

To: City of St. Louis Planning Commission
From: Don Roe, Executive Director
Subject: Amendment #3 of the Plan for the Neighborhoods of the 5th Ward – Approval to Conduct a Presentation and Public Hearing at a Future Planning Commission Meeting
Date: February 28, 2020

Summary

A Plan for the Neighborhoods of the 5th Ward was adopted as a neighborhood plan in 2002. In June of 2004 Amendment 1 was approved and adopted to allow for a PUD development (bounded by N 23rd Street on the east, E Dodier Street on the south, N 25th Street on the west, and Hebert Street on the north) for a multi-family facility. This amendment was done in such a way that it still allows single family homes in the project site.

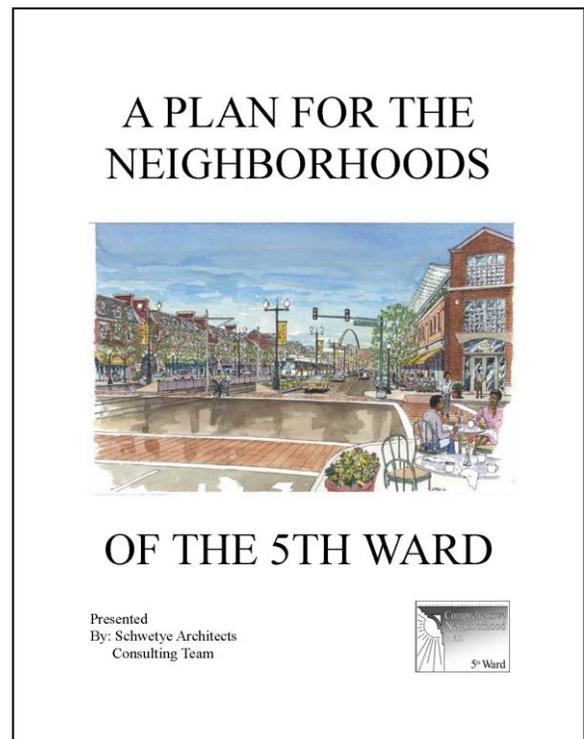
Amendment 2 was adopted in February of 2015 and includes the geography that is now the site of the Future NGA, and the former Pruitt-Igoe site. Amendment 2 changed the proposed land uses for the site to Mixed Use to allow for the redevelopment as NGA and the adjacent former Pruitt-Igoe site, and which would grant flexibility in these geographies as well.

Proposed Amendment 3 would address an area in a small portion of the JeffVanderLou Neighborhood Focus Area of the plan. The site under consideration fronts onto Jefferson Avenue, south of Gamble, west of Elliot, north of Mills and would be a simple map change and would allow for the redevelopment of this area.

This resolution seeks the approval of the Planning Commission to advertise and conduct a Presentation and Public Hearing to consider the adoption of Amendment #3 of the Plan for the Neighborhoods of the 5th Ward. Should the commission approve this request to hold a public hearing, it would be able to take action on the adoption of the amendment at the April meeting where an informational presentation will be provided about the private development vision for the site.

Recommended Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing to consider the adoption of Amendment #3 of the Plan for the Neighborhoods of the 5th Ward at a future Planning Commission meeting.



1.0 Background

- Ordinance 64687 requires that an amendment to the City’s Comprehensive Plan be preceded by at least one Public Hearing, and that the advertising (public notice) for the Public Hearing be published in a daily newspaper of general circulation in the City and in The City Journal at least 20 days in advance of the Public Hearing. The Planning Commission has conducted Presentations and Public Hearings in a variety of locales, and as stand-alone events or simply as part of a regular Planning Commission meeting. We are proposing that the Presentation and Public Hearing be included as part of an upcoming regular or special Planning Commission meeting at 1520 Market St.
- At that future Planning Commission meeting, a Presentation will be made regarding Amendment # 3 of the Plan for the Neighborhoods of the 5th Ward, a Public Hearing will be conducted, and the adoption resolution will be presented to the Planning Commission for its review and subsequent action.

2.0 Public Input

Creating the opportunity for the Planning Commission to receive public input regarding the adoption of Amendment #3 for the Plan for the Neighborhoods of the 5th Ward Neighborhood Plan is the purpose of this resolution.

Requested Recommendation

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing to consider the adoption of Amendment #3 of the Plan for the Neighborhoods of the 5th Ward at a future meeting.

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

1. The Planning Commission will conduct a Presentation and Public Hearing at a future Planning Commission meeting to seek public input regarding the adoption of Amendment #3 of the Plan for the Neighborhoods of the 5th Ward.
2. The Executive Director of the Planning and Urban Design Agency is hereby directed and authorized to make arrangements and the final determination as to which regular or special meeting of the Planning Commission will include the Presentation and Public Hearing.
3. The Executive Director of the Planning and Urban Design Agency is hereby directed to follow the rules regarding the provision of public notice for the Presentation and Public Hearing, as set forth in Ordinance 64687.