

August 24, 2026

Ms. Sharita Rogers  
Board of Aldermen Clerk  
Room 230 – City Hall, 1200 Market Street  
St. Louis, MO 63103-2873

**RE: Review of Amendments: Zoning Text Amendment**

City of St. Louis Planning Commission's Findings and Recommendations for Changes to a proposed Zoning Text Amendment – All City Blocks

Dear Clerk Rogers:

This is to notify you and the Board of Aldermen that the City of St. Louis Planning Commission approved a resolution at its meeting on August 12, 2026 (recessed to August 20) finding that: 1) the Planning Commission recommends against approval of Amendments 4, 5, and 6 made by the Board of Aldermen on the floor on July 20, 2026 ; and 2) although the Planning Commission recommends against the Board of Aldermen's Amendment 6, it recommends in favor of adopting a modification to text appearing in, but not altered by, Amendment 6 by replacing the word "schools" in line 18, page 12 of Board Bill 49, as amended on the floor, with "school building containing classrooms, workspaces, residential facilities, or similar uses...." While any further substantive changes to the zoning regulations require Planning Commission review, language changes needed to clarify the intent and administration of the regulations can occur without need for further Planning Commission Review.

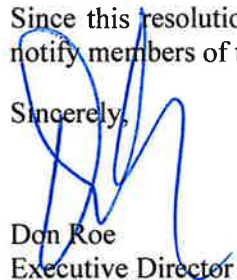
This notification is in keeping with Section Eight, Sub-Paragraph 4 of Ordinance 64687, as amended by Ordinance 71413, which states that: "The Planning Commission shall recommend changes to the zoning ordinances and zoning district maps to the Board of Aldermen...No ordinance shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of two thirds vote of all members of the Board of Aldermen." Revised Code of the City of St. Louis, Sections 3.48.070(D), (Q).

Resolution No. *PDA-003-26-ZTX-second review* – a copy of which is enclosed – describes the Planning Commission determinations on Amendments 4, 5, and 6. The resolutions were:

- To recommend against Amendment 4: **Ayes – 9, Noes – 0, Abstain – 0.**
- To recommend against Amendment 5: **Ayes – 9, Noes – 0, Abstain – 0.**
- To recommend against Amendment 6: **Ayes – 9, Noes – 0, Abstain – 0.**
- To recommend a modified version of Amendment 6: **Ayes – 8, Noes – 1, Abstain – 0.**

Since this resolution is the Planning Commission's recommendation to the Board of Aldermen, please notify members of this approved resolution. Thank you.

Sincerely,

  
Don Roe  
Executive Director

**Cara Spencer**  
Mayor

**Donald W. Roe**  
Executive Director, Planning & Urban Design Agency

Enclosure

Copy: Mary Hart Burton, Zoning Administrator (w/o Enclosure)

314.657.3700  
pda\_planning@stlouis-mo.gov  
<http://www.stlouis-mo.gov/planning>

1520 Market Street, Suite 2000  
St. Louis, Missouri 63103