





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**



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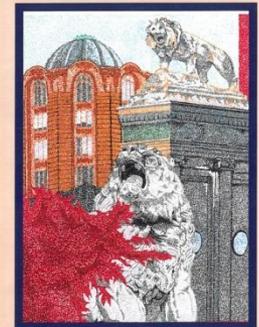
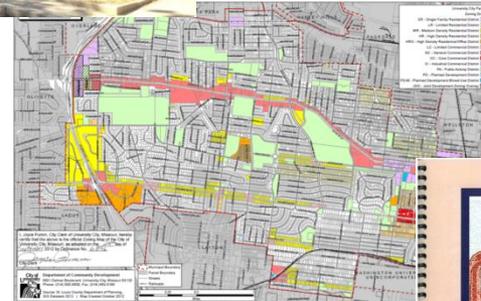
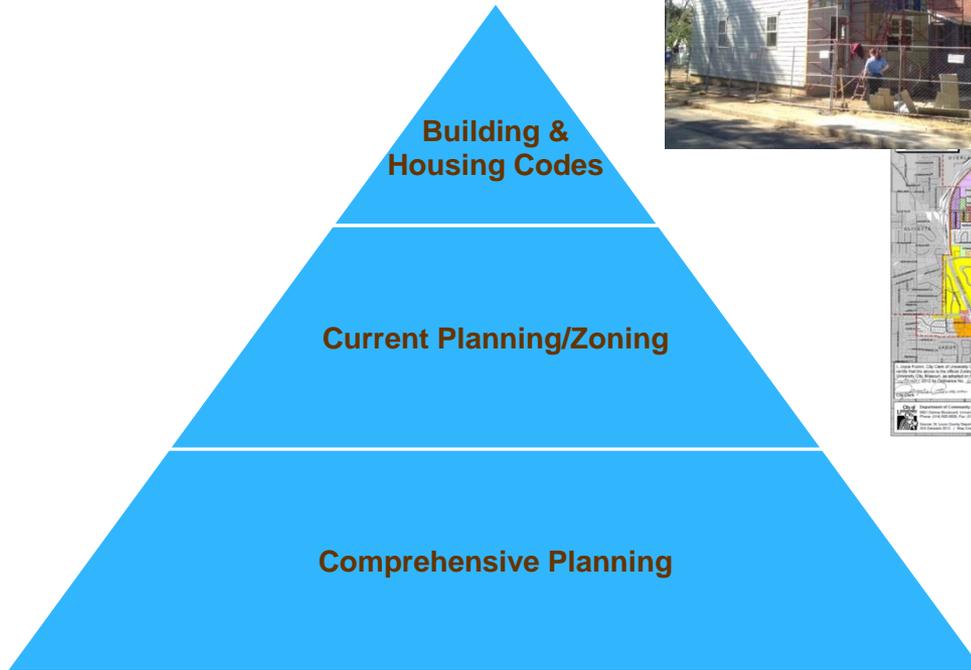


Session #3 – Conditional Use Permits; Site Plan Review

January 27, 2016

Planning & Codes

Functional Relationship



City of University City
Comprehensive Plan Update of 2005

Comprehensive Plan is...

- * **Not** An Ordinance Or Law
- * A Vision of what a community is to be
- * A Policy Document – to help guide future growth and decisions about land use, infrastructure, parks, community services, economic development, and other aspects of a community.
- * A 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
 - Public policy basis for zoning
- * Zoning Ordinance
 - Implementation Tool of Comprehensive Plan
 - Regulates land use
 - Law: violations enforceable through court proceedings, etc.

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 or conditional use permit – on case-by-case basis

- * Sets out additional standards that 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

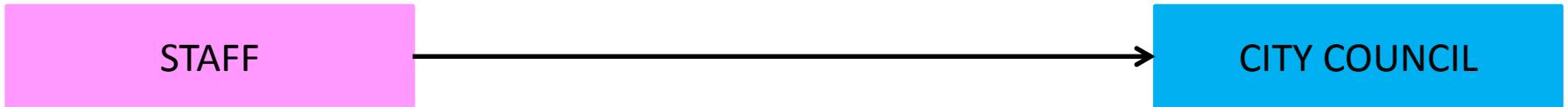
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SITE PLAN REVIEW



CONDITIONAL / SPECIAL USE PERMIT



Conditional Uses

- * What is a conditional use?
 - * 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)
- * What is a conditional use permit?
 - * Meets standards (established in Zoning Code)
 - * Mitigate impact on adjacent uses
 - * Protect residential neighborhoods
 - * May be required for specific uses to major developments
 - * Vary from community to community

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 – commercial, multi-family, new ingress/egress
 - * Submittal requirements same – application, site plan, proposed impact
 - * Must meet standards (established in Zoning Code)
 - * Mitigate impact on adjacent uses
 - * Protect residential neighborhoods

University City

- Article 11 of Zoning Ordinance
 - Conditional Uses defined in Section 34-130
 - (1) tendency to generate significant traffic volumes and/or turning movements, (2) operational characteristics may have detrimental impact on adjacent/nearby properties, or (3) characteristics may impact public health, safety, or welfare; but can be approved if meets certain criteria.
 - Process required in order to ensure that detrimental impacts are avoided or mitigated to satisfactory level.
 - Listed for each zoning district; Includes motor vehicle oriented businesses as defined in Zoning Code.

Procedures

- * Application information, detailed explanation of proposal, site plan, estimated impact (traffic, noise, etc.)
- * Staff Review – completeness, compliance with Zoning Code, other departments
- * Plan Commission – Public Hearing, recommendation to City Council
- * City Council – Final decision, may modify Plan Commission decision and/or conditions of approval

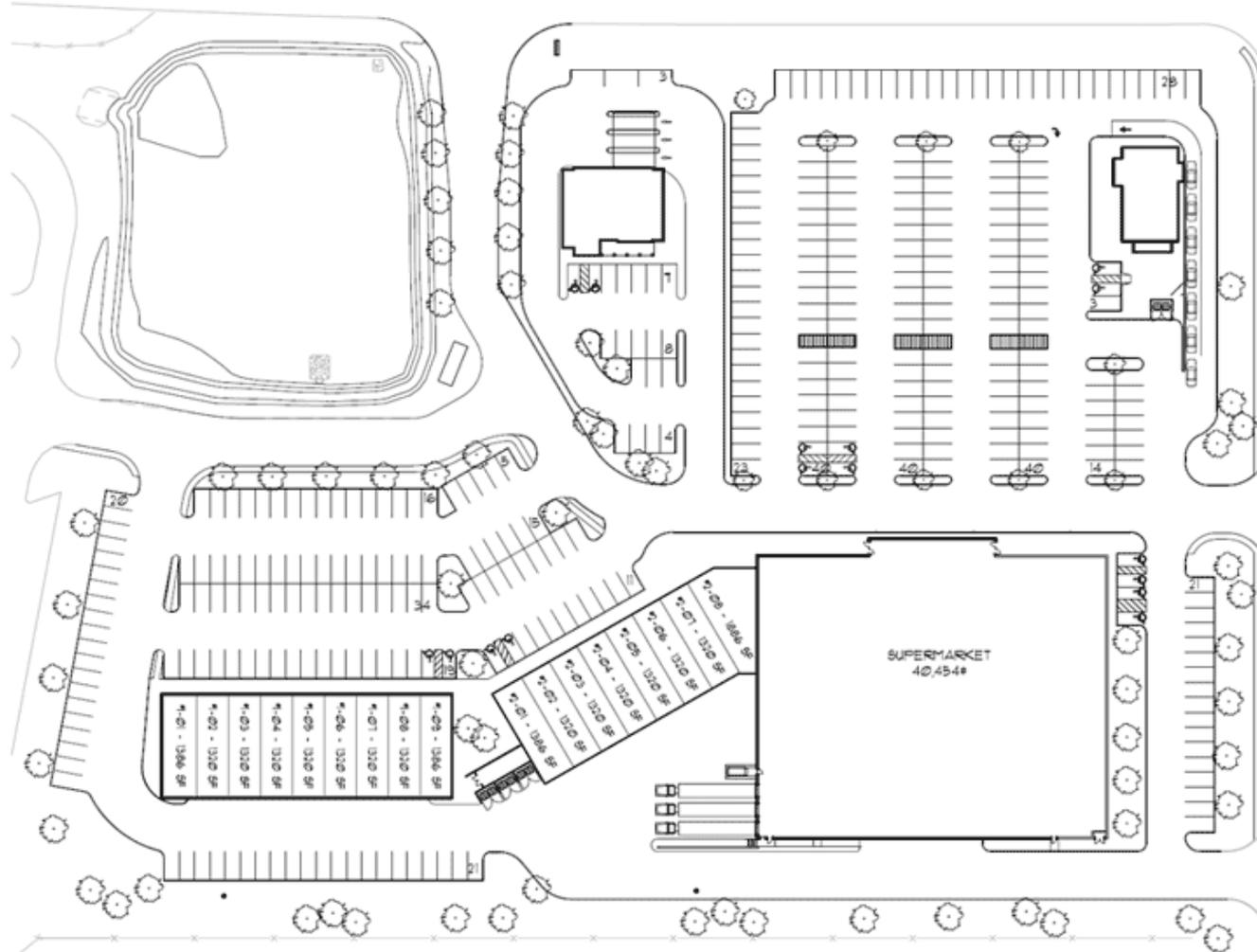
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Site Plan

- * Site Plan must include
 - * Lot lines, easements, existing/proposed buildings, parking, landscaping, grading, lighting, building elevations

Site Plan



Landscape Plan



Landscape Plan



Prescott College

CAMPUS COMMONS
CONCEPTUAL SITE PLAN



Elevation Drawings



Standards for Approval

* Review criteria

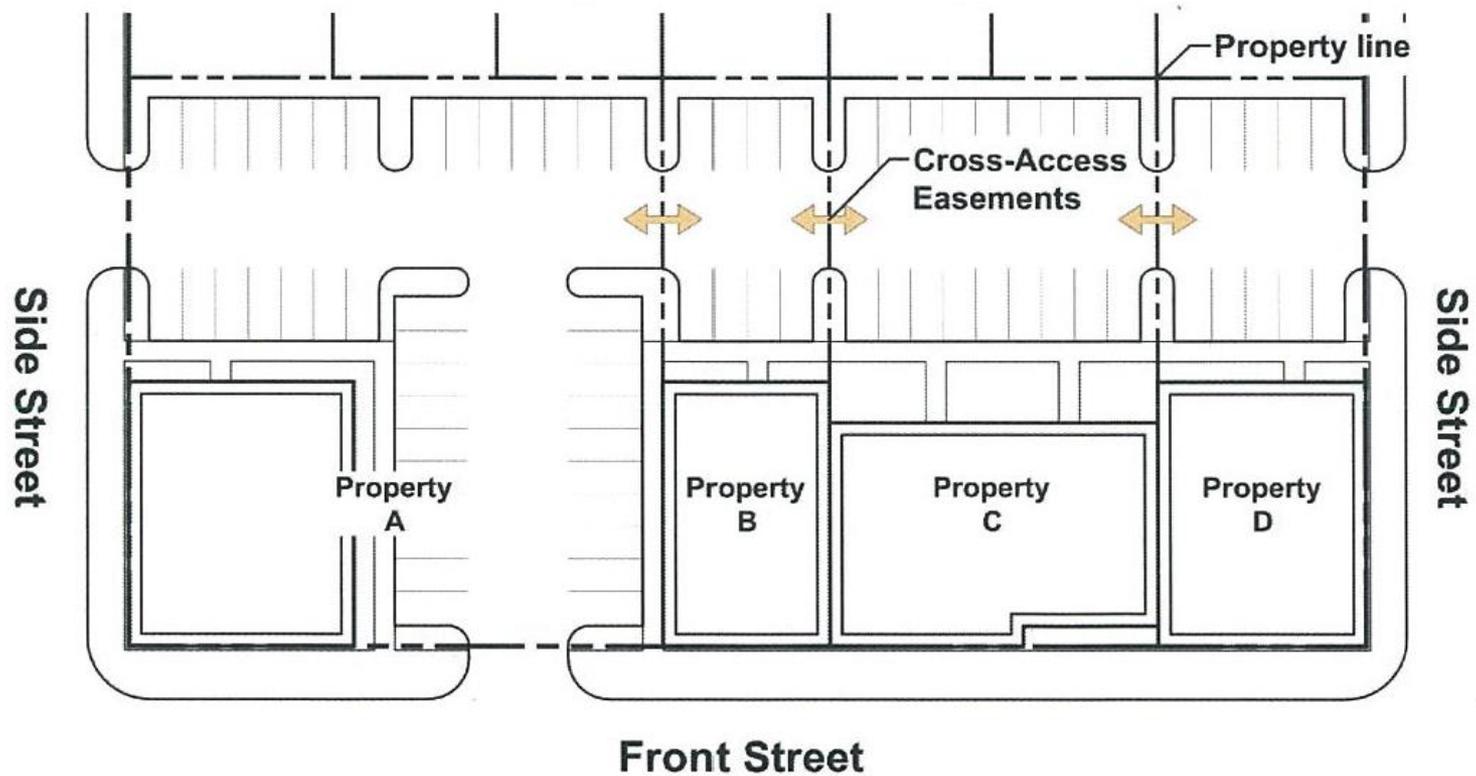
* Applicant must establish:

- * Complies with Zoning Code
- * Traffic impact not detrimental
- * No impact on public services
- * Adequate utility, drainage, etc.
- * Compatible with surrounding area
- * No negative impact to historic landmarks or districts
- * If potential for adverse impacts, measures have been or will be taken to negate or reduce impacts, such as:
 - * Improvements
 - * Limiting access
 - * Access agreements, connections
 - * Additional screening and landscaping
 - * Location of accessory facilities
 - * Limit hours of operation
 - * Site or building design techniques

Improvements



Cross-Access / Limiting Access



Landscaping



Architectural Techniques



Standards for Approval

- * Findings of fact
 - * Code compliance
 - * Promote community welfare
 - * Value of neighboring property
 - * Comprehensive Plan, neighborhood plan, Olive Blvd Design Guidelines, other policies
 - * Off-street parking and loading
- * Motor Vehicle Oriented Business
 - * Location requirements
 - * Development standards
 - * Ingress and egress



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Terms and Limitations

- * Effective date
- * Issuance and permit
- * Failure to commence construction
- * Revocation of permit
- * Transferability
- * Amendments
- * Resubmittal