



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

**STRATEGIC LAND USE PLAN
AMENDMENT NO. 05/08
ATTESTED COPY**

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

File No. PDA-155-04-CMP

To: City of St. Louis Planning Commission
From: Don Roe, Acting Director
Subject: Public Hearing & Resolution for Amendment of the Strategic
Land Use Plan 2005 – Amendment # 5 Map Update – June 2008
– For all or portions of various City Blocks.
Date: June 4, 2008

Executive Summary

This resolution seeks an amendment by the Planning Commission to the Strategic Land Use Plan as an update of the map maintained in the file and in the City's computer based Geographic Information System (GIS) for various areas-blocks in the City. These are areas where the Planning Commission has reviewed and approved as a matter of course a land use action in conformity with provisions of the Strategic Land Use Plan (SLUP) but the map has not been updated prior to this resolution to reflect recent land use changes. Meaning this is best characterized as a map update as opposed to a change in the plan.



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 Planning Commission shall conduct a public hearing as part of the review and approval process.

An illustration of a type of update completed by this resolution are parcels previously owned by and used for institutional purposes that have been converted to another use compatible with the surrounding area (IE a school converted to housing). These have been approved under a SLUP provision regarding compatibility with the adjoining area and that area's SLUP designation. We didn't change the map per se by that approval.

Another general type of map update is that of a site which was under multiple SLUP designations. Approval of the action for the entire site didn't change the map.

We also as a matter of regulatory authority grant various permissions that allow developments to proceed. An approved rezoning of a consolidated site of vacant ground designated as Neighborhood Development Area is something we encourage and support as a tool for a private developer to invest in and change an area. When that development is finished the area is no longer a development site but now incorporated and part of the fabric of the neighborhood. We have monitored such sites and the ones that have been developed, merit a map update to Neighborhood Preservation Area.

Similarly areas that have been changed by actions of the St. Louis Housing Authority and its partners have been included on the list of map updates.

The list of updates is attached as Exhibit "A" a map will be displayed at the Planning Commission and placed in the file. The GIS will be updated on approval.

COMMENTS

We promote the use of the Strategic Land Use Plan as a city wide document and the published printed map has stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment. It is a Strategic Land Use Plan.

We are also a technology and information oriented agency and city. We encourage people to access our information via the internet and the Strategic Land Use Plan is available on the web. The printed version directs one to the web for updates. Our technology also allows us to let people zoom in to view specific areas of the city, in fact viewing the entire city is difficult on the computer. This update will make close in views accurate and up to date.

REQUESTED ACTION

That the Planning Commission approves Strategic Land Use Plan –Amendment # 5 Map Update – June 2008 for areas listed in Attachment “A”.

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

- I. The Strategic Land Use Plan -- Amendment # 5 Map Update – June 2008 for areas listed in Attachment “A”.
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 and make any other required notifications of this amendment as a part of the Strategic Land Use Plan.

STRATEGIC LAND USE PLAN

AMENDMENT NO. 05/08

ATTESTED COPY

Susan Stauder *July 2, 2008*

SUSAN A. STAUDER, CHAIRMAN DATE

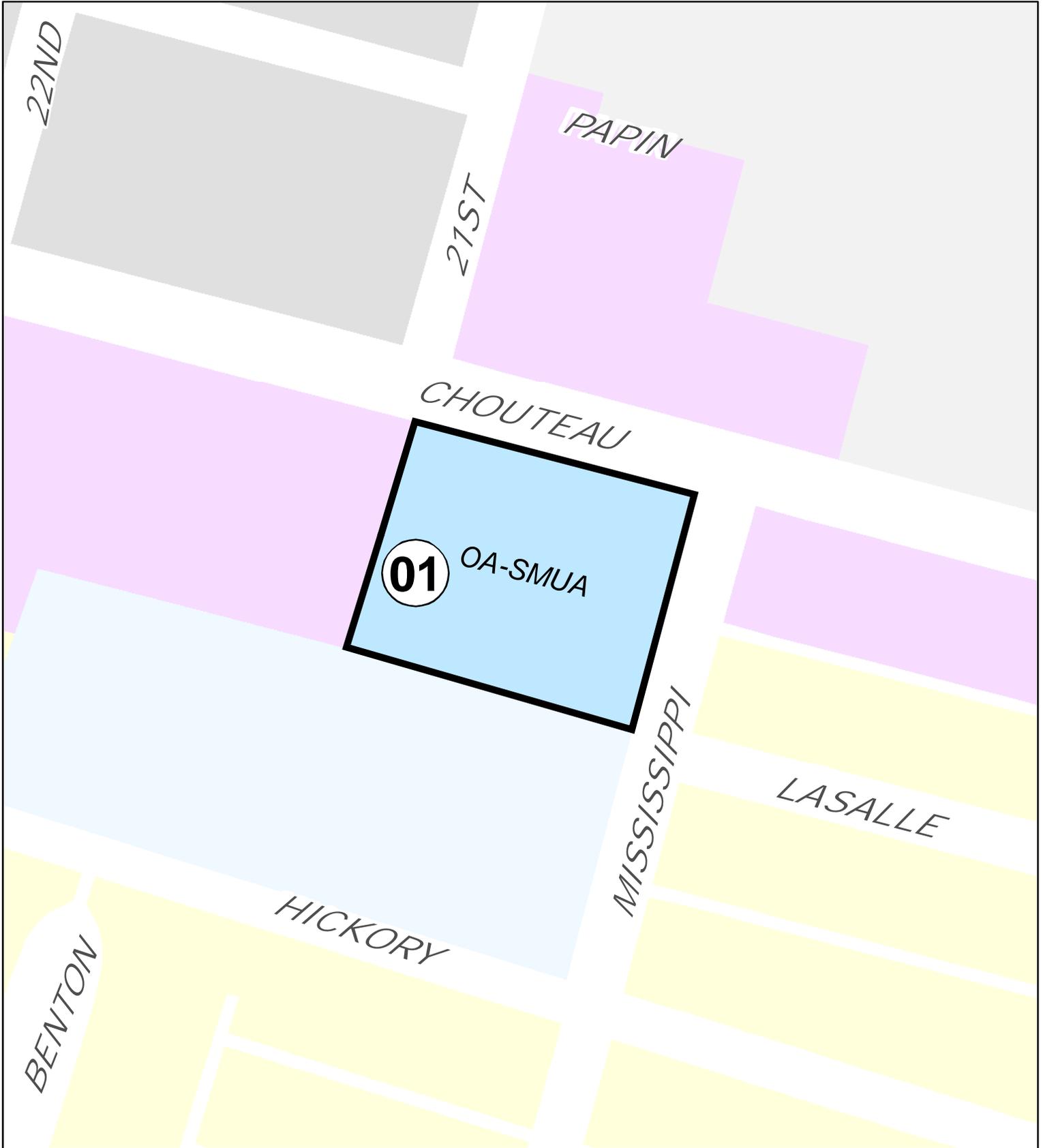
PLANNING COMMISSION

File No. PDA-155-04-CMP

Attachment A
Strategic Land Use Map Changes - Amendment 5

Location - Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #
1	New residential development (Lafayette Walk Condos)	Lafayette Square	32	2276.03	OA	SMUA	078-01-NBD
2	New residential development (Salisbury Park)	Hyde Park	65	1741.13 1749	NDA	NPA	133-01-RDR
3	Residential infill & church (Cityrama Vicinity)	Central West End	38	3756 3757 4583	NDA	NPA IPDA	089-03-REZ
4	Residential rehab (Eden Lofts & homes)	Peabody Darst Webbe	33	482.03	NDA	NPA	205-04-REZ
5	New residential development (Roberts Place Homes)	Visitation Park	49	5485	IPDA	NDA	021-06-REZ
6	New residential development (Habitat for Humanity)	Jeff Vanderlou	59	1906	NDA	NPA	058-06-RDR
7	New residential development & residential infill	West End	48	3829 3863.18	NDA	NPA	172-06-RDM
8	New industrial warehouse (Balke Brown)	North Riverfront	79	3482 3497	BIDA	BIPA	193-06-RDM
9	New residential development & residential infill	Mark Twain	71	4393 4393.01 4394.01 5261 5262 5466 5467	NDA OA	NPA	050-07-RDR
10	New church (Northern Missionary Baptist Church)	Wells Goodfellow	50	6132	OA	IPDA	055-07-VACA
11	New residential development (Frankie Freeman Homes)	Greater Ville	56	3651.02	NDA	NPA	064-07-RDR
12	New residential and commercial development	Kingsway West	52	4505	OA	NPA	122-07-RDMA
13	Parking lot for commercial rehab	Benton Park	22	1397	NPA	NCA	153-07-REZ
14	Industrial additions (OJM Inc & Middendorf Meat)	Near North Riverfront	64	1219	BIDA	BIPA	192-07-REZ
15	New residential and office development (Renaissance Place at Grand & St. Louis Housing Authority Office)	Covenant Blu - Grand Center	77	6493	NDA	NPA NCA IPDA	227-07-REZ

2008 Strategic Land Use Plan Proposed Amendments



Area
01

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



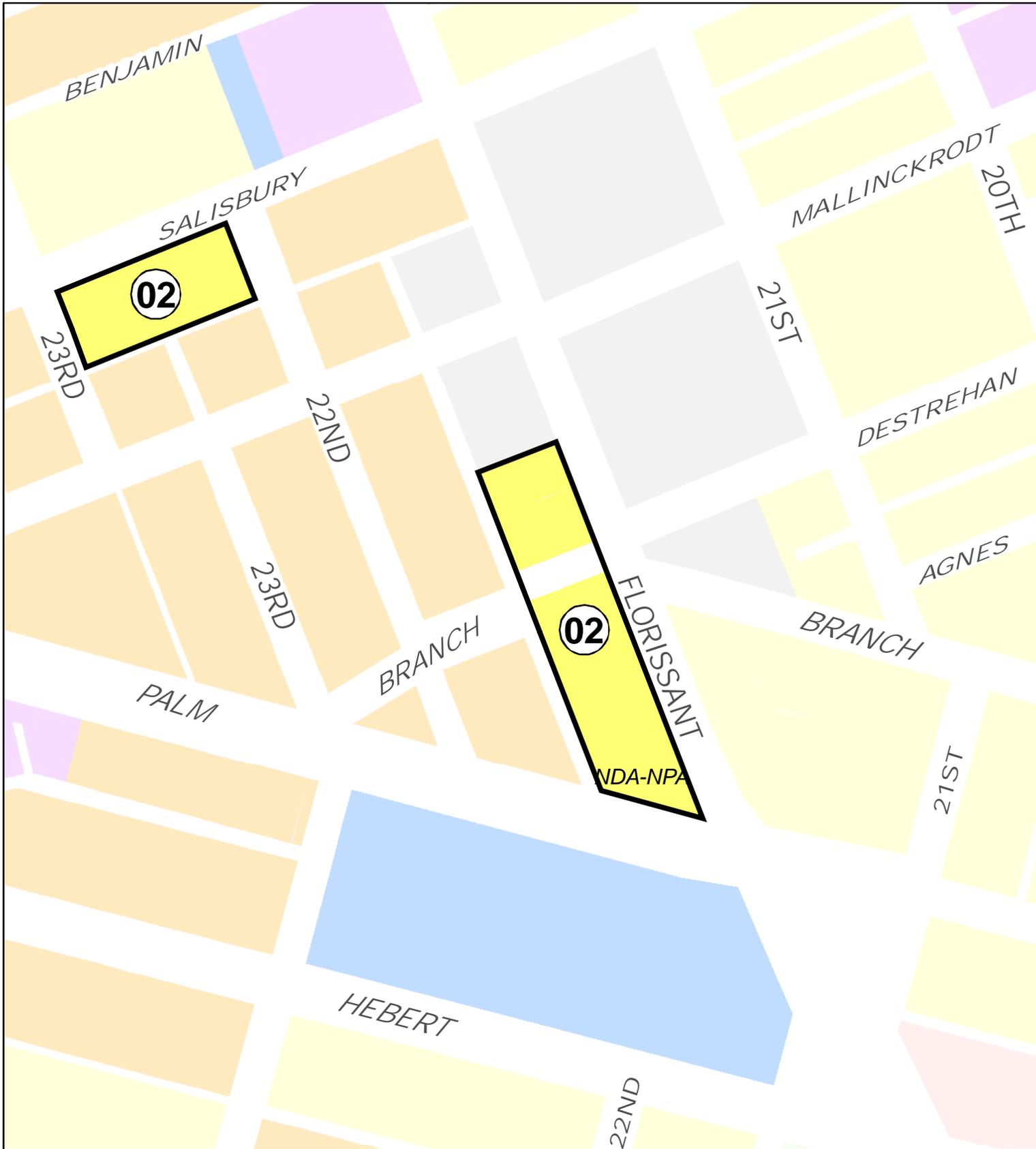
0 100 200

1 inch equals 150 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area
02

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

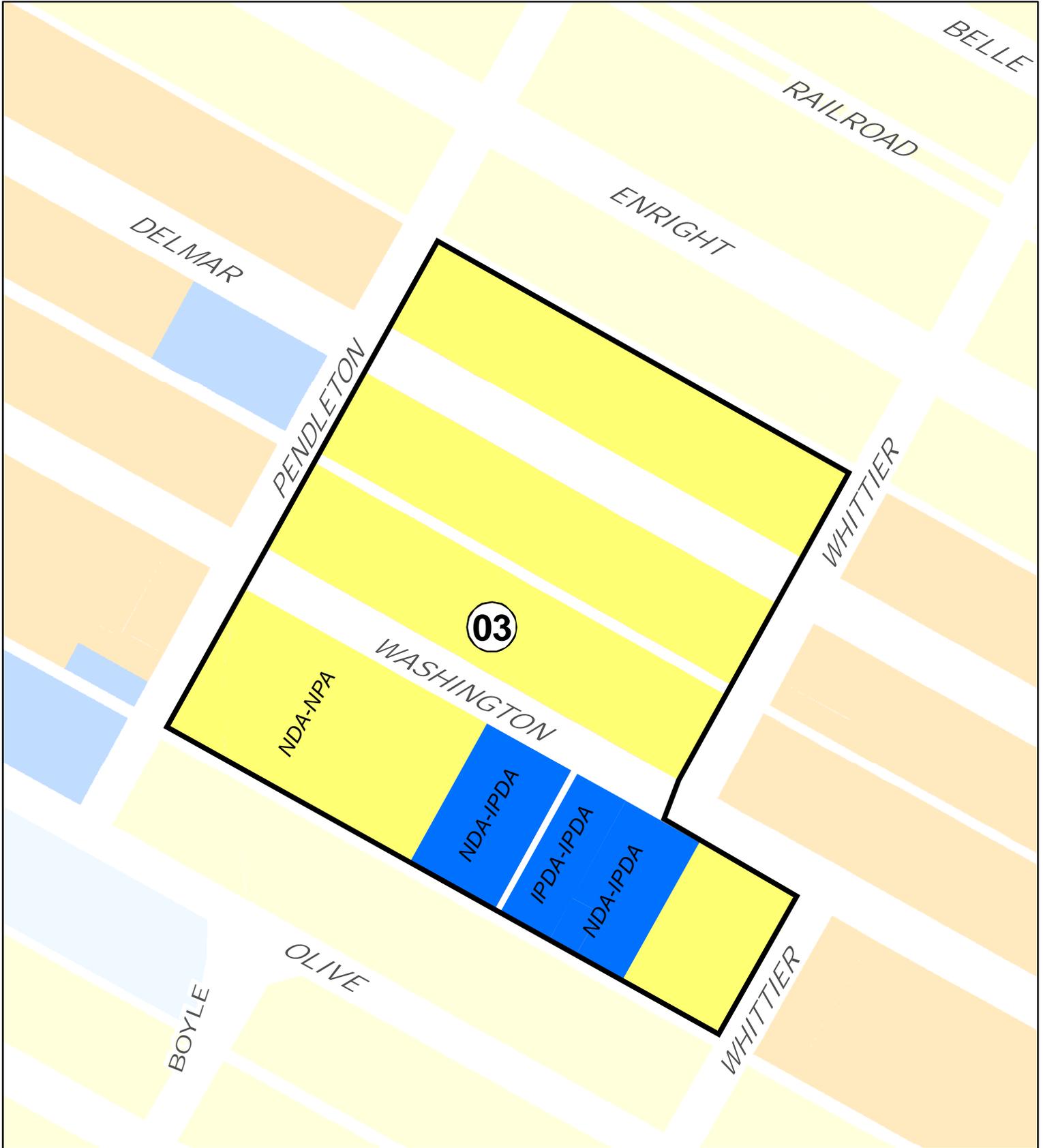
Institutional Preservation and Development Area

- Specialty Mixed Use Area
- Opportunity Area



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

2008 Strategic Land Use Plan Proposed Amendments



Area 03

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



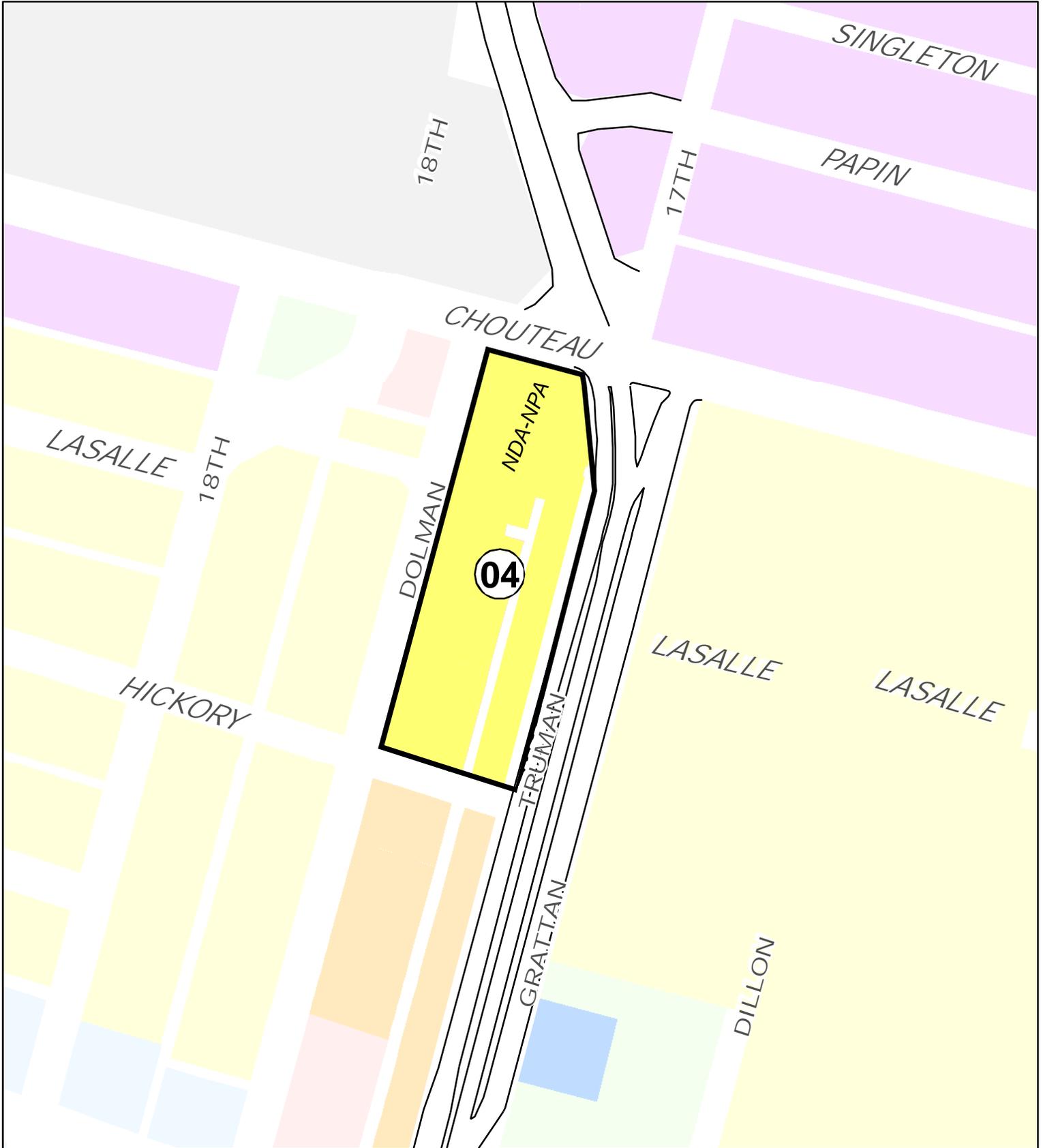
0 100 200

1 inch equals 200 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area 04

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



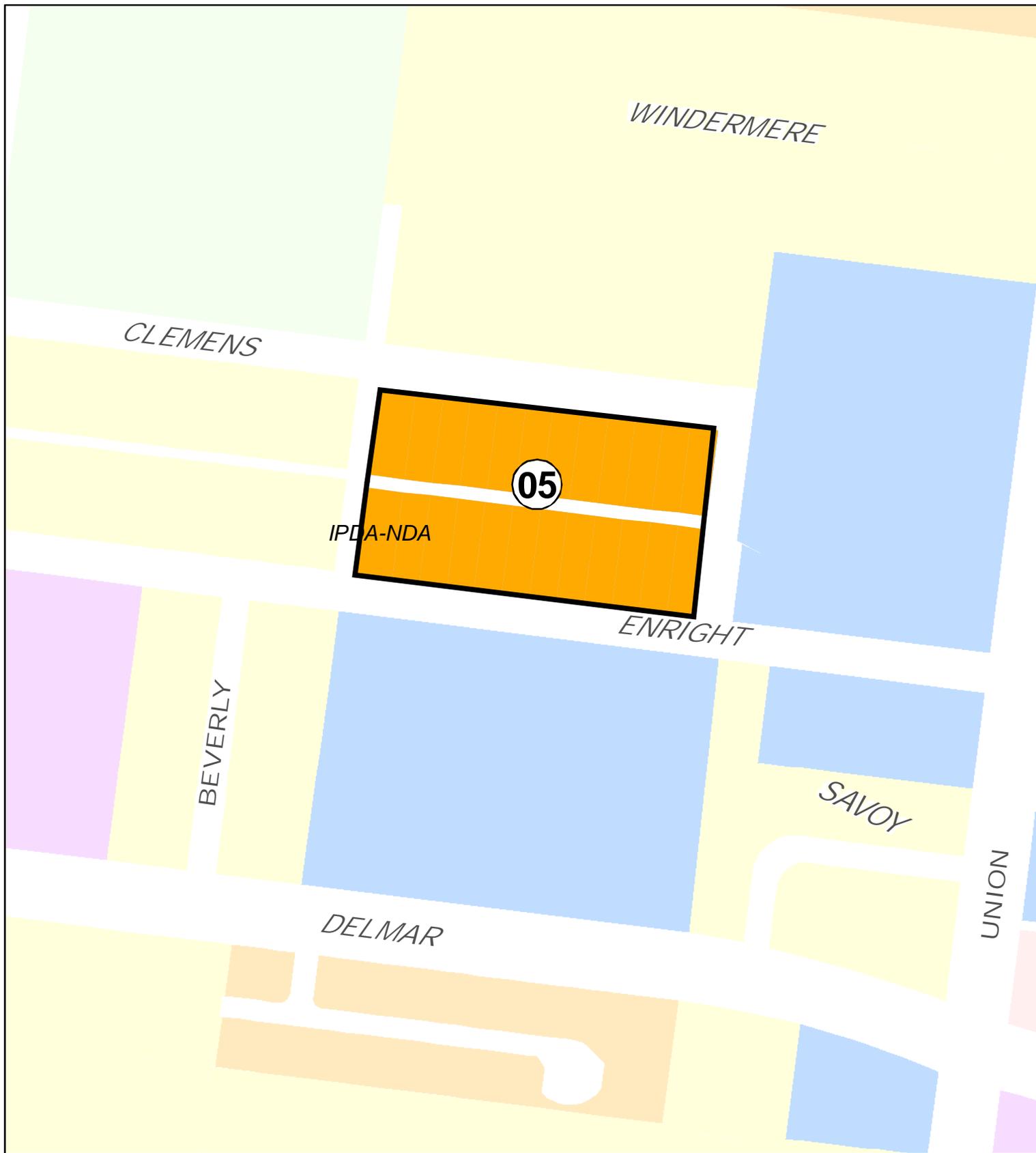
0 100 200

1 inch equals 200 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area 05

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



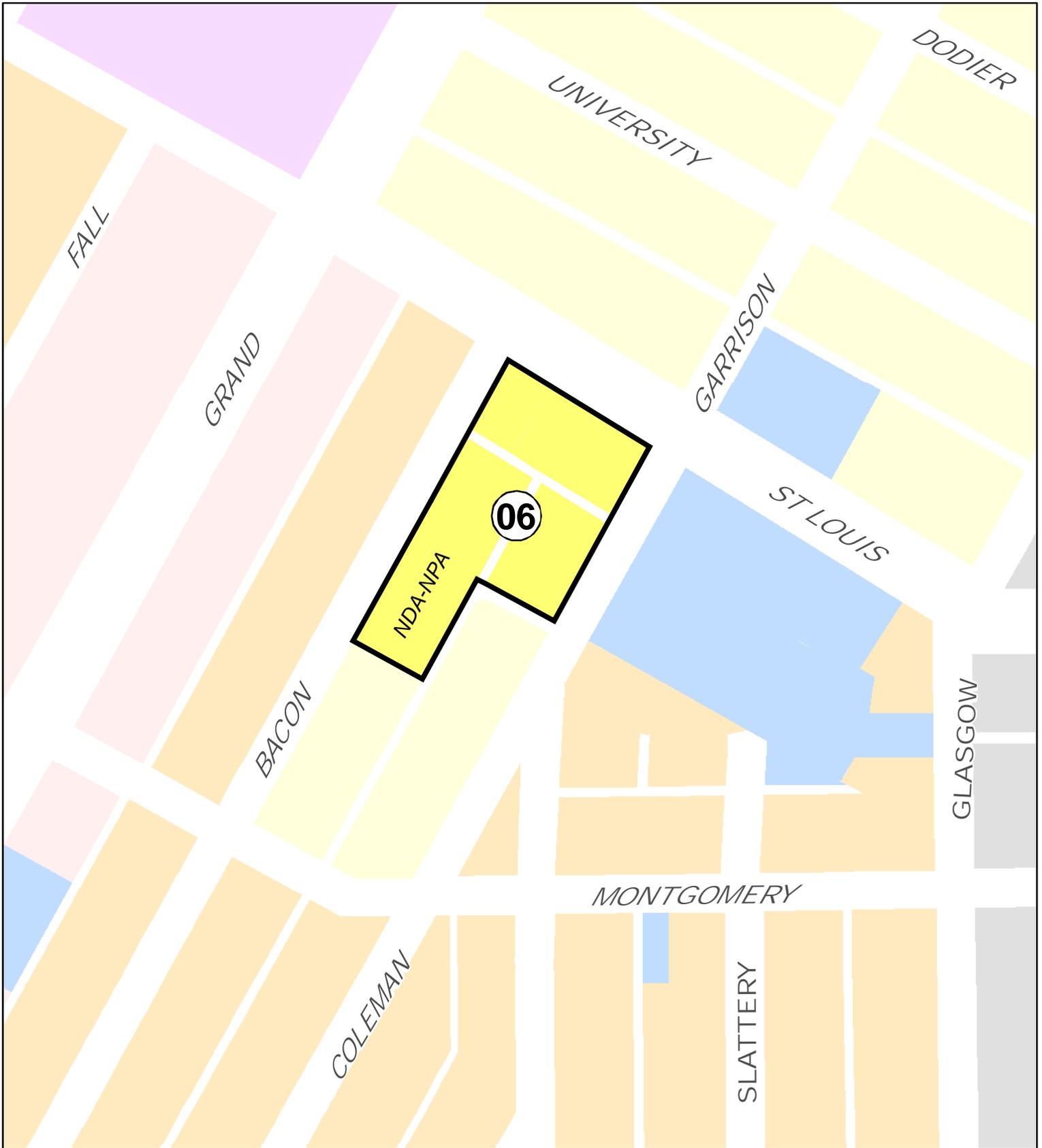
0 100 200

1 inch equals 200 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area 06

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



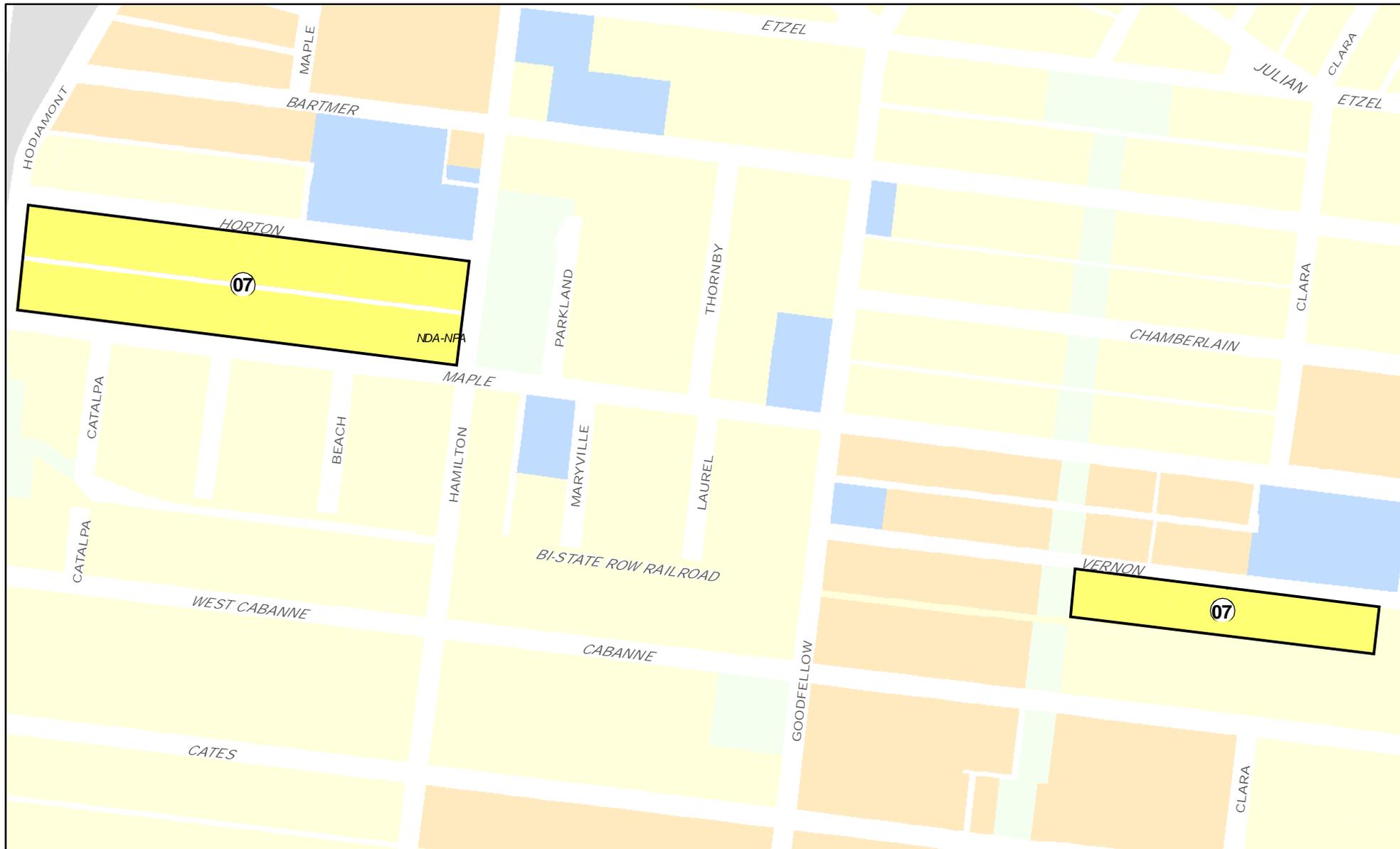
0 100 200

1 inch equals 200 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area
07

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

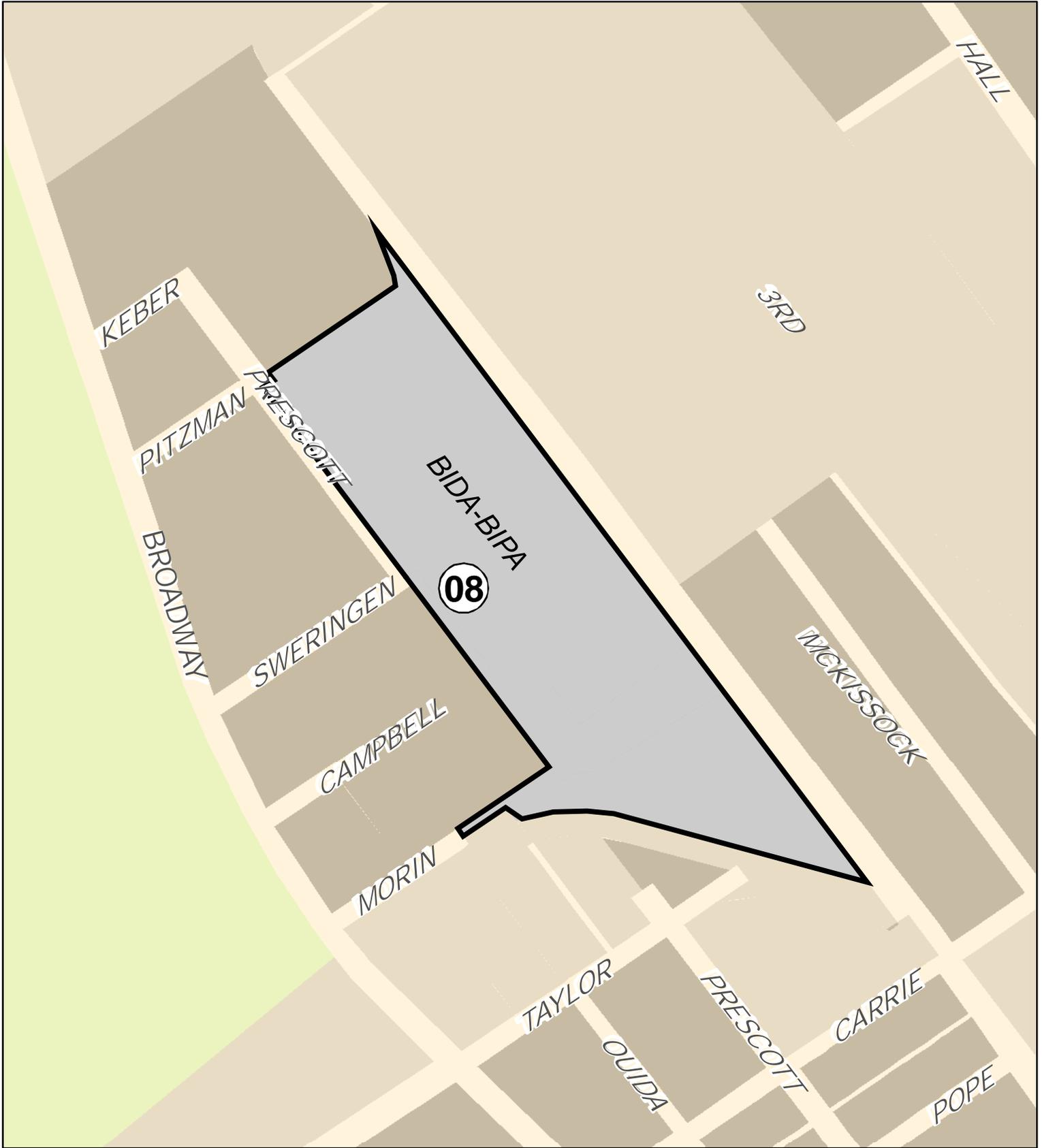
- Specialty Mixed Use Area
- Opportunity Area

0 200 400

1 inch equals 400 feet

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

2008 Strategic Land Use Plan Proposed Amendments



Area
08

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



0 200 400

1 inch equals 400 feet



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

2008 Strategic Land Use Plan Proposed Amendments

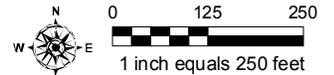


Area
09

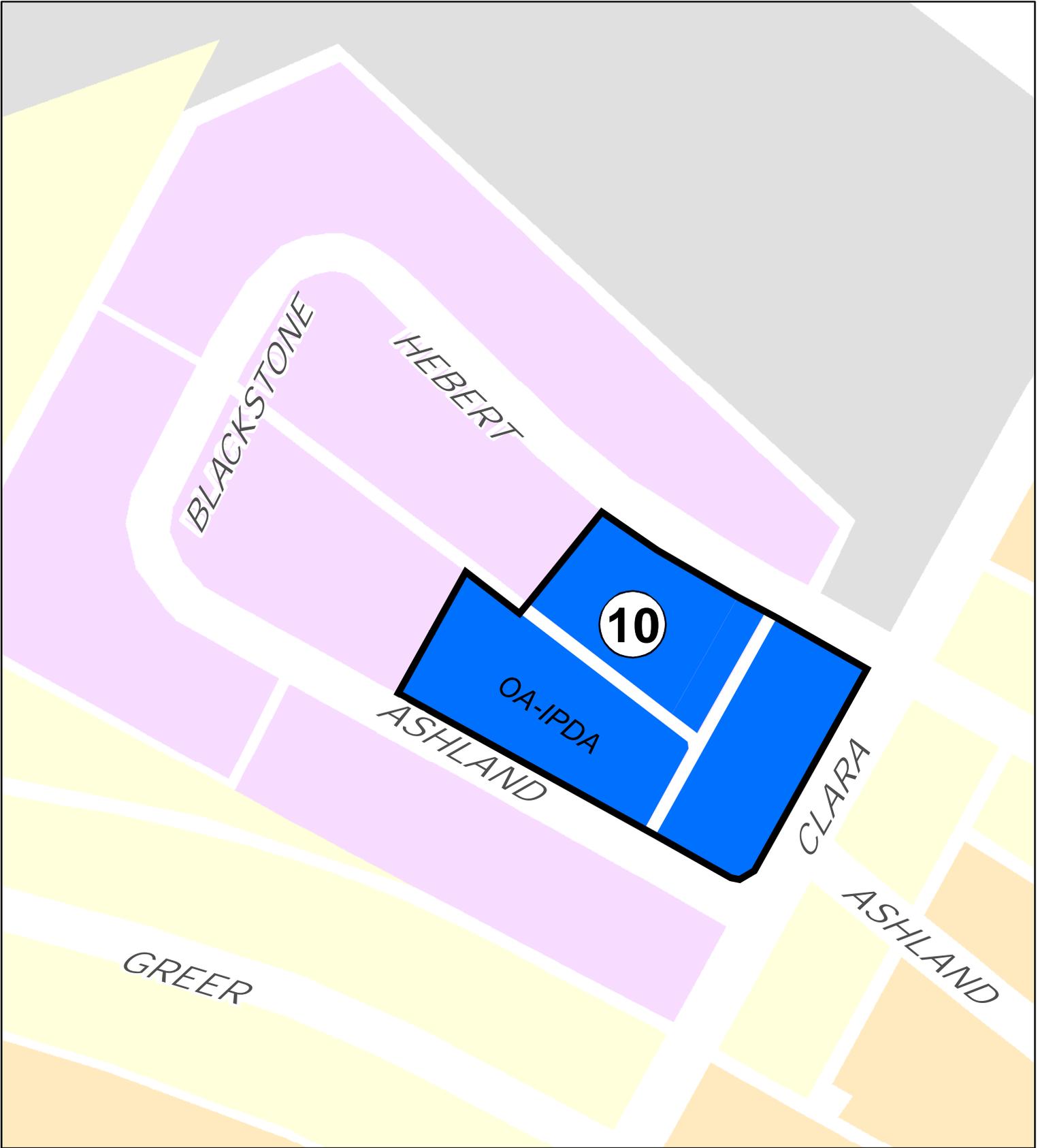
Strategic Land Use Categories
 Neighborhood Preservation Area
 Neighborhood Development Area
 Neighborhood Commercial Area

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



2008 Strategic Land Use Plan Proposed Amendments



Area
10

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



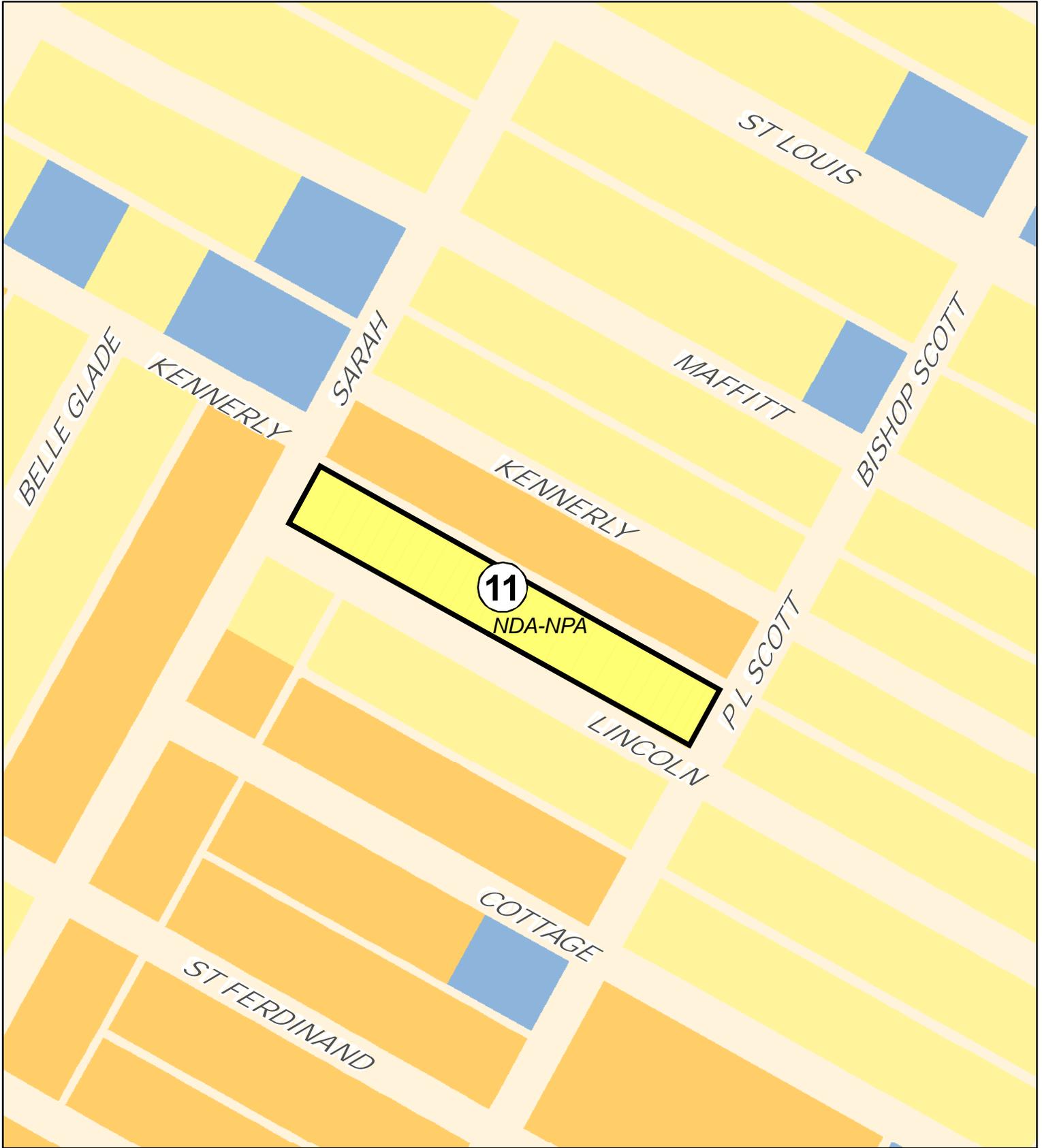
0 100 200

1 inch equals 150 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area 11

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



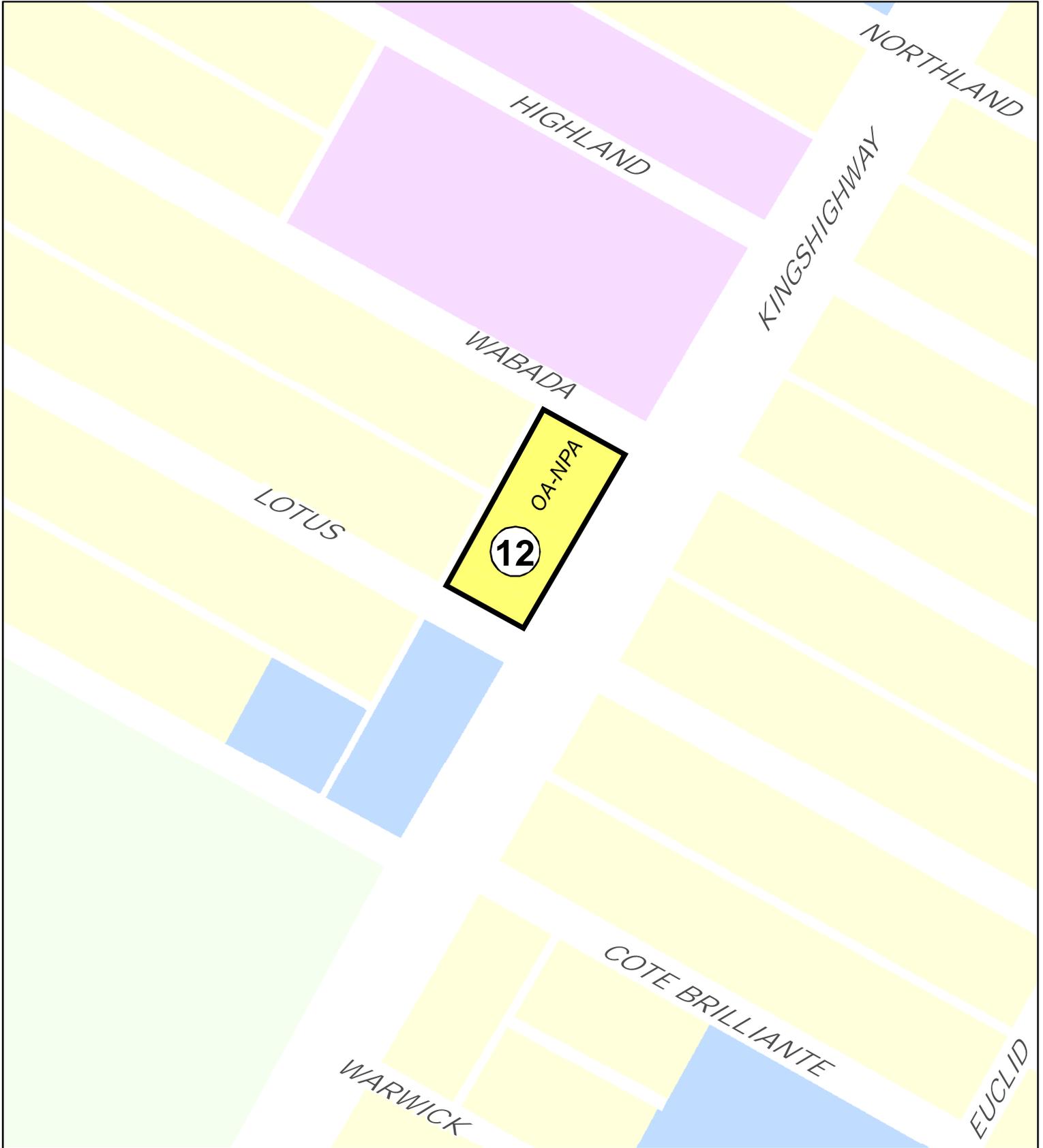
0 100 200

1 inch equals 200 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area
12

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

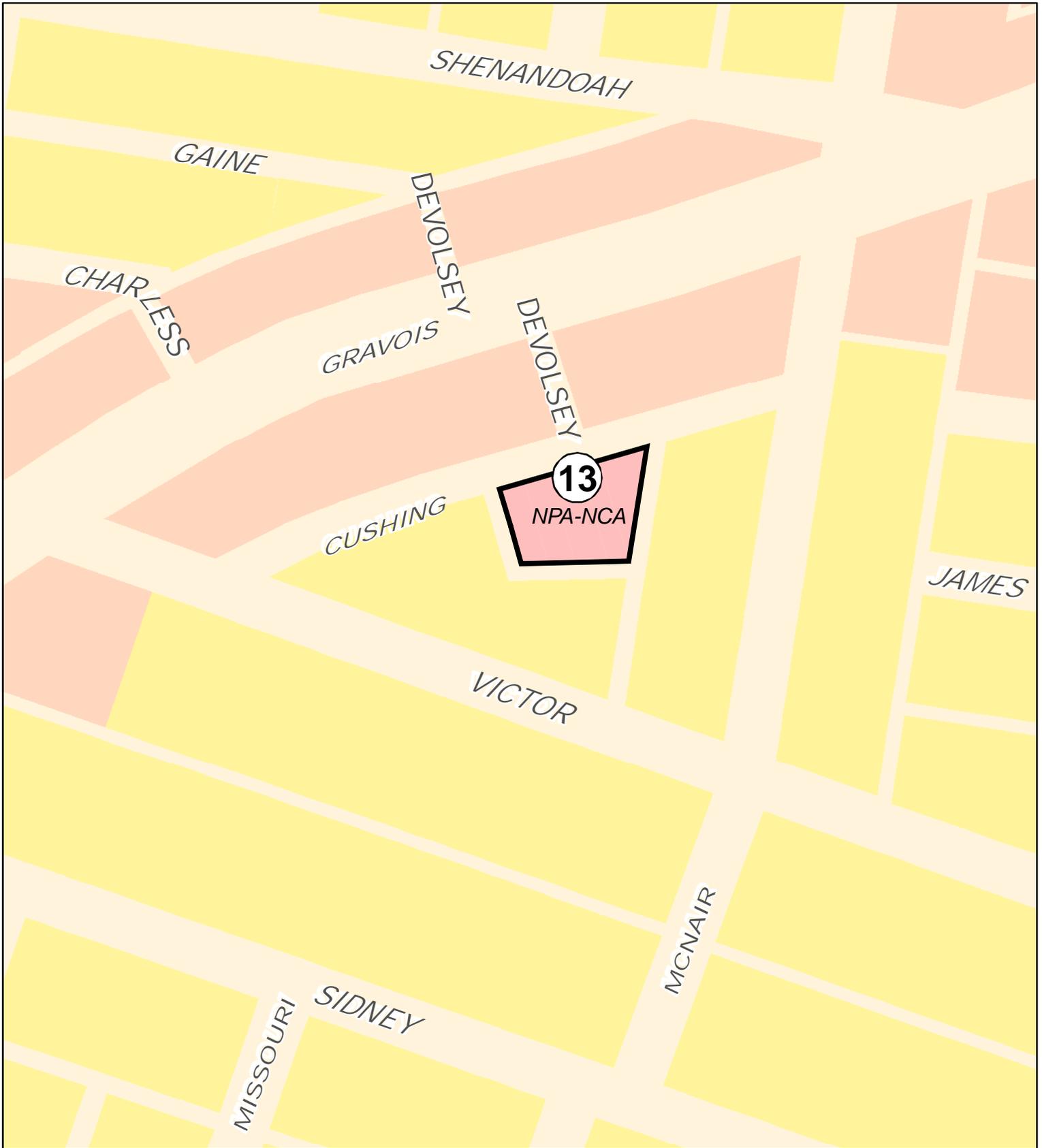
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area

0 100 200

1 inch equals 200 feet

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

2008 Strategic Land Use Plan Proposed Amendments



Area 13

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



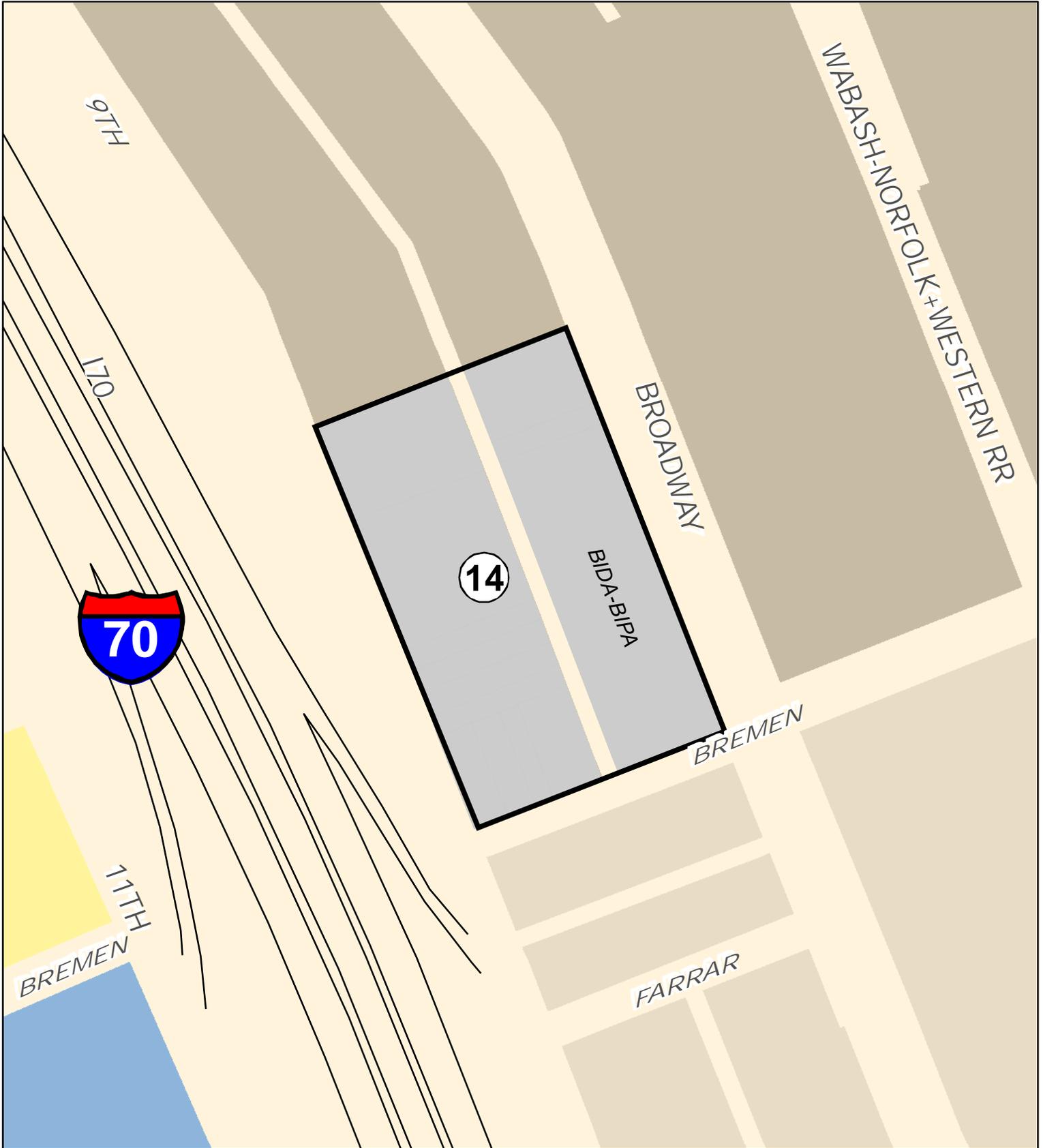
0 75 150

1 inch equals 150 feet



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

2008 Strategic Land Use Plan Proposed Amendments



Area 14

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



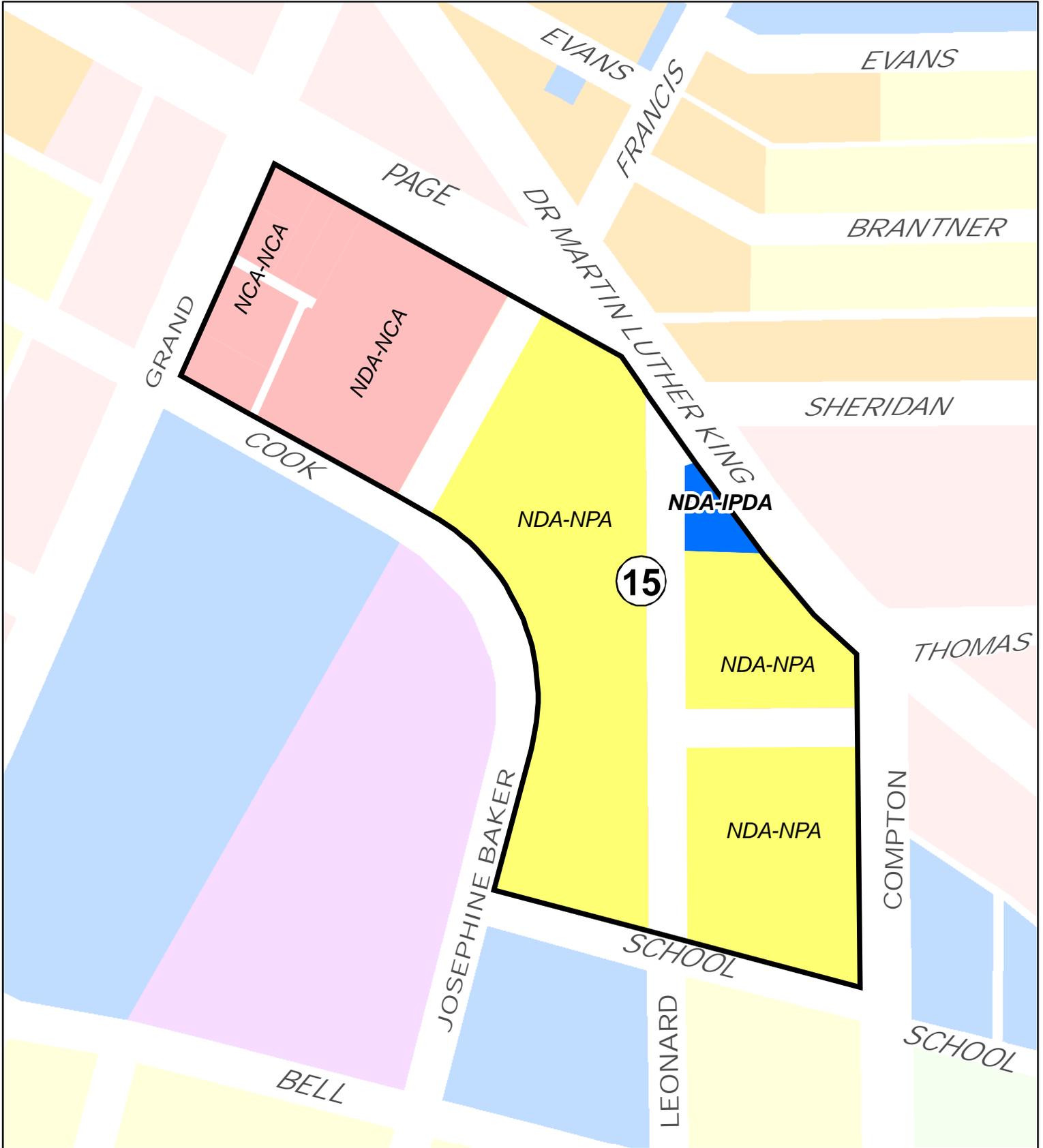
0 75 150

1 inch equals 150 feet



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

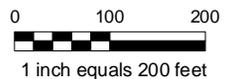
2008 Strategic Land Use Plan Proposed Amendments



Area 15

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



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