



Planning and Zoning Basics Educational Series

Provided By: Department of Community Development



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**



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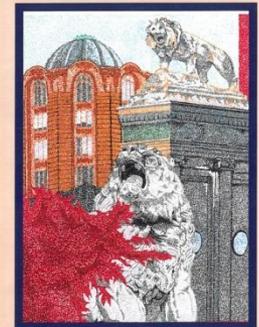
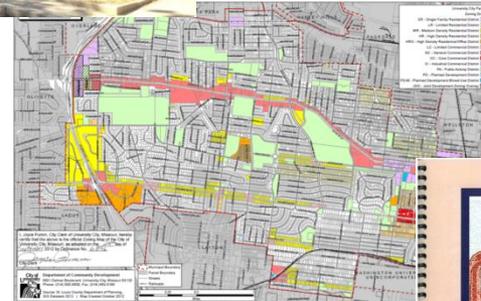
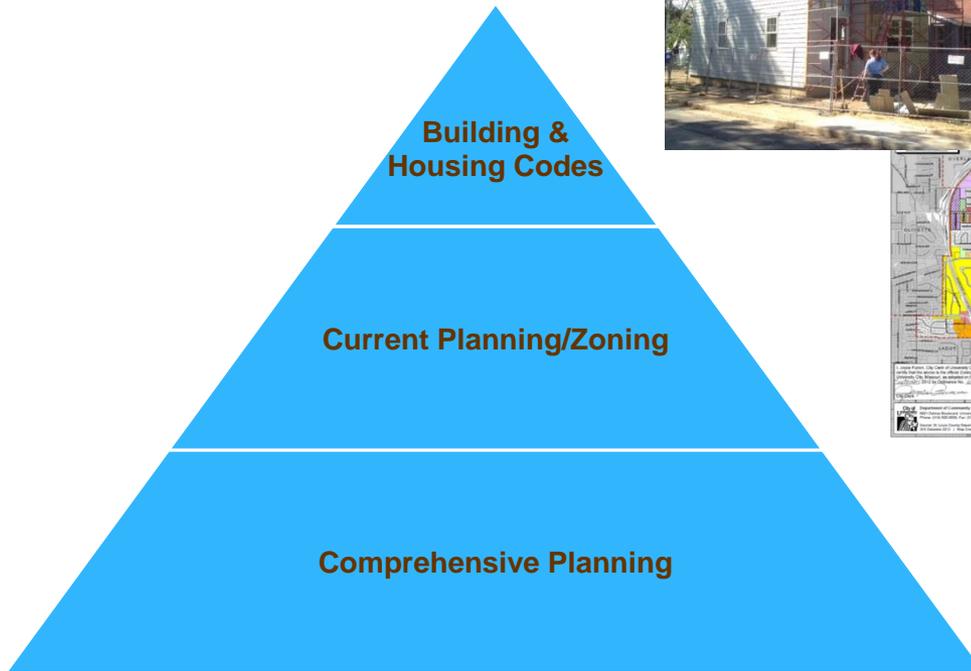


Session #4 – Zoning Map Amendments (Rezoning)

February 24, 2016

Planning & Codes

Functional Relationship

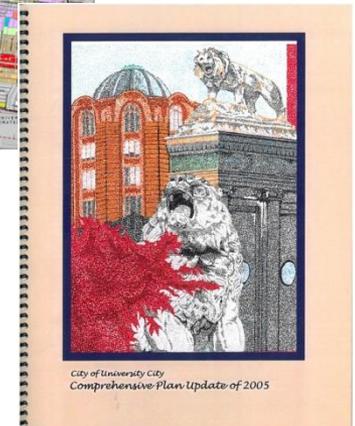
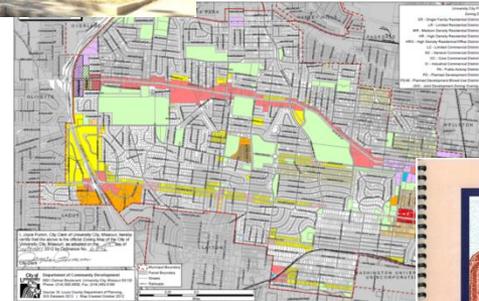
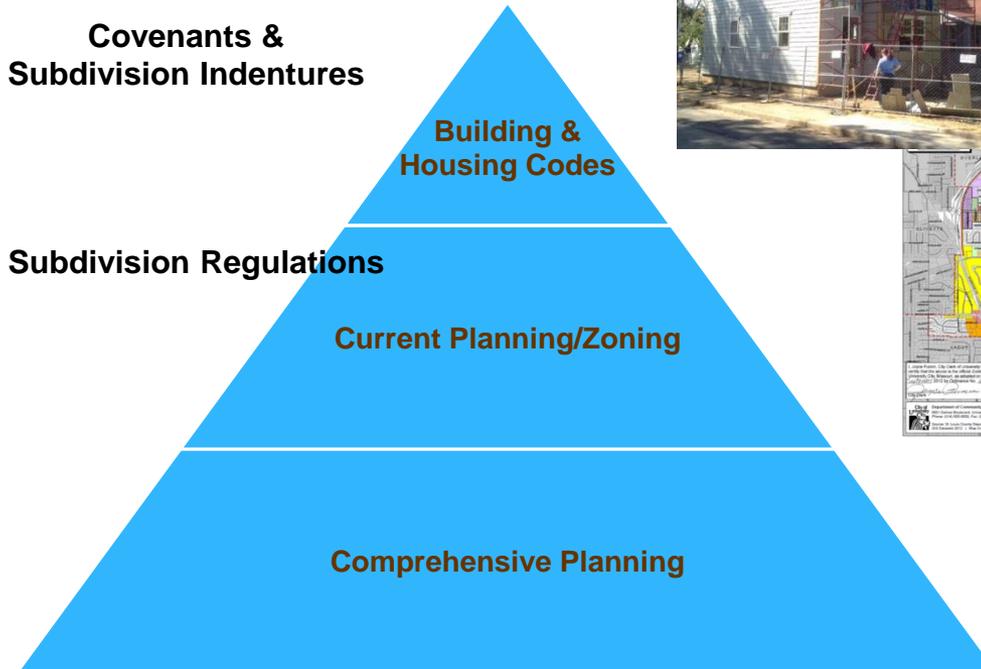


City of University City
Comprehensive Plan Update of 2005

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

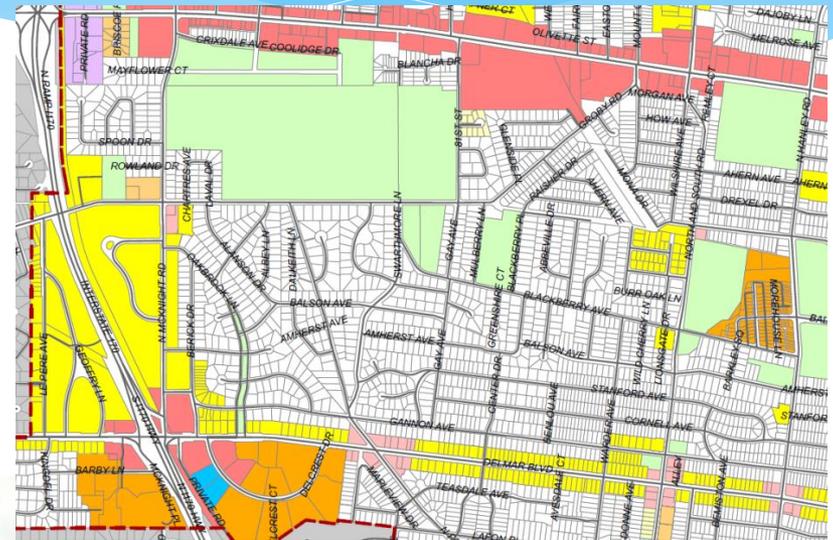
- * Regulations applied within districts

- * 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

Conditional Uses

- * Review and permit required
- * 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
- * Vary from community to community

Conditional Use Permit

- * Application information, detailed explanation of proposal, site plan, estimated impact (traffic, noise, etc.)
- * Staff Review
- * Plan Commission – Public Hearing, recommendation to City Council
- * City Council – Final decision, may modify Plan Commission decision

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)

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

IMPLEMENTATION OF THE ZONING ORDINANCE – WHO'S INVOLVED?

(ADMINISTRATIVE)

(ADVISORY)

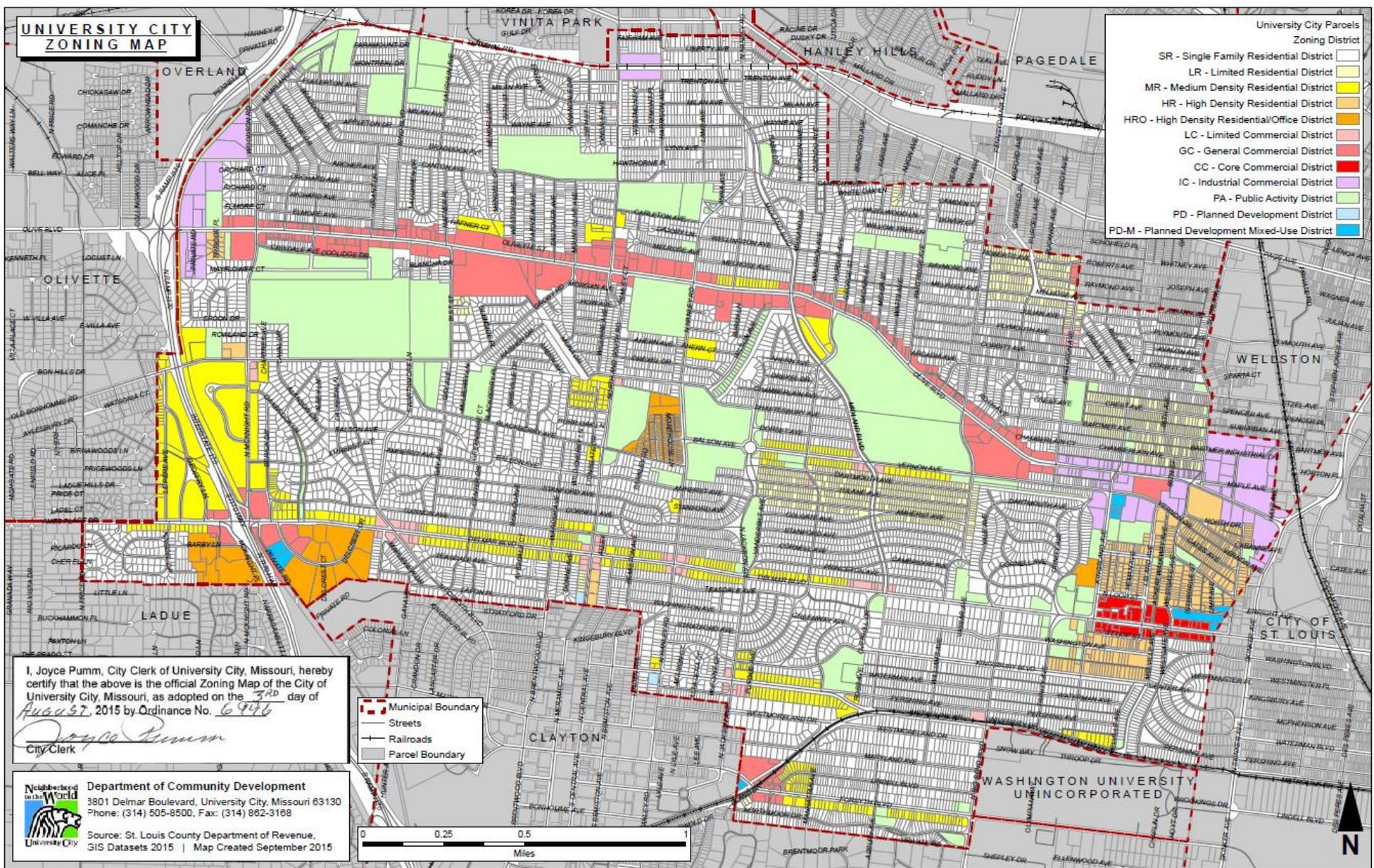
(LEGISLATIVE)

MAP AMENDMENTS (REZONING) AND TEXT AMENDMENTS



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



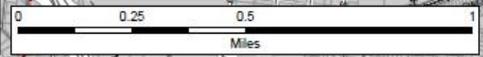
I, Joyce Pumm, City Clerk of University City, Missouri, hereby certify that the above is the official Zoning Map of the City of University City, Missouri, as adopted on the 3RD day of August, 2015 by Ordinance No. 6946

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



Zoning Map Amendment (Rezoning)

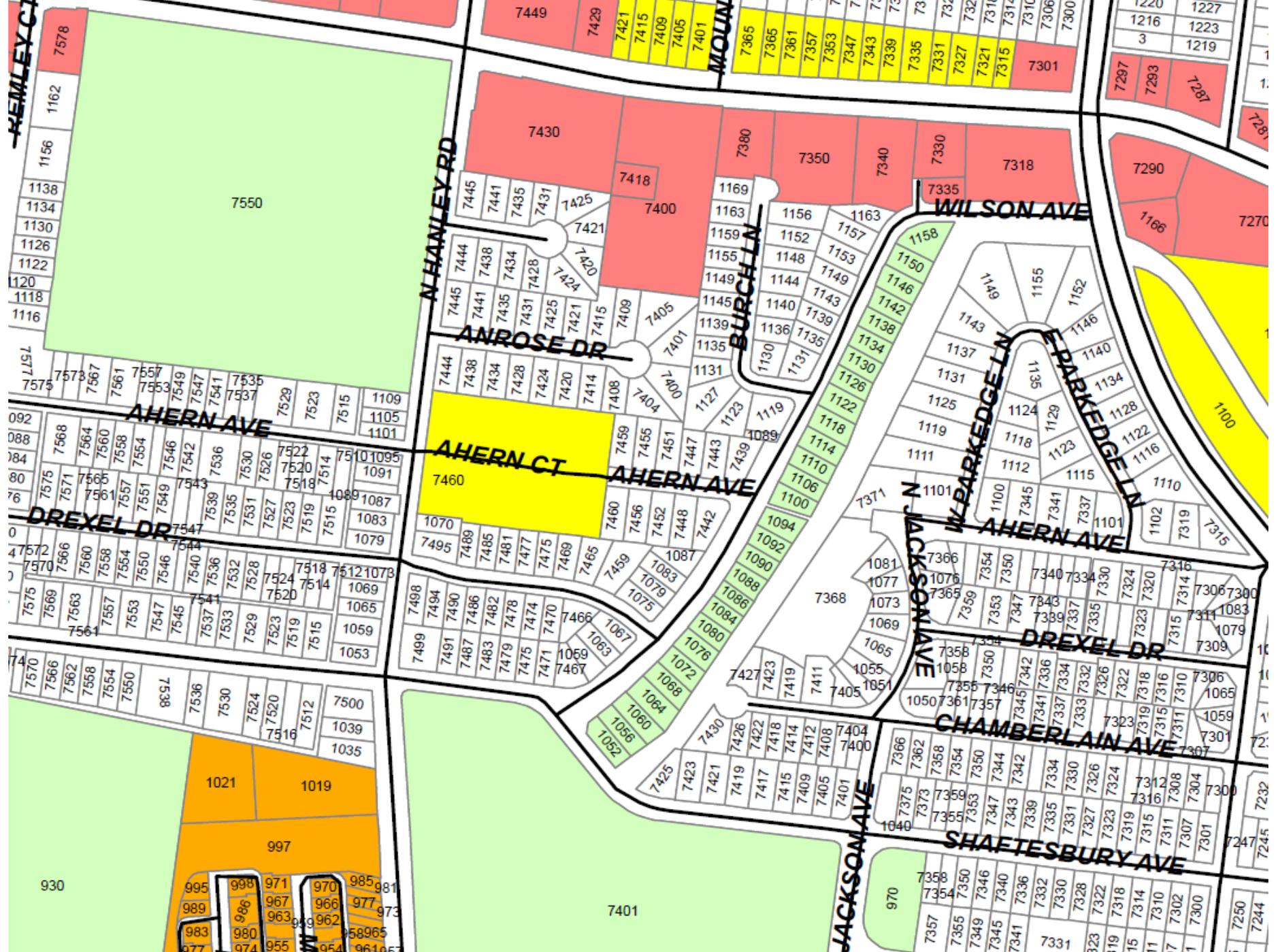
- * What is a Map Amendment?
 - * Change of zoning designation on official zoning map
 - * Legislative action – only City Council can grant final approval
- * Who can apply?
 - * City (Council, Plan Commission, staff), property owner, developer
- * When/Why do they occur?
 - * Proposed use does not meet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

Rezoning Procedure

- * City Staff – analysis and recommendation
- * Plan Commission – advisory to City Council
- * City Council – Public Hearing and final decision
- * Different from Conditional Use Permit – CUP standards; no established standards for rezoning, just analysis of the proposal

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



KEMLEY CT

MOUNTAIN

N HANLEY RD

BURCH LN

WILSON AVE

ANROSE DR

AHERN AVE

AHERN CT

AHERN AVE

N PARKEDGE LN

E PARKEDGE LN

DREXEL DR

N JACKSON AVE

AHERN AVE

DREXEL DR

CHAMBERLAIN AVE

SHAFTESBURY AVE

JACKSON AVE

930

995 998 971 970 985 981

989 986 967 966 977 973

983 980 963 962 970 966

977 974 955 954 954 954

7401

970 7358 7354 7350 7349 7346 7340 7336 7332 7330 7328 7322 7318 7314 7310 7307 7304 7301

7357 7355 7353 7347 7343 7339 7335 7331 7327 7323 7319 7315 7311 7307 7303 7301

7355 7350 7349 7345 7341 7336 7332 7330 7328 7322 7318 7314 7310 7307 7303 7301

1231 1220 1227 1216 1223 3 1219

7297 7293 7291

7290 1166 7270

1100

1102 7319 7315

7306 7300 7314 1083 1079 7309

7306 7301 7307 7323 7318 7314 7310 7308 7304 7301

7245 7241 7244 7250 7244

Types of Districts

- * University City – Residential, Commercial, Industrial, Public Activity
- * Other
- * Agricultural, Floodplain, Mixed Use, Planned Unit Development
- * Overlay Districts

Planned Development District

- * Purpose – provide greater development flexibility from conventional zoning district regulations
- * Flexible development techniques and site design
- * Adapt to site conditions and relation to surrounding properties
- * Beneficial use of open space / preservation of natural features

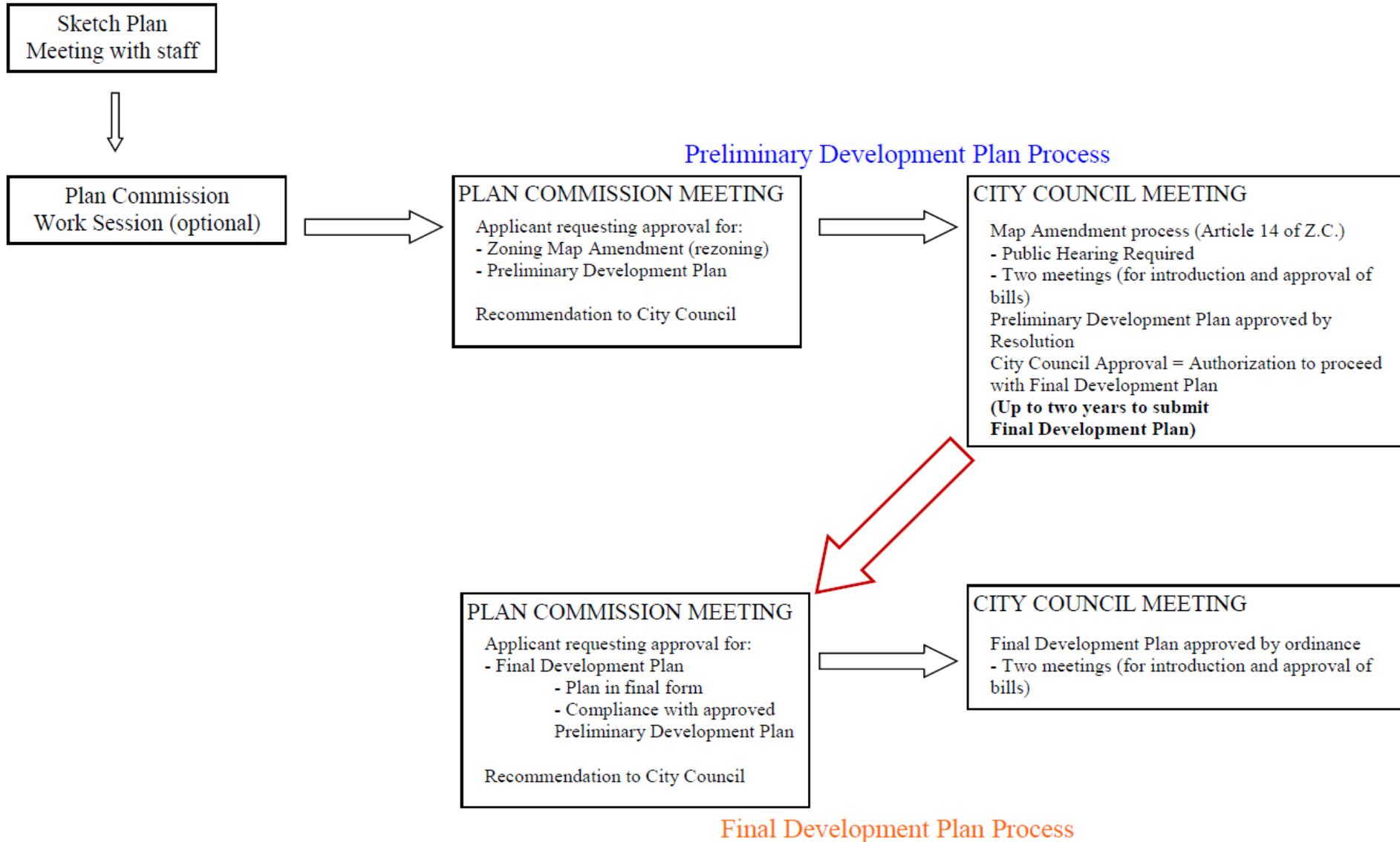
Planned Development District

- * Not an overlay
- * Separate use district, designated through rezoning process
- * Requires plan approval (follows subdivision review process)
- * Four Types:
- * Residential, Commercial, Industrial, Mixed-Use

Planned Development District

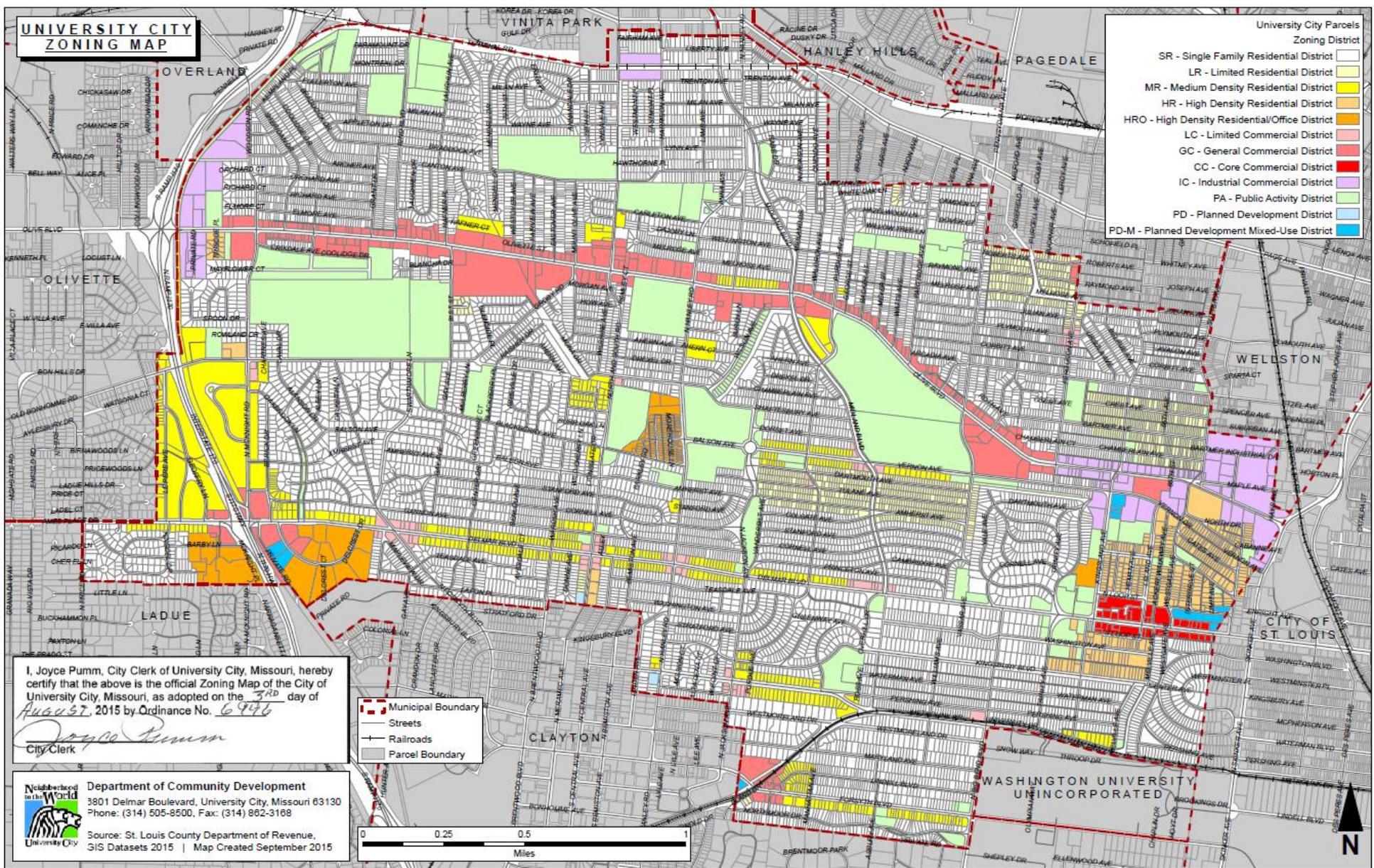
- * Flexibility from zoning regulations
- * Density, dimensional regulations (setbacks, height, etc.) parking
- * Allow for mix of uses
- * More control of resulting development, more predictable outcome
- * Site specific

Flowchart for PD - Planned Development District Process



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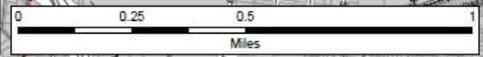
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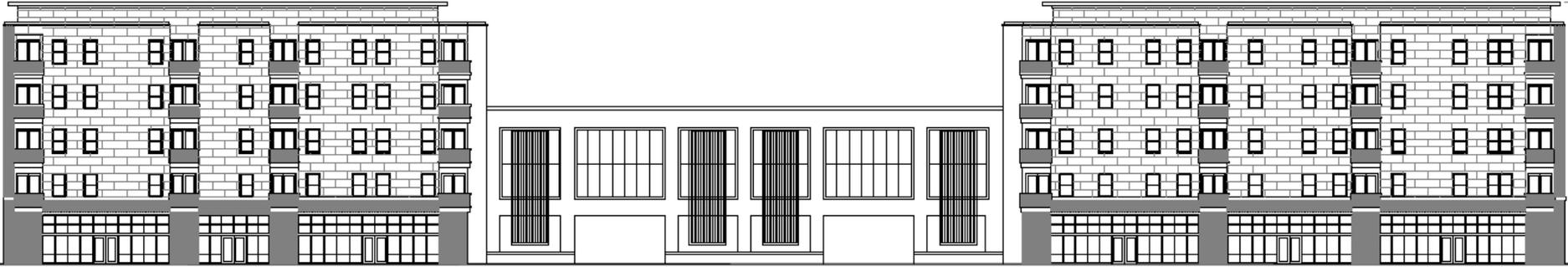




LEY RD

STOP





1 ELEVATION ALONG KINGSLAND
1/16"=1'-0"



4 ELEVATION ALONG VERNON
1/16"=1'-0"