

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

Subject: Strategic Land Use Plan Amendment #19 -- Approval to Conduct a Presentation and a Public Hearing at a Future Planning Commission Meeting

Date: May 1, 2020

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 #18 on February 6, 2019. SLUP amendments generally fall into two types. The first is prompted by a change in vision for a large, under-utilized development site -- such as the Cortex Innovation District; the new National Geospatial-Intelligence Agency (NGA) facility; and La Collina, a new residential subdivision in The Hill neighborhood. The second is a general update that typically occurs on an annual basis with multiple sites located throughout the City on the SLUP map. This second type of proposed SLUP amendment is based directly on action items previously approved by the Planning Commission (e.g., redevelopment plans, adopted plans, rezonings, etc.) 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 proposed SLUP amendment -- SLUP Amendment #19 -- falls into the second category. Each SLUP amendment -- regardless of type -- 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 #19 of the SLUP. This resolution takes no action on the proposed SLUP amendment itself other than requesting that the Planning Commission agrees to conduct a Presentation and Public Hearing at a future regular or special meeting 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 proposed Amendment #19 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan for SLUP map 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 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., although the meeting will need to adhere to State of Missouri and City of St. Louis regulations regarding slowing the spread of COVID-19, as was done at the April 1, 2020 Planning Commission meeting. (The Presentation and Public Hearing will likely be held at the July 2020 Planning Commission meeting.)
- At that time, a Presentation will be made by PDA staff regarding proposed SLUP Amendment #19, a Public Hearing will be conducted, and the SLUP amendment resolution may 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 #19 are based directly on action items previously approved by the Planning Commission (redevelopment plans, adopted plans, rezonings, etc.) 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 #18, which was approved by the Planning Commission on February 6, 2019.)
- The list of proposed SLUP map changes is currently being prepared. The list of proposed SLUP map changes, and corresponding maps, will include the sites’ locations, existing and proposed Strategic Land Use Categories (designations), and development projects. 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 #19 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 #19 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 proposed Amendment #19 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan for SLUP map 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 (SLUP) of the St. Louis Comprehensive Plan as Amendment #19 for SLUP map 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.