



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 #14 -- Approval to Conduct a Presentation and Public Hearing at a Future Planning Commission Meeting

Date: October 2, 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 neighborhood vision -- in this case, for the Forest Park Southeast 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 #14 of the SLUP. This proposed SLUP amendment is based on a planning process for a new vision for the Forest Park Southeast neighborhood. The neighborhood planning process -- A Vision for the Forest Park Southeast Neighborhood -- included extensive public input opportunities. The focus of SLUP Amendment #13 was a portion of a key sub-area of the neighborhood called Chouteau Gateway, which is the primary eastern entrance to the neighborhood. Proposed SLUP Amendment #14 would address changes for the remainder of the neighborhood. If approved, a proposed form-based district -- a zoning overlay district that would codify the new vision for the neighborhood -- will 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 #14 to the Strategic Land Use Plan of the St. Louis Comprehensive Plan for the remainder of the Forest Park Southeast 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 #14, 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 proposed SLUP amendment is based on a planning process for a new vision for the Forest Park Southeast neighborhood. The neighborhood planning process -- A Vision for the Forest Park Southeast Neighborhood -- included extensive public input opportunities. The planning process was led by Park Central Development, a community development corporation serving the neighborhoods of the 17th ward, and H3 Studio, its consulting firm.
- The focus of SLUP Amendment #13 was a portion of a key sub-area of the neighborhood called Chouteau Gateway, which is the major eastern entrance to the neighborhood. The approval of the SLUP amendment is facilitating the development of Chouteau's Grove, a mixed-use development proposed by Green Street Development Group, LLC. In some cases, the neighborhood vision's proposed land uses, as well as those of the proposed development project, are in conflict with the existing SLUP map. Thus, SLUP Amendment #13 approved changes that reflect the neighborhood vision's proposed land uses. Similarly, SLUP Amendment #14 would address changes for the remainder of the neighborhood. If approved, a proposed form-based district -- a zoning overlay district that would codify the new vision for the neighborhood -- will be presented to the Planning Commission for its review in the coming months.

2.0 Public Input

Creating an opportunity for public input before the Planning Commission regarding proposed SLUP Amendment #14 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 #14 to the Strategic Land Use Plan of the St. Louis Comprehensive Plan for the remainder of the Forest Park Southeast 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 #14 for the remainder of the Forest Park Southeast 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.