



**SLUP**



**ZONING**



# Planning Commission Meeting

Francis G. Slay, Mayor



**Wednesday September 3, 2014**



CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – July 2, 2014

# Agenda

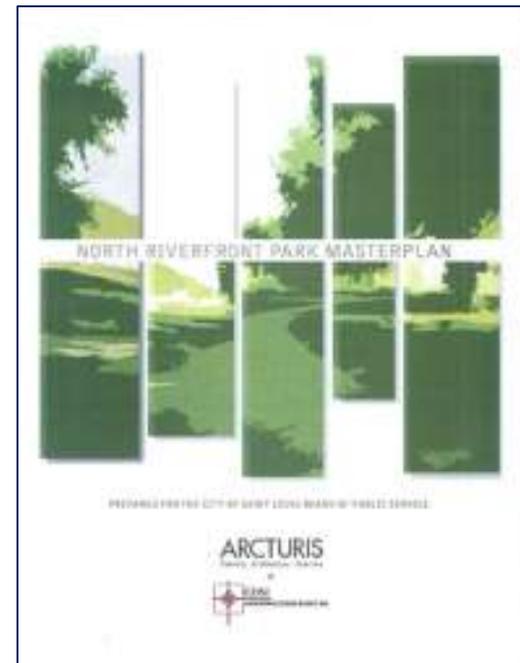
## North Riverfront Park Master Plan

### ACTION ITEM

PDA-110-14-TOP

Conduct a Presentation and Public Hearing to consider adoption as a Topical Plan (at a future meeting)

*Riverview Neighborhood*



## Time Line

- **Presentation**

Arcturis – Megan Ridgeway & Russ Volmert

Dept. Parks, Recreation & Forestry – Gary Bess

- **Public Hearing**

Public (speaker form)

Planning Commission (questions & discussion)

- **September 17<sup>th</sup>** – End of public comment & review period

- **October 1<sup>st</sup>** – Earliest Adoption as a Topical Plan

# Agenda

## ZONING

### Review of Petition for Zoning Amendment

**PDA-111-14-REZ**      4537, 4541 & 4545 Geraldine  
**'A' to 'F'**

*Mark Twain Neighborhood*

# Petition for Zoning Amendment

4537, 4541 & 4545 Geraldine Ave.

- Rezoning of 3 parcels from “A” to “F”
- 0.41-acre site located at Geraldine Ave. & Bircher Blvd. in Mark Twain neighborhood
- 3 vacant lots
- Consolidate rezoning site with 7 adjacent parcels (4540-4914 Union Blvd.) to develop a gas station, convenience store & car wash (Phase 1)
- Phase 2 -- strip shopping center to the north
- Union & 70 LLC
- Crown Construction of MO, Inc.



# Rezoning Site

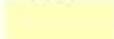
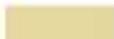


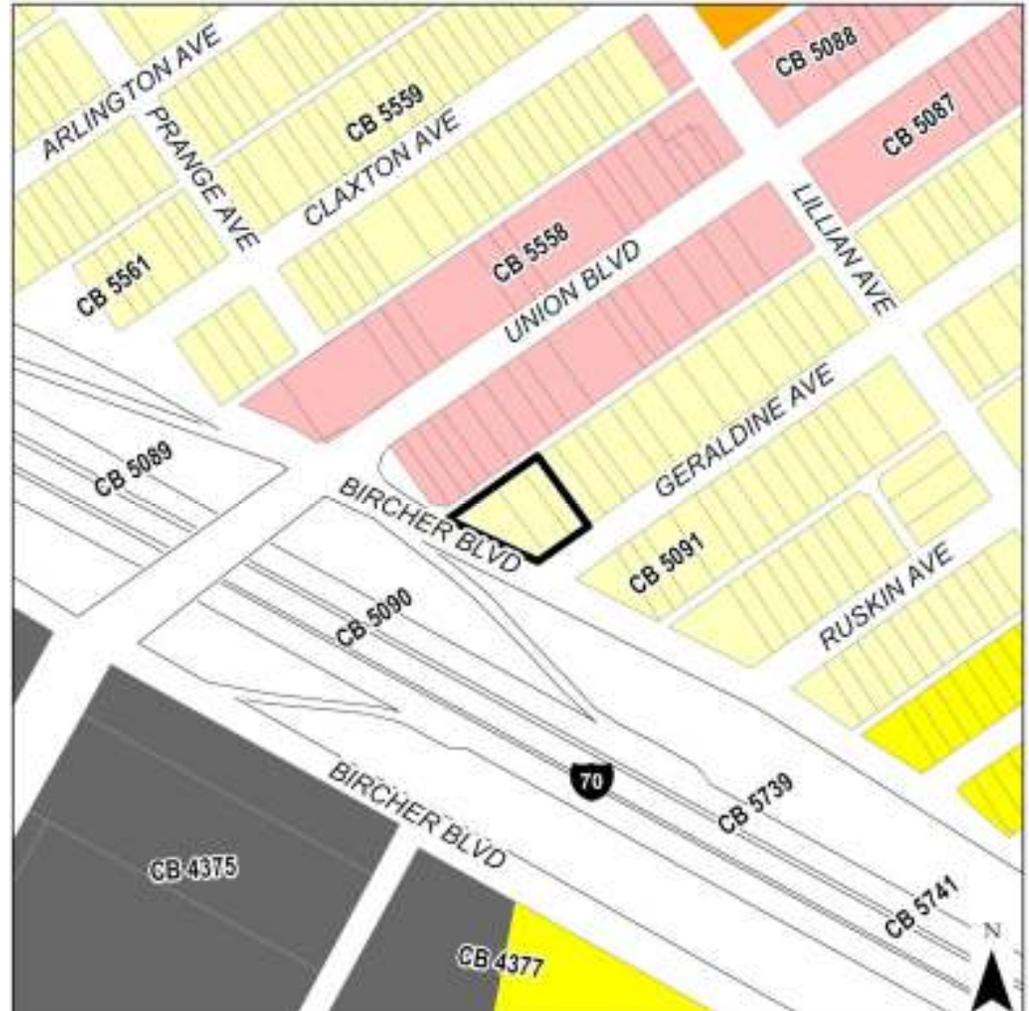
Aerial Photo (2012)

# Petition for Zoning Amendment

## Existing Zoning

### 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



# Rezoning Site



Looking westward



Looking northward



## Development Site (Phase 2)



3 residential buildings, 4547 & 4901-03 Geraldine Ave.



2 vacant lots, 4905-09 Geraldine Ave.



J.A.W.S. Educational Bldg. of Emmanuel Temple Church of God & parking lot, 4920-32 Union Blvd.



1-family building, 4918 Union Blvd.

# Adjacent Properties



4500-4900 block of Geraldine Ave. streetscape (Looking northward)



2 residential buildings, 4902-04 Geraldine Ave.



1-family building, 4544 Geraldine Ave.

## Adjacent Properties



Intersection of Geraldine Ave. & Bircher Blvd.  
(Looking southward)



Intersection of Union Blvd. & Bircher Blvd.  
(Looking southward)

# Adjacent Properties



BP/United Mart, 4901 Union Blvd.



2 residential buildings, 4909-11 Union Blvd.

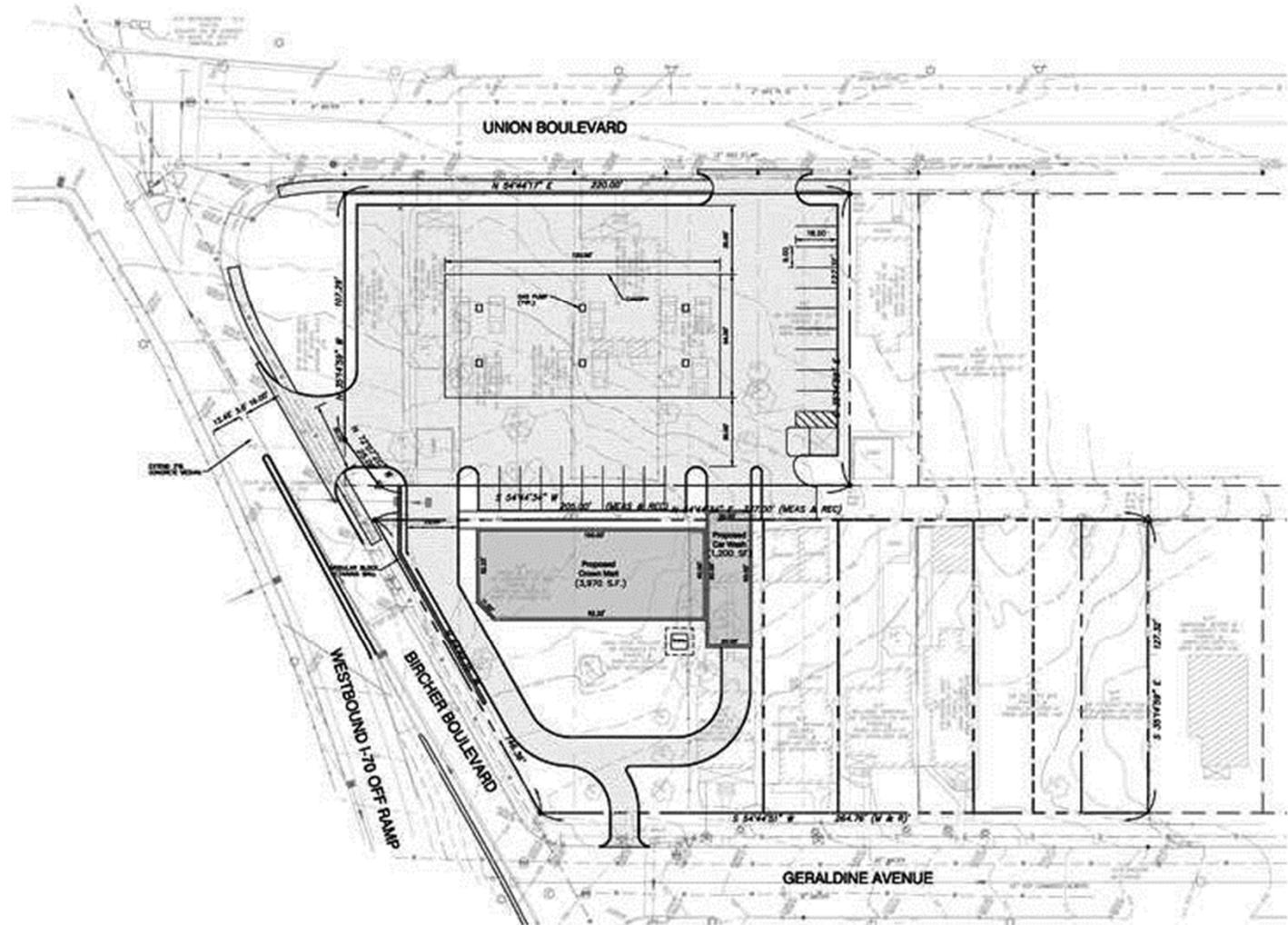


Restaurant, 4915 Union Blvd.



Emmanuel Temple Church of God, 4935 Union Blvd.

# Site Plan



# Conceptual Rendering



NEW PROPOSED:  
**CROWN MART**   
**UNION / 70 RETAIL**

I-70 & Union Blvd.  
St. Louis, Missouri



## Comments

- Proposed rezoning would achieve 3 objectives (per the Zoning Administrator):
  - Subject property would provide for new commercial opportunities in the immediate area
  - Rezoning the subject property would bring it into conformity with the Zoning Code
  - Good zoning practices work toward the elimination of improper zoning designations
- Proposed rezoning is in conformity with City's Strategic Land Use Plan
- PDA staff recommends approval of proposed rezoning

# Agenda

## Chapter 99 Redevelopment Area Plans

Over One acre

**PDA-091-14-RDR**

Magnolia / Oregon / Ohio  
Scattered Sites Area

***Fox Park & Benton Park West Neighborhood***

# Magnolia/Oregon/Ohio Ave. Area

LCRA Plan # 1864



- The area consists of 1.51 acres in the Fox Park and Benton Park West Neighborhoods. Area contains multi-family and single-family houses with some vacant lots.
- There are four unoccupied residential buildings and several vacant lots totaling seventeen (17) parcels.
- The proposal is to renovate two multi-family unit buildings and construct new residential units. Properties will be purchased at an estimated cost of \$452,000. The total cost of renovation/new development cost is \$6,713,514 million.
- DeSales Community Housing Corporation is prospective developer.

# Magnolia/Oregon/Ohio Ave. Area

## Magnolia Properties



**2829 Magnolia**



**2842-46 Magnolia**



**2838 Magnolia**

# Magnolia/Oregon/Ohio Ave. Area

## Oregon Properties & Surrounding Area



**2642-46 Oregon**



**2818 Oregon**



**2615-2617 Oregon**

# Magnolia/Oregon/Ohio Ave. Area

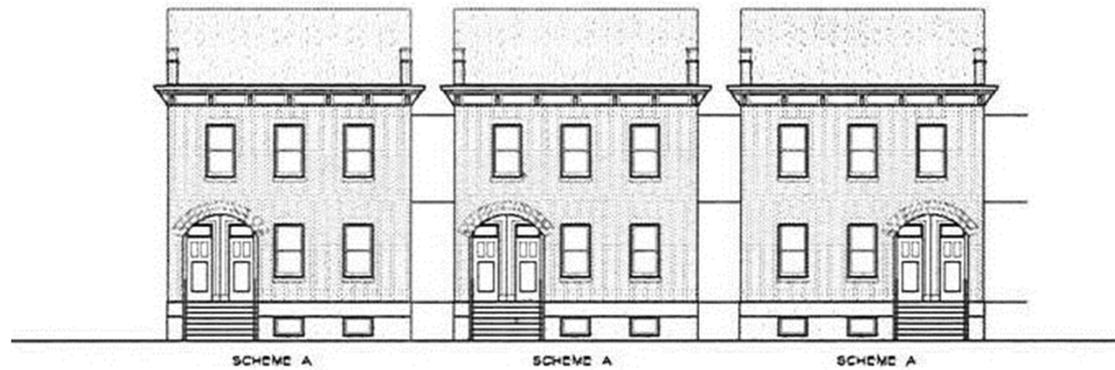
## Summary

- DeSales will renovate 2829 Magnolia and 2642-46 Oregon with state/federal historic tax credits. 2828-34 Ohio and 2842 Magnolia will be demolished and replaced with infill housing.
- The developer plans to build one, two and three bedroom flat and townhome units.
- Private funds, Historic Tax Credits and Low Income Housing Tax Credits will be utilized.

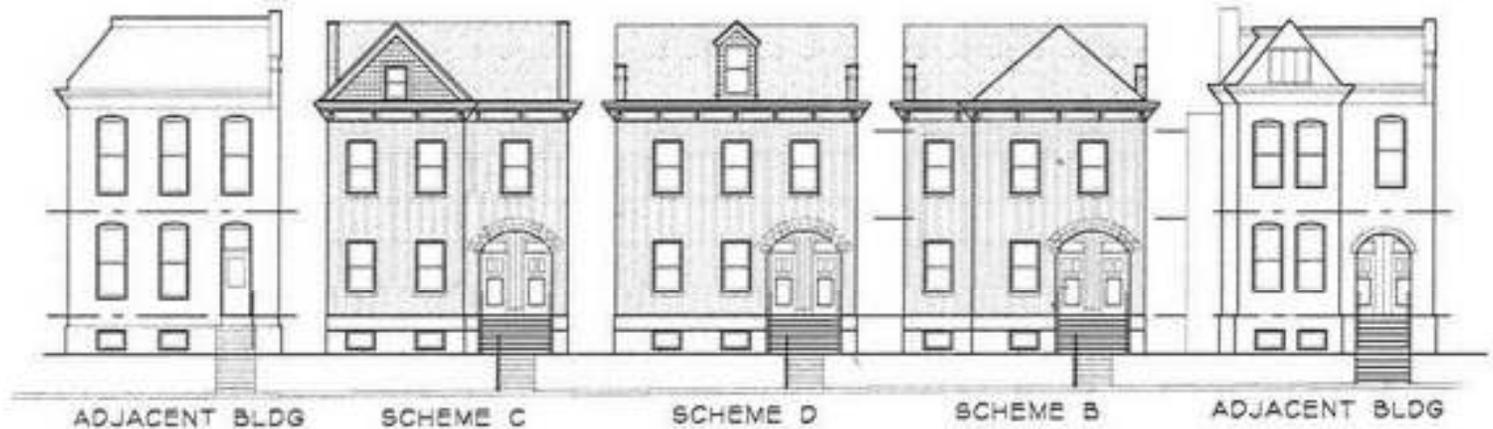


**2828-34 Ohio**

# Site Plan



1 SITE ELEVATION DIAGRAM  
A71 NOT TO SCALE



2 SITE ELEVATION DIAGRAM  
A61 NOT TO SCALE

# Magnolia/Oregon/Ohio Ave. Area

## Strategic Land Use Plan – Neighborhood Preservation Area

### Legend

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



## Comments

- The Plan conforms with the SLUP's ***Neighborhood Preservation Area***, which encourages the preservation of existing residential buildings and infill residential development.
- Staff recommends approval of the Chapter 99 Blighting Study and Redevelopment Plan.
- Alderwoman Ingrassia (6<sup>th</sup> Ward) and Alderman Ortmann (9<sup>th</sup> Ward) wrote support letters
- *The plan which provides for no acquisition of property by eminent domain.*

# Agenda

## Delegated Items

- **PDA-092-14-RDRA through PDA-107-14-RDRA**  
Chapter 99 Redevelopment Areas under One Acre
- **Street Vacations: PDA-108-14-VACA and PDA-109-14-VACA**

# Adjournment

## Informational Items

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