



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

FRANCIS G. SLAY, Mayor

File No. PDA-155-04-CMP

To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Strategic Land Use Plan Amendment #15 -- Approval to Conduct a Presentation and Public Hearing at a Future Planning Commission Meeting

Date: November 25, 2015

Summary

The Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan was adopted in January 2005 and was most recently amended on April 1, 2015. Unlike many SLUP amendments - - which are general updates of the SLUP that occur on an annual basis (with multiple locations on the SLUP map) -- this proposed SLUP amendment is in response to a change in vision for a specific area -- in this case, a large unique site in the Riverview neighborhood. Each amendment occurs after a required Public Hearing and approval by the Planning Commission.

This resolution seeks the approval of the Planning Commission to advertise and conduct a Presentation and Public Hearing for Amendment #15 of the SLUP. This proposed SLUP amendment is based on a proposed development of a large riverfront site located north of Interstate 270. The approximately 70-acre site consists of vacant land. It is currently designated by the SLUP as a Recreational/Open Space Preservation and Development Area (ROSPDA) and zoned "A" Single-Family Dwelling District -- both of which significantly limit development opportunities for the site. A developer is proposing to construct Lighthouse St. Louis, a substantial mixed-use development project that would include retail, residential, hotel and recreational uses and amenities. Such a development would require amending the SLUP. If approved by the Planning Commission, a zoning change for the site would be presented to the Planning Commission for its review in the coming months.

This resolution takes no action on the proposed SLUP amendment other than requesting that the Planning Commission agrees to conduct a Presentation and Public Hearing and directs 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 at a future Planning Commission meeting to consider Amendment #15 to the Strategic Land Use Plan of the St. Louis Comprehensive Plan for a portion of the Riverview neighborhood.

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 time, a Presentation will be made regarding proposed SLUP Amendment #15, a Public Hearing will be conducted, and the SLUP amendment resolution will be presented to the Planning Commission for its review and subsequent action.
- The approximately 70-acre site is located along the Mississippi River, north of Interstate 270, in the Riverview neighborhood. It consists of vacant land, which was recently raised out of the flood plain. It is currently designated by the SLUP as a Recreational/Open Space Preservation and Development Area (ROSPDA) and zoned “A” Single-Family Dwelling District -- both of which significantly limit development opportunities for the site. A developer, in conjunction with the property owner, is proposing to construct Lighthouse St. Louis, a substantial mixed-use development project that would include retail (ranging from a gas station/convenience store to a “big box” store), residential, hotel and recreational uses and amenities, such as a lighthouse, a boardwalk, a riverwalk and a trail, which would take advantage of the riverfront site’s natural features. Such a development would require amending the SLUP to another Strategic Land Use Category to be determined. If approved by the Planning Commission, a zoning change for the site would be presented to the Planning Commission for its review in the coming months. The zoning change may be the establishment of a form-based district, a zoning overlay district that could help to ensure a high-quality development for a unique site in the City.

2.0 Public Input

Creating an opportunity for public input before the Planning Commission regarding proposed SLUP Amendment #15 is the purpose of this resolution.

Requested Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing at a future Planning Commission meeting to consider Amendment #15 to the Strategic Land Use Plan of the St. Louis Comprehensive Plan for a portion of the Riverview neighborhood.

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 on amending the Strategic Land Use Plan of the St. Louis Comprehensive Plan as Amendment #15 for a portion of the Riverview neighborhood.
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.