



To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment By Petition (Rezoning) – City Block 972 (1301-13 N. Jefferson, 2615, 2617 & 2619 James ‘Cool Papa’ Bell Avenue) “Morning Star Missionary Baptist Church”

Date: August 28, 2015

Summary

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

Site: The 0.50 acre Rezoning Area consists of four (4) adjacent vacant parcels on the north-west corner of N. Jefferson and James ‘Cool Papa’ Bell Aves. in the JeffVanderLou Neighborhood. The Area is located north across James ‘Cool Papa’ Bell Ave. from the Morning Star Missionary Baptist Church.

Proposal: The amendment proposes changing the zoning from ‘C’ Multiple-Family Dwelling District and dual zoned ‘C’ District and ‘G’ Local Commercial & Office District to ‘G’ District only.

Land Use: The proposed rezoning to “G” District allows the Church’s proposed off-street parking lot.



Petitioner: Mr. Phillip Wurm of Topos Surveying Corp, represents the property owner, Morning Star Missionary Baptist Church, wishes to rezone the parcels to ‘G’ Local Commercial & Office District to bring the zoning into conformance with its future use, avoid a dual zoned parcel (which would not allow the proposed project), and satisfy MSD requirements.

Support Letters: Alderman Freeman Bosley (3rd Ward) submitted a letter of support for the rezoning.

Recommended Action

That the Planning Commission finds the petition for proposed Zoning District Map amendment for four (4) parcels at 1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James ‘Cool Papa’ Bell in City Block 972 to be in conformity with the City’s Strategic Land Use Plan’s Neighborhood Commercial Area (NCA) with the church serving multiple neighborhoods, and **recommends to approve** to the City’s Board of Aldermen.

1.0 Background

The 0.50 acre Rezoning Area consists of four (4) vacant parcels at 1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James ‘Cool Papa’ Bell Ave. in the JeffVanderLou Neighborhood. The parcel at 1301-13 N. Jefferson, which is dual zoned “C” Multiple-Family Dwelling District and “G” Local Commercial and Office District, is located on the north-west corner of N. Jefferson and James ‘Cool Papa’ Bell. The three parcels to the west at 2615, 2617 & 2619 James ‘Cool Papa’ Bell Ave. are zoned “C” Multiple-Family Dwelling District. (See Exhibit ‘A’)

Morning Star Missionary Baptist Church, located at 2614 James ‘Cool Papa’ Bell, is planning construction of a remote surface parking lot on the Rezoning Area across the street from the church. The Petitioner is being required by MSD, to consolidate the four parcels into one parcel. The rezoning to the “G” District prevents continuation of a dual zoned parcel (“C” & “G”) after parcel consolidation. The proposed rezoning is to “G” Local Commercial and Office District only. The Rezoning Petition is attached as Exhibit ‘B’.

Surrounding land uses include the church at 2614 James ‘Cool Papa’ Bell, vacant lots east of the church, and vacant row houses owned by the church west of the church at 2618-34 James ‘Cool Papa’ Bell (south of Rezoning Area), an occupied two-family building at 2623-25 James ‘Cool Papa’ Bell (west of Rezoning Area), several vacant lots and an occupied two-family building at 2610-12 Thomas (north of Rezoning Area) and the forested vacant Pruitt-Igoe site (east of Rezoning Area).

“G” Local Commercial and Office District zoning is located in a narrow band on the west-side and east side of N. Jefferson in the vicinity of the Rezoning Area. “C” Multiple-Family Dwelling District zoning is found in most of the surrounding neighborhood west of the Jefferson frontage. (see Exhibit ‘A’).

Zoning Administrator, Mary Hart Burton, recommends in the attached Exhibit ‘C’ “that the subject parcels in City Block 972 (1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James ‘Cool Papa’ Bell Ave.) be rezoned to the “G” Local Commercial and Office District only.” “The request is based on the Petitioner’s desire to bring the zoning of these parcels of land into conformance with their intended future use. The Petitioner proposes to consolidate these four parcels in order to provide off-street parking for the existing church located across the street from the site at 2618-34 James ‘Cool Papa’ Bell. “Consolidation of all parcels would result in dual zoning of both “C” Multiple-Family Dwelling District and G” Local Commercial and Office District, with the more restrictive regulations of the “C” District applying. The “C” Multiple-Family Dwelling District does not allow for Institutional uses to provide their off-street parking on a site other than the use itself. The “G” Local Commercial and Office District does allow for off-street parking to be provided within a 1,000’ radius of the primary use. A rezoning of “G” District would allow for the proposal to be in compliance with the provisions of the Zoning Code.” “Given that the proposed consolidation would allow for the Petitioner to provide off-street parking; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.”

Alderman Freeman Bosley (3rd Ward) letter of support for the rezoning is attached as Exhibit ‘D’.

Photographs of the Rezoning Area and vicinity are included in Exhibit ‘E’.

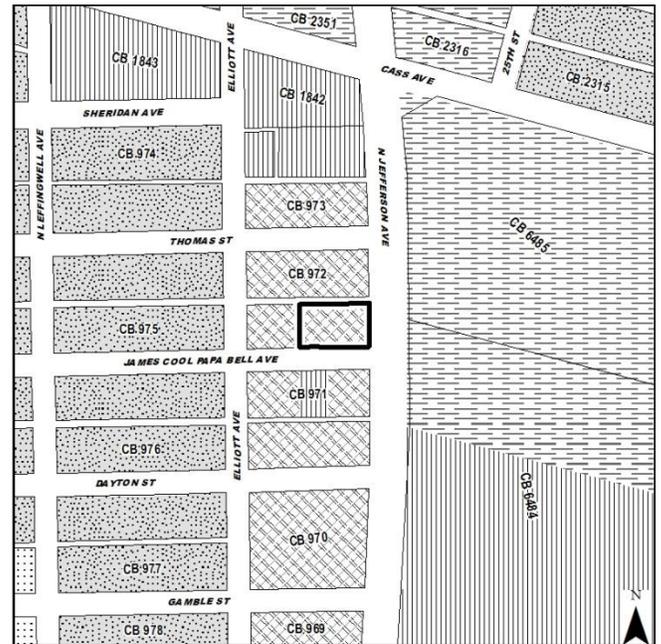
2.0 Comments

PDA Staff has reviewed the proposed “Petition for Zoning Amendment” for rezoning 1301-13 N. Jefferson and 2615, 2617 & 2617 James ‘Cool Papa’ Bell in City Block 972 of the JeffVanderLou Neighborhood.

The City’s Strategic Land Use Plan (SLUP) designates the Area as a Neighborhood Commercial Area (NCA)

“Areas where development of new and rehabilitation of existing commercial uses that primarily serve the adjacent neighborhoods should be encouraged. These areas include commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving the adjacent neighborhoods is intended.”

Staff finds the petition for the proposed Zoning District Map amendment for four parcels in City Block 972 is in conformity with the SLUP’s Neighborhood Commercial Area with the church serving multiple neighborhoods. Staff recommends **approving the petition to change the zoning to “G” Local Commercial and Office District** as being in conformity with the SLUP.



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

None

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

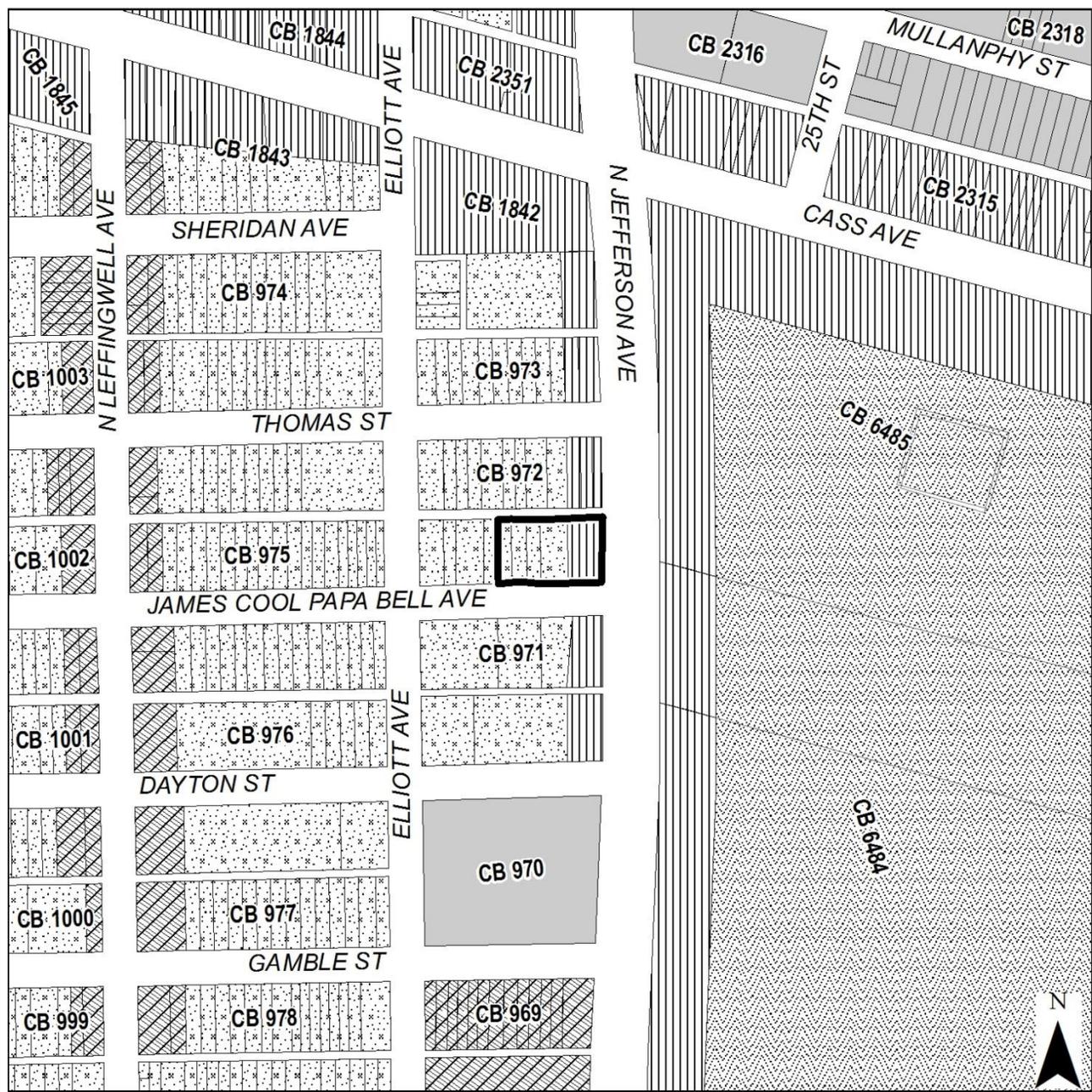
That the Planning Commission finds the petition for zoning amendment for four parcels at 1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James 'Cool Papa' Bell Ave. in City Block 972 is in conformity with the Strategic Land Use Plan's Neighborhood Commercial Area with the church serving multiple neighborhoods, and therefore **recommends to approve the petition to change zoning** to the Board of Aldermen of the City of St. Louis.

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 'G' Local Commercial & Office District) for four parcels (known as 1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James 'Cool Papa' Bell Ave. in City Block 972) is in conformity with the City's Strategic Land Use Plan's Neighborhood Commercial Area.
2. The Petition for the Amendment of the Zoning District Map (to 'G' Local Commercial & Office District) for four parcels (known as 1301-13 N. Jefferson Ave. and 2615, 2617 & 2619 James 'Cool Papa' Bell Ave. in City Block 972) is recommended for approval.
3. 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 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 "C" & "GC" to "G"

PDA-092-15-REZ



Exhibit B



PETITION FOR ZONING AMENDMENT (REZONING) CITY OF ST. LOUIS

Petitioner's Name TOPOS SURVEYING CORP.

Contact Name (If above is a firm/an organization) PHILLIP J. WURM

Address 790 RVE ST. FRANCOIS, FLORISSANT, MO 63031

Phone 314 838 5806 Fax -8141 Email PHILLIP@TOPOS-SURVEYING.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 ENCLOSED SHEET

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 1301 N. JEFFERSON, 2615-17-19 JAMES COOL PAPA BELL AVE.

City Block No. 972 Parcel No. 0972000/1200, 1300, 1400, 1500

Requested Zone/FBD Change From C AND C/G To G

(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) VACANT
- Intended Use of Property(s) PARKING LOT FOR NEARBY CHURCH
- Grounds for Petition TO CONSOLIDATE PARCELS FOR FUTURE CHURCH PARKING LOT
- Are you the owner of the property described? NO
- If not, what is your legal interest in the property? CHURCH REPRESENTATIVE
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as MORNING STAR MISSIONARY BAPTIST CHURCH

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.

Phillip J. Wurm 6/3/2015

Signature(s) of Petitioner(s)

Date Filed

Received and deemed complete by Zoning on 6/29/15

City of St. Louis, Office of the Zoning Administrator

Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

Morning Star Missionary
I/We Baptist Church of St. Louis own the property(ies)

PRINT NAME(S)

commonly known as 1301 N. Jefferson in City Block
2615, 2617, 2619 James Cool Papa Bell Avenue
PRINT ADDRESS(ES)

City Block Number(s) 972 and Parcel Number(s) 09720001200,
09720001300, 09720001400, 09720001500

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

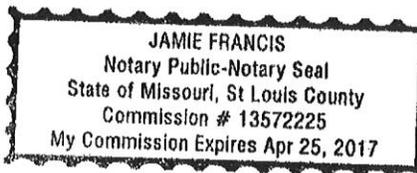
✓ Geneva Jackson 6/15/15
SIGNATURE DATE

N/A
SIGNATURE DATE

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

Notary for Geneva Jackson only. 6/15/15

Jamie Francis



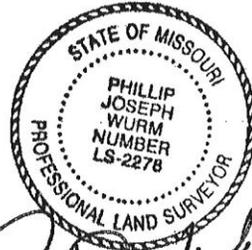
City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103



METES AND BOUNDS DESCRIPTION
1301 N. JEFFERSON, 2615-17-19 JAMES COOL PAPA BELL AVE

A tract of land being Lots 1 through 7 in Block 7 of Stoddard Addition, and in Block 972 of the City of St. Louis, Missouri, and also described as follows:
Beginning at the southeasterly corner of said Lot 1 at the intersection of the westerly line of N. Jefferson Ave., 100 feet wide, with the northerly line of James Cool Papa Bell Ave. (formerly known as Dickson Street), 60 feet wide; thence along said northerly line, Westerly 185 feet to the westerly line of said Lot 7; thence along said westerly line, Northerly 118 feet 3 inches to the southerly line of an alley, 15 feet wide; thence along said southerly line, Easterly 185 feet to the westerly line of said N. Jefferson Ave.; thence along said westerly line, Southerly 118 feet 3 inches to the point of beginning, and containing 21,876 square feet, more or less, or 0.50 acre, more or less, according to calculations for Order No. 0514-61 executed by Topos Surveying Corp. in May, 2015.

5/28/2015



[Handwritten signature]

Exhibit C



RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

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



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Jeff Vanderlou Neighborhood - City Block 972 (1301-13 N Jefferson and 2615, 2617 & 2619 James Cool Papa Bell)

DATE: September 2, 2015

INITIATION:

Mr. Phillip J. Wurm of Topos Surveying Corporation, for Morning Star Missionary Baptist Church, the Owner of Record for the above referenced parcels in city block 972, 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 Jeff Vanderlou Neighborhood. Specifically, the petition focused on four (4) parcels in city block 972, known as 1301-13 N Jefferson and 2615, 2617 & 2619 James Cool Papa Bell. The parcel known as 1301-13 N Jefferson is currently zoned both, "C" Multiple-Family Dwelling District and "G" Local Commercial and Office District and the parcels known as 2615, 2617 & 2619 James Cool Papa Bell are currently zoned "C" Multiple-Family Dwelling District. The subject parcels are located entirely in the 3rd Ward of the City of St. Louis.

PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of these parcels of land into conformance with their intended future use. The Petitioner proposes to consolidate these four parcels in order to provide off-street parking for the existing church located across the street from this site at 2618-34 James Cool Papa Bell. Consolidation of all parcels would result in dual zoning of both "C" Multiple-Family Dwelling District and "G" Local Commercial and Office District, with the more restrictive regulations of the "C" Multiple-Family Dwelling District applying. The "C" Multiple-Family Dwelling District does not allow for Institutional uses to provide their off-street parking on a site other than the use itself. However, the "G" Local Commercial and Office District does allow for off-street parking to be provided within a 1,000' radius of the primary use. A rezoning of "G" Local Commercial and Office District would allow for the proposal to be in compliance with the provisions of the Zoning Code.

Given that the proposed consolidation would allow for the Petitioner to provide off-street parking; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good

zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject parcels in City Block 972 (1301-13 N Jefferson and 2615, 2617 & 2619 James Cool Papa Bell) be rezoned to the "G" Local Commercial and Office District only.

cc: Alderman Freeman Bosley, 3rd Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit D



**BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI**

Freeman Bosley, Sr.
Alderman, 3rd Ward

-CHAIRMAN-
Streets, Traffic & Refuse Committee

May 27, 2015

Ms. Mary Hart Burton
Zoning Administrator
400 City Hall
1200 Market Street
St. Louis, MO

RE: 1301-13 N. Jefferson and 2615, 2617, 2619 James "Cool Papa" Bell

Dear Ms. Burton:

I am writing in support of the Rezoning Application for Morning Star Missionary Baptist Church to rezone the above parcels from the "C" & "C/G" Zoning Districts to the "G" Zoning District only.

If you have any questions, please call Linda Primer at 583-5140. Thank you.

Sincerely,


Freeman Bosley, Sr.
Alderman, 3rd Ward

/seb

Exhibit E

Photos of Rezoning on CB 972 Proposed Site of Parking Lot – Rezoning Area



1) 1301 N. Jefferson / 2615-19 James Bell (REZ Area)
(aerial view north – Area is across from church)
C.B. 971 & 972



2) 1301 N. Jefferson / 2615 James Bell (REZ Area)
(aerial view south – Area is across from church)
C.B. 971 & 972



3) 1301 N. Jefferson / 2615-19 James Bell (REZ Area)
(view of Area looking west from Jefferson Ave.)
C.B. 972



4) Morning Star Missionary Baptist Church
(located south across the street from REZ Area)
C.B. 971

Exhibit E

Photos of Rezoning on CB 972 Buildings and Vacant Land in Immediate Vicinity



5) 1245 North Jefferson Ave. (south of REZ Area)
(Church lot left, Northside Regeneration lot right)
C.B. 971



6) 2614 James 'Cool Papa' Bell (south of REZ)
(Morning Star Missionary Baptist Church)
C.B. 971



7) 2618-34 James 'Cool Papa' Bell (SW of REZ)
(row houses owned by the church)
C.B. 971



8) 2621-31 James 'Cool Papa' Bell (west of REZ)
(Northside Regeneration left, Bailey residence right)
C.B. 972

Exhibit E

Photos of Rezoning on CB 972 Buildings and Vacant Land in General Vicinity



9) View south on N. Jefferson Ave.
(Gateway Elementary School on left)
C.B. 6484



10) 1421 N. Jefferson Ave.
(Fire Department Headquarters)
C. B. 973



11) Aerial View of Pruitt Igoe Site
(site at top is located east of Rezoning Area)
C.B. 6484 & 6485