

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

Subject: Adoption of Amendment #19 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan

Date: June 26, 2020

Summary

A Presentation and Public Hearing regarding proposed Amendment #19 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan will be conducted at the July 1, 2020 Planning Commission meeting.

The proposed SLUP changes for 14 sites scattered throughout the City will be presented by PDA staff as part of PDA's annual SLUP map update. The changes are primarily based on action items previously approved by the Planning Commission (redevelopment plans, rezonings, etc.), when significant progress has been made on a development project at those sites or when the SLUP's "adjacency rule" was used, as well as incremental development projects that have occurred over time.

The public comment review period began on Friday, June 12, 2020 and will extend through the Public Hearing at the July 1, 2020 Planning Commission meeting. A list and maps of the 14 proposed SLUP changes included in Exhibit "A" have been available on PDA's website since Friday, June 12, 2020. The meeting will be accessible for online viewing and comments from the public on any Internet device. The Public Hearing will follow PDA's standard rules and regulations. Exhibit "A" is provided in a separate companion document.

Following the Presentation and Public Hearing, a vote will be taken by the Planning Commission on the Adoption (approval) of SLUP Amendment #19 at this meeting or at a subsequent meeting.



Recommended Action

That the Planning Commission **adopts and approves Amendment #19 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan** for general SLUP changes located throughout the City -- as listed in Exhibit "A" -- inclusive of all prior amendments.

Background

- The Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan is the City's general land use plan. It categorizes each city block in the City into one (sometimes more) broad land use development/category, known as a Strategic Land Use Category. The SLUP was initially adopted on January 5, 2005 and has been amended 18 times since then.
- 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 public comment review period began on Friday, June 12, 2020 and will extend through the Public Hearing at the July 1, 2020 Planning Commission meeting. (Public notices were published in the Tuesday, June 9, 2020 issues of The City Journal and St. Louis Daily Record.) A list and maps of the 14 proposed SLUP changes were posted for public review on PDA's website -- <http://www.stlouis-mo.gov/planning/> -- on Friday, June 12, 2020, and are attached to this resolution. (See Exhibit "A".)
- The proposed SLUP changes in Exhibit "A" include 14 sites located throughout the City. They have been consolidated into one amendment (SLUP Amendment #19). This proposed amendment is not intended to be a complete review of the entire SLUP map. Rather, the proposed SLUP changes in SLUP Amendment #19 are primarily based on action items previously approved by the Planning Commission (redevelopment plans, rezonings, adopted plans, etc.), when significant progress has been made on a development project at those sites or when the SLUP's "adjacency rule" was used, as well as incremental development projects that have occurred over time. (The last general update -- SLUP Amendment #18 -- was adopted by the Planning Commission at its February 6, 2019 meeting.)
- A list and maps of the 14 proposed SLUP changes in Exhibit "A" include the following information: a description and name of the development project, address or location, neighborhood, current Strategic Land Use Category, proposed Strategic Land Use Category, and PDA resolution number.
- At the July 1, 2020 Planning Commission meeting, a Presentation will be made by PDA staff regarding the 14 proposed SLUP changes. A Public Hearing will then be conducted. Due to the COVID-19 pandemic and subsequent Public Health Orders, the Public Hearing will be conducted by videoconference. The meeting will be accessible for online viewing and comments from the public on any Internet device. The Public Hearing will follow PDA's standard rules and regulations. Following the Presentation and Public Hearing, a vote will be taken by the Planning Commission on the Adoption of SLUP Amendment #19 at this meeting or at a subsequent 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.

Comments

If SLUP Amendment #19 is adopted, all approved items will be placed in the Planning Commission files and on PDA's website, and the City's Geographic Information System (GIS) will be updated with the changes. Notification of Amendment #19 of the SLUP map will be certified by the Chairman of the Planning Commission and conveyed, as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City entities: the Board of Aldermen, the City Register, and the Recorder of Deeds, along with a complete set of prior amendments, the original document, and an updated map of the entire City which reflects all of the amendments.

PDA promotes the use of the Strategic Land Use Plan of the St. Louis Comprehensive Plan as a citywide document. It has stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

Detailed information regarding the SLUP -- including the current SLUP map, previous SLUP amendments, definitions of the Strategic Land Use Categories, and background information -- is available on PDA's website.

Public Input

A Public Hearing regarding proposed Amendment #19 of the SLUP will be conducted at the July 1, 2020 Planning Commission meeting.

Requested Action

That the Planning Commission **adopts and approves Amendment #19 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan** for general SLUP changes located throughout the City -- as listed in Exhibit "A" -- inclusive of all prior amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan of the St. Louis Comprehensive Plan are hereby ratified.
2. Having conducted a Public Hearing, Amendment #19 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan -- as listed in Exhibit "A" -- is hereby adopted and approved.
3. The Executive Director of Planning of the Planning and Urban Design Agency is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies, and distribute copies of the materials to the Board of Aldermen, the City Register, and the Recorder of Deeds, and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan of the St. Louis Comprehensive Plan.