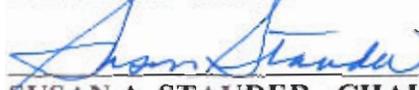


STRATEGIC LAND USE PLAN

AMENDMENT NO. 01/05

ATTESTED COPY

 *Susan Stauder* July 2, 2008
SUSAN A. STAUDER, CHAIRMAN DATE
PLANNING COMMISSION
File No. PDA-155-04-CMP



CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY
FRANCIS G. SLAY, Mayor

File No. PDA-065-05-CMP

To: City of St. Louis Planning Commission
From: Rollin Stanley, Director
Subject: Public Hearing & Amendment of the Strategic Land Use Plan --
Amendment #1
Date: April 27, 2005

Executive Summary

This resolution seeks an amendment by the Planning Commission for the revision of the Strategic Land Use Plan for City Blocks 3852.05, 3852.06, and 3853 in the West End Neighborhood.

Background

Ordinance #64687, Section II, states that the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof.

The purpose for the amendment to the Strategic Land Use Plan is to designate City Blocks 3852.05, 3852.06, and 3853 as an **Opportunity Area (OA)**, which is for underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. The designation use allows for flexibility. Specific development proposals will be entertained as they present themselves.

The current designation is **Business/Industrial Development Area (BIDA)** - Areas where new business/industrial uses or campuses will be encouraged. New business activity may range from larger business parks to smaller scale development. BIDA areas shown on the plan typically consist of underutilized buildings and land adjacent to major roadways, railroads or the river, providing local or regional access. These areas have experienced a drop in the level of economic activity from its earlier peak. A change of use on such lands is usually not appropriate due to environmental concerns, and the opportunity exists to rejuvenate these locations to create new employment opportunities.

COMMENTS

One of the purposes of the Strategic Land Use Plan is to encourage and initiate development projects, in an effort to improve the quality of life and revitalizing underutilized areas.

This change is for three City Blocks at the edge of the city.

- All three blocks are irregularly shaped, and extend across the city boundary. The city's portion of the center and largest block is covered almost in its entirety by a two vacant but once industrial buildings.
- Skinker Blvd. forms the eastern boundary of these blocks. Skinker as a street is a barrier from other uses in the neighborhood and a logical buffer if the industrial uses were to continue.
- The original Strategic Land Use Plan designation of BIDA anticipated all of this area would remain in business/industrial.

Skinker is also proving to be an active development corridor.

- Just to the south, but not directly abutting is an area currently designated Opportunity Area. In this area, Washington University and others are proposing new non-industrial uses.
- The largest site in the area covered by Amendment 1 has been purchased by a developer proposing to turn the site into a mixed-use development including 106 apartments.

The purpose for Amendment 1 is two fold:

1. To change the designation of this area of three blocks to reflect opportunities that may arise, and
2. To specifically allow the rezoning of City Block 3852.06 to allow for residential uses – Resolution PDA-078-05- REZ.

Upon review of the Strategic Land Use Plan, the staff recommends to the Planning Commission to designate City Blocks 3852.05, 3852.06, and 3853 (Amendment #1) as an **Opportunity Area (OA)**, which is for underutilized locations where the use of the land is in transition.

REQUESTED ACTION

That the Planning Commission amend the Strategic Land Use Plan –Amendment #1 for City Blocks 3852.05, 3852.06, and 3853 as part of the Strategic Land Use Plan of the City of St. Louis.

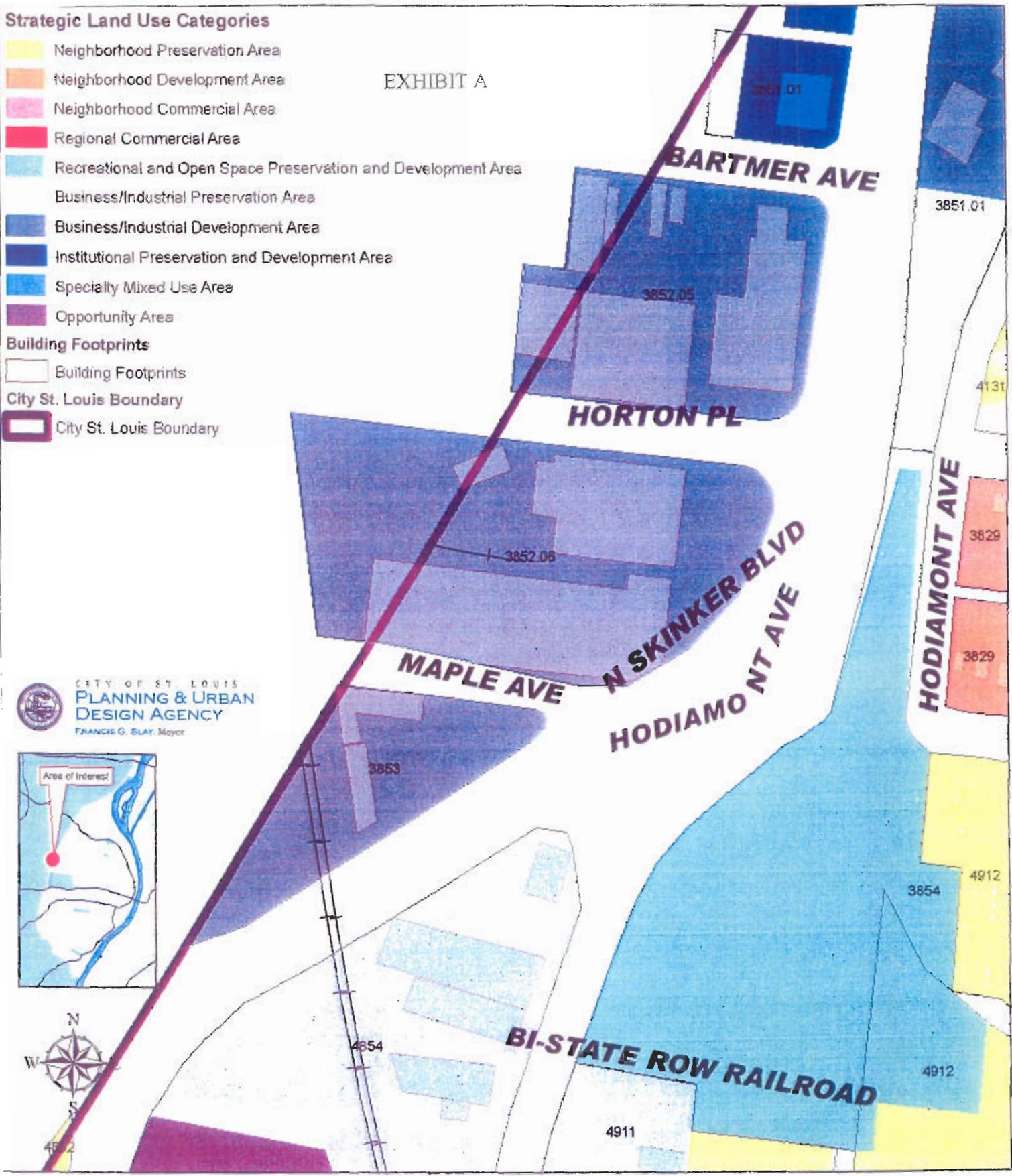
NOW, WITH ALL PROCEDURAL REQUIREMENTS COMPLIED, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Strategic Land Use Plan – Amendment #1 is hereby amended as a part of the Strategic Land Use Plan.
2. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Alderman of the City of St. Louis of this amendment as a part of the Strategic Land Use Plan.

Strategic Land Use Categories

- Neighborhood Preservation Area
 - Neighborhood Development Area
 - Neighborhood Commercial Area
 - Regional Commercial Area
 - Recreational and 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
- Building Footprints**
- Building Footprints
- City St. Louis Boundary**
- City St. Louis Boundary

EXHIBIT A



CITY OF ST. LOUIS
 PLANNING & URBAN
 DESIGN AGENCY
 FRANCIS G. SLAY, Mayor

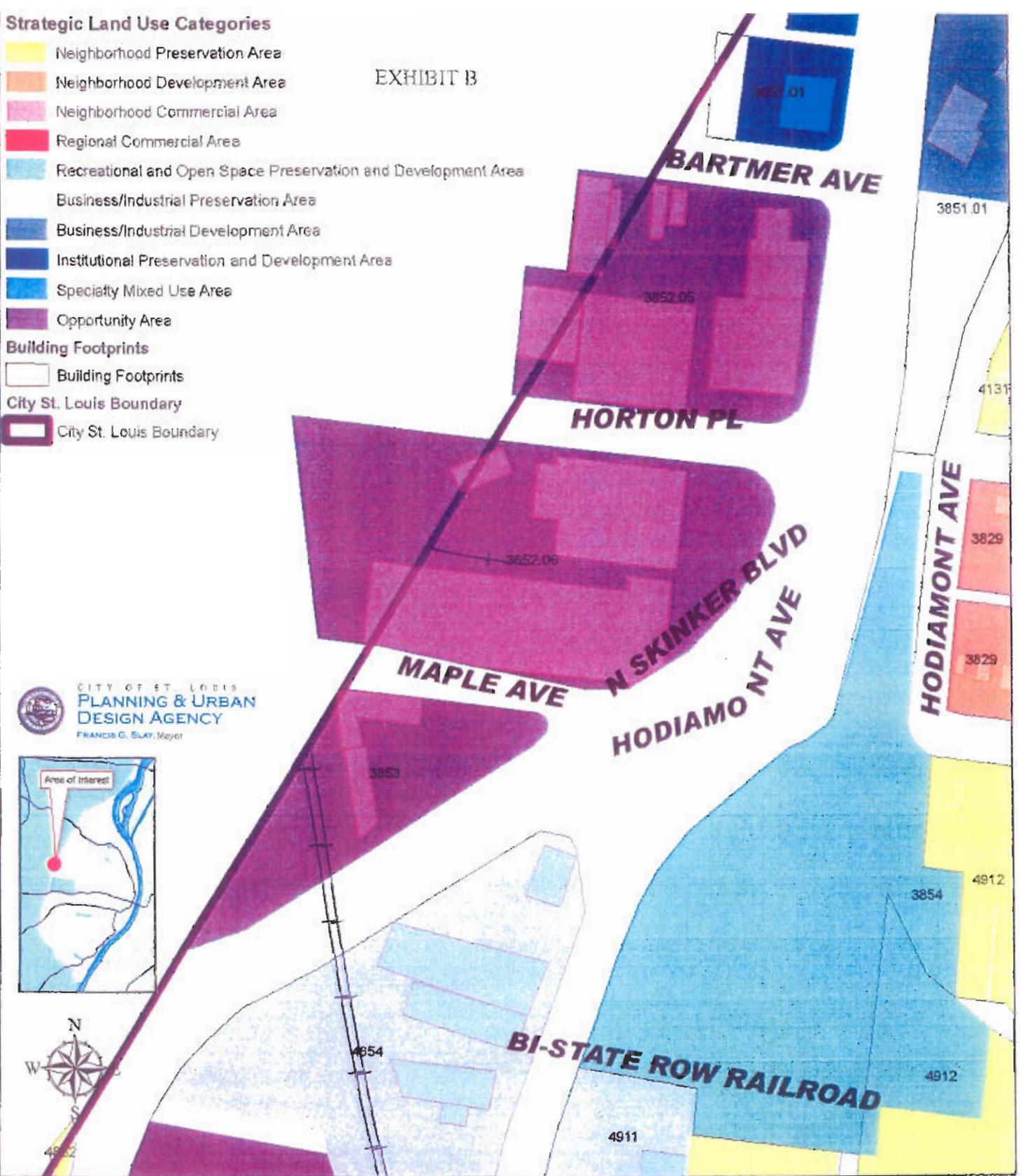


Existing Strategic Land Use Categories

Strategic Land Use Categories

- Neighborhood Preservation Area
 - Neighborhood Development Area
 - Neighborhood Commercial Area
 - Regional Commercial Area
 - Recreational and 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
- Building Footprints**
- Building Footprints
- City St. Louis Boundary**
- City St. Louis Boundary

EXHIBIT B



Proposed Strategic Land Use Categories

**STRATEGIC LAND USE PLAN
AMENDMENT NO. 01/05
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Susan A. Stauder July 2, 2008
SUSAN A. STAUDER, CHAIRMAN DATE
PLANNING COMMISSION

Exhibit C

City Blocks 3852.05, 3852.06, & 3853



6124 Horton Place



6124 Horton Place



6135 Horton Place



6113 N Skinner



6124 Horton Place



6135-6144 Horton Place