



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

FRANCIS G. SLAY, Mayor

File No. PDA-101-15-NBD

To: City of St. Louis Planning Commission

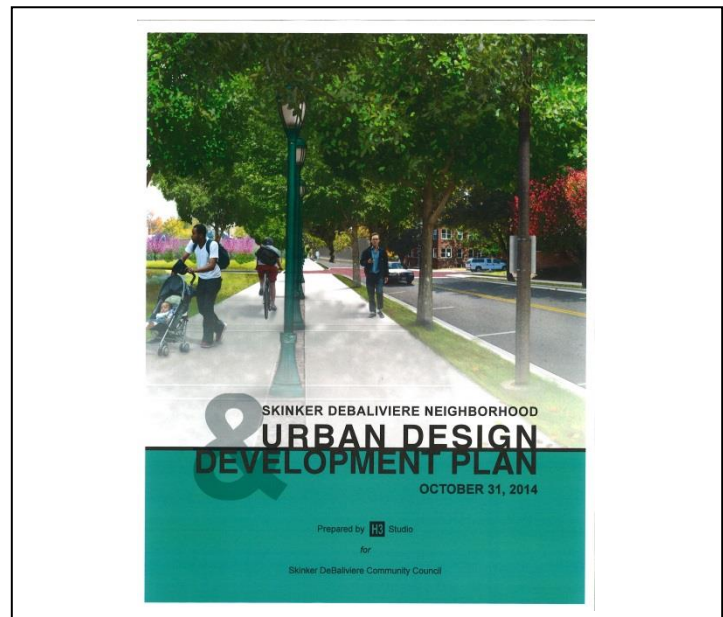
From: Don Roe, Director

Subject: Skinker DeBaliviere Neighborhood Urban Design Development Plan -- Approval to Conduct a Presentation and Public Hearing at a Future Planning Commission Meeting

Date: August 28, 2015

Summary

A Neighborhood Plan for the Skinker DeBaliviere neighborhood was completed in October 2014. The Skinker DeBaliviere Neighborhood Urban Design Development Plan was prepared by H3 Studio, a consulting firm, for the Skinker DeBaliviere Community Council, the neighborhood organization. The Neighborhood Plan was initiated in 2012 to position and envision how the neighborhood will continue to evolve over the long term and to identify the steps necessary to make that vision a reality. The study area's boundaries are slightly different than the Skinker DeBaliviere neighborhood's boundaries (generally bounded by Delmar Blvd. on the north, DeBaliviere Ave. on the east, Lindell Blvd. on the south, and the City Limits on the west).



This resolution seeks the approval of the Planning Commission to advertise and conduct a Presentation and Public Hearing to consider the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan.

This resolution takes no action on the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan other than requesting that the Planning Commission agree to conduct a Presentation and Public Hearing and direct staff to fulfill the procedural requirements for the Public Hearing.

Recommended Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing to consider the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan at a future Planning Commission meeting.

1.0 Background

- Ordinance 64687 requires that an amendment to the City’s Comprehensive Plan be preceded by at least one Public Hearing, and that the advertising (public notice) for the Public Hearing be published in a daily newspaper of general circulation in the City and in The City Journal at least 20 days in advance of the Public Hearing. The Planning Commission has conducted Presentations and Public Hearings in a variety of locales, and as stand-alone events or simply as part of a regular Planning Commission meeting. We are proposing that the Presentation and Public Hearing be included as part of an upcoming regular or special Planning Commission meeting at 1520 Market St.
- At that future Planning Commission meeting, a Presentation will be made regarding the Skinker DeBaliviere Neighborhood Urban Design Development Plan, a Public Hearing will be conducted, and the adoption resolution will be presented to the Planning Commission for its review and subsequent action.
- The purpose of the Public Hearing and Presentation is to consider the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan. The plan was initiated to position and envision how the neighborhood will continue to evolve over the long term -- with an emphasis on urban design and development issues -- and to identify the steps necessary to make that vision a reality. The Neighborhood Plan was prepared by H3 Studio, a consulting firm, for the Skinker DeBaliviere Community Council, the neighborhood organization. The planning process began in 2012. Following an extensive public participation process, the Neighborhood Plan was completed in October 2014 and approved by the Skinker DeBaliviere Community Council’s Board of Directors.
- The Skinker DeBaliviere neighborhood is generally bounded by Delmar Blvd. on the north, DeBaliviere Ave. on the east, Lindell Blvd. on the south, and the City Limits on the west. The study area’s boundaries are slightly different: the blockface north of Delmar Blvd. on the north; the blockface east of DeBaliviere Ave. on the east; Lindell Blvd./Forest Park Pkwy. on the south; and Melville Ave. on the west. (However, the City’s jurisdiction ends at the City Limits).

2.0 Public Input

Creating the opportunity for the Planning Commission to receive public input regarding the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan is the purpose of this resolution.

Requested Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing to consider the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan at a future Planning Commission meeting.

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

1. The Planning Commission will conduct a Presentation and Public Hearing at a future Planning Commission meeting to seek public input regarding the adoption of the Skinker DeBaliviere Neighborhood Urban Design Development Plan as a Neighborhood Plan.

2. The Director of the Planning and Urban Design Agency is hereby directed and authorized to make arrangements and the final determination as to which regular or special meeting of the Planning Commission will include the Presentation and Public Hearing.
3. The Director of the Planning and Urban Design Agency is hereby directed to follow the rules regarding the provision of public notice for the Presentation and Public Hearing, as set forth in Ordinance 64687.