

PLANNING & URBAN DESIGN AGENCY  
CITY OF ST. LOUIS

• MEMORANDUM •

**To:** Planning Commission

**From:** Dick Zerega, Senior Planner

**Subject:** Revisions to SLUP Amendment #16 – related to PDA-033-16-REZ  
(South of Busch Stadium Zoning Study Area)

**Date:** April 1, 2016

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Prior to the March 2<sup>nd</sup> Planning Commission meeting, while the public comment period for SLUP Amendment #16 was still open, Alderman Jack Coatar discussed with Zoning Administrator Mary Burton extension of the South of Busch Stadium Zoning Study Area.

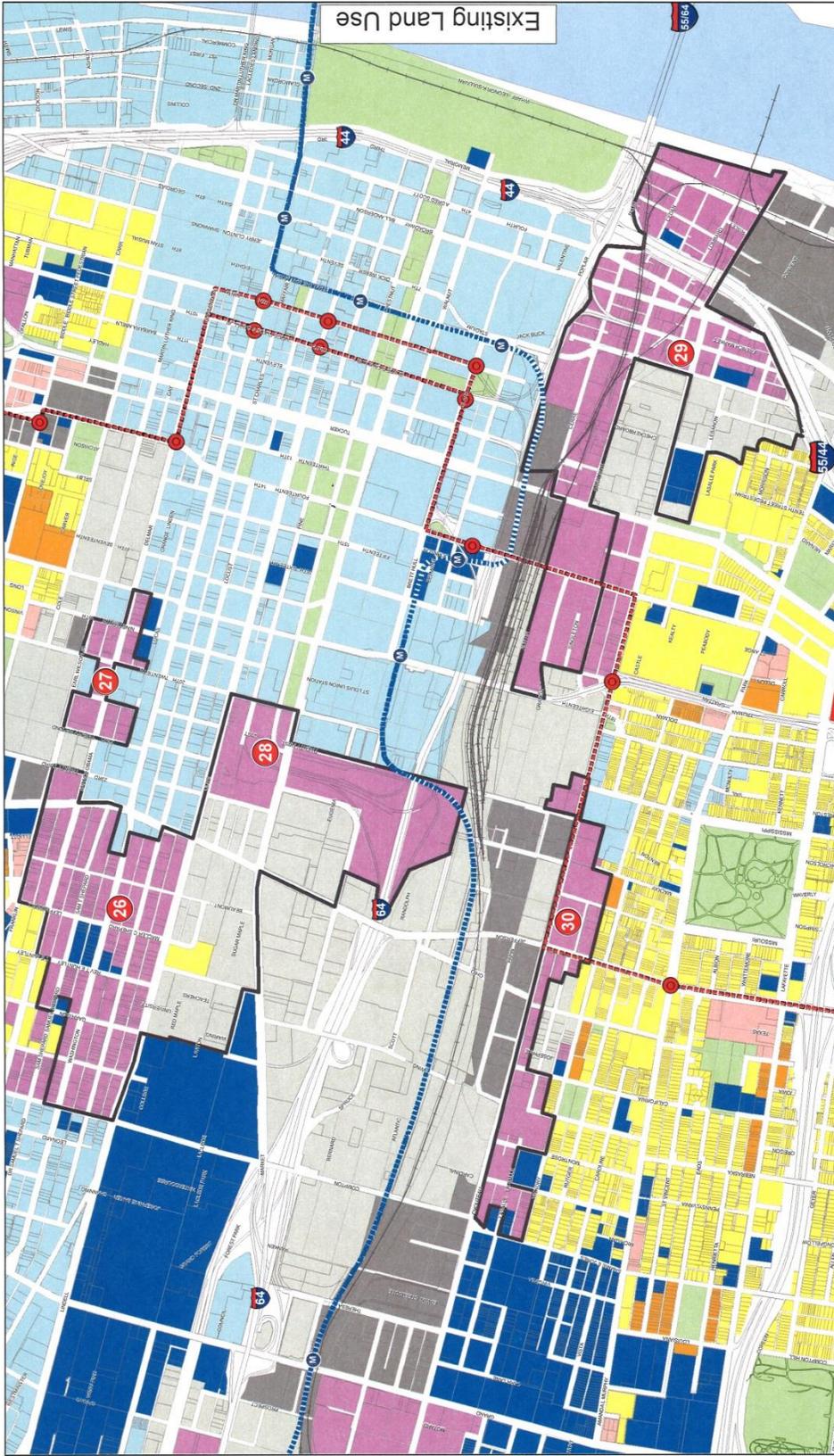
Mary mention to me at the meeting that Alderman Coatar wants to study expanding the initial rezoning area west to include portions of the LaSalle Park Neighborhood that are zoned “J” Industrial District, some of which are experiencing residential development.

In early March we studied the effects of rezoning this area south of Chouteau Ave. and west of 7<sup>th</sup> Str. to the “I” Central Business District and recommend initiating rezoning in PDA-033-16-REZ for an expanded area including offices, warehouses & St. Raymond’s Church. See the rezoning resolution for more details about the proposed rezoning.

Meanwhile, I studied expanding the related portion of Opportunity Area #29 – “East Chouteau Corridor” in SLUP Amendment #16 to “Specialty Mixed-Use Area” (SMUA) per Alderman Coatar’s comment on rezoning the area to “I” Central Business District.

The attached revised maps show Existing and Proposed Land Use Maps for Group “A” SMUA Corridor with an expanded Proposed SLUP Area for “OA #29 – East Chouteau Area related to the rezoning initiation.

Also, attached are revised maps showing Existing and Proposed Land Use Maps for General Change #5 to open space preservation for a parcel at the south end of the rezoning initiation area.



**Strategic Land Use Categories**

- NPA- Neighborhood Preservation Area
- NDA- Neighborhood Development Area
- NCA- Neighborhood Commercial Area
- RCA- Regional Commercial Area
- ROSPDA- Recreational/ Open Space Preservation and Development Area
- BIPA- Business/ Industrial Preservation Area
- BIDA- Business/ Industrial Development Area
- IPDA- Institutional Preservation and Development Area
- SMUA- Specialty Mixed Use Area
- OA- Opportunity Area

**Proposed SLUP Changes**

- 26
- 27
- 28
- 29
- 30

**OA Study Area Numbers**

- 26
- 27
- 28
- 29
- 30

**Existing MetroLink Route**

- Proposed MetroRail

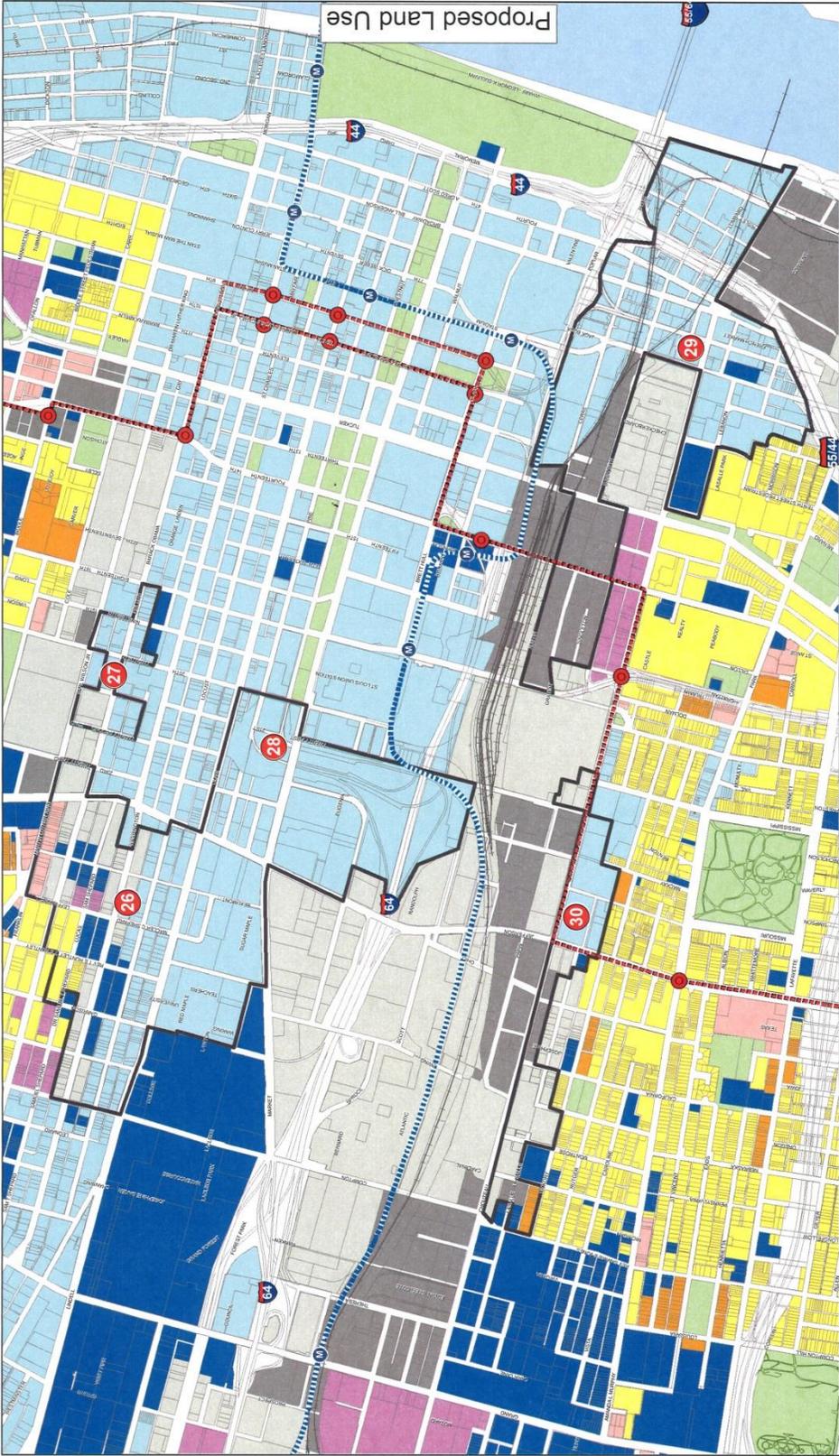
**Group "A" SMUA Corridor**

- #26 Midtown Corridor
- #27 Downtown West Corridor
- #28 Market to I-64 Corridor
- #29 East Chouteau Corridor
- #30 West Chouteau Corridor

**City of St. Louis Planning & Urban Design Charge NYC**  
 Prepare Date: 03/16/2016

Scale: 0, 500, 1,000 Feet

Existing Land Use



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 Prepare Date: 03/16/2016

Scale: 1,000 500 0 1,000 Feet



# PROPOSED LAND USE



### Strategic Land Use Categories

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Proposed SLUP Changes

Location Item Numbers

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



## Open space preservation 821 Park

LaSalle Park Neighborhood

Prepare Date:  
03/25/2016