

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, March 5, 2014 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Chair Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Dave Visintainer, Patrick Brown, Dan Jay, Ted Spaid

Commissioners Absent: Ivy Pinkston, Michael Powers
(3 Commission vacancies)

Staff Present: Don Roe, Roman Kordal, Dick Zerega, Daffney Moore, Adona Buford, Don Taylor, Lillian Talbot, Michael Griffin, LCRA

Counsel Present: David Meyer, City Counselor's Office

Guests: Alderman Joseph Roddy, Mike Jabbar, Two students from St. Louis University graduate programs

At 5:33 p.m., Director Don Roe addressed the Commissioners, informed Chair Stauder a quorum was present, and introduced the staff members who were present.

Chair Stauder called the meeting to order and asked for a motion on the minutes from the January 29, 2014 meeting. Commissioner Jay moved to approve; Commissioner Brown seconded. The eight Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Patrick Brown, Dan Jay, Ted Spaid, Dave Visintainer.

Daffney Moore presented item 8, *PDA-022-14-RDR – Etzel Place V Area (West End Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1830 (CB 3825, 3826 & 3831)*. After discussion regarding the developer and nature of the redevelopment and questions from the Commissioners, Commissioner Brown moved to approve, and Alderwoman Krewson seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Roman Kordal presented item 6, *PDA-003-14-RDM – Gravois Ave. & Meramec St. Area (Bevo Mill Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1826 (CB 5486, 5487, 5625, 9038 & 9039)*. Don noted that this redevelopment plan was generated by the LCRA staff and relied upon data assembled by the Planning Commission staff. Alderman Cohn noted that adjacent parcels in his ward are also suitable for consideration for such a redevelopment plan. Alderman Krewson suggested that at some point, for major projects that receive incentives, perhaps there should be a requirement that the project attain certain sustainability goals (energy efficiency, LEED, etc.) as a prerequisite to actually receiving the abatement. Don noted the Sustainability Director, LCRA and he are trying to establish a baseline. After discussion regarding the basis for drawing the boundaries of the redevelopment area, the sustainability plan (which is prepared by LCRA staff on a prospective basis), and other

questions from the Commissioners, Commissioner Spaid moved to approve, and Alderman Cohn seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Dick Zerega presented item 7, *PDA-021-14-RDM – 4616-30 & 4800-02 N. Broadway and 201-09 E. Grand Area (Near North Riverfront Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1823 (CB 1935 & 1936)*. The developer, Mike Jabbar, spoke regarding experience he has had in operating a service station / convenience store business on the site. Commissioner Spaid asked about the expectations regarding green space and noted the language in the redevelopment plan was not very strong; Don noted that the language may need some customizing for more specific sites. After further discussion and questions from the Commissioners, Commissioner Spaid moved to approve, and Commissioner Jay seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Don introduced an update on item 4 from the January 29, 2014 agenda (*PDA-005-14-RDMA – 4643 Lindell Area (Central West End Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #1813 (CB 3894)*). Alderwoman Krewson indicated additional parking spaces will be incorporated into the project and entrances and exits have been redesigned, and the developer has also agreed to include a more energy-efficient mechanical infrastructure. Michael Griffin also provided additional background on the status of negotiations.

Don was asked about the status of LCRA's review of tax abatement applications, and the idea of meeting with LCRA. He noted that a number of internal meetings have taken place to address concerns raised in prior meetings.

Dick Zerega presented item 3, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #11 – St. Louis Comprehensive Plan – Conduct a Presentation and Public Hearing – Revision #11-1 through #11-12 (City Wide)*. He reviewed each of the changes and recommended against adopting one of the changes (#10) and reserve that item for further study.

Chair Stauder opened public hearing on item 3, noting that nobody had signed up to comment. No one present wished to speak. Accordingly, she closed the public hearing, and also observed that no written comments had been provided.

Moving to the related item 4, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #11 – St. Louis Comprehensive Plan – Adoption of Plan – Revision #11-1 through #11-12 (City Wide)*, Commissioner Jay moved to approve the resolution with the modification that #10 be excluded from approval, and Alderwoman Krewson seconded the motion with the modification to the resolution as presented. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Dick Zerega presented item 5, *PDA-078-01-NBD – Lafayette Square Neighborhood-Urban Plan Amendment #1 – Neighborhood Plan – Adoption of Plan Amendment (CB 2262, 2263 & 2268)*. Don explained the reason for a delay in the final consideration of this item, following the July

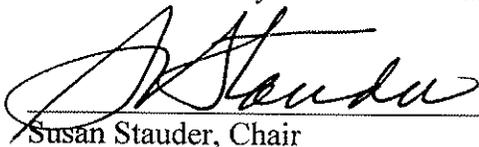
2013 public hearing conducted by the Planning Commission. He explained the delay related to the connection between the plan and expected zoning changes, including a portion of the property along Chouteau comprising the former Praxair site. After discussion among the Commissioners and questions of staff, Commissioner Brown moved to approve the resolution as presented and Commissioner Jay seconded the motion. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Don presented informational item 9, *Presentation on 2014 Residential Market Analysis (MVA) as a statistical tool using market data, that can help public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit.* He provided background and showed maps and explained keys to those maps illustrating the data derived by HUD, provided an overview of the potential use of that data by the City, and answered Commissioner questions.

Other business for this meeting:

Don Roe noted that the list of items delegated to him for approval with his analysis and recommendations was included with the materials provided to the Commissioners and invited Commissioners who wish to discuss those items with him to do so at their convenience.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Spaid; Commissioner Jay seconded. Hearing no objection, the meeting adjourned at 7:23 PM.



Susan Stauder, Chair