



## 1.0 Background

The 1.26 acre Rezoning Area consists of one (1) vacant parcel at 4232 W. Dr. Martin Luther King Dr. in the Vandeventer Neighborhood. The parcel is zoned “G” Local Commercial & Office District. (See Exhibit ‘A’)

Mr. Doug Bruns of Stock & Associates Consulting Engineers, Inc. represents the developer, RR Jennings Developer LLC, and the Land Reutilization Authority (LRA), the owner of the rezoning parcel as well as the two other parcels that comprise the Vandeventer Place housing site.

The petitioner plans construction of a three-story multiple-family dwelling building with 54 market rate units and 55 off-street parking spaces on the consolidated site which includes the Rezoning Area and two parcels located south of the vacated Cozens Avenue right-of-way. The rezoning to the “C” District prevents creation of a dual zoned “C & G” parcel after consolidation with the two parcels to the south of the Rezoning Area that are already zoned “C” District. The Rezoning Petition is attached as Exhibit ‘B’. Site plan and building elevations of Vandeventer Place multiple-family housing are attached as Exhibit ‘C’.

Surrounding land uses include **1)** occupied and vacant commercial buildings, vacant lots and one residence located on Dr. Martin Luther King Dr. (east, north & west of Rezoning Area) and **2)** occupied and vacant single-family / two-family residences and many privately owned and LRA owned vacant lots located on Pendleton & Evans Avenues (south & west of Rezoning Area).

“G” Local Office & Commercial District zoning is located along the length of Dr. Martin Luther King Drive, while “C” Multiple-Family Dwelling District zoning is found in most of the surrounding residential neighborhoods. (see Exhibit ‘A’).

Zoning Administrator, Mary Hart Burton, recommends in the attached Exhibit ‘D’ “that the subject parcel in City Block 3728 (4232 W. Dr. Martin Luther King Drive) be rezoned to the “C” Multiple-Family Dwelling District.” “The request is based on the Petitioner’s desire to bring the zoning of this parcel of land into conformance with its intended future use. The Petitioner has already completed the process to vacate a portion of the western end of W. Cozens Avenue in order to consolidation this parcel with two other parcels in that same City Block, 1408 Pendleton Avenue and 4241-49 W. Evans Avenue, currently zoned “C” Multiple-Family Dwelling District. They propose to construct a three story multiple-family dwelling structure, consisting of 54 market rate units and to provide fifty-five off-street parking spaces. Consolidation of parcels zoned differently is not permitted and therefore the Petitioner requests to rezone 4232 W. Dr. Martin Luther King Drive to the “C” Multiple-Family Dwelling District. This would allow for the proposed improvements to be in compliance with the provisions of the Zoning Code.” “Given that the proposed development provides for new market rate housing opportunities for the immediate and surrounding neighborhoods; that by rezoning subject property would bring it into conformity with the Zoning Section; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City.”

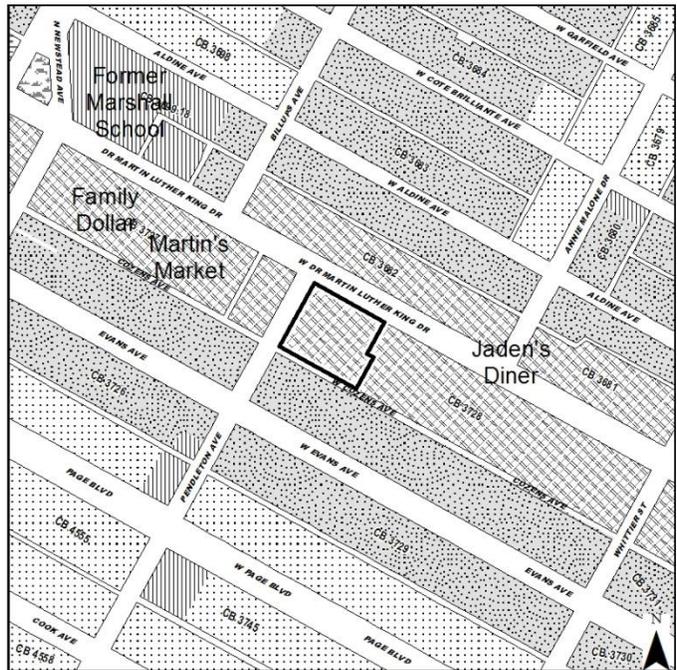
Alderman Samuel Moore (4th Ward) letter of support for the rezoning is attached as Exhibit ‘E’.

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

## 2.0 Comments

PDA Staff has reviewed the proposed “Petition for Zoning Amendment” for rezoning 4232 W. Dr. Martin Luther King Dr. in City Block 3728 of the Vandeventer Neighborhood. The City’s Strategic Land Use Plan (SLUP) designates the Area as 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. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g. ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area”*



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

The proposed rezoning would facilitate the development of the subject parcel and adjacent parcels in the Vandeventer Place multiple-family building that has 54 market rate units and 55 off-street parking spaces. Although the proposed residential project doesn’t include any commercial uses, the apartment building will help to strengthen the existing retail and commercial businesses along Dr. Martin Luther King Dr. by providing 54 new households to the area. The resident’s needs for goods and services will help to boost neighborhood businesses. In addition, the definition for a Neighborhood Commercial Area provides for “higher density mixed use residential and commercial”, which indicates the value and importance of residential uses to a Neighborhood Commercial Area.

Staff finds the petition for proposed Zoning District Map amendment for one (1) parcel at 4232 W. Dr. Martin Luther King Dr. in City Block 3728 to be in conformity with the City’s Strategic Land Use Plan’s Neighborhood Commercial Area (NCA) with the new apartment resident’s need for goods and services strengthening existing retail and commercial businesses along Dr. Martin Luther King Dr. Staff recommends **approving the petition to change the zoning to “C” Multiple-Family Dwelling District.**

### 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.

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## Requested Recommendation

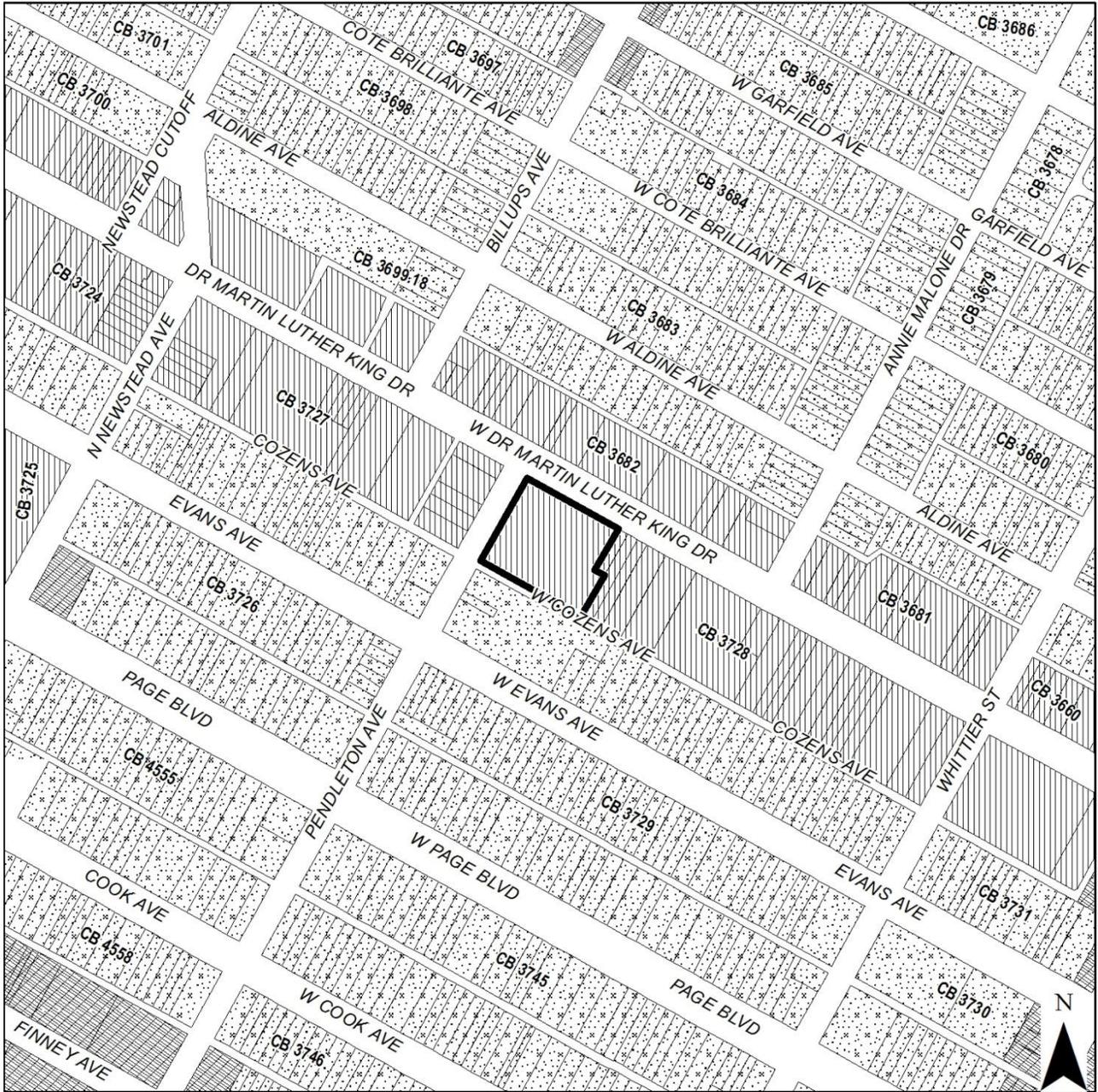
That the Planning Commission finds the petition for zoning amendment for one parcel at 4232 W. Dr. Martin Luther King Dr. in City Block 3728 is in conformity with the City's Strategic Land Use Plan's Neighborhood Commercial Area with the new apartment resident's need for goods and services strengthening existing retail and commercial businesses along Dr. Martin Luther King Dr., and therefore **recommends to approve the petition to change zoning** to the Board of Aldermen of the City of St. Louis.

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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 'C' Multiple-Family Dwelling District) for one parcel (known as 4232 W. Dr. Martin Luther King Dr. in City Block 3728) is in conformity with the Strategic Land Use Plan's Neighborhood Commercial Area.
2. The Petition for the Amendment of the Zoning District Map (to 'C' Multiple-Family Dwelling District) for one parcel (known as 4232 W. Dr. Martin Luther King Dr. in City Block 3728) 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 "G" to "C"

PDA-106-15-REZ

# Exhibit B



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

Petitioner's Name Stock & Associates Consulting Engineers, Inc.

Contact Name (If above is a firm/an organization) Doug Bruns, P.E.

Address 257 Chesterfield Business Parkway, St. Louis, MO 63005

Phone 636-530-9100 Fax 636-530-9130 Email dbruns@stockassoc.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 4232 W. Dr. Martin Luther King Dr.

City Block No. 3728

Parcel No. 37280000550

Requested Zone Change From: "G" (Local Commercial and Office) To: "C" (Multiple Family Residential)  
(list specific zoning district) (list specific zoning district)

*The following can be listed or mapped on additional sheets:*

- Present Use of Property(s) Vacant Lot
- Intended Use of Property(s) Multiple Family Residential with Surface Parking.
- Grounds for Petition The site project has 3 parcels that are being consolidated.
- Are you the owner of the property described? No.
- If not, what is your legal interest in the property? Authorized Representative
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as Land Re-utilization Authority

*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.*

D. P. B.  
Signature(s) of Petitioner(s)

6/23/15  
Date Filed

Received and deemed complete by Zoning on 8/7/15.  
City of St. Louis, Office of the Zoning Administrator  
Room 400, City Hall, St. Louis, MO 63103

CITY OF ST. LOUIS

AFFIDAVIT

I/We Laura M. Costello, Land Reutilization Authority own the property(ies)

PRINT NAME(S)

commonly known as 4232 W. Dr. Martin Luther King Drive, in City Block  
~~4124 Evans Avenue,~~  
~~1408 Pendleton Avenue~~

City Block Number(s) 3728 and Parcel Number(s) 37280000550,  
~~372800006250,~~  
~~372800006600.~~

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

Laura M. Costello 4-15-15  
SIGNATURE DATE

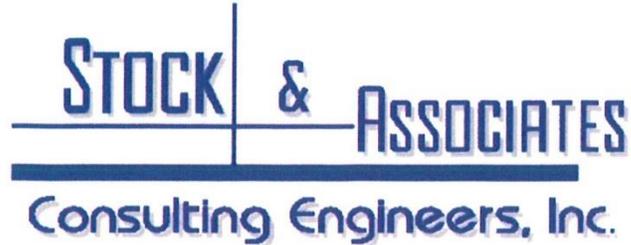
\_\_\_\_\_  
SIGNATURE DATE

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

*Signed and sworn before me Doretha Nickson-Harris, Notary, this 15th day of April 2015.*



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



#### Rezoning Description

A tract of land being Lot A of Open Air Farmers Market, a subdivision according to the plat thereof as recorded in Plat Book 76, Page 36 of the St. Louis City Records, located ion City Block 3728 of the City of St. Louis, Missouri being more particularly described as follows:

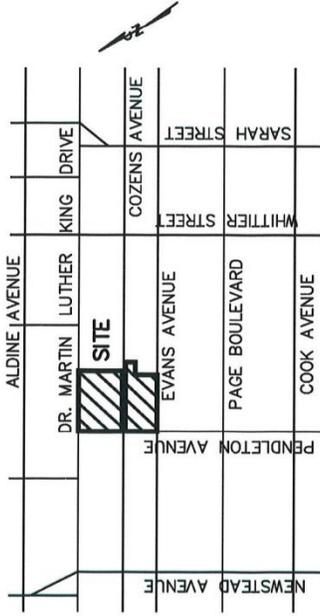
Beginning at a found iron pipe, located at the intersection of the southeastern right-of-way of Pendleton Avenue, 60 feet wide with the southern right-of-way line of Dr. Martin Luther King Drive, 80 feet wide; thence along said southern right-of-way line, South 60 degrees 53 minutes 50 seconds East, 240.50 feet to the northwestern corner of a tract of land as conveyed to Kyle Anders and Muneera Naseer by instrument recorded on April 08, 2005, as Daily No. 181 of the above said records, from which a found iron pipe bears South 71 degrees 19 minutes 08 seconds East, 0.47 feet; thence along the western line of said Naseer tract, South 29 degrees 37 minutes 41 seconds West, 109.08 feet to the southwestern corner of said Anders and Naseer tract; thence along the southern line of said Anders and Naseer tract, South 60 degrees 52 minutes 42 seconds East, 25.00 feet to the western line of Lot 54 of Gregory's Addition; thence along said western line, South 29 degrees 37 minutes 41 seconds West, 109.11 feet to the northern right-of-way line of a 20 feet wide Alley; thence along said right-of-way line, North 60 degrees 52 minutes 40 seconds West, 263.53 feet to its intersection with the eastern right-of-way of above said Pendleton Avenue; thence along said right-of-way line, North 29 degrees 06 minutes 42 second East, 218.10 feet to the Point of Beginning and containing 54,976 square feet or 1.262 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on May 7, 2015.

Stock & Associates Consulting Engineers, Inc  
LC No. 222-D

By: \_\_\_\_\_  
Daniel Ehlmann, Missouri P.L.S. No. 2215

# Exhibit C

**VANDEVENTER PLACE**  
**ST. LOUIS, MISSOURI**  
**OCTOBER 2014**



**SITE LOCATION MAP**

NOT TO SCALE

**PARKING NOTE**

REQUIRED PARKING  
 54 SPACES / 54 UNITS = 1 SPACE / UNIT

PROVIDED PARKING  
 55 SPACES / 54 UNITS = 1 SPACE / UNIT

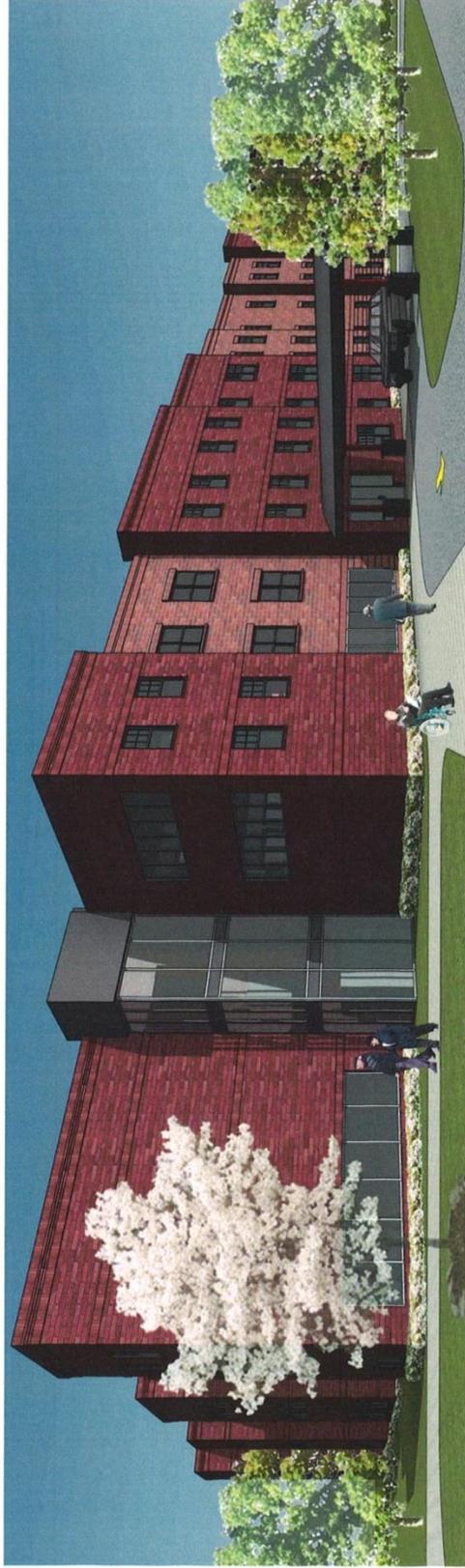
**SITE NOTES**

SITE AREA = 2.43 ACRES  
 1-54 UNIT 3 STORY BUILDING  
 TOTAL = 54 UNITS



**Engineering Surveys & Services**  
 1113 Fay Street  
 Columbia, Missouri  
 373 - 497-2646

12772



VANDEVENTER PLACE

APRIL 9, 2015

FRONT PERSPECTIVE





VANDEVENTER PLACE  
APRIL 9, 2015

REAR PERSPECTIVE



## Exhibit D



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 – Vandeventer Neighborhood - City Block 3728 (4232 W. Dr. Martin Luther King Drive)

**DATE:** September 2, 2015

### INITIATION:

Mr. Doug Bruns of Stock & Associates Consulting Engineers, Inc., representing the Land Reutilization Authority, owner of the above referenced parcel, 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 Vandeventer Neighborhood. Specifically, the petition focused on one parcel in city block 3728, known as 4232 W. Dr. Martin Luther King Drive and zoned "G" Local Commercial and Office District. The parcel is located in the 4th Ward of the City of St. Louis, surrounded by a mixture of vacant and occupied residential and commercial uses.

### PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of this parcel of land into conformance with its intended future use. The Petitioner has already completed the process to vacate a portion of the western end of W. Cozens Avenue in order to consolidate this parcel with two other parcels in that same City Block, 1408 Pendleton and 4241-49 W. Evans Avenue, currently zoned "C" Multiple-Family Dwelling District. They propose to construct a three story multiple-family dwelling structure, consisting of 54 market rate units and to provide fifty-five off-street parking spaces. Consolidation of parcels zoned differently is not permitted and therefore the Petitioner requests to rezone 4232 W. Dr. Martin Luther King Drive to the "C" Multiple-Family Dwelling District. This would allow for the proposed improvements to be in compliance with the provisions of the Zoning Code.

Given that the proposed development provides for new market rate housing opportunities for the immediate and surrounding neighborhoods; that by rezoning the subject property would bring it into conformity with the Zoning Section; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more 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 parcel in City Block 3728 (4232 W. Dr. Martin Luther King Drive) be rezoned to the “C” Multiple-Family Dwelling District.

cc: Alderman Samuel L. Moore, 4th Ward  
Frank Oswald, Building Commissioner

**Building Safety is NO Accident**

## Exhibit E



Samuel L. Moore  
ALDERMAN  
4<sup>th</sup> Ward

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

COMMITTEES  
Convention, Tourism, Arts & Humanities  
Intergovernmental Affairs  
Neighborhood Development  
Streets, Traffic & Refuse  
Transportation & Commerce

August 10, 2015

Mary Hart-Burton  
Building/Zoning Division  
City Hall, Room 400  
1200 Market Street  
St. Louis, Missouri 63103

RE: 4232 W. Dr. Martin Luther King Dr.

Dear Mary:

Please be advised that I support the rezoning of the above referenced address from G-Local Commercial /Office to C-Multi Family.

Should you have any questions or need additional information, please feel free to contact me at (314) 622-3287. I thank you for your assistance in this matter.

Sincerely,

  
Samuel L. Moore  
Alderman, 4<sup>th</sup> Ward

SLM/tb



## Exhibit F

### Photos of Rezoning on CB 3728 Rezoning Area: View from Dr. King & Pendleton



**1) 4232 W. Dr. Martin Luther King (REZ Area)**  
(aerial view of REZ Area looking north to Dr. King Dr.)  
**C.B. 3728**



**2) 4232 W. Dr. Martin Luther King (REZ Area)**  
(southeast corner at Dr. King Dr. & Pendleton Ave.)  
**C.B. 3728**



**3) 4232 W. Dr. Martin Luther King (REZ Area)**  
(view west along Dr. King Dr. of Rezoning Area)  
**C.B. 3728**



**4) 4232 W. Dr. Martin Luther King (REZ Area)**  
(northeast corner at Pendleton Ave. & Cousins Ave.)  
**C.B. 3728**

## Exhibit F

### Photos of Rezoning on CB 3728 Proposed Multiple-Family Housing Site



**5) REZ Area above 2 parcels on Evans & Pendleton**  
(aerial view of multiple-family housing site)  
**C.B. 3728**



**6) REZ Area left, Cozens Ave., 2 parcels right**  
(Site formed with consolidation of parcels & r.o.w.)  
**C.B. 3728**



**7) 4341-49 Evans & 1408 Pendleton (south of REZ)**  
(View south from Pendleton Ave. & Cozens Ave.)  
**C.B. 3728**



**8) 4341-49 Evans 1408 Pendleton (south of REZ)**  
(northeast corner of Pendleton Ave. & Evans Ave.)  
**C.B. 3728**

## Exhibit F

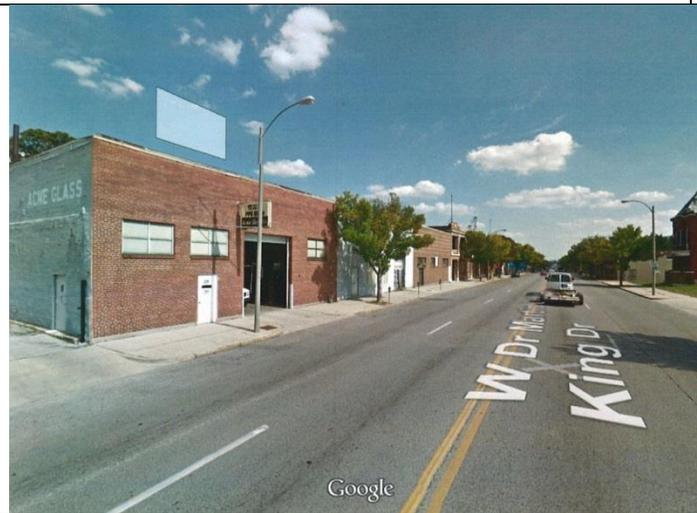
### Photos of Rezoning on CB 3728 Vicinity on Dr. King Dr. - East of Pendleton



**9) 4228 W. Dr. Martin Luther King (east of REZ)**  
(vacant residence on south-side next to Rezoning Area)  
**C.B. 3728**



**10) 4200-20 W. Martin Luther King (further east)**  
(commercial buildings on south-side)  
**C. B. 3728**



**11) 4231-55 W. Dr. Martin Luther King (north REZ)**  
(commercial building on north-side across the street)  
**C.B. 3682**



**12) 4201-29 W Dr. Martin Luther King (NE REZ)**  
(vacant & occupied north-side commercial buildings)  
**C.B. 3682**

## Exhibit F

### Photos of Rezoning on CB 3728 Vicinity on Dr. King Dr. – West of Pendleton



**13) 4300-06 Dr Martin Luther King (west REZ Area)**  
(site southwest corner of Dr. King & Pendleton)  
**C.B. 3727**

**14) 4308-30 Dr Martin Luther King (further west)**  
(Martin's Market & parking)



**15) 4257-67 Dr. Martin Luther King (NW REZ Area)**  
(commercial buildings on north-side)  
**C.B. 3682**

**16) 4375-85 Dr Martin Luther King (further west)**  
(commercial buildings on north-side)  
**C.B. 3682**

## Exhibit F

### Photos of Rezoning on CB 3728 Vicinity on Pendleton & Evans



**17) 1403-43 Pendleton Ave. (west of REZ Area)**  
(vacant land & residences on west-side of Pendleton)  
**C.B. 3727**



**18) 4221-35 W. Evans Ave. (east of REZ Area)**  
(residences on north-side of Evans)  
**C. B. 3728**



**19) 4228-66 W. Evans Ave. (south of REZ Area)**  
(vacant land & residences on south-side of Evans)  
**C. B. 3729**



**20) 4218-26 W. Evans Ave. (SE of REZ Area)**  
(vacant land & residences on south-side of Evans)  
**C. B. 3729**