





**Planning and Zoning Basics**  
**Educational Series**  
 Provided By: Department of Community Development

Neighborhood  
to the World  
  
 University City



OCT. 28, 2015  
(Wed.)

Topic: Comprehensive Plans

NOV. 17, 2015  
(Tue.)

Topic: Planning and Zoning Overview

JAN. 27, 2016  
(Wed.)

Topic: Conditional Use Permits; Site Plan Review

FEB. 24, 2016  
(Wed.)

Topic: Zoning Map Amendments (Rezoning);  
including PD—Planned Development District

MAR. 23, 2016  
(Wed.)

Topic: Zoning/Subdivision Code Text Amendments; Subdivision Process

Apr. 27, 2016  
(Wed.)

Topic: Zoning Variances; Historic Preservation Review

- **FREE, NO RSVP REQUIRED!**
- **Open to PUBLIC and Anyone Interested!**
- **Time: 5:30pm—6:15pm**
- **Location: Heman Park Community Center (975 Pennsylvania Ave.)**
- **For more information, please contact: Zach Greatens, Planner / Zoning Administrator, (Department of Community Development), (314)505-8501, [zgreatens@ucitymo.org](mailto:zgreatens@ucitymo.org)**



**Planning and Zoning Basics**  
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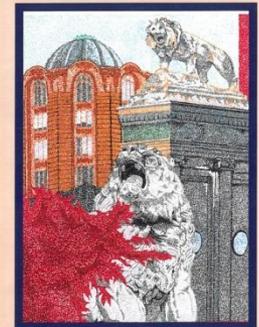
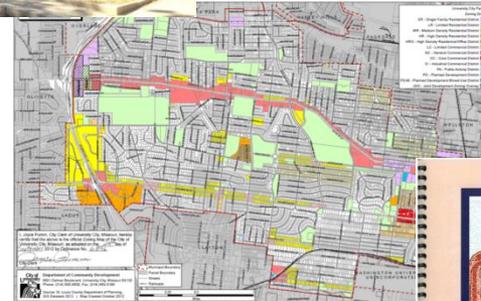
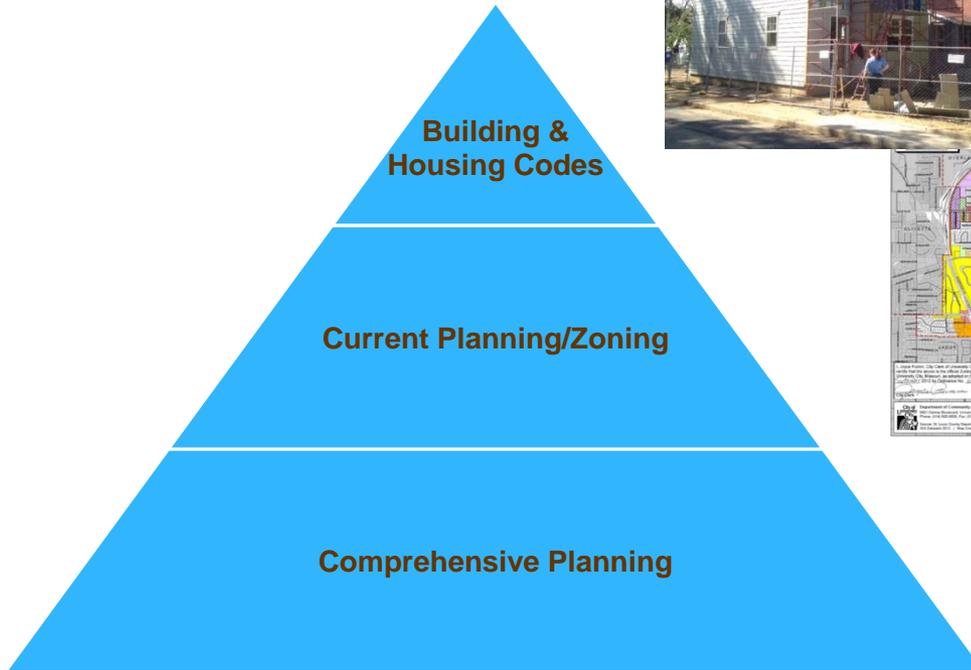


# Session #5 – Zoning/Subdivision Text Amendments; Subdivision Process

March 23, 2016

# Planning & Codes

Functional Relationship

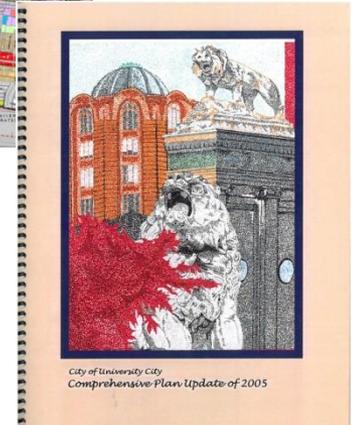
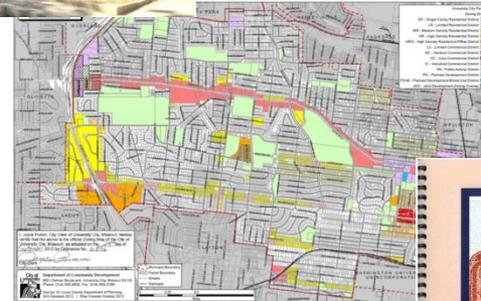
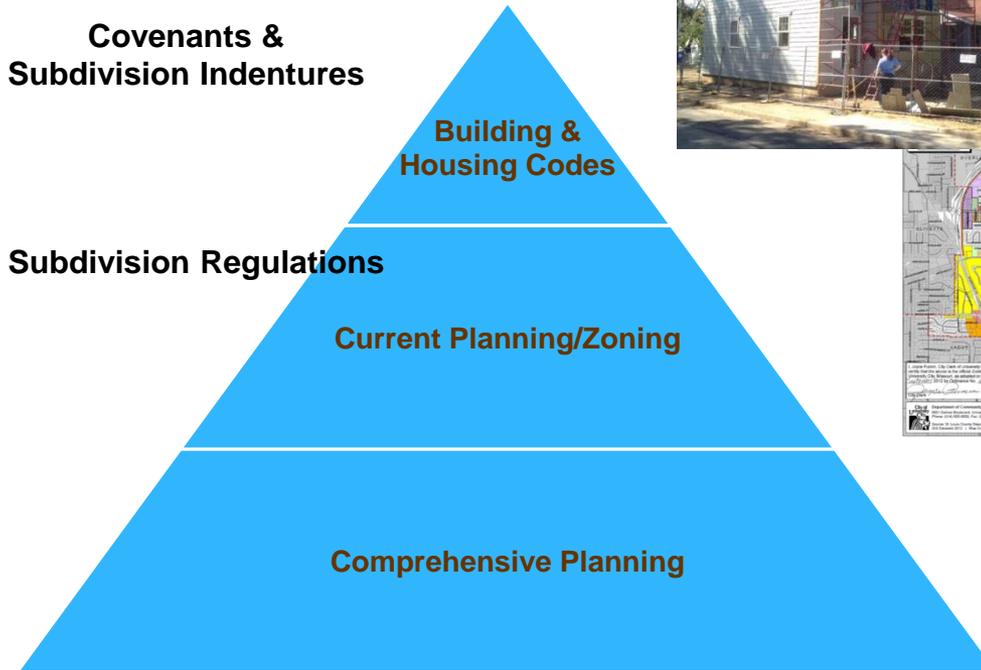


City of University City  
Comprehensive Plan Update of 2005

# Planning & Codes



Functional Relationship



All work together to improve quality of life in a community

# Comprehensive Plan is...

- \* **Not** An Ordinance Or Law

- \* A Vision

- \* A Policy Document – guide future growth / decisions about land use, infrastructure, parks, services, economic development, and other aspects

- \* Cooperative and Collaborative Effort to shape a community's long-term growth



# Planning & Zoning

- \* Link between zoning and planning: Planning ≠ Zoning
- \* Plans
  - Community's vision, goals
  - Land use – desirable land use pattern (general)
  - Public policy basis for zoning
- \* Zoning Ordinance
  - Implementation Tool of Comprehensive Plan
  - Regulates land use
  - Law: violations enforceable through court proceedings, etc.

# What Is Zoning?

- \* Most common means of regulating local land use

- \* Legislative process

- \* Municipality divided into districts

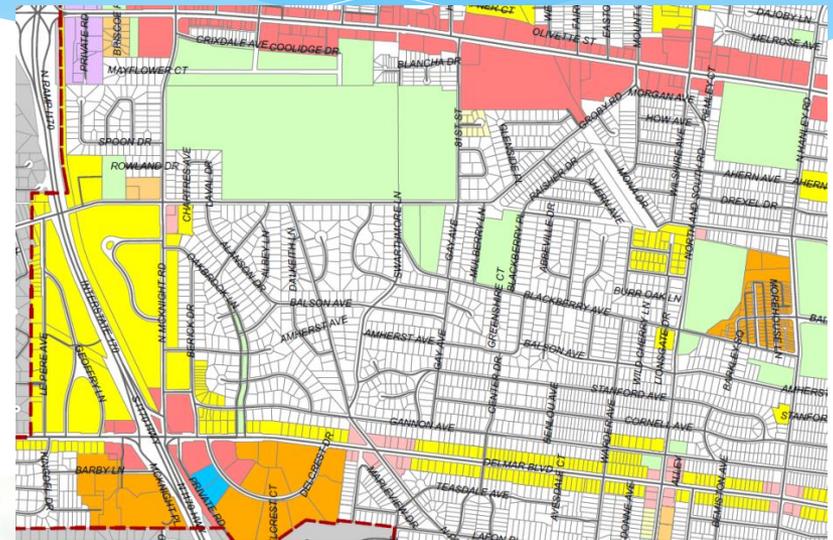
- \* Regulations applied within districts

- \* General Goal

- Avoid/minimize disruptive land use patterns and incompatible land uses

- \* Zoning Authority

- From State (police power)  
Enabling Statutes, Chapter 89  
RSMO



# How is zoning implemented?

- \* Zoning Ordinance (laws regulating land use)
- \* Two parts: map and text
- \* Zoning Map: depicts how community is divided into districts
- \* Zoning Text serves two functions:
  - \* Regulations
  - \* Procedures



# Zoning Districts and Regulations

- \* Zoning Districts and Regulations
  - \* Sets out rules for use of land
  - \* Permitted uses
    - \* “By right” uses
    - \* Must meet dimensional requirements and impact standards
  - \* Special or Conditional uses
    - \* Underlying zoning not changed
    - \* Must be granted special / conditional use permit – case-by-case basis
    - \* Additional standards must be met
    - \* Potential impact – intensity of use, traffic, proximity to residential, e.g. drive-through

# Zoning Process

- \* Four types of decision-making functions and groups involved
  - Legislative (Governing body – e.g. City Council)
  - Advisory (Planning Commission)
  - Quasi-judicial (Board of Adjustment)
  - Administrative (Staff)
- \* Basic Applications
  - Rezoning (Map Amendment)
  - Text Amendment
  - Variance
  - Conditional Use; or Special Use

# IMPLEMENTATION OF THE ZONING ORDINANCE – WHO'S INVOLVED?

(ADMINISTRATIVE)

(ADVISORY)

(LEGISLATIVE)

## ENFORCEMENT, INSPECTIONS, PERMIT REVIEW

STAFF

## MAP AMENDMENTS (REZONING) AND TEXT AMENDMENTS

STAFF

PLAN COMMISSION

CITY COUNCIL

## CONDITIONAL / SPECIAL USE PERMIT

STAFF

PLAN COMMISSION

CITY COUNCIL

(QUASI-JUDICIAL)

## VARIANCES AND APPEALS

STAFF

BOARD OF  
ADJUSTMENT

# Conditional Uses

- \* Characteristics of use – potential impact
- \* Listed in code (could be based on use or other characteristics such as setbacks or building height)
- \* Must meet standards (established in Zoning Code)
- \* Mitigate impact on adjacent uses / protect residential neighborhoods
- \* Staff -> Plan Commission (Public Hearing) -> City Council

# Site Plan Review

- \* Similar to Conditional Use Permit process
  - \* No Plan Commission review – No Public Hearing
  - \* Applies to permitted uses – “by right”
  - \* New development or substantial redevelopment
  - \* Must meet standards (established in Zoning Code)

# Zoning Map Amendment (Rezoning)

- \* Change of zoning designation on official zoning map
- \* Legislative action – only City Council can grant final approval
- \* Who can apply?
  - \* City (Council, Plan Commission, staff), property owner, developer
- \* When/Why do they occur?
  - \* Proposed use does not meet current zoning regulations
  - \* Proposed development or change to existing use
  - \* Change in desired land use pattern
- \* Staff -> Plan Commission -> City Council (Public Hearing)

# Considerations

- \* Permitted/conditional uses in proposed district and existing
- \* Existing zoning / land use of adjacent properties (general goal of zoning – land uses properly situated in relation to one another)
- \* Benefits to landowner, neighboring property owners, community
- \* Consistent with land use policies – Comprehensive Plan / Land Use Plan
- \* Advance the health, safety, and welfare of community
- \* Circumstance change over time – impact desired land use patterns
- \* Avoid “spot zoning”
- \* Non-conformities

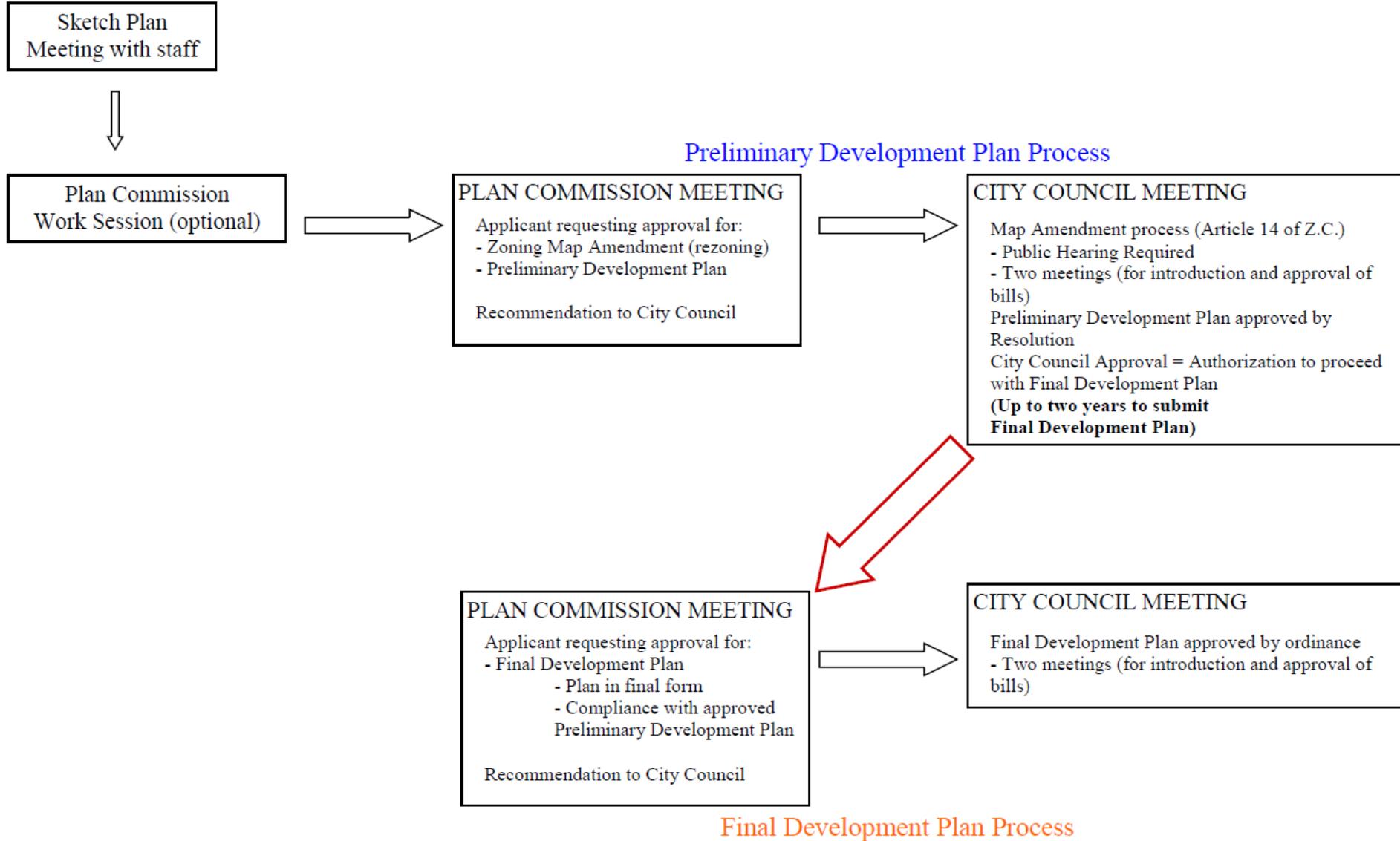




# Planned Development District

- \* Allows for flexible development techniques and site design
- \* Adapt to site conditions and relation to surrounding properties
- \* Beneficial use of open space / preservation of natural features
- \* Separate use district, designated through rezoning process
- \* Requires plan approval (follows subdivision review process)
- \* Four Types: Residential, Commercial, Industrial, Mixed-Use
- \* Site Specific

# Flowchart for PD - Planned Development District Process





# Text Amendments

- \* Legislative
  - \* Applicant -> Staff -> Plan Commission -> City Council
  - \* Public Hearing at City Council
- \* Who Applies?
  - \* Anyone can apply
  - \* Typically City staff or Board/Commission (staff on behalf of Board/Commission or Council)
- \* Amendments can vary greatly
  - \* Minor edits/corrections -> Full Section -> entire Code overhaul

# When Do Text Amendments Occur?

- \* Problematic Code Sections – Enforcement issues, too many variances, Code does not reflect reality
- \* Changing trends and/or development patterns
- \* Changes in the law – i.e. signs
- \* High number of non-conformities – bring into conformance
- \* Comprehensive Plan

# Text Amendments

- \* Considerations
  - \* Impact on development / anticipated development
  - \* Consistency with goals in Comprehensive Plan
  - \* Sustainability / Quality of life
  - \* Is it legal?

# Recent Examples

- \* Parking

- \* High parking requirements – suburban, oversupply
- \* Research trends in other cities (good and bad examples)
- \* Sustainable development, more green space

- \* Multi-family residential zoning districts

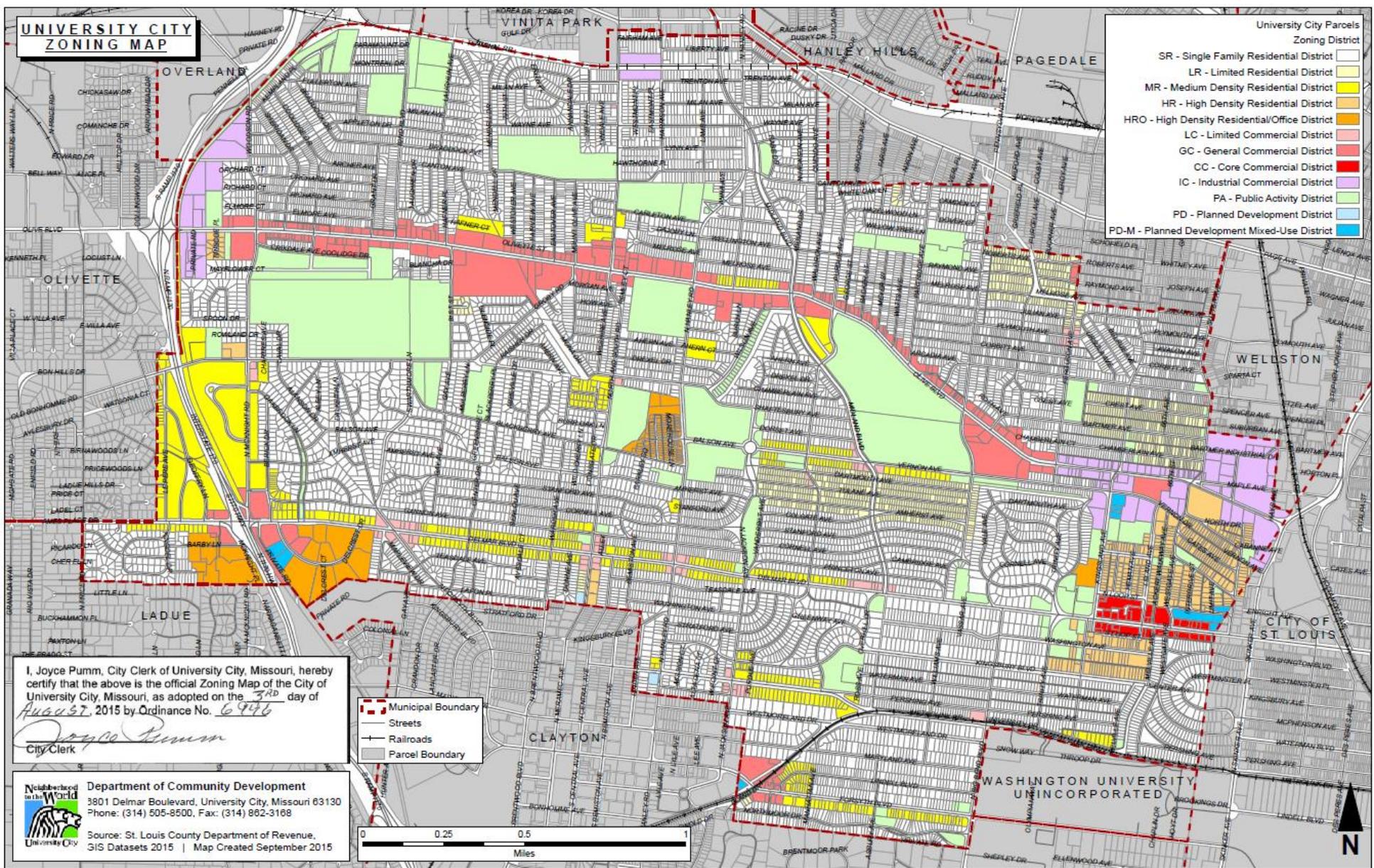
- \* High volume of non-conformities (“grandfathered”) – minimum lot size requirements did not reflect existing/anticipated development patterns
- \* Increased opportunities for redevelopment

- \* Signs

- \* Legal issues, changes in the law – First Amendment

# UNIVERSITY CITY ZONING MAP

- University City Parcels Zoning District
- SR - Single Family Residential District
  - LR - Limited Residential District
  - MR - Medium Density Residential District
  - HR - High Density Residential District
  - HRO - High Density Residential/Office District
  - LC - Limited Commercial District
  - GC - General Commercial District
  - CC - Core Commercial District
  - IC - Industrial Commercial District
  - PA - Public Activity District
  - PD - Planned Development District
  - PD-M - Planned Development Mixed-Use District



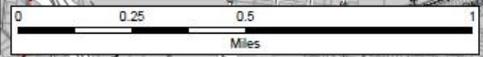
I, Joyce Pumm, City Clerk of University City, Missouri, hereby certify that the above is the official Zoning Map of the City of University City, Missouri, as adopted on the 3<sup>RD</sup> day of August, 2015 by Ordinance No. 6946

*Joyce Pumm*  
City Clerk

- Municipal Boundary
- Streets
- Railroads
- Parcel Boundary

Department of Community Development  
 3801 Delmar Boulevard, University City, Missouri 63130  
 Phone: (314) 505-8500, Fax: (314) 882-3168

Source: St. Louis County Department of Revenue, GIS Datasets 2015 | Map Created September 2015



# Recent Examples

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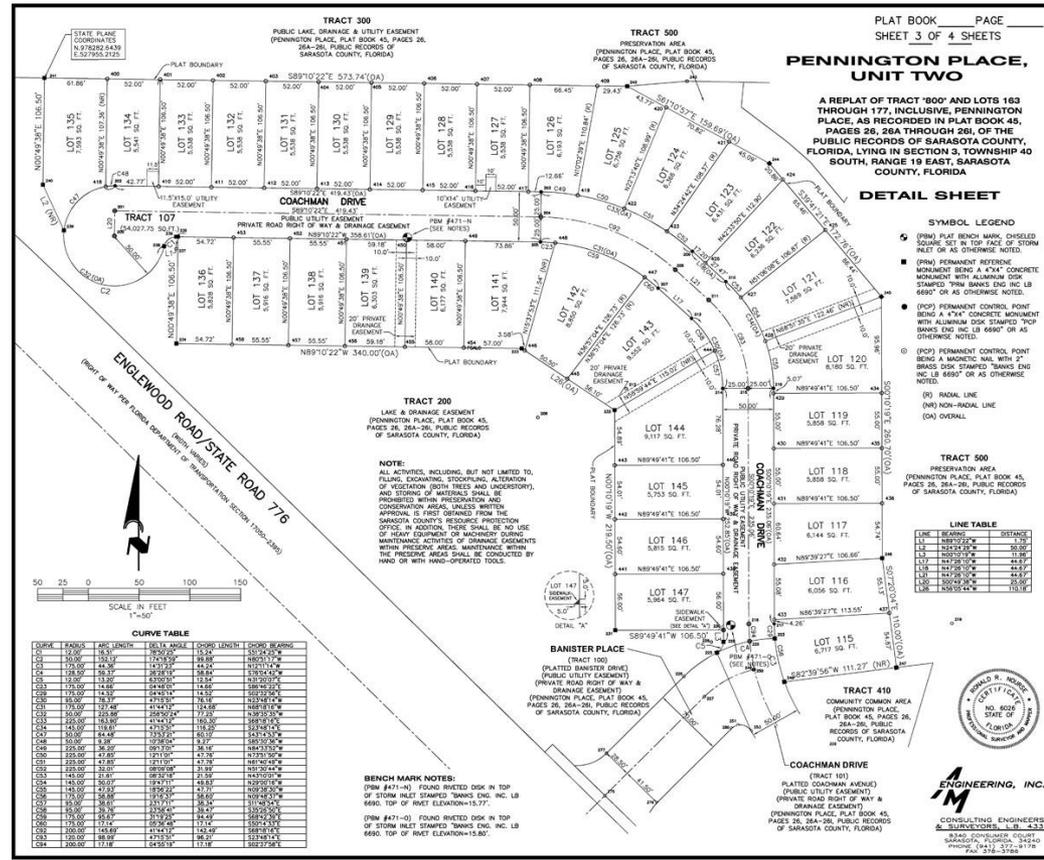
# Subdivisions

- \* Chapter 405 of Municipal Code (Law)
- \* Division or re-division of land
- \* Creation of condominium
- \* Consolidation of land
- \* Adjustment of boundaries
- \* Dedication or establishment of street, alley, easement
- \* Intent and Purpose – safe and orderly development



# Review and Approval

- \* Compliance with zoning regulations
- \* Cannot result in any lot failing to comply with zoning code requirements
- \* Rezoning – when subdivision requires rezoning, consideration takes place concurrently



# Review and Approval

- \* Major vs. Minor Subdivision
- \* Major – Requires sketch plat, preliminary plat and final plat
  - \* Creation of more than four lots
  - \* Greater than two acres
  - \* Proposed public streets, alleys, easements, parks, public lands
  - \* Rezoning required for all or portion
- \* Minor
  - \* Does not have any characteristics of major subdivision
  - \* Sketch plat and preliminary plat not required

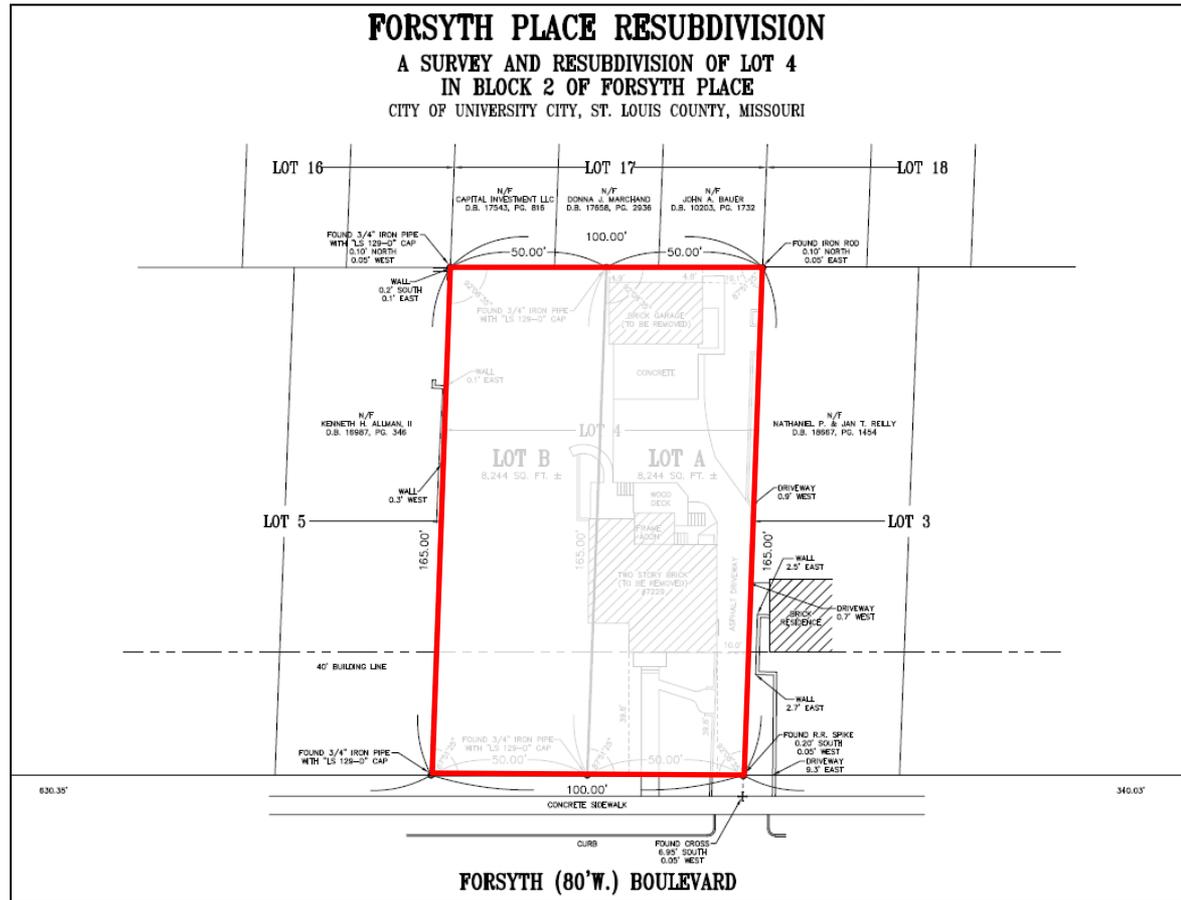
# Review and Approval

- \* General procedures

- \* 1. Sketch Plat Review – Staff Review
- \* 2. Plan Commission work session – Informal; no vote
- \* 3. Preliminary Subdivision Plat
- \* 4. Improvement plans, guarantees, and trust indenture
- \* 5. Final Plat (Record Plat)
- \* Minor Subdivisions required to obtain Final Plat approval only

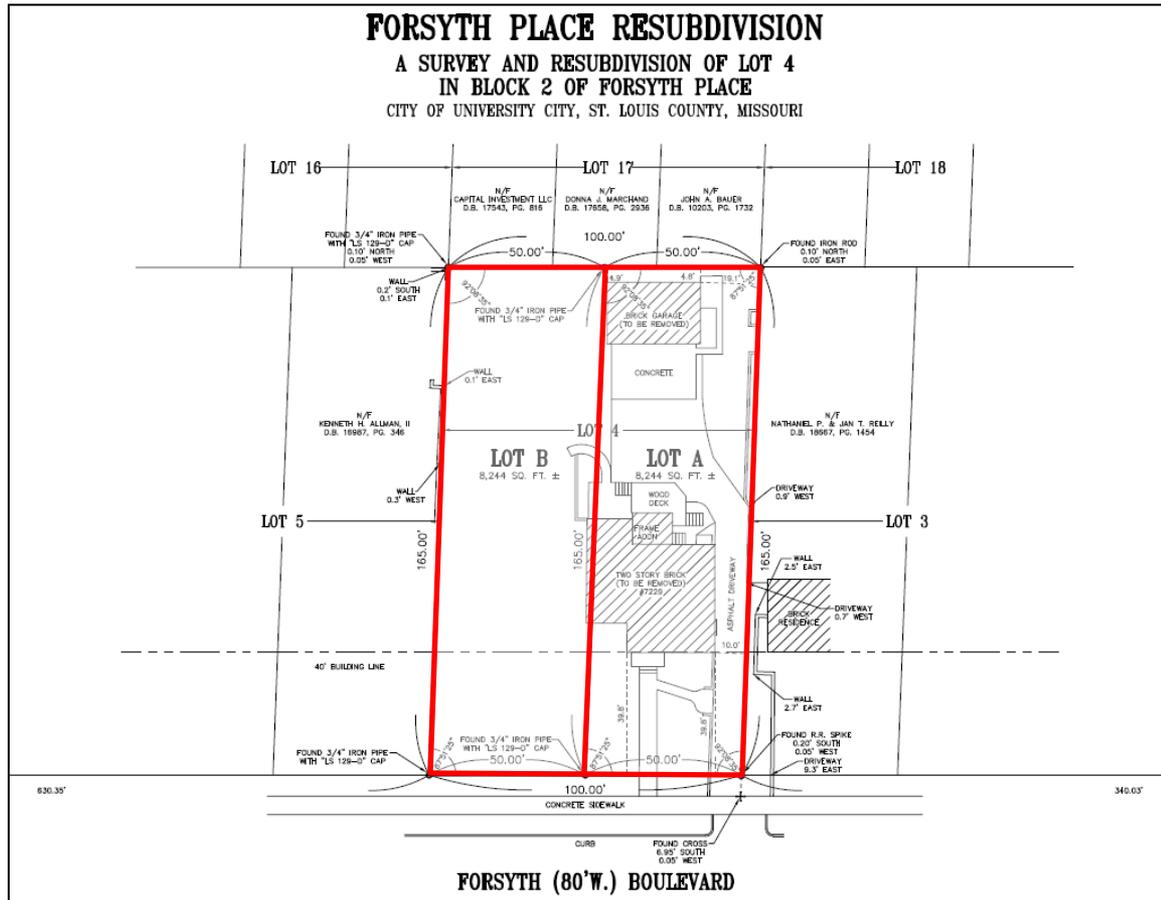
# Final Plat

- \* Submittal requirements
- \* Review and Approval
  - \* Staff Review
  - \* Plan Commission
  - \* City Council
- \* Recording



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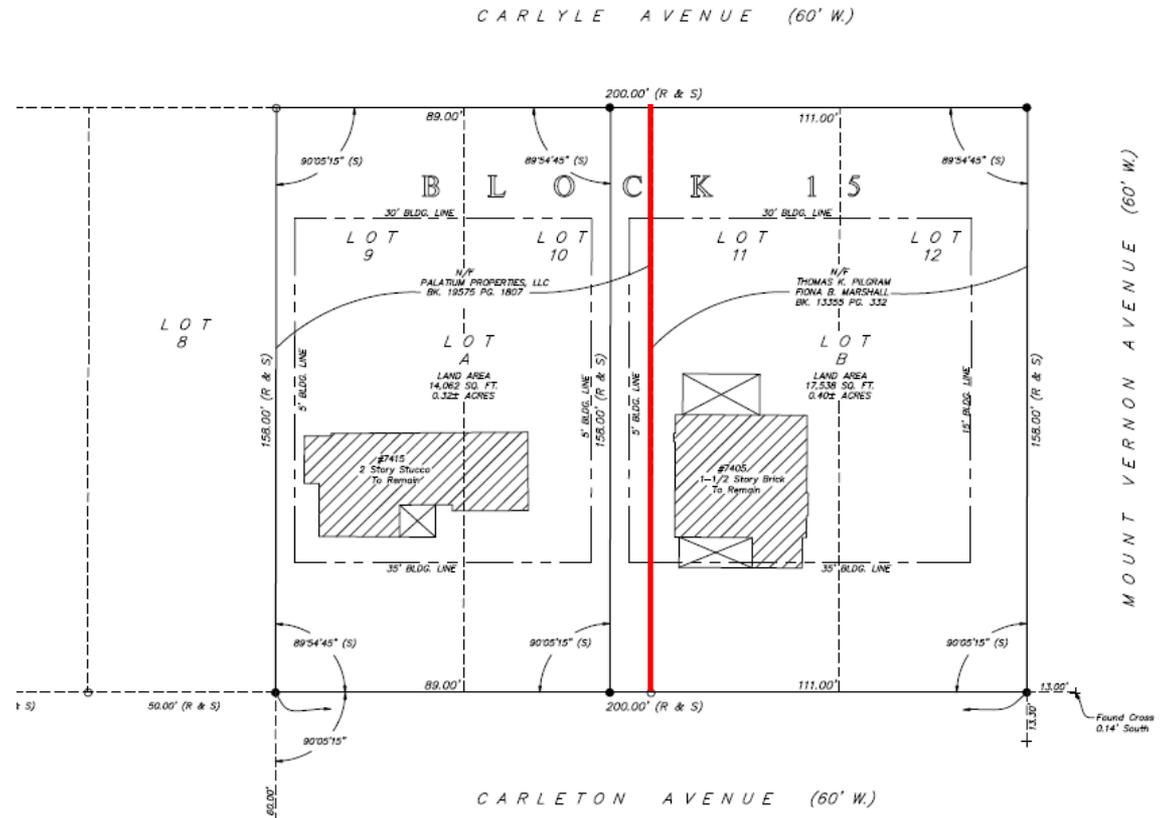
# Land Development Standards

- \* General policy / compliance
- \* Streets
- \* Sidewalks
- \* Lots
- \* Easements
- \* Utilities
- \* Lighting



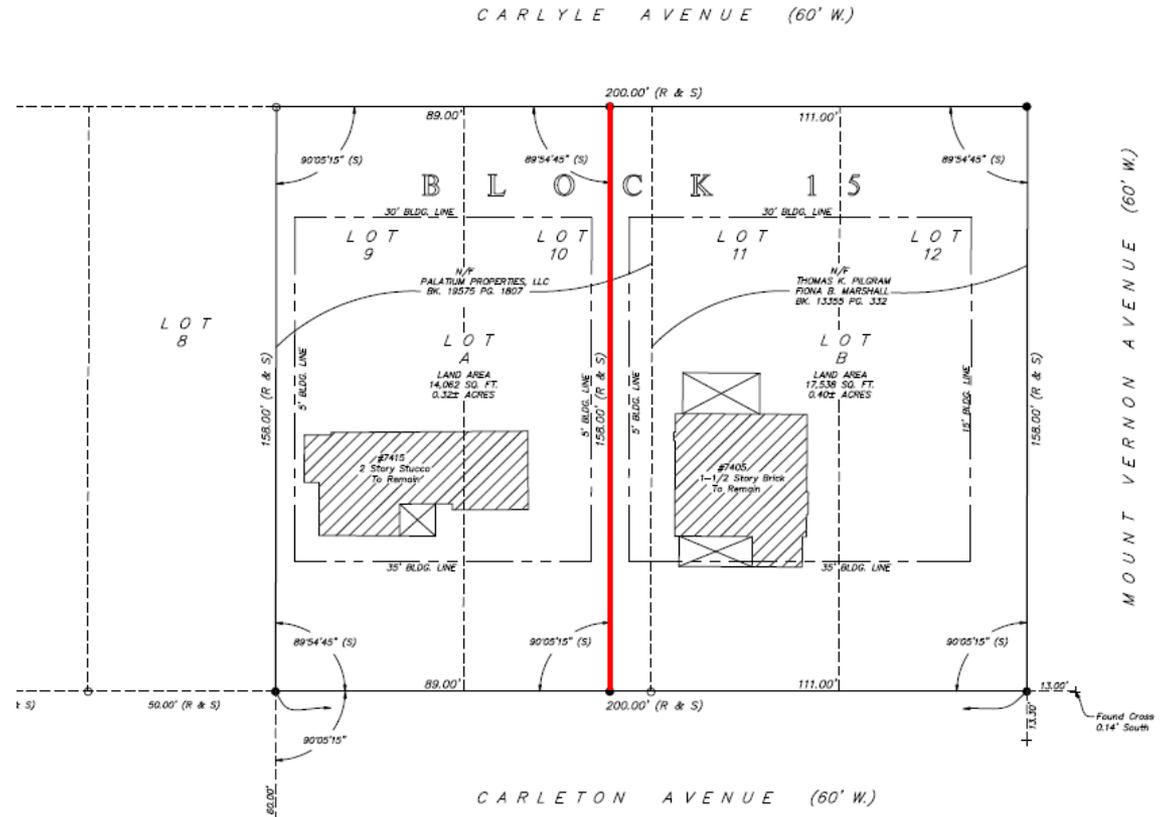
# Boundary Adjustments

- \* Administrative process
- \* Must comply with Zoning
- \* No new building sites



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TEASDALE AVE

MAPLEVIEW DR

OLD BONHOMME RD

LAFON PL

PRIVATE RD

GAY AVE

312

8050

8044

N FORSYTH BLVD

WEST DR

Clayton Gardens No. 3 prior to re-subdivision in December 2001

CRANDON DR

KINGSBURY BLVD



TEASDALE AVE

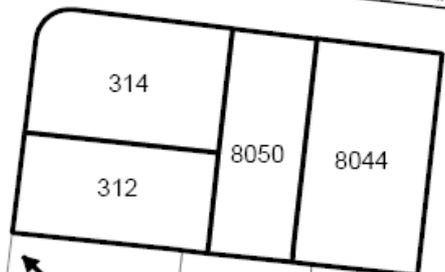
MAPLEVIEW DR

OLD BONHOMME RD

LAFON PL

PRIVATE RD

GAY AVE



N FORSYTH BLVD

WEST DR

Clayton Gardens No. 3 after  
re-subdivision in December 2001

KINGSBURY BLVD

Re-subdivision also known as Slavin's Subdivision

CRANDON DR



DELCREST DR

OLD BONHOMME RD

MAPLEVIEW DR

WESTVIEW DR

TEASDALE AVE

University View Subdivision, Block 5,  
prior to being re-subdivided in April 2007



531

527

519

511



DELCREST DR

OLD BONHOMME RD

MAPEVIEW DR

WESTVIEW DR

TEASDALE AVE

Same tract of land in University View Subdivision, Block 5, after being re-subdivided in April 2007  
3 lots now called Westview Drive Manor Subdivision

531

527

523

519

511





OLIVE

HANLEY

BURCH

WILSON

AHERN

DREXEL





OLIVE

SALEEN

HANLEY

BURCH

ANROSE

WILSON

AHERN

DREXEL





OLIVE

SALEEN

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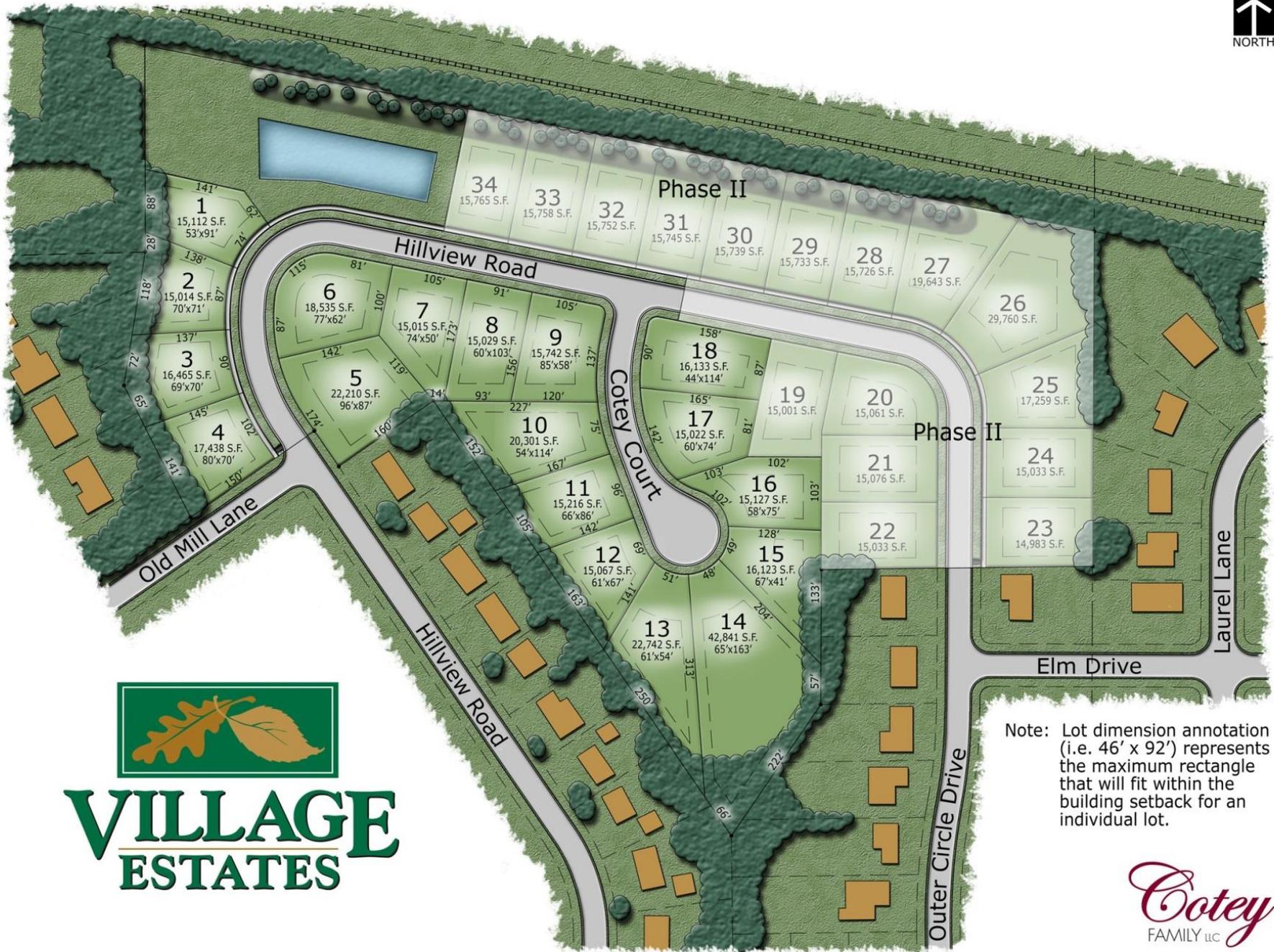
AHERN

DREXEL










**VILLAGE  
ESTATES**

Note: Lot dimension annotation (i.e. 46' x 92') represents the maximum rectangle that will fit within the building setback for an individual lot.

*Cotey*  
FAMILY LLC