

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Executive Director

**Subject:** Strategic Land Use Plan Amendment #18 -- Approval to Conduct a Presentation and a Public Hearing at a Future Planning Commission Meeting

**Date:** November 30, 2018

## Summary

The Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan was adopted in January 2005 and was most recently amended by SLUP Amendment #17 on December 7, 2016. Unlike SLUP Amendment #17, which was initiated in response to a change in vision for a large, under-utilized development site in The Hill neighborhood, many SLUP amendments -- including proposed SLUP Amendment #18 -- are general updates of the SLUP map that typically occur on an annual basis (with multiple sites located throughout the City). Each SLUP 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 #18 of the SLUP. This proposed SLUP amendment is based directly on action items previously approved by the Planning Commission (redevelopment plans, adopted plans or rezonings) since the last general update when a development project has been completed on those sites or when the SLUP's "adjacency rule" was used.

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 regular or special Planning Commission meeting to consider Amendment #18 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan for general SLUP changes located 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 Hearing be included as part of an upcoming regular or special Planning Commission meeting at 1520 Market St. (It will likely be held at the January 2019 Planning Commission meeting.)
- At that time, a Presentation will be made regarding proposed SLUP Amendment #18, a Public Hearing will be conducted, and the SLUP amendment resolution will be presented to the Planning Commission for its review and action.
- The proposed SLUP changes will be consolidated into one amendment, but will include multiple sites located throughout the City on the SLUP map. This proposed amendment is not intended as a complete review of the entire SLUP map. Rather, the proposed SLUP changes in SLUP Amendment #18 are based directly on action items previously approved by the Planning Commission (redevelopment plans, adopted plans or rezonings) since the last general update when a development project has been completed on those sites or when the SLUP’s “adjacency rule” was used. (The last general update occurred as part of SLUP Amendment #16 – Part 1, which was approved by the Planning Commission on April 6, 2016.)
- The list of proposed SLUP changes is currently being prepared. The list, and corresponding maps, will include the specific sites, existing and proposed Strategic Land Use Categories, and development projects of the proposed SLUP changes. The list will be included in the resolution to be submitted to the Planning Commission and will be presented as part of the Presentation and Public Hearing. The Planning Commission may elect to vote on the adoption (approval) of SLUP Amendment #18 at the same meeting as the Presentation and Public Hearing or at a future meeting. Unlike most Planning Commission actions - - where the Planning Commission is making its recommendation to the Board of Aldermen -- the power to amend the SLUP rests solely with the Planning Commission.

## 2.0 Public Input

Creating an opportunity for public input before the Planning Commission regarding proposed SLUP Amendment #18 is the purpose of this resolution.

---

## Requested Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing at a future regular or special Planning Commission meeting to consider Amendment #18 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan for general SLUP changes located throughout the City.

---

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 regular or special Planning Commission meeting to seek public input on amending the Strategic Land Use Plan of the St. Louis Comprehensive Plan as Amendment #18 for general SLUP changes located throughout the City.
2. The Executive 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 Executive 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.