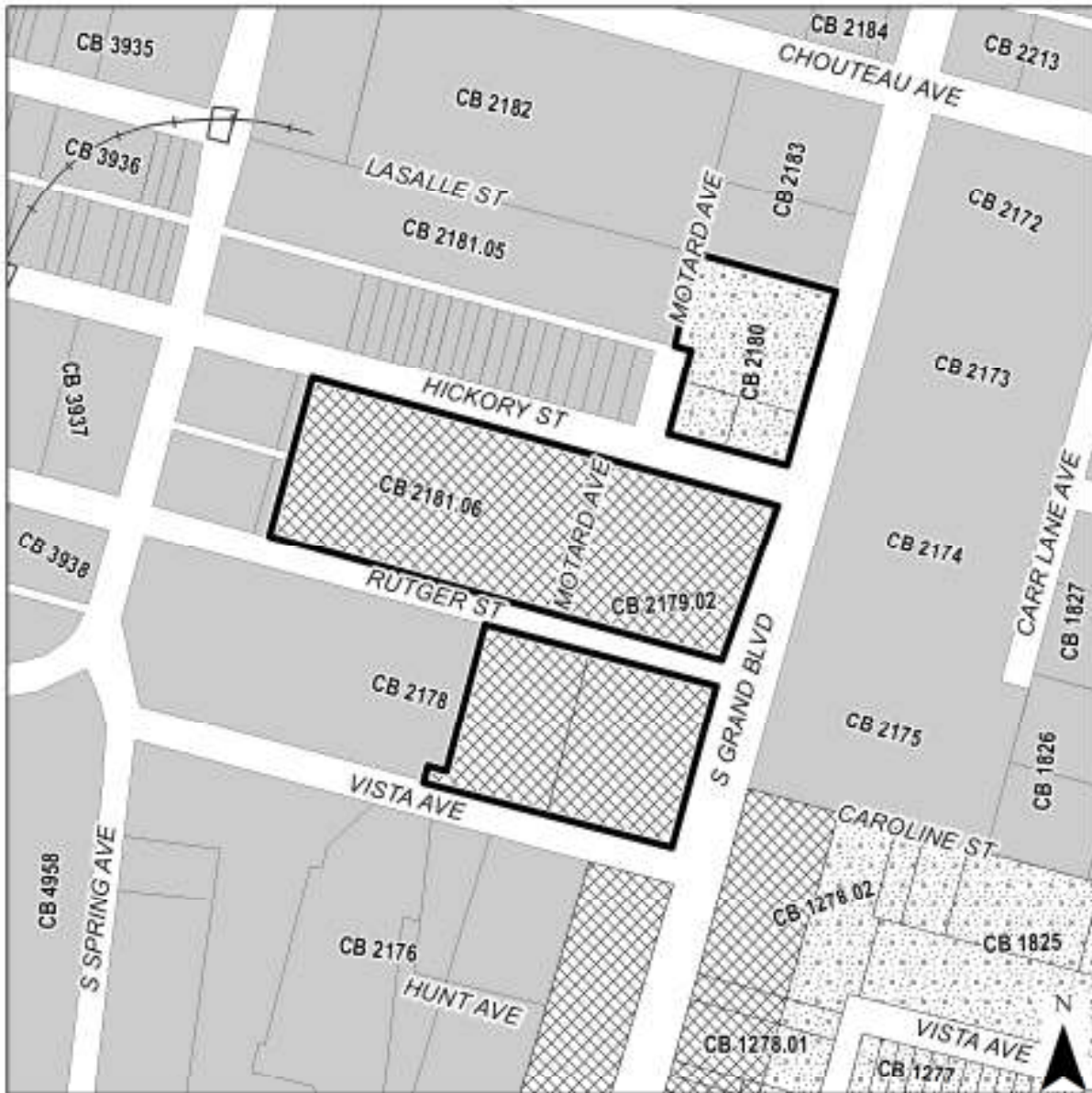
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for two parcels located in City Block 2178 (1315-39 S. Grand Blvd. and 3632 Rutger St.), one parcel in City Block 2181.06 (3656 Hickory St.), and three parcels in City Block 2180 (1101 and 1121-27 S. Grand Blvd. and 1126 Motard Ave.) to be in conformity with the City’s Strategic Land Use Plan and **recommends approval** to the City’s Board of Aldermen.

---

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

1. The petition for the amendment of the Zoning District Map (to the “J” Industrial District) for two parcels (known as 1315-39 S. Grand Blvd. and 3632 Rutger St.) located in City Block 2178, one parcel (known as 3656 Hickory St.) located in City Block 2181.06, and three parcels (known as 1101 and 1121-27 S. Grand Blvd. and 1126 Motard Ave.) located in City Block 2180 is hereby found to be in conformity with the City’s Strategic Land Use Plan.
2. The petition for the amendment of the Zoning District Map (to the “J” Industrial District) for two parcels (known as 1315-39 S. Grand Blvd. and 3632 Rutger St.) located in City Block 2178, one parcel (known as 3656 Hickory St.) located in City Block 2181.06, and three parcels (known as 1101 and 1121-27 S. Grand Blvd. and 1126 Motard Ave.) located in City Block 2180 is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City’s Board of Aldermen of this recommendation.

# EXHIBIT A DISTRICT MAP



### Current Zoning District

- |  |                                     |  |                               |
|--|-------------------------------------|--|-------------------------------|
|  | 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

Rezoning Petition  
from "H" or "C" to "J"

PDA-070-16-REZ







# EXHIBIT B

## PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name 99M/GW HOSPITAL

Contact Name (If above is a firm/an organization) Michael Schnaare

Address 919 N 4th Street St. Louis Mo 63102

Phone 314-291-5700 Fax NA Email michael.schnaare@thelawrencegroup.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). SEE ATTACHED

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 1315-39 S Grand, 3652 Rutgers, 3656 Hickory, 1121-27 S Grand, 1126 Motard Ave, 1101 S Grand

City Block No. SEE ATTACHED Parcel No. SEE ATTACHED

Requested Zone/FBD Change From SEE ATTACHED To SEE ATTACHED  
(list specific zoning district or FBD Zone) (list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) SEE ATTACHED
- Intended Use of Property(s) SEE ATTACHED
- Grounds for Petition SEE ATTACHED
- Are you the owner of the property described? NO
- If not, what is your legal interest in the property? owners representative
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as 99M-GW Inc and St. Louis University

If you are NOT the owner(s)- of- record of the petitioned property you are REQUIRED to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it MUST be notarized.

[Signature] August 08, 2016  
Signature(s) of Petitioner(s) Date Filed

Received and deemed complete by Zoning on 8/17/16  
City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103

**LAWRENCE  
GROUP**



319 N. 4th Street  
Suite 1000  
St. Louis, MO 63102

p. 314.231.5700  
f. 314.754.0383  
[www.thelawrencegroup.com](http://www.thelawrencegroup.com)

August 4, 2016

#### Grounds for Petition

We respectfully request rezoning the specified properties from H, Area Commercial District, and C, Multiple-Family Dwelling District to J, Industrial District. The surrounding properties that are owned by SSM Health and Saint Louis University surrounding the proposed new medical campus are zoned J, Industrial District. These properties are primarily medical and academic facilities. The West Pavilion Hospital directly south of the proposed development will have indoor passageways connected to it. The current zoning designation for the West Pavilion is J, Industrial District.

We have also reviewed the current Strategic Land Use Plan and believe the proposed development is consistent with the Institutional Preservation and Development and Opportunity Areas currently designated for the overall property areas.





Architects | Engineering | Planning

Address	City Block No	Parcel No	Current Zoning	Proposed Zoning	Present Use	Intended Use
1315-39 S Grand	2178.00	2178-00-01200	H-Area Commercial	J-Industrial	Healthcare	Healthcare
3632 Rutger	2178.00	2178-00-00500	H-Area Commercial	J-Industrial	Healthcare	Healthcare
3656 Hickory	2181.06	2181-06-00350	H-Area Commercial	J-Industrial	Vacant	Healthcare
1121-27 S Grand	2180.00	2180-00-01200	C-Multi Family Res	J-Industrial	Vacant	Healthcare
1126 Motard Ave	2180.00	2180-00-00400	C-Multi Family Res	J-Industrial	Vacant	Healthcare
1101 S. Grand	2180.00	2180-00-00100	C-Multi Family Res	J-Industrial	Vacant	Healthcare

CITY OF ST. LOUIS

AFFIDAVIT

I/We Saint Louis University own the property(ies)

PRINT NAME(S)

commonly known as 1176 Mohand Avenue in City Block

PRINT ADDRESS(ES)

City Block Number(s) 2180.00 and Parcel Number(s) 2180.00.00400

I/We acknowledge and consent to a rezoning study to be initiated on above properties.



SIGNATURE

7/25/2016

DATE

  
ANNETTE DEAN  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis County  
My Commission Expires: March 10, 18  
Commission Number: 12345678

\_\_\_\_\_

SIGNATURE

DATE

This affidavit must be signed by all individual property owners or legal representative.  
Signature(s) must be notarized.

City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103



**Legal Description**  
**1126 Motard Avenue**

A PARCEL OF GROUND BEING PART OF LOTS 9 AND 10, OF NORTH COMPTON HILL, IN CITY BLOCK 2180, IN THE CITY OF ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN LINE OF MOTARD AVENUE, 60 FEET WIDE WITH THE NORTHERN LINE OF HICKORY STREET, 60 FEET WIDE;  
THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 99.00 FEET, ALONG THE EASTERN LINE OF SAID MOTARD AVENUE, TO THE NORTHWESTERN CORNER OF SAID LOT 10, TO A POINT;  
THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 104.00 FEET, ALONG THE WESTERN LINE OF SAID LOT 10, TO A POINT;  
THENCE SOUTH 14 DEGREES 34 MINUTES 25 SECONDS WEST 99.00 FEET, ALONG A LINE PARALLEL THE EASTERN LINE OF SAID MOTARD AVENUE, TO A POINT IN THE NORTHERN LINE OF SAID HICKORY STREET;  
THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 104.00 FEET, ALONG THE NORTHERN LINE OF SAID HICKORY STREET TO THE EASTERN LINE OF SAID MOTARD AVENUE TO THE POINT OF BEGINNING AND CONTAINING 10,296 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

CITY OF ST. LOUIS

AFFIDAVIT

I/We Saint Louis University own the property(ies)

PRINT NAME(S)

commonly known as 1124-27 S. Grand in City Block

PRINT ADDRESS(ES)

City Block Number(s) 2180-00 and Parcel Number(s) 2180-00-00200

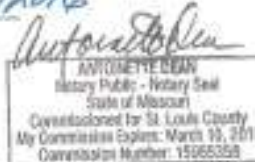
I/We acknowledge and consent to a rezoning study to be initiated on above properties.

M. ZB

SIGNATURE

2/25/2016

DATE



SIGNATURE

DATE

This affidavit must be signed by all individual property owners or legal representative.  
Signature(s) must be notarized.

City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103



**Legal Description**  
**1121-27 South Grand Boulevard**

A PARCEL OF GROUND BEING PART OF LOTS 9 AND 10, OF NORTH COMPTON HILL, IN CITY BLOCK 2180, IN THE CITY OF ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF HICKORY STREET, 60 FEET WIDE, WITH THE WESTERN LINE OF GRAND BOULEVARD, 80 FEET WIDE;  
THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 114.67 FEET, ALONG THE NORTHERN LINE OF SAID HICKORY, STREET, TO A POINT;  
THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 99.00 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF MOTARD AVENUE, 60 FEET WIDE, TO A POINT IN THE WESTERN LINE OF SAID LOT 10;  
THENCE SOUTH 75 DEGREES 22 MINUTES 20 SECONDS EAST 115.61 FEET, ALONG THE WESTERN LINE OF SAID LOT 10, TO A POINT, IN THE WESTERN LINE OF SAID GRAND BOULEVARD;  
THENCE SOUTH 15 DEGREES 07 MINUTES 10 SECONDS WEST 99.00 FEET, ALONG THE WESTERN LINE OF SAID GRAND BOULEVARD, TO THE NORTHERN LINE OF SAID HICKORY STREET TO THE POINT OF BEGINNING AND CONTAINING 11,399 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

CITY OF ST. LOUIS

AFFIDAVIT

I/We Saint Louis University own the property(ies)

PRINT NAME(S)

commonly known as 1101 S Grand in City Block

PRINT ADDRESS(ES)

City Block Number(s) 2180-00 and Parcel Number(s) 2180-00-00100

I/We acknowledge and consent to a rezoning study to be initiated on above properties.

M. Z. O.

SIGNATURE

7/25/2016

DATE

Antoinette Gean

ANTOINETTE GEAN  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis County  
My Commission Expires: March 10, 2017  
Commission Number: 15002358

\_\_\_\_\_  
SIGNATURE DATE

This affidavit must be signed by all individual property owners or legal representative.  
Signature(s) must be notarized.





**Legal Description**  
**1101 South Grand Boulevard**

A PARCEL OF GROUND BEING ALL OF LOTS 11 AND 12 OF NORTH COMPTON HILL, PART OF LOT 2, OF THE MOTARD TRACT, PART OF LOT 17, IN BLOCK 5, OF THE SUBDIVISION OF P. DEXTER TIFFANY'S ESTATE, PART OF FORMER LASALLE STREET, 60 FEET WIDE, VACATED BY ORDINANCE 42405 AND PART OF FORMER MOTARD AVENUE, 60 FEET WIDE, VACATED BY ORDINANCE 42405, IN CITY BLOCK 2180, IN THE CITY OF ST. LOUIS, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTRN CORNER AN ALLEY, 15 FEET WIDE, WITH THE EASTERN LINE OF MOTARD AVENUE, 60 FEET WIDE;  
THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 30.00 FEET, ALONG THE NORTHERN LINE OF SAID ALLEY, TO THE CENTERLINE OF SAID FORMER MOTARD AVENUE, TO A POINT;  
THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 164.00 FEET, ALONG THE CENTERLINE OF FORMER LINE OF SAID MOTARD AVENUE, TO THE CENTERLINE OF FORMER LASALLE STREET, 60 FEET WIDE, TO A POINT;  
THENCE SOUTH 75 DEGREES 22 MINUTES 20 SECONDS EAST 251.65 FEET, ALONG THE CENTERLINE OF SAID FORMER LASALLE STREET, TO A POINT IN THE WESTERN LINE OF GRAND BOULEVARD, 80 FEET WIDE;  
THENCE SOUTH 15 DEGREES 07 MINUTES 10 SECONDS WEST 214.01 FEET, ALONG THE WESTERN LINE OF SAID GRAND BOULEVARD, TO THE SOUTHEASTERN CORNER OF SAID LOT 11, TO A POINT;  
THENCE NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 219.61 FEET, ALONG THE SOUTHERN LINE OF SAID LOT 11, TO A POINT, IN THE EASTERN LINE OF SAID MOTARD AVENUE;  
THENCE NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 50.00 FEET, ALONG THE EASTERN LINE SAID MOTARD AVENUE TO THE NORTHERN LINE OF SAID ALLEY TO THE POINT OF BEGINNING AND CONTAINING 52,135 SQUARE FEET AS PREPARED BY PITZMAN'S COMPANY.

P:\2016-PITZMAN'S\16-035 LAWRENCE GROUP - S. GRAND\0-Documents\Legal Description (1101 South Grand Boulevard).doc

CITY OF ST. LOUIS

AFFIDAVIT

I/We GSM - GLWH Inc own the property(ies)

PRINT NAME(S)

commonly known as 3656 Hickory in City Block

PRINT ADDRESS(ES)

City Block Number(s) 2181.00 and Parcel Number(s) 2181.06.00350

I/We acknowledge and consent to a rezoning study to be initiated on above properties.

Kate Becker 7.26.16

SIGNATURE

DATE

\_\_\_\_\_

SIGNATURE

DATE

This affidavit must be signed by all individual property owners or legal representative.  
Signature(s) must be notarized.



R. Simmons  
R. SIMMONS  
My Commission Expires  
January 30, 2018  
St. Louis City County  
Commission #14573472

Signed July 26, 2016

City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103



**Legal Description**  
**3656 Hickory Street**

A PARCEL OF GROUND BEING ALL OF LOT A, OF ST. LOUIS UNIVERSITY SUBDIVISION IN CITY BLOCKS 2179-B AND 2181-S, RECORDED IN PLAT BOOK 08102015 PAGE 0271, IN THE CITY OF ST. LOUIS RECORDER'S OFFICE, IN ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF RUTGER STREET, 60 FEET WIDE, WITH THE WESTERN LINE GRAND BOULEVARD, 100 FEET WIDE;  
THENCE NORTH 75 DEGREES 30 MINUTES 05 SECONDS WEST 266.00 FEET AND NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 541.00 FEET ALONG THE NORTHERN LINE OF SAID RUTGER STREET, TO THE SOUTHWESTERN CORNER OF SAID LOT A, TO A POINT;  
THENCE ALONG THE WESTERN LINE OF SAID LOT A, THE FOLLOWING COURSES AND DISTANCES; NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 134.00 FEET, TO A POINT, NORTH 75 DEGREES 22 MINUTES 20 SECONDS WEST 2.78 FEET, TO A POINT AND NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 149.00 FEET, TO A POINT IN THE SOUTHERN LINE OF HICKORY STREET, 60 FEET WIDE, TO A POINT;  
THENCE SOUTH 75 DEGREES 22 MINUTES 20 SECONDS EAST 543.78 FEET AND SOUTH 75 DEGREES 30 MINUTES 22 SECONDS EAST 288.52 FEET, ALONG THE SOUTHERN OF SAID HICKORY STREET, TO THE WESTERN LINE OF SAID GRAND BOULEVARD, TO A POINT;  
THENCE SOUTH 19 DEGREES 07 MINUTES 21 SECONDS WEST 283.95 FEET, ALONG THE WESTERN LINE OF SAID GRAND BOULEVARD, TO THE NORTHERN LINE OF SAID RUTGER STREET TO THE POINT OF BEGINNING AND CONTAINING 231,985 SQUARE FEET OR 5.33 ACRES AS PREPARED BY PITZMAN'S COMPANY.

P:\2016 PITZMAN'S\16-835 LAWRENCE GROUP - S. GRAND\8-Documents\Legal Description (3656 Hickory Street).doc

CITY OF ST. LOUIS

AFFIDAVIT

I/We GGN- SWH Inc. own the property(ies)

PRINT NAME(S)

commonly known as 1315-1339 S Grand in City Block

PRINT ADDRESS(ES)

City Block Number(s) 2178.00 and Parcel Number(s) 2178.00.01200

I/We acknowledge and consent to a rezoning study to be initiated on above properties.

Kate Becker 7.26.16  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

This affidavit must be signed by all individual property owners or legal representative.  
Signature(s) must be notarized.



R. Simmons  
R. SIMMONS  
My Commission Expires  
January 30, 2016  
St. Louis City County  
Commission #14573472  
Signed July 20, 2016

City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103



**Legal Description**  
**1315-39 South Grand Boulevard**

A PARCEL OF GROUND BEING PART OF LOTS 7 AND 8 OF JAMES CLEMENS IN PARTITION, ETAL, PART OF LOT 1, OF NORTH COMPTON HILL AND THE EASTERN 30 FEET OF FORMER MOTARD AVENUE, 60 FEET WIDE, VACATED BY ORDINANCE 38305, IN CITY BLOCK 2178, IN THE CITY OF ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN LINE OF GRAND BOULEVARD, 100 FEET WIDE AND THE SOUTHERN LINE OF RUTGER STREET, 60 FEET WIDE;  
THENCE SOUTH 15 DEGREES 06 MINUTES 42 SECONDS WEST 289.84 FEET, ALONG THE WESTERN LINE OF SAID GRAND BOULEVARD, TO THE NORTHERN LINE OF VISTA AVENUE, 60 FEET WIDE, TO A POINT;  
THENCE NORTH 75 DEGREES 17 MINUTES 52 SECONDS WEST 224.04 FEET, ALONG THE NORTHERN LINE OF SAID VISTA AVENUE, TO THE CENTERLINE OF FORMER MOTARD AVENUE, 60 FEET WIDE, TO A POINT;  
THENCE NORTH 14 DEGREES 42 MINUTES 06 SECONDS EAST 289.03 FEET, ALONG THE  
THE CENTERLINE OF SAID FORMER MOTARD AVENUE, TO A POINT IN THE SOUTHERN LINE OF SAID RUTGER STREET;  
THENCE SOUTH 75 DEGREES 30 MINUTES 05 SECONDS EAST 226.12 FEET, ALONG THE SOUTHERN LINE OF SAID RUTGER STREET, TO THE WESTERN LINE OF SAID GRAND BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 65,143 SQUARE FEET OR 1.50 ACRES AS PREPARED BY PITZMAN'S COMPANY.



CITY OF ST. LOUIS

AFFIDAVIT

I/We GGM-GWH/Inc. own the property(ies)

PRINT NAME(S)

commonly known as 7632 Rutger in City Block

PRINT ADDRESS(ES)

City Block Number(s) 2178.00 and Parcel Number(s) 2178.00-00600

I/We acknowledge and consent to a rezoning study to be initiated on above properties.

Kate Becker 7-26-16  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

This affidavit must be signed by all individual property owners or legal representative. Signature(s) must be notarized.



R. Simmons Signed July 26, 2016  
R. SIMMONS  
My Commission Expires  
January 30, 2018  
St. Louis City County  
Commission #14573472

City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103





**Legal Description**  
**3632 Rutger Street**

A PARCEL OF GROUND BEING PART OF LOTS 20, 21, 25, 30, ALL OF LOTS 22 THRU 24, 26 THRU 29, 31 THRU 33, OF VISTA HEIGHTS, THE WESTERN 30 FEET, OF FORMER MOTARD AVENUE, 60 FEET WIDE, VACATED BY ORDINANCE 38305, ALL OF THE NORTH SOUTH ALLEY, 20 FEET WIDE, VACATED BY ORDINANCE 46914 , ALL OF THE EAST/WEST ALLEY VACATED BY ORDINANCE 38305 AND PART OF THE EAST/WEST ALLEY VACATED BY ORDINANCE 46914, IN CITY BLOCK 2178, IN THE CITY OF ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN LINE OF VISTA AVENUE, 60 FEET WIDE, WITH THE CENTERLINE OF SAID FORMER MOTARD AVENUE;  
THENCE NORTH 75 DEGREES 17 MINUTES 52 SECONDS WEST 218.42 FEET, ALONG THE NORTHERN LINE OF SAID VISTA AVENUE, TO A POINT BEING 8.00 FEET, WEST OF THE EASTERN LINE OF SAID LOT 20;  
THENCE NORTH 14 DEGREES 42 MINUTES 08 SECONDS EAST 27.28 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID LOT 20, TO A POINT;  
THENCE SOUTH 75 DEGREES 17 MINUTES 52 SECONDS EAST 33.00 FEET, ALONG A LINE PARALLEL WITH NORTHERN LINE OF SAID VISTA AVENUE, TO A POINT IN THE WESTERN LINE OF SAID LOT 22;  
THENCE NORTH 14 DEGREES 41 MINUTES 08 SECONDS EAST 261.42 FEET, ALONG THE WESTERN LINES OF SAID LOTS 22 AND 33, TO THE SOUTHERN LINE OF RUTGER STREET, 60 FEET WIDE, TO A POINT;  
THENCE SOUTH 75 DEGREES 22 MINUTES 20 SECONDS EAST 147.23 FEET AND  
SOUTH 75 DEGREES 30 MINUTES 05 SECONDS EAST 38.27 FEET, ALONG THE SOUTHERN LINE OF SAID RUTGER STREET, TO THE CENTERLINE OF SAID FORMER MOTARD AVENUE, TO A POINT;  
THENCE SOUTH 14 DEGREES 42 MINUTES 06 SECONDS WEST 289.03 FEET ALONG THE CENTERLINE OF SAID FORMER MOTARD AVENUE, TO THE NORTHERN LINE OF SAID VISTA AVENUE TO THE POINT OF BEGINNING AND CONTAINING 54,466 SQUARE FEET OR 1.25 ACRES AS PREPARED BY PITZMAN'S COMPANY.

P:\2016 PITZMAN'S\16-835 LAWRENCE GROUP - S. GRAND\B-Documents\Legal Description (3632 Rutger Street).doc



Future SSM SLUH Footprint



RICHARD GRAY  
DIRECTOR OF PUBLIC SAFETY

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

**EXHIBIT C**



FRANK OSWALD  
BUILDING COMMISSIONER

**TO:** City of St. Louis Planning Commission

**FROM:** Mary Hart Burton, Zoning Administrator

**SUBJECT:** Rezoning – Tiffany Neighborhood – City Blocks #2178 (1315-39 S. Grand Blvd. & 3632 Rutger Street), #2181.06 (3656 Hickory Street) and #2180 (1101 & 1121-27 S. Grand Blvd. and 1126 Motard Avenue)

**DATE:** September 7, 2016

**INITIATION:**

Mr. Michael Schnaare of the Lawrence Group, representing both, SSM-SLUH Inc. and St. Louis University, the property owners of record, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Tiffany neighborhood. Specifically, the petition focused on six (6) parcels in City Blocks #2178 (1315-39 S. Grand Blvd. & 3632 Rutger Street), #2181.06 (3656 Hickory Street) and #2180 (1101 & 1121-27 S. Grand Blvd. and 1126 Motard Avenue). The parcels in City Block # 2178 and 2181.06 are currently zoned "H" Area Commercial District and the parcels in City Block 2180 are currently zoned "C" Multiple-Family Dwelling District. The entire project area is located in the 17th Ward.

**ZONING ADMINISTRATOR'S REVIEW:**

The request was based on the Petitioner's proposal to consolidate the subject parcels with adjacent parcels that comprise the existing hospital campus area, that are currently zoned "J" Industrial District. The Petitioners own all parcels in question and propose to consolidate the parcels to allow for the construction of a new hospital and ambulatory care center in City Block 2181.06 2179.02, new structured parking facilities and retail fronting on S. Grand Blvd. in City Blocks 2181.05 and 2180 and the adaptive reuse of existing structures in City Block 2178 for professional office, education and conference space. Consolidation of all parcels would result in a multi-zoned property of "C" Multiple-Family Dwelling District, "H" Area Commercial District and "J" Industrial District, with the "C" Multiple-Family Dwelling District guidelines prevailing. The existing campus and the proposed enhancements are not allowed in the "C" Multiple-Family Dwelling District. The petitioner is seeking to change the zoning classification to "J" Industrial District, which would permit the proposed project to be in compliance with the provisions of the Zoning Code.

---

**SURROUNDINGS:**

Present zoning for the surrounding area is "J" Industrial District. The current uses in the affected area are already healthcare related or vacant parcels for planned expansion of healthcare related uses. The general character of the area is predominantly an institutional campus.

**RECOMMENDATION:**

The subject parcel would provide for the needed improvements and expansion of an existing hospital campus. The proposed expansion would bring a beneficial development to the City and would promote and conserve property values of the area.

After studying the request and investigating the context and other relevant considerations reviewed above, it is the recommendation of the Zoning Administrator that the subject parcels listed above in City Blocks #2178 (1315-39 S. Grand Blvd. & 3632 Rutger Street), #2181.06 (3656 Hickory Street) and #2180 (1101 & 1121-27 S. Grand Blvd. and 1126 Motard Avenue), be rezoned from the current classification of "H" Area Commercial District and "C" Multiple-Family Dwelling District to the "J" Industrial District, so as to permit the petitioner to develop the proposed project in compliance with the provisions of the Zoning Code.

cc: Alderman Joseph Roddy, 17th Ward  
Frank Oswald, Building Commissioner

**Building Safety is NO Accident**



Exhibit "D"

Photos of  
Rezoning Site in City Blocks 2178, 2181.06 & 2180



**1) Rezoning site  
Firmin Desloge Tower, 1315-39 S. Grand Blvd.  
(Looking westward)**



**2) Rezoning site  
SSM Health Saint Louis University Hospital,  
1315-39 S. Grand Blvd. & 3632 Rutger St.  
(Looking southward)**



**3) Rezoning site  
Vacant lot, 3656 Hickory St.  
(Looking westward)**



**4) Rezoning site  
2 vacant lots, 1121-27 S. Grand Blvd. & 1126  
Motard Ave.  
(Looking westward)**

Exhibit "D"

Photos of  
Rezoning Site in City Blocks 2178, 2181.06 & 2180



**5) Rezoning site  
Vacant lot, 1101 S. Grand Blvd.  
(Looking westward)**



**6) Adjacent properties  
West Pavilion, 3655 Vista Ave.  
(Looking southeastward)**



**7) Adjacent properties  
Drummond Hall, 3691 Rutger St.  
(Looking northeastward)**



**8) Adjacent properties  
Vacant industrial building, 1200 S. Spring Ave.  
(Looking southeastward)**



Exhibit "D"

Photos of  
Rezoning Site in City Blocks 2178, 2181.06 & 2180



**9) Adjacent properties  
Storage lot, 3685-99 Hickory St.  
(Looking eastward)**



**10) Adjacent properties  
2 1-family buildings, 3671-73 Hickory St.  
(Looking northward)**



**11) Adjacent properties  
8 vacant lots, 3649-69 Hickory St.  
(Looking northward)**



**12) Adjacent properties  
Saint Louis University Hospital Auxiliary  
Hospitality House, 3631 Hickory St.  
(Looking northward)**