



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 #16 -- Approval to Conduct a Presentation and a Public Hearing at Future Planning Commission Meeting(s)
Date: January 4, 2016

Summary

The Strategic Land Use Plan (SLUP) was adopted in January 2005 and last amended in April 2015 for the Chouteau Gateway area of the Forest Park Southeast Neighborhood. The last general SLUP Map Update for multiple locations (Amendment #11) was in March 2014.

SLUP Amendment #16 under consideration will contain large-scale changes based on the Opportunity Areas (OA) Analysis Study and a general update based on approved action items. Each amendment occurs after required public hearing and Planning Commission approval.

This resolution seeks the approval of the Planning Commission to advertise and conduct a Presentation and a Public Hearing or Hearings for Amendment #16 of the SLUP. This proposed SLUP amendment is based on **1)** an analysis study of 50 Opportunity Area (OA) clusters and their vicinities that proposes large-scale strategic land use changes from OA to other SLUP land use categories and **2)** a general SLUP update that proposes land use changes based on Commission approved action items or where the adjacency provision was invoked.

This resolution takes no action on the proposed SLUP amendment other than requesting that the Planning Commission agree to conduct a Presentation and a Public Hearing or Hearings and directs staff to fulfill the procedural requirements for the Public Hearing or Hearings.

Recommended Action

That the Planning Commission approves advertising and conducting a Presentation and a Public Hearing or Hearings at future Planning Commission meeting(s) to consider Amendment #16 to the Strategic Land Use Plan of the St. Louis Comprehensive Plan for large-scale and general SLUP land use changes throughout the City.



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 Hearings as required be included as part of an upcoming regular or special Planning Commission meetings at 1520 Market St.
- At that time, a presentation will be made regarding proposed SLUP Amendment #16, a Public Hearing will be conducted, and the SLUP amendment resolution will be presented to the Planning Commission at the same or a future meeting for its review and subsequent action. The Public Hearing may be conducted over the course of more than one meeting, if the Amendment requires additional input.
- The proposed SLUP Amendment #16 is based on PDA’s **1)** year-long analysis of the 50 clusters of Opportunity Area (OA) in the original SLUP (2005) and **2)** a compiled list of SLUP changes due to Commission approved action items since the last general update (March 2014).
- The goal of the OA Study is to pro-actively recommend large-scale transitions from the vague Opportunity Area (OA) category to the other more specific nine (9) designated SLUP land use categories. The study methodology recommends new land uses based on land use trends since 2005, current development patterns and planning principles to fulfill the SLUP’s two main purposes
 - “To provide direction for those who wish to make new investments in our City, and
 - To provide stability and opportunities for those who already live, work and build their business here.”
- The changes to the SLUP map for the general update will include multiple locations. This is not intended as a complete review and revision of the SLUP. The changes anticipated are primarily of two types;
 - The proposed change of SLUP land use is based directly on action items approved by the Planning Commission (Chapter 99 Plan, Adopted Plan or Rezoning) generally during the last year where development is completed or the adjacency provision is invoked,
 - The proposed change of SLUP land use (Opportunity or Development Areas) is based on suitable development having occurred over time and action items approved by the Planning Commission on the same City Block (Chapter 99 Plan, Adopted Plan, Rezoning or Vacation) have been approved.”
- The broad scope and city-wide geography of the Opportunity Areas Study will likely result in the total package of proposed land use changes included in Amendment #16 being presented for discussion by the Planning Commission over two or more meetings. The actual list of areas on the SLUP to be amended in the general update is being prepared and may include types of changes other than those above.
- Proposed land use changes to be presented at any future Presentation and Public Hearing will be listed with details on public notices in newspapers and also on the City’s web-site prior to the resolution to adopt SLUP land use changes being submitted to the Planning Commission at the relevant meeting.

2.0 Public Input

Creating the opportunity for public input before the Planning Commission regarding proposed SLUP Amendment #16 is the purpose of this resolution.

Requested Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearings at future Planning Commission meetings to consider Amendment #16 to the Strategic Land Use Plan of the St. Louis Comprehensive Plan.

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 future Planning Commission meetings to seek public input on amending the Strategic Land Use Plan of the St. Louis Comprehensive Plan as Amendment #16.
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 meetings of the Planning Commission will include a 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.