

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 2485 (4231-41 N. Grand Blvd.)

Date: January 8, 2018

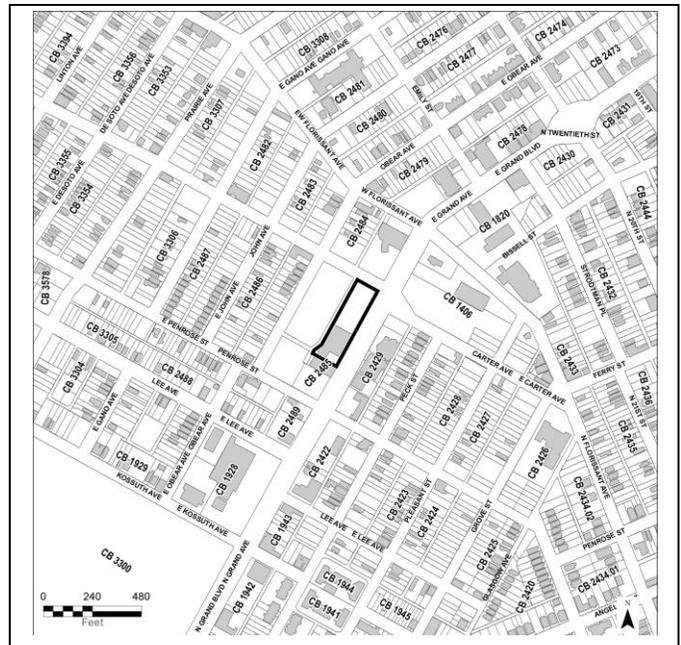
Summary

Submittal: Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

Site: 1.22-acre site, consisting of one parcel -- 4231-41 N. Grand Blvd. -- located at the southwest corner of N. Grand Blvd. and Carter Ave. in the Fairground neighborhood.

Proposal: Rezoning the parcel from the “G” Local Commercial and Office District to the “B” Two-Family Dwelling District.

Land Use: The rezoning site currently consists of a church building and a related surface parking lot owned and occupied by Jubilee Community Church. The petitioner would like to consolidate this parcel with an adjacent parcel -- 3616 Carter Ave., which is currently a vacant lot and zoned “B” Two-Family Dwelling District -- into a single parcel in order to construct a green infrastructure project that includes an underground storm water cistern and various at-grade features, such as an edible garden, orchard, berry bushes, wild grasses and flowers, an irrigated turf field, a pavilion and a fountain. MSD will reimburse the church for the cost of the project as part of its Early Action Project program, but MSD requires that the parcels be consolidated. Consolidation of the two parcels would create a dual-zoned parcel -- a parcel with both “B” and “G” zoning districts -- with the more restrictive regulations of the “B” zoning district applying. The rezoning of the subject parcel to the “B” Two-Family Dwelling District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code.



Petitioner: Jubilee Community Church, the owner of the subject parcel, as well as the adjacent parcel.

Support Letter: Submitted by Alderman Brandon Bosley (3rd Ward).

Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 2485 -- 4231-41 N. Grand Blvd. -- to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

1.0 Background

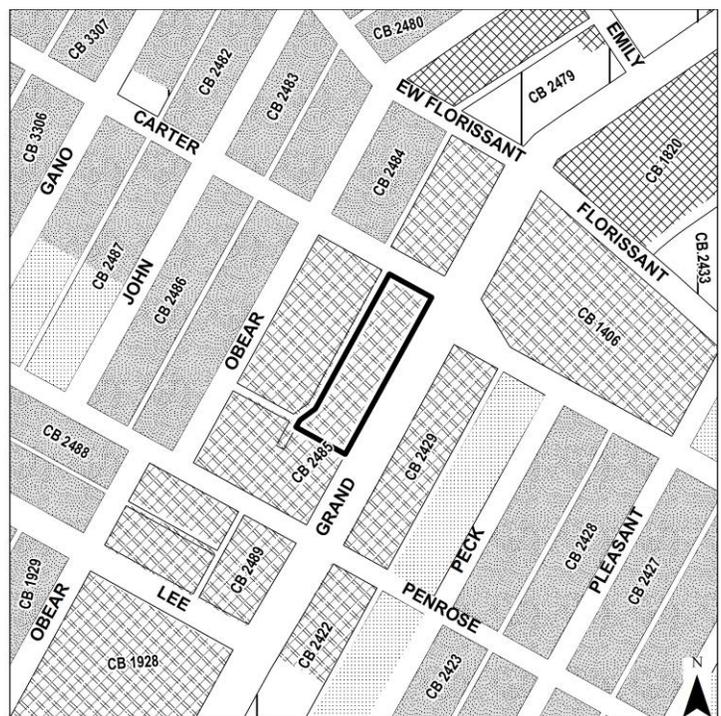
- The rezoning site consists of one parcel -- 4231-41 N. Grand Blvd. -- that is approximately 1.22 acres in size. The parcel is located at the southwest corner of N. Grand Blvd. and Carter Ave. in the Fairground neighborhood.
- The rezoning site currently consists of a 16,500-square foot church building and a related 63-space surface parking lot owned and occupied by Jubilee Community Church. The petitioner would like to consolidate this parcel, which is currently zoned "G" Local Commercial and Office District, with an adjacent parcel -- 3616 Carter Ave., which is currently a vacant lot and zoned "B" Two-Family Dwelling District -- into a single parcel. The vacation of a 20 foot-wide, north-south alley that currently separates the two parcels was approved by Ordinance 70594 earlier this year, but the vacation will not become effective until certain follow-up steps are completed. The parcel consolidation is necessary in order to construct a green infrastructure project that includes an underground storm water cistern and various at-grade features, such as an edible garden, orchard, berry bushes, wild grasses and flowers, an irrigated turf field, a pavilion and a fountain. The Metropolitan St. Louis Sewer District (MSD) will reimburse the church for the cost of the green infrastructure project -- except for the plants -- as part of its Early Action Project program, but MSD requires that the parcels be consolidated. Consolidation of the two parcels would create a dual-zoned parcel -- a parcel with both "B" and "G" zoning districts -- with the more restrictive regulations of the "B" zoning district applying. The rezoning of the subject parcel to the "B" Two-Family Dwelling District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code.
- The attached irrigation plan (see Exhibit "B") shows that the green infrastructure project would be constructed on the adjacent parcel, 3616 Carter Ave. The underground storm water cistern would be constructed west of the church building. A building permit was recently issued for the installation of the cistern, and work has begun. An edible garden would be planted above the cistern. Various other at-grade features would be located near the edible garden. A large irrigated turf field would occupy the northern half of the parcel.
- As Exhibit "A" shows, the great majority of parcels located along N. Grand Blvd. are currently zoned "G" Local Commercial and Office District, while the great majority of parcels located along Carter Ave. are currently zoned "F" Neighborhood Commercial District or "G" Local Commercial and Office District. The great majority of parcels located along side streets are currently zoned "B" Two-Family Dwelling District. The rezoning petition proposes changing the zoning for the subject parcel from the "G" Local Commercial and Office District to the "B" Two-Family Dwelling District.
- The petitioner is Jubilee Community Church, which owns the subject parcel, as well as the adjacent parcel.
- Existing land uses adjacent to the rezoning site primarily include commercial buildings, residential buildings and vacant lots. Notable nearby uses include PNC Bank, 4323 N. Grand Blvd.; H&R Block, 4323 N. Grand Blvd.; Family Dollar, 4314 N. Grand Blvd.; Divoll Branch Library, 4234 N. Grand Blvd.; Rosati Apartments, 4220 N. Grand Blvd.; and Economy Inn Motel, 4206 N. Grand Blvd. Building conditions vary considerably. Photos of the rezoning site and adjacent areas are included in Exhibit "D".

- In its rezoning petition (see Exhibit “B”), the petitioner states as its Grounds for Petition: “MSD requirements for Green Infrastructure Project”.
- The City’s Zoning Administrator cites in the attached letter (see Exhibit “C”) that: “Given that the proposed consolidation in City Block 2485 would allow for the Petitioner to continue with sustainability efforts to improve land that is currently vacant and/or underutilized; that by rezoning subject property would bring it into conformity with the Zoning Section; 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.” She further states that: “It is the recommendation of the Zoning Administrator that the subject area in City Block 2485 be rezoned from the current classification of “G” Local Commercial and Office District to the “B” Two-Family Dwelling District.”
- The proposed rezoning is supported by Alderman Brandon Bosley (3rd Ward). (See Alderman Bosley’s support letter in Exhibit “B”).

2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for one parcel located at 4231-41 N. Grand Blvd. and recommends approval of the rezoning from the “G” Local Commercial and Office District to the “B” Two-Family Dwelling District. This recommendation is based on the reasons cited in the Zoning Administrator’s letter and the proposed rezoning’s conformity with the City’s Strategic Land Use Plan.

The Strategic Land Use Plan designates the subject parcel, as well as the adjacent parcel and much of the adjacent area, as a Neighborhood Commercial Area (NCA). The NCA Strategic Land Use Category is defined as: *“Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.”*



Strategic Land Use Categories

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

The proposed rezoning would facilitate the construction of a green infrastructure project, which would provide environmental and aesthetic improvements for the petitioner’s property. The redevelopment project would be

generally consistent with the NCA Strategic Land Use Category, which encourages commercial and mixed-use development. The proposed rezoning to the “B” Two-Family Dwelling District -- which primarily allows single-family and two-family buildings and some institutional uses, including churches -- would generally conflict with the City’s Strategic Land Use Plan because the “B” zoning district doesn’t allow commercial and mixed uses. However, in this case, there is no conflict by virtue of the Strategic Land Use Plan’s “adjacency rule”, which states that the Planning Commission may consider a proposed use or development project to be in conformity with the Strategic Land Use Plan if the proposed use or development project is allowed in an adjacent Strategic Land Use Category. The rezoning site is located in and adjacent to a NCA Strategic Land Use Category, which allows institutional uses such as churches. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.

2.1 Public Input

The Board of Aldermen’s Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

None.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

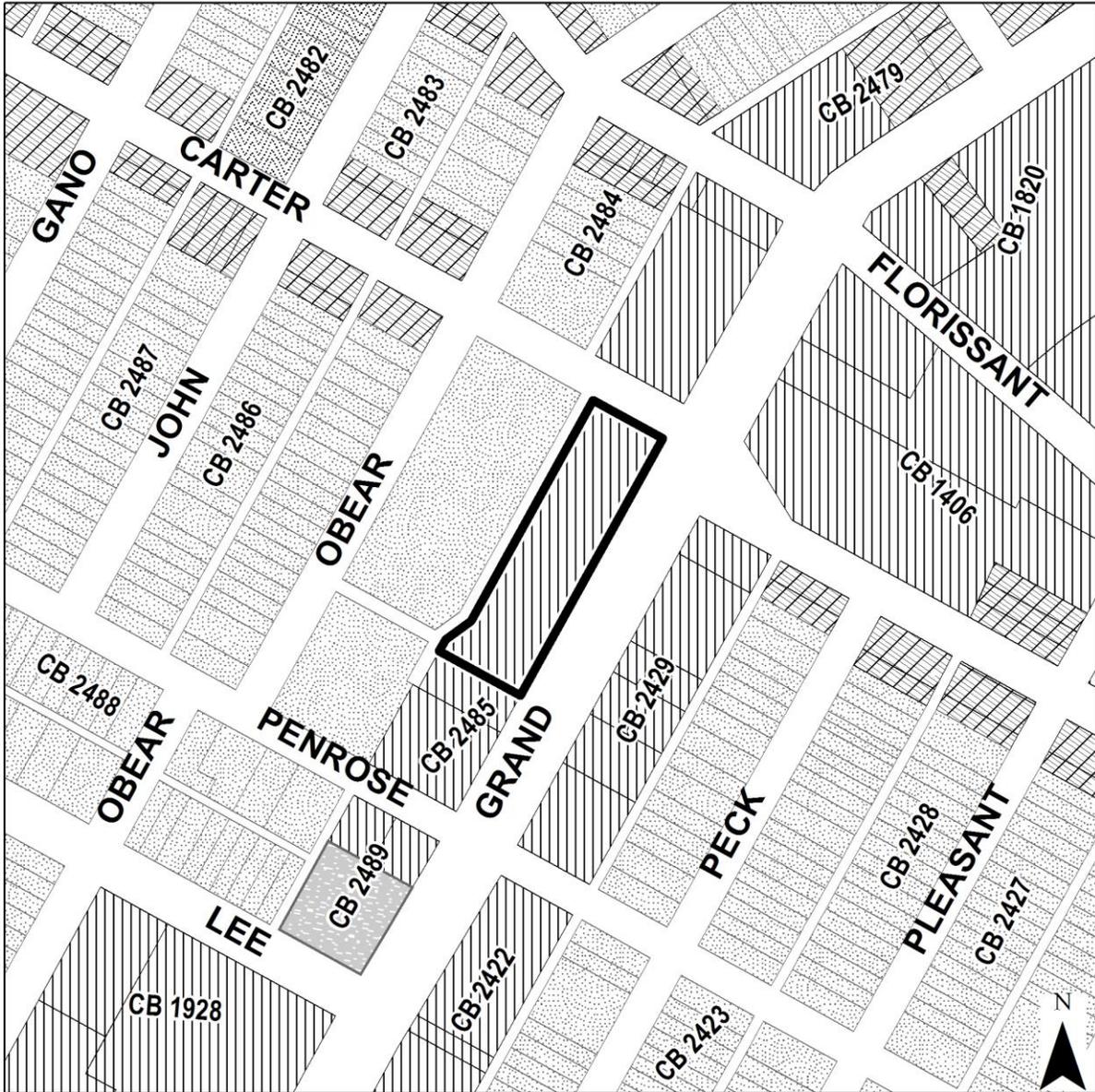
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 2485 -- 4231-41 N. Grand Blvd. -- to be in conformity with the City’s Strategic Land Use Plan and **recommends approval** to the City’s Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the “B” Two-Family Dwelling District) for one parcel (known as 4231-41 N. Grand Blvd.) located in City Block 2485 is hereby found to be in conformity with the City’s Strategic Land Use Plan.

2. The petition for the amendment of the Zoning District Map (to the “B” Two-Family Dwelling District) for one parcel (known as 4231-41 N. Grand Blvd.) located in City Block 2485 is hereby recommended for approval.
3. The Executive Director of the Planning and Urban Design Agency is hereby directed to notify the City’s Board of Aldermen of this recommendation.

EXHIBIT A DISTRICT MAP



Current Zoning District

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

Rezoning Area

Rezoning Petition
from "G" to "B"

PDA-001-18-REZ

EXHIBIT B



PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name Jubilee Community Church
 Contact Name (If above is a firm/an organization) Pastor Andy Krumsieg
 Address 4231 North Grand Ave., STL MO
 Phone 314.533.5400 Fax _____ Email sthandy@aol.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request).

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned 4231- 4241 N. Grand Ave.

City Block No. # 2485 Parcel No. # 30

Requested Zone/FBD Change From G To B

(list specific zoning district or FBD Zone)

(list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) Religious (Church)
- Intended Use of Property(s) same as (above) ref: site plan
- Grounds for Petition MSD requirements for Green Infrastructure Project
- Are you the owner of the property described? yes
- If not, what is your legal interest in the property? _____
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as Jubilee Community Church

If you are **NOT** the owner(s)- of- record of the petitioned property you are **REQUIRED** to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it **MUST** be notarized.

Pastor Andy Krumsieg 12/8/17
 Signature(s) of Petitioner(s) Date Filed

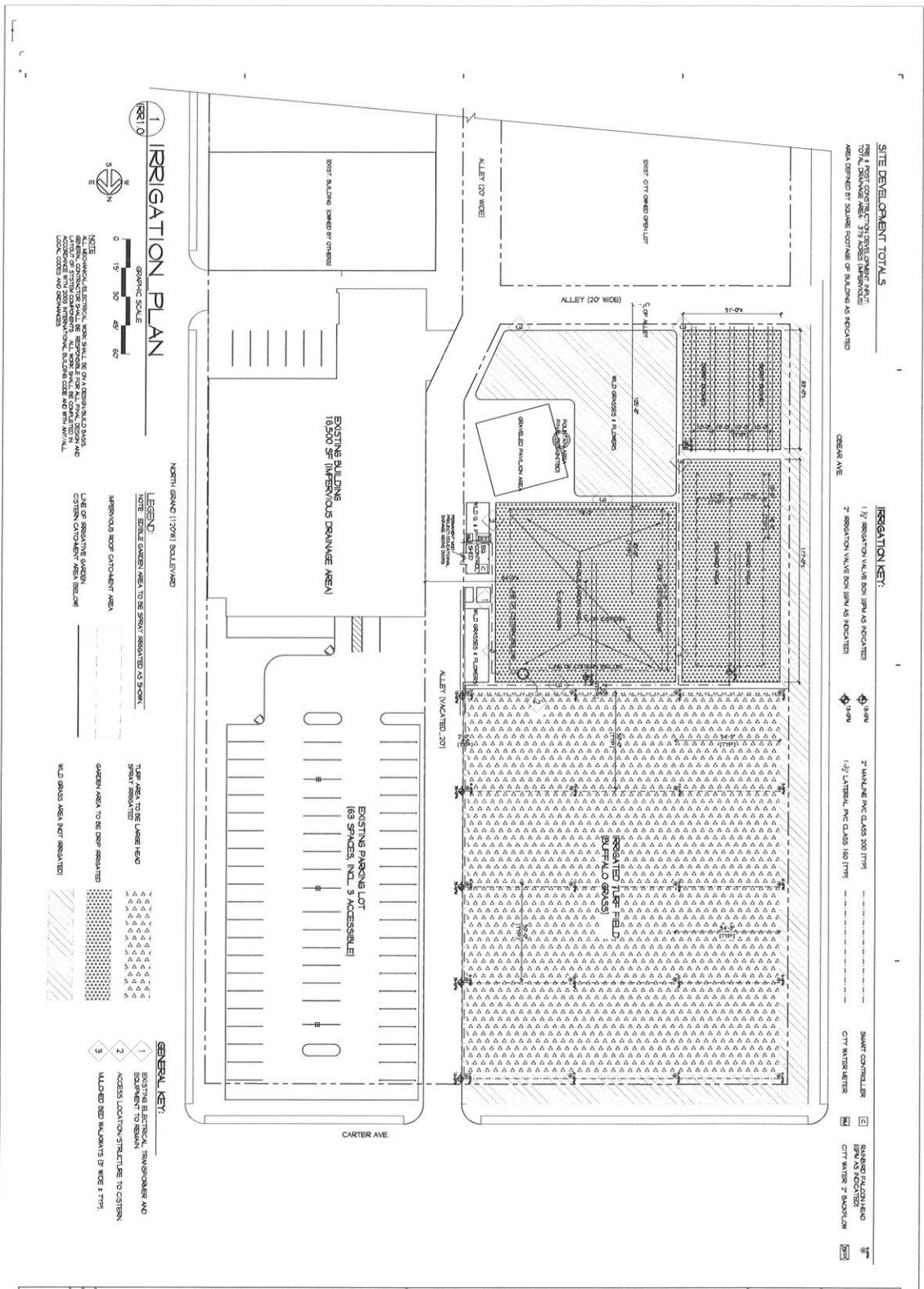
Received and deemed complete by Zoning on 12/13/17.
 City of St. Louis, Office of the Zoning Administrator
 Room 400, City Hall, St. Louis, MO 63103



LEGAL DESCRIPTION
4231 N. GRAND BOULEVARD

A PARCEL OF GROUND BEING PART OF LOTS 13, 14, 15, 16, 17, 18, 19, 20 AND 21, IN BLOCK 54, OF THE SECOND SUBDIVISION OF J.G. BRYAN'S ESTATE AND THE EASTERN 10 FEET OF FORMER NORTH/SOUTH ALLEY, 20 FEET WIDE, VACATED BY ORDINANCE 75094, IN CITY BLOCK 2485, ST. LOUIS, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN LINE OF GRAND BOULEVARD, 100 FEET WIDE, AND THE SOUTHERN LINE OF CARTER AVENUE, 60 FEET WIDE;
THENCE SOUTH 28 DEGREES 55 MINUTES 24 SECONDS WEST 421.93 FEET, ALONG THE WESTERN LINE OF SAID GRAND BOULEVARD, TO A POINT;
THENCE NORTH 61 DEGREES 16 MINUTES 21 SECONDS WEST 133.09 FEET, TO A POINT, IN THE EASTERN LINE OF A NORTH/SOUTH ALLEY, 20 FEET WIDE;
THENCE NORTH 28 DEGREES 55 MINUTES 24 SECONDS EAST 19.57 FEET, ALONG THE EASTERN LINE OF SAID NORTH/SOUTH ALLEY, TO A POINT;
THENCE NORTH 53 DEGREES 59 MINUTES 27 SECONDS EAST 5.28 FEET, ALONG THE EASTERN LINE OF SAID NORTH/SOUTH ALLEY, TO THE NORTHERN LINE OF AN EAST/WEST ALLEY, 20 FEET. TO A POINT;
THENCE NORTH 61 DEGREES 01 MINUTES 06 SECONDS WEST 11.03 FEET, ALONG THE NORTHERN LINE OF SAID EAST/WEST ALLEY, TO THE CENTERLINE OF SAID FORMER NORTH/SOUTH ALLEY, TO A POINT;
THENCE NORTH 53 DEGREES 59 MINUTES 27 SECONDS EAST 41.68 FEET AND NORTH 28 DEGREES 55 MINUTES 24 SECONDS EAST 360.39 FEET, ALONG THE CENTERLINE OF SAID FORMER NORTH/SOUTH ALLEY, TO A POINT IN THE SOUTHERN LINE OF SAID CARTER AVENUE;
THENCE SOUTH 61 DEGREES 01 MINUTES 06 SECONDS EAST 124.23 FEET, ALONG THE SOUTHERN LINE OF SAID CARTER AVENUE TO THE WESTERN LINE OF SAID GRAND BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 52,994 SQUARE FEET OR 1.22 ACRES AS PREPARED BY PITZMAN'S COMPANY.



SITE DEVELOPMENT TOTALS

1. TOTAL GROSS FLOOR AREA: 16,500 SF
 2. TOTAL GROSS VOLUME: 1,000,000 CU FT
 3. TOTAL GROSS AREA: 16,500 SF
 4. TOTAL GROSS PERCENTAGE: 100%
 5. TOTAL GROSS PERCENTAGE: 100%

IRRIGATION SET:

1" 1/2" IRRIGATION VALVE BOX (SPRINKLER)
 2" IRRIGATION VALVE BOX (SPRINKLER)
 1" 1/2" IRRIGATION PNC CLASS 150 (175)
 2" IRRIGATION PNC CLASS 200 (175)
 1" 1/2" IRRIGATION PNC CLASS 150 (175)

SMART CONTROLLER
 IRRIGATION PNC CLASS 200 (175)
 IRRIGATION PNC CLASS 150 (175)
 IRRIGATION PNC CLASS 150 (175)

IRRIGATION PLAN



NOTE:
 ALL IRRIGATION SYSTEMS SHALL BE ON A SEPARATE ELECTRICAL CIRCUIT AND SHALL BE PROTECTED BY A CIRCUIT BREAKER. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTRACT DOCUMENTS AND ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

LEGEND:
 1. EXISTING BUILDING
 2. EXISTING PARKING LOT
 3. EXISTING DRIVEWAY

LEGEND:
 1. IRRIGATION VALVE BOX (SPRINKLER)
 2. IRRIGATION VALVE BOX (SPRINKLER)
 3. IRRIGATION PNC CLASS 150 (175)
 4. IRRIGATION PNC CLASS 200 (175)

LEGEND:
 1. IRRIGATION PNC CLASS 150 (175)
 2. IRRIGATION PNC CLASS 200 (175)

GENERAL KEY:
 1. EXISTING ELECTRICAL TRANSDUCER AND EQUIPMENT TO REMAIN
 2. ACCESS LOCATION STRUCTURE TO CENTER
 3. ALIGNED AND WALKWAYS 12" WIDE x 175"

IRR1.0

IRRIGATION PLAN AND GENERAL LAYOUT
 JUBILEE COMMUNITY CHURCH
 4231 NORTH GRAND AVENUE
 SAINT LOUIS, MISSOURI 63107

THE LIVING CITY CORPORATION
 A NON-PROFIT 501 (C) (3)
 DEVELOPMENT COMPANY
 1357 MCCOYLAND AVENUE
 SAINT LOUIS, MISSOURI 63107

CLEAN ENERGY DESIGN GROUP, INC.
 A CONSORTIUM OF RE PROFESSIONALS
 1760 WABASH AVENUE #9050
 SPRINGFIELD, ILLINOIS 62791
 OFFICE: (314) 262-9490
 EMAIL: JHOLTZMAN@CEDG.US
 HTTP://WWW.CEDG.US/HOME

METROPOLITAN ST. LOUIS SEWER DISTRICT
 CSO VOLUME REDUCTION - 6 PROGRAM
 EARLY ACTION PROJECT PROPOSAL

Revisions:



BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

BRANDON BOSLEY
ALDERMAN, 3rd Ward

December 13, 2017

Ms. Mary Hart Burton
Zoning Administrator
400 City Hall
St. Louis, MO 63103

RE: 4231 North Grand – Jubilee Community Church

Dear Ms. Burton:

This letter reflects my support for the project at Jubilee Community Church and the change of zoning designation to honor MSD's requirements of single ownership and zoning with regard to the currently drafted consolidation plat request. The request will be a change of zoning of 4231 North Grand from a "G" class to a "B" zoning designation.

I recommend this application be granted so that the Green Infrastructure installation currently in progress with MSD can be completed.

Sincerely,

A handwritten signature in cursive script that reads "Brandon Bosley".

Brandon Bosley
Alderman, 3rd Ward

EXHIBIT C



JIMMIE M. EDWARDS
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
LYDA KREWSON
MAYOR



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Fairground Neighborhood - City Block 2485 (4231-41 N. Grand Blvd.)

DATE: January 3, 2018

INITIATION:

Pastor Andy Krumsieg of Jubilee Community Church, the property owner, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Fairground Neighborhood. Specifically, the petition focused on a parcel in City Block 2485, known as 4231-41 N. Grand Blvd., which is currently zoned “G” Local Commercial and Office District and is the site of the Jubilee Community Church and associated off-street parking. The parcel is located in the 3rd Ward of the City of St. Louis surrounded by a mixture of residential, commercial and institutional uses.

PURPOSE:

The request is based on the Petitioner’s desire to bring the zoning of this parcel of land into conformance with its current and intended future use. The Petitioner owns another large parcel in the same city block, 3616 Carter Avenue, which is zoned “B” Two-Family Dwelling District. The Petitioner proposes to consolidate both parcels, and on the parcel known as 3616 Carter Avenue, construct a green infrastructure project that includes a large garden with an orchard area, berry bushes, wild flowers and buffalo grasses.

MSD requires that the lots be consolidated. Consolidation of the two parcels would result in dual zoning of both “B” Two-Family Dwelling District and “G” Local Commercial and Office District, with the more restrictive regulations of the “B” Two-Family Dwelling District applying. A rezoning to the “B” Two-Family Dwelling District would allow for the proposal to be in compliance with the provisions of the Zoning Code.

Given that the proposed consolidation in City Block 2485 would allow for the Petitioner to continue with sustainability efforts to improve land that is currently vacant and/or underutilized; that by rezoning subject property would bring it into conformity with the Zoning Section; 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.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject area in City Block 2485 be rezoned from the current classification of "G" Local Commercial and Office District to the "B" Two-Family Dwelling District.

cc: Alderman Brandon Bosley, 3rd Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit "D"

Photos of
Rezoning Site in City Block 2485



**1) Rezoning site
Jubilee Community Church & parking lot,
4231-41 N. Grand Blvd.
(Looking southward)**



**2) Rezoning site
Jubilee Community Church, 4231-41 N. Grand
Blvd.
(Looking westward)**



**3) Rezoning site
Parking lot, 4231-41 N. Grand Blvd.
(Looking westward)**



**4) Development site
North-south alley (proposed to be vacated)
(Looking southward)**

Exhibit "D"

Photos of
Rezoning Site in City Block 2485



**5) Development site
Vacant lot, 3616 Carter Ave.
(Looking southward)**



**6) Development site
Sign on vacant lot, 3616 Carter Ave.
(Looking southward)**



**7) Development site
Vacant lot, 3616 Carter Ave.
(Looking eastward)**



**8) Adjacent properties
Vacant lot, 4200 Obear Ave.
(Looking northward)**

Exhibit "D"

Photos of
Rezoning Site in City Block 2485



**9) Adjacent properties
Vacant lot, 4201-11 N. Grand Blvd.
(Looking northward)**



**10) Adjacent properties
Commercial building, 4217 N. Grand Blvd.
(Looking westward)**



**11) Adjacent properties
PNC Bank & H&R Block, 4323 N. Grand Blvd.
(Looking northward)**



**12) Adjacent properties
Divoll Branch Library, 4234 N. Grand Blvd.
(Looking eastward)**

Exhibit "D"

Photos of
Rezoning Site in City Block 2485



13) Adjacent properties
Rosati Apartments, 4220 N. Grand Blvd.
(Looking eastward)



14) Adjacent properties
3 1-family buildings, 4247-55 Obear Ave.
(Looking westward)



15) Adjacent properties
3 1-family buildings, 4237-43 Obear Ave.
(Looking westward)



16) Adjacent properties
4 vacant lots, 4227-35 Obear Ave.
(Looking westward)