



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor



Wednesday November 5, 2014



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – October 1, 2014

Agenda

ZONING

Review of Petition for Zoning Amendment

PDA-129-14-REZ 3019-21 & 3029 Arsenal
'F' to 'C'

Tower Grove East Neighborhood

Petition for Zoning Amendment

Rezoning from 'F' to 'C'

- Parcels at 3019-21 & 3029 Arsenal St. are located ½ block west of the intersection with Gravois in Tower Grove East Neighborhood.
- Consolidation of Area with large vacant lot at 3000-26 Minnesota (already 'C' District) forms the site to build a new Charter School.
- Down-zoning the Area to 'C' District allows for EAGLE College Prep. School's consolidated site to comply with the Zoning Code.



Rezoning Area



View of Rezoning Area's 'Parking Lot' from corner



View of REZ Area's 'Parking lot' from Arsenal



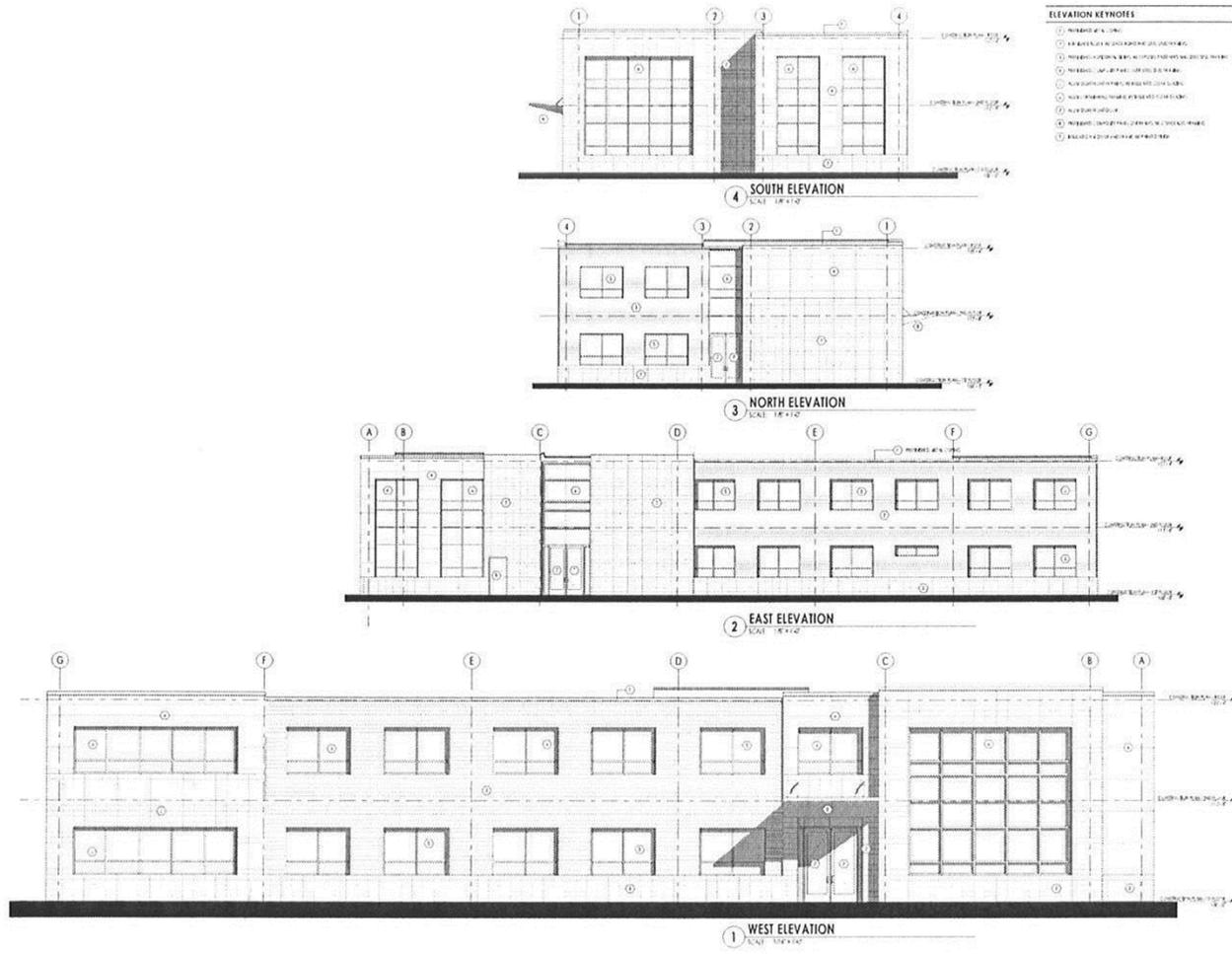
Adjacent 'Vacant Lot' - left, Rezoning Area - right



Aerial View of Vicinity of Rezoning Area (center)

Petition for Zoning Amendment

Elevations - EAGLE College Preparatory School



ELEVATION KEYNOTES

- 1 WINDOW WITH LINEN
- 2 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 3 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 4 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 5 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 6 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 7 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 8 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 9 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 10 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 11 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 12 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 13 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 14 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 15 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 16 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 17 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 18 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 19 WINDOW WITH LINEN AND PANELED GLASS DOOR
- 20 WINDOW WITH LINEN AND PANELED GLASS DOOR

STEPHEN PERRY SMITH ARCHITECTS, INC.
 TWO PARK PLAZA
 10850 W. PARK PLACE, SUITE 420
 MILWAUKEE, WISCONSIN 53224
 T 414.359.9700 | F 414.359.9704
 www.sparchitects.com

PROJECT

PROPOSED SCHOOL
EAGLE II
 AT EAST TOWER GROVE
 3000 MINNESOTA AVENUE
 ST. LOUIS, MISSOURI

OWNER

EAGLE
 COLLEGE PREP ELEMENTARY SCHOOL

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MMM
PROJECT NUMBER	EE14734
ISSUED FOR	REVIEW
DATE	SEPTEMBER, 2014

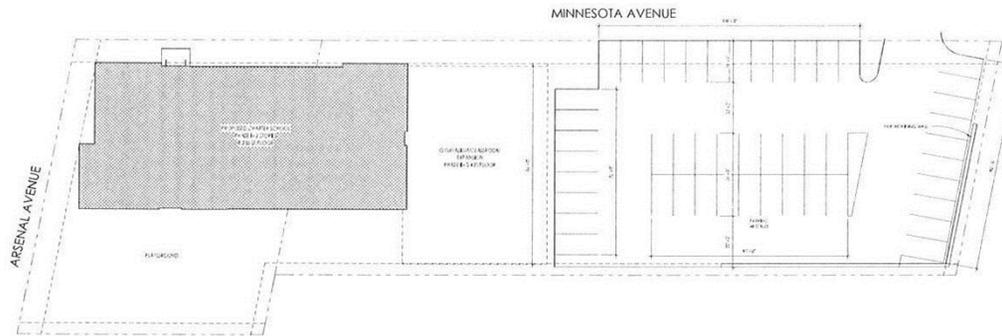
SHEET

BUILDING ELEVATIONS

A401

Petition for Zoning Amendment

Site & Floor Plans - EAGLE College Preparatory School



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MMM
PROJECT NUMBER	ED14J24
ISSUED FOR	REVIEW
DATE	SEPTEMBER 8, 2014

SHEET

ARCHITECTURAL SITE PLAN

A050

PROJECT

PROPOSED SCHOOL
EAGLE II
 AT EAST TOWER GROVE
 3000 MINNESOTA AVENUE
 ST. LOUIS, MISSOURI

OWNER



REVISIONS

NO.	DESCRIPTION	DATE

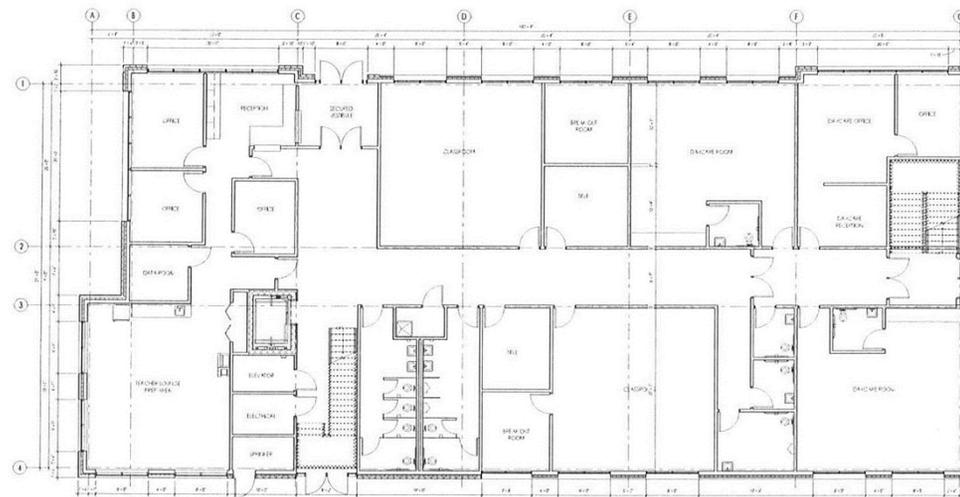
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MMM
PROJECT NUMBER	ED14J24
ISSUED FOR	REVIEW
DATE	SEPTEMBER 8, 2014

SHEET

SECOND FLOOR PLAN

A101

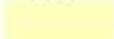
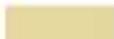


1 CONSTRUCTION PLAN - 1ST FLOOR
SCALE: 1/8" = 1'-0"

Petition for Zoning Amendment

Existing Zoning (“F” Neighborhood Commercial District)

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



North Vicinity of Rezoning Area



3000-26 Minnesota – garden north of REZ Area



3000-26 Minnesota – vacant lot north of REZ Area



3001-25 Minnesota – residences N & NW of REZ Area



Grant School Apartments – NE of REZ Area

South Vicinity of Rezoning Area



3001-11 Arsenal – mixed uses east of REZ area



3001 Gravois – used cars south of REZ area



3012-18 Arsenal – vacant uses south of REZ Area



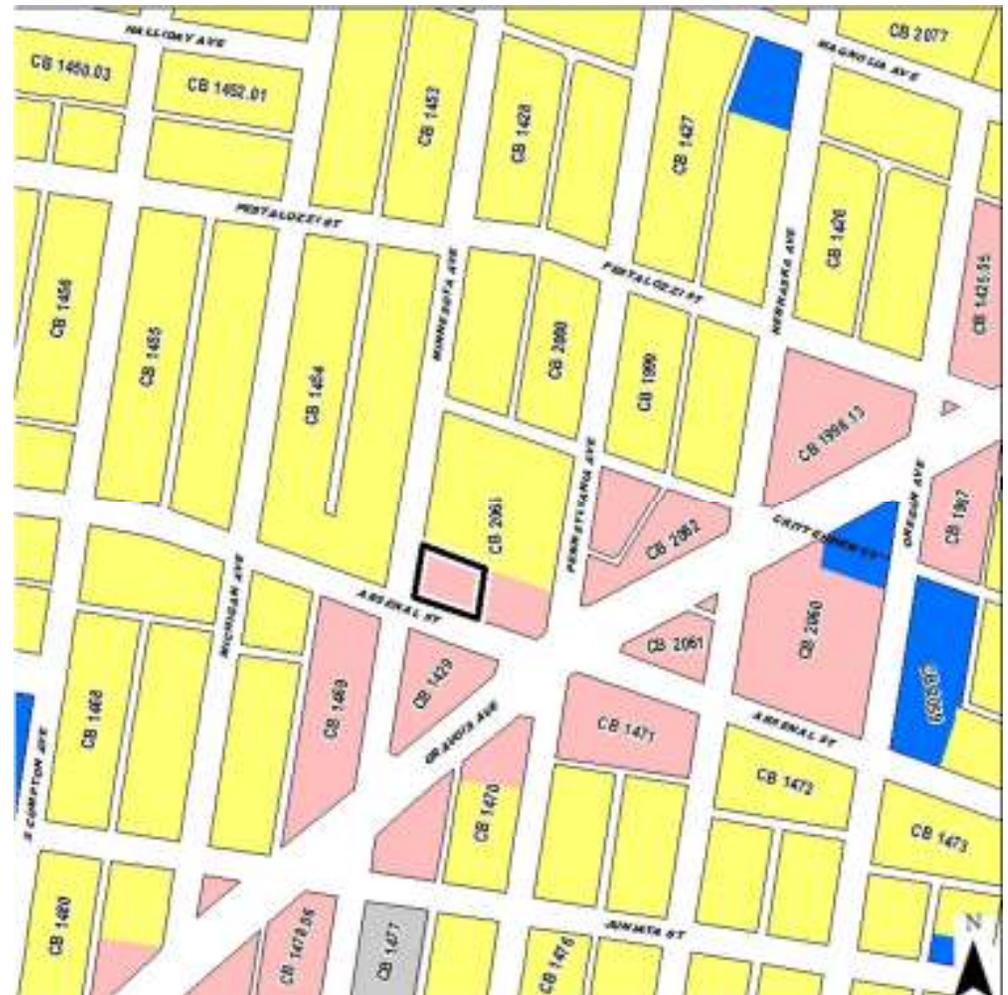
3101-03 Arsenal – restaurant west of REZ area

Petition for Zoning Amendment

Strategic Land Use Plan (adjacent Neighborhood Preservation Area)

Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area



Comments

- PDA Staff recommends approving the petition to change the zoning to 'C' Multiple-Family Dwelling District as being in conformity with the Strategic Land Use Plan's adjacent Neighborhood Preservation Area, which encourages institutional uses catering to the neighborhood.
- The Zoning Administrator recommends "that the subject parcels in City Block 2063 (3019-21 & 3029 Arsenal) be rezoned to 'C' Multiple-Family Dwelling District."
- "Given that the proposed development provides new educational opportunities for the immediate area and surrounding neighborhoods; that by rezoning subject properties would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City."

Agenda

Chapter 99 Redevelopment Area Plans

Over One Acre

PDA-130-14-RDR

Amended Hyde Park Scattered
Sites V Area

PDA-131-14-RDR

2700 Henrietta Area
*(dropped at request of Applicant
and LCRA)*

Hyde Park & Gate District Neighborhoods

Amended Hyde Park Scattered Sites V Redev. Area

LCRA Plan # 1782

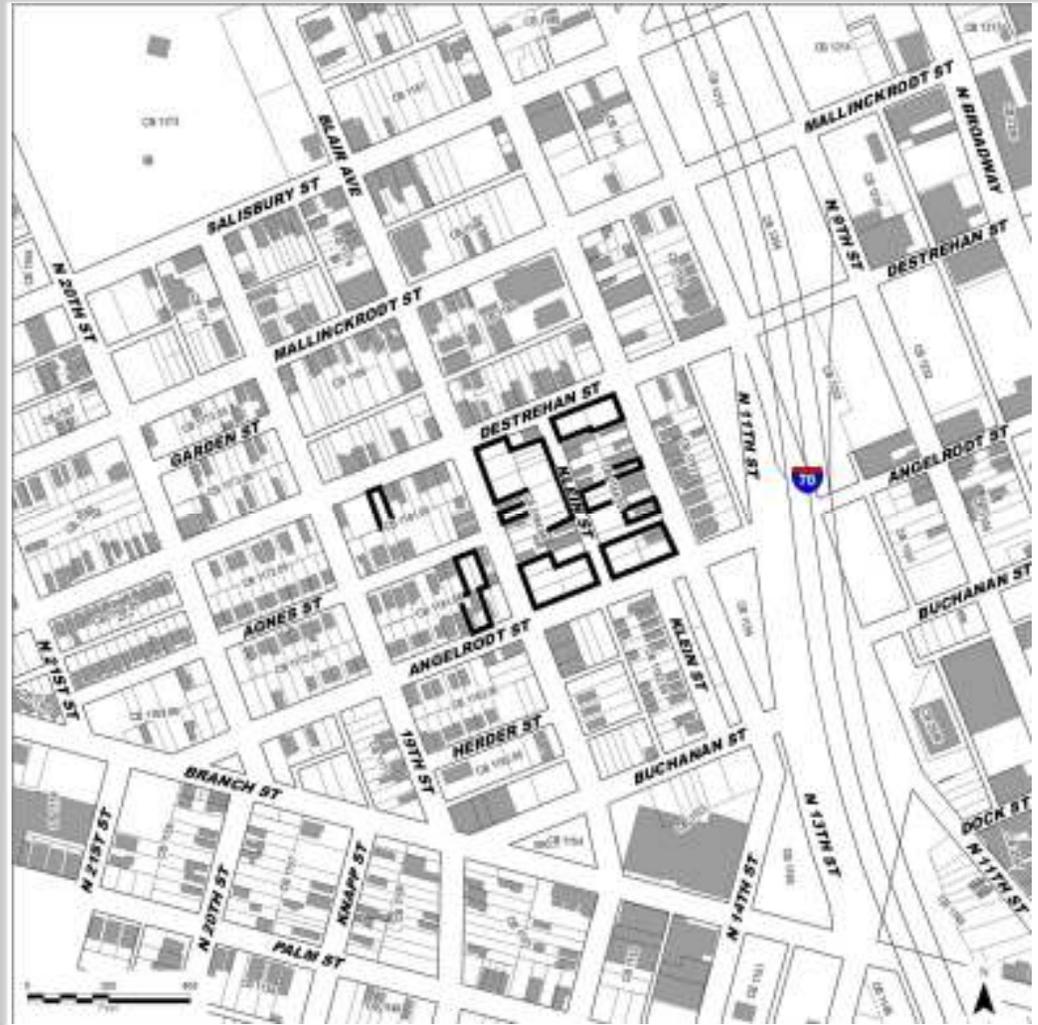
- Original Redev. Plan reviewed by P.C. in Oct. 2013; approved by Ord. 69580
- 2.86-acre site -- 26 scattered-site parcels -- located south or west of Hyde Park
- 13 vac. bldgs. & 13 vac. lots
- Blair Homes
 - Rehab of 8 bldgs.
 - Demo of 5 bldgs.
 - Construction of 16 1-family bldgs.
- ND Properties LLC/
Blair Homes LLC



Amended Hyde Park Scattered Sites V Redev. Area

LCRA Plan # 1782

- MHDC requested that dev. project be concentrated in a single area & focus on new construction
- 1.8-acre site -- 31 parcels -- 4-block area southeast of Hyde Park
- Primarily vac. lots w/ a few vac. bldgs.
- Blair Homes
 - Infill construction of 28 new res. bldgs.
 - 26 of 28 bldgs. will be fee-simple townhouses
 - Total of 32 rental housing units
 - After 15 years, tenants will be eligible to purchase their units



Amended Hyde Park Scattered Sites V Redev. Area



2 vacant buildings, 4003 & 4005 25th St.
(Proposed -- 2 rehabbed 2-family buildings)



2 vacant lots, 1507 & 1509 Agnes St.
(Proposed -- 2 new 1-family buildings)

Amended Hyde Park Scattered Sites V Redev. Area



Vacant lot, 3432-36 Blair Ave.



Vacant lot, 3423-27 Klein St.

Amended Hyde Park Scattered Sites V Redev. Area



2 vacant lots, 1421-23 Angelrodt St. & 3404-06 Blair Ave.



Vacant lot, 3439-41 N. 14th St.

Amended Hyde Park Scattered Sites V Redev. Area



2-family building, 3420 Blair Ave.



3-family building, 1413 Destrehan St.

Amended Hyde Park Scattered Sites V Redev. Area



1 PROPOSED ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

BLAIR HOMES DEVELOPMENT

SAINT LOUIS, MISSOURI
DATE: 6/20/14

AECOM, INC.
3115 SOUTH CHARLES PLACE
SAINT LOUIS, MO, 63177
TEL: 644-446-2916
FAX: 314-272-7007
MOBILE: 314-261-8000

Amended Hyde Park Scattered Sites V Redev. Area



① PROPOSED ELEVATION - FRONT, TRI-PLEX FEE SIMPLE - OPTION A
SCALE: 3/8" = 1'-0"

BLAIR HOMES DEVELOPMENT

SAINT LOUIS, MISSOURI
DATE: 8/28/14



① PROPOSED ELEVATION - REAR, TRI-PLEX FEE SIMPLE
SCALE: 3/8" = 1'-0"

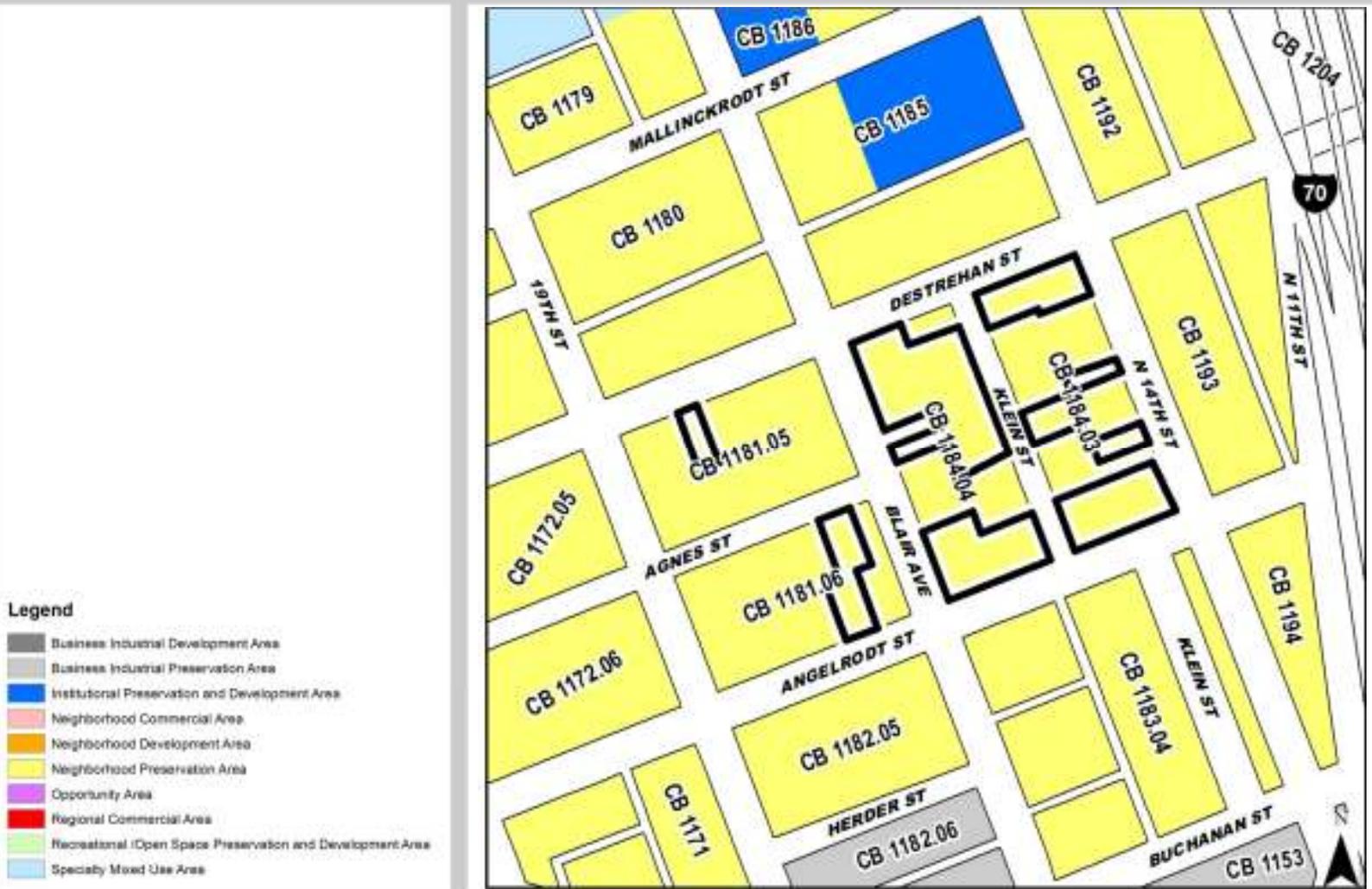
BLAIR HOMES DEVELOPMENT

SAINT LOUIS, MISSOURI
DATE: 8/28/14



Amended Hyde Park Scattered Sites V Redev. Area

Strategic Land Use Plan (NPA)



Comments

- Conformity with City's Strategic Land Use Plan
- Provides for the use of up to 15 years of tax abatement since the development project will most likely use low-income housing tax credits
 - 15 years of tax abatement is being requested to keep operating expenses down during the 15-year period that the housing units will have restricted rents
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan for the Amended Hyde Park Scattered Sites V Redevelopment Area

Agenda

Other Items:

Delegated Items:

**PDA-132-14-RDMA through PDA-133-14-RDMA and
PDA-134-14-RDRA through PDA-137-14-RDRA**
Chapter 99 Redevelopment Areas under One Acre

- **Street Vacations: PDA-138-14-VACA**

Adjournment

Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment